

CAR PARK MANAGEMENT PLAN

Northwood College

Girls' Day School Trust
London Borough of Hillingdon

June 2021

Car Park Management Plan

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Appendix A – Parking Layout Plan

1 Introduction

- 1.1 Vectos have been retained by the Girl's Day School Trust ('GDST') to provide highways and transportation advice in relation to development at Northwood College, Maxwell Road in the London Borough of Hillingdon (LBH).
- 1.2 Planning permission for a new science block was granted, subject to conditions, on 19 December 2019 (LPA reference 2082/APP/2019/4091).
- 1.3 This Car Park Management Plan (CPMP) has been produced to satisfy Condition 15 of the aforementioned planning permission. Condition 15 is as follows:
- "The development hereby approved shall not be occupied until details of the parking management and allocation arrangements have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented.*
- REASON To ensure that adequate car parking facilities are provided and to help mitigate the site's impact local congestion and highways safety in compliance with Policy DMT1 and DMT2 of the Local Plan: Part Two - Development Management Policies (2020)."*
- 1.4 The scheme proposes a net loss of 7 parking spaces and the reconfiguration of 40 car parking spaces across the site. Car parking provision includes 4 blue badge spaces, 8 active electric vehicle charging points (EVCP) and 8 passive EVCPs. 16 cycle parking spaces are also proposed within a secure cycle store.

2 Parking Arrangements

- 2.1 Car parking will be provided for staff and visitors at ground floor level. 26 parking spaces will be provided within the site and will be accessible via a gated entrance on Maxwell Road. Of these spaces, 6 are proposed along the site frontage whilst the remaining 20 are located within the northwest corner of the site. A further 14 spaces are to be relocated within an area fronting Vincent House which is part of the site envelope.
- 2.2 A total of 40 car parking spaces will be provided for staff and visitors including 4 blue badge spaces, 8 active electric vehicle charging points (EVCP) and 8 passive EVCPs. 16 cycle parking spaces are also proposed within a secure cycle store.
- 2.3 The proposed parking layout plan is provided at **Appendix A**.
- 2.4 The proposed level of car parking has been accepted by the officers at LBH as part of the grant of planning consent.

Access

- 2.5 Several vehicular access points are provided in to the site along the site frontage on Maxwell Road for use by staff and visitors.

Mitigation

- 2.6 The level of proposed car parking on-site will be sufficient. However, further mitigation measures will be introduced as part of the proposals to further safeguard any potential impact the proposals may have on the surrounding highway network.

Allocation of Parking Spaces

- 2.7 On-site car parking will be managed by the school management team. To ensure no overspill of parking on the local road network, the school are funding parking permits for staff at the nearby Green Lane car park. This arrangement also ensures that there will be free spaces on site for visitors.
- 2.8 The proposed blue badge will be for use only by persons that hold a blue badge.
- 2.9 Staff members who can arrive at the site by alternative means will be encouraged to do so.
- 2.10 Staff will be encouraged to not park in the spaces outside the main site entrance. These spaces will be mostly used by visitors to the site. Visitors arriving at the site by car will be required to report to reception to log their vehicle registration.

Electric Vehicle Charging Points

- 2.11 The site will 8 active electric vehicle charging points and 8 passive electric vehicle charging points.

Alternative Parking Arrangements

- 2.12 The site benefits from being within proximity of a number of public car parks. Staff and visitors who are unable to find parking onsite and those without car park passes will be directed to nearby public car parks including the Green Lane Car Park located approximately 500m north of the school. The car park has 157 spaces and operates 08:30-18:00 Monday to Saturday offering parking at a charge dependent on the duration of stay.
- 2.13 A recent survey of the car park undertaken on Tuesday 18th September 2019 recorded parking occupancy from 07:00 to 19:00. The survey found that Green Lane Car Park does not experience a high parking demand across the day. Maximum occupancy was experienced at 12:00 where 65 spaces still remained unoccupied. During the typical staff arrival times and also student drop off/pick up, there are a large number of spaces available in the car park and as such this presents an attractive option to mitigate against the proposed loss of parking at the development site.
- 2.14 The site benefits from being within a controlled parking zone which will limit the potential for any parking transgressions to take place on the public highway.

Cycle Parking Arrangements

- 2.15 16 cycle parking spaces will be provided as part of the development proposals within a secure cycle store.

3 Management, Monitoring and Review

- 3.1 This CPMP will be subject to on-going monitoring and review. Once the site becomes operational, the management of on-site parking will be subject to regular review by the school.
- 3.2 Car parking will continue to be regularly monitored alongside access to permits for staff to ensure only those staff that qualify for permits can access one. This will ensure that supply and demand continue to be sufficiently balanced for staff and visitors.

Appendix A



Legend

- Application boundary
- Existing trees retained
- Proposed trees
- Proposed planting/ hedgerow
- Proposed green roof
- Existing planting/ hedgerow retained
- Retained lawn
- Existing hardstanding retained
- Proposed pc concrete slabs (permeable in selected areas)
- Proposed macadam
- Proposed timber bench
- Proposed precast concrete step units (350mm tread, 150mm riser, & handrails)
- Proposed concrete bleachers

General Notes

- A. Do not scale from this drawing.
- B. All dimensions are drawn in millimetres.
- C. Drawing & design copyright LUC.
- D. Reproduction of this drawing in whole or in part is prohibited without prior permission.

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F	18.12.20	Construction issue	ET	AJ
E	20.10.20	Stage 4 issue - Wray Lodge parking reduced, Bin enclosure fence lowered	ET	AJ
D	09.07.20	Stage 4 issue - revised following geotechnical investigations	ET	AJ
C	17.06.20	Stage 4 issue - for costing	TP	AJ
B	09.05.20	Stage 4 issue - for coordination	TP	AJ
A	04.12.19	Stage 3 issue	ET	AJ
No	Date	Description	Drn	Cdn

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Project

Northwood College For Girls

Client

Girls Day School Trust

Scale @A1

1:200

Status

For Construction

Drawing Title

Landscape Masterplan

Job Nr

10892

Drawing Nr

LUC-10892-LD-PLN-100

Issue

F

FOR LANDSCAPE MASTERPLAN
REFER TO LUC-10892-LD-PLN-100

FOR GENERAL ARRANGEMENT PLAN
REFER TO LUC-10892-LD-PLN-101

FOR HARD SURFACING PLAN
REFER TO LUC-10892-LD-PLN-200

FOR KERB AND EDGING PLAN
REFER TO LUC-10892-LD-PLN-201

FOR FENCING PLAN
REFER TO LUC-10892-LD-PLN-202

FOR SOFTWARES PROPOSALS
REFER TO LUC-10892-LD-PLN-301/302

FOR SOILING PLAN
REFER TO LUC-10892-LD-PLN-400

FOR CONSTRUCTION DETAILS
REFER TO LUC-10892-LD-DET-500 - 506

FOR NBS SPECIFICATION
REFER TO LUC-10892-LD-SPE-001

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