

TECHNICAL NOTE

PROJECT: (2435): 59 Langton Road, Brislington, Bristol – Proposed Eight Bedroom House in Multiple Occupancy

REPORT: Technical Note 01 – On-Street Car Parking Stress Surveys

DATE: March 2024

Introduction and Background

1. Highgate Transportation (HTp) have been appointed to prepare this Technical Note (reference HTp/2435/TN/01) in support of a current planning application to Bristol City Council (BCC), reference 24/00271/F, which seeks permission to change the use of number 59 Langton Road from a dwellinghouse used by a single person or household (C3a) to a large dwellinghouse in multiple occupation (Sui Generis) for eight households/twelve people.
2. The application proposals will be car-free and it can be noted that BCCs adopted parking standards (Appendix 2 to the Site Allocations and Development Management Policies Local Plan) require the maximum provision of 1.5 off-street car parking spaces for a house in multiple occupation (HMO) of three bedrooms and more, as confirmed by **Table 1**.

Table 1 – BCC adopted parking standards for C4 HMO

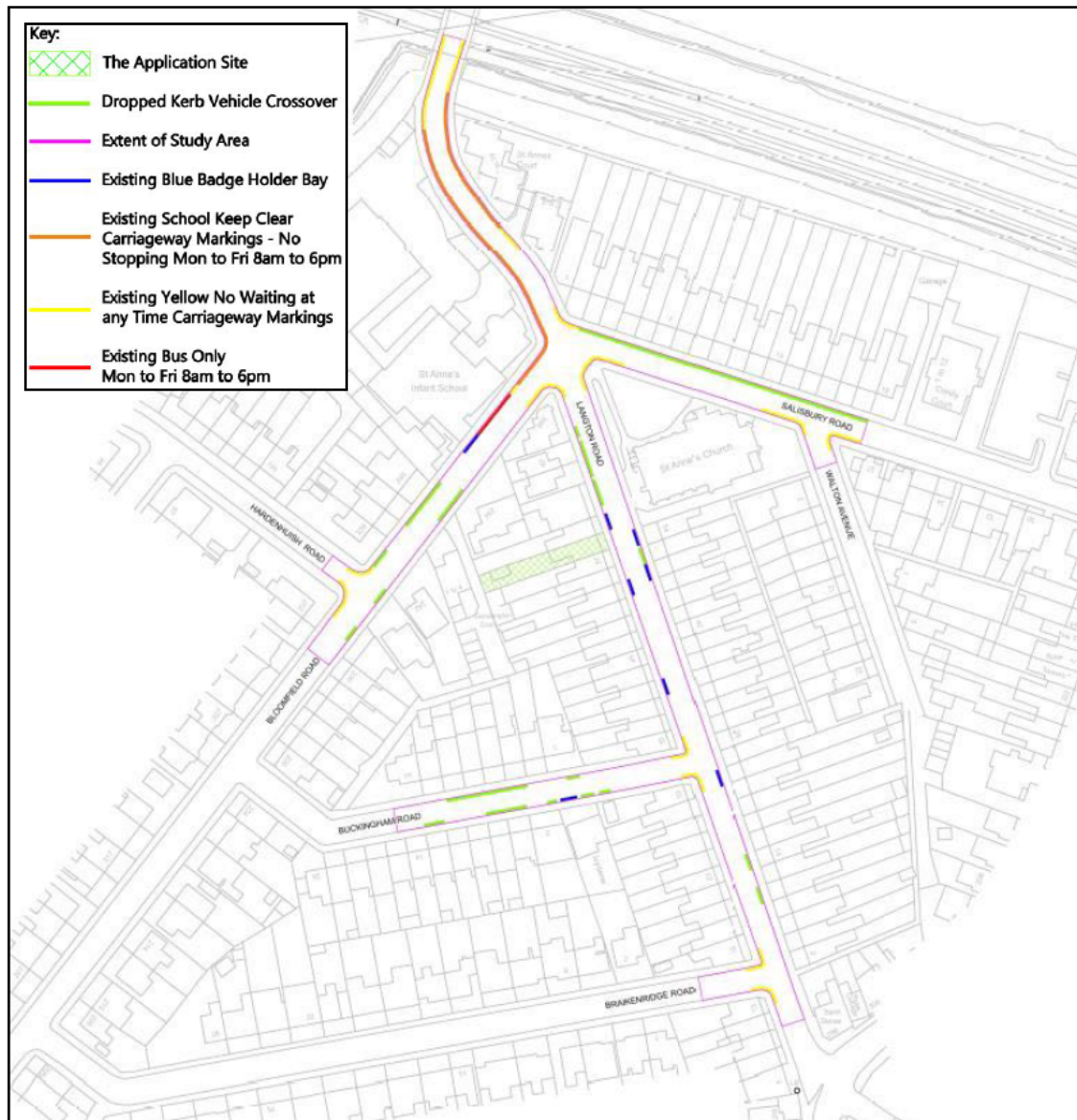
C3 – Residential (Dwelling houses), C4 – Houses in Multiple Occupation	
Vehicle Type	Standard
Cycles	Proposals should demonstrate how sufficient and appropriate storage space will be provided to meet the following standard: Studio or 1 bedroom dwellings: 1 space per dwelling 2 or 3 bedroom dwellings: 2 spaces per dwelling 4 or more bedroom dwellings: 3 spaces per dwelling Visitors: From a threshold of 10 dwellings – one space per 10 units (minimum of two spaces)
Disabled people	From a threshold of 10 dwellings (where parking is communal) – 5% of the parking standard to be provided in addition – minimum of one space
Car parking	One bed house/flat: one space per dwelling Two bed house/flat: 1.25 spaces per dwelling Three or more bed house/flat: an average of 1.5 spaces per dwelling In respect of individual or small-scale developments these standards will be applied flexibly to allow for the best layout of the site. On occasion this may result in the provision of driveway space which exceeds that specified in the guidelines. Sheltered Housing: one space per warden For schemes where ten or more car parking spaces are proposed, one electric vehicle charging point should be provided for every five spaces. For individual dwellings with a driveway or garage, passive provision of an electric vehicle charging point should be made so that a charging point can be added in the future. This could take the form of a 13 amp socket within a garage for example.

