

Brill Place

King's Cross, London, NW1

Public Open Space Closure Plan

(Closure Order)



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Revisions

Date	Version	Produced by
29.05.2020	1.0	LBS Properties on behalf of Brill Place Limited
15.07.2020	2.0	LBS Properties on behalf of Brill Place Limited
23.07.2020	3.0	LBS Properties on behalf of Brill Place Limited

1. Introduction

The document has been prepared by LBS Properties (LBS) on behalf of Brill Place Limited (BPL). LBS is the appointed Development Manager on the proposed Brill Place Development (the Development).

The intention of this document is to set out how BPL's plan to close and secure an agreed area of the Purchase Street Open Space during the construction phase of the Development.

This plan has been developed to comply with obligations in the Development Agreement and Section 106 Agreement, both dated 5th February, between BPL and the London Borough of Camden (LBC).

1.1 Obligations under the Development Agreement

The Development Agreement grants a license to BPL to occupy and use an agreed area of the Purchase Street Open Space during the construction phase of the Development subject to LBC's Green Spaces Division approving this Public Open Space Closure Plan (referred to as a closure order in the Development Agreement).

1.2 Obligations under the Section 106 Agreement

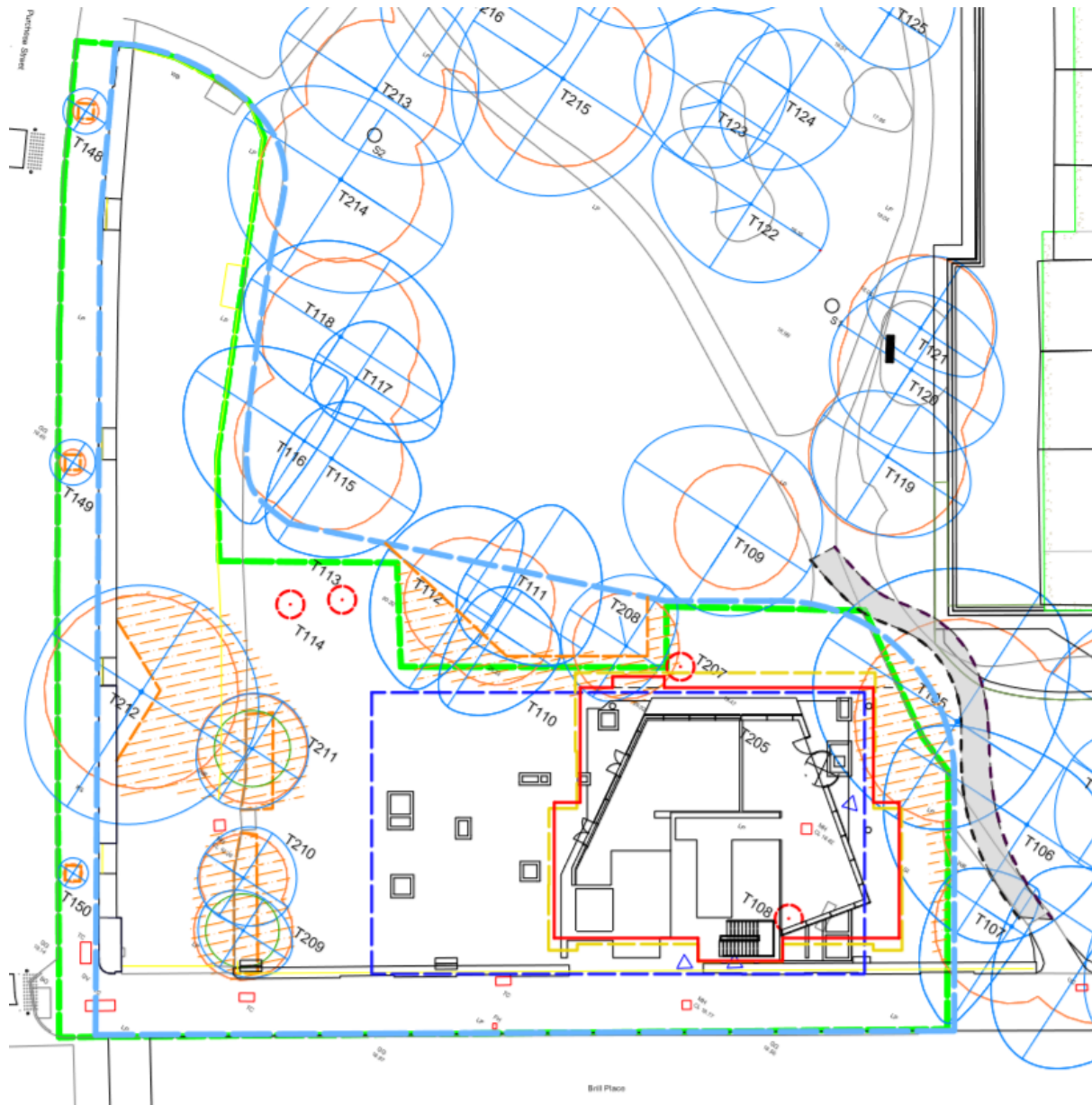
The Section 106 Agreement stipulates that prior to implementation of the Development a Public Open Space Closure Plan should be submitted to LBC for approval.

