

Job No.:	21441	Date:	22 March 2024
Project:	10 Grove Avenue, West Finchley, LB Barnet	Note Number:	Technical Note 2
Subject:	Transport and Parking Issues	Prepared by:	Aled Roderick

Introduction

This Technical Note (TN) considers the transport and car parking issues associated with the proposal for the demolition of existing outbuildings at the rear of number 10 Grove Avenue, London N3 1 QP and construction of a 2 person dwelling with separate access from Falkland Avenue. It is proposed that the scheme would be a car free development, i.e. without any on-site parking provision.

The Local Planning Authority, LB Barnet, provided pre-application comments on the proposal within a report dated 04/07/22. In relation to parking issues it was advised that with a site PTAL score of 4, a two-bedroom dwelling is likely to require the provision of 1 parking space in accordance with Policy T6.1 of the London Plan. It was further advised that without any on-site parking provision the applicant should provide details of a parking survey demonstrating that there is capacity to absorb the overspill of 1 car within existing street conditions.

A Technical Note prepared by PTP dated 22/11/22 and submitted to LB Barnet presented the results of a parking stress survey which demonstrated that there is ample spare parking capacity within adjacent streets to accommodate the projected additional demand (1 car). The survey results are submitted again at **Appendix C** of this TN.

A planning application for the development ref: 23/0192/FUL was submitted to LB Barnet and subsequently refused under delegated powers. The reasons for refusal related to design and not transport or parking issues. Within its delegated report dated 14/03/23 LB Barnet accepted that:

“The site lies within a PTAL4 zone, which means that there is above average to good public transport accessibility to and from the site. The provision of no off-street car parking provision is deemed acceptable on highways grounds.”

It was also advised that:

“The proposed development will need to provide 1no. long-stay cycle parking spaces in accordance with the London Plan Cycle Parking Standards. The cycle parking spaces will need to be secured within a storage facility to be located in a safe, well-lit and overlooked area that will be in close proximity to main building entrances and

accessible by the residents only. The design details of cycle parking spaces and storage facilities need to comply with the London Cycling Design Standards (LCDS)."

In relation to refuse / servicing issues the delegated report advised that:

"The proposed location of the bin store as shown on the drawing is not within 10 metres from public highway, however the bins will have to be brought forward on collection days with clear and levelled pedestrian access to be provided for the refuse crews on collection days."

This updated TN is submitted in support of a revised scheme which addresses the design issues highlighted within delegated report. The parking proposals, involving a car free development remain unchanged from application 23/0192/FUL. The arrangements for access to the building and bin stores have been revised from the previously submitted scheme. The TN presents again the results of a parking stress survey undertaken in accordance with the LB Lambeth methodology. It also provides details for the revised scheme access / refuse arrangements and long stay cycle parking provision.

Site Description

The property, 10 Grove Avenue, is located on the corner of Grove Avenue and Falkland Avenue within the West Finchley ward. It comprises a 3 storey detached property divided into three flats with a garden and outbuilding to the rear. A location plan can be seen at **Appendix A**.

Development Description

The development involves the demolition of existing outbuilding at the rear of number 10 Grove Avenue and construction of a 2 person dwelling with separate access from Falkland Avenue. It is proposed that the scheme would be without any on-site parking provision as previously accepted by LB Barnet within its delegated report. The proposed scheme layout can be seen at **Appendix B**. As shown the building access and bin store locations have changed from application 23/0192/FUL. The pedestrian entrance is now located on an alleyway which runs to the rear of 10 Grove Avenue and connects to Falkland Avenue. Bin stores are accessed directly from Falkland Avenue well within 10m of the public highway providing good access for refuse crews on collection days. In relation to long stay cycle parking provision as shown this will be located within an Amazon Eco2 cycle locker positioned to the rear of the building at the ground floor level. This facility, which accommodates 2 cycles, will be covered, secure, well lit and overlooked. It will also be accessible by the development's residents only. The cycle parking and refuse collection proposals are therefore fully in accordance with the LB Barnet requirements as set out within the delegated report. The cycle parking provision will be in excess of the London Plan minimum standards.

On-Street Parking Stress Survey

An on-street parking stress survey was undertaken in accordance with the LB Lambeth methodology on Wednesday 9th and Thursday 10th November 2022. Parking beats were undertaken between 00.30 and 05.30 on both weekday nights on streets within a 200m walking distance of 10 Grove Avenue. The survey area extended to the following:

Grove Avenue
Falkland Avenue
Cornwall Avenue
Sections of Wentworth Avenue, Wentworth Park, The Grove and Ballards Lane

The survey recorded all existing on-street parking restrictions, the number of vehicles parked and the number of vacant spaces on the basis that a parking bay length of 5m can accommodate a single car. The property is located within a Controlled Parking Zone (CPZ). Within the CPZ parking is limited to permit holders only for a very short duration from 14:00 – 15:00 on weekdays only. Outside of these times, including overnight, on-street parking is not restricted. The CPZ streets have therefore been included within the survey.

Survey Results

The full on-street parking stress survey results can be seen at **Appendix C** and include plans illustrating the extent of the survey area, the existing parking restrictions and parking beat results tables for both weekday evenings. The survey confirms that maximum overnight parking accumulations occurred at 01:30 and at this time over the survey area as a whole a total of 46 vacant spaces were available on Wednesday 09/11/22, with 42 vacant spaces on Thursday 10/11/22. These were recorded within CPZ streets where parking is restricted to permit holders only for a short 1 hour (14:00 – 15:00) period on each weekday, with overnight and morning parking being unrestricted. To ensure a robust assessment other vacant spaces such as those in locations subject to parking restrictions from 08:00 to 18:30 were excluded from the capacity calculations. Over the survey area as a whole a total of 173 spaces were recorded as being theoretically available within the CPZ streets with parking accumulations of 127 and 131 vehicles recorded on the two weekday nights respectively. This equates to an occupancy level of 73% on Wednesday 09/11/22 and 76% on Thursday 10/11/22.

