

Project Name:	182 – 184 Bitterne Road West, Southampton
Document Reference:	020.0293/HTN/4
Document Name:	Highways Technical Note
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1. INTRODUCTION

1.1 This Highways Technical Note (HTN) has been prepared by Paul Basham Associates to support the revised scheme at 182 – 184 Bitterne Road West, Southampton for which a previous application received planning approval in March 2019 for the *‘Erection of three storey building (with basement) to provide replacement commercial space at basement/ground floor, either within Class A1 or dental surgery only within Class D1, with 1 No. three bedroom maisonette over, either within Class C3 or Class C4. Associated single vehicle servicing bay accessed from new dropped kerb to Athelstan Road’* (application reference: 18/02272/FUL).

1.2 The site location is demonstrated in **Figure 1**, with the site layout included in **Appendix A**.

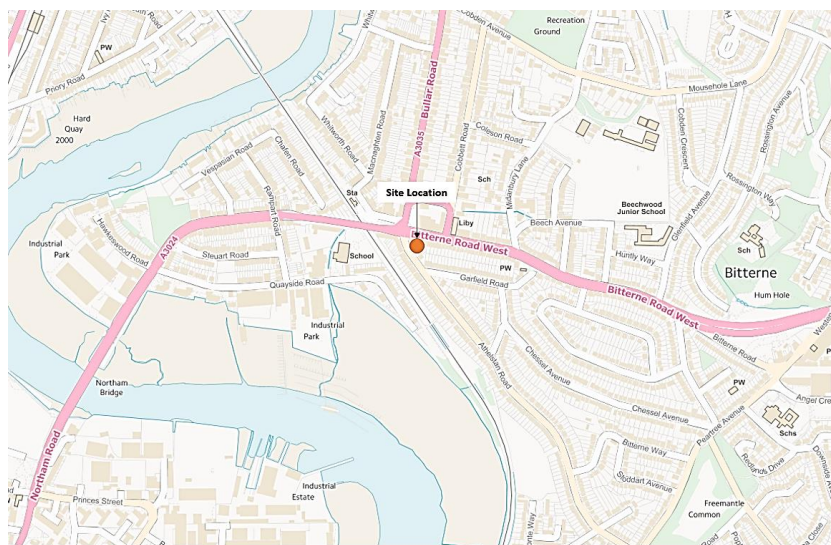


Figure 1: Site Location

- 1.3 This report will summarise the site planning history (including reference to the previously agreed parameters), detail the revised development proposals including accommodation schedule, staff number and car parking requirements, provide justification of the parking provision and provide a conclusion.

2. SITE HISTORY

2018 Application – 18/00358/FUL

- 2.1 The site has been subject to a number of planning applications over the past few years, with specific focus on two applications submitted in 2018.
- 2.2 In February 2018, a full application for the *'Erection of a 3-storey building to provide a ground floor retail unit and 2x2 bed flats on upper floors with associated parking and cycle/refuse storage, following demolition of existing building at 182-184 Bitterne Road West Southampton SO18 1BE'* (reference: 18/00358/FUL) was submitted and subsequently refused in July 2018.
- 2.3 The application was refused with the decision notice stating, *'The car parking survey information provided is deemed to be insufficient and fails to satisfactorily demonstrate that the amount of parking provided will be sufficient to serve this mixed-use development'*. As such, a revised application was prepared and submitted in December 2018.

2018 Application – 18/02272/FUL

- 2.4 The revised application for the *'Erection of three storey building (with basement) to provide replacement commercial space at basement/ground floor, either within Class A1 or dental surgery only within Class D1, with 1 No. three bedroom maisonette over, either within Class C3 or Class C4. Associated single vehicle servicing bay accessed from new dropped kerb to Athelstan Road'* (reference: 18/02272/FUL) was submitted in December 2018 and subsequently approved in March 2019.
- 2.5 A letter addressing highway safety matters at the proposed site was also prepared to support the 18/02272/FUL application, specifically in relation to the proposed access arrangements. The letter suitably demonstrated that a new dropped kerb access from Athelstan Road would result in a betterment to highway safety over the existing situation.

Proposed Application

- 2.6 Given that the proposed application seeks only to amend the final use of the site from commercial and residential to a solely residential scheme, elements of the previous applications previously agreed, such as site location/accessibility and the provision of the new dropped kerb access have not been reassessed further within this report. However, reference to the parking surveys completed has been used later in this report to justify the provision of car parking spaces on site.

3. DEVELOPMENT PROPOSALS

Accommodation Schedule

3.1 The proposed development seeks to ‘Construct part 3/part 4 storey building with roof terrace, for use as specialist supported accommodation within Class C2, with associated communal accommodation and staff office at ground floor level, bin store and parking, following demolition of the existing building’. The ground floor will comprise communal space, a lobby and staff/office facilities. The first and second floors will each contain 2no. flats with the third floor comprising 1no. flat. The proposed site/floor layouts are included in **Appendix A**.

