

Transport comments

Application details	
Date	04/02/2026
Planning Reference	HGY/2026/0171
Address	Land at rear garden of 17 Sirdar Road, Wood Green, London, N22 6QP
Officer	James Watts
Description of proposals	Sub-division of site, demolition of the existing garage for erection of three-storey residential building with basement level for 4 × 1-bedroom flats with associated cycle and bin storage.
Location Details	PTAL= 6a, CPZ = Wood Green Outer Zone – Monday to Saturday 8am to 6:30pm.

Comment:

The applicant needs to address the following outstanding issues for the application to be considered acceptable from a transport perspective:

1. The applicant on the application form states that the development site will have in total 6 cycle parking spaces. However, on relevant plans and in the Design and Access Statement 5 long-stay cycle parking spaces are to be provided. Clarity is sought on this apparent discrepancy.
2. The Design and Access Statement states that the location of the long-stay cycle parking will be accessible at lower ground floor level accessed by a stairwell. As per London Plan requirements to permit easy access, the applicant is required to re-investigate the feasibility of installation of measures to improve accessibility to the bike store, e.g. a bike wheeling ramp.
3. The applicant in its Design and Access Statement has committed to the site being car-free. The applicant will be expected to agree to a condition to secure a s106 agreement making the site car-free for all prospective residents since the site is in a CPZ and in a PTAL 6a area. Prospective residents will therefore not be permitted to apply for residential parking permits. The only exception to this will be for blue badge holders.
4. A Construction and Demolition Method Statement should be provided to address the works programme, envisaged trip generation, commitment to avoiding high peak hours (08:00-09:00 and 17:00-18:00) for works movements, construction vehicle routing, management of works vehicles/deliveries and any footway/parking bay suspensions – number and envisaged duration etc.

Transport Recommendations:

The application will only be acceptable from a transport perspective once the above mentioned actions have been undertaken and a s106 agreement agreed to make the site car-free and prohibit residents from applying for residential parking permits (only exception being for blue badge holders).