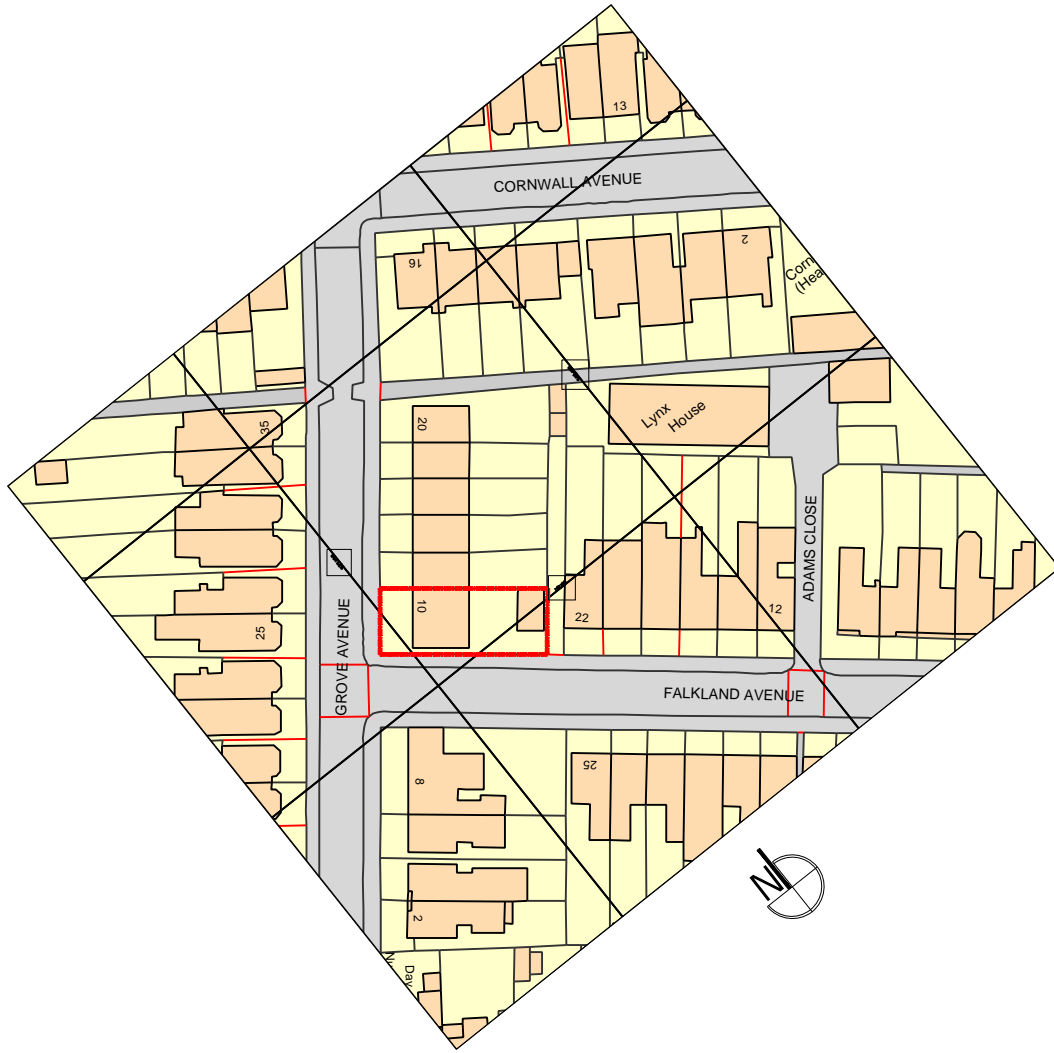
Conclusions

This Technical Note (TN) considers the car parking and transport issues associated with the proposal for the construction of a 2 person dwelling at 10 Grove Avenue, West Finchley. The scheme will be a car fee development and LB Barnet has advised that the proposal may result in the overspill parking of 1 car. The results of an on-street parking stress survey undertaken over two weekday nights confirm that there

is ample capacity available within a short walk (200m) of 10 Grove Avenue to absorb the overspill parking of 1 car. A significant number of vacant spaces (42-46) were recorded, with occupancy levels in the range 73% - 76% which is well within the maximum capacity.

Based on the survey results LB Barnet has accepted that the proposal for a car free development would be acceptable on highways grounds. The TN has also demonstrated that the development will incorporate long stay cycle parking provision and refuse collection arrangements in accordance with the LB Barnet requirements.





Dwg No : SLP-100

Date : June 2022

Rev :

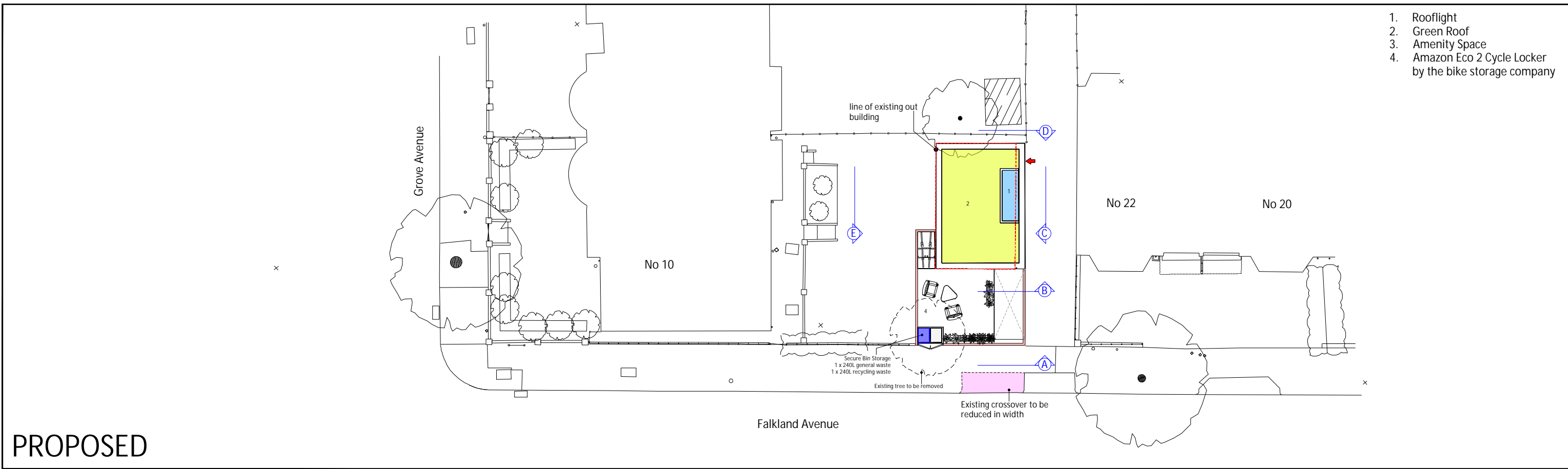
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Scale : 1:1250@A4

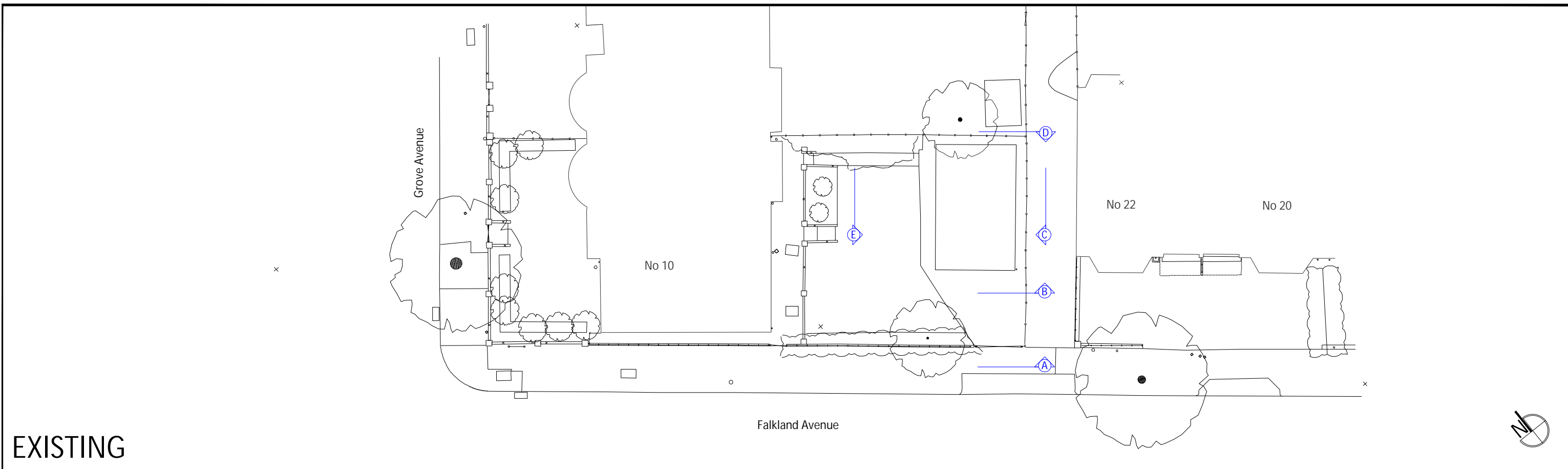
Drawing : Site Location Plan



- 1. Rooflight
- 2. Green Roof
- 3. Amenity Space
- 4. Amazon Eco 2 Cycle Locker by the bike storage company



