

TECHNICAL NOTE



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Highfield House Hotel, Southampton

Job Number: J323426

Date: 07 March 2019

Client: Ashley Hotels Southampton Limited

Prepared By: LCW

Approved By: ME

TN01 - Parking Survey Review

1 Introduction

- 1.1 This Technical Note (TN) has been prepared on behalf of the Ashley Hotels Southampton Limited (the 'Applicant') following comments from Southampton City Council (SCC) Planning Officers on 6th February 2019 regarding the availability of parking.
- 1.2 Whilst it is acknowledged that the hotel on-site proposals conform with adopted maximum parking standards, a parking survey has been requested to demonstrate the availability of on-street parking in the vicinity of the hotel.
- 1.3 A parking survey was undertaken on the evening of Thursday 28th of February and the morning of Friday 1st March 2019. The area of assessment was specified by SCC.

2 On Street Parking Availability

- 2.1 A review of existing Traffic Regulation Orders (TROs) was undertaken within a 250m walking distance of the site, to assess the availability of on street parking. Drawing **J32-3426-SK-001** attached in **Appendix A** presents the location and type of TROs included within the survey area. The number of available parking spaces, based on standard parking bay dimensions, has been measured, ensuring access is not restricted to private driveways.
- 2.2 Hourly surveys of parked vehicles were undertaken between the hours of 18:00 – 22:00 and 05:00 – 07:00 to assess the quantum and location of on-street parking in the vicinity of the site. The recorded availability and location of parking has been confirmed in drawings **J32-3426-SK-002** to **J32-3426-SK-009** attached in **Appendix A**. Additionally, photographic evidence was taken during the surveys which is attached in **Appendix B**.
- 2.3 **Table 2.1** provides a summary of the available parking by location and restriction for each of the surveyed times.

Table 2.1: Parking Survey Results

Location and Restriction	Total	Available Parking							
		18:00	19:00	20:00	21:00	22:00	05:00	06:00	07:00
Abbotts Way									
Residents parking permit or maximum 2 hour 8am – 6pm	44	22	23	24	25	29	34	37	37
Highfield Lane									
Prohibition of Waiting 8am – 6pm	19	19	19	19	19	19	19	19	19
Unrestricted	2	0	1	2	0	1	0	0	0
Shaftsbury Avenue									
Maximum 30 minutes 8am – 6pm	11	9	2	7	6	10	11	10	10
Prohibition of Waiting 8am – 6pm	2	0	2	2	2	1	2	2	2
Residents parking permit or maximum 2 hour 8am – 6pm	8	3	4	2	2	3	3	3	3
Richmond Gardens									
Residents parking permit or maximum 2 hour 8am – 6pm	33	10	9	11	12	11	11	12	13
Unrestricted	9	0	2	1	0	1	1	1	2
Total	128	63	62	70	66	75	81	84	86
% Available Spaces		49%	48%	55%	52%	59%	63%	66%	67%

- 2.4 The majority of on-street parking within the vicinity of the site are subject to TROs, which limit indiscriminate parking to between the hours of 18:00 – 08:00.
- 2.5 The results of the survey demonstrate that there is ample on-street parking available to accommodate any potential overspill created by the hotel, if this was to occur.
- 2.6 On the day of the survey, the overnight parking demand for the hotel on-site was 28 spaces. Factoring this up to the proposed number of rooms, the anticipated parking demand is 40 spaces. Therefore, there is potentially a shortfall of 6 spaces, without considering any reduction in parking demand due to a modal shift supported by the submitted Travel Plan.
- 2.7 It is noted that the anticipated level of overspill can be accommodated along the site boundary on Shaftsbury Avenue, in the area of parking which is not associated with residential parking.

3 Arrival/ Departure Profile

3.1 As previously noted, the comprehensiveness of TROs on the surrounding streets limits parking without a permit to between 18:00 – 08:00. Guest arrivals and departures were surveyed during this period to assess the potential for guests to park legally on local streets.

3.2 [Table 3.1](#) shows the number of arrival and departures at the Hotel during the survey period.

