

**64 The Green, Twickenham TW2 5AG
Richmond Methodology Parking Survey
May 2024**



SANDS
CIVIL ENGINEERING CONSULTANCY LTD

UNIT 23 THE IO CENTRE, 1 ARMSTRONG ROAD,
LONDON SE18 6RS

T: 02045394527 | E: contact@sandsec.co.uk
www.sandsec.co.uk



Issue and revision record

Revision	Date	Originator	Checker	Approver	Description
P01	28/05/24	K Lewis	A Adepoju	A Adepoju	S4

Information Class: Standard

This document is issued for the party which commissioned it on a risk basis based on time and information provided for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. Until this report is issued as a final issue.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.



1 Introduction

1.1 Background

- 1.1.1 SANDS Civil Engineering Consultancy Ltd has been instructed by the developers of 64 The Green, Twickenham TW2 5AG, to undertake a parking survey in respect of their proposed development.
- 1.1.2 The application site is located along the A305, East of A316 Great Chertsey Road, linking to the other primary routes. The location of the site is shown in Figure 1 below.

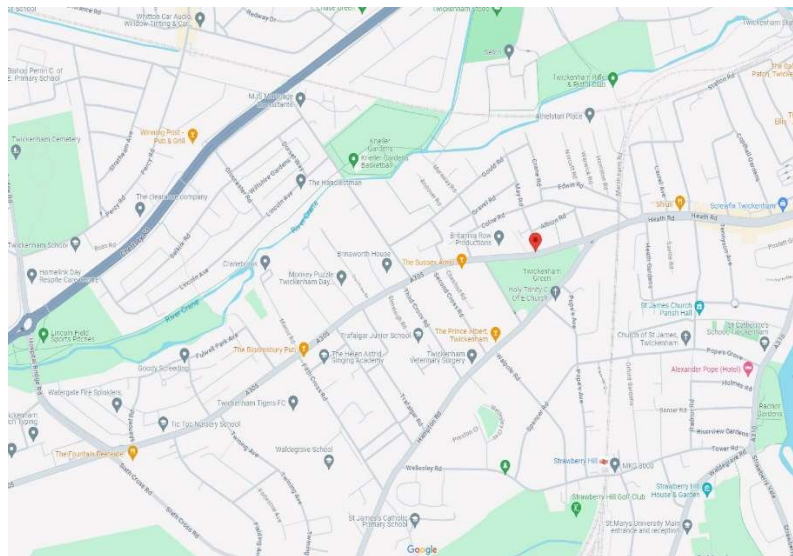


Figure 1 – Location Plan

- 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, assesses whether there would be enough spare capacity on the streets for any additional parking generated by the development or whether special measures would be needed to manage the pressure for parking space.
- 1.1.5 The survey extent covers sections of The Green, The First Cross Rd, May Rd, Albion Road, Knowles Rd and Colne Rd.
- 1.1.6 The survey area is residential.
- 1.1.7 The survey extents are within a dedicated Controlled Parking Zone CPZ



2 Richmond Parking Survey Methodology

2.1 Survey Methodology

- 2.1.1 In accordance with the London Borough of Richmond upon Thames Parking Survey Methodology The Council has set maximum parking standards for developments. These are expected to be met, unless it can be shown that there will not be an adverse effect on on-street parking.
- 2.1.2 Where there is a shortfall of parking on site, a parking survey of the surrounding streets will be required. The Council will use an independent survey company; however, applicants may provide their own survey as long as they follow the methodology outlined below.

2.2 Survey Area

- 2.2.1 The area to be surveyed must cover a 200m/2-minute walking distance around the site. This area can be extended/amended in the following ways:
- 2.2.2 If the survey reaches the middle of a street at 200m, the survey area could be extended to the next junction with agreement of Transport Planning officers.
- 2.2.3 If there are areas within 200m where parking is restricted due to on street restrictions or undesirable (for which justification must be given) the area is to be curtailed.
- 2.2.4 Areas outside of Richmond will be excluded.
- 2.2.5 Roads in CPZ's adjacent to the site, for which the site would not be able to access parking permits, may be excluded depending on CPZ start time and these roads are to be agreed with Transport Planning officers prior to the survey being undertaken.
- 2.2.6 The Council may require amending surveys which reveal anomalies or require further investigation once scrutinised.