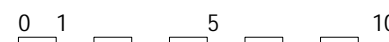
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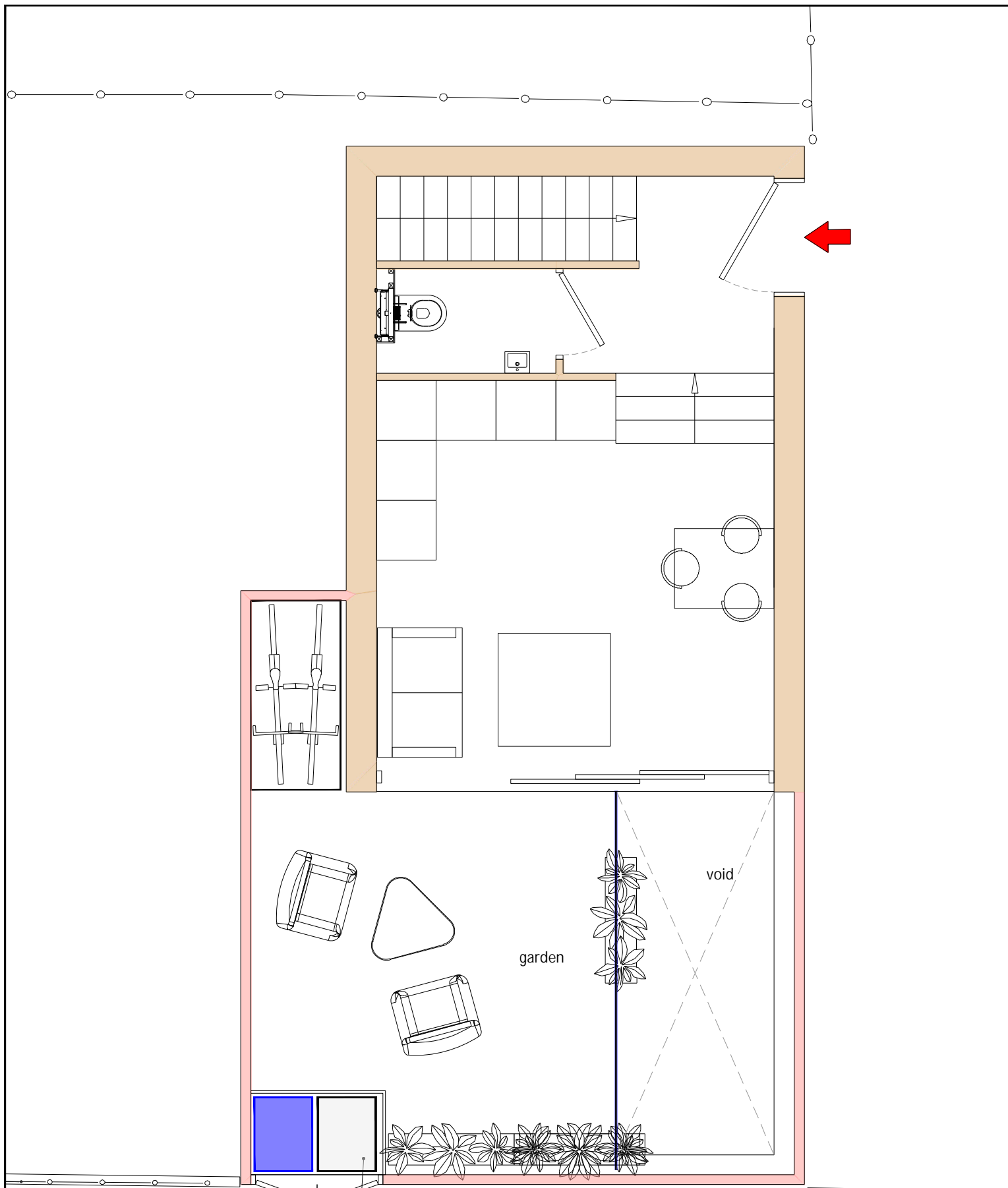


EXISTING

Project : 10 Grove Avenue London N3 1QP Date : Feb 2024 Rev :

