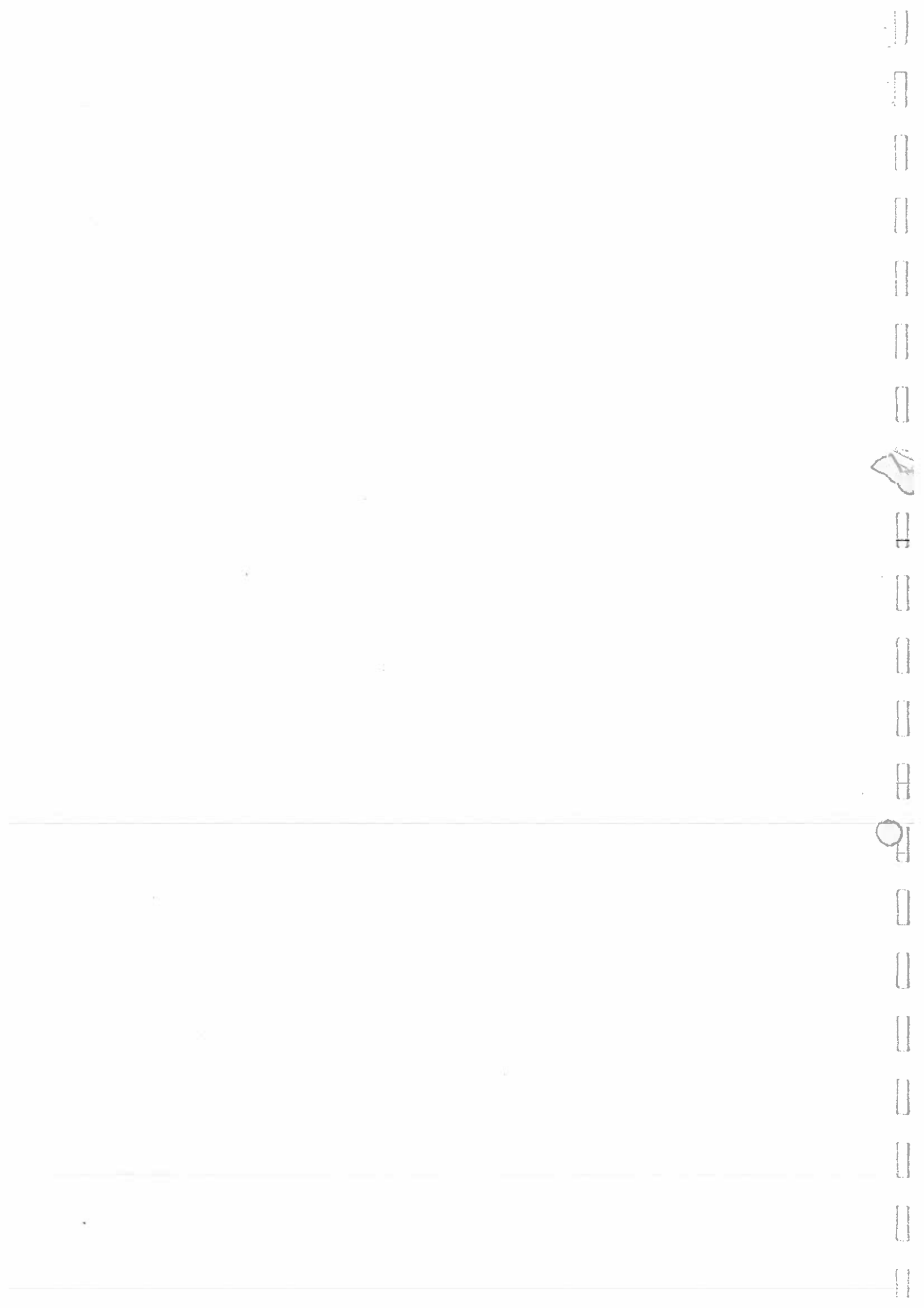


**SECOND SCHEDULE
SERVICE MANAGEMENT PLAN**

[Handwritten signature]



**STABLES MARKET
CHALK FARM ROAD, CAMDEN
DEVELOPMENT OF BUILDING D
DELIVERY MANAGEMENT STRATEGY**

**PREPARED BY
BETTRIDGE TURNER & PARTNERS
ON BEHALF OF
THE STABLES MARKET (CAMDEN) LTD**

Job Number:	Prepared By:	Approved by:	Status:	Issue No: 1	Date:
20234T	A Roderick	AR	Final		January 2005

