

**PATRICK
PARSONS**

CREATING PLACES  FOR FUTURE GENERATIONS TO THRIVE

Parking Stress Survey

43 Belmont Avenue

Duckett's Green, London,
N17 6AX

for

Paul Simon Homes

10874

July 2022

Parking Stress Survey
43 Belmont Avenue
for
Paul Simon Homes

Revision	Date of issue	Comments	Prepared By	Checked By
1.0	11/07/2022	Initial Issue	JBr	CV

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Contents

1.0 Introduction..... 1

2.0 Methodology 2

3.0 Results 3

4.0 Conclusion 9

Appendices

Appendix A Study Area and Local Restrictions

Appendix B Parking Survey Results

1.0 Introduction

- 1.1 Patrick Parsons has been appointed by Paul Simon Homes to undertake a Parking Stress Survey to assess the current parking activity within the residential areas adjacent and around the proposed development at 43 Belmont Avenue, Duckett's Green, London, N17 6AX. The Study Area detailing local restrictions and dropped kerbs is attached as **Appendix A** of this report.
- 1.2 The purpose of the survey is to examine roads within approximately 200m (3-minute walk of the site and to establish the existing levels of "parking stress" – meaning the percentage of the kerbside parking space occupied at peak periods. The information from this survey is to assess whether there would be sufficient spare capacity on the surrounding streets for any additional parking which may be generated by the proposed development.
- 1.3 14 parking beat surveys and on-site observations were undertaken on the following dates:
- 04:00 on Tuesday 5th July 2022;
 - 08:00 on Tuesday 5th July 2022;
 - 08:30 on Tuesday 5th July 2022;
 - 09:00 on Tuesday 5th July 2022;
 - 14:30 on Tuesday 5th July 2022;
 - 15:00 on Tuesday 5th July 2022;
 - 15:30 on Tuesday 5th July 2022;
 - 04:35 on Wednesday 6th July 2022;
 - 08:00 on Wednesday 6th July 2022;
 - 08:30 on Wednesday 6th July 2022;
 - 09:00 on Wednesday 6th July 2022;
 - 14:30 on Wednesday 6th July 2022;
 - 15:00 on Wednesday 6th July 2022; and
 - 15:30 on Wednesday 6th July 2022.
- 1.4 The format of this report has been devised on the basis that it contains sufficient information to be a technically based document, but should, nevertheless, be easily understood by a wide range of interested parties. The technical information is presented in summary form.
- 1.5 The remainder of this report contains the following chapters:
- **Chapter 2** provides a background to the parking beat survey and describes the study area;
 - **Chapter 3** details the findings of the study;
 - **Chapter 4** summarises and concludes the report.

2.0 Methodology

- 2.1 In order to quantify the existing situation, parking beat Surveys were undertaken on all roads within the Study Area. The purpose of this was to establish the spare parking capacity along the roads surrounding the proposed development.
- 2.2 Before we undertook the parking beat surveys, all the existing dropped kerbs, driveways, marked parking bays and waiting restrictions were located and recorded on a Study Area Plan as shown in **Appendix A**.
- 2.3 Following the parking surveys, A parking survey plan recording the actual parking activity on site were drawn up and these are included in **Appendix B**. The results allow us to identify roads with spare capacity.
- 2.4 The study area included roads within around 200m of the proposed development. The number of on-street parking spaces available was calculated by dividing the total length of kerbside available for parking by 5m, in line with the widely accepted London Borough of Lambeth's Parking Stress Survey guidelines.

Roads within the Study Area

Belmont Avenue

- 2.6 Belmont Avenue is a small two-way residential road that runs between Downhills Park Road and Belmont Road. Double Yellow Lines are present at its junctions and parking bays that are for residents only are present on both sides of the carriageways. There are wide pedestrian footways located on both sides of the carriageway and street lighting at regular intervals.

Crossfield Road

- 2.7 Crossfield Road is a small two-way residential road that runs between Downhills Park Road and Belmont Avenue. Double Yellow Lines are present at its junctions and parking bays that are for residents only are present on both sides of the carriageways. There are wide pedestrian footways located on both sides of the carriageway and street lighting at regular intervals.

Belmont Road

- 2.7 Belmont Road is a two way road that provides access to many residential properties along its length. Double Yellow Lines are present at its junctions and parking bays that are for residents only are present on the northbound carriageway. It forms part of the B155 junctions with Downhill Park Road and Belmont Avenue. There is street lighting and pedestrian footways on both sides of the carriageway.

Downhills Park Road

- 2.8 Downhills Park Road is a two way road that provides access to many residential properties along its length. Double Yellow Lines are present at its junctions and parking bays that are for residents only are present along its length.

3.0 Results

- 3.1 The parking surveys were carried out at 04:00 on Tuesday 5th July 2022, at 08:00 on Tuesday 5th July 2022, at 09:00 on Tuesday 5th July, at 14:30 on Tuesday 5th July, at 15:00 on Tuesday 5th July 2022, at 15:30 on Tuesday 5th July 2022, 04:35 on Wednesday 6th July, at 08:00 on Wednesday 6th January, at 08:30 on Wednesday 6th January, at 09:00 on Wednesday 6th January, at 14:30 on Wednesday 6th January, at 15:00 on Wednesday 6th January and at 15:30 on Wednesday 6th January. **Tables 3.1 to 3.14** below summarise the results. The parked vehicle location plans are included in **Appendix B** of this report.

