INTERNAL POST

Transportation

To: Borough Planning
Attn: Valerie Okeiy
Ref: 20151049
Date: 19 May 2015

Contact: Rhoda Hayashi
Tel: 5572

Site: 236 Archway Road, N6 5AX

Proposa Erection of 2 storey rear extension to provide studio and 1 bed maisonette and conversion of upper floors to a studio flat and 2 bedroom maisonette

The application site fronts onto a section of Archway Road, which is controlled by Transport for London (TfL), therefore a copy of the consultation has been forwarded for their comment. However, as highway and transportation authority for the borough we wish to offer the following comments:

The application site has a medium/high Public Transport Accessibility Level of 4 and is within walking distance of Highgate underground station. The site is also served by the 43, 134, 263 and W5 bus routes, which operate with a combined two-way frequency of 66 buses per hour and provide frequent links to Archway underground station. It is considered that the majority of prospective residents will use sustainable modes of transport for journeys to and from the site.

The site falls within the Highgate Station Outer controlled parking zone (CPZ), which operates Monday to Friday between 10:00am – 12:00noon and provides a degree of on-street parking control. It has been noted that the development will not be served by any on-site parking spaces.

The site also falls within the Miltons Restricted Conversion Area, which has been designated in view of the existing on-street parking pressure at this location. The Haringey Council adopted Unitary Development Plan (saved policies 2013) lists this location as one of the areas where the "majority of properties have been converted into flats and is now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity". It is therefore essential to limit any potential increase in parking demand within the vicinity of the site. We will therefore require that the new residential units are secured as Car-free, in order to remove prospective occupants eligibility to apply for on-street parking permits. This will go some way to limiting car ownership for this development.

Additionally, the effectiveness of the Car –free designation will be further strengthened by the presence of Highgate and Highgate Station CPZ's which are adjacent to Highgate Station Outer CPZ and thereby limiting opportunities for prospective residents of this development to park within these areas.

With the above measures in place the proposed development is unlikely to result in any

increase in parking pressure within the vicinity of the site or result in any significant adverse impact upon the surrounding highway network. Therefore, there are no highways and transportation objections to the above development proposal, subject to the imposition of the following S106 obligation and pre-commencement condition:

S106 obligation:

1. The applicant/developer is required to enter into a Section106 Agreement to ensure that the residential units are defined as “car free” and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the Traffic Management Order for this purpose.

Pre-commencement condition:

1. The Applicant/ Developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority’s approval prior to construction work commencing on site. The Plans should provide details on how

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construction work would be undertaken in a manner that disruption to traffic and pedestrians on Archway Road and the surrounding residential streets is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

Informative
The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.