



Chartered Town Planners & Architectural Technicians

PARKING SURVEY REPORT

Change of use from a single family dwelling (Use Class C3) to A House in Multiple Occupation (Use Class C4) Including alterations to the front boundary and associated works.

Property Address: 91 The Greenway, Uxbridge, UB8 2PN.

January 2019

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- A. PARKING SURVEY DATA

1.0 INTRODUCTION

1.1 This supporting Parking Survey Report has been prepared by 4D Planning Consultants LTD, on behalf of Mr. and Mrs. Hasvin and Nilam Shah in respect of a planning application to change the use from a single family dwelling (Use Class C3) to a house in multiple occupation (Use Class C4) including alterations to the front boundary and associated works at 91 The Greenway, Uxbridge, UB8 2PN. The report assesses the current parking activity and capacity, within the residential areas adjacent to the application site. The Study Area Plan is as per Figure 1 below:



Figure 1 – Study Area: Application site outlined in red and 100m radius from the site (red circle).

Background

1.2 A detailed parking survey and on-site observations were undertaken on Tuesday 15th January 2019 from 01:00 to 02:00, and on Thursday 17th January 2019 from 04:00 to 05:00 within 100m of the site.

1.3 The purpose of these surveys was to support a planning application for the change of use from a single family dwelling (Use Class C3) to a house in multiple occupation (Use Class C4).

1.4 Section 2.0 of this Report sets out a methodology to the parking survey and describes the study area.

1.5 Within Section 3.0, we present our findings and in Section 4.0 we conclude the Report.

2.0 PROPOSED DEVELOPMENT

2.1 In order to quantify the existing situation, a night time parking survey was undertaken throughout all roads within the study area. ‘Normal’ parking would be at its most demand at these times, as during the day a resident parking scheme is in place to prevent adverse parking associated with the school and neighbouring businesses. The purpose of the survey was to establish the optimum car parking available, the number of parked cars in each road and therefore, the spare capacity.

2.2 The parking survey was undertaken on Tuesday 15th January 2019 from 01:00 to 02:00, and on Thursday 17th January 2019 from 04:00 to 05:00. Following the survey, the data was analysed and detailed parking survey plans recording the actual parking activity on site were drawn up and are included in Appendix A.

2.3 The core study area included roads within 100m of the application site however the data collected also extends slightly beyond this and is detailed separately and not included within the results in tables 1 and 2 (as in reality vehicles users wont confine themselves to a rigid distance from their property). Thus, the results are in essence ‘worst case scenario’ when in reality the situation is much better as residents would not confine themselves to a strict 100m distance from the site. The entire Study Area is within Zone U5 of the Controlled Parking / Permit Holders zone. This operates from 9am to 5pm Monday to Friday.

2.4 In order to ascertain whether or not there was any spare capacity within the Study Area, we first of all undertook surveys of all roads and recorded existing dropped kerbs and accesses. From these surveys we were then able to identify the areas in which vehicles could safely park. Tables 1 & 2 list the number of parking spaces for each road, based on approx. 5m long parallel parking spaces, in locations which still allow the free flow of traffic on main roads as well as allowing easy access/egress to the residential properties adjacent. There is no unrestricted parking within the area

due to the imposed CPZ. It must be remembered that despite the assumption of 5m length parking spaces, the varying size and positional parking of vehicles can increase/reduce parking potential.

3.0 RESULTS SUMMARY

3.1 Table 1 below shows the results of the survey carried out on Tuesday 15th January 2019. Weather conditions were cold and dry.

Street Name	No. of parking spaces (total capacity)	No. of Parked cars	Parking Stress (%)	No. of spare spaces
The Greenway	24	6	25%	18
Orchard Waye	17	8	47%	9
Cleveland Road	0	0	0	0
Whitehall Road	20 (excl. 2 disabled)	13	65%	7
TOTAL	61	27	44%	34

Table 1 - Parking Survey Results and Parking Stress (Tuesday 15th January 2019).

3.2 Table 2 below shows the results of the survey carried out on Thursday 17th January 2019. Weather conditions were cold and dry.

