

Kwaku Bossman-Gyamera

From: Shreekant Patel
Sent: 18 April 2023 12:41
To: Kwaku Bossman-Gyamera
Subject: HGY/2023/0691 - 43 Grand Parade, Tottenham, London, N4 1AQ

Hello Kwaku,

Transport comments are as follows:

- a. The has good public transport accessibility (PTAL=4) and is located within a CPC. The site is also located within the Family Housing Protection Zone.
- b. The Design and Access statement indicates the existing uppers floors comprise of 3 x 3bed flats. The proposals are to create 4 x 1 bed(2P) and 1 x Studio flats on the 2nd and 3rd floors. The ground floor restaurant will be retained.
- c. The proposals are car free. A car free s106 agreement is required to restrict eligibility of all occupiers from obtaining CPZ parking permits. The applicant will be responsible for cost (£4000) of amending the CPZ TMO.
- d. Cycle parking provision for two bicycles is proposed. This does not meet the current minimum London Plan standards. The DAS reference to 2015 FALP has been superseded. Layout of revised cycle parking provision / layout should follow current London Plan standards and LCDS guidance. Clarification is required regarding provision of cycle parking for the ground floor restaurant.
- e. Provision for refuse storage is proposed to be located to rear of the site. Haringey Refuse Service should be consulted.
- f. A condition is recommended requiring submission of a construction management statement for approval prior to start of any construction works.

Regards,

Shreekant Patel
Principal Transport Planner.

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