

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 23 February 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Temple Station Buildings, Victoria Embankment, London, WC2R 2PN,		
Proposal	Details of construction logistics plan pursuant to Condition 7 of planning permission dated 22 December 2014 (RN: 14/05095/FULL), for erection of new pedestrian bridge with incorporated garden extending over the River Thames from land adjacent to The Queen's Walk on the South Bank to land above and in the vicinity of Temple London Underground Station on the North Bank. (The Garden Bridge)		
Agent	Adams Hendry		
On behalf of	The Garden Bridge Trust		
Registered Number	15/07102/ADFULL	Date amended/ completed	22 July 2015
Date Application Received	22 July 2015		
Historic Building Grade	Unlisted		
Conservation Area	Strand		

1. RECOMMENDATION

Approve details.

2. SUMMARY

Planning permission was granted for the erection of a new pedestrian bridge with incorporated garden extending over the River Thames from land adjacent to The Queen's Walk on the South Bank to land above and in the vicinity of Temple London Underground Station on the North Bank on 22 December 2014 (The Garden Bridge).

A construction logistics plan (CLP) has been submitted to the Council to discharge Condition 7. The CLP is required to address construction matters relating to site installation, pedestrian routes, access arrangements for construction vehicles and traffic management. A copy of the CLP has been provided as a background paper.

Prior to submission the CLP was subject to a public consultation exercise and a consultation report accompanies the application.

A key objective of the CLP is to reduce the impact of the construction works on the local highway network, River Thames users and businesses and the local community in Westminster. It also seeks to reduce the number of deliveries where practicable.

The CLP sets out a number of changes to construction methodology compared to the consented planning application. These include more deliveries by river, construction teams to access the site by river or from a footbridge over the Victoria Embankment and concrete deliveries and piling for the north pier to be pumped from within the construction site area on Temple Place. This will mean less traffic disruption when compared to using Victoria Embankment which is welcome.

