

Georgiana Street, London NW1 0QS

Bangor Wharf



Report to accompany planning application:

Travel Plan Statement
Vectos

February 2016

Contents

1	INTRODUCTION.....	1
	Report Structure	2
2	BASELINE CONTEXT	3
	Site Location	3
	Walking & Cycling	3
	Public Transport.....	4
	London Underground.....	5
	London Overground.....	5
	Car Club	6
	Highway Network	6
	Parking.....	6
3	TRAVEL PLAN STATEMENT AIMS.....	7
	Aims	7
	Objectives.....	7
	Targets	7
4	MANAGEMENT STRATEGY	8
	Key Stakeholders	8
	Travel Plan Coordinator	8
	London Borough of Camden.....	8
	Transport for London	8
5	TRAVEL PLAN MEASURES	9
6	ACTION PLAN	1

Figures

- Figure 1 - Site Location Plan
- Figure 2 - Two Kilometre Walking Catchment Map
- Figure 3 - Five Kilometre Cycle Catchment Map

1 INTRODUCTION

- 1.1 Vectos has been commissioned by One Housing Group to provide transport and highways advice in relation to the development of a site at Bangor Wharf, Georgiana Street, London, NW1 0QS. The Local Planning and Highway Authority is the London Borough of Camden (LBC).
- 1.2 The site is currently vacant. However, the site was occupied by EDF Energy as a depot for storage of materials with ancillary workshop and offices. The site accommodates low level office and storage buildings and vehicle parking. The existing site contains 774 sqm of B1a floorspace and 193 sqm of B8 floorspace, 4 sqm of Sui Generis floor area (total Gross Internal Area of 971 sqm) plus approximately nine vehicular parking spaces.
- 1.3 The redevelopment of the site will:
- create a residential-led mixed-use development comprising 46 residential units (Use Class C3) (18 x 1 bed, 19 x 2 bed and 9 x 3 bed), new office floorspace (Use Class B1a) (686 sq.m) with associated works to highways and landscaping following demolition of existing buildings.*
- 1.4 As part of the proposals, no car parking is provided on site and this has been discussed and agreed with the London Borough of Camden (LBC).
- 1.5 The residential element of the proposed development will have 75 cycle parking spaces for residents and their visitors.
- 1.6 This Travel Plan Statement (TPS) has been prepared with reference to the Transport for London's (TfL's) *Urban Planning & Construction: Travel Plans* webpages and LBC's *Camden Planning Guidance 7: Transport*. It is emphasised that this document pertains solely to the residential element of the development proposals only.
- 1.7 TfL's guidance recommends that a travel plan statement should be prepared for C3 residential development of between 50 to 80 units. The proposed development falls under the threshold. However, a travel plan statement has been prepared in order to encourage site residents to travel to the site sustainably, particularly by active modes.

Report Structure

1.8 Following this introduction, the TPS is structured as follows:

- **Section 2: Baseline Context** – A summary of transport conditions prevailing the site and surrounding area.
- **Section 3: Travel Plan Statement Aims** - The overarching ambitions of the TPS are set out.
- **Section 4: Management Strategy** – The management strategy of the TPS is outlined with reference to key stakeholders.
- **Section 5: Measures & Initiatives** – The measures that will be delivered at the proposed development to encourage sustainable transport behaviour is given.
- **Section 6: Action Plan** – This section sets out the tasks and assigns roles to individuals or organisations in order to deliver the TPS.

2 BASELINE CONTEXT

- 2.1 This section provides a summary of the prevailing transport conditions at the site and surrounding area.

Site Location

- 2.2 The site is located at Bangor Wharf, Georgiana Street, London, NW1 0QS.
- 2.3 The site is bound by established residential units to the north and west, Georgiana Street to the south and the Grand Union (Regents) Canal to the east. The local area is characterised predominantly by residential dwellings although the site is located opposite a commercial centre, 'The Camden Studio' and close to public houses, such as The Prince Albert (60m west of the site) and The Constitution (45m east of the site).
- 2.4 Existing pedestrian and vehicular access is attained via Georgiana Street, which acts as the site frontage. The site has three crossovers on Georgiana Street, of which the middle crossover is blocked by a wall.
- 2.5 A site location plan is contained at **Figure 1** for reference.

