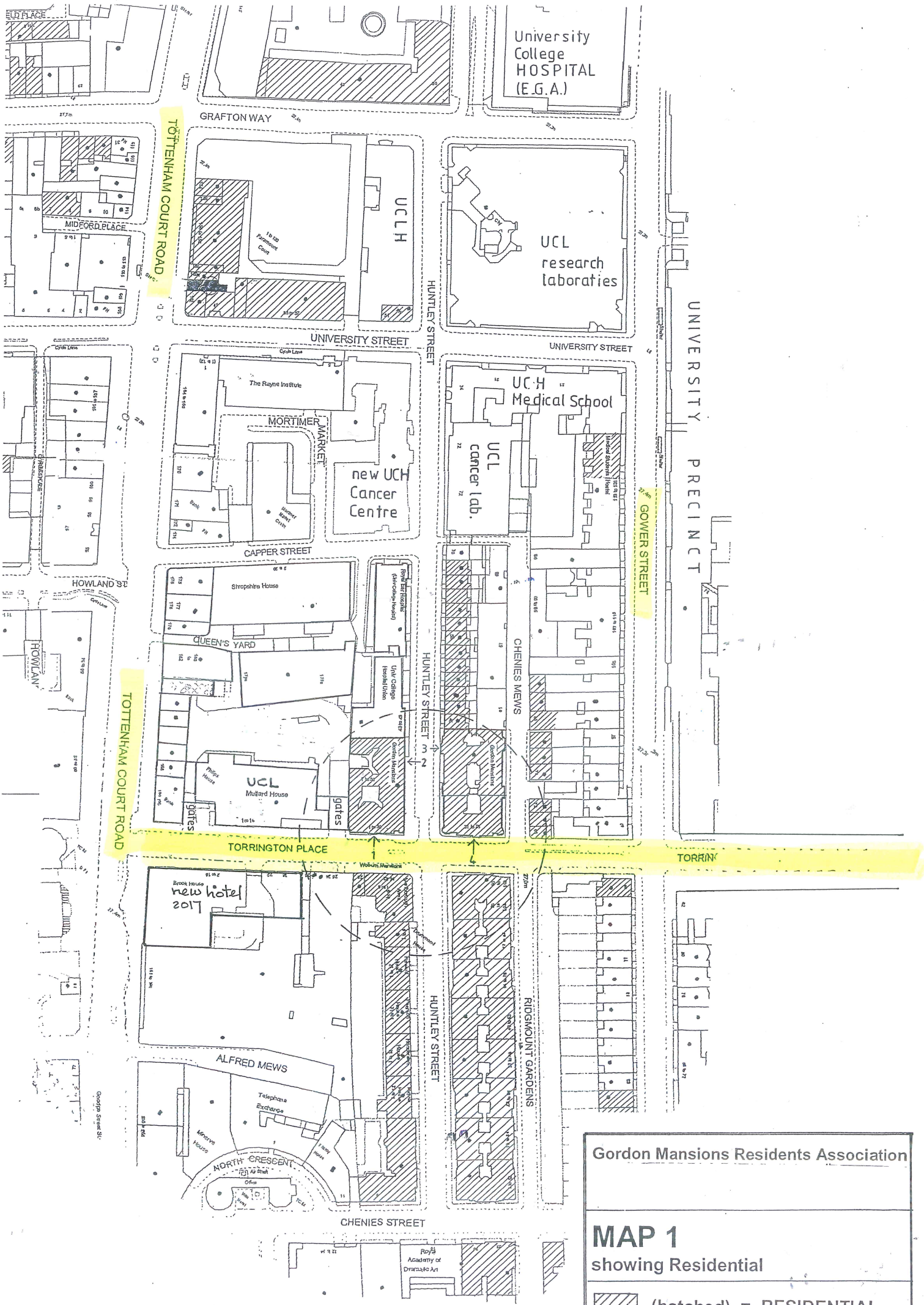


PROOF OF EVIDENCE

Re: Public Inquiry for Camden's Torrington Place/Tavistock Place Traffic Order


APPENDIX A:

A.1 GMRA's MAP 1 showing Residential in the vicinity of Torrington Place (between Gower Street and Tottenham Court Road):



Gordon Mansions Residents Association

MAP 1
showing Residential

 (hatched) = RESIDENTIAL

PROOF OF EVIDENCE

Re: Public Inquiry for Camden's Torrington Place/Tavistock Place Traffic Order

APPENDIX B:

B.1 GMRA's letter of 20th October 2016, in response to Camden's Public Consultation on the Torrington Place/Tavistock Place route.

