

Marble Hill Play Centre

Marble Hill Car Park Assessment Note

November 2019

194916/N01

Introduction

1. Vectos has been appointed by Marble Hill Play Centres to advise on transport issues related to the proposals at Marble Hill Play Centre, Marble Hill Park within the London Borough of Richmond upon Thames.
2. The proposals are for the demolition of 166m² (GIA) used for Nursery, baby and mother and older children play. This is to be replaced by 799m² (GIA) for the same uses, plus additional use for a Special Needs charity (Skylarks) and Children's Music Trust (Otakar Kraus Music Trust).
3. However, it is important to note that the increase in floor area does not indicate a proportional increase in usage and visits, because the requirements and regulations of Special Needs have greatly increased since the original building's inception in the 1960's.
4. The Play Centre site is situated within Marble Hill Park, Richmond. In 2018/19, English Heritage had a proposal for improvements to the park and historic house which was subsequently granted planning permission (Planning Ref 18/2977/FUL).
5. Within the Transport Assessment, access and parking was assessed, which will also be a shared access and parking for Marble Hill Play Centre, as per the existing situation. In addition to the Transport Assessment, a further Technical Note was produced to assess the on-site parking accumulation.
6. This Technical Note is therefore provided to assess the impact of the forthcoming proposals for Marble Hill Play Centre on the existing Marble Hill public car park (76 spaces), which will provide shared parking for the proposals and the approved Marble Hill House development.

Existing Parking Accumulation (Previous Assessment)

7. The methodology for the previous Marble Hill historic house and park application (Planning Ref 18/2977/FUL) Vectos parking assessment in the Transport Assessment was based on the profile of existing vehicle arrivals and departures at the site throughout the day by observing vehicle movements. The high season weekend (August) anticipated daily total visitor vehicles were then applied to the survey results in order to provide a robust assessment of parking demand. This was deemed suitable methodology as it was based on observed vehicle movements at the site.

8. The results showed that there was a peak occupancy of 95% (72 spaces), with the assumption that all vehicles visiting the site used the car park.
9. Further sensitivity tests were undertaken within a revised report addendum (Planning Ref 18/2977/FUL- 172807/No 3 Nov 2018), to provide further clarification and insight on the impact of the development proposals on parking demand at the existing Marble Hill House car park. For future park visitors, it was considered appropriate to apply the profile of existing vehicle arrival and departures. However, it was recognized that house visitors may have longer durations of stay and therefore the existing departure profile only was amended to reflect this.
10. The first revised sensitivity test applied the methodology as described above for park visitors, but a revised house visitor profile was calculated based on existing arrival and departure profile between 10:00-17:00 (proposed opening hours of the house). The departure profile was amended by 1 hour to reflect this on the basis of advice by English Heritage, between the period 11:00-18:00. The resulting parking accumulation was again based on a high season August weekend day (i.e. the worst case). It was concluded that a maximum car park occupancy of 89% (68 spaces) were predicted.
11. However, it was also considered that the sensitivity test profile of house arrivals and departures results in the majority of trips being undertaken during the period of 10:00-14:00, with less trips after this time.
12. Therefore, it was deemed appropriate to undertake a further sensitivity test using a “flat” arrival and departure profile for house visitors, resulting in an equal distribution of arrivals and departures throughout the opening hours. Based on the flat profile, it was estimated that there would be a peak car occupancy of 83% (63 spaces).
13. Further to this, it was noted that the flat profile did not account for any potential peaks in visitor arrivals and departures during the day, and therefore a final ‘worst-case’ sensitivity test was undertaken assuming 20% of house arrivals and departures occurred during each hourly period. This resulted in an over-estimate of the total number of vehicle trips. A maximum occupancy of 94% (71 spaces) was predicted in the extreme circumstance, which would not happen in practice.
14. It is therefore reasonable to conclude from the sensitivity tests that there will be between 8 and 13 available parking bays.