Table 3.1 – Parking Survey Results: Tuesday 5th July 2022 at 04:00

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	49	68%	23
Crossfield Road	210	42	22	52%	20
Belmont Road	115	23	4	17%	19
Downhills Park Road	325	65	33	51%	32
TOTAL	1010	202	108	53%	94

- 3.2 As can be seen from **Table 3.1** above there were at least 94 spare parking spaces within the study area. Parking Stress was 53%.

Table 3.2 – Parking Survey Results: Tuesday 5th July 2022 at 08:00

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	51	71%	21
Crossfield Road	210	42	24	57%	18
Belmont Road	115	23	5	22%	18
Downhills Park Road	325	65	34	52%	31
TOTAL	1010	202	114	56%	88

- 3.3 As can be seen from **Table 3.2** above there were at least 88 spare parking spaces within the study area. Parking stress was 56%.

Table 3.3 – Parking Survey Results: Tuesday 5th July 2022 at 08:30

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	51	71%	21
Crossfield Road	210	42	23	55%	19
Belmont Road	115	23	3	13%	20
Downhills Park Road	325	65	34	52%	31
TOTAL	1010	202	111	55%	91

- 3.4 As can be seen from **Table 3.3** above there were at least 91 spare parking spaces within the study area. Parking stress was 55%.

Table 3.4 – Parking Survey Results: Tuesday 5th July 2022 at 09:00

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	54	75%	18
Crossfield Road	210	42	29	69%	13
Belmont Road	115	23	7	30%	16
Downhills Park Road	325	65	46	71%	19
TOTAL	1010	202	136	67%	66

- 3.5 As can be seen from **Table 3.4** above there were at least 66 spare parking spaces within the study area. Parking stress was 67%.

Table 3.5 – Parking Survey Results: Tuesday 5th July 2022 at 14:30

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	51	71%	21
Crossfield Road	210	42	22	52%	20
Belmont Road	115	23	7	30%	16
Downhills Park Road	325	65	35	54%	30
TOTAL	1010	202	115	57%	87

- 3.6 As can be seen from **Table 3.5** above there were at least 87 spare parking spaces within the study area. Parking stress was 57%.

Table 3.6 – Parking Survey Results: Tuesday 5th July 2022 at 15:00

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	54	75%	18
Crossfield Road	210	42	24	57%	18
Belmont Road	115	23	7	30%	16
Downhills Park Road	325	65	34	52%	31
TOTAL	1010	202	119	59%	83

- 3.7 As can be seen from **Table 3.6** above there were at least 83 spare parking spaces within the study area. Parking stress was 59%.

Table 3.7 – Parking Survey Results: Tuesday 5th July 2022 at 15:30

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	46	64%	26
Crossfield Road	210	42	23	55%	19
Belmont Road	115	23	4	17%	19
Downhills Park Road	325	65	33	51%	32
TOTAL	1010	202	106	52%	96

- 3.8 As can be seen from **Table 3.7** above there were at least 96 spare parking spaces within the study area. Parking stress was 52%.

Table 3.8 – Parking Survey Results: Wednesday 6th July 2022 at 04:35

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	51	71%	21
Crossfield Road	210	42	20	48%	22
Belmont Road	115	23	5	22%	18
Downhills Park Road	325	65	32	49%	33
TOTAL	1010	202	108	53%	94

- 3.9 As can be seen from **Table 3.8** above there were at least 94 spare parking spaces within the study area. Parking stress was 53%.

Table 3.9 – Parking Survey Results: Wednesday 6th July 2022 at 08:00

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	44	61%	28
Crossfield Road	210	42	20	48%	22
Belmont Road	115	23	6	35%	17
Downhills Park Road	325	65	37	57%	28
TOTAL	1010	202	107	53%	95

- 3.10 As can be seen from **Table 3.9** above there were at least 95 spare parking spaces within the study area. Parking stress was 53%.

Table 3.10 – Parking Survey Results: Wednesday 6th July 2022 at 08:30

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	42	58%	30
Crossfield Road	210	42	18	43%	24
Belmont Road	115	23	5	22%	18
Downhills Park Road	325	65	34	52%	31
TOTAL	1010	202	99	49%	103

- 3.11 As can be seen from **Table 3.10** above there were at least 103 spare parking spaces within the study area. Parking stress was 49%.

Table 3.11 – Parking Survey Results: Wednesday 6th July 2022 at 09:00

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	36	50%	36
Crossfield Road	210	42	18	43%	24
Belmont Road	115	23	6	35%	17
Downhills Park Road	325	65	33	51%	32
TOTAL	1010	202	93	46%	109

- 3.12 As can be seen from **Table 3.11** above there were at least 109 spare parking spaces within the study area. Parking stress was 46%.

