

Parnjit Singh



Subject: FW: 2021/3796/P, Land at the former Maria Fidelis School, Starcross Street, London, NW1 2LY



Senior Planning Officer

Telephone: 020 7974 1222



ccess to our

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Dear Patrick,

Further to our original response sent to Camden Council on 27th August, Transport for London (TfL) request that our concerns set out below are addressed before the Council decides the application.

Located in the northern part of the former Maria Fidelis Convent School in the London Borough of Camden, the site is in close proximity to Hampstead Road and Euston Road which both form part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN, and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.

Footways are provided along all local roads, including the A400 Hampstead Road to the west, Starcross Street to the south and Cobourg Street to the southeast. These provide convenient connections to public transport services and various amenities and facilities in the immediate area.

There are a number of cycle routes in the vicinity of the site. The A400 Hampstead Road has an on-road local cycle lane, which provides access to central London to the south. On-street Sheffield stands are provided within the vicinity of the site, with a total of 128 spaces available within around 150m of the site. There are also TfL cycle hire docking stations in proximity.

Euston, Euston Square, Warren Street, and Great Portland Street Underground stations, and Euston Mainline Station, are within walking distance from the site. Bus stops; Warren Street Station, Hampstead Road Euston Road, Euston Square Station and Euston Bus Station, are all in close proximity to the site, serving a total of 18 bus routes, which are available from the A400 Hampstead Road, A501 Euston Road and Albany Street.

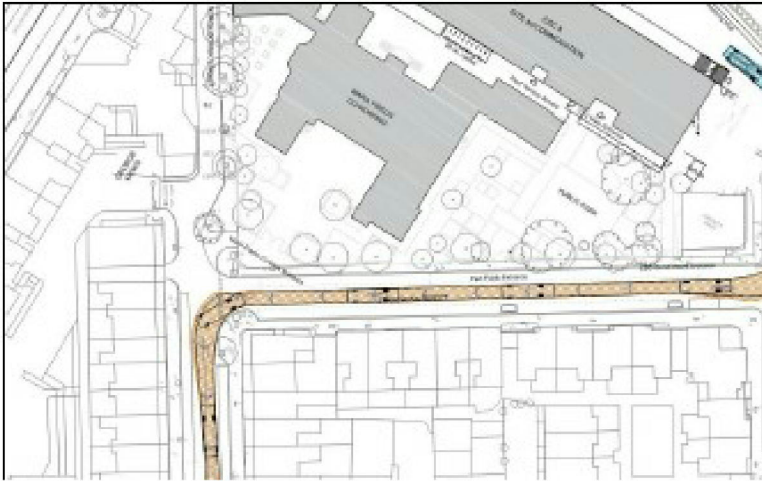
TfL requests further information on the following issues/questions in relation to the Construction Management Plan (CMP):

- How will site traffic routing be controlled? Will any site traffic be expected to turn right into Cardington Street from Hampstead Road or will all traffic approach from the north as show on page 21?
- TfL recommend the route along Euston Street and up North Gower Street for access routes to avoid safety risks to the transport network. Please confirm if you agree.
- Page 32 of the Transport Analysis (TA) Appendix B on Swept Path, it shows vehicles having to swing out to make the left turn from Hampstead Road into Drummond Street creating the risk of left turn conflict and hazard to traffic especially cyclists along Hampstead Road. To comply with London Plan policy T2 part B, development plans should promote and demonstrate the application of the Mayor's Healthy Streets Approach and T4 part F, development proposals should not increase road danger.
- Further to our bullet point above; Our concern is that, from submitted Swept Path Construction traffic-16.5m Artic-, that vehicles accessing the site are making the turn from Euston Road onto North Gower Street from lane 1 rather than the bus lane, which could create conflict between the left turning vehicle and cyclists using the blue lane. If this movement cannot be made from the nearside bus lane, the use of this type of vehicle at this junction may need to be restricted as it would not be in line with Policy T4 part E of the London Plan which states the cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated.

In the context of impact on the bus network; In order to determine whether sufficient capacity is expected to be provided by the current network, please can the developer provide distribution of trip numbers by bus route and by direction for each of the development peak hours?

TfL request scaled plans of the proposed cycle storage and parking to make sure they comply with the London Cycling Design Standards (LCDS). It is key that the spacing on these stands are correct to make sure they are usable. Are you planning to provide end of user facilities?

In the construction management plan document on page 31 (please see image below), it mentions the eastern building appears to have already been removed. Please may we have clarification on if this has been removed or not.



Regarding the travel plan, what measures are being put in place to encourage sustainable and active travel to this site?

TfL does not object to this application, however we would like clarification on the above.

Kind regards,
Ella Payne | Assistant Planner
Spatial Planning | City Planning

[V EllaPayne@tfl.gov.uk](mailto:EllaPayne@tfl.gov.uk)

During these unprecedented times we aim to provide our usual service with our planning team working remotely. However many of our TfL colleagues have been furloughed. Our responses therefore may not be as timely or as complete as usual and we will adapt our arrangements to minimise disruption to you. Where possible we will replace our face-to-face pre application service and other meetings with video and conference calling. Please contact us by email and mobile phone only and do not do not send anything by post or courier to our offices. As we will continue to monitor SpatialPlanning@tfl.gov.uk please always cc in this address as well as sending direct to individuals.

For more information regarding the TfL Spatial Planning team, including TfL's *Transport assessment best practice guidance* and pre-application advice please visit:
<https://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance>

From: Patrick Marfleet <Patrick.Marfleet@camden.gov.uk>
Sent: 02 September 2021 17:43
To: Payne Ella <v_EllaPayne@tfl.gov.uk>
Subject: RE: 2021/3796/P, Land at the former Maria Fidelis School, Starcross Street, London, NW1 2LY

Hi Ella, this application will be going to planning committee on 7th October so if TfL have any comments to make please could you send them to me as soon as possible?

Kind regards,

Patrick Marfleet
Senior Planning Officer

Telephone: 020 7974 1222



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Payne Ella <v_EllaPayne@tfl.gov.uk>

Sent: 31 August 2021 15:30

To: Patrick Marfleet <Patrick.Marfleet@camden.gov.uk>

Subject: 2021/3796/P, Land at the former Maria Fidelis School, Starcross Street, London, NW1 2LY

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Hello Patrick,

Regarding the 2021/3796/P application on Starcross Street which is the proposal of 'Change of use of land at the former Maria Fidelis school (former Use Class D1 - non-residential institution); Erection of a six-storey combined Construction Skills Centre (Use Class F1(a) - education) and Site Accommodation (Use Class E(g) (i) - Offices) to facilitate the construction of HS2 Euston Station, as meanwhile uses.'

I wondered if this application was going to Committee and if so, what date?

Many thanks,

**Ella Payne | Assistant Planner
Spatial Planning | City Planning**

v_EllaPayne@tfl.gov.uk

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