# Car Park Management Plan

September 2026

# Arundel & Baldewyne Courts

## Lansdowne Road, LB Haringey

## London Borough of Haringey Council

## Document History

**JOB NUMBER:** 2789/2025
**DOCUMENT REF:** 2789/CPMP/A
**REVISIONS:** A – Client Draft

| Revision | Comments | By | Checked | Authorised | Date |
|---|---|---|---|---|---|
| A | Client Draft | MDC | JM | BM | 21/11/2025 |
| B | For Submission | TJS | TEAM | TEAM | 18/09/2026 |
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The content of this report is based on information available as of September 2026, the validity of the statements made may therefore vary over time as planning guidance / policies and the evidence base change.



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# 1 Introduction

1.1 This Car Park Management Plan (CPMP) has been prepared by EAS on behalf of London Borough of Haringey in order to discharge condition 14 at Arundel & Baldewyne Courts, Lansdowne Road, London Borough (LB) of Haringey, N12 0LL & N17 9XH.

1.2 A location Plan is contained at **Appendix A**.

1.3 Condition 14 states:

*"A Car Parking Management Plan will be required to be submitted prior to work commencing. The Car Parking Management Plan shall include details on the allocation and management of the on-site car parking spaces including all accessible car parking spaces (private and affordable housing) should be leased and allocated in the following order:*

*1)* Wheelchair accessible units or residents with a disability with the need for a car parking space;

*2)* Family size units 4/3 bed units;

*3)* 2 bed four-person units;

*4)* 2 bed 3-person units;

*5)* Any other units

*Reason: in the interest if road safety and to prevent obstruction of the highway and public area by inappropriate overspill parking."*

1.4 The proposal comprises redeveloping existing parking and lock-up garages into 18 new flats at Arundel Court, formed of 4 x one-bedroom and 14 x two-bedroom units, as well as 12 new flats and Baldewyne, formed of 3 x one-bedroom and 9 x two-bedroom units.

1.5 Arundel Court will retain 18 on-site parking spaces, and Baldewyne will retain 13 parking spaces. These spaces will remain available for existing residents and will not be allocated to residents of the proposed new dwellings, which will be car-free.

1.6 A proposed site plan is contained at **Appendix B**.

### Report Aims and Structure

1.7 This CPMP sets out the parking provision at the proposed development and how this will be suitably managed with regard to the requirements stated in the London Plan.



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## 2 The Development

### Site Location and Access

2.1 The site is located at Arundel & Baldewyne Courts, Lansdowne Road, LB Haringey, N17 0LL & N17 9XH.

2.2 Both courts are opposite each other (north and south) along Lansdowne Road.

2.3 A location Plan is contained at **Appendix A**.

2.4 Arundel Court currently comprises 69 social housing units, with 33 parking spaces and 31 lock-up garages. The 69 residential units are formed of 4 x studio, 18 x one-bedroom and 47 x two-bedroom units.

2.5 Baldewyne Court comprise 57 social housing units, with 30 parking spaces and 12 lock-up garages. The 57 residential units are formed of 3 x studio, 18 x one-bedroom and 36 x two-bedroom units. It is proposed that the existing parking and garage areas of the existing Courts will be used to house additional residential units.

### The Development

2.6 The proposed development comprises redeveloping the existing parking and lock-up garages into 18 new flats at Arundel Court, formed of 4 x one-bedroom and 14 x two-bedroom units and 12 new flats at Baldewyne, formed of 3 x one-bedroom and 9 x two-bedroom units.

2.7 Arundel Court will retain 18 on-site parking spaces and Baldewyne will retain 13 parking spaces. These spaces will remain available for existing residents and will not be allocated to residents of the proposed new dwellings, which will be car-free.

2.8 Plans of the proposed site are included at **Appendix B**.

### Access and Parking

2.9 The existing accesses from Lansdowne Road to each of the courts will be retained. These will comprise carriageway widths of circa 5.5m and kerb radii of 2m, leading to the courts' parking areas.

2.10 Arundel Court will also include two minor vehicular access points of the same geometry as the main access, located circa 50m east and circa 25m west of the main access these will lead to secondary parking areas.



