

Technical Note 2: Response to Highway Officer Comments

Site: Tavis House, Tavistock Road
Prepared by: GR
Approved by: DM
Date: 9 February 2022

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1.0 Introduction

- 1.1 Motion has been instructed by Tempus Reality Holdings to prepare this Technical Note (TN) to accompany a proposed redevelopment of the Tavis House, in the London Borough of Camden (LBC).
- 1.2 In December 2021 a planning application was submitted to the LBC for a redevelopment of an existing B1 office building. The proposal will extend the building from its existing 6,903 sqm (GEA) to 8,627 sqm (GEA). The arrangements will also provide a dedicated service bay.
- 1.3 This TN responds to comments provided by LBC as the Highway Authority. For ease of reference the Highway Officer Comments are provided in italics, with the response provided below.

2.0 Response to Highway Officer Comments

Electric Vehicle Charging Point

"The disabled parking space should have passive provision of EVCP in accordance to CPG Transport. An active charging facility is recommended".

Additionally "1 active EVCP should be provided for the loading/servicing bay."

- 2.1 Electric vehicle charging bays for the development will be in line with requirements of the London Plan 2021. One passive EVCP will be provided for the disabled parking space, alongside an active EVCP wall mounted unit for delivery vehicles.

Cycle Parking

"Cycle parking needs to take into account all user and must not exclude certain types of cyclists".

"It is understood that the existing lifts may not be large enough for cycles therefore this access method via stairs would be an acceptable option. However I am concerned it may be a problem for users with non-standard cycles or e-cycles as those cycles tend to be heavier."

"We cannot accept vertical cycle parking as these are not accessible for all users. The vertical cycle racks in the basement cycle store should be replaced by two-tier racks."

- 2.2 The vertical racks have been removed from the basement and replaced with a mixture of two-tiered racks and Sheffield stands. This is illustrated on the accompanying architect's layout plan. The total number of long stay spaces remains at 115 spaces.
- 2.3 Oversized bikes will be accommodated at ground floor level, which is achieved by providing additional short stay spaces comprised of Sheffield racks. The positioning of these spaces has been amended to ensure sufficient width and depth, which is shown on the aforementioned architect's plan. It was agreed with London Borough of Camden officers at pre-application stage that the larger cycle provision will be created by the over-provision of visitor cycle spaces.

As all oversized spaces are accommodated at ground floor level, it is considered that no mechanical ramp should be required. Users of the basement cycle store can utilise the proposed cycle ramp on the stairwell.

- 2.4 Additional road markings will be incorporated into the design (identified on the architects layout plan) to raise awareness of the presence of cyclists within the delivery area. Additional signage could be incorporated if required. All doors/gates to a cycle parking area will be provisioned with a push button or pressure pad.

Delivery and Servicing Plan

"A Manual Classified traffic survey of existing servicing demands was carried out in November 2021 which recorded a total of 26 vehicle trips for the day. I am concerned that this does not reflect the real number of trips because many Central London office workers have been working from home in the past two years."

- 2.5 In response to the timing of the survey the entry and exit survey was conducted in November 2021. The work from home order from the Government was not in place until December 2021.
- 2.6 Irrespective of the above, further assessment work has been undertaken through consideration of TRICS. Relevant Greater London sites for LGV trip rates only have been selected, with the output attached as **Appendix A**. Relevant trip rates and resultant vehicle movements for 8,627 sqm floorspace is summarised in Table 2.1 below.

	Weekday AM Peak (08:00-09:00)		Weekday PM Peak (17:00-18:00)		Total Daily Movements (07:00-19:00)	
	Arr	Dep	Arr	Dep	Arr	Dep
LGV Trip Rates	0.007	0.007	0.025	0.025	0.126	0.128
LGV Trips	1	1	2	2	11	11

Table 3.2 - Trip Rates and Resultant Traffic Flow – Servicing Trips

- 3.1 A total of 8 arrivals and 8 departures by goods vehicles were recorded as part of the 2021 survey, as set out in the Transport Assessment. This figure excludes deliveries by pedal cycle or motorcycle. When this data is uplifted to reflect the current proposal, it would result in an identical level of servicing activity to that recorded by TRICS. As such it is considered that the servicing trips recorded on site accurately reflect normal conditions.

Financial Contributions

- 3.2 A request is made by LBC for a contribution of £50,000 towards local Pedestrian, Cycling and Environmental schemes. In order for any contribution to be CIL compliant, any contribution would need to set out clearly what it relates to, and why it is required to be provided by the developer. It is not clear why any contribution is necessary, and where there is a particular deficiency on the surrounding network that this development would exacerbate. On this basis, it is not considered appropriate to request a contribution of this level when the development has been shown to generate an immaterial increase in trips by all modes of travel.

