

Car Parking Survey in support of planning application APP/20/00330

Proposal. The partial conversion of an existing attached garage for use as a dining room

Site address. 16 Maddocks Way, Cowplain, PO8 8QE

Date. May 2020 **Rev** 1

Applicants

Mr Mrs Garnier

16 Maddocks Way, Cowplain, PO8 8QE

Description of the proposed development

The proposal involves the conversion of an existing integral garage to form a dining room at the rear and a motorcycle/cycle store to the front. –see dwgs CG01, CG02 and notes CG03

Introduction

Maddocks Way is a cul-de-sac built in 2004 which terminates in a hammer head turning area and the entrance to a dedicated parking area for Greenfield Lodge, a block of 8 apartments. Semi-detached and terraced properties are built on the southern side of the road with an area of public open space predominantly forming the northern edge of the road.

At its most western extent, Maddocks Way joins with the northern part of Hemlock Road.

Hemlock Road terminates at the entrance to the Smile Centre, which provides overnight respite and day short breaks for children and young people with complex needs. The centre has its own carpark within its grounds and does not impose additional car parking stress on the adjacent roads. Rosemary Lodge, situated on the corner of Hemlock Road where it abuts Maddocks Way contains 7 apartments, all of which have their own dedicated off-street parking.

Woodcutters Drive runs to the north off Maddocks Way and again has semi-detached and terraced property built on the west of the Drive with the east curb edge being wholly onto the area of public open space.

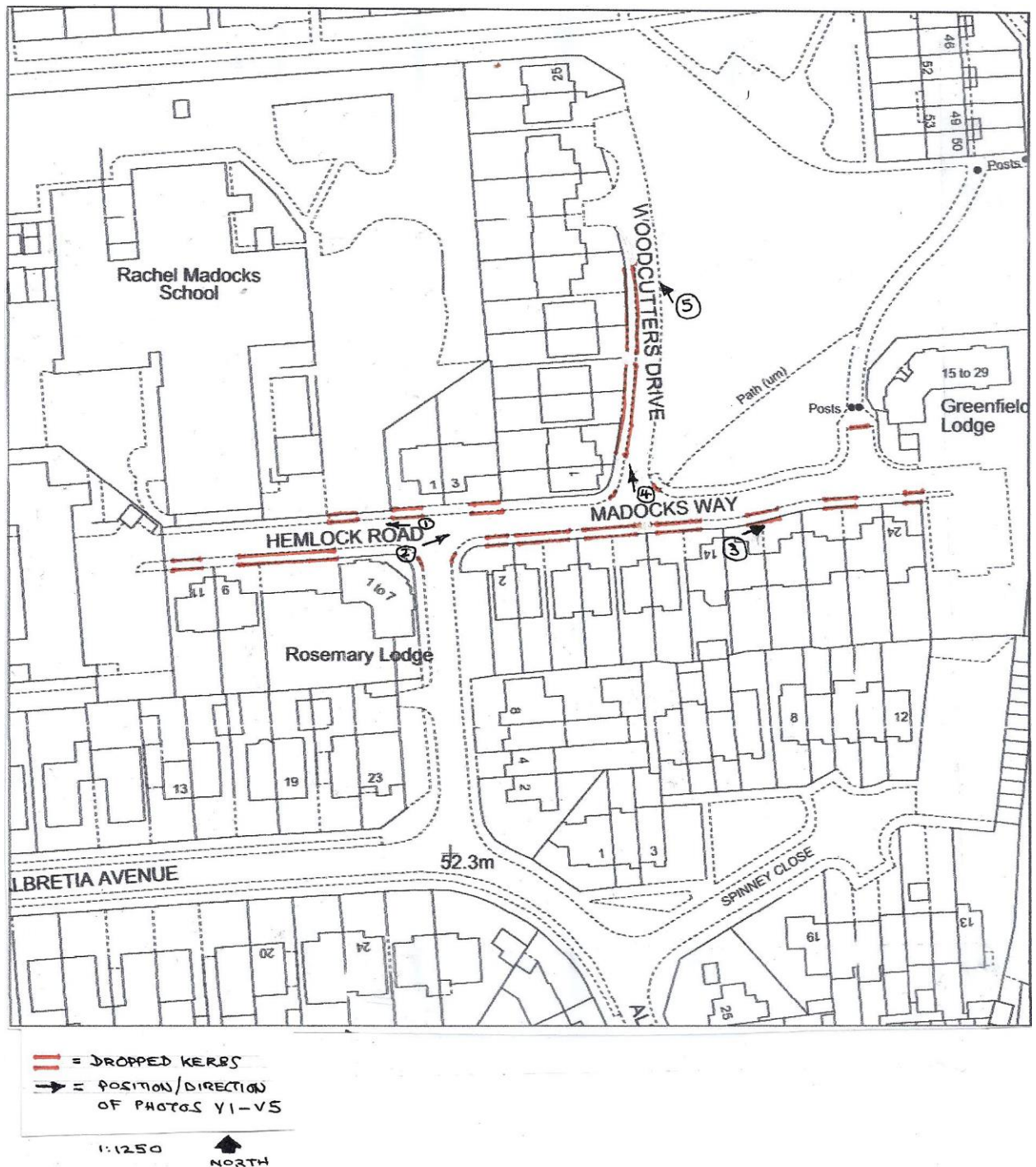
There are no double yellow lines, waiting restrictions or road marking other than advisory cycle route logos in Maddocks Way. Due to the width of all these roads (circa 5M), currently, on street parking involves the partial use of the pavement in most cases.