Table 3.1: Guest Arrival and Departures

Time	Arrivals
18:00 – 19:00	0
19:00 – 20:00	3
20:00 – 21:00	1
21:00 – 22:00	1
22:00 – 23:00	0
Departures	
05:00 – 06:00	0
06:00 – 07:00	4
07:00 – 08:00	2

3.3 Whilst the survey did not assess if specific guests arrived and departed within this timeframe, the results show a potential for 5 vehicles to arrive and depart outside of the time limits of the TROs, thereby enabling them to park on-street.

4 Summary

4.1 The review of on-street parking availability in the local area demonstrates that the majority of streets within a 250m walking distance of the hotel are covered by suitable TROs, which limit the demand for parking on local streets by hotel guests.

4.2 The arrival and departure survey of guests outside of the restricted parking times demonstrates that a limited number of guests would have the opportunity to park on-street outside of the times stipulated by the TROs.

4.3 National transport planning policy specifies maximum parking standards for 'destinations' and minimum parking standards for 'origins' in order to reduce car usage. SCC's standards identify the hotel as being in a high accessibility area due to the provision of public transport.

4.4 By complying with the maximum parking standards and providing a Travel Plan the hotel seeks to exploit the sustainable credentials of the site and encourage a mode shift away from private car use to the site, thereby reducing their impact on the surrounding road network.

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5 Conclusion

- 5.1 The proposed level of parking on-site is compliant with planning policy and the survey demonstrates that any overspill of parking can be safely accommodated within existing on-street parking areas. It can therefore be concluded that the proposed hotel expansion will not have a detrimental impact on the local roads and the concerns of local resident's in relation on-street parking have been addressed.

