

From: Shreekant Patel <Shreekant.Patel@haringey.gov.uk>

Sent: 25 July 2025 10:21

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

Subject: HGY/2024/1435 – 88 Alexandra Park Road, Horney, London, N10 2AE

Hello Kwaku,

Transport comments are as follows:

- a. The site has poor public transport accessibility (PTAL=2) and is not located within a CPZ.
- b. The proposals would result in 4 flats and 2 new dwellings within the Mews. The proposals are for a car free development and would require the loss of an existing garage.
- c. A car free development is not considered appropriate and would be contrary to Policy DM32. There are indications that on-street car parking demand is already high, however no parking stress surveys has been undertaken, and no impacts have been assessed.

Under these circumstances, should the proposals be approved, a car free s106 agreement should be secured to restrict eligibility of all occupiers from obtaining parking permits in any CPZ that may be implemented in the area in future. However, given the recent appeal decision along the Mews, a car free development is considered acceptable without s106 in this instance.

- d. Cycle parking is required to comply with London Plan standards for each separate dwelling / retail unit. This provision must be secure, sheltered and accessible. This should be provided before determination of the application.
- e. Details of provision for refuse storage is required for each separate dwelling and retail unit
- f. A condition requiring submission of a construction logistic management plan for approval prior to start of any demolition / construction works, is recommended.

Subject to the above, there are no transport objections to the proposed increase in size and number of flats.

Regards,

Shreekant Patel
Principal Transport Planner.

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