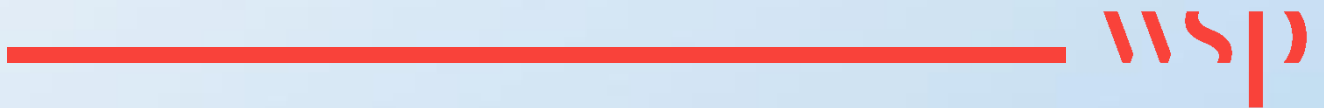


# Appendix C

## **LBRUT CPZ REVIEW**



**LONDON BOROUGH OF RICHMOND UPON THAMES**

**TRANSPORT AND AIR QUALITY COMMITTEE**

**DATE:** 15 June 2021

**REPORT OF:** Director of Environment & Community Services

**TITLE OF DECISION** Twickenham Riverside Development – Parking and Servicing proposals

**WARDS:** Twickenham Riverside

**KEY DECISION?: YES**

**IF YES, IN FORWARD PLAN?: YES**

**For general release**

**1. MATTER FOR CONSIDERATION**

- 1.1 To advise the Committee on updated parking proposals in relation to the Twickenham Riverside development project along with proposals for access and servicing in the area as set out in this report.

**2. RECOMMENDATIONS**

**That the Committee:**

- 2.1 Notes updates to the parking proposals along with access and servicing proposals for this area in relation to the Twickenham Riverside development project as set out in this report.**
- 2.2 Agrees the recommendations in Section 8 of this report.**

**3. DETAIL**

- 3.1 In November 2020, the Committee approved the progression of new parking proposals in relation to the Twickenham Riverside Development project. These proposals primarily comprised the installation of new parking spaces and changes to the designation of existing parking spaces in the area. The Committee was also advised of the ongoing discussions with locally affected groups on the provision for servicing and access in the area.
- 3.2 This report provides updated parking proposals following a further review and describes proposals developed to date for facilitating servicing and access in the area. The finalisation of these proposals will take into account the outcome of the forthcoming planning application for the Twickenham

Riverside Development and once the development is fully constructed and operational.

- 3.3 Paragraphs 8.1 and 8.2 of the report to the Transport and Air Quality Committee in November 2020 detailed a number of parking proposals in the Central Twickenham area. These proposals were aimed at addressing the displacement of parking demand from the 82 parking spaces that would be removed from The Embankment/Water Lane/Wharf Lane area as part of the Twickenham Riverside development.
- 3.4 In summary, the approved parking proposals as described in paragraph 3.3 comprised the creation of 29 new parking spaces and the change in designation of 81 parking spaces in the Central Twickenham Controlled Parking Zone (CPZ, Zone D). As of March 2021 this has since been amended to create 28 new parking spaces and the change in designation of 80 spaces. These amendments comprised the realignment of existing parking spaces in the Holly Road Service Yard to make these more accessible and the need to facilitate existing refuse collections/storage in the St Georges Place Loading Area. Alongside this, the approved parking proposals are to allow business permit holders of this CPZ to park in the Holly Road car park and the implementation of new lengths of double yellow lines in the CPZ on road safety grounds. The approved proposals also included a review of the town centre car parks with a view to improving their accessibility and overall operation.

#### Review of the CPZ parking proposals & town centre car parks

- 3.5 In December 2020, the Council commissioned its parking consultant for this scheme, Systra, to carry out the review of the town centre car parks. The primary aim of this review was to ascertain if any improvements could be made to their operation with considerable focus placed on safety and accessibility to/from these sites for all. Systra was also asked to investigate the feasibility into the creation of a sub-zone in the CPZ as suggested by the Eel Pie Association. The aim of the sub-zone is to provide parking priority to properties adjacent to the site in light of the removal of parking spaces in The Embankment/Water Lane/Wharf Lane area. This work involved an overall review of the parking stress across the whole of the CPZ. The findings of these reviews and investigation are contained within the following paragraphs.
- 3.6 As part of the review of the CPZ, an audit of all parking spaces was undertaken. It has been established that within this zone there are an approximate total of 1748 parking spaces, the breakdown of which is as follows:
- 1115 Resident Permit Holder spaces
  - 285 Shared-use Resident and Visitor (Pay and Display and/or Pay by Phone) spaces;
  - 190 Shared-use Resident/Business Permit Holder and Visitor (Pay and Display and/or Pay by Phone) spaces;
  - 79 Visitor (Pay and Display and/or Pay by Phone) spaces;
  - 44 Shared-use Resident and Business Permit Holder spaces; and
  - 35 Business Permit Holder spaces.

Additionally, the following spaces are provided within the CPZ which will not have an impact on the parking for permit holders or visitors due to their designation.

22 Loading spaces;  
12 Disabled spaces;  
6 car club spaces;  
2 motorcycle spaces (space for 6 and 3 motorcycles to park); and  
1 ambulance space

The above designation of spaces has been determined by on-street capacity audits undertaken by Systra on 25/03/21 and 08/04/21. A 5m length has been used to define the number of parking spaces where the bays are unmarked.