Table 3.12 – Parking Survey Results: Wednesday 6th July 2022 at 14:30

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	42	58%	30
Crossfield Road	210	42	21	50%	21
Belmont Road	115	23	4	17%	19
Downhills Park Road	325	65	28	43%	37
TOTAL	1010	202	95	47%	107

- 3.13 As can be seen from **Table 3.12** above there were at least 107 spare parking spaces within the study area. Parking stress was 47%.

Table 3.13 – Parking Survey Results: Wednesday 6th July 2022 at 15:00

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	40	56%	32
Crossfield Road	210	42	21	50%	21
Belmont Road	115	23	4	17%	19
Downhills Park Road	325	65	32	49%	33
TOTAL	1010	202	95	47%	107

- 3.14 As can be seen from **Table 3.13** above there were at least 107 spare parking spaces within the study area. Parking stress was 47%.

Table 3.14 – Parking Survey Results: Wednesday 6th July 2022 at 15:30

	Length of Parking (m)	Total Safe Spaces Available	No. of Cars Parked	Parking Stress	No. of Spare Spaces
Belmont Avenue	360	72	43	60%	29
Crossfield Road	210	42	24	57%	18
Belmont Road	115	23	5	22%	18
Downhills Park Road	325	65	33	51%	32
TOTAL	1010	202	105	47%	97

- 3.15 As can be seen from **Table 3.13** above there were at least 97 spare parking spaces within the study area. Parking stress was 47%.

4.0 Conclusion

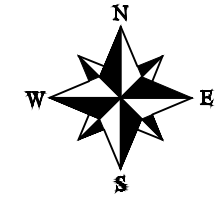
- 4.1 The study has shown that there is ample 'spare' parking capacity within the immediate vicinity of the proposal site. Therefore, motorists associated with the proposed development will be able to park safely on-street if need be. They will not cause any consequent risk of hazard, or inconvenience to road users or residents alike.
- 4.2 There were at least 66 spare unrestricted parking spaces within the study area, maximum parking stress was calculated as being 67%.

Appendix A

Study Area and Local Restrictions

KEY

- DOUBLE YELLOW LINES
- CONTROLLED PARKING BAYS
- DROPPED KERB



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Drawing
Local Restrictions and Dropped
Kerbs

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Date June 22	

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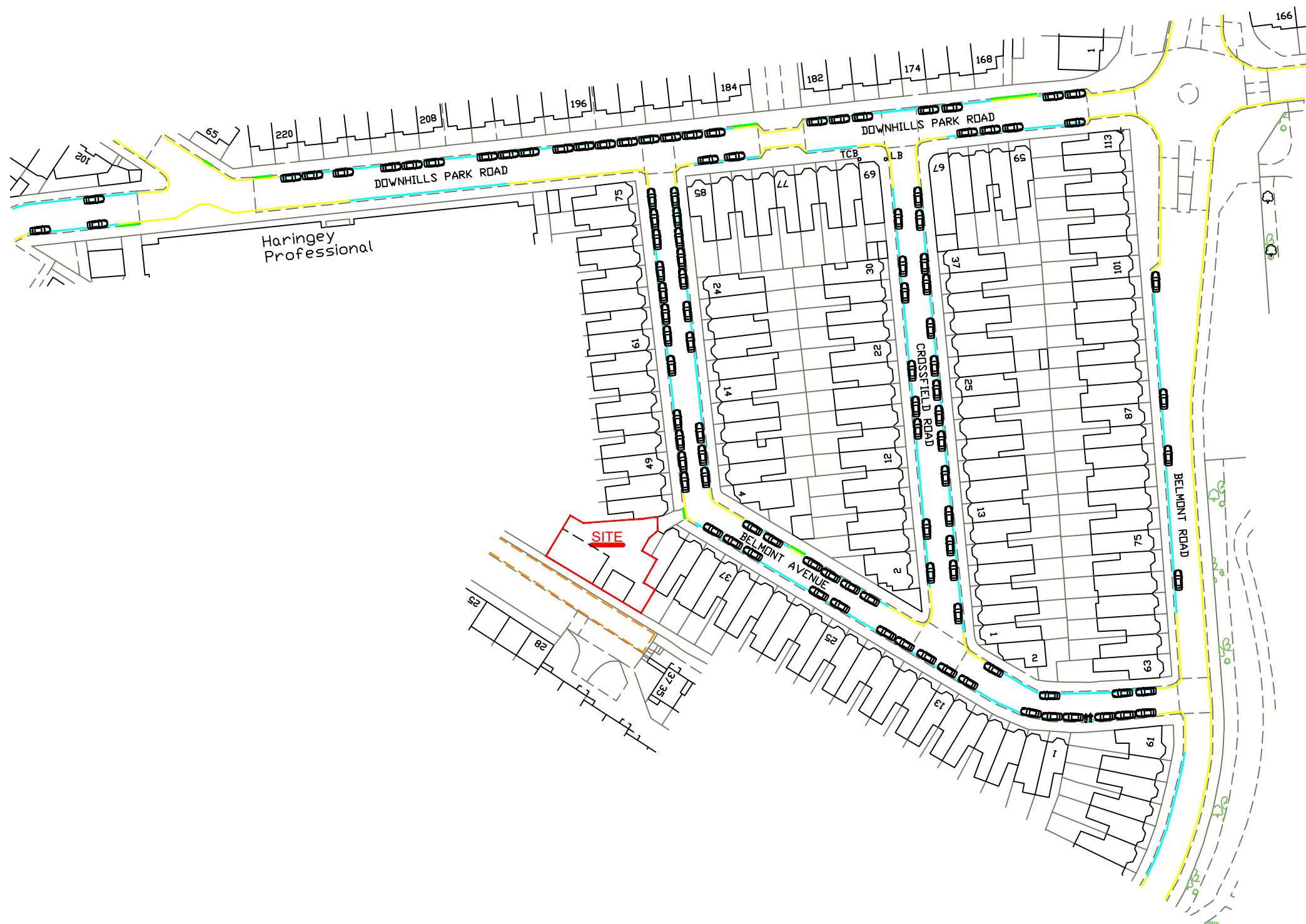
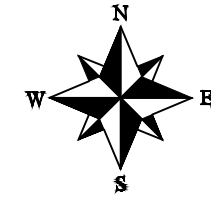
PATRICK PARSONS

