
Subject 101 Camley Street - Marketing Suite | Transport and Access

Date 17 May 2017

Job No/Ref 236388-08

101 Camley Street Marketing Suite – Transport and Access Note

1 Introduction

Arup has been commissioned by Chalk Farm Developments Ltd. to provide a transport note in support of a planning application for a temporary marketing suite that will be in situ during the construction phase of the 101 Camley Street development.

The proposed development will provide accommodation to engage prospective occupiers of the development which will be under construction on the adjacent site.

2 Proposed Development

The two storey building will provide accommodation for:

- A reception and marketing suite;
- Office;
- Meeting room; and
- Supporting facilities (including cycle parking, kitchen and waste storage area).

The development will also include a typical residential unit for prospective occupiers to experience the product that will be developed on the site.

The floor area of the proposed building will be less than 500sqm, and there is therefore no policy requirement for cycle parking. However, secure cycle parking facilities have nonetheless been provided within the site to encourage sustainable methods of transport; this has accommodated along the western elevation of the building. No car parking is proposed.

It is anticipated the marketing suite will be operational for a period of up to 2.5 years from November 2017. The period of operation of the suite will be subject to the construction programme of the site.

Plans of the marketing suite are appended to this note.

3 Description of Operations

Once constructed the marketing suite is anticipated to be open:

- Tuesday, Wednesday, Friday and Saturday from 10am to 6pm;
- Thursday from 11am to 7pm; and

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- Monday and Sunday by appointment only.

On a typical day there will be two full-time sales staff, with other support/developer staff as and when required.

It is expected that approximately 10 customers will visit the marketing suite on a typical day

It should be noted that, there will be no interface between the sales and construction activities that will be taking place whilst the marketing suite is operational. All construction meetings and activities will take place within the construction site.

4 Site Connectivity

4.1 Bus Services

There are a number of bus stops within the vicinity of the proposed development which serve a range of routes to different destinations within central and outer London. The nearest bus stop is located on the A5202 Pancras Road, which is approximately 350m to the west of the site. Bus stop 'V' provides southbound services for bus routes 46 and 214. **Table 1** summarises the frequency of the bus services operating from these bus stops.

Table 1 Bus services closest to the site

No.	Route	Weekday Frequency		Weekend Frequency	
		Peak	Off-peak	Saturday	Sunday
46	Lancaster Gate to City Thameslink	8-12	8-12	10-14	15
214	Highgate to Finsbury Square	6-10	6-10	6-10	10-12

4.2 London Underground Services

King's Cross St Pancras underground station is located approximately 680m south of the proposed development. The station provides access to the Northern line, Piccadilly line, Victoria line, Circle line, Hammersmith and City line and Metropolitan line, offering frequent services to all parts of London.

Mornington Crescent underground station is located approximately 800m to the west of the site and provides access to Northern line services.

4.3 Cycling

Santander Cycle Hire docking stations are located west of the site on Royal College Street and south of the site on Pancras Road, both approximately 500m walk distance from the site. In total 69 cycles are available across these two docking stations.

Parking for three cycles is provided adjacent to the western elevation of the building.

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4.4 Vehicular access

No on-site parking will be provided for staff and customers. Car users can park for up to two hours in the on-street bays provided towards the Granary Street / Camley Street junction, approximately 100m to the east of the marketing suite.

4.5 Summary

The review of transport networks demonstrates that the site can be accessed using a variety of transport modes.

5 Servicing and Waste Collection

The marketing suite is expected to require minimal deliveries. All servicing and waste collection will occur from Granary Street. Direct access to the waste storage is provided from the site.