Street Name	No. of parking spaces (total capacity)	No. of Parked cars	Parking Stress (%)	No. of spare spaces
The Greenway	24	5	21	19
Orchard Waye	17	7	41%	10
Cleveland Road	0	0	0	0
Whitehall Road	20 (excl. 2 disabled)	14	70%	6
TOTAL	61	26	42.6%	35

Table 2 - Parking Survey Results and Parking Stress (Thursday 17th January 2019).

3.3 The above calculations include motorcycles and disabled badge vehicles. The reason to include these into the vehicle calculation is to demonstrate the 'net' availability of parking spaces within 100 metres of the application site.

3.4 From Tables 1 and Tables 2 above, it can be seen that at the time of the survey on Tuesday 15th January, there were 34 spare spaces available and on 17th January there were 35 spaces available. On average there would be 34.5 available parking spaces, and the average parking stress would be just 43.3%. Due to the time the surveys were carried out, it can be assumed that the vast majority of parked cars at this time were residents within the study area. It should be noted that during the survey there were no cars or motorcycles parked on single yellow lines or single red lines. Further drive-by observations showed that the above results are representative of the overall parking situation.

4.0 CONCLUSION

4.1 The parking surveys carried out on the 15th and 17th January 2019 clearly demonstrate that there is significant on-street 'spare' parking capacity within the immediate vicinity of the site (i.e. within 100m / 1-2 minutes walk).

4.2 The proposed development to change the use from a single family dwelling (Use Class C3) to a house in multiple occupation (Use Class C4) with associated parking demand (much of which can be met on site) will not be detrimental to the existing parking and traffic as demonstrated in this Report.

APPENDIX A – SURVEY DATA

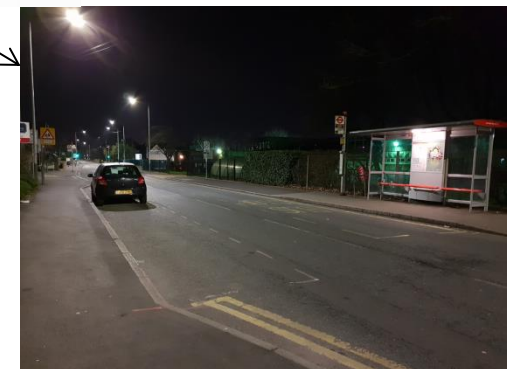


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Number of Parking Bays- 5
Available Spaces- 4



