

Appendix B – School SVMP

Expansion of Kingsgate Primary School

Servicing and Vehicle Management Plan

Prepared for

London Borough of Camden

February 2016

Alan Baxter

Prepared by Alex O'Hare

Reviewed by Geoff Burrage

Issued 20.06.2016 v1

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1.0 Introduction

This Servicing and Vehicle Management Plan (SVMP) has been prepared by Alan Baxter Ltd (ABA) on behalf of Maccreevor Lavington and London Borough of Camden (LBC) for the expansion of Kingsgate School.

It follows on from a detailed planning application submitted for Phase 1 of this mixed-use regeneration at Liddell Road, West Hampstead (Ref: 2014/7649/P).

The scheme has been granted full consent, for which this document discharges a planning condition.

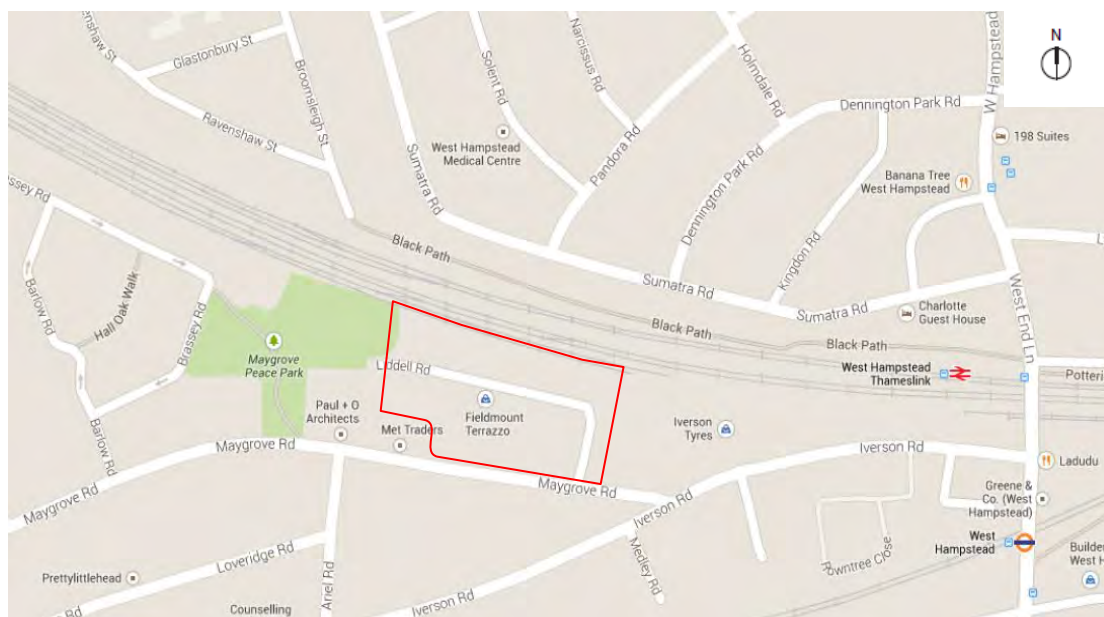
This report sets out the servicing, delivery and refuse collection management arrangements for the new infant school. Note it replaces Section 4.8 Delivery and Servicing Strategy from the Transport Assessment submitted as part of the detailed planning application.

This SVMP provides a structured framework to help improve the effectiveness of delivery and servicing activities to and from the infant school. The SVMP also helps to reduce the impact of these activities on the environment by encouraging efficient delivery management with reduced journeys. The SVMP complies with the relevant Transport for London (TfL) policies and LBC's Local Development Framework.

2.0 Development Overview

The site is located on Maygrove Road in West Hampstead, North West London in the Borough of Camden and is situated to the west of West Hampstead Thameslink Station (see Figure 2.1 below). The mixed use development replaces the former Liddell Road industrial estate.

Figure 2.1 - Location Plan



A site layout plan is included in Figure 1 Appendix 1. The Liddell Road redevelopment comprises of the following elements, delivered across two phases of construction:

- **Phase 1 - School** (D1 use): 4 form entry infant school (Nursery, Reception, Year 1 and Year 2) with up to 400 pupils and a floor area of 2392 sqm (GFA).
- **Phase 2 - Residential** (C3 use): 106 units comprising a block fronting onto Maygrove Road (approx. 66 units) and a block within the site (approx. 40 units). Phase Two occupation is anticipated for 2018.
- **Phase 2 - Commercial space** (B1 use): Up to 3700 sqm (GIA) some of which has the potential to be a light industrial use. Phase Two occupation is anticipated for 2018.

The new infant school will become part of the existing Kingsgate School, on Kingsgate Road, which will then operate over two sites for up to 880 pupils aged between four and 11 years, employing 100 staff.

Breakfast / early work clubs will run from 08:10 and after school clubs until 16:40 for both sites. An external play centre accommodates further after school club until 18:00.

2.1 Vehicular Access

The primary access to the development is from a new access on Maygrove Road at the western end of the site. This is the primary vehicle access to the different elements of the development for servicing, refuse collection, drop off/pick up and to disabled/visitor disabled parking spaces.

The access is managed using a dropped bollard which restricts vehicle access during school hour pick up and drop off times (08:00 – 09:00 in the AM and 15:30 – 16:30 in the PM). Raising and lowering of the bollard will be operated by members of the school staff.

Secondary access to the site is approximately in the location of the existing Liddell Road / Maygrove Road junction. The two school operational parking spaces are located on this access and it will also be used for occasional vehicle access into the school playground public realm. A gate is used to segregate the access from the school playground public realm.

2.2 Parking

The entire Liddell Road redevelopment is car-free in that there is no parking other than for visitors other than for disabled blue badge holders and two operational parking places for school use. The disabled visitor bay is to be shared with the commercial element of the site, once Phase 2 of development is delivered.

The site and the surrounding streets are covered by Controlled Parking Zones (CPZs). Immediately adjacent to the site on Maygrove Road are combined Pay and Display and resident permit parking bays. Elsewhere on Maygrove Road, Ariel Road and Iverson road there are generally resident permit holder bays.

A parking survey undertaken in July 2014 identified limited parking capacity within the pay and display parking spaces on Maygrove Road in both the AM and PM peaks.

2.3 Movement Profile

As part of the Transport Assessment submitted for planning, an initial assessment of the transport impact of the development was undertaken for 2016 when the development was anticipated to be occupied.

A Transport Survey was carried out in June 2014 to establish an initial base level of traffic flow. The peak travel hours associated with the school are 08:00 – 09:00 in the AM and 15:30 – 16:30 in the PM. It should be noted that most of this traffic occurs only in a 15 minute period around the school drop off/pick up time.

Note a baseline survey of movement patterns is to be undertaken within three months of full occupation, as part of the School's Travel Plan.

2.4 Servicing Frequency and Trip Generation

An assessment of the likely daily servicing requirements has been undertaken. Based on a two-week survey (2014) of existing servicing levels at the existing Kingsgate School (see Appendix 2),

Based on this survey the following can be summarised;

- A total of 63 delivery and servicing trips were recorded during the survey.
- The school generates approximately 6 daily (Mon-Fri) delivery and servicing trips.
- A mode split of servicing trips were recorded as; 89% trips by LGV; 5% of trips by HGV; 6% of trips on foot.
- Average time spent on site is 4 minutes per trip.
- There is a 97% - 3% split between short-stay and long-stay visits on-site, respectively. Where short-stay visits range from 1 – 10 minutes and long-stay visits were recorded as 30 minute and 60 minute visits.
- All short-stay trips were recorded for the purpose of postage/parcel delivery.
- Long-stay trips were recorded as deliveries of furniture and sand.
- 17% of trips were recorded as 'Camden Internal'.
- No refuse or catering trips were recorded.

It is assumed 'Camden Internal' trips are associated to the servicing and maintenance of the school, and is presumed to include refuse and catering.

3.0 Servicing and Vehicle Management Plan Overview

3.1 Overview

This SVMP is an active and dynamic document that requires a detailed strategy for its implementation. It also requires continued updating throughout its life, as aspects of the development change and evolve. It allows school communities to identify and develop customised action plans to accommodate safe and efficient deliveries and servicing.

The responsibilities related specifically to Kingsgate School are set out below.

3.2 Kingsgate School Responsibilities

As Part of the Kingsgate School's Travel Plan, a Travel Plan Coordinator (TPC) is appointed to undertake the management, implementation and monitoring of the Travel Plan. Although not specifically identified within the Travel Plan, it is proposed that the TPC also be responsible for managing and reviewing this Service and Vehicle Management Plan, in conjunction with his/her other duties set out in the Travel Plan.

The Kingsgate School TPC is identified as:

Anna Tyler Ahmed

Kingsgate Road

London

NW6 4LB

tel: 020 7624 5379

email: admin@kingsgate-pri.camden.sch.uk

The TPC will undertake this role on a part time basis alongside other duties for the school.

- Management, implementation and monitoring of the SVMP
- Providing advice and ensuring delivery and servicing information is produced and distributed to suppliers and appropriate school users
- Coordinating with other Travel Plan Coordinators/Champions in the development regarding site-wide issues
- Evaluating progress towards achieving SVMP targets, including arranging regular surveys and progress reports
- Liaising with LBC and TfL

3.3 Funding

Funding for the TPC, SVMP measures, and the monitoring programme are to be arranged by Kingsgate School.

4.0 Access and Vehicle Management Strategies

The school will require servicing of varying descriptions; including refuse collection, deliveries, estate and plant maintenance, catering and vending. Therefore a strategy to enable successful servicing is required to ensure efficiency and a reduced risk of accidents and illegal parking.

4.1 Refuse Strategy

Kingsgate School's refuse collection is to be managed by LBC. Based on Kingsgate School's current refuse collection, it is assumed that waste refuse collection will be twice a week, and recycling waste once a week. This is to be confirmed with Commercial Refuse Department at LBC upon occupation.

The proposed bin stores are located along the northern boundary of the western public realm space within the site (see Appendix 1). The strategy for refuse servicing is for this activity to be undertaken from within the public realm space on-site with access via Maygrove Road.

The access is managed using a dropped bollard which restricts any vehicle access during school hour pick-up and drop-off times, reducing the risk of potential conflicts between pedestrians and the reversing refuse vehicle.

With the bollards down, the refuse vehicle will be able to enter the public realm space, collect refuse from the bin store, and turn around within the pedestrianised public realm space, exiting onto Maygrove Road.

Refuse vehicles entering the public realm space will require a banksman to avoid potential conflict with pedestrians. The banksman will be one of the refuse vehicle operators.

4.2 Delivery and Servicing Strategy

The proposed strategy for delivery and servicing access is via the western public realm space within the site with vehicle access restricted during school pick-up and drop-off.

With the bollards down, vehicles are able to enter and turn around within the pedestrianised public realm space and exiting facing forward onto Maygrove Road.

Should access be required to the school's playground this can be accessed through the eastern gated access, which is operated by members of the school staff. Access is restricted to outside of pick-up / drop-off and break times.

Any HGVs delivering or servicing the site entering onto the site will require a banksman to avoid potential conflict with pedestrians. The banksman will be one of the refuse collection team.

4.3 Tracking Analysis

A preliminary tracking analysis for servicing routes within the development has been undertaken for a 7.5m fire tender and an 11.3m refuse truck. The tracking analysis is shown in **Appendix 3**.

Drawing 1665-90-16 - Appendix 3 demonstrates a refuse vehicle entering and exiting the site using the western access from Maygrove Road, and a fire tender entering via the eastern access.

As can be seen on the, the body of the vehicle would overhang a small corner of the vehicle crossover, but the tyre runs are all within the designated carriageway. Fire tender access is shown to successfully enter and exit the site.

