

CAMDEN

HIGH  
LINE

# OPERATIONS AND MANAGEMENT PLAN PHASE 1

**May 2022**

# Contents

<b>1.</b>	<b>General information</b> .....	<b>3</b>
<b>1.1</b>	<b>Purpose of this plan</b> .....	<b>3</b>
<b>1.2</b>	<b>Highline Site</b> .....	<b>3</b>
<b>2.</b>	<b>Park operations</b> .....	<b>3</b>
<b>2.1</b>	<b>Management accommodation</b> .....	<b>3</b>
<b>2.2</b>	<b>Staff</b> .....	<b>4</b>
<b>2.3</b>	<b>Entrances</b> .....	<b>4</b>
<b>2.4</b>	<b>Operating hours &amp; closing</b> .....	<b>5</b>
<b>2.5</b>	<b>General maintenance and cleaning</b> .....	<b>5</b>
<b>2.6</b>	<b>Events</b> .....	<b>6</b>
<b>2.7</b>	<b>Health &amp; Safety</b> .....	<b>8</b>
<b>2.8</b>	<b>Park rules</b> .....	<b>9</b>

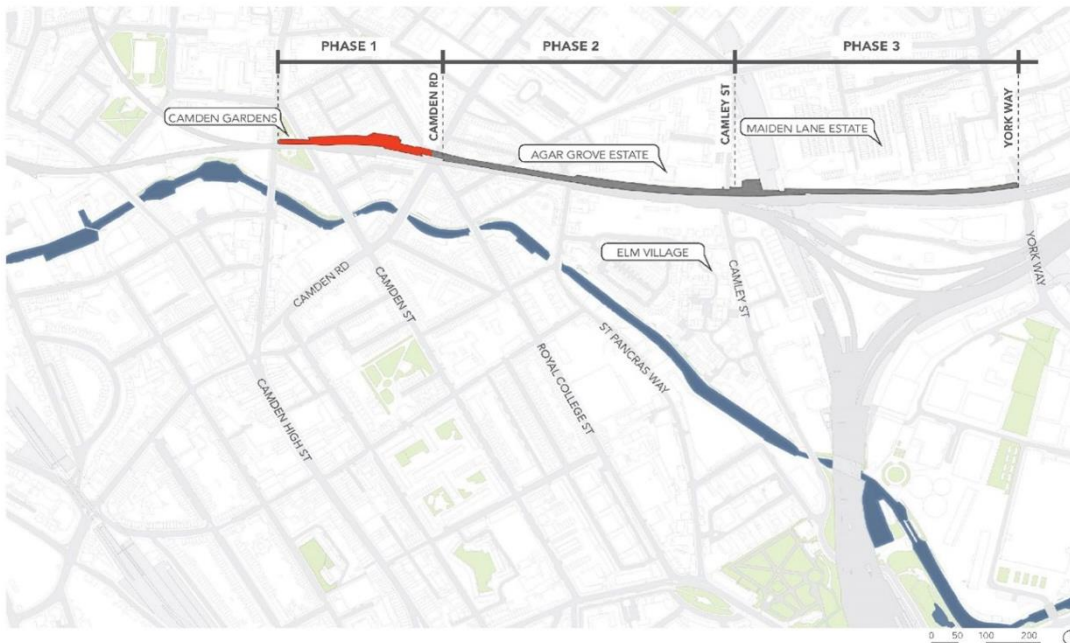
## 1. General information

### 1.1 Purpose of this plan

This plan sets forth the approach, procedures, and implementation for the day-to-day management of Phase 1 of the Camden Highline park.

### 1.2 Highline Site

Phase 1 of the Highline runs roughly 260m along a disused portion of the Overground railroad viaduct structure spanning between Camden Gardens at Kentish Town Rd to the intersection of Royal College St and Camden Rd. Access is provided via stairs and lift at Camden Gardens and 223 Royal College St.



*Fig 1: Camden Highline phases. Phase 1 begins at Camden Gardens and runs to the crossroads of Royal College Street and Camden Road.*

## 2. Park operations

### 2.1 Management accommodation

The Camden Highline offices are located close to the Highline itself, at 5 Buck Street. In addition to administrative staff, the Camden Highline will employ five fulltime employees at this location, including a Chief Executive and Director of Operations, who would oversee the management and maintenance of the Highline. Operations including cleaning and security would also be managed out of this well-apportioned office space. Camden Highline takes responsibility for ensuring a well-maintained landscape and a safe and welcoming environment for all visitors.