Survey

This survey was carried each day from Wednesday the 6th May 2020 to Tuesday the 12th May 2020. These dates include a week end. The car count and accompanying photos were taken each evening within a time range of 19.51hrs to 20.28 hrs. The results are tabulated on a daily basis as shown below.

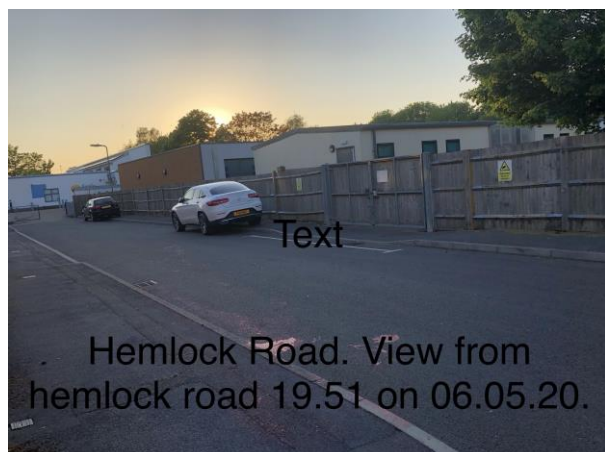
The location showing the position from where the photos were taken is shown by the arrows on the 1:1250 drawing below. The photo taken each day show the position of the recorded cars.

The position of all dropped kerb drive accesses are shown in red on this drawing



Survey Results

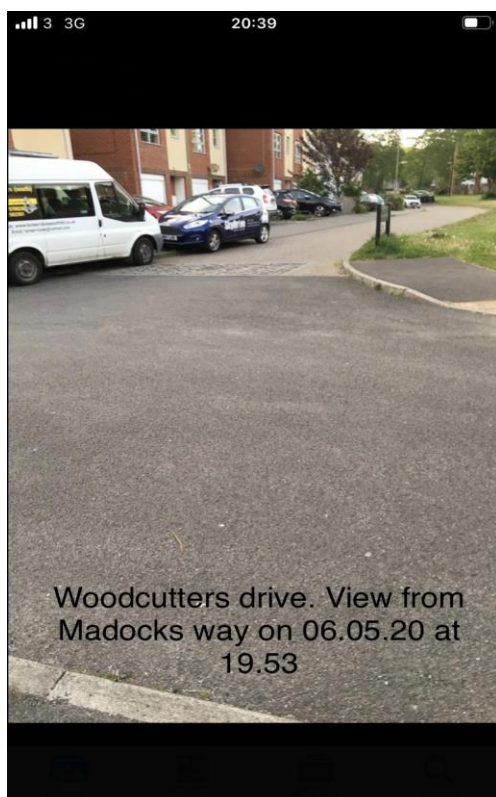
6 th May 2020	Total kerb length	Length of unrestricted Parking (m)	Number of parking spaces	Number of cars parked on unrestricted length of road	Unrestricted parking stress %
Street name					
Maddocks Way	190	84	16	2	12.5
Woodcutters Drive	151	89	17	3	17.6
Hemlock Road	90	54	10	2	20



View 1



View 2



View 4

7 th May 2020	Total kerb length	Length of unrestricted Parking (m)	Number of parking spaces	Number of cars parked on unrestricted length of road	Unrestricted parking stress %
Street name					
Maddocks Way	190	84	16	4	25
Woodcutters Drive	151	89	17	3	17.6
Hemlock Road	90	54	10	1	10



