

**58 ELLENBOROUGH ROAD,
HARINGEY, N22 5EY
PARKING SURVEY
JULY 2026**



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1 Introduction

1.1 Background

- 1.1.1 SANDS Civil Engineering Consultancy Ltd has been instructed by the developers of 58 Ellenborough Road, Haringey, N22 5EY to undertake a second parking survey in respect of their proposed development.
- 1.1.2 The application site is located on 58 Ellenborough Road, Haringey, N22 5EY, which links to other primary routes. The location of the site is shown in Figure 1 below.

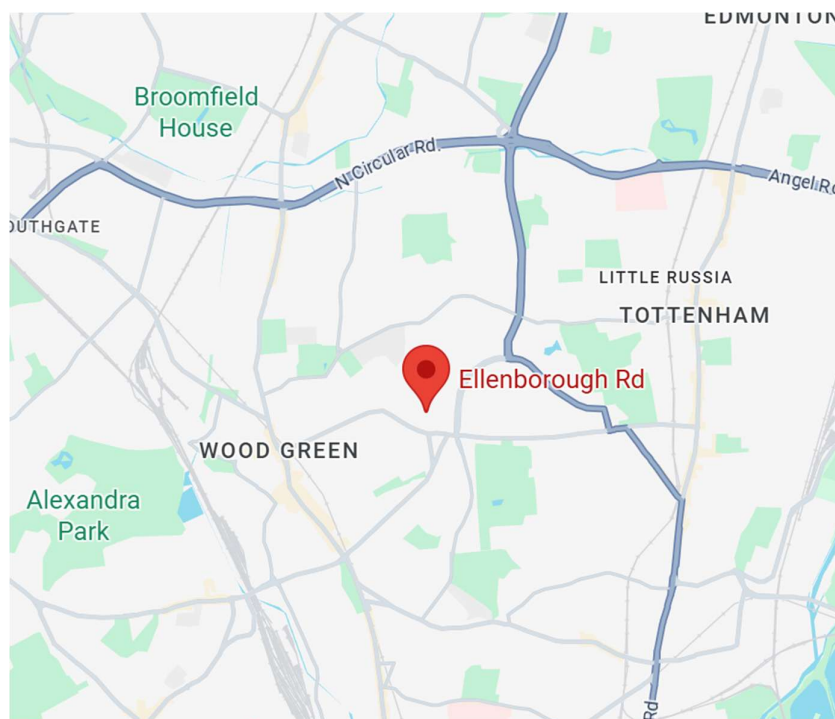


Figure 1 – Location Plan

- 1.1.3 The purpose of the survey is to examine roads within 200 metres of walking distance from the development site to establish the existing levels of "parking stress", i.e. the percentage of utilised kerbside parking space during peak periods or other periods as specified by the planning authority.
- 1.1.4 The information from this survey in turn assess whether there would be enough spare capacity on the streets for any additional parking which would be generated by the development or whether special measures would be needed to manage the pressure for parking space.



2 Lambeth Parking Survey Methodology

2.1 Survey Methodology

2.1.1 The survey has been undertaken in accordance with the Lambeth Methodology.

2.1.2 For residential developments the Lambeth methodology requires the parking survey to cover an area where occupiers / visitors of the proposed development may want to park, estimated at 200m or 2 minutes' walk around the site.

2.1.3 The survey should collect the following information:

- A description of the area noting any significant land uses in the vicinity of the site that may affect parking within the survey area (e.g. churches, restaurants, bars and clubs, train stations, hospitals, large offices, town centres etc).
- Any unusual observations, e.g. suspended parking bays, spaces out of use because of Road works or presence of skips, etc.
- A drawing (preferably scaled at 1:1250) showing the site location and extent of the survey area. All other parking and waiting restrictions such as Double Yellow Lines and Double Red Lines, bus lay-bys, kerb buildouts, and crossovers (vehicular accesses) etc should also be shown on the plan.
- The number of cars parked on each Road within the survey area on each night should be counted and recorded in a table. It would be helpful to note the approximate location of each car on the plan (marked with an X).
- Photographs of the parking conditions in the survey area can be provided to back-up the results. If submitted, the location of each photograph should be clearly marked.
- The survey should only be undertaken Monday – Wednesday only with the timing to match the shift changes (change from Lambeth methodology to adapt to the nature of the development).
- Parking allocation/ spot are based on 5m lengths.
- Respective planning department decides the acceptable level of parking stress. 85% indicates near capacity and at 95% parking spaces becomes sparse. The Lambeth methodology specifies that 100% stress level are possible because small cars may need less space than 5m to park, meaning that additional cars can be accommodated.



