



ttp consulting
transport planning specialists

Corren Properties Ltd

**The Garage under Block No 1,
Northways Parade, Finchley
Road, London NW3**

Travel Plan Statement

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1 INTRODUCTION

- 1.1 This Travel Plan Statement has been prepared on behalf of Corren Properties Ltd for the proposed change of use and extension to The Garage under Block No 1, Northways Parade, Finchley Road located in the London Borough of Camden (LBC). The building is currently vacant but was recently in use as a vehicle repair garage. The site location is shown at **Figure 1.1**.

Figure 1.1 – Site Location Plan



Description of Development

- 1.2 The development proposal seeks the change of use and extension of the current building to provide 1,384 sqm of office space. The main access to the site will be via an existing shared route from Finchley Road whilst a secondary access will be provided directly from College Crescent to the rear of the site and by way of an existing ramp to the ground floor of the building.
- 1.3 The development will be car free and will provide long and short stay cycle parking in accordance with local parking standards.
- 1.4 The proposed layout plans are included at **Appendix A**.

Travel Plan Aim

- 1.5 The main aim of this Travel Plan is to promote and encourage the use of sustainable modes of transport to future employees and in particular, active modes of travel. This will enable employees to make informed decisions about their travel, which at the same time reduces adverse impacts on the environment

Planning Policy

- 1.6 Camden's Planning Guidance (Transport CPG) provides supplementary planning advice consistent with the that outlined in the Camden Local Plan.
- 1.7 Thresholds for Travel Plans are outlined in Appendix D, which states that for B1 offices, Local Level Travel Plans should be provided where there are more than 20 staff but less than 2,500 sqm. As such, a full Travel Plan is not considered relevant for this scale of development. Local level Travel Plan are more commonly now known as Travel Plan Statements.
- 1.8 In respect to Travel Plans, the CPG states in Paragraph 3.12 that:
- "The focus should be on giving priority to active travel, then reducing non-essential car travel. Workplace travel plans are suitable for any organisation that generates a significant number of employee trips including offices, hospitals, hotels, etc".*
- 1.9 Paragraph 3.27 then goes on to state:
- "All measures should seek to deliver the objectives and Camden's sustainable transport aims, of which these could include but are not limited to:*
- *Promotion of Camden's Cycle Loan Scheme;*
 - *Welcome / Travel Packs;*
 - *Promotion of the Community Cycling Programme;*
 - *Promotion of Cycle Skills Training;*
 - *Formation of a travel plan steering group;*
 - *Promotion of Led and Health Walks within Camden in line with our future 'Walking Action Plan'; and*
 - *Promotion of cycling events in Camden and wider London."*

Structure of Document

- 1.10 The remainder of this document sets out the accessibility of the site and the Travel Plan Statement strategy.

2 ACCESSIBILITY

- 2.1 The development is easily accessible by non-car and active travel modes and benefits from excellent access to public transport services. The following paragraphs provide detail of the accessibility of the site by all relevant travel modes.

Local Highway Network

- 2.2 The A41 Finchley Road bounds the site to the west. The A41 forms part of Transport for London's (TfL's) road network, the TLRN. As it passes the site, the A41 has three lanes in either direction, with the inside lane forming a bus lane. Red route loading/parking bays are located within the bus lane with vehicles permitted to use the bays overnight between 7pm and 7am, on Sundays at any time or between 10am and 4pm. There is a loading bay situated 10-15m to the north of the Finchley Road site access.
- 2.3 College Crescent is a two way road that passes the eastern side of the site. It provides access to residential areas of Belsize Park to the east and Hampstead to the north. College Crescent is located within a controlled parking zone which prohibits parking from Monday to Friday between 9am and 6:30pm and on a Saturday from 9:30am to 1:30pm.

