

Mr Luke Thrumble
 DP9 Ltd.
 100 Pall Mall
 London
 SW1Y 5NQ

our reference 2015-2599
 your reference Transformation of the Ugly Brown Building
 dated 01/03/2018

Re: UGLY BROWN BUILDING, ST PANCRAS WAY – SCHEME UPDATE STATEMENT OF COMPLIANCE RE TRANSPORT ASSESSMENT

Dear Luke,

We confirm that we have reviewed the revisions to the scheme (drawings issued by Bennetts Associates on the 23rd February 2018 and area / accommodation schedule issued on the 26th February 2018).

The changes comprise relatively minor changes to floor areas, including a 435sqm decrease in Business use and minimal increases in Retail and Residential use. In addition, the changes include a 264sqm increase in gym floor area.

It is not considered necessary to re-assess trip generation at the development on the basis that the majority of changes are minor, or amount to a decrease in floor area. Furthermore, the gym is considered ancillary and is expected to generate a minimal number of primary purpose trips.

The changes to floor areas will result in minimal changes to the cycle parking requirements and cycle parking will continue to be provided either to standard, or in excess of standard for each land use. The updated cycle parking requirements and provision are summarised by plot and land use in Table 1 below.

Table 1: Long-stay Cycle Parking Requirements and Provision						
Land Use	Min. Standard	Min. Requirement	Provision			
			Plot A	Plot B	Plot C	All Plots
Business	1 per 90sqm (GEA)	633	117	157	380	654
Retail	From 100sqm – 1 per 175sqm (GEA)	38	6	-	39	45
Gym	1 per 8 staff	2	-	-	2	2
Residential	1 per 1 bed unit; 2 per 2+ bed unit	107	-	-	126	126
Hotel	1 per 20 bedrooms	5	-	5	-	5
Total	-	785	123	162	547	832



There are no changes to car parking, the access strategy or the delivery and servicing strategy.

In our professional opinion the revisions to the scheme are sufficiently minor and would, therefore, not alter the results and conclusions of our Transport Assessment submitted with the original scheme in September 2017. The findings of the original assessment can be considered to be a fair reflection of the proposed amended scheme submitted to London Borough of Camden in March 2018.

In addition, the strategy and measures set out within the Employee and Residential Travel Plans and the Delivery and Servicing Plan have not changed.

Kind regards,

Jane Salmon
Senior Transport Planner
Caneparo Associates