2.2 Survey Area

- 2.2.1 The survey area was determined by drawing 200 linear meters in all possible walking directions from the entrance of the proposed development as per the requirements of the Lambeth survey method.
- 2.2.2 The survey extent was extended or shortened to the nearest junction or streetscape feature as there are no imaginary 200m lines for residents to stop.
- 2.2.3 The survey area covers sections of Ellenborough Road, Norman Avenue, New Road, Tintern Road, Granville Road and Eldon Road.
- 2.2.4 All roads within the survey extents are within a CPZ. This is for Permit Holders only, Monday – Friday within 8am to 6:30pm.

2.3 Survey Times

- 2.3.1 The Lambeth Methodology states that:
- 2.3.2 “Surveys should not be undertaken in weeks that include Public Holidays and school holidays and it’s advised that weeks preceding and following holidays should also be avoided or on or close to a date when a local event is taking place locally since this may impact the results of the survey”.
- 2.3.3 The surveys were undertaken on Tuesday 7th and Wednesday 8th of July 2026 between 00:30 - 01:30 am
- 2.3.4 No main event in proximity of the survey area on the dates of the survey date.

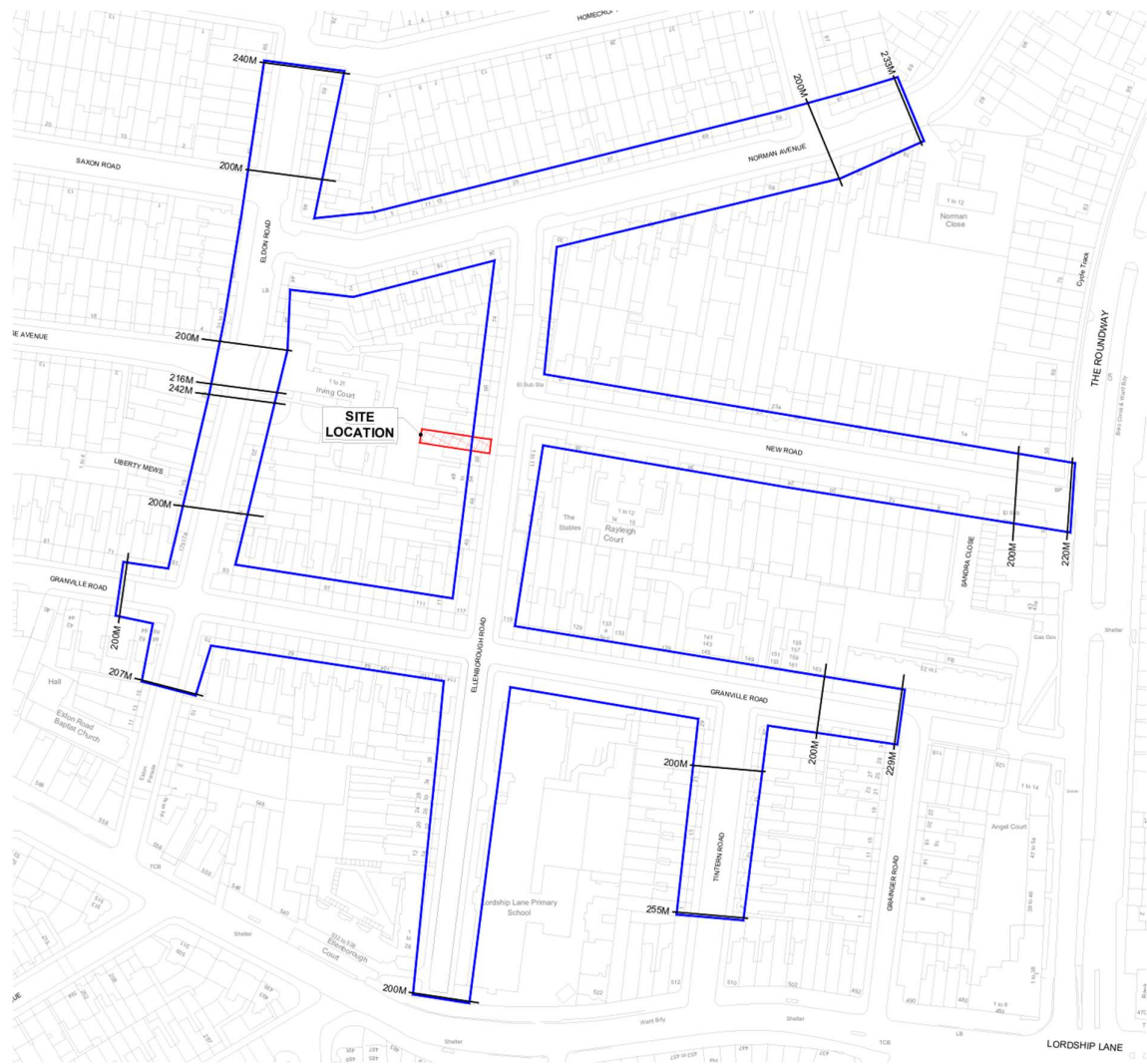


Figure 2- Survey Extent



3 Results

4 Survey – Tuesday 7th of July 2026 – Wednesday 8th of July 2026

	ELLENBOROUGH ROAD				
	No of parking spaces	07/07/2026		08/07/2026	
		Occupancy	Stress (%)	Occupancy	Stress (%)
No restriction	0	0	0%	0	0%
Residential Parking Permit	69	39	57%	41	59%
Single Yellow	0	0	0%	0	0%