A

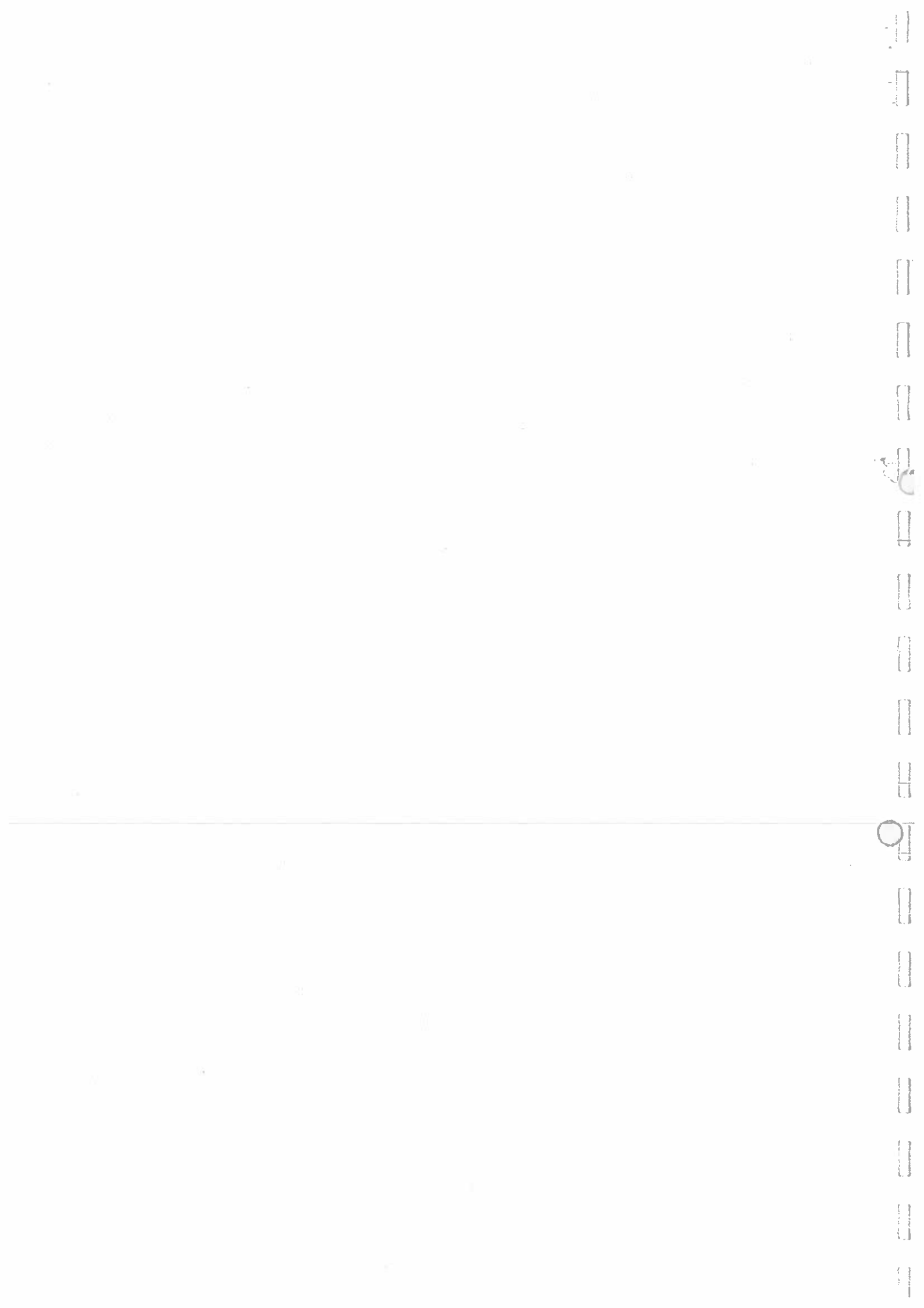
O

CONTENTS

- 1.0 INTRODUCTION**
- 2.0 EXISTING SITUATION**
- 3.0 DEVELOPMENT PROPOSALS AND DELIVERY REQUIREMENTS**
- 4.0 STRATEGY FOR MANAGING DELIVERIES**

FIGURES

- 1.1 Location Plan**
- 2.1 Building D Proposals**
- 4.1 Proposed Access And Service Vehicle Routes**