Technical Note

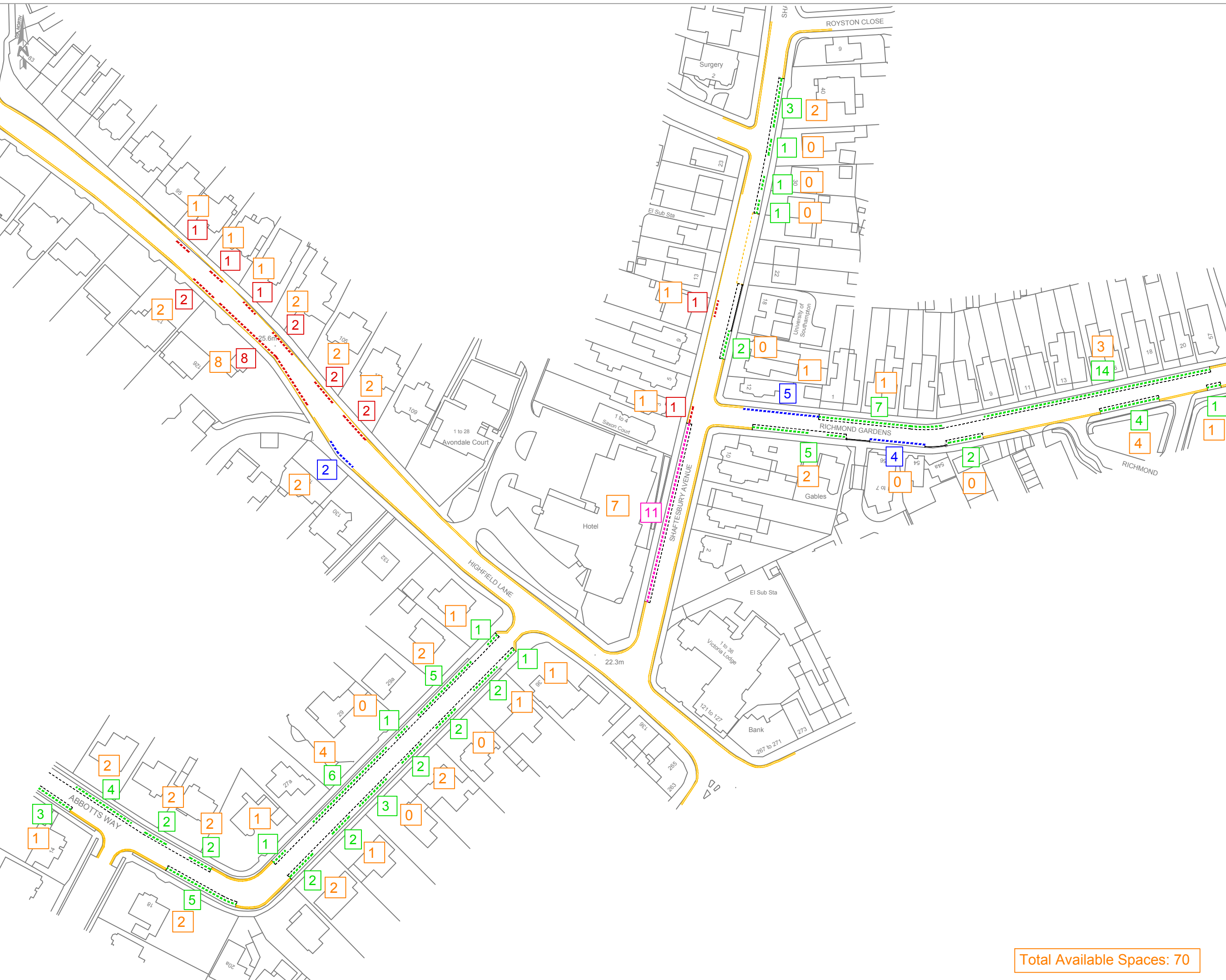
Highfield House Hotel, Southampton

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Appendix A – Parking Survey Drawings

File name: Y:\DROPBOX (MODE)\PROJECT\MANCHESTER\PROJECTS\J323426_HIGHFIELD HOUSE HOTEL\5_GRAPHICS\12_CAD\12_SHEETS\12_3426-SK-00-009.DWG
 Last saved by: LUKEWHEELER Last Plotted: 2019-03-05
 Project Management Initials: Designer: LCW Checked: MA Approved: ME ISO A3 297mm x 420mm



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- notes:
- prohibition of waiting 8am - 6pm
 - prohibition of waiting at any time
 - residents parking or 2 hours 8am - 6pm
 - 30 mins 8am - 6pm
 - unrestricted parking
 - potential parking location outside of prohibition of waiting hours

- notes:
1. this drawing is to be read in conjunction with all other relevant drawings, any discrepancies, errors or omissions to be brought to the attention of overseeing organisation.
 2. all dimensions to be checked before commencement of work on site.
 3. all dimensions in metres unless otherwise stated.
 4. the design is subject to approval of southampton city council.
 5. drawing based on os mapping.

