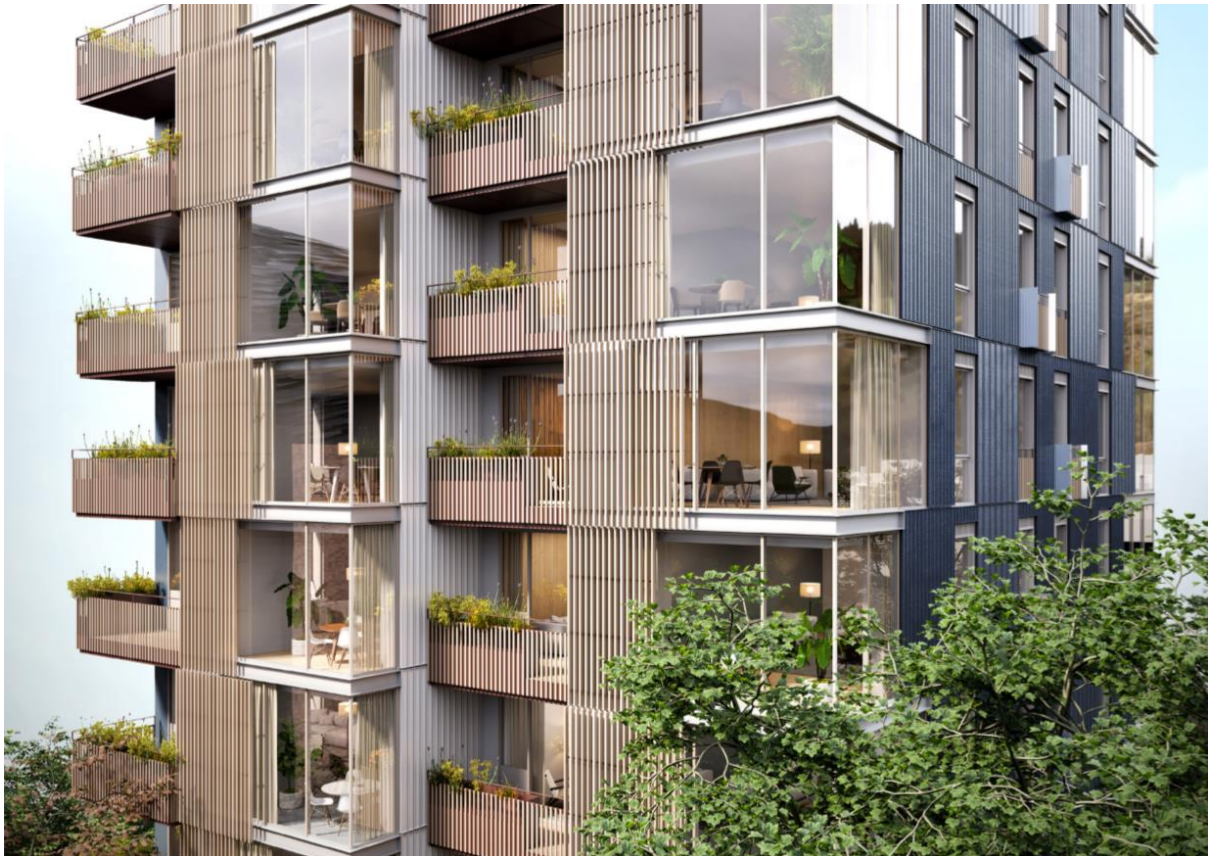


Brill Place

King's Cross, London, NW1

FCI Neighbour Management Plan



April 2020

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1. Introduction & purpose of the document

This Francis Crick Institute (FCI) Neighbour Management Plan (this Plan) has been prepared by LBS Properties (LBS) on behalf of Brill Place Limited (BPL). It has been prepared in accordance with clause 4.10 of the Section 106 Agreement between BPL, Investec Bank Plc and the London Borough Camden (LBC), dated 5th February. It has been reviewed by the FCI and updated to reflect their comments.