Walking & Cycling

- 2.6 **Figure 2** shows a two kilometre walk catchment from the site.
- 2.7 The footways on Georgiana Street are of satisfactory width and condition. At the Georgiana Street junction with Royal College Street, there are flush kerbs and tactile paving to assist the mobility and visually impaired. At this junction, a zebra crossing with a pedestrian island which separates the main carriageway from the cycle way is also located across Royal College Street. There is also a zebra crossing located on the northern arm of St Pancras Way at the St Pancras Way / Georgiana Street junction.
- 2.8 There is stepped access to the Grand Union Tow Path to rear of site from St Pancras Way. Ramped access to the tow path is provided from Baynes Street close to its junction with Royal College Street.
- 2.9 **Figure 3** shows a five kilometre cycle catchment from the site.

- 2.10 According to the TfL London Cycle Guide 7 (2012/13), the stretch of Georgiana Street between Royal College Road and St Pancras Way is part of a network signed or marked for use by cyclists on a mixture of quieter or busier roads.
- 2.11 The local area more generally has very good provision for cyclists which include segregated cycle ways (on-carriageway, but segregated by fixed infrastructure) on Royal College Street and St Pancras Way. There is signage available for cyclists (e.g. on Georgiana Street, west of its junction with Royal College Street and also on Georgiana Street, west of its junction with St Pancras Way). The Grand Union Tow Path is also a cycle route.
- 2.12 The closest TfL cycle hire docking station is located on Camden Street at the junction with St Martins Close, 270m west of the site. This docking station has capacity for a maximum of 18 cycles. There is also another docking station at the junction of Camden Road and Bonny Street, located approximately 350m north of the site. This docking station has capacity for a maximum of 45 cycles.

Public Transport

- 2.13 According to TfL, the site has an excellent Public Transport Accessibility Level (PTAL) rating of 6a. The site is situated in zone 2 of the London public transport network.

Bus

- 2.14 The closest bus stops are located on Pratt Street, approximately 230m west of the site and on Royal College Street, approximately 260m north of the site. Information on bus services accessible to the site is shown in **Table 2.1**.

Table 2.1: Accessible Bus Services: Approximate Peak Frequencies (Mins)

No.	Destinations	Week	Sat	Sun
C2	Parliament Hill Fields – Royal College Street – Oxford Circus – Victoria Station	6 – 10	7 – 10	9 – 12
24	Hampstead Heath – Pratt Street – Westminster Station – Victoria Station – Grosvenor Road	4 – 8	5 – 8	6 – 10
27	Chalk Farm – Pratt Street – Baker Street – Notting Hill Gate – Kensington Olympia – Chiswick Business Park	6 – 10	7 – 10	11 – 13
29	Wood Green – Finsbury Park – Pratt Street – Trafalgar Square	3 – 7	4 – 8	4 – 8
31	Bayham Street – Swiss Cottage – Westbourne Park – White City Bus Station	4 – 8	5 – 8	5 – 8
46	Lancaster Gate – St John’s Wood – Royal Free Hospital – Royal College Street – St Bartholomew’s Hospital	6 – 10	10 - 14	15
88	Camden Gardens – Pratt Street – Piccadilly Circus – Vauxhall Park – Omnibus Clapham	6 – 8	6 – 10	10 - 13
134	Tottenham Court Road – Camden Town – Friern Barnet – Tally Ho Corner	3 – 7	6 – 10	6 – 9
168	Hampstead Heath – Euston Station – Elephant & Castle – Old Kent Road	7 – 8	6 – 7	10
214	Highgate School – Kentish Town – Royal College Street – Angel – Finsbury Square	6 – 10	6 – 10	10 - 12
253	Euston – St Pancras Way – Hornsey Road – Stamford Hill – Clapton Station – Hackney Central	4 – 8	5 – 8	6 – 10
274	Angel – Camden Town – Pratt Street – Baker Street – Lancaster Gate	7 – 10	7 – 10	5 – 8

London Underground

- 2.15 Camden Town is the closest London Underground station located 500m west of the site. Underground services from Camden Town Station provides direct access to destinations such as High Barnet; Archway; Edgware; Hendon Central; Bank; Waterloo; Balham and Morden.

