

Introduction:

This transport statement has been prepared by Architype Architects and is submitted in support of the planning application for extensions to Agincourt House, Fleet Road, NW3 2NY.

The site is staying as a SEBD school for KS4 pupils, currently there are 30 students and this will be increased to facilitate a maximum of 60. There are no disabled students or staff and this will remain the case due to the nature of the students.

Location & Transport Infrastructure:

The site is situated in the Borough of Camden just South of Hampstead Heath. It is on Agincourt Road, a residential street, with Fleet Primary School to the South East, the Camden Ambulance Station to the North West and a shared MUGA followed by residential gardens to the South West. Whilst in a relatively built up area, it is just a 5 minute walk to Parliament Hill / Hampstead Heath. The course of the buried Fleet River flows near the site - thought to be immediately behind the site.

Fleet School will be considered throughout the process due to their school being in operation throughout the works and the presence of young children. However their main access is from Fleet Road and the Agincourt Road gate is a vehicular service access only.



Location Plan, Google Maps

PTAL Rating & Public Transport Links:

The site has good public transport links, Agincourt Road has a PTAL 4 rating.

Search

Easting

Northing

Go

NW3 2NY

Go

Street

Go

Station

Go

PTAL Report

✔ PTAL report generated

Easting: 527666

Northing: 185501

PTAL rating: 4

Click to open:

Summary report (text)

Details report (text)

Summary report (PDF)

Details report (PDF)

To save them for later, right-click and choose "Save target as..."

Map Layers

Base mapping

Infrastructure

Other

Documents

Feedback

PTAL start point selector

Increase map size

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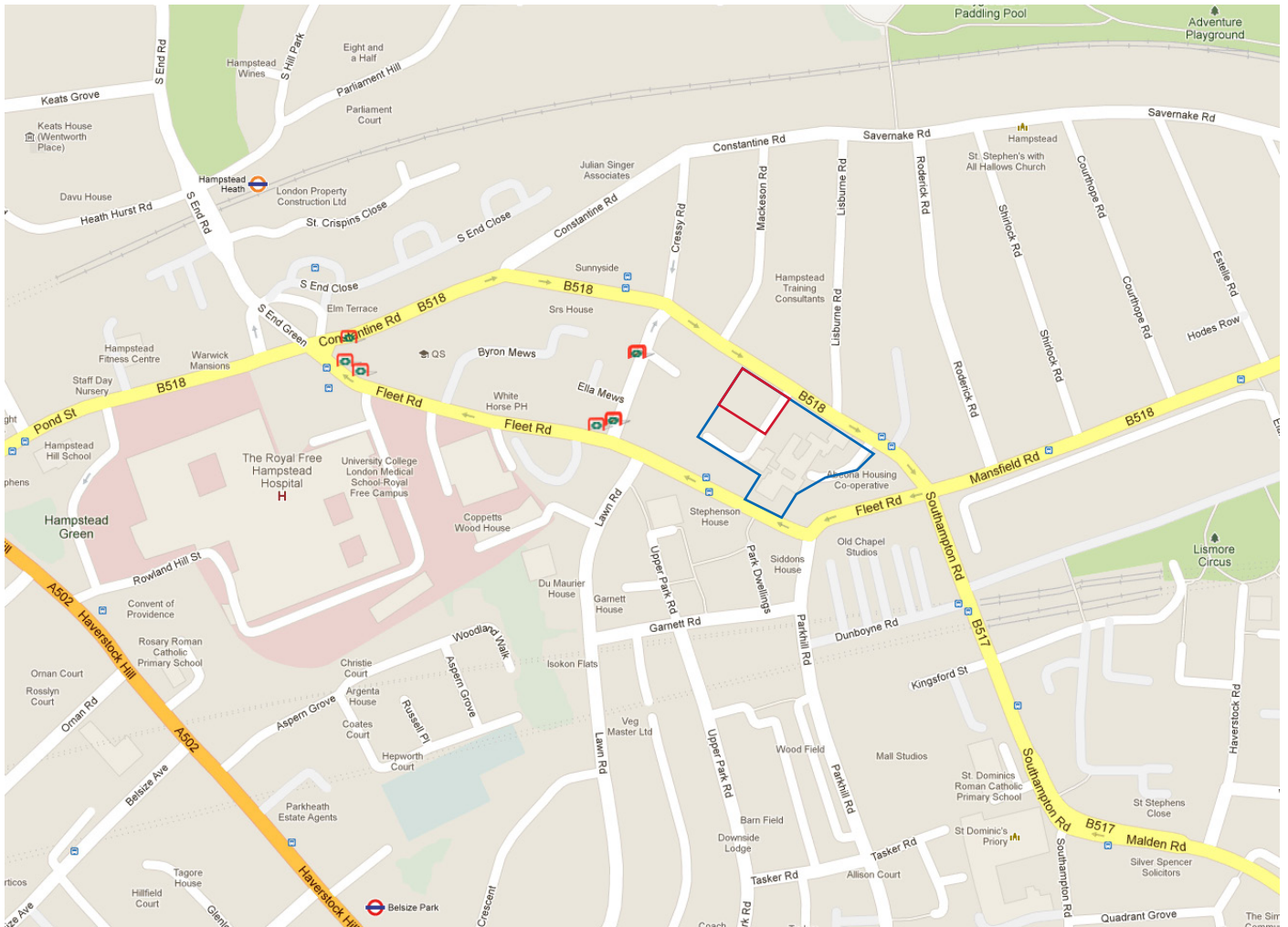
1: 1250