The Greenway 2



The Greenway 1



The Greenway 7



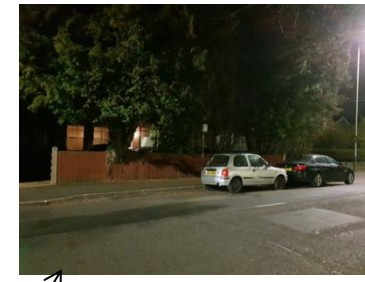
The Greenway 6



Number of Parking Bays- 19
Available Spaces- 14

The Greenway

No's - 55-89, No's - 44-70



The Greenway 5



The Greenway 4

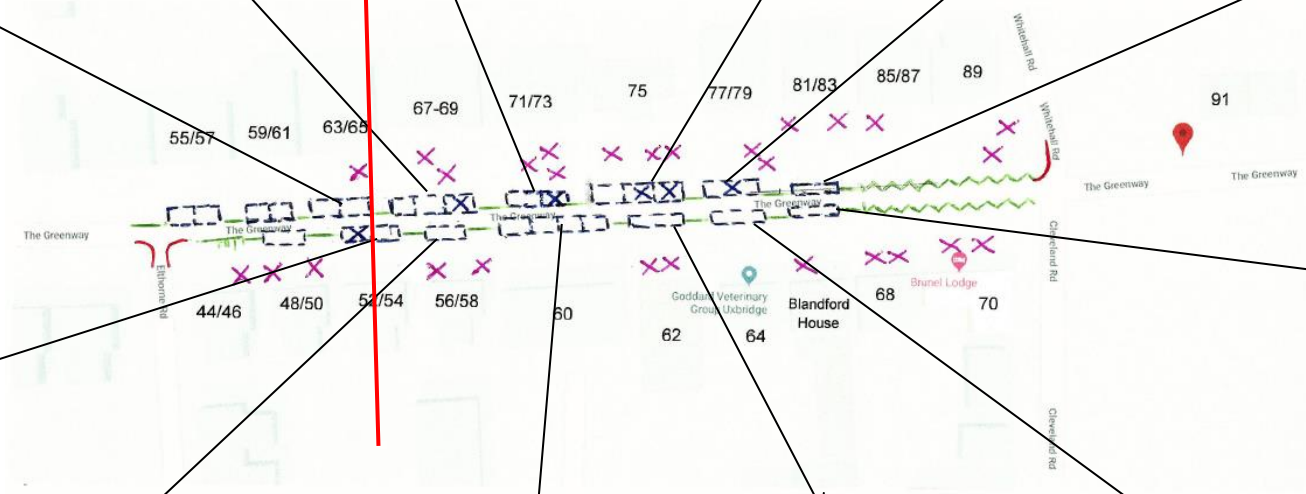


The Greenway 8

Note: Red line depicts where
your map finishes. After red line:
Number of Parking Bays- 8
Available Spaces- 7



The Greenway 9



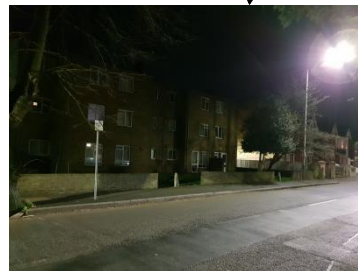
The Greenway 3



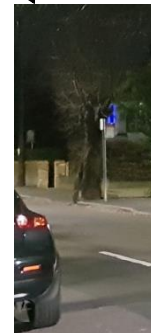
The Greenway 14



The Greenway 10



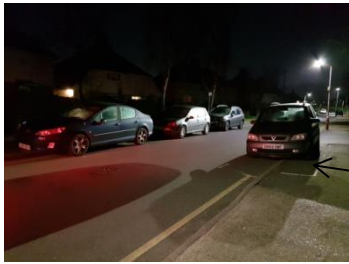
The Greenway 11



The Greenway 12



The Greenway 13



Orchard Way 8



Orchard Way 7



Orchard Way 6



Orchard Way 5

Number of Parking Bays- 17
Available Spaces- 9



Your map finishes here. Orchard Way continued on next page.



