



39 The Town Enfield
EN2 6LX

Transport & Highways
Technical Note

PublicHighway Ltd
86/90 Paul Street
London EC2A 4NE

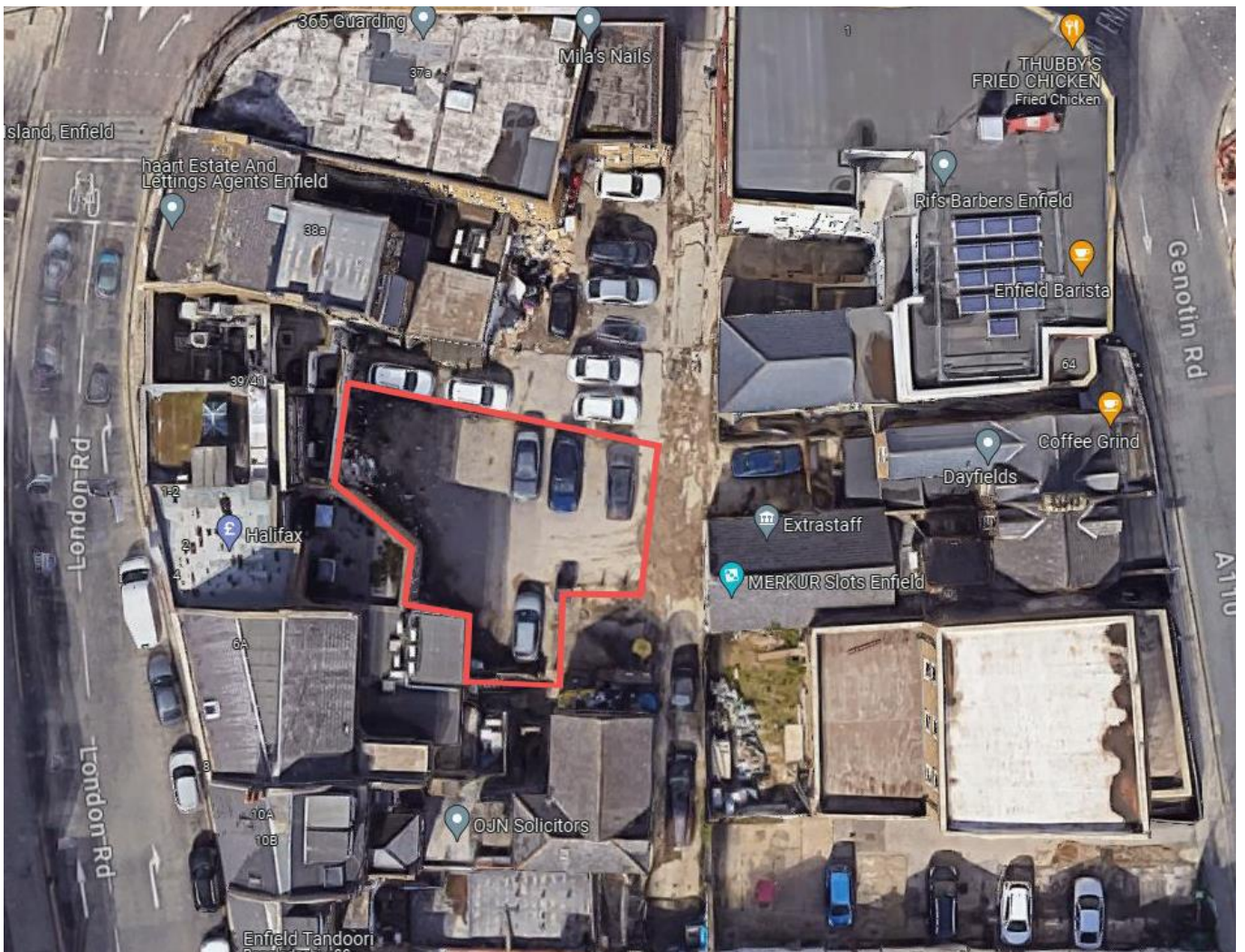
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R/O 39 The Town Enfield EN2 6LX TRANSPORT TECHNICAL NOTE - 26.01.2024



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1) Introduction, Site Location & Current Use

