



Outlook

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**RE: Fw: HGY/2026/1797 Arundel Court - Lansdowne Road transport comment**

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**From** James Watts <James.Watts@haringey.gov.uk>

**Date** Thu 13/08/2026 15:57

**To** Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

Hi Kwaku,

Thank you for sending through the additional information. I can confirm that it addresses the previous transport concerns. I have no further concerns from a transport perspective.

Kind regards,

James

Dr James M Watts  
Principal Transport Planner

Environment and Resident Experience, Haringey Council  
5<sup>th</sup> Floor, Alexandra House  
Wood Green, London, N22 7TR  
Tel no: 07974908993  
E-mail: [James.Watts@haringey.gov.uk](mailto:James.Watts@haringey.gov.uk)

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**From:** Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

**Sent:** 13 August 2026 15:18

**To:** James Watts <James.Watts@haringey.gov.uk>

**Subject:** Fw: Fw: HGY/2026/1797 Arundel Court - Lansdowne Road transport comment

Good afternoon, James

Not sure if I have forwarded you the email below in response not your previous comments. Please review and confirm if it acceptable to discharge the above condition.

Kind regards

Kwaku

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**From:** jack bennett | colony architects <[jack@colonyarchitects.com](mailto:jack@colonyarchitects.com)>

**Sent:** 10 July 2026 10:50

**To:** Kwaku Bossman-Gyamera <[Kwaku.Bossman-Gyamera@haringey.gov.uk](mailto:Kwaku.Bossman-Gyamera@haringey.gov.uk)>

**Subject:** Re: Fw: HGY/2026/1797 Arundel Court - Lansdowne Road transport comment

Hi Kwaku

Thank you for your review of the submitted details. We respond to the comments as follows:

1. Cargo bike delivery parking

The applicant acknowledges the Officer's comments regarding the need to formalise cargo bike parking arrangements.

The Delivery and Servicing Plan has been amended to identify dedicated cargo bike delivery parking spaces within the site. These spaces are located on private land and are clearly identified on the relevant site layout drawings and incorporated into the overall cycle parking and servicing strategy.

The cargo bike spaces are of suitable dimensions to accommodate typical delivery cargo cycles and are positioned to ensure that parked bikes do not obstruct pedestrian routes, accessible paths, cycle movements, vehicle access, refuse collection operations or emergency access. This formalised arrangement ensures that deliveries can be undertaken safely and without conflict with pedestrians, including wheelchair users, mobility-impaired persons and those using pushchairs.

## 2. Refuse store travel distances

The applicant has reviewed the refuse store arrangements for Blocks A, B and C within Arundel Court in response to the Officer's comments.

Alternative layouts have been considered; however, it has not been possible to achieve a maximum 10-metre drag distance without introducing significant adverse impacts on the approved site layout, including building entrances, circulation routes, landscaping, servicing arrangements and other design constraints. The refuse stores have therefore been positioned to provide the shortest practicable collection route within the constraints of the approved development.

While the proposed arrangements exceed the Council's preferred 10-metre guidance in limited locations, the overall waste management strategy remains functional, safe and capable of effective operation. The exceedance is limited and arises from unavoidable site constraints rather than design preference.

**Jack Bennett**  
Architect



**Colony Architects Ltd.**

The Wine Store, Brewery Court, Theale, RG7 5AJ

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On Thu, Jul 9, 2026 at 3:04 PM Kwaku Bossman-Gyamera <[Kwaku.Bossman-Gyamera@haringey.gov.uk](mailto:Kwaku.Bossman-Gyamera@haringey.gov.uk)> wrote:

Hi Jack

Please see attached transport comments above. Please review and address the issues raised.

Kind regards

Kwaku Bossman-Gyamera

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**From:** James Watts <[James.Watts@haringey.gov.uk](mailto:James.Watts@haringey.gov.uk)>

**Sent:** 09 July 2026 13:52

**To:** Kwaku Bossman-Gyamera <[Kwaku.Bossman-Gyamera@haringey.gov.uk](mailto:Kwaku.Bossman-Gyamera@haringey.gov.uk)>

**Subject:** HGY/2026/1797 Arundel Court - Lansdowne Road transport comment

Hi Kwaku,

Please find attached my transport comment for HGY/2026/1797 – Arundel Court – Lansdowne Road.

Kind regards,

James

Dr James M Watts

Principal Transport Planner

Environment and Resident Experience, Haringey Council

5<sup>th</sup> Floor, Alexandra House

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