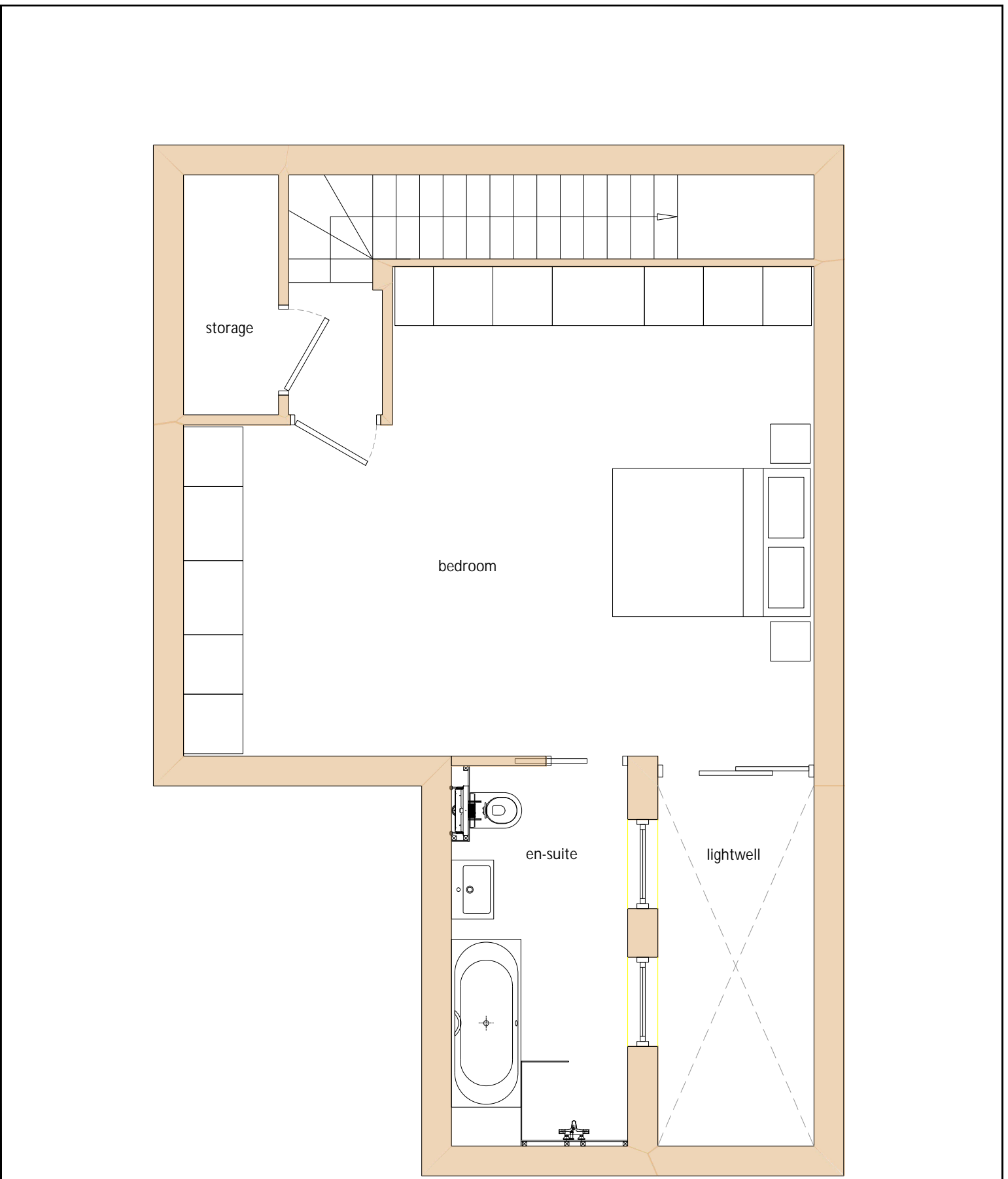
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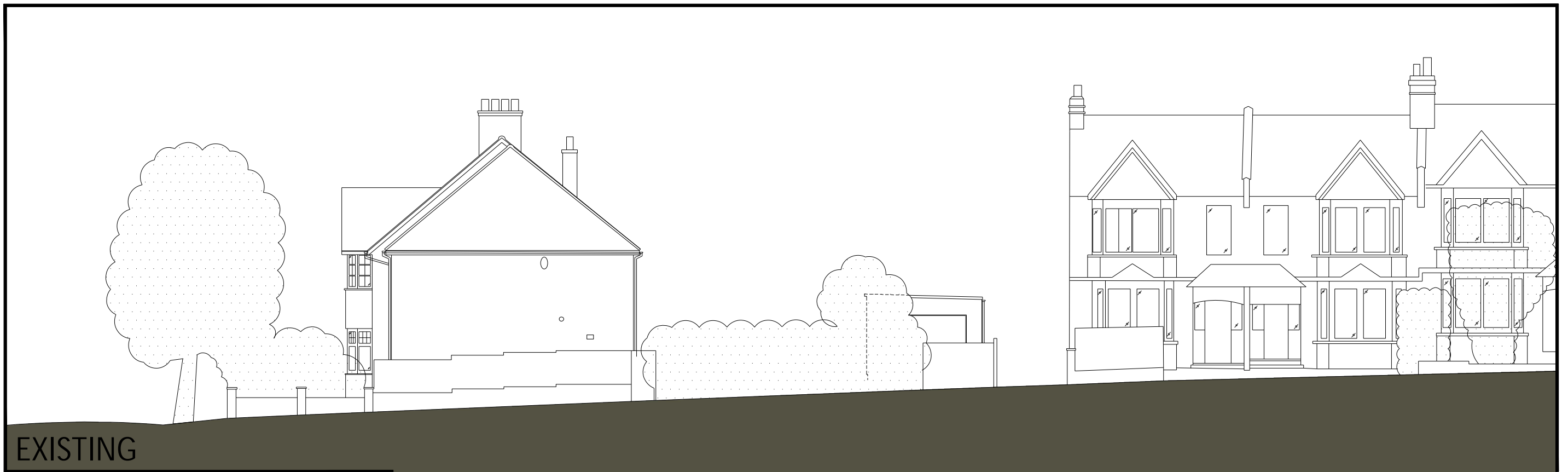
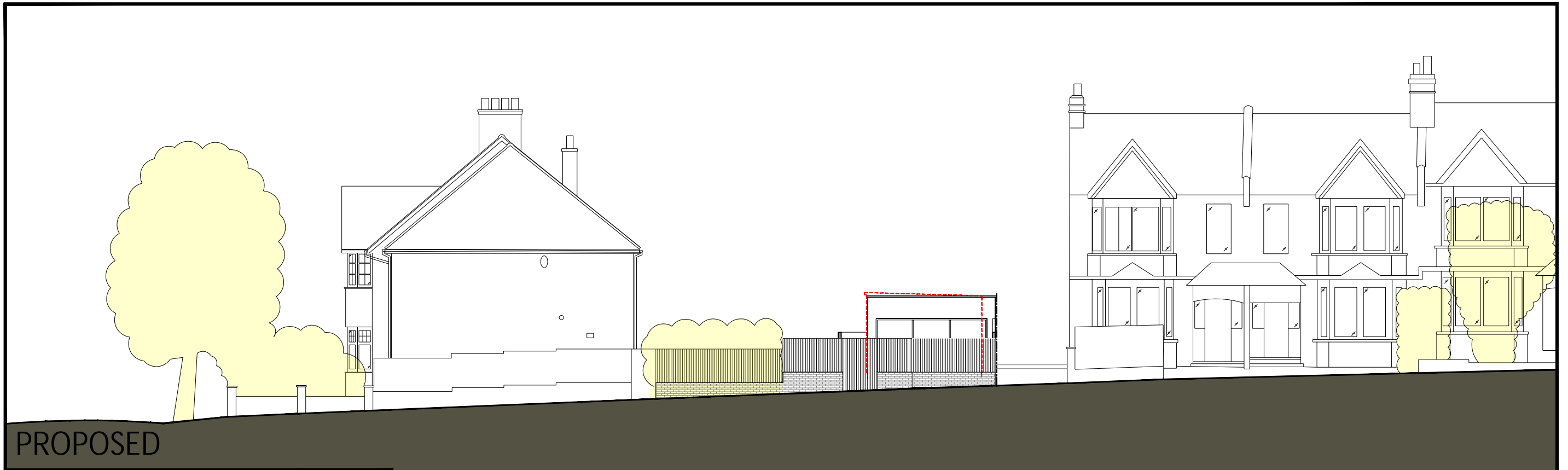
GROUND FLOOR

Secure Bin Storage
1 x 240L general waste
1 x 240L recycling waste



LOWER GROUND FLOOR



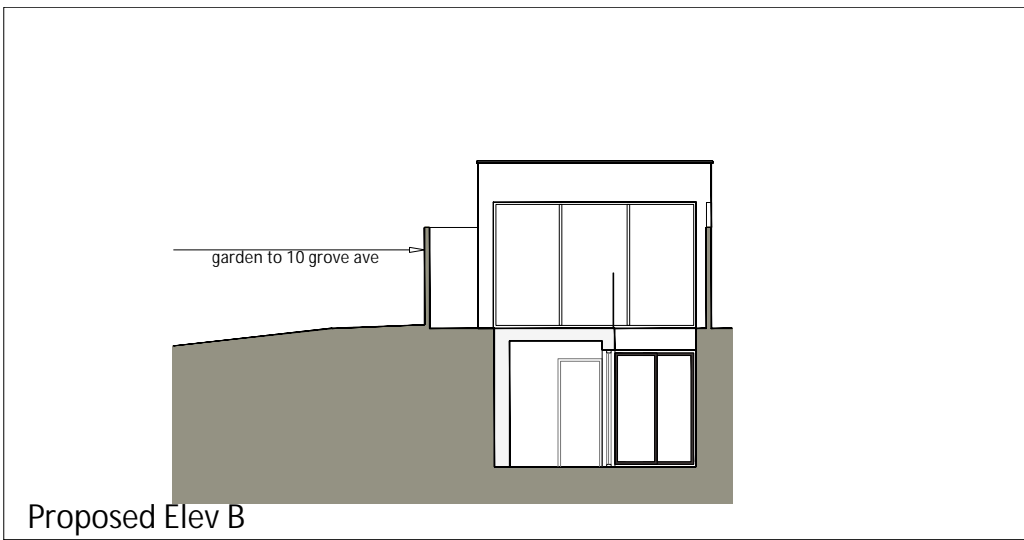


Project : 10 Grove Avenue London N3 1QP Date : Feb 2024 Rev :

Drawing : Existing And Proposed Elevation A Dwg No : PL-02-150 Scale : 1:150@A3

0 1 5 10

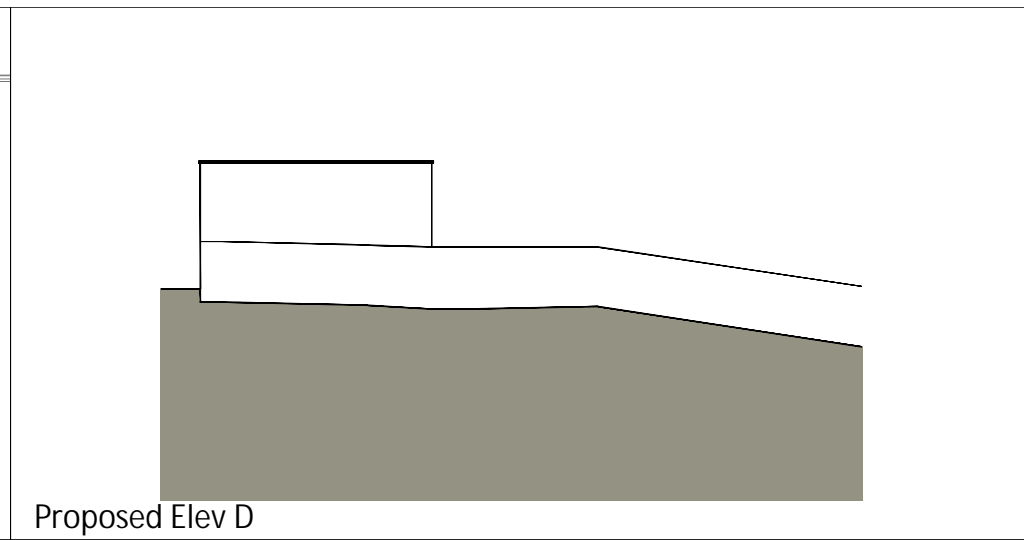
gtassociates
 49 cedar rise southgate london n14 5nj : tel 07768 765 770 : www.gtassoc.com



