

Transport Statement

Brookside
Crouch End Playing Fields
Park Road, N8

May 2023

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1 Introduction

1.1 About this document

This Transport Statement provides information for the application being made by Highgate Cricket and Tennis Club for improvements to the site known as Brookside at Crouch End Playing Fields, Park Road, N8 8JJ.

2 Existing Arrangements

2.1 Existing site-wide arrangements

2.1.1 Existing facilities

There are five clubs on the Shepherd's Cot site, Crouch End Cricket Club (CECC), Georgians Tennis Club (GTC), Hanley Tennis Club (HTC), Highgate Cricket and Tennis Club (HCTC), and North London Cricket Club (NLCC).

The clubs' clubhouses, pitches, and courts, along with other features of the site are shown in **Figure 1**.

There are four cricket pitches on site. CECC and HCLTC have one pitch each and NLCC has two pitches.

There are twenty four tennis courts on the site. HCLTC has twelve courts, nine nearby its main clubhouse (of which four are shared with Highgate Wood School) and three at the Brookside site. HTC has four courts and GTC has eight courts.

2.1.2 Use of existing facilities

There are two distinctive periods of operation across the site in terms of levels of activity.

Busier period – The busier period is during the cricket season from the start of April to the end of September with both cricket and tennis activities run alongside one another. The peak part of the week during this busier period is on Saturdays from late morning to early evening whilst cricket matches are on, during which most of the parking on site is used. The site is also busy on Sundays, but less so than Saturdays. The site reasonably busy on weekday evenings, though less so than at weekends.

Quieter period – the quieter period is outside the cricket season from the beginning of October to the end of March when only tennis activities are running on site. Given this lower level of activity on site, typical parking levels are around half the available spaces.

These periods of busyness of site operation are shown in **Figure 2** alongside those for the usage of the Brookside facilities (the latter covered in **Section 2.2.2**).

2.1.3 Access to existing facilities

The access arrangement for pedestrians, cyclists, and vehicles along with vehicle parking areas are shown on **Figure 3**.

Pedestrian and cycle access

The site can be accessed on foot or cycle from the Park Road and Montenotte Road entrances **Figure 3**.

Cyclists use cycle stands where provided to secure their cycles or informally e.g., posts and railings within their club area. In the past few years HCLTC has installed Sheffield stands outside its clubhouse and alongside its courts, making use of TfL funding to encourage active travel to site. These stands are well used.

Vehicle access

There are two vehicle access points for the Shepherds Cot Site, one at Park Road and one at Montenotte Road. These are shown as (1) and (3) on **Figure 1**.

There are five parking areas on site each of which tend naturally to attract use by the nearest club or clubs. However, there is no formal designation so a member of any club can park in any of the five areas. These areas are marked (i) to (v) on **Figure 1** and described here as follows:

- **Parking area (i)** is nearby to and mostly used by HCLTC Brookside and CECC.
- **Parking area (ii)** is nearby to and mostly used by GTC.
- **Parking area (iii)** is nearby to and mostly used by HCLTC.
- **Parking area (iv)** is nearby to and mostly used by HTC.
- **Parking area (v)** is nearby to and mostly used by NLCC and HCLTC

Parking areas (i), (ii), (iii) and (iv) are accessed from Park Road only. Parking area (v) is accessed from Montenotte Road only. A row of bollards between parking areas (iii) and (v) prevents vehicle travelling through this point (as shown with a red cross and “No Vehicle Access” on both **Figure 1** and **Figure 3**).

The parking areas do not have defined bays, but the five parking areas combined accommodate around a hundred vehicles.

2.2 Existing Brookside arrangements

2.2.1 Existing Brookside facilities

The current tennis facilities at Brookside comprise three non-floodlit shale courts. Alongside the courts is the Brookside clubhouse which is also used by HCLTC as a gym facility. These can be seen on **Figure 5**.

2.2.2 Use of existing Brookside facilities

The existing courts are potentially available during daylight hours starting at 9am from about mid March to mid November although because of weather

limitations they are often only usable from late March to early November. The courts are covered over during the winter period to protect them from the elements.

