

Updated Transport Statement

Site: Edmanson's Close, Tottenham
Prepared by: GL
Approved by: AW
Date: 20th November 2023

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1.0 Introduction

- 1.1 This Updated Transport Statement has been prepared to reflect discussions with the London Borough of Haringey (LBH) relating to the amount of car parking spaces provided within the site.
- 1.2 The site is located to the east of A10 Bruce Grove and accessed via Edmansons Close. The site benefits from close proximity to the A10 Bruce Grove and the A406 North Circular Road, as well as a number of bus stops and Bruce Grove railway station.
- 1.3 Planning permission is sought for the demolition of the laundry building and 1970s infill building; alterations and extensions to existing 44 almshouses to create 8 x 1 bed, 12 x 2 bed and 6 x 3 bed units; alterations to existing Gatehouse to provide 1 x 2 bed unit; construction of 1 x new build 3 bed almshouse to replace existing 1970s infill building; construction of a new apartment building comprising 7 x studio units and 9 x 1 bed units; construction of 4 x new build 2 bed units within two new pavilions (2 units in each pavilion, 4 units in total); with landscaping and improvements to access.
- 1.4 A full Transport Statement was submitted on 9th September 2022. The application proposed 30 car parking spaces across the site. A parking stress survey was included within the document.
- 1.5 A car free development is now proposed with for five disabled spaces. This means the site is compliant with Policy T6 of the London Plan which states:

'Car-free development has no general parking but should still provide disabled persons parking in line with Part E of this policy.'

2.0 Development Update

- 2.1 The five disabled bays have been located around the site so to be as convenient as possible and to minimise visual intrusion. The layout is shown in **Appendix A**; the yellow hatching around the bays is indicative and the materials used for the car parking bays would be chosen to blend with the surrounding environment and to minimise intrusion of parked vehicles on the open green space around the Almshouses.
- 2.2 Tracking has been undertaken and is shown on the drawing within **Appendix A**. It should be noted the two internal bends have been slightly widened to ease servicing and refuse vehicle movements.
- 2.3 The parking stress survey included in the original Transport Statement, indicates that the parking stress of the surrounding road network is about 55%. Visitor parking is therefore, likely to be available in the surrounding streets, should it be required. A S106 will be entered into to restrict property owners obtaining a parking permit for the surrounding Controlled Parking Zone (CPZ).

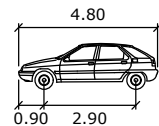
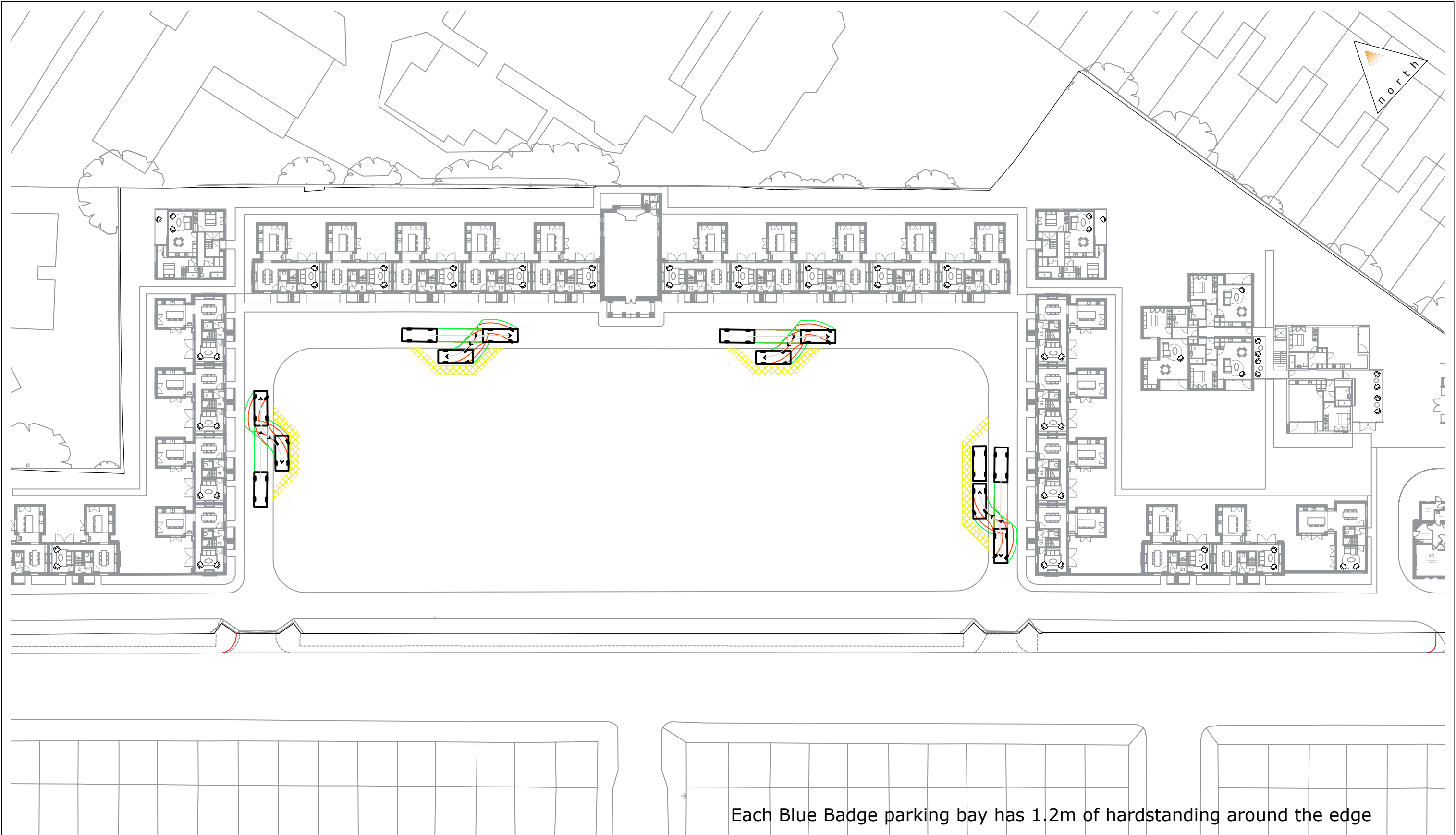
Car Club Locations

- 2.4 Zipcar is the main car club operator within the Bruce Grove area, with three vehicles located within a 15-minute walk from the site, along Marden Road to the southwest of the site and Mafeking Road to the southeast of the site.
- 2.5 A car club contribution will be made which will provide the cost of membership for 3 years and a £50 driving credit for each household / unit.

Appendix A

Disabled Bay Locations

C:\Users\glester\Motion\Staff\Site - Dredma 1906030\Drawings\1906030-New Car Parking.dwg



SDV	
	meters
Width	: 1.80
Track	: 1.80
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



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Project:
Edmanson's Close, Tottenham

Title:
Parking Management Plan
Swept Path Analysis - Car

Scale: 1:500 (@ A3)

Notes:

Drawing:
1906030-TK13

Revision:
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