

TECHNICAL NOTE			VELOCITY	
Client	Graham Sandford		Page No.	1 of 3
Project	6a Denmark Terrace		Project No.	25/313
Subject	Parking Survey		Document No	TN01
Prepared By	CC	Checked and Authorised By	DL	Date
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1 INTRODUCTION

1.1 NOTE PURPOSE

- 1.1.1 Velocity has been instructed to undertake a Parking Survey with respect of development proposals at 6a Denmark Terrace in Muswell Hill, within the administrative boundary of London Borough of Haringey (LBH).
- 1.1.2 The site is located on the north side of Fortis Green in Muswell Hill. The site is currently in employment use as a joiner's yard, with a part one, part two storey building fronting onto Fortis Green. Immediately to the east of the site is a terrace of two storey residential properties and retail units with residential above, whilst to the west is a three storey property with a restaurant at ground floor. To the south of the site is the Clissold Arms pub. Immediately to the west of the site is a lane with a row of cottages and mews style buildings, which are locally listed. To the east is a parade of two storey properties with single storey shop frontages.
- 1.1.3 The proposed development comprises the redevelopment of the site to provide a new building which will include 2 x 3-bed residential units, 1 x 1-bed resident unit and office space.
- 1.1.4 Following pre-application comments from LB Haringey, a parking survey has been undertaken in accordance with the industry standard Lambeth methodology. This Technical Note provide a summary of the result of the parking survey.



2 PARKING SURVEY

- 2.1.1 To assess the existing parking opportunities and parking demand on the streets in the vicinity of the site a parking survey was undertaken in accordance with the industry standard 'Lambeth' methodology, which assesses the peak periods of residential parking demand. The survey was undertaken over two over-night periods on streets within a 200m radius of the site. The parking survey was undertaken on the nights of Tuesday 9th December and Thursday 11th December 2025.
- 2.1.2 The survey records parking opportunities in on-street resident permit holder parking bays and other shared use parking bays in which residents with a valid permit can park. The parking survey also includes uncontrolled on-street parking opportunities.
- 2.1.3 The most recent version of the Lambeth Methodology was prepared in 2021, and therefore it is considered up to date and reflective of current car sizes and driver behaviour.
- 2.1.4 The Lambeth methodology states that:
- "To calculate parking capacity each individual length of parking bay must be measured and then converted into parking spaces by dividing the length by 5 (each vehicle is assumed to measure 5m)"*
- 2.1.5 On that basis of the Lambeth methodology, it is considered appropriate to assess parking capacity on the basis of 5m vehicles. However, the pre-application response from LBH requests that parking capacity is assessed on the basis of 5m and 6m car lengths.
- 2.1.6 Assessing parking capacity on the basis of 6m car lengths is not in accordance with the industry standard Lambeth methodology and is considered to over-estimate car size and space required and underestimate parking capacity. Notwithstanding this, the survey analysis is presented on the basis of both 5m car lengths (**TABLE 2.1**) and 6m car lengths (**TABLE 2.2**)
- 2.1.7 The result of the parking survey, assessed based on a 5m car length, are presented in **Table 2-1** and attached in **APPENDIX A**.

Table 2-1: Parking Survey Results - 5m Car Length

	TUESDAY 9 TH DECEMBER	THURSDAY 11 TH DECEMBER	AVERAGE
Parking Opportunities	190	190	190
Cars Parked	139	144	141
Available Spaces	51	46	49
Occupancy (%)	73%	76%	74%

- 2.1.8 The result of the parking survey show an average of 49 available parking opportunities across the two nights of the survey, with a minimum of 46 available parking opportunities. The survey demonstrates that the streets in the vicinity of the site do not experience 'stressed' parking conditions.



2.1.9 The result of the parking survey, assessed based on a 6m car length, are presented in **Table 2-1** and attached in **APPENDIX A**.

Table 2-2: Parking Survey Results - 6m Car Length

	TUESDAY 9 TH DECEMBER	THURSDAY 11 TH DECEMBER	AVERAGE
Parking Opportunities	162	162	162
Cars Parked	139	144	141
Available Spaces	23	18	21
Occupancy (%)	86%	89%	87%

2.1.10 The result of the parking survey show, if assessed on the basis of a 6m car length, there were an average of 21 available parking opportunities across the two nights of the survey, with a minimum of 18 available parking opportunities. The survey demonstrates that the streets in the vicinity of the site do not experience ‘stressed’ parking conditions.

2.2 SUMMARY

2.2.1 A parking survey has been undertaken in accordance with the industry standard Lambeth methodology. The survey demonstrates that demonstrates that the streets in the vicinity of the site do not experience ‘stressed’ parking conditions and there are available parking opportunities.

2.2.2 Based on the result of the parking survey, it is evident that the streets in the vicinity of the site have capacity to accommodate potential parking demand associated with the proposed development and that this would not result in a detrimental impact on local parking conditions.



APPENDIX A

PARKING SURVEY RESULTS



K&M TRAFFIC SURVEYS

DATE: 9th & 11th December 2025

DAY: Tuesday & Thursday

LOCATION: Denmark Terrace, Fortis Green.