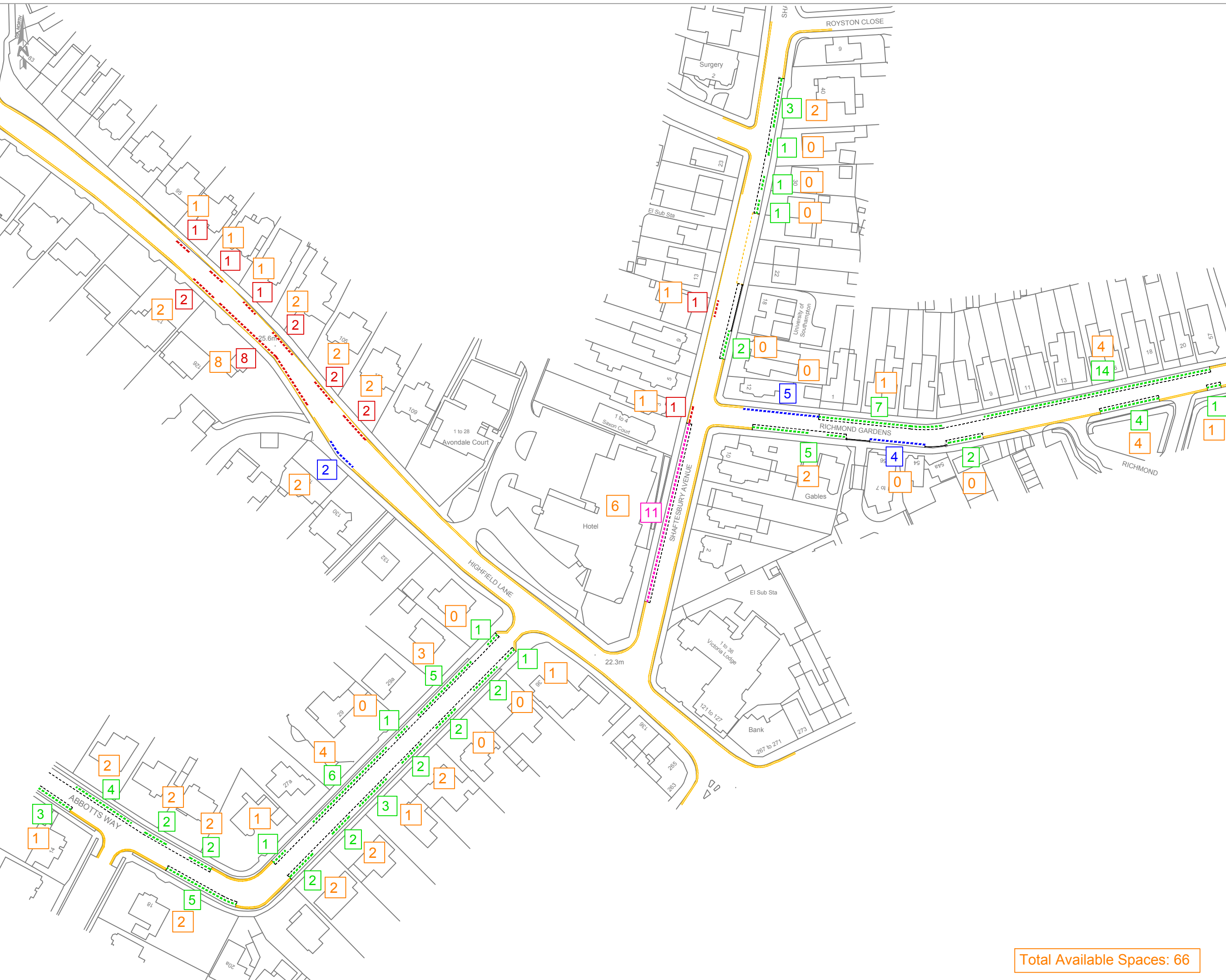
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-	04/03/2019	issued	

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 project: highfield house hotel, southampton
 project number: J323426
 scale: 1:1250@A3
 drawing title: parking survey - 20:00
 drawing number: J32-3426-SK-004

