



From: Caneparo Associates
To: Alford House Team
Job Title: Alford House
Job No: 2022-4904
File Ref: N01-NB-Transport Note (220627)
Date: June 2022

Subject: **Initial Transport Note**

Introduction

1. Caneparo Associates are appointed to commission a parking survey of the site and surrounding area.
2. On Wednesday the 15th and Thursday the 16th of June an independent survey company undertook overnight surveys of the site and on the adopted highway within an approximate 200m walk distance of the site.
3. On the site 9 parked cars were recorded on the Wednesday and 10 on the Thursday.
4. Using the standard 5m parking length generally adopted across London and considering the surrounding roads and the resident bays within the Highgate Station Outer Controlled Parking Zone that the site lies within of the available 287 spaces 179 (62%) were occupied on the Wednesday and 175 (61%) on the Thursday, leaving a minimum of 108 empty spaces available for use.
5. To the east of the site on parts of Hurst Avenue and Shepherds Hill that fall within the Crouch End B zone the parking occupancy was also low with 11 of 61 available spaces (18%) in use on the Wednesday and 14 (23%) on the Thursday.
6. The survey results are attached at Appendix A.
7. No other London Borough requires this but often Haringey also request that a worst case analysis is carried out assuming that each parked car requires a 6m long space.

8. Using this 6m measure for the CPZ that the site falls within the parking occupancy would increase to 77% on the Tuesday, still leaving 52 empty spaces available for use.
9. The survey calculations based on the worst case 6m parking length measure are attached at Appendix B.
10. Given the results of the parking survey it is clear that were any future overspill parking demand to occur related to the works in the Alford Road car park and the 2 x 3 bed houses proposed there would be no noticeable impact on the ability of existing residents to park close to their properties and so the proposals are deemed acceptable in transport terms.

APPENDIX A

5m_200m Lambeth Methodology parking Survey Parking Beat Survey - 2 overnight parking beats

Job Number & Name: Highgate

Site Number/Name: Alford House - Stanhope Road

Client: Caneparo Associates

Date: Wednesday & Thursday June 15 & 16 2022

05:00 hours

Weather: Dry

Survey Site Location: Roads and sections of roads indicated by red lines

5m vehicle space report



Description of column headers

Total Length of Available Kerb Space	Measured length (in metres) of kerb space [inc SY Lines] excluding individual short sections of less than 5m [i.e. between two crossovers]
Unuseable kerb Space	Measured length (in metres) of unusable kerb space - sections left over not divisible by 5m - i.e. 12m/10m [2 spaces] - 2m unusable
Length (m)	Measured length (in metres) of total useable kerb length per road parking type.
Calculated Spaces	Calculation of number of available spaces based on 5m length
Cars Parked	Number of vehicles parked per time period
Stress	Calculated stress per restriction per road based on number of parked vehicles and number of available spaces <i>please refer to OS supplied mapping for survey area and road inventory</i>

Brief Overview Summary Traffic Surveys UK were appointed by Caneparo Associates to carry out a Parking survey for over two days [overnight parking beats]

The purpose of the survey is to examine the roads within 200 metres walking distance of the site and establish the existing levels of "parking stress", meaning the percentage of the kerbside parking space occupied at peak periods.

This information can be used to assess whether there would be sufficient spare capacity for any additional parking generated by the development or whether special measures would be needed to manage the pressure for parking space.

The use of a 200 metre walking distance to define the roads affected by the development is accepted as standard practice

An initial assessment was made taking into account the following factors:-

- The size and nature of the development
- Setting of development – residential/industrial etc, proximity to shopping centres, schools, railway stations etc
- Parking provisions within the development
- Other transport improvements linked to the development.

The survey area and the times and days of the surveys were defined taking into account the results of the background assessment and in accordance with the Lambeth methodology parking beats stipulated within the current methodology.

The lengths of restricted and unrestricted parking recorded on site were converted into equivalent numbers of parking spaces, assuming a 5.0 metre length for each space (2.4 metres if echelon to the kerb). Any sections with dropped kerbs were excluded from the calculation, as were any lengths of less than 5.0 metres [between crossovers]

A Road inventory has been supplied of the area detailing road parking available and restrictions

Vehicle plots are also supplied of positions of parked vehicles on the required OS mapping

Survey area is extended to a junction if close to survey "boundary distance" - a turning point for a vehicle

Likewise survey boundary is curtailed if no parking is possible i.e. junction approach [maybe signalled], narrow restricted road near a bridge or pedestrian crossing, or level crossings etc.