1.3 Consultation with LBC to date

LBS met with LBC's Green Spaces Division on the 22nd January 2020 and 21st February 2020 to discuss the proposed plan in order to understand the requirements of this document and agree all matters in principal.

2. The Closed Area

The screen shot below shows the area of Purchase Street Open Space to be closed during the construction of the Development. The green dashed line indicates the extent of the area licensed to BPL under the Development Agreement. The blue dashed line indicates the proposed extent of area agreed with LBC's Open Spaces Division.



Appendix 1 includes a scaled version of site closure plan.

The dashed blue line reflects the line of the proposed hoarding. The line has been agreed with LBC's Green Spaces Division to ensure there are no dark corners in order to mitigate the risk of antisocial

activity in the Open Space. In addition the agreed lines allows for good sight lines around all areas of the closed area to ensure users of the Open Space feel safe.

The position of the line has also been adapted to allow more space around the base of the proposed tower to ensure users of the park can be kept a safe distance from the construction activity.

In addition to the agreed hoarding lines, the plan included in Appendix 1 identifies all tree (including tree to be removed), root protection zones and tree protection fencing within the closed area.

3. Hoarding and Old Coad Depot Walls

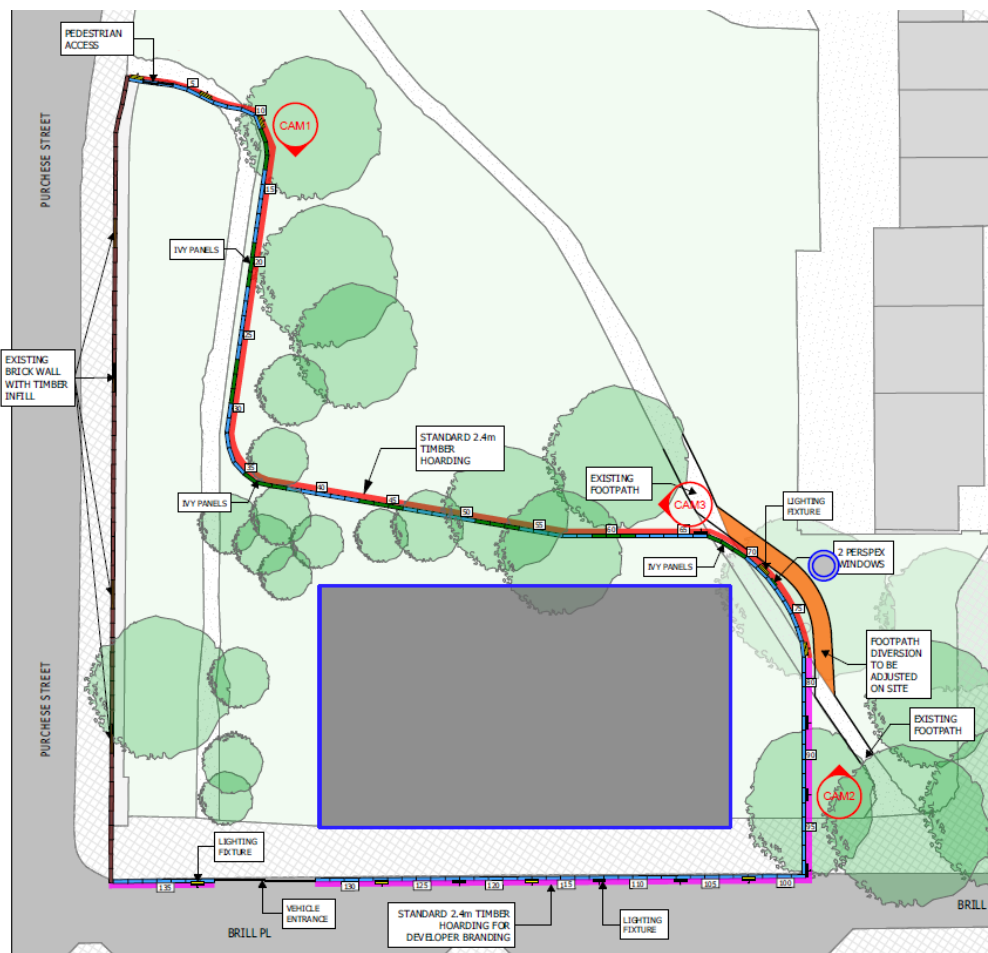
LBS is aware of the Open Space frequently has issues with antisocial behaviour. To mitigate the risk of further antisocial behaviour the line of the hoarding in the Open Space has been agreed with LBC's Green Spaces Division to ensure there are no dark corners. The line of the hoarding also shows curved corners to there are good sight lines around all areas of the Closed Area to make sure users of the Open Space feel safe.

