

HGY/2023/0251 - 665 High Road, Tottenham, London, N17 8AD

Rear double storey extension on the first and second floor to accommodate 2x 2b3p flats with associated amenities and facilities, refuse storage, bicycle parking etc.

Location and access

This site is located to the western side of the High Road, on the north side of the junction of the High Road with Cedar Road.

The site has a PTAL value of 4, considered 'good' access to public transport services. Higher value areas with increased public transport accessibility are a short distance away.

6 bus services are accessible within 4 to 6 minutes walk of the site, Bruce Grove Railway station is a 10 minute walk away, White Hart Lane Overground station is an 11 minute walk away.

The site is located at the western boundary of the Tottenham Event Day CPZ, which operates on match days and evenings. The Bruce Castle CPZ is to the immediate west of the site, commencing in Cedar Road. The Bruce Castle CPZ operates Monday - Saturday 0800 – 1830 and extends these hours as appropriate to match restrictions in place in the adjacent match day CPZ.

Development proposal and transportation considerations

At present the application building contains retail at ground floor and has 1 bedroom flats on the first, second and loft levels. This proposal is for an extension to the west side of the building to enable provision of two new 2 bedroom flats thus bringing the total at the site to 5 dwellings.

Given the car free arrangements, location within CPZ and good PTAL value, it will be appropriate for this new development to be formalised as car free/permit free via the appropriate Planning Agreement. The applicant will need to meet the Council's administrative costs to implement this which will be £5000.

The pedestrian access (and bicycle store) are intended to be to the Cedar Road side of the building.

The cycle parking is shown diagrammatically in with the waste and recycling bins, and 4 spaces appear to be proposed. This is the correct numerical provision to meet the London Plan, however more details are required to assess the acceptability of the proposed bin/cycle storage proposals.

This can be covered by condition, with details to be provided prior to commencement of the development to demonstrate that the environment for cycle storage for occupiers will be practical, attractive and user friendly and meet the London Cycle Design Standards as produced by TfL. Fully detailed and dimensioned drawings showing the proposed layout and arrangements are required. Likewise, the proposed waste/recycling storage and collection arrangements will need to meet the Borough's standards.

Given the site's location on the High Road, at a junction, and adjacent to bus lanes, it is suggested a pre commencement condition for a Construction Method Statement is imposed to ensure that any potential impacts on the public highway and adjacent neighbours are appropriately managed and mitigated.

Summary

This application is for extension to 665 High Road in Tottenham to enable the construction of two new two bedroom flats at the site.

The site should be formally designed as car free/permit free via the appropriate Planning Agreement, and the applicant will need to meet the Council's administrative costs of £5000 to cover this.

Also, pre commencement conditions will be required for a construction method statement and for provision of full details of the proposed cycle parking and waste/recycling storage to ensure Borough standards are met and the occupier cycle parking is of sufficient quality.