

## CONVERSION OF 51A MONTAGU ROAD N18 2LX

### TO TWO SELF CONTAINED FLATS WITH CHANGES OF SIDE FAÇADE AND DEMOLITION OF REAR OUTBUILDING

#### HIGHWAY SAFETY IMPACT ASSESSMENT

##### PROPOSED WORK:

Proposed work: Conversion of self-contained flat to two self-contained flats with changes to side facade and demolition of rear storage building.

##### 1.EXISTING AND PROPOSED NUMBER OF UNITS:

The Existing building is massionette single flat and proposed to be two self contained flats.

The development is minor development, and impact to highway safety as minimal due to the location of the property .

##### 2.EXISTING AND PROPOSED NUMBER OF PARKING SPACE.

There is no existing car parking space , it is proposed to retain garage at the rear of ground floor for one car.

##### 3.EXISTING AND PROPOSED ACCESS ARRANGEMENT.

The existing access to the property is from side of the building through pavement off the Montagu road. The proposed access to the flats to be at the same side, however each flat has its own access door.

##### 4. EXISTING AND PROPOSED REFUSE AND RECYLING (WASTE) STORAGE LOCATION AND ARRANGEMENT FOR COLLECTION.

##### FLAT C

The location of existing waste storage is at the rear of the property with roller shutter door to outside.

### Proposed location of waste storage of flat C



It is proposed to keep this roller shutter door, the waste bin of flat C to be kept at the rear of storage area. And will be take out to the pavement on collection day.

### WASTE STORAGE LOCATION OF FLAT A

Flat A is the top floor flat with seprae door and ground floor staircase area. It is proposed to keep waste storage beside the staircase, is enclosed with the storage box as shown below.

#### Wheelie Bin Storage Box



(3)

- Weather-resistant construction
- Designed to store 2 x [120 litre wheelie bins](#) or [240 litre wheelie bins](#)
- Lockable with a [padlock](#), available separately
- Little maintenance required, quick and easy to clean

- Double, front door opening
- Lift up lid with tie tool to attach to the wheelie bin lids
- Black body with grey lid and base
- Heavy-duty floor withstands bins being taken in and out

The proposed waste collection location of flat A, is planned to be kept at the staircase area, close to the access door and will be taken out on collection day.



## 5.DETAILS / SPECIFICATION OF PROPOSED CYCLE PARKING AND PHOTOGRAPHS OF PROPOSED LOCATIONS.

### FLAT "C" CYCLE PARKING LOCATION

Flat C has a very large storage area behind the car park space, it is proposed to keep cycles at this area on the cycle stand as shown below.



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- Designed to ensure the safety of bikes
- Bikes can be stored quickly and easily
- Unique design to use as little space as possible in places with restricted space

- Popular in schools, train stations, universities, and places of work
- Robust and durable material can withstand weathering

## Specification

Height - mm:  
1870  
Depth - mm:  
1052  
Construction Material:  
Steel

## FLAT A

### CYCLE STORAGE

Flat A is the top floor flat has its own access door with garound floor staircase area. It is proposed to keep cycles under the staircase on cycle stand as shiwn below.



## PUBLIC TRANSPORT ACCESSIBILITY



The application site is detached two storey property located at the southend of Montagu Road, close to A406, and junction of montague road and slip road.Slip road is lead to Public car Park with approx. 15 car parking facilities.

## USE OF BUILDING

The land covered area with garden is approx.260m<sup>2</sup>, the footprint with building is 178m<sup>2</sup>.

The ground floor front part is a mini market approx floor area is 74m<sup>2</sup>.

It is proposed to convert existing large flat to two , one for 3 bed and one for single bed.

EXISTING AND PROPOSED PARKING SPACE.

There is no private car parking facility of the building ,.the public car park and kerb side parking are used for parking.

As proposed it is planned to turn the front of single steory rear extension to garage for one car aprking space for three bed familt flat.

Also cycle storage is designed back of the garage eith waste storage.

ACCESIBILTY TO PUBLIC TRANSPORT.

The loaction of propoerty is very close to

TAL output for Base Year

**1b**

**N18 2LX**

Montagu Rd, London N18 2LX, UK

Easting: **534952**, Northing: **192526**

All public transport modes in London currently available:

National Rail, London Overground, Tube, DLR, Tram, Buse

WebCAT PTAL Report

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Site Details

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Grid Cell: 144357

Easting: 534945

Northing: 192552

Report Date: 26/10/2023

Scenario: Base Year

Calculation Parameters

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Day of Week: M-F

Time Period: AM Peak

Walk Speed: 4.8 kph

Bus Node Max Walk Access Time (mins): 8

PTAL CALCULATIONS

Bus Reliability Factor: 2.0

LU Station Max Walk Access Time (mins): 12

LU Reliability Factor: 0.75

National Rail Station Max Walk Access Time (mins): 12

National Rail Reliability Factor: 0.75

Mode	Stop Weight	Route AI	Distance (metres)	Frequency (vph)	Walk Time (mins)	SWT (mins)	TAT (mins)	EDF		
Bus		MONTAGU RD MONTAGU GDNS 192	216.44	6	2.71	7	9.71	3.09	1	3.09
Rail	0.27	Angel Road	'STFD-BROXBRN 2062 '	830	0.67	10.38	45.53	55.9	0.54	0.5
Rail	0.27	Angel Road	'BROXBRN-STFD 2063 '	830	0.67	10.38	45.53	55.9	0.54	0.5
Rail	0.73	Angel Road	'STFD-BSHPSFD 2S02 '	830	1	10.38	30.75	41.13	0.73	1
Rail	0.27	Angel Road	'BSHPSFD-STFD 2S05 '	830	0.67	10.38	45.53	55.9	0.54	0.5
Rail	0.15	Angel Road	'BSHPSFD-STFD 2S09 '	830	0.33	10.38	91.66	102.03	0.29	0.5