Staffing

3.2 It is important to note that the occupants of the flats will be residents who have severe learning disabilities and therefore support staff will be on hand to provide assistance. Whilst the support staff will be on site at all times throughout the year, staff will not be resident at the site or sleep over, but rather a shift system will be in operation. There will be no more than 2 - 3 staff members on site at any one time. Additional occasional visits may be made by health workers and family visitors.

Car Parking Provision

Southampton City Council (SCC) Parking Requirements

3.3 Southampton’s Parking Standards Supplementary Planning Document (SPD) 2011 provides maximum standards for residential development. Whilst the standards set out within the guidance are not wholly representative to the proposed development given the nature of the residents, it gives an indication as to the maximum number of car parking spaces that would be required to serve 5 residential flats. The standards are set out within **Table 1**.

Residential Type	Maximum Provision
Bedsit/ 1 Bed	1 space per unit
Sheltered Accommodation	1 space per unit

Table 1: Residential Parking Standards

3.4 **Table 1** demonstrates that a maximum of 5 car parking spaces would be required to be provided on-site, if the proposed development were to cater for ‘typical’ residential uses.

- 3.5 A total of 2no. car parking spaces are proposed to be provided on site. This enables staff to park on-site, with a maximum of one staff member being required to park off-site. However, it should also be noted that information obtained from the client suggests that staff typically use public transport when travelling to these types of settings. Given that no residents are to own a vehicle and would not possess driving licences given their learning disabilities, this provision should be considered acceptable. Tracking of the car parking spaces has been undertaken and is included in **Appendix B**.
- 3.6 The nature of the site indicates that additional visitors will require access to the site, whether that relates to health care workers or family members. As such, the results of the previously submitted parking surveys (as part of application 18/02272/FUL) have been re-assessed in order to ensure there is adequate space on the local road network to accommodate any additional vehicles that may be associated with the site. This assessment is described further in **Section 4**.
- 3.7 Cycle parking will also be available on-site, with one cycle storage space (available for staff) located on the ground floor, as demonstrated on the ground floor layout included in **Appendix A**.

4. JUSTIFICATION OF PARKING PROVISION

- 4.1 As identified within **Section 3**, if the proposed development were to provide 'typical' residential development, a maximum of 5 car parking spaces would be required to serve the site. However, the nature of the residents occupying the flats limits the requirement for parking given that they will not have access to vehicles. As such, 2no. car parking spaces are provided on-site and anticipated to be used by staff.
- 4.2 The nature of the site indicates that additional visitors will require access to the site, whether that relates to health care workers or family members, and therefore consideration to the local road network and the capacity to absorb any extra vehicles associated with the scheme has been given.
- 4.3 As part of the previous applications for the site (specifically application 18/02272/FUL) parking surveys were carried out in accordance with both the Lambeth Methodology and tailored to incorporate SCC's requirements. Plans were submitted showing the extent of the survey area including roads that were discounted due to parking restrictions and Controlled Parking Zones (CPZ).
- 4.4 The surveys, which were undertaken on Sunday 3rd February and Tuesday 5th February 2019 at 22:00 hours, covered Athelstan Road, Garfield Road, Macnaghten Road (up to the junction with Whitworth Road), Bullar Road (for 250m from the junction with Bitterne Road West) and Corbett Road (up to the junction with Coleson Road).
- 4.5 Whilst the results of the surveys were considered acceptable for the previous application, they have been re-provided within this report for reference. The full outputs are attached to this report as **Appendix C**.

