

Transport Statement

Proposal: Change of Use from C3 to Sui Generis HMO (8-Person) with Loft Extension.

Address: 189 Mount Pleasant Road, Haringey, N17 6JH

1. Introduction

This Transport Statement supports a planning application for the change of use of 189 Mount Pleasant Road from a single-family dwelling (C3) to an 8-person House in Multiple Occupation (HMO) with a loft extension. The development promotes sustainable travel choices and aligns with both local and London-wide transport policy objectives.

2. Site Location and Accessibility

189 Mount Pleasant Road is located in a well-established residential area in the London Borough of Haringey. The site lies within walking distance of major public transport links and local amenities. The property benefits from a PTAL rating of 3, indicating moderate but reliable public transport accessibility.

Despite being classified as PTAL 3, the site is effectively connected to major transport corridors, enabling direct travel across London and to regional and international hubs.

3. Public Transport Connections

3.1 Rail and Underground

Despite its quiet residential setting, 189 Mount Pleasant Road is exceptionally well connected all across London through:

- **Bruce Grove Station** (London Overground, approximately 825m) provides direct access to:
 - **Liverpool Street**, with onward National Rail and TfL connections.
 - Regional services to Cambridge, Cheshunt, and Enfield.
- **Seven Sisters Station** (Victoria Line and National Rail, approximately 15 min walk or short bus ride):

- Underground links to King’s Cross, Oxford Circus, Victoria, and Brixton.
- **Tottenham Hale Station** (short cycle or bus ride):

3.2 Local Bus Routes

The property is served by high-frequency bus routes, all within 625 metres:

Route	Key Destinations	Frequency (mins)
W4	Oakthorpe Park – Tottenham Hale – Ferry Lane	6.0
123	Wood Green – Ilford	6.0
243	Wood Green – Waterloo via Dalston & Shoreditch	7.5
341	Northumberland Park – Waterloo via Islington	5.0
230	Upper Walthamstow – Wood Green	4.0

4. Walking and Cycling

- Excellent pedestrian infrastructure with safe crossings and footways.
 - Local amenities including shops, healthcare, and green spaces are within walking distance.
 - The proposal includes secure basement cycle storage for 8 bicycles, encouraging active and sustainable travel.
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5. Parking

- The proposal is car-free and it is considered that there would be no adverse impact on parking in the area.
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6. Summary and Conclusion

189 Mount Pleasant Road offers:

- High-frequency bus services,
- Rail and Underground connections,
- Secure on-site cycle parking, and

The development fully complies with **London Plan Policies T1 and T5**, Haringey’s sustainable transport objectives, and supports a shift to active, low-impact travel. It is a highly sustainable, well-located, and car-free scheme with no adverse impact on the local transport network.