

Date: 28/09/2021

**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

West Hampstead Limited
Suite 2, Fountain House
1a Elm Park
Stanmore
London
HA7 4AU

Application Ref: 2014/7651/P

Address: Liddell Industrial Estate, 1-33 Liddell Road, London, NW6 2EW

Re: Condition 51, School Access Road Maintenance

Dear sir/madam,

SCHOOL ACCESS ROAD MAINTENANCE

This School Access Road maintenance statement is produced in accordance with the dictates of Planning Condition 51.

The following shall be implemented by the Owner for the proposed development at Liddell Industrial Estate, 1-33 Liddell Road, London, NW6 2EW.

The maintenance of the School Access Road

The School Access Road at Liddell Road West Hampstead sits at the heart of the development to provide access for the Kingsgate Primary School, the proposed workspace building A, the proposed residential buildings B and C and for Maygrove Peace Park.

The Owner will be responsible for the ongoing maintenance of the School Access Road. Managing agents will be appointed to be responsible for the health and safety management of the wider estate and secure, on behalf of the Owner, maintenance and servicing contracts for:

- any stormwater drains, gullies, manholes, pipework etc;
- regular clean and waste disposal for the public areas;
- soft landscaping including trees maintenance;
- outdoor lighting;

Infographic panels will be displayed throughout the wider estate to provide information and best guidance on litter management, public safety and anti-social behaviour. These panels will also offer contact details for the appointed estate management company.

The Owner will engage with the adjoining owners via noticeboards and letter drops to create a contacts database for both digital and physical newsletters on scheduled maintenance, safety reports, access arrangements etc.

Adjoining owners and stakeholders will be invited to liaise with the appointed managing agents to report maintenance issues or items which require repair should the need arise.

The School Access Road and the wider Public Realm will be maintained to high standards to create an attractive environment, which in turn will create natural security surveillance and enhance the overall security of the development.

The School Access Road will be flanked by Sustainable Drainage Systems (SuDs) collecting runoff water. These will need to be maintained by the Managing Agent to ensure they continue to operate correctly, whilst also providing an attractive visual amenity. In addition to maintenance, the operation of mechanical and electrical equipment serving the School Access Road and the wider Public Realm will be regularly reviewed to ensure it is set and operating at efficiency optimums. Refuse management will also form a large part of the day to day operations of the site team, who will ensure the public realm is litter free and refuse areas are well maintained. In addition the onsite team will act as “Green Champions” to promote reduced waste production and increased recycling.

End.