

23 CRESCENT EAST
EN4 0EY

Transport &
Highways Statement

PublicHighway Ltd
86/90 Paul Street
London EC2A 4NE

www.publichighway.co.uk

Disclaimer

This report has been prepared for the sole use of the named client and consequently, is confidential to the client and their professional advisors. The Contracts (Rights of Third Parties) Act 1999 does not apply, nothing in this report confers or purports to confer on any third party any benefit or right. No responsibility whatsoever is accepted to any other person than the named client and consequently the contents of this report should not be relied upon by third parties for the whole or any part of its contents.

This report is made on behalf of PublicHighway Ltd, no individual is personally liable and by receiving this report and acting upon it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort, or breach of statutory duty (including negligence).

23 CRESCENT EAST EN4 0EY

Transport & Highways Statement 06.11.2023



CONTENTS

1	INTRODUCTION	Page 5
2	EXISTING CONDITIONS & CURRENT ARRANGEMENT	Page 6
3	DEVELOPMENT PROPOSALS	Page 7
4	PRE-APPLICATION ADVICE & RESPONSE	Page 8
5	PARKING SURVEY	Page 9
6	ACCESSIBILITY, PUBLIC TRANSPORT & ACTIVE TRAVEL	Page 10
7	CONCLUSION	Page 11
5	POLICY REFERENCES	Page 11

APPENDICES

A	DEVELOPMENT PROPOSALS	Page 13
B	PROPOSED PARKING LAYOUT	Page 17
C	PARKING SURVEY DATA & OUTPUTS	Page 19
D	ISOCHRONE MAPS & TRAVEL INFORMATION	Page 28
E	SWEPT PATH ANALYSIS	Page 38
F	TRAFFIC LIGHT SYSTEM EXAMPLES & LINKS	Page 43

1. INTRODUCTION

- 1.1. Public Highway Ltd has been retained by Peter Kane Developments Ltd of 66 The Transmitting Station, Great North Rd, Brookmans Park, AL9 6NE, to provide highways and transport advice in support of the proposed residential development of the land shown on the attached plans

- 1.2. The proposals for the site are not considered to generate significant transport impacts that would require a full Transport Statement, (Appendix B of the Government Guidance for Transport Assessment (Department for Transport, 2007) states a transport statement is required for 50 dwellings and upwards;) however, this report seeks to clarify any potential transport, highways and parking related issues raised in the context of the development proposals and the pre-application advice received

2. EXISTING CONDITIONS AND CURRENT ARRANGEMENT

2.1. London Borough of Enfield are the planning and highway authorities for the site

2.2. The property is currently a single dwelling

2.3. The site has two existing vehicle crossover access points; the western one being approximately 3.2m in width, and the eastern access being approximately 3.8m

2.4. The eastern access has a street lighting column adjacent on the eastern side approximately 1.8m away from the drop and a mature street tree on the western side approximately 2.5m away

2.5. Forward visibility for vehicles exiting the site from either access is excellent

2.6. Crescent East runs from Hadley Wood Station in the northeast to Camlet Way/Beech Hill in the south

2.7. The footway outside the site is in reasonable condition, being composed of tarmac and 300mm granite kerbs

2.8. The carriageway in the vicinity of the site is generally in a good state of repair

3. DEVELOPMENT PROPOSALS

- 3.1. Please refer to Appendix A for the proposed layout
- 3.2. The proposal for the site consists of 7 flats with associated parking, with the lower ground area accessed via a ramp
- 3.3. The eastern access is to be converted to pedestrian only
- 3.4. Vehicles will enter and exit the site using the western access;
- 3.5. There will be four parking spaces to the front of the property at ground floor level, and three spaces within the lower ground level
- 3.6. There will be a passing area on the left and a traffic light system, to allow safe passing for vehicles in either direction and there is ample room for vehicles to pass (appendices B & E)
- 3.7. The ramp will be designed to be 1:10, with 1:12 transitions
- 3.8. Secure, covered cycle parking stores on the left-hand side of the property provide minimum space for two cycles per unit, with an additional storage facility adjacent to contain adapted cycles for disabled people and a cargo bike
- 3.9. Refuse and recycling storage bins will be sited to the left of the property and will be brought to the front of the property on collection days
- 3.10. Boundary walls adjacent to the highway will be no greater than 600mm in height to preserve pedestrian and vehicular visibility

4. PRE-APPLICATION ADVICE AND RESPONSE

4.1. A pre-application submission was made, and comments received dated 14th March 2023

4.2. The following items were highlighted as requiring further information

4.2.1. Public Transport levels

More detailed information on public transport in the area was requested in para 5.5 of the Enfield pre-app letter. This is addressed in section 6 of this report and in appendix E

4.2.2. Density of the undercroft parking arrangement

This has been addressed by adding more surface level parking to the front of the property, with just three spaces remaining at lower ground level

4.2.3. Impact of the side access on the neighbouring property

This side will be protected with acoustic fencing and sympathetic landscaping

4.2.4. Cycle parking

Additional storage for adapted cycles has been provided Please refer to Appendix A

4.2.5. Vehicle parking and accessibility

Please refer to Appendices B, D & E

4.2.6. Impact on on-street parking capacity

Please refer to section 5 of this document and appendix C

4.2.7. "Traffic light" arrangement

There are various commercial solutions available. All of which operate on a sensor system, using ground loops or beam sensors; meaning waiting time is minimised, rather than using a fixed time period. Examples and links are provided in Appendix F

Basement parking has been removed on Enfield's recommendation; however, the traffic light option is presented, if required

5. PARKING SURVEY

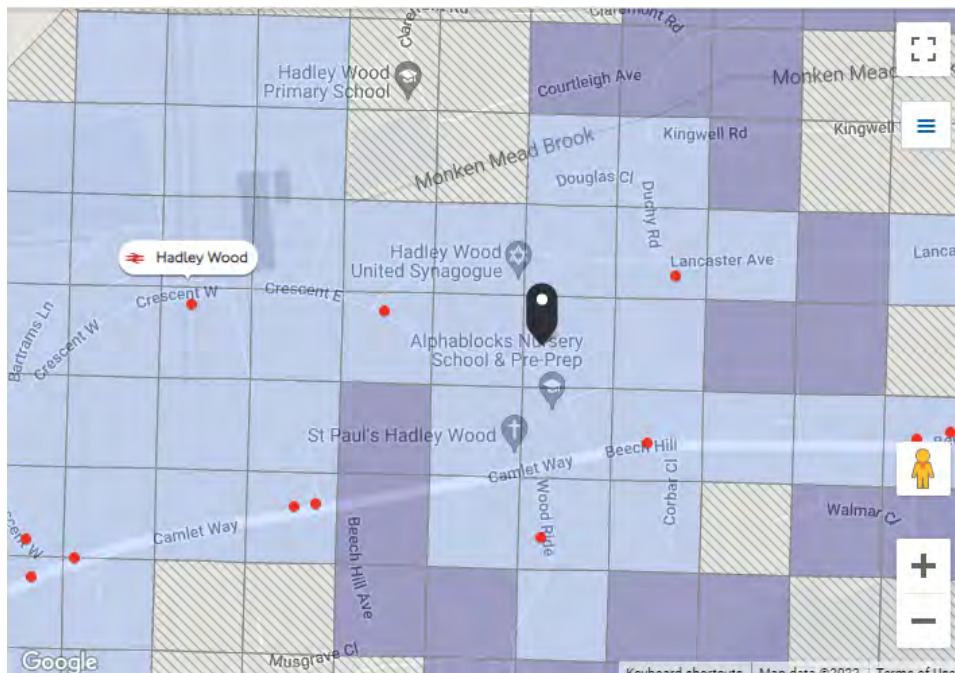
- 5.1. Parking in general was raised as a concern at the pre-app stage
- 5.2. In order to satisfy any concerns with possible overspill or visitor parking, a Lambeth Methodology parking survey was commissioned
- 5.3. Parking beat surveys were carried out on two separate overnight weekdays, in accordance with the methodology, on the 20th and 21st of September 2023
- 5.4. Despite any concerns, parking stress within the survey area averaged just 37.5%, less than half the threshold of 85%
- 5.5. Survey results and data sheets are contained in appendix C

6. ACCESSIBILITY, PUBLIC TRANSPORT & ACTIVE TRAVEL

6.1. The site has a low PTAL score of 1b

6.2. However, the TfL WEBCAT tool shows there are two bus stops within an 8-minute walk of the property, served by route 399, running hourly between The Spires and Hadley Wood Station

6.3. In addition, Bus stop A outside the station itself, has the 399 service running between the station and The Spires shopping centre



6.4. Hadley Wood Station is just 400m away from the property, approximately a 5-minute walk; with service running between Welwyn Garden City and Moorgate, approximately every 20 minutes

6.5. Please refer to the isochrone maps and additional information in Appendix D for further information on journey times via public transport and other travel modes

7. CONCLUSION

- 7.1. The points raised in the pre-app response have been addressed
- 7.2. On-street parking stress has been assessed as being very low, at just 37.5%
- 7.3. Highway safety has been addressed, as has the safety of the users and occupiers of the property, including the installation of a traffic-light system and the addition of storage for larger adapted cycles
- 7.4. In light of the items in this document, we commend the application to the local planning and highway authorities without reservation













8. Policy References

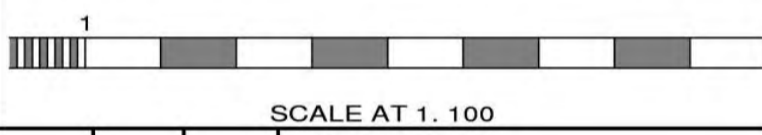
- 8.1. NPPF 2023, paras 111 & 112
- 8.2. New Enfield Local Plan
- 8.3. Hadley Wood Neighbourhood Plan 2022 HW-4
- 8.4. London Plan 2021 policies T5 & T6

APPENDICES

A. Development Proposal Plan

KEY

-  EX. CHARGIN POINTS
-  EXISTING HOUSE TO BE DEMOLISHED
-  SCHEME SUBMITTED FOR PRE APP REF. 22/04187/PREAPP
-  SCHEME SUBMITTED FOR DESIGN REVIEW PANEL
-  L.W. HIGH ACOUSTIC FENCE
-  LANDSCAPING BY OTHERS
-  18 BIKE BIKE STORAGE IN TOWER SHED BICYCLE BACK SEMI VERTICAL SPACE SAVING TYPE
-  FALCLOK-CARGO BIKE STORE
-  HARSTANDING BY OTHERS
-  REFUSE SHED
-  NEW BUILDING
-  EXG TREE



No.	Date	By	Contents
Revisions			

Site Address
**23 CRESCENT EAST
 HADLEY WOOD
 EN40EY**

Job Title
**DEMOLITION OF EXG
 HOUSE AND
 ERECTION OF 7 FLATS**

Drawing Title
**SITE PLAN
 PROPOSED**

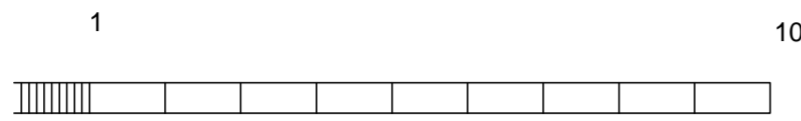
Scale 1:100 @ a1 Date 07/23 Drawn by sjl

Alan Cox
 associates
 Architectural & Planning Consultants
 TEL: 020 - 8440 - 7777
 FAX: 020 - 8364 - 9556


Orig. No. 521022-24 Doc.