- 3.7 In the zone, there are 1951 parking permits on issue (as at 10 April 2021). Of this number, 1890 are resident parking permits, 51 are business permits and 10 are operational permits.
- 3.8 Across the zone, there are 553 more residents permits issued than spaces provided and 69 fewer business permits than spaces provided. This calculation assumes an even split between uses for Shared-use spaces for robustness. For example, 190 Shared-use Resident and Visitor (Pay and Display and/or Pay by Phone) spaces is split evenly with a third counted for Residents, a third for Business and a third for Visitors. The actual proportion for each use will vary during the day or night and given the high permit demand it is likely that a greater proportion of residents are using these bays. Added to this is the existing provision for resident permit holders to park in the Holly Road car park (160 spaces) for free and without time limit.
- 3.9 Whilst there are more resident permits on issue in the zone than spaces provided, overnight parking beat surveys carried out in the area in March 2021 shows that there is some spare capacity across the CPZ. This applies to both the existing CPZ layout and if/when the planned removal of the spaces around the development site is implemented. Based on the parking beat surveys undertaken alone, the total average parking stress across all parking space permit designation types was 76%, proving that the whole of Zone D is just over three quarters occupied during the hours of 1am to 5am. This figure rises to 79% with removal of the 82 spaces in the Twickenham Riverside area. This calculation does not include the additional 28 CPZ new spaces as described in paragraph 3.4.
- 3.10 **Appendix A** shows the analysis of parking stress comparisons (spaces v demand) by parking space designation based on the parking beat/usage figures.

As shown in **Appendix A**, of all the parking space designations the Resident only parking spaces were observed to have the greatest parking stress, with 91% of all spaces occupied during the survey. Spare capacity was however observed within the Shared Use parking spaces, with the following occupancy % figures recorded;

- 60% of Shared Business and Resident spaces occupied;
- 33% of Shared-use Resident/Business Permit Holder and Visitor (Pay and Display and/or Pay by Phone) occupied;

- 76% Shared-use Resident and Visitor (Pay and Display and/or Pay by Phone) spaces occupied;
- Therefore, on average a total of 161 Shared-use spaces were unoccupied during the overnight surveys. These results suggest that residents prefer to park in locations where the designation is solely for residents and not shared with other uses, with a preference for parking near their homes.
- In addition, it was noted that Holly Road car park offers 160 spaces which are available to Resident Permit Holders for free, without time limit. During the surveys an average of 73 vehicles were parked, equating to a parking stress of 46%

- 3.11 The analysis as described in paragraphs 3.6 to 3.10 has also been used to consider the feasibility of implementing a sub-zone in roads adjacent to the Riverside development site and adjacent to Twickenham Railway Station.
- 3.12 The sub-zone analysis reviewed the number of permits issued within a defined inner zone, comprising The Embankment, Eel Pie Island, Water Lane, Wharf Lane, Church Street, Bell Lane and Riverside. The overnight parking survey reported a parking stress of 57% on average across the defined inner zone, therefore whilst creation of a sub-zone would be feasible in the existing scenario, the removal of 82 parking spaces (of which 81 are within the inner zone) would result in the parking demand exceeding supply. It had been suggested that properties within the sub-zone should be permitted to park elsewhere in the CPZ if no spaces were available in the sub-zone, however, this is likely to have implications for roads immediately outside the area and this would need to be taken into account.
- 3.13 Similar findings were found from the analysis of a sub-zone adjacent to the railway station in order to discourage intra-zonal commuting. Any proposals for a sub-zone would require careful consideration and a full consultation with all properties within the existing zone.
- 3.14 Possible sub-zone boundaries are shown along with the parking stress analysis in **Appendix A**. Maps showing the updated parking proposals are shown in **Appendix B**.

#### Review of Car Parks

- 3.15 It is noted that free parking for business permit holders is proposed within the Holly Road car park, to help mitigate the loss of on-street business permit holder parking in the Twickenham Riverside area. During the July 2020 consultation, comments were raised relating to the need for car park improvements for factors such as lighting, safety, parking bay size and pedestrian access. In response to this, Systra has undertaken an audit of Arragon Road, Holly Road, Church Lane and York Road car parks in February 2021.
- 3.16 The recommended changes for each of the car parks focused on improvements to lighting, wayfinding signage, re-lining of bays, pedestrian walkways and dropped kerbs and is summarised for each car park in turn below:

### **Arragon Road Multi-Storey car park**

- Re-paint all walls and columns within the car park to brighten its appearance and allow the reflection of more light;
- Consider increasing the intensity of lighting within the car park;
- Review the existing provision of CCTV cameras;
- Introduce marked pedestrian aisles on all levels to link to existing pedestrian routes on up and down ramps;
- Provide dropped kerbs and tactile paving in the footway either side of the car park vehicular access and egress;
- Introduce a marked / coloured pedestrian route across the entrance and exit to alert drivers to the possibility of pedestrians crossing in front of them;
- Provide signage for pedestrian routes to / from the town centre;
- Provide cycle parking stands within the existing cycle parking area;
- Provide an additional payment machine on Level 8 of the car park.

It should be noted that a review of the parking bay sizes, found that the parking spaces in this car park are marked at 2.35m wide, however, the structure's supporting columns reduce the width to 2.15m, making it more difficult for larger vehicles to access these spaces.

Whilst it is recognised that the July consultation raised a number of concerns regarding the size of bays, if this were to be rectified and the car park re-lined to ensure all bays were 2.4m wide, the number of spaces per level would be reduced from 46 to 29, realising an approximate reduction in capacity of over 35%. Given that capacity constraints and availability of spaces were also raised as concerns during the consultation, such a significant reduction in capacity is expected to be detrimental and smaller vehicles can use the more constrained parking bays. Therefore no changes to the bay sizes is recommended. One option to consider for the future is the provision of wider bays at the higher levels of this car park for those with wider vehicles, along with considering a shorter maximum stay on the lower levels to provide dedicated space for the turnover of vehicles for the local shops.

### **Holly Road Car Park**

- Review the intensity of lighting levels within the car park and make improvements where appropriate;
- Consider the installation of CCTV cameras;
- Introduce direction signage for pedestrians to / from the town centre;
- Consider relocation of the recycling facilities to an alternative location to provide additional parking spaces

### **Church Lane Car Park**

- Review the intensity of lighting levels within the car park and make improvements where appropriate;
- Consider the installation of CCTV cameras;
- Re-mark parking bays to a consistent and standard size as much as possible;
- Provide signage to the town centre and riverside attractions at the Church Lane / Flood Lane junction;

- Improve signage to the car park at the Church Lane / Flood Lane junction;
- Examine options to provide a pedestrian footway along the lower section of Flood Lane.