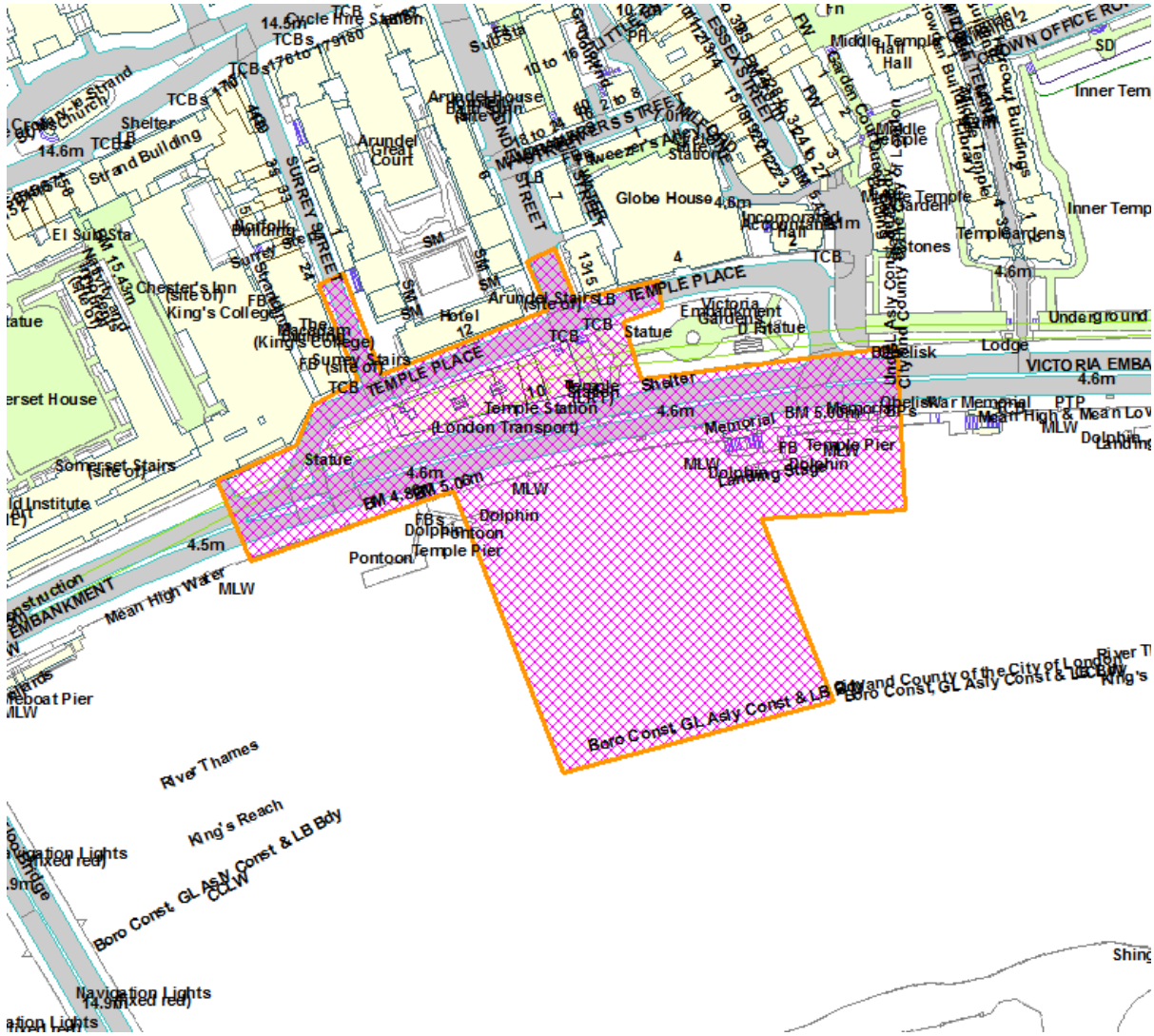
The site set up works are expected to commence in spring 2016 and Garden Bridge is due to be completed by autumn 2018. The construction will involve the use of two river-based and two land-based work sites in Westminster and Lambeth. The main site compound within Westminster will be located on Temple Place. Temple Place will remain open to traffic for the duration of the project although the applicant's preferred option is to close the road for 6 months when the ramp and highway works are undertaken. Pedestrian access to Temple Place will be maintained at all times. Temple Underground station will remain open to the public throughout the project apart from a small number of closures for safety reasons. The workforce will access the north pier platform on foot via a dedicated elevated walkway over the roof of Temple Station and over Victoria Embankment.

A key issue for the CLP has been the need to ensure that the site compound for the Garden Bridge takes into account the needs of the adjacent development site at Arundel Great Court (AGC). The AGC development does not yet have an approved construction plan in place but they have indicated that construction works are due to commence in early 2016. Following lengthy discussions between the Garden Bridge and AGC, the design of the construction compounds on Temple Place is broadly acceptable for both parties and for the Council's Environment Inspectorate team. It is considered that the applicant has responded to AGC's detailed concerns, as set out in their email dated 26 January, and the final version of the CLP dated 2 February 2016 is considered acceptable. However given site constraints and the complexity of the construction programme for both the Garden Bridge and AGC, the layout of the Garden Bridge construction compound in the CLP can only be approved on an indicative basis. The final layout at the respective stages of works will need to be agreed with the Environment Inspectorate who will be monitoring and reviewing both construction sites on a regular basis.

Following the receipt of comments from King's College the applicant has been asked to amend the CLP to include Kings College on the list of planned development sites, although at the time of writing there are no known development proposals on Surrey Street.

The Highways Planning Manager and Transport for London, who are the highway authority for Victoria Embankment, do not object to the CLP but advise that the document as currently proposed should not be set in stone and that formal notifications and approvals will be needed for temporary highway works required during the construction of the development.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Location of Garden Bridge

5. CONSULTATIONS

Highways Planning - Development Planning

The CLP is acceptable but it should not be set in stone.

Transport For London - Borough Planning

TfL is satisfied for the condition to be discharged.

Port of London Authority

Any comment to be reported verbally

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 23

Total No. of replies: 2

Arundel Great Court

The CLP should make specific reference to how the Garden Bridge construction will be undertaken alongside the redevelopment of Arundel Great Court.