Source: <http://www.webptaks.org.uk>

It is approximately 0.3 miles to Hampstead Heath station or 0.45 miles to Gospel Oak station on the London Overground Line and 0.5 miles to Belsize Park on the Northern Line. The 24, 46, and C11 buses stop on Agincourt Road. Parking is limited with residents permits used on the surrounding roads.



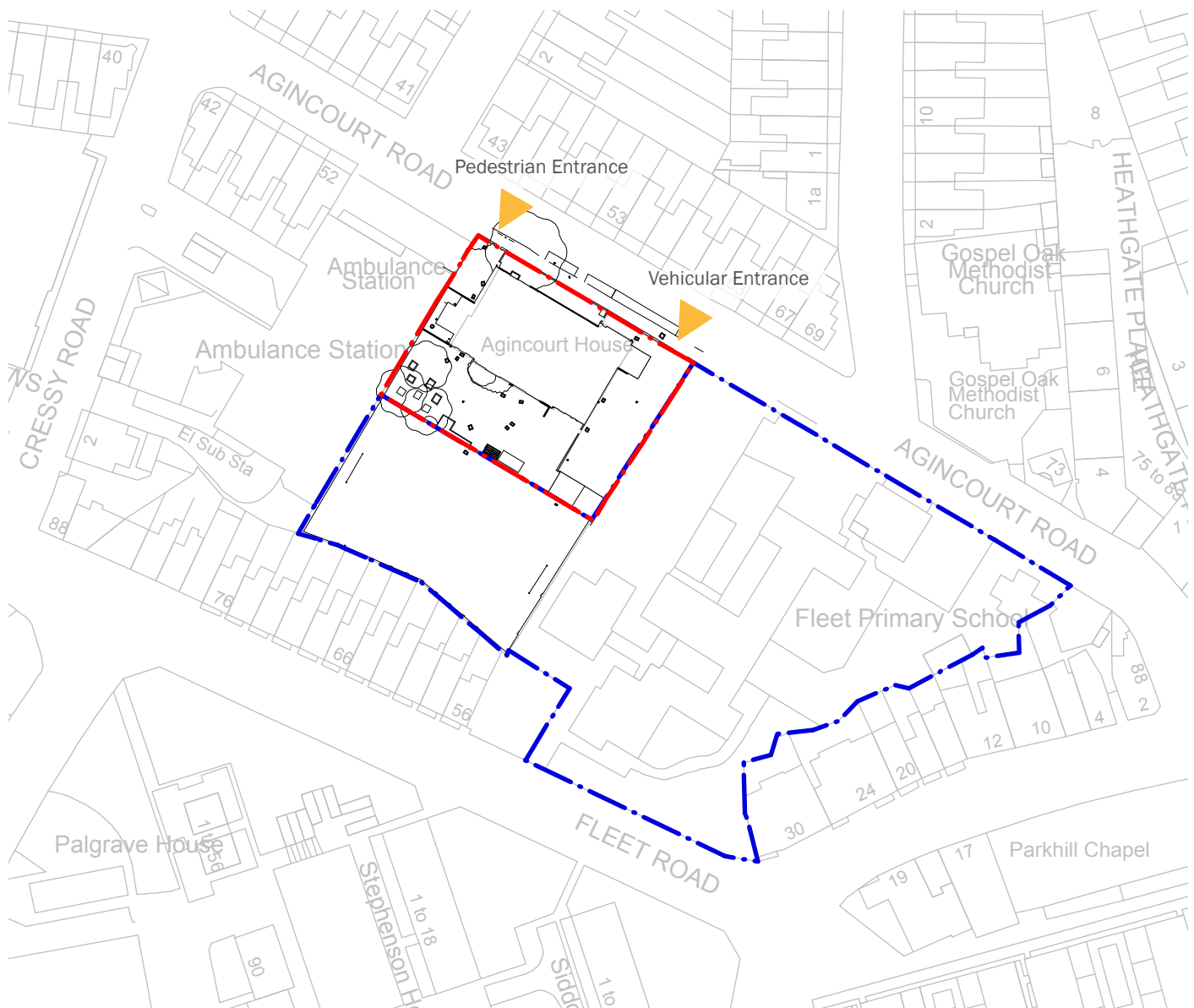
The London Cycle Network (LCN) does not pass nearby but there are public cycle stands near the site as shown on the map below. There will be cycle stands added for both students and staff in the new facility.