London Overground

- 2.16 Camden Road is the closest London Overground station located 260m north of the site. Overground services from Camden Road Station provide direct access to destinations such as Stratford; Highbury & Islington; West Hampstead; Gunnersbury and Richmond.

Car Club

- 2.17 There are two car club bays in the vicinity of the site. City Car Club has a vehicle located 250m away from the site on Lyme Street. Alternatively, Zipcar has two car club spaces on Pratt Street at a location 350m south west of the site.

Highway Network

- 2.18 Georgiana Street at the site's frontage is a single carriageway which accommodates traffic in both directions. From the eastern end of Georgiana Street, vehicles are only permitted to turn right and travel southbound on St Pancras Way. At the junction with Royal College Street, vehicles are only to permitted to turn right from Georgiana Street for northbound travel on Royal College Street. Vehicles are guided by road markings and signage.
- 2.19 The A5202 St Pancras Way and Royal College Street are both single carriageways which run between St Pancras to the south and Kentish Town to the north. The closest TfL managed route is the A400 Camden Street located 170m west of the site.

Parking

- 2.20 Georgiana Street is single yellow lined on both sides between Royal College Street and St Pancras Way with no kerb blips on either side. This restriction is located within a Controlled Parking Zone (CPZ) that in operation on weekdays, 08:30 to 18:30.
- 2.21 The Royal College Street carriageway in the vicinity of the site (north of Georgiana Street) has resident permit parking on its eastern side. The St Pancras Way carriageway in the vicinity of the site (north of Georgiana Street) has zig-zag markings on the approach to the zebra crossing and single yellow lines (with double yellow lines at the junction of Barker Drive). South of Georgiana Street, there are some pay and display bays close to the junction with Pratt Street.

3 TRAVEL PLAN STATEMENT AIMS

3.1 This section sets out the ambition of the TPS, which is informed by the multi-modal trip generation assessment included in the Transport Statement.

Aims

3.2 The aims of the TPS are to:

- support the proposed development as a sustainable site;
- increase site users' (particularly residents') awareness of options for travelling to the site sustainably;
- enable mobility through sustainable travel modes, particularly by cycling given the excellent provision in the locality;
- to promote a lifestyle to residents, which includes healthy, low carbon living; and
- to promote sustainability to include cost, health and environment.

Objectives

3.3 On effective implementation of the TPS, site users will:

- be aware of the positive contribution that active travel modes can have on health and wellbeing;
- be less dependent on motorised means of transport for journeys to and from the site; and
- be encouraged to take up cycle training and use the good cycle infrastructure in the vicinity of the site.

Targets

3.4 As specified earlier, the quantum of the residential element of the proposed development falls short of the lower TfL advisory threshold for the preparation of an TPS. On that basis, targets are not set for the travel plan, nor is a monitoring strategy provided.

4 MANAGEMENT STRATEGY

- 4.1 This management strategy sets out the key stakeholders of the TPS, who will be responsible for the delivery of the TPS through the provision of travel planning activities, site-based transport infrastructure or wider infrastructure measures.

Key Stakeholders

Travel Plan Coordinator

- 4.2 All travel plans are dependent on a nominated lead that is allocated time and resources to delivering travel planning tasks and undertaking monitoring activity. A Travel Plan Coordinator (TPC) will be nominated. This will be a staff member of the site management company.
- 4.3 Prior to first occupation, the contact details of the assigned TPC will be provided to LBC. The TPC will oversee implementation of the travel plan. The TPC will promote sustainable travel and organise activities and maintain monitoring records.
- 4.4 The amount of time that the TPC will spend on the TPS will depend on the period of travel planning activity. However, it is expected that the TPC will attend to travel planning activities on a part-time basis, dedicating less than half a working day per week on average. The site management company will nominate the TPC and provide the TPC with the time and financial resources required to carry out travel planning activities.

London Borough of Camden

- 4.5 The LBC is the Local Planning Authority and Local Highway Authority and has a duty of care to ensure that its local highway network functions safely and effectively, where possible. LBC is also responsible for the local pedestrian network and cycling network, of which residents are expected to make use.

Transport for London

- 4.6 TfL has a regional interest in ensuring that the public transport network is efficient and meets the needs of Londoners and others travelling within the capital. TfL will have a residual interest in limiting the impact of any servicing vehicle based trips generated by the development proposals on the TfL managed road network.