Appendix B

Parking Survey Results

KEY

- DOUBLE YELLOW LINES
- CONTROLLED PARKING BAYS
- DROPPED KERB
- PARKED CAR
- PARKED MOTORCYCLE



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Drawing
Parking Survey 1 - 05.07.2022 at
04:00

Scales NTS At original size A3

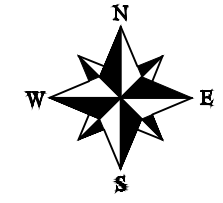
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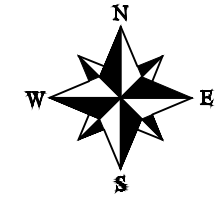
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- DROPPED KERB
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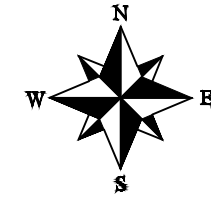
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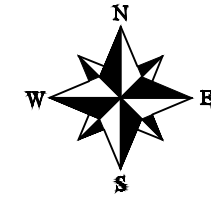
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Drawing
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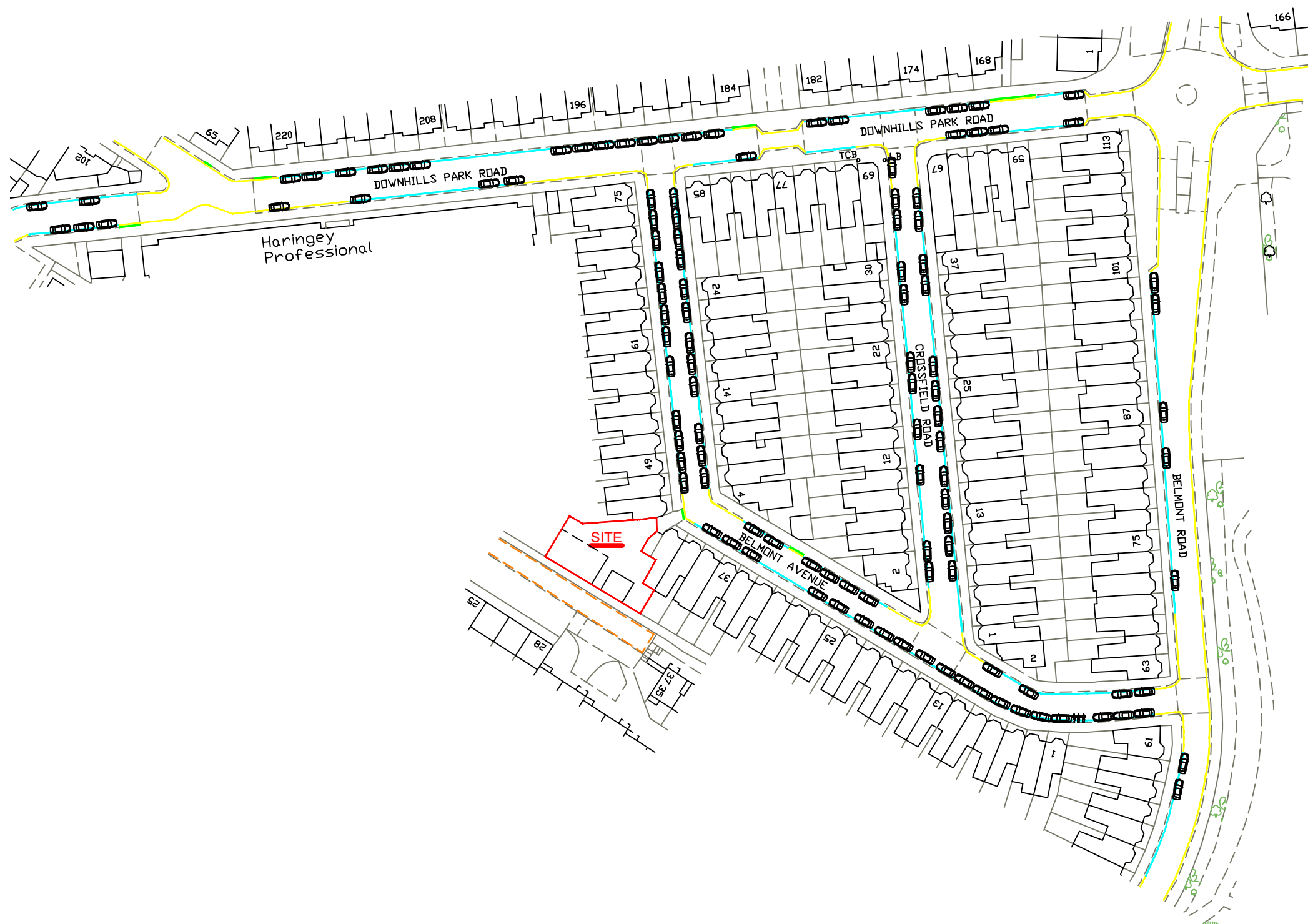
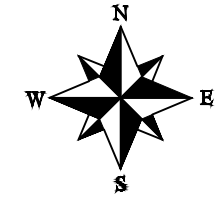
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Drawing
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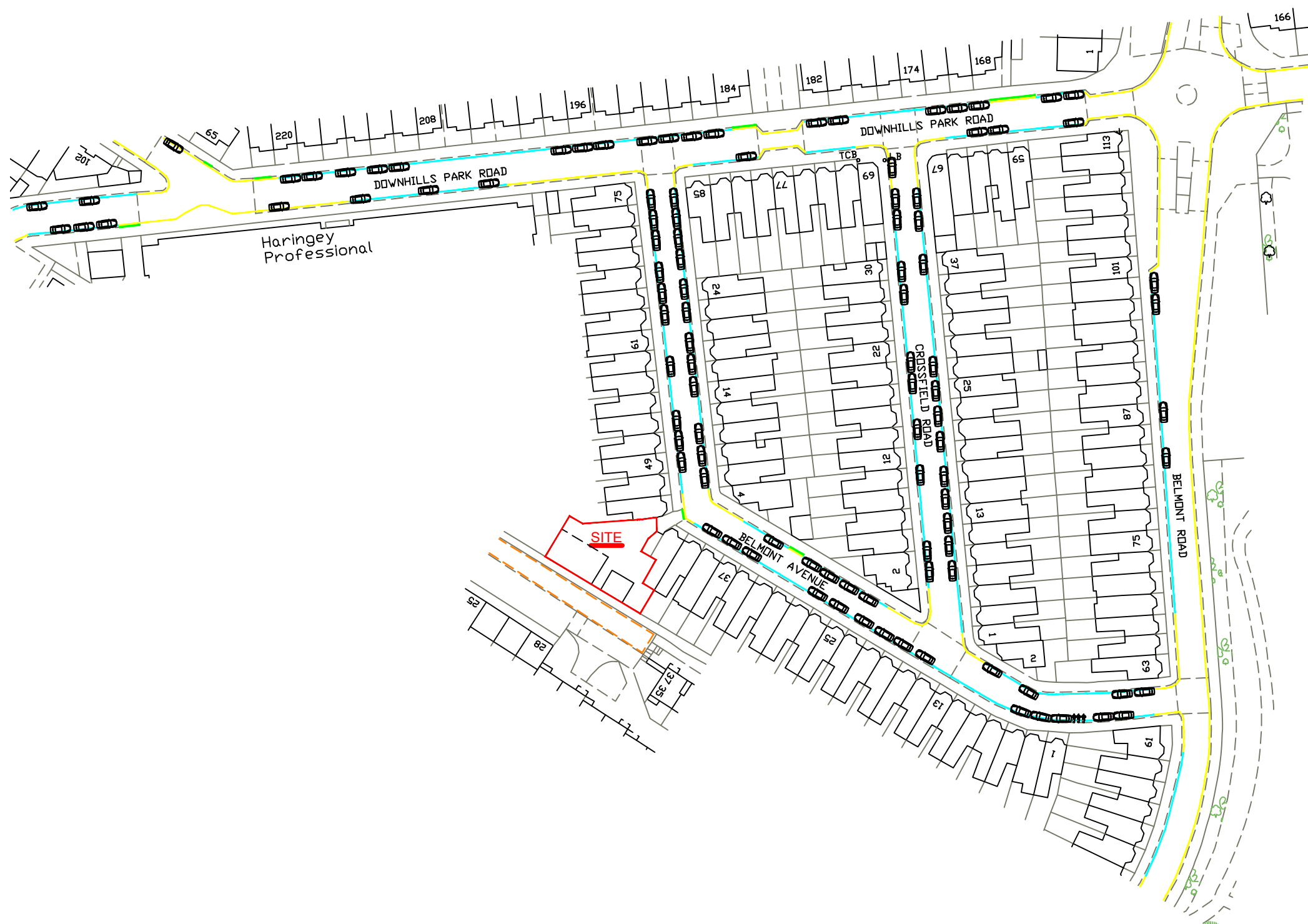
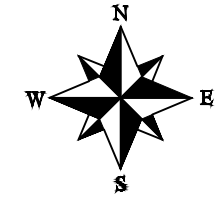
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15:30

