

Graham Road Newsletter



25 September 2020

Dear residents,

Following on from our last newsletter on 17th September, we are writing to you to provide an update on the review of traffic management arrangements to facilitate the construction of a new hotel on Hartfield Road.

Over the past week the council has been working with the developers (Reef Group) their contractor (Barnes Construction) and your local councillors. Merton Council has assessed the queries raised by local residents concerning the road closure of Graham Road. We would like to take this opportunity to notify all residents that a traffic management assessment has now been performed to review the full range of traffic management options.

When reviewing the options for traffic management we have taken into consideration:

- Comments received from local residents and local ward Councillors
- Access for pedestrians
- Minimising disruption to local traffic
- Safety for all residents and highway users
- Potential impact from diversions on local schools, nurseries, and businesses
- Environmental impacts including traffic vibration and emissions from HGV's
- Potential damage to property and vehicles due to the widths of existing roads and current parking conditions.

On completion of this review and in dialogue with local councillors, it is now clear that there is no option that removes all the inconvenience to residents of Graham Road. However, a full road closure has been deemed the safest option overall, whilst affecting the least number of local resident's, road users and pedestrians. The safety of all road users and residents is and will continue to be the Council's primary focus. While working collaboratively with Barnes Construction, Merton Council has been able to secure a number of concessions to facilitate these works safely while minimising the impact to local residents, these concessions include:

- A monthly newsletter will be provided to all affected residents updating them of the progress of the development.
- Additional traffic marshals will be in operation to assist pedestrian movements and to ensure vehicular movements are performed safely.
- Additional 'concertina' pedestrian barriers to be employed to assist in pedestrian safety at the northern entrance to Graham Road
- Bespoke signage is to be provided to ensure clear and concise diversion route for closure of Graham Road.
- Information of be provided on site hoarding with latest programme of works highlighting development progress.

Barnes Construction will begin to implement the agreed traffic management on the northern section of Graham Road junction with Hartfield Road on the **5th October 2020**.

The temporary closure will be in situ for a period of 9 months when a full review will be carried out by Merton Council. This review will be carried out with the intention of re-opening of Graham Road. The period of 9 months will allow the developer to substantially complete the structure of the building; upon which there will be the ability for the contractors to move welfare facilities and materials off the highway and into the site.

The further options reviewed within the traffic management assessments included;

Beulah Road for site access.	We accept that Beulah Road has been sufficient the past week for site servicing as the developer minimised activities on site. However, Beulah Road is not wide enough to take the larger HGV movements needed for the main construction. In the early stages of construction, piles and foundations need to be laid across the whole site. As the construction progresses there will be opportunities to utilise the ground floor for smaller vehicles and storage of materials.
Graham Road all one-way	Making the whole of Graham Road one-way southbound would inconvenience a greater number of residents and with HGV movements lead to more noise and vibration to properties than if the road was closed.
Graham Road one-way out	Minimising the site hoarding to allow one lane access out of Graham Road (northbound) would be unsafe for visibility of vehicles turning left into Hartfield Rd one-way system. This introduces a danger to pedestrians wanting to cross the entrance to Graham Road.
Graham Road one-way in	Minimising the site hoarding to allow one lane access into Graham Road (southbound) would also be unsafe as there is no way guaranteeing that motorists or moped drivers wouldn't try to misuse the lane as a way out onto Hartfield Road one-way system; causing a potential conflict for vehicles and pedestrians.
Space for cycling	Minimising the site hoarding to leave 1m lane for cyclists on the highway is physically possible. However this width is sub-optimal for cyclists and the presence of sign-posts, lamp-columns and trees at the kerb edge would limit the usability of the cycle access. Similarly for road safety reasons, we cannot be certain that the lane wouldn't be misused by motorcycles going in either direction. The safest option is to provide staggered barriers on the footway to deter mopeds and cyclists using the footway. The frequency of cyclists using Graham Rd is low. Cyclists from further afield could use Hartfield Road or Herbert Road. Cyclists from Graham Road will be expected to dismount to use the footway and the northern end – ensuring the footway is safe for everyone.
Space to turn around	We recognise that during the coronavirus pandemic, deliveries to residential properties has increased. Therefore we will create a larger turning circle adjacent to the road closure at the north end of Graham Road. The Council is also willing to suspend some Pay & Display bays and switch these to resident parking bays to offset the loss of parking capacity for residents with CPZ permits.

We would like to thank you all for your patience and understanding whilst the construction works commence and the temporary traffic arrangements are in place. Merton Council will monitor the arrangements regularly and review the arrangements in July 2021.

Thank You.