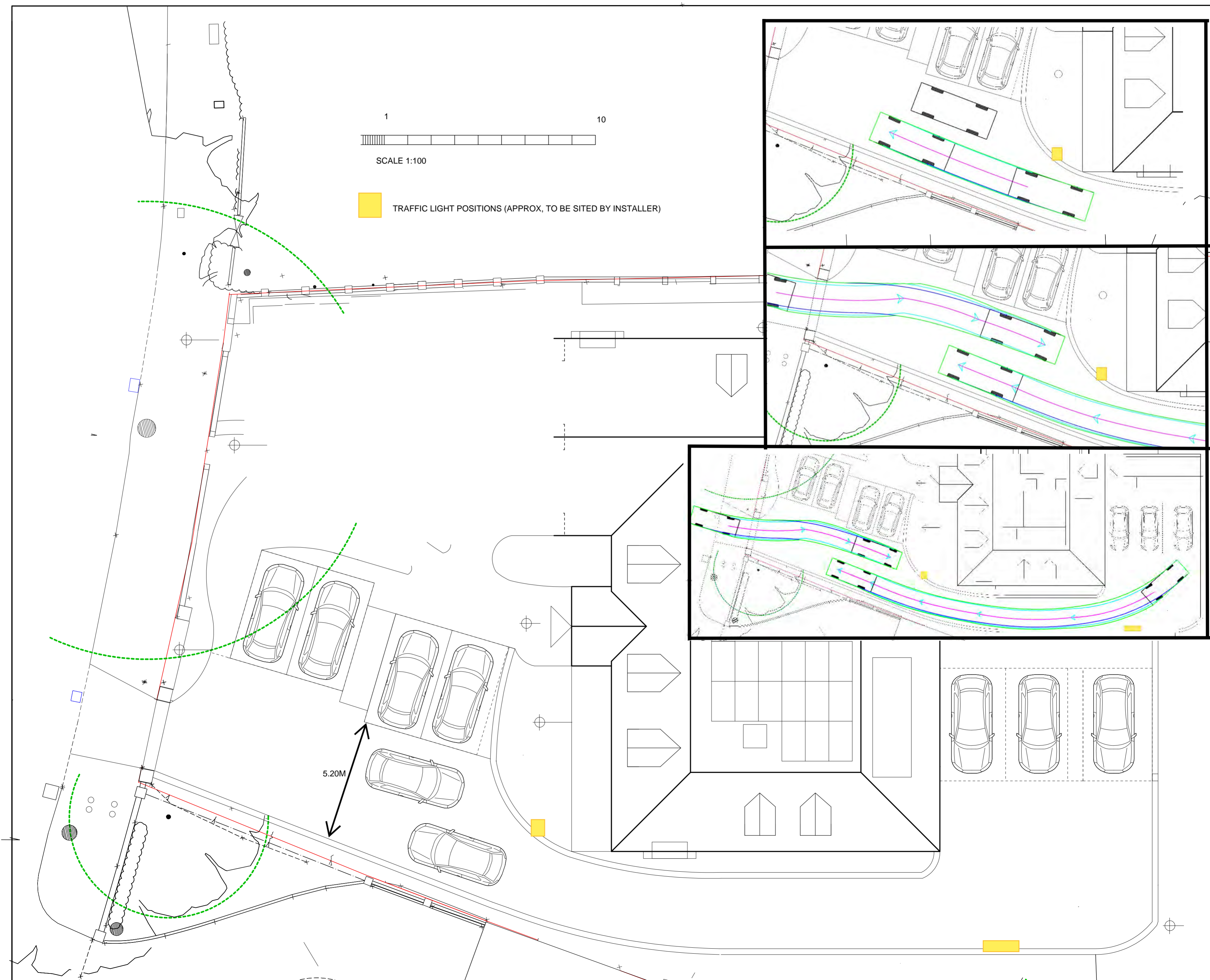
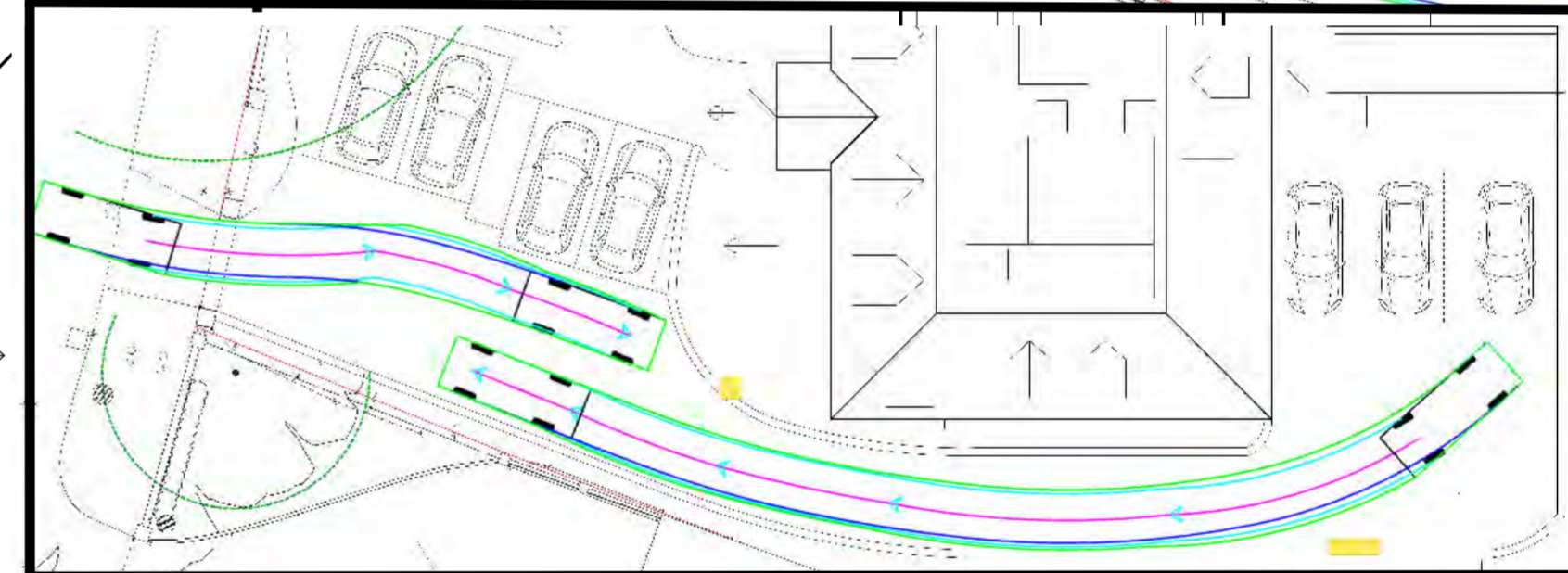
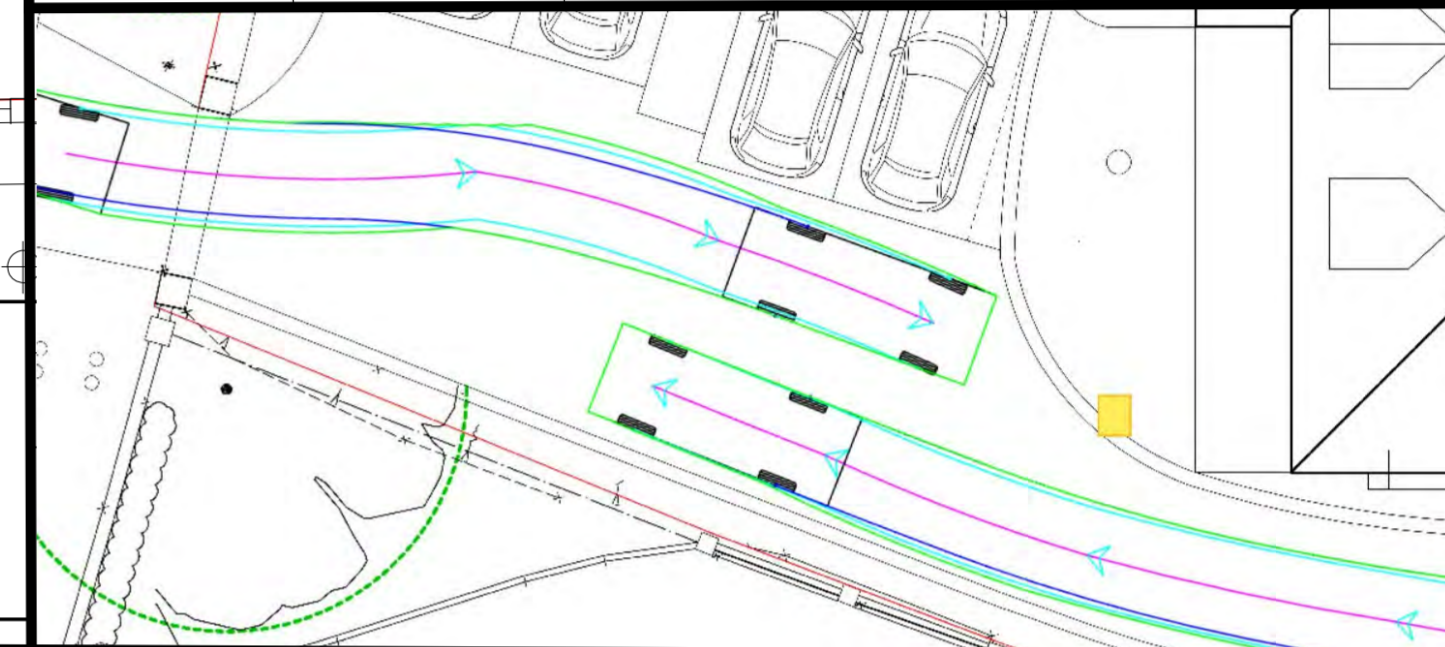


B. Proposed Parking Layout



SCALE 1:100

 TRAFFIC LIGHT POSITIONS (APPROX. TO BE SITED BY INSTALLER)



C. Parking Survey Data and Outputs

1. Executive Summary - Key Points

- 1.1** Traffic Surveys UK Limited were requested to carry out a parking survey by **PUBLIC HIGHWAY LTD** to establish the relevant parking stress levels in the vicinity of the site 23 Crescent East EN4 OEY, with the survey area assessed as a 2 minute approx accepted walk from the site [approx 200m]
- 1.2** The survey was carried out on two overnight weekdays and AM & PM parking beats in accordance with the Lambeth Methodology Parking Model.
- 1.3** The survey area is wholly residential, with unrestricted parking
- 1.4** parking stress within the survey area was averaged at 37.5% parking stress over the two overnight parking beats.