2.3 Survey Times

- 2.3.1 Surveys must only be undertaken during term time and not within public/school holidays/half term or the week before/after to take into account independent school holidays. It is best to contact the Council to confirm acceptable survey dates and dates which coincide with an event in the area, which must also be avoided as these could impact on the results.
- 2.3.2 For residential surveys 2 x weekday surveys (Monday to Thursday) and one weekend survey on a Sunday between 01h00 and 05h30 are required. This will capture the residential peak parking time.
- 2.3.3 Commercial and other land use applications will require surveys at other times which are to be agreed with the Council in advance of the survey being undertaken.
- 2.3.4 Similarly, times may be amended for residential surveys where the site is within close proximity to commercial uses or a town centre in which case morning and early evening surveys may also be requested.
- 2.3.5 More detailed surveys may be required if the operational times clash with nearby restaurants, in which case 15 minute interval surveys between 18h00 and 22h00 will also be required. In order to assess commuter parking morning and evening peak hour surveys will be required for sites within close proximity to railway stations. These should be undertaken between 06h30 – 08h00 and 17h30 – 19h00.



Figure 2- Survey Extent

3 Results

3.1 Survey – Tuesday 23rd of April 2024 – Wednesday 24th of January 2024

	MAY ROAD						
	No of parking spaces	16/05/2024		17/05/2024		19/05/2024	
		Occupancy	Stress (%)	Occupancy	Stress (%)	Occupancy	Stress (%)
Permit Holders	49	45	92%	41	84%	43	88%
No restriction	0	0	0%	0	0%	0	0%
Double yellow	0	0	0%	0	0%	0	0%
Disabled	0	0	0%	0	0%	0	0%
Total	49	45	92%	41	84%	43	88%

	COLNE ROAD						
	No of parking spaces	16/05/2024		17/05/2024		19/05/2024	
		Occupancy	Stress (%)	Occupancy	Stress (%)	Occupancy	Stress (%)
Permit Holders	13	8	62%	10	77%	9	69%
No restriction	0	0	0%	0	0%	0	0%
Double yellow	0	0	0%	0	0%	0	0%
Disabled	0	0	0%	0	0%	0	0%
Total	13	8	62%	10	77%	9	69%

	ALBION ROAD						
	No of parking spaces	16/05/2024		17/05/2024		19/05/2024	
		Occupancy	Stress (%)	Occupancy	Stress (%)	Occupancy	Stress (%)
Permit Holders	29	27	93%	26	90%	26	90%
No restriction	0	0	0%	0	0%	0	0%
Double yellow	0	0	0%	0	0%	0	0%
Disabled	0	0	0%	0	0%	0	0%
Total	29	27	93%	26	90%	26	90%

	KNOWLE ROAD						
	No of parking spaces	16/05/2024		17/05/2024		19/05/2024	
		Occupancy	Stress (%)	Occupancy	Stress (%)	Occupancy	Stress (%)
Permit Holders	8	5	63%	6	75%	5	63%
No restriction	0	0	0%	0	0%	0	0%
Double yellow	0	0	0%	0	0%	0	0%
Disabled	1	1	100%	1	0%	1	0%
Total	9	6	67%	7	78%	6	67%



	THE GREEN						
	No of parking spaces	16/05/2024		17/05/2024		19/05/2024	
		Occupancy	Stress (%)	Occupancy	Stress (%)	Occupancy	Stress (%)
Permit Holders & Pay by Parking	39	24	62%	23	59%	17	44%
No restriction	0	0	0%	0	0%	0	0%
Double yellow	0	0	0%	0	0%	0	0%
Disabled	0	0	0%	0	0%	0	0%
Total	39	24	62%	23	59%	17	44%