Walking

- 2.4 There are 3 signalised crossings located between Finchley Road Underground Station and the site, which provide convenient access for pedestrians travelling to and from the main entrance of the site and station. There are signal controlled crossing facilities at the A41/College Crescent junction outside Swiss Cottage Underground Station as well as a subway, which provide convenient access for pedestrians using either site access point. A zebra crossing is located approximately 15m north of the College Crescent entrance providing convenient access to residential areas to the east.
- 2.5 The site benefits from being within a short walking distance of public transport services, local facilities and amenities as well as residential areas. Roughly half of all walking journeys in London are part of longer public transport journeys, for example walking to or from the bus stop or tube / train station, whilst a third of car journeys are within a 25-minute (2km) walk, suggesting there are real opportunities for active travel modes to replace car journeys.

Figure 2.1 shows areas that are accessible within an 800m and 2km walk of the site based on a walking speed of 80m per minute.

Figure 2.1 – Walking Isochrone Map



2.6

Table 2.3 shows the closest public transport facilities within walking distance of the site.

Table 2.3 – Approximate Distances to Local Public Transport Opportunities			
Stop / Station	Location	Distance	Approximate Walking Time*
Bus Stops	College Crescent, Finchley Road, Fitzjohn's Avenue	<200m - <300m	2-4 minutes
Finchley Road Underground Station	Finchley Road	500m	6-7 minutes
Swiss Cottage Underground Station	Finchley Road	250m	3-4 minutes
South Hampstead Underground Station	Loudon Road	675m	8-10 minutes
*Based on 80m per minute walk speed			

2.7 Local facilities and amenities including a primary school, banks, a post office, convenience stores and cafes that are located a short walking distance from the site are shown in **Table 2.4**.

Table 2.4 – Approximate Distances to Local Facilities

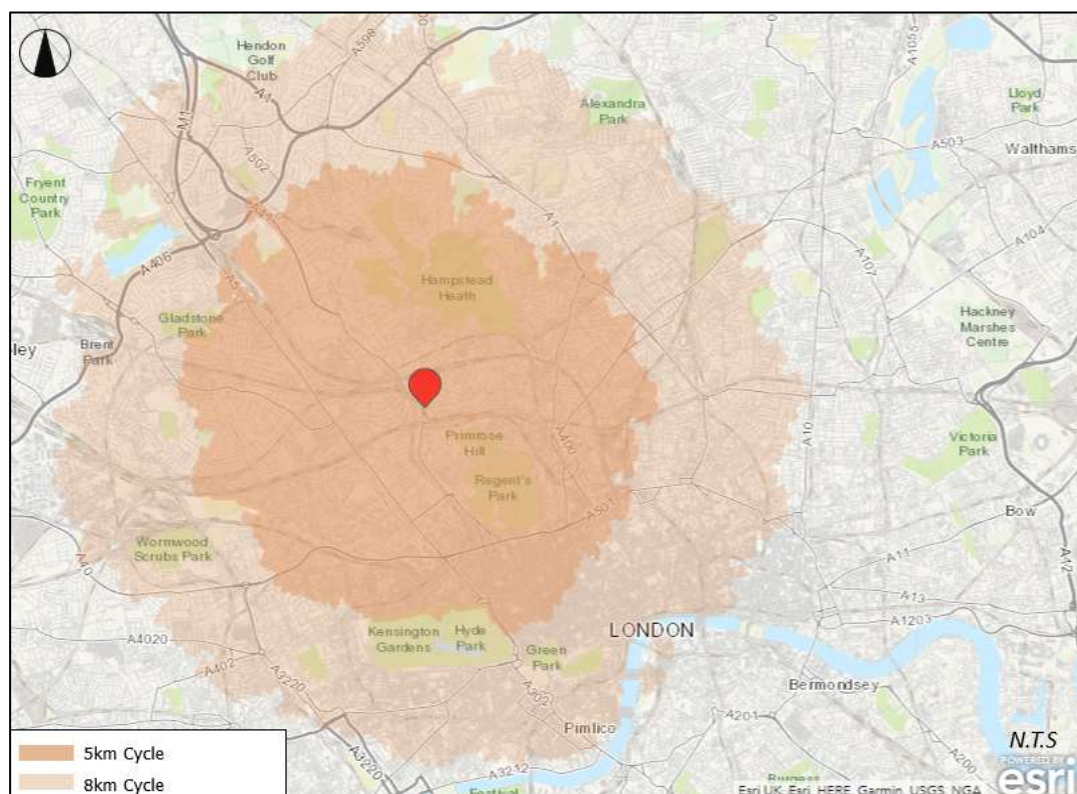
Amenity	Location	Distance	Approximate Walking Time*
Pasticcio London (Italian Restaurant)	Finchley Road	70m	1 minute
Post Office	Finchley Road	90m	1 minute
Tesco Express	Finchley Road	90m	1 minute
Marks & Spencer	Finchley Road	95m	1 minute
Café Nero	Finchley Road	145m	1-2 minutes
Bank/ATM	Finchley Road	150m	1-2 minutes
The North Star Pub	Finchley Road	160m	2 minutes
Costa	Finchley Road	320m	4 minutes
Waitrose	Finchley Road	320m	4 minutes
Holy Trinity C of E Primary School	Trinity Walk	320m	4 minutes