It is noted that Church Lane does not provide a disabled parking space and whilst this could be possible to introduce, the gradients and lack of footways in the shared space environment may mean that disabled drivers or passengers could find parking in this car park more difficult to access when leaving or returning to their vehicles, compared to other town centre car parks.

#### **York House car park**

- Review the intensity of lighting levels within the car park and make improvements where appropriate;
- Redress the car park's surfacing and re-paint the bay markings;
- Consider the installation of CCTV cameras;
- Re-mark parking bays to a consistent and standard size as much as possible, including all disabled bays;
- Provide directions to payment machines from the southern end of the car park;
- Provide signage for pedestrian routes to the town centre, particularly via the Church Street pedestrianised area.

#### **All car parks**

- Introduce car parks Advance Directional Signage (ADS) for all car parks as reported to the Committee in November 2020. Where funding will so allow, such signage to be electronic to provide updated information on availability of parking spaces to drivers.
- Implementation of the above recommendations for each of the car parks will aim to improve the parking environment for all and help to promote use of the town centre car parks.

- 3.17 Officers will look to commence the progression of a number of these improvements in discussion with the Committee Chair and ward councillors during this financial year.

#### **Parking Proposals - Officer conclusions and way forward**

- 3.18 The on-street parking stress analysis shows that there are more parking permits on issue than spaces provided but the overnight parking surveys suggest that there is spare parking capacity in the CPZ. The higher take up of permits could be due to some residents with off-street parking purchasing a permit to allow them to park in the CPZ. This would allow visitors to any such residents to park on their driveway. It is also possible that not all residents that park in the CPZ are at home at the same time. Furthermore, a number of resident permit holders have been observed to park in the Holly Road car park where up to 160 spaces are available to them for free and without time limit.
- 3.19 Across the borough, demand for parking permits can exceed the supply either in a part of a CPZ or across the whole CPZ. Where possible, the Council has

made changes to ease these pressures by removing unnecessary lengths of yellow lines and adding new spaces and/or providing more shared-use spaces. The additional 28 spaces contained within the parking proposals contained within this report have been developed using this approach.

- 3.20 The results of the CPZ / Holly Road car park overnight parking surveys have found that whilst the Resident-only parking spaces have the highest parking stress on average at 91%, there is available capacity within the CPZ to accommodate the additional demand as a result of the proposed removal of 82 parking spaces on The Embankment/Water Lane/Wharf Lane area. Encouraging the use of shared-use spaces and the car parks will also help to alleviate future potential increases in parking demand along with the introduction of the new parking spaces in the CPZ. The parking stress analysis does not include the 28 new spaces that are proposed which can only help the CPZ in adapting to the removal of the spaces.
- 3.21 Introducing a CPZ sub-zone can create parking difficulties for residents that would be situated immediately outside its boundary in the CPZ. It is felt appropriate to implement the parking proposals allowing these to settle into operation and not to consider a sub-zone at this time in both the Riverside area and Station areas. Any further consideration of a sub-zone or sub-zones would involve further reassessment of the parking demand across the CPZ and consultation with all properties in the CPZ.
- 3.22 In summary, the parking proposals developed to date seek to address the displacement of the removal of 82 parking spaces around The Embankment area. The true impact of the removal of the spaces is not known at this time as the Council works towards a resolution in this matter. The finalised proposals will be implemented by way of Experimental Traffic Orders which provide a period of operational experience and a statutory consultation period of six months along with an option to make early modifications if required. It may be necessary through future reviews over time to make further changes as the CPZ and car parks fully adapt to the removal of the spaces on The Embankment.

#### Access and Servicing Proposals

- 3.23 With the closure of The Embankment to all vehicular traffic as part of the Riverside project, various options have been explored to look at how vehicles can access and exit the area safely, including vehicles used for servicing. The possibility of providing a vehicular link between Water Lane and Wharf Lane via the extension of the existing service road has been explored but, due to the differing land levels, this has not been considered viable.

A series of delivery and servicing surveys were undertaken in early March 2020, with the survey area including the following streets;

- Bell Lane;
- Church Street (between Water Lane and Church Lane);
- King Street (between Wharf Lane and Water Lane);
- The Embankment (between Wharf Lane and Bell Lane);
- Water Lane;
- Wharf Lane; and
- The service road behind Nos 3 – 33 King Street.



Light Goods Vehicles (LGVs) were the most common vehicle type recorded during the weekday survey, making up 50% (131 vehicles), of the total number of servicing vehicles recorded over an average daily period. In contrast to this, motorcycles were the most common vehicles recorded undertaking servicing activity for the weekend survey, with 40% (106 vehicles) of all deliveries being undertaken by this mode. A small number of larger vehicles (HGVs/Refuse vehicles) were observed in the area during the surveys. In addition, discussions have been held with the Eel Pie Association concerning their access and servicing needs.