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# 3 Car Park Desing and Management

### Car Park Design

3.1 There will be 4 disabled parking spaces for Arundel Court and 2 disabled spaces for Baldewyne Court, which exceeds Harringey's requirement of 2 and 1 disabled spaces respectively.

3.2 Therefore, Arundel Court will comprise 14 standard parking spaces and 4 disabled parking spaces and Baldewyne court will comprise 11 standard parking spaces and 2 disabled parking spaces.

3.3 The standard parking spaces measure 2.4m by 4.8m, and the disabled parking space is of these dimensions plus 1.2m extra width/length on all sides, in line with the British Standards BS:8300 Volume 1, as referenced in the London plan.

3.4 Both parking areas on either court have a access aisle width of circa 7m.

3.5 Swept path analysis contained at **Appendix C**, illustrates suitable use of the parking spaces such that cars using the parking spaces in either court, which shows that car drivers will be able to access and egress from the site in forward gear.

3.6 Even though the LB of Haringey doesn't mandate a minimum number of EV parking spaces for new residential developments, the London Plan (2021) states that at least 20% of residential parking spaces must have active charging facilities. However, the development is a car-free scheme, with the retained parking spaces being provided for the use of existing residents of Arundel and Baldewyne Courts. As the proposed residential units will not be allocated or provided with car parking spaces, no EV charging provision is proposed in association with the new dwellings. The retained parking spaces are existing spaces serving existing residents and do not form part of the parking provision for the new residential units.

### Car Park Management

3.7 The retained parking spaces will be available only to existing residents of Arundel and Baldewyne Courts and will not be allocated to residents of the proposed new dwellings.

3.8 The disabled parking spaces which are to be provided from the outset would be left unallocated until a tenant with a blue badge moves into a flat at the site. However, if upon occupation of all 30 flats there are no blue badge holders residing at the site, there would be two potential options which at this pre-planning stage are left open to be agreed with LB Haringey in due course:

- the disabled space would remain unallocated and be for use by any visitors to the site who are blue badge holders; or
- the disabled space would be treated as a standard space available for lease by any residents.

3.9 In either circumstance, should a blue badge holder take up residence at the site in the future, the above arrangement would cease, and the disabled space would then be allocated to the blue badge holder.



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3.10 Any potential lease of a disabled space to be used as a standard space, shall therefore include the standard lease-breaking clause, to allow for such a lease to be cancelled.

3.11 Upon a new tenant taking up residence at the site part of the welcome and induction process would involve identification of whether any residents are blue holders.

3.12 In line with condition 14, once all spaces have been offered to residents with disabilities the remaining spaces will then be offered to those residing in these units in order:

*1)* Family size units 3 or 4 bedroom units;

*2)* 2 bedroom four-person units;

*3)* 2 bedroom 3-person units;

*4)* Any other units

3.13 This allocation order ensures that larger households are prioritised for parking availability before smaller households are considered.



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## Appendices

Appendix: A - Location Plan
Appenidx: B – Proposed Site Plan
Appendix: C – Swept Path Analysis

