

The Francis Crick Institute - Public Area Plan

(Version 4 - February 2019)

Overview

This Public Area Plan sets out the measures the Crick will take to meet the requirements of Clause 4.8 of the Section 106 Agreement to Planning Permission 2010/4721/P (dated 10 March 2011) as subsequently amended by a Deed of Variation (dated February 2019), which requires a plan in respect to the public area securing:

- (a) The designing and carrying out of the physical measures for construction and laying out of the public area as a publicly accessible space (“the Public Area Works”) for use by users of the Development and the public at large together with associated hard and soft landscaping measures such plan to detail inter alia proposed uses, design specifications and design drawings including details of surfacing and materials, location of ‘street’ furniture lighting and associated landscaping;
- (b) The subsequent maintenance of the public area (with the plan detailing inter alia provisions for cleaning and securing the area and maintaining the physical measures once they are constructed); and
- (c) The Public Area as a publicly accessible space for at least 72 hours per week subject to Clause 4.8.3.

This Plan crystallises the work which the Crick has already undertaken with the Council’s Highways Officer’s in respect to the setting of standards for the design, provision and maintenance of the public areas. It ensures, at the very least, a consistency in standards and quality with the Council’s own performance requirements, recognising that the Crick’s public areas and the adjoining public highway will be seen and used as a single entity by the general public and by visitors to the Institute. It also recognises the Crick’s wider maintenance requirements and how these may affect the use of the public area and adjoining highway.

This plan sets out the commitments that the Crick will undertake to achieve the requirements of Clause 4.8 to the S106 Agreement as amended through the Deed of Variation.

Part 1 - The Public Area

The public area to which this Plan relates is shaded orange on Plan 5 Revision A (to the S106 Agreement to Planning Permission 2010/4721/P dated 10 March 2011 as amended in the Deed of Variation dated February 2019). This area is to be laid out as access routes and publicly accessible areas. The Plan is reproduced at Appendix 1 for ease of reference.

This Plan should be read in conjunction with the Highways Maintenance Plan submitted under the provisions of Clause 4.16 to the S106 Agreement which relates to the maintenance standards to be achieved in respect to the green, yellow and orange areas delineated on the plan. The Highways Maintenance Plan is valid for a period of 35-years from as set out in Clause 4.16.4 of the S106 Agreement, as amended by the Deed of Variation, after which time it will cease to have

effect and the provisions of this Plan will apply solely to the orange area.

For the avoidance of doubt, Camden Council retains responsibility for the maintenance of the public highway outside the areas shaded orange and green on the Plan attached at Appendix 1 (S.106 Plan 5 Revision A).

Part 2 - Design & Provision of the Public Areas

The public areas will be designed to the relevant highway design standards and to fulfil the requirement of the Building Regulations. The design and specification of all elements of the public areas are detailed on the drawings listed at Appendix 2 and are held by the Council as part of the public record.

Part 3 - Maintenance

The Crick has appointed a Facilities Manager whose responsibilities, inter alia, include responsibility for the implementation, management and review of the Public Area Plan and for ensuring that the required levels of maintenance are carried out and that any defects are addressed in a timely manner. The regime of maintenance will comply with the maintenance requirements for the materials, fittings and street furniture to be used within the public realm.

In addition, as part of their management and maintenance of the public areas, the Crick commits to:

- Inspect the designated public area at least once every two months checking specifically on quality and standard of the surface materials identifying any loose or wobbly slabs, bricks or setts, serviceability of all lights and security of all fittings, check all street furniture and boundary fencing for wear and serviceability. The following standards will initiate a requirement to undertake repairs:
 - Any difference in level between adjacent paving slabs/blocks/kerbs/edge restraints/ironwork of 10-18mm;
 - Any crowning or depression of the paving surface of over 25mm from the mean level across the width of the road;
 - Any pothole of up to 20mm diameter on any footpath/footway and depth of 10mm.
- Carrying out a weekly checks to monitor and maintain all street furniture within the public area including lighting;
- To undertake daily litter cleaning and a minimum of every six months to undertake 'chewing gum' removal;
- Repair/replace any faulty lights serving the public areas and to review light levels and light coverage to reduce crime and reduce light pollution;
- To test the electrical infrastructure every 5 years (including, where applicable, such a lighting columns, the structural integrity of the asset);
- Inspect and clean all gullies, particularly all drainage gullies running through the public area, regularly and at least once every month;
- Consult, through the Community Liaison Group, when scheduled repair/maintenance works to the public area will occur which could cause disruption to movement across the public area; and
- To carry out routine maintenance and repairs between 8am and 5pm Monday to

Friday and 08.30am - 12 noon Sunday, unless there is an emergency situation.

