



247 TOTTENHAM COURT ROAD: LOADING ADDENDUM NOTE

Project	247 Tottenham Court Road
Report Title	247 Tottenham Court Road: Loading Addendum Note
Date	21 st October 2020
Prepared by	Momentum Transport Consultancy
Prepared for	LB Camden

INTRODUCTION

- 1.1 This note has been prepared by Momentum Transport Consultancy to support the planning application for 247 Tottenham Court Road. The planning application reference number is 2020/3583/P, and it includes the following properties:
- 247 Tottenham Court Road
 - 3 Bayley Street
 - 1 Morwell Street
 - 2 Morwell Street
 - 4 Morwell Street
- 1.2 This addendum proposes a change to the servicing operations for the development proposals. All other elements of the scheme proposals are not prejudiced or changed by this addendum note.

ORIGINAL PROPOSALS

- 1.3 The proposed change to the loading operation comes after discussion with representatives from Highways, West End Project (WEP), Waste and Planning teams within LB Camden. A meeting was held on 28th September 2020 to discuss the transport-related elements of the development proposals.
- 1.4 In this meeting, WEP and Highways representatives expressed concern regarding the proposed changes to the layout of Morwell Street in order to facilitate an on-street loading bay to service the site.
- 1.5 The proposals were seen as creating unfavourable changes to the Morwell Street arrangement, including the loss of Pay and Display parking bays, a slight tightening of a manoeuvre for coaches or large vehicles in the middle of the street, a small reduction in the length of the existing motorcycle parking bay, and the removal of a kerb build out on the eastern side of Morwell Street.

PROPOSED CHANGES

- 1.6 In light of these issues, it was recommended by LB Camden's WEP representative that instead of creating a new on-street loading bay on Morwell Street's western edge outside the site, the

site should instead make use of two existing loading bays close to the proposed development, on Bayley Street and Morwell Street. This was endorsed by the Highways team representative.

- 1.7 These two existing loading bays have both been delivered recently as part of separate schemes.
- 1.8 Both the Bayley Street loading pad and the Morwell Street loading bay are located on Camden's public highway and as such are not associated with any single development. They are therefore appropriate for use by the proposed development at 247 Tottenham Court Road.

Loading Pad on Bayley Street

- 1.9 The loading pad on Bayley Street is located on the northern footway on Bayley Street immediately outside Gail's Bakery and opposite the northern edge of the proposed development's façade. It was delivered as part of the West End Project.

Loading Bay on Morwell Street

- 1.10 The loading bay on Morwell Street is located on the western side of Morwell Street south of the proposed development. It was delivered as part of work associated with the new development at 1 Bedford Avenue (planning reference 2013/3880/P).
- 1.11 The 1 Bedford Avenue application forecast a total of 16 daily vehicle trips associated with deliveries and servicing for that site. There is, as such, likely to be a reasonable level of excess capacity within this loading bay on Morwell Street (though of course, given it is on public highway the loading bay may be used by others).
- 1.12 We have applied an in-house assumption that 13% of delivery vehicles would arrive in the busiest hour. Table 1 below shows the forecast number of peak hour delivery vehicles for both the 247 Tottenham Court Road and 1 Bedford Avenue developments.

Table 1: Forecast Peak Hour Delivery & Servicing Vehicles (rounded up)

Development	Cars	MGVs	HVGs (rigid)	Total
1 Bedford Avenue + 247 TCRd	4	1	1	5*
Total	4	1	1	5
Dwell Time	10 mins	15 mins	20 mins	

* rounding error

- 1.13 We consider that within the Morwell Street loading bay there is capacity to accommodate almost all of the delivery vehicles associated with 1 Bedford Avenue and 247 Tottenham Court Road in the peak hour. In cases where vehicles arrive at the same time, delivery vehicles would utilise the loading pad on Bayley Street.
- 1.14 The Morwell Street loading bay is 12m in length, so could comfortably accommodate two cars at any one time, or a panel van and a car simultaneously.

Loading Pad on Bayley Street

- 1.15 We understand from discussions on 28th September 2020 with LB Camden's WEP team that the loading pad on Bayley Street, delivered as part of the West End Project, is designed to facilitate delivery vehicles for commercial and retail uses on and around Tottenham Court Road. Its use would therefore be appropriate for the proposed development at 247 Tottenham Court Road.
- 1.16 In the creation of this loading pad, an assessment of demand is assumed to have been prepared by LB Camden's WEP team. This assessment of demand is likely to have



incorporated delivery and servicing vehicles for the existing site at 247 Tottenham Court Road. The development proposals incorporate a very minor increase in delivery vehicle trips per day, with no forecast increase in peak hour delivery vehicle numbers on the existing site.

- 1.17 It is therefore considered that the Bayley Street loading pad may have sufficient capacity alone for the 247 Tottenham Court Road delivery and servicing vehicles.

CONCLUSION

- 1.18 This note summarises a proposed change to the planning application associated with 247 Tottenham Court Road.
- 1.19 Where previously a new loading bay was proposed on Morwell Street, this is now no longer proposed and instead delivery and servicing vehicles are proposed to make use of the two existing loading bays on Bayley Street and Morwell Street.
- 1.20 It is considered that there is sufficient capacity within these two loading bays for the negligible increase in delivery vehicle trips associated with the proposed development.

Project & Document Details

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