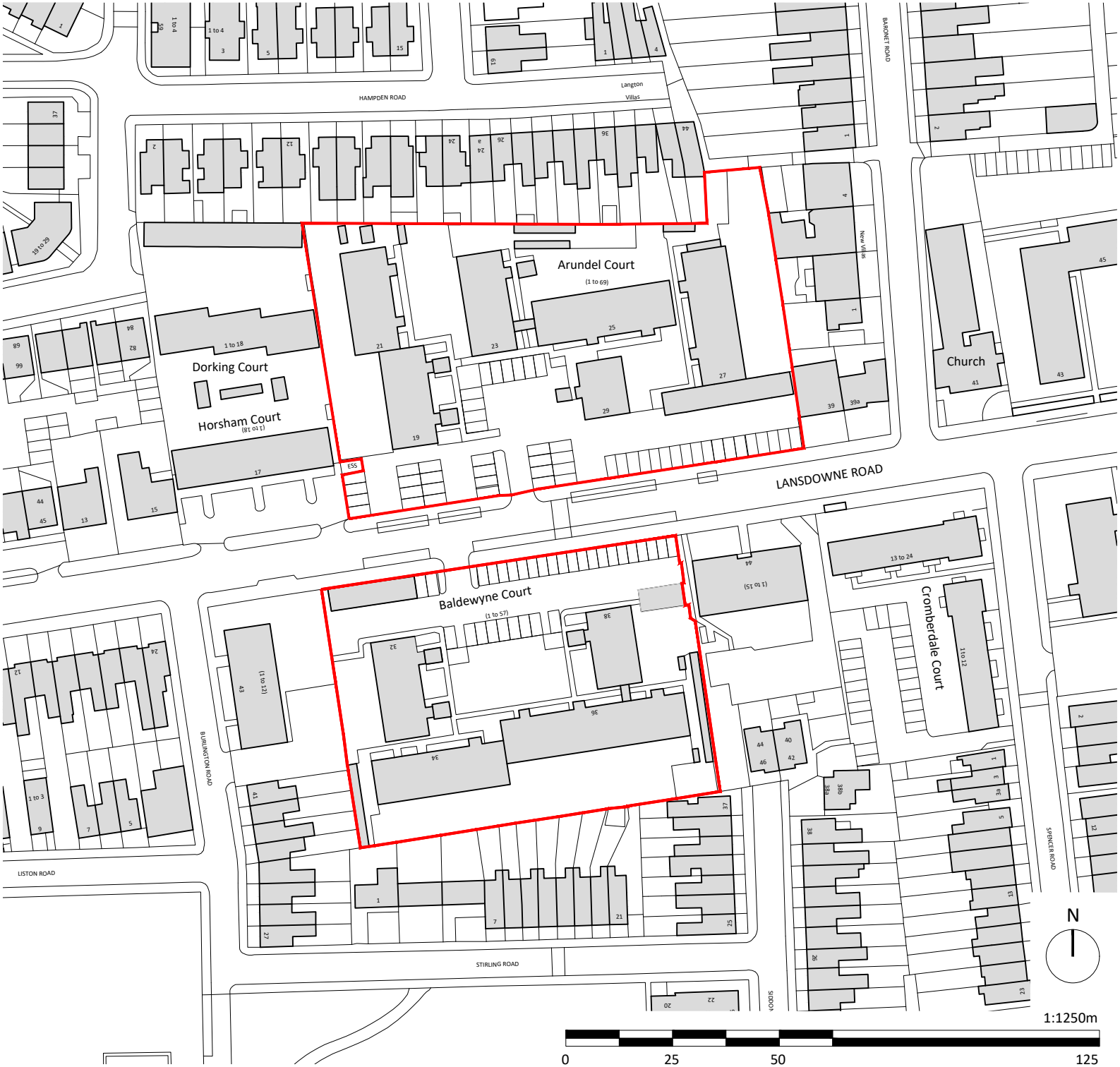

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## Appendix: A - Location Plan



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Key:

Wider Site Boundary

Notes:

Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Revisions:

| Rev | Status | Date | Description | Drn | Chkd |
|---|---|---|---|---|---|
| P01 | S3 | 12.11.21 | Preliminary Issue | JS | |

Client Name: LB Haringey

Project Name: Lansdowne Road - Arundel Court and Baldewyne Court

Drawing Name: Existing Site Layout

| Drawing Number: | Rev: | Status: |
|---|---|---|
| LAAB-BPTW-500-00-DR-A-0106 | P01 | S3 |

| Project No: | RIBA Stage: | Drawn By: | Scale: |
|---|---|---|---|
| 20-011 | 3 | RA | 1:1250 @ A4 |