The objective of the Plan is to identify and confirm the possible impacts of the proposed development on the operations of the FCI, to prevent / minimise these, and to ensure that the amenity of future occupants of Brill Place Tower are also protected. It sets the baseline for both parties and also aims to ensure the long term protection of the FCI as a consequence of the proposed development, and establish the parameters to protect the future residents of the development itself.

For the avoidance of doubt this plan specifically addresses management arrangements from when the proposed development is occupied and does not cover management arrangements during the construction phases.

As defined in the Section 106 Agreement, this Plan includes the following:

- Measures to mitigate any effects on the proposed development and its future residents in terms of air quality caused by emergency "black start" events associated with the use of generators at the FCI in the event of total power failure including contacting people living in the 15th floor and above and advising them to keep all windows shut during a 'black start' event and keeping the mechanical ventilation system in Plot 7 working during 'black start' events;
- The type, specification and management regime for the mechanical ventilation system to be adopted within the building and measures to ensure compliance and implementation of the maintenance regime identified including ensuring the replacement of filtration units as set out in the relevant specification(s);
- Measures to mitigate direct views into FCI research laboratories of other sensitive parts of the FCI building;
- A detailed plan for implementing any further measures / commitments needed to address specific air quality impacts on FCI;
- Measures to ensure the FCI Neighbour Management Plan and its operation are monitored and reviewed to ensure that the FCI Neighbour Management Plan Objectives continue to be addressed.

The following sections in this plan set out how the above points are proposed to be managed or addressed.

2. Measures to mitigate any effects on the proposed development and its future residents in terms of air quality caused by 'black start' events at the FCI.

The Air Quality Assessment prepared by Ramboll in December 2015 identified that it was unlikely that the activities of the FCI would have an adverse impact on the local air quality for future residential occupiers of the development other than if a black start event were to occur. A black start event occurs when power from the grid fails, or during significant maintenance of the FCI's electrical infrastructure. To cater for this situation the FCI maintains 4 emergency generators (3 which would provide the appropriate power to the building and a fourth which serves as an emergency backup). The work carried out by Ramboll identified that in the event that a black start event should occur apartments at Levels 15 and above are more likely to be affected than the units below. As such and in accordance with the planning consent all apartments from Level 15 and above in the proposed development will have winter gardens rather than balconies.

It should be noted that following the Ramboll assessment a black start event actually occurred and the FCI was required to operate its generators. Since then, UK Power Networks have committed to establishing a more robust network in the area and serving the FCI itself. Hence the risk of an unplanned black start event is expected to reduce in the future, although this has not been quantified.

To maintain the environmental conditions within the proposed development during a black start event all the apartments will be provided with mechanical ventilation via MVHRs - mechanical ventilation units with heat recovery. These units will ensure each apartment has a source of filtered fresh air even when all windows are closed.

Each MVHR will be located within the utility cupboard of each apartment and will be easily accessible for maintenance by the apartment residents. The supply and extract air will be delivered from and to the façade of the building.

The supply air will be provided to the habitable areas such as lounges and bedrooms and extracted from the bathrooms and cooking areas.

The MVHR units will comprise supply and extract fans, plate heat exchanger for heat recovery, bypass, filters, and controls.

The fresh air intake to apartments will be provided with NO_x filters to remove NO_x particle from the incoming air. The NO_x filters will need to be cleaned and maintained every 3-6 months (depending on use) by the Brill Place management team. A filter replacement strategy will be established by the Brill Place Management team and undertaken in accordance with the MVHR's recommended maintenance regime.

The residential apartments will be provided with openable windows for purge ventilation. In the event of a black start event (either planned or emergency) at the FCI the residents of the Brill Place will be advised to keep their windows closed and the MVHR systems turned on.

Prior to occupation of the proposed development a resident's online portal will be set up along with printed resident Home User Guides (HUG's). Both the portal and the HUGs will contain the following information:

- What an FCI black start event is and how to recognise one;
- How the Brill Place Management Team will inform residents of planned and unplanned black start events;
- What residents should do in the event of a black start event.