Double Yellow	0	0	0%	0	0%
Disabled	2	2	100%	2	100%
Total	71	41	58%	43	61%

	NORMAN AVENUE				
	No of parking spaces	07/07/2026		08/07/2026	
		Occupancy	Stress (%)	Occupancy	Stress (%)
No restriction	0	0	0%	0	0%
Residential Parking Permit	63	39	62%	38	60%
Single Yellow	0	0	0%	0	0%
Double Yellow	0	0	0%	0	0%
Disabled	2	1	50%	1	50%
Total	65	40	62%	39	60%

	NEW ROAD				
	No of parking spaces	07/07/2026		08/07/2026	
		Occupancy	Stress (%)	Occupancy	Stress (%)
No restriction	0	0	0%	0	0%
Residential Parking Permit	48	37	77%	32	67%
Single Yellow	0	0	0%	0	0%
Double Yellow	0	0	0%	0	0%
Disabled	1	1	100%	1	100%
Total	49	38	78%	33	67%

	TINTERN ROAD				
	No of parking spaces	07/07/2026		08/07/2026	
		Occupancy	Stress (%)	Occupancy	Stress (%)
No restriction	0	0	0%	0	0%
Residential Parking Permit	28	17	61%	26	93%
Single Yellow	0	0	0%	0	0%
Double Yellow	0	0	0%	0	0%
Disabled	0	0	0%	0	0%
Total	28	17	61%	26	93%



	GRANVILLE ROAD				
	No of parking spaces	07/07/2026		08/07/2026	
		Occupancy	Stress (%)	Occupancy	Stress (%)
No restriction	0	0	0%	0	0%
Residential Parking Permit	64	41	64%	40	63%
Single Yellow	0	0	0%	0	0%
Double Yellow	0	0	0%	0	0%
Disabled	3	1	33%	1	33%
Total	67	42	63%	41	61%

	ELDON ROAD				
	No of parking spaces	07/07/2026		08/07/2026	
		Occupancy	Stress (%)	Occupancy	Stress (%)
	0	0	0%	0	0%
	57	37	65%	39	68%
	0	0	0%	0	0%
	0	0	0%	0	0%
	1	1	100%	1	100%
	58	38	66%	40	69%

4.1 Analysis

4.1.1 The table below shows that Wednesday morning recorded the highest parking count. Refer to Appendix A for the vehicle location plans for both surveyed dates.