Total Available Spaces: 70

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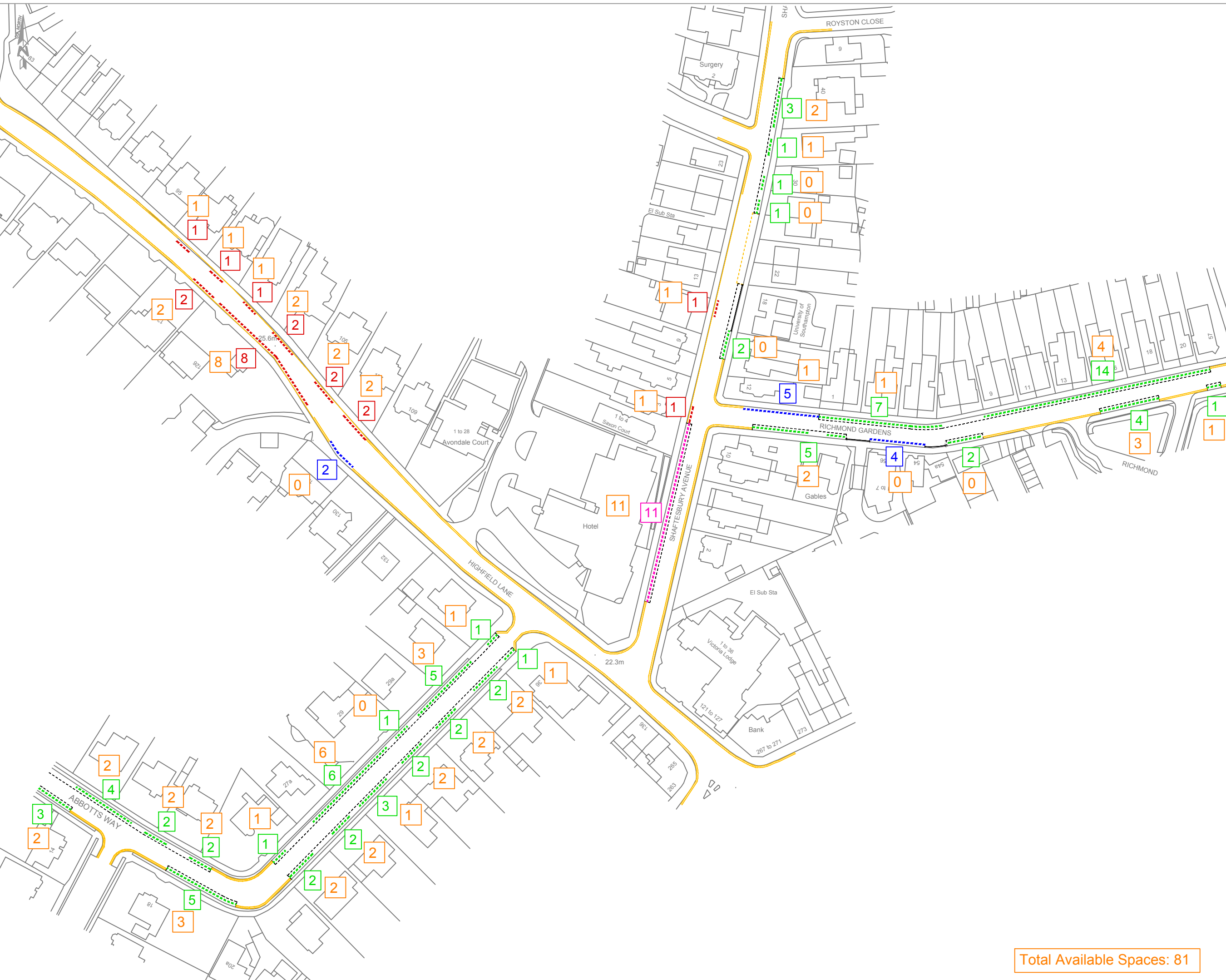
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issue/revision	date	description
-	04/03/2019	issued
l/r		

client: ashley hotels southampton limited
 project: highfield house hotel, southampton
 project number: J323426
 scale: 1:1250@A3
 drawing title: parking survey - 21:00
 drawing number: J32-3426-SK-005