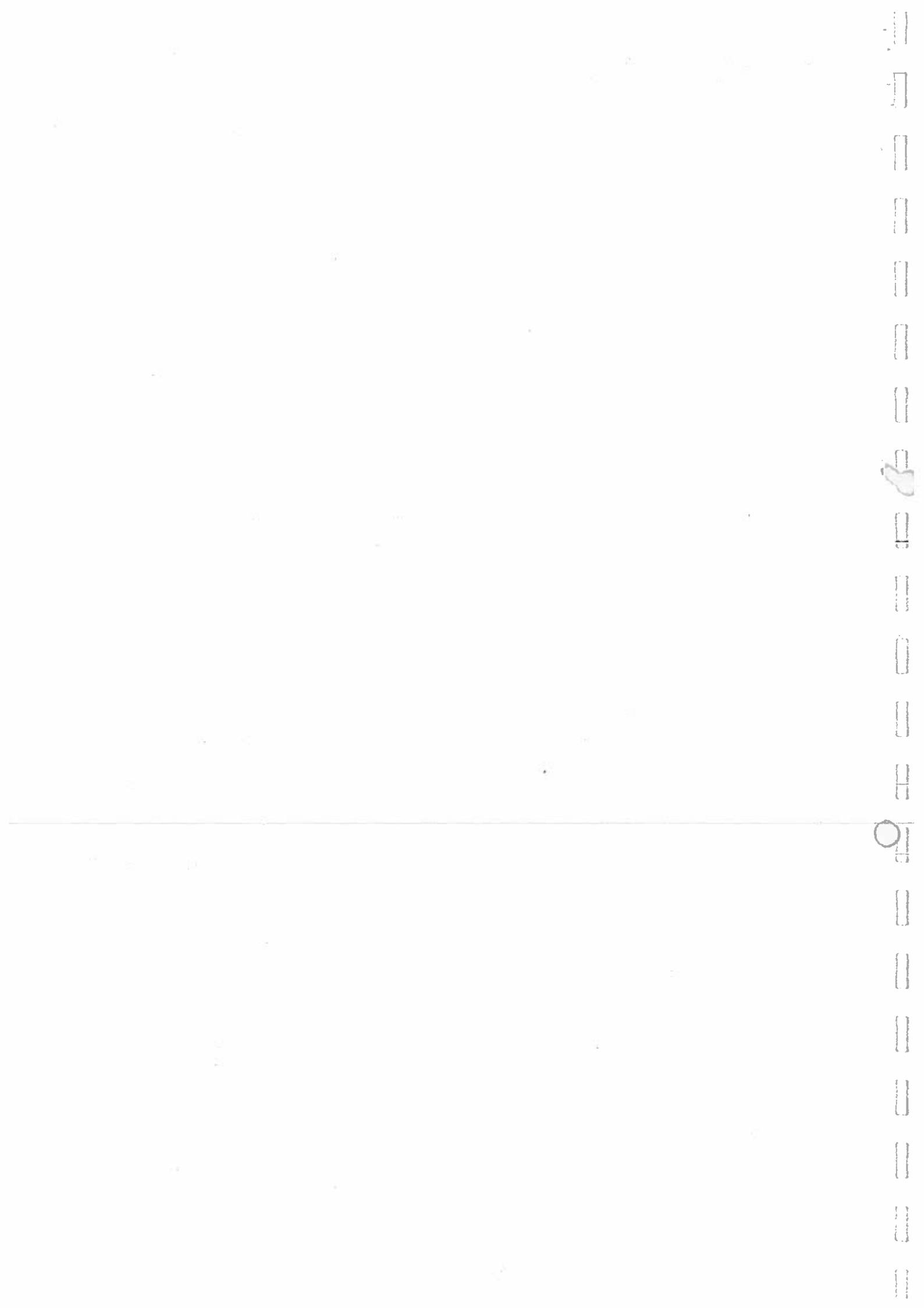
1.0 INTRODUCTION

- 1.1 Bettridge Turner & Partners has been appointed by the Stables Market (Camden) Ltd to advise on the access and servicing issues associated with its proposals to develop new retail floor space at the market, which is located adjacent to Chalk Farm Road in Camden. A site location plan is illustrated at **Figure 1.1**.
- 1.2 The proposal which is referred to as Building D involves developing new retail floor space in an area of land that lies to the rear of the market and forms part of a wider program to redevelop the market as a whole.
- 1.3 The Planning Authority, Camden Council, has requested that the developer submit details for a strategy that would be implemented to provide access for and manage deliveries associated with the development. This report addresses these issues and puts forward a delivery management strategy for the scheme.
- 1.4 Following this introduction the report is structured in the following manner:


Section 2, Existing Situation : Considers how deliveries are currently accommodated and managed at the market.