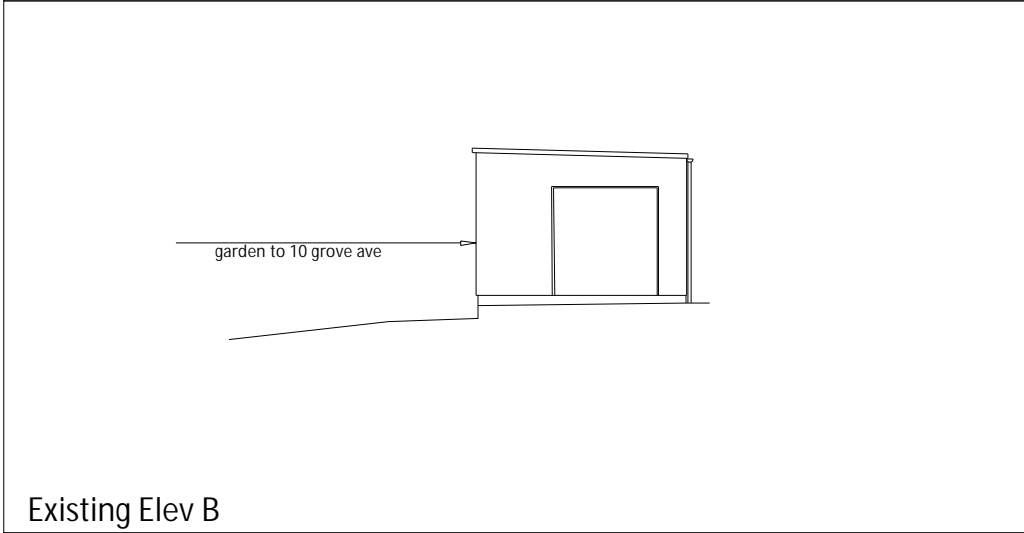
Proposed Elev B



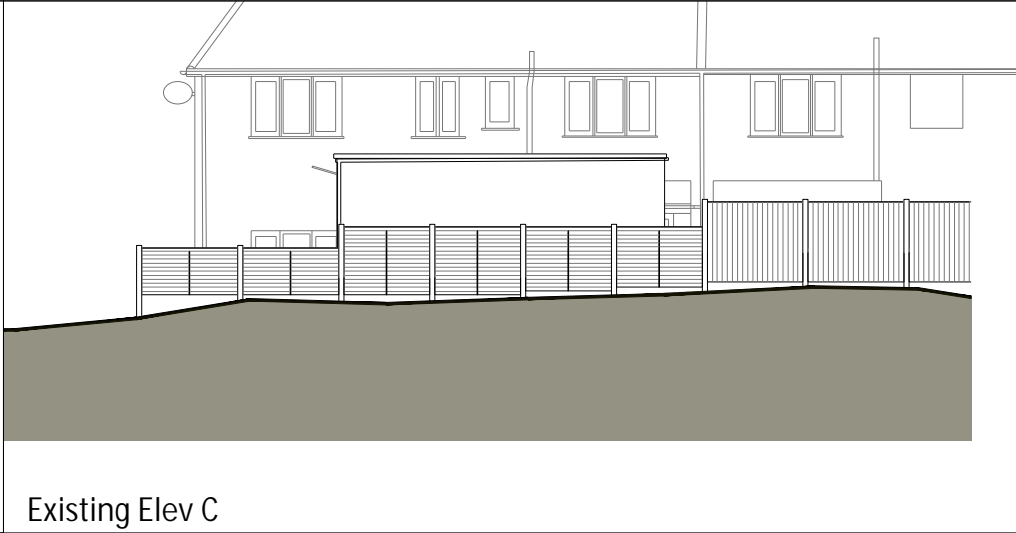
Proposed Elev C



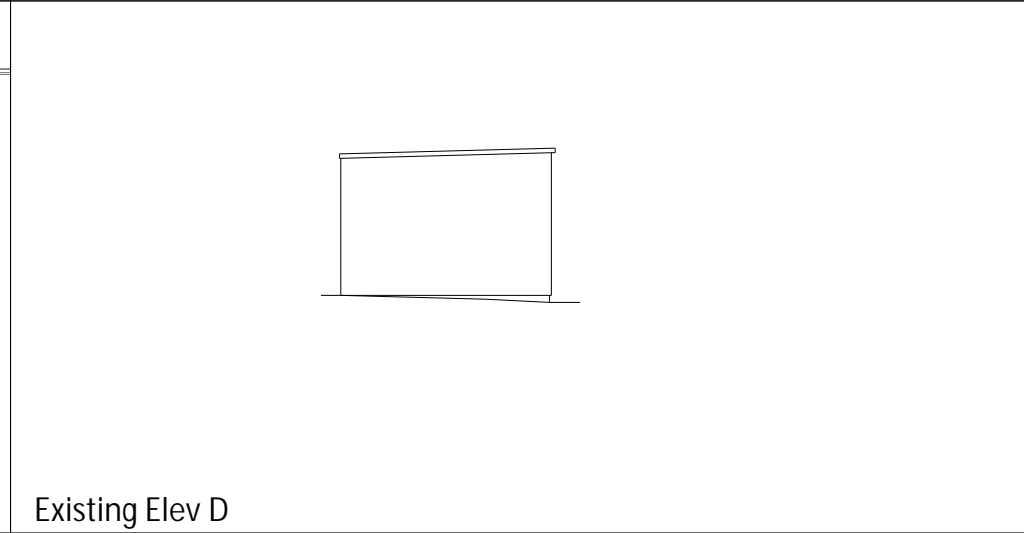
Proposed Elev D



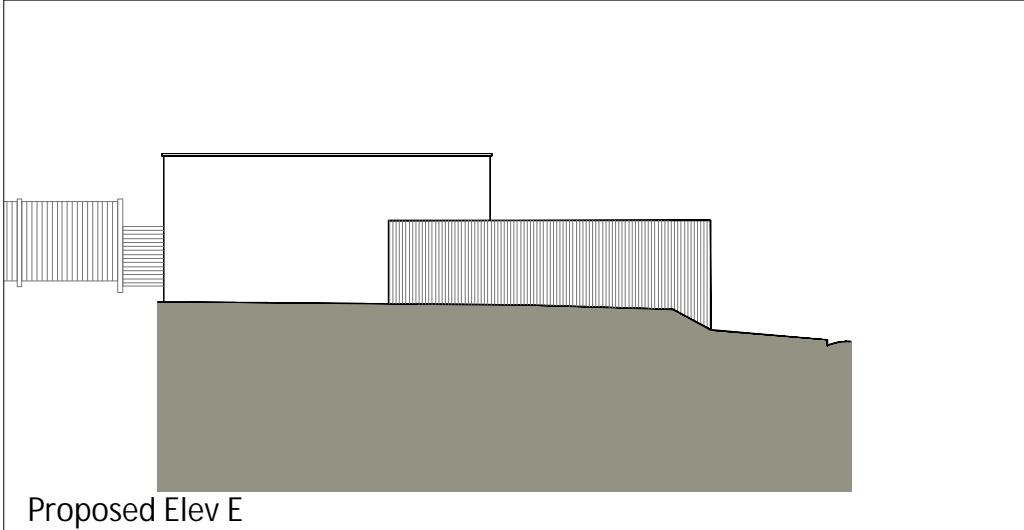
Existing Elev B



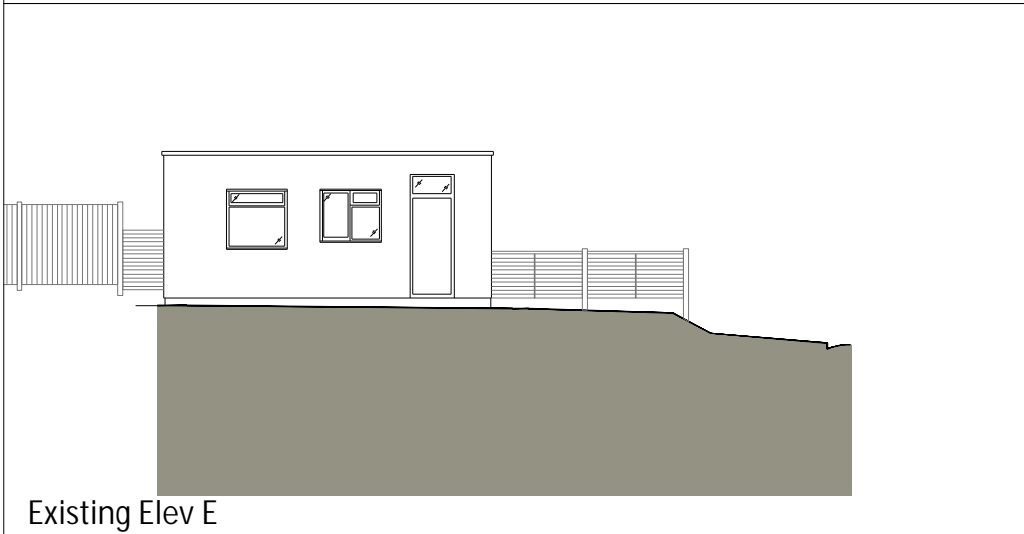
Existing Elev C