PRELIMINARY - FOR COMMENT

40 Norman Road,
Greenwich, London
SE10 9QX

t. 020 8293 5175
bptw.co.uk

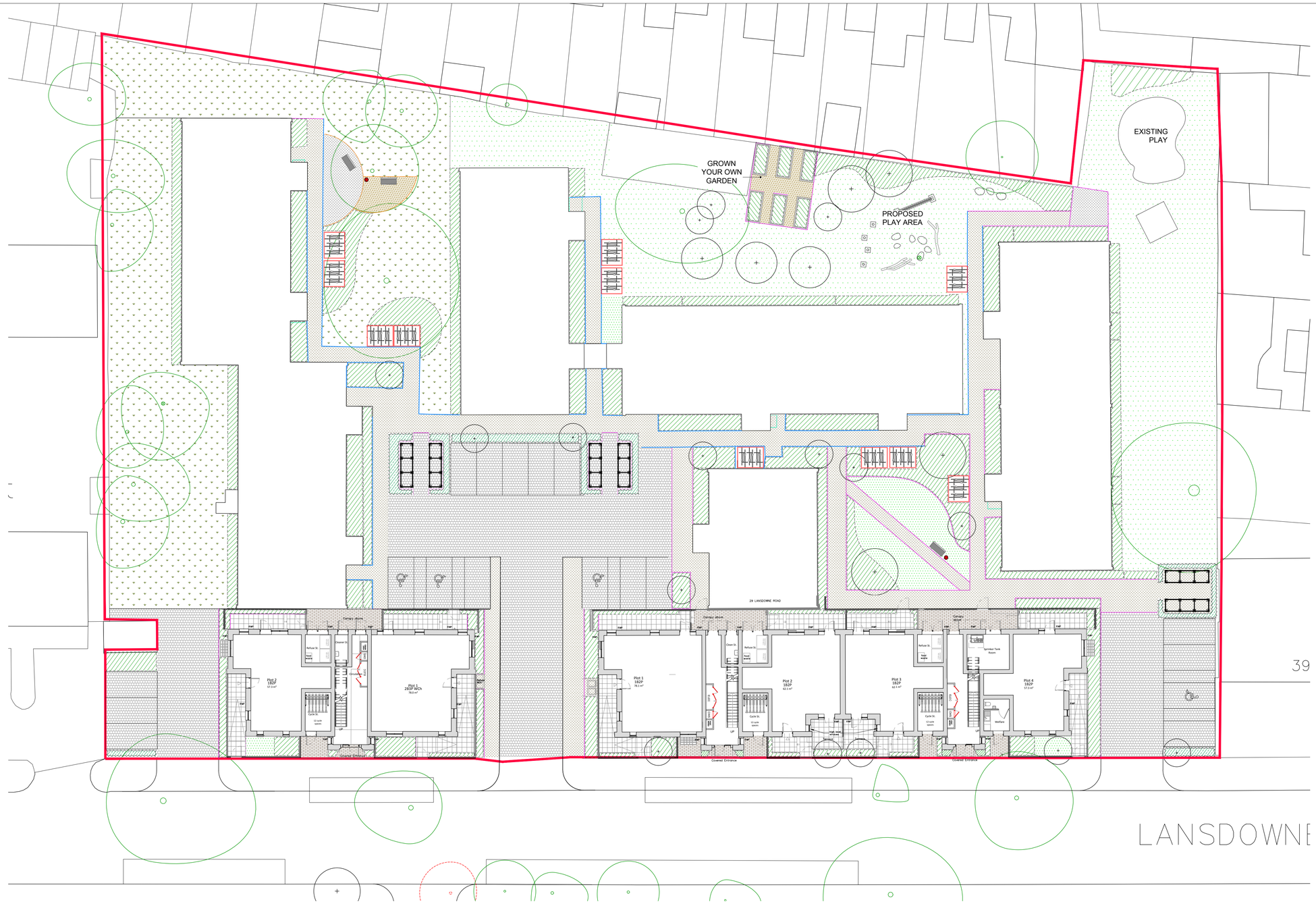
## Appenidx: B – Proposed Site Plan



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A1




## HARDWORKS KEY

**PERMEABLE TEXTURED CONCRETE BLOCKS TO CAR PARK**
'Tegula Priora' pre-cast concrete sett paving; colour: Charcoal; sizes: 120x160mm; 160x160mm x 80mm thickness; Manufacturer: Marshalls – www.marshalls.co.uk Or equivalent

**TEXTURED PERMEABLE CONCRETE LINEAR FLAGS -TO COMMUNAL ENTRANCES**
600 x 300mm x 80mm; Marshalls 'Modal Priora'; Colour: Mid-grey www.marshalls.co.uk - or equivalent

