



**SOLUM REGENERATION (TWICKENHAM)
LLP
TWICKENHAM STATION
TWICKENHAM**

**PRE-OCCUPATION CAR PARKING
SURVEY**

DECEMBER 2019



the journey is the reward

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SURVEY**

DECEMBER 2019

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**Solum Regeneration (Twickenham) LLP
Twickenham Station
Twickenham**

Pre-occupation Car Parking Survey

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1 Introduction

1.1 This Note has been prepared on behalf of Solum Regeneration (Twickenham) LLP, a joint venture between Network Rail and Kier property, in relation to the development at Twickenham Station providing a new station concourse facility, an improved transport interchange, 734sqm of commercial floorspace and residential accommodation (115 units).

1.2 This report has been prepared in relation to part IX – (Off site highway and parking measures) of the section 106 agreement which states:

“9.1 To appoint an independent consultant to be agreed with the Council or in default of agreement an Expert appointed in accordance with Clause 7(v) of this Deed to undertake before first occupation of any of the Residential Units the Traffic Surveys (within the survey area (being CPZs no further than 200m away from the property) first having been agreed with the council) (1) at the time of the appointment; (2) three months from the date of the first occupation of any of the Residential Units; and (3) after the sale or occupation of the 100th Residential Unit.”

1.3 A methodology report was prepared and issued to the London Borough of Richmond upon Thames (LBRuT), which is contained in **Appendix A** to this report. The parking surveys have been undertaken in accordance with the June 2019 Pre-Occupation Car Parking Survey Methodology. LBRuT confirmed the methodology was acceptable in an email dated 15 July 2019 which states:

“Dear Rebecca, I have spoken with my manager, and can confirm that this is acceptable.

Kind Regards, Akshay Sisodia”

Planning Officer – Development Management (Richmond North) Serving Richmond and Wandsworth Councils”

1.4 Two Parking Surveys were undertaken in accordance with the Pre-Occupation Car Parking Survey Methodology. The parking surveys were undertaken to understand the existing capacity of parking spaces in the surrounding streets to use as a baseline going forward for when the development is occupied. An additional survey will be undertaken following the 100th occupation of the development.

1.5 The two surveys included:

- i) Residential Car Parking Survey which relates to the residential dwellings at the development.

- ii) Commercial Car Parking Survey which relates to the commercial units at the development.

1.6 Residents of the development will not be allowed to apply for parking permits to park in any of the surrounding streets. Notwithstanding this, a survey was undertaken to ensure that in the unlikely event of residents owning a car, and parking outside of the controlled parking hours, that there would be no adverse effect on the capacity of the surrounding roads.

2 Survey Area

Residential Survey

- 2.1 In accordance with June 2019 Pre-Occupation Car Parking Survey Methodology agreed with LBRuT the residential car parking survey covered an area 200m from the development site.
- 2.2 Each car parking space was counted as 5m in length and 2m in width.
- 2.3 The survey area is shown in **Figure 2.1** and includes the following roads:
 - Arragon Road up to the Twickenham area car parks access
 - Cole Park Road up to the junction with Lancaster Place
 - Grosvenor Road up to the junction with Holly Road
 - London Road up to the Twickenham District Masonic Centre to the north and with Holly Road to the south
 - March Road
 - Mary's Terrace
 - Railway Approach
 - Station Yard
 - Whitton Road up to the junction with Court Way



Figure 2.1: Residential Car Parking Survey Map Area

2.4 The survey involved counts of the number of car parking spaces and cars parked within each of the following:

- Areas for each Controlled Parking Zone, Resident Permit Holders only, shared use bay, car-club spaces, business permit holders and single yellow lines
- All parking and waiting restrictions such as single/double red and yellow lines, bus lay-by's, loading bays, kerb build outs, disabled bays and vehicular accesses.
- All free parking spaces
- Location of Cars Parked (displaying with permit & without permit)
- A count of parked cars with or without resident permits or on single yellow line displayed in Table form.