Scales NTS At original size A3

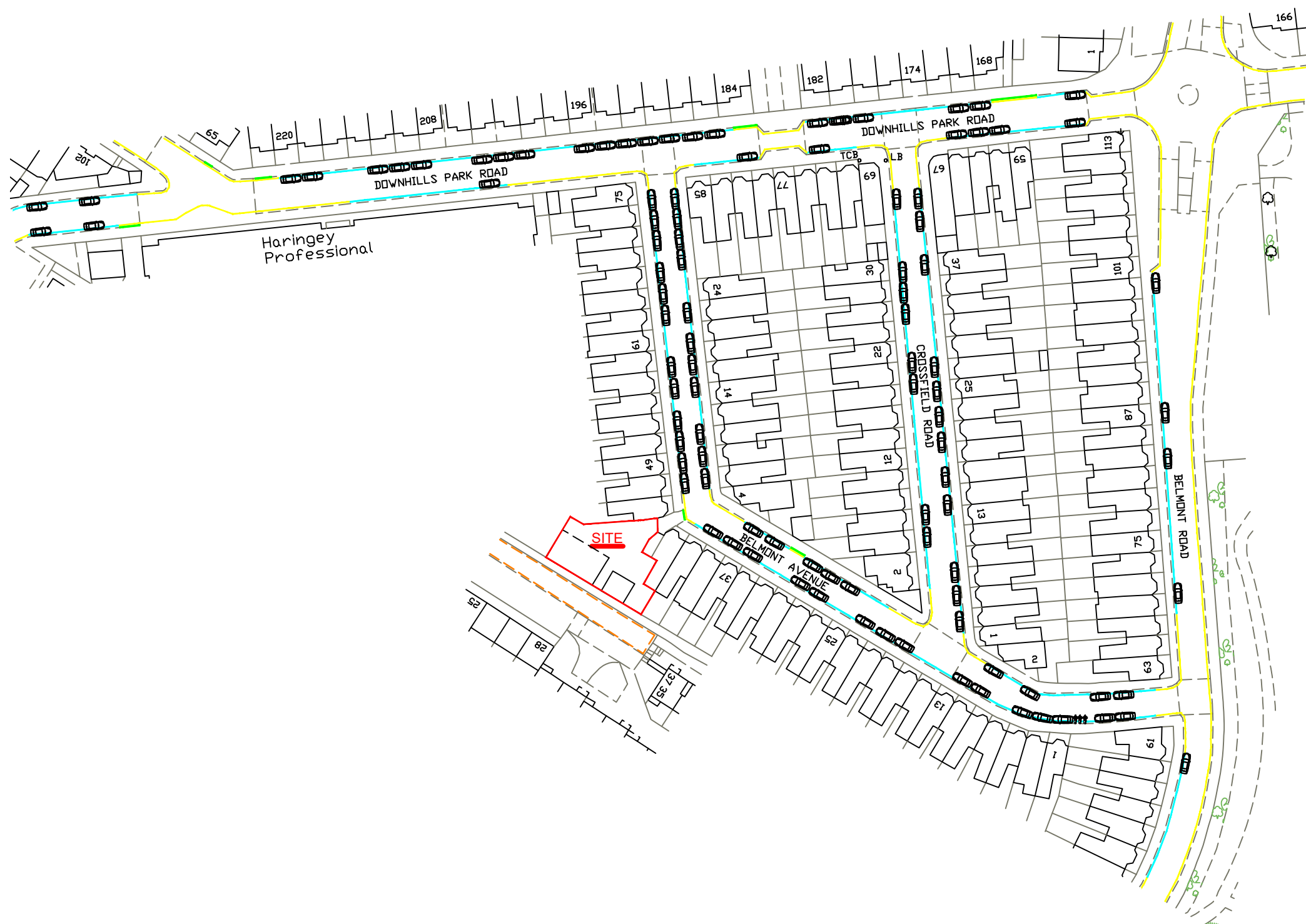
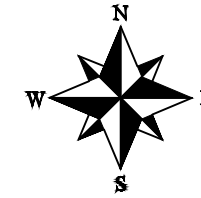
Drawn JBr
Date July 22
Checked CV

Status PRELIMINARY

Drawing No. BEL-PPC-00-XX-DR-C-0011 Rev. **P1**

KEY

- DOUBLE YELLOW LINES
- CONTROLLED PARKING BAYS
- DROPPED KERB
- PARKED CAR
- PARKED MOTORCYCLE



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P1	INITIAL ISSUE.					
	JBr	08.07.22	CV	08.07.22	CV	08.07.22
REV.	REVISION NOTE/COMMENT					
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Revisions