- 3.24 It is noted that with fewer spaces being available on the Embankment, there will be fewer vehicles entering/exiting the area. During the March 2020 surveys approximately 30% of all deliveries occurred during the early-mid morning period. During both weekday and weekend survey days, the greatest frequency of deliveries was recorded on King Street and Water Lane.
- 3.25 In considering on how servicing and access to the area can be provided, the following measures have been developed to date:
- The provision of six loading bays adjacent to Eel Pie Island. Provision for the larger servicing vehicles, including articulated lorries would be accommodated by parking on the single yellow line immediately east of the Eel Pie footbridge where this currently takes place
  - The possible occasional provision for access along The Embankment for larger servicing vehicles such as those servicing the Eel Pie Island
  - Changing the current one way working in Water Lane to two-way working to allow vehicles to access/exit the area at all times. Most parking spaces would be removed to maintain the two-way traffic flows. An area for servicing would be maintained at the northern end of Water Lane to provide for nearby properties including those in Church Street as the pedestrian zone now in operation. At the southern end of Water Lane, an area will be set aside for servicing vehicles to wait during busy servicing times and/or when the area is subject to flooding
  - Changing the current one way working in Wharf Lane to two-way working to allow vehicles to access/exit the service roads at the rear of King Street and King Street Parade at all times. As with Water Lane, most parking spaces would be removed to maintain the two-way traffic flows and to aid vehicle turning movements. A restriction on the size of vehicles entering Wharf Lane will be imposed to reduce the risk of head to head vehicle confrontation and, in turn, to reduce the impact on traffic flows at this junction
  - The provision of a new loading bay in King Street west of the junction with Water Lane will be progressed, to be constructed by way of a shared surface. Its purpose will be to provide a servicing area for all nearby businesses including those that may be using the service road at the rear of Nos 3 – 33 King Street
  - The provision of a new loading bay in Wharf Lane near its junction with King Street. Its purpose will be to provide a servicing area for all nearby businesses
  - The provision of parking for bona fide tradesmen to Eel Pie Island, its final form to be agreed but it is understood that this will be by way of the issue of chargeable dispensations

- 3.26 As described above, allowing an area at the southern end of Water Lane for vehicles, especially servicing vehicles, to load/unload will also provide an area for vehicles to wait during periods of high tides. A review of the existing flood warning signage is currently being undertaken.
- 3.27 The plans showing the servicing and access proposals developed to date are shown in **Appendix C** and include the possible retention of two pay and display/pay by phone spaces, relocation of the existing motorcycle bay and the creation of two new disabled spaces. There is also the provision of a loading bay in Wharf Lane included in these proposals. If implemented, the two pay and display/pay by phone parking bays created will accordingly increase the number of new parking spaces in the zone (currently estimated at 28) to 30.
- 3.28 In summary, the access and servicing proposals developed to date seek to accommodate the needs of the area once the development is in place with the section of The Embankment, between Water Lane and Wharf Lane, closed to all vehicular traffic. The proposals have taken into account various comments and suggestions made in meetings with stakeholders and the consultation undertaken last year. As with the parking proposals, it is not known at this stage as to how effective these measures will be. The finalised proposals will be implemented by way of Experimental Traffic Orders which provide a period of operational experience and a statutory consultation period of six months along with an option to make early modifications. There will be a need to monitor them once implemented and to consider further changes where appropriate in the future.
- 3.29 The finalised access and servicing proposals will be included in the Transport and Access Statement for the planning application for the development. In respect of these measures, a road safety audit will be undertaken to assess the implications to include consideration of any road safety concerns that have been raised to date.

#### **4. DIRECTOR OF RESOURCES COMMENT ON THE FINANCIAL IMPLICATIONS**

- 4.1 The Director of Resources comments that the estimated costs of introducing the parking proposals in the CPZ is £50,000 with further expenditure to be incurred to introduce changes to the car parks (including the installation of new directional signage), estimated to be £100,000. These costs will be met from within approved revenue budgets and are expected to be incurred over the next 2 to 3 financial years. Where possible, external funding sources will be sought to partly or fully meet these costs.
- 4.2 The impact on parking from the removal of the 82 parking spaces is anticipated to be fully offset by vehicles parking elsewhere within the CPZ and/or in the town centre car parks and is therefore expected to have no financial impact.

#### **5. PROCUREMENT IMPLICATIONS**

- 5.1 All work relating to the CPZ, car parks and access/servicing measures as described in this report will be carried out by officers directly employed by the

Council or, where required, by the Council's term contractors / consultants.

## **6. LEGAL IMPLICATIONS**

- 6.1 The making of any Traffic Order is authorised by the Road Traffic Regulation Act 1984 as amended by the Local Government Act 1985 and the Road Traffic Act 1991.
- 6.2 The considerations that a local authority must include in the implementation of controlled parking zones are set out in sections 45 and 122 of the Road Traffic Regulation Act 1984. This includes a general power to take into account anything that a local authority might consider relevant and specifically:
- free movement of traffic;
  - access to premises;
  - availability of off-street parking;
  - impact on amenity; and
  - National air quality strategy (section 80 of the Environment Act 1995).
  - the extent to which off-street parking accommodation, whether in the open or under cover is available in a neighbourhood or the provision of such parking accommodation is likely to be encouraged there by the designation of parking places
- 6.3 In considering the need for a CPZ or the review of a CPZ, the Council will take into account the above factors and consider the results of any consultations with the community, the effects that a scheme could have on various stakeholders and will wherever possible make provision for such groups to mitigate or minimise the impact of any schemes. This would be in line with the provisions of the Equality Act 2010.

## **7. CONSULTATION AND ENGAGEMENT**

- 7.1 The final proposals contained within this report will be implemented by way of Experimental Traffic Orders. This will involve the delivery of a letter and consultation drawing(s) to all properties in the CPZ and provides a statutory consultation period of six months of operation of the measures in which representations can be made.
- 7.2 During the first six months of operation, the scheme will be monitored. This will involve noting the initial feedback received, the consideration of further parking beat surveys being carried out along with site visits by officers. Any operational difficulties identified with any changes will be investigated and further changes ('fine tuning') measures implemented where this is considered appropriate.
- 7.3 In addition to the distribution of consultation letters, feedback on the implemented changes will be invited from outside the CPZ with use of social media.
- 7.4 Further reviews to the measures will be considered in the future as necessary.