	THE FIRST CROSS RD						
	No of parking spaces	16/05/2024		17/05/2024		19/05/2024	
		Occupancy	Stress (%)	Occupancy	Stress (%)	Occupancy	Stress (%)
	6	5	83%	5	83%	6	100%
	0	0	0%	0	0%	0	0%
	0	0	0%	0	0%	0	0%
	0	0	0%	0	0%	0	0%
	6	5	83%	5	83%	6	100%

3.2 Analysis

3.2.1 The table below shows that Thursday, 16th, 2024, 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 (%)
16/05/2024	145	115	79.3%
17/05/2024	145	112	77.2%
19/05/2024	145	107	73.8%
Average	145	111	77%

Table 3-1 – Result Summary

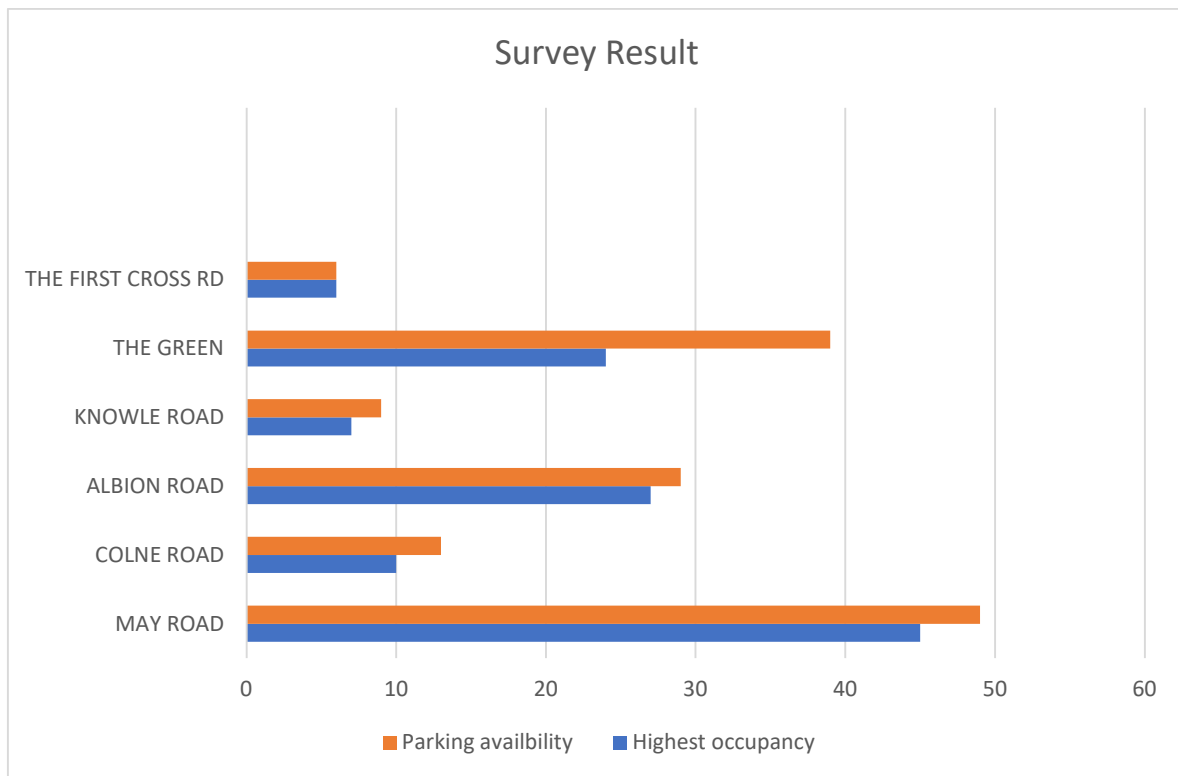


Figure 3- Survey Result

