

SERVICING MANAGEMENT PLAN

PureGym Tottenham Court Road

London Borough of Camden Ref: 2017/5648/P

Date: August 2018

Introduction

The London Borough of Camden has granted planning permission (ref: 2017/5648/P) for the 'Change of use of basement from retail (Class A1) to flexible use of retail (Class A1) and assembly and leisure' at Maple House, 141-150 Tottenham Court Road, London.

The planning permission is subject to a s106 agreement which required the submission of a Travel Plan and a Servicing Management Plan. The first schedule of the s106 agreement outlines the requirements for the Servicing Management Plan as follows:

'Facilities for Goods Movement and Servicing

A Servicing Management Plan for the site must seek to:

- a. identify the number and type of servicing vehicles required for the Property;*
- b. Limit the size of vehicle where a larger vehicle will create servicing conflicts;*
- c. Manage the timing of deliveries to avoid conflict with other servicing vehicles, conflict with loading or parking restrictions in the area or conflict with heavy pedestrian or traffic flows*
- d. encourage suppliers and delivery contractors to use alternatively-fuelled vehicles (such as electric and LPG vehicles and cycles) – organisations can apply to the Energy Saving Trust (www.est.org.uk) for alternatively- fuelled vehicle grants'*

Context of the Site

The site to which this Plan relates comprises the basement of Maple House, an eight storey building located to the east side of Tottenham Court Road, close to its junction with the A501 Euston Road. The upper floors of Maple House comprise office accommodation whilst the commercial units at ground floor, fronting Tottenham Court Road, are currently occupied by Sainsbury's and Carphone Warehouse/Currys PC World. Maple House has dedicated servicing facilities at basement level that are accessed via a rear, two-way entrance to Beaumont Place (a one-way street between Tottenham Court Road and Grafton Way).

Proposed Occupier and Servicing Requirements

It is proposed that the basement space at Maple House will be occupied by PureGym. PureGym is the UK's largest gym operator with over 200 sites nationwide. The gym will provide a variety of facilities including an extensive range of cardiovascular equipment, free weights, stretch areas and studios for classes, together with personal training services.

The servicing requirements of the proposed gym are minimal compared to the previous Class A1 retail use and the alternative Class A1 use that would be possible under the terms of the most recent planning permission. Indeed, the servicing requirements of the gym would be less than most other potential Class D2 uses.

SERVICING MANAGEMENT PLAN

The gym will not receive any regular or significant deliveries with the main servicing requirements relating to waste collection. The waste management strategy that is adopted by PureGym is structured on the basis of the following waste hierarchy model:

- Prevention
- Re-Use
- Recycle
- Recover other values – energy
- Landfill – at last resort

Staff and gym users will be encouraged to recycle waste wherever possible, therefore moving up the waste hierarchy and minimising the net amount sent to landfill. The most prevalent item which is expected to be disposed of is plastic drinks bottles, although users will be encouraged to re-use such items via the provision of an on-site hydration station. Re-usable drinks bottles are also available to purchase on-site. It is proposed any waste will be separated by users at the point of disposal into recyclable and non-recyclable content, via separate waste and recycling bins.

Volumes of waste would therefore be low compared to other permitted uses of the site. Based upon data from other PureGym facilities in London, it is expected that around 0.07t of mixed residual waste will be generated each week at the proposed gymnasium at Tottenham Court Road.

Waste will be stored in the dedicated servicing area adjacent to the site and would be collected up to three times a week by a commercial contractor. This contractor collects both general and recyclable waste, which is deposited in segregated bins within the gym. The service used will involve waste collection and a separate collection service for mixed recyclables (including plastic bottles, mixed paper, and empty aerosols) as well as bundled cardboard.

Servicing Management Plan

We set out below the key actions to be undertaken by PureGym to ensure that servicing of the gym does not have adverse impacts on highway safety or the movement of traffic and pedestrians within the vicinity of the site.

Item	Management Measure
1.	The servicing of the site will take place via the dedicated facilities at basement level within Maple House. No servicing will take place from Tottenham Court Road or surrounding areas of highway, including Beaumont Place.
2.	Regular servicing of the gym will be limited to waste collection and will occur up to three times a week, according to demand. Service vehicles will generally comprise 2 axle rigid HGVs. Other occasional servicing to deliver supplies and equipment will generally be undertaken by light goods vehicles.
3.	Servicing will generally take place outside of peak travel times so as to avoid heavy traffic within this part of Central London. Servicing of adjoining retail facilities at Maple House generally occurs earlier in the day and the low frequency servicing of the proposed gym via dedicated facilities is not expected to cause any conflict with existing servicing arrangements.