LCN Map Source: Camden Cycling Campaign

Existing Site:

The site is adjacent to Fleet School to the East, which is also owned by Camden Council. To the West there is the Ambulance Station, which has a three storey high wall on the boundary. To the South of the site is a MUGA (multi-use games area) which is shared with Fleet School. The site is accessed from Agincourt Road into what is currently the small carpark. Agincourt Road is a mainly residential street.



Existing Site Plan

Agincourt House is an existing 30 student Key Stage 4 SEBD school. The site has been in education and community use from the Victorian era when it was part of the larger Fleet School. It is the only remaining original building from the board school site. There is a gross site area of approximately NUMBER and a net site area of NUMBER. The existing gross internal area is NUMBER. Currently there is on site parking for the minibus and some cars.

Current Baseline Transport Data:

Facilities	Description	Numbers
Carpark	No. Staff Parking Spaces	6
	No. Visitor Parking Spaces	5
	No. Disabled Parking Spaces	1
Cycle Store	No. Staff Cycle Spaces	0
	No. Pupil Cycle Spaces	0
Storage Lockers	No. Staff Storage Lockers	0
	No. Pupil Storage Lockers	0
Storage Facilities	Staff Shower (Y/N)	N
	Pupil Shower (Y/N)	N

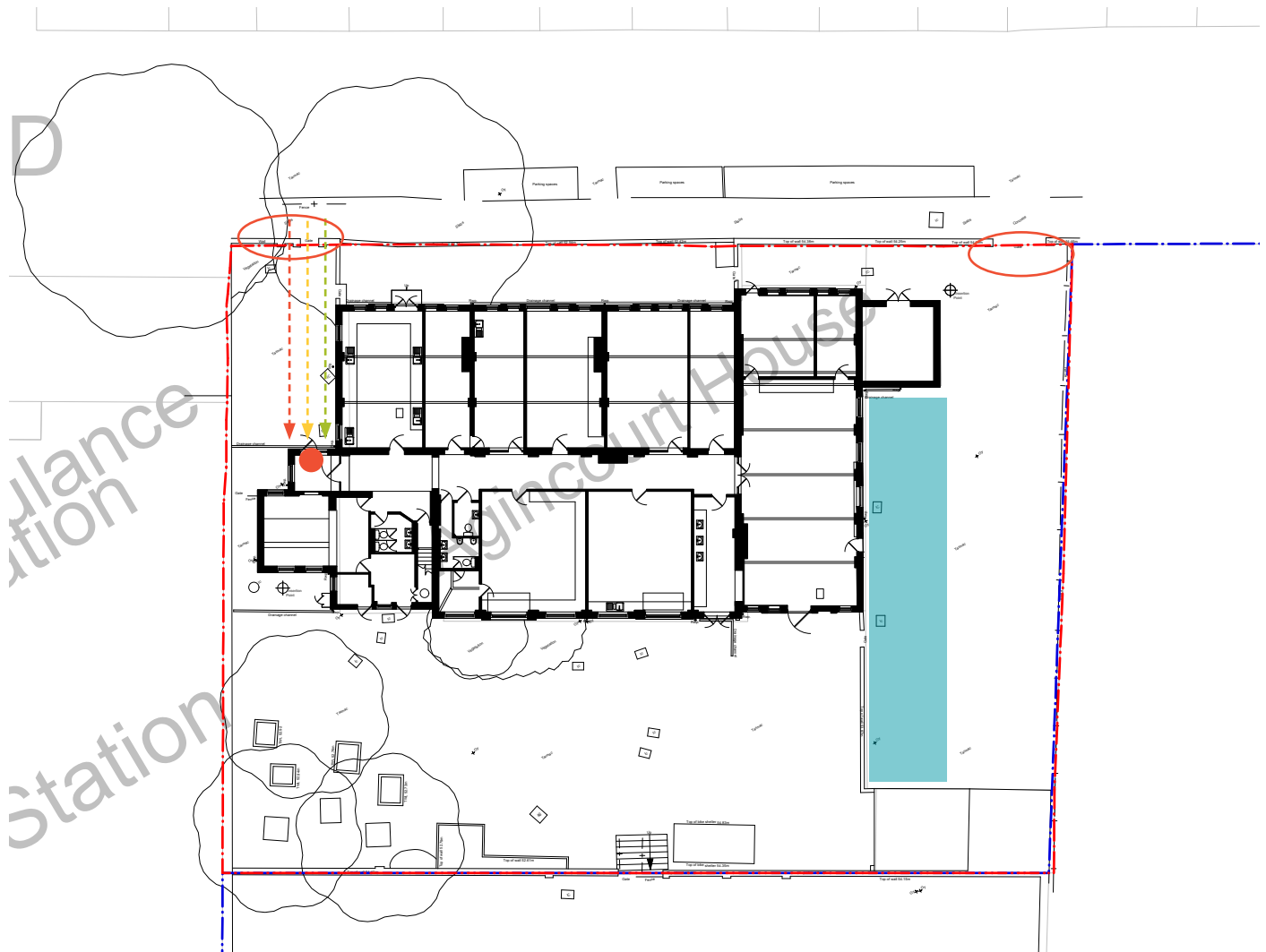
School Times











	Start Time	End Time
School Site	06:00	18:00
Breakfast Club	08:30	09:30
Pupil School Times	09:00	15:15

