

Date: 20 April 2020

our ref: 380-1/03

**TRANSPORT STATEMENT
for
UPPER FLAT
5 BRECKNOCK ROAD
LONDON - N7 0BL**

INTRODUCTION

This Transport Note is prepared in support of the retrospective Planning Application related to the conversion and change of use of a single-family maisonette (use class C3) to two self-contained House of Multiple Occupation (HMO) units (use class sui generis).

The note considers the existing transport and highway facilities in relation to the existing property and the proposed conversion and the change of use.

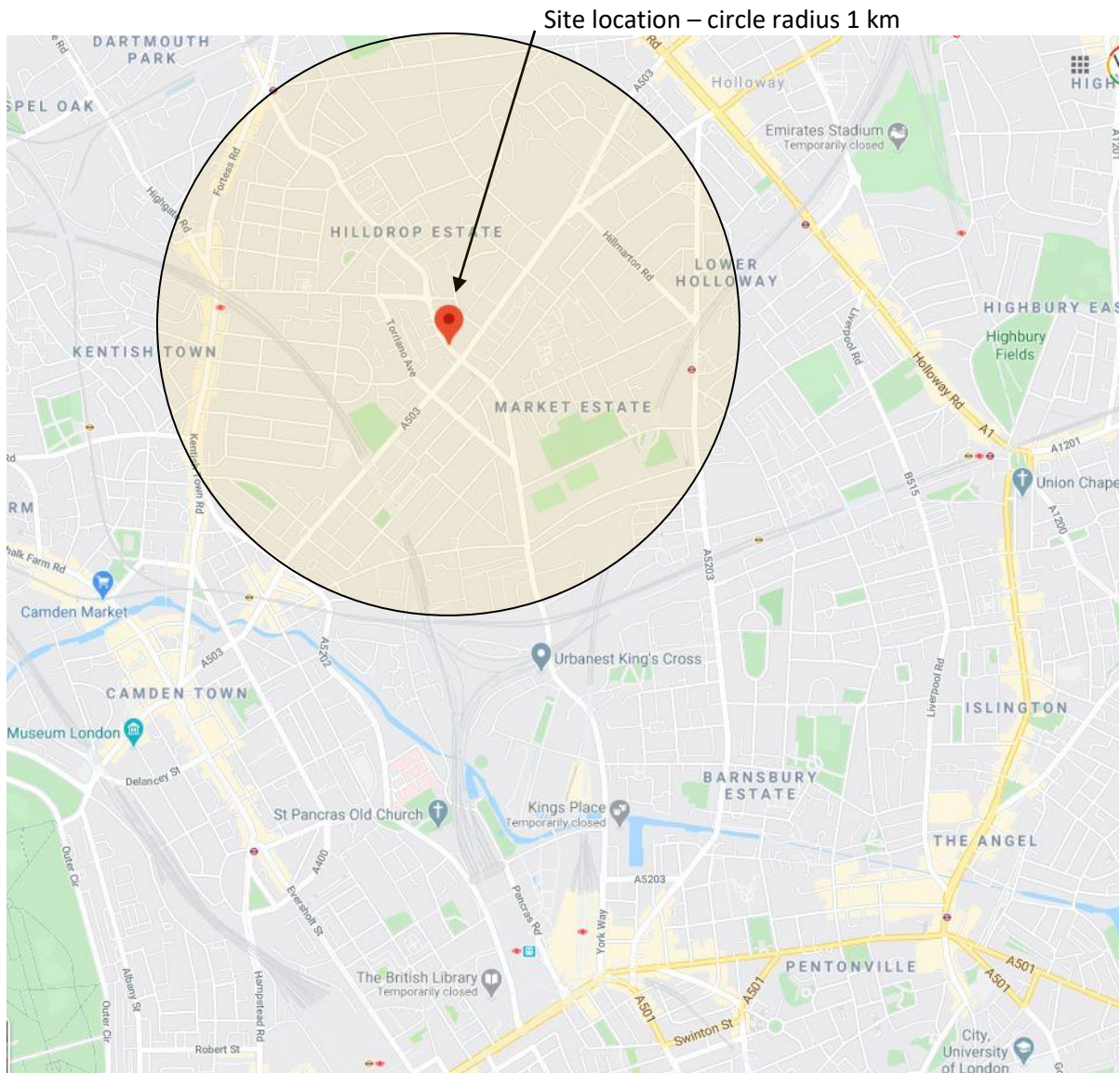
The property is situated within the eastern boundary of Camden council, between Kentish Town and Holloway, within a well-established and predominantly residential area developed in the 19th century.