Total Available Spaces: 66

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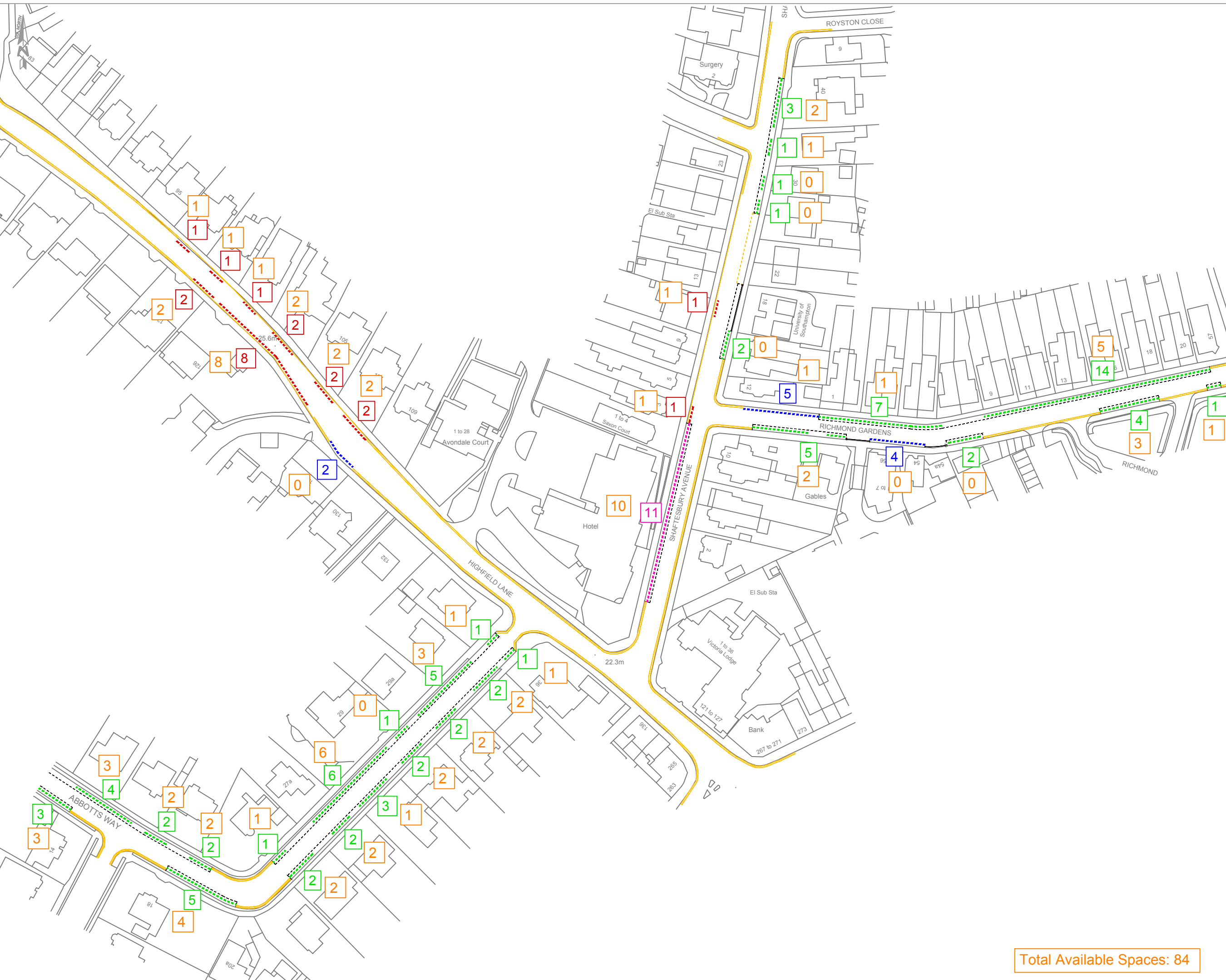
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-	04/03/2019	issued	

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 project: highfield house hotel, southampton
 project number: J323426
 scale: 1:1250@A3
 drawing title:
 parking survey - 05:00
 drawing number:
 J32-3426-SK-007