Commercial Survey

2.5 The commercial car parking survey covered an area 500m from the development site in accordance with the June 2019 Pre-Occupation Car Parking Survey Methodology.

2.6 Each car parking space was counted as 5m in length and 2m in width.

2.7 The survey area is shown in **Figure 2.2** and covers the following roads

- Amyand Road

- Arragon Road up to the junction with Baylis Mews
- Beauchamp Road
- Cheltenham Avenue
- Clifden Road up to the junction with Copthall Gardens
- Cole Park Road
- Court Way up to the footway
- Craneford Way up to the junction with Cranfield Close
- Grimwood Road
- Grosvenor Road
- Heathfield South
- Holly Road up to the junction with Queens Road
- Ivybridge Close
- Latham Road
- London Road up to the junction with Lime Grove
- March Road
- Mary's Terrace
- Queens Road up to the junction with Sherland Road
- Railway Approach
- Sherland Road up to the westbound turn
- Station Road
- Station Yard
- Whitton Road up to the junction with Heathfield North



Figure 2.2: Commercial Car Parking Survey Map Area

2.8 The survey involved counts of the number of car parking spaces and cars parked within each of the following;

- Areas for each Controlled Parking Zone, Resident Permit Holders only, shared use bay, car-club spaces, business permit holders and single yellow lines
- All parking and waiting restrictions such as single/double red and yellow lines, bus lay-by's, loading bays, kerb build outs, disabled bays and vehicular accesses.
- All free parking spaces
- Location of Cars Parked (displaying with permit & without permit)

- A count of parked cars with or without resident permits or on single yellow line displayed in Table form.

3 Survey Time

Residential Survey

- 3.1 The surveys took place between 01:00 - 19:00 from Sunday 8th to Tuesday 10th September 2019 as to obtain an accurate result of parking spaces used by residents in the area on weekends as well as during weekdays.
- 3.2 Three surveys were carried out each day between 01:00 – 05:30, 06:30 – 08:00 and 17:30 – 19:00 to gain an understanding of car parking capacity outside of the daytime yellow line restrictions. It is noted that the 17:30 – 19:00 surveys include one-hour within the restriction for yellow line parking.
- 3.3 The results shown on plans contained in **Appendix B**:
- Twickenham Parking Surveys Residential 08092019 Night Map (01:00 – 05:00)
 - Twickenham Parking Surveys Residential 08092019 AM Map (06:30 – 08:00)
 - Twickenham Parking Surveys Residential 08092019 PM Map (17:30 – 19:00)
 - Twickenham Parking Surveys Residential 09092019 Night Map (01:00 – 05:00)
 - Twickenham Parking Surveys Residential 09092019 AM Map (06:30 – 08:00)
 - Twickenham Parking Surveys Residential 09092019 PM Map (17:30 – 19:00)
 - Twickenham Parking Surveys Residential 10092019 Night Map (01:00 – 05:00)
 - Twickenham Parking Surveys Residential 10092019 AM Map (06:30 – 08:00)
 - Twickenham Parking Surveys Residential 10092019 PM Map (17:30 – 19:00)

Commercial Survey

- 3.4 The surveys took place between 11:00 – 13:00 from Sunday 8th to Tuesday 10th September 2019 as to obtain an accurate result of parking spaces used by those traveling for commercial purposes within business hours on weekends and weekdays.
- 3.5 The results of the three surveys are shown in **Appendix C**:
- Twickenham Parking Surveys Commercial 08092019 1130 Map
 - Twickenham Parking Surveys Commercial 09092019 1130 Map
 - Twickenham Parking Surveys Commercial 10092019 1130 Map

4 Results

Residential Survey

- 4.1 The results of the car parking capacities from the residential survey are split into two tables:
- Weekday Results **Table 4.1** which is an average of the two weekdays surveyed.
 - Sunday Results **Table 4.2** which is the results from the weekend survey.
- 4.2 The location of parked cars are annotated on the site plans, contained in **Appendix B**.