5.0 Objectives and Targets

5.1 Objectives

The objective of this SVMP is to proactively manage deliveries to reduce the number of delivery and servicing trips and identify safe and legal areas where loading can take place. It also aims to achieve wider benefits of reducing congestion and emissions, improving air quality and lowering the risk of on-site accidents.

To achieve this aim, this SVMP has the following key objectives, in line with National, Regional and local policies:

- Improve reliability of deliveries and collections
- Reduce the risk of accidents on-site
- Free up the time staff spend receiving goods and completing procurement activities, such as processing invoices
- Save time and money by consolidating deliveries into larger, less frequent deliveries
- Reduce the overall impact on the environment

To facilitate this, appropriate targets should be set, relating to a package of measures, which can then be monitored to show performance in achieving the objectives of the SVMP.

5.2 Targets

Targets are essential for monitoring the progress and success of the SVMP and should be “**SMART**” – **S**pecific, **M**easurable, **A**chievable, **R**ealistic and **T**ime - related.

Action type targets are non-quantifiable actions that need to be achieved by a certain time. Therefore these targets have no numerical values but each target can be assessed by its own method.

Action type targets will be devised by the TPC for the site once the SVMP is a live document. The table below summarises the key initial action targets to be undertaken. The list is not exhaustive and should be reviewed and updated regularly by the TPC.

	Action	When	Responsibility
1	Confirm TPC	Prior to occupation	Head of School
2	Confirm refuse collection days and times	Prior to Occupation	TPC & LBC
3	Confirm servicing requirements of school	Prior to Occupation	TPC & LBC
4	Undertake baseline delivery and servicing survey*	Within first three months of occupation	TPC
5	Establish regular working group to review and enact measures to reduce servicing conflicts and trips	Within first three months of occupation	TPC
6	Monitor loading and servicing activities, noting particularly if safety and congestion issues arise due to on-street loading on Maygrove Road	During first six months of occupation	TPC
7	Update SVMP to incorporate results of the above activities	Within first six months of occupation	TPC
8	Schedule meeting with LBC officers to review and agree finalised version of SVMP	Six months after occupation	TPC & LBC
9	Carry out a survey, review targets and measures, and submit report to LBC	After 1, 3, and 5 years of occupation	TPC

* See Appendix 4 for template Delivery Log sheet.

6.0 Measures

In order to achieve the Targets set out in Section 5, a package of measures are required. The performance of these measures should be reviewed on a regular basis and their overall success measured against the targets set.

Commitment to a final set of measures will need to be agreed through negotiation between the TPC and LBC following occupation.

The following measures are to be considered in order to consolidate the number of delivery and servicing journeys and include:

- Reduce trip frequency by consolidating the number of suppliers;
- Shared use of a delivery booking system, this will allow all deliveries to site (not just to a specific occupier) to be managed efficiently;
- Establish a centralised booking system for courier collections; and,
- Determine a safe and effective time for business postal collection.

The following measures are to be considered in order to avoid conflict during delivery and servicing activities:

- Implementation of a delivery booking system which will enable suppliers to arrange appropriate time slots and avoid conflicts with other deliveries – this would be managed by the TPC;
- Move deliveries outside of peak hours avoiding congestion; and,
- Provide maps showing the locations of safe and legal loading areas such as pay and display parking on Maygrove Road. This will help maintain highway and public safety by scheduling when it is safe and legal to do so.

To ensure the safety of the public during servicing and delivery a set of measures to manage pedestrians and maintain highway safety are listed below:

- Appoint only suppliers accredited with Fleet Operator Recognition Scheme (FORS), an industry-led accreditation scheme that aims to promote road freight as a safe and sustainable transportation.
- Ensure appropriate warning signage is placed on site
- The refuse collection and large deliveries within the public realm areas will require a banksman to assist in the reversing of the refuse vehicle. The requirement for a banksman may be indicated using a sign at the entrance to the public realm ;
- Provide information ideally in the form of a map showing where safe legal loading bays are located; and,
- Move deliveries outside of peak or normal working hours where possible.

7.0 Monitoring, Reviewing and Action Plan

7.1 Monitoring

Within three months of the school opening (2017) initial surveys will be carried out to provide baseline data for the site. Further travel surveys shall be undertaken yearly to allow monitoring of the targets contained within Chapter 5 of the SVMP. The TPC will be responsible for overseeing these monitoring programmes, organising the surveys and processing monitoring reports. The results of the surveys will become the baseline modal split against which specific SVMP Targets will be set. These will be agreed with LBC.

7.2 Review

The TPC will review and update the SVMP during the first three months of occupation and will schedule a meeting shortly thereafter with LBC officers to formally communicate and agree any proposed changes.

It is proposed that subsequent monitoring surveys are undertaken in 2020 and 2022, with the aim of achieving targets and aims within the five year period since completion of the development in 2017.

Appendix 1

Site Layout Plan

Appendix 2

Kingsgate School Delivery Log

Please fill in this form after **each** delivery to Kingsgate School from Monday 9 th June – Friday 21 st June. **The delivery person will have to be consulted as to the type of vehicles they are using.**

The information recorded in this form will be used to estimate future trip delivery patterns for Kingsgate School Site in Liddell Road.

Date	Arrival Time	Departure Time	Type of Vehicle (Please tick)			Type of Delivery (Please tick)			
			Car	Van	Lorry	Rubbish Collection	Food	Post / Parcel	Other (Please Specify)
10/6/14	8.00	8.01		✓				✓	Camden Internal
10/6/14	11.00	11.03		✓				✓	
10/6/14	12.30	12.35		✓				✓	
10/6/14	2.30	2.35		✓				✓	
10/6/14	3.50	3.51						✓	Walking
11/6/14	8.00	8.02		✓				✓	Camden Internal
11/6/14	10.45	10.50		✓				✓	
11/6/14	11.30	11.32		✓				✓	
11/6/14	12.45	12.47		✓				✓	
11/6/14	1.10	1.11		✓				✓	
11/6/14	1.25	1.30		✓				✓	
11/6/14	1.30	1.35		✓				✓	
11/6/14	2.50	3.00		✓				✓	Camden Internal
12/6/14	8.05	8.06		✓				✓	
12/6/14	10.15	10.16		✓				✓	
12/6/14	11.03	11.03		✓				✓	
12/6/14	12.00	12.03		✓				✓	
12/6/14	1.40	1.41		✓				✓	

At the end of this period please scan the form and send to badams@alanbaxter.co.uk or send the form in the post to Ben Adams, Alan Baxter & Associates LLP, 75 Cowcross Street, London, EC1M 6EL. If you have any questions or queries please don't hesitate to contact me (Ben Adams) on 0207 250 1555.

Please fill in this form after **each** delivery to Kingsgate School from Monday 9 th June – Friday 21 st June. The delivery person will have to be consulted as to the type of vehicles they are using.

The information recorded in this form will be used to estimate future trip delivery patterns for Kingsgate School Site in Liddell Road.

Date	Arrival Time	Departure Time	Type of Vehicle (Please tick)			Type of Delivery (Please tick)			
			Car	Van	Lorry	Rubbish Collection	Food	Post / Parcel	Other (Please Specify)
12/6/14	2.25	2.26		✓				✓	
12/6/14	3.10	3.10		✓				✓	
13/6/14	8.10	8.12		✓				✓	Camden Internal
13/6/14	10.25	10.26		✓				✓	
13/6/14	3.20	3.21		✓				✓	
16/6/14	8.10	8.11		✓				✓	Camden Internal
16/6/14	11.00	11.01		✓				✓	
16/6/14	11.10	11.45			✓				Sand Delivery
16/6/14	12.00	12.01		✓				✓	
17/6/14	8.15	8.16		✓				✓	Camden Internal
17/6/14	10.30	10.31		✓				✓	
17/6/14	7.00	8.00			✓				furniture
17/6/14	12.45	12.46		✓				✓	
17/6/14	1.30	1.31		✓				✓	
17/6/14	2.45	2.50		✓					large Boxes
17/6/14	3.28	3.30						✓	walking
18/6/14	8.01	8.02		✓				✓	Camden Internal
18/6/14	10.40	10.41		✓				✓	
18/6/14	12.10	12.11		✓				✓	

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The information recorded in this form will be used to estimate future trip delivery patterns for Kingsgate School Site in Liddell Road.

Date	Arrival Time	Departure Time	Type of Vehicle (Please tick)			Type of Delivery (Please tick)			
			Car	Van	Lorry	Rubbish Collection	Food	Post / Parcel	Other (Please Specify)
18/6/14	1.00	1.02		✓				✓	
18/6/14	1.00	1.01		✓					Flowers.
18/6/14	1.30	1.35		✓				✓	
19/6/14	8.10	8.11		✓				✓	Camden Internet
19/6/14	9.42	9.44		✓				✓	
19/6/14	10.08	10.10		✓				✓	
19/6/14	10.31	10.32							
19/6/14	10.45	10.55			✓				Palette of paper.
19/6/14	12.30	12.40		✓				✓	6 boxes.
19/6/14	1.00	1.05		✓				✓	10 boxes
19/6/14	1.29	1.30		✓				✓	
19/6/14	1.59	2.00						✓	Walking
19/6/14	2.50	2.52		✓				✓	
20/6/14	8.15	8.16		✓				✓	Camden Internet
20/6/14	10.43	10.44		✓				✓	
20/6/14	1.25	1.30		✓				✓	
23/6/14	8.55	8.56		✓				✓	Camden Internet
23/6/14	9.55	9.56		✓				✓	

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Date	Arrival Time	Departure Time	Type of Vehicle (Please tick)			Type of Delivery (Please tick)			
			Car	Van	Lorry	Rubbish Collection	Food	Post/Parcel	Other (Please Specify)
23/6/14	1.30	1.31		✓				✓	
23/6/14	1.31	1.32		✓				✓	
23/6/14	1.45	1.48		✓			✓		magic breakfast
24/6/14	8.10	8.11		✓				✓	Camden Internal.
24/6/14	10.15	10.16		✓				✓	
24/6/14	12.50	12.51						✓	Walking
24/6/14	1.15	1.16		✓				✓	
24/6/14	2.45	2.50		✓				✓	

At the end of this period please scan the form and send to badams@alanbaxter.co.uk or send the form in the post to Ben Adams, Alan Baxter & Associates LLP, 75 Cowcross Street, London, EC1M 6EL. If you have any questions or queries please don't hesitate to contact me (Ben Adams) on 0207 250 1555.