6 Promotional Materials

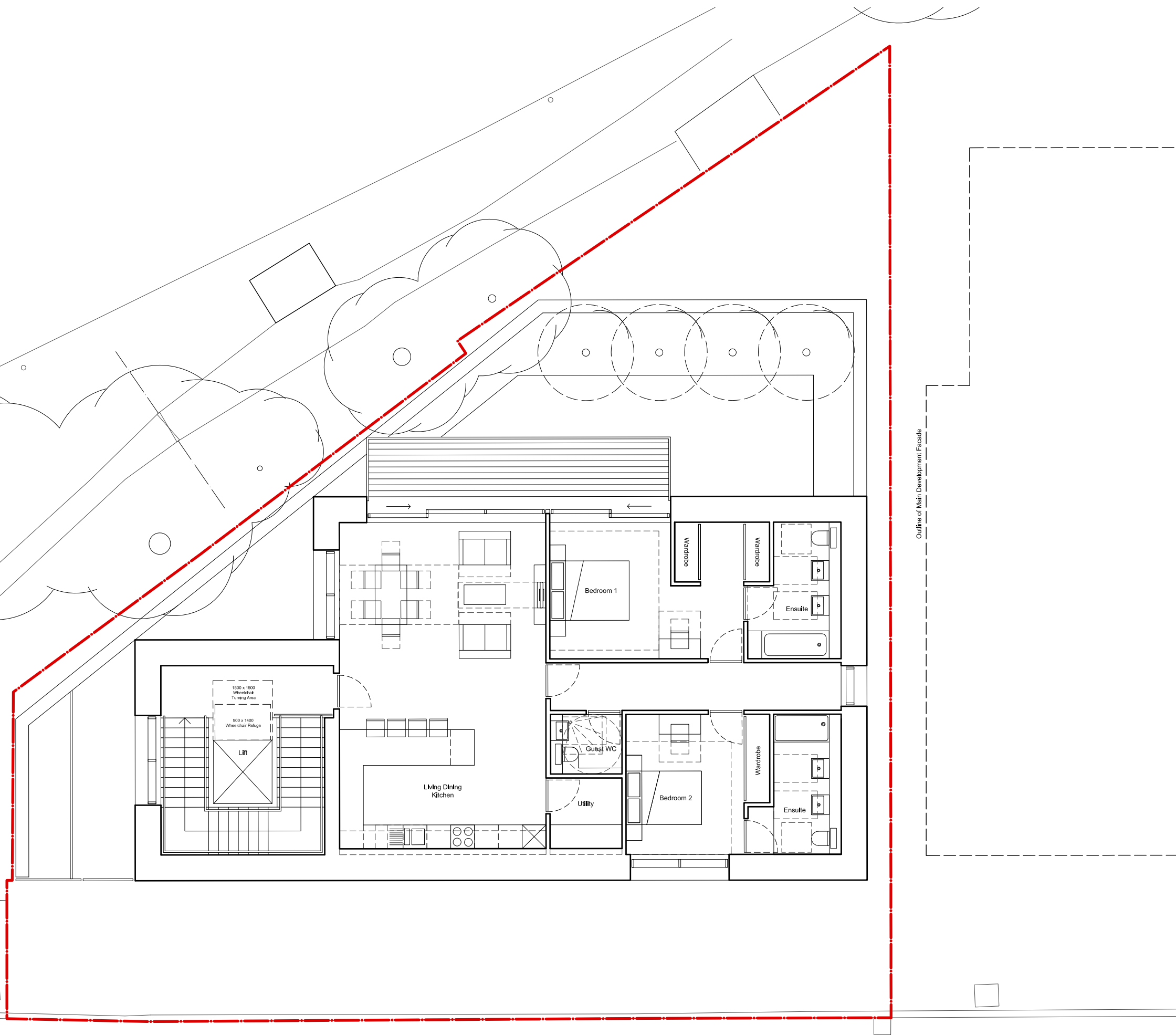
All marketing material associated with the site will describe the site location and emphasise sustainable connectivity options in order to minimise the number of car trips to the area.

7 Conclusion

Taking into account the forecast occupancy and activity of the marketing suite, it is expected that the marketing suite will generate no adverse impacts on the local transport network.

Do not scale from drawings
 All dimensions are in mm unless otherwise stated
 All dimensions to be verified on site before proceeding with the work
 Any discrepancies to be notified in writing to Architect immediately
 All boundaries indicative only and to be confirmed by others

