

# 1 Keskidee Square - King's Cross

## Management Plan For The Roof Terraces on Levels 7, 8 and 9

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# 1. Background

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## Plot S3 1 Keswidee Square King's Cross Estate – The Background

On 13<sup>th</sup> February 2020, Reserved Matters approval was granted relating to Plot S3 (ref. 2019/5379/P) within Development Zone S for the erection of an 11-storey building for office use (Class B1) with restaurant use (Class A3) and flexible retail (A1), business (B1), non-residential institutions (D1) and assembly and leisure (D2) uses at ground floor level and associated public realm works. An illustrative layout plan forms Appendix 1.

Condition 7 attached to this permission states:

*Prior to first occupation, details of a management plan for the stepped roof terraces on Levels 7, 8 and 9 of the building hereby approved, shall be submitted to and approved in writing by the local planning authority. Thereafter the terraces shall only be used in accordance with the agreed management plan.*

*Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance, in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.*

The purpose of this Management Plan is to describe how the use of the stepped terraces on levels 7, 8 & 9 will be managed to satisfy this condition and ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance, in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

### **Policy A1 Managing the impact of development states;**

*The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.*

*We will:*

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and*
- d. require mitigation measures where necessary.*

*The factors we will consider include:*

- e. visual privacy, outlook;*
- f. sunlight, daylight and overshadowing;*
- g. artificial lighting levels;*
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;*
- i. impacts of the construction phase, including the use of Construction*

*Management Plans;*

*j. noise and vibration levels;*

*k. odour, fumes and dust;*

*l. microclimate;*

*m. contaminated land; and*

*n. impact upon water and wastewater infrastructure.*

**Policy A4 Noise and vibration states;**

*The Council will seek to ensure that noise and vibration is controlled and managed. Development should have regard to Camden’s Noise and Vibration Thresholds (Appendix 3). We will not grant planning permission for:*

*a. development likely to generate unacceptable noise and vibration impacts; or*

*b. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses. We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.*

*We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.*

## **2. Introduction**

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The Terrace Management Plan has been prepared to provide a clear framework to ensure that a high-quality environment, once provided, is managed so as to result in enjoyment and use of the terraces by the occupiers of the building, without occupiers of surrounding premises being adversely affected by noise or disturbance.

The plan accounts for all the controls which are required to ensure the activities on the terraces are such that they do not adversely affect the occupiers of neighbouring premises, and describes how these will be managed, and who they will be managed by.

The stepped terraces are located on levels 7, 8 & 9 and include hard and soft landscaping elements, along with balustrades to all elevations. The terraces are accessed from the individual floors through dedicated doors within the façade. An illustrative layout plan forms Appendix 2.

## **3. Management Plan**

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Management of the terraces will be the responsibility of the building occupier, 24 hours a day, seven days per week, who will be asked by the Owner to adhere to the following;

### **3.1 Music**

Music will not be played to the extent that it becomes of detriment to neighbours or the estate and not in a manner that would cause a nuisance on any of the roof terraces at any time.

### **3.2 Fire Capacity**

Total occupancy of each terrace will be subject to restrictions dictated by fire capacity – no more than 60 people shall use each terrace at any one time.

### **3.3 Events**

Large groups, parties and events will be asked not to cause a nuisance to the extent that it becomes of detriment to neighbours or the estate at anytime.

### **3.4 Cleaning & Waste Disposal**

The terraces will be kept clear of refuse and maintained to a high standard of appearance at all times.

### **3.5 Lighting Control**

The lighting associated with the terraces will at all times be directed into the terraces to prevent glare reaching the neighboring buildings, and its operation be restricted through automatic controls to those times when there are low natural light levels, and in any event will cease to operate through automatic controls at 21:00 on each day. The lighting on the terraces to achieve the lux levels required to comply with statutory requirements will be included as part of the base build.

### **3.6 Health & Safety**

The terraces will be managed by the occupier to ensure that the health safety and welfare of all occupiers, their visitors and contractor personnel is protected at all times.

An initial general risk assessment will be carried out by a competent independent consultant prior to the occupancy of the terraces, and thereafter on an annual basis. Any actions arising from these will be completed in line with the timing requirements of the independent consultant specified in their report. These reports will be provided to the owner for their review and comment.

### **3.7 Furniture**

All furniture placed on the terraces will be suitable for external use, and of sufficient weight to prevent it being moved in windy conditions. The occupier must demonstrate that the furniture specified for use will fulfill this requirement prior to it being placed on the terraces. In the event of advance warning of extreme weather conditions an assessment will be completed to establish if there is a need to remove the furniture from the terraces.

### **3.8 Temporary Structures**

The use of temporary demountable structures will not be allowed on the terraces.