View 1



View 2

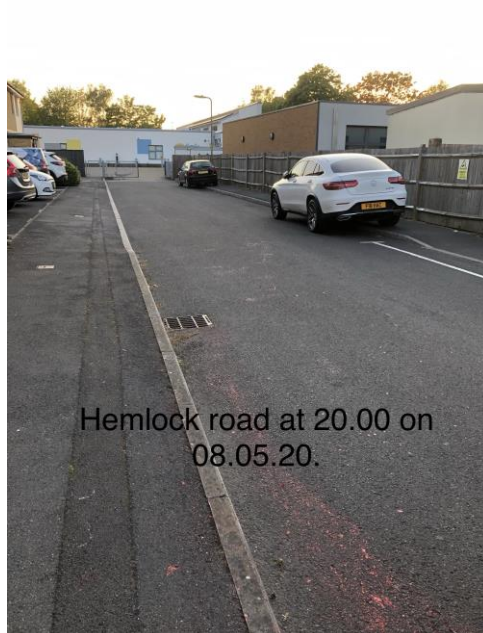


View 3



View 4

8 th May 2020	Total kerb length	Length of unrestricted Parking (m)	Number of parking spaces	Number of cars parked on unrestricted length of road	Unrestricted parking stress %
Street name					
Maddocks Way	190	84	16	4	25
Woodcutters Drive	151	89	17	2	11.76
Hemlock Road	90	54	10	2	20



View 1



View 2



View 3

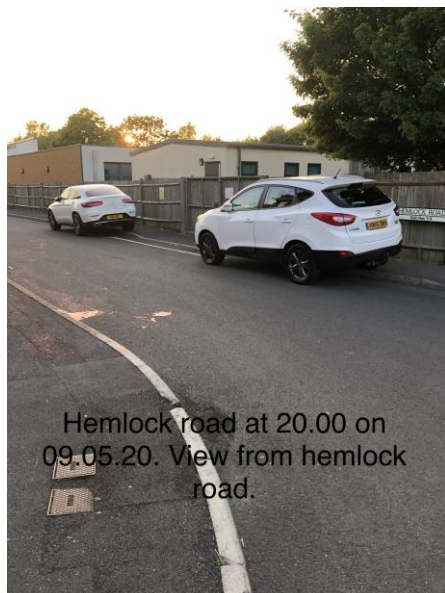


View 4

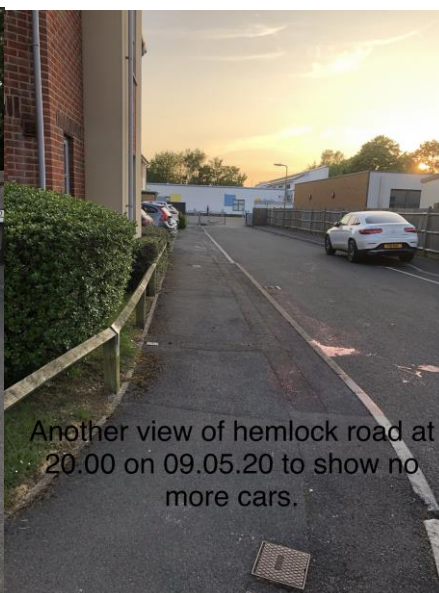


View 5

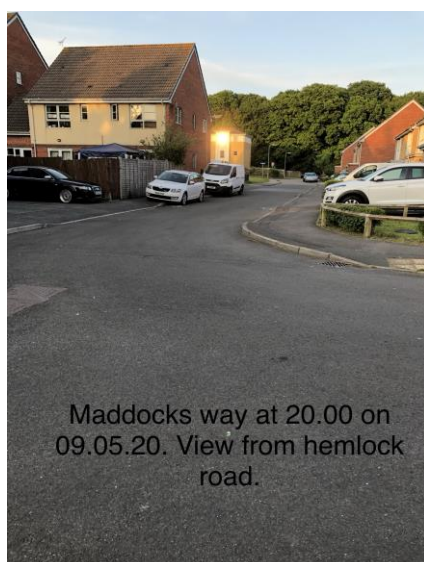
9 th May 2020	Total	Length of	Number of	Number of cars parked	Unrestricted
Street name	kerb	unrestricted	parking	on unrestricted length	parking
	length	Parking (m)	spaces	of road	stress %
Maddocks Way	190	84	16	4	25
Woodcutters Drive	151	89	17	3	17.64
Hemlock Road	90	54	10	2	20