3. The application proposals will have eight secure and covered cycle parking spaces in a cycle store in the rear garden, at a ratio of one space per bedroom, which exceeds the minimum requirement of three spaces per dwelling and is therefore considered to be appropriate.
4. Whilst the planning application is currently being considered by BCC, interrogation of their planning portal confirms that the Transport Development Management (TDM) team are yet to provide a formal consultation response on behalf of the Local Highway Authority. However, the applicant has commissioned on-street car parking stress surveys to ascertain the level of available on-street car parking available within the study area.
5. This report is provided following on-street car parking stress surveys carried out on Wednesday 6th March and Tuesday 12th March 2024 to provide a summary of the data collected and will demonstrate that there is sufficient on-street capacity to accommodate a minimum of 36 additional parking activities.

Car Parking Stress Surveys

6. BCCs published 'Parking Survey Methodology' does not include direct guidance with regards to a house in multiple occupancy (HMO). Therefore, for the purposes of this assessment, the HMO has been assumed to be included in the 'residential' category, for which the published guidance confirms that snapshot parking stress surveys on two separate weekday nights (between 22:00 hours and 00:00 hours) should be carried out within a 150-metre walking distance of the site.
7. On-street car parking stress surveys were carried out in accordance with BCCs guidance on the sections of the following streets that are within a 150-metre walking distance of the site:
 - i. Langton Court Road;
 - ii. Bloomfield Road;
 - iii. Hardenhuish Road;
 - iv. Salisbury Road;
 - v. Walton Avenue;
 - vi. Langton Road;
 - vii. Buckingham Road; and
 - viii. Braikenridge Road.
8. A plan of the study area indicating the extent of the stress surveys, existing waiting restrictions and dropped kerb vehicle crossovers is provided as **Appendix 1**, an extract of which forms **Figure 1**.

Figure 1 – Extract of the study area plan



9. The application site is close to St Anne's Infants School, and it is noted that there is a bay marked by white carriageway markings for buses associated with the school on the north-west side of Bloomfield Road. Highway signage adjacent to the bay confirms its days and hours of operation as Monday to Friday 8am to 6pm. Therefore, the bay was available for parking during the time of the surveys.
10. St Anne's Church is located between Langton Road and Salisbury Road. No services were held during either survey period.
11. Otherwise, the study area comprises residential streets and there are no significant land uses such as leisure uses, public transport hubs, hospitals, large offices, or shopping streets within 150 walk distance of the application site which may affect the result of the on-street car parking stress survey.

