

Tottenham Hale Centre Development - Welbourne Health Centre

Operation and Parking Plan

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Introduction

This Operation and Parking Plan (OPP) has been prepared by GBP consult on behalf of the Lawrence House Group (LHG). Two LHG practices will occupy the ground and first floor of the south wing of the Welbourne building (Plot C), which forms part of the wider Tottenham Hale Centre Development within the London Borough of Haringey (LBH). The medical services will be provided by two LHG, local General Practices – Dowsett Road Surgery and Tottenham Hale Medical Centre– that will relocate to the new Welbourne Health Centre (WHC) when its fit-out completes. The Welbourne building is a mixed-use development, comprising 1,648 sqm GIA of health centre (use class D1) floor space over ground and first floor with 131 flats above.

This document has been prepared to discharge Planning Condition C32 of the associated planning consent for Plot C. Condition C32 states the following:

“Prior to the operation of the health centre, a Health Centre Operation and Parking Management Plan shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall address ambulance and GP parking. The plan shall be implemented as approved.”

This OPP relates only to the health centre of the Welbourne building. It provides detail on parking arrangements that the service providers within the health centre will observe. It should be noted that the development has been consented on the basis of nil parking provision with the exception of specific allocations specified within this document.

Parking arrangements

Parking Spaces

There will be no on-site patient parking at WHC, in line with the planning consent and LBH policy. Patients will utilise public transport modalities available near the site – refer to Appendix A. There are bus stops either side of Monument Way, going east and west and linking the local area. WHC is also located within a few minutes' walk of Tottenham Hale overground, underground (Victoria line) and bus stations. The bus stations act as a transport interchange for a number of Haringey routes and into adjoining Hackney and Enfield. Patients with mobility and other impairments will either: a) be dropped off at the rear entrance to WHC using the multi-purpose bay on Fairbanks Road. Two parking bays on Chestnut Road have been designated for doctors, as shown in Appendix B. Apart from these two spaces, staff will walk, cycle, or use public transport.

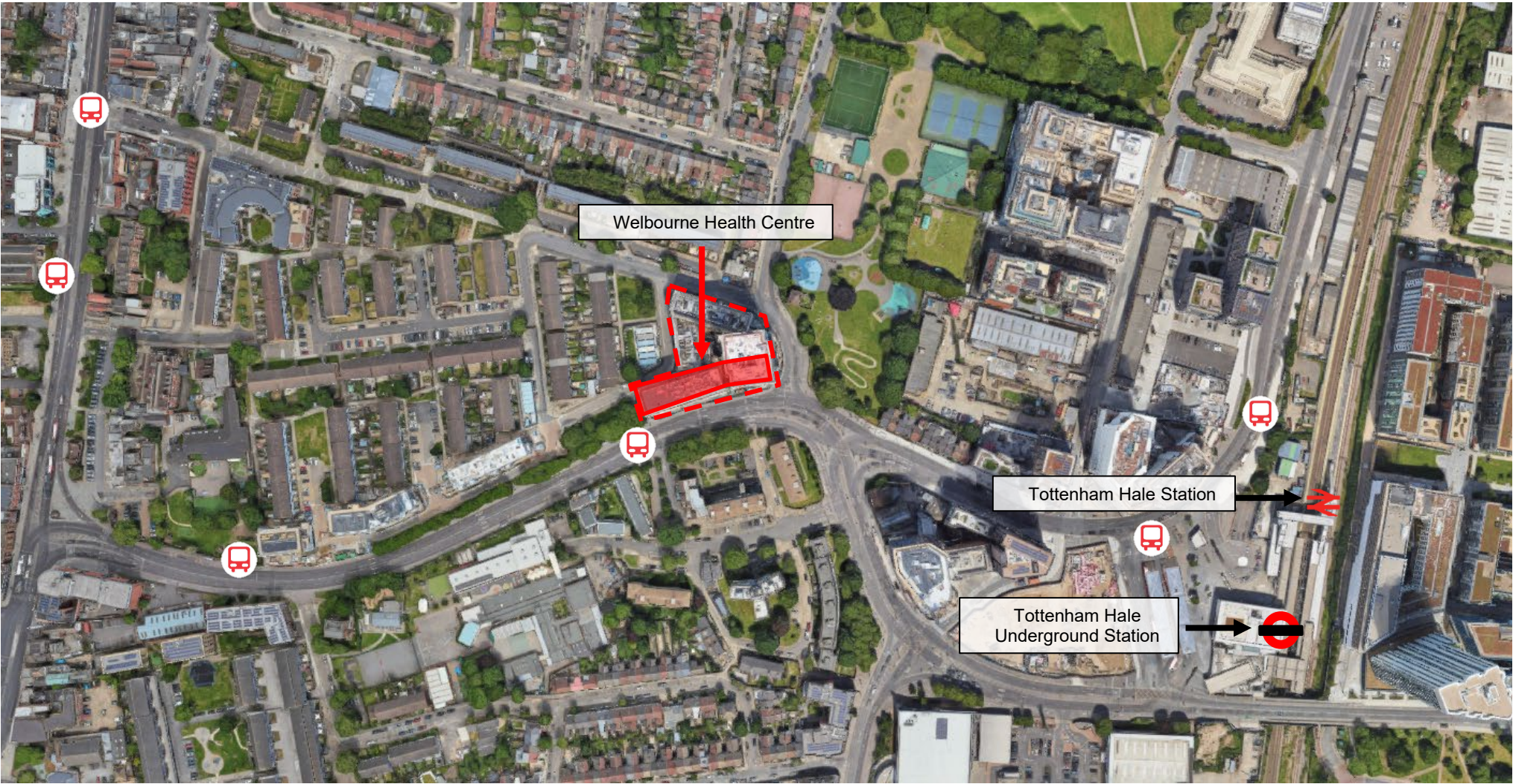
Ambulance Bay (non-emergency)

It is noted that the originally planned ambulance bay had to be removed to allow a plant enclosure to be placed on the site. Some patients will arrive at WHC by 'patient transport', which is an NHS funded service using a non-emergency ambulance-type vehicle. The multi-purpose bay on Fairbanks Road will be used for purposes of patient drop-off. In the event that a patient in WHC has to be removed by emergency ambulance, the multi-purpose bay on Fairbanks Road will also be used. These arrangements have been agreed by all parties: the general practices, the NHS North Central London Integrated Care Board and LBH.

Summary

1. Users of WHC will predominantly use public transport to provide and access services. The exception is two designated parking bays on Chestnut Road for use by doctors.
2. There is provision for patient drop-off via the rear entrance to WHC.

Appendix A: Public Transport Plan



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Appendix C: Acknowledgements

This report was prepared by gbpartnerships consult (gbp consult).

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