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Public Access Plan

(Live document)

277a Gray's Inn Road, London WC1X 8QF

Iceni Projects Limited on behalf of
Regal GI Limited

February 2015

ICENI PROJECTS LIMITED
ON BEHALF OF REGAL GI
LIMITED

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1. INTRODUCTION

1.1 This Public Access Plan, has been prepared on behalf of Regal GI Limited and is submitted to discharge Clause 4.19 of the 277a Gray's Inn Road, s.106 legal agreement ("Agreement"), dated 11 October 2014 (LPA ref. 2014/4267/P).

1.2 The Public Access Plan is defined at Clause 2.41, as:

"A plan setting out a package of measures to be adopted in the management of the Public Realm securing the following:

A) securing public access to the Public Realm for pedestrians to pass and repass over 24 hours per day 7 days per week;

B) design measures to ensure mitigation of anti-social behaviour;

C) provision of details of security measures of the Public Realm including lighting and CCTV and on site dedicated concierge;

D) gates are not installed on the two public entrances;

E) the inclusion of a mechanism for review and amendment as required from time to time."

1.3 The purpose of this statement is to explain how the public realm created by the proposed development would be managed and made safe, clean and secure for all users; at all times. It should be noted that this is a 'live' document so is designed to be updated and refined.

1.4 The statement is structured as follows:

- Section 2 explains how the site's Public Access Plan and the mechanism for its review; and
- Section 3 provides the conclusion.

1.5 This statement is supported by:

- Proposed Access Plan (dwg. 1_529-A-PL-051 Rev A), prepared by Waugh Thistleton;
- Lighting Plan, prepared by Tyrens-UK; and
- CCTV Location Plan (dwg. 8465-SK-E-001), prepared by XCO2 Energy.

2. PUBLIC ACCESS PLAN

- 2.1 The public realm is a key element of the development. The objective is to create a piece of high quality space which people would feel they could dwell and relax in, and walk through. Given the above, the management, access and safety of the space is key.

Pedestrian Access

Pedestrian Access

- 2.2 The Public Realm will be open to pedestrians to pass and repass over 24 hours per day, 7 days a week; and monitored by a dedicated on-site concierge.
- 2.3 The scheme would be car-free and designed to be a pedestrian environment.

Design Measures – Anti-social Behaviour

- 2.4 Public and private space will be delineated use of hard and soft landscaping and where necessary boundary walls, as shown on the Public Access Plan, prepared by Waugh Thistleton.
- 2.5 It is possible that there could be conflict between cyclists and pedestrians. However, it is envisaged that this will be largely mitigated by the design and layout of the public realm; with use of planters and street furniture and hard landscaping.
- 2.6 The space will also be animated by the use of high quality materials, naturalist planting and lighting. Further details of which are set out in the Design and Access Statement and Landscape Statements which accompanied the planning application.
- 2.7 These features, together with the presence of a centrally located the Concierge Management Suite, will help to mitigate the risk of any anti-social behaviour and will encourage cyclists to dismount.

Security Measures

- 2.8 The development will be managed by a Property Management Company. All management would be funded through the service charge.
- 2.9 The Property Management Company will also liaise with the affordable housing providers and commercial occupiers; in order that all parties are clear on expectations, structure and level of service charge/ground rent.

Concierge

- 2.10 The development will have a dedicated on-site concierge, located in the Concierge Management Suite near to the main Gray's Inn Road entrance. There will be one person for each the day and night shift, who will be employed by the Property Management Company.
- 2.11 The concierge will be responsible for security and monitoring access to the development. In this respect, they will have control of the CCTV and lighting systems, the functions of which are outlined in detail below and on the accompanying plans.

CCTV System

- 2.12 The overall objective is to provide video coverage to the ground floor entrances to each block of flats and external areas, as shown on the accompanying CCTV Location Plan, prepared by XCO2 Energy.
- 2.13 The CCTV cameras provided within the entrance areas to the block of flats shall be integrated dome, high precision units, mounted internally within ceiling.
- 2.14 The blocks entrances/lobby coverage the dome will be a static colour camera fitted with a varifocal lens to allow adjustment on commissioning to give the optimum field of view for the application. This camera will be ceiling mounted.
- 2.15 Cabling and associated containment to link the CCTV system to the Concierge/management suite. The specialist contractors, shall effect the linking of the CCTV systems. On commissioning, the system will allow any camera on the site wide system to be easily selected via drop down menus on the Digital Video Recorder located in the Concierge Management Suite.

Lighting

- 2.16 The lighting proposed is functional, providing safe movement through the development. The key lighting type to be used through the development are:
- Light columns (3 or 4 metre high columns - to be confirmed) with four separate LED directional fittings with anti-glare louvres and asymmetrical refractors. The fittings allow controlled light, stopping light spill into the units whilst giving enough light for facial recognition for CCTV.
 - Integral lighting strips to the raised planters/seating edges - low-level lighting to highlight these features
 - Uplighting to the trees - as a highlight feature (to be on a timer system).
 - The lighting is to be programmable, with control located in the concierge facilities.
 - The external lighting complements wall and soffit mounted light fittings to the building entrances, and soffit/ wall-mounted lighting to the entrance from Gray's Inn Road.

- 2.17 The Lighting Plan, prepared by Tyrens UK, provides a plan showing the location of the lighting and photographic examples of indicative lighting products and effects.

Gates

- 2.18 Gates will not be installed on the two public entrances, unless agreed in writing with the Council, as per Clause 4.19.4 of the s106 agreement, which states that:

“The Council reconsider the need for gates on the two public entrances to restrict public access overnight in the event that persuasive evidence is provided following Occupation demonstrating a clear link between the absence of the gates and a disproportionate impact from street crime on local community safety”

Mechanism for Review

- 2.19 This is a ‘live’ document which will be updated from time to time by the Developer and agreed with the Council under Clause 4.19.3 and 4.19.4 of the s106 agreement.

3. CONCLUSIONS

- 3.1 As the Statement explains, the site would be effectively and efficiently managed by an experienced Property Management Company, to be appointed by Regal GI Limited.
- 3.2 Access to the public realm would be controlled and monitored out of hours by a dedicated on-site concierge, ensuring safety for residents and occupiers of the development.
- 3.3 This document will remain live so that it may be reviewed and updated from time to time, in agreement with the Council.