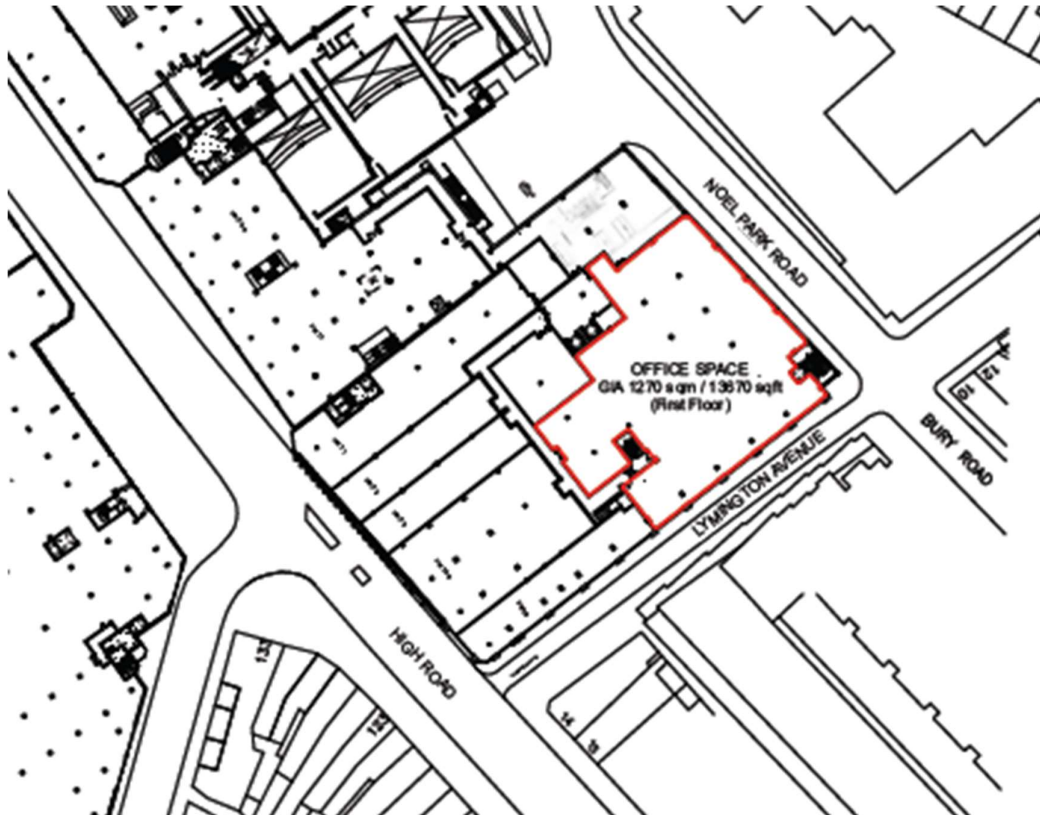


Transport statement

88-96 High Road, Wood Green, London, N22 6HE

Introduction

1. Transport statement is prepared to accompany the full planning application submitted for change of use from class E (offices) to Class F1 (College - non-residential education institute). The site is located within the London Borough Of Haringey (LBH). The location of the site is illustrated below.



2. The existing site comprises the office space and it is located on high road Woodgreen shopping mall. It is bound by commercial property to the east and residential properties to the North. Where east and west is retail units. The proposal comprises the change of offices in to the college.

Transport policy

3. LBH's Development Management Development plan document sets out Planning Policies to help determine which developments area granted planning permission in the borough. Policy DM32: Parking states that "Development proposals will be assessed against the car parking and cycle parking standards set out in the London Plan"

4. The car and cycle parking standards in the London plan 2021 are presented below.
London Plan 2021 minimum cycle parking standards for colleges and universities

Use		LONG -STAY	SHORT STAY
D1	universities and colleges	1 space per 4 FTE staff + 1 space per 20 FTE students	1 space per 7 FTE students

London plan 2021 Maximum car parking standards

Location	Maximum parking provision
Central Activities Zone and all areas of PTAL 5-	Car free
Inner London Outer London Opportunity Areas Outer London retail below 500 sq.m.	Up to 1 space per 75 sq.m. gross internal area (GIA)
Rest of outer London	Up to 1 space per 50 sq.m. (GIA)

Site situation

- The site will be change of existing office space into college. There were no cycle parking facilities provided as site is bounded with very good transport facilities.
- The college will have a maximum of 400 learners, however there will be 200 students in the building at any given time of the day. There will be Eight teaching staff and ten administration staff.
- The college will be operating hybrid teaching method where students will be in college for 5 hours one day a week , and the rest of the sessions will be taught using an online platform. The college will be teaching adult students ages ranging from 18-50.
- The college will operate from 9 am to 9 pm. Monday to Saturday. The class timings are 10am, 2pm and 6pm. There will be also online classes where students will be using online platform.

Site Accessibility

- The industry standard accessibility indicator for London, the Public Transport Accessibility Level (PTAL) rating, has been used to identify the level of accessibility the site has to the local public transport network. The site has been identified as being located in an area with a PTAL rating of 6.
- There are over 75 different buses run through wood green and stop directly outside the site. The main bus routes in to Woodgreen are :29,67,121,123,141,184,221,230,232,243,329, W3 AND W4.
- The Nearest station to the site is Woodgreen station which is located within a 0.2 miles walking distance(5 Mins). The station is served by Piccadilly line which provides services towards Central London, Heathrow airport and Cockfosters.

Car parking

- There are two car parks available that offer convenient access to the site. There are total 1200 car parking spaces which can be used with minimum 2 hours Tariffs. West car park and east car park are open from 6.00 am until midnight Monday to Sunday. However due to good accessibility of the transport college is aiming for car free.

Cycle parking

13. There are 3 to 4 cycle stands just outside the property. There are few secure cycle storages available throughout the council. The nearest cycle parking is on Alexandra road 7 min walking distance, Bradley road 9 min waking distance and Salisbury road 10 min walking distance.

Delivery and servicing arrangements

14. The collage has allocated space for servicing and delivery. There are also two service elevators allocated for the college.

Summary and Conclusion

The site is located in the area where transport facilities are excellent. Most of the students and staff will be using public transport to commute to the college. The proposal would result in very small uplift in vehicle movements during peak times which is expected to have minimum impact on the local highway network.