

# **HIGHWAY IMPACT ASSESSMENT**

**40 Oakfield Garden  
Edmonton  
London N18 1NX**

## INTRODUCTION

Following the application made to Enfield Council to convert the property situated at 40 Oakfield Garden Edmonton London N18 1NX into two Self- Contained Flats.

They have requested an Highway Impact Assessment for the proposed work which is shown on floor plan REF OSM/713 , REF FG58/OSM and REF FG55/OSM . The objective of the impact assessment is to demonstrate how safe and suitable access could be delivered for the proposed work and that there would be a minimal impact on the surrounding highway network.

This report considers current Government policy contained within the National Planning Policy Framework [ NPPF] (MHCLG,2021) Paragraph 110 (b) of which emphasises the importance of delivering "safe and suitable " access. Paragraph 111 of the NPPF also states that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety , or the residual cumulative impact on the road network would be severe".

It also considers current best practise advice and design guidance in the document ' Manual for Street' [MfS] (DfT, 2007) and its companion document 'Manual for Streets 2- Wider Application of the Principles ' [ MfS21] (CIHT, 2010). Furthermore, consideration has been given to Local Council's adopted highway design manual , the Enfield Design Guide'.

This Highway Impact Assessment has been prepared at the request of Enfield Planning Department.

## SITE DETAILS

The site is located at 40 Oakfield Garden Edmonton London N18 1NX. It comprises of three story mid-terrace , 60s built . The site measures has follow

Front court	27.64 square metres.
Building	42 square metres per floor.
Back Garden	45 square metres.

Boundary fence to the East.



## SUSTAINABLE TRAVEL

Silver Street bus stops are the close to the site with the bus stops to the South of the site which is 400 metres approximately. Bus serve by 34, W6, 144 with Silver Street Overground line 10 minutes walk or 3mins by bus.

## PROPOSED FLAT CONVERSION

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The proposed conversion will comprise of two self-contained family units by extending the ground floor.

Ground Floor Flat will be used as a Studio Flat with floor area of 43.00 square metres

Split level Flat B will be three bedroom lounge, bathroom, kitchen served by one access from the front with one off street parking. The existing front court will be use to store material which has a drop pavement there will be no obstruction to the pavement area.

## HIGHWAY IMPACT ISSUES

Note :

The TRICS database don't bear any significant due to the size of this proposed project . This project will probably only generate two trucks delivery there in after the builders will be using their van. The site will not generate any significant traffic movement that may result in safety concern that could be exacerbated by the proposed project. Based on this it is justifiable to conclude that the proposed project would not have any residual cumulative impact on the local road within the vicinity of the site.

## SUMMARY

This Highway Impact Assessment had the objective of demonstrating that safe and suitable access could be delivered for the proposed project and that there would be zero impact on the surrounding highway network