Orchard Way 4



Orchard Way 3



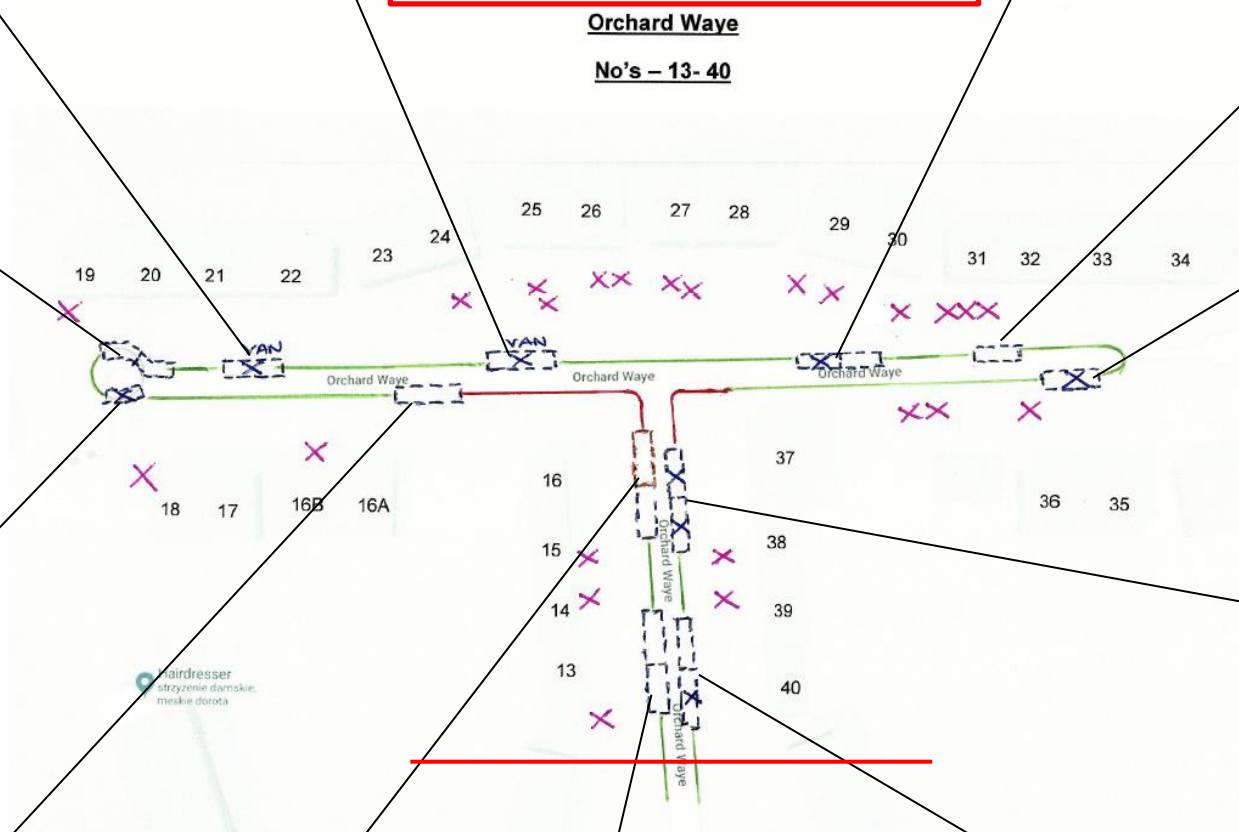
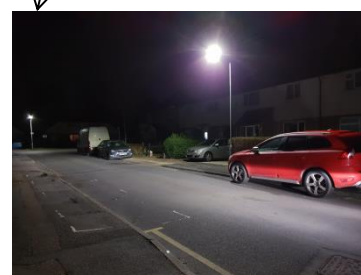
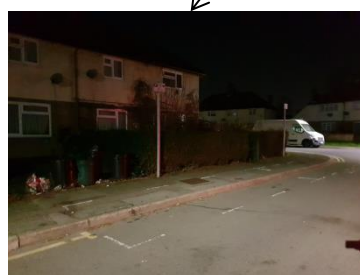
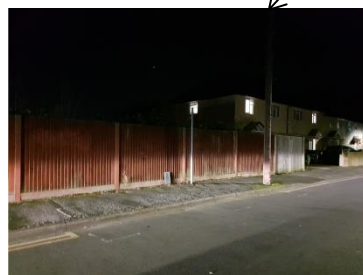
Orchard Way 2



