

Kwaku Bossman-Gyamera

From: Shreekant Patel
Sent: 28 March 2023 18:43
To: Kwaku Bossman-Gyamera
Subject: HGY/2023/0542 - 97 Stapleton Hall Road, Hornsey, London, N4 4RH

Hello Kwaku,

Transport comments are as follows:

- a. The site has moderate public transport accessibility (PTAL=3) and is located within a CPZ.
- b. The proposed development is car free. The existing building accommodates 4 flats (unknown size / number of bed-rooms). The proposal would add a bed-sit in the basement. No assessment of parking stress has been provided. It is recommended that the site should be subject to s106 agreement to restrict eligibility of all occupiers from obtaining CPZ parking permits and the developer will be responsible for cost (£4000) for amending the CPZ TMO.
- c. The proposals includes provision for one bicycle storage space within the basement bed-sit. However, the access to the cycle parking is not step free and also appears only 500-600mm wide – this is considered inadequate. No details have been provided regarding cycle parking for the existing 4 flats on this site.
- d. Provision for refuse storage is proposed to be located within the front yard. The proposed plan illustrates provision of 2 x 1100l and 1 x 660l refuse bins. It is not clear whether this provision is adequate for the existing and proposed new flat given the existing arrangement illustrated below. Please consult Haringey Waste Services.



- e. A planning condition requiring submission of a construction management plan for approval prior to start of any works on site is recommended.

Regards.

Shreekant Patel
Principal Transport Planner.

London Borough of Haringey,
Placemaking & Housing
Planning Policy, Transport and Infrastructure
Alexandra House (5th Floor)

Wood Green
London, N22 &TR

Tel.No: 020 8489 5740

Mobile: 07989224012

Email: Shreekant.patel@haringey.gov.uk