3.1 Hoarding within the Open Space

Standard 2.4m timber hoarding with timber skirting and pelmet will be installed within the open space and along Brill Place. Vehicle Gates will be incorporated into the hoarding on Brill Place to allow site vehicles to access the site as necessary. Appendix 2 includes the site logistics plan showing how the hoarding will be arranged along Brill Place to accommodate the proposed site logistics.

A key requirement of LBC's Green Spaces Division was to ensure the hoarding within the open space blended into the open space and promoted biodiversity. In addition the Green Spaces Division encouraged a safe level of transparency between the Open Space and the construction works to allow users of the Open Space to see into the construction site.

The screenshot below shows the proposed site hoarding plan.



Within the open space the hoarding will be painted Moss Green (RAL 6005) in order to blend into the Open Space. As the image above shows, to further blend in and promote biodiversity, 24m (8 x 3m sections) of ivy mesh screen will be evenly distributed along the hoarding within the Open Space. In between the ivy screens LBC will be free to fix their own graphics to the hoarding (approval not to be unreasonably withheld by BPL).

As also shown on the image above, two perspex windows are proposed where the existing footpath is diverted around the hoarding to the east of the site (see Section 4.) to allow some transparency into the construction site.

Hoardings along Brill Place and around the South East corner will be painted to reflect to final branding of the Development. Printed hoarding graphics promoting the Development are also likely to be fixed to the hoardings along Brill Place and around the South East Corner of the site.

To ensure they are well lit, lights will be fixed to the hoarding where it runs alongside footpaths. In order to avoid any light pollution to neighbouring residences, Eterna SHEYEMWWH Eyelid Diffuser lights (or equivalent) will be installed.

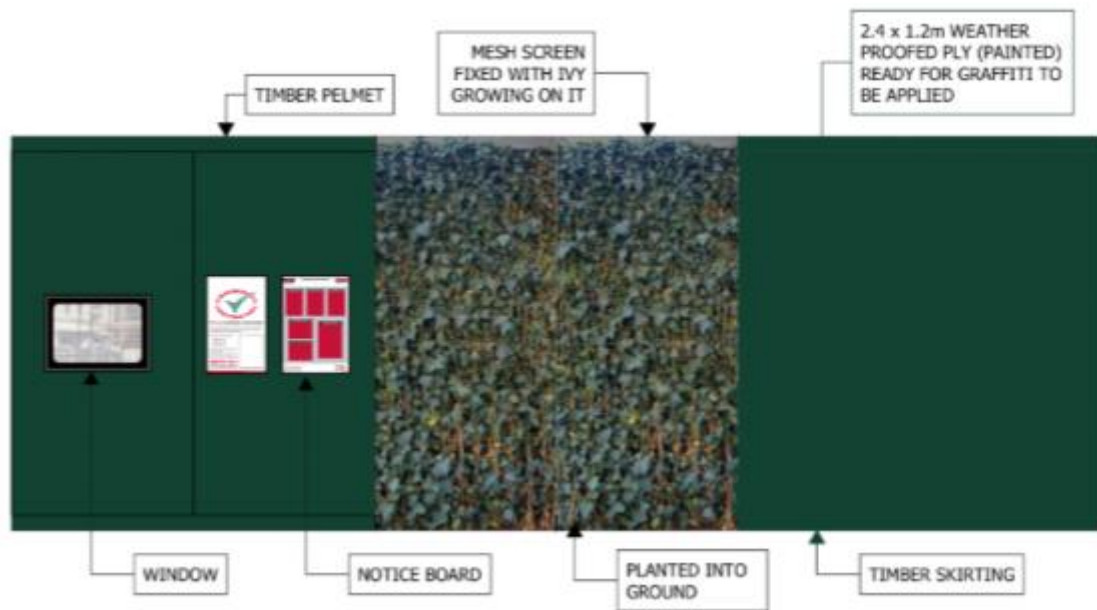
Twelve equally spaced Eterna lights will be fitted to the hoarding where the eastern path runs alongside the hoarding. Four equally spaced Eterna lights will be fitted to the hoarding where the northern path runs alongside the hoarding.