**8. RECOMMENDATIONS**

That the Committee:

- Note and support the updates to the parking proposals in relation to the Twickenham Riverside development project along with the access and servicing proposals in this area as set out in this report.
- Delegates authority to the Director of Environment and Community Services to finalise the parking, access and servicing proposals in discussion with the Committee Chair.
- Agree that the implemented proposals be monitored during the first six months of their operation and then reviewed to see if further changes are warranted.
- Agree that further reviews of the implemented proposals be considered as necessary in future years.

**9. WIDER CORPORATE IMPLICATIONS**

**9.1 POLICY IMPLICATIONS / CONSIDERATIONS**

The Council will consider carrying out a CPZ consultation, CPZ Review or other parking-related change in line within the approved policy. Where there is approval to proceed with implementing a new scheme or changes to an existing scheme, formal advertisement of traffic orders will be carried out as required which invite representations within 21 days.

Alternatively, approval may be sought to implement a new scheme or changes to an existing scheme on a trial basis through the making of Experimental Traffic Orders. These orders invite representations to be made during the first six months of operation.

The changes to the traffic system in the roads around the redevelopment site are to ensure that provision for servicing and access are maintained in the area and with the safety of all roads users in mind.

**9.2 RISK CONSIDERATIONS**

There may be a risk of vehicle displacement to other locations following the implementation of any new CPZ, changes to an existing CPZ or any other parking-related changes. Wherever possible, the Council will seek to offset any loss of parking space by reviewing/maximising the parking capacity in an area.

A safety audit will be undertaken on the access and servicing arrangements to identify any issues for consideration and for any modifications to the proposals to be considered.

**9.3 EQUALITY IMPACT CONSIDERATIONS**

The Council's Strategy seeks to regulate on-street parking. It will consider the

needs of residents and their visitors. It will also accommodate the needs of the business community and local amenities so far as practically possible. As part of the strategy it is important to review the parking controls and other arrangements from time to time.

The regulation of traffic and parking can alleviate safety problems created by inconsiderate parking in areas of heavy demand, thereby reducing the risk to people with disabilities, the elderly and children.

The parking and access proposals as described in this report are aimed at addressing the impact on parking demand resultant from the removal of parking spaces as in the roads around the site. These proposals are a key part in the redevelopment plans for the Twickenham Riverside which in itself are expected to have a positive impact on the diversity of the community we serve and the people we employ.

The Council is committed to providing services to its many different communities, by a workforce that reflects the diversity of society.

This commitment is in line with the London Borough of Richmond upon Thames Local Implementation Plan (LIP3) Report. This document can be viewed via this link:

[LIP3 Equality Impact Assessment.pdf](#)

A separate Equality Impact Needs Assessment (EINA) will be carried out on the parking, servicing and access proposals should these be progressed to implementation.

#### **9.4 ENVIRONMENTAL AND SUSTAINABILITY CONSIDERATIONS**

The Council is committed to addressing localised parking problems by way of the implementation and review of CPZs and other parking measures. CPZs and parking charges can discourage non-essential car journeys making the Richmond Borough a cleaner, greener borough.

The Council will review the traffic systems on its network from time to time to see if modifications are warranted to ensure the safe and free movement of traffic. As part of this work, the Council will look to facilitate the servicing of properties where it is safe and practical to do so.

The Council will erect signage for its CPZs/parking schemes using existing street furniture where possible to keep street clutter to a minimum. Existing schemes will be reviewed from time to time to improve their efficiency and this includes the replacement of old signage.

## **10. BACKGROUND INFORMATION**

None.

**11. BACKGROUND PAPERS**

Report to Transport and Air Quality Committee 5 November 2020  
'Twickenham Riverside Development – Parking and Servicing proposals'

**12. APPENDICES**

Appendix A - March 2021 Overnight Parking Survey Results  
Appendix B - Drawings showing the amended parking proposals  
Appendix C - Drawing showing the servicing and access proposals

**13. CONTACTS**

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Overnight Weekday Parking Survey (Two-day Average)

Tuesday 23/03/21 (01:00-05:30)

Wednesday 24/03/21 (01:00-05:30)

Survey Results (March 2021)

Parking Bay Permit Designation	Capacity	Average Parking Demand	Parking Stress (01:00 05:30)
Business Permit Holder Bays	35	10	27%
Car Club bay	5	3	50%
Disabled Blue Badge	10	5	45%
Limited Waiting	3	0	0%
Loading Bay	28	1	4%
Other Bay	2	2	75%
Pay & Display/Pay by Phone Bay	97	36	37%
Permit Holder Bay (Resident/ Business Permits)	62	38	60%
Resident Permit Holder Bay	1134	1030	91%
Shared Use Permit Holder Only (Resident/ Business Permits/ Pay & Display)	65	22	33%
Shared Use (Residential Permits/ Pay & Display)	390	296	76%
Bays in Carpark (Holly Road)	160	73	46%
<b>Total Across all Designations*</b>	<b>1991**</b>	<b>1513</b>	<b>76%</b>

Impact on Parking Stress Following Proposed Removal of 82 Parking Spaces

Parking Bay Permit Designation	Capacity	Average Parking Demand	Parking Stress (01:00 05:30)
Business Permit Holder Bays	28	10	34%
Car Club bay	5	3	50%
Disabled Blue Badge	10	5	45%
Limited Waiting	3	0	0%
Loading Bay	28	1	4%
Other Bay	2	2	75%
Pay & Display/Pay by Phone Bay	92	36	39%
Permit Holder Bay (Resident/ Business Permits)	46	38	82%
Resident Permit Holder Bay	1134	1030	91%
Shared Use Permit Holder Only (Resident/ Business Permits/ Pay & Display)	65	22	33%
Shared Use (Residential Permits/ Pay & Display)	338	296	88%
Bays in Carpark (Holly Road)	160	73	46%
<b>Total Across all Designations*</b>	<b>1911</b>	<b>1513</b>	<b>79%</b>

\*Note: Parking Demand and Stress rounded to nearest whole number. Stress does not take into account parking suspensions. Holly Road Car Park included in the total parking spaces

\*The total reflects the sum of the average between the survey days (before rounding per designation has occurred)

\*\*Figure includes Holly Road Car Park (160 spaces). The total parking supply has been recorded by MHTC during the survey, from CAD measurements/ on street observations resulting in the slight discrepancy with total figures following SYSTRAs audit.