3.2.2 The survey above identifies a 77% average occupancy rate across both survey dates.

3.2.3 The Parking spaces were based on existing parking patterns. Areas of undesirable parking were not included.

3.2.4 May Road had the highest number of parked vehicles over three survey days.

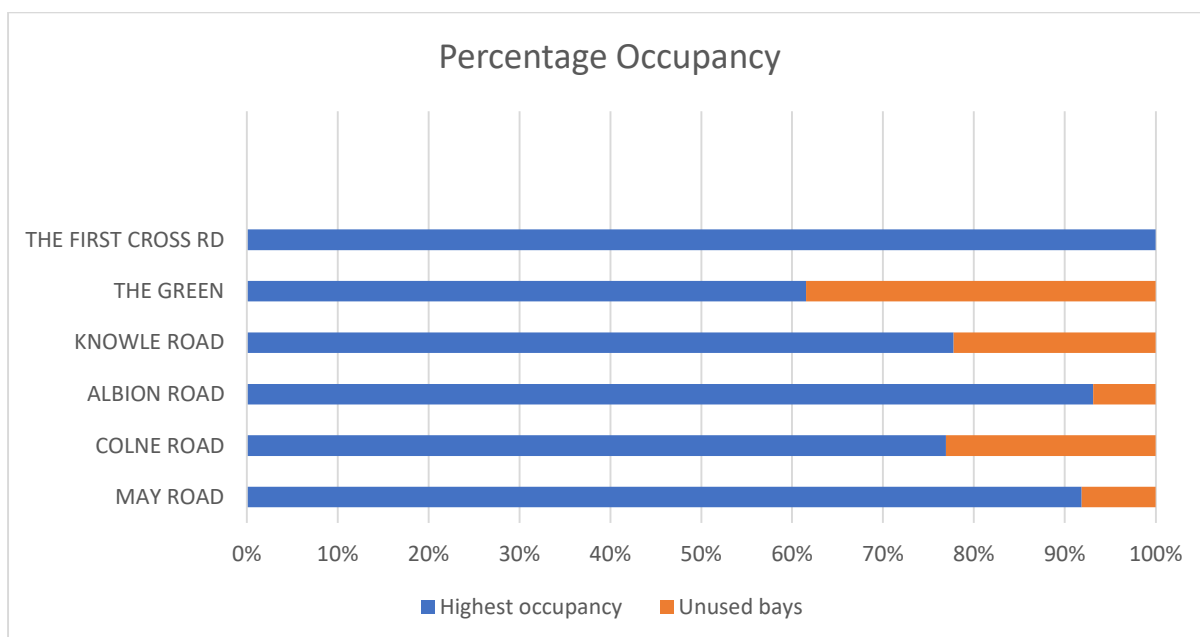


Figure 4 - Highest recorded percentage occupancy across three survey dates

3.2.5 The survey shows parking availability around the proposed development, as shown on the drawing, with 145 bays available and 111 car occupancy.