View 1



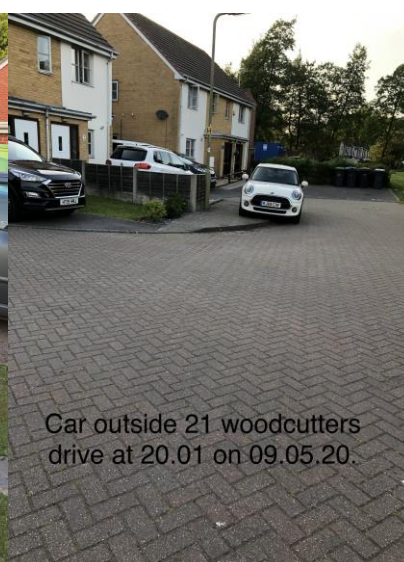
View 1a



View 2



View 3



View 5

10 th May 2020	Total kerb length	Length of unrestricted Parking (m)	Number of parking spaces	Number of cars parked on unrestricted length of road	Unrestricted parking stress %
Street name					
Maddocks Way	190	84	16	4	25
Woodcutters Drive	151	89	17	2	11.76
Hemlock Road	90	54	10	2	20



View 1



View 2

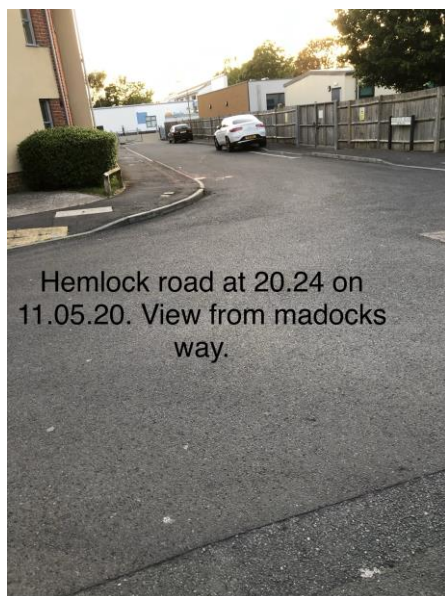


View 3



View 4

11 th May 2020	Total kerb length	Length of unrestricted Parking (m)	Number of parking spaces	Number of cars parked on unrestricted length of road	Unrestricted parking stress %
Street name					
Maddocks Way	190	84	16	5	31.25
Woodcutters Drive	151	89	17	3	17.64
Hemlock Road	90	54	10	2	20



View 1



View 2

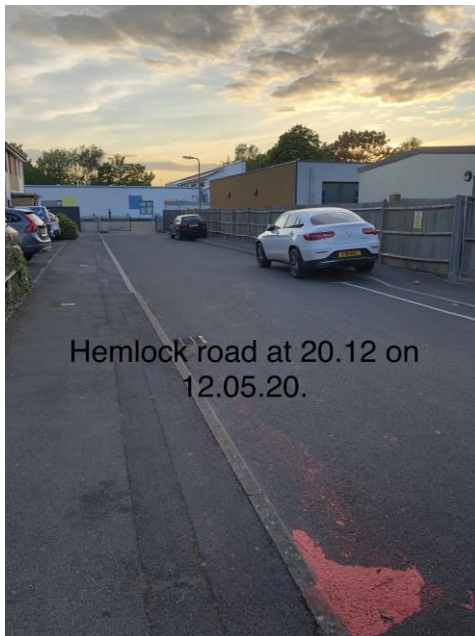


View 3



View 4

12 th May 2020	Total kerb length	Length of unrestricted Parking (m)	Number of parking spaces	Number of cars parked on unrestricted length of road	Unrestricted parking stress %
Street name					
Maddocks Way	190	84	16	3	18.75
Woodcutters Drive	151	89	17	3	17.64
Hemlock Road	90	54	10	2	20



View 1



View 2



View 3



View 4

Conclusion

The survey shows fairly low levels of parking stress in Maddocks Way and the adjacent two roads. The on-street parking patterns for locally owned cars and vans can be clearly seen by comparison of the daily photographs taken from identical positions and indicates that there is spare capacity for additional on street parking if this application resulted in extra demand. Several cars were parked in the same place for most of the time of the survey.

It is of note that there is an 9.2m length of curb directly outside the application site which was not parked on at any time during the survey.