5 TRAVEL PLAN MEASURES

5.1 A list of measures that will be implemented at the site is provided here:

- **Welcome Pack:** Each household will receive a Welcome Pack which includes TPC contact details, local pedestrian and cycle maps (e.g. TfL Cycle Guide 14), information on cycle training and details of local retailers that provide home delivery services.
- **Household Travel Planning:** The TPC will contact each household to arrange a personalised travel planning sessions. The TPC will inform of routes to local schools, sign up residents for cycle training and provide information on the quickest routes to work. The advice will be tailored to individual needs.
- **Communal Information:** Sustainable travel information will be placed on communal noticeboards in prominent locations throughout the development. This will be regularly updated.
- **Walk Challenges:** The TPC will encourage residents to walk [10,000 steps a day](#) as a practical measure that can also improve health, fitness and lifestyles.
- **Bike Week:** The TPC will encourage residents to participate in [Bike Week](#) through the Welcome Pack and through information posted on communal noticeboards. The economic and environmental benefits of cycling to work over using public transport will be promoted.
- **Cycle Training:** LBC offers [free cycle training](#) to adults and children who live, work or study in the borough. Residents will be encouraged by the TPC to take up this offer.
- **Public Transport:** The TPC will encourage residents to use public transport by making maps and up-to-date information on local public transport services available to residents. The TPC will encourage residents who work to find out whether their respective work places offer interest-free / low interest season ticket loans. The TPC will inform residents of concessionary fares offered by TfL.
- **Car:** The proposed development is car free and residents will not be eligible for on-street parking permits. However, blue badge holders will be able to park on Georgiana Street outside the site. This will be also be supported by the extra spaces gained by the removal of the existing crossovers.
- **Car Club:** The TPC will inform of local car club provision, such as City Car Club which has a vehicle on Lyme Street or ZipCar which has two vehicles on Pratt Street.
- **Car Sharing:** The TPC will promote the details of

- **Taxi / Private Hire Vehicle:** Information on local taxi and private hire vehicle services will be made available to residents on communal noticeboards (and in the Welcome Pack).
- **Home Delivery Services:** Information on food / non-food retailers that provide home delivery services will also be disseminated to residents via the communal noticeboards and/or through the Welcome Packs.

