

Date : May 2020
Project : Camden Goods Yard
Project Ref : 196120
Report Title : Phase 1a NMA Transport Technical Note
Report Ref : 196120-12A

DOCUMENT CONTROL

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	Final Issue	PR	PR	SJH	26.05.20
A	Revised following Project Team comments	PR	PR	SJH	26.05.20

1.0 INTRODUCTION

1.1 Ardent Consulting Engineers (ACE) has been appointed by St George West London Limited to advise on the transport aspects of the proposed redevelopment of the Camden Goods Yard site. This Transport Technical Note (TN) has been prepared to accompany the submission of a planning application for the development site known as Camden Goods Yard to the Local Planning Authority, the London Borough of Camden (LBC).

2.0 BACKGROUND INFORMATION AND ASSESSMENT

2.1 Planning approval was granted for a mixed-use scheme at the application site in June 2018 under planning permission reference 2017/3847/P (the 'June 2018 Consented Scheme'). This was amended by 2019/0153/P dated 6th Feb 2019, 2019/2962/P dated 4th July 2019 and 2019/6301/P dated 24 December 2019.

2.2 On 7th January 2020 a Section 73 application was submitted (ref: 2020/0034/P) to vary Condition 4 (approved drawings) to secure a single storey temporary food store on the PFS land parcel with associated parking, servicing, access and landscaping.

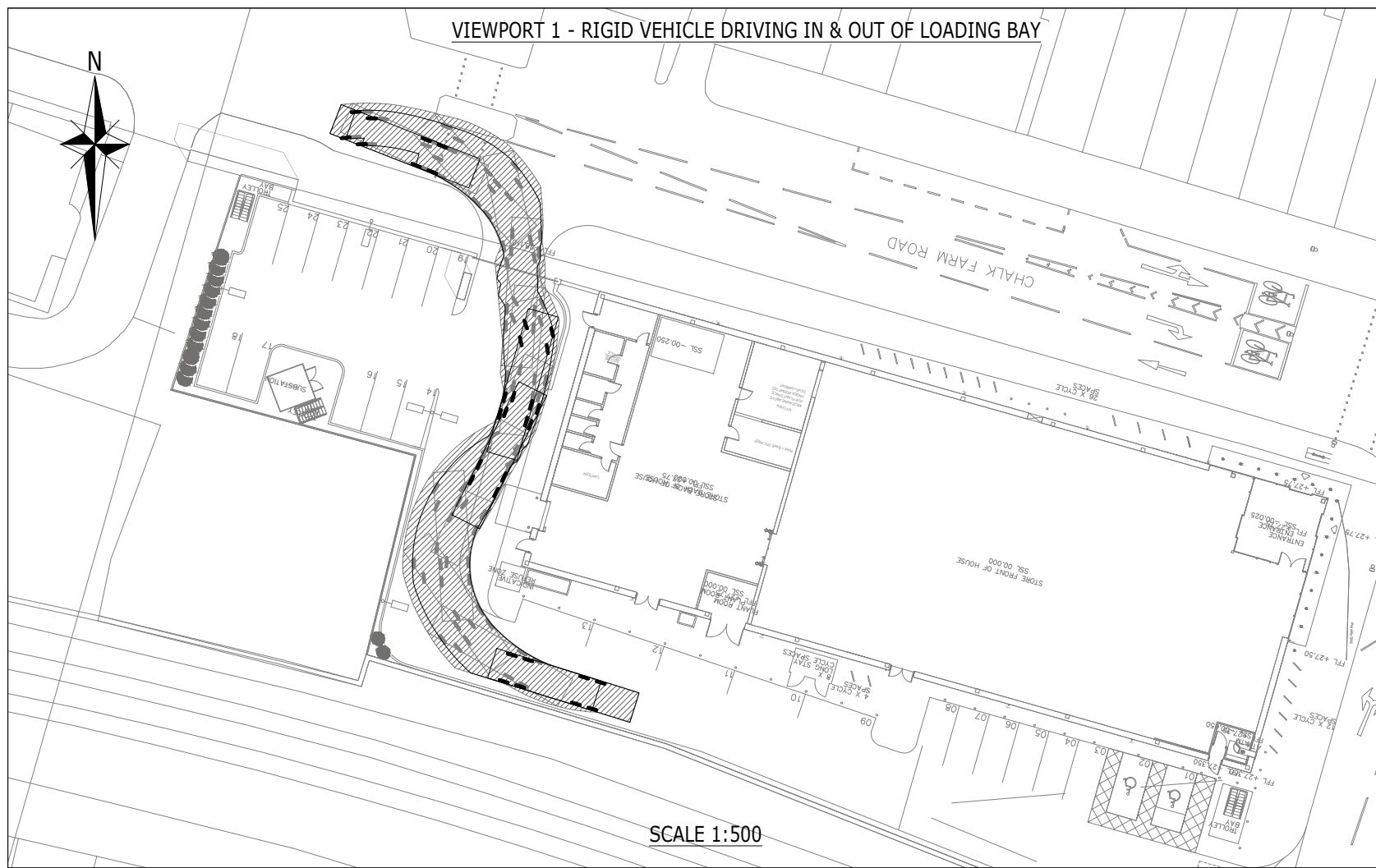
This application was granted on 5 May 2020, resulting in the issue of an amended planning permission for the Camden Goods Yard site.