*Based on 80m per minute

Cycling

2.8 It is generally accepted that cycling is a sustainable mode of travel for journeys up to 8km in length, although in London, longer journeys are commonplace. **Figure 2.2** shows a 5km and 8km cycling catchment from the site.

Figure 2.2 – Cycling Isochrone Map



- 2.9 The map shows that Central London is accessible within a 5kilometre cycle of the site including major transport hubs such as Paddington, Euston and King's Cross St Pancras. This is beneficial for employees who travel from outside of London wishing to commute by train and complete the final leg of their journey by cycling.
- 2.10 TfL's Journey Planner tool allows for cycle route planning dependent on the difficulty of the route, being fast, moderate or easy. From the site the following destinations can be reached within the journey times shown using each route option:
- South Hampstead Station (3 minutes / 6 minutes/ 8 minutes);
 - Euston Station (13 minutes / 16 minutes/ 21 minutes);
 - King's Cross / St Pancras International (15 minutes / 20 minutes / 24 minutes); and
 - Paddington Station (14 minutes / 18 minutes / 25 minutes)

Public Transport Accessibility

- 2.11 Public Transport Accessibility Levels (PTALs) are a theoretical measure of the accessibility of a given point to the public transport network, considering walk access time and service availability. The method is essentially a way of measuring the density of the public transport network at a particular point. The scale has a range of 0 (worst) to 6b (best), with 6b demonstrating the highest level of accessibility. The site has a PTAL level of '6a', demonstrating that it has an excellent level of accessibility to public transport. The PTAL report is included at **Appendix C**.

Bus

- 2.12 The closest bus stops are located on College Crescent. These provide access to bus routes 46, 268 and 603. Further bus stops are located on Finchley Road which are served by routes 113, 187, 268, C11 and 13. **Figure 2.3** shows the site's proximity to bus stops whilst **Table 2.5** provides a summary of local services. The relevant TfL bus spider map is included at **Appendix D**.