B.2 GMRA's Newsletter of October 2016 to all residents (item: "Traffic Routes; traffic trial").

Gordon Mansions Residents Association

Please reply to: Clive Henderson, Chair, Gordon Mansions Residents Association,
5 Gordon Mansions, Torrington Place, London WC1E 7HE.

email: cliveNhenderson@yahoo.co.uk mobile: 07967 856 167

Torrington Place / Tavistock Place Consultation,
London Borough of Camden,
Supporting Communities Directorate,
Transport Strategy Service,
London WC1H 8EQ.

20th October 2016

By email to: torringtontavistocktrial@camden.gov.uk

Dear Sir/Madam,

Re: Torrington Place/Tavistock Place route: Public Consultation:

I am writing on behalf of Gordon Mansions Residents Association committee, concerning our response to Camden's consultation on the Torrington Place/Tavistock Place route.

We recently held an Extra Committee Meeting (18th October 2016) in order to discuss this Consultation in some depth as the only item. Although I arranged a date that suited the majority, (10 out of 12 members), unfortunately, at the last minute, six members gave apologies: 3 due to illness and 3 due unexpected/unavoidable commitments.

For our meeting, I had circulated a text to committee members setting out the issues, the complexity of the situation, and the spread of views amongst our residents. A GMRA Newsletter with an item on this consultation (and Chair's contact details) was circulated to all flats in first week of October. Residents commented informally to committee members.

I set out our response, below:

In answer to Question 3 on the Consultation Form:

"Yes", we support the proposal to make the current street layout permanent;
and thus "No" to Question 4.

(1). In answering "Yes" to Question 4 on the Consultation Form:

Our main reason for supporting this layout is because, in preventing the west-bound traffic from east of Gower Street into our part of Torrington Place (between Gower Street and Tottenham Court Road), there has been a very considerable reduction in traffic, and thus reduction in pollution and noise in our part of Torrington Place. It has been much quieter and healthier for our residents (a long term benefit, for children and older people, both of whom whose health can be badly affected by pollution).

It has also benefitted the very large numbers of pedestrians and cyclists who use this part of Torrington Place.

Most importantly, this proposal will prevent the predicted 200% increase in traffic in Torrington Place, when the West End Project (2-way Tottenham Court Road & 2-way Gower Street) is completed in 2018.

(2). But, at the same time, this layout (preventing west-bound traffic from east of Gower Street) has also given rise to considerable difficulties of access for car & taxi, deliveries and trades people to Gordon Mansions for our residents. As a result, the initial instinct of a good number of our residents has been to oppose the layout, without appreciating the longer term implications of future increased traffic in Torrington Place after 2018. With an increasing ageing population here, many of our residents are reliant on taxis (or picked-up/dropped-off by car) in order to remain independent.

Continued to page 2

- (3). As you will know, one of the main reasons for bringing forward this "Traffic Trial" came about as a result of GMRA's and resident's objections in 2014 to the implications of Camden's West End Project, and especially to the predicted 200% increase in traffic in Torrington Place. The West End Project was fully approved by Camden Council in January 2015, but with the additional recommendation of a "Traffic Trial" (preventing west-bound traffic entering Torrington Place), which we welcomed.

It is a pity that the paper Public Consultation document that was distributed to households did not highlight and refer to this "Traffic Trial" aspect of the trial, and the reason for wanting to prevent west-bound traffic entering Torrington Place (i.e. the 200% increase in traffic after 2018). As a result, many (if not most) of our residents have not realised the reason for this aspect and the long term implication of not having it.

(I have only appreciate very recently that this aspect is highlighted in the more comprehensive on-line documents on your website; but a good number of our residents will not have looked at (or have access to) the website).

- (4). To summarise:

(a). Before this current Traffic Trial, the daytime traffic in Torrington Place was already bad, being end-to-end for many years, (at 205 vehicles/hour).

(b). With the West End Project (and without the Traffic Trial) Camden predicts that the daytime traffic in Torrington Place will be 414 vehicles (hence the 200% increase).

This future daytime traffic would be made up of:

(a). the (pre-trial) traffic from east of Gower Street;

(b). plus, the "new" north-bound Gower Street traffic, going via Torrington Place in order to go west along Howland Street; (this will be because the existing north-bound traffic that goes up Tottenham Court Road to turn west into Howland Street will no longer be allowed to, due to daytime restrictions in Tott Crt Rd).