200m Lambeth Methodology parking Survey Parking Beat Survey - overnight and AM & PM parking beats - 5.0m per vehicle space for this survey area

Job Number & Name: Crescent East, Barnet

Site Number/Name: No23

Client: Public Highway Ltd

Date: Wednesday & Thursday September 20th & 21st 2023

05:00 parking beats and AM & PM beats

Weather: Dry

Survey Site Location: Red boundary line indicates survey area



Description of column headers

Total Length of Available Kerb Space

Measured length (in metres) of kerb space [inc SY Lines] excluding individual short sections of less than 5.5m [ie between two crossovers]

Unuseable kerb Space

Measured length (in metres) of unuseable kerb space - sections left over not divisible by 5.0m - ie 12m/10m [2 spaces] - 2m unuseable

Length (m)

Measured length (in metres) of total useable kerb length per road parking type, rounded to the nearest 5m

Calculated Spaces

Calculation of number of available spaces based on 5m length

Cars Parked

Number of vehicles parked per time period

Stress

Calculated stress per restriction per road based on number of parked vehicles and number of available spaces

please refer to OS supplied mapping for survey area and road inventory

Brief Overview & Method Summary

Traffic Surveys UK were appointed by **PUBLIC HIGHWAY LTD** to carry out a Parking survey for over two days [overnight & AM & PM parking beats] as 400m from Hadley Wood Station. The survey was carried out to current Lambeth Methodology guidelines to 200m from site. The purpose of the survey is to examine the roads within 200 metres walking distance of the site and establish the existing levels of "parking stress", meaning the percentage of the kerbside parking space occupied at peak periods.

This information can be used to assess whether there would be sufficient spare capacity on for any additional parking generated by the development or whether special measures would be needed to manage the pressure for parking space.

An initial assessment was made taking into account the following factors:-

- The size and nature of the development
- Setting of development – residential/industrial etc, proximity to shopping centres, schools, railway stations etc
- Parking provisions within the development
- Other transport improvements linked to the development.

The survey area and the times and days of the surveys were defined taking into account the results of the background assessment and in accordance with the Lambeth methodology parking beats stipulated within the current methodology.

The lengths of restricted and unrestricted parking recorded on site were converted into equivalent numbers of parking spaces, assuming a 5.0 metre length for for each space (2.4 metres if echelon to the kerb). Any sections with dropped kerbs were excluded from the calculation, as were any lengths of less than 5.0 metres [between crossovers]

A Road inventory has been supplied of the area detailing road parking available and restrictions

Vehicle plots are also supplied of positions of parked vehicles on the required OS mapping

Survey area is extended to a junction if close to survey "boundary distance" - a turning point for a vehicle

Likewise survey boundary is curtailed if no parking is possible ie junction approach [maybe signalled], narrow restricted road near a bridge or pedestrian crossing, or level crossings etc.

Observations

The survey area is wholly residential. There is no feasible parking along Camlet Way or Beech Hill.

No vehicles were observed to park along these roads at anytime during this survey.

TSUK Result Overview

Parking stress on day 1 of the survey was 35% with Day 2 calculated at 40% for the overnight parking beats.

This equates to around 35-40 available parking spaces overnight, for residents and visitors.