Figure 2.3 – Map to Show Local Bus Stops

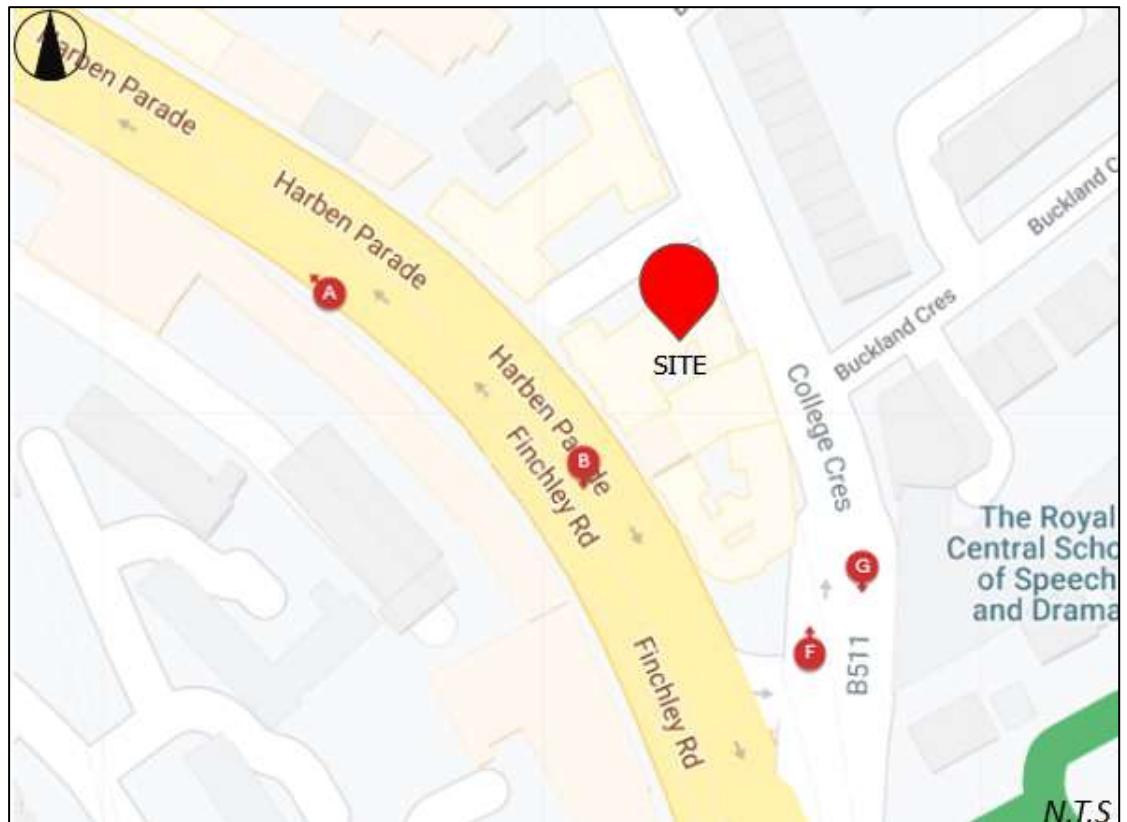


Table 2.5 – Summary of Local Bus Services

Bus Stop	Route		Frequency (every 'x' minutes)
	No.	Destination	Mon-Fri
College Crescent (Stops F and G)	46	Lancaster Gate to St Bartholomew's Hospital	10-12
	268	Golders Green Station to O2 Centre/Sainsbury's	5-10
	603	Princes Avenue to Swiss Cottage Station	4 buses a day
Finchley Road (Stops B and A)	113	Edgware Bus Station to Oxford Circus	6-9
	187	Central Middlesex Hospital to O2 Centre	11-12
	268	Golders Green Station to O2 Centre	5-10
	C11	Archway Station to Brent Cross Shopping Centre	8-12
	13	North Finchley Bus Station to Victoria Station	4-7

Underground / Rail

- 2.13 The closest Underground Stations are Finchley Road and Swiss Cottage, both of which are within 500m of the site. Swiss Cottage Station, 250m to the south, is served by the Jubilee line which operates between Stratford and Stanmore. Finchley Road Station is served by the Jubilee line and the Metropolitan line, which provide services between Aldgate and Uxbridge/Chesham/Watford/Amersham.

- 2.14 In addition to the London Underground Stations, South Hampstead Overground station is located approximately 675m away, providing access to London Overground services to areas such as Euston, Willesden Junction and Watford Junction. Trains depart the station approximately every 15 minutes.

Disabled Users

- 2.15 The Finsbury Road entrance provides level access to the office building whilst the secondary access has a ramp leading to street level. All pedestrian crossings nearby are provided with dropped kerbs and signalised crossings are provided with tactile paving and a rotating cones on the pedestrian signal box.
- 2.16 Step-free access is available on all local buses, as well as at Finchley Road Underground and South Hampstead Overground Stations.

3 TRAVEL PLAN STATEMENT STRATEGY

Travel Plan Coordinator

- 3.1 A Travel Plan Coordinator (TPC) will be appointed prior to the opening of the office space. The TPC will be allocated a specific amount of time to dedicate to the implementation of the Travel Plan.
- 3.2 The Travel Plan Coordinator will be responsible for overseeing implementation of this Travel Plan.
- 3.3 The duties of the TPC will include:
- The implementation of measures as set out in the Travel Plan (including issue and review of the Travel Pack to ensure it remains up-to-date).
 - Promoting the objectives and benefits of the Travel Plan; and
 - Updating of the Travel Plan.