(c). In saying "Yes" to the new layout/Traffic Trial being made permanent, Torrington Place would be expected to have less traffic for the time being. But, it will increase after 2018 due to the "new" north-bound Gower Street traffic needing to go via Torrington Place to go west, after 2018. We think this could approach the pre-Trial traffic numbers, but not the 200% increase if the west-bound traffic from east of Gower Street was allowed.

- (5). The difficulties of access by car and taxi that have arisen:

As we say above, we are very aware that for a good number of our residents of all ages the new layout is causing real difficulties of access - by car and taxi to convenient drop-off & picking-up points in both Torrington Place or in Huntley Street outside the flats. With an increasing ageing population here, many of our residents are reliant on taxis (and cars in) order to remain independent and to manage hospital visits.

In particular residents have complained of costly taxi journeys when coming via the Euston Road (including queuing at traffic lights to get onto the Euston Road); and also of having to go a long way round (including via Whitfield Street) to access Huntley Street.

In looking at this issue, we think that not all of the problems that residents complain of are down to this new layout: but also due to various "temporary" road closures and restrictions in our area due to several major building projects which are due to continue for the next 3 years to at least 2019.

For example:

- (a). Due to UCLH's Phase 4 building project, the northern end of Huntley Street is closed.

Normally, this route allows for access, via Grafton Way, down Huntley Street to our flats. But this temporary building-works closure is adding a loop via Torrington Place/ University Street, & frequently via Whitfield Street, to all journeys to Huntley Street from the East.

- (b). UCL's "lorry park" (for its construction sites) at the northern end of Gordon Square is probably making it currently more difficult for traffic to take an "accessible route" to filter along the top to Gower Place, and thus down Gower Street to Torrington Place.

- (c). UCLH's Phase 5 building project (next to Gordon Mansions) in Huntley Street until 2019 also means restricted roadway width (hoarding is going to be to the centreline of the street), and thus loss of dropping-off/picking-up spaces at the kerb side at/near the blocks of flats.

Although these building work-related road restrictions are "temporary", the feeling is that 3 years is a long time and that there need to be measures during this period to enable easier access, including setting-down/picking up spaces.

(6). Requests:

From our own Committee Meeting discussion, we would like to request the following:

- (a). Measures to enable improved access to Gordon Mansions (Huntley Street and Torrington Place), especially in the context of road restrictions due to major construction works.
- (b). Provision of sufficient setting-down/picking-up spaces outside the flats/Gordon Mansions, again, taking account of the various restrictions currently in place in Huntley Street because of construction work.
Ideally there would be some space specifically reserved for Gordon Mansions residents enabling infirm or disabled people to be set down close to their front door.
- (c). The introduction of the zebra crossing across Torrington Place has been welcomed, but cyclists often do not stop. Thus, we urge Camden to support and encourage public education programmes to foster responsible cycling.
- (d). Driver education and Satnav adjustment to help drivers (including the many minicabs) navigate the new situation more skilfully.

Conclusion:

We appreciate that the trial has thrown up a range of difficulties, especially those of access, both in our area and in the Bloomsbury area (east of Gower Street).

One of the main reasons for the trial was the inclusion of the "Traffic Trial" aspect of preventing the west-bound traffic from east of Gower Street entering into our part of Torrington Place (between Gower Street and Tottenham Court Road), so as to prevent the predicted 200% increase in traffic in Torrington Place, when the West End Project (2-way Tottenham Court Road & 2-way Gower Street) is completed in 2018.

For our reasons given above, we support the permanent retention of this aspect of the Traffic Trial - it is crucial for Torrington Place (between Gower Street and Torrington Place) and its residential environment especially after 2018, once the West End Project is completed.

If there are any queries about our response, I can always be contacted on my mobile 07967 856 167. Our Committee Members would be very happy to have a discussion about our comments.

Yours sincerely,

Clive Henderson,
Chair,
On behalf of Gordon Mansions Residents Association.

Copy: GMRA Committee.

Ward Councillors: Cllr Adam Harrison; Cllr Sabrina Francis; Cllr Rishi Madlani.

Gordon Mansions Residents Association

OCTOBER 2016 NEWSLETTER

The GMRA Committee met on 19 September. This Newsletter provides information on issues that are affecting or will affect all residents. Please take note of them. The three most important are:

- the new **Housing Act**,
- the proposed **Traffic Routes** for Torrington Place/Huntley Street, and
- the current and future **Building Works** by UCL and UCLH.