Orchard Way 1



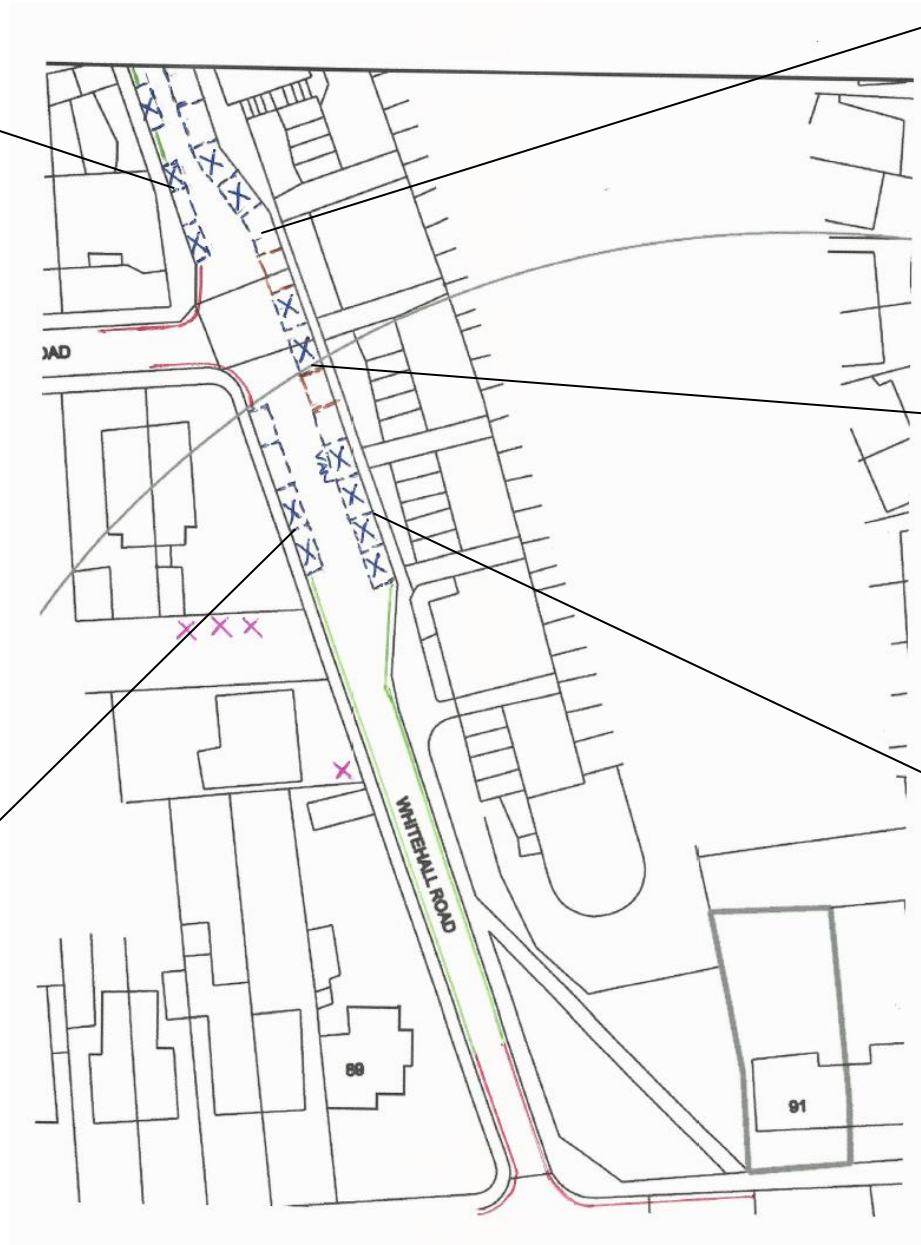
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Number of Parking Bays-17
Disabled Parking Bay - 1
Available Spaces- 9