Measures to Encourage Sustainable Travel

- 3.4 There are specific measures that will be undertaken as part of the Travel Plan. These comprise hard and soft measures. The 'hard' measures include the provision of facilities such as safe and secure cycle parking, showers, storage and changing facilities. These measures will be implemented as part of the development.
- 3.5 The 'soft' measures include initiatives such as providing information on public transport services and walking and cycling routes. The measures outlined below have been agreed with the developer as being suitable for the site. The list is not exhaustive and the TPC will be free to investigate other potential initiatives.

Measures to Encourage Walking

Walking Strategy 1: Promoting Benefits of Walking

- 3.6 Walking is a truly sustainable method of travel which offers predictable journey times and a range of physical and psychological benefits.
- 3.7 The Travel Plan Coordinator will promote the health benefits of walking and provide information and advice to staff concerning safe, suitable routes.
- 3.8 The Travel Plan Coordinator will ensure employees are aware of 'walking' initiatives set up by the Local Council and non-profit organisations, including:
- 10,000 steps a day campaign – Part of the NHS Live Well campaign to improve health and fitness;

- National Walking Month – May is National Walking Month and is promoted by Living Streets;
- Camden Health Walks – weekly walks (Monday – Friday) led by Walking for Health (WfH) qualified walk leaders lasting between 30-90 minutes, organised by Camden Council;
- Ramblers Association – National organisation to promote walking and campaign to improve conditions for walkers.

Measures to Encourage Cycling

- 3.9 Cycling is generally accepted as a good mode of transport to replace car journeys up to 8km or replace short public transport journeys. It is also free (excluding the purchase and maintenance of the bicycle) and would form part of a person's daily exercise.
- 3.10 Consultations shall take place with staff to determine the level of demand for such training events and services and these shall be promoted accordingly. Furthermore, the Travel Plan Coordinator will explore with local bicycle retailers the possibility of providing discounts on cycling equipment to staff.
- 3.11 Staff will be provided with information and advice concerning cycle and suitable routes and encouraged to make use of TfL's journey planning website <https://tfl.gov.uk/plan-a-journey/>, which suggests routes for cyclists.
- 3.12 There are a number of 'cycling' initiatives set up by the Local Council and non-profit organisations which the Travel Plan Coordinator will ensure staff are aware of, including:
- Camden 'Try-A-Bike' scheme – open for people who want to cycle to work in Camden but have not yet decided to buy a bike of their own; and
 - Cycle skills for adults – for those learning to cycle and those building their cycling confidence to cycle on the roads to work
- 3.13 A total of 19 long-stay cycle spaces will be provided for employees and 4 short-stay cycle spaces will be provided for visitors. Cycle parking is located close to the main and secondary entrances to the site.
- 3.14 Cycle parking will be actively monitored through this Travel Plan and if there are any concerns regarding the condition of the cycle parking, the Travel Plan Coordinator will investigate the improvement of the facilities.

Measures to Encourage Public Transport Use

- 3.15 Increased use of public transport is a fundamental aspect of the Government's sustainable transport strategy and is particularly important in London, where the greatest levels of sustainable transport provision in the country is available. It is important to recognise that,

where possible, walking and cycling are usually favourable to public transport because they have fewer environmental impact and offer health benefits. Nonetheless, public transport, remains important and the Travel Plan Coordinator will promote the use of Rail and TfL Journey Planner websites to obtain up to date travel information.

Travel Pack

3.16 Staff will be issued with a Travel Pack which will contain the following information:

- Public transport and cycle information;
- The health benefits of walking and cycling;
- Detail of where to view TfL's cycle map;
- Details of Camden Cyclists, The Camden Branch of the London Cycling Campaign;
- Website addresses and recommendations of apps that provide local public transport information;
- Details of recommended walk routes and key destinations e.g. local amenities; and
- Details of the Travel Plan Coordinator and Travel Plan.