The revised version of the CLP has been reviewed and the following detailed comments have been provided:

- discrepancies in the document highlighted
- AGC would want to be party to discussions relating to the final layout of the construction compound,
- Question raised about length of time to construct the ramp and highway works.
- AHC should be listed as being part of the Construction Forum.
- The widths and layouts for the unloading areas and site access/egress for AGC on Temple lace are the minimum required for the construction of AGC.

Kings College

The CLP should acknowledge the aspirations that Kings College has in Surrey Street and propose measures for an interface between their development site and the site in Surrey Street.

PRESS ADVERTISEMENT / SITE NOTICE: No

6. BACKGROUND INFORMATION

6.1 Recent Relevant History

14/05095/FULL

Erection of a pedestrian bridge with incorporated garden, extending for a length of 366m over the River Thames from land adjacent to The Queen's Walk on the South Bank to land above and in the vicinity of Temple London Underground Station on the North Bank (in the City of Westminster), the structure of the bridge having a maximum height of 14.3m above Mean High Water and a maximum width of 30m; the development also comprising the erection of two new piers in the River Thames; works to the highway in Temple Place, erection of stairs and ramp connecting Temple Place and the roof of Temple London Underground Station; works to trees (including the removal of trees); relocation of the

Cabmen's shelter from Temple Place to Surrey Street; demolition and reconstruction works to Temple Station building including the replacement of its roof; associated construction works (including highway works at the Strand) and work sites; and works within the River Thames (including temporary and permanent scour protection, works to moorings and erection of temporary structures).

Application Permitted 22 December 2014

7. BACKGROUND PAPERS

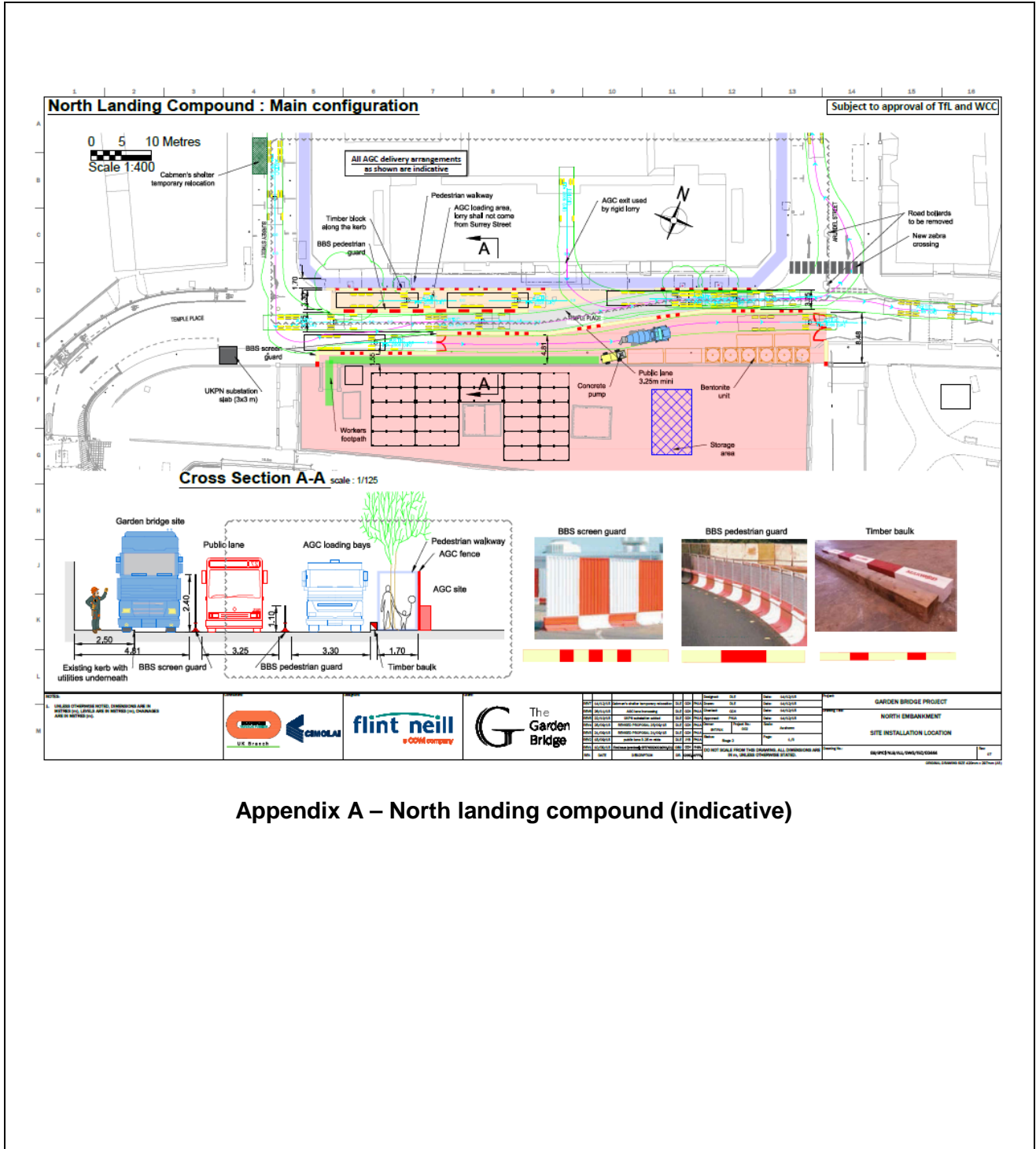
1. Application form
2. Email from Highways Planning Manager dated 15 September 2016.
3. Email from TfL dated 23 January 2016.
4. Email correspondence between Adams Hendry (planning agent) to Arundel Great Court.
5. Letter from Gerald Eve on behalf of AGC dated 26 August 2015.
6. Letter from King's College London dated 4 February 2016.
7. Copy of Construction Logistics Plan dated 02/02/2016.