Number of Parking Bays- 20
Disabled Parking bay- 2
Available Spaces- 7



Whitehall Road 5



Whitehall Road 4



Whitehall Road 3



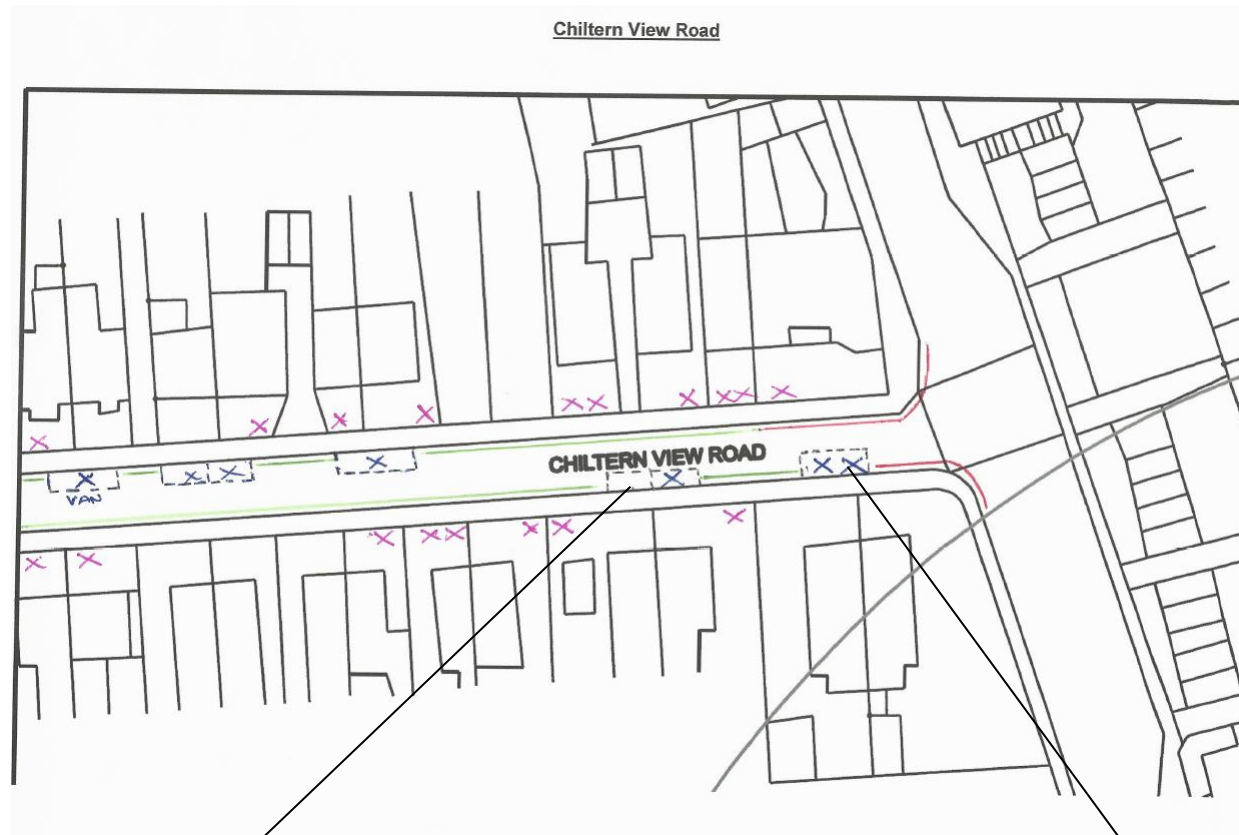
Whitehall Road 2



Whitehall Road 1

Number of Parking Bays- 8
Available Spaces- 1

CHILTERN VIEW ROAD



Chiltern View Road 2



Chiltern View Road 1

Number of Parking Bays- 0
Available Spaces- 0



Cleveland Road 1



Number of Parking Bays- 5
Available Spaces- 5



The Greenway 2



The Greenway 1



The Greenway 7



The Greenway 6

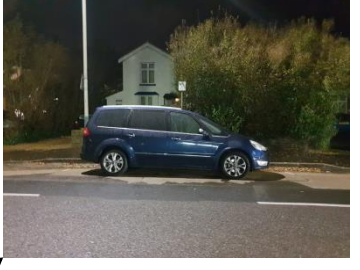


Number of Parking Bays- 19
Available Spaces- 14

