

Kwaku Bossman-Gyamera

From: Shreekant Patel
Sent: 14 March 2024 15:22
To: Kwaku Bossman-Gyamera
Subject: HGY/2024/0630 - 349C High Road, Wood Green, London, N22 8JA

Hello Kwaku,

Proposal: Change of use first floor office to HMO use (6 no. Ensuite Rooms) for 11 people.

Transport comments are as follows:

- a. The site has excellent public transport accessibility (PTAL=6a) and is located within a CPZ.
- b. The proposal is Car Free. A car free s106 agreement is required to restrict eligibility of all occupiers from obtaining CPZ parking permits. The developer will be responsible for cost (£4000) for amending the CPZ TMO.
- c. Cycle parking provision for 10 bicycles is proposed. However, this is located on the first floor that has no cycle lift access. In addition the spacing between cycle stands should be 1.2m (min 1.0m). Consequently, the location / layout is not accessible for all users and is considered unacceptable.
- d. Provision for refuse storage is proposed on the ground floor to the rear of the building. There appears to be a door leading to the area occupied by the adjacent 'Max's Garage' site with roller shutter at the entrance and it is not clear whether occupiers will have unfettered access. It is also not clear where the provision for refuse storage for the ground floor use is located.

The application is not supported for the transport reasons outlined above.

Regards.

Shreekant Patel
Principal Transport Planner.

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