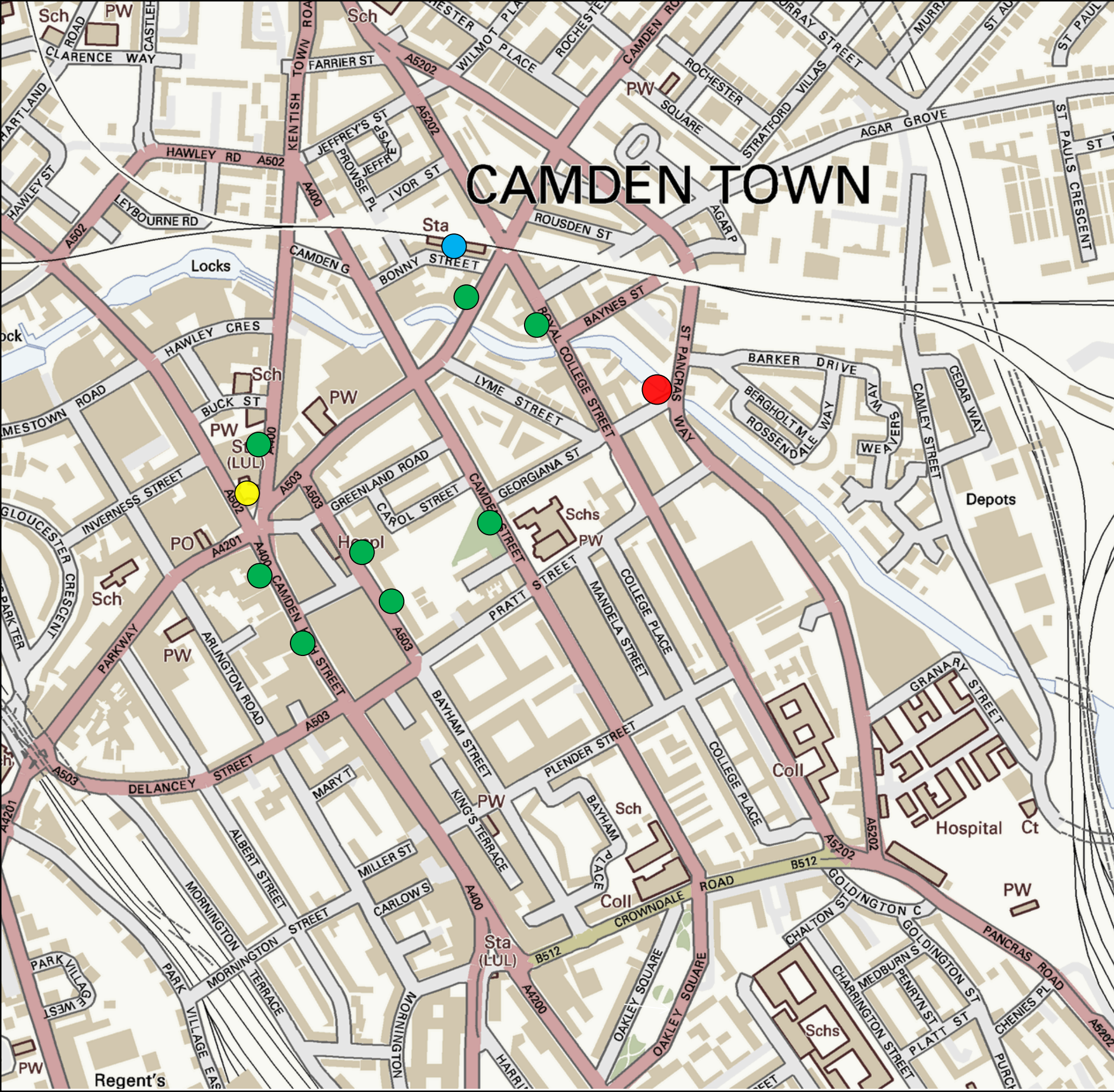
6 ACTION PLAN

6.1 The action plan for rolling out the RTPS is shown in **Table 6.1** below.

Table 6.1 Action Plan

Measure	Activity	When	By Whom	Funding Source
Travel Plan Coordinator	Assign a TPC	Prior to first occupation	Site management company	Site management company
Communal Noticeboards	Place and update communal noticeboards	On first occupation / Ongoing	TPC / Site management company	Site management company
Welcome Pack	Distribute Welcome Packs to households	On first occupation	TPC	Site management company
Household Travel Planning	Invite households to receive free tailored travel information	On first occupation / ongoing	TPC	Site management company
TfL Cycle Guides	Distribute TfL cycle guides to households	On first occupation	TPC	TfL
Cycle Training	Encourage residents to take up free cycle training offered by LBC	First year of occupation.	TPC	LBC
Car Club	Promote the local car club, ZipCar and City Car Club to residents as a means of car access without car ownership	On first occupation / ongoing	TPC	Site management company.
Car Sharing	Promote LiftShare.com to residents to encourage car sharing	On first occupation / ongoing	TPC	Site management company
Car Alternatives	Provide details of local food retailers that offer home delivery services. Provide details of local taxi / private hire vehicle services.	On first occupation	TPC	Site management company.
On-Street Parking	Withhold parking permits to residents of the proposed development. Blue badge holders can park on Georgiana Street.	Prior to first occupation	LBC	LBC

FIGURES



CAMDEN TOWN

- Key:
- Site Location
 - Camden Underground Station
 - Camden Road Station
 - Key Local Bus Stops