**PRE-CAST CONCRETE FLAGS -TO PRIVATE GARDENS**
450 x 450mm x 50mm
Marshalls 'Charnwood'; Colour: Buff - Or equivalent

**IMAG BOUND GRAVEL**
Hydraulically-bound gravel
'Raisby Golden Gravel'; Colour: Golden Amber
www.imag.co.uk - or equivalent

**PERMEABLE RESIN-BOUND GRAVEL - TO FOOTPATHS**
Porous system; Addagrip 'Terrabase'; Colours: Rustic Beach & Rustic Oak - Or equivalent

**CONCRETE KERBS**
'Conservation X' kerbs and edging'; 145 x 255 x 915; 63 x 150 x 915mm with concrete haunching. Colour: 'Silver grey'; www.marshalls.co.uk - or equivalent

**EXISTING EDGING/KERBS**
To be retained (TBC)

**METAL EDGING**
'AluExcel' flexible aluminium edging; 120mm height; fixed in accordance with manufacturer's recommendations; Manufacturer; Kinley (www.kinley.co.uk) - or equivalent

**RAISED PLANTERS**
'Grow your own' planters. Made with railway sleepers.

**LITTER BINS**
Eco Steel Litter Bin'; Product Code: BX45 2561; Manufacturer: Broxap (www.broxap.com; tel: 01782 564411) - or equivalent approved

**BENCHES**
Riverside Seat'; Product Code: BX 2041-BP Manufacturer: Broxap www.broxap.com; tel: 01782 564411- or equivalent approved

**PLAY EQUIPMENT**
A range of 'natural' elements and proprietary equipment .

Supplier: Timberplay; www.timberplay.com – or equivalent approved

**PLAY BOULDERS**
Caledonian mixed glacial boulders - to BS EN 1176-1
Size: 1200mm max. length x 600mm max. height; Manufacturer: Playdale; www.playdale.co.uk - or equivalent

**PLAY TREE**
Bark to be sanded to remove sharp edges and all cut ends to be sanded smooth; Size: Min truck size 500mm with several branches of at least 200mm; Method of fixing: to manufacturers details; Manufacturer: www.copperbeechplay.co.uk- or equivalent

**RUBBER PLAYGROUND SAFETY GRASS MATTING**
To areas of high wear under play equipment. In accordance with BS EN 1177:2008l www.grassmats.co.uk - or equivalent approved