The gym facility within the clubhouse operates all year round and is overseen by a strength and conditioning coach who is a member of the HCLTC tennis coaching team.

These periods of usage of the Brookside facilities shown are in **Figure 2** alongside the periods of busyness of site operation (described in **Section 2.1.2**)

2.2.3 Access to existing Brookside facilities

Foot and cycle access

The Brookside facilities can be accessed on foot or by cycle from the Park Road entrance immediately to the east, via Wood Vale to the west and through the site along Shepherds Lane, or via Montenotte Road to the south and through the site along Cot way. Greenways run from east to west along the north side of the site and there are two access points into the site for pedestrians and cyclists along its length (refer **Figure 3** and **Figure 4**)

Those cycling to use the facilities tend to lock their bikes to fencing or posts next to the courts and clubhouse. There is not currently any formal cycle parking at the Brookside site.

Vehicle access

Those accessing the Brookside facilities by vehicle would naturally use **Parking area (i)** from the Park Road entrance only. However, as mentioned in **Section 2.1.3**, there is no formal designation so a member of any club can park in any of the five parking areas on site.

3 Proposed Arrangements

3.1 Proposed site-wide arrangements

All the proposed changes are at the Brookside site and described below in **Section 3.2**. The site-wide arrangements are unchanged from the existing described in **Section 2.1**.

3.2 Proposed Brookside arrangements

3.2.1 Proposed Brookside facilities

The proposed facilities are shown in **Figure 6**. The key features of these are:

- i. Three floodlit all weather floodlit courts to replace the existing three non-floodlit shale courts described in **Section 2.2**.
- ii. A new slightly larger clubhouse to replace the existing clubhouse described in **Section 2.2**.

Formal cycle parking (e.g., Sheffield stands) will be provided as part of the proposals to encourage the uptake of active travel to and from the Brookside site and to reduce single occupancy car trips. These facilities will be provided in line with the TfL London Cycle Design standards.

3.2.2 Use of proposed Brookside facilities

The proposed courts are an all weather surface and floodlit and so would be available all year round from 9am-10pm. These would bring them into line with the operating hours of the other nine Highgate courts.

The proposed new clubhouse would continue to include an all year round gym for HCLTC members which would be overseen by a strength and conditioning coach who is a member of the HCLTC tennis, as existing.

3.2.3 Access to proposed Brookside facilities

Foot, cycle, and vehicle access to the proposed Brookside facilities would remain as existing, as described in **Section 2.2.3**. Users of the Brookside facilities would be encouraged to do so by Active means and to take advantage of the proposed cycle parking facilities.

4 Proposed v Existing Arrangements

The following provides a comparison of the proposed arrangements against the existing baseline arrangements.

4.1 Courts

Busier period

Looking at **Figure 2** it can be seen that during the busier period (beginning of April to end of the September) the existing and proposed courts would be in use. Then looking at **Figure 7** we can see that the proposed courts provide an extra one or two hours (three in September) of available time to play at the end of the day as compared to the existing. So, the key point to note for this busier period is that we can expect the court usage (and associated trips) in the proposed situation to remain the same as the existing throughout the day up until 8 or 9pm in the evening. We also know from **Section 2.1.2** that by early evening (post cricket matches) the site is less busy, thus enabling

accommodation of the small number of additional trips that may be attracted for the last hour or two of available court time in the late evening.

Quieter period

Looking again at **Figure 2** it can be seen for October to mid-November and for mid-March to the end of March it is possible that the existing and proposed courts would be in use. Then looking again at **Figure 7** we can see that the proposed courts provide an extra four hours of play (6pm-10pm) in October and March and an extra six hours of play (4pm-10pm) in November, compared to the existing. We also know from **Section 2.1.2** that typically only around half the total parking on site is used during the quieter period, enabling accommodation of the small number of additional trips that may be attracted during these additional periods.

Referring again to **Figure 2** and **Figure 7**, we can see that from mid-November to mid-March the existing courts are closed and so the proposed courts provide new court time from 9am to 10pm each day.

Given there are twenty four courts on site (see **Section 2.1.1**) and during the quieter period when only tennis is being played the busiest the site gets is with around fifty of the approximately one hundred parking spaces occupied, we can say there are around two vehicle trips associated to each court at any one time.