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Client
Paul Simon Homes

Project
43 Belmont Avenue, Duckett's
Green, London, N17 6AX

Drawing
Parking Survey 8 - 06.07.2022 at
04:35

Scales NTS At original size A3

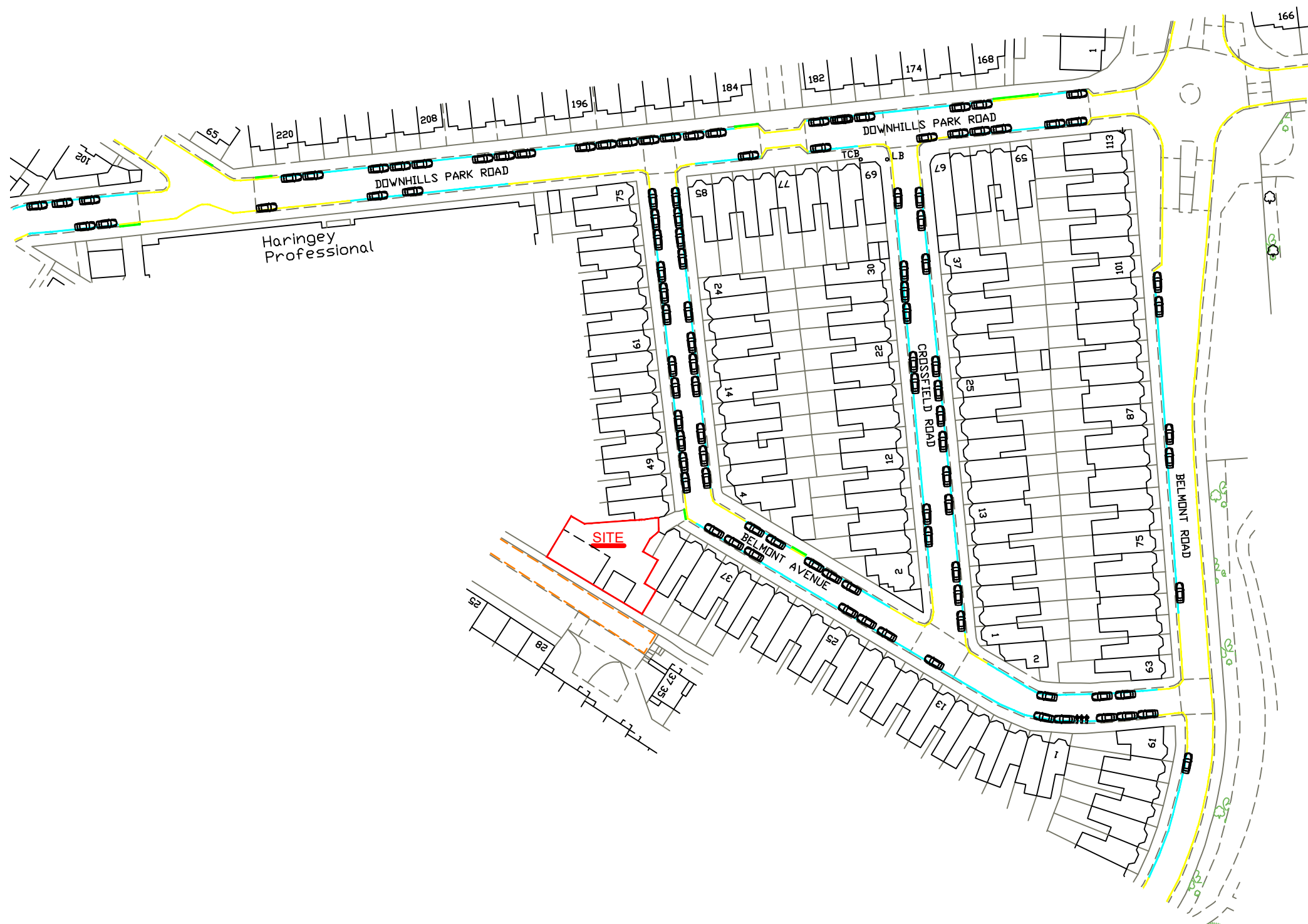
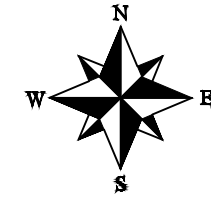
Drawn JBr
Date July 22
Checked CV

Status PRELIMINARY

Drawing No. BEL-PPC-00-XX-DR-C-0012 Rev. **P1**

KEY

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Drawing
Parking Survey 9 - 06.07.2022 at
08:00