### **3.9 Conduct**

Appropriate behaviour must be followed by all persons using the terraces at any time, either during general daytime use, or at organized events. An Occupiers Guide to Terrace Use forms Appendix 3, and the occupier will be asked by the owner to provide a copy of this to all their employees and any visitors who use the terraces.

### **3.10 Operational Management**

The Owners Property Manager will also ensure that the terrace management plan is adhered to through regular monitoring and liaison with the occupier's facility management team.

Residential neighbours will be provided with a contact telephone number for the Owners Property Management Team in the event that they need to make contact in respect to the use of the terraces, they will also be provided with a contact number for outside normal business hours.

The Owners Property Manager will be provided with a contact telephone number for the Occupiers Facilities Management Team in the event that they need to make contact in respect to the use of the terraces, they will also be provided with a contact number for outside normal business hours.

In the event that there is contact from any neighbours regarding the use of the terraces causing a serious nuisance which breaches the requirement of this terrace management plan contact will be made immediately with the occupier's facilities management team who will be requested to investigate the complaint and remedy any breach with immediate effect.

The Owners Property Manager will keep a record of all events held, including dates, start and finish times, number of attendees, any incident reports, and any contact from neighbours.

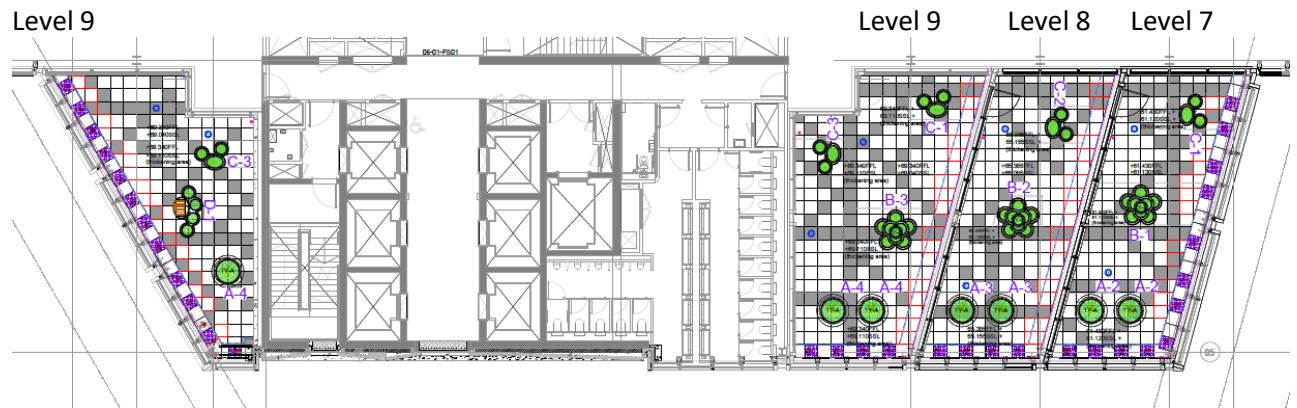
### **3.11 Mechanism for Review**

The Owners Property Manager will compile an annual report detailing the number of events, the number of attendees and a summary of any comments received from surrounding neighbours in respect to the use of the terraces. The report will be provided to the Owner and the occupier, the occupier will be required to address any improvements required and provide the Owner with confirmation when this has been completed.

# Appendix 1 - 1 Keskidee Square (Building S3) Location Plan



# Appendix 2 – Level 7, 8 and 9 Terraces Illustrative Plan





## Appendix 3 - Occupiers Guide to Terrace Use

A schedule of standards of conduct designed to ensure that the terraces are maintained as a pleasant environment for the enjoyment of users, and do not cause a nuisance to neighbours. To ensure that every one who uses this amenity is able to enjoy it fully we should be grateful if all users would observe the following guidelines;

- Please place any litter in the receptacles provided
- For your safety please do not climb on any of the furniture or the balustrades
- For your safety and that of other users please refrain from flying drones
- So as not to cause a nuisance to our neighbours please refrain from making excessive noise of any kind, including music or vocal
- Smoking and vaping are not permitted on the terraces
- Please refrain from using abusive or threatening language or gestures or actions
- Please refrain from excessive drinking of alcohol or being under the influence of alcohol or drugs
- For the safety of others please refrain from placing anything on the balustrade handrails
- For the safety of others please refrain from throwing anything over the balustrade
- Children under the age of sixteen must be accompanied by an appropriate adult
- Please do not use the terrace between the hours of 21:00 and 09:00
- Please do not use the terrace on Saturdays, Sundays and Bank Holidays
- Please do not use the terrace during the hours of darkness