Commercial Survey

- 4.3 The results of the car parking capacities from the commercial survey have been entered in **Table 4.3**. The location of parked cars are annotated on the site plans, contained in **Appendix C**.

Results Tables

- 4.4 The tables contain data for each road name, parking regulation, length (in meters) of that regulation, the number of possible parking bays within the regulation's length, the number of parked cars within the regulation, the percentage of parked cars against the number of available legal spaces.
- 4.5 The rows highlighted in yellow are areas with restricted parking at the time of survey. Therefore, the calculation of parking capacity is based upon the number of legally available parking spaces for that survey time.
- 4.6 Whilst Mary's Terrace was included in the survey, we have not included this within the Tables overleaf, due to the use of the road during the construction for the station.
- 4.7 A full set of the plans showing the survey results are contained in **Appendix B** and **Appendix C** of this note.
- 4.8 For the results within **Tables 4.1, 4.2** and **4.3**, whilst only legal parking bays have been used to calculate the percentage of occupied spaces on each surveyed road please note that all cars parked on each road within the survey time have been included whether they have parked in a restricted or non-restricted bay. In this instance the survey results show a worst-case scenario.
- 4.9 **Tables 4.1** and **4.2** show the results of the residential surveys.

Road Name	Regulation	Number of Bays	Length (M)	Results (Average)						Notes
				01.00-05.30	%	06.30-08.00	%	17.30-1900	%	
Arragon Road	Bus Stop	4	24	0		0		0		
	Double Yellow	8	57.9	1		1		0		
	Double Yellow/Access	1	8.7	0		0		0		
	Dropped Kerb/Pedestrian Crossing	0	8	0		0		0		
	Residents Bay	10	50.7	9	90%	9	90%	10	95%	
	Single Yellow	33	176.8	10	30%	12	36%	4	11%	Mon-Sat 6 or 8am-6.30pm
	Single Yellow/Access	3	18.5	0		1		0		
	Single Yellow/Dropped Kerb	0	4.1	0		0		0		
	Single Yellow/Keep Clear	3	19.6	0		0		0		
	Total Legal Bays	43	227.5	20	47%	22	51%	14	33%	
Total Bays	62	368.3								
Cole Park Road	Pay & Display	2	9.4	0	0%	0	0%	1	25%	
	Residents Bay	34	189.9	9	26%	10	29%	10	29%	
	Shared Use	10	55.9	3	25%	3	25%	4	40%	
	Single Yellow	26	175.8	4	15%	1	4%	1	4%	(Mon - Fri) & (Mon - Sat) 8.30am-6:30pm
	Single Yellow/Access	17	124	0		1		1		
	Single Yellow/Dropped Kerb	9	79.5	0		1		1		
	Single Yellow/Pedestrian Crossing	0	3.3	0		0		0		
	Single Yellow/Pedestrian Kerb	0	3.3	0		0		0		
	Total Legal Bays	72	510.5	16	22%	16	22%	18	25%	
Total Bays	98	641.1								
Grosvenor Road	Access	2	12.6	0		0		0		
	Car Club	1	5.5	1		1		1		
	Double Yellow	4	27.8	0		0		0		