Selected relevant drawings

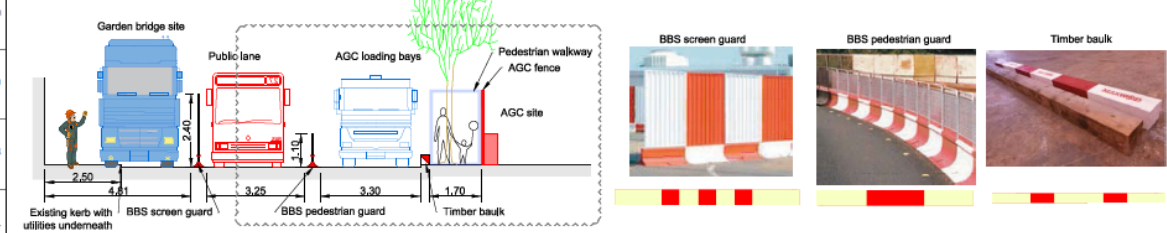
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY EMAIL AT mmason@westminster.gov.uk

8. KEY DRAWINGS



Cross Section A-A scale: 1/125



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Appendix A – North landing compound (indicative)

DRAFT DECISION LETTER

- Address:** Temple Station Buildings, Victoria Embankment, London, WC2R 2PN,
- Proposal:** Details of construction logistics plan pursuant to Condition 7 of planning permission dated 22 December 2014 (RN: 14/05095/FULL), for erection of new pedestrian bridge with incorporated garden extending over the River Thames from land adjacent to The Queen's Walk on the South Bank to land above and in the vicinity of Temple London Underground Station on the North Bank. (The Garden Bridge)
- Reference:** 15/07102/ADFULL
- Plan Nos:** Construction Logistics Plan (GB-BYCI-ALL-ALL-PLN-CON-00002) dated 02/02/2016

Indicative only:

Appendix A - North Landing Site installations and pedestrian diversions.

Appendix C - General Sequence.

Appendix D - Construction routes and construction sites around the GBP.

Appendix F - HGV and barges estimate.

Appendix H - contact details.

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Informative(s):

- 1 You are advised to liaise with John Kennedy, Lead Environmental Inspector regarding the final layout for the construction compound. Tel 020 7641 3801.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.