Pupil Numbers

Pupils on Role	41
Full-time Staff	28
Part-time Staff	7

Existing Block Plan & Principal Access Routes:



-  Pupil Cycle Route
-  Staff Cycle Route
-  Pupil Route
-  Staff Route
-  Visitors/Late Arrivals Route
-  Visitors Entrance
-  Staff Cycle Store
-  Pupil Cycle Store
-  Minibus/Visitor Parking
-  Gated Entrance

Agincourt Road:

Agincourt Road is a one way road, mainly residential in character. There is no dedicated cycle path. Traffic calming measures are in place with speed bumps and the road narrowing by the zebra crossing for Fleet School. There is safety fencing by the current main pedestrian entrance to Agincourt House. There is on-street parking on both sides of the road under a permit holder scheme.



View Looking East along Agincourt Road, Source: Google Maps



Existing Vehicular Entrance from Agincourt Road, Source: Google Maps

Proposed Development:

The proposed construction is made up of two extensions. The extension at the West of the site is single storey while the one to the East is predominately single storey but has a two storey element set back at the rear of the site. The total gross floor area of the new build is 630m² and of the refurbished area is m².

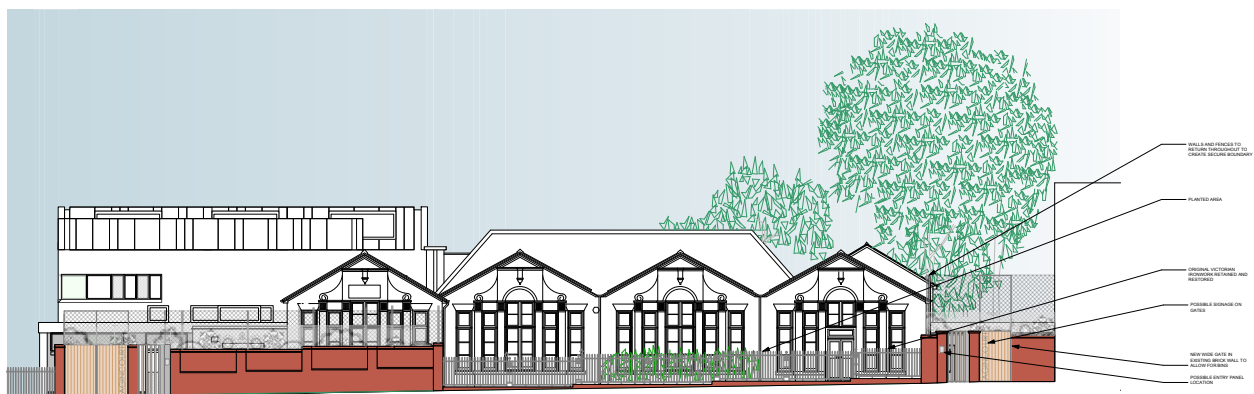
- The existing building area is 591m²
- The proposal would therefore increase the building area to 1149m²
- The net increase is 558m²

The accommodation is to accommodate the increase of students from 41 to 60. However, it is understood that a large percentage would be undertaking placements in college and work and so not on site. In addition, these figures are an estimate of the maximum that could be accommodated but actual figures vary from year to year depending on the students requiring the SEBD levels of care so may be considerably less.

