

**APPLICATION FOR CONSENT TO CARRY OUT WORKS ON
COMMON LAND**

Greater London Parks and Open Spaces Order 1967:
Article 12

Tooting Bec Common, Tooting Bec Lido, Tooting Bec Road, London SW16 1RU

**Responses to Section D, Questions 11, 12, and 13 of application dated 26th July
2024**

Section D1 - Question 11. Describe the proposed works below, including the area (in square metres) that they will occupy. Please include details such as materials to be used and dimensions of all structures. Make clear which works are permanent, which are temporary, and which works, if any, have already been carried out. (If the works are only for fencing go straight to Section D2)

RESPONSE:

Temporary works - Construction of a temporary load bearing surface on the adjacent common to facilitate construction traffic access to, and egress from the Lido/works site.

The temporary route for construction traffic will be created using steel trackway panels which will cover, and protect, approximately 450 square metres of grass (150 metres long by 3 metres wide approximately).

Permanent works - The demolition of existing entrance/toilet/shower buildings and construction of new entrance building at the north end of the pool, comprising reception, toilets, café and external secure bicycle parking. Construction of new facilities on either side of the existing café building and construction of new facilities on the eastern boundary of the site to match existing cubicles.

Entrance/café building –

green glazed brick facing to common facing elevation

Natural timber colonnades – common and lido facing elevations

Green glazed brick facing to low level plinths lido facing elevation

Bright colour panels over plinths on lido facing elevation to echo existing cubicle facias/doors

Planted biodiverse green roofs over all

New building:

- footprint/ area – 178 sq.m.
- West/Common facing façade length – 21.8m.

Current buildings/structures:

- total footprint/area – 134 sq.m.
- West/Common facing facades (total) length - 29.6m.

Area of “new build” – 44 sq.m.

Club room/shelter/male and female showers

Light colour render to external walls over blue glazed brick surfaced plinth (to reflect pool side setting)

Natural timber colonnades

Steel framed heritage style glass doors and panels to central section (existing café) lido facing elevation

Planted biodiverse green roofs over all

New build footprint/ area – 220 sq.m.

Length - 23.5m Depth - 11.5m (includes 2.1m of colonnade)

Current build footprint/area – 70 sq.m.)

Length - 10.5m Depth - 6.7m

Area of "new build" – 150 sq.m.

Additional gender neutral toilets (eastern perimeter)

Bright colour fronts: doors and panel to echo existing changing cubicles

Length - 25.7 Depth - 1.5m

Area of "new build" – 56 sq.m.

Total "new build" – 250 sq.m.

Section D1 – Question 12. Explain why the proposed works are needed and how they fulfil the criteria set out in Section 39 of the Commons Act 2006. If proposed works include fencing, please also complete section D2.

(criteria are: the interests of persons having rights in relation to, or occupying, the land (and in particular persons exercising rights of common over it) ; the interests of the neighbourhood ; the public interest, which includes the public interest in: nature conservation; the conservation of the landscape; the protection of public rights of access to any area of land; and the protection of archaeological remains and features of historic interest ; any other matter considered relevant)

RESPONSE:

The proposed works will replace and upgrade current entrance, changing and toilet facilities that are considered and agreed to be in poor condition and no longer cater for the evolving needs (and expectations) of Lido users, and of the wider Common.

The proposed works will be carried out in 3 phases during the Lido closed season (October to April, inclusive) with the first phase planned to start in winter 2024/25, and all works/phases to be completed by or before 2027/28. The aim is to complete all of the construction phases by or before the end of April 2027 however consent is sought for the approved works to be completed by no later than April 2028 to accommodate any delays in the works that might occur due to inclement weather or other unforeseen circumstances.

The overall intention is to ensure that the Lido remains open to all visitors during the summer seasons.

In brief the planned construction phases comprise:

Phase 1 – refurbishment and repurposing of the cubicles along the eastern edge (railway side) of the site to provide gender neutral showers and WCs and some storage – the works to include the demolition and rebuilding of some of the existing facilities with any “new” structures to be broadly similar in scale and appearance to existing – works unlikely to require deliveries of bulk loads of materials, large delivery vehicles etc – potential to use the existing metalled path from the car park to the current entrance in the (western) perimeter fence for deliveries and removal of arisings.