-  Application Site Boundary
-  Existing trees
-  Proposed Trees



REV	DATE	NOTES	INT
-	11,05,17	Draft Planning Issue	-

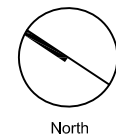
STAGE 02

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job title
**Stanley Sidings, 101 Camley Street,
 Marketing Suite**
 drawing title / location
Proposed First Floor Plan

drawn by	checked	scale	status
AB	JC	1:100 @ A3	PLANNING
project	drawing no	revision	
17001	01 AP 0010 002	-	

client
Stanley Sidings Limited

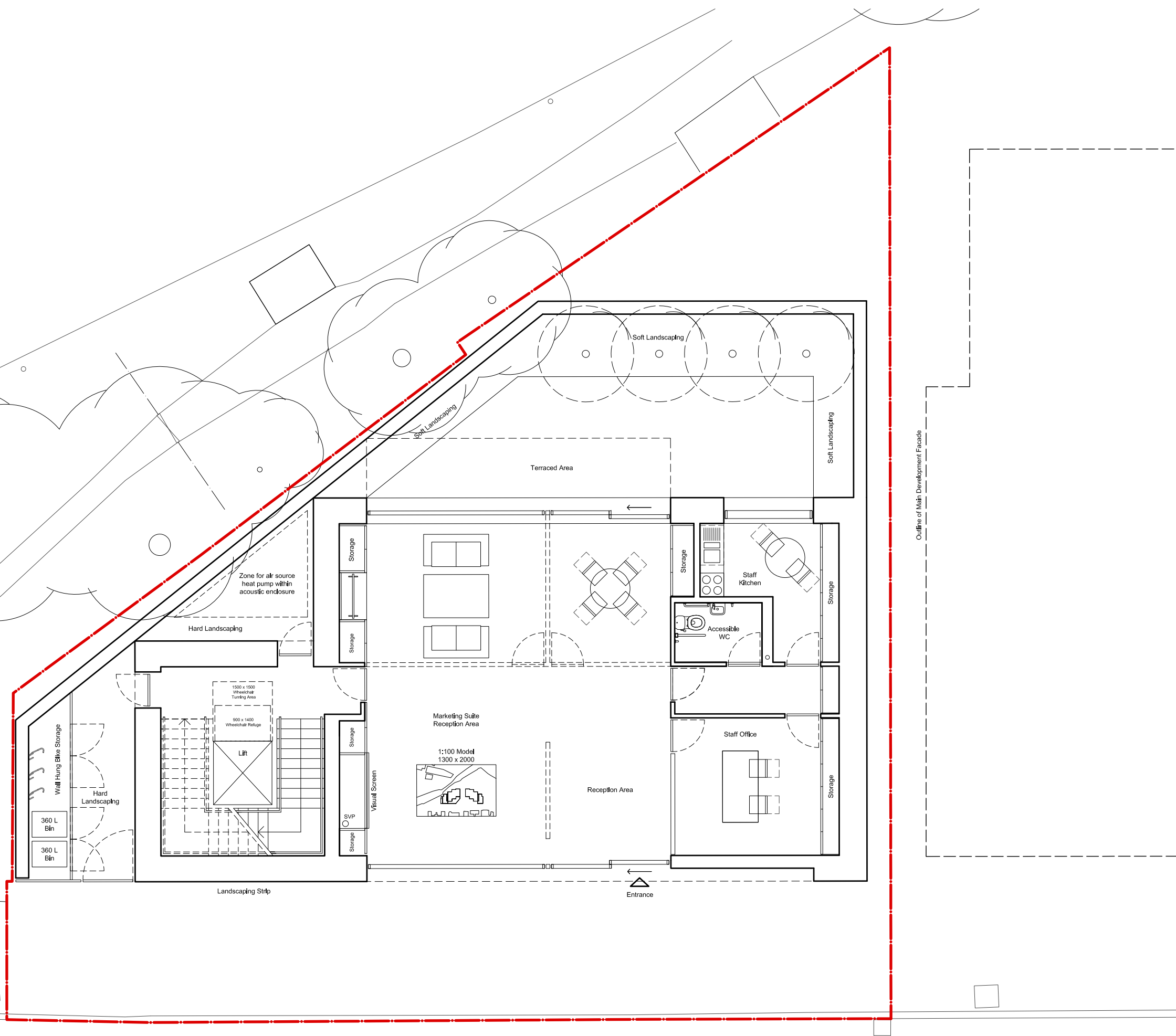


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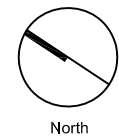
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job title
**Stanley Sidings, 101 Camley Street,
 Marketing Suite**
 drawing title / location
Proposed Ground Floor Plan

drawn by	checked	scale	status
AB	JC	1:100 @ A3	PLANNING
project	drawing no	revision	
17001	01 AP 0010 001	-	

client
Stanley Sidings Limited



Scale 1:100