Survey Area/Site Notes The survey area is residential, with slightly different timings in CPZ areas - Highgate & Crouch End

TSUK Summary of Results The Parking stress results show 62% and 61% total area parking stress on each overnight parking beat this equates to an average stress of 61.5% within the whole survey area this shows around 105- 110 useable parking spaces available for overnight parking.

05:00 hours

all roads measured by measuring wheel



Traffic Surveys Uk Ltd Parking Beat Parking Stress															Job Number & Name: Alford House Stanhope Road Client: Caneparo Associates Date: June 15th & 16th 2022									
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5m per vehicle space			CPZ HG/STA Mon - Fri 1000-1200				CPZ HG/STA Mon - Fri 1000-1200				Car Club only spaces			Electric Charging Spaces				Disabled parking				parked over Crossover OR non parking space		TOTALS			Safe Single yellow Line parking				Parking on site			
Street Name	Total length of Available Kerb Space	unuseable kerb space	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Cars Parked		Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress				Cars Parked			
Stanhope Road	267.3	22.3	230	46	21	46%								15	3	0	0%		0		46	21	46%								9			
Shepherds Hill	89.3	14.3	25	5	4	80%	45	9	3	33%					5	1	1	100%	0		6	5	83%											
Hurst Avenue	379.3	34.3	85	17	8	47%	260	52	8	15%									0		17	8	47%											
Stanhope Gardens	482	7	475	95	65	68%													0		95	65	68%											
Claremont Road	600.1	15.1	575	115	78	68%									10	2	1	50%	0		117	79	68%											
Northwood Road	56.6	6.6	45	9	3	33%					5	1	1	100%					0		9	3	33%											
TOTALS	1874.6	99.6	1435	287	179	62%	305	61	11	18%	5	1	1	100%	15	3	0	0%	0		290	181	62%	0	0	0	nil							

5m per vehicle space			CPZ HG/STA Mon - Fri 1000-1200				CPZ HG/STA Mon - Fri 1000-1200				Car Club only spaces				Electric Charging Spaces				Disabled parking				parked over Crossover OR non parking space		TOTALS			Safe Single yellow Line parking				Parking on site			
Street Name	Total Length of Available Kerb Space	unuseable kerb space	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Cars Parked		Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress			Cars Parked	
Stanhope Road	267.3	22.3	230	46	24	52%									15	3	0	0%					0		46	24	52%							10	
Shepherds Hill	89.3	14.3	25	5	4	80%	45	9	4	44%								5	1	1	100%	0		6	5	83%									
Hurst Avenue	379.3	34.3	85	17	9	53%	260	52	10	19%												0		17	9	53%									
Stanhope Gardens	482	7	475	95	59	62%																0		95	59	62%									
Claremont Road	600.1	15.1	575	115	75	65%									10	2	1	50%				0		117	76	65%									
Northwood Road	56.6	6.6	45	9	4	44%					5	1	1	100%								0		9	4	44%									
TOTALS	1874.6	99.6	1435	287	175	61%	305	61	14	23%	5	1	1	100%	15	3	0	0%	15	3	2	67%	0		290	177	61%	0	0	0	nil				

05:00 hours

TrafficSurveys
uk limited

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Job Number & Name: Highgate

Site Number/Name: Alford House - Stanhope Road

Client: Caneparo Associates

Date: Wednesday & Thursday June 15 & 16 2022

05:00 hours

Road Inventory

Lambeth Methodology Parking Survey
200m from site.

all roads measured by measuring wheel

TrafficSurveys
uk limited

vehicle parking plot June 16 "X" for long sections of parking total number in that section in box

24



Job Number & Name: Highgate

Site Number/Name: **Alford House - Stanhope Road**

Client: **Caneparo Associates**

Date: Wednesday & Thursday June 15 & 16 2022

05:00 hours

Site Photos

200m Lambeth Methodology Parking Survey

200m is the considered acceptable 2 minute walking distance to and from the survey site area.

site photos taken approx 0600 June 15th - measuring roads for the inventory

the site



Stanhope Rd



Stanhope Rd



Stanhope Gardens



On Site



On Site



APPENDIX B

6m_200m Lambeth Methodology parking Survey Parking Beat Survey - 2 overnight parking beats

Job Number & Name: Highgate

Site Number/Name: Alford House - Stanhope Road

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Date: Wednesday & Thursday June 15 & 16 2022

05:00 hours

Weather: Dry

Survey Site Location: Roads and sections of roads indicated by red lines

6m vehicle space report



Description of column headers

Total Length of Available Kerb Space Measured length (in metres) of kerb space [inc SY Lines] excluding individual short sections of less than 5m [i.e. between two crossovers]

Unuseable kerb Space Measured length (in metres) of unusable kerb space - sections left over not divisible by 6m - i.e. 12m/6m [2 spaces]

Length (m) Measured length (in metres) of total useable kerb length per road parking type.