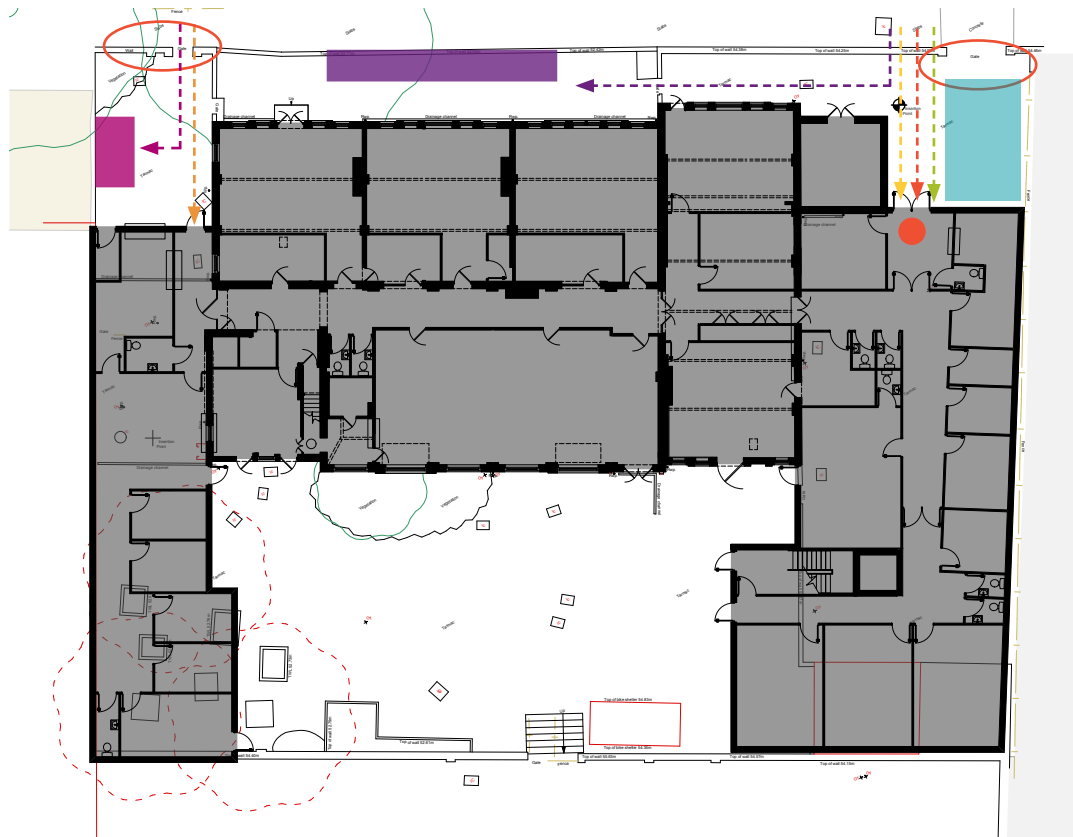
In the proposed development a new pedestrian entrance will be incorporated next to the current vehicular one, and an additional pedestrian one next to the current vehicular one. There is no work proposed to the site vehicular entrances.














Existing Street Elevation on Agincourt Road



Proposed Street Elevation on Agincourt Road



- | | |
|---|------------------------------|
|  | 1:1 Pupil Route |
|  | Pupil Cycle Route |
|  | Staff Cycle Route |
|  | Pupil Route |
|  | Staff Route |
|  | Visitors/Late Arrivals Route |
|  | Visitors Entrance |
|  | Staff Cycle Store |
|  | Pupil Cycle Store |
|  | Minibus/Visitor Parking |
|  | Gated Entrance |

Impact of Vehicle Trips:

Staff across the sites and multi-agency staff agreed that the parking was not necessary as virtually all use public transport or cycle to work. Therefore the proposed number of parking spaces is less than both sites have currently.

Camden Centre for Learning has bikes of their own (securely stored at Agincourt) to encourage pupils to cycle yet there is no cycle storage provision for students, teachers or visitors at Agincourt. The proposal allows for considerable cycle storage at Agincourt. There are separate secure cycle stands for staff and pupils with the staff store locked at both sites. This allows staff to cycle in to work without worry.

The current break down of transport types of the 41 students is as follows:

Walking - 12

Car - 1

Public transport - 24

Bike - 4

Skateboard - 0

The current break down of transport types of the 35 (part and full time) staff is as follows:

Walking - 8

Car - 4

Public transport - 19

Bike - 4

The predicted break down of transport types of the 60 students is as follows:

Walking - 15

Car - 2

Public transport - 35

Bike - 5

Skateboard - 3

The predicted break down of transport types of the 36 (all full time) staff is as follows:

Walking - 9

Car - 0

Public transport - 21

Bike - 6

This indicates that there will be no/or impact on the surrounding roads as there is no predicted increase in traffic.

Contractor Access & Construction Management Plan:

A full Construction Management Plan will be submitted if required.

Reference will be made to the Council's Considerate Contractor Manual and best practice guides from the GLA. It is understood that the CMP may therefore seek to control hours of operation, monitor and manage air quality, noise, dust and other emissions of other pollutants and location of equipment.

As described in CPG 6: Amenity the items that it will address are as follows:

- Dust, noise and vibration on-site and off-site
- Traffic management highways safety and highways congestion
- Protection of listed buildings
- Stability of adjacent properties;
- Protection of biodiversity and trees;
- Protection of any off-site features that may be damaged due to works
- Preserve the amenity of surrounding residential and other sensitive uses

In particular the safeguarding of safety for Fleet Schools' pupils, staff, road users and pedestrians will be paramount when considering the management of contractor access.

The CMP will include the following statement

"The agreed contents of the construction management plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this construction management plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter."