Bangor Wharf, Camden

One Housing Group

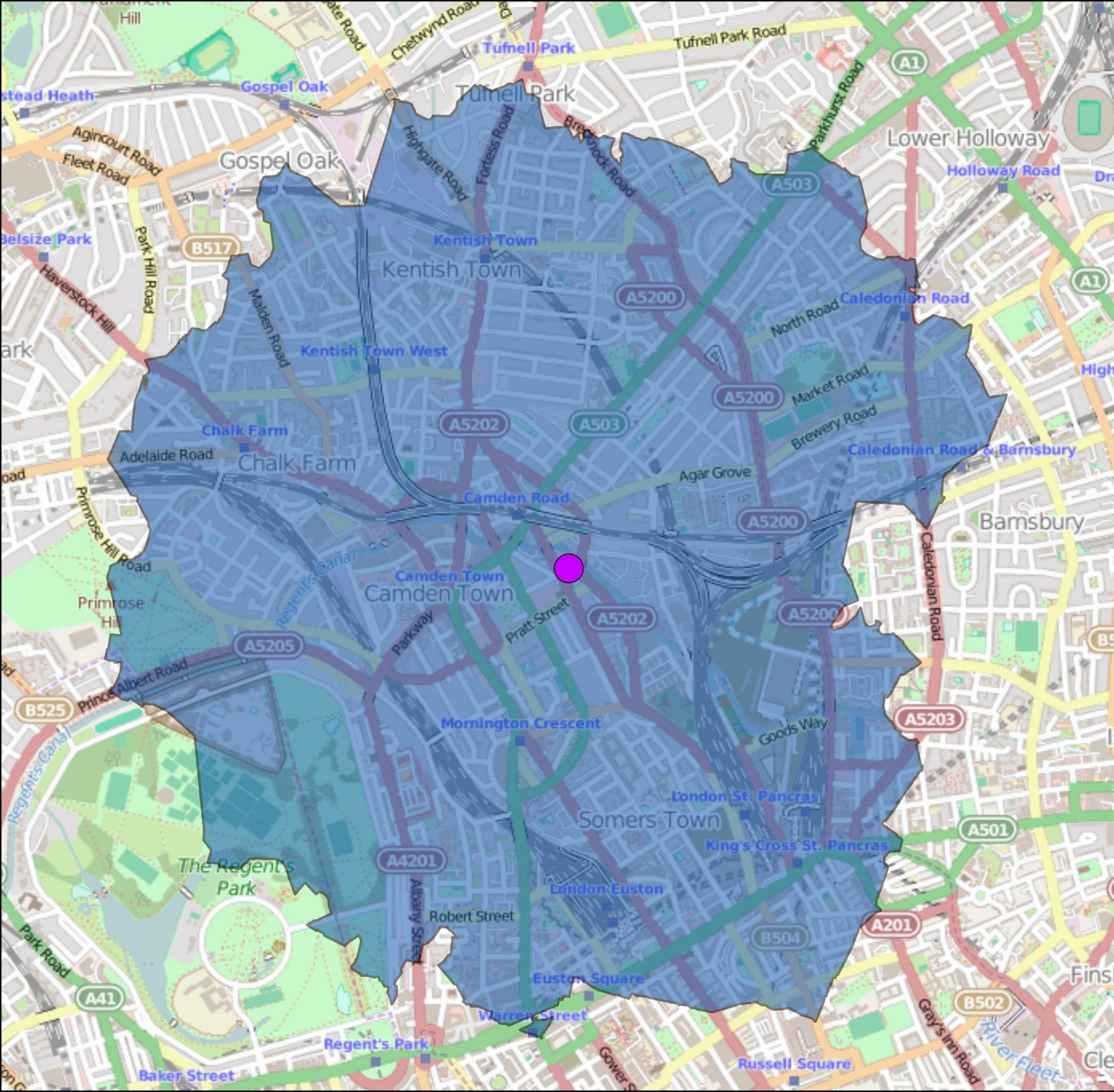
Site Context Plan

SCALES: NTS			
DRAWN: SGH	CHECKED: MDC	DATE: 18/02/15	REVISION:



Network Building, 97 Tottenham Court Road, London W1T 4TP
 Tel: 020 7580 7373 Email: london@vectos.co.uk www.vectos.co.uk

