

**Highway Impact Statement to Accompany Planning Application for:
52b, Southbury Road, Enfield EN1 1YB**

Site and Surroundings:

The site is located on the northern side of Southbury Road behind No.52, which fronts the main road, and has its own existing access road between Nos. 50 and 52.

It is within walking distance of Enfield Town Station and Town Centre.

It is part of a small area of industrial land and comprises of a vehicle repair workshop, some garages and a two storey office building, now derelict but previously used by as a builder's office and yard, with a part covered hard standing for storage of building materials and vehicles.

Proposal:

Is to develop the site by converting the existing two storey office building into a two bedroom 4 person dwelling house and to construct 1No. two storey two bedroom 3 person house and 1 No two storey one bedroom 2 person house.

The proposal is to provide a mix of Class Use C3 dwellings to comply with the National Space Standards and Enfield Council Development Management Document as appropriate. This is considered to be a minor development.

Existing Vehicular Parking:

There is a hard standing area approx 208 sq m. Within the development site which presently affords the off road parking facility for three vehicles and material storage.

The proposal is to provide each residential unit with one vehicle parking space each, with EV charging points. As the proposal does not increase or decrease the number of vehicles, there will be no impact on traffic accessing or egressing the proposed development site.

The development site does not have any parking restrictions and the applicant owns the access road to the domestic garage block.

Access Arrangements:

The existing development site is accessed by a permanent road set between 50 and 52 Southbury Road. This allows access to the vehicle repair workshop and the block of domestic garages. This access is to remain unchanged.

Refuse and Cycle Parking

Waste bin and recycling bin storage in accordance with Enfield Waste and Re-Cycling bin storage policy (See drawing No 52bSR/10/23/4) is to be provided. Storage is to be provided to enable a minimum of one 23 litre, one 140 litre and two 240litre capacity bins (which includes one optional 240 litre bin for Garden Waste) within the cartilage of the boundary contained within the shared amenity area of 70sq.m., and accessible on a level platform, for each residential unit.

The existing refuse collection point to the rear of the properties that front Southbury Road, will be maintained and will remain unaffected, both during the construction phase and in the future.

In addition to the vehicle parking each unit is to be provided with a lockable bicycle storage cabinet for two bicycles. (See drawings52bSR/10/23/4).

Servicing of the Construction

All deliveries will be made from the left hand side of Southbury road by local builder's merchants, to avoid the necessity to turn into the access road to the development site across the flow of traffic.

The existing hard standing and proposed shared amenity, which has a total area of approx. 70sq.m, will be maintained throughout the development to provide a solid base for storage of materials and skips. This will also keep the development site clean during the excavation stages of construction.

The location of the proposed development site, behind the main road, is such that any off loading of materials or equipment does not impact the flow of traffic along Southbury Road. It is proposed to order materials in small quantities to enable a four phase external construction by dividing each storey height into two lifts. This will mean that smaller delivery vehicles can provide delivery without disrupting the local traffic.

This will also result in quicker offload times.

Delivery times are to be confined to the hours of 9am to 3pm to avoid the school run.

Because of the location of the proposed development site Emergency Services or Refuse collection Vehicles will not be affected by the construction delivery vehicles.

Conclusion

Because of the location of the proposed development site, there will be no impact upon the highway either in the long term in terms of additional vehicles using the road, or as a result of the development nor during the short term construction works.

S. Wotton