



Case Study

Orchard Wharf Service Station, London Borough of Tower Hamlets

Background

Cole Easdon Consultants (CEC) was appointed by Galliard Homes Ltd to provide a Transport Assessment, Travel Plan, Flood Risk Assessment, Surface Water Drainage Strategy, Foul Water Drainage Strategy and Utilities Assessment to support a planning application for the proposed construction of 338 residential dwellings on the site of a former Esso petrol filling station at Leamouth Road, Leamouth, London Borough of Tower Hamlets.

Client

Galliard Homes Ltd

CEC Input

- Transport Assessment (including PERS Audit, CLOS Assessment and framework Delivery and Servicing Management Plan)
- Travel Plan
- Flood Risk Assessment
- Surface Water Drainage Strategy
- Foul Water Drainage Strategy
- Utilities Assessment
- Highways and Drainage input to masterplan

The Transport Assessment was able to demonstrate that the vehicular trips associated with the residential uses proposed on site would have a negligible impact on the local highway network. In order to provide a robust assessment, CEC did not take into account the trips generated by the former petrol filling station as it was considered that they were passing trips rather than 'new' trips to the network. It was pointed out by CEC, however, that the impact on the junctions immediately adjacent to the site would be positive. Detailed trip generation forecasts were provided for all modes of transport.

CEC's transportation input also included extensive swept path analysis to help inform the master planning process. Servicing was a particularly contentious subject and CEC's input helped BUJ Architects design a scheme that met the needs of both the client and Council.

With respect to the Flood Risk Assessment and Drainage Strategy, the development was designed so as to restrict surface water discharge from the site to a rate of 5.0l/s, in accordance with London Plan policy, using sub-base storage.

Benefits of Our Involvement

CEC worked with the Design Team to help achieve an efficient layout on a tightly constrained site.

CEC also liaised with London Borough of Tower Hamlets and Transport for London officers to ensure that the scope of our reports were agreed prior to submission.

CEC's input helped to achieve an efficient and cost-effective drainage strategy.



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