DRAWING REFERENCE: Figure 1



Key

- Site Location
- 2km Walking Isochrone

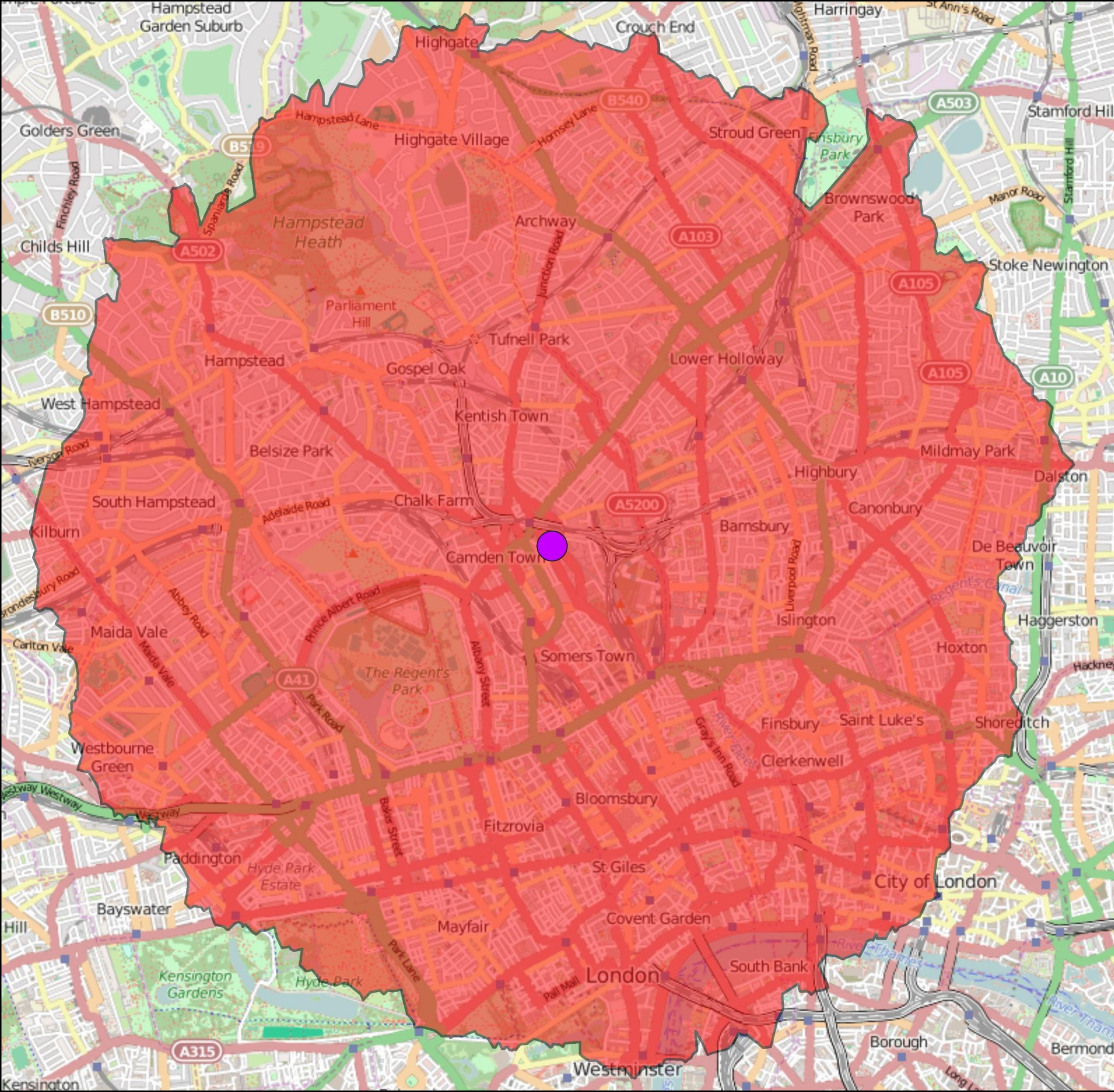
- One Housing Group
- Bangor Wharf, Camden
- 2km Walking Isochrone

SCALES:		NTS	
DRAWN: LK	CHECKED: SGH	DATE: 08/10/15	REVISION: •



Network Building, 97 Tottenham Court Road, London W1T 4TP
Tel: 020 7580 7373 Email: london@vectos.co.uk www.vectos.co.uk

DRAWING REFERENCE: **Figure 2**



Key

- Site Location
- 5km Cycling Isochrone

One Housing Group

Bangor Wharf, Camden

5km Cycling Isochrone

SCALES:		NTS	
DRAWN:	CHECKED:	DATE:	REVISION:
LK	SGH	08/10/15	.

vectos
 transport planning specialists

Network Building, 97 Tottenham Court Road, London W1T 4TP
 Tel: 020 7580 7373 Email: london@vectos.co.uk www.vectos.co.uk

DRAWING REFERENCE: **Figure 3**