## 2.2 Staff

The Camden Highline will have a well-staffed team to ensure it runs smoothly and safely, augmented by continued in-kind support from Camden Highline staff and use of the *Camden Highliner* volunteer network. Besides administrative staffing, Phase 1 of the Highline is anticipated to have the following staff for site maintenance:

2 x Gardeners (Full Time)

1 x General Maintenance (Full Time)

1 x Assistant (Full Time - split between gardening & site maintenance)

## 2.3 Entrances

There are two entrances to the Highline within Phase 1 (see Fig 2)

1. Camden Gardens (see Fig 3): A stairway starts on the southern side of the archway and steps to a platform within the archway. A full height lockable gate is situated at the top of the stairs. A lift is located to the north of the archway, touching down in Camden Gardens and rising to the Highline level. After hours the lift will be locked and turned off at ground level
2. Royal College St (see Fig 4): A staircase and lift are located within the old station entrance at Royal College St. The stairs will have a lockable gate that will be locked with park. A second gate will be located at the entrance to the building. The lift will be locked at the park closing time.



Fig 2: Phase 1 is served by two entrances at Camden Gardens and Royal College St.

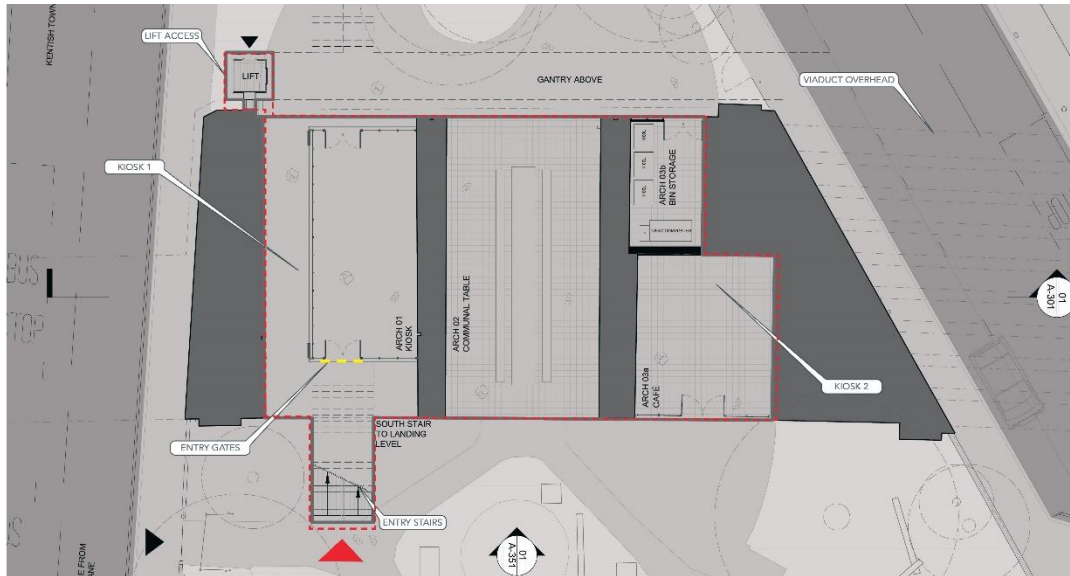


Fig 3: Site boundary and entry gate at the Camden Gardens entrance.