Total Available Spaces: 81

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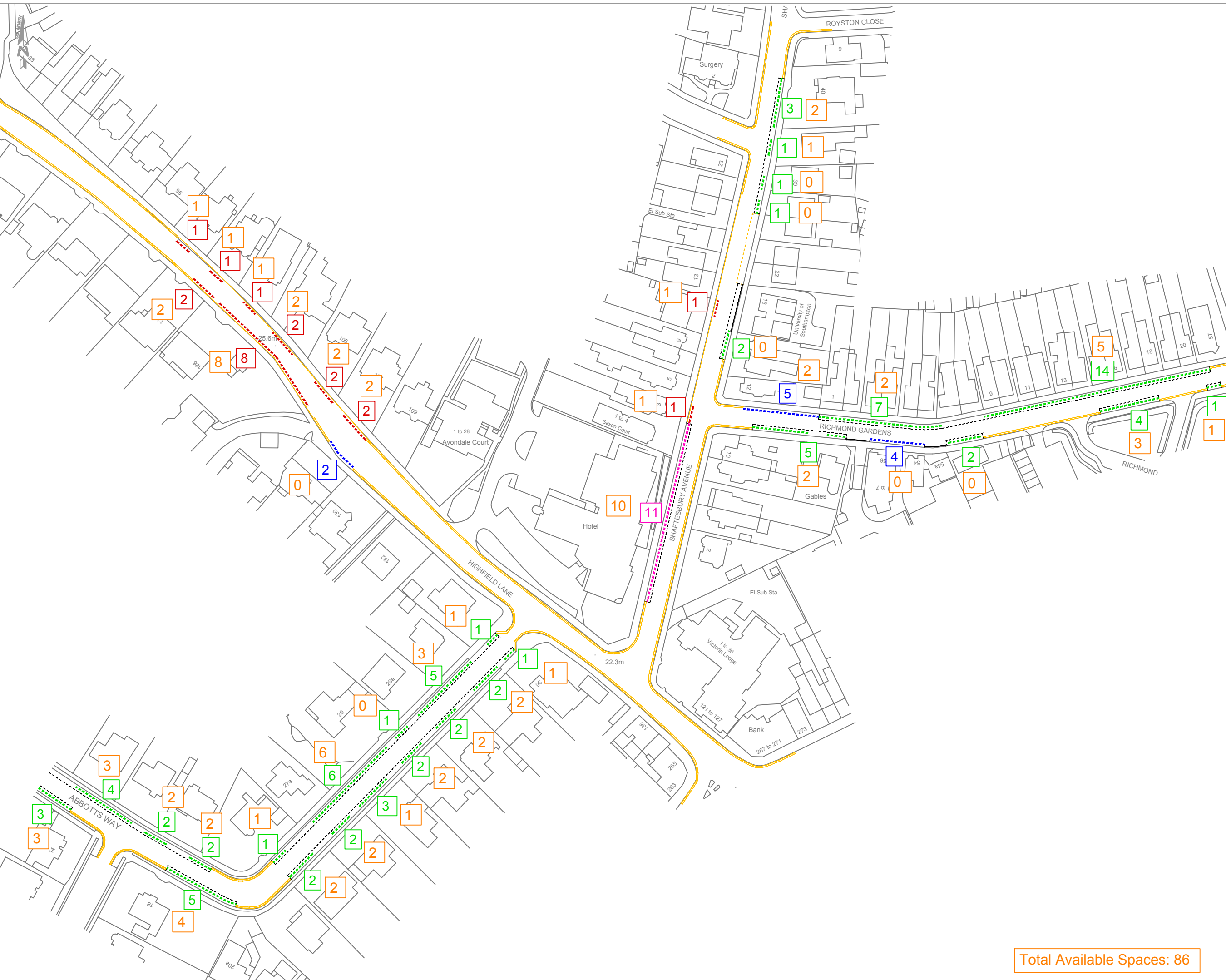
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nr	date	issued	description
-	04/03/2019	issued	

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 project: highfield house hotel, southampton
 project number: J323426
 scale: 1:1250@A3
 drawing title:
 parking survey - 06:00
 drawing number:
 J32-3426-SK-008

Total Available Spaces: 84

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 Project Management Initials: Designer: LCW Checked: MA Approved: ME ISO A3 297mm x 420mm



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nr	date	issued	description
-	04/03/2019	issued	

client: ashley hotels southampton limited
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 project number: J323426
 scale: 1:1250@A3
 drawing title:
 parking survey - 07:00
 drawing number:
 J32-3426-SK-009

Total Available Spaces: 86

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Appendix B – Parking Survey Photographs

