
From: Pak-Lim Wong - [REDACTED]
Sent: 20 February 2020 17:31
To: McClue, Jonathan
Subject: Re: 2020/0600/P; Lethaby Building, Former Cochrane Theathre, 12-42 Southampton Row 1-4 Red Lion Square, London WC1B

Follow Up Flag: Follow up
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Dear Sir/ Madam

Re: 2020/0600/P; Lethaby Building, Former Cochrane Theathre, 12-42 Southampton Row 1-4 Red Lion Square, London WC1B – EIA Scoping

Thank you for consulting TfL on the above Scoping Opinion. After assessing the EIA Scoping Report TfL makes the following comments:

- The EIA Scoping report recognises the need for a Transport Assessment (TA) to be submitted and this is welcomed. The TA should be produced in line with latest updated TfL's Transport Assessment Guidance.
- The EIA and TA must take into account the Mayor's Transport Strategy (MTS) and the new Draft London Plan and should in particular reflect policy approaches such as the "Healthy Streets, planning for Good Growth" and the Mayoral Mode share targets. As such, the development needs to be designed in order to achieve mode shift in favour of walking, cycling and public transport.
- TfL welcomes that the site will be car free, the proposal to provide one disabled bay is also supported. In line with Intend to Publish London Policy 6.5, such disabled parking bay should be on firm and level ground, as close as possible to the building entrance or facility they are associated with.
- A vehicular trip distribution should be provided, this would help to determine whether any further highway capacity assessment would be necessary.
- High quality of public realm, walking and cycling provision should be made to attract sustainable travel as well as improving safety. An Active Travel Zone (ATZ) assessment should be undertaken to identify improvement opportunities and to reduce conflicting demand by various road users, such as pedestrians, cyclists, rail users, bus passengers as well as car traffic in the area in line with Mayor's Vision Zero objective.
- It is understood that the proposal includes approximately 101 long-stay cycle parking spaces for residents and staff and 166 cycle spaces for visitors, the applicant needs to demonstrate in the submission that the design of the facility will be fully in line with the London Cycle Design Standards (LCDS) and the level of provision meets and exceed the minimum London Plan cycle parking standards. Shower and changing facilities should also be provided for non-residential elements of the proposal.
- TfL would require the submission of a framework Delivery and Servicing Plan (DSP). Details on DSPs can be found at <http://content.tfl.gov.uk/delivery-and-servicing-plans.pdf>
- The impact of construction traffic on pedestrians, cyclists, buses must be considered and could be mitigated through the provision of a Construction Logistics Plan (CLP). TfL would encourage the

applicant to submit a framework CLP as part of the application. Details on CLPs can be found at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>.

- It appears that site is situated in close vicinity to the Crossrail line tunnel, therefore Crossrail Limited should be consulted upon in relation to rail infrastructure protection matters, and the construction methodology and design must be approved and agreed prior to consent being granted.
- A Travel Plan for all land use of the proposal should be submitted within the supporting information of the application for each of the uses on site, in accordance with TfL's Travel Planning best practice guidance. Details on travel planning can be found at: <https://tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>
- Any mitigation measures relating to TfL/ Crossrail infrastructure and services must be secured through a S106 agreement. Depending on the level of transport mitigation agreed, it may be appropriate for TfL to be a signatory. Less significant issues can be dealt with by use of planning conditions. In some cases TfL may request that it is consulted prior to any discharge of a condition.

If I can be of any further assistance, please do not hesitate to contact me.

Kind Regards,

PakLim Wong
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For more information regarding the TfL Borough Planning team, including TfL's *Transport assessment best practice guidance* and pre-application advice please visit

<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications?intcmp=3484>

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