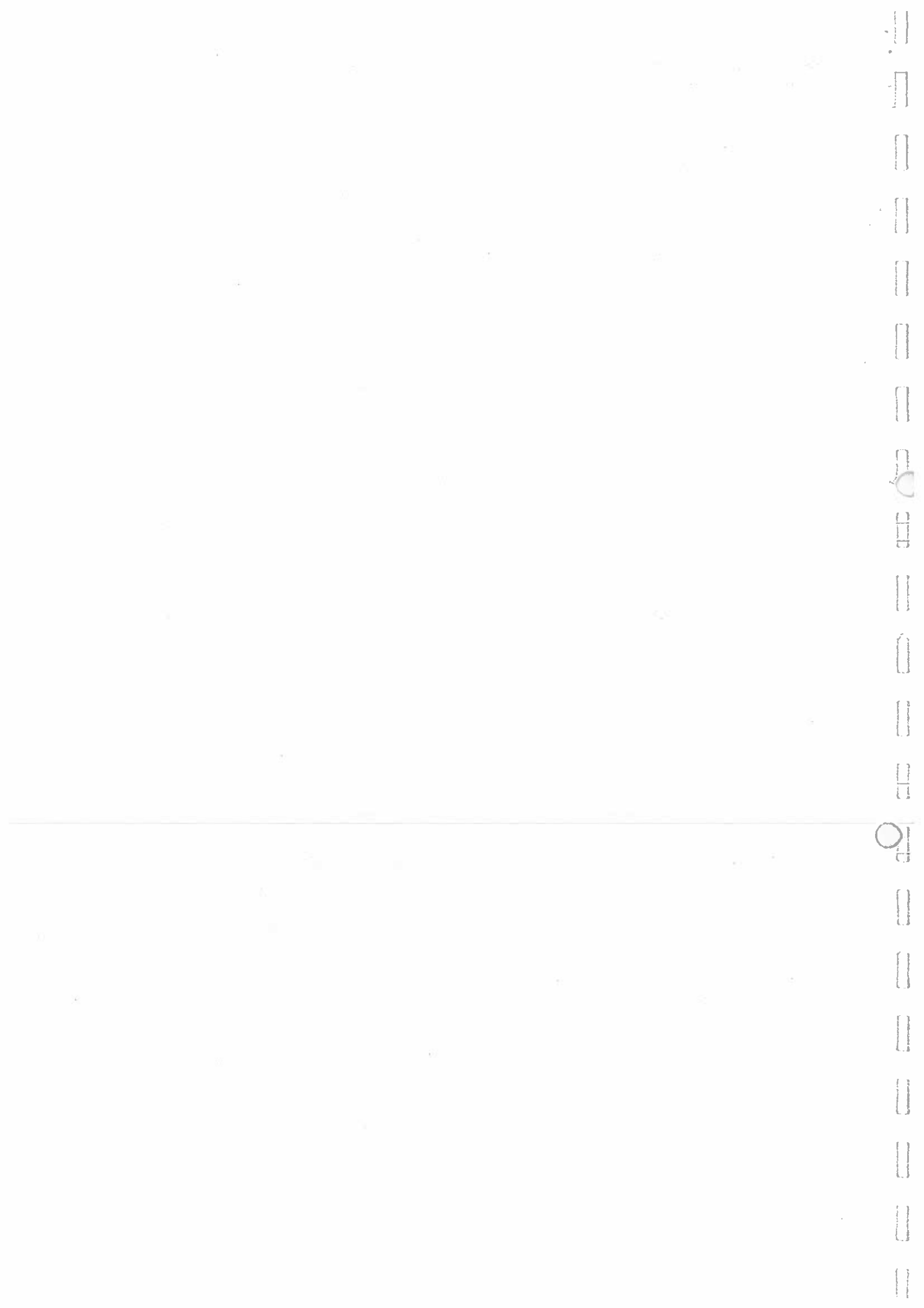
Section 3, Development Proposals And Delivery Requirements : Reviews the proposals for Building D, its access arrangements and the type of delivery vehicles expected.