Appendix A

TRICS Output

Calculation Reference: AUDIT-734001-220208-0252

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
Category : A - OFFICE
TOTAL VEHICLES

Selected regions and areas:

01	GREATER LONDON	
BT	BRENT	1 days
CI	CITY OF LONDON	2 days
HM	HAMMERSMITH AND FULHAM	1 days
KN	KENSINGTON AND CHELSEA	1 days
LB	LAMBETH	1 days
TH	TOWER HAMLETS	1 days
WH	WANDSWORTH	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
Actual Range: 920 to 9803 (units: sqm)
Range Selected by User: 920 to 9803 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/13 to 05/11/19

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	3 days
Tuesday	1 days
Wednesday	2 days
Friday	2 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	8 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Town Centre	4
Suburban Area (PPS6 Out of Centre)	2
Neighbourhood Centre (PPS6 Local Centre)	2

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Commercial Zone	2
Development Zone	1
Built-Up Zone	3
High Street	2

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

Not Known 8 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Filter by Site Operations Breakdown:

All Surveys Included

Population within 500m Range:

All Surveys Included

Population within 1 mile:

50,001 to 100,000 6 days

100,001 or More 2 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

500,001 or More 8 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.5 or Less 3 days

0.6 to 1.0 5 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes 2 days

No 6 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

4 Good 2 days

5 Very Good 1 days

6a Excellent 2 days

6b (High) Excellent 3 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	BT-02-A-03 EMPIRE WAY WEMBLEY	OFFICES		BRENT
	Suburban Area (PPS6 Out of Centre) Development Zone Total Gross floor area:		920 sqm	
	Survey date: WEDNESDAY		03/06/15	Survey Type: MANUAL
2	CI-02-A-02 GRACECHURCH STREET CITY OF LONDON MONUMENT Town Centre Commercial Zone	OFFICES		CITY OF LONDON
	Total Gross floor area:		9803 sqm	
	Survey date: FRIDAY		29/11/13	Survey Type: MANUAL
3	CI-02-A-03 MONUMENT STREET CITY OF LONDON MONUMENT Town Centre Commercial Zone	OFFICES		CITY OF LONDON
	Total Gross floor area:		1951 sqm	
	Survey date: FRIDAY		29/11/13	Survey Type: MANUAL
4	HM-02-A-01 QUEEN CAROLINE STREET HAMMERSMITH	REGUS OFFICES		HAMMERSMITH AND FULHAM
	Town Centre Built-Up Zone Total Gross floor area:		2036 sqm	
	Survey date: MONDAY		13/11/17	Survey Type: MANUAL
5	KN-02-A-01 LADBROKE GROVE KENSAL GREEN	FRUIT DRINKS COMPANY		KENSINGTON AND CHELSEA
	Neighbourhood Centre (PPS6 Local Centre) Built-Up Zone Total Gross floor area:		2255 sqm	
	Survey date: MONDAY		17/06/19	Survey Type: MANUAL
6	LB-02-A-02 STREATHAM HIGH ROAD STREATHAM	MUSIC COMPANY		LAMBETH
	Town Centre High Street Total Gross floor area:		3054 sqm	
	Survey date: TUESDAY		05/11/19	Survey Type: MANUAL
7	TH-02-A-01 CAMBRIDGE HEATH ROAD BETHNAL GREEN	OFFICE SPACE FOR RENT		TOWER HAMLETS
	Neighbourhood Centre (PPS6 Local Centre) High Street Total Gross floor area:		7049 sqm	
	Survey date: WEDNESDAY		06/03/19	Survey Type: MANUAL
8	WH-02-A-03 BROUGHTON STREET NINE ELMS	OFFICE		WANDSWORTH
	Suburban Area (PPS6 Out of Centre) Built-Up Zone Total Gross floor area:		1400 sqm	
	Survey date: MONDAY		16/11/15	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

