

TECHNICAL NOTE

BERTRAM STREET, CAMDEN

PARKING DEMAND ANALYSIS

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1. COMMUNITY CENTRE PARKING DEMAND

1.1 Introduction

SYSTRA Ltd has been commissioned by RCK Architects to provide Transport and Highways advice for the proposed re-development of Highgate Newton Community Centre on Bertrand Street, Camden, N19 5DQ (the Site) and use them to inform future vehicle assessments.

A planning application (ref: 2016/6088/P) has been submitted for the redevelopment of the existing Highgate Newtown Community Centre and Fresh Youth Academy and the change of use of the People's Mission Gospel Hall to provide replacement community facilities (Class D1) and 31 private residential units (class C3) with associated public open space, landscaping, cycle storage, plant and one disabled parking space (the Proposed Development). Following a meeting between Camden Highways and SYSTRA (5th January 2017), it was determined that additional survey data was analysed to demonstrate the existing car parking operation at the Community Centre.

Observations were collected by the Community Centre, and include details on existing car parking, disabled parking, servicing and deliveries and illegitimate parking (people using the car park, who are not associated with the Community Centre). It is noted that the Community Centre currently rents out three parking bays for private use, these will be removed as part of the Proposed Development.

1.2 Existing Vehicle Observations

Observations on vehicles accessing the Site were collected by Highgate Newton Community Centre between Thursday 19th January and Friday 20th January 2017 from 07:00-20:00 and record an hourly breakdown of vehicle type and an average duration of stay. These results are presented in tabular form below.

The survey was conducted over two days and all vehicles present in any one hour was recorded. The average number of vehicles present in any one hour by vehicle type is presented in **Table 1**.

Table 1. Average Existing Vehicle Movements

TIME	DISABLED USER	TAXI	MINIBUS	DELIVERIES	COMMUNITY CENTRE USERS	HNCC PRIVATE BAY	ILLEGITIMATE PARKING	TOTAL
07:00-08:00	1	0	0	1	1	3	1	6
08:00-09:00	0	0	0	1	1	3	1	5
09:00-10:00	0	1	1	1	1	3	1	7

TIME	DISABLED USER	TAXI	MINIBUS	DELIVERIES	COMMUNITY CENTRE USERS	HNCC PRIVATE BAY	ILLEGITIMATE PARKING	TOTAL
10:00-11:00	0	3	2	0	3	3	2	12
11:00-12:00	0	0	0	0	0	3	0	3
12:00-13:00	0	0	0	1	4	3	2	9
13:00-14:00	0	0	0	0	3	3	0	6
14:00-15:00	0	0	0	0	5	3	0	8
15:00-16:00	1	2	1	1	2	3	1	10
16:00-17:00	1	3	2	1	3	3	0	12
17:00-18:00	0	0	0	0	0	3	0	3
18:00-19:00	0	0	0	0	4	2	2	7
19:00-20:00	0	0	0	0	5	2	4	10

Table 1 shows that there are minimal movements across the day, with a maximum recorded occupancy of up to 12 vehicles between 10:00-11:00 and 16:00-17:00. It is noted that the disabled user recorded was the same throughout the day, with multiple movements and has access to a dedicated disabled parking bay on Bertram Street.

1.3 Proposed Vehicle Movements

The only vehicle movements expected to be retained as part of the Proposed Development are those associated with the disabled space, taxi's, minibus and deliveries. Therefore, based on the information in **Table 1** above the vehicle movements associated with the Proposed Development have been calculated.

The proposed vehicle movements can be seen in **Table 2** below. It is noted that this assessment assumes no change to the current community centre usage.