Existing Elev D



Proposed Elev E



Existing Elev E

Project : 10 Grove Avenue London N3 1QP

Date : Feb 2024

Rev :

Drawing : Existing And Proposed Elevations B to E

Dwg No : PL-02-151

Scale : 1:150@A3

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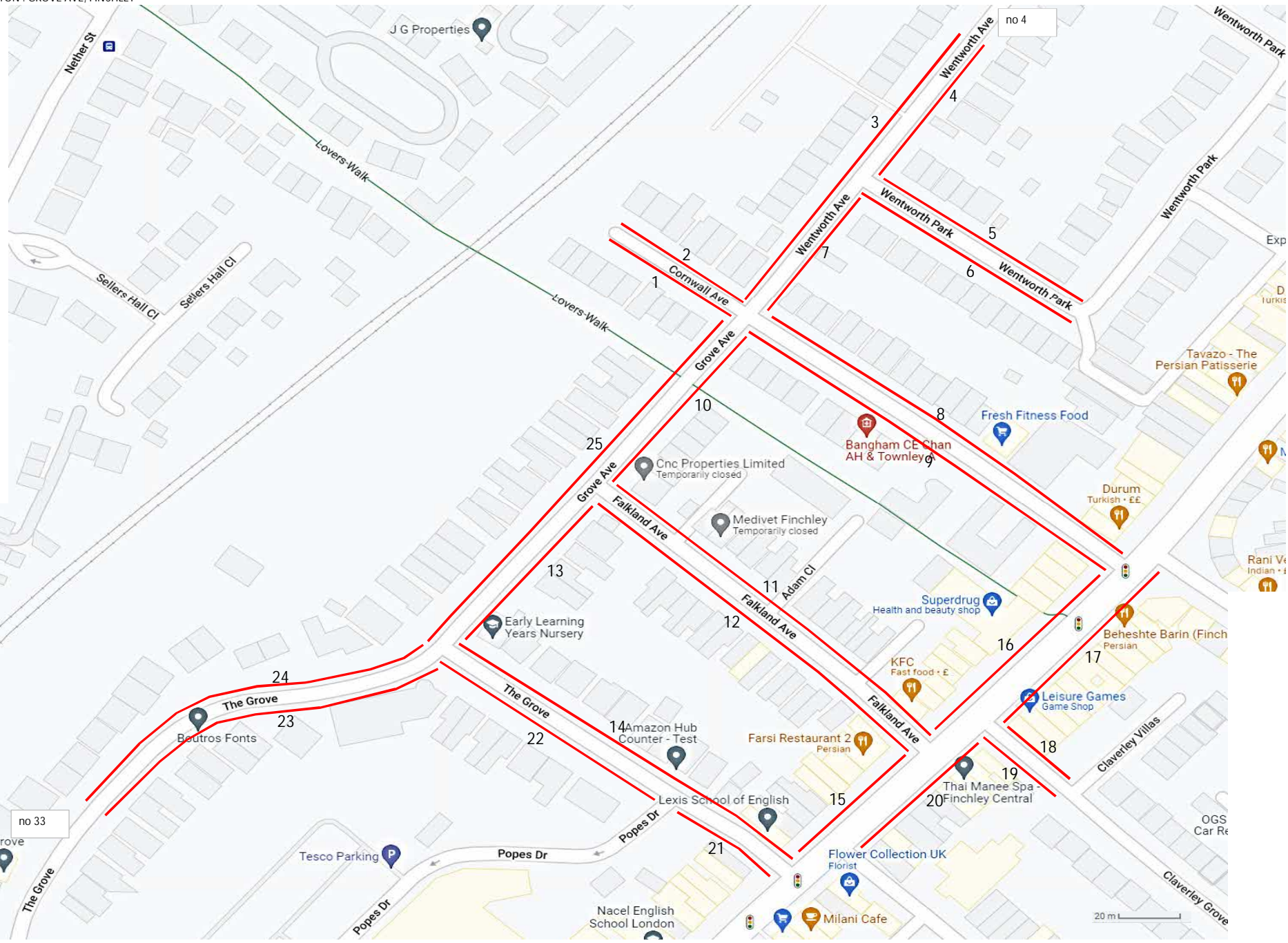


