

acstro

June 2019

Parking Appraisal

**Proposed New Workshop
Gloucester Asbestos
Stroud Road
Gloucester
GL4 0UQ**

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Revision History

A	14 th June 2023	First Issue

1678-ACS-ZZ-XX-RP-T-001-A Parking Appraisal.docx

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1 Introduction

- 1.1 Acstro has been appointed to prepare a Parking Appraisal in support of a planning application for the development of a new workshop building at Gloucester Asbestos Ltd, Stroud Road, Gloucester GL4 0UQ.
- 1.2 This document demonstrates that the parking provision within the site is at an appropriate level and reflects the parking standard requirements as set out in the adopted Stroud District Local Plan.

2 Policy Context

Stroud District Local Plan (2015)

- 2.1 As part of policy EI12 (promoting transport choice and accessibility) it is a requirement that parking provision for new development is made in accordance with the adopted parking standards.
- 2.2 The parking standards for differing types of development are set out in Appendix 2 of the Local Plan. The application proposal is a sui generis use and therefore there are no specific parking standards provided. However it is considered that the existing and proposed uses on site most closely resemble office and light industrial uses. The parking standards for those uses are outlined below. Cycle parking standards differ for sites in the Central Severn Vale and elsewhere. The application site is within the Central Severn Vale.

Office Use

- 1 car parking space per 25m² Gross Floor Area (GFA)
- 1 cycle parking space per 166m² GFA

Industrial Use

- 1 car parking space per 50m² GFA
- 1 cycle parking space per 330m² GFA

Disabled parking bays provided at a ratio of 1 per 10 conventional parking bays.

3 Existing Conditions

- 3.1 The site is located adjacent to and on the western side of Stroud Road (A4173) opposite its junction with Gilberts Lane.
- 3.2 The site is approximately 0.28 hectares in area with an existing two-storey building, that provides some 250m² of floor area, located at its northern end. The building has a workshop on the ground floor with office space above. For the purpose of this parking assessment the parking requirement has been calculated on the basis of 125m² of office use and 125m² of industrial use

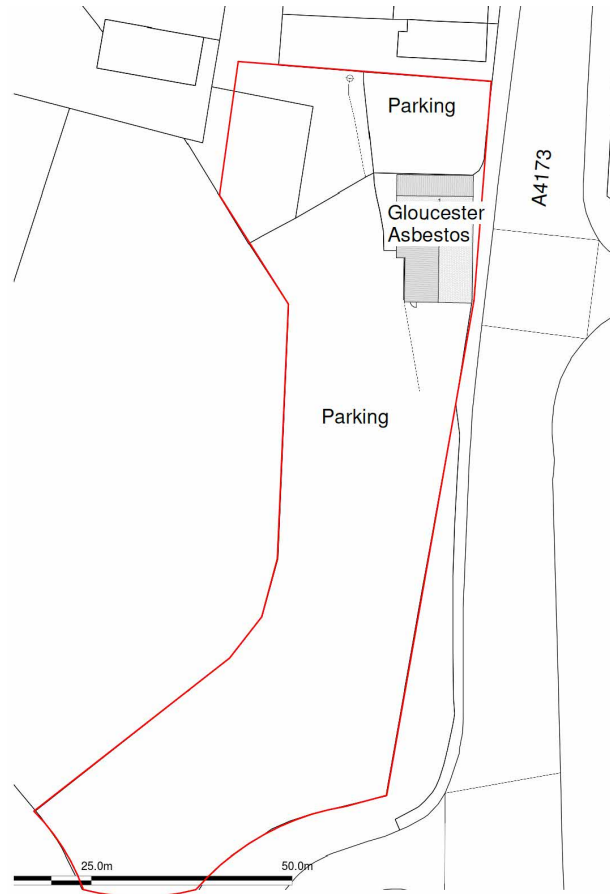


Figure 1 Existing Site Layout

- 3.3 Adjacent to the building, on its northern side, is a parking area that is accessed directly from Stroud Road.
- 3.4 To the south of the building is an open yard which is accessed via an unnamed no-through road. This is a public highway that joins Stroud Road.

4 Proposed Development

- 4.1 The proposal is to construct a new two-storey building adjacent to the existing. The building will provide some 260m² of floor area with a workshop for vehicle and machinery maintenance and light manufacturing uses on the ground floor and office space above. There are no alterations proposed to the site's existing access arrangements.