Description of Works:

The proposal is small in nature, being only c.630 m² of new accommodation. However, given the relatively constrained access of the site careful attention has been made to the way the works will be accessed.

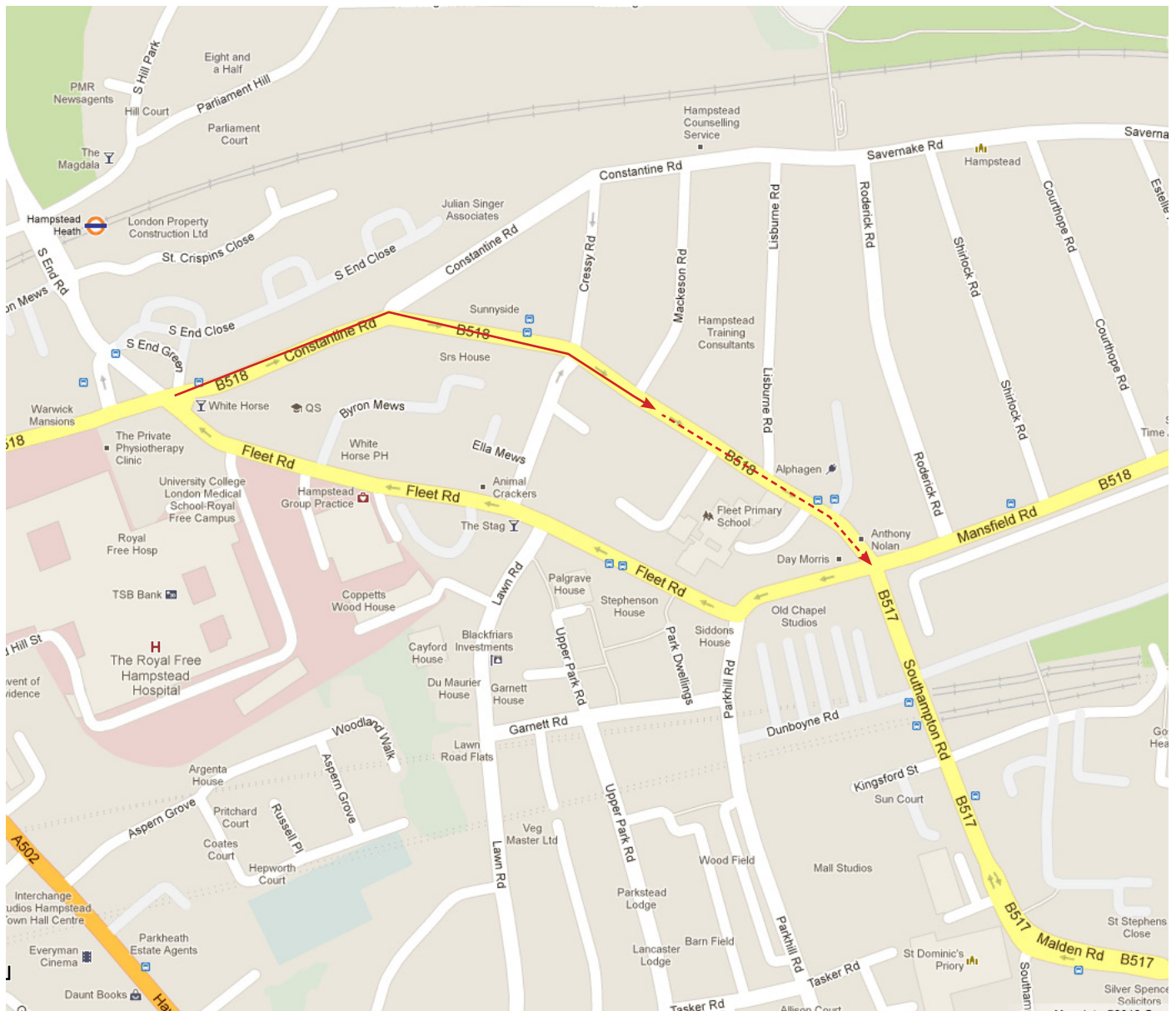
The proposed construction type is traditional, and it will be possible to minimise the size of components that need to be delivered. Tendering contractors will be fully advised of the constrained access and required to demonstrate how they will address this in their Construction Management Plan. Tower craneage will not be required. The contract period will be in the order of 14 months. The school will not remain in operation during the works. However careful attention will be paid to Fleet School with external play areas separated from construction work by appropriately positioned hoarding.

Normal working hours will be observed to comply with LB Camden policy guidance, existing parking restrictions on large delivery vehicles, and including the timing of deliveries to avoid unreasonable and out-of hours disruption to residents. Where noisy and disruptive activities are unavoidable, e.g. mini-piling, a full method statement and mitigation plan will be submitted under condition for approval.

