

Swallow Park Travellers Site

Client Name: Royal Borough of Kingston-upon-Thames
Project: Swallow Park
Date: Appointed February 2009
Value: £2.2m
Service: Architectural Design, Procurement and On-Site Contract Administration

Project Overview

The Site Background

Prior to the formation of The Social Settlement, the site was used as a rescue training centre for the MOD back in 1958.

Between 1941 and 1973 The Royal Borough of Kingston purchased the various parts of land, which now make up the site, and in 1982 the proposal to develop the land into a Social Settlement was logged with the Planning Department at Kingston.

There is an access off the slip road, (Hook Rise North) as well as the service roads within the site. Surface water and a mains sewer were installed and connected into the existing sewer on the slip road (Hook Rise North).

The site provides 15 No. Pitches where cars, trailers, static homes can be located. 8 Amenity blocks were constructed in 1983, with cavity wall construction with tiled pitched roofs and solid concrete floors. The amenity blocks provide utility wash rooms, bathrooms with toilet and wash hand basins. All connected to mains water and electricity.

Current Site Condition

Access Road and Service Site Roads

The current roads are in poor condition with large pot holes at various areas around the site.

Bollards have been damaged and some removed, concrete footpaths have various trip hazards where kerbing has been dislodged, uneven and cracked areas throughout the site.

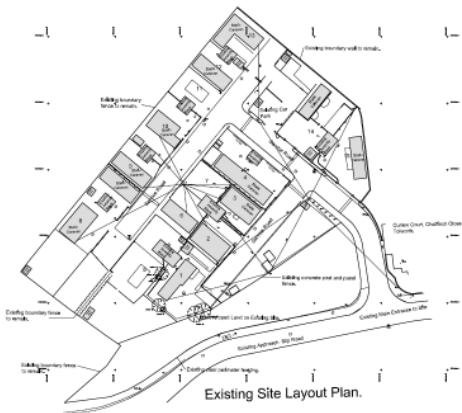
Pitch Hard Standing Areas

The pitch hardstanding areas are concrete finish where all have had various areas broken up to carry out repairs to drainage, Etc. Concrete site area is approximately 5500m².

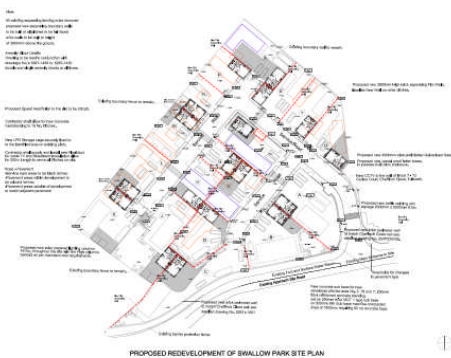
The street lighting has been vandalised, damaged or removed in some areas of the site.

Amenity Blocks

Pitched roof finished with clay tiles are in poor condition to all existing 8 No. Amenity blocks, roof voids do not have any insulation currently.



Existing Site



Outline Site Proposals



Artist Impression of Pitch

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Staining on plastered ceiling are apparent in most blocks. Insufficient lapping of membrane into gutters, poor guttering lack of down pipes are main factors causing water penetration.

Cavity walls have been painted, the externally walls are in reasonable condition considering their age. Plaster walls internally most blocks have areas of blown plaster finish internally. With paint finish flaking off.

Internal fixtures and fittings

The internal fixtures to the bathrooms, wash hand basin, bath and toilets are in poor condition. Various repairs and general disrepair have caused this.

Utility areas, where washing machines and tumble driers are fitted, wall units and worktops are in poor condition.

Electricity supply is provided for most blocks which have had unauthorised entry to supplies where it can be seen, giving concern to the standard of works and the safety of current connections.

No heating is provided for in the current Amenity Blocks. Hot water is provided via a cylinder and emersion heater.