Job Number & Name: Crescent East

Site Number/Name: **No 23**

Client: **Public Highway Ltd**

Date: Wednesday & Thursday September 20th & 21st
2023

05:00 parking beats and AM & PM beats



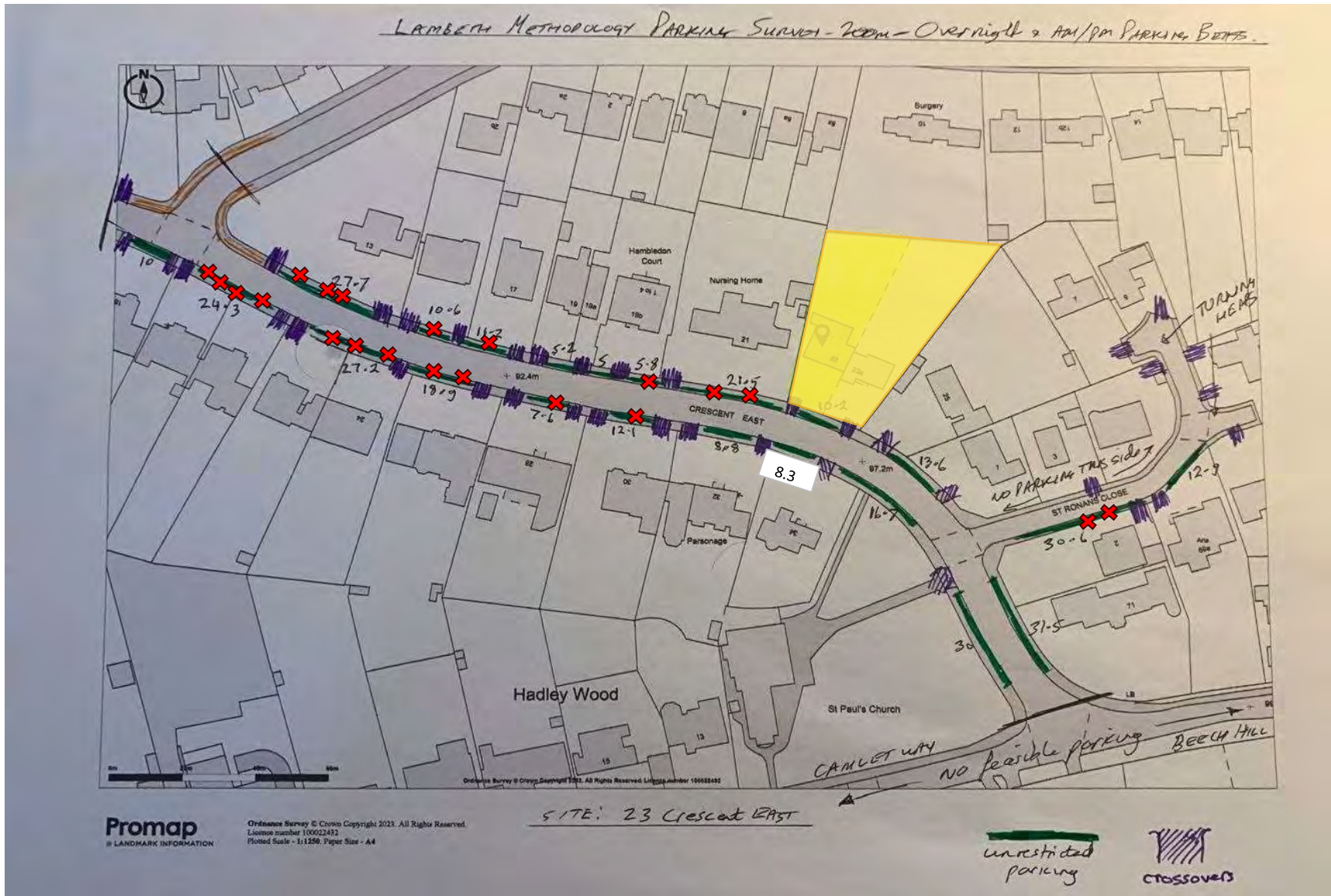
Job Number & Name: Crescent East

Site Number/Name: No 23 

Client: Public Highway Ltd

Date: Wednesday September 20th 2023

Vehicle Parking Plot



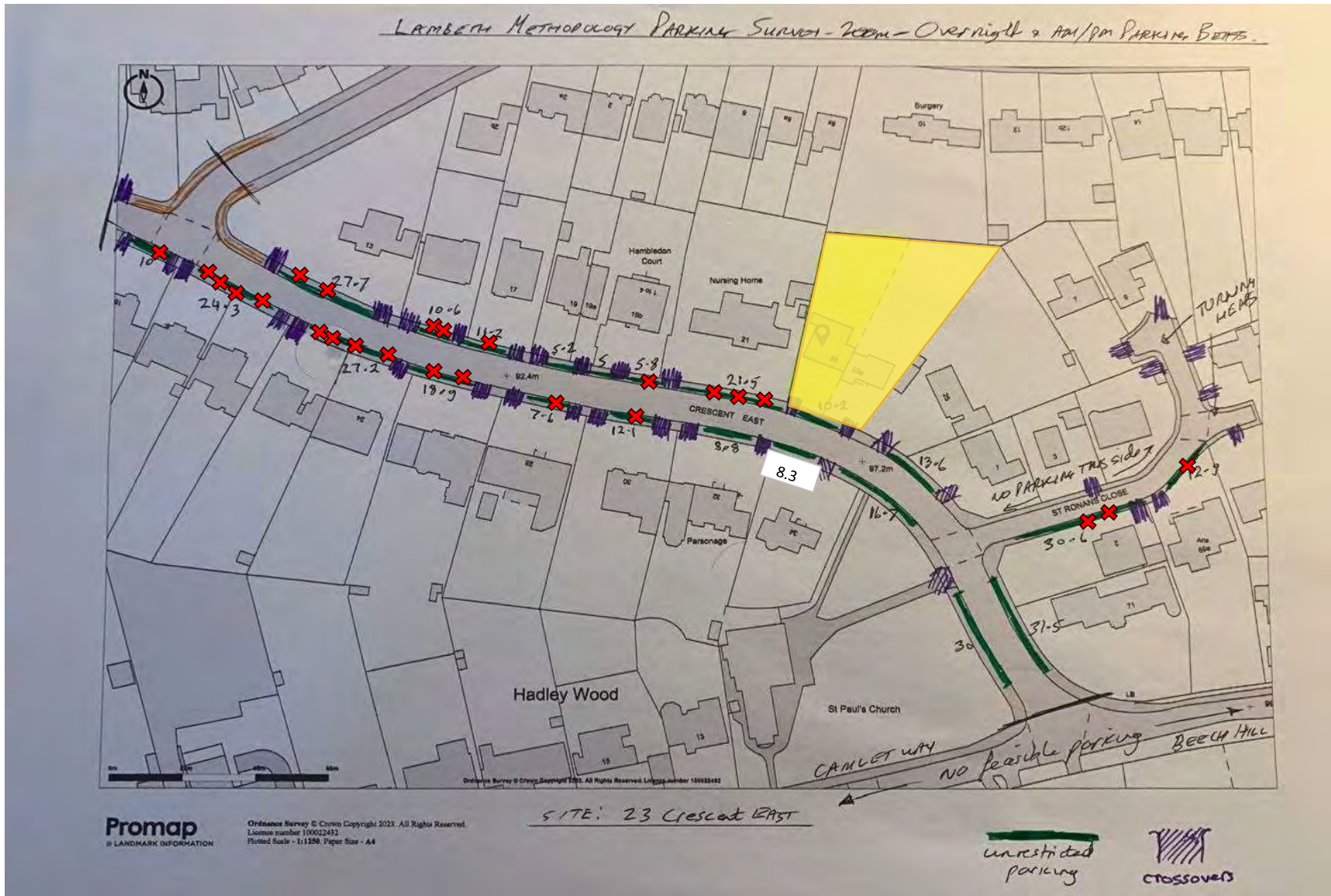
Job Number & Name: Crescent East

Site Number/Name: No 23 ●

Client: Public Highway Ltd

Date: Thursday September 21st 2023

Vehicle Parking Plot



Job Number & Name: Crescent East, Barnet