This implies that during the busiest of the quieter period it would be reasonable to expect up to six additional vehicle trips associated to the three Brookside courts at any one time where the proposed courts are available and being used but they are not so in the existing situation.

4.2 Clubhouse gym

The proposed operation of the new clubhouse/gym is the same as existing and so the pedestrian, cycle and vehicle trips associated is expected to be unchanged or very similar.

5 Deliveries and Servicing

There are limited deliveries and servicing vehicles for the Brookside site. It is not anticipated that this would change for with proposed case given the intention for the clubhouse to continue to function as a gym and clubhouse. However, when required access to the facilities is available from the Park Road entrance and parking available adjacent in parking area (i) (see **Figure 3**)

6 Refuse and recycling

Refuse and recycling from the Brookside site is combined with that from Highgate's main clubhouse (refer "9" on **Figure 1**) and placed at a bin collection point within Parking Area (v), also shown on **Figure 1**. Refuse is collected at this point on a regular basis (depending on time of year).

7 Construction arrangements

Some high-level information with regards to the construction is provided here and a full Construction Method Statement will be provided when required.

- Construction traffic would arrive and depart from the site using the Park Road entrance marked as (1) on **Figure 1**.
- Construction would take place during the quieter period for the site beginning of October to the end of March (see **Section 2.1.2**).
- Parking Area 1 adjacent to the Brookside site would be available for site vehicles and/or materials should the contractor require (see **Figure 4**)
- Access to the construction area would be via the area to the east of the courts as indicated on **Figure 4**.

Figure 1, Site plan and parking areas



Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Quieter period									Quieter period			
			Busier period									
			Existing non-floodlit shale courts									
Proposed floodlit all weather courts												
Existing and Proposed Clubhouse Gym												

Key

- Pedestrian access
- Cycle access
- Vehicle access

Map labels include: Little Crickets Day Care, North Middlesex Cricket Club, Intelligent Exercise, Ho Neighbour, Meadows, Shepherds Cot Trust, Georgians Tennis Club, Hanley Tennis Club, Highgate Cricket and Lawn Tennis Club, North London Cricket Club, Highgate Wood School, Montemotte Rd, and Wood Vale.

Directions: towards Park Road, towards Wood Vale, towards Wood Vale, towards Wood Vale.

Access points: (i) P, (ii) P, (iii) P, (iv) P, (v) P.

Other features: No vehicle access, Intelligent Exercise, Ho Neighbour, Meadows, Shepherds Cot Trust, Georgians Tennis Club, Hanley Tennis Club, Highgate Cricket and Lawn Tennis Club, North London Cricket Club, Highgate Wood School, Montemotte Rd, Wood Vale.

