

Subject:

FW: HGY/2026/0802 - 6 Vartry Road, Tottenham, London, N15 6PT

Transport comments:

- a. The site has good public transport accessibility (PTAL=4) and is located within a CPZ.
- b. The proposal is for the conversion of existing dwelling house to 3 flats and addition of Mansard Roof extension.
- c. The planning history indicates approval was granted under ref: HGY/2022/1086 and subsequently for corresponding conditions for refuse, cycle and CMP.
- d. Following a review of the proposal, transport advice is as follows:
 - i. The proposal is car free – however no parking stress assessment has been submitted. This is required to assess whether a car free s106 agreement and payment of corresponding cost (£4000) for amending the CPZ TMO, is necessary.
 - ii. The DAS indicates there is no space for storage of refuse bins and that communal storage is added at 1st floor landing. In addition, there is a plan of the ground floor illustrating refuse bin and storage enclosure, in the rear garden. Both are considered inappropriate – because the access to first floor is not step free and the access requiring ‘wheelie’ bins to be moved, to / from the rear garden, through the communal entrance hallway is not considered acceptable.
 - iii. Cycle parking provision for 4 bicycles is required but only three are proposed. The location of cycle parking in the basement is not acceptable because access is not step free and access is not wide enough. Please note that previous proposal that included three vertical storage cycle stands would not be acceptable because these stand are not suitable for all users.
 - iv. The Construction Method Statement (CMS) indicated that construction programme of 9-12 months is envisaged. It also indicated that a two wait and load skips / week are expected.
 - v. The CMS indicates that highway dilapidation surveys will be carried out prior to start of construction works and agreed with Highway Officers. No construction materials will be stored on public highway and all material delivered will be transferred directly onto site, by the five person team.
 - vi. The CMS indicates that parking suspensions / scaffolding licences etc will be obtained as required.

The proposed development is not supported for the transport reasons outlined above.