The Greenway
No's - 55-89, No's - 44-70



The Greenway 5

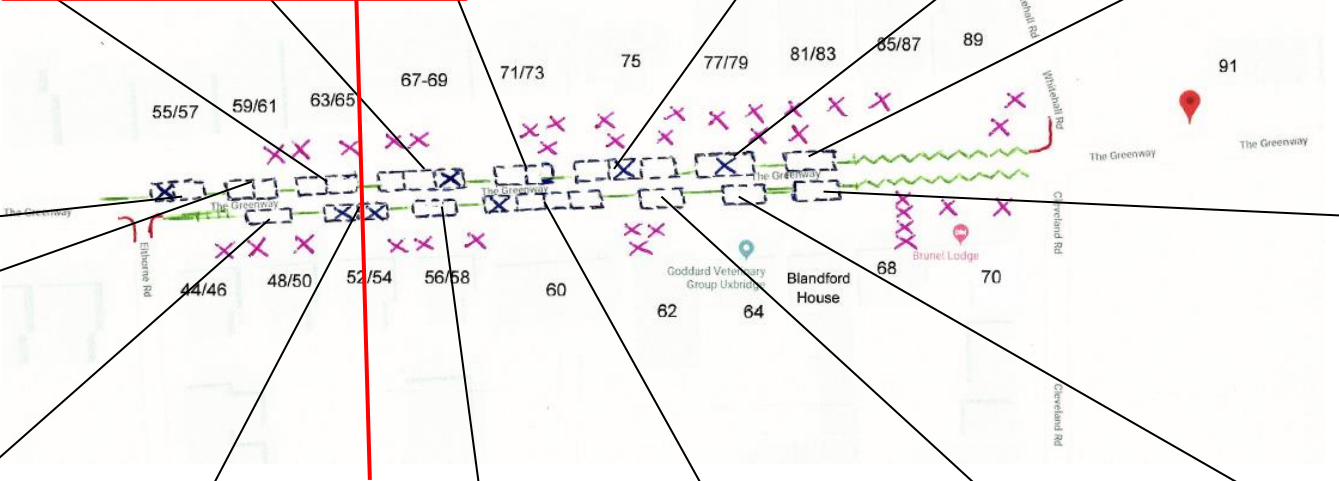


The Greenway 4



The Greenway 8

Note: Red line depicts where your map finishes. After red line:
Number of Parking Bays- 8
Available Spaces- 6



The Greenway 3



The Greenway 9



The Greenway 16



The Greenway 10



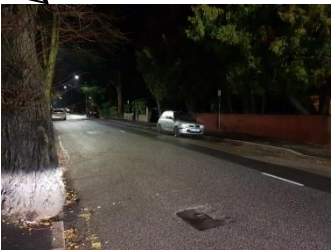
The Greenway 11



The Greenway 12



The Greenway 13



The Greenway 14

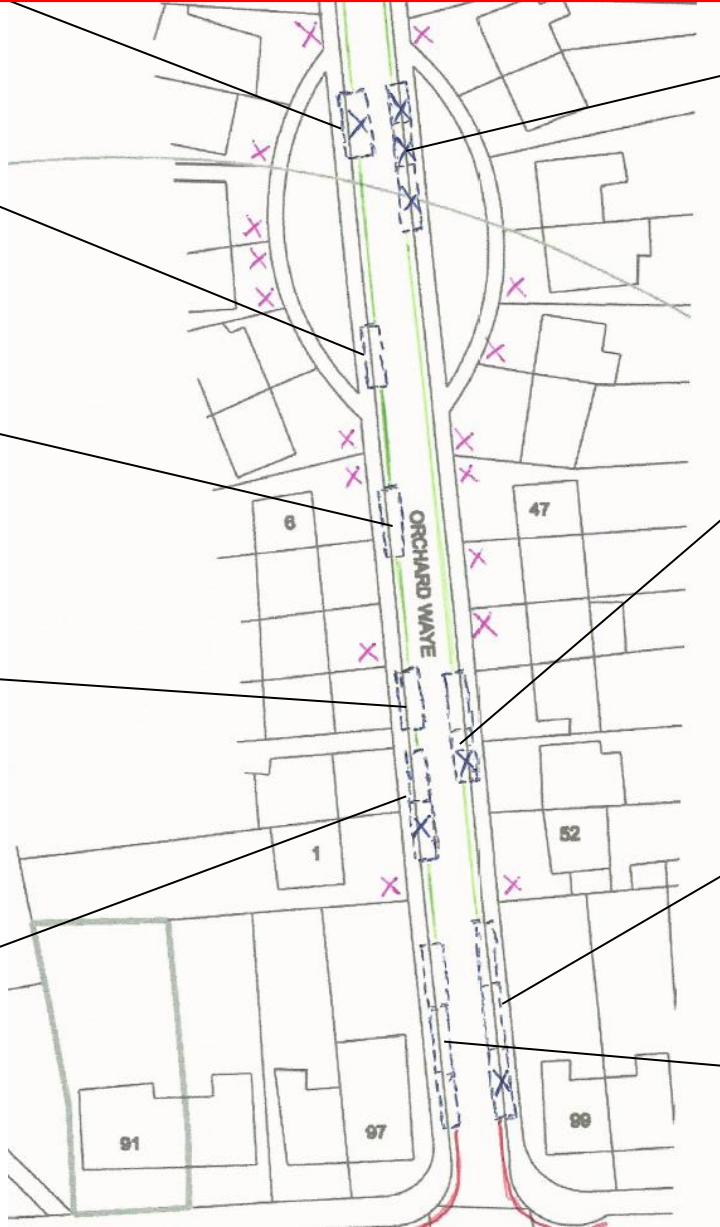


The Greenway 15



Number of Parking Bays- 17
Available Spaces- 10

Your map finishes here. Orchard Way continued on next page.