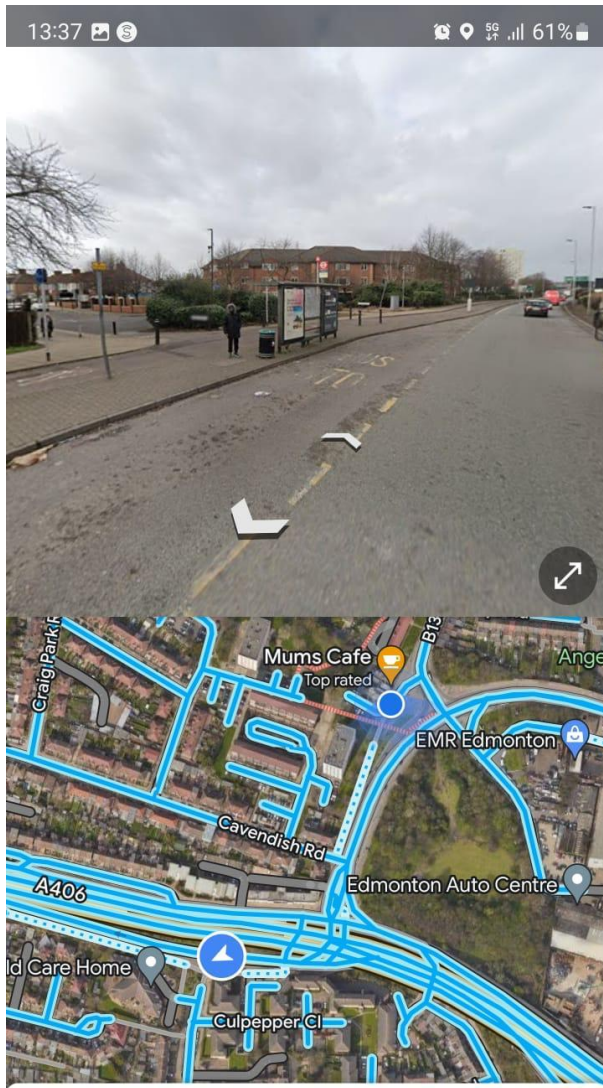
Total Grid Cell AI: 4.78

PTAL: 1b

THE EXISTING AND PROPOSED ACCESS ARRANGEMENT

There is no changing to the access of the property. It is through and alleyway from Green street.

# LOCATION OF PUBLIC TRANSPORT, BUS STOP A



London, England

7 months ago · [See more dates](#) >







TIME TABLE OF BUSES AT BUS STOP "A"



Bus no 192 : Route from Montagu Road.

The 192 bus line (Tottenham Hale - Enfield) has 2 routes. For regular weekdays, their operation hours are:

(1) Enfield: 12:06 AM - 11:51 PM(2) Tottenham Hale: 12:05 AM - 11:50 PM

Use the Moovit App to find the closest 192 bus station near you and find out when is the next 192 bus arriving.

Direction: Enfield

41 stops

[VIEW LINE SCHEDULE](#)

Tottenham Hale Bus Station (C)  
 Northumberland Park Rail Depot (N)  
 Marigold Road / Northumberland Park (ND)  
 Sedge Road (NP)  
 Meridian Water Station (K)  
 Meridian Water Station (L)  
 Angel Road (N)  
 Jeremys Green (N)  
 Edmonton Federation Cemetery (N)  
 Montagu Road Zambezie Drive (N)  
 Town Road (W)  
 Nelson Road Edmonton  
 Edmonton Green Shopping Centre (S)  
 Asda Edmonton Green (S)  
 Plevna Road (W)  
 Edmonton Police Station (M)  
 Edmonton Green Station (N)  
 Edmonton Green Bus Station (B)  
**Monmouth Road (P)**  
 Bounces Road (LJ)  
 Millbrook Road (W)

#### 192 bus Time Schedule

Enfield Route Timetable:

Sunday	12:05 AM - 11:50 PM
Monday	12:06 AM - 11:51 PM
Tuesday	12:06 AM - 11:51 PM
Wednesday	12:06 AM - 11:51 PM
Thursday	12:06 AM - 11:51 PM
Friday	12:06 AM - 11:51 PM
Saturday	12:06 AM - 11:51 PM

#### 192 bus Info

Direction: Enfield

Stops: 41

Trip Duration: 49 min

Line Summary:

## BIKE STORAGE

Bike storage has been designed for greener transport for both one bed flat( under the staircase) and three bed flat behind the garage.

## SUMMARY

The property due to proximity to public transport, car parking facility is not required.

However one carpark space is given from three bed family flat. Along with cycle storage.

The proposed conversion will not increase the number of residents in the property after the conversion and there will be no impact on the highway.