Access to the Site:

This is only possible via Agincourt Road (B518). Agincourt Road is one way with traffic running from east to west. Access to the site will therefore necessarily be from the east. Vehicles leaving site will be required to pass west along Agincourt Road, to join Mansfield Road.

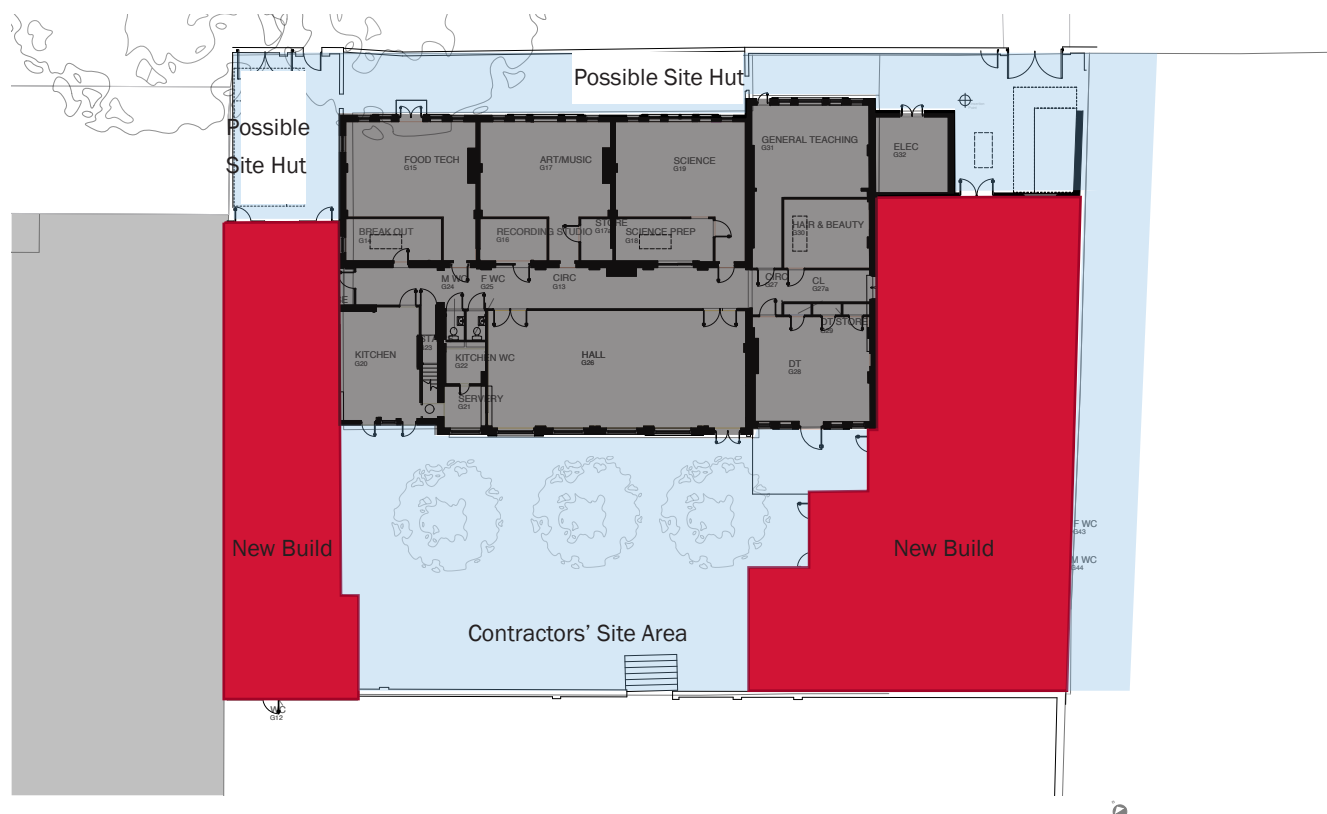
Agincourt Road is effectively reduced to a single carriageway due to on-street residents parking and occasional street-narrowing. This leaves a clear zone approximately 3m wide at the narrowest point which will allow construction vehicles of limited size to approach. It is the route for all ambulances leaving the ambulance station so will need to be kept clear at all times. Details of the constrained access to the site, including photographs, will be issued to tendering contractors, who will be asked to consider this in their CMP, for subsequent issue to their suppliers and subcontractors. This will include a limit on delivery vehicle size.



Site Access, Source: Google Maps

Access Arrangements for Vehicles:

It is proposed to allow the use of the on-road school clear zone along the southern side of Agincourt Road as a drop off for construction vehicles. Due to the tight site area there is not sufficient space for vehicles to come onto the site, the front and central back space are proposed to be used for storage. A strip of Fleet School's land (also owned by Camden Council) will be used during construction.

