

# CONSTRUCTION SKILLS CENTRE & SITE ACCOMMODATION AT FORMER MARIA FIDELIS SCHOOL SITE DRAFT HEADS OF TERMS

August 2021

---

1CP01-MDS\_ARP-TP-REP-SS08\_SL23-990007 – C01

Revision Key:

P = Preliminary Documents/Drawings – P01, P02, P03  
C = Contractual Documents/Drawings – C01, C02, C03  
X = As Built Mark-Up Drawings – X01, X02, X03  
Z = As Built Record Drawings – Z01, Z02, Z03

| Revision | Author      | Checked By       | Approved By | Date Approved<br>**/**/**** | Reason for<br>Revision |
|----------|-------------|------------------|-------------|-----------------------------|------------------------|
| P01      | Alex Hawtin | Andrew<br>Barron | James Lough | 27/07/2021                  | First Issue            |
| C01      | Alex Hawtin | Andrew<br>Barron | James Lough | 03/08/2021                  | Final Issue            |
|          |             |                  |             |                             |                        |
|          |             |                  |             |                             |                        |
|          |             |                  |             |                             |                        |

---

**SECURITY CLASSIFICATION – Official UNCONTROLLED WHEN PRINTED**

Mace Dragados | HS2 July 2020

Template Ref: 1CP01-MDS-IM-TEM-SS06-000005

Rev: P02

# CONTENTS

|          |                                     |          |
|----------|-------------------------------------|----------|
| <b>1</b> | <b>Executive Summary .....</b>      | <b>5</b> |
| <b>2</b> | <b>Heads of Terms .....</b>         | <b>6</b> |
| 2.1      | Introduction .....                  | 6        |
| 2.2      | Draft Proposed Heads of Terms ..... | 6        |
|          | Draft Heads of Terms .....          | 6        |

## GLOSSARY

| <b>Term</b>                      | <b>Description</b>   |
|----------------------------------|--|
| Proposed Development             | The Construction Skills Centre and Site Accommodation on the former Maria Fidelis School site.   |
| Site Accommodation               | Facility to accommodate approximately 2,500 site operatives and management staff, including office space, ancillary rooms, WCs, showers and changing rooms, and on-site catering.  |
| Construction Skills Centre (CSC) | Educational facility to provide construction skills training to local residents.   |
| HS2                              | HS2 (High Speed Two) is a new high speed railway linking up London, the Midlands, the North and Scotland serving over 25 stations, including eight of Britain's 10 largest cities and connecting around 30 million people. |
| HS2 Ltd                          | HS2 Ltd was set up by the Government to develop, build and operate HS2. It is a non-departmental public body, wholly funded by the Secretary of State for Transport and sponsored by the Department for Transport.         |
| HS2 Euston Station               | HS2 Euston Station will be the London terminus and will be constructed as part of Phase One of HS2.  |
| Mace Dragados Joint Venture      | Mace Dragados Joint Venture ('MDjv') is a joint venture between Mace Limited and Dragados SA. MDjv is the Construction Partner for HS2 Euston Station, working with HS2 Ltd.   |
| London Borough of Camden         | London Borough of Camden is the Local Planning Authority for the application site. The Council also have an interest in the Construction Skills Centre and would operate the facility.                                     |

## ABBREVIATIONS LIST

| <b>Abbreviation</b> | <b>Meaning</b>              |
|---------------------|-----------------------------|
| HS2                 | High Speed Two              |
| LPA                 | Local Planning Authority    |
| LBC                 | London Borough of Camden    |
| MDjv                | Mace Dragados Joint Venture |

## 1 Executive Summary

- 1.1.1 This report has been produced by the Mace Dragados Joint Venture (MDjv) on behalf of High Speed 2 Ltd (HS2 Ltd), to support a full planning application for the Construction Skills Centre and (CSC) Site Accommodation at the former Maria Fidelis School site (the 'Proposed Development'). The Proposed Development is required to facilitate the construction of HS2 Euston Station and to re-provide the CSC which was previously granted consent on the application site.
- 1.1.2 This document sets out the likely schedules to be included in any legal agreement between the Applicant (HS2 Ltd) and London Borough of Camden (LBC) as Local Planning Authority. The list provided is not exhaustive and the Heads of Terms provided may be subject to change.

## 2 Heads of Terms

### 2.1 Introduction

2.1.1 This report has been produced by the Mace Dragados Joint Venture (MDjv) on behalf of High Speed 2 Ltd (HS2 Ltd), to support a full planning application for the Construction Skills Centre and Site Accommodation at the former Maria Fidelis School site (the 'Proposed Development').

2.1.2 The Proposed Development would provide:

- a Construction Skills Centre ('CSC') on behalf of London Borough of Camden ('LBC'), for which a similar scheme was previously granted planning permission under LBC application reference 2019/3091/P; and
- a Site Accommodation facility to accommodate approximately 2,500 site operatives and management staff, including office space, ancillary rooms, WCs, showers and changing rooms, and on-site catering. This is required as part of the High Speed Two ('HS2') railway project and will facilitate the construction of HS2 Euston Station.

2.1.3 The Proposed Development is required for a temporary period of 10 years from occupation and will be removed following the construction of HS2 Euston Station.

2.1.4 A summary of the application and how this document fits into the suite of documents can be found in the Planning Statement.

### 2.2 Draft Proposed Heads of Terms

2.2.1 The legal agreement associated with the Proposed Development is likely to be comprised of the following Schedules:

#### Draft Heads of Terms

##### **Schedule of legal agreement**

Site Management Plan

Construction Management Plan

Construction Working Group

Travel plan for F1(a)(Education) and E(g)(I)(Offices) uses

Car-free development (except occasional visit of dignitaries)

2.2.2 The above list is not exhaustive and may be subject to change during the determination of the planning application. Any amendments to the above list or additional items within the proposed legal agreement would be subject to further discussion between HS2 Ltd and LBC.