12. The first of the two snapshot on-street car parking stress surveys was undertaken on Wednesday 6th March 2024 from 22:00 hours and observations confirm that, at the time of the survey, a porta-loo and skip were located on the carriageway directly in front of number 59 Langton Road, reducing the number of available on-street car parking spaces by one.
13. During the survey, it was noted that a number of cars were parked between in front of private driveways and a garage as shown by **Photograph 1** and **Photograph 2**.

Photograph 1 – Example of a car parked across a dropped kerb vehicle crossover



Photograph 2 – Example of a car parked in front of a garage



14. It is noted that it is not illegal for a resident to park across the dropped kerb vehicle crossover to their own dwelling/garage.
15. **Table 1** provides a summary of the data collected during the stress survey, with the car parking activities summarised in **paragraph 13** above recorded in the final column.

Table 1 – Summary of on-street car parking stress survey Wednesday 6th March 2024

Street Name	Total Length of Kerb Space (m)	No. Spaces	No. Parked Cars	No. Available Spaces	Parked Across Driveway
Langton Court Road	20	4	2	2	0
Bloomfield Road	103	20	12	8	1
Hardenhuish Road	12	2	0	2	0
Salisbury Road	41	8	5	3	0
Walton Avenue	15	3	1	2	0
Langton Road	273	54	44	10	3
Buckingham Road	97	19	14	5	5
Braikenridge Road	24	4	1	3	0
Total	585	114	79	35	9

16. In accordance with BCCs methodology, each individual parking space recorded in the fifth column from the left equates to 5.0 metres of the available kerb space.
17. **Table 1** confirms that there were a total number of 35 on-street car parking spaces available within the study area on Wednesday 6th March 2024. The table also confirms that nine cars were parked in front of a private driveway or garage. If these were to be parked differently $[35-9] = 26$ on-street car parking spaces would be available.
18. Plan reference HTp/2435/02, provided as **Appendix 2**, indicates the location of all the parked vehicles observed during the survey period, including cars that were recorded parked in dedicated blue badge holder bays.
19. The second of the two snapshot on-street car parking stress surveys was undertaken on Tuesday 12th March 2024 from 22:00 hours and observations confirm that, at the time of the survey, a porta-loo and skip remained on the carriageway directly in front of number 59 Langton Road, reducing the number of available on-street car parking spaces by one.
20. The car parking activities in front of private driveways and a garage (see **paragraph 13**) were also observed during the second survey period.
21. **Table 2** provides a summary of the data collected during the stress survey, with the car parking activities summarised above recorded in the final column.

Table 2 – Summary of on-street car parking stress survey Tuesday 12th March 2024

Street Name	Total Length of Kerb Space (m)	No. Spaces	No. Parked Cars	No. Available Spaces	Parked Across Driveway
Langton Court Road	20	4	2	2	0
Bloomfield Road	103	20	8	12	0
Hardenhuish Road	12	2	0	2	0
Salisbury Road	41	8	5	3	1
Walton Avenue	15	3	3	0	0
Langton Road	273	54	44	10	2
Buckingham Road	97	19	12	7	3
Braikenridge Road	24	4	4	0	0
Total	585	114	78	36	6

22. **Table 2** confirms that there were a total number of 36 on-street car parking spaces available within the study area on Tuesday 12th March 2024. The table also confirms that six cars were parked in front of a private driveway or garage. If these were to be taken into account $[36-6] = 30$ on-street car parking spaces would be available.
23. Plan reference HTP/2331/03, provided as **Appendix 3**, indicates the location of all the parked vehicles observed during the survey period, including cars that were recorded parked in dedicated blue badge holder bays.
24. Based upon the data collected, it has clearly been demonstrated that there is sufficient on-street parking capacity available to safely accommodate up to around 35 vehicles (or 26 if parking activities were different).