- 2.3 A Non-Material Amendment (NMA) application is to be submitted to relocate the temporary store circa 1.5 metres west from its consented position and also amend the cycle parking. In terms of impact from a transport perspective, as alluded to above, the amendments are considered to be non-material. The number of car and cycle parking spaces remain as per the consented, as does the temporary store floor area.
- 2.4 As shown in the latest plans, attached at **Appendix A**, the egress has been relocated slightly to the west. To ensure that the egress is adequate to serve the proposals, swept path analysis has been undertaken. **Drawing Number 196120-001C** shows that the associated delivery vehicles with the site can satisfactorily be accommodated at the egress, as well as all other manoeuvres.
- 2.5 As per Condition 25 of the Decision Notice for the consented S73 application, the plans have been amended to show 42 short stay cycle parking spaces including the provision of 8 spaces available for larger cargo bike type cycles. Full details will be provided separately to discharge Condition 25.

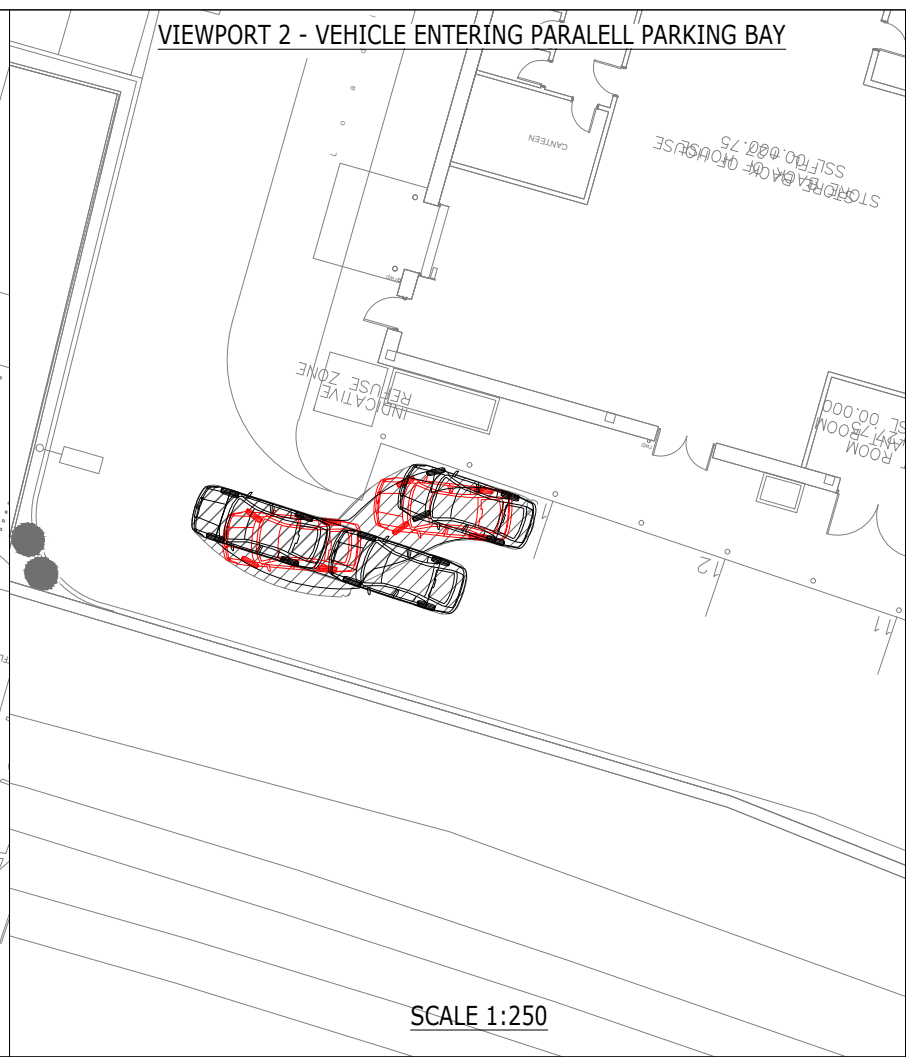
3.0 CONCLUSIONS

- 3.1 The above information demonstrates that the NMA proposals do not differ significantly from the previous scheme therefore the fundamental conclusions of the previous Transport Assessment Addendum still apply to the proposals. Accordingly, no further assessment is required, and the amendments are considered acceptable.