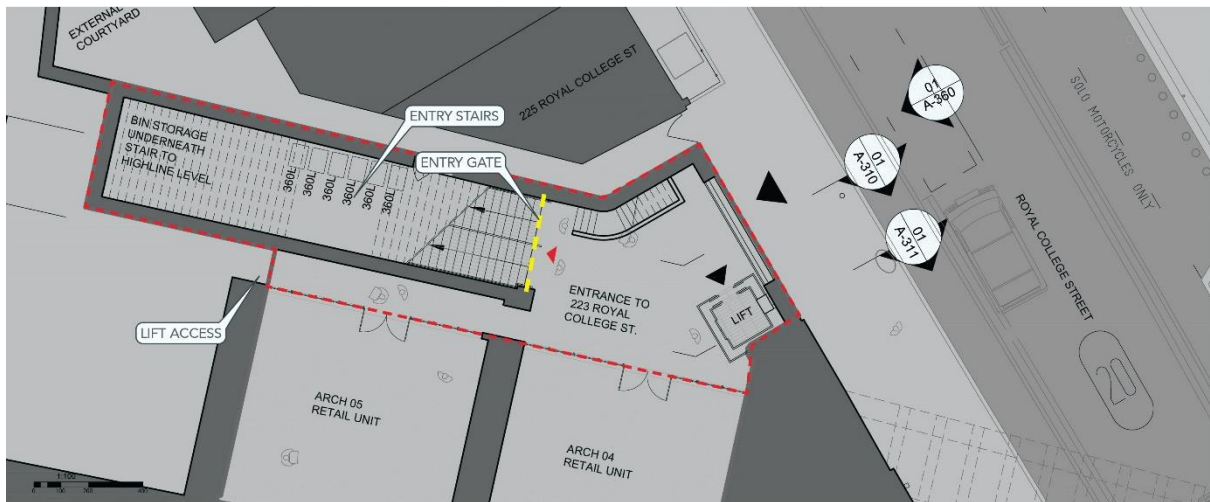


Fig 4: Camden Highline site boundary and entry gate at the Royal College Street entrance.

## 2.4 Operating hours & closing

The Camden Highline will follow the LBC park opening schedule of 7:30am to dusk. As a linear park with two entrances, Phase 1 will be cleared by closing one entrance and moving visitors towards the other entrance.

The park closing operation will consist of park staff walking from west to east, locking the Camden Gardens entry first and walking the path to make sure any remaining park visitors are ushered to the Royal College St exit. Once all park visitors are off the Highline, park staff will deactivate the lift and lock all gates.

## 2.5 General maintenance and cleaning

The Highline will be maintained by a team of gardeners and custodians employed by Camden Highline. Garden maintenance will be done on continuous basis with increases in activity correlating to winter cutbacks, spring

mulching, and fall leaf removal. If needed, additional gardening assistants will come from the Camden Highline volunteer network. Due to utility constraints, irrigation will be carried out with hand watering facilitated by hose bib connections at regular intervals along the paths. As plants establish, the amount of irrigation needed will decrease and will likely only be needed during extraordinarily hot and dry summers.

The site materials being proposed for the Highline are being chosen based on durability and longevity while still providing a high-quality aesthetic for what will become a signature park of Camden. Paving along the park will consist of a free-flowing Fiber Reinforced Plastic (FRP) decking. This allows for the park to be mostly free draining and the material is easily power washed. The decking is also modular so it can be easily replaced if a portion becomes too damaged. Network Rail is requiring a non-conductive and non-climbable separation screen to keep park visitors from crossing onto the active rail tracks. We are proposing an FRP diagrid mesh screen mounted on FRP structural members behind. The visually porous screen will deter graffiti while also providing glimpses of the trains beyond. The material is also easily power washed and is modular for ease of replacement. Existing brick work along the viaduct will be monitored for any new or offensive graffiti which will be removed by power washing.

For more information on servicing, please see the Waste & Servicing Statement.

## 2.6 Events

The Camden Highline will host events, organised both by the Highline itself and through rental of the space by outside parties. Some events can take place without closing the park, and others will take place after normal closing times. The Highline will also occasionally close to the public entirely for ticketed or private events; these closures will not exceed 10 days a year. These events will take place in two dedicated locations: the Grandstand and the Events Space. (See Figure 5.) Events will not continue past 10:30 pm.