Appendix 3

Vehicle Tracking

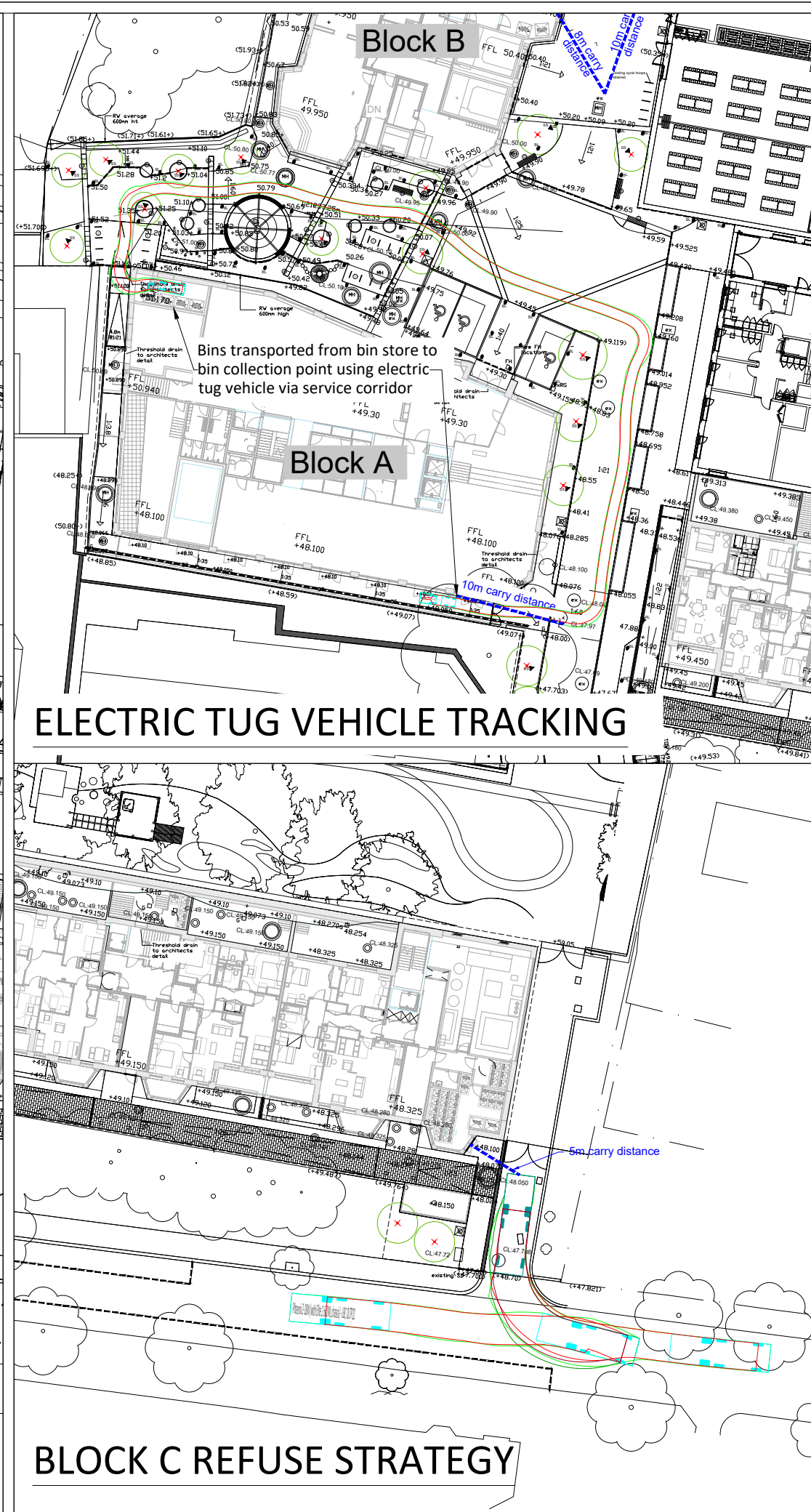
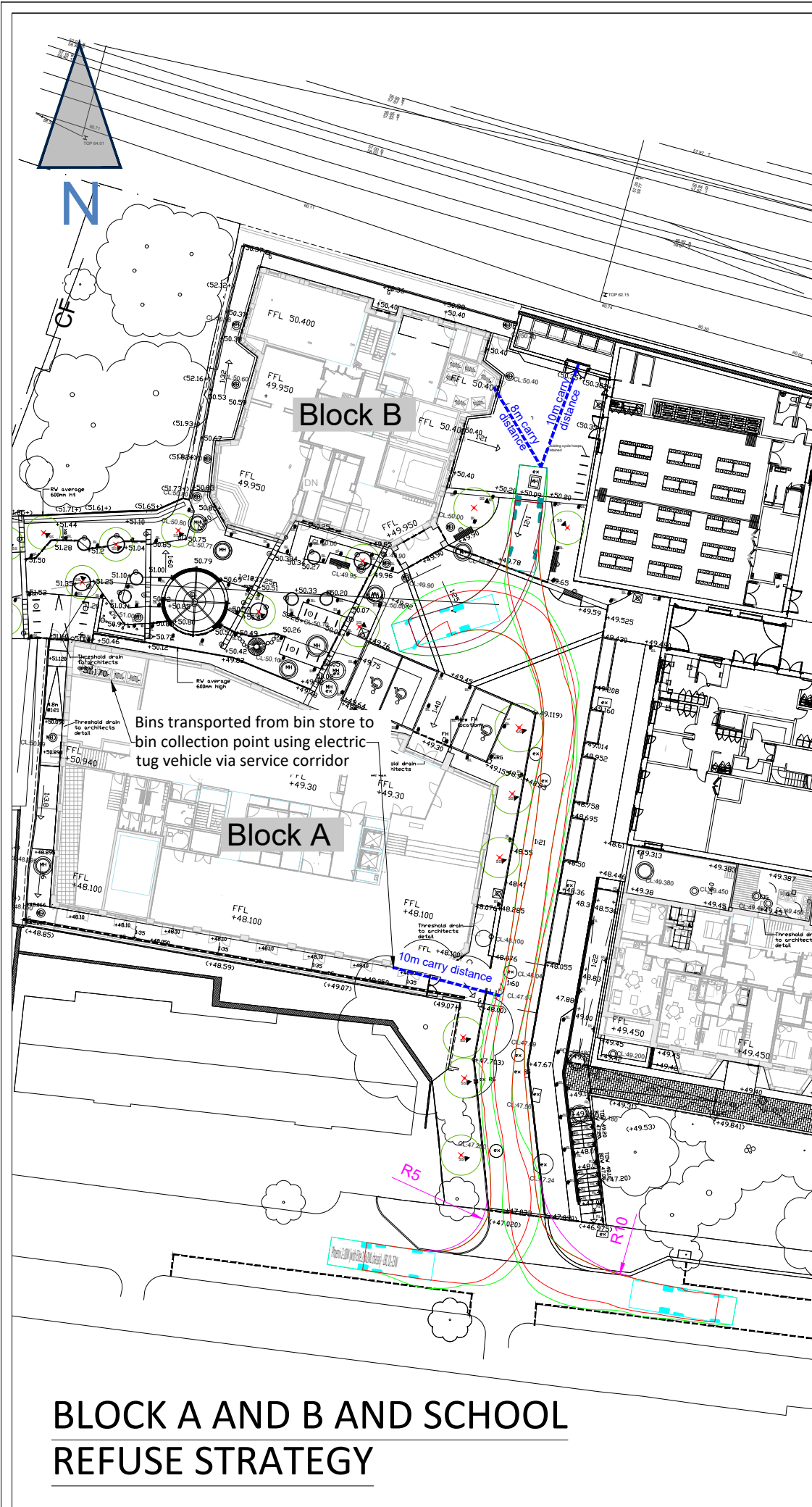
Appendix 4

Template Delivery Log

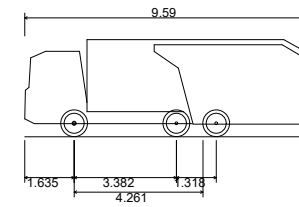
Data collection template example

Date	Vehicle registration no.	Arrival time	Duration	Location	Received by	Delivery organisation	Vehicle Type	No. of items	Item description	Who delivery is for

Appendix C – Swept Path Analysis

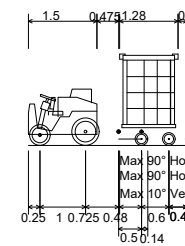


REFUSE VEHICLE PROFILE



Phoenix 2-18W (with Elite 2 6x2ML chassis) - LBC OL-23W
 Overall Length 9.590m
 Overall Width 2.530m
 Overall Body Height 3.211m
 Min Body Ground Clearance 0.416m
 Track Width 2.530m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 8.550m

ELECTRIC TUG VEHICLE PROFILE



Charlotte TE.201 Electric Tug + Eurobin
 Overall Length 3.475m
 Overall Width 0.990m
 Overall Body Height 2.000m
 Min Body Ground Clearance 0.140m
 Max Track Width 0.900m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 1.400m

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Scale 1:500 @ A3	Drawing No SY-21-0012	
Drawing Title SY-21-0012-SP01		Rev D

Appendix D – Public Realm Management

Date: 06/04/2022

**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 45, Public Open Space Delivery

Dear sir/madam,

PUBLIC AREA PLAN

In accordance with the dictates of Planning Condition 45, the following Public Area Plan will be implemented by the Owner for the proposed development at Liddell Industrial Estate, 1-33 Liddell Road, London, NW6 2EW.

The location of the Public Area is illustrated at Appendix 01 and shaded in orange and green.

Introduction

The design of the Public Area aims to achieve a coherent approach bringing together public space and accessibility requirements with the site's considerable ecological potential and its innate qualities, the existing green spaces and the adjacent railway corridor.

The building and landscape designs are complementary, arranged to achieve an enjoyable, attractive, accessible and safe public realm. A new public space is proposed at the interface between the Peace Park and the new developments of school, residential and workspace buildings, exploiting the key vistas to the park and the space of the railway line, and including planting, street furniture and an informal play area for public use.

Level access routes, via ramps/steps compliant with accessibility standards, will connect Maygrove Road and the Peace Park with all key entrances of the proposed buildings. Cycle parking and accessible parking spaces will be provided in accordance with Borough requirements. The new access road will be a shared surface route with pedestrian priority.

Vision and key principles

This Public Area Plan sets out the strategic, safety and operational management strategies for the Liddell Road development delivered by the Estate Management Team based locally, funded by the service charge under the stewardship of the long leaseholder West Hampstead Limited and with the support of the wider stakeholders.

The below sections summarise the intended delivery mechanisms and staffing structure and outlines the assumptions upon which this Public Area Plan is predicated.

This document has been created to provide an overview of the management strategies behind Liddell Road's resort, detailing the management of communal spaces and the staffing structure.

Liddell Road is a development inspired by the mixed-use character of the adjoining neighbourhood, forged from London's enduring spirit, founded on a heritage of industry, ingenuity, craft and creativity.

It is the aim of West Hampstead Limited to create a welcoming neighbourhood within central London, where the re-imagined streets, paths and wharves echo their historic purpose. Liddell Road has been designed from the inside out, to provide a well-run community that operates seamlessly with services, amenities, and commercial offerings to meet the needs of residents.

The building and landscape designs are complementary, arranged to achieve an enjoyable, attractive, accessible and safe public realm. A new public space is proposed at the interface between the Maygrove Peace Park and the school, residential and workspace buildings, exploiting the key vistas to the park and the space of the railway line, and including planting, street furniture and an informal play area, for use by residents and families en-route to and from school.

Level access routes, via ramps/steps compliant with accessibility standards, will connect Maygrove Road and the Maygrove Peace Park along with all key entrances of the proposed buildings. Cycle parking and accessible parking spaces will be provided whilst the new access road will be a shared surface route with pedestrian priority.

The Public Area is designed to reference the existing adjoining landscape to Maygrove Bank and Maygrove Peace Park with native trees and shrubs and to promote permeability, public access, play, social integration, sustainable practices and community engagement. In particular:

- Pedestrian movement will be prioritised throughout over vehicular movement.
- No obstructions will be installed to the Public Area to allow for permanent public access as detailed further within this management plan.
- A dedicated play area will be fitted for both the local residents and the wider public to use.
- Sustainable Urbane Drainage Systems, renewable energy plant systems and native and drought resistant plants will be adopted for the Public Area.

West Hampstead Limited intends to uphold the developer's design vision to create a remarkable place to visit which delivers a 'Best in Class' service and an unrivalled living experience through a

comprehensive team structure which provides senior oversight as well as accountability at all levels of management.

The maintenance of the Public Area and the measures to ensure the Public Area is kept safe and in a useable condition

The Public Area at Liddell Road West Hampstead sit 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 design of the Public Area has been informed by the principles established through the consented scheme under planning reference number 2014-7651-P and later amendments. Hard and soft landscaping features have been seamlessly integrated and specified to ensure longevity, safety, and ease of maintenance.