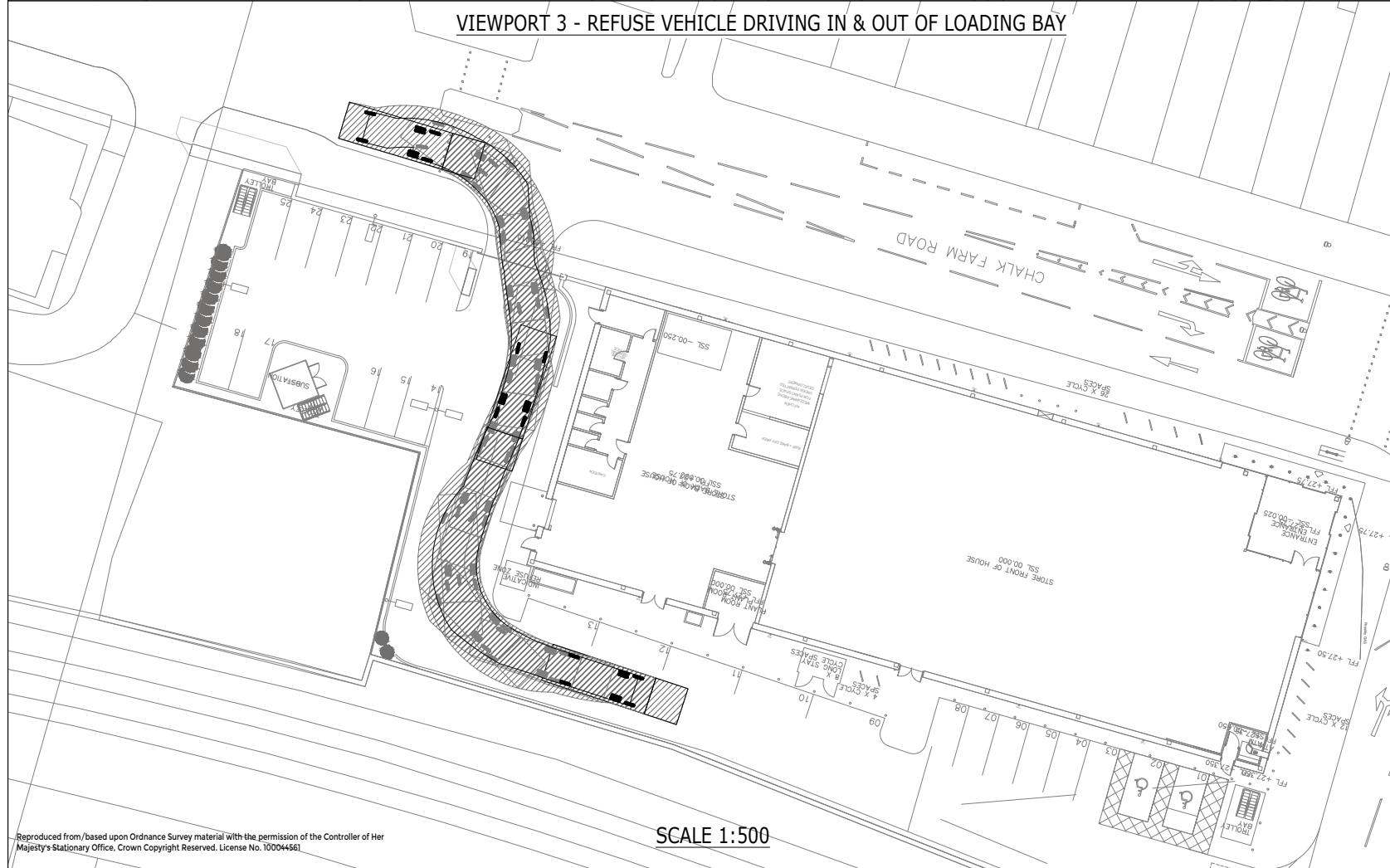
Drawings



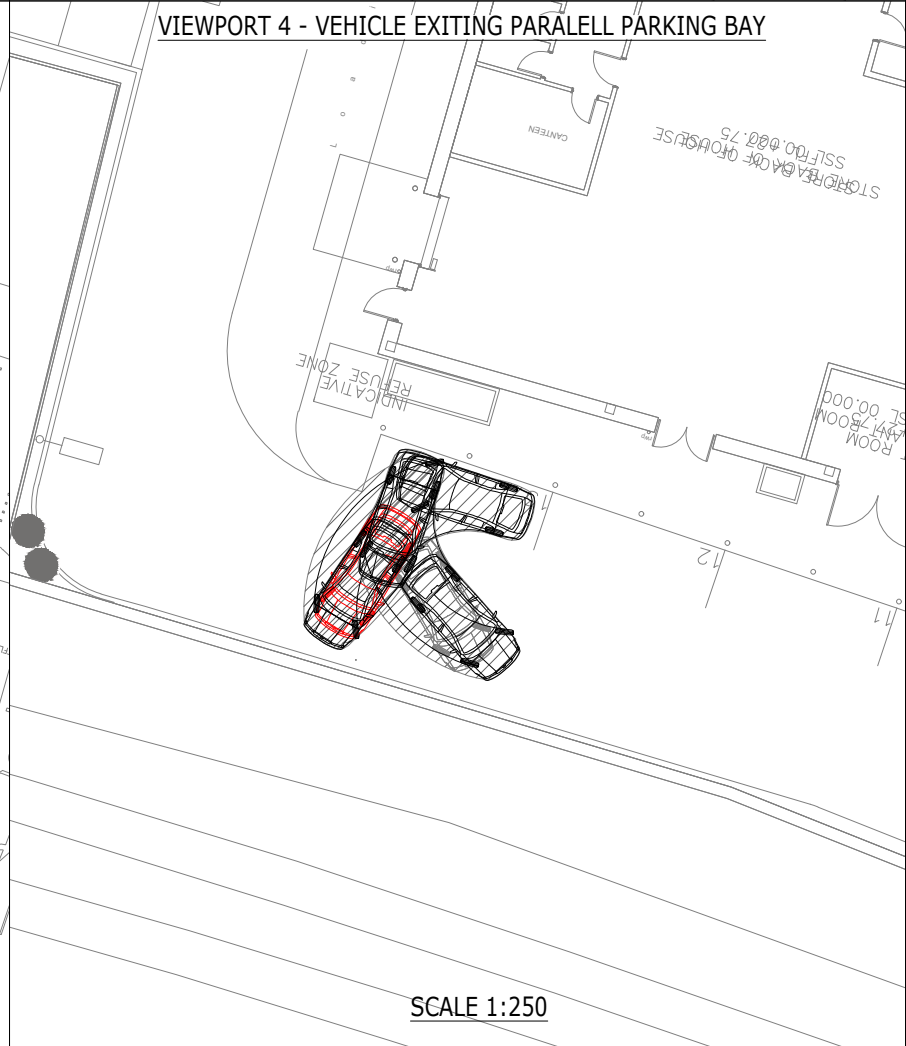
SCALE 1:500



SCALE 1:250

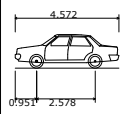


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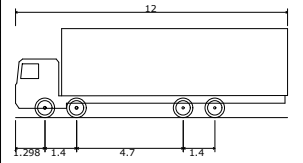


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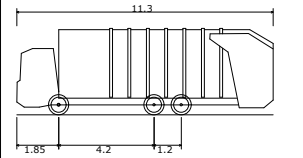
VEHICLES USED:



Skoda Octavia
 Overall Length 4.572m
 Overall Width 1.769m
 Overall Body Height 1.488m
 Min Body Ground Clearance 0.249m
 Max Track Width 1.713m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 5.100m



Rigid Truck
 Overall Length 12.000m
 Overall Width 2.500m
 Overall Body Height 3.928m
 Min Body Ground Clearance 0.412m
 Track Width 2.471m
 Lock to lock time 6.00s
 Kerb to Kerb Turning Radius 11.900m



Mercedes Econic 6 x 2 RS
 Overall Length 11.300m
 Overall Width 3.000m
 Overall Body Height 3.800m
 Min Body Ground Clearance 0.304m
 Track Width 2.500m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 9.350m

PRELIMINARY

C	REVISED TO INCLUDE LATEST LAYOUT	KI	PR	ATB	12.05.20
B	REVISED TO INCLUDE LATEST LAYOUT	PR	PR	ATB	03.02.20
A	LAYOUT UPDATED	ND	AC	ATB	23.12.19
Rev	Description	Drn	Chk	App	Date