Site Number/Name: **No23**

Client: **Public Highway Ltd**

Date: Wednesday & Thursday September 20th & 21st 2023

05:00 parking beats and AM & PM beats

Site photos taken approx 1800 September 20th 2023

Crescent East



Crescent East



Crescent East



St Ronans Close



Camlet Way

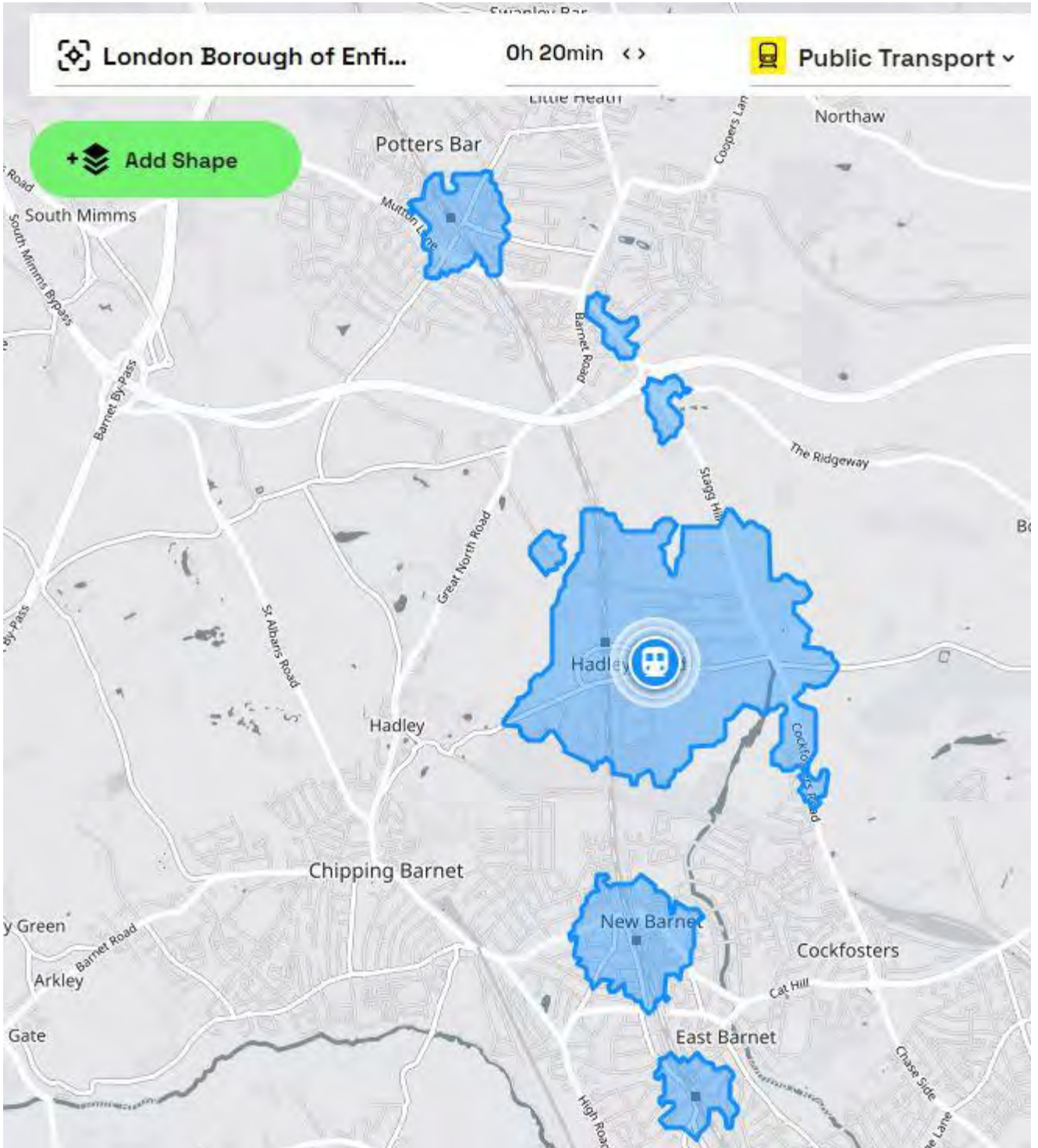


Beech Hill



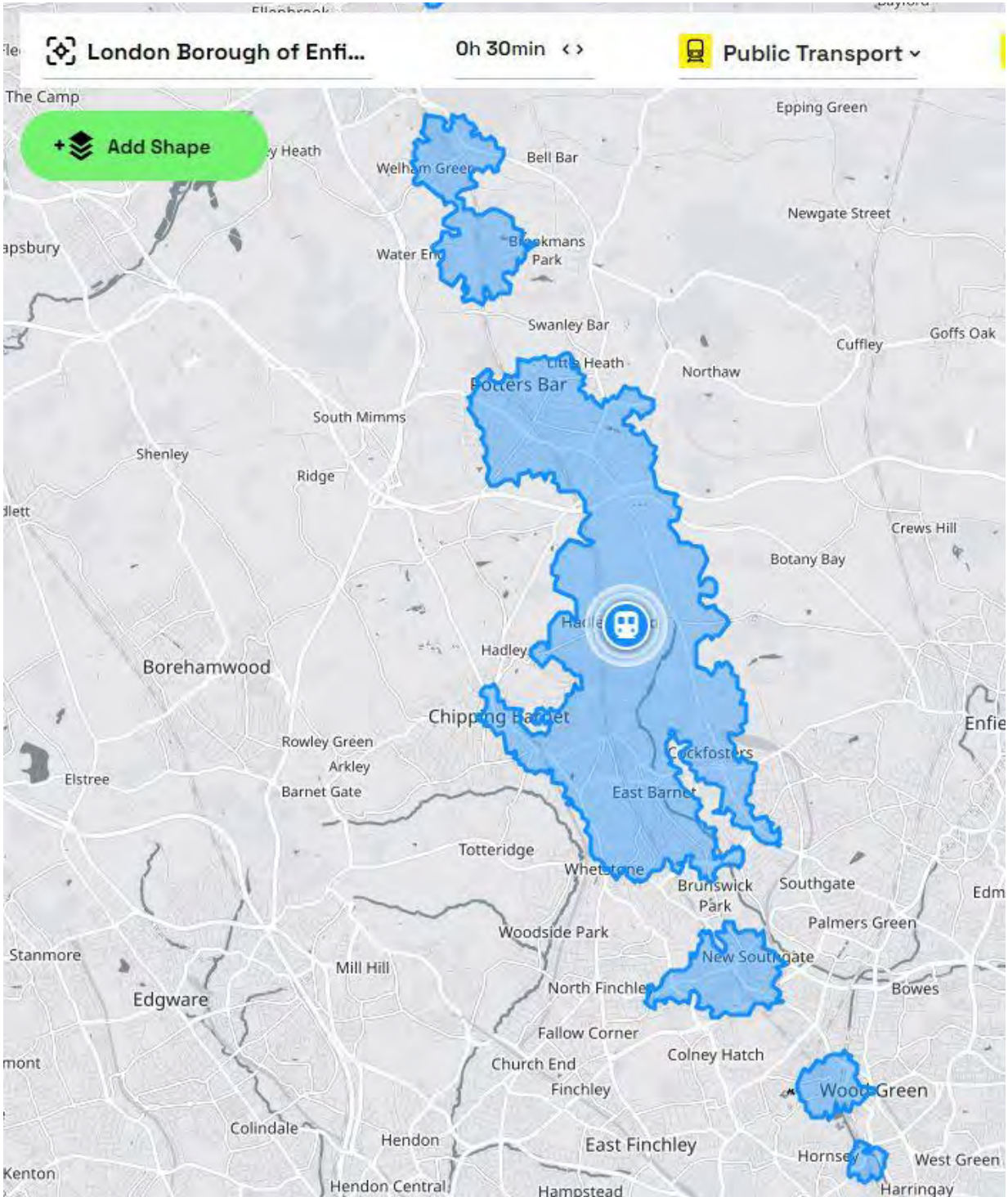
D. Isochrone Maps & Travel Information

Public Transport - 20 minutes travel time

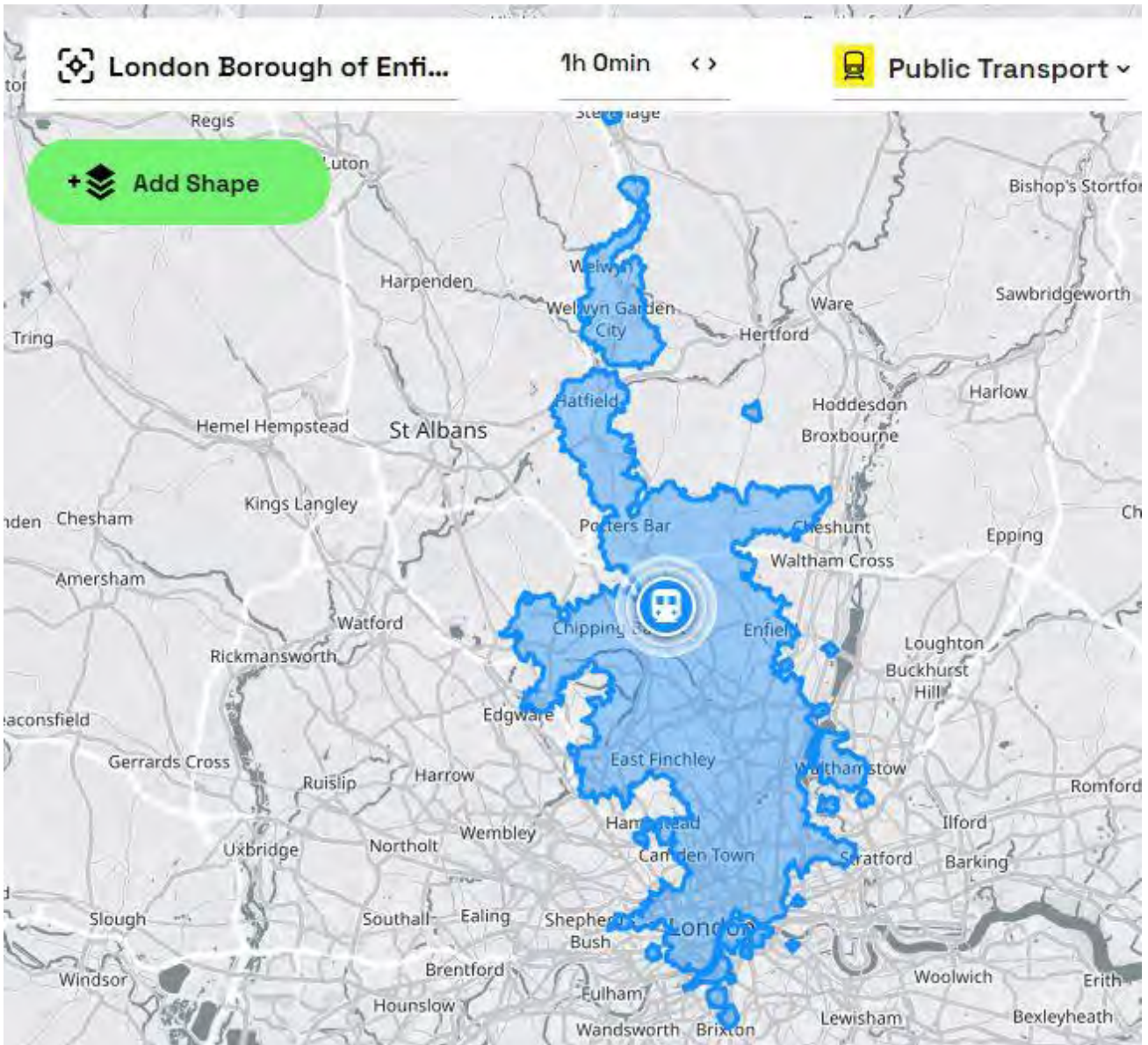


23 CRESCENT EAST EN4 0EY

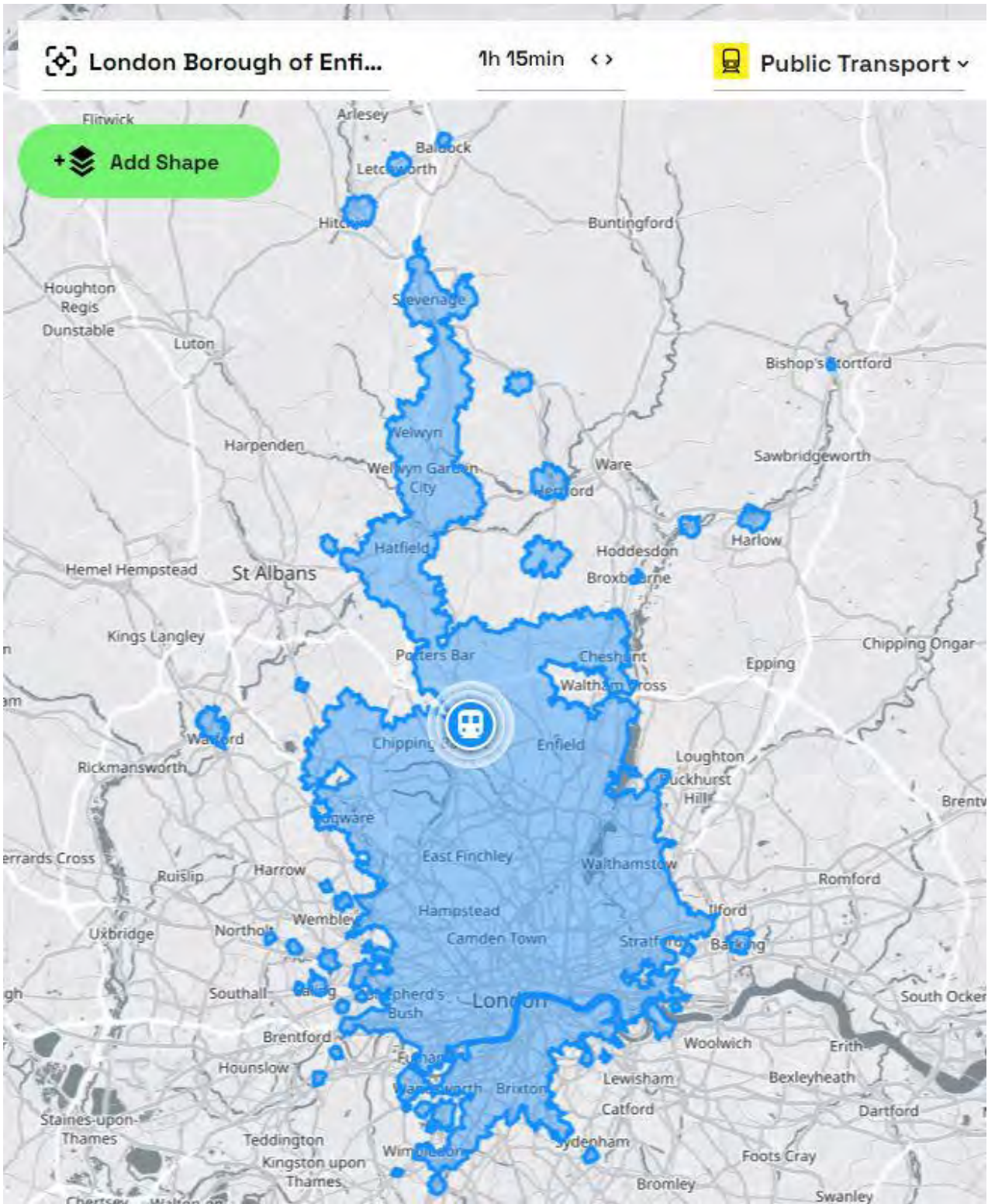
Public Transport – 30 minutes travel time