The Committee decided to make the **Housing Act** the main item on the agenda of **AGM**, and to ask Councillor Pat Callaghan, Camden Council's Deputy Leader (& Cabinet Member for Housing) to speak. The date, in November, will be confirmed as soon as possible.

The Housing Act

There is concern that not all tenants are aware of how the new legislation may affect them, nor are residents as a whole aware of the changes it could make to the GM community. The Committee urges all residents to look at the information Camden is putting out. A simple piece to start with is:

http://camden.gov.uk/ccm/cmservice/stream/asset/?asset_id=3474118&

More detail can be found on the Camden – housing – web site. Go to: <http://www.camden.gov.uk> and then to housing, and scroll down.

At the AGM we shall discuss the issues, and potential consequences, for Gordon Mansions.



Traffic Routes: traffic trial



All residents should have received

- a) an unofficial questionnaire being circulated by a taxi drivers' association
- b) two large coloured leaflets from Transport for London and Camden – *Have your say on the Torrington Place...* and *This is your opportunity to comment...* – which includes a questionnaire to be returned by 21 October. Question 3 asks if you want the present (trial) arrangements to continue. Residents may have very different views on this.

It has reduced traffic in Torrington Place but made taxi/car access difficult. Camden has estimated that a return to the pre-trial arrangements (Question 4) will lead to a **200%** increase in traffic (and hence more pollution) in Torrington Place when the West End Project (2-way Tottenham Court Road & Gower Street) is completed in 2018. Car/taxi access should improve.

There will be an **Extra Committee Meeting before the 21 October deadline** to see whether there is a GMRA view which can be submitted. Please contact Clive Henderson, Chair, cliveNhenderson@yahoo.co.uk on this.

Ongoing construction: UCL and UCLH

1 UCLH construction in Huntley Street

The present demolition works by Erith will continue until (mid) November. Little can be done about the noise; the two-hour shifts seem to be being observed. Following recent extreme shaking (flats 1–30), a meeting was held in a resident's flat with Erith's site manager, Peter Lilburn. If more shaking, or any disturbance, contact Peter Lilburn: tel **07785 455346**; pete.lilburn@erith.com straightaway.

On 1 September a further consultation was held with MACE, the building firm who will then take over the site and begin construction. We should expect noisy work for at least 18 months. A 10 am start on Saturdays was agreed. There will be a great deal of lorry traffic. MACE has now submitted its Construction Management Plan to Camden.

2 UCL construction in Rear Yard

Unfortunately UCLH and UCL find it difficult to cooperate. It is still no clearer who is responsible for the shaking experienced both by GM residents and in Chenies Mews. Clive Henderson will meet with UCL's contractor to discuss their further programme of works.

Roof Access

All residents are reminded that **access to the roof is only permitted in emergencies**. There is concern that it may be being used by those dealing in drugs. If you

are aware of people on the roof after 6pm you can ring Camden's out-of-hours number, **020 7974 4444**, and ask for Camden's Night Patrol to come out or, for a speedier response, call the police on **101** or **999**, or keep a record of the times it usually happens and tell your Staircase Representative.

Rodents and Foxes!

The work on UCLH (hospital) site is disturbing rats and mice. Some have appeared in Block 1 (flats 1-30). James Sutcliffe (UCLH's representative from Chase Pest Control) makes regular inspection visits. If you live in Block 1, please report any sightings to him: james@chase-pestcontrol.com or ring his office on: **020 8226 6999**. Residents in Block 2 (flats 31-74) can also ask for his help, but he may advise contacting Camden Pest Control first.

Three foxes have been seen gathering together to open bags of rubbish in Huntley Street.
Please put all bags in the bins.

Mary McAuley, Flat 38
Newsletter Editor

PROOF OF EVIDENCE

Re: Public Inquiry for Camden's Torrington Place/Tavistock Place Traffic Order

APPENDIX C:

C.1 GMRA's photograph (May 2014) showing amount (& tailbacks) of typical daytime/weekday traffic in Torrington Place ("western" section) **before** the "Traffic Trial".

① Torrington Place: looking towards Tottenham Ct. Rd.



② Torrington Place: looking towards Gower Street



From: Gordon Mansions Residents Association

September 2017

BEFORE Camden's "Traffic Trial":

PHOTOS showing typical daytime/weekday traffic: May 2014

Torrington Place between Gower Street junction & Tottenham Ct Rd junction