



Camden Allotments Refurbishment

Antrim Grove - Design and Access Statement

11358-LD-REP-002

Prepared by LUC
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Camden Allotments, Antrim Grove

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Borough of Camden

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Supporting documents:

- Remediation Options Appraisal, Antrim Grove by Leap Environmental Ltd
Reference: LP2248/ROA/Draft (dated 10th September 2020)
- Arboricultural Impact Assessment Antrim Grove Allotments by Treework
Environmental Practice. Reference: 210728-1.4-AGBPL-AIA-LF (dated 28th
July 2021)
- Preliminary Ecological Appraisal and Bat Preliminary Ground Level Roost
Assessment of Trees, Antrim Grove Allotments by Surrey Wildlife Trust.
Reference: 4531-1 (dated 26th July 2021).

1. Background & Context

This document presents the design proposals, for an allotment site owned by London Borough Camden. The site is Antrim Grove Allotments, Antrim Grove Belsize Park, London, NW3 4XR. The site has a history of use as a nursery prior to becoming allotment gardens between c.1920 and 1950. The decision was taken to investigate the site following work at another allotment site with the London Borough of Camden which identified elevated concentrations of lead and the presence of asbestos. A historical borough-wide background survey also indicated that elevated concentrations of heavy metals may be present at the site.

Following an intrusive site investigation and data analysis by LEAP Environment Ltd, it was concluded that some plots within the allotment site may require some form of remediation as a result of risks posed by elevated concentrations of arsenic, lead and benzo[a]pyrene. Following careful assessment, the decision was taken not to designate the site as contaminated land under Part 2A of the Environmental Protection Act of 1990 and a voluntary remediation approach was recommended. A Remediation Options Appraisal was undertaken to consider the viable options for remediation of selected plots and establish which provides the best overall approach to remediation to ensure that the pollutant linkages which will likely form the basis of the determinations are no longer significant pollutant linkages.

Through this process it was decided that the best approach was to raise the levels across the whole site by c.500mm in depth in conjunction with the installation of a capping barrier below the new imported soil, as well as below the network of internal paths to prevent plot holders coming into contact with contaminated soil.

This option has the benefit of no significant soil disposal (thus significantly reducing vehicle movements which would have significant negative impact to the local community) and does not require the handling of impacted soils (as raised beds would simply be constructed over the impacted soils). The drawback of this option is that that some future monitoring of the site would be required to ensure that future residents adhere to the growing restrictions in specific areas where raising the levels is not viable due to existing trees RPAs.

- Ownership Boundary
- Application site



2. Planning Policy Context

Relevant planning policies at the national, regional and local levels have been reviewed and are summarised in the adjacent text. These support the protection and further provision of high quality open space and community facilities.

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018)

Paragraph 92, Section 8 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment.

Paragraph 97 protects existing open space, sports and recreational buildings and land from built development unless surplus to requirements, replacement provision is provided or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

London Plan (Mayor of London, 2021)

Policy 7.18 Protecting open space and addressing deficiency supports the creation of new open space in London to ensure satisfactory levels of local provision to address areas of deficiency. The policy includes a categorisation of public open space to provide benchmark for boroughs to assess their own provision for the different categories of open space found throughout London. This includes:

- Local Parks and Open Spaces under 2 hectares. These provide for court games, children’s play, sitting out areas and nature conservation areas
- Small Open Spaces under 2 hectares such as gardens, sitting out areas and children’s play spaces which should be less than 400m from homes.

The application site at Antrim Grove is relevant to both categories and as a semi-private space serves the immediate population.

Camden Local Plan (2017)

Policy A2 Open Space (page 191)
The Council will protect, enhance and improve access to Camden’s parks, open spaces and other green infrastructure.

Policy A3 Biodiversity (page 200)
The Council will protect and enhance sites of nature conservation and biodiversity.

Belsize Conservation Area appraisal and management strategy (London Borough of Camden, Adopted 2003)

The allotments fall within Sub Area 5: Primrose Gardens/Antrim Road of the Belsize Conservation Area.

Page 27, paragraph 1 states: The area of allotments to the rear of the garden provides views to the rear of Belsize Grove with mature trees and reflects the character of the former market garden. These areas are designated as Public or Private Open Space (refer to UDP Policy EN48)

Existing Site Conditions

Existing Site Layout

A topographic survey of the site was completed in December 2020 by The Survey Association consultancy, providing the basis for the existing site plan. See 11358-LD-PLN-020 Antrim Grove Location Plan and 11358-LD-PLN-040 Antrim Grove Existing site plan.

Tree Survey

The site contains a number of existing trees, detailed in full in the Arboricultural Impact Assessment, Antrim Grove completed by Treework Environmental Practice and accompanying this application dated 28th July 2021 (Appendix 2).

This information and advice has been carried onto drawings supporting this application. See 11358-LD-PLN-040 Antrim Grove Existing site plan, 11358-LD-PLN-120 Antrim Grove Demolitions and 11358-LD-PLN-060 Antrim Grove General Arrangement for further information.

Contamination

See Remediation Options Appraisal, Antrim Grove report dated 10th September 2020 by Leap Environmental Ltd Reference: LP2248/ROA/Draft and accompanying this application (Appendix 1).

This information and advice has been carried onto drawings supporting this application. See 11358-LD-PLN-120 Antrim Grove Demolitions and 11358-LD-PLN-060 Antrim Grove General Arrangement for further information.

Ecology

A Preliminary Ecological Appraisal (PEA) of the site was undertaken by Surrey Wildlife Trust, report dated 26th July 2021. The recommendations set out in table 2 of the PEA will be followed upon the completion of the works. See attached PEA for reference (Appendix 3).

Camden will work with and provide advice to plot holders to further enhance the site for wildlife.

Proposals

Design Proposals

See 11358-LD-PLN-060 Antrim Grove General Arrangement, 11358-LD-SEC-625 Antrim Grove Proposed site sections and 11358-LD-SPE-801 Outline Landscape Specification E for further information.

Movement and Access

Movement and access entering the site and within the sites boundary are to remain as the site currently operates.

Materials Palette

See 11358-LD-PLN-060 Antrim Grove General Arrangement and 11358-LD-SPE-801 Outline Landscape Specification E for further information.

Construction and Site Access

See LUC drawing for information 11358-LD-PLN-720 Contractors Compound and Access for further information. To be confirmed by the chosen contractor.

Visuals

View taken in the eastern section of the site looking north west



Existing site



Proposals



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