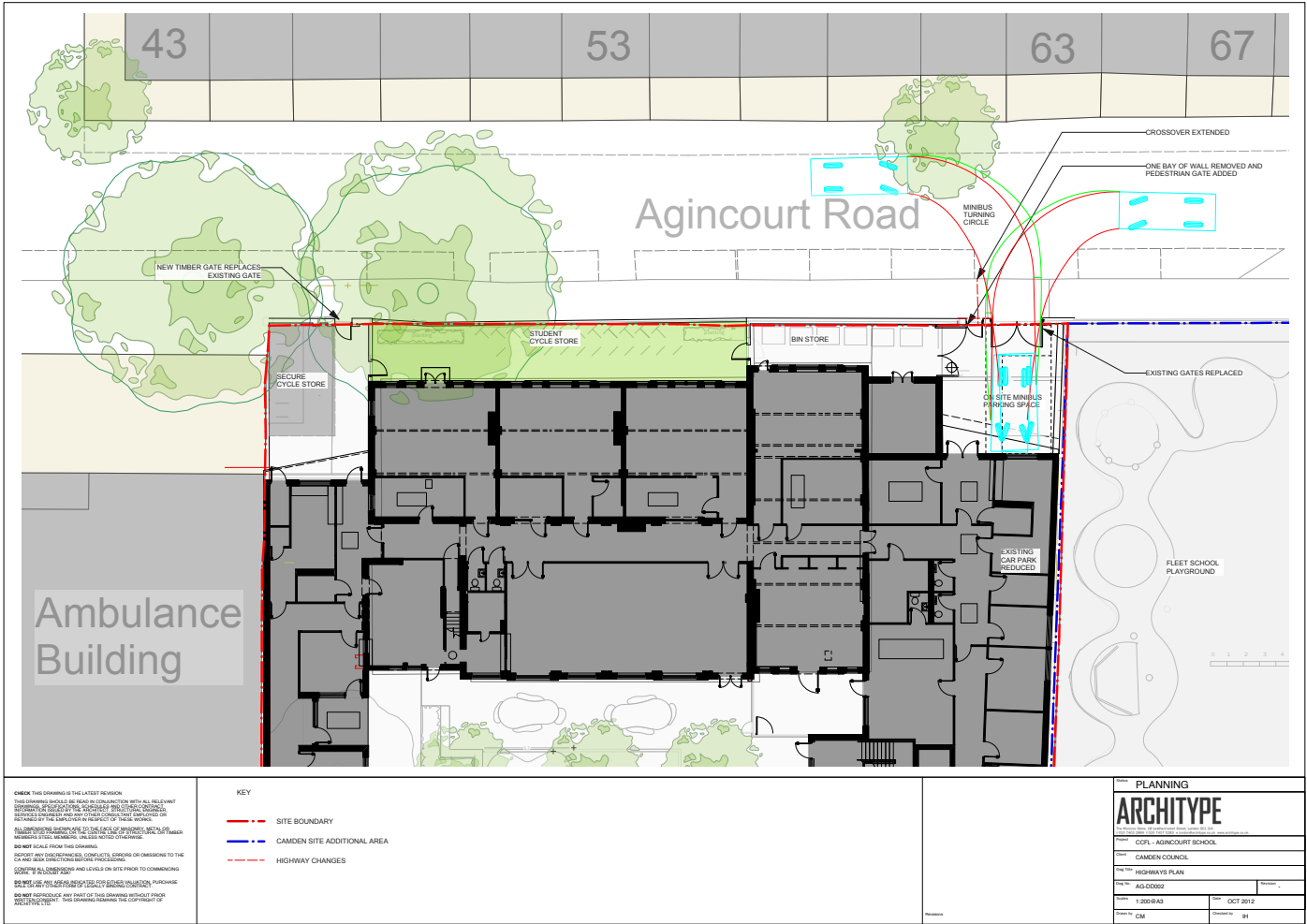


Site Zoning Plan

Highway Works Required:

These will be temporary, to be reinstated on completion.

At this stage it is thought that a few on road parking spaces will need to be designated for site drop offs to allow traffic to pass but these will be reassigned after construction.



Highways Plan

Size of Vehicles:

The size of vehicle will be limited but it seems possible to enable vehicle sizes in the order of flat bed delivery vehicles or cement truck (approx size 8.5 m long and 2.45m wide).

Ensuring Safety of Fleet School Pupils + Members of the Public:

Fleet school will remain in operation during the works, and particular care will need to be paid to ensure the safety of staff and pupils.

Pedestrian and cyclist use of Agincourt Road is typically light during working hours, but there are periods of more intensive use, particularly at the start and end of the school day. Deliveries will be timed to avoid the main school arrival and collection periods, and the areas of public footpath around the entrance will be supervised during these times.

The contractor will be required to ensure that the external perimeter of the site is inspected twice a day to ensure that any debris is kept clear of the pavements. Contractors will be required to contact local residents in advance of the works, e.g. by newsletter and to maintain open communication. Contractors will be required to keep a record of any complaints from residents, and to have a formal response procedure for dealing with these if they arise.