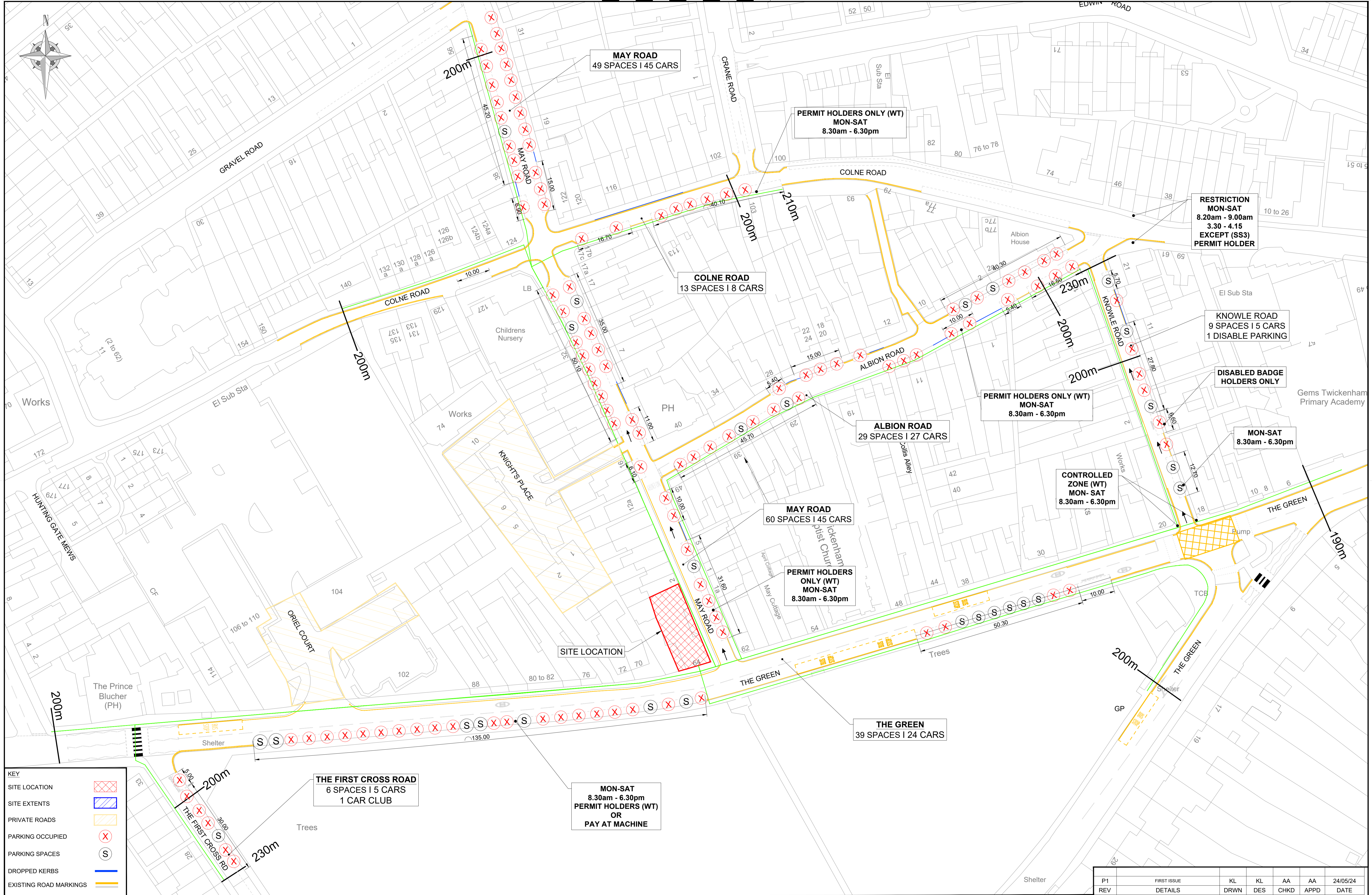
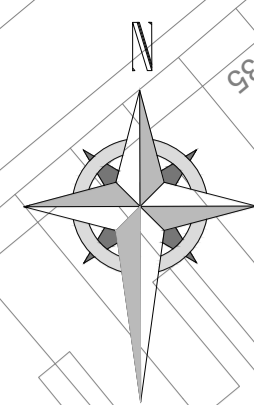


4 Conclusion

- 4.1.1 The survey has been undertaken based on the LB Richmond methodology.
- 4.1.2 A conservative count approach was used to show a worst-case scenario.
- 4.1.3 The survey result shows a 23% parking availability within 2mins/200m walking distance from the proposed development site.



5 Appendix A – Survey Area & Result



KEY

SITE LOCATION	
SITE EXTENTS	
PRIVATE ROADS	
PARKING OCCUPIED	
PARKING SPACES	
DROPPED KERBS	
EXISTING ROAD MARKINGS	

CLIENT



AGENT

PROJECT NAME 64 THE GREEN, TWICKENHAM TW2 5AG

DRAWING TITLE PARKING SURVEY - VEHICLE LOCATION DAY 1

REFERENCE

SUITABILITY: S2

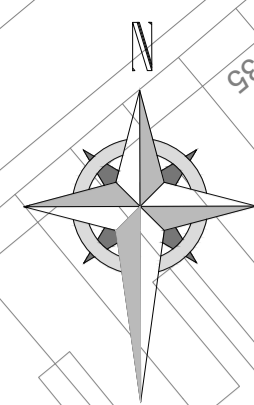
SCALE :	1:500
DIMENSIONS :	m
COPYRIGHT	©SANDS
ORIG DWG SIZE:	A1

FOR INFORMATION

DRAWING STATUS	WORK IN PROGRESS	<input checked="" type="checkbox"/>
PRELIMINARY	CONSTRUCTION	<input type="checkbox"/>
AS-BUILT		<input type="checkbox"/>

