



Our ref: 14/3253
Your ref: 2014/6449/P

London Borough of Camden
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Transport for London
Group Planning

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19 December 2014

Dear Charles,

Re: Bartram's Convent, Rowland Hill Street, LB Camden- TfL's initial comments

Please find Transport for London's (TfL) initial comments on the above named application below.

Please note that the following comments represent the views of Transport for London (TfL) and are made entirely on a 'without prejudice' basis. They should not be taken to represent an indication of any subsequent Mayoral decision in relation to this scheme. These comments also do not necessarily represent the views of the Greater London Authority (GLA) which should be consulted separately.

The site is on Rowland Hill Street, 1.2km from Finchley Road which is part of TfL's Road Network (TLRN). Additionally, Belsize Park underground station is 320m from the site, which is served by the Northern Line.

Car Parking

28 car parking spaces are proposed within a stacker system capable of accommodating Blue Badge users and Electric Vehicle Charging Points (EVCP). TfL considers that this conforms to London Plan policy 6.13 *Parking*.

Cycle Parking

The applicant is proposing 38 cycle parking spaces, located in the lower ground floor. Shower and changing facilities are available for staff usage. TfL is satisfied with this provision in accordance with London Plan policy 6.9 *Cycling*.

Impact Assessment

Due to the scale and nature of the development, TfL can confirm that there will be no detrimental impact of the capacity of the local road and public transport

network. Nevertheless, considering the nature of the use proposed, it is requested that the applicant undertakes an accessibility audit of the nearest pair of bus stops in accordance with TfL's guidance (<http://www.tfl.gov.uk/cdn/static/cms/documents/accessible-bus-stop-design-guidance.pdf>).

To improve local wayfinding and in accordance with London Plan policy 6.10 *Walking*, TfL recommends that a contribution be sought from the applicant to introduce Legible London wayfinding signage in the local area.

Deliveries and Servicing

TfL understand that servicing will occur on site, and will be managed using a Servicing Managing Plan (SMP) to minimise the impact on Rowland Hill Street. TfL has reviewed the framework SMP and supports a full SMP being secured by condition.

Travel Planning

The applicant has submitted a Travel Plan, the content of which TfL has assessed using ATTrBuTE. This has passed the assessment and therefore TfL are content for the council to secure the Travel Plan through the section 106 agreement.

I trust this provides you with an understanding of TfL's current position on this application and we would welcome acknowledgement from you that these comments have been received and are being considered. Please do not hesitate to contact me if you have any queries.

Yours sincerely,

Victoria Bates

Assistant Planner – TfL Borough Planning



By email only

Cc: Natalie Gentry-GLA