Figure 2 Proposed Development

5 Parking Appraisal

5.1 An assessment of the parking requirements, based on the adopted parking standards, is provided below.

Land Use	Car Parking Standard Ratio	Cycle Parking Ratio	Existing Floor Area	Proposed Floor Area	Total Floor Area	Cycle Parking Requirement	Car Parking Requirement	Disabled Parking Requirement (1 in 10)
Office	1 per 25m ²	1 per 166m ²	125m ²	130m ²	255m ²	1.5	10.2	1
Light Industrial	1 per 50m ²	1 per 330m ²	125m ²	130m ²	255m ²	0.8	5.1	0.5
Total						2	15	2

Table 1 Parking Standard Requirements

5.2 A site layout is shown in Appendix 1 and demonstrates that the required 15 car parking spaces, including two disabled spaces can be comfortably accommodated within the site. The drawing also shows that there is ample space remaining within the yard for HGV's to turn without conflicting with the parking spaces.

Appendix 1 Parking Assessment

5.3 No external cycle parking provision is proposed. There is space for storing the required two bikes (and more), informally, within the existing and proposed workshops. These provide covered and secure storage.

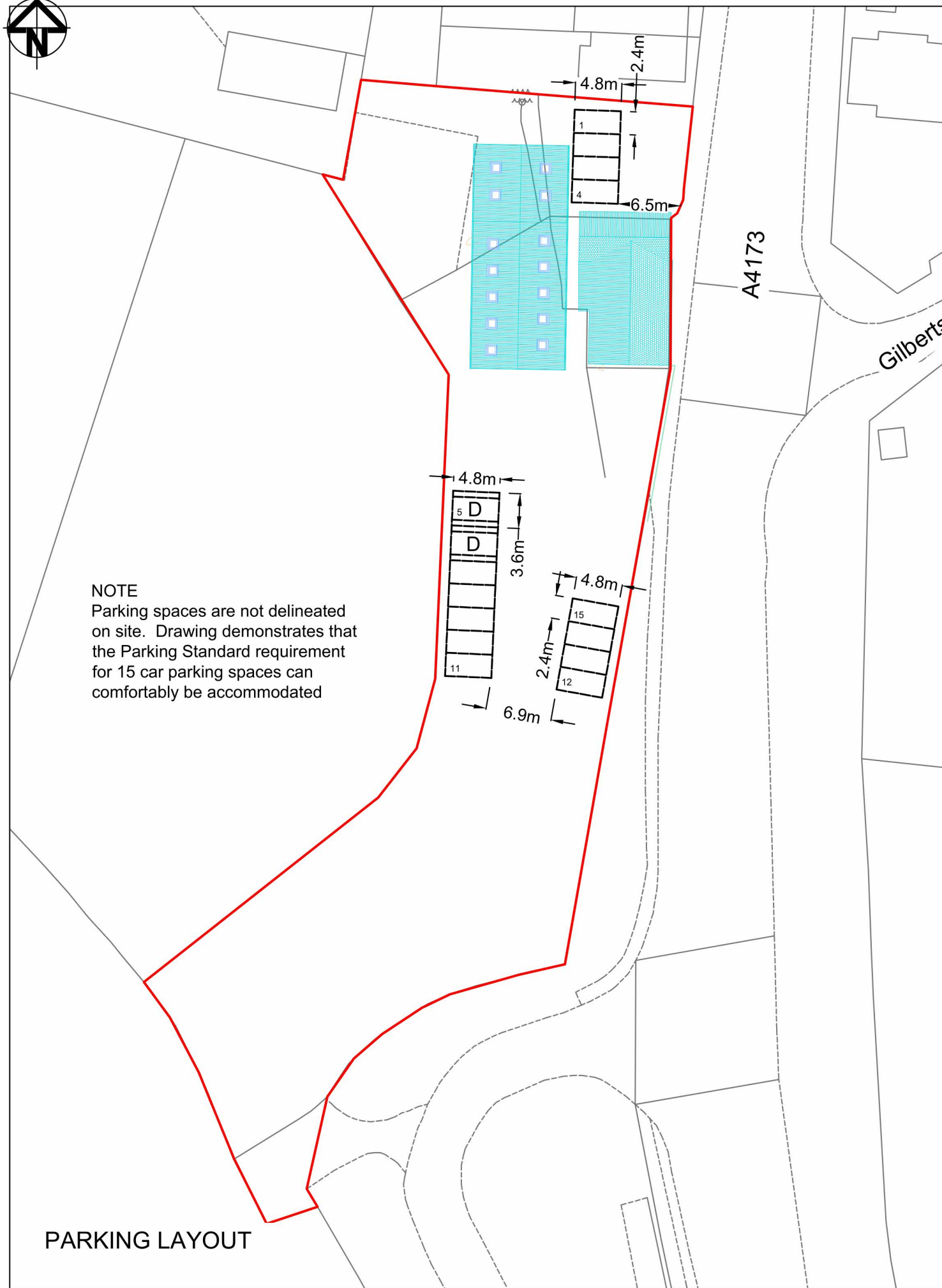
6 Summary

6.1 Based on guidance provided within the adopted parking standards it is assessed that the requirement for the site, following the proposed development, will be:

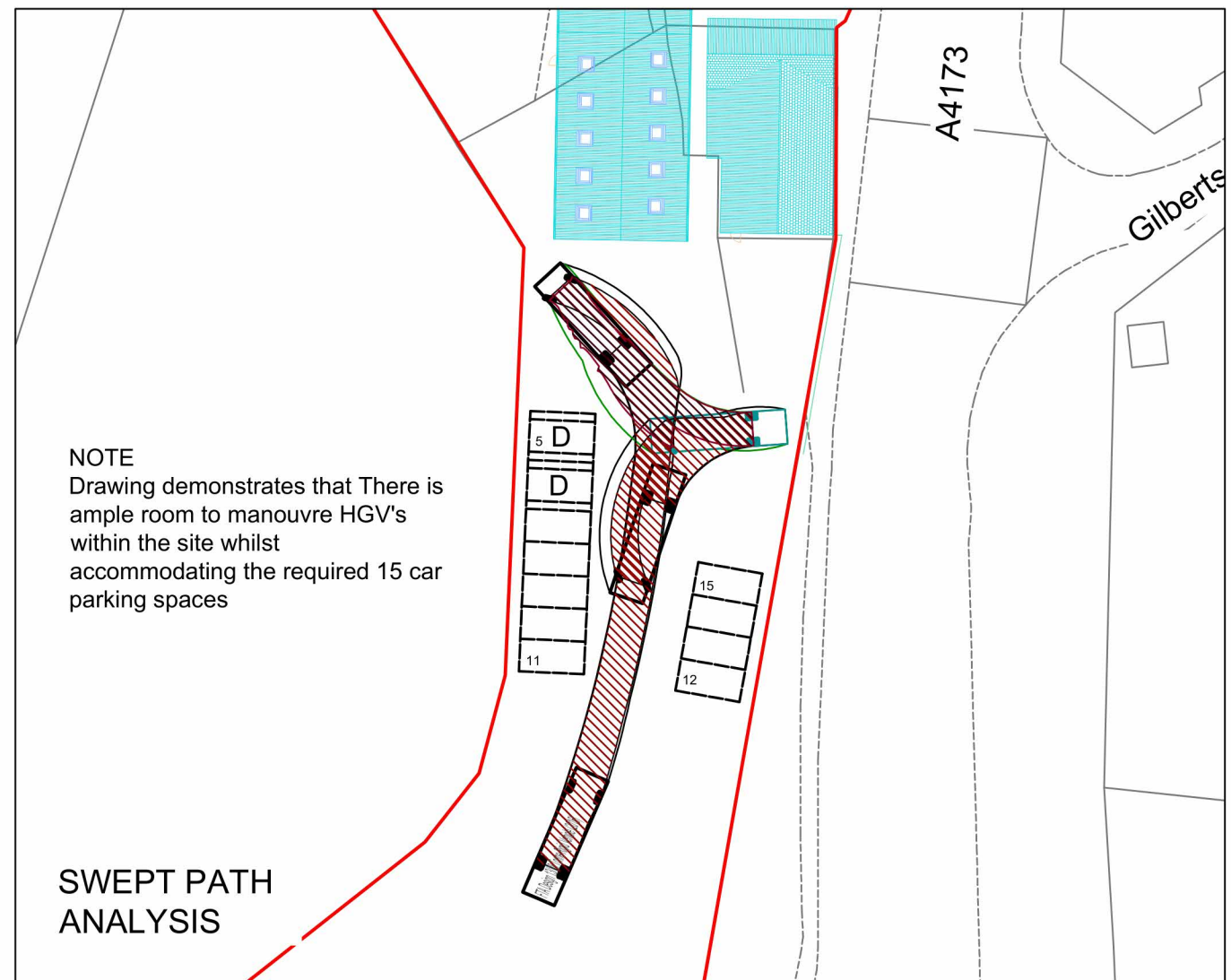
- 15 car parking spaces, including two disabled spaces
- 2 cycle parking spaces

6.2 It has been demonstrated that this can be accommodated.

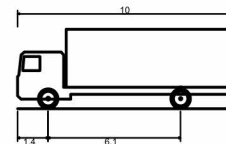
Appendix 1 Parking Assessment



PARKING LAYOUT



SWEPT PATH ANALYSIS



FTA Design 13/18 Tonne Rigid Vehicle (2016)	10.000m
Overall Length	2.550m
Overall Width	3.645m
Overall Body Height	0.440m
Min Body Ground Clearance	2.470m
Track Width	3.30s
Lock to lock time	11.000m
Kerb to Kerb Turning Radius	

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Project **GLOUCESTER ASBESTOS LTD**

Drawing **PARKING LAYOUT**

Drawing No. **1678-ACS-XX-ZZ-DR-T-001-A**

Scale **1:500 @ A3**

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