

Updated Transport Statement V2

Site: Edmanson's Close, Tottenham
Prepared by: GL
Approved by: AW
Date: 16th September 2024

motion
84 North Street
Guildford
GU1 4AU
Tel: 01483 531300
www.motion.co.uk

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 existing laundry building and 1970s infill building; alterations and extensions to 44 existing 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 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; improvements to access; provision of five disabled car parking spaces; and ancillary development thereto."*
- 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. A car free development was then proposed with five disabled spaces. Conversations have been had with LBH and the architects to discuss where the best locations for the five disabled car parking spaces were, without affecting a significant amount of the green or residents' views and an 'Updated Transport Statement' note was submitted in November 2023, followed by a 'Proposed Parking Layout' note in February 2024 which outlined the preferred options.

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. A bay is located at each corner of the green, except for the south-eastern corner which holds two disabled car parking bays, bringing the total to 5. 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 B**. It should be noted the two internal bends have been slightly widened to ease servicing and refuse vehicle movements.
- 2.3 As stated in the previous updated TS, 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).

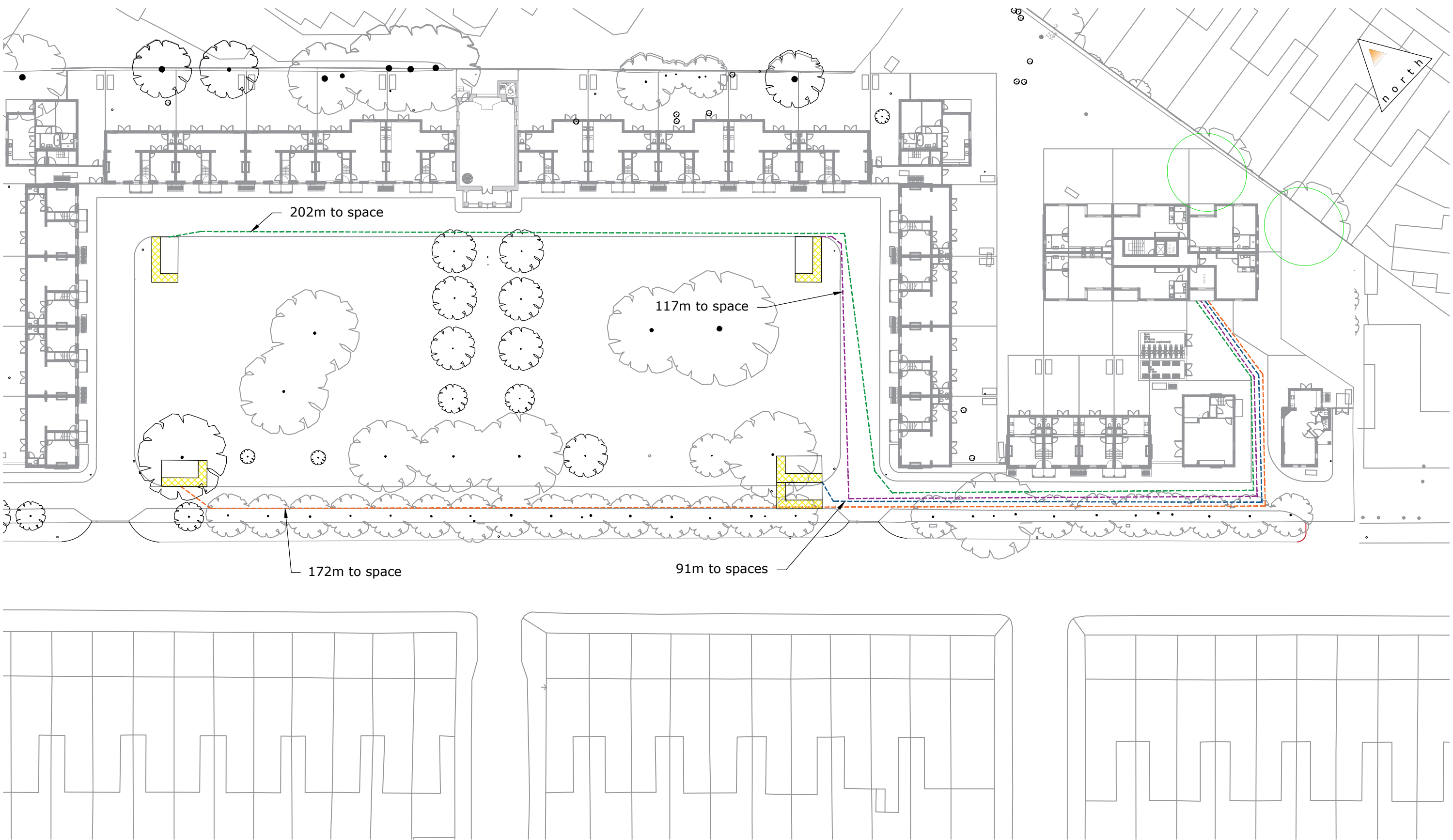
Car Club Locations

- 2.4 Zipcar is the main car club operator within the Bruce Grove area, with four 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