K&M TRAFFIC SURVEYS

DATE : 9th & 10th NOVEMBER 2022

DAY : WEDNESDAY & THURSDAY

LOCATON : GROVE AVE, FINCHLEY



K&M TRAFFIC SURVEYS

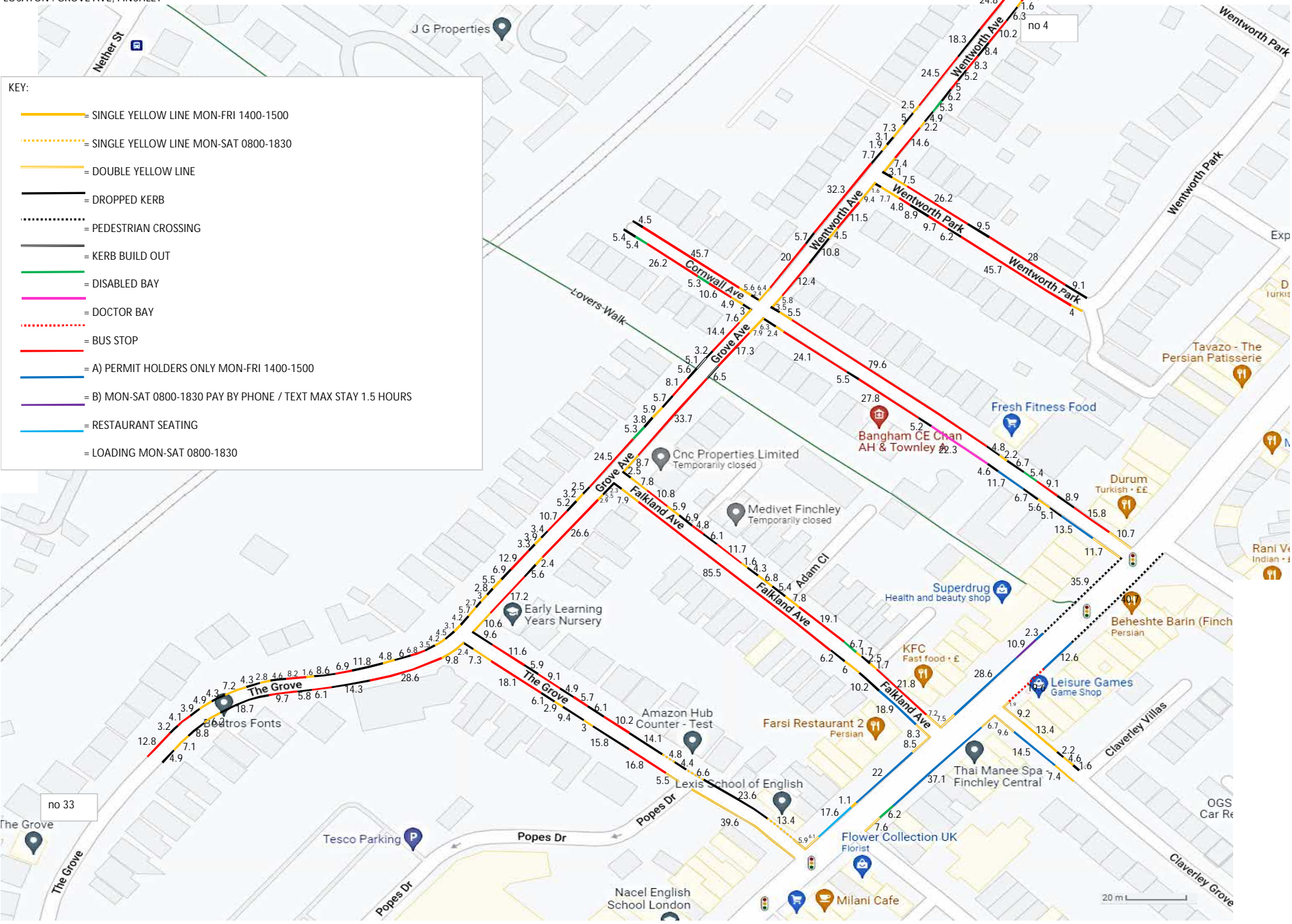
DATE : 9th & 10th NOVEMBER 2022

DAY : WEDNESDAY & THURSDAY

LOCATON : GROVE AVE, FINCHLEY

KEY:

- = SINGLE YELLOW LINE MON-FRI 1400-1500
- = SINGLE YELLOW LINE MON-SAT 0800-1830
- = DOUBLE YELLOW LINE
- = DROPPED KERB
- = PEDESTRIAN CROSSING
- = KERB BUILD OUT
- = DISABLED BAY
- = DOCTOR BAY
- = BUS STOP
- = A) PERMIT HOLDERS ONLY MON-FRI 1400-1500
- = B) MON-SAT 0800-1830 PAY BY PHONE / TEXT MAX STAY 1.5 HOURS
- = RESTAURANT SEATING
- = LOADING MON-SAT 0800-1830



M&M TRAFFIC SURVEYS

DATE : 9th & 10th NOVEMBER 2022

DAY : WEDNESDAY & THURSDAY

LOCATON : GROVE AVE, FINCHLEY

ROAD NAME	ZONE	RESTRICTION	METRES	5 METRES = 1 SPACE	WEDNESDAY 9th NOVEMBER 2022 TIME : 0130		
				
CORNWALL AVE	1	DROPPED KERB	8.4				
		SINGLE YELLOW LINE MON-FRI 1400-1500	4.9				
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	36.8	7	7	0	100.0%
	2	DISABLED BAY	10.7	2	0	2	0.0%
		DROPPED KERB	6.9				
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	45.7	9	6	0	100.0%
WENTWORTH AVE	3	SINGLE YELLOW LINE MON-FRI 1400-1500	5.6	1			
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	18.1	2			
		DROPPED KERB	101.6	18	12	4	75.0%
	4	DROPPED KERB	39.8				
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	44.6	7	2	5	28.6%
		SINGLE YELLOW LINE MON-FRI 1400-1500	11.2	1			
WENTWORTH PARK	5	DROPPED KERB	31				
		DISABLED BAY	5.3	1	1	0	100.0%
		DROPPED KERB	12.6				
	6	SINGLE YELLOW LINE MON-FRI 1400-1500	16.6	2			
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	54.2	10	6	4	60.0%
		SINGLE YELLOW LINE MON-FRI 1400-1500	11.7	1			
WENTWORTH AVE	7	A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	60.2	10	9	2	81.8%
		DROPPED KERB	16.7				
		SINGLE YELLOW LINE MON-FRI 1400-1500	20	2			
CORNWALL AVE	8	A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	23.9	4	0	4	0.0%
		DROPPED KERB	10.8				
		DROPPED KERB	23.9				
		SINGLE YELLOW LINE MON-FRI 1400-1500	7.7	1	1		
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	104.5	19	16	1	94.1%
		DISABLED BAY	5.4	1	0	1	0.0%
	9	DOUBLE YELLOW LINE	10.7				
		DOUBLE YELLOW LINE	11.7				
		B) MON-SAT 0800-1830 PAY BY PHONE / TEXT MAX STAY 1.5 HOURS	25.2	4	0	4	0.0%
		DROPPED KERB	33.4				
		SINGLE YELLOW LINE MON-FRI 1400-1500	8	1			
		DOCTOR BAY	22.3	4	0	4	0.0%
GROVE AVE	10	A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	51.9	9	5	4	55.6%
		DROPPED KERB	22.3	4	0	4	0.0%
		KERB BUILD OUT	6.5				
FALKLAND AVE	11	SINGLE YELLOW LINE MON-FRI 1400-1500	16.6	2			
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	51	9			
		DROPPED KERB	27.7				
		SINGLE YELLOW LINE MON-FRI 1400-1500	33.3	4	3		
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	68.2	11	8	4	66.7%
	12	DISABLED BAY	6.7	1	0	1	0.0%
		DOUBLE YELLOW LINE	7.2				
		DOUBLE YELLOW LINE	8.3				
		B) MON-SAT 0800-1830 PAY BY PHONE / TEXT MAX STAY 1.5 HOURS	18.9	3	0	3	0.0%
		DROPPED KERB	18.7				
GROVE AVE	13	SINGLE YELLOW LINE MON-FRI 1400-1500	13.9	2			
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	85.5	17	12	2	85.7%
		DROPPED KERB	11.1				
THE GROVE	14	SINGLE YELLOW LINE MON-FRI 1400-1500	15.9	2			
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	43.8	8	2	5	28.6%
		DROPPED KERB	68.6				
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	36.6	6	7	0	100.0%
BALLARDS LN	15	SINGLE YELLOW LINE MON-SAT 0800-1830	24.8	3	1		
		DOUBLE YELLOW LINE	5.9				
		DOUBLE YELLOW LINE	14.6				
		LOADING MON-SAT 0800-1830	17.6	3	1	2	33.3%
		SINGLE YELLOW LINE MON-FRI 1400-1500	1.1				
	16	B) MON-SAT 0800-1830 PAY BY PHONE / TEXT MAX STAY 1.5 HOURS	22	4	0	4	0.0%
		DOUBLE YELLOW LINE	7.5				
		B) MON-SAT 0800-1830 PAY BY PHONE / TEXT MAX STAY 1.5 HOURS	30.9	5	0	5	0.0%
		RESTAURANT SEATING	10.9				
		PEDESTRIAN CROSSING	35.9				
CLAVERLEY GROVE	17	PEDESTRIAN CROSSING	40.7				
		B) MON-SAT 0800-1830 PAY BY PHONE / TEXT MAX STAY 1.5 HOURS	12.6	2	0	2	0.0%
		BUS STOP	19.6				
		DOUBLE YELLOW LINE	1.9				
BALLARDS LN	18	DOUBLE YELLOW LINE	9.2				
		SINGLE YELLOW LINE MON-FRI 1400-1500	18	2			
		DROPPED KERB	3.8				
		SINGLE YELLOW LINE MON-FRI 1400-1500	7.4	1	1		
THE GROVE	19	B) MON-SAT 0800-1830 PAY BY PHONE / TEXT MAX STAY 1.5 HOURS	14.5	2	0	2	0.0%
		DOUBLE YELLOW LINE	9.6				
		DOUBLE YELLOW LINE	14.3				
		B) MON-SAT 0800-1830 PAY BY PHONE / TEXT MAX STAY 1.5 HOURS	37.1	7	0	7	0.0%
THE GROVE	20	DISABLED BAY	6.2	1	0	1	0.0%
		DOUBLE YELLOW LINE	39.6				
		DOUBLE YELLOW LINE	5.5				
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	34.9	6	5	1	83.3%
		DROPPED KERB	33.7				
	21	SINGLE YELLOW LINE MON-FRI 1400-1500	13.2	1	1		
		SINGLE YELLOW LINE MON-FRI 1400-1500	23.1	3			
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	44.4	7	3	5	37.5%
		DROPPED KERB	52.5				
		A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	38.8	5	3	2	60.0%
GROVE AVE	22	DROPPED KERB	58.9				
		SINGLE YELLOW LINE MON-FRI 1400-1500	28.6	1			
		SINGLE YELLOW LINE MON-FRI 1400-1500	34.8	4	1		
		DROPPED KERB	45.1				
GROVE AVE	23	A) PERMIT HOLDERS ONLY MON-FRI 1400-1500	70.6	11	8	3	72.7%
		DISABLED BAY	5.3				
		KERB BUILD OUT	5.1				
		DROPPED KERB	5.1				