Public Transport – 1 hour travel time

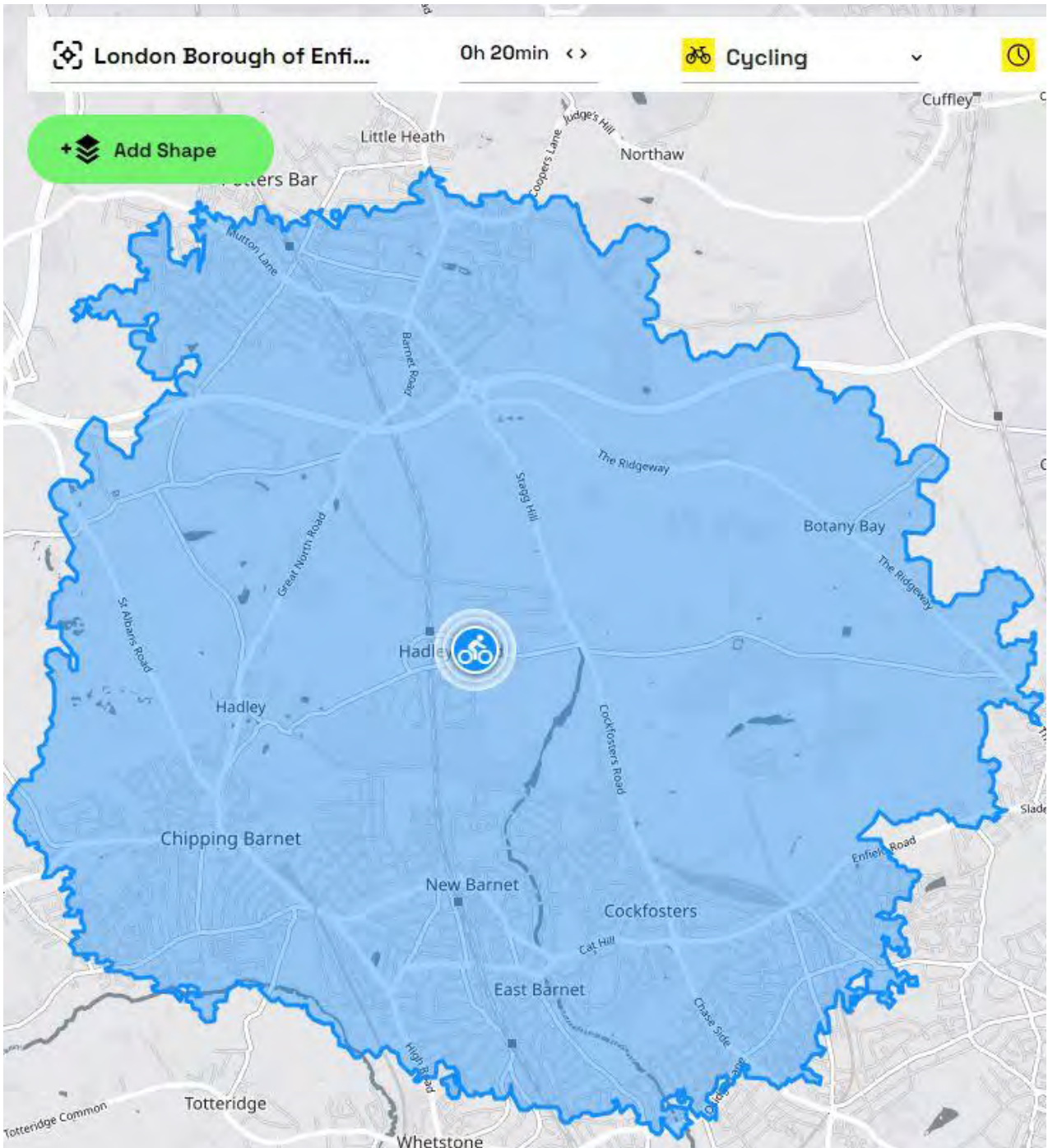


Public Transport – 1hr 15min travel time



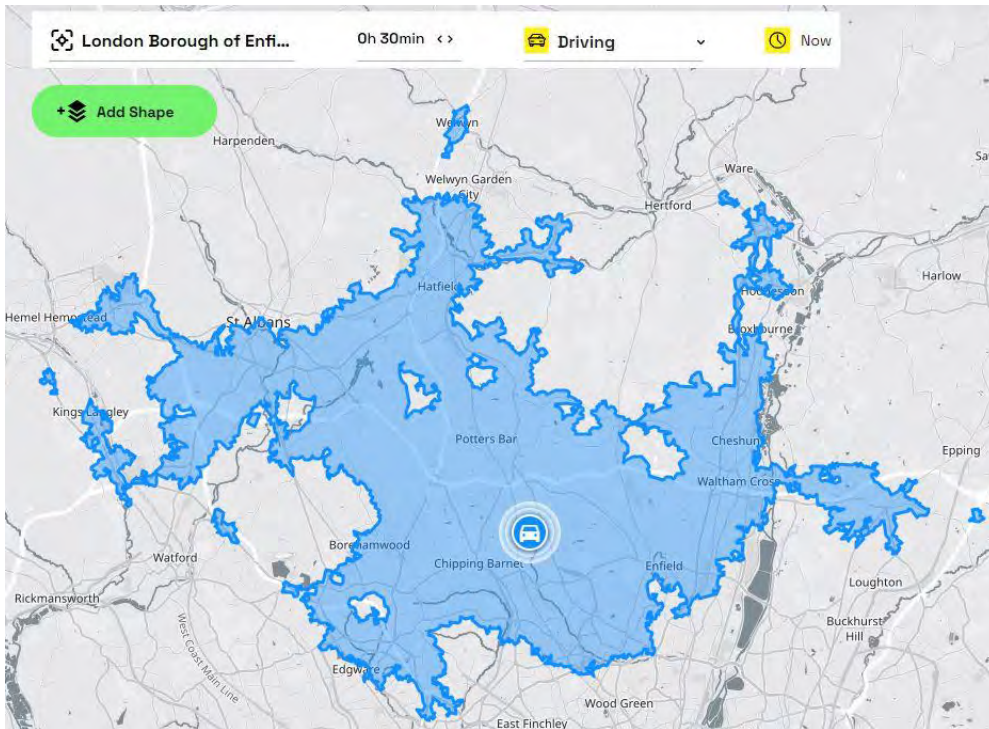
23 CRESCENT EAST EN4 0EY

Cycling – 20 minutes travel time

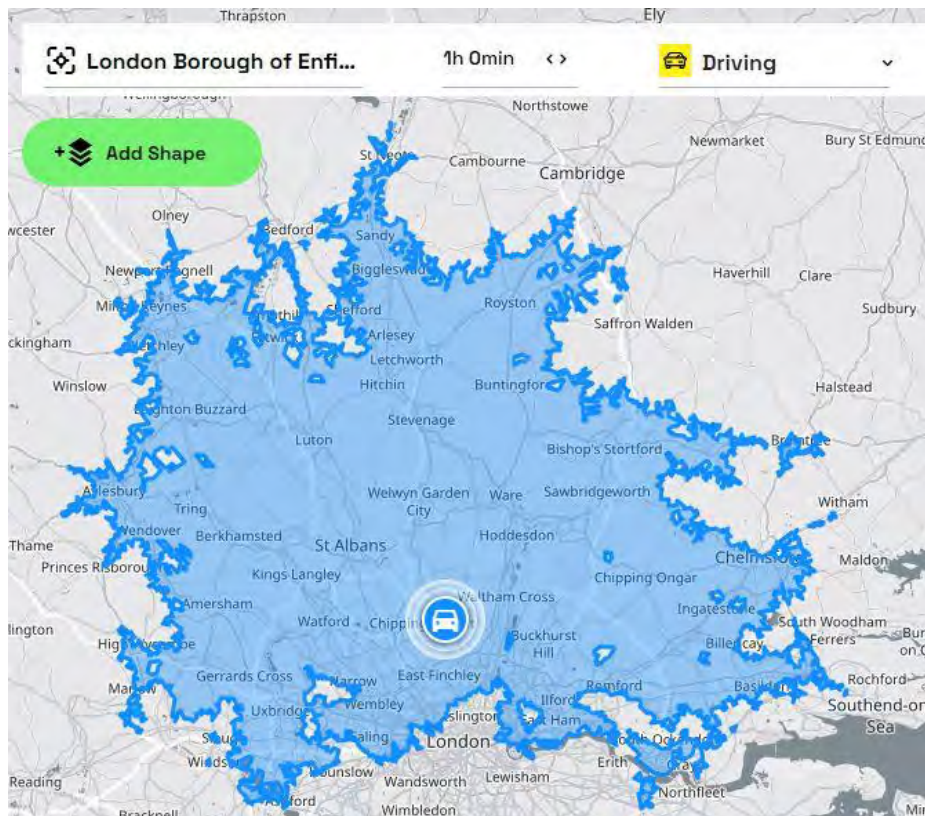


23 CRESCENT EAST EN4 0EY

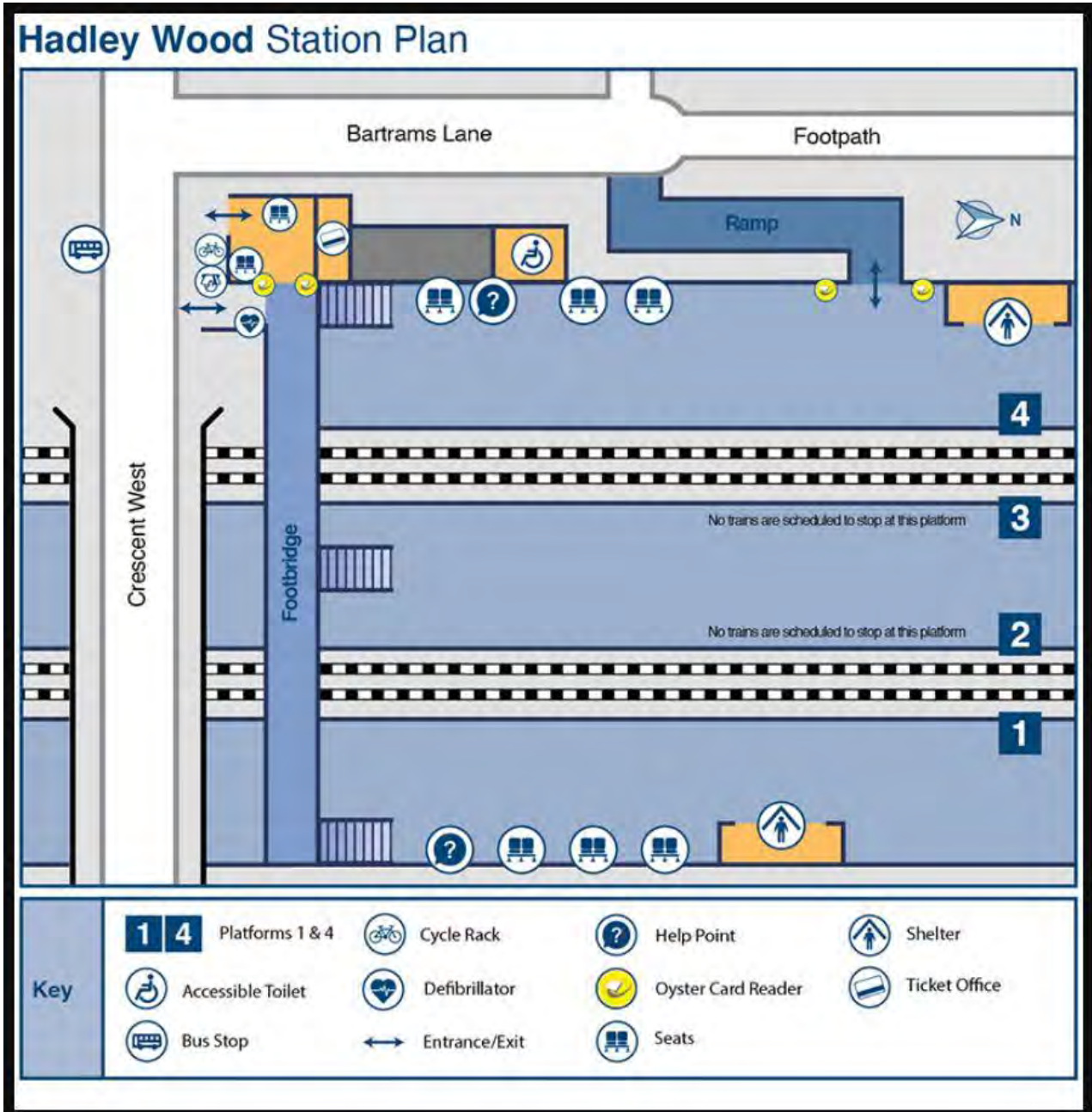
Driving – 30 minutes travel time



Driving – 1 hours travel time



Hadley Wood Station Plan

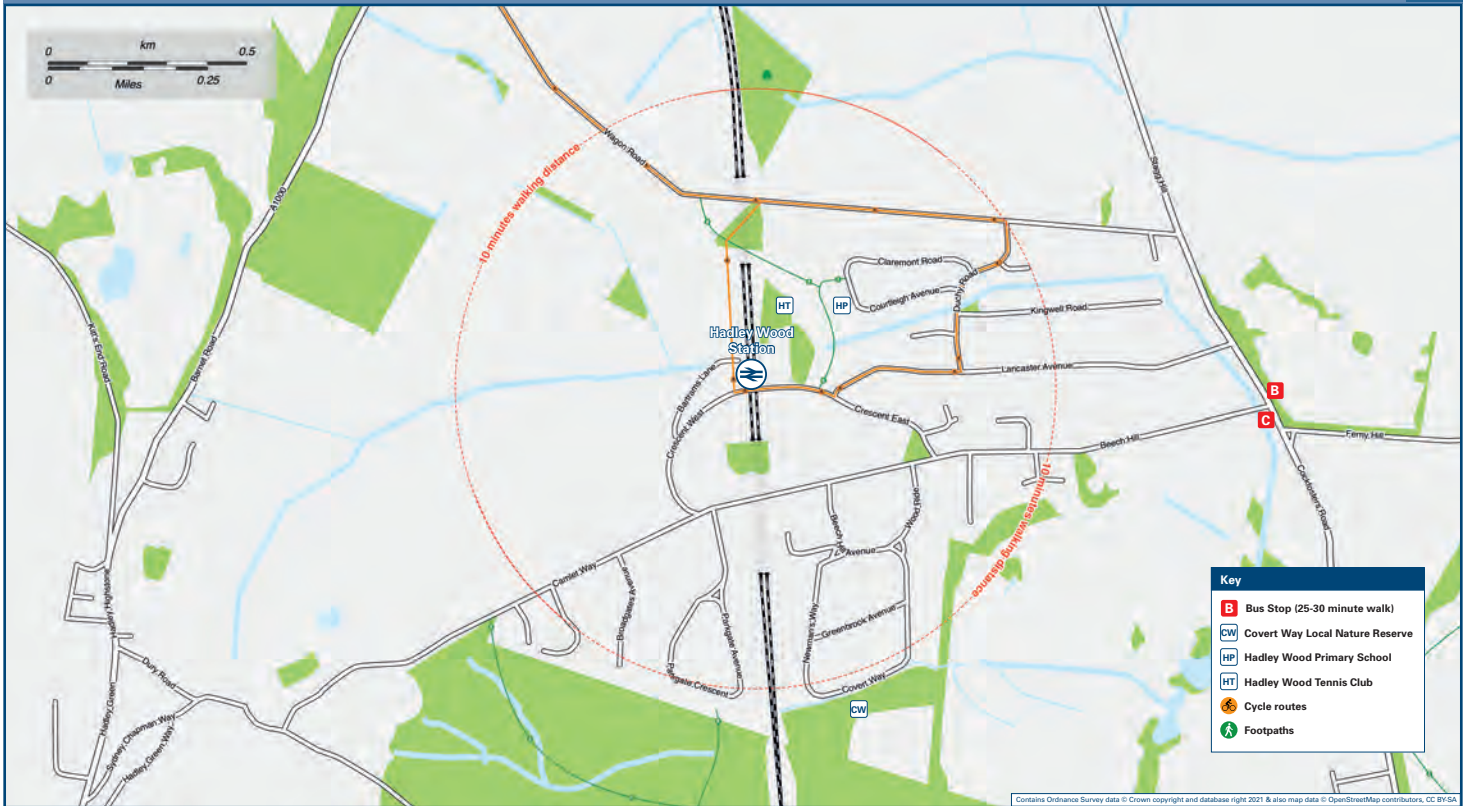




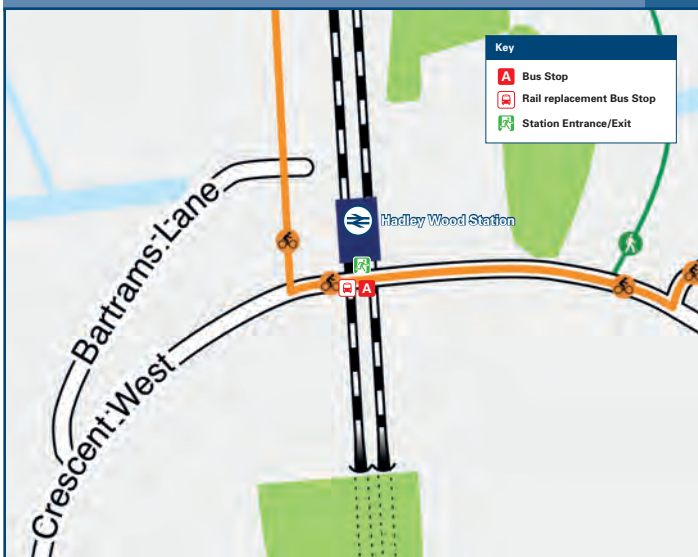
Hadley Wood Station

Onward Travel Information

Local area map



Buses



Southbound and Northbound buses will stop directly outside the station exit.

Main destinations by bus

(Data correct at May 2023)

DESTINATION	BUS ROUTES	BUS STOP
Barnet/Spires Shopping Centre	399	A
Hadley Green	399	A
Monken Hadley	399	A

Notes

Service 399 operates a limited frequency on Mondays to Saturdays (including Good Friday) and only between 10.03 & 14.03. Additional bus services are available from Cockfosters Road (approximately 25-30 minutes walk from the Station - see Local Area Map) From Beech Hill stop B (near side of Cockfosters Road) service 298 runs daily to Potters Bar, and service 610 runs a Mondays to Saturdays service to Luton. From Beech Hill stop C (far side of Cockfosters Road) service 298 runs daily to Arnos Grove, and service 610 runs a Mondays to Saturdays service to Cockfosters London Underground Station.

Taxis