4 SUMMARY

- 4.1 The site benefits from excellent accessibility to public transport and as much the measures and initiatives set out above seek to encourage a modal shift from public transport modes to active modes of travel. This includes providing information with regards to schemes available such as TfL's Cycle Hire and Camden's 'Try-a-bike'. Furthermore, the document sets out the walking and cycling infrastructure available within the vicinity of the site and the public transport opportunities available.

Appendix A

(Proposed Layout)



- Notes
- Do not scale from this drawing.
 - Dimensions are in millimeters unless stated otherwise.
 - Levels are in metres above AOD unless stated otherwise.
 - All drawings to be read in conjunction with relevant specifications, all relevant engineers and specialists' drawings and specifications + any other documents as specified by Thirdway Architecture.
 - Report any discrepancies in writing to Thirdway Architecture.
 - All dimensions are subject to site survey and are to be verified on site by the contractor before proceeding.

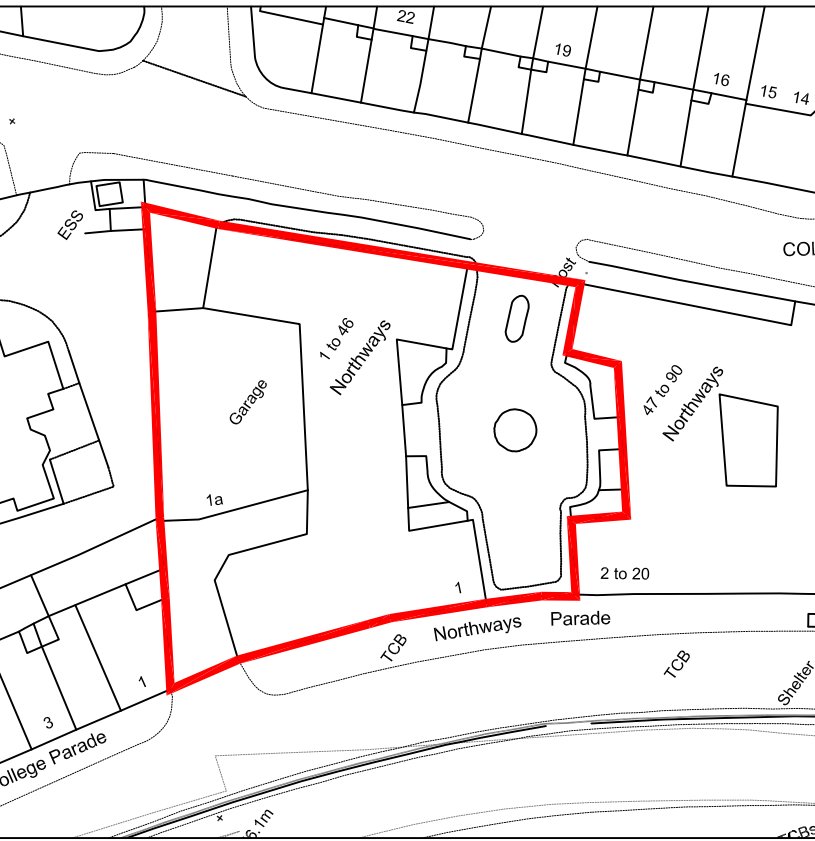
© Thirdway Architecture Ltd

- 01 New paving
02 New short and long stay Sheffield bike stands with new canopy
03 New openings with critical style windows
04 New bin store enclosure for office refuse
05 New critical style entrance door
06 New window openings
07 Existing access door retained
08 New loured panels into existing openings
09 New plant bed with creepers to cover brick wall with integrated seating
10 Existing roller shutter removed
11 New wall hung long stay cycle spaces
12 Existing Bin Storage

GEA: 1363 sqm
Existing GIA: 1193sqm
New Infill GIA: 93sqm

Rev.	Date	Description
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Key



Project
6 Northways Parade

Client
EPIC Group Ltd

Drawing Title
Proposed Ground Floor Plan

Scale @ A1
1:100

Scale @ A3
1:200

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Revision