

# 44-46 HIGH ROAD, WOOD GREEN

## OVERVIEW

### CLIENT

PPR Estates

### SECTORS

Residential  
Retail

### LOCATION

Wood Green

### PLANNING AUTHORITY

London Borough of Haringey

### HIGHWAY AUTHORITY

London Borough of Haringey

### PROJECT TEAM

Fourfoursixsix  
DP9

### PROJECT MANAGER

Stephen Kemp

### PROJECT DIRECTOR

Rupert Lyons



## PROJECT

We were instructed by PPR Estates in relation to the proposed re-development of 44-46 High Road, Wood Green into a 3-9 storey building providing 128 residential units and 1,548m<sup>2</sup> of retail use (Use Classes A1-A5) plus associated site access, car and cycle parking, landscaping works and ancillary development.

## APPROACH

Initially we undertook a scoping exercise with the Council to ascertain the extent of information required to support a planning application. As part of this a pedestrian and cycle environment review (then PERS and CLOS) were requested for the key local routes.

We worked with the project team to develop a layout, both on-site and off-site, which responded to the comments from the Council. The development provided limited residential parking, with only seven accessible parking spaces provided on-site and three additional off-site spaces identified. Justification for this provision was provided in the supporting Transport Assessment and pedestrian and cycle environment review.

## OUTCOME

A planning application was submitted, supported by a Transport Assessment, a Waste Management Strategy, two Framework Travel Plans and a Pedestrian and Cycle environment review. The application was refused planning permission for reasons other than highways, before subsequently being granted permission at planning appeal.

## RELATED PROJECTS

18-22 Haverstock Hill, Camden