LOCATION AND ACCESIBILITY

The property is located at the south western side of Brecknock Road (A5200) which crosses the fully residential area as a secondary north-south thoroughway towards the western corner of Camden Road (A503). It is some 1.2km from the Holloway Road (A1) to the north/north-west and 2km from Euston Road (A501) to the south. (*map 01*)

The site is a part of 5 terrace houses situated in the stretch of road between Camden and Leighton roads where one-way traffic is in place as a part of wider traffic regulatory system. Most of the properties at this location on both sides of the road are of mixed use, commercial at the ground floor level and residential in upper floors. Both vehicular and pedestrian accesses to the property are from the main road.

This part of the Brecknock Road is red route within the parking controlled zone. Road parking in front of the property is controlled paying bay from 8.30 am until 6.30 pm and it is limited to 2 hours maximum stay. Residents are required to obtain CA-M parking permit to park in dedicated bays within the nearby roads.

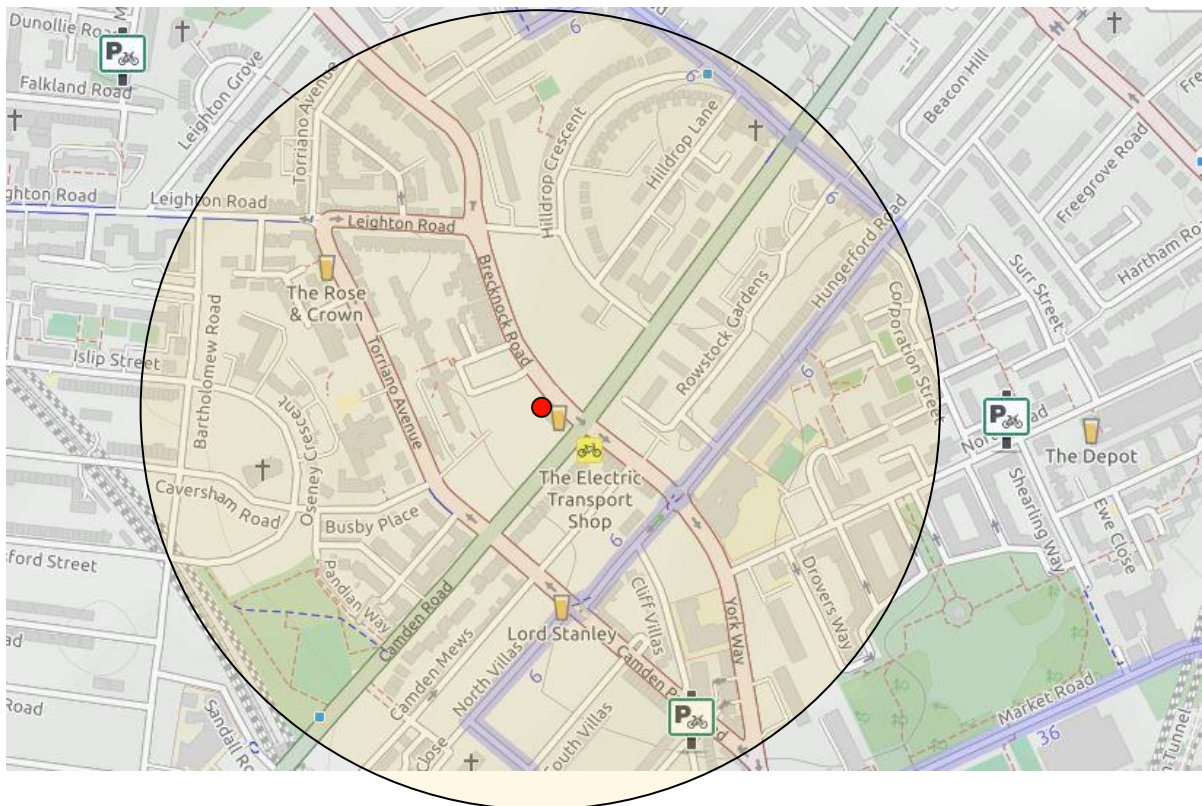


Location map 01

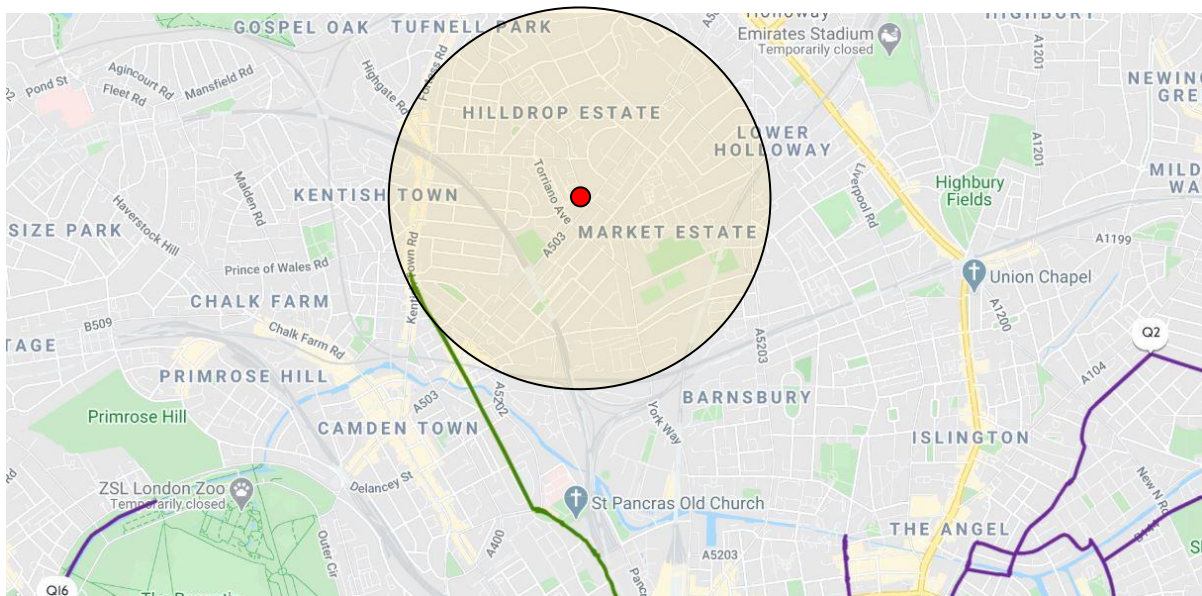
There are currently two parking permits allocated to the residents of the upper level maisonette which is the subject of this planning application.

There are more than few aspects which diminish likelihood of the active use of bicycles by the residents in the area:

- Being situated within densely built environment, the property does not benefit from either front or rear yard which would enable a private secured bicycle parking
- The nearest public secured bicycle parking is within approximately 400 m radius from the building (map 02)
- There are Sheffield cycle stands within the radius of 50 m from the site, but they are primarily designed for short term bicycle day parking as they do not provide long term, especially night time security (Photo 01).
- The nearest cycling highway is at the edge of 1 km radius from the site (map 03)