**These overnight counts are considered to be reasonably reliable in providing an estimated residential on street demand figure as most, if not all residents are expected to be at home and therefore this reflects the worst case parking demand for residents.**

Overnight Weekday Parking Survey (Two-day Average)

Tuesday 23/03/21 (01:00-05:30)

Wednesday 24/03/21 (01:00-05:30)

Survey Results (March 2021)

Street Name/ Car Park	Capacity	Average Parking Demand	Parking Stress (01:00 05:30)
<i>Inner Sub-Zone</i>			
Car park - The Embankment	15	16	103%
The Embankment	82	61	74%
Water Lane	15	8	50%
Wharf Lane	10	5	50%
Church Street	13	4	31%
Church Lane	7	2	29%
Riverside	39	8	21%
<b>Inner Sub- Zone Total</b>	<b>181</b>	<b>103</b>	<b>57%</b>
<i>Outer Sub-Zone</i>			
Lion Avenue	10	12	121%
Saville Road	33	37	112%
London Road	14	15	104%
Radnor Gardens	39	40	103%
Beauchamp Road	12	12	100%
Cornwall Road	23	21	100%
Little Ferry Road	1	1	100%
Queen's Road	65	60	100%
Staten Gardens	10	10	100%
Grove Avenue	60	58	97%
Cheltenham Avenue	10	10	95%
Copthall Gardens	66	61	95%
Lion Road	29	24	95%
Tennyson Avenue	46	41	95%
Upper Grotto Road	62	57	95%
Strafford Road	50	41	94%
Lebanon Park	125	113	92%
Sherland Road	51	43	92%
Heath Gardens	77	70	91%
Haggard Road	102	85	90%
Seymour Gardens	24	22	90%
Cross Deep Gardens	70	62	89%
Tudor Gardens	14	13	89%
Radnor Road	68	60	88%
Albert Road	26	23	87%
Victoria Road	39	34	86%
Sion Road	23	16	84%
Devoncroft Gardens	26	22	83%
Amyand Park Road	31	25	82%
Arragon Road	22	18	82%
Richmond Road	15	12	80%
Grosvenor Road	33	22	78%
Mary's Terrace	2	2	75%
Laurel Avenue	56	42	74%
Clifden Road	87	59	71%
Poulett Gardens	40	27	68%
Oak Lane	42	26	61%
Garfield Road	20	12	60%
Car Park - Holly Road Council	10	6	58%
Car Park - Holly Road Surface	160	73	46%
Station Road	28	11	42%
Heath Road	70	20	29%
Car park - St Georges House	5	0	0%
Cross Deep	13	0	0%
Holly Road	1	0	0%
<b>Outer Sub-Zone Total*</b>	<b>1827</b>	<b>1410</b>	<b>77%</b>
<i>Station Sub-Zone</i>			
Beauchamp Road	12	12	100%
Cheltenham Avenue	10	10	95%
Amyand Park Road	31	25	82%
Mary's Terrace	2	2	75%
Station Road	28	11	42%
<b>Station Sub Zone Total*</b>	<b>83</b>	<b>59</b>	<b>70%</b>

Inner Sub-Zone (Green)



Outer Sub-Zone (Blue)



Station Sub-Zone (Orange)



Note: Parking Demand and Stress rounded to nearest whole number. Capacity does not take into account parking suspensions during survey. Stress does take into account parking suspensions.

