INTERNAL POST

Transportation

To: Borough Planning
Attn: Aaron Lau
Ref: 20160637
Date: 11 April 2016

Contact: Maurice Richards
Tel: 5575

Site: Rear of 29 Haringey Park, N8 9JD

Proposa Construction of single family dwelling with ground and basement levels

The application site is located in an area that has a medium public transport accessibility level (PTAL of 3). However, the site is within easy walking distance of the W3, W5, W7, 41 and W91 bus routes available at nearby Crouch End Broadway. The site is located within the Crouch End "A" controlled parking zone, which operates between Mondays to Friday 10:00am-12:00 noon and provides a degree of on-street parking control. Although, the area has been identified within the Haringey Council adopted UDP (saved policies 2013) as that renowned to have high car parking pressure, the proposal includes 1 off street car parking spaces for each unit in line with the minimum parking requirement set out within the appendix of the UDP.
We consider that as Abbot Terrace is currently accessible by car and vans day to day vehicular access is feasible, we have some concern in relation to the restricted width and access by fire appliances. However this it not a reason for refusal and can be addressed by the installation of an appropriate fire suppression system. It is therefore recommended that the applicant liaise with Building Control to identify an appropriate system.
The application includes secure cycle storage facilities for 4 cycle which is in excess of the London Plan cycle parking requirement for a development of this size. The applicant has secure refuse collection via Ravensdale Mansion which is the 25 meter carrying distance from the public highways.

It is considered that the proposed development would not have a significant adverse impact upon the surrounding highway network or car parking demand at this location. Therefore, there are no highways and transportation objections to the above development proposal subject to the following condition:

1) The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Abbots Terrace and the road surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation

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.

For Head of