Zanelli Marco

From: Planning Support
Subject: FW: 2016/2183 - Shaftesbury Hall, Herbert Rd

From: Pinamonti-Hyde Ian
Sent: 29 July 2016 12:10
To: Uff Samuel
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This application is for the demolition and rebuild of the Shaftesbury Hall in Herbert Road, which has historically been used by the Samaritans as a call centre (up until 2012).

The site has a PTAL value of 5, which is considered 'very good' access to public transport services. Bowes Park rail Station is adjacent and Bounds Green Tube station is a short walk away, and multiple bus services are available from Bounds Green Road. The site is also within the Bounds Green CPZ which has operating hours of 10.00 – 12.00 thus providing a degree of on street parking control (primarily to deter rail heading).

Essentially the facility will remain the same in terms of function and will not be increasing in size so in Transportation terms there will be no additional impacts compared to the previous arrangement. The site is well located for public transport services and the CPZ will deter any daytime employment related parking. It is noted that This application is very similar to the earlier application 2013/2121.

12 cycle parking spaces are proposed, to be covered, to the northern side of the property. Full details need to be provided for this, to show the system intended to be used, the spacing and layout, and how the cycle parking is kept secure (it is detailed as covered so will be weatherproof). This can be covered by condition for approval prior to commencement of the works.

Additionally, given the site's location in a cul de sac and close to the railway, a Construction Logistics Plan is required, which should detail how the build out of the development will be carried out and how impacts on the highway will be minimised. Again, this can be covered by condition prior to commencement of the works.