Figure 4, Brookside site - pedestrian, cycle, and vehicle access, and parking



Figure 5, Existing Brookside facilities

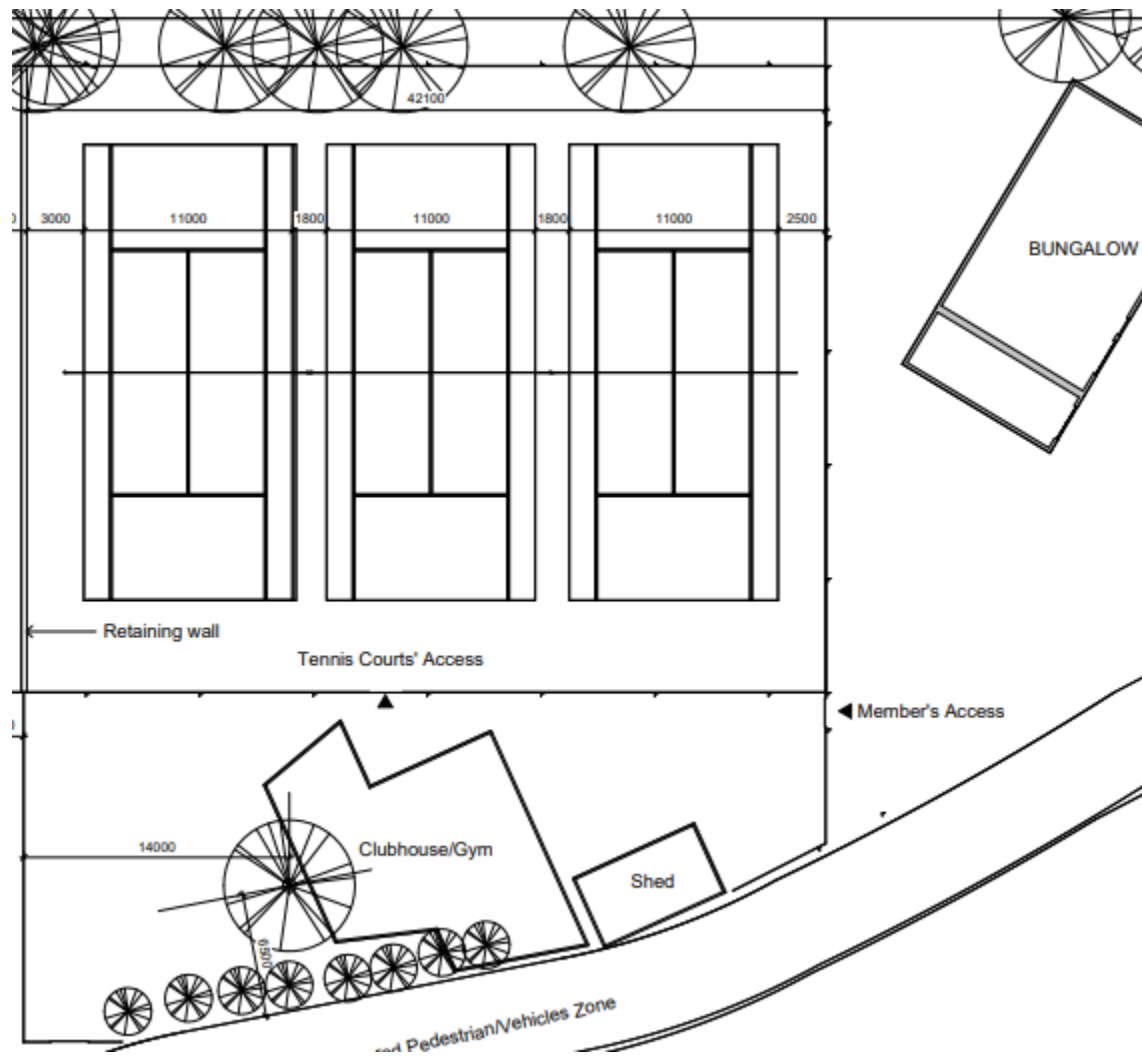


Figure 6, Proposed Brookside facilities

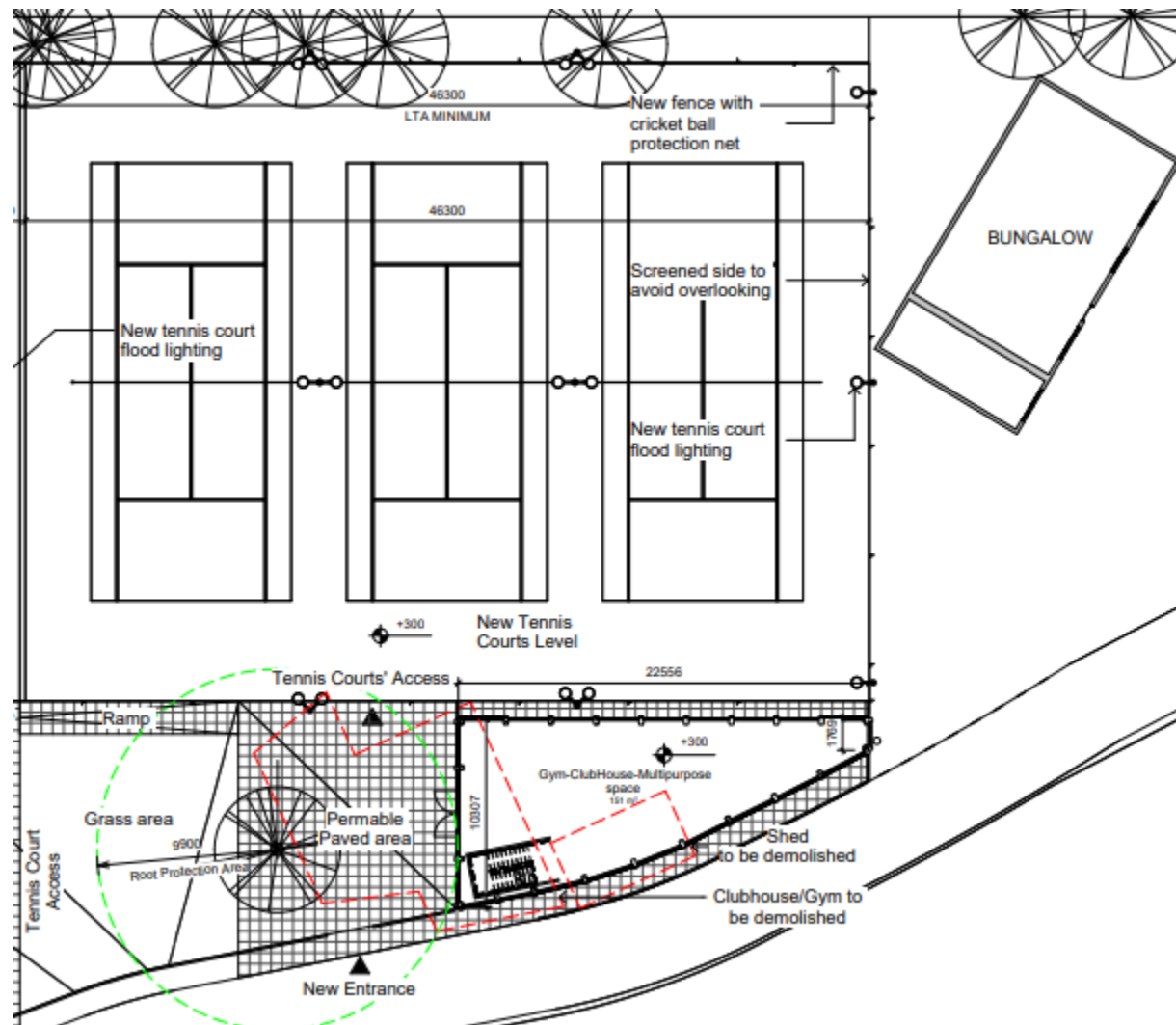


Figure 7, Hours available per court by month (existing and proposed)

Source Data				Calculations					
				Start of play	End of play (sunset to nearest hour)	End of play	Hours Available (per court, per day)	Hours Available (per court, per day)	Difference in Hours Available (per court, per day)
Month	Sunrise	Sunset	Hours of daylight	Existing & Proposed	Existing	Proposed	Existing	Proposed	Proposed less Existing
January	7:57 AM	4:22 PM	8:25 h	09:00	16:00	22:00	0	13	13
February	7:12 AM	5:16 PM	10:05 h	09:00	17:00	22:00	0	13	13
March	6:12 AM	6:06 PM	11:54 h	09:00	18:00	22:00	9	13	4
April	6:02 AM	7:58 PM	13:56 h	09:00	20:00	22:00	11	13	2
May	5:06 AM	8:47 PM	15:41 h	09:00	21:00	22:00	12	13	1
June	4:40 AM	9:21 PM	16:41 h	09:00	21:00	22:00	12	13	1
July	4:59 AM	9:13 PM	16:15 h	09:00	21:00	22:00	12	13	1
August	5:44 AM	8:25 PM	14:41 h	09:00	20:00	22:00	11	13	2
September	6:33 AM	7:17 PM	12:44 h	09:00	19:00	22:00	10	13	3
October	7:22 AM	6:09 PM	10:47 h	09:00	18:00	22:00	9	13	4
November	7:16 AM	4:13 PM	8:57 h	09:00	16:00	22:00	7	13	6
December	7:57 AM	3:53 PM	7:56 h	09:00	16:00	22:00	0	13	13
https://www.worlddata.info/europe/united-				* N.B. Existing courts are covered up and closed in mid November and opened again in mid March					