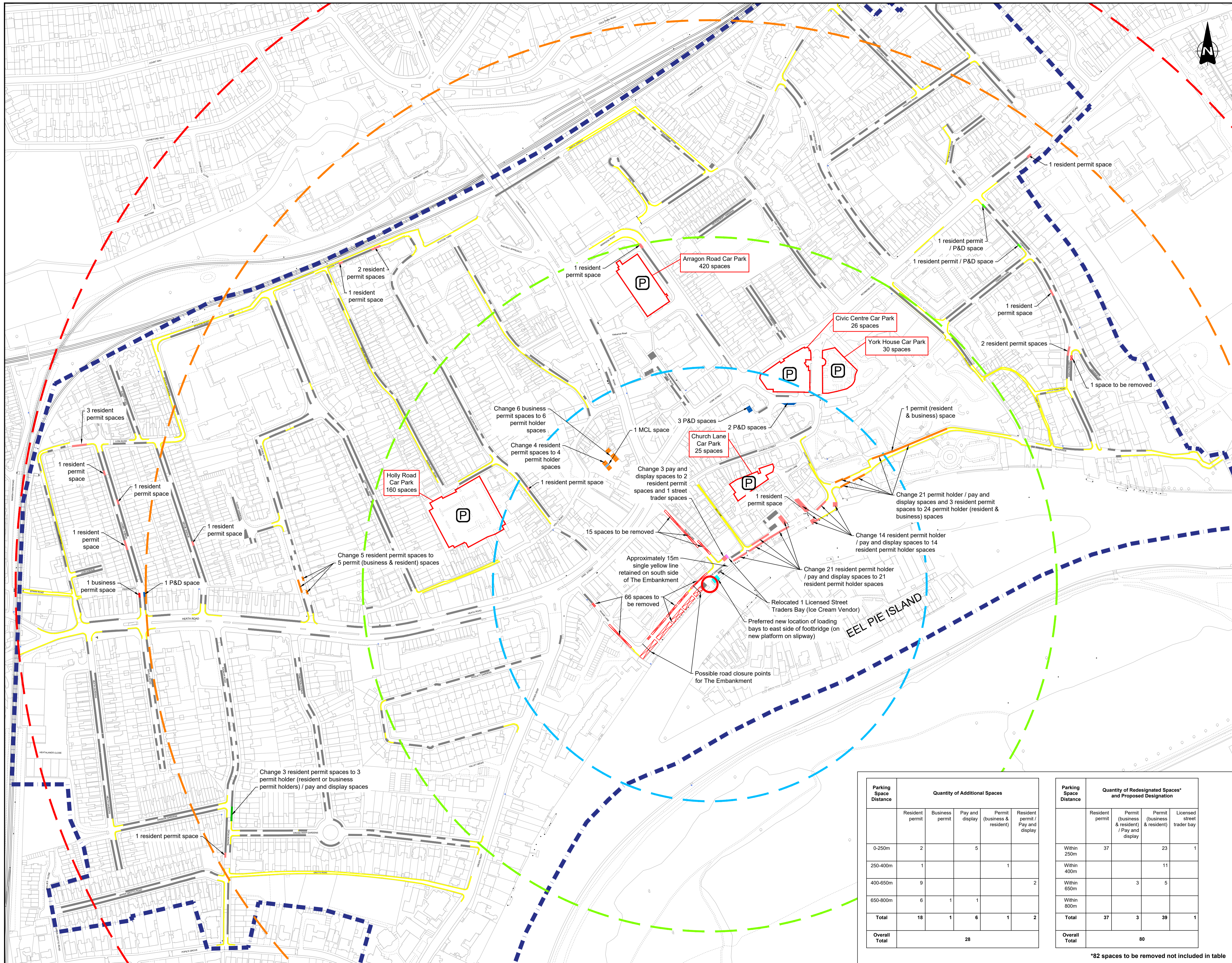
\*The total reflecting the sum of the average between the survey days (before rounding per street has occurred)

\*The total parking supply has been recorded by MHTC during the survey, from CAD measurements/ on street observations resulting in the slight discrepancy with total figures following SYSTRAS audit.

\*The Station sub-zone is also included within the Outer Sub-Zone due to being an isolated assessment.

These overnight counts are considered to be reasonably reliable in providing an estimated residential on street demand figure as most, if not all residents are expected to be at home and therefore this reflects the worst case parking demand for residents.





- Notes:
1. Do not scale from this drawing. If in doubt refer to the project manager for clarification.
  2. All dimensions are shown in metres unless otherwise stated.
  3. Layout based on Ordnance Survey MasterMap, © Crown Copyright 2018. All rights reserved. Licence number 100022432.
  4. Existing bays are based on layout provided by London Borough of Richmond Upon Thames.

- Key:
- Zone D Boundary
  - Proposed Double Yellow Line
  - Resident Permit Holder Space
  - Pay & Display
  - Business Permit Holder Space
  - Existing Space
  - Permit Holder Space (Resident or Business Permit Holders)
  - Loading Bay
  - Resident Permit Holder / Pay & Display Space
  - Permit Holder Only (Resident or Business Permit Holders) / Pay and Display Space
  - Licensed Street Traders Bay (Ice Cream Vendor)
  - Motorcycle Space
  - Existing space to be removed
  - Embankment distance reference point
  - Straight line distance isochrone radius of 250m
  - Straight line distance isochrone radius of 400m
  - Straight line distance isochrone radius of 650m
  - Straight line distance isochrone radius of 800m

Note: Pay & Display Spaces include Pay at Machine and/or Pay By Phone

P3	03/06/21	Holly Road SY Amendments	ES	EJ	EJ	EJ
P2	19/05/21	CPZ Existing Parking Bays Revision	ES	EJ	EJ	EJ
P1	15/02/21	CPZ parking revisions upto January 2021, as advised by LB Richmond	MIE	JG	EJ	EJ
P0	05/10/20	Initial Issue	MIE	CD	EJ	EJ
Rev	Date	Revision details	Drawn	Check	Review	Approv

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Client  
**London Borough of Richmond Upon Thames**

Project  
**Twickenham Riverside Development Parking and Servicing Proposal**

Title  
**Parking Proposals in CPZ Area (Zone D) - for Implementation**

Drawn	MIE	Checked	CD	Reviewed	EJ	Approved	EJ	
Original size	A1	Date	05/10/2020	Scale	1:2000	Drawing Status	Information	
Drawing Number	109735-sk-008						Rev.	P3