Scales NTS At original size A3

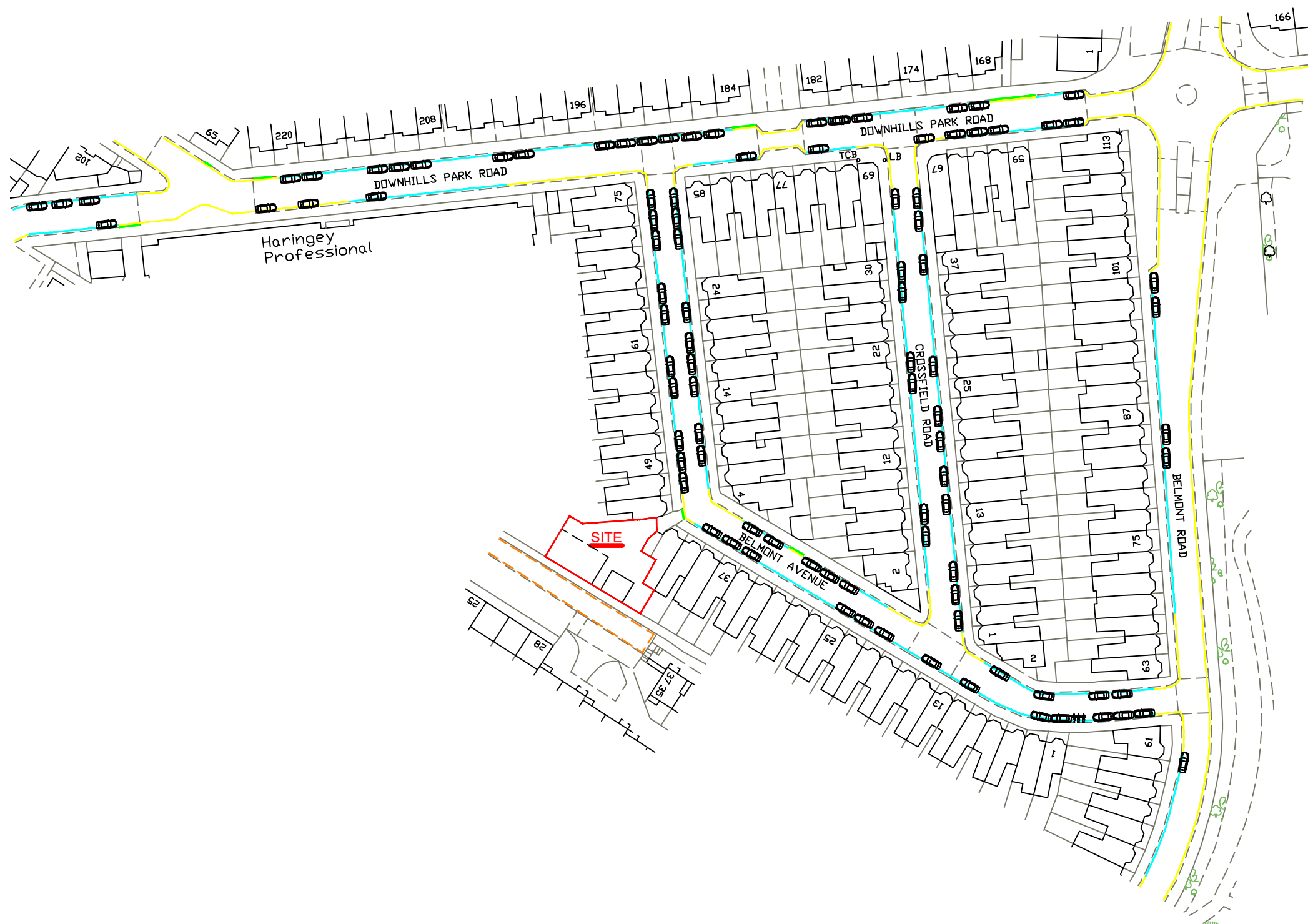
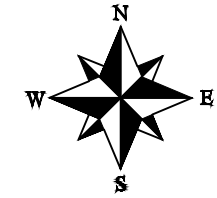
Drawn JBr
Date July 22
Checked CV

Status PRELIMINARY

Drawing No. BEL-PPC-00-XX-DR-C-0013 Rev. **P1**

KEY

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Drawing
Parking Survey 9 - 06.07.2022 at
08:30

Scales NTS At original size A3

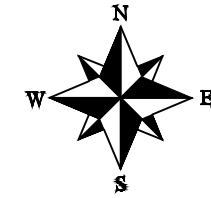
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Date July 22
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Status PRELIMINARY

Drawing No. BEL-PPC-00-XX-DR-C-0014 Rev. **P1**

KEY

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Drawing
Parking Survey 9 - 06.07.2022 at
09:00

Scales NTS At original size A3

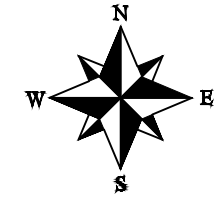
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Date July 22
Checked CV

Status PRELIMINARY

Drawing No. BEL-PPC-00-XX-DR-C-0015 Rev. **P1**

KEY

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43 Belmont Avenue, Duckett's
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Drawing
Parking Survey 10 - 06.07.2022 at
14:30

Scales NTS At original size A3

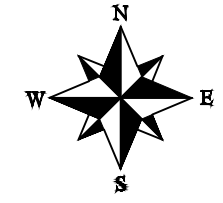
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Date July 22
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Status PRELIMINARY

Drawing No. BEL-PPC-00-XX-DR-C-0016 Rev. **P1**

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Green, London, N17 6AX

Drawing
Parking Survey 10 - 06.07.2022 at
15:00

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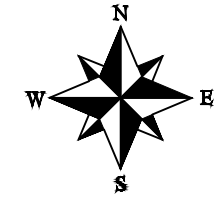
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Drawing No. BEL-PPC-00-XX-DR-C-0017 Rev. **P1**

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Drawing
Parking Survey 11 - 06.07.2022 at
15:30

Scales NTS At original size A3

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Date July 22
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Status PRELIMINARY

Drawing No. BEL-PPC-00-XX-DR-C-0018 Rev. **P1**

UK Locations

Ash Vale
Birmingham
London
Wakefield

