

AGENDA ITEM: 6

Meeting	Hendon Area Environment Sub-Committee
Date	23 June 2011
Subject	Licence to carry out works at Hendon Grove, St Josephs Grove, Hendon Grove Hendon
Report of	Commercial Director
Summary	To seek endorsement of the proposed grant of licence to Vinci construction to carry out improvement works to the open space of Hendon Grove, St Josephs Grove, Hendon adjoining the University's new Campus development to the rear of Hendon Town Hall.

Officer Contributors	Mark Armstrong (Head of Estates)
Status (public or exempt)	Public
Wards affected	Hendon
Enclosures	Plan 0744-01sk221E
For decision by	Hendon Area Environment Sub-Committee
Function of	Executive
Reason for urgency / exemption from call-in	Not applicable

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1. RECOMMENDATION

- 1.1 That the sub committee approve the granting of a licence to Vinci construction to carry out improvement works to the open space of Hendon Grove, St Josephs Grove, Hendon.

2. RELEVANT PREVIOUS DECISIONS

- 2.1 None.

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 3.1 The Corporate Plan commits the Council to delivering 'Better services with less money' and a "relentless drive for efficiency". A key principle of the medium term financial strategy is to continually review the use of Council assets in order to reduce the costs year on year. This proposal does this by paving the way to allow the Council to remove existing costs and long term costs.
- 3.2 The Barnet Sustainable Community Strategy likewise commits the council to working with our Public sector partners for the benefit of the citizens of Barnet. The proposal will enhance the enjoyment of a public open space for our citizens and for our partners
- 3.3 Middlesex University (MU) and the Council have committed to working in partnership wherever possible to use Public sector assets as effectively as possible.

4. RISK MANAGEMENT ISSUES

- 4.1 All risk management issues will be incorporated in the licence between Vinci and the Council.
- 4.2 I have considered whether the issues involved are likely to raise significant levels of public concern or give rise to policy considerations and do not consider that there are any such concerns

5. EQUALITIES AND DIVERSITY ISSUES

- 5.1 The Council is committed to improving the quality of life and wider participation for all in the economic, educational, cultural, social and community life of the Borough.
- 5.2 This proposal does this by supporting the redevelopment of the Hendon Campus site
- 5.3 I have considered whether this temporary proposal will give rise to any issues under the Council's Equalities or Diversity policies and do not consider that there are any such concerns

6. USE OF RESOURCES IMPLICATIONS (Finance, Procurement, Performance & Value for Money, Staffing, IT, Property, Sustainability)

- 6.1 There are no procurement, performance and value for money, staffing, IT or sustainability implications. The financial and property implications are set out in paragraph 9 below.

7. LEGAL ISSUES

- 7.1 Section 123(2A) of the Local Government Act 1972 (as amended) provides that a local authority may not dispose of any land consisting or forming part of an open space unless, before disposing of the land, they cause notice of their intention to do so to be advertised in accordance with the provisions of that Section, and consider any objections to the proposed disposal which may be made to them.

8. CONSTITUTIONAL POWERS

- 8.1 The Council's constitution in Part 3, Responsibility for Functions, paragraph 3.10 states the executive functions of the Area Environment Sub-Committees. These include the day-to-day promotion, management and development of parks and open spaces.
- 8.2 The Council's constitution in Part 4,– Management of Real Estate, Property and Land, Paragraph 7 (i) states "Whenever a decision is taken by the Executive or the Executive Director for Resources acting under delegated powers to advertise the possible disposal or appropriation of open space land, the Chief Finance Officer or designated officer shall report the matter to the next relevant Area Environment Sub-Committee to enable it to decide whether it wishes to make representations to the Executive in relation to the disposal of the open space land".

9. BACKGROUND INFORMATION

- 9.1 The Grove is a public open space and it is managed by the Green Spaces within the Environment and Operations team function of the Council. The open space comprises largely lawned areas, mature deciduous and coniferous trees, shrubs and is intersected by hard and uncovered paths interspersed with several benches.
- 9.2 There is no kiosk, play area or other associated facilities and it tends to be used as a cut through by residents and students wanting to access the campus site and other locations beyond. Whilst lightly used during the week it is far more intensively used at weekends as a place of relaxation.
- 9.3 The mature trees do need limbing up to improve shape, growth and to mitigate any risks. Several beds and plantings are overgrown and scruffy and there is much invasive briar and weed. Most of the paths are deteriorating and in places have no drainage at all and stone steps and retaining walls are defective too. The whole of the Grove is in need of substantial investment to halt any further deterioration and to provide an accessible facility for the citizens of Barnet.
- 9.4 MU is currently constructing a major phase of their long term development plan which comprises buildings A, B, C, D and E as detailed on the attached plan. This includes various landscaping works such as; re-laid paths/paving, thinned out beds, improved hard landscaping, tree surgery, new shrub and tree plantings, repair off steps, re-modelling of levels with a wooden walkway along the eastern boundary. The scheme will retain existing pedestrian routes and extend places of congregation near the new development and keep all of the existing benches.
- 9.6 The project is likely to take about 6-9 months, subject to weather and supply chain delivery. The key licence terms to be formally agreed with the contractors (Vinci Construction UK Limited), employed by MU to execute the works include;