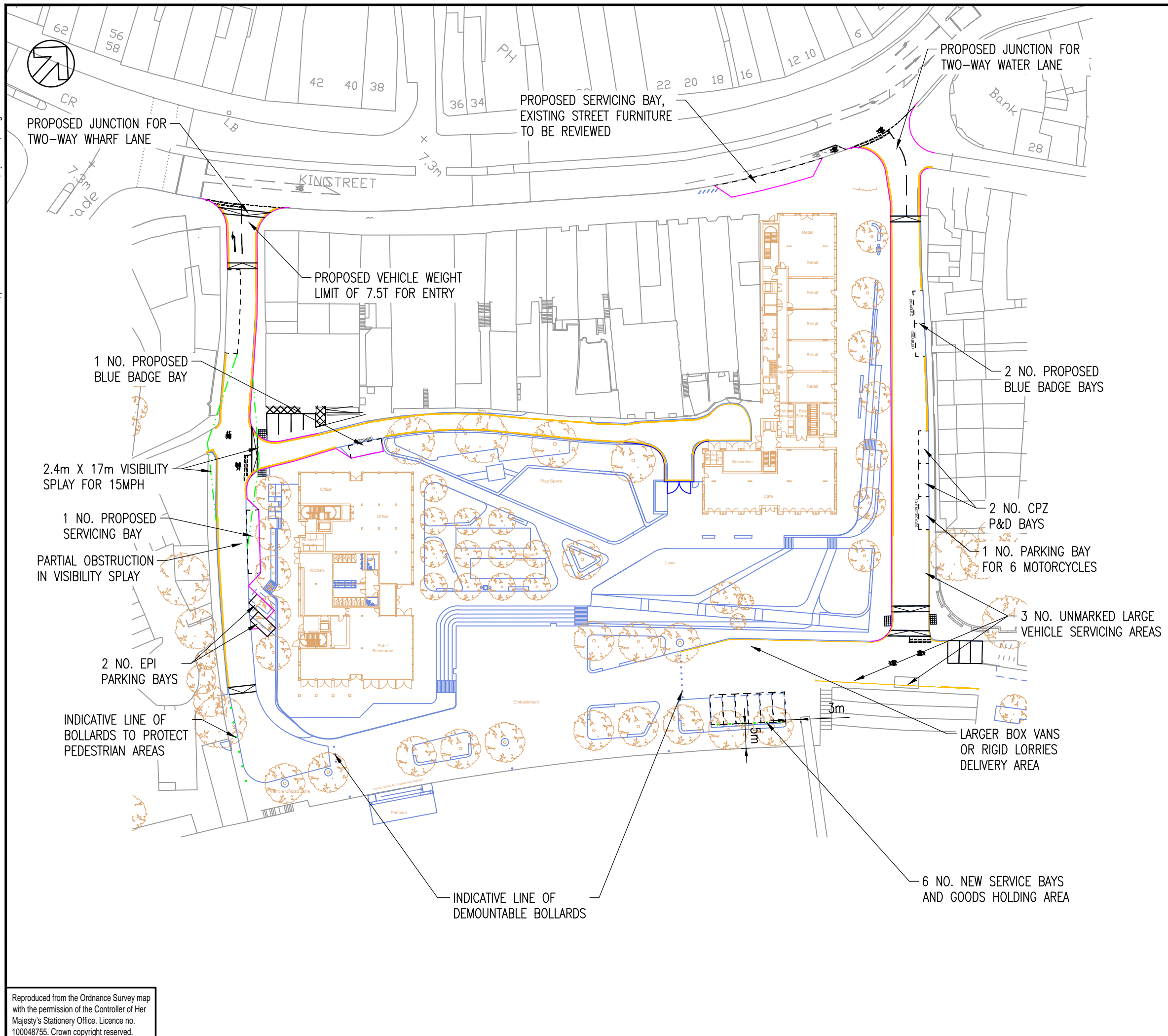
Parking Space Distance	Quantity of Additional Spaces				
	Resident permit	Business permit	Pay and display	Permit (business & resident)	Resident permit / Pay and display
0-250m	2		5		
250-400m	1			1	
400-650m	9				2
650-800m	6	1	1		
<b>Total</b>	<b>18</b>	<b>1</b>	<b>6</b>	<b>1</b>	<b>2</b>
<b>Overall Total</b>	<b>28</b>				

Parking Space Distance	Quantity of Redesignated Spaces* and Proposed Designation			
	Resident permit	Permit (business & resident) / Pay and display	Permit (business & resident)	Licensed street trader bay
Within 250m	37		23	1
Within 400m			11	
Within 650m		3	5	
Within 800m				
<b>Total</b>	<b>37</b>	<b>3</b>	<b>39</b>	<b>1</b>
<b>Overall Total</b>	<b>80</b>			

\*82 spaces to be removed not included in table



File name \\UK.WSPGROUP.COM\CENTRAL DATA\PROJECTS\70059704-TP-SK-52.DWG, printed on 01 June 2021 16:44:06, by Burton, Craig



DO NOT SCALE

REV	DATE	BY	DESCRIPTION	CHK	APP
P08	01/06/2021	CRJB	UPDATED ARCHITECT AND LANDSCAPE LAYOUTS	RT	TG
P07	19/05/2021	CRJB	PARKING UPDATED AND KINGS STREET BAY ADDED	RT	TG
P06	13/05/2021	CRJB	WEIGHT RESTRICTION FOR WHARF LANE ENTRY	RT	TG
P05	07/05/2021	CRJB	UPDATED WHARF LN PARKING / SERVICING BAYS	RT	TG
P04	01/04/2021	CRJB	UPDATED LOCATION OF WATER LANE P&D BAYS	RT	TG
P03	25/03/2021	CRJB	SERVICE ROAD TURNING AREA UPDATED	RT	TG
P02	11/03/2021	CRJB	LOADING ON SERVICE ROAD & EMBANKMENT BAYS	RT	TG
P01	02/03/2021	CRJB	FIRST ISSUE	RT	TG

DRAWING STATUS: S0 - WORK IN PROGRESS



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CLIENT: HOPKINS

ARCHITECT: HOPKINS

PROJECT: TWICKENHAM RIVERSIDE

TITLE: HOPKINS MASTERPLAN  
PROPOSED HIGHWAY ARRANGEMENT  
6 TRANSIT SIZED LOADING BAYS WIDER FOOTWAY

SCALE @ A3: 1:750  
CHECKED: RT  
APPROVED: TG

PROJECT No: 70059704  
DESIGNED: CRJB  
DRAWN: CRJB  
DATE: May 21

DRAWING No: 70059704-TP-SK-52  
REV: P08

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