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Client
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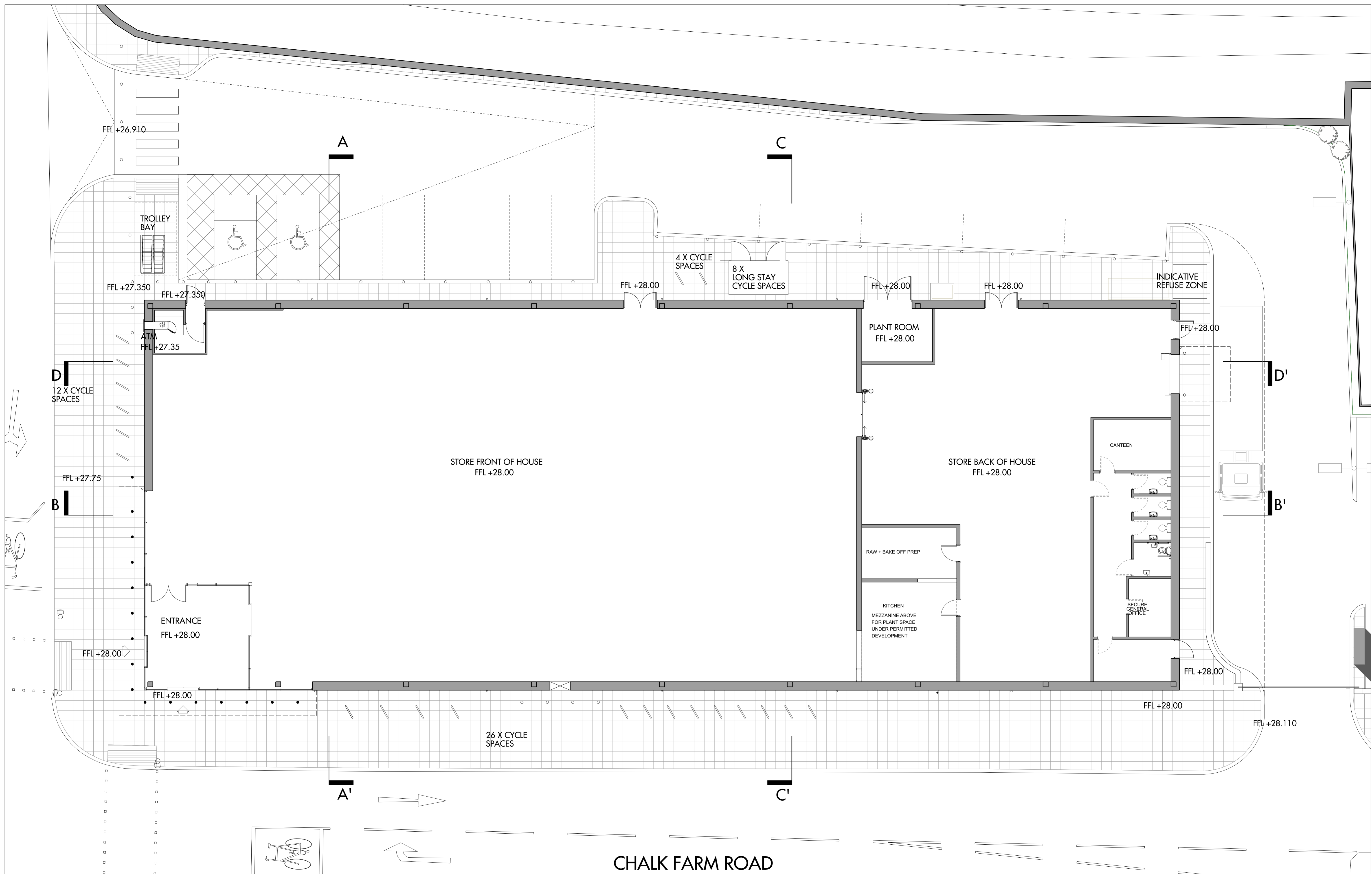
Project Title:
CAMDEN GOODS YARD

Drawing Title:
**TEMPORARY STORE
 SWEEP PATH ANALYSIS**

A3 Scale	Date	Designed by
AS SHOWN	NOV 2019	KI
Drawn by	Checked by	Approved by
KI	PR	ATB
Drawing Number	196120-001	
Rev	C	

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Appendix A – Latest Plans

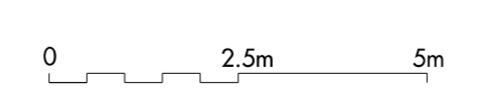


All heights are in metres and relate to maximum heights of the elevation with a construction tolerance of +/- 0.75m.

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. The Architect must be notified of any discrepancy. Boundaries are indicative only and are to be verified by others. Where building components are described in the specification as Descriptive Specification (Contractor Design) elements shown on this drawing pertaining to those components are to be read as 'Issued for Design Intent only.'

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REV	DATE	DESCRIPTION	CD	REV	DATE	DESCRIPTION	CD
P01	03.01.2020	Issued for Section 73 MMA Application	HH				
P02	13.01.2020	Issued for Section 73 MMA Application	HH				
P03	14.01.2020	Issued for Section 73 MMA Application	HH				
P04	23.01.2020	Issued for Section 73 MMA Application	SC				
P05	24.01.2020	Issued for Section 73 MMA Application	SC				
P06	19.02.2020	Issued for Section 73 MMA Application	SC				
P07	20.03.2020	Issued for Section 73 MMA Application	SC				



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CAMDEN GOODS YARD TEMPORARY STORE
SECTION 73 MMA PLANNING APPLICATION
GROUND FLOOR PLAN
1095_03_07_100
 SCALE 1:100 @A1 1:200@A3

P07
 Revision