Parking Stress all parking bays			
	Availability	Occupancy	Stress (%)
07/07/2026	338	216	63.9%
08/07/2026	338	222	65.7%
Average	338	219	65%

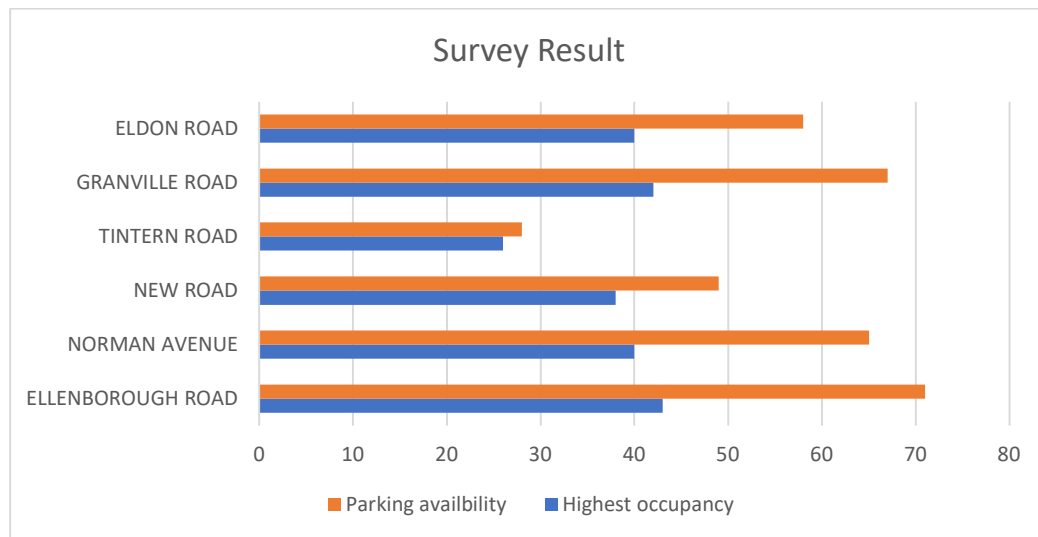


Figure 3 - Survey Result

4.1.2 The survey identifies a 65% average occupancy rate across both survey dates.

4.1.3 The Parking spaces were based on existing parking patterns.

4.1.4 Ellenborough Road had the highest number of parked vehicles on both survey days.

4.1.5 Motorcycles encountered during the surveys have been assumed to occupy one standard 5.5m on-street parking bay each. On Ellenborough Road, motorcycle(s) were encountered on each survey count.

On this basis, the parking survey occupancy is 65%. However, if dedicated motorcycle parking spaces were instead provided at a length of 2.5m, in accordance with the TfL Urban Motorcycle Design Handbook, the overall parking occupancy would reduce to 64%.

4.1.6 The Survey shows parking availability around the proposed development as shown on the drawing with 338 bays available with 219 car occupancy.

