

HGY/2022/2785 - 227-249, High Road, London, N15 5BT

Restoration of the Wards Corner Department Store building for community uses with restaurant on the ground floor. Internal and external alterations at 229-249 to provide a refurbished market hall at ground and first floor levels, plus office space at second floor level. Associated works to remove the front canopy extensions at 231-243 and 247-249 High Road; replace existing shop fronts; install bay windows at first floor level; realign roof to rear elevation and to front elevation to form dormer windows at second floor level; and replace rear skylights.

This Section 73 application relates to the project to restore and regenerate the Wards Corner building on Tottenham High Road as a market hall.

Location and access

This site is located to the western side of the High Road, to the immediate north of the junction of the High Road with the A503 Seven Sisters Road. The Public Highway at the site is managed and administered by TfL, as the High Road and footways running alongside the carriageway (including CS1 cycle superhighway) are 'red route'.

The PTAL of the site is 6B, considered 'excellent' access to public transport services. Multiple bus services are accessible very close to the site on Seven Sisters Road and the High Road, Seven Sisters Station is adjacent, and south Tottenham Overground station is a 5 to 6 minute walk away.

Transportation considerations

An earlier application for this site (2019/2315) was approved and this application is essentially an update to incorporate minor changes resultant from circumstances since granting of consent back in 2019.

The changes include accommodation of the more recently consented temporary market and some changes to the internal arrangements to connect the spaces internally and convert the

community space into street facing retail units. Some changes to the facades fronting the High Road are also referenced.

Any changes to the front facades should be considered by TfL as they are the Highway Authority for the front face of the development site, so they will need to consider any changes that may impact available footway/cycleway space and clearances.

There also appears to be included in this application relocation of the echelon parking adjacent to the rear of the building to the opposite side of the access road at the rear, and a reduction from 12 spaces to 9. At least one of these should be a blue badge bay at the appropriate size and with the appropriate layout.

There is also shown on the application drawings what appears to be 20 external cycle parking spaces (as required by condition 16 of the original consent). Full details of the proposed arrangements will be required to confirm that the provision meets London Cycle Design Standards as produced by TfL, and it will also be necessary for provision of cycle parking for larger cargo bikes and the like. Ideally some full weather protection should be provided for all or some of the cycle parking if some users will be working a full day at the site and parking for several hours.

Finally, as previously conditioned with 2019/2315 a Construction Logistics Plan or construction method statement should be required to ensure that construction and fit out work is correctly managed to reduce impacts on the public highway and adjacent neighbours.

Summary

This S73 application relates to the project to restore the Wards Corner Market, that was previously covered and consented under 2019/2315.

Essentially the changes included in this application don't make any material changes in transportation terms to what was originally consented.

It is suggested that the transportation related conditions applying to the earlier application are retained for this should it be granted permission, namely conditions relating to;

- Cycle parking
- Delivery and servicing plan
- Construction Method Statement or Construction Logistics Plan

It is also suggested that one of the relocated car parking bays is marked as a blue badge/disabled bay.