Hadley Wood Station has no taxi rank or cab office. Advance booking is essential, please consider using the following local operators: (Inclusion of this number doesn't represent any endorsement of the taxi firm)

Station Cars
020 8449 0000

Cockfosters Cars
020 8275 7888

New Barnet Cabs
020 3929 0908

Further information about all onward travel

Local Cycle Info enfield.gov.uk For more information about cycle routes.	National Cycle Info sustrans.org.uk Sustrans is the UK's leading sustainable transport charity.	Bus Times See timetable displays at bus stops. www.traveline.info 0871 200 22 33 See your phone's contact list for more info.	NextBuses mobi Find the bus times for your stop. Search for a bus stop by entering a postcode, street & town or a stop name & town.	PlusBus plusbus.info A discount price 'bus pass' that you buy with your train ticket. It gives you unlimited bus travel around your chosen town, on participating buses.
---	--	--	--	---

National Rail Enquiries

Online nationalrail.co.uk	NRE App Free National Rail Enquiries app for iOS and Android	Social Media facebook.com/nationalrailenq @nationalrailenq	Alert Me You can sign up to Alert Me messages on the National Rail Enquiries website where you can receive train and platform notifications directly to your smart phone. nationalrail.co.uk/alertme	Contact Centre 03457 48 49 50 Calls cost no more than calls to geographic numbers (01 or 02) and may be recorded.	PlusBike nationalrail.co.uk/plusbike For more information.
-------------------------------------	--	---	---	--	---