THURSDAY 10th NOVEMBER 2022 TIME : 0130		
...
6	1	85.7%
0	2	0.0%
5	2	71.4%
12	4	75.0%
2	5	28.6%
0	1	0.0%
7	2	77.8%
6	5	54.5%
2	1	66.7%
1		
14	2	87.5%
0	1	0.0%
2	2	50.0%
0	4	0.0%
7	2	77.8%
2		
9	2	81.8%
0	1	0.0%
0	3	0.0%
1		
10	4	71.4%
3	4	42.9%
7	0	100.0%
0	3	0.0%
1	2	33.3%
0	5	0.0%
0	2	0.0%
1		
0	2	0.0%
0	7	0.0%
0	1	0.0%
6	0	100.0%
1		
4	3	57.1%
3	2	60.0%
1		
8	4	66.7%

K&M TRAFFIC SURVEYS

DATE : 9th & 10th NOVEMBER 2022

DAY : WEDNESDAY & THURSDAY

LOCATON : GROVE AVE, FINCHLEY

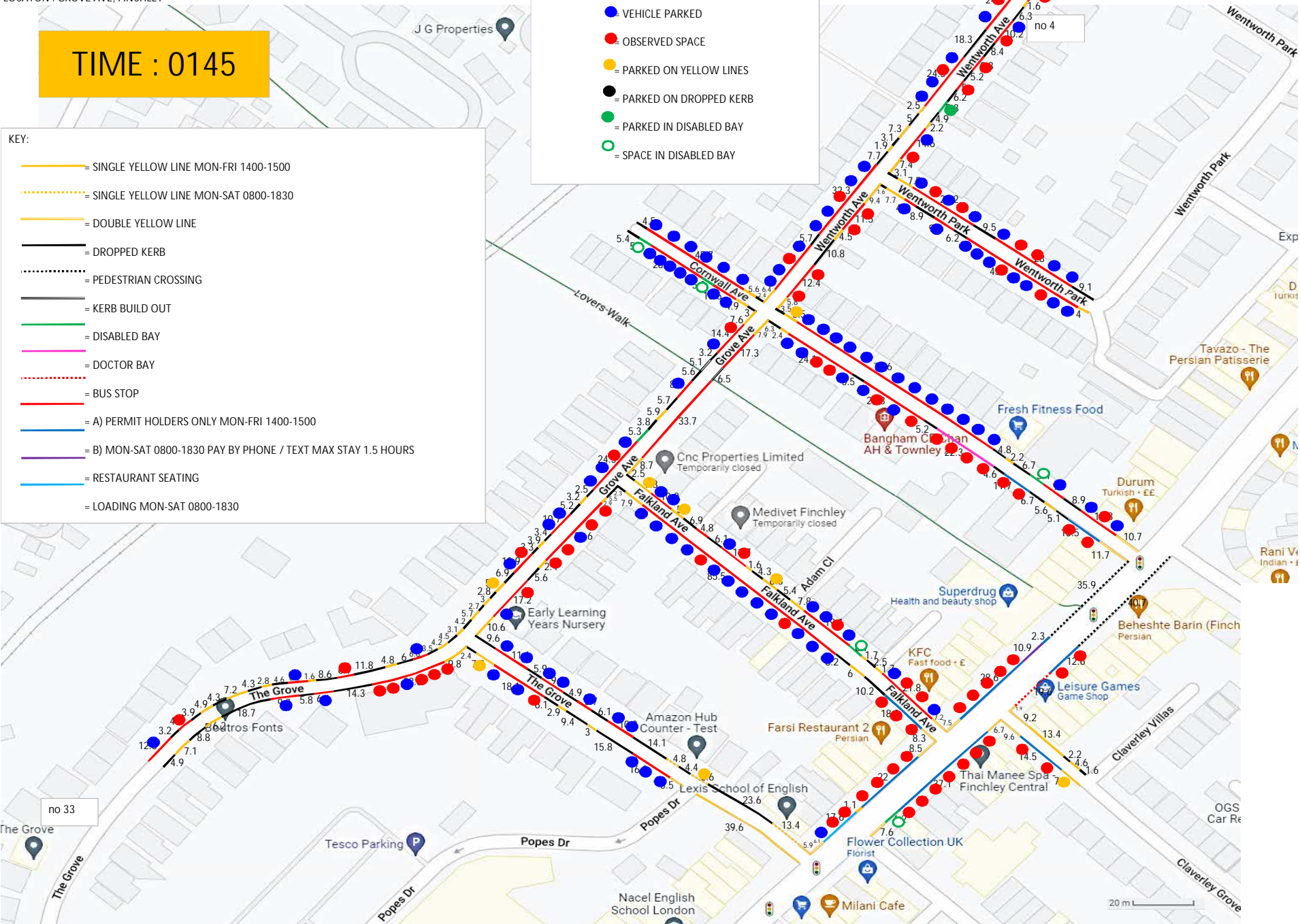
TIME : 0145

KEY

- = VEHICLE PARKED
- = OBSERVED SPACE
- = PARKED ON YELLOW LINES
- = PARKED ON DROPPED KERB
- = PARKED IN DISABLED BAY
- = SPACE IN DISABLED BAY

KEY:

- = SINGLE YELLOW LINE MON-FRI 1400-1500
- = SINGLE YELLOW LINE MON-SAT 0800-1830
- = DOUBLE YELLOW LINE
- = DROPPED KERB
- = PEDESTRIAN CROSSING
- = KERB BUILD OUT
- = DISABLED BAY
- = DOCTOR BAY
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- = A) PERMIT HOLDERS ONLY MON-FRI 1400-1500
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K&M TRAFFIC SURVEYS

DATE : 9th & 10th NOVEMBER 2022

DAY : WEDNESDAY & THURSDAY

LOCATON : GROVE AVE, FINCHLEY

TIME : 0130

KEY

- = VEHICLE PARKED
- = OBSERVED SPACE
- = PARKED ON YELLOW LINES
- = PARKED ON DROPPED KERB
- = PARKED IN DISABLED BAY
- = SPACE IN DISABLED BAY

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