Survey Time - 18:00



Looking south on Abbotts Way



Looking west on Abbotts Way



Looking north on Shaftsbury Avenue



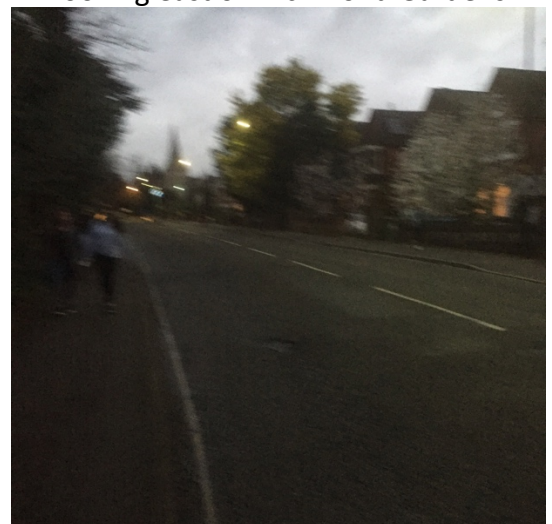
Looking south on Shaftsbury Avenue



Looking east on Richmond Gardens



Looking west on Richmond Gardens



Looking west on Highfield Lane

Survey Time - 19:00



Looking south on Abbotts Way



Looking west on Abbotts Way

Looking north on Shaftsbury Avenue

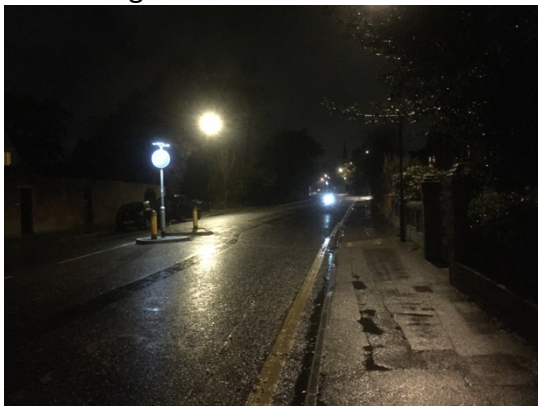


Looking east on Richmond Gardens

Looking south on Shaftsbury Avenue



Looking west on Richmond Gardens



Looking west on Highfield Lane

Survey Time – 20:00



Looking south on Abbotts Way



Looking west on Abbotts Way



Looking north on Shaftsbury Avenue



Looking south on Shaftsbury Avenue



Looking east on Richmond Gardens



Looking west on Richmond Gardens



Looking west on Highfield Lane

Survey Time – 21:00



Looking south on Abbotts Way



Looking west on Abbotts Way



Looking north on Shaftsbury Avenue



Looking south on Shaftsbury Avenue

Looking east on Richmond Gardens



Looking west on Highfield Lane

Looking west on Richmond Gardens

Survey Time – 22:00



Looking south on Abbotts Way



Looking west on Abbotts Way



Looking north on Shaftsbury Avenue



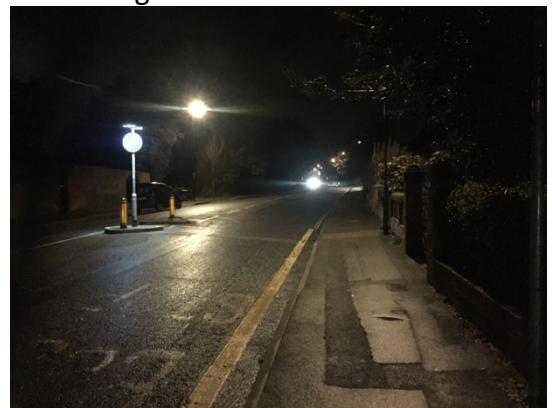
Looking south on Shaftsbury Avenue



Looking east on Richmond Gardens



Looking west on Richmond Gardens



Looking west on Highfield Lane

Survey Time – 05:00



Looking south on Abbotts Way



Looking west on Abbotts Way



Looking north on Shaftsbury Avenue



Looking south on Shaftsbury Avenue



Looking east on Richmond Gardens



Looking west on Richmond Gardens



Looking west on Highfield Lane

Survey Time – 06:00



Looking south on Abbotts Way



Looking west on Abbotts Way



Looking north on Shaftsbury Avenue



Looking south on Shaftsbury Avenue



Looking east on Richmond Gardens



Looking west on Richmond Gardens



Looking west on Highfield Lane

Survey Time – 07:00



Looking south on Abbotts Way



Looking west on Abbotts Way



Looking north on Shaftsbury Avenue



Looking south on Shaftsbury Avenue



Looking east on Richmond Gardens



Looking west on Richmond Gardens



Looking west on Highfield Lane