



44-46 HIGH ROAD, WOOD GREEN

OVERVIEW

CLIENT

PPR Estate

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 1,548m² of retail use (Use Classes A1-AS) 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