- A licence term of 9 months (start date to be agreed)
- Public access via a temporary path throughout the term
- Litter picking during the period
- An agreed programme of restitution to affected parts of the site prior to the works finishing.

9.7 The grant of the proposed licence is a disposal requiring public advertisement in accordance with S.123 (2A) of the 1972 Act. The advertisements were placed on 5th and 12th May and placed in Hendon Library. No representations had been made by the expiry date for receiving such i.e. 26th May.

10. LIST OF BACKGROUND PAPERS

10.1 none

Legal – JO

CFO – JH

Notes:
Do not scale dimensions from this drawing.
Dimensions marked with an asterisk (*) are open site dimensions to be confirmed on site.
All given dimensions are to be checked on site when setting out and any discrepancy reported immediately.



Reinforced woodland character and enhanced visual screening of allotment fencing by additional tree planting (say 4 trees) and new shrubs (say 10)

Retained access and gate to allotments

New handrail alongside path to assist mobility

New border formed to shape as indicated. Levels to ensure root protection zones are not compromised

Remove existing redundant structures and pathways. Remodel sloping path formed in tarmac to reconcile existing levels with contract works (1 in 12 slope)

New sloping path formed in tarmac to meet existing levels (1 in 15 slope)

Length of pathway to St. Josephs Grove up adjacent path re-laid with hoggin and timber edgings either side of path

Bird/ bat boxes located in taller trees

Thinned out path edge with obstructing brambles and shrubs removed

Semi-formal lawn

Existing upper steps retained & repaired in stone. Base of stair to be blocked paved to match main block paving specification.
New retaining wall to Main Contractor's details.
Remove existing paving stones to side of steps and form planted bed- all part of main contract works.

Area between existing path and new deck to be maintained at existing grade and re-planted out

Length of pathway from new plant beds up to re-built steps re-laid with tarmac and timber edgings, either side of path

Remove existing redundant structures and pathways. Remodel path as shown. All as part of main contract works

Interface ecological planting strip. Shrubs and grasses of high ecological value also acting as pedestrian barrier between path and face of building

Footpath edge area. Overgrown shrubbery thinned out to prevent obstruction along path and improve intervisibility while retaining woodland edge character.

Hoggin path to finish to rear of existing footpath edging with new litter bin at park entrance

New block paving. Part of main contract works

Retaining wall below walkway and along line of path/ plant bed to allow re-grading of plant bed down to existing path levels. All part of main contract works

Reformed plant beds. Location for ornamental shrubs (say 12)

- KEY:**
- Planning Boundary
 - Existing pathway removed
 - Existing critical level to be maintained
 - Existing level to be maintained if possible to suit
 - New proposed level/ (existing level)
 - New proposed level
 - New level taken from Stride drawing [90] 100C
 - Natural Woodland area of high ecological value
 - Interface ecological area
 - Reformed plant beds with trees and ornamental shrubs
 - Footpath edge area
 - New Trees
 - Existing Trees
 - Refurbished Lionhead benches and new bins
 - New block paving pathway
 - New Tarmac pathway
 - Re-laid Tarmac pathway
 - Re-laid Hoggin pathway
 - Existing Tarmac path repaired

NOTE: 3no. new trees to be provided as replacement for poor/ dead/ dying specimens within park

Affected Site in LBB Ownership

Rev	Date	Notes	By	Chkd
E	16/3/11	Land ownerships added	gdw	
D	20/1/11	Graphics enhanced	cnb	
C	19/1/11	Additional notes shown	cnb	
B	17/1/11	Additional notes shown	cnb	
A	14/1/11	Additional notes shown	gdw	

Project:
Hendon Phase III

Client:
Middlesex University

Drawing title:
Hendon Grove Landscape Enhancement Scheme showing ownership

Ref: p96
Date: Jan 11
Scale: 1: 350

Drawn by: gdw
Checked by:

Drawing no.: 0744-01 sk221 E
Revision: