

**The Juniper Building – Camden Goods Yard
Electric Vehicle Charging Station
Outline Management Framework
August 2022**

1. Introduction

This Outline Management Framework (OMF) sets out the proposed management regime for the public Electric Vehicle (EV) charging station proposed within the ground floor of the Juniper Building, Camden Goods Yard. The statement sets out the proposed target users and outline proposed management and enforcement regime to ensure the EV Charging Station is correctly used and provides an important local service.

A detailed management plan will be conditioned, worked up and submitted to LB Camden for approval prior to occupation of the proposed EV Charging Station opening based on the outline principles set out below.

2. Summary of proposals

- 4 no. electric vehicle ultra-rapid charging points for use of the general public. Each EV bay will have a minimum 125 kWh charging capability. An ultra-rapid charger is considered to be 100 kWh and above.
- 2 no. Ultra Rapid¹ charger units serving the four charging spaces (ratio of one charger to two bays).
- Average charging time to reach 80% charge: 30² mins based on an Ultra Rapid charger capacity.

3. Users of the spaces:

- The spaces will be operated and maintained by Morrisons).
- They will be provided in a dedicated undercroft within the Juniper Building with vehicle and pedestrian access/egress off Stephenson Street.
- The EV chargers will be publically accessible to the general public who have an EV. They will not be for the exclusive use of the convenience store shoppers.

4. Management and control

¹ Based on a minimum of 2 No. 250 kW chargers, feeding 4 bays at a minimum of 125 kw each. Minimum total charging capacity is 500 KWh.

² Calculations based on a 50kW car battery

- Use of the spaces will be enforced by automated number plate recognition cameras (ANPR). The spaces will be monitored via a software link that will detect and record the arrival of new vehicles using ANPR-enabled cameras that subsequently detect the charging of a new vehicle.
- If the spaces are misused (i.e. people park in the spaces but do not charge their EV), then they are liable to receive a fixed charge penalty.
- The EV chargers will have a maximum dwell time of 30 mins per charge. This is aligned with the maximum charge time of 30 mins per car based on the specification of the chargers. Should users of the chargers exceed this maximum time they will be liable for a penalty charge.
- Signage within the charging station will make clear the terms of use.
- The charging station will be open between 07.00 hrs and 23.00 hrs Monday to Sunday in line with the convenience store opening times.
- Detailed information about the operation of the EV charging station will be provided within an operation and management plan secured via a condition requiring LBC approval prior to occupation of the Juniper Building.

5. Securing the EV Charging Station

- The EV charging space will be well lit and monitored 24/7 by CCTV cameras ensuring no dark corners without surveillance. The eastern elevation of the building has been designed with two openings which promote natural surveillance into the EV charging station from Tottenham Rise. This will increase the sense of surveillance and safety throughout the day. The openings will be secured via an architectural steel grating enabling visibility and natural light into the charging station area.
- Out of operational hours, the charging station shall be fully secured via secure shutters to the space. Secondly the shared gate to the Juniper Building service yard will be closed and gated off preventing access out of hours ensuring loitering and anti-social behaviour cannot take place. A Juniper Building management team will also be present within the Juniper Building 24/7 with CCTV access.
- Further detailed information setting out how the ASB and loitering are prevented within the EV charging station will be provided within an operation and management plan secured via a condition requiring LBC approval prior to occupation of the Juniper Building.

6. EV Charging Station Mapping

- The EV charging station will be listed on Zapmap ensuring the station can easily be identified and located by drivers. Zap-Map is a UK-wide map of charging points and

aims to help EV drivers locate and navigate to available charge points. Key features include search, filters, list of nearby chargers, detailed info on each charging point, Zap-Chat community feature and a smart route-planner.

7. EV Charging Costs and Method of Payment

- Users of the EV chargers will be charged at a rate set by the convenience store operator. Calculation for the final sum will be subject to the number of kilowatt hours (kWh) used.
- In line with other established EV charging station operators such as Gridserve, charging station customers will be able to use any contactless debit or credit bank cards. This provides the most flexible means of payment in line with conventional petrol filling stations.
- EV charging costs will be displayed via signage, associated mobile phone application(s) or within the charging station, bays, and/or charger unit itself.
- Detailed information about the charging costs and methods of payment for using the EV charging station will be provided within an operation and management plan secured via a condition requiring LBC approval prior to occupation of the Juniper Building.