Site Layout Plan

C:\Users\glester\Motion\StaffSite - Dredma 1906030\Drawings\1906030-July.dwg



84 North Street
Guildford
Surrey
GU1 4AU

Cargo Works
1-2 Hatfields
London
SE1 9PG

T: 01483 531 300

T: 020 8065 5208

www.motion.co.uk

Project:
Edmanson's Close, Tottenham

Title:
Parking Management Plan
Spaces located on each corner of the green

Scale: 1:500 (@ A3)

Notes:

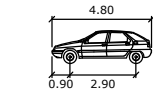
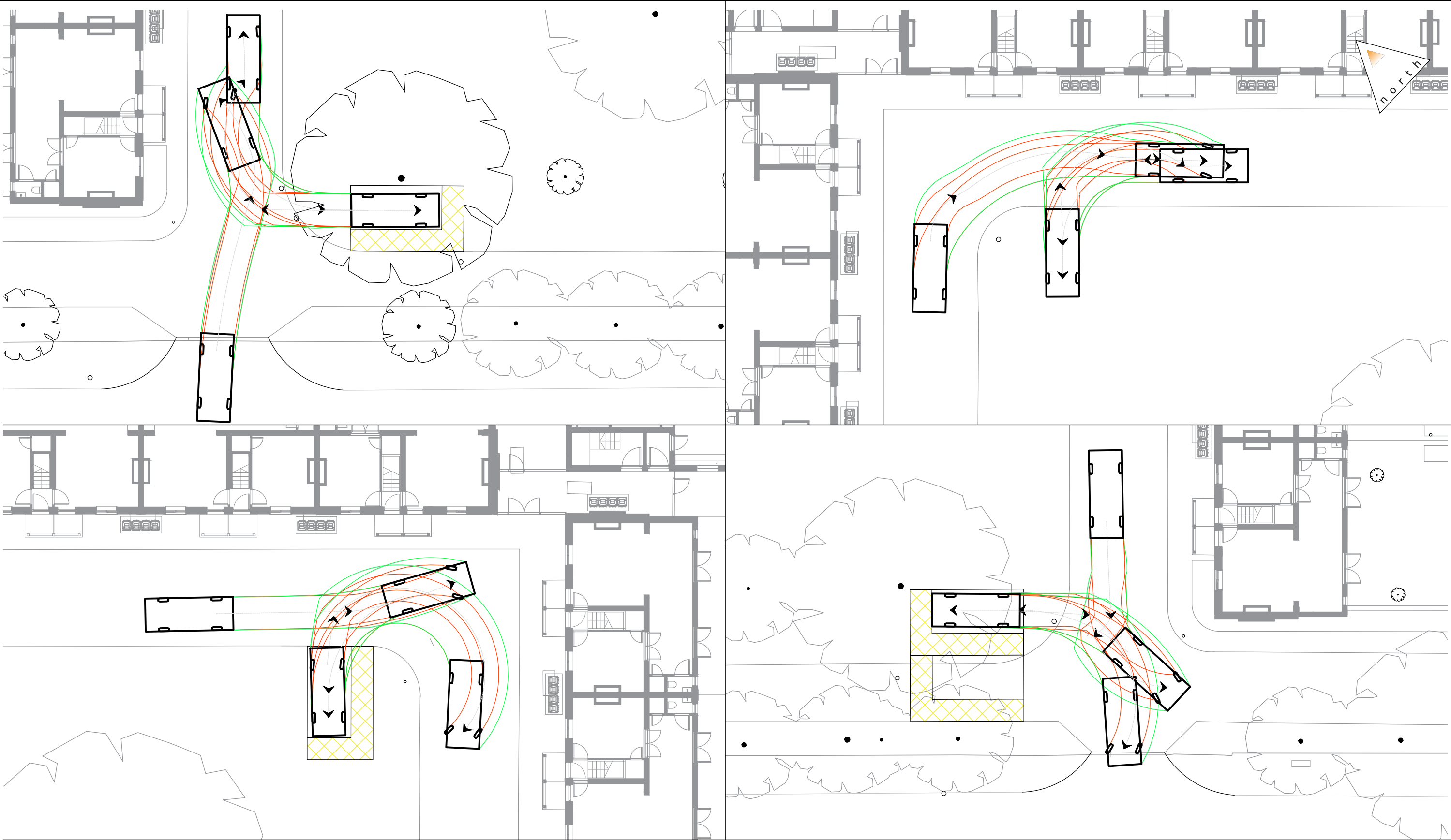
Drawing:
1906030-O104

Revision:
B

Appendix B

Swept Path Analysis

C:\Users\glester.MOTION\Motion\Staff\Site - Dredma 1906030\Drawings\1906030-August.dwg



SDV

Width	: 4.80
Track	: 0.90
Lock to Lock Time	: 2.90
Steering Angle	: 37.8

motion

84 North Street
Guildford
Surrey
GU1 4AU

T: 01483 531 300

Cargo Works
1-2 Hatfields
London
SE1 9PG

T: 020 8065 5208

www.motion.co.uk

Project:
Edmanson's Close, Tottenham

Title:
Parking Management Plan
Swept Path Analysis - Car

Scale: 1:200 (@ A3)

Notes:

Drawing:

1906030-TK105

Revision:

-