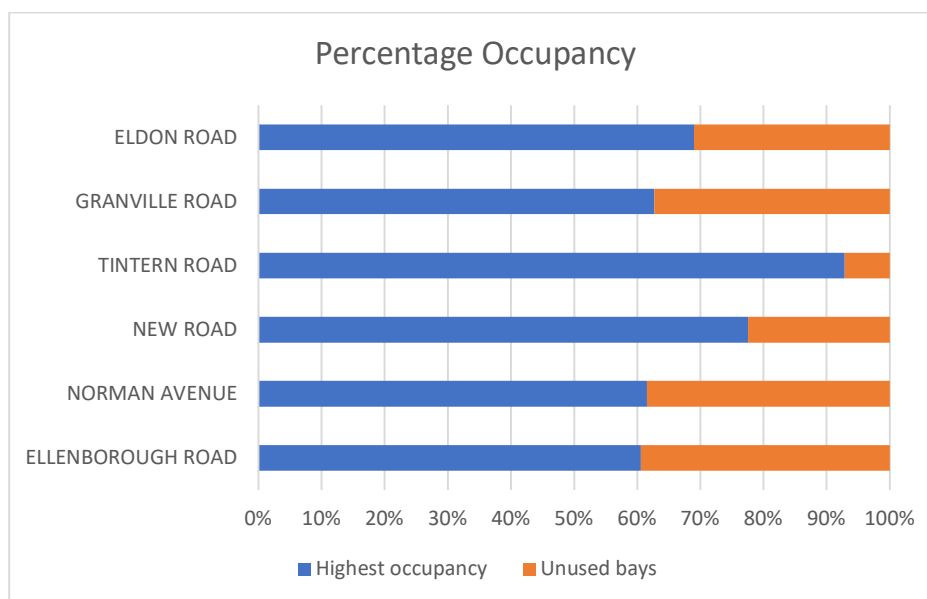


Figure 4 - Highest recorded percentage occupancy across both survey dates

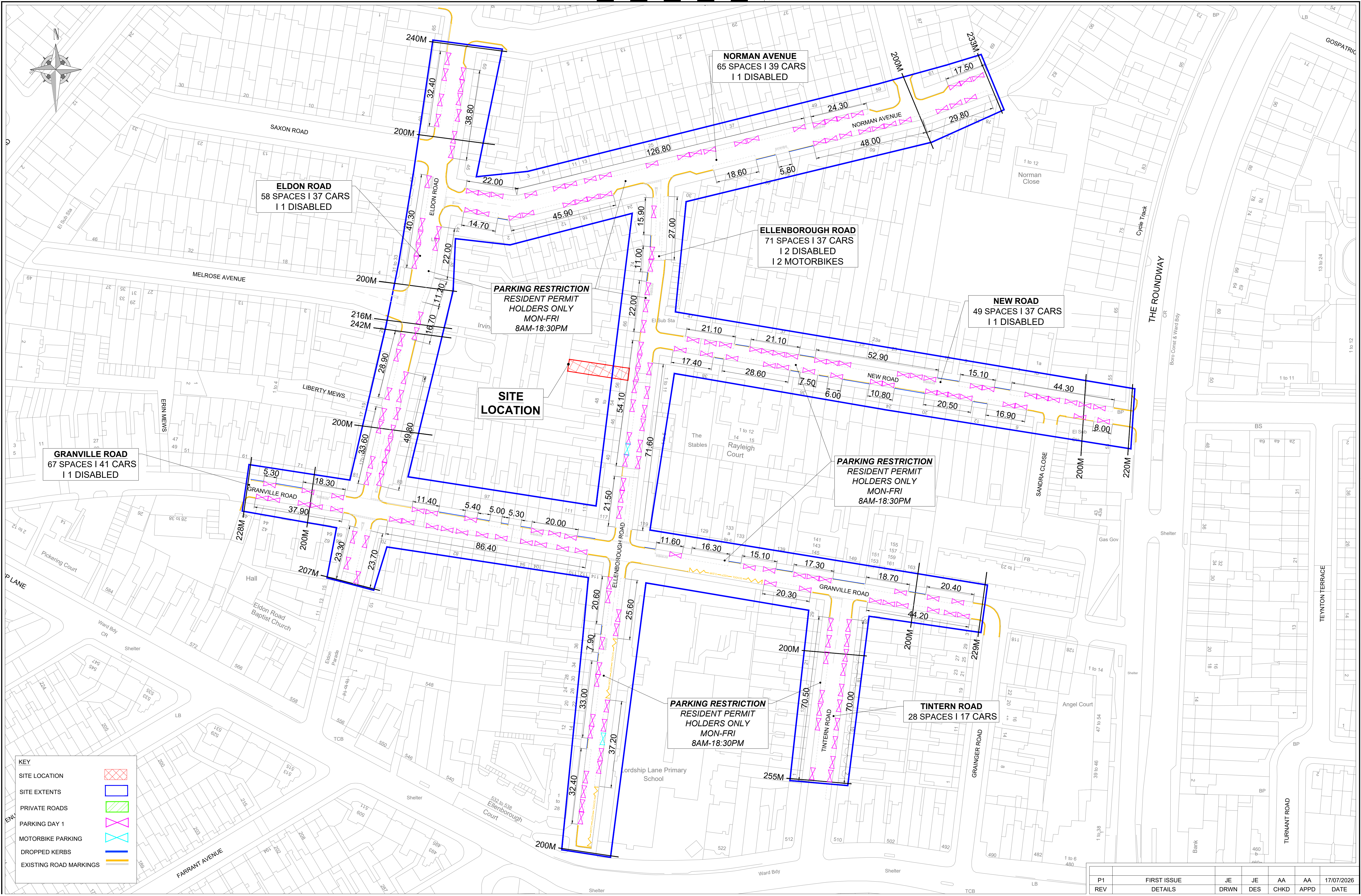


5 Conclusion

- 5.1.1 The survey has been undertaken based on the Lambeth methodology.
- 5.1.2 A conservative count approach was used to show a worst-case scenario.
- 5.1.3 The survey result shows a 35% parking availability within 2mins/200m walking distance from the proposed development site.