**EXISTING LAWN**
To be made good where required

**HARDWEARING LAWN**
To private gardens

**PROPOSED WILDFLOWER MEADOW**

**PROPOSED ORNAMENTAL PLANTING, SHRUBS & GROUNDCOVERS**

**PROPOSED HEDGES**

**PROPOSED TREES**

**EXISTING TREES RETAINED**

**APPLICATION BOUNDARY**

N

METRES 1:200
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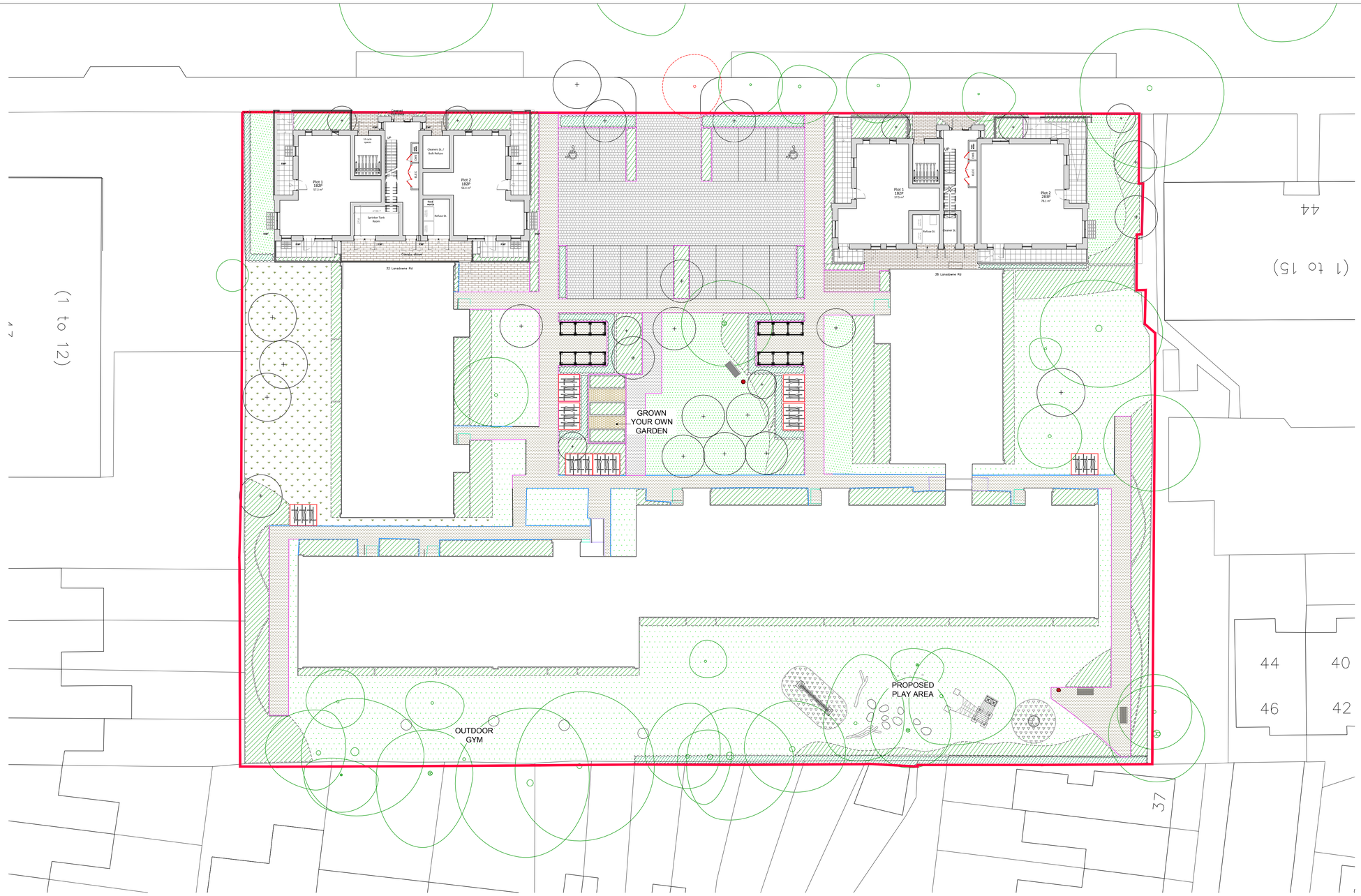
Revisions

| Rev | Date | Description |
|---|---|---|
| P01 | 16.11.2023 | Draft issued for comment |


49 Canonbie Road, London SE23 3AQ
07971 699 601 info@me-landscape.com
ME Landscape Studio


| | | | | | |
|---|---|---|---|---|---|
| Project | Arundel Court | | Client | LB Haringey | |
| Drawing | Landscape Masterplan | | Status | Comment | |
| Project No. | 0192.04 | Drawing no. 0192.04_100 | Scale | 1:200 @A1 | |
| Drawn | EL | Checked ML | Date | 16.11.2023 | Rev P01 |

A1




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**BENCHES**
Riverside Seat'; Product Code: BX 2041-BP Manufacturer: Broxap www.broxap.com; tel: 01782 564411- or equivalent approved

**OUTDOOR GYM EQUIPMENT (4 PIECES)**
Supplier: The Great Outdoor Gym Company; www.tgogc.com – or equivalent approved

**PLAY EQUIPMENT**
A range of 'natural' elements and proprietary equipment .

Supplier: Timberplay; www.timberplay.com – or equivalent approved

**PLAY BOULDERS**
Caledonian mixed glacial boulders - to BS EN 1176-1
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**PROPOSED HEDGES**

