

LockAway Self Storage
48A Boundary Road
St Johns Wood
NW8 0HJ

F.A.O. Jenna Litherland
Regeneration and Planning
Development Manager
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

August 15 2014

Reference Application Number: 2014/4355/L Jack Taylor School, Ainsworth Way, London, NW8 0SR

Dear Ms Litherland,

I am writing on behalf of LockAway Self Storage. LockAway Self Storage is a storage company that operate from the lower ground (ex) car park directly below Jack Taylor School. As a self Storage company, LockAway provide small to medium size storage units to over three hundred local customers, both private and commercial. Those customers expect the storage facility to be clean, dry, safe and secure. The facility is open seven days a week closing at 6pm on weekdays and access is required to the site at all times from both Rowley Way and Ainsworth Way.

Before the lease was acquired this car park area was in very poor repair and was heavily vandalised. There was evidence of drug use and rodent infestation throughout the building and the roof protection had been severely compromised by blocked drains at the school above and general poor maintenance. When acquiring the site LockAway Self Storage invested heavily in improving the condition of the building and worked with the school and estate management team to identify and repair the blocked drains. LockAway also cooperated with the Resident's Association to ensure that a healthy relationship was formed with the residents of the Alexandra Estate. Consequently the lower ground floor is now sound, dry and secure and a number of the local residents are using the storage service provided.

Whilst LockAway Self Storage raises no objection to the change in use and additional construction proposed in the application above, it would seek assurance on a number of points:

- There will be no disruption to LockAway's operations during construction.
- Consideration will be given to the staff working below the school and the members of the public using the facility and that noise levels within the facility are kept well below the 85 decibel legal limit

- There will be no disruption or damage to the drainage system at the school (the sewer pipes, surface water drains and pipes carrying hot water for the school's heating system all pass through our premises)
- Should it be necessary to puncture the concrete slab that is the school's floor and our ceiling, LockAway Self Storage seek guarantees that the slab will be kept water tight at all times both during and after construction
- A method statement and schedule of works will be provided prior to commencement of work.
- Given that our ceiling is the school's floor, it is highly unlikely that the proposed new construction can be done without some impact on our business. We will need to clearly understand what is being constructed, when it is planned to be done and what steps need to be taken by the contractor to ensure a minimum of disruption to our business. You can understand that extreme care has to be taken to avoid the risk of flooding our premises.

I look forward to hearing from you in due course.



KEVIN PRICE

General Manager