

From: Payne Ella <v_EllaPayne@tfl.gov.uk>
Sent: 18 May 2022 16:50
To: Planning Planning
Subject: 2022/1817/P, 105 - 121 Judd Street - TFL comments

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TfL reference: CMDN/22/9

Borough reference: 2022/1817/P

Location: 105 - 121 Judd Street London, WC1H 9NE

Proposal: Erection of roof extensions at third, fourth and fifth floor level with rooftop plant in connection with the continued commercial use of the building (Class E) with associated external alterations to all elevations, public realm improvements; roof terraces at levels three, four and five, provision of cycle parking, waste/recycling storage and other services.

Dear Sir/Madam,

Thank you for consulting TfL. With regards to the above application, TfL have the following comments:

- The site of the proposed development is located less than 120 metres from the A501, Euston Road which forms 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.
- The development is also under 400 metres from Upper Woburn Place, which forms part of the Strategic Road Network. TfL has a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact on the SRN.
- The footway and carriageway of the surrounding streets should not be blocked during the construction of the development. Temporary obstruction should be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the surrounding roads, including cycleway 6 along Judd Street.
- TfL support the provision of no car parking in line with London Plan Policy T6 (Car Parking) and the Mayors Transport Strategy (MTS) 2018.
- The proposed cycle parking numbers are compliant with London Plan Policy T5 (Cycling) and TfL acknowledge and support the extra provision.
- With regards to the proposed public realm enhancements, the footway width on Hastings Street, Judd Street and Thanet Street, should all be in line with TfL's Streetscape Guidance.
- A full Construction Logistics Plan (CLP) should be provided to TfL. TfL request to see vehicle swept paths and details of the parking and loading arrangements for construction vehicles as well as any highway works proposed for construction. This is to determine if the CLP complies with London Plan policy.

- TfL are concerned with the routing of HGVs due to them turning over the Cycle Route 6. The CLP should assess the risk and mitigate it through training or provision of information, in the form of gold FORS and avoiding the local cycle peaks.
- If hoarding is proposed, the design should be of neutral design and colour scheme, as not to distract drivers or cyclists, or distress pedestrians using the pathway.
- The proposed trip generation of the site is acceptable.

TfL requests additional information is provided as outlined above prior to being supportive of the application.

Kind regards,

Ella Payne | City Planning

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