
From: McLaughlin Gavin [REDACTED]
Sent: 19 June 2018 10:32
To: McClue, Jonathan
Cc: Barry Coltrini; George Andrew; 'George Daugherty'; Cardno, Steve
Subject: RE: 100 Avenue Road, Swiss Cottage - CMP

Follow Up Flag: Follow up
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Hi Jonathan,

Here's our (fingers crossed) final, formal comments for the 100 Avenue Road CMP determination:

For over 12 months, TfL and Essential Living have been engaged in technical discussions to ensure the construction of 100 Avenue Road can proceed at the same time as construction of Cycle Superhighway 11 (CS11), which will pass directly outside the site. Both projects are due to commence construction in mid to late 2018.

Coordination between the 2 construction projects has now been agreed, along with contacts for communication to take place between Essential Living and TfL if further collaboration is required to address any safety, construction logistics, highway operations or public transport service disruption issues which arise during construction.

TfL and Essential Living have worked jointly to produce co-ordinated construction proposals designed to maintain the safety and capacity of the local highway, public transport, walking and cycling networks and minimise the potential for conflicts and collisions. This has required extensive investigation and appraisal of local junctions, traffic flows, vehicle movements and public transport service patterns.

Subject to recent recommendations we issued as part of a Road Safety Audit (RSA), which must be used to update the construction proposals, TfL is now satisfied with the construction access proposed on Avenue Road, which is part of the Transport for London Road Network (TLRN), including impacts of the proposed construction access on bus operations and the delivery of our own CS11 project.

We have conducted Road Safety Audits (RSAs) for the successive access arrangements which will serve the 100 Avenue Road construction site at each main phase of the build, and given recommendations on how the traffic management and access designs can be improved to increase safety and reduce risks of collisions and conflict. The applicant and Council have indicated they will accept and reflect our recommendations in updated proposals.

The current co-ordination of both construction projects agreed between TfL, Essential Living and the Council is reliant on both projects proceeding in accordance with their currently adopted time programmes. If either 100 Avenue Road or CS11 experiences significant delays, the shared arrangements on-street which have been agreed may need to be revisited and redesigned.

However, adapting to such changes is standard practice for highway authorities and construction contractors working to implement construction projects once a Construction Logistics Plan (CLP) or Construction Management Plan (CMP) has been approved and discharged by the local authority.

For the sake of practicality, each CMP must be treated as a live document which within reason can be subject to change, provided the spirit and key aspects of the originally approved version are respected and maintained. Further discussion and management of how any changes are adopted and announced to the public and other affected stakeholders should be agreed through the project Working Group, with input from TfL, Camden Council and neighbouring landowners.

In this case, Tfl Spatial Planning understands that the developer, Essential Living, will procure a contractor to carry out the build after the CMP has been approved. As a result, contractors will be aware of Tfl's exact requirements for co-ordination between the 100 Avenue Road and CS11 construction projects prior to costing and planning their own activities.

We expect written confirmation from Essential Living that the final CMP approved by the Council will form part of the tender pack issued to hire a contractor for this construction project, and that these points will be accepted and included:

- The Tfl Network Impact team will have final sign-off on all temporary and permanent traffic management measures and highway works proposed and implemented to support construction at 100 Avenue Road. All drawings and plans within the CMP must be updated to reflect the most recent versions discussed in emails and meetings between Tfl and Essential Living.
- As we have stated throughout, Tfl does not support loading during periods of peak network congestion. No construction deliveries should therefore be permitted from 0730 to 0930 and 1630 to 1930. The CMP must commit to all deliveries and loading and unloading by construction vehicles taking place outside of these hours.
- The frequency of construction vehicles accessing / exiting via the A41 will not increase above 14 vehicles per day until Bus Stop D at the main site frontage has been relocated to Stop E.
- All on site Traffic Marshalls should complete the Considerate Constructor's Scheme (CCS) Elite Marshal course currently delivered by Tfl employee Michael Barratt OBE.
- Access to the construction site and its pit lane access must be managed by a Booking System, to distribute arrivals and departures efficiently across the day and prevent vehicles accessing the site during the network peak hours specified above. The contact details including name, phone number and hours of work of the individual on site responsible for the Booking System must be shared with Tfl in case we need to contact them.
- Tfl supports access by construction vehicles from both Winchester Road and Avenue Road, rather than solely from the TLRN. To avoid construction vehicles waiting and idling in Lane 1 on Finchley Road, Winchester Road is designated in the CMP as an alternative route for accessing the site. This is for contingency only. Tfl supports this. However we also request that details of a second contingency route are submitted in writing to us prior to commencement of construction. This may be an established protocol vehicles to drive away from the site, circulate and return, or go to wait at an off-site holding area. However, a second contingency is required due to the 7 vehicle maximum quota set by the Council and CMP for Winchester Road.
- Essential Living and, once appointed, their principal construction contractor, should participate in Guided Site Visits arranged by Tfl and attended by representatives of vulnerable road user groups including Camden Cycling Group, to discuss Traffic Management (TM) arrangements in place on site and discuss whether they are fit for purpose. These should be arranged at regular intervals throughout the build at Tfl's request. They can be set up through the aforementioned Working Group.
- The applicant will be entering into a Section 278 (S278) agreement with Tfl for works to our highway on Avenue Road. This agreement will enable both temporary changes to the highway needed to facilitate construction and also full completion of CS11 once 100 Avenue Road is built, at the applicant's expense and to our exact specification.

Subject to the above provisions being confirmed, Tfl would not object to the CMP being approved by Camden Council.

Thanks and kind regards,

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For more information regarding the TfL Spatial Planning team, including TfL's *Transport assessment best practice guidance* and pre-application advice please visit:

<https://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance>