

The Francis Crick Institute - Highways Maintenance Plan

(Version 3 - February 2019)

Overview

This Highways Maintenance Plan sets out the measures the Crick will take to meet the requirements of Clause 4.16 of the Section 106 Agreement to Planning Permission 2010/4721/P (dated 10 March 2011) as amended by a Deed of Variation (dated February 2019) which requires a plan in respect to Highways Maintenance securing:

“The requirements to be complied with by the Owners in the maintenance of the Highways Works and the Highways Adoption Works within the Highways Area as the Council’s agent giving effect to the requirements of S106 Part A Schedule 3”.

As part of the S106 Agreement, the Crick will maintain the areas indicated as orange and green on Plan 5 Revision A of the S106 (attached as Appendix 1) for 35 years after the occupation date of the building. After the 35-year period the London Borough of Camden will be responsible for the maintenance of the green areas in the above mentioned Plan 5 Revision A to the S106 whilst the Crick will retain responsibility for 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).

This Plan brings together 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 set out in the Public Area Plan; the requirement under Clause 4.8 of the S106. 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 highway.

This plan sets out the commitments that the Crick will undertake to achieve the requirements of Clause 4.16 to the S106 Agreement, as amended through the Deed of Variation.

Responsibility

The Crick’s Facilities Manager will have direct responsibility for the implementation, management and review of both the Public Area Plan (Clause 4.8) and Highway Maintenance Plan and for ensuring that the required levels of maintenance are carried

out and that any defects are addressed in a timely manner. Within those responsibilities the Facilities Manager will regularly review the provisions of the Maintenance Plan and will act proactively wherever improvements are identified or frequent defects or issues are identified to ensure that the highest standards are always maintained.

The Facilities Manager will liaise with the Council's Highways Department as frequently as may be required particularly if issues with the maintenance of the public highway or designated public area arise within the 35-year period following practical completion. Where significant maintenance issues arise, the Facilities Manager will liaise with and agree practical solutions with the Council's Highways Department. Where necessary the Council will assist the Crick in the approval of temporary parking bay suspensions (on Brill Place) to facilitate the carrying out of emergency and where appropriate routine maintenance and repairs of the highway, including where necessary, that required for the routine maintenance, repair and replacement of high level plant within the building. As a minimum, The Crick's Facilities Manager and the Council's Highways Officers will meet once a year, as close to the anniversary of practical completion as possible, to review the maintenance regimes, standards and lessons learnt which may be relevant to both parties.

Maintenance Standards

The highways will be maintained in accordance with the 'Code of Practice for Highway Maintenance Management' published by the Stationery Office or equivalent successor requirements/standards, the LB Camden's Engineering Service Charter and in accordance with the standards set out in the Public Area Plan. In particular:

1. The Highways Area will be well drained. Underground drainage systems and gullies will be regularly cleaned and maintained as set out in the Public Area Plan. Gullies will be inspected monthly. In the event of any drains becoming blocked the blockage shall be cleared within 24 hours. A record shall be kept of all inspections and of any remedial action that might be required to clear blockages etc. Frequent occurrences will be investigated and appropriate mitigation or improvement measures considered.
2. The surface and structure of the Highways Area shall be permanently maintained in a safe and useable condition to the reasonable satisfaction of the Council. Any issues raised by the Council in writing requiring reasonable steps to be taken shall be dealt with forthwith. The surface of the highways area, less that fronting Midland Road, shall be inspected every two months, and the area fronting Midland Road every month. A record shall be kept of such inspections and the timing of any remedial action.

For the avoidance of doubt the following defects shall be rectified no later than 2 weeks after an inspection or following the reporting of the defect by any other means or earlier if so reasonably required by the Council or become apparent:

- 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.

The following defects shall be rectified within 24 hours of inspection (or of a 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 on any footpath/footway and depth of 10mm.
3. The surface of the Highways Area shall be kept free of weeds litter or other debris and shall be kept clean.
 4. That the Highways Area shall be illuminated at all times in accordance with BS5489-1 and BSEN13201 - 2:2003 to level CE2. On the frontage to Midland Road Lanterns should be manufactured by Philips and should be the Arc LED wide lens type, Black in colour [Ra19005] complete with Nema socket and Selc cell 35/18 lux unless otherwise agreed with the highways authority. Elsewhere lanterns shall match those currently installed at the time of installation and as shown on the approved drawings. The lighting shall be inspected at least every 2 weeks. Following report of any bulbs out such bulbs shall be replaced within 24 hours. The electrical infrastructure shall be tested every 5 years.
 5. Any necessary maintenance works shall be undertaken leaving not less than 2 m width passable. If necessary maintenance works cannot be undertaken in accordance with these requirements then an application should be made to the Council for the relevant part of the Highways Area to be closed. Any closure must be for the minimum period reasonably necessary to carry out such works. Any temporary repairs to the Highways Works Area should be made good to the approved construction and finish detail approved by the Council within one month of the defect being identified.

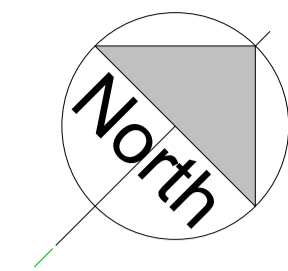
Validity

The provisions and standards set out in this plan set the minimum standards that will be incorporated into the overall Maintenance Plan for the Crick. Any reviews or amendments will always ensure that these standards are complied with. The Council may, on request, seek to review the overall Maintenance Plan to ensure compliance with the above.

This Plan and its associated provisions will cease to have effect 35-years after the occupations date of the building, at which time responsibility for the Highway will revert to the Council. At that time, the Public Area, shown shaded orange on the plan at Appendix 1 will be maintained in accordance with the standards set out in the Public Area Plan.

Appendix 1 - 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.
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- Highway Works
- External Public Areas
- BL Pedestrian Area



1	27/11/18	First Issue	HH CP
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Project
Francis Crick Institute
 London

Drawing Title
Highways Works, Adoption & Public Areas

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Drawn	HH	Checked	CP

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Highways Works, Adoption & Public Areas

NOT TO SCALE