Proposed Parking Accumulation (Future Assessment)

15. The existing occupancy at the Marble Hill Play Centre site currently consists of:
 - Mandarin Duck Nursery (MDN) 28 children 2-5 years + 4 staff.
 - One O Clock Club (OOC) approximately 20 babies 0-2 years + mothers + 4 staff.
 - Adventure Play (AP) approximately 30 older children 5-15 + 4 staff (After school/weekends + holidays April – September).

16. The movements associated with the above existing uses were included within the traffic surveys undertaken on 14th to 20th July 2017 used for the previous Vectos Transport Assessment 2018 for the Marble Hill House application (Planning Ref 28/2977/FUL).
17. Two new charities Skylark (previously ME2) and Otakar Kraus Music Trust (OK M) will become new occupiers alongside the existing uses listed above.
18. However, it is understood that Skylark parents currently using the adjacent Crossways facility in St Stephens Church currently park in the Marble Hill car park and subsequently this represents no increase in visits or parking for the proposed development. Therefore, the only new occupier will be Otakar Kraus Music.
19. **Table 1** shows the 2022 onwards projection for visitor numbers (pedestrian, public transport and vehicles) at any one time for each of the proposed uses at the site provided by the occupiers of the site. It is important to note the numbers detailed are a likely maximum.

Table 1 – Anticipated Total Visitor and Staff Arrivals and Departures

| Proposed Occupier | Mon | Tues | Weds | Thurs | Friday | Sat | Sun |
|-------------------|------------|------------|------------|------------|------------|------------|------------|
| MDN | 40 + 8 Stf | 40 + 8 Stf | 40 + 8 Stf | 40 + 8 Stf | 40 + 8 Stf | 40 + 8 Stf | 40 + 8 Stf |
| OOC | 30 + 4 Stf | 30 + 4 Stf | 30 + 4 Stf | 30 + 4 Stf | 30 + 4 Stf | 30 + 4 Stf | 30 + 4 Stf |
| AP | 38 + 4 Stf | 38 + 4 Stf | 38 + 4 Stf | 38 + 4 Stf | 38 + 4 Stf | 38 + 4 Stf | 38 + 4 Stf |
| OK M | 16 + 5 Stf | 26 + 5 Stf | 11 + 5 Stf | 11 + 7 Stf | 11 + 7 Stf | 25 + 6 Stf | 20 + 8 Stf |
| Total | 145 | 155 | 140 | 142 | 142 | 155 | 152 |

20. As shown above, it is anticipated that there is a peak of 155 visitors on the Tuesday and Saturday respectively.
21. Given that the previous assessment on Marble Hill car park within the original transport assessment was based on a high season August weekend day, it is believed appropriate to assess the existing demand against the proposed demand for the Saturday.
22. As advised by Marble Hill Playcentre, it is estimated that at present there are 130 (including skylarks) total visits per day, of which approximately 20 are by cars, and approximately 3 of these park for the day. The rest arrive by foot or public transport.
23. Given the sustainable local nature of the site, it is predicted that a high proportion of future visitors to the site will also travel via sustainable modes (walking, cycling or via public transport).

24. It is therefore anticipated that there will be 24 arrivals by car at the site (20 car trips/130 existing total trips x 155 future total), with an additional 1 vehicle parking (3/130 x 155). This will result in a total of 4 vehicles parking.
25. As outlined in the previous Marble Hill House Transport Assessment, there was a previous peak demand of 72 spaces (95% occupancy). One can therefore conclude that there would be sufficient demand for the existing uses and the approved Marble Hill House development alongside the proposed use at Marble Hill Play Centre (72 + 1 =73 spaces, 96% occupancy).
26. This is considered as worst-case as the wider sensitivity tests illustrated 8 to 13 spaces available at any given time. It is therefore considered that the proposals are serving the existing uses on the site, with a significant improvement to facility and amenity. The additional trips will continue to be made in-line with the high level of existing non-car modes. The level of additional car movements will be limited and can be accommodated within the existing site car park.