Orchard Way 7



Orchard Way 6



Orchard Way 5



Orchard Way 4



Orchard Way 8



Orchard Way 9



Orchard Way 3



Orchard Way 2



Orchard Way 1



Orchard Way 16



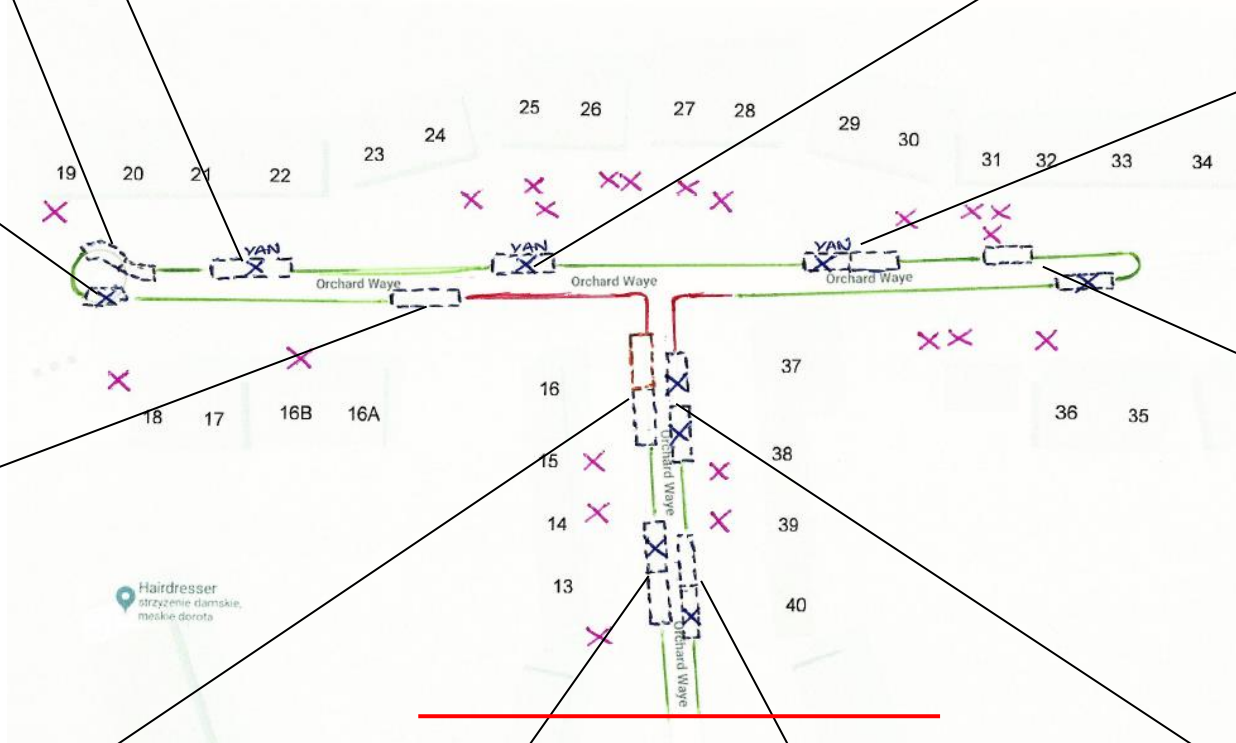
Orchard Way 17



Note: Red line depicts where your map finished on previous page. After red line:
Number of Parking Bays-17
Disabled Parking Bay - 1
Available Spaces- 8

Orchard Way

No's - 13- 40



Orchard Way 18



Orchard Way 15



Orchard Way 19



Orchard Way 14



Orchard Way 20



Orchard Way 13



Orchard Way 11



Orchard Way 10



Orchard Way 12



Whitehall Road 6



Whitehall Road 7



Whitehall Road 8



Whitehall Road 1

Number of Parking Bays- 20
Disabled Parking bay- 2
Available Spaces- 6



Whitehall Road 5



Whitehall Road 4



Whitehall Road 3



Whitehall Road 2

CHILTERN VIEW ROAD

Number of Parking Bays- 8
Available Spaces- 2



Chiltern View Road 3



Chiltern View Road 2



Chiltern View Road 1

Number of Parking Bays- 0
Available Spaces- 0



Cleveland Road 1