Table 2. Proposed Vehicles

TIME	DISABLED	TAXIS	MINIBUS	SERVICING / DELIVERIES	TOTAL
07:00-08:00	1	0	0	1	2
08:00-09:00	0	0	0	1	1
09:00-10:00	0	1	1	1	3
10:00-11:00	0	3	2	0	5
11:00-12:00	0	0	0	0	0
12:00-13:00	0	0	0	1	1
13:00-14:00	0	0	0	0	0
14:00-15:00	0	0	0	0	0
15:00-16:00	1	2	1	1	5
16:00-17:00	1	3	2	1	7
17:00-18:00	0	0	0	0	0
18:00-19:00	0	0	0	0	0

TIME	DISABLED	TAXIS	MINIBUS	SERVICING / DELIVERIES	TOTAL
19:00:20:00	0	0	0	0	0

Once the Proposed Development has been constructed, the Site is expected to generate minimal vehicles movements. Taxi trips are expected to be the highest with 8 trips per day, although these will now be directed to Croftdown Road unless they are carrying disabled passengers. The disabled space is only expected to be utilised by a maximum of three vehicles across the day, with no overlap between users.

Table 2 demonstrates that there will be ample space for deliveries and servicing, with non-occurring in the same hour and an average dwell time of just 3 minutes, reducing the potential for any conflict. Through the use of the Service Management Plan (SMP), the deliveries will be organised so that they arrive at separate times and outside of hours when the minibuses are on Site.

It is noted that the only vehicles allowed to park on Site, as part of the development proposals, are the disabled users (which tend to stay for approximately 2hrs). Minibuses would only be permitted to pick up/drop off and so will only be on site for a short time (surveyed as approximately 15 minutes for a minibus). Delivery/servicing vehicles would only come on site to load / unload. Furthermore, all minibus and taxi movements will be booked and managed by the Kingsley organisation to prevent clashes.

1.4 Summary

Due to the car park modification and restrictions only one disabled parking space will be available on Site. No other vehicles, associated with the community centre or residential use, will be able to park. Delivery vehicles will be allowed access onto the Site however, will only be able to drop-off before turning and driving out in forward gear. Owing to these a restrictions a significant drop in vehicle numbers are expected from existing.

APPENDIX A – Raw Survey Data

Bertram Street, Camden

Parking Demand Analysis

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		Essential Users								Non-Essential Users						Total	
Day and date	Time	Disabled Badge	Dwell time	Taxis	Dwell time	Minibus	Dwell time	Servicing / Deliveries	Dwell time	Community Centre Users	Dwell time	HNCC privately rented parking bay	Dwell Time	Illegitimate Parking	Dwell time		comments eg who has parked there and for what reasons. Could they walk if required?
Thursday 19 December	07:00-08:00	1	120	0		0		1	30	2	180	3	480	1	180	8	
	08:00-09:00	0		0		0		0		2	120	3	480	1	180	6	
	09:00-10:00	0		2	20	1	30	2	15	2	60	3	480	1	180	11	Note commujity users is staff cars each day
	10:00-11:00	0		3	5	2	5	0	0	5	300	3	480	3	120		which all could get bus
	11:00-12:00	0										3	480				
	12:00-13:00	0								7		3	480	3	60		Children services mums
	13:00-14:00	0								6		3	480				
	14:00-15:00									9		3	480				
	15:00-16:00	1	180	3	10	2	10	2	2	4	120	3	480	2	30		Note mini bus and taxi is kingsley charity
	16:00-17:00	1		2	5	2	5	1	1	5		3	480				
	17:00-18:00	0										3	480				Service deliveris is camden doing repairs
	18:00-19:00	0								7		3	480	4	120		
	19:00-20:00	0								9		3	480	8	60		
Friday 20 December	07:00-08:00	0										3	480				
	08:00-09:00	0						1	2			3	480				
	09:00-10:00	0										3	480				
	10:00-11:00	0		3	10	2	15					3	480				
	11:00-12:00	0										3	480				
	12:00-13:00	0						1	1			3	480				
	13:00-14:00	0										3	480				
	14:00-15:00	0										3	480				
	15:00-16:00	0										3	480				
	16:00-17:00	0		3	12	2	20	1	1			3	480				
	17:00-18:00	0										3	480				
	18:00-19:00	0											480				
	19:00-20:00	0											480				