Motion High Street Guildford

Licence No: 734001

TRIP RATE for Land Use 02 - EMPLOYMENT/A - OFFICE

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	8	3559	0.007	8	3559	0.000	8	3559	0.007
07:30 - 08:00	8	3559	0.018	8	3559	0.007	8	3559	0.025
08:00 - 08:30	8	3559	0.056	8	3559	0.018	8	3559	0.074
08:30 - 09:00	8	3559	0.074	8	3559	0.014	8	3559	0.088
09:00 - 09:30	8	3559	0.053	8	3559	0.014	8	3559	0.067
09:30 - 10:00	8	3559	0.014	8	3559	0.011	8	3559	0.025
10:00 - 10:30	8	3559	0.032	8	3559	0.025	8	3559	0.057
10:30 - 11:00	8	3559	0.025	8	3559	0.018	8	3559	0.043
11:00 - 11:30	8	3559	0.025	8	3559	0.018	8	3559	0.043
11:30 - 12:00	8	3559	0.028	8	3559	0.025	8	3559	0.053
12:00 - 12:30	8	3559	0.028	8	3559	0.028	8	3559	0.056
12:30 - 13:00	8	3559	0.035	8	3559	0.042	8	3559	0.077
13:00 - 13:30	8	3559	0.018	8	3559	0.011	8	3559	0.029
13:30 - 14:00	8	3559	0.018	8	3559	0.021	8	3559	0.039
14:00 - 14:30	8	3559	0.025	8	3559	0.032	8	3559	0.057
14:30 - 15:00	8	3559	0.004	8	3559	0.011	8	3559	0.015
15:00 - 15:30	8	3559	0.021	8	3559	0.025	8	3559	0.046
15:30 - 16:00	8	3559	0.004	8	3559	0.018	8	3559	0.022
16:00 - 16:30	8	3559	0.011	8	3559	0.035	8	3559	0.046
16:30 - 17:00	8	3559	0.025	8	3559	0.025	8	3559	0.050
17:00 - 17:30	8	3559	0.025	8	3559	0.084	8	3559	0.109
17:30 - 18:00	8	3559	0.007	8	3559	0.035	8	3559	0.042
18:00 - 18:30	8	3559	0.004	8	3559	0.018	8	3559	0.022
18:30 - 19:00	8	3559	0.000	8	3559	0.007	8	3559	0.007
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Total Rates:			0.557			0.542			1.099

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	920 - 9803 (units: sqm)
Survey date date range:	01/01/13 - 05/11/19
Number of weekdays (Monday-Friday):	8
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

TRIP RATE for Land Use 02 - EMPLOYMENT/A - OFFICE

LGVS

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	8	3559	0.000	8	3559	0.000	8	3559	0.000
07:30 - 08:00	8	3559	0.000	8	3559	0.000	8	3559	0.000
08:00 - 08:30	8	3559	0.007	8	3559	0.007	8	3559	0.014
08:30 - 09:00	8	3559	0.000	8	3559	0.000	8	3559	0.000
09:00 - 09:30	8	3559	0.007	8	3559	0.004	8	3559	0.011
09:30 - 10:00	8	3559	0.004	8	3559	0.004	8	3559	0.008
10:00 - 10:30	8	3559	0.011	8	3559	0.011	8	3559	0.022
10:30 - 11:00	8	3559	0.000	8	3559	0.000	8	3559	0.000
11:00 - 11:30	8	3559	0.007	8	3559	0.011	8	3559	0.018
11:30 - 12:00	8	3559	0.007	8	3559	0.007	8	3559	0.014
12:00 - 12:30	8	3559	0.014	8	3559	0.011	8	3559	0.025
12:30 - 13:00	8	3559	0.011	8	3559	0.011	8	3559	0.022
13:00 - 13:30	8	3559	0.004	8	3559	0.004	8	3559	0.008
13:30 - 14:00	8	3559	0.007	8	3559	0.007	8	3559	0.014
14:00 - 14:30	8	3559	0.011	8	3559	0.011	8	3559	0.022
14:30 - 15:00	8	3559	0.004	8	3559	0.004	8	3559	0.008
15:00 - 15:30	8	3559	0.007	8	3559	0.007	8	3559	0.014
15:30 - 16:00	8	3559	0.000	8	3559	0.000	8	3559	0.000
16:00 - 16:30	8	3559	0.000	8	3559	0.000	8	3559	0.000
16:30 - 17:00	8	3559	0.014	8	3559	0.007	8	3559	0.021
17:00 - 17:30	8	3559	0.011	8	3559	0.018	8	3559	0.029
17:30 - 18:00	8	3559	0.000	8	3559	0.004	8	3559	0.004
18:00 - 18:30	8	3559	0.000	8	3559	0.000	8	3559	0.000
18:30 - 19:00	8	3559	0.000	8	3559	0.000	8	3559	0.000
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Total Rates:			0.126			0.128			0.254

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.