To ensure some coverage of the park around the hoarding a minimum of three CCTV cameras will be fixed to the hoarding in the locations shown on the plan.

In addition, in order to mitigate any risks associated with blind corners and ensure users of the park feel safe a post mounted convex mirror will be positioned adjacent to the diverted footpath to allow park users to see round the corner. The position of this mirror will be reviewed with the Green Spaces Division and moved as necessary to maximise sight around the corner should it be deemed necessary.

Appendix 3 includes a scaled version of the site hoarding plan.

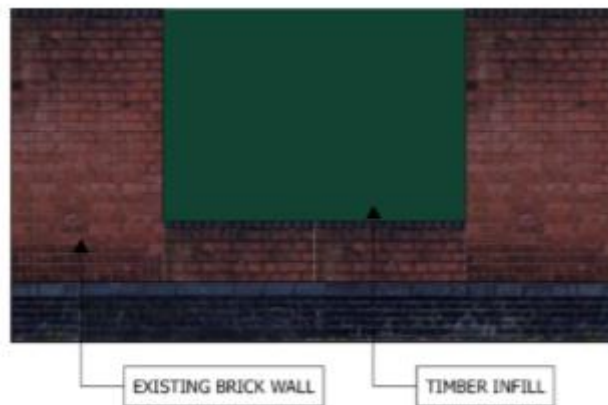
The image below illustrates how the ivy mesh screens and proposed windows will look on the 2.4m timber hoarding.



BPL will maintain the hoarding and ivy panels (inclusive of watering and renewal) throughout the duration of the works.

3.2 Old Coad Depot Brick Walls

The old Coal Depot Brick Walls run along the western boundary of the Closed Area. These walls are brick with steel railing infill Sections. The intention is to fix timber panels to the infill Sections in order to secure the site along this boundary. The screen show below illustrates how the infill panels will look on the walls

