

Crossrail 2 WP1 briefing: Site Selection

2015-02-04 | V5| IA

Introduction

This Note describes the basis for the selection of surface properties required for Crossrail 2. Most land and property is required temporarily for the construction of the Crossrail 2 infrastructure, although that could be for a period of up to 10 years. A small proportion has been identified for the location of permanent works which will be required for the safe operation of the railway.

Site Selection

Crossrail 2 surface infrastructure comprises:

- Station entrances and ventilation/ emergency intervention facilities,
- Intermediate ventilation/ emergency intervention facilities
- Tunnel portals
- Depots

The location of Crossrail 2 infrastructure is primarily driven by the need to interface with existing Network Rail and London Underground stations, in some cases below ground level. Other factors which determine the area of search for potential sites include the geometry of underground tunnels, building foundations and design parameters of the railway. On the surface, sites need to be safely accessible to large vehicles for construction and maintenance purposes and capable of being reintegrated into the urban fabric. Where necessary, account should be taken of the need to mitigate their visual, commercial and social impact.

Sites have been selected with reference to their existing land use and the land use of adjacent properties. To the extent that it has been possible within the technical constraints of the railway, account has been taken of the policies and proposals of the local planning authority and the development ambitions of neighbouring and owners.

Site Hierarchy

Crossrail 2 has established a hierarchy of existing land uses as a guide to the use of existing property. Favoured sites are presented first, least favoured sites last.

1. TfL/NR non operational land
2. GLA or GLA family non operational land
3. TfL and GLA operational land that could be released for Crossrail 2
4. Third party land already identified as suitable for redevelopment
5. Commercial Property
 - a. Industrial
 - b. Office accommodation
 - c. Car parks
 - d. Shops
 - e. Restaurants

6. Roads, except where of Special Engineering Difficulty (e.g. London Underground Infrastructure or designated so by the Highway Authority)
7. Public open spaces
 - a. Parks
 - b. Community facilities (e.g. school sport grounds)
8. Land in public ownership
9. Sites with conflicting underground infrastructure
10. Community facilities (e.g. art gallery, museum, library, day centre, civic or community centre, place of worship)
11. Community institutions (education, health care, law and order)
12. Residential
13. Listed buildings

While this hierarchy provides guidance, each situation should be taken on its merits according to the purpose for which the land is required and the options available in the locality. There may be reasons to give retain certain uses at certain locations; for example, a local market such as that at Tooting is a commercial land use, but could carry significantly greater weight given its significance to the local community. Conversely, a listed building forming part of a block may be included because overall the block is the best or least unsuitable site available.

Methodology proposed to be adopted in the 2015 design review

All sites in categories 1 – 4 within [c. 200] metres of the preferred position of the working site to be identified and assessed in a preliminary sift taking account of neighbouring land uses and building designations.

If no suitable sites are available, commercial properties, including industrial land, office accommodation, shops and restaurants are to be preferred. Small independent businesses are to be avoided where possible. Residential elements, such as caretaker's accommodation, in non residential buildings will be treated as non residential. Existing non conforming land uses and potential contaminated land were excluded from the process.

Where this approach is not possible, in residential areas for example, worksites may be proposed within public open spaces such as parks and community facilities such as school sports grounds. Open space is often protected by statutory designations which were not taken into account during the initial stage of the process.

The use of residential property will be avoided as far as possible.