Section 4, Strategy For Managing Deliveries : Outlines the means of access proposed for deliveries associated with Building D and the management strategy that would be adopted.



2.0 EXISTING SITUATION

- 2.1 The market, which lies adjacent to Chalk Farm Road currently provides access for deliveries at two locations, via the main vehicular and pedestrian entrance to Chalk Farm Road and an entrance to Juniper Crescent which lies at the northern boundary of the site. Planning consent has been received for the redevelopment of an area of the market known as the Triangle Site which is bounded by Camden Lock Place, Camden High Street and the existing railway lines and their supporting arches. This development is under construction.
- 2.2 At present the majority of delivery vehicles associated with the market gain access and egress via the main entrance to Chalk Farm Road. Deliveries take place mainly during the week when market traders and stallholders arrive and depart with their goods. In addition a limited number of vehicle movements occur associated with market traders manufacturing and refurbishing their stock.
- 2.3 The majority of deliveries undertaken are using private cars and small vans. Occasionally larger vehicles such as small rigid HGV's and very occasionally large articulated HGV's enter and leave the site via the Chalk Farm Road entrance. At present there is sufficient turning space within the market to allow all vehicles to enter and exit in forward gear.
- 2.4 The Market already operates an effective system for managing deliveries, with all vehicles entering the site registering with the Market transport manager based at the security office which is permanently manned throughout the week and at weekends.
- 




- 2.5 Once registered drivers are then allocated an area within the site to park and unload. This ensures that deliveries take place safely and prevents congestion developing within the site. Once unloaded goods are transported around the market via forklift trucks and small pallet transporters. These movements are also supervised by market staff to ensure the safety of employees, traders and market visitors. At present there are no restrictions on delivery times.

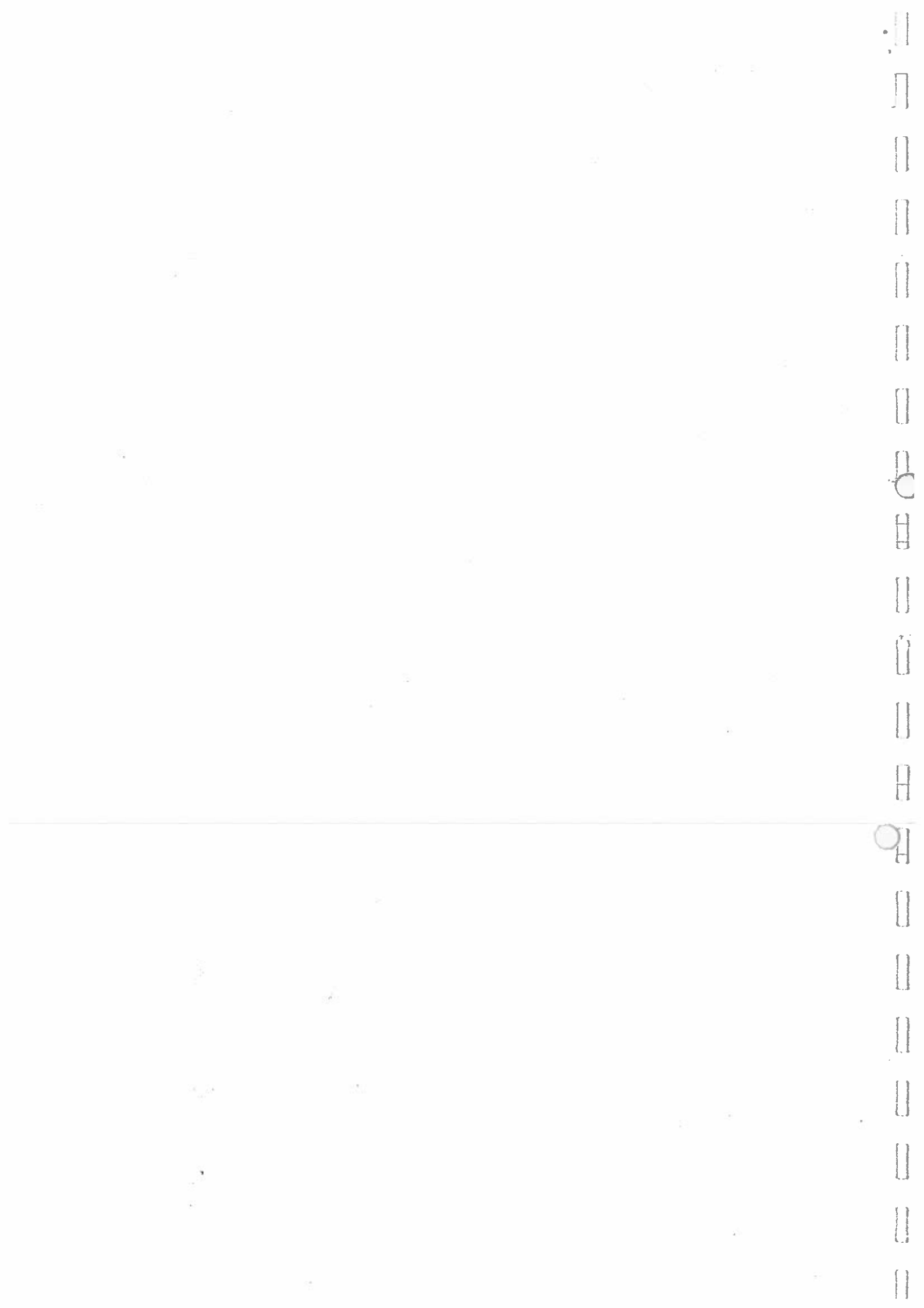
3.0 DEVELOPMENT PROPOSALS AND DELIVERY REQUIREMENTS