Gradients throughout the Public Area will be provided up to a maximum of 1:21 over long distances to guarantee pedestrian, vehicular and cycle access. Steps are also provided alongside to constitute alternative routes.

Paving materials like resin bound gravel and brickwork have been selected for their anti-slip, durability, safety, and aesthetic qualities to respond to the architecture of the buildings fronting the public areas. Such materials require minimum ongoing maintenance and integrate effectively with the wider stormwater management strategy for the site with permeable installation to the west of block B and floor drains for the efficient disposal of rainwater.

Additionally, passive surveillance will be provided thanks to both the existing and proposed buildings which front the public areas and provide active use through different times of the day with education, business, and residential occupants. The rear elevations of the tower and the workspace would be gated off. Overlooking of the public realm around the proposed buildings and the open space will provide natural surveillance, discourage crime and anti-social behaviour.

CCTV equipment will be installed in accordance with Appendix 03 and connected to a remote monitoring/recording station managed by the Agents the applicant will appoint, as long leaseholder, for the management of the wider estate. Concierge facilities will also be provided for the two residential buildings and will represent a further site presence to provide stewardship and safety monitoring.

The purpose and the use of the proposed CCTV equipment will be advertised through public notice board installed within the Public Area. Contact details for the appointed estate managing agent will be displayed and the public encouraged to address any query or complaint accordingly. Privacy notices will also be included, please see example below:

Purpose: CCTV	
Explanation of the purpose	The Liddell Road Estate Management operates CCTV at these facilities for the purposes of maintaining the security of property and premises and for preventing and investigating crime.

Legal basis	Processing of this data is necessary to protect the vital interests of the data subject or another person; for compliance with legal obligations; and for the performance of tasks carried out in the public interest or for our official functions.
Types of personal information	CCTV captures visual images of persons in or around buildings and facilities.
Source of personal information	This personal data is collected through the CCTV cameras operated by the Liddell Road Estate Management Team and not from a publicly available source.
Recipients of the data	This data will only be processed by the Liddell Road Estate Management Team for this purpose. In certain circumstances we may be required to disclose CCTV to certain bodies of authority, such as the police and emergency services
Retention period	We process CCTV footage for 31 days after the date of capture, although we may process footage for a longer period, for example if the footage is relevant to an investigation. Footage is overwritten once this storage capacity is reached. Footage may be downloaded and processed for a longer period, for example, if the footage is related to an incident.
Your rights in relation to this data	Your core rights as a data subject apply to this processing.
Will the data be transferred to third parties?	No, except to the extent that we are required to share this data with certain bodies of authority, such as the police and emergency services.
Will the data be used in automated decision-making?	No.

Finally, the Public Area will also be well lit throughout via outdoor lighting, specified and installed in accordance with statutory consultation.

The management, waste control, cleaning, draining, servicing and upkeep of the Public Area and details of how the Owner will coordinate maintenance of the Public Area with adjoining property owners

West Hampstead Limited, in their capacity as long leaseholders, will be ultimately responsible for the ongoing maintenance of the Public Area. Managing Agents will be appointed to act for the wider estate and secure maintenance and servicing contracts for:

- any stormwater drains, gullies, manholes, pipework etc;

- regular clean, supervision, maintenance and waste disposal for the public areas;
- soft landscaping including trees maintenance;
- outdoor lighting;
- utility services;
- concierge services

The Managing Agents (or Estate Management Team) will be appointed by the long leaseholder through competitive tender prior to first occupation of the development.

Infographic panels will also 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 long leaseholder 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, contract awards etc. This will be aimed at maximising opportunities to coordinate activities, where possible, across adjoining public open spaces. To this end, the appointed Managing Agents will maintain an open line of communication with the adjoining owners, responsible managers and stakeholders to identify opportunities for cooperation to the benefit of all parties involved.

To achieve the overall objective, all maintenance will be undertaken by a competent landscape contractor, registered with the British Association of Landscape Industries (BALI) and will be British Agrochemical Standards Inspection Scheme registered (BASIS), with the BASIS Advanced Contractor Certification Scheme (BACCS). One senior member of the landscape contractor working on this project will hold the BASIS Certificate in Amenity Pest Management. Any operative applying chemicals must hold their own personal Certificate of Competence for Pesticide Application (e.g. PA6), which must be available for inspection at all times. All tree work will be undertaken by a qualified professional, registered with the Arboriculture Association and all play area inspections will be undertaken by a professional holding an up-to-date RPII certificate (Register of Play Inspectors International).

The following soft landscaping management prescriptions are anticipated:

All new planting including grass			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Dead/dying	Replace/reseed in the current planting season with the same species and sizes unless alternatives have been approved in writing by the local planning authority.	Annually	Oct-Mar
Existing trees			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Site inspections	All trees that would fall on a play area or	Annually	Anytime

	other area of high foot fall		
Epicormic growth	Remove	Twice-a-year	May-June & Sept-Oct
Crown lift	In all amenity areas (exc. woodlands, conifers, and weeping species), maintain a clear crown height at 2.5 metres	Annually	Nov-Jan
Pollard	All trees previously pollarded	Every five years	
Light columns	Cut back all overhanging vegetation	Annually	
Arisings	Collect and remove from site	As created	Anytime
Water	Until established	Weekly or more frequently in dry spells	Anytime
Mulch	A 300mm radius of the trunk to be top dressed with untreated bark chip to a depth of 100mm	Annually	Feb-April
Spray	A 300mm radius of trunk to be treated with a contact herbicide (exc. whips)	Annually	April-May
Spiral guards and canes	Remove	Between years 3 and 5	Anytime
Ties and stakes – standard trees (planted with a ‘H’ staking system)	Check and adjust	Twice a year & after severe weather	Anytime
Underground anchors	Remove ties and the crossbar. Retain upright stakes to protect against strimmer/mower damaged.	Year 3	
	Remove/untie	Year 5	
Weeds (whips)	Within a 0.5 metre, hand weed any weeds outgrowing the tree.	Twice a year	May & Sept/Oct
Ornamental and amenity hedges			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Cut	Remove current season’s growth (top and sides) after first checking for nesting	Twice a year	May/June & Aug/Sept

	birds. Height not to exceed that specified on the approved landscape plans		
Weeds	Hand weed the base of any excessive weeds and any self-sown (or otherwise planted) plants not appearing on the approved landscape plans	Twice a year	May and Aug
Arisings	Collect and remove from site	As created	Anytime
Chemicals	Not to be used		
Ornamental grasses			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Litter	Removed before cutting (do not mow over).	Every cut	Mar-Nov
Arising	Mulched and spread evenly across the sward	Every cut	
Edges	Cut with a half moon. Overhang not to exceed 25mm	Once a year	Jun/July
Fixed obstacles	With a residual herbicide spray a 0.2 metre area along/around the edge of the obstacle, avoiding any drift	Once a year	Jan/Feb
Mixed herbaceous beds			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Water (year 1)	To aid establishment	Weekly	April-Sept
Prune	In line with good horticultural practice for each plant species, prune as recommended	Annually	Various
Divide	Lift, divide and replant perennials, disposes of weak/dead centre sections	Every 3 years	Mar/Apr
Mulch	Top dress with a weed free organic	Annually	Feb/Mar

	mulch to a depth of 50mm		
Arisings	Collected and removed from site	As created	
Chemicals	Not to be used		
Free standing raised beds and planters			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Prune	In line with good horticultural practice for each plant species, prune as recommended	Annually	Various
Water	To sustain plants, water weekly or more frequently in sustained periods of dry weather	Weekly (plus)	Apr/Oct Feb/Mar
Weed	Hand weed	Monthly	
Mulch	Top dress gravel to match existing to a depth of 50mm	Annually	
Arisings	Collected and removed from site	As created	
Chemicals	Not to be used		

The following hard landscaping management prescriptions are anticipated:

Paths and play spaces			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Inspect	Carry out a safety inspection to ensure fit for purpose	Annually	Anytime
Repairs	Hazardous fault	As reported	Within 24hr
	Other faults	As reported	Within a month
Line marking	Remark as necessary to ensure clear depiction	As required	Within a month
Edge	Cut all edges with a half moon ('see grass cutting').	Annually	June/July
Spray	With a contact herbicide, spray any vegetation growing onto, or over the edge of the path	Twice a year	May & Aug
Unbound surfaces	Keep surface level to prevent ponding.	As needed	

	Infill to match existing material.		
Street furniture			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Maintain	As per manufactures' instructions	Annually	Anytime
Inspect	Carry out a safety inspection	Twice-a-year	Spring/Autumn
	Hazardous faults	As reported	Within 24hr
Repair	Other faults	As reported	Within a month
Wooden furniture	Apply wood oil	Annually	May/June
Metal railings	Re-paint	Every 5 years	May/Aug
Locks	Check to ensure in good working order and lubricate.	Monthly	Each month
	Replace if damaged/missing	As required	Within 5 working days
Lighting	Replace damaged or defective with matching fittings	As required	Within 10 working days
Gates	Inspect to ensure design limitations do not restrict access to mobility vehicles/pushchairs	Monthly	Each month
Gabion cages			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Inspect	Check	Monthly	Each month
Repack and repair	If needed, with suitable materials	As required	Same day in play areas. Within a month elsewhere
Weeds	To be kept weed free at all times		
Retaining structures			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Inspect	Safety inspection to be completed by a qualified structural engineer	Annually	Anytime
Actions	As per the report		

The following cleaning management prescriptions are anticipated:

Leaf litter			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Grass areas	Using mulching blades on mowers, mulch and spread evenly over the sward	6 x a year	Sept-Dec

Paths	Blow/sweep onto grass areas and treat as 'grass areas'		
Play areas & shrub/flower beds	Collect and spread on grass, then treat as 'grass areas'.		
Large deposits	If impractical to mulch, collect and remove from site	Once a year	Nov (after last leave fall)
Fly tipping, litter, dog fouling and graffiti			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Litter pick	Pick entire area (exc. water bodies, woodland, and ecological areas)	Weekly	Every week
Events	Litter pick entire area before and after	When an event is scheduled	
Flood debris	Under 'litter pick', remove all debris, including natural materials.	As required	When water has receded
Glass (play area)	Remove	As reported	Same day
Glass (elsewhere)	Treat as 'litter pick'		
Fly tip	Fly tip is considered anything that would take 2 or more people to remove. Other items treat as 'litter pick'	As reported	Within 24 hrs
Dog waste	Remove	As reported	Same day
Graffiti	Remove	As reported	Within 5 days (within 24 hrs for offensive graffiti)
Guano	Clean to prevent a build up	4 times a year	Every 3 months
Chewing gum/sticky residues	Clean to prevent a build up	4 times a year	Every 3 months
Arisings	Remove from site	Each collection	Every time
Litter bins/dog bins			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Empty	Bins should never be more than 50% full. After each empty, insert a new plastic sack and relock the bin (if lockable).	3 x a week (or more if needed)	Weekly
External clean	Every time the bin is emptied wash the		

Litter pick	outside of the bin. Every visit, pick up any litter (regardless of type) within a 5 metre radius of the bin		
Internal clean	Wash and disinfect the inside using a jet washer		
Re-paint & repair	Re-paint and repair as necessary	Annually as required	Anytime
Additional bins	To be installed where there is found to be a particular problem.		
Sweeping hard areas – sealed surfaces			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Moss	If present remove before sweeping	Monthly	Every month
Sweep	Sweep using machinery suitable for the location that will not damage the surface, adjacent planting, grass edges, trees or other structures		
Arisings	Disposed of off-site		
Sweeping hard area – unbound surfaces			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Sweep	Manually remove debris. Do not use machines or blowers	Monthly	Every month
Arisings	Disposed of off-site		
Cleaning of benches and signs			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Wash	Clean all benches and signs with water and a suitable detergent that will not cause surface damage	Twice a year	Every 6 months
Replace	Any that are lost, stolen, damaged or are illegible	As reported/seen by staff	Within a year
Snow and ice			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Grit	When predicted, spread grit at the manufactory's	When forecast	ASAP after forecast

	recommended rate on steps and slopes		
Dead animals			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Carcasses	Remove and dispose of off-site	When reported	Within 24 hrs

The following management prescriptions are anticipated for the play areas:

Paths			
<i>Prescription</i>		<i>Frequency</i>	<i>When</i>
Inspect	Recorded, visual inspection by a RPII qualified person	Weekly	Every week
	Recorded, operational inspections by a RPII qualified person	Monthly	Every month
	Independent RoSPA inspection and report	Annually	Before the anniversary of the last report
Damage	Make safe	As reported	Within a month
	Repair	Every time	Within 2 months of report
Records	To be retained		

The following drainage management prescriptions are anticipated:

SUDS Elements			
<i>Prescription</i>			<i>Frequency</i>
Rainwater Harvesting	Regular Maintenance	Inspection of the tank for debris and sediment build-up, inlets/ outlets/ withdrawal devices, overflow areas, pumps, filters Cleaning of tank, inlets, outlets, gutters, withdrawal devices and roof drain filters of silts and other debris	Annually and following poor performance
		Occasional Maintenance	
	Remedial Actions	Repair of overflow, erosion, damage or damage to tank Pump repairs	As required
Permeable Paving	Monitoring/ Inspections	Initial Inspection	Monthly for three months after installation
		Inspect for evidence of poor operation	Three-monthly, 48 hours after large

		and/or weed growth – if required, take remedial action	storm in first 6 months
		Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
		Monitor inspection chamber	Annually
	Regular Maintenance	Brushing and vacuuming -standard cosmetic sweep over whole surface	Once a year after autumn leaf fall
		Rubbish and litter removal	As required
	Remedial Actions	Remediate any landscaping which through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving.	As required
		Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	
		Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required
Attenuation Tank	Monitoring/ Inspections	Inspect all inlets, outlets, vents, overflows and control structures to ensure they are working as they should	Annually or after severe storms
		Inspect and identify any elements that are not operating correctly	Monthly for three months, then half yearly or as required.
	Regular Maintenance	Remove sediments / debris from catch pits / gullies and control structures	Annually, after severe storms or as required
	Remedial Actions	Repair inlets, outlets, vents, overflows and control structures.	As required

The long leaseholder will be responsible for the ongoing management and maintenance of all the drainage/SUDS elements falling within the long leasehold demise.

The following activities will not be permitted on site: scattering of ashes/interments, camping or rough sleeping, fires, metal detecting, flying of aircrafts or drones of any description, fireworks, BBQs.

The incorporation of safety measures and equipment, lighting, CCTV and fire safety in the Public Area and any interface with adjoining public highway to secure public safety to minimise anti-social behaviour

External lighting will be provided throughout the Public Area from Maygrove Road to the south through to the pedestrian access to Maygrove Peace Park to the west. External light fittings will include flood lights, bollard lights, uplighters and wall light as shown within the plan at Appendix

02. All fittings have been specified to provide even and safe lighting for all users covering the Public Area and external areas demised to the buildings within the wider Liddell Road estate. The Estate Management Team will be responsible for the operation of the external lighting at Liddell Road. The plan at Appendix 03 shows the proposed external CCTV cameras which will cover the Public Area and have been set-out to capture all entrances to the buildings within the wider estate as well as access points from Maygrove Road and Maygrove Peace Park. The Estate Management Team will also be responsible for the operation and the recordings of the external CCTV.

Swept path analysis have been carried out in consultation with the London Fire Brigade to ensure that fire vehicles can access the site through the Public Area from Maygrove Road to comply with all statutory requirements.

The Liddell Road Public Areas deliver attractive facilities that are well maintained thereby offering spaces that the local community will want to use, enjoy, and look after. As such a well-designed public realm reduces the fear of crime and anti-social behaviour, minimises the opportunities for people to behave anti-socially, and creates places that people want to be associated with and regularly visit. Examples of design principles considered for the layout, design and landscaping of the public realm at Liddell Road include:

- a) Integration - to create places where people mix, promoting community interaction and avoiding social exclusion;
- b) Sense of ownership and responsibility - public, private and communal spaces have been clearly separated, with clear boundaries and restricted access to rear private areas. Materials used do not hinder natural surveillance or provide a canvas for graffiti;
- c) Natural surveillance - All public and communal areas are overlooked by properties and routes. The aim is to maximise natural surveillance by creating good sight lines, while also creating an attractive, well laid out and landscaped environments; and
- d) Movement - encourage through movement of people through to the Maygrove Peace Park to increase natural surveillance and a feeling of community, whilst restricting the ability for anonymity.

In addition, 'target-hardening' measures have been undertaken to remove opportunities for criminal behaviour by securing bins and seats to the ground, avoiding smooth wall surfaces to discourage graffiti, installing and advertising CCTV surveillance.

Please refer to Appendix 03 for the location of the proposed CCTV cameras and details of hard and soft landscaping.

The Estate Management Team will be trained to identify anti-social behaviour (ASB) and encourage all residents and the general public to report any ASB through active engagement and via means advertised on public notice boards and residents' handbooks. Contact details for the Estate Management Team will be available to receive ASB reports along with details of the Local Council Community Safety Team, the Met Police, and other local partners. Upon receipt of ASB reports from the Liddell Road residents, the Estate Management Team will offer advice and support to immediately refer matters to the relevant enforcement agencies for incidents involving criminal behaviour and safety. Where possible, dialogue will be encouraged to reach an agreement amongst those involved before taking the matter further.

The use of the Public Area as a venue for community based public events

The Public Area at Liddell Road will be accessible to the general public 24/7 and 365 days per year. Such public areas perform several functions:

- Provide pedestrian access (both for ambulant and non-ambulant users) to the proposed buildings, both residential and commercial, to the Kingsgate Primary School to the north and act as pedestrian route through to Maygrove Peace Park to the west;
- Provide emergency vehicular access to the proposed buildings and to the Kingsgate Primary School. Please refer to the vehicular tracking diagrams at Appendix 04 for further details;
- Provide servicing vehicular access for maintenance and refuse collection vehicles;
- Provide soft landscaping features to promote biodiversity, habitat creation and offer opportunities for replacement trees to be installed in accordance with the conditions attached to the planning consent under reference number 2014_7651_P.
- Provide opportunities for sustainable urban drainage systems (SUDs) such as rain gardens and permeable hard paving finishes;
- Provide cycle access and parking facilities for both residents, visitors and the occupants of the commercial building;
- Provide children play areas for both residents and the general public.

These functions have been integrated within the masterplan as illustrated in Appendix 05 and are all supported by the public realm design which is vibrant, varied and properly proportioned.

The resulting combination of hard and soft landscaping, along with the pedestrian and vehicular routes greatly restrict the range of community based public events that could be held within the Liddell Road Public Area. We define an 'event' as something that involves an activity which is not part of the usual daily activity associated with the space in question. An event is usually an activity that is planned for a special or particular purpose and it will usually involve more people than one would normally find (at any one time) within the space in question.

It is anticipated that only small-scale public events might be safely held within the Liddell Road Public Area. Examples of small-scale events are:

- Charity awareness and fundraising
- Community focused promotions
- Sampling
- Leaflet and product launches

Any member of the local and wider community wishing to hold a small-scale event within the Liddell Road Public Area will require permission from the long leaseholder, via their appointed Managing Agents, to do so. In order to apply for the relevant permission, members of the community will be asked to submit the following details:

Event details:

- name and contact details of event organiser
- event name
- location (where in the Liddell Road Public Area the event is to be held)
- date and event timings
- number of people expected to attend

Event description:

- purpose of the event and a brief description
- event schedule of activity (whole event, including set-up and breakdown details)
- previous similar events held in the borough - provide details
- any other information the applicants feel is relevant to the application

Event activity:

- details of any temporary structures – stalls, gazebos, etc
- stewarding and security arrangements
- catering details and details of any trading of any kind
- promotional activity (such as promotional banners, leaflet distribution (during or before the event))
- waste management information
- details of any display banner/promotional material
- details of any stewarding arrangement
- community engagement plan (how the organizers plan to notify and engage with residents and the wider community regarding the proposed event)

Risk assessment:

- all event organisers have a responsibility to thoroughly assess risks to help reduce or remove potential dangers to staff and attendees and the general public

Reinstatement activity:

- details of any activity required to reinstate the Liddell Road Public Area to the conditions it was in before the event was held

Notice boards installed within the public area will display details on how to apply to hold small-scale events within the Liddell Road Public Area. Applications will be submitted via a dedicated email address monitored by the appointed Managing Agents. A minimum of 6 weeks' notice will be required for applications to be considered. Each application will be assessed against the following principles:

- Is the event or activity suitable in the proposed location?
- Will the event or activity be managed safely and under the terms and conditions of the long leasehold?
- Has enough notice been given to facilitate the event?
- Will the event benefit, and be supported by, the community and local businesses?
- Are there any existing event applications in the proximity of the Liddell Road Public Area on the same day?
- Were previous events organised by the event organiser managed well?
- Will other users of the Liddell Road Public Area be negatively affected by the proposed event?
- Are there other licenses required by statutory bodies in order to hold the proposed event?

- Will emergency vehicle access be compromised at any time during the proposed event?
- Will access to the buildings fronting the Liddell Road Public Area be compromised at any time during the proposed event?

The Estate Management Team will notify Camden Green Spaces Team, Camden Events Team, Kingsgate Primary School and the management team responsible for the Liddell Road Workspace Building of any applications received and again once such applications have been determined. Event organizers will also be notified accordingly and offered consent to hold the event as applicable.

Notice boards installed within the public area and newsletters will then be used to advertise notice of any upcoming/planned public events.

Event organisers will not be permitted to do any of the following in the Liddell Road Public Area:

- Fix items to trees, railings, fences or other structures
- Cook or barbecue any food or light any fires, e.g. flaming torches
- Provide or sell alcohol as part of the event
- Use a generator
- Leave items unattended
- Let the event interfere with any other users or obstruct other uses within the Liddell Road Public Area
- Hand out literature other than from a fixed location (eg a stall) within an event, if so permitted
- Do bucket collections or similar, i.e. solicit donations from visitors
- Balloon releases
- Pyrotechnics
- Disturb any wildlife

The review of the Public Area Plan

The management and maintenance measures for the public areas are to be kept under review to respond to feedback from the community and any affected stakeholder. Notice boards and newsletters will be available to communicate maintenance plans, useful contact numbers, safety measures and reporting protocols. The Agents to be appointed for the management of the wider estate will also maintain a logbook to record incidents, maintenance schedule and meaningful events which will be made available to the landowner. Similarly, the long leaseholder will keep record of any community or stakeholder feedback received which will also be available to the landowner.

Management, maintenance and access measures will be reviewed yearly by the long leaseholder to take into account the information collated through the logbooks described above and any feedback received. Stakeholders, Local Residents Associations, neighbourhood forums, residents, local businesses, the School Governance Team and the Local Authority Green Spaces, Highways and Park Services teams will be actively consulted by the Estate Management Team to canvass comments and suggestions for all aspects of the Liddell Road Public Area.

Feedback from such consultations will be reviewed by the long leaseholder and inform a yearly Public Area Plan Report. Such report will evidence how/if the objectives set out within this Public Area Plan are being achieved and outline remediation measures where shortfalls are identified. The Public Area Plan Report will include a consultation statement to set out the comments and issues raised, how they are being addressed and the reason for the decision.

The Report will be made publicly available via direct emails and letters, social media, newsletters and site notices.