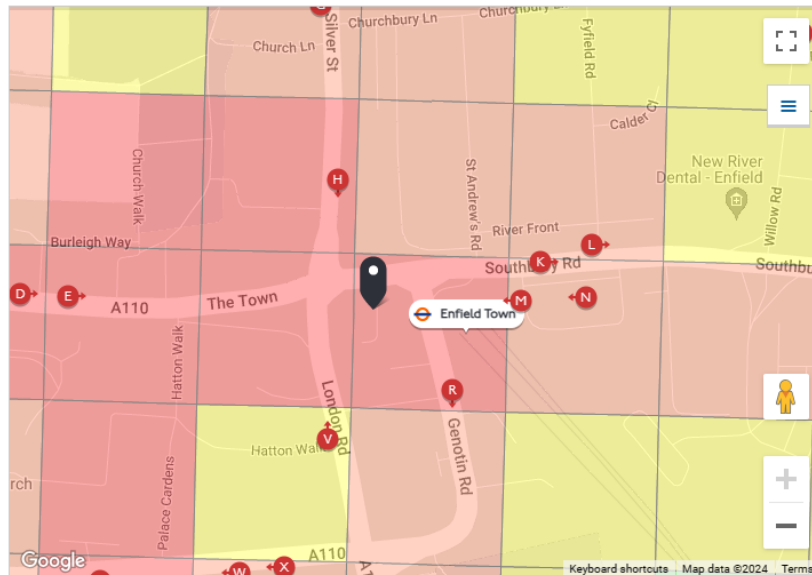
- a. PublicHighway Ltd has been engaged by Tapster Street Properties to provide Transport & Highways technical advice in relation to the proposals detailed below
- b. The proposals for the site are not considered to generate significant transport impacts that would require a full Transport Statement, (Appendix B of the Government Guidance for Transport Assessment (Department for Transport, 2007) states a transport statement is required for 50 dwellings and upwards;) however, this report seeks to clarify any potential transport, highways and parking related issues raised in the context of the development proposals and the pre-application advice received
- c. 39 The Town Enfield EN2 6LX is situated within London Borough of Enfield, who are the applicable local Planning and Highway authorities
- d. Access to the site is directly from the one-way section of the A110, Southbury Road
- e. The proposed development site is currently in use as a car park. It has been used for up to 10 cars at one time; however, more recently demand has receded, with only 3-4 spaces currently rented, and the remainder of the area has recently been subjected to the illegal dumping of rubbish and other material

2) Development Proposals, Parking & Access

a. The proposal is to construct a block of three self-contained flats with the following mix of units:

Flat Number	Area (m2)	Amenity space (m2)
1	40m2 (studio)	27m2
2	54m2 (1 bed 2 person)	23m2
3	96m2 (2 bed 4 persons)	18m2

b. The site has a PTAL score of 6a, the second highest.



You can click anywhere on the map to change the selected location.

PTAL output for Base Year
6a

36 The Town, Enfield EN2 6LA, UK
Easting: 532909, Northing: 196559

c. The development is therefore proposed as car-free, in accordance with London Plan 2021, policy T6, table 10.3

Table 10.3 - Maximum residential parking standards

Location	Number of beds	Maximum parking provision*
Central Activities Zone Inner London Opportunity Areas Metropolitan and Major Town Centres All areas of PTAL 5 – 6 Inner London PTAL 4	All	Car free~

- d. Secure, covered cycle spaces will be provided in excess of the London Plan 2021, Policy T5 minimum requirements, at a level of two spaces per dwelling
- e. Access to the site will continue to operate via the existing 3.0m wide access way from Southbury Road



- f. This 3.0m width is sufficient to accommodate all standard emergency vehicles, which have priority at all times; as well as refuse and recycling vehicles; with this currently being collected from within the site area. This arrangement will remain for the new dwellings

- g. Individual bins will be provided in accordance with LB Enfield's Waste and Recycling Storage Planning Guidance SPD

Standard bin sizes for **domestic houses** (detached, semi detached and terraced) are:

- General waste - 140 litres in capacity
- Recycling – 240 litres in capacity
- Garden waste – 240 litres in capacity
- Food waste – 23 litre in capacity

- h. Alternatively, if required, communal Eurobins can be provided in line with the guidance on pages 5 & 6 of the document
- i. Commercial refuse is already collected at least once a week from this area

3) Public Transport Accessibility

- a. The PTAL score for the property is the second highest achievable, at 6a
- b. Enfield Town Station is just a one-minute walk from the site. Trains into Liverpool Street, approximately every 15 minutes
- c. There are numerous bus services within a 5-minute walk:
W8, W9, 329, 377, 456, N29, 192, 231, 317, 356, 629, 121, 191, 307,313