DRAWING NUMBER	PROJECT	ORIGINATOR	VOLUME	SANDS PROJECT REFERENCE
P1001218	- SANDS	- VGN		TP
RICHMOND	- DR - CH -	010001		REVISION
LOCATION	TYPE	ROLE	NUMBER	P1

P1	FIRST ISSUE	KL	KL	AA	AA	24/05/24
REV	DETAILS	DRWN	DES	CHKD	APPD	DATE



KEY

SITE LOCATION	
SITE EXTENTS	
PRIVATE ROADS	
PARKING OCCUPIED	
PARKING SPACES	
DROPPED KERBS	
EXISTING ROAD MARKINGS	

CLIENT



AGENT

PROJECT NAME 64 THE GREEN, TWICKENHAM TW2 5AG

DRAWING TITLE PARKING SURVEY - VEHICLE LOCATION DAY 2

REFERENCE

SUITABILITY: S2

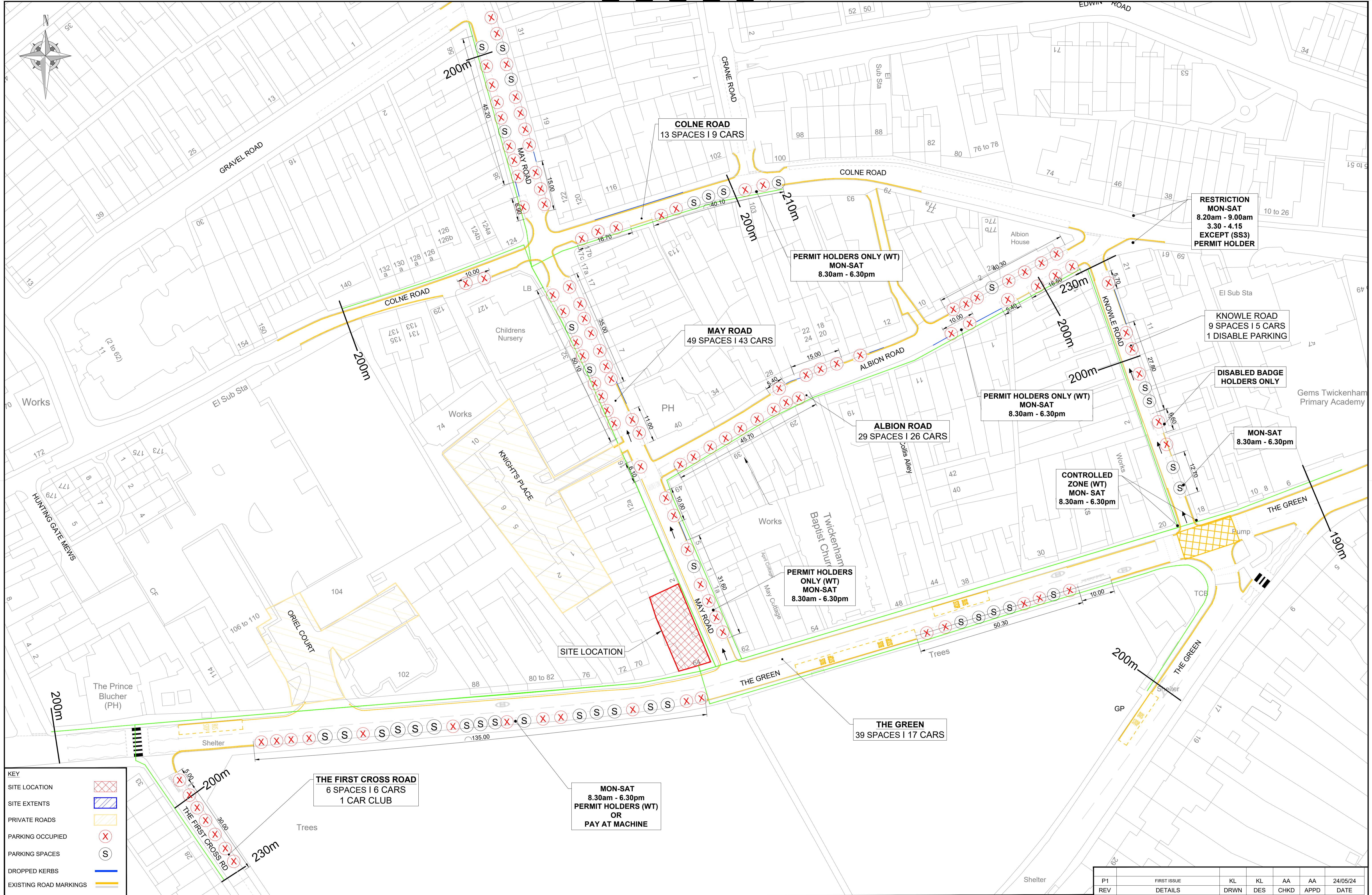
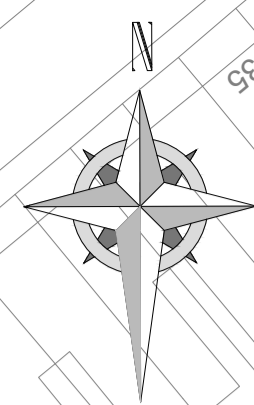
SCALE:	1:500
DIMENSIONS:	m
COPYRIGHT	©SANDS
ORIG DWG SIZE:	A1