Planned Black Start Events – Management Strategy

For planned black start events (i.e. routine maintenance), the FCI maintenance team will inform the Brill Place Management Team, at least 7 days in advance of the proposed event, confirming the time and duration of the proposed event. The Brill Place management team will subsequently notify all the residents in the proposed development via text message and email. In addition, details on the timing of the event will be displayed on the resident portal and at the concierge desk in the days leading up to the event.

As outlined in Section 4, the proposed development will accommodate diesel powered back-up generator to provide power to life safety systems in the proposed development in the event of a power failure. Whilst all emissions are released at the top of the building and therefore not expected to impact on the FCI, the Brill Place management team will inform the FCI maintenance team at least 7 days in advance of any planned maintenance which involves firing the generator up.

Unplanned Black Start Events – Management Strategy

The Brill Place management team will be trained to quickly identify when black start event has happened. On recognition of an unplanned black start event (emergency black start event) the Brill Place Management Team will inform all residents via email and text message immediately and call all units in floors 15 – 22 using the telecom system located at the ground floor concierge desk.

To improve the chances of identifying black start events earlier, the FCI maintenance team will also introduce internal procedures to inform the Brill Place management team of an unplanned black start as soon as possible so residents can be informed accordingly.

3. Measures to mitigate direct views into the FCI

A key design concept of the proposed development is to minimise the number and extent of apartment windows on its southern façade – the façade opposite the FCI. The largest area of glazing on this façade is to the stairwell and therefore not a habitable space. In addition to the very infrequent use of this staircase there is horizontal slatted solar shading which will disrupt views from the staircase to the FCI.

Since acquiring the site BPL have proposed to reduce the amount of south facing windows further. The previously consented scheme by dRMM architects included windows from bedrooms, dining and living spaces facing the FCI. All floors opposite the FCI (levels 1-16) are now proposed to include just 2no. single bedroom windows per floor.

BPL and their Management Team will work closely with the FCI and the future residents to manage overlooking issues as they arise.

It is acknowledged that the FCI is a 24/7 operation and it is likely some areas of the FCI building will be lit at night where there is activity taking place. To ensure future residents in the proposed development can block out any light from the FCI at night the windows in the bedrooms fronting the FCI will be designed to ensure easy installation of blinds. In addition BPL will ensure that the resident manuals for the apartments fronting the FCI recommend the installation of black out blinds on these windows and provide clear instructions on how they can be fitted.

4. Further measures / commitments to address air quality impacts on the FCI

Heating and hot water will be provided to the proposed development by the LBC owned energy centre located in Phoenix Court. No gas fired boilers are proposed in the proposed development.

A single diesel powered back-up generator will be installed to provide power to life safety systems in the proposed development in the event of a power failure. This generator will be located on in the basement and a flue running up the proposed tower will be installed to ensure all emissions generated by the in frequent use of this generator are released at the top of the building.

The infrequent use of the generator, and on the basis all emissions are released at the top of the proposed development (and therefore significantly higher than the FCI) means it is unlikely there will be any air quality implications on the FCI as a result of the proposed development. As noted in Section 2, the Brill Place management team will inform the FCI maintenance team at least 7 days in advance of any planned maintenance which involves firing the generator up.

5. Ongoing review and monitoring of the proposed measures

Brill Place Limited are committed to preventing and minimising the possible impacts of the proposed development on the FCI and protecting the continued operation of the FCI.

BPL intent to appoint their Building Management Team 2-3 months in advance of the proposed development being completed. At that point LBS will schedule a formal meeting to introduce the FCI's Maintenance Team the Brill Place Management Team. Formal and informal communication routes will be agreed to implement this Plan.

In order to ensure the measures included in this Plan are reviewed and updated overtime, it is proposed a formal review of this Plan and the success / failures of it will be held between the Brill Place Management Team and the FCI Maintenance Team every 6 months. Any revisions to the procedures and measures outlined in this Plan will be agreed and recorded at these review meetings.

Subject to agreement from the FCI and local resident groups at the time, the Brill Place Management Team may be invited to attend existing liaison meetings the FCI has with local community and residential groups. If appropriate this plan can be presented reviewed and discussed at these meetings.