Sunday 3rd February 2019 @ 22:00

4.6 The Sunday evening survey results are summarised in **Table 2**.

Road	Location		TIME	Number of Spaces Available exc Disabled	Number of spaces occupied	Number of spaces empty
ATHELSTAN RD	Bitterne Rd W to Garfield Rd	West Side	22:00	0	0	0
	Bitterne Rd W to Garfield Rd	East Side	22:00	0	0	0
	Garfield Rd to southern extent	West Side	22:00	0	0	0
	Garfield Rd to southern extent	East Side	22:00	7	7	0
Garfield Rd	Athelstan Rd to eastern extent	North Side	22:00	8	8	0
	Athelstan Rd to eastern extent	South Side	22:00	12	10	2
A3024 W	Athelstan Rd to limit	North Side	22:00	0	0	0
	Athelstan Rd to limit	South Side	22:00	0	0	0
A3024 E	Athelstan Rd to Midanbury Lane	North Side	22:00	0	0	0
	Athelstan Rd to Midanbury Lane	South Side	22:00	0	0	0
Cobbett Rd	A3024 to A3035	North Side	22:00	0	0	0
	A3024 to A3035	South Side	22:00	0	0	0
	North eastern arm	West Side	22:00	0	0	0
	North eastern arm	East Side	22:00	7	7	0
Bullar Rd	A3024 to Cobbett Rd	West Side	22:00	0	0	0
	A3024 to Cobbett Rd	East Side	22:00	0	0	0
	Cobbett Rd to No.73	West Side	22:00	0	0	0
	Cobbett Rd to No.73	East Side	22:00	4	4	0
Macnaughten Rd	Bullar Rd southern arm	North Side	22:00	7	4	3
	Bullar Rd southern arm	South Side	22:00	12	9	3
	Southern arm to north of Whitworth Rd	NW Side	22:00	11	10	1
	Southern arm to north of Whitworth Rd	SE Side	22:00	14	14	0
Whitworth Rd	Macnaughten Rd to extent	NE Side	22:00	0	0	0
	Macnaughten Rd to extent	SW Side	22:00	14	14	0
TOTALS				96	87	9
OCCUPANCY LEVEL				90.6%		

Table 2: Sunday Evening Survey Summary

4.7 **Table 2** demonstrates that a total of 9 spaces were unoccupied during this survey period.

Tuesday 5th February 2019 @ 22:00

4.8 The Tuesday evening survey results are summarised in **Table 3**.

Road	Location		TIME	Number of Spaces Available exc Disabled	Number of spaces occupied	Number of spaces empty
ATHELSTAN RD	Bitterne Rd W to Garfield Rd	West Side	22:00	0	0	0
	Bitterne Rd W to Garfield Rd	East Side	22:00	0	0	0
	Garfield Rd to southern extent	West Side	22:00	0	0	0
	Garfield Rd to southern extent	East Side	22:00	7	7	0
Garfield Rd	Athelstan Rd to eastern extent	North Side	22:00	8	8	0
	Athelstan Rd to eastern extent	South Side	22:00	12	11	1
A3024 W	Athelstan Rd to limit	North Side	22:00	0	0	0
	Athelstan Rd to limit	South Side	22:00	0	0	0
A3024 E	Athelstan Rd to Midanbury Lane	North Side	22:00	0	0	0
	Athelstan Rd to Midanbury Lane	South Side	22:00	0	0	0
Cobbett Rd	A3024 to A3035	North Side	22:00	0	0	0
	A3024 to A3035	South Side	22:00	0	0	0
	North eastern arm	West Side	22:00	0	0	0
	North eastern arm	East Side	22:00	7	7	0
Bullar Rd	A3024 to Cobbett Rd	West Side	22:00	0	0	0
	A3024 to Cobbett Rd	East Side	22:00	0	0	0
	Cobbett Rd to No.73	West Side	22:00	0	0	0
	Cobbett Rd to No.73	East Side	22:00	4	4	0
Macnaughton Rd	Bullar Rd to bend	North Side	22:00	7	5	2
	Bullar Rd to bend	South Side	22:00	12	10	2
	Southern arm to north of Whitworth Rd	NW Side	22:00	11	10	1
	Southern arm to north of Whitworth Rd	SE Side	22:00	14	14	0
Whitworth Rd	Macnaughton Rd to extent	NE Side	22:00	0	0	0
	Macnaughton Rd to extent	SW Side	22:00	14	14	0
TOTALS				96	90	6
OCCUPANCY LEVEL				93.8%		

Table 3: Tuesday Evening Survey Summary

4.9 **Table 3** demonstrates that a total of 6 spaces were unoccupied during this survey period.

Summary of Parking Surveys

4.10 The results of the two surveys undertaken in 2019 demonstrated that the roads within 250m of the development site had available capacity during peak hours, with a minimum capacity of 6 spaces available during the Tuesday evening survey and 9 spaces available during the Sunday evening survey.

4.11 Given that a minimum of 6 available car parking spaces were found to be located within a 250m radius of the site, it was demonstrated, and accepted, that the surrounding road network was able to accommodate a potential maximum demand of 5 vehicles. It is unlikely that the proposed development would generate the requirement for 5 off-site spaces at any one time.

- 4.12 It should also be noted that, in addition to the fact the proposed development would generate less visitors than the previously consented scheme, the surveys were undertaken during the evening when parking capacity is typically lower than during the day. It is unlikely that the proposed site will receive many visitors during the evening, with health visitors expected to attend during 'typical' daytime working hours.
- 4.13 Therefore, given that the local road network could accommodate a minimum of 6 additional vehicles during the peak parking periods, and that this was considered acceptable to enable permission to be granted for a dental surgery/retail unit which would generate more visitor movements than the proposed scheme, it is considered that the development proposals are suitable.

