



Case Study

Kensal Road, Royal Borough of Kensington & Chelsea

Background

Cole Easdon Consultants (CEC) was instructed by Stamford Norfolk Ltd to provide a Transport Assessment, Travel Plan, and Drainage Strategy to support a full application for 7,177m² of B1 office space on land at Kensal Road, in the Royal Borough of Kensington & Chelsea (RBKC). The Planning Application (PP/15/07513) was approved by RBKC in August 2016.

Client

Stamford Norfolk Ltd

CEC Input (Highways)

Besides the preparation of the Transport Assessment and Travel Plan for submission with the planning application, CEC's key input on this project related to the agreement of a suitable servicing strategy with the Design Team and RBKC officers.

CEC successfully negotiated with RBKC for the provision of a new on-street loading bay to service the development, despite this being contrary to RBKC policy which requires the servicing of all

new developments to be carried out off-street. The process of securing the agreement of RBKC officers to an on-street solution was protracted and involved significant dialogue.

The Transport Assessment was able to demonstrate that a car-free development was acceptable, and also comprised a PERS Audit of the local pedestrian infrastructure.

CEC also provided input to the Construction Traffic Management Plan in terms vehicle routing and swept path analysis.

CEC Input (Drainage)

CEC designed a Surface Water Drainage Strategy for the site, restricting surface water run-off from all events up to and including the 1:100 year + 30% climate change event to 5l/s in accordance with the London Plan.

Measures to restrict run-off included Rain Water Harvesting, Green Roofs and a below ground attenuation tank. The Drainage Strategy was subsequently agreed with Thames Water and RBKC officers.



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