					Tuesday 9th December 2025			Thursday 11th December 2025		
					TIME : 04:00			TIME : 03:00		
ROAD NAME	ZONE	RESTRICTION	METRES	5 METRES = 1 SPACE	PARKED	OBSERVED SPACES	%RESTRIC TION N STRESS	PARKED	OBSERVED SPACES	%RESTRIC TION N STRESS
EASTERN ROAD	1	DROPPED KERB	50.4							
		SINGLE YELLOW LINE	92.3							
		DOUBLE YELLOW LINE	9.2							
	2	DOUBLE YELLOW LINE	26							
		DISABLED BAY	6.6	1	0	1	0.0%	0	1	0.0%
		A) = MONDAY-FRIDAY 1100-1300	98.7	18	17	0	100.0%	16	1	94.1%
		DROPPED KERB	12.5							
FRANCIS ROAD	3	DOUBLE YELLOW LINE	19.5							
LYNMOUTH ROAD	4	A) = MONDAY-FRIDAY 1100-1300	44.5	8	8	0	100.0%	7	0	100.0%
		DOUBLE YELLOW LINE	14.4							
		A) = MONDAY-FRIDAY 1100-1300	72.4	13	9	3	75.0%	10	4	71.4%
		DISABLED BAY	6.9	1	0	1	0.0%	0	1	0.0%
		DROPPED KERB	6.2							
		A) = MONDAY-FRIDAY 1100-1300	75.9	14	12	1	92.3%	13	0	100.0%
ANNINGTON ROAD	5	DROPPED KERB	22.7							
		SINGLE YELLOW LINE	3.5							
		CYCLE SHED	2.7							
		DOUBLE YELLOW LINE	6.7							
		DOUBLE YELLOW LINE	19							
FORTIS GREEN AVENUE	6	A) = MONDAY-FRIDAY 1100-1300	16.4	3	3	0	100.0%	2	1	66.7%
		B) = MONDAY-FRIDAY 1100-1300 PERMIT HOLDER OR PAY BY PHONE MAX 1HR. NO RETURN WITHIN 1HR	40.1	8	5	2	71.4%	5	2	71.4%
		DOUBLE YELLOW LINE	19							
FORTIS GREEN	7	DOUBLE YELLOW LINE	168.1							
	8	UNRESTRICTED	11	2	1	1	50.0%	2	0	100.0%
		DOUBLE YELLOW LINE	139.4							
	9	DOUBLE YELLOW LINE	267.7							
		ACCESS	29.7							
		UNRESTRICTED	148.5	27	19	7	73.1%	15	11	57.7%
		DROPPED KERB	11.9							
		BUS STOP	19.2							
		PEDESTRIAN CROSSING	22.8							
	10	PEDESTRIAN CROSSING	4.8							
		DOUBLE YELLOW LINE	3.5							
		UNRESTRICTED	25.8	5	5	0	100.0%	3	1	75.0%
		DOUBLE YELLOW LINE	27.2							
	11	DOUBLE YELLOW LINE	16.2							
		UNRESTRICTED	32.4	5	2	3	40.0%	5	0	100.0%
		BUS STOP	18.7							
FORTIS GREEN AVENUE	12	DOUBLE YELLOW LINE	10.5							
		B) = MONDAY-FRIDAY 1100-1300 PERMIT HOLDER OR PAY BY PHONE MAX 1HR. NO RETURN WITHIN 1HR	11.6	2	2	0	100.0%	1	1	50.0%
		DROPPED KERB	5.4							
		A) = MONDAY-FRIDAY 1100-1300	60	12	6	4	60.0%	8	2	80.0%
ANNINGTON ROAD	13	DOUBLE YELLOW LINE	17.7							
KEYNES CLOSE	14	A) = MONDAY-FRIDAY 1100-1300	31.3	6	5	1	83.3%	5	0	100.0%
		DOUBLE YELLOW LINE	110.5							
		DISABLED BAY	12.4	2	1	1	50.0%	2	0	100.0%
		DOUBLE YELLOW LINE	67.7					1		
		A) = MONDAY-FRIDAY 1100-1300	38.8	6	5	2	71.4%	4	3	57.1%
ANNINGTON ROAD	15	DISABLED BAY	6.8	1	0	1	0.0%	1	0	100.0%
		DOUBLE YELLOW LINE	15.7							
		A) = MONDAY-FRIDAY 1100-1300	32.6	6	4	1	80.0%	5	0	100.0%
LYNMOUTH ROAD	16	DOUBLE YELLOW LINE	15.7							
		A) = MONDAY-FRIDAY 1100-1300	148.9	29	20	5	80.0%	23	3	88.5%
		DROPPED KERB	5.6							
		A) = MONDAY-FRIDAY 1100-1300	65	13	8	5	61.5%	9	3	75.0%
FRANCIS ROAD	17	DOUBLE YELLOW LINE	8.6							
		DOUBLE YELLOW LINE	19.7							
		A) = MONDAY-FRIDAY 1100-1300	44.2	8	7	0	100.0%	7	0	100.0%