Technical Note 3: Response to Camden Cycle Campaign

Site: Tavis House, Tavistock Road
Prepared by: GR
Approved by: DM
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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 Camden Cycling Campaign. For ease of reference the comments from Camden Cycling Campaign are in italics, with the response provided below.

2.0 Comments from Camden Cycling Campaign

Cycle Parking and Access

"*We are concerned about the shared access for deliveries, cycles and pedestrians.*

"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."

"Long stay parking cycles on the ground floor should be protected by a roof".

"It is unclear what the route is to and from the lift. What will be provided for the access to the basement for the cycles?".

2.1 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.

2.2 A number of the short stay cycle stands have been revised to ensure that they are positioned under an overhang to protect cycles from the weather.

2.3 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 There will be no mechanical ramp or lift provided as there will be sufficient capacity to store 5% of the total number of spaces which equates to 6 bikes on the ground floor. Therefore those with larger cycles can safely store their bike on site. A straight stair with bike channel will be in place to allow for ease of access to the basement cycle store.

Impact from Deliveries

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.

3.2 There will be a clear 'reduce speed' or similar markings at the vehicular access to the site which would encourage drivers to slow upon entry. A shared use access is considered suitable as deliveries will be staggered throughout the day whilst the majority of pedestrians accessing the site will be occur at peak periods to the front of the building.

Construction Management Plan

"Vehicles reversing out of the site should be minimised and where necessary done very carefully".

'We ask to be included on any updates to construction and estimates of impact in relation to the development.'

3.3 A Construction Management Plan (CMP) will be secured by way of a planning condition. The CMP will include appropriate liaison with local residents and interested bodies. It is envisaged that a working group will eb established to discuss concerns, which can include the Camden Cycling Campaign.

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 undertaking 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 OFFICES BRENT
EMPIRE WAY
WEMBLEY

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 OFFICES CITY OF LONDON
GRACECHURCH STREET
CITY OF LONDON
MONUMENT
Town Centre
Commercial Zone
Total Gross floor area: 9803 sqm
Survey date: FRIDAY *29/11/13* *Survey Type: MANUAL*

3 CI-02-A-03 OFFICES CITY OF LONDON
MONUMENT STREET
CITY OF LONDON
MONUMENT
Town Centre
Commercial Zone
Total Gross floor area: 1951 sqm
Survey date: FRIDAY *29/11/13* *Survey Type: MANUAL*

4 HM-02-A-01 REGUS OFFICES HAMMERSMITH AND FULHAM
QUEEN CAROLINE STREET
HAMMERSMITH

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 FRUIT DRINKS COMPANY KENSINGTON AND CHELSEA
LADBROKE GROVE
KENSAL GREEN

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 MUSIC COMPANY LAMBETH
STREATHAM HIGH ROAD
STREATHAM

Town Centre
High Street
Total Gross floor area: 3054 sqm
Survey date: TUESDAY *05/11/19* *Survey Type: MANUAL*

7 TH-02-A-01 OFFICE SPACE FOR RENT TOWER HAMLETS
CAMBRIDGE HEATH ROAD
BETHNAL GREEN

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 OFFICE WANDSWORTH
BROUGHTON STREET
NINE ELMS

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.

TRIP RATE for Land Use 02 - EMPLOYMENT/A - OFFICE
TOTAL VEHICLES
Calculation factor: 100 sqm
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	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.*

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 show. 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

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	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.*