4) Deliveries & Servicing

- a. The existing access is already used by numerous delivery vehicles, e.g. Amazon, Supermarkets, DPD, UPS, etc. as a number of the retail units surrounding the site have their delivery entrances to the rear, as well as there being residential flats above the shops with rear access
- b. In light of this, the level of additional deliveries generated by the three proposed residential dwellings is negligible and will not generate a significant change

5) Conclusion

- a. The proposals for the site are in compliance with all relevant standards
- b. The proposals for the site are a considerable improvement over the existing area
- c. Given the car-free nature of the development proposals, the highway and transport impact is negligible
- d. We therefore commend the application to the local planning and highway authorities

David Smith (Director)
PublicHighway Ltd

6) Policy References

- a. NPPF 2023, paras 111 & 112
- b. New Enfield Local Plan
- c. London Plan 2021 policies T5 & T6

APPENDICES

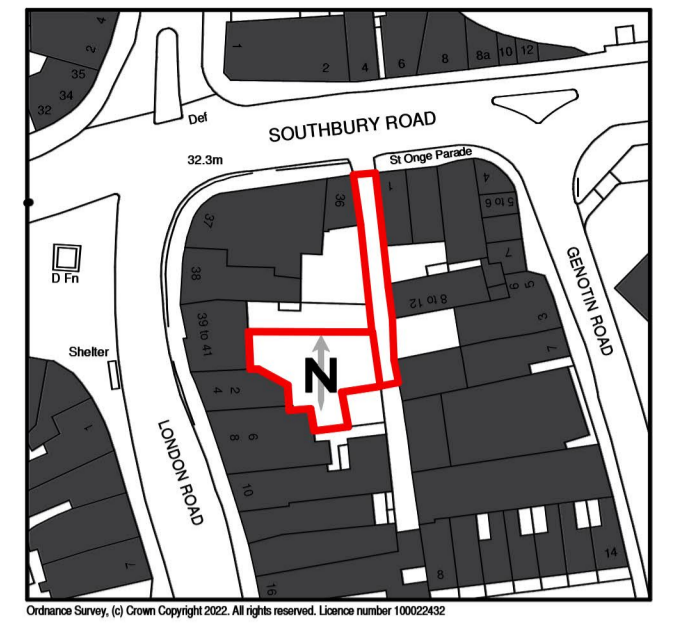
1) DEVELOPMENT PROPOSALS

SOUTHBURY ROAD

ACCESS ROAD

GENOTIN ROAD

LONDON ROAD



LOCATION PLAN 1.1250

KEY

	ACCESS INTO SITE
	SOLAR PANELS
	SEDUM GREEN ROOF
	CGI
	TIMBER ENCLOSURE FOR BIKES/REFUSE/RECYCLING
	LANDSCAPING AS PER SUUS REPORT
	1.8M HIGH FENCE

No.	Date	By	Contents
Revisions			

Site Address
**LAND TO REAR OF
 39/41 LONDON ROAD
 ENFIELD
 EN26LX**

Job Title
DEVELOPMENT OF SITE

Drawing Title
PROPOSED SITE PLAN

Scale: 1:100 @ A1 Date: 10/22 Drawn by: AJC

Alan Cox associates
 Architectural & Planning Consultants
 TEL: 020 - 8440 - 7777
 www.coxassociates.co.uk

Dwg. No. 519822-2 Rev. A

SEE DRAWING 519822-4

SEE DRAWING 519822-4

SEE DRAWING 519822-4

SEE DRAWING 519822-4

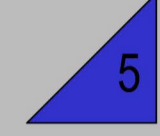
B

C

C

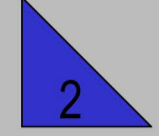
ACCESS TO EXTERNAL STAIRS

37



1

2



3

4

5

6

7

38

8-12

6

5

39

CYCLE STORE

3

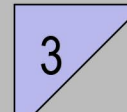
41

7

4

6

8



1



2



3




4



5



No.	Date	By	Comments
Site Address LAND TO REAR OF 39/41 LONDON ROAD ENFIELD EN26LX			
Site Title DEVELOPMENT OF SITE			
Drawing Title PROPOSED CGI			
Scale	NTS	Date	10/22
Drawn by	AJC		
 Alan Cox associates Architectural & Planning Consultants TEL: 020 - 8440 - 7777 www.coxassociates.co.uk			
Sheet	519822-5		Site