Drainage

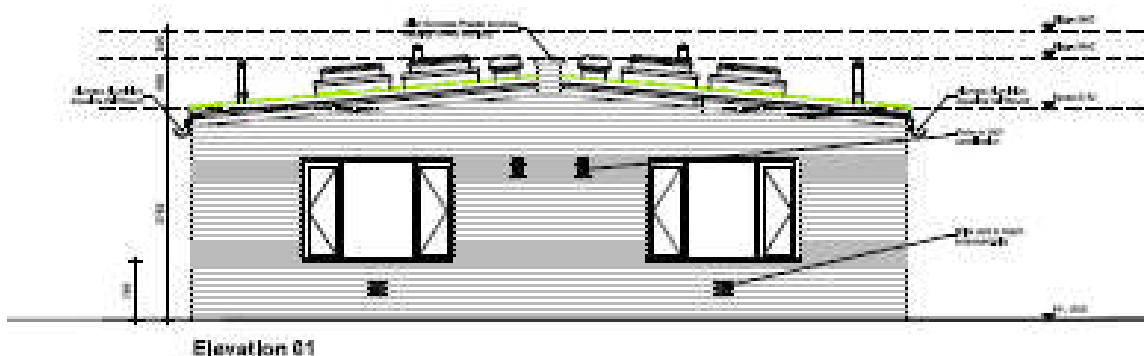
The existing drainage runs are in pitch fibre. All areas have been surveyed these are in a very poor current condition. Manholes have been used to dump rubbish and road gullies used for dumping of oil based products throughout the site.

Perimeter Fencing

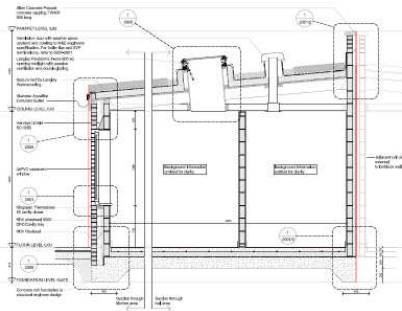
Current palisade galvanised steel fencing to the front perimeter boundary is in reasonable condition, however this will be replaced with a brick wall. The fencing surrounding the rear of the site is proposed to remain.

Pitch Boundaries

Existing pitch boundaries are mostly timber fencing of poor condition areas of panels missing. No Fire Separation is currently provided for. Some pitches do have brick walling, however it is not known if these have proper foundations or have been built off concrete slabs.



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Section through Amenity Unit

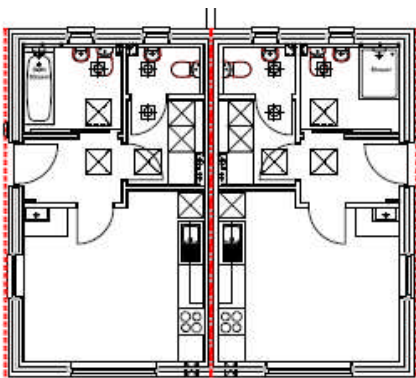
Proposals

The proposal is to redevelop the existing gypsy and traveller site, to allow each site to have individual access to Amenity Blocks built to a high standard. Amenity Blocks are to have “Green Roof’s” of which surface water is collected and recycled. These are to be in character and nature of the surrounding environment and community.

Environmental energy efficient Band “A” heating and hot water system to each Amenity Block is proposed. The fixtures and fittings to the blocks are to current modern day standards and set out by Communities and Local Government Standards.

The proposed works are as follows:

- 1) Reconfiguration of Existing site and new concrete pitch bases.
- 2) Demolition of existing Amenity Blocks.
- 3) Erection of 10 New Amenity Blocks.
- 4) Provide new fire separating walls between pitches.
- 5) Upgrade or renew existing underground services to provide individual gas, electric and water meters to each pitch.
- 6) Renewal of the sites underground drainage.
- 7) Erection of new brick wall to the perimeter boundary.
- 8) Erection to front of pitches new fencing and gates.
- 9) Landscaping works.



Plan of Amenity Unit

Landscape design to the front boundary wall is proposed by planting mature plants to the front perimeter wall area with topsoil.

Plants will be low maintenance, attractive and match those at the adjacent road, Chaffinch Close.

This project involves an inhabited, urban site with limited space. In order to achieve the required amenity units and ensure safety, the development includes a number of fire break walls to separate adjacent units. The work is complicated by the fact that the current occupants will largely remain in residence while the work is in progress.

We have conducted a number of resident consultation meetings with the current occupants because this project has involved the demolition of existing amenity blocks and also reconfiguration of the site and services.