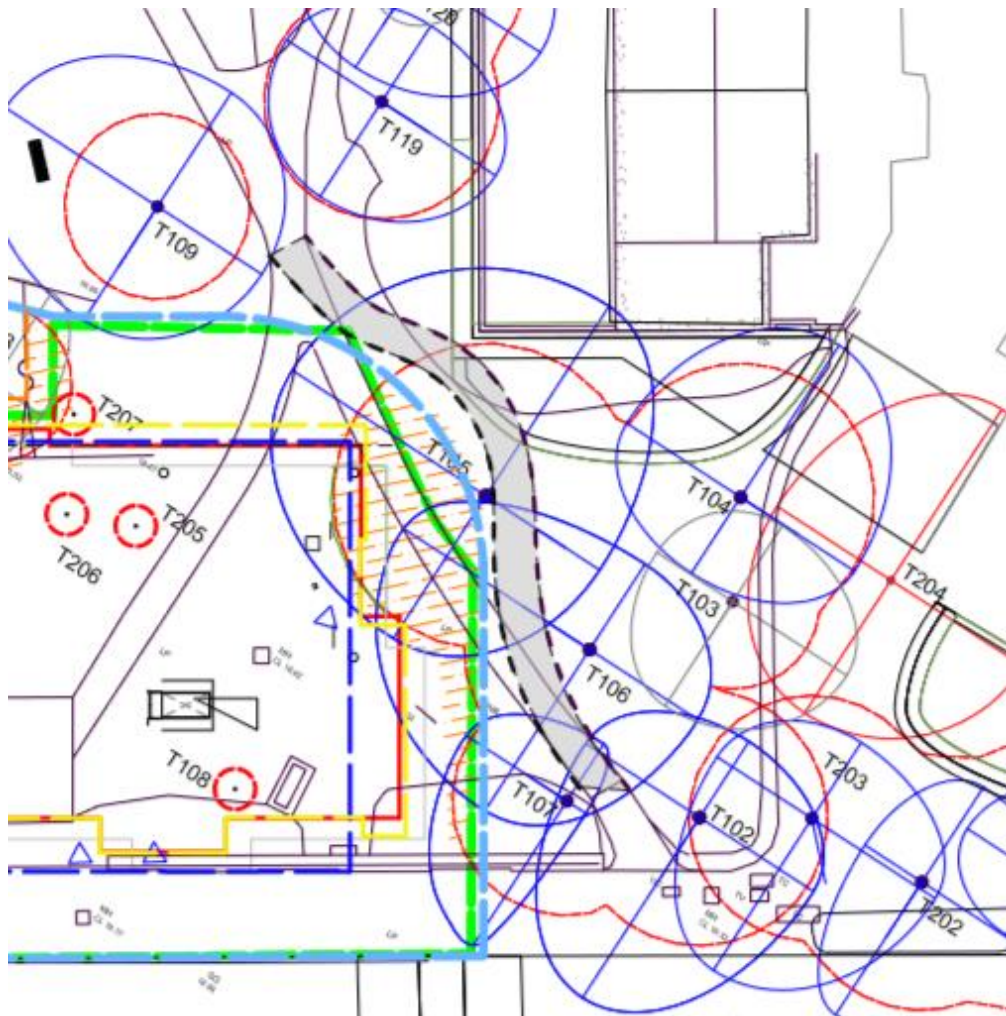


The infill panels will be painted Moss Green (RAL 6005) in order to match the hoarding in the Open Space. LBC will be free to fix their own graphics to these infill panels (approval not to be unreasonably withheld by BPL).

BPL will ensure the old coal depot walls will be protected throughout the works and maintain the timber infill panels.

4. Works Outside the Closed Area

In order to maintain access to and from the park at the South East corner, the Developer will divert the existing path around hoarding as shown on the image below.



The new section of path will be the same width and specification as the existing paths to ensure a seamless and safe transition between and new and existing path sections.

As outlined in Section 3, the curved corner of the hoarding will allow all park users to have good lines of site around the hoarding. In addition lighting on this section of the hoarding will ensure the path remains well lit.

5. Tree Works within the Closed Area

BPL will undertake all tree works approved under planning consent 2015/2704/P within the closed area.

The tree works and tree protection works will be carried out in accordance with the approved tree protection plan and method statements.

In addition, the Contractor will invite both the project arboriculturist (Arboricultural Solutions) and the Council's Tree Officer to be present during any excavation associated with the path diversion works.

Appendix 4 contains a copy of the approved tree protection plan.

Appendix 5 contains a copy of the approved tree protection method statements.

6. LBC Services within the Closed Area

Appendix 6 includes a site closure plan with the utilities survey overlaid. This has identified the following services within the Closed Area.

- Various redundant drainage runs and manholes
- 2 x CCTV poles fed from MH05
- 2 x lighting poles to the east of the Closed Area
- 3x lighting poles to the west of the Closed Area

BPL have surveyed all drains within the Closed Area and can confirm all are redundant. As part of the Development works all redundant drainage runs and manholes will be grubbed up.

As noted above there are two CCTV poles fed from MH05. It appears the camera has been removed from the southern pole. The southern pole has a camera. **Unless LBC wish to arrange for the camera to be disconnected and relocated in advance of the Development Works commencing, BPL will arrange for the disconnection of the camera and removal of the poles as part of their works.**

BPL will disconnect and remove the 2 lighting poles to the east of the site. As outlined in Section 3 lighting will be installed on the hoarding in this location to provide adequate lighting to the foot path.

BPL will disconnect and remove the southernmost lighting pole to west of the Closed area. The other two lighting poles to the west will remain in situ.

7. Handing back of Closed Area

LBC will carry out the consented landscaping works on the Purchase Street Open Space, including within the Closed Area. Under the terms of the Development Agreement LBC will commence the landscape works within 4 months of the BPL issuing a written notice to confirm when closed area will be available for the landscape works to commence.

As agreed in the Development Agreement, BPL will return the closed space clear of all hoarding and construction debris, ready for the landscape works to commence.

Appendix 1 – Site Closure Plan

Appendix 2 – Site Logistics Plan

Appendix 3 – Hoarding Plan

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Appendix 6 – Site Closure Plan overlaid with utilities survey