FOR INFORMATION

DRAWING STATUS	WORK IN PROGRESS	<input checked="" type="checkbox"/>
PRELIMINARY	CONSTRUCTION	<input type="checkbox"/>
AS-BUILT		<input type="checkbox"/>

DRAWING NUMBER	PROJECT	ORIGINATOR	VOLUME	SANDS PROJECT REFERENCE
P1001218	- SANDS	- VGN		TP
RICHMOND	- DR - CH -	010002		REVISION
LOCATION	TYPE	ROLE	NUMBER	P1

P1	FIRST ISSUE	KL	KL	AA	AA	24/05/24
REV	DETAILS	DRWN	DES	CHKD	APPD	DATE



KEY

SITE LOCATION	
SITE EXTENTS	
PRIVATE ROADS	
PARKING OCCUPIED	
PARKING SPACES	
DROPPED KERBS	
EXISTING ROAD MARKINGS	

CLIENT



PROJECT NAME: 64 THE GREEN, TWICKENHAM TW2 5AG
 DRAWING TITLE: PARKING SURVEY - VEHICLE LOCATION DAY 3

REFERENCE: SUITABILITY: S2

SCALE:	1:500
DIMENSIONS:	m
COPYRIGHT	©SANDS
ORIG DWG SIZE:	A1

FOR INFORMATION

DRAWING STATUS	WORK IN PROGRESS	PRELIMINARY	CONSTRUCTION	AS-BUILT	
DRAWING NUMBER	P1001218	ORIGINATOR	SANDS	VOLUME	VGN
RICHMOND LOCATION	DR	CH	010003	NUMBER	P1