2) SWEPT PATH ANALYSIS

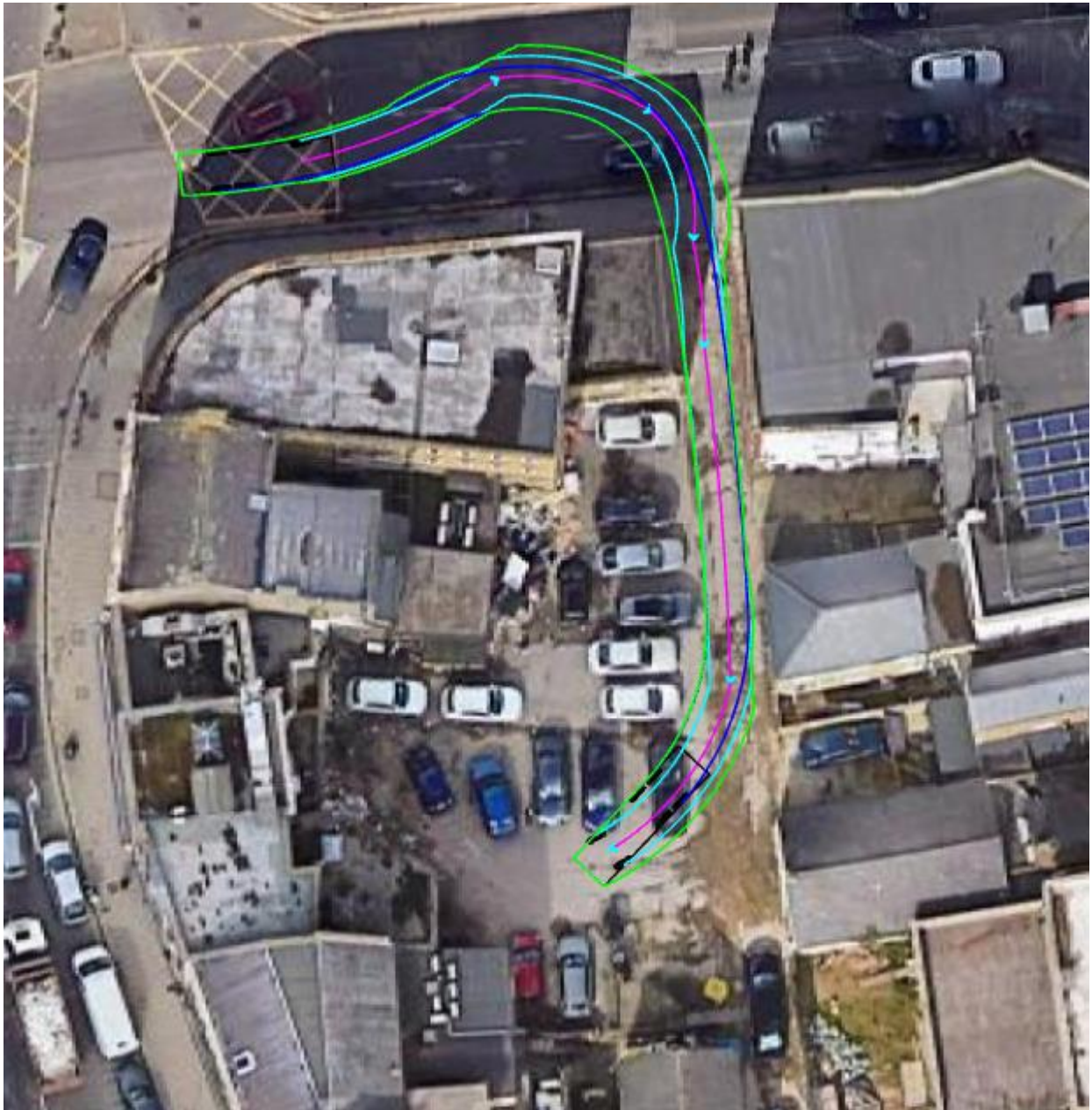
39 The Town Enfield EN2 6LX

Standard refuse vehicle reversing into site



39 The Town Enfield EN2 6LX

Standard Fire Appliance entering site in forward gear



- end -



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