The performance standards that the Facilities team will be required to achieve are as follows:

- Respond within one hour when the incident is considered as potential dangerous to the general public, isolating the area immediately to reduce risk of injury;
- To carry out general repairs to the public area surface as detailed in bullet one above within 14 days of being reported/recorded;
- To take all reasonable endeavours to undertake repairs in respect to the following defects within 24 hours of inspection (or of report by any other means) :
 - Any difference in level between adjacent paving slabs/blocks/kerbs/edge restraints/ironwork of over 18mm;
 - Any pothole of over 20mm diameter on any footpath/footway and depth of 10mm.
- Undertake repairs and replacements to lighting within 24 hours of the problem being identified/reported;
- Inspect all external lighting, at night, every fortnight;
- Respond to rectify any drainage gully being blocked within 24 hours of the report; and
- Repair or replace damaged drainage gullies within four weeks.

A record shall be kept of all inspections and of all maintenance, routine and emergency repairs or other works to the public area and this shall be available for inspection by the Council, on request, for the duration that the Highways Maintenance Plan (Clause 4.16) is in force.

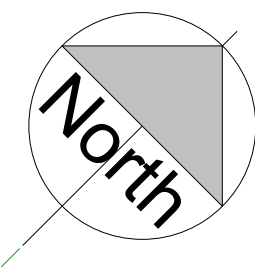
Part 4 - Accessibility

The Crick undertakes to ensure that general public access to the area shown orange on the Plan at Appendix 1 is maintained for a minimum of 72 hours (3 days) per calendar week. The siting, for temporary periods, of emergency or plant load test equipment within the Public Area each year is permissible provided that public access and circulation within the area shown orange on the Plan is maintained. The Crick undertakes however to limit the siting of such equipment, except in an emergency, to no more than 10 consecutive working days.

As part of the general use of the Public Area, and as established through the planning application for the Crick development, the Crick is entitled to close, for limited periods each week, the loading area at the western end of the permeability route to facilitate deliveries to the Institute. On such occasions, the Crick will ensure that the by-pass route, shown coloured blue on the Plan at Appendix 1 is open and available to allow pedestrian movement along the permeability route.

In addition, the Council recognises that on rare occasions that the Crick may close the permeability route to facilitate the replacement of equipment either within the basement of the building, through the recessed access hatch set within the route, or within the plant areas located in the roof of the building. Where repairs/maintenance/emergencies require the temporary closure of the permeability route, or the use of parking bays for the location of equipment for maintenance purposes or to position equipment to enable the replacement of plant located within the roof space on the northern side of the building, the Crick will seek to restrict this to no more than 48 hours unless agreed with the Council. The temporary closure of the permeability route or the suspension of parking bays to Brill Place are principles that have already been accepted. The Crick's Facilities Manager will work with the Council to minimise the impacts of any closures or suspensions and to keep these to the minimum time period possible.

Appendix 1 - Public Area Plan (S106 Plan 5 Revision A)



- NOTES
1. THIS IS AN A1 DRAWING, IF REPRODUCED IN ANY OTHER FORMAT THE SCALE SHOWN WILL BE INCORRECT.
 2. DO NOT SCALE OFF THIS DRAWING.
 3. ANY AMBIGUITIES, OMISSIONS AND ERRORS, OR INCONSISTENCIES WITH OTHER DOCUMENTS, ON THIS DRAWING SHOULD BE NOTIFIED IMMEDIATELY TO CBP ARCHITECTS LTD BEFORE THE COMMENCEMENT OF WORKS ON SITE.
 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 5. ALL DIMENSIONS, UNLESS OTHERWISE STATED, ARE TO THE FACE OF UNFINISHED MASONRY WALLS OR TO THE FINISHED PLASTERBOARD FACE OF STUD PARTITIONS.
 6. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE NOTIFIED IMMEDIATELY TO CBP ARCHITECTS LTD BEFORE THE COMMENCEMENT OF WORKS ON SITE.
 7. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED.
 8. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT AND APPARENT INCONSISTENCIES BROUGHT TO THE ATTENTION OF CBP ARCHITECTS LTD.

- Highway Works
- External Public Areas
- BL Pedestrian Area

Highways Works, Adoption & Public Areas

NOT TO SCALE



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Project
Francis Crick Institute
London

Drawing Title
Highways Works, Adoption & Public Areas

Scale	None	Date	23/11/18
Drawn	HH	Checked	CP

Status
PLANNING

Project No.	Drawing Number	Revision
17106-A-3006		P01

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Appendix 2 - Public Area Drawings & Specifications

The following drawings attached (as approved under Reference 2012/4567/P on 8 August 2013) comprise the details and specifications relating to the provision of the Public Area.