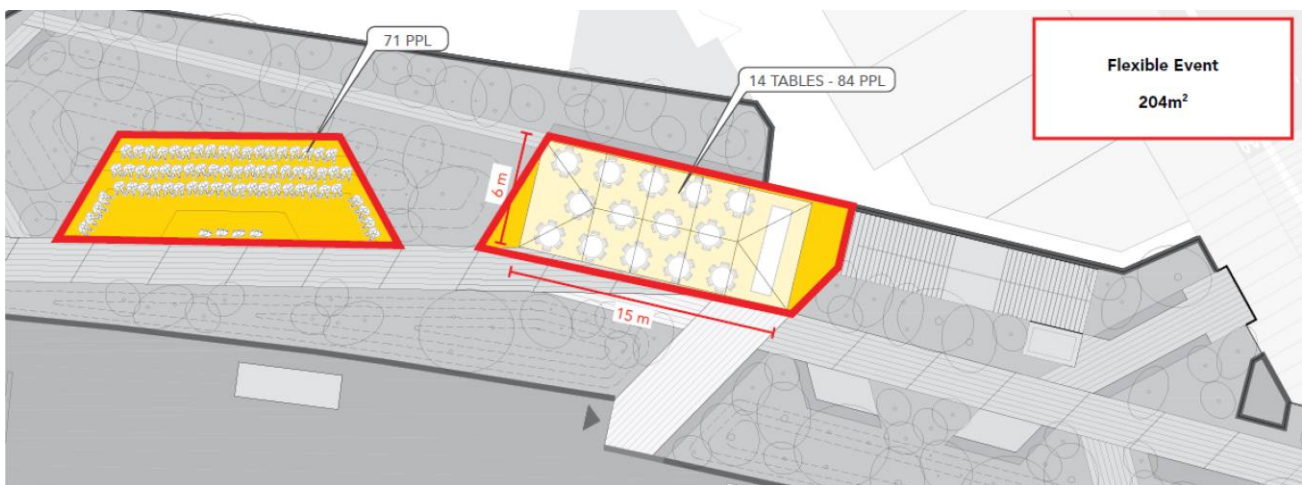
Fig 5: Camden Highline Grandstand and Events Space /Kiosk.



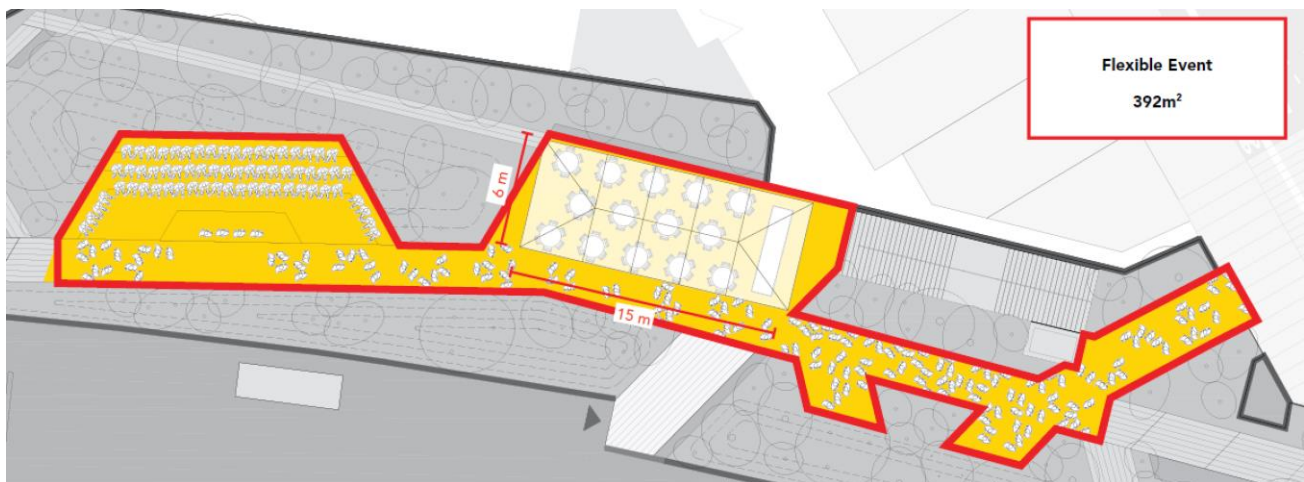
The Grandstand faces south, away from nearby homes and towards the platform. The size of the grandstand is small and is intended to host small, intimate performances.

The Event Plaza is roughly 15m x 6m and can accommodate 14 round tables seating 6 each. During normal park operations both locations are envisioned to be places for visitors to enjoy a coffee or sandwich from one of the Camden Gardens kiosks or nearby cafes. Both areas are screened from nearby homes by woodland and evergreen planting.