Summary and Conclusion

25. HTP have been appointed to prepare this Technical Note in support of a current planning application to BCC, reference 24/00271/F, which seeks permission to change the use of number 59 Langton Road from a dwellinghouse used by a single person or household to a large eight-bed HMO.
26. It is noted that BCCs TDM team are yet to provide a formal consultation response on behalf of the LHA.
27. On-street car parking stress surveys were carried out on Wednesday 6th March and Tuesday 12th March 2024 in accordance with BCCs published methodology to ascertain the level of available on-street car parking available within the study area.
28. The on-street car parking stress survey undertaken on Wednesday 6th March 2024 confirmed that there were 36 on-street car parking spaces available. The second on-street car parking stress survey was carried out on Tuesday 12th March 2024 and confirmed that there were 37 on-street car parking spaces available within the study area.

29. It has clearly been demonstrated that there is sufficient on-street car parking capacity within the study area to safely accommodate the minimum of 1.5 spaces required by BCCs adopted parking standards, or eight spaces if future occupiers of all eight bedrooms had a car.

Appendix 1

The Study Area



NOTES:
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- Key:
- The Application Site
 - Dropped Kerb Vehicle Crossover
 - Extent of Study Area
 - Existing Blue Badge Holder Bay
 - Existing School Keep Clear Carriageway Markings - No Stopping Mon to Fri 8am to 6pm
 - Existing Yellow No Waiting at any Time Carriageway Markings
 - Existing Bus Only Mon to Fri 8am to 6pm

ISSUE	REASON FOR REVISION	BY	DATE

PROJECT:
**PROPOSED EIGHT BED HOUSE
 IN MULTIPLE OCCUPATION**

CLIENT:
 [REDACTED]

PROJECT REF: 2435	DRAWING NUMBER: 01	SCALE (AT A3): 1:1250
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SHEET NUMBER:
SHEET NUMBER 1 OF 1



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 Bristol BS1 5NL
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TITLE:
**ON-STREET CAR PARKING STRESS
 SURVEY AREA**

DATE: 04.03.2024	DRAWN BY: DC	CHECKED: FB
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Appendix 2

Location of Parked Vehicles

Wednesday 6th March 2024



NOTES:
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Key:

- The Application Site
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- Existing Blue Badge Holder Bay
- Existing School Keep Clear Carriageway Markings - No Stopping Mon to Fri 8am to 6pm
- Existing Yellow No Waiting at any Time Carriageway Markings
- Existing Bus Only Mon to Fri 8am to 6pm
- Parked Vehicle

ISSUE	REASON FOR REVISION	BY	DATE

PROJECT:
PROPOSED EIGHT BED HOUSE IN MULTIPLE OCCUPATION

CLIENT:
 [REDACTED]

PROJECT REF: 2435	DRAWING NUMBER: 02	SCALE (AT A3): 1:1250
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SHEET NUMBER:
SHEET NUMBER 1 OF 1

SCALE BAR:
 0m 10m 20m 30m 40m 50m

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TITLE:
RESULTS OF ON-STREET CAR PARKING SURVEY - WEDNESDAY 6th MARCH 2024

DATE: 07.03.2024	DRAWN BY: DC	CHECKED: FB
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Appendix 3

Location of Parked Vehicles

Tuesday 12th March 2024



NOTES:
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Key:

- The Application Site
- Dropped Kerb Vehicle Crossover
- Extent of Study Area
- Existing Blue Badge Holder Bay
- Existing School Keep Clear Carriageway Markings - No Stopping Mon to Fri 8am to 6pm
- Existing Yellow No Waiting at any Time Carriageway Markings
- Existing Bus Only Mon to Fri 8am to 6pm
- Parked Vehicle

ISSUE	REASON FOR REVISION	BY	DATE

PROJECT:
PROPOSED EIGHT BED HOUSE IN MULTIPLE OCCUPATION

CLIENT:
 [REDACTED]

PROJECT REF: 2435	DRAWING NUMBER: 03	SCALE (AT A3): 1:1250
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SHEET NUMBER:
SHEET NUMBER 1 OF 1

SCALE BAR:
 0m 10m 20m 30m 40m 50m

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TITLE:
RESULTS OF ON-STREET CAR PARKING SURVEY - TUESDAY 12th MARCH 2024

DATE: 13.03.2024	DRAWN BY: DC	CHECKED: FB
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