L-DTL-8000 rev 6	Typical Planter Details	A1	1:10
L-DTL-8001 rev 5	Typical Paving Details	A1	1:20
L-DTL-8002 rev 2	Typical Street Furniture Detail	A1	See Plan
L-DTL-8003 rev 3	Typical Paving Detail	A1	See Plan
L-DTL-8004 rev 4	Typical In-ground Tree Pit Details	A1	1:20
L-DTL-8006 rev 2	Typical Paving Details	A1	See Plan
L-DTL-8007 rev 4	Typical Paving Details	A1	See Plan
L-DTL-8008 rev 4	Typical Paving Details	A1	See Plan
L-DTL-8009 rev 5	Typical Paving Details	A1	See Plan
L-DTL-8010 rev 3	Typical Brown Roof Details	A1	1:10
L-DTL-8011 rev 2	Brown Roof Details	A1	See Plan
L-DTL-8012 rev 2	Bird & Bat Boxes - Elevations	A1	1:150
L-DTL-8014 rev 2	Paving Colour Groups and Movement Joints	A1	See Plan
L-DTL-8015 rev 3	Typical Paving Details	A1	1:10
L-DTL-8016 rev 3	Typical Paving Details	A1	1:20
L-DTL-8017 rev 5	Typical Paving Details	A1	See Plan
L-DTL-8018 rev 3	Typical Paving Details	A1	1:10
L-DTL-8019 rev 1	Paving Interface with Planters and Tree Pits	A1	1:10
L-DTL-8020 rev 3	Typical Paving Details at Building Interface	A1	See Plan
L-DTL-8021 rev 2	Typical Paving Details at Building Interface	A1	See Plan
L-DTL-8022 rev 1	Typical Paving Details at Building Interface	A1	See Plan
L-DTL-8030 rev 4	Typical Planter Details	A1	1:10
L-DTL-8050 rev 3	Raised Lawn Details	A1	1:50
L-DTL-8051 rev 4	Raised Lawn Details	A1	1:10
L-DTL-8052 rev 2	Raised Lawn Detail	A1	See Plan
L-DTL-8060 rev 1	Climber System Details	A1	See Plan
L-DTL-8120 rev 3	Permeability Route Gate Detail	A1	1:10
L-ELE-5003 rev 4	Landscape GA Elevation - Brill Place	A1	1:250
L-ELE-5004 rev 5	Elevations of Main Stair Wall	A1	1:50
L-LG1-2003 rev 4	Landscape Planting Plan	A1	1:400
L-LG1-2004 rev 4	Irrigation Layout Plan	A1	1:400
L-LG1-2005 rev 8	External Wayfinding	A1	1:400
L-LG1-4001 rev 6	Staff Entrance Sections & Detail	A1	See Plan
L-LG1-4002 rev 7	Staff Entrance Sections & Detail	A1	See Plan
L-LG1-4003 rev 6	Staff Entrance Sections & Detail	A1	See Plan
L-LG1-4004 rev 6	Staff Entrance Sections & Detail	A1	See Plan
L-LG1-4100 rev 9	Enlarged Landscaping Plan - Zone A	A1	1:100
L-LG1-4101 rev 6	Enlarged Landscaping Plan - Zone B1	A1	1:100
L-LG1-4102 rev 8	Enlarged Landscaping Plan - Zone B2	A1	1:100
L-LG1-4103 rev 9	Enlarged Landscaping Plan - Zone B1C	A1	1:100
L-LG1-4104 rev 10	Enlarged Landscaping Plan - Zone D1	A1	1:100
L-SCT-7000 rev 4	Landscape Sections	A1	1:75

L-SCT-7001 rev 5	Landscape Sections	A1	1:75
L-SCT-7002 rev 4	Landscape Sections	A1	1:50
L-SCT-7004 rev 4	Landscape Sections	A1	1:50
SK-A5050 rev 3	Landscape Ground Level GA Plan	A1	1:400
SK-A5051 rev 3	Lighting Layout	A1	1:400
SK-A5052 rev 1	Levels & Drainage GA	A1	1:400
SK-A5053 rev 3	Enlarged Landscape Plan – Zone D2	A1	1:100
SK-A5054 rev 1	Enlarged Landscape Plan – Zone E1	A1	1:100
SK-A5055 rev 1	Enlarged Landscape Plan – Zone E2	A1	1:100
SK-A5056 rev 3	Enlarged Landscape Plan – Zone F	A1	1:100
SK-A5057 rev 1	Landscape Sections	A1	1:50
SK-A5059 rev 1	Permeability Route Gates, Plans & Elevations	A1	1:20
SK-A5060 rev 2	Permeability Route Gates, Plans & Elevations	A1	1:20
SK-A5061 rev 2	Permeability Route Gates, Plans & Elevations	A1	1:20
SK-A5062 rev 1	Landscape GA Elevation – Main Entrance Midland Road	A1	1:200
SK-A5063 rev 1	Landscape GA Elevation Ossulston Street	A1	1:200

The following specification is attached:

ASP-11_iss_rev05 30/5/2013