

Daniel Kwasi

From: Shreekant Patel
Sent: 06 June 2023 14:07
To: Daniel Kwasi
Subject: HGY/2023/1216 - Rear garden of 17 Sirdar Road, Wood Green, London, N22 6QP

Hello Daniel,

Transport comments are as follows:

- a. The site has excellent public transport accessibility (PTAL=6a) and is located within a CPZ.
- b. The proposals would result in loss of garage parking for the host property and a s106 car free agreement to restrict eligibility of all occupiers from obtaining CPZ parking permits is recommended. The developer will be responsible for cost (£4000) for amending the CPZ TMO.
- c. The proposed development includes provision for 2 cycle storage space for each flat. However, the access arrangement is not step free and unacceptably requires bicycles to be carried through living accommodation. It's also not clear how 4 cycle parking provision underneath the steps leading to the basement flat is arranged or allow for independent access. These details should be resolved before determination of application and not be subject of planning condition. Please refer to LCDS for further guidance.
- d. The proposals include provision for refuse storage located within the site frontage onto Westbury Avenue.
- e. The footway at the existing vehicular crossover at Westbury Avenue will need to be reinstated.. The developer will be responsible for all costs related to these highway works. This will require a s278 agreement unless otherwise agreed by LBH-Highways.
- f. A condition requiring submission of a construction management plan for approval prior to start of works is required. This should follow format for construction logistics plans set out in TfL Guidance.

Regards,

Shreekant Patel
Principal Transport Planner.

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