Calculated Spaces Calculation of number of available spaces based on 6m length

Cars Parked Number of vehicles parked per time period

Stress Calculated stress per restriction per road based on number of parked vehicles and number of available spaces

please refer to OS supplied mapping for survey area and road inventory

For individual Disabled, Car Club spaces, these are included even if slightly under 6m as being used and no vehicle overhang

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A Road inventory has been supplied of the area detailing road parking available and restrictions

Vehicle plots are also supplied of positions of parked vehicles on the required OS mapping

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Likewise survey boundary is curtailed if no parking is possible i.e. junction approach [maybe signalled], narrow restricted road near a bridge or pedestrian crossing, or level crossings etc.

Survey Area/Site Notes The survey area is residential

There are different CPZ areas - Highgate & Crouch End

TSUK Summary of Results The Parking stress results show 77% and 76% total area parking stress on each overnight parking beat this equates to an average stress of 76.5.5% within the whole survey area this shows around 50- 55 useable parking spaces available for overnight parking.

Job Number & Name: Highgate

Site Number/Name: Alford House - Stanhope Road

Client: Caneparo Associates

Date: Wednesday & Thursday June 15 & 16 2022

05:00 hours

Road Inventory

Lambeth Methodology Parking Survey
200m from site.

all roads measured by measuring wheel

TrafficSurveys
uk limited



6m per vehicle space			CPZ HG/STA Mon - Fri 1000-1200				CPZ HG/STA Mon - Fri 1000-1200				Car Club only spaces				Electric Charging Spaces				Disabled parking				parked over Crossover OR non parking space			TOTALS			Safe Single yellow Line parking				Parking on site			
Street Name	Total Length of Available Kerb Space	unuseable kerb space	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Cars Parked		Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress			Cars Parked		
Stanhope Road	267.3	35.3	216	36	21	58%									16	3	0	0%					0		36	21	58%							9		
Shepherds Hill	89.3	23.9	24	4	4	100%	36	6	3	50%					5.4	1	1	100%					0		5	5	100%									
Hurst Avenue	379.3	25.3	90	15	8	53%	264	44	8	18%													0		15	8	53%									
Stanhope Gardens	482	44	438	73	65	89%																	0		73	65	89%									
Claremont Road	600.1	12	576	96	78	81%									12.1	2	1	50%					0		98	79	81%									
Northwood Road	56.6	8.7	42	7	3	43%					5.9	1	1	100%									0		7	3	43%									
TOTALS	1874.6	149	1386	231	179	77%	300	50	11	22%	6	1	1	100%	16	3	0	0%	17.5	3	2	67%	0		234	181	77%	0	0	0	nil					

5m per vehicle space		CPZ HG/STA Mon - Fri 1000-1200					CPZ HG/STA Mon - Fri 1000-1200				Car Club only spaces			Electric Charging Spaces				Disabled parking				parked over Crossover OR non parking space			TOTALS			Safe Single yellow Line parking				Parking on site			
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Thursday, June 16th, 2022 05:00 hrs	Stanhope Road	267.3	35.3	216	36	24	67%								16	3	0	0%				0			36	24	67%								
	Shepherds Hill	89.3	23.9	24	4	4	100%	36	6	4	67%											0			5	5	100%							10	
	Hurst Avenue	379.3	25.3	90	15	9	60%	264	44	10	23%											0			15	9	60%								
	Stanhope Gardens	482	44	438	73	59	81%															0			73	59	81%								
	Claremont Road	600.1	12	576	96	75	78%															0			98	76	78%								
	Northwood Road	56.6	8.7	42	7	4	57%						5.9	1	1	100%						0			7	4	57%								
	TOTALS	1874.6	149	1386	231	175	76%	300	50	14	28%	6	1	1	100%	16	3	0	0%	17.5	3	2	67%	0		234	177	76%	0	0	0	nil			

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Road Inventory

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200m from site.

all roads measured by measuring wheel

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uk limited

vehicle parking plot June 15 "X" for long sections of parking total number in that section in box

24



Job Number & Name: Highgate

Site Number/Name: Alford House - Stanhope Road

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Date: Wednesday & Thursday June 15 & 16 2022

05:00 hours

Road Inventory

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vehicle parking plot June 16 "X" for long sections of parking total number in that section in box

24