The Development

- 3.1 The development, Building D involves the provision of additional retail floor space at the market on an area of land to the rear of the existing premises as shown on **Figure 3.1**. The new building would be linked to the market and the redeveloped Triangle Site at ground floor level with access for pedestrians and goods.

Delivery Requirements

- 3.2 The development is taking place to provide improved accommodation for existing market stallholders and traders that would be relocated as a consequence of a wider redevelopment program taking place at the market. Consequently the new building would not generate an additional number of service vehicle movements when compared with the existing situation.
- 3.3 The type of vehicle making deliveries would also not alter and therefore it is anticipated the development would be serviced mainly by private cars and small vans. Occasionally it will be necessary for a small rigid HGV or box van to service the building.
- 




4.0 STRATEGY FOR MANAGING DELIVERIES

Delivery Access

- 4.1 It is proposed that all deliveries associated with Building D would access the market via the existing Chalk Farm Road entrance. Smaller vehicles would then access building D via a route through the market between unit numbers 23 and 27 and continuing through unit numbers 13A and 13M. These vehicles would then leave the site after unloading along the same route.
- 4.2 The occasional delivery made by larger vehicles such as a box van would park in an appropriate area allocated by the site transport manager in the vicinity of unit numbers 23 and 27.
- 4.3 Once unloaded goods would be transported to the new building using sustainable electrically powered forklift trucks and small pallet transporters.