Road Name	Regulation	Number of Bays	Length (M)	Results (Average)						Notes
				01.00-05.30	%	06.30-08.00	%	17.30-1900	%	
	Double Yellow/Dropped Kerb	1	7.3	0		0		0		
	Double Yellow/Pedestrian Kerb	0	6.5	0		0		0		
	Keep Clear/Dropped Kerb	2	10.2	0		0		0		
	Pay & Display	3	15.3	3	100%	3	83%	2	50%	
	Permit Holder	6	30.5	4	67%	0	0%	3	42%	
	Residents Bay	13	74.2	14	108%	11	81%	10	73%	
	Shared Used	10	50	10	100%	7	65%	6	60%	
	Single Yellow	18	136.2	2	8%	3	14%	1	3%	Mon - Sat 8.30am - 6.30pm
	Single Yellow/Access	3	16	0		1		0		
	Single Yellow/Dropped Kerb	20	138	1		0		0		
	Total Legal Bays	50	444.2	35	70%	26	52%	23	46%	
Total Bays	83	530.1								
London Road	Bus Stop	16	91.5	0		0		1		
	Car Club	1	5.7	1		1		1		
	Double Yellow	38	208.4	0		0		0		
	Double Yellow/Cycle Lane	21	108.6	0		0		0		
	Double Yellow/Dropped Kerb	0	3.7	0		0		0		
	Dropped Kerb/Pedestrian Crossing	5	60.4	0		0		0		
	Loading Bay	1	9.2	0		2		2		
	Pay & Display	14	73.7	6	39%	9	64%	8	54%	
	Residents Bay	12	65.1	11	92%	12	100%	11	92%	
	Single Yellow	40	263.9	1	1%	1	3%	1	3%	(Mon - Fri) & (Mon - Sat) 8.30am - 6.30pm
	Single Yellow/Access	1	9.2	0		0		0		
	Single Yellow/Bus Lane	6	34	0		0		0		
Single Yellow/Dropped Kerb	11	84.8	0		0		0			

Road Name	Regulation	Number of Bays	Length (M)	Results (Average)						Notes
				01.00-05.30	%	06.30-08.00	%	17.30-1900	%	
	Zig Zag	7	46.3	0		0		0		
	Zig Zag/Access	3	16.3	0		0		0		
	Zig Zag/Dropped Kerb	1	5	0		0		0		
	Total Legal Bays	66	487.5	19	29%	23	35%	24	36%	
	Total Bays	177	1085.8							
March Road	Car Club	1	6	1		1		1		
	Pay & Display	4	23.2	4	100%	3	63%	2	50%	
	Residents Bay	14	78.2	14	100%	13	89%	12	86%	
	Residents Bay/Dropped Kerb	0	2.6	1		1		1		
	Single Yellow	5	44.9	2	40%	2	40%	1	10.0%	
	Single Yellow/Access	2	13.1	1		0		0		
	Single Yellow/Dropped Kerb	3	23.7	0		2		0		
	Single Yellow/Pedestrian Kerb	0	3.2	0		0		0		
	Total Legal Bays	23	172.6	23	100%	22	96%	17	74%	
Total Bays	29	194.9								
Railway Approach	Double Yellow	22	124	0		0		0		
	Double Yellow/Access	2	15.1	0		0		0		
	Double Yellow/Dropped Kerb	4	23.5	0		0		0		
	Dropped Kerb/Pedestrian Crossing	0	6.5	0		0		0		
	Restricted Carriageway	0	8.3	0		0		0		
	Total Legal Bays	0	0	0		0		0		
	Total Bays	28	177.4							
Station Yard	Access	1	5.6	0		0		0		
	Double Yellow	5	33.4	0		0		0		
	Single Yellow	12	69.2	0	0%	3	25%	0	0%	
	Single Yellow/Access	2	12	0		0		0		

Road Name	Regulation	Number of Bays	Length (M)	Results (Average)						Notes
				01.00-05.30	%	06.30-08.00	%	17.30-1900	%	
	Single Yellow/Dropped Kerb	6	30.4	0		0		0		
	Total Legal Bays	12	99.6	0	0%	3	25%	0	0%	
	Total Bays	26	150.6							
Whitton Road	Bus Stop	3	19.5	0		0		0		
	Dropped Kerb/Pedestrian Crossing	0	16.6	0		0		0		
	Pay & Display	2	11	2	75%	1	50%	1	50%	
	Residents Bay	2	11	1	50%	2	75%	2	75%	
	Single Yellow	26	150.9	4	15%	1	2%	1	2%	Mon - Sat 8.30am - 6.30pm
	Single Yellow/Access	3	21	0		0		0		
	Single Yellow/Dropped Kerb	0	8.8	0		0		0		
	Single Yellow/Zig Zag	3	15.2	0		2		0		
	Single Yellow/Zig Zag/Dropped Kerb	0	3.8	0		0		0		
	Zig Zag	2	16.2	0		0		0		
	Total Legal Bays	30	181.7	7	22%	6	20%	4	13%	
	Total Bays	41	274							
Total legal bays		296	2124	119	40%	118	40%	100	34%	

