

Parking Survey



The Parkside House
De Salis Road
Hillingdon
UB10 0TG

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1. Introduction

Data Collect has been hired by Ash Properties Ltd to undertake a parking survey and provide a report and data in relation to a planning application for the redevelopment of the site. The proposal calls for the addition of 2 stories comprising 8 x 2bed dwellings in an already built three-storey building.

2. Location

The site is currently located on the De Salis Road, Hillingdon, UB10 0TG. The site is known as “The Parkside House” and is a three-storey block with garden to the rear.

3. Property

Parkside House consists of 15 residential apartments. With a mixed housing unit of 1 bedroom, 2 bedroom and 3-bedroom apartments. Parkside House also has a secured basement parking facility which in total provides 15 parking bays and 1 disabled parking bay.

4. Methodology

The parking survey was conducted using the Parking Stress method which has been adopted widely across London planning applications. The Survey was carried out on several separate timing of the day to assess the availability of spaces within the basement car park of the Parkside House, so that an accurate assessment can be made of the impact of the proposed development on parking and the living conditions of residents in the vicinity of the site.

The Survey has been carried out from 5th till 18th October 2020. Over the period of two weeks survey will be carried out at different timings of the day which will also consist of two weekday mornings before 8am and two weekends to cover when demand for parking would be expected to be highest.

For calculating parking stress, the survey calls for a vehicle count and the empty parking spaces while the survey is conducted to support the limited on-site parking provided.

5. Findings

The Survey has involved visits to the site on the following occasions: -

Visit Date	Visit Day	Visit Time	Total Spaces	Cars Parked	Empty Bays	Parking Stress
05/10/2020	Monday	07:00 am	16	10	6	63%
06/10/2020	Tuesday	06:45 pm	16	13	3	81%
07/10/2020	Wednesday	02:00 pm	16	6	10	38%
08/10/2020	Thursday	11:15 am	16	11	5	69%
09/10/2020	Friday	01:00 pm	16	7	9	44%
10/10/2020	Saturday	03:40 pm	16	9	7	56%
11/10/2020	Sunday	12:00 pm	16	11	5	69%
12/10/2020	Monday	12:00 pm	16	12	4	75%
13/10/2020	Tuesday	02:30 pm	16	9	7	56%
14/10/2020	Wednesday	09:00 am	16	9	7	56%
15/10/2020	Thursday	07:30 am	16	8	8	50%
16/10/2020	Friday	11:45 am	16	10	6	63%
17/10/2020	Saturday	07:00 pm	16	12	4	75%
18/10/2020	Sunday	04:15 pm	16	8	8	50%
			Avg	16	10	60%

Table No. 1



Chart No. 1

6. Findings Analysis

This survey found to have an Average parking stress of 60% during 14days of visit within different timings (Table No. 1). This means there were on average 6 vacant spaces within the total capacity of 16 car park spaces. Survey also demonstrates (Chart No. 1) that no single day during this 14days period stress level to achieve more then 81%. It also shows that the lowest parking stress achieved is 38% which means 10 parking bays were available at the time survey was conducted.

7. Conclusion

The application proposes to add 8 x 2bed dwellings. Whilst this would add additional occupants and could intensify the demand for parking, the development would only result in a modest increase, even if residents chose to keep a car at the site, and the Survey concludes that the impact of the proposed development on parking stress would be acceptable and not be severe. The Survey demonstrates that Parkside House is not heavily parked. The Survey demonstrates that significant amounts of parking were often available. The Survey shows that 40% of the 16 available spaces in the basement parking area were available if residents of the proposed development were to choose to keep a car here.

8. Appendix

1. 18/10/2020 Sunday 04:15 pm