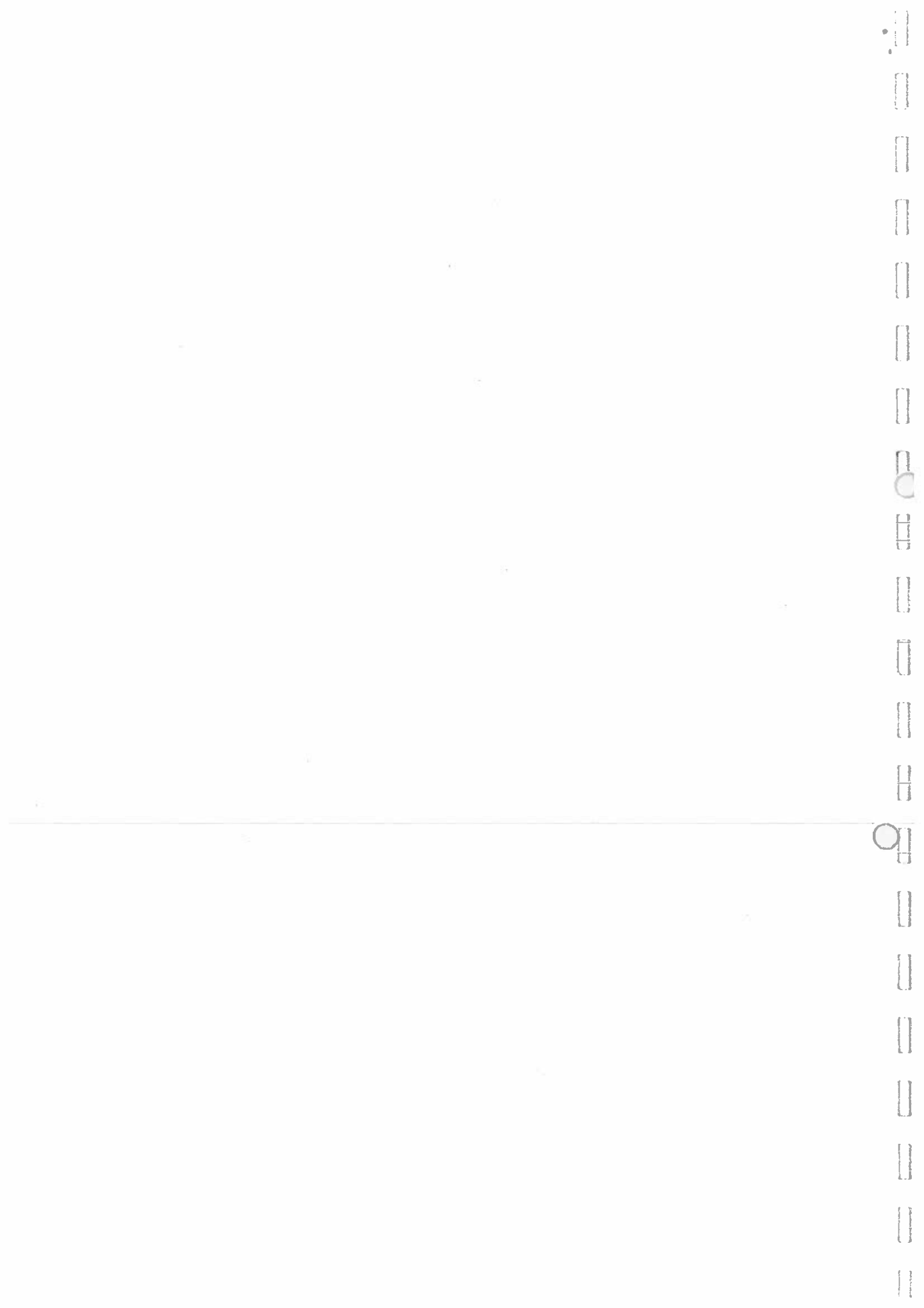
Management Strategy

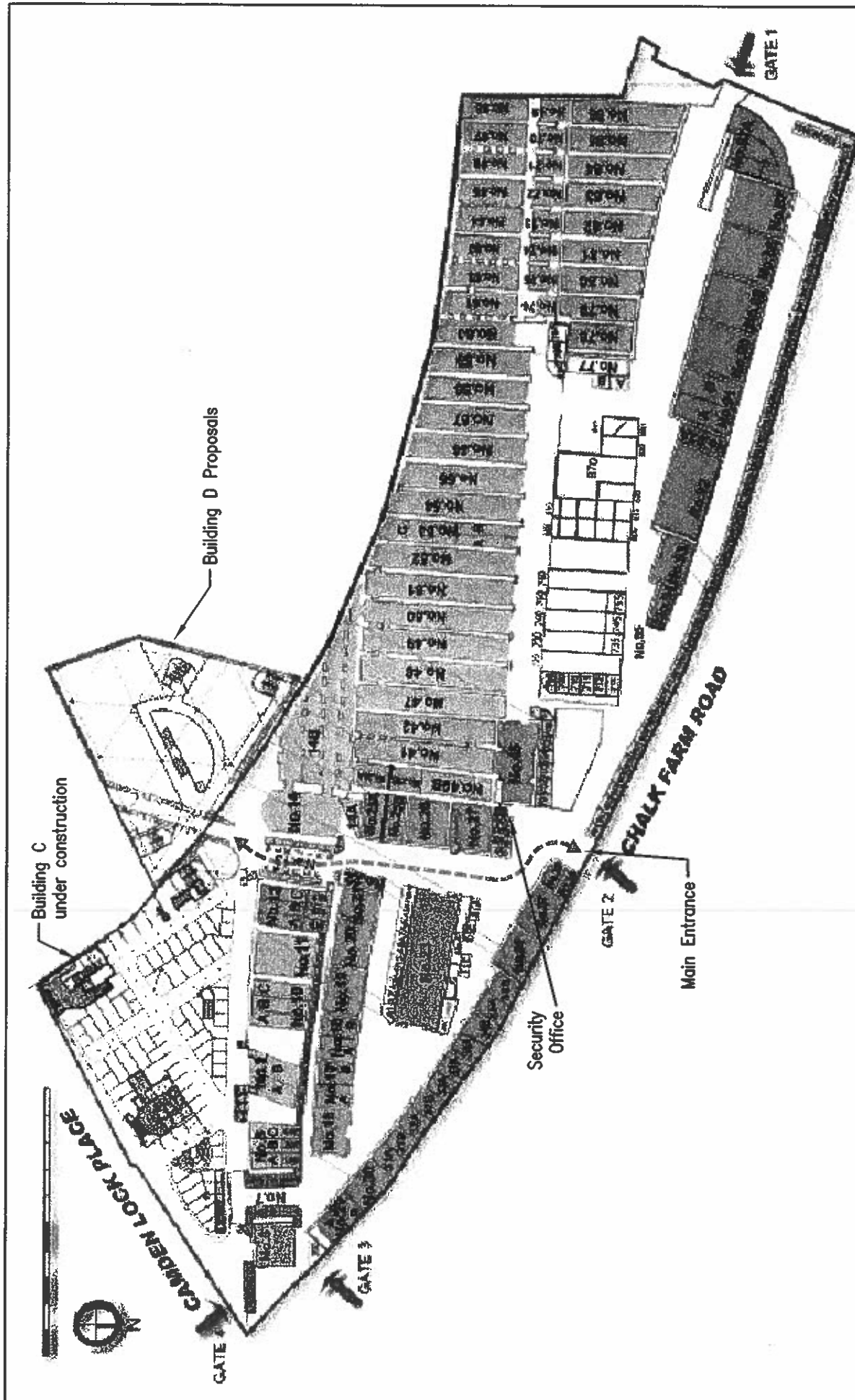
- 4.4 Since the development of Building D would not attract additional service vehicles to the market it is proposed that deliveries would be managed using the current procedures that are in place. This will involve drivers reporting to the existing transport manager at the site security office and then being allocated a suitable area to unload. The movement of vehicles within the market, the unloading of goods and their transport within the market to Building D would be supervised by the site transport management and / or security staff. This will ensure that the safety of market and employees and visitors is not compromised.
- 4.5 Camden Council has not considered it necessary to impose restrictions on delivery times for the current activities that take place at the market and as the development at Building D would not increase the number of service vehicles using the market or significantly alter their delivery times it is considered that this arrangement should continue.
- 4.6 **Figure 4.1** illustrates the strategy proposed in plan form.
- 

FIGURES