The public accessibility to the Public Area

No gates, fences, access barrier or similar will be installed to the Public Area save for:

- Gates beside the commercial unit as shown within the landscape plan at Appendix 06;
- Gates beside the tower block as shown within the landscape plan at Appendix 06.

The gated areas besides the commercial unit and the tower block provide maintenance access to ground floor plant rooms and ancillary spaces only. This area will therefore be for staff access only and the relevant gates will prevent public access at all times.

There are also no proposals to remove the existing gates to the Kingsgate Primary School.

The Public Area will always be accessible to the general public save in an emergency such as fire, flooding or other disaster or security or public safety emergency except that such closure shall not continue for more than 48 hours without the written approval of the Council unless such closure is required by law or is otherwise advised by the Metropolitan Police and all reasonable endeavours are taken to maintain access to the School. Similarly, public access might also be suspended at times to restricted areas to facilitate maintenance operations provided always that such closure shall not continue for more than 48 hours without the written approval of the Council.

Confirmation that an agreement has been made with the Council as landowner to dedicate the Public Area as a public right of way to be maintained by the Owner at the Owner's expense.

The Owner acquired through West Hampstead Limited (Company Number 13023940), the special purpose vehicle (SPV) set up for the delivery of the development, the long leasehold interest in the land at 1-33 Liddell Road (the Property) on 28th of May 2021 from the Mayor and Burgesses of the London Borough of Camden.

An Agreement for Lease was signed on that date by both parties for the development of the Property. The Agreement for Lease recites at clause 7, Schedule 2 Tenant Covenants:

“the Landlord and the Owners of the School and the Commercial Unit shall not be charged for the cost of constructing, repairing, renewing and maintaining the Common Areas.”

The Common Areas are defined within the same Agreement for Lease as:

“The Road, the Footpath and other roads, paths and landscaped areas used in common by the Owners of the Property, the School, the Tower and the Commercial Unit”

The Landlord is defined within the same Agreement for Lease as:

“The Mayor and Burgesses of the London Borough of Camden”

Therefore, the Public Area will be constructed, repaired, renewed, and maintained as required at the expense of the Owner.

**West
Hampstead
Limited
Liddell
Road**

APPENDIX 01



Liddell Road Footpath and Common Areas



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Scale 1:1000

Key
 Green Shading - Footpath
 Brown Shading - Road

Print Date: 01/04/2019

Printed By: m dickson

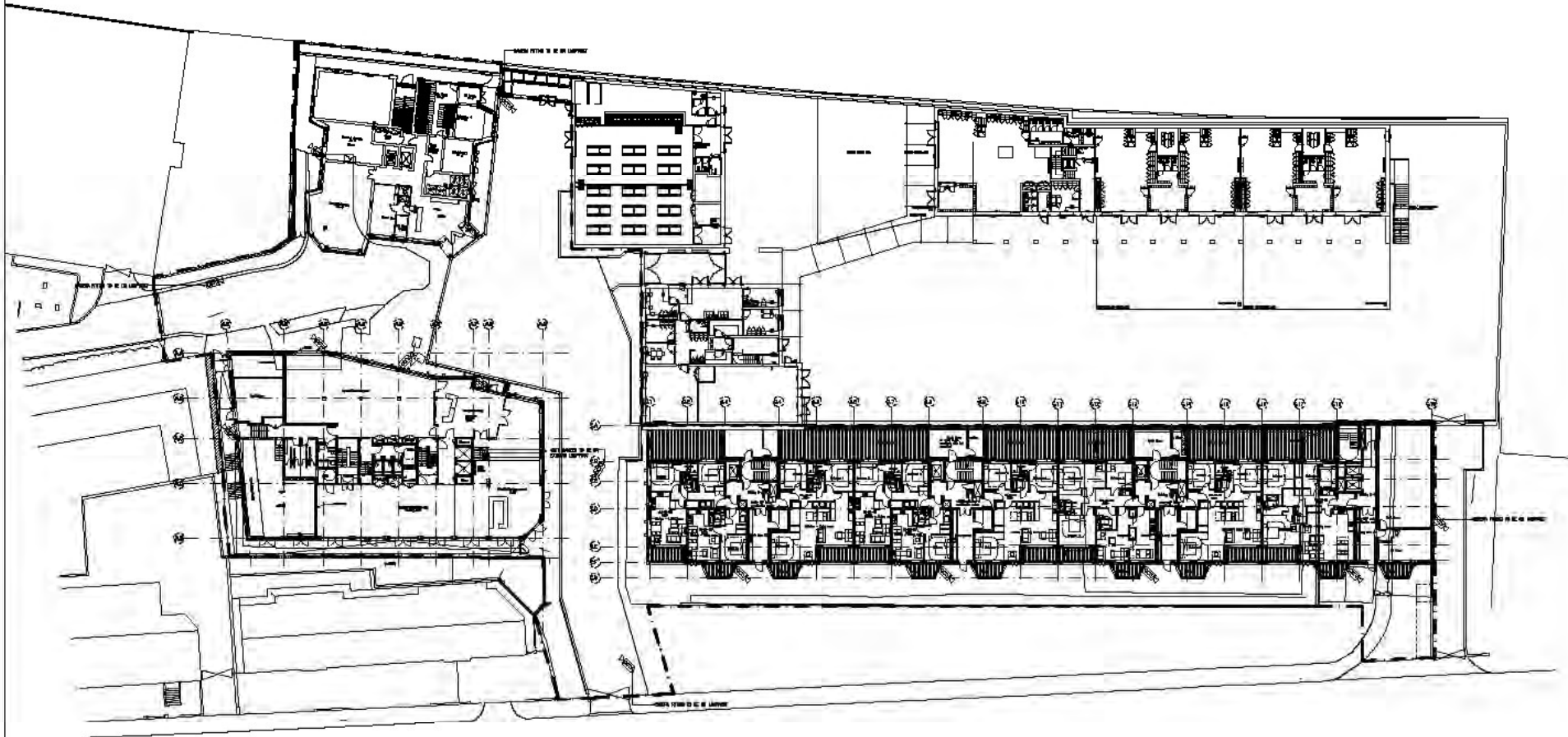


Map Ref No: 21/01/20

**West
Hampstead
Limited
Liddell
Road**

APPENDIX 02

APPENDIX 03



Checklist of requirements for external security services

NOTES

1. The main building is a 4-story structure with a total area of 10,000 sqm. The building is located in a high security area and is subject to a high level of security requirements.
2. The building is a high security area and is subject to a high level of security requirements.
3. The building is a high security area and is subject to a high level of security requirements.
4. The building is a high security area and is subject to a high level of security requirements.
5. The building is a high security area and is subject to a high level of security requirements.
6. The building is a high security area and is subject to a high level of security requirements.
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15. The building is a high security area and is subject to a high level of security requirements.
16. The building is a high security area and is subject to a high level of security requirements.
17. The building is a high security area and is subject to a high level of security requirements.
18. The building is a high security area and is subject to a high level of security requirements.
19. The building is a high security area and is subject to a high level of security requirements.
20. The building is a high security area and is subject to a high level of security requirements.

KEY - GENERAL

--- 100mm concrete wall
 --- 200mm concrete wall
 --- 300mm concrete wall
 --- 400mm concrete wall
 --- 500mm concrete wall
 --- 600mm concrete wall
 --- 700mm concrete wall
 --- 800mm concrete wall
 --- 900mm concrete wall
 --- 1000mm concrete wall
 --- 1100mm concrete wall
 --- 1200mm concrete wall
 --- 1300mm concrete wall
 --- 1400mm concrete wall
 --- 1500mm concrete wall
 --- 1600mm concrete wall
 --- 1700mm concrete wall
 --- 1800mm concrete wall
 --- 1900mm concrete wall
 --- 2000mm concrete wall

KEY - SECURITY SERVICES

--- 100mm concrete wall
 --- 200mm concrete wall
 --- 300mm concrete wall
 --- 400mm concrete wall
 --- 500mm concrete wall
 --- 600mm concrete wall
 --- 700mm concrete wall
 --- 800mm concrete wall
 --- 900mm concrete wall
 --- 1000mm concrete wall
 --- 1100mm concrete wall
 --- 1200mm concrete wall
 --- 1300mm concrete wall
 --- 1400mm concrete wall
 --- 1500mm concrete wall
 --- 1600mm concrete wall
 --- 1700mm concrete wall
 --- 1800mm concrete wall
 --- 1900mm concrete wall
 --- 2000mm concrete wall

PRELIMINARY

11/11/2013 10:00 AM PRELIMINARY DESIGN
 Rev: 1.000 (Initial Design)

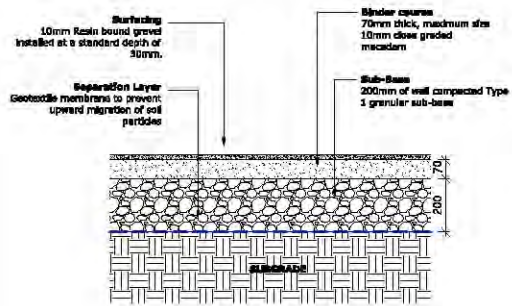
MWL
 11th Floor, 11th Avenue, London EC1A 3BB
 Tel: 020 7493 2000 www.mwlltd.com

West HAMPSTEAD Ltd
 11th Floor
 BROADWAY MALYAN
 11th Floor
 LINDALL INDUSTRIAL ESTATE
 LINDALL ROAD
 LONDON, HA4 6BQ

**SITE PLAN
 EXTERNAL SECURITY CCTV
 SERVICES LAYOUT**

Drawn: J2003 Rev: AD Entered: BK Date: OCT'13

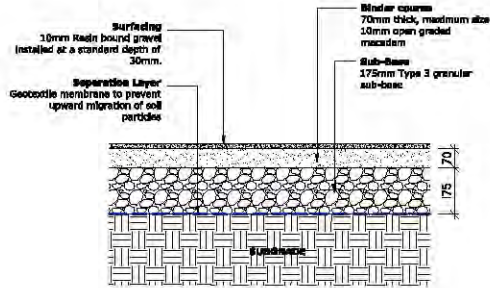
Drawing No. 2013-SIT-01 Rev: P1



TYPICAL DETAIL: RESIN BOUND GRAVEL (NON PERMEABLE)

SCALE: 1:10

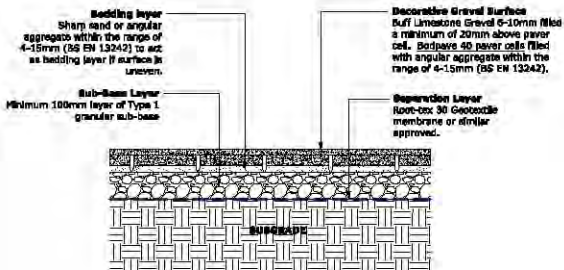
For build-up details over vehicular surfaces refer to civil engineer's drawings



TYPICAL DETAIL: PERMEABLE RESIN BOUND GRAVEL

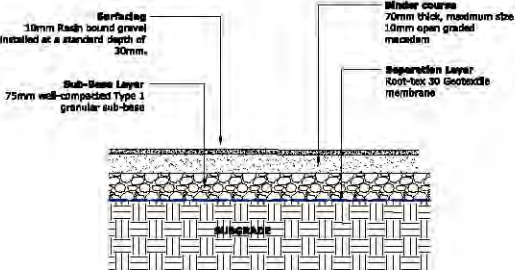
SCALE: 1:10

For build-up details over vehicular surfaces refer to civil engineer's drawings



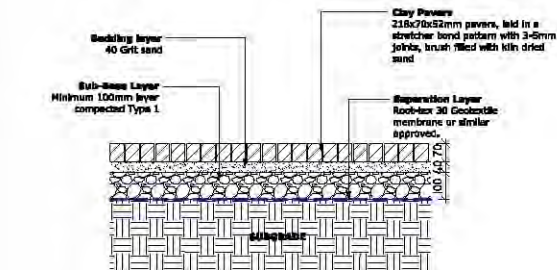
TYPICAL DETAIL: LOOSE GRAVEL (PLAY AREA)