Bicycle parking map 02



Bicycle routes map 03

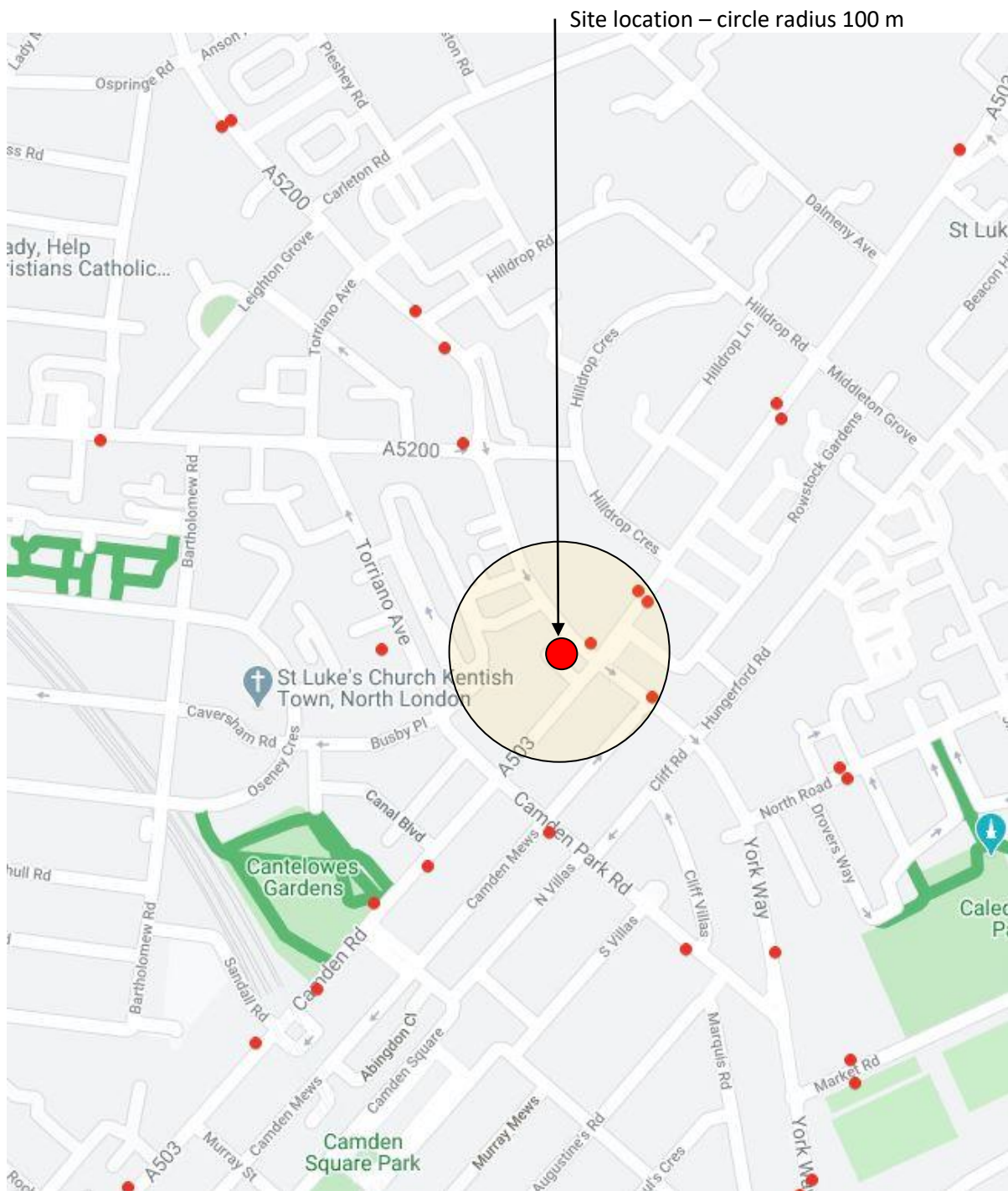
There are no provisions for communal waste bins. The waste bags placed by the residents on the pavement edge are collected regularly by the council.



Photo 01

Transport links are as follows:

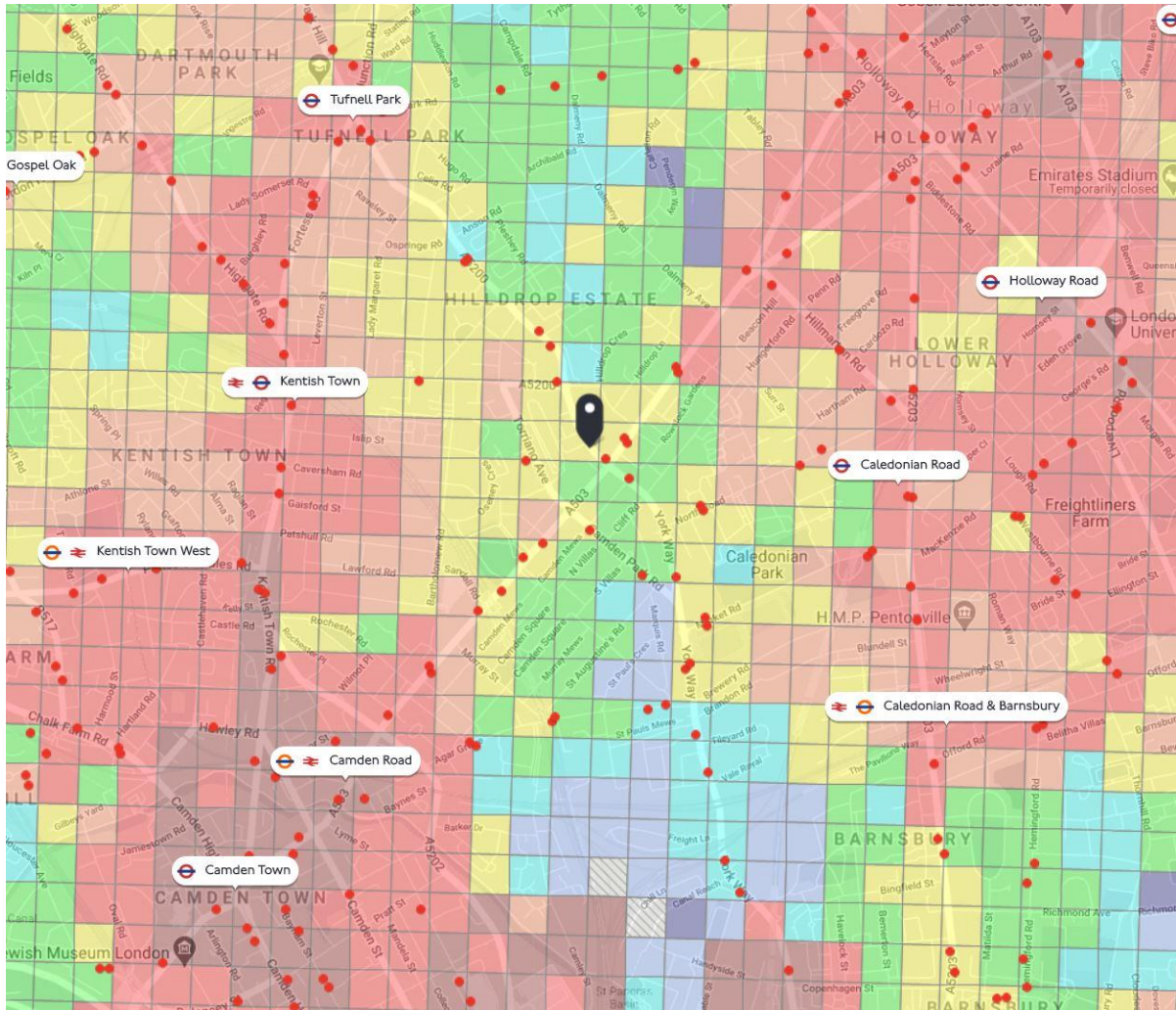
- Bus stops (map 04)
 - Camden Road – 390,393 approximately 100 m distance from the site,
 - Brecknock Road – 29, 253, N29, N253, N279 approximately 15 m distance from the site,
 - Market Road – 274 approx. 450 m distance from the site,
- Tube stops (map 01)
 - Tufnell Park – Northern Line, approx. 1.0 km distance from the site.
 - Kentish Town – Northern Line, approx. 800 m distance from the site.
 - Caledonian Road - Piccadilly Line, approx. 1.1 km distance from the site
 - Camden town - Northern Line, approx. 1.5 km distance from the site.
- Overground stops (map 01)
 - Kentish Town - approx. 800 m distance from the site
 - Camden Road - approx. 1.1 km distance from the site
 - Caledonian Road & Barnsbury - approx. 1.6 km distance from the site



Bus stop map 04

The above TfL-published bus, tube and rail transport maps for the local area illustrate that transport services provide regular access to local destinations including Archway, King's Cross, Camden, Islington as well as good links to central London and wider metropolitan area.

According to the TfL online Planning Information Database, the site scores a Public Transport Accessibility Level (PTAL) rating of 4 which is classed as “medium/good”. From the *map 05* it could be seen that the site is within walking distance of 15 m from the nearest bus services located across the road in Brecknock Road.



Access level - PTAL map 05

PROPOSAL

The proposed change of use and conversion of the single family maisonette to the house of multiple occupation (HMO) containing two self-contained units will provide accommodation for 7 persons in total.

According to the local Estate Agents there is a strong requirement for smaller unit size HMO accommodation in the wider area. The position of the site close to central London and vicinity of the major transport hubs like King’s Cross and St Pancras and metropolitan universities (approx. 2 km from the site) is fuelling this demand and the proposed development will be catering mainly for tenants who will be walking or taking public transport to other destinations.



Photo 02

SUMMARY

The site is within short walking distance to local bus services and is located not far from tube and overground rail stations as well as from the edge of central London area. It is therefore considered that residents would not necessarily be reliant on the use of personal transport, but instead would walk or use public transport for typical day-to-day journeys.

The proposal for the change of use and to create two HMO units instead of upper floor, single family accommodation would be highly unlikely to have any adverse impacts on the local highways and transport networks.