

Transport and Parking Statement

Project Address: 7 Earlham Grove, Haringey, N22 5HJ

Proposal: Change of Use from C3 to C2 (Residential Family Assessment Centre)

1. Trip Generation and Residential Profile

The proposed use as a Mother and Baby Residential Unit inherently generates low levels of vehicular traffic compared to a standard high-occupancy residential dwelling or a typical office.

- **Resident Profile:** The service users are vulnerable young parents. Residents will not be permitted to keep vehicles on site and will rely entirely on walking and the excellent local public transport network for essential appointments.
- **Infant Needs:** As the children are aged 0–2, there is no "school run" associated with the property, which eliminates peak-hour traffic spikes common in standard C3 family homes.

2. Staffing and Commuting Patterns

Staffing is managed to minimise the impact on the local highway network:

- **Shift Rotations:** Staff operate on a 24/7 basis. Unlike a standard 9-to-5 office, shift changeovers (e.g., 7 am, 3 pm, 11 pm) occur outside of peak rush hour periods, reducing the concentration of arrivals and departures.
- **Sustainability:** Given the site's high PTAL (Public Transport Accessibility Level) rating near Wood Green and Turnpike Lane, staff will be actively encouraged to use the Piccadilly Line and local bus routes.
- **On-Site Parking:** Any existing off-street parking at 7 Earlham Grove will be prioritised for the On-Call Manager and essential health visitors (e.g., Midwives or Social Workers), ensuring no overspill onto the public highway.

3. Deliveries and Servicing

- **Frequency:** Deliveries will be infrequent and typical of a domestic setting (e.g., grocery deliveries and specialised clinical waste collection).
- **Waste Management:** Refuse collection will follow the standard Haringey Council schedule. If required, a private contract for clinical waste (nappies/sanitary) will be arranged with a small van collection once per week, posing no obstruction to Earlham Grove.

4. Accessibility and Local Amenities

The site is "strategically located" to support a car-free lifestyle:

- **Pedestrian Access:** Dental surgeries, GP practices, and children’s centres are within a **2-minute walk**.
- **Public Transport:** The site is centrally accessible to multiple Underground and National Rail feeders, making it one of the most sustainable locations for a C2 use in the borough.

5. Conclusion

The proposed change of use will result in a negligible increase and potentially a decrease in local traffic and parking demand compared to a large private family home or a House in Multiple Occupation (HMO). The strictly managed nature of the facility ensures that vehicle movements are planned, purposeful, and non-disruptive to neighbors.

Comparison Table: C3 vs. C2 Usage

Feature	Standard Residential (C3)	Family Assessment Centre (C2)
Car Ownership	Likely (1-2 cars per household)	Minimal (Staff only)
Peak Hour Trips	High (School/Work runs)	Low (Staggered shifts)
Visitor Frequency	Unregulated	Strictly Scheduled/Supervised
Public Transport Use	Variable	High (Primary mode of travel)