SCALE: 1:10



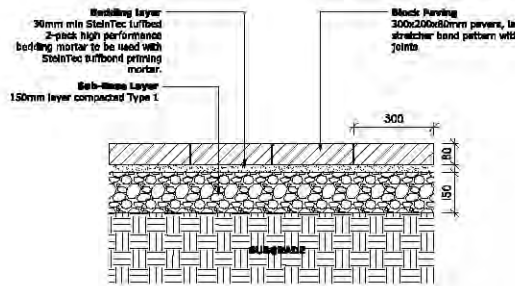
TYPICAL DETAIL: RESIN BOUND GRAVEL (PEDESTRIAN FOOTPATH NO RWZ)

SCALE: 1:10



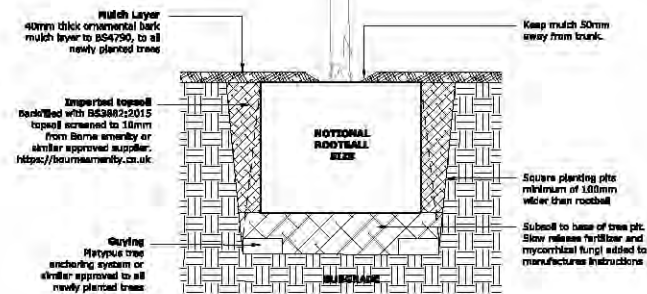
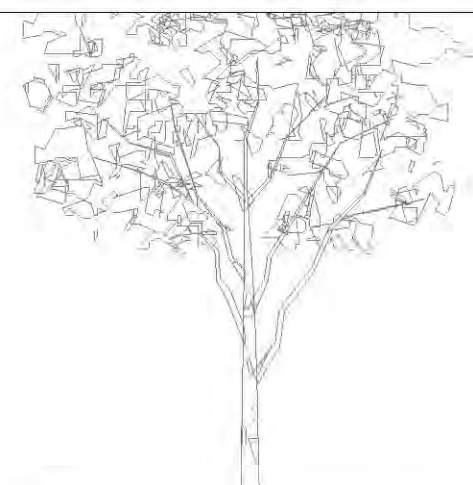
TYPICAL DETAIL: CLAY PAVING

SCALE: 1:10



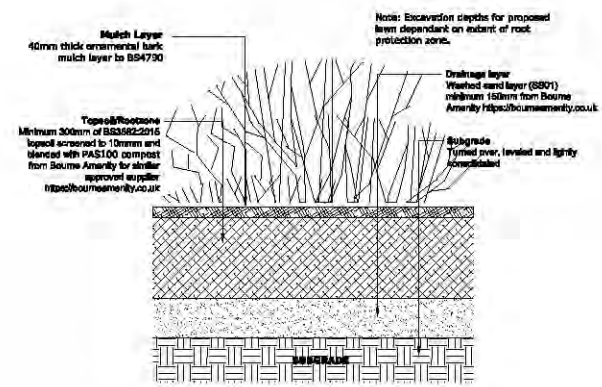
TYPICAL DETAIL: BLOCK PAVING

SCALE: 1:10



TYPICAL DETAIL: TREE PIT DETAIL

SCALE: 1:10



TYPICAL DETAIL: PLANTING BUILD UP

SCALE: 1:10

- Notes
1. Refer to specification with all relevant Amendments, Engineers & design team drawings & specifications
 2. Any dimensions not shown are to the dimensions of the material concerned & verified
 3. All dimensions are in millimeters unless otherwise stated & are subject to checking on site prior to installation or production
 4. This drawing is the copyright of Bowles & Wyer (and other contributors where relevant)

Orig 06.05.21 AP VW n/a
Rev side by cjk n/a

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Tel: 01529 665119 Fax: 01529 667550 Email: enquiries@bowleswyer.co.uk

Project Site
LIDDELL ROAD

Drawing
TYPICAL DETAILS

Job number drawing number
2845 2845-13-01

status
FOR PLANNING

scale 1:10@A1
0 200mm 400mm 1000mm



1. Read in conjunction with all relevant Architectural, Engineers & other team drawings & specifications
 2. All dimensions and measurements are to the centre of the line unless otherwise stated & are subject to checking on site prior to construction
 3. All dimensions and measurements are to the centre of the line unless otherwise stated & are subject to checking on site prior to construction
 4. This drawing is the copyright of Bowles & Wyer (and other contributors where relevant)

- KEY TO PLANTING**
- THREE PLANTING SPECIES as shown**
- A1 *Alnus cordata* 10-15cm 1100
 - A2 *Alnus cordata* 10-15cm 1100
 - A3 *Alnus cordata* 10-15cm 1100
 - B1 *Castanea sativa* 10-15cm 1100
 - B2 *Castanea sativa* 10-15cm 1100
 - B3 *Castanea sativa* 10-15cm 1100
 - C1 *Quercus robur* 10-15cm 1100
 - C2 *Quercus robur* 10-15cm 1100
 - C3 *Quercus robur* 10-15cm 1100
 - D1 *Malus domestica* var. 510
 - D2 *Malus domestica* var. 510
 - D3 *Malus domestica* var. 510
 - E1 *Prunus domestica* var. 410
 - E2 *Prunus domestica* var. 410
 - E3 *Prunus domestica* var. 410
- HEDGES double staggered row 4-0m2**
- H1 *Lonicera xylosteum*
 - H2 *Lonicera xylosteum*
- SHRUBS for PLANTING 3-0m2**
- S1 *Prunus domestica*
 - S2 *Prunus domestica*
 - S3 *Prunus domestica*
 - S4 *Prunus domestica*
 - S5 *Prunus domestica*
 - S6 *Prunus domestica*
 - S7 *Prunus domestica*
 - S8 *Prunus domestica*
 - S9 *Prunus domestica*
 - S10 *Prunus domestica*
 - S11 *Prunus domestica*
 - S12 *Prunus domestica*
 - S13 *Prunus domestica*
 - S14 *Prunus domestica*
 - S15 *Prunus domestica*
 - S16 *Prunus domestica*
 - S17 *Prunus domestica*
 - S18 *Prunus domestica*
 - S19 *Prunus domestica*
 - S20 *Prunus domestica*
- SHRUBS for PLANTING 3-0m2**
- S1 *Prunus domestica*
 - S2 *Prunus domestica*
 - S3 *Prunus domestica*
 - S4 *Prunus domestica*
 - S5 *Prunus domestica*
 - S6 *Prunus domestica*
 - S7 *Prunus domestica*
 - S8 *Prunus domestica*
 - S9 *Prunus domestica*
 - S10 *Prunus domestica*
 - S11 *Prunus domestica*
 - S12 *Prunus domestica*
 - S13 *Prunus domestica*
 - S14 *Prunus domestica*
 - S15 *Prunus domestica*
 - S16 *Prunus domestica*
 - S17 *Prunus domestica*
 - S18 *Prunus domestica*
 - S19 *Prunus domestica*
 - S20 *Prunus domestica*
- LIGHT SHADE PLANTING MIX B**
- L1 *Prunus domestica*
 - L2 *Prunus domestica*
 - L3 *Prunus domestica*
 - L4 *Prunus domestica*
 - L5 *Prunus domestica*
 - L6 *Prunus domestica*
 - L7 *Prunus domestica*
 - L8 *Prunus domestica*
 - L9 *Prunus domestica*
 - L10 *Prunus domestica*
 - L11 *Prunus domestica*
 - L12 *Prunus domestica*
 - L13 *Prunus domestica*
 - L14 *Prunus domestica*
 - L15 *Prunus domestica*
 - L16 *Prunus domestica*
 - L17 *Prunus domestica*
 - L18 *Prunus domestica*
 - L19 *Prunus domestica*
 - L20 *Prunus domestica*
- SHADY PLANTING MIX C**
- C1 *Prunus domestica*
 - C2 *Prunus domestica*
 - C3 *Prunus domestica*
 - C4 *Prunus domestica*
 - C5 *Prunus domestica*
 - C6 *Prunus domestica*
 - C7 *Prunus domestica*
 - C8 *Prunus domestica*
 - C9 *Prunus domestica*
 - C10 *Prunus domestica*
 - C11 *Prunus domestica*
 - C12 *Prunus domestica*
 - C13 *Prunus domestica*
 - C14 *Prunus domestica*
 - C15 *Prunus domestica*
 - C16 *Prunus domestica*
 - C17 *Prunus domestica*
 - C18 *Prunus domestica*
 - C19 *Prunus domestica*
 - C20 *Prunus domestica*
- RAIN GARDEN MIX D**
- D1 *Prunus domestica*
 - D2 *Prunus domestica*
 - D3 *Prunus domestica*
 - D4 *Prunus domestica*
 - D5 *Prunus domestica*
 - D6 *Prunus domestica*
 - D7 *Prunus domestica*
 - D8 *Prunus domestica*
 - D9 *Prunus domestica*
 - D10 *Prunus domestica*
 - D11 *Prunus domestica*
 - D12 *Prunus domestica*
 - D13 *Prunus domestica*
 - D14 *Prunus domestica*
 - D15 *Prunus domestica*
 - D16 *Prunus domestica*
 - D17 *Prunus domestica*
 - D18 *Prunus domestica*
 - D19 *Prunus domestica*
 - D20 *Prunus domestica*
- SHADY GARDEN MIX E**
- E1 *Prunus domestica*
 - E2 *Prunus domestica*
 - E3 *Prunus domestica*
 - E4 *Prunus domestica*
 - E5 *Prunus domestica*
 - E6 *Prunus domestica*
 - E7 *Prunus domestica*
 - E8 *Prunus domestica*
 - E9 *Prunus domestica*
 - E10 *Prunus domestica*
 - E11 *Prunus domestica*
 - E12 *Prunus domestica*
 - E13 *Prunus domestica*
 - E14 *Prunus domestica*
 - E15 *Prunus domestica*
 - E16 *Prunus domestica*
 - E17 *Prunus domestica*
 - E18 *Prunus domestica*
 - E19 *Prunus domestica*
 - E20 *Prunus domestica*
- CLIMBERS**
- C1 *Prunus domestica*
 - C2 *Prunus domestica*
 - C3 *Prunus domestica*
 - C4 *Prunus domestica*
 - C5 *Prunus domestica*
 - C6 *Prunus domestica*
 - C7 *Prunus domestica*
 - C8 *Prunus domestica*
 - C9 *Prunus domestica*
 - C10 *Prunus domestica*
 - C11 *Prunus domestica*
 - C12 *Prunus domestica*
 - C13 *Prunus domestica*
 - C14 *Prunus domestica*
 - C15 *Prunus domestica*
 - C16 *Prunus domestica*
 - C17 *Prunus domestica*
 - C18 *Prunus domestica*
 - C19 *Prunus domestica*
 - C20 *Prunus domestica*
- SIZES & SPACINGS for MIXES**
- Species shown 10L 5m2
 - Species 1L 1-10m2
 - Species 1L 1-10m2
 - Species 1L 1-10m2
- Orig: 03.09.21 VW r/n
 Rev: 04/21 by crk r/n

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 Tel: 01509 662119 Fax: 01509 662120 Email: info@bowleswyer.co.uk