STABLES MARKET (CAMDEN) LTD Job Title: Stables Market, Chalk Farm Road, Camden Drawing Title: Location Plan		Notes <table border="1"> <tr> <th>Rev</th> <th>Date</th> <th>Amendments</th> <th>Drawn/Approved</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		Rev	Date	Amendments	Drawn/Approved												
Rev	Date	Amendments	Drawn/Approved																
Scale N.T.S. Date 01.05 Drawn by JSP Checked by DG Approved by AR		Figure 1.1 Scale N.T.S. Date 01.05 Drawn by JSP Checked by DG Approved by AR																	
BTRP Bettridge Turner and Partners Consulting Civil Engineers and Transportation Planners Address: Orchard House, Victoria Square, Droylwich, Midlands WR9 8DS Tel: 01932 867773 Tel: 01905 794784 Fax: 01905 774425		ISO 9001 UNAS Registered Firm																	





Client	STABLES MARKET (CAMDEN) LTD				Notes	<div>←</div> <div>→</div> <div>Proposed Access Route</div>	Date	01.05	<div>BTRP Bettridge Turner and Partners Consulting Civil Engineers and Transportation Planners</div> <div>Orchard House Victoria Square Dratwich Midlands WR8 8DS Tel: 01932 867773 Tel: 01905 794784 Fax: 01905 774425</div> <div>ALSO AT: Cotham Tel: 01932 867773 Berthamsted Tel: 01442 866776</div> <div>ISO 9001 UKAS MANAGEMENT SYSTEMS 004</div>		
	Job Title	Stables Market, Chalk Farm Road, Camden						Drawn by		JSP	
	Drawing Title	Proposed Access and Service Vehicle Route						Checked by		DG	
								Approved by		AR	
Rev	Date	Amendments	Drawn/Approved	Scale	N.T.S.						

