

**Precis Advisory & Access Self  
Storage Ltd**

**Acorn House**

**Delivery and Servicing Plan**

**August 2020**

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## Contents

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
	<b>Overview .....</b>	<b>1</b>
	<b>Objectives .....</b>	<b>2</b>
<b>2</b>	<b>SERVICING ARRANGEMENTS.....</b>	<b>3</b>
	<b>Local Highway Network .....</b>	<b>3</b>
	<b>Service Arrangements .....</b>	<b>3</b>
<b>3</b>	<b>INITIATIVES OF THE PLAN .....</b>	<b>4</b>

## Appendices

Appendix A – Existing Highway Arrangement

# 1 INTRODUCTION

## Overview

- 1.1 This Delivery and Servicing Plan (DSP) has been prepared by TTP Consulting on behalf of Precis Advisory & Access Self Storage Ltd, the Applicant, in relation to the redevelopment of Acorn House as a part 6, part 10 storey building to provide 33no. affordable housing units with affordable office space and a retail unit at ground and basement level together with cycle parking facilities. An external playspace is proposed at level 6 and a community room with kitchenette and landscaped terrace for residents at level 9.
- 1.2 The site is located on the southern corner of the junction of Swinton Street with Gray's Inn Road in a highly accessible area being located within a short walking distance of Kings Cross and St Pancras Stations and as well as local bus stops. The site location is shown at **Figure 1.1**.

**Figure 1.1 – Site Location Plan**



- 1.3 This DSP outlines the measures that will be implemented with regards to delivery and servicing activity associated with new building.

## Objectives

- 1.4 The primary objective of the DSP will be to manage deliveries and servicing to the development in order to ensure that servicing activity is undertaken in a safe and efficient manner.
- 1.5 The DSP will manage deliveries and servicing to the premises in order to:
- Ensure that, where possible, opportunities are taken to source supplies from suppliers that use low or no emission vehicles;
  - Seek to minimise the number of deliveries to the site so as to reduce the trips generated by the development; and
  - Ensure that vehicles load/unload in the minimum time necessary so to avoid the potential for congestion within on street loading areas.
- 1.6 The remainder of the DSP is set out as follows:
- Section 2 - sets out the development's servicing arrangements; and
  - Section 3 - identifies the initiatives of the DSP;

## 2 SERVICING ARRANGEMENTS

### Local Highway Network

- 2.1 The A501 Gray's Inn Road borders the site to the west. The A501 forms a part of London's red route network. In the vicinity of the site, the A501 is one way from south to north and forms part of a one way gyratory system with York Way, Caledonian Road, Pentonville Road, Penton Rise, King's Cross Road, Swinton Street and Acton Rise. Gray's Inn Road is two way to the south of its junction with Acton Street. Outside the frontage of the site, Gray's Inn Road has four lanes, three for all traffic and a bus lane that operates between 7am and 7pm. Traffic signals with pedestrian crossing facilities are provided at the junction of Gray's Inn Road with Swinton Street.
- 2.2 Swinton Street is also a red route that accommodates traffic passing from King's Cross Road to the east to Gray's Inn Road to the west. It comprises two lanes and provides on street parking on both sides of the road over much of its length. Permit holder parking restrictions operate from 8:30am to 6:30pm from Monday to Friday and on a Saturday from 8:30am to 1:30pm. On street loading bays are provided on Swinton Street opposite the site and to the west of the site frontage outside the neighbouring hotel building. Red route restrictions prohibit vehicles from stopping from Monday – Saturday between 7am and 7pm except loading from 10am – 4pm in the loading bay to the west for 20 minutes. Loading in the bay opposite the site for 20 minutes can occur at any time,
- 2.3 A copy of the existing highway arrangement around the site is provided at **Appendix A**.

### Service Arrangements

- 2.4 Deliveries to a development of this scale will be modest and typically be undertaken by cycle, motorcycle or light van. So as to maximise the quantity of deliverable housing and workspace that can be delivered on this site, no on site service area is proposed and the development will utilise the existing on street loading facilities on Swinton Street. This approach also enables the closure of the existing vehicle crossover to the site.
- 2.5 A waste and recycling store is located on the Swinton Street frontage of the site. Refuse vehicle will be able to stop within the loading bay on the southern side of Swinton Street when collecting material from the store.

### **3 INITIATIVES OF THE PLAN**

- 3.1 The Applicant will ensure that occupants of each site use are aware of the delivery and servicing arrangements for the site to ensure the smooth operation of activity in accordance with this DSP.
- 3.2 In order to meet the objectives of the DSP, the following initiatives will be adopted:
- All building occupants will be provided with information on the location of on street loading bays and the restrictions that apply;
  - All Building occupants will be asked to inform delivery drivers of where they can stop to unload when arrangement goods to be delivered;
  - Commercial tenants will be asked to schedule deliveries so as to avoid the potential for congestion within the on street loading bays;
  - Commercial tenants will be encouraged to source supplies locally when possible;
  - Commercial tenants will be asked to consider the potential of sourcing goods and services from companies using alternatively fuelled vehicles, for example electric vehicles and bicycles; and
  - Residents will be asked to make use of remote parcel pick up locations so as to reduce the number of deliveries to the site.

# **Appendix A**

## **Existing Highway Arrangement**



Rev	Details	Drawn	Checked	Date
...	...	...	...	...

KEY :	
	SITE BOUNDARY
	EXISTING SINGLE YELLOW LINES
	EXISTING SINGLE RED LINES
	EXISTING DOUBLE RED LINES
	RESIDENTS PERMIT HOLDERS ONLY PARKING
	DISABLED PARKING BAY
	ELECTRIC CAR PARKING BAY
	LOADING ONLY BAY
	EXISTING LAMP COLUMN
	EXISTING POST (NO SIGN)
	EXISTING SIGN AND POST
	EXISTING BELISHA BEACONS
	EXISTING BOLLARD

NOTES :	
1.	Do not scale from this drawing.
2.	This drawing to be read & printed in colour.
3.	This drawing is for illustrative purposes only.

Client	...
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Project	Acorn House
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Drawing Title	Existing Highway Arrangement
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Scale	1:500	Size	A3
Drawn	AS	12.09.2019	
Checked	EH	12.09.2019	



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Drawing Number	2019-3662-001	Rev	...
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