Project Site
LIDDELL ROAD

drawing
PLANTING PLAN

job number drawing number
2845 2845-16-01

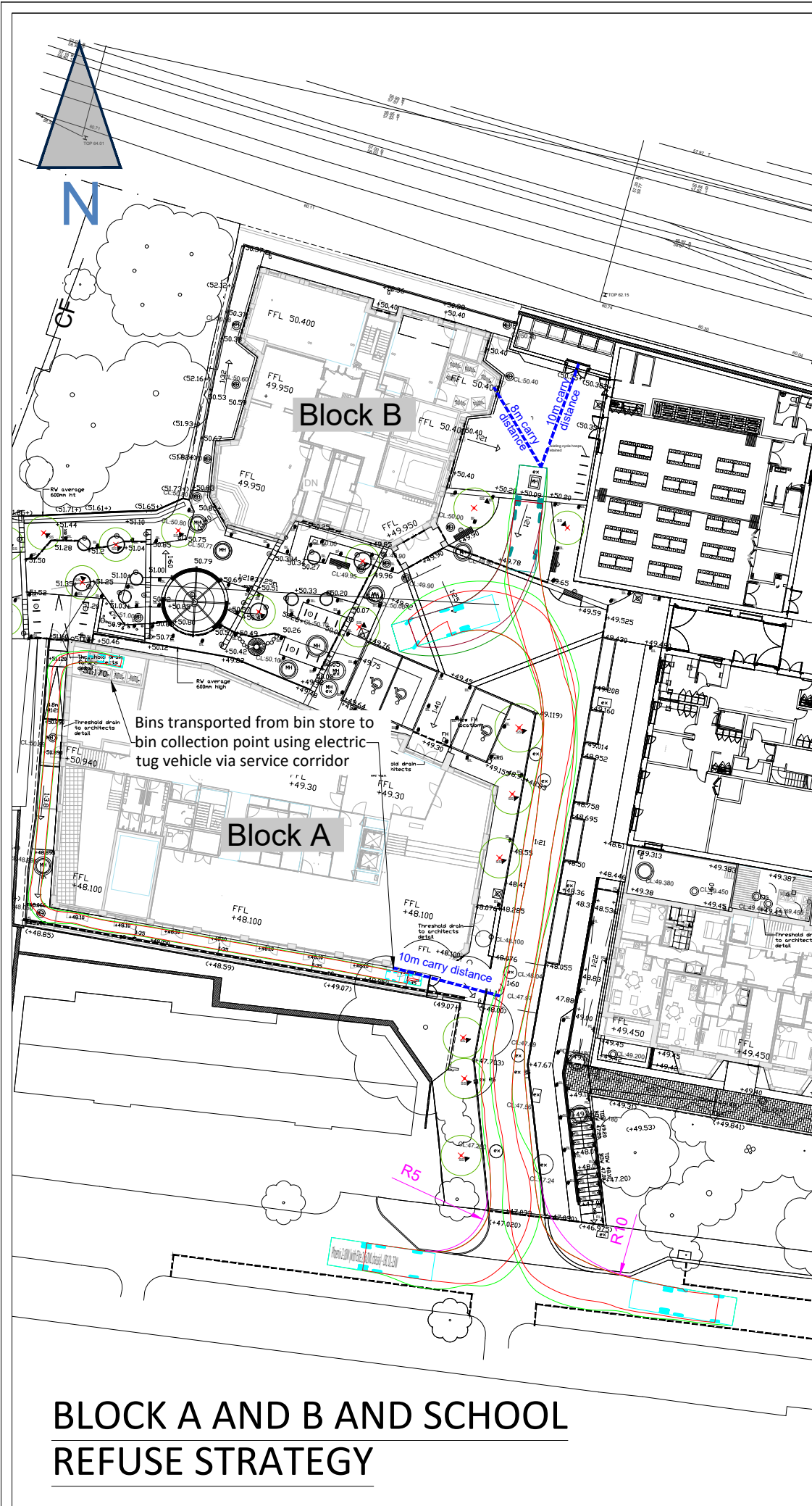
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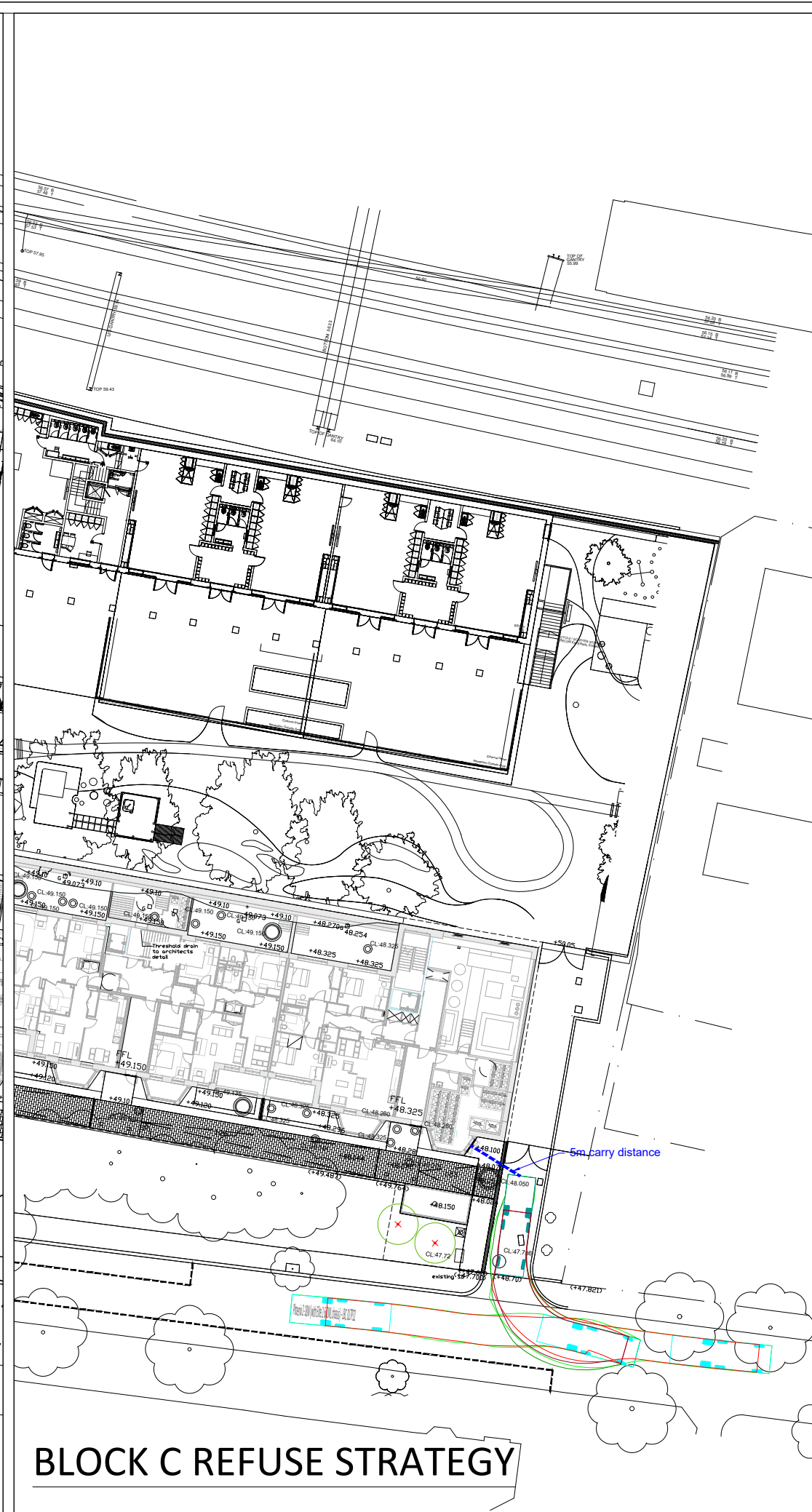
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**West
Hampstead
Limited
Liddell
Road**

APPENDIX 04

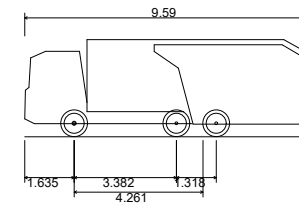


**BLOCK A AND B AND SCHOOL
REFUSE STRATEGY**



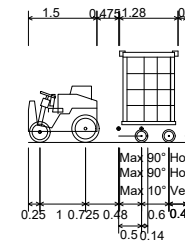
BLOCK C REFUSE STRATEGY

REFUSE VEHICLE PROFILE



Phoenix 2-18W (with Elite 2 6x2ML chassis) - LBC OL-23W
 Overall Length 9.590m
 Overall Width 2.530m
 Overall Body Height 3.211m
 Min Body Ground Clearance 0.416m
 Track Width 2.530m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 8.550m

ELECTRIC TUG VEHICLE PROFILE



Charlotte TE.201 Electric Tug + Eurobin
 Overall Length 3.475m
 Overall Width 0.990m
 Overall Body Height 2.000m
 Min Body Ground Clearance 0.140m
 Max Track Width 0.900m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 1.400m















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Drawn by OH	Approved by DF	Date 24.10.22
Scale 1:500 @ A3	Drawing No SY-21-0012	
Drawing Title SY-21-0012-SP01		Rev C

APPENDIX 05




NOTES
 1. Read in conjunction with all relevant Architectural, Structural & Design team drawings & specifications.
 2. Any discrepancies will be shown in the schedule of the last circulated drawing.
 3. All contractors are to comply with all relevant codes & are subject to checking on site prior to location or quantity of materials.
 4. This drawing is the copyright of Bowles & Wyer (and other contributors where referenced).

-  Reinforced gravel
150mm size, colour: buff
-  Clay pavers
230x200x30mm, colour: buff
-  Concrete block paving
300x200mm, colour: TBC
-  Loose gravel
80's size, colour: buff
-  Hatch walls
Garden walls filled with reclaimed materials
400x400mm
-  Circular planters of different sizes filled
with amenity planting and specimen trees
-  Existing retaining walls
-  Proposed retaining walls
-  Existing trees retained
-  Proposed specimen trees
-  Proposed amenity hedge
-  Proposed amenity planting
-  +48.100 Proposed levels
-  +48.00 Existing levels

Orig 06.09.21 AP VW n/a
 rev date by c/s notes

BOWLES & WYER

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 Tel: 01529 662429 Fax: 01529 663392 Email: admin@bowleswyer.co.uk















project title	LIDDELL ROAD	
drawing	MASTERPLAN	
job number	drawing no	rev
2845	2845-11-01	
status	FOR PLANNING	
scale	1:250@A1	
		

**West
Hampstead
Limited
Liddell
Road**

APPENDIX 06



Notes:
 1. This is a conceptual plan and is subject to change without notice.
 2. All dimensions are in millimetres unless otherwise noted & are subject to rounding on site plans.
 3. The quantity & methodology of土方 & 绿化 (and other materials) where indicated.

-  Brown bound gravel
150mm, outdoor, full
-  Grey gravel
150mm, outdoor, full
-  Concrete block paving
300x200mm, outdoor, full
-  Landscape gravel
150mm, outdoor, full
-  Habitat walls
Delivery walls fixed with recycled materials
150x150mm
-  Circular planters of different sizes fixed
with primary planting and a wooden base
-  Building retaining walls
-  Proposed retaining walls
-  Existing base reserved
-  Proposed open green lawn
-  Proposed primary hedge
-  Proposed green by planting
-  +48.100 Proposed level
-  +48.000 Existing level

Orig: 06.09.21 AP VW n/a
 rev: 06/20 By: chb, notes

BOWLES & WYER

5 Wilkes Court, Tunnel Way, Pitsea, N. Leighton Bassett, L17 9CJ
 Tel: 01276 862338 Fax: 01276 862338 Email: admin@bowleswyer.co.uk

project title	LIDDELL ROAD	
drawing	MASTERPLAN	
job number	2845	drawing number 2845-11-01
status	FOR PLANNING	
scale	1:250@A1	