Phase 2 - refurbishment and repurposing of the current café building together with the construction of new extensions to the east and west of current – these works are likely to require bulk loads of larger materials, larger delivery vehicles etc – requiring the creation of a temporary access route across the common (grass area) between the gated access to the north of the car park perimeter and the current lido entrance

Phase 3 – demolition of existing entrance buildings and construction of new facilities, including secure cycle parking – as with phase 2, phase 3 works likely to require the movement of bulk/large loads of materials (to and from site), larger vehicles, with associated temporary access route across the common.

All demolition and construction works will be contained within the existing fenced enclosure of the Lido with the exception of the construction traffic access and egress route across the common between the Lido car park and the current entrance (western perimeter). This temporary access route will be in place for a maximum of 7 months (October to April inclusive) between 2024/25 and 2027/28. The grass land will be protected by the laying of temporary steel trackway. The trackway will be removed from the common, and the effected grassland will be fully restored/renovated, immediately on completion of each of the construction phases.

Throughout each construction phase all vehicle movements to and from the site will be controlled by banksmen who will ensure that users of the common are able to safely cross over the temporary access route without the need for the erection of temporary fencing/enclosure.

The proposed works have evolved over time accommodating the project brief and feedback from extensive consultation with the local community, stakeholders and the Wandsworth Borough Council planning department.

Section D1 – Question 13. Give details of any measures proposed to mitigate the visual impact of the works and, where appropriate, the way in which the common will be restored once the works are completed if consent is granted.

RESPONSE:

Throughout the design and consultation stages attention has been paid to the location of the lido within the wider common and to using a palette of materials and colours that reflect those surroundings and current structures and finishes within the lido enclosure.

The major element of the proposed works that has the most visual impact on/from the wider common is the new entrance building, a single structure at the north end of the pool, comprising reception, toilets, café and external secure bicycle parking which replaces the existing entrance/toilet/shower buildings which comprise 3 art deco styled structures (built in 2002) with blue coloured external surfaces, with glass brick insets under stainless steel (flat) roofs.

Viewed from the wider common the proposed new building extends to 21.8m length, 7.8 m. less than the total length of the current structures.

The common facing facades of the new building are finished with glazed green bricks which are hardwearing, sensitive to the surrounding greenery and easy to keep clean, including graffiti.

The lido facing facades consist of glazed green brick plinths with light coloured render surfaces above with colourful finishes to doors and panel to reflect the existing changing cubicles all behind/under a colonnade which reflects existing columns across the site and the verticality of the surrounding woodland.

The proposed new building sits under a planted biodiverse green roof and will replace the section of galvanised steel fencing that forms part of the lido perimeter enclosure at this point. Removal of this section of perimeter fencing allows the return of 64 sq.m. land to the open common.

The visual impact of the of the other elements of the proposed works; extensions to and refurbishment of, the current café to the north of the pool, and construction of additional toilets, showers and storage facilities on the eastern boundary of the site is limited when viewed from the wider common.

The facades of the proposed building at the north end of the pool comprises extension to either side of the current café providing showers, plant room and club room/shelter will comprise a glazed blue brick plinth with light coloured render surfaces above with colourful finishes to doors and panels, all under a planted biodiverse green roof. The façade facing the pool will be behind and below a natural timber colonnade and will include steel framed heritage style doors and windows to the central section (current café) replacing the current galvanised steel roller shutter.

The proposed new facilities on the eastern perimeter of the site will match the height, form and colour finishes of the existing changing cubicles.

It is likely that a temporary access/egress route for construction traffic will need to be established across a part of the wider common during some or all of the 3 proposed construction phases. This route, between the gated access on the northern edge of the car park and the entrance into the lido enclosure on the western perimeter of the site, will be created using sections of steel trackway to protect the grass surface and reduce compaction of the underlying soil structure. The trackway will be lifted and cleared from the common immediately on completion of each phase of the proposed works and the grass surfaces immediately below and adjacent to the temporary route will be fully renovated to restore the grass surfaces to the original condition.