**PROPOSED TREES**

**EXISTING TREES RETAINED**

**EXISTING TREES REMOVED**

**APPLICATION BOUNDARY**

N

METRES 1:200
0 1 2 4 6 8 10 20m

Revisions

| Rev | Date | Description |
|---|---|---|
| P01 | 16.11.2023 | Draft issued for comment |


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ME Landscape Studio


| | | | | | |
|---|---|---|---|---|---|
| Project | Baldwynne Court | | | Client | LB Haringey |
| Drawing | Landscape Masterplan | | | Status | Comment |
| Project No. | 0192.03 | Drawing no. | 0192.03_100 | Scale | 1:200 @A1 |
| Drawn | EL | Checked | ML | Date | 16.11.2023 Rev P01 |

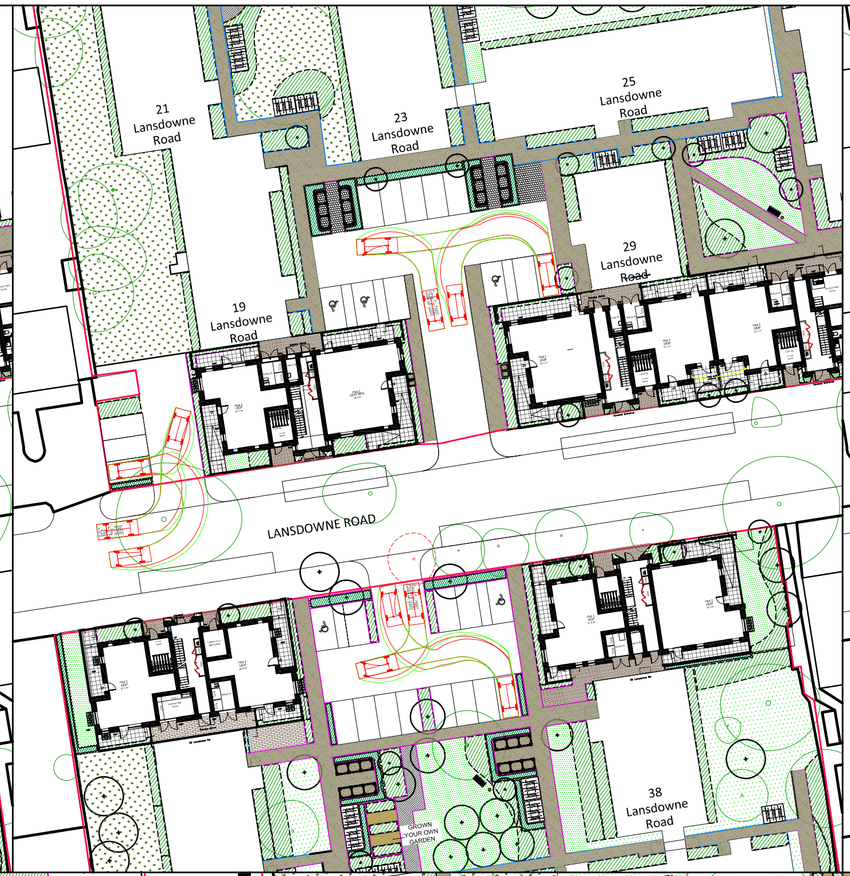
## Appendix: C – Swept Path Analysis



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Estate Car (2006)

| | |
|---|---|
| Overall Length | 4.710m |
| Overall Width | 1.804m |
| Overall Body Height | 1.442m |
| Min Body Ground Clearance | 0.207m |
| Max Track Width | 1.756m |
| Lock to lock time | 4.00s |
| Kerb to Kerb Turning Radius | 5.950m |

| REV | DATE | BY | DESCRIPTION | CHK | APD |
|---|---|---|---|---|---|

DRAWING STATUS:

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CLIENT:

LB HARINGEY

ARCHITECT:

PROJECT:

ARUNDEL & BALDEWYNE COURTS,
LANSDOWNE ROAD

TITLE:

CAR PARKING SWEPT PATH
ANALYSIS

| SCALE @ A2: | DESIGN-DRAWN: | DATE: |
|---|---|---|
| 1:500 | BM | 10/01/2024 |

| PROJECT No: | DRAWING No: |
|---|---|
| 2789 | SK11 REV C |