6 Appendix A – Survey Area & Result



KEY

SITE LOCATION

SITE EXTENTS

PRIVATE ROADS

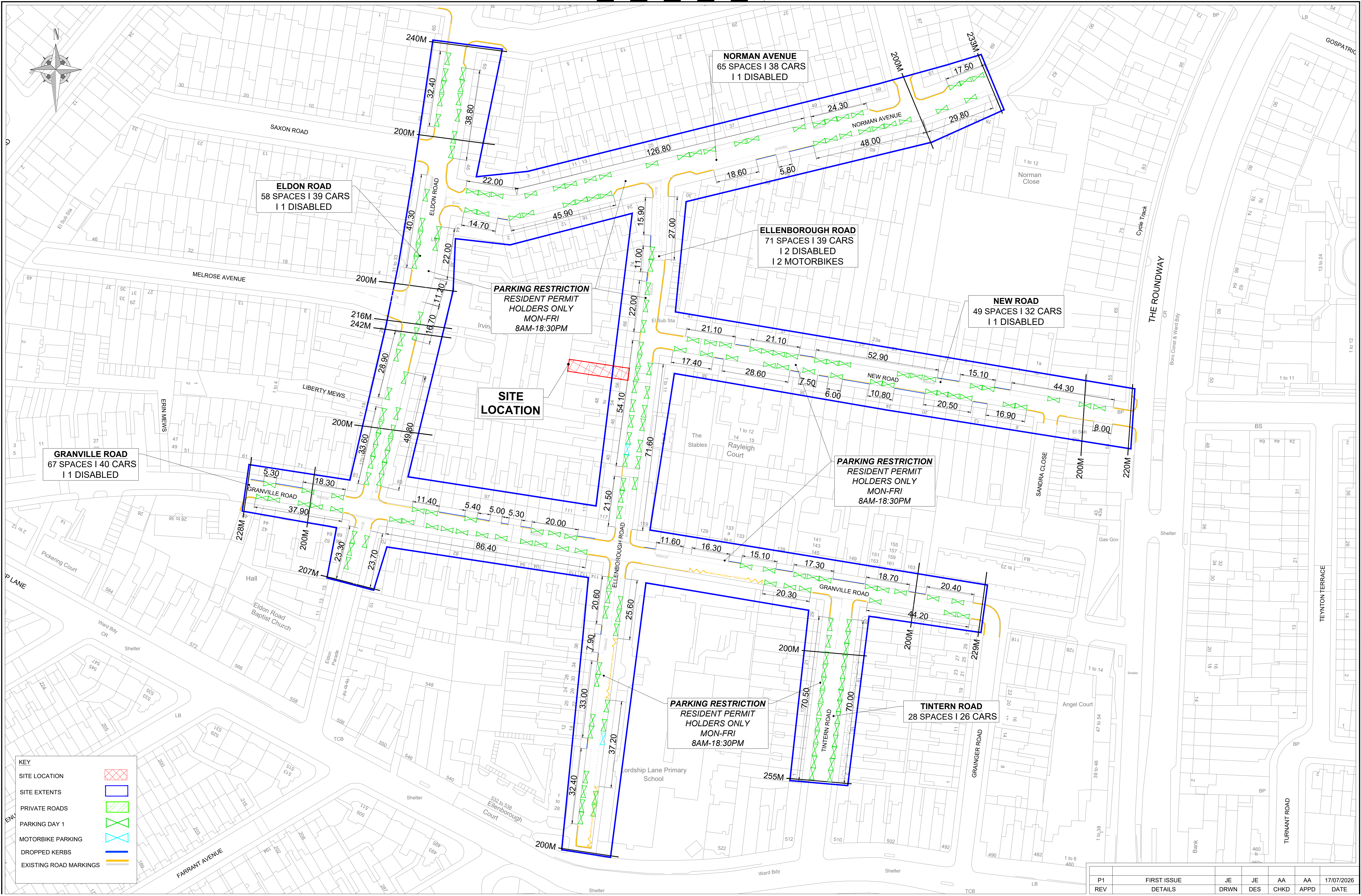
PARKING DAY 1

MOTORBIKE PARKING

DROPPED KERBS

EXISTING ROAD MARKINGS

CLIENT	AGENT	PROJECT NAME	58 ELLENBOROUGH ROAD, HARINGEY, N22 5EY			REFERENCE	SCALE : 1:500	DRAWING STATUS		DRAWING NUMBER				SANDS PROJECT REFERENCE TP	
		DRAWING TITLE	PARKING SURVEY - VEHICLE LOCATION DAY 1				DIMENSIONS : AS STATED	WORK IN PROGRESS		PROJECT		ORIGINATOR	VOLUME		REVISION
							COPYRIGHT © SANDS	PRELIMINARY		P1001451		SANDS	GEN		
						ORIG DWG SIZE: A1	CONSTRUCTION		HARINGEY		DR	CH	010001	P1	
							AS-BUILT		LOCATION		TYPE	ROLE	NUMBER		
						SUITABILITY: S2		FOR INFORMATION							



KEY	
SITE LOCATION	
SITE EXTENTS	
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CLIENT	AGENT		PROJECT NAME	58 ELLENBOROUGH ROAD, HARINGEY, N22 5EY	REFERENCE	SCALE : 1:500	DRAWING STATUS	DRAWING NUMBER	PROJECT P1001451	ORIGINATOR - SANDS	VOLUME - GEN	SANDS PROJECT REFERENCE TP
	DRAWING TITLE		PARKING SURVEY - VEHICLE LOCATION	COPYRIGHT ©SANDS	PRELIMINARY	CONSTRUCTION						
							ORIG DWG SIZE: A1					
			DAY 2		SUITABILITY: S2	FOR INFORMATION			HARINGEY LOCATION	DR - CH	010002	REVISION P1
										TYPE	ROLE	NUMBER



7 Appendix B – Photos



Image 1- Ellenborough Road



Image 2- Ellenborough Road



Image 3- Ellenborough Road



Image 4- Ellenborough Road



Image 5- Tintern Road



Image 6- Tintern Road



Image 7- Tintern Road



Image 8- Granville Road



Image 9- Granville Road



Image 10- Eldon Road



Image 11- Norman Avenue



Image 12- Norman Avenue



Image 13- Norman Avenue



Image 14- New Road