Table 4.1: Residential Car Parking Survey Results (Weekday)

Road Name	Regulation	Number of Bays	Length (M)	Results (Average)						Notes
				01.00-05.30	%	06.30-08.00	%	17.30-1900	%	
Arragon Road	Bus Stop	4	24	0		0		0		
	Double Yellow	8	57.9	2		0		0		
	Double Yellow/Access	1	8.7	0		0		0		
	Dropped Kerb/Pedestrian Crossing	0	8	0		0		0		
	Residents Bay	10	50.7	10	100%	6	60%	10	100%	
	Single Yellow	33	176.8	18	55%	14	42%	28	85%	Mon-Sat 6 or 8am-6.30pm
	Single Yellow/Access	3	18.5	0		0		0		
	Single Yellow/Dropped Kerb	0	4.1	0		0		0		
	Single Yellow/Keep Clear	3	19.6	0		0		0		
	Total Legal Bays	43	227.5	30	70%	20	47%	38	88%	
Total Bays	62	368.3								
Cole Park Road	Pay & Display	2	9.4	1	50%	1	50%	2	100%	
	Residents Bay	34	189.9	12	35%	11	32%	13	38%	
	Shared Use	10	55.9	3	30%	3	30%	4	40%	
	Single Yellow	26	175.8	3	12%	1	4%	3	12%	(Mon - Fri) & (Mon - Sat) 8.30am-6:30pm
	Single Yellow/Access	17	124	0		0		1		
	Single Yellow/Dropped Kerb	9	79.5	0		1		1		
	Single Yellow/Pedestrian Crossing	0	3.3	0		0		0		
	Single Yellow/Pedestrian Kerb	0	3.3	0		0		0		
	Total Legal Bays	72	510.5	19	26%	17	24%	24	33%	
Total Bays	98	641.1								
Grosvenor Road	Access	2	12.6	0		0		0		
	Car Club	1	5.5	1		1		1		
	Double Yellow	4	27.8	0		0		0		

Road Name	Regulation	Number of Bays	Length (M)	Results (Average)						Notes
				01.00-05.30	%	06.30-08.00	%	17.30-1900	%	
	Double Yellow/Dropped Kerb	1	7.3	0		0		0		
	Double Yellow/Pedestrian Kerb	0	6.5	0		0		0		
	Keep Clear/Dropped Kerb	2	10.2	0		0		0		
	Pay & Display	3	15.3	2	67%	1	33%	1	33%	
	Permit Holder	6	30.5	3	50%	0	0%	4	67%	
	Residents Bay	13	74.2	13	100%	8	62%	11	85%	
	Shared Used	10	50	7	70%	7	70%	4	40%	
	Single Yellow	18	136.2	1	6%	1	6%	1	6%	Mon - Sat 8.30am - 6.30pm
	Single Yellow/Access	3	16	0		0		0		
	Single Yellow/Dropped Kerb	20	138	1		0		0		
	Total Legal Bays	50	444.2	28	56%	18	36%	22	44%	
Total Bays	83	530.1								
London Road	Bus Stop	16	91.5	0		0		0		
	Car Club	1	5.7	1		1		1		
	Double Yellow	38	208.4	1		1		0		
	Double Yellow/Cycle Lane	21	108.6	0		0		0		
	Double Yellow/Dropped Kerb	0	3.7	0		0		0		
	Dropped Kerb/Pedestrian Crossing	5	60.4	0		0		0		
	Loading Bay	1	9.2	0		0		0		
	Pay & Display	14	73.7	8	57%	11	79%	9	64%	
	Residents Bay	12	65.1	11	92%	12	100%	12	100%	
	Single Yellow	40	263.9	3	8%	3	8%	1	3%	(Mon - Fri) & (Mon - Sat) 8.30am - 6.30pm
	Single Yellow/Access	1	9.2	0		0		0		
	Single Yellow/Bus Lane	6	34	0		0		0		
	Single Yellow/Dropped Kerb	11	84.8	0		0		0		