Great Northern

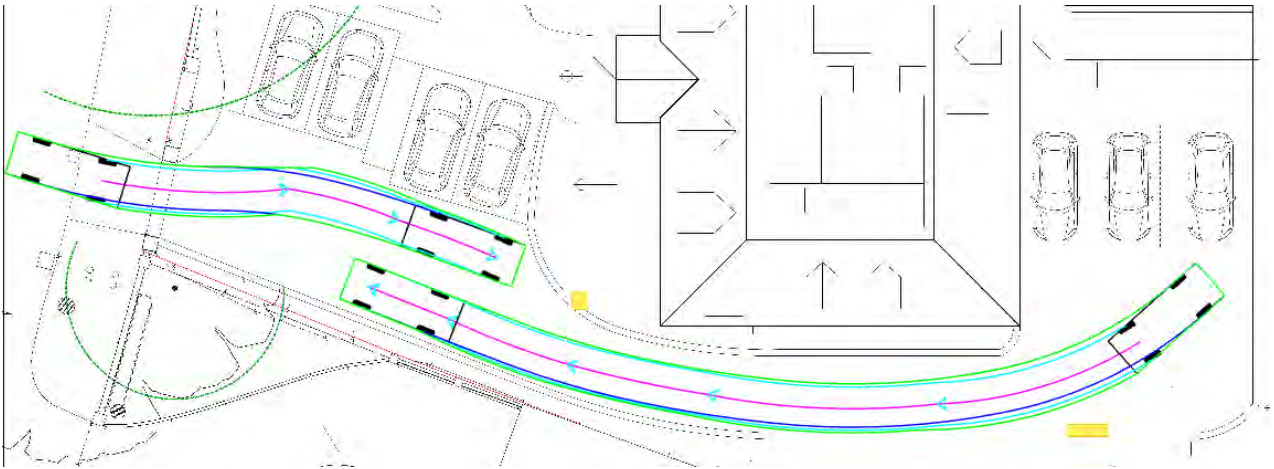


National Rail
Britain's train companies working together



E. Lower Ground Parking – Swept Path Analysis

Two cars passing



Space 1

Access in forward gear



Access in reverse gear



Exit in forward gear

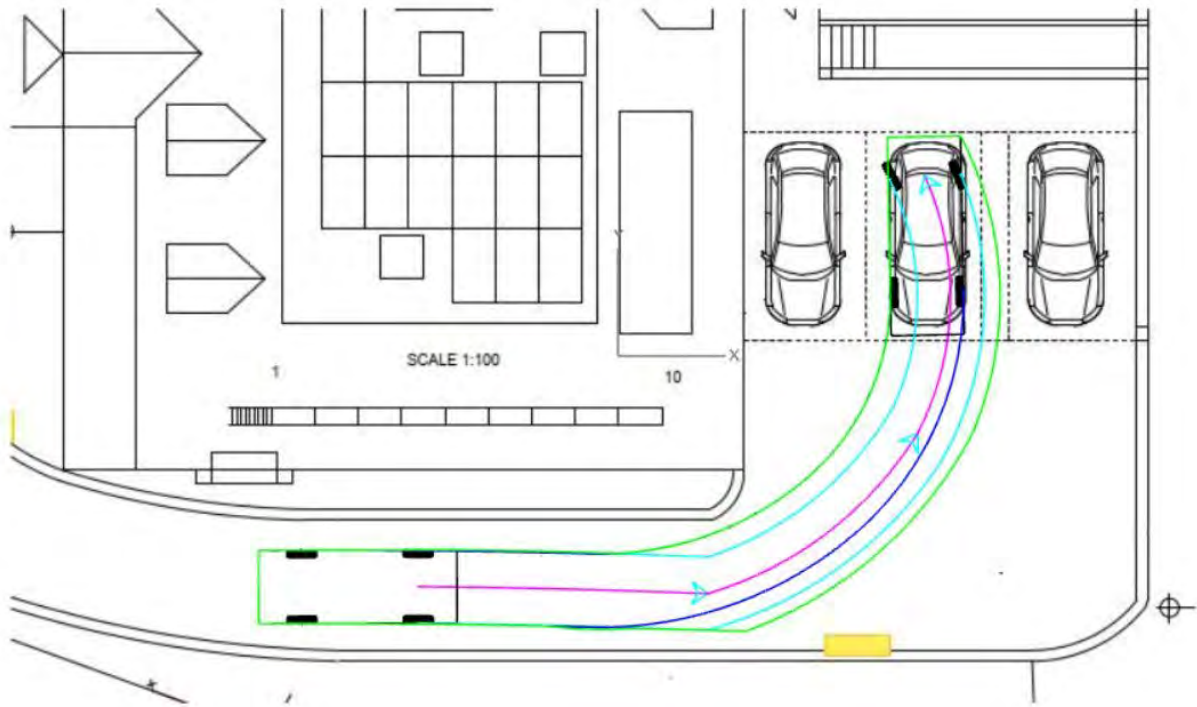


Exit in reverse gear



Space 2

Access



Exit



23 CRESCENT EAST EN4 0EY

Space 3

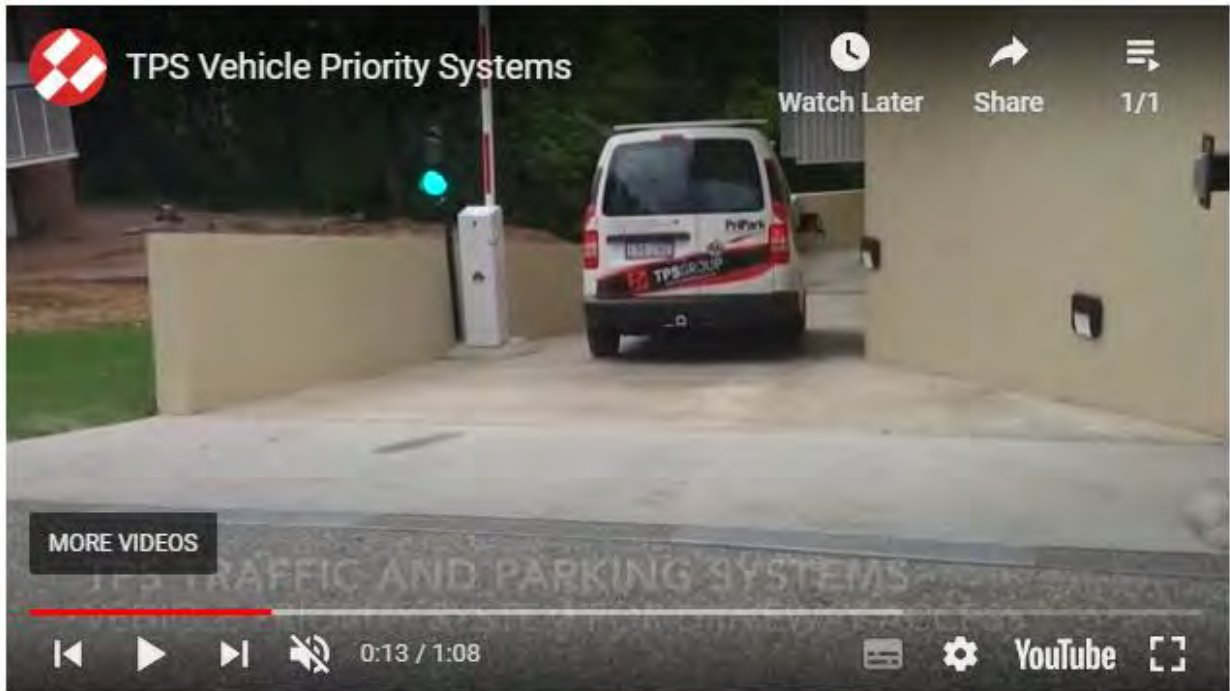
Access



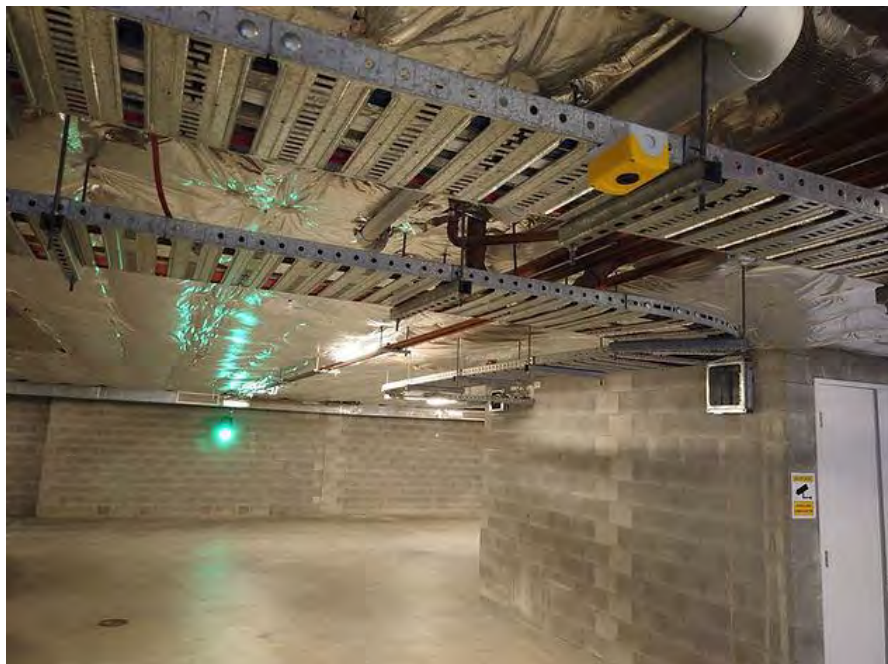
Exit



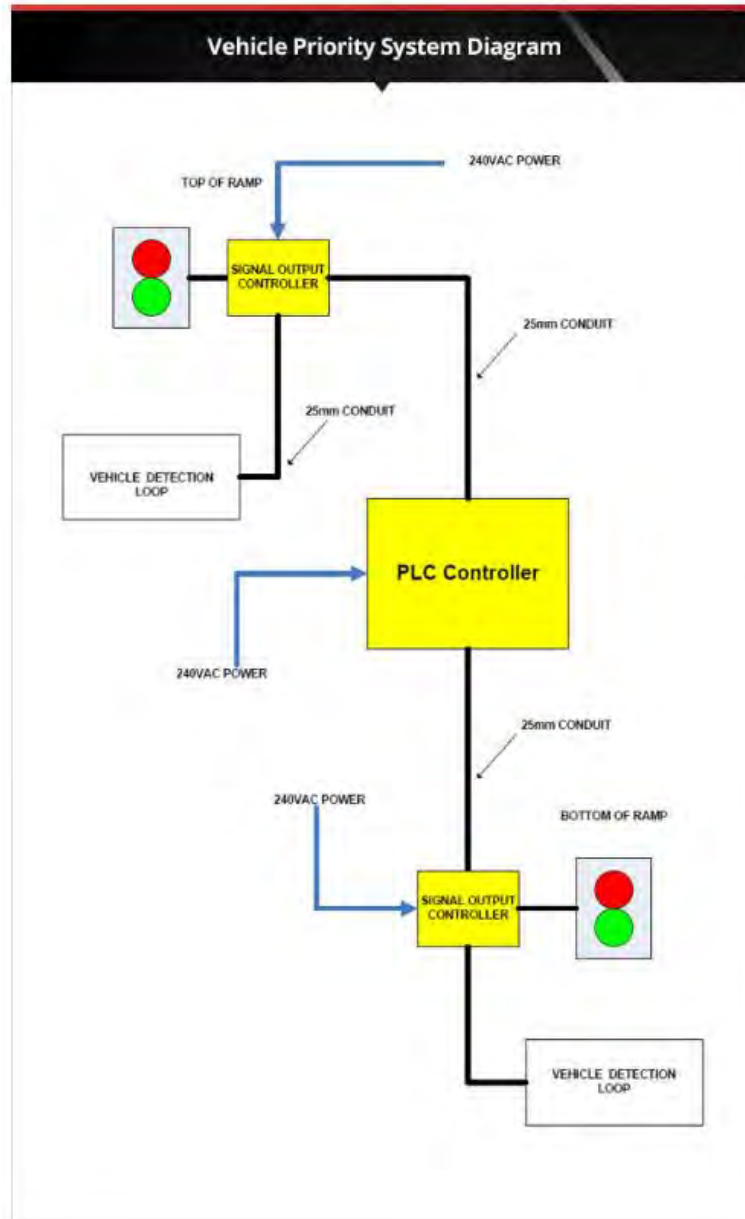
F. Traffic Light parking examples



23 CRESCENT EAST EN4 0EY



Example of technical installation layout



<https://trafficparking.com.au/vehicle-priority-systems.php>

<https://www.trafficlightsystems.com/>

- END -



PublicHighway Ltd
86/90 Paul Street
London EC2A 4NE

David@publichighway.co.uk
07534 – 617373
www.publichighway.co.uk

PUBLIC HIGHWAY
LTD