P1	FIRST ISSUE	KL	KL	AA	AA	24/05/24
REV	DETAILS	DRWN	DES	CHKD	APPD	DATE



6 Appendix B – Photos



Image 1- The Green

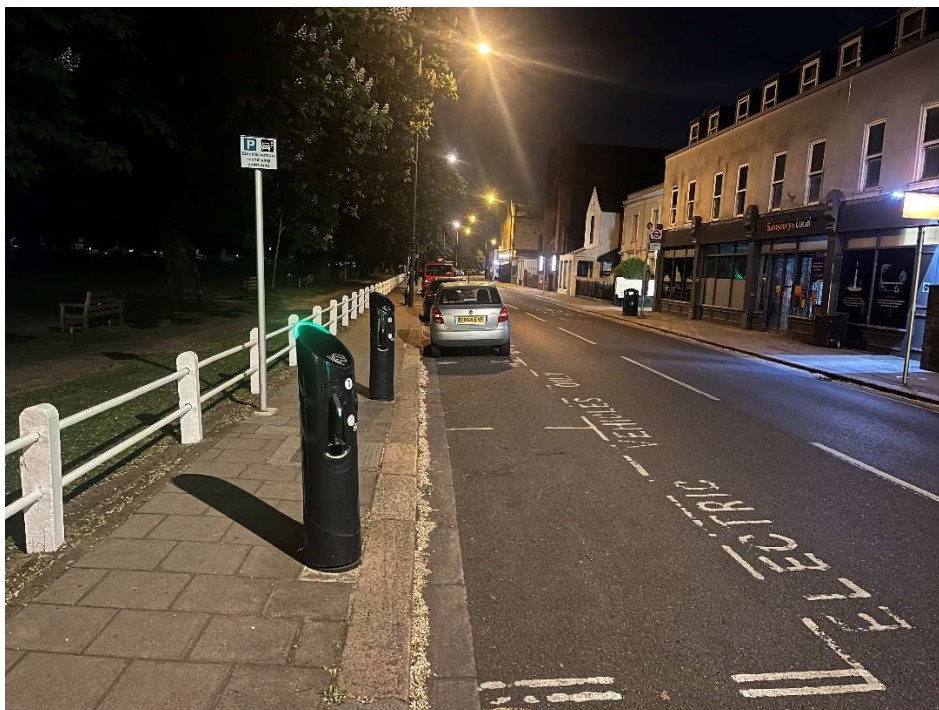


Image 2 - The Green

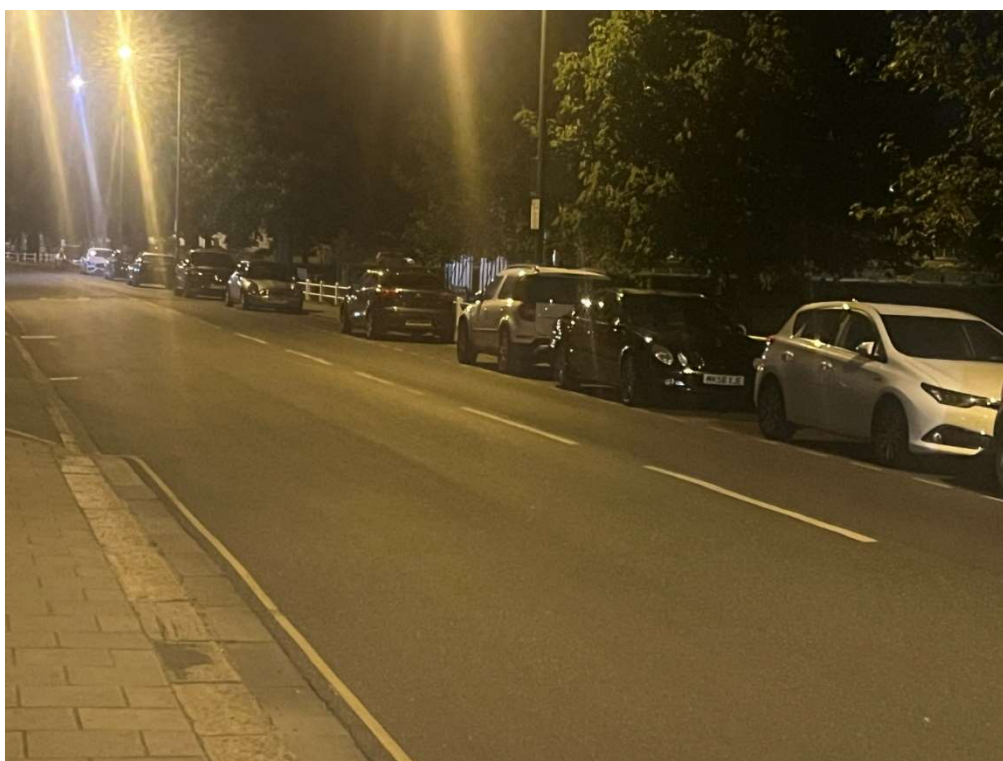


Image 3 - The Green



Image 4 – May Road Parking Restriction



Image 4 – May Road



Image 5– May Road



Image 6- Knowle Road



Image 6-The First Cross Road