Figures 6 and 7 illustrate two event scenarios, one in which the Highline is open to pedestrians (Figure 6) and one in which it is closed (Figure 7). Capacities are also listed.



*Fig 6: Grandstand & Event Space during event where the Highline remains open. Entry and exit will be from Camden Gardens*



*Fig 7: Camden Highline Grandstand & Event Space during event where the Highline is closed.*

## 2.7 Health & Safety

The Designing Out Crime team and local police have both been consulted over the design phase to maximise passive crime prevention in the Camden Highline's design. The high footfall on the Highline, night closing, and regular attendance from staff and volunteers will allow it to be largely self-policing, however numerous measures have been taken to ensure the health and safety of visitors and employees.

Network Rail is requiring a non-conductive and non-climbable separation screen to keep park visitors from crossing onto the active rail tracks. A 2.5m buffer zone will run the entire length of the Highline, separating pedestrians from the active rail line. The zone is further secured by a separation screen that fits Network Rail's non-conductive and non-climbable requirements. Details for this can be seen in the Design & Access Statement and detailed design drawings.

Security gates will be provided at both entrances to close off access when the park is closed. See 2.3 Operating Hours and Closing and Figure 8 for an illustration of such a gate.

A CCTV system has not been proposed at this time.

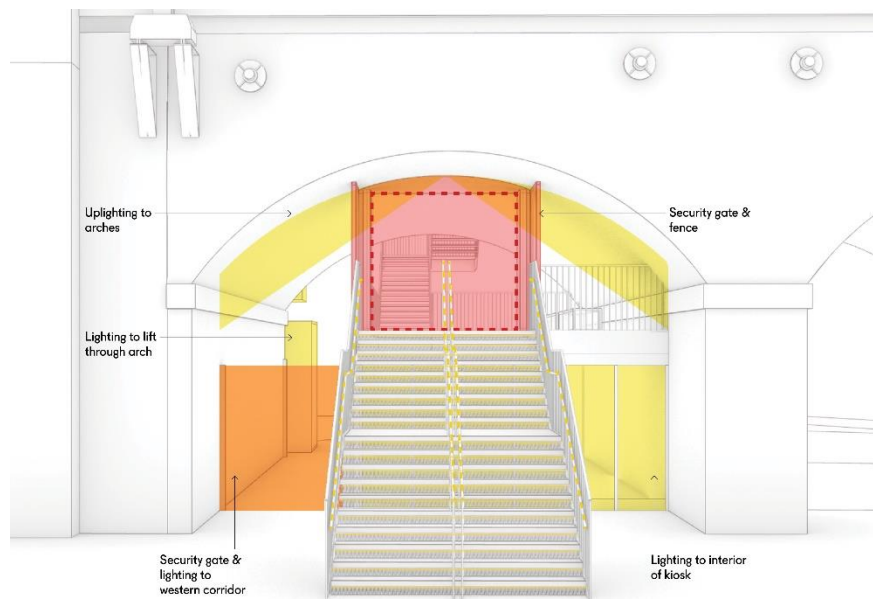


Figure 8. Camden Gardens East entrance, with the security gate shown closed in red dashed line.



## 2.8 Park rules

Visitors to the Camden Highline will be required to follow the London Borough of Camden Byelaws in Respect of Pleasure Grounds, Gardens and Open Space. There are some additional restrictions due to the Highline's unique position adjacent to a live railway and the lease secured from Network Rail.

The Following are Not Permitted on the Highline	Rationale
Walking on or picking plants	To protect the planting.
Throwing objects	A safety issue due to the elevated position and close proximity to an active railway.
Use of bicycles, skateboards, skates and scooters	The restricted space (pathway width of 2.4m typ.) on many parts of the Highline means conflict with pedestrians is likely, Regents Canal provides a route for users of these.
Feeding Wildlife	The Camden Highline's biodiversity strategy will be curated to maximise biodiversity, additional feeding may upset the ecological balance and attract pest birds.
Dogs	The presence of Dogs on the Highline will be discussed further with LBC. Space restrictions and sensitivity to plant and wildlife are concerns.