Road Name	Regulation	Number of Bays	Length (M)	Results (Average)						Notes
				01.00-05.30	%	06.30-08.00	%	17.30-1900	%	
	Zig Zag	7	46.3	0		0		0		
	Zig Zag/Access	3	16.3	0		0		0		
	Zig Zag/Dropped Kerb	1	5	0		0		0		
	Total Legal Bays	66	487.5	24	36%	28	42%	23	35%	
	Total Bays	177	1085.8							
March Road	Car Club	1	6	1		1		1		
	Pay & Display	4	23.2	4	100%	2	50%	2	50%	
	Residents Bay	14	78.2	13	93%	12	86%	14	100%	
	Residents Bay/Dropped Kerb	0	2.6	1		0		1		
	Single Yellow	5	44.9	1	20%	3	60%	4	80.0%	
	Single Yellow/Access	2	13.1	0		0		0		
	Single Yellow/Dropped Kerb	3	23.7	0		1		0		
	Single Yellow/Pedestrian Kerb	0	3.2	0		0		0		
	Total Legal Bays	23	172.6	20	87%	19	83%	22	96%	
Total Bays	29	194.9								
Railway Approach	Double Yellow	22	124	0		0		0		
	Double Yellow/Access	2	15.1	0		0		0		
	Double Yellow/Dropped Kerb	4	23.5	0		0		0		
	Dropped Kerb/Pedestrian Crossing	0	6.5	0		0		0		
	Restricted Carriageway	0	8.3	0		0		0		
	Total Legal Bays	0	0	0		0		0		
	Total Bays	28	177.4							
Station Yard	Access	1	5.6	0		0		0		
	Double Yellow	5	33.4	0		0		0		
	Single Yellow	12	69.2	0	0%	0	0%	9	75%	
	Single Yellow/Access	2	12	0		0		0		

Road Name	Regulation	Number of Bays	Length (M)	Results (Average)						Notes
				01.00-05.30	%	06.30-08.00	%	17.30-1900	%	
	Single Yellow/Dropped Kerb	6	30.4	0		0		2		
	Total Legal Bays	12	99.6	0	0%	0	0%	11	92%	
	Total Bays	26	150.6							
Whitton Road	Bus Stop	3	19.5	0		0		0		
	Dropped Kerb/Pedestrian Crossing	0	16.6	0		0		0		
	Pay & Display	2	11	2	100%	0	0%	1	50%	
	Residents Bay	2	11	1	50%	2	100%	2	75%	
	Single Yellow	26	150.9	5	19%	3	12%	1	2%	Mon - Sat 8.30am - 6.30pm
	Single Yellow/Access	3	21	0		0		0		
	Single Yellow/Dropped Kerb	0	8.8	0		0		0		
	Single Yellow/Zig Zag	3	15.2	0		2		0		
	Single Yellow/Zig Zag/Dropped Kerb	0	3.8	0		0		0		
	Zig Zag	2	16.2	0		0		0		
	Total Legal Bays	30	181.7	8	27%	7	23%	4	13%	
Total Bays	41	274								
Total legal bays		296	2124	129	44%	109	37%	144	49%	

Table 4.2: Residential Car Parking Survey Results (Sunday)