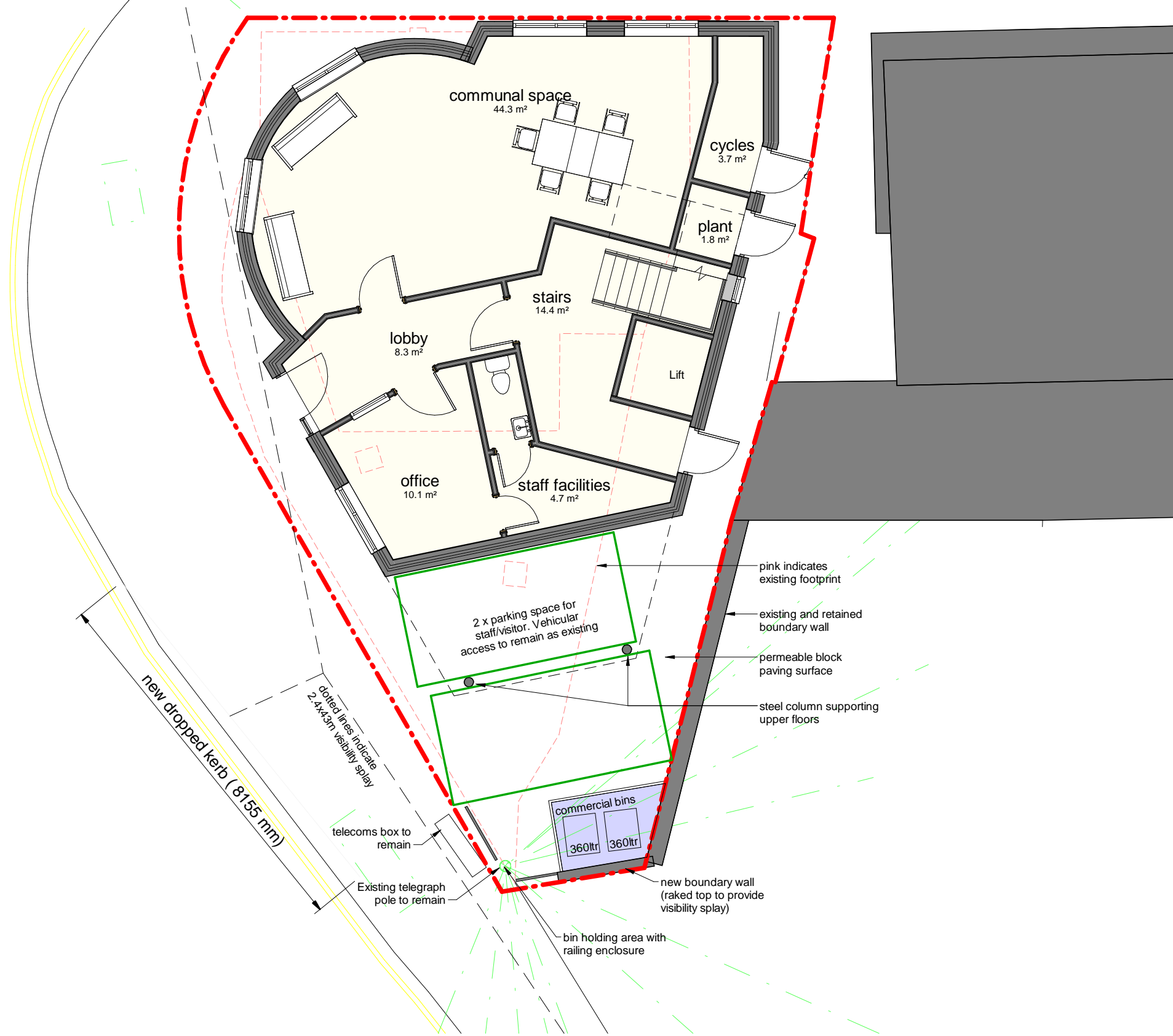
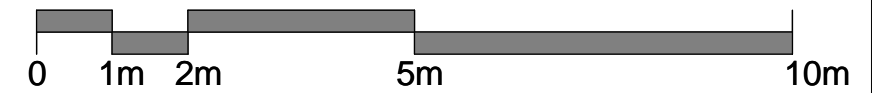
5. SUMMARY AND CONCLUSIONS

- 5.1 This Highways Technical Note has been prepared by Paul Basham Associates to support the revised scheme at 182 – 184 Bitterne Road West, Southampton to *‘Construct part 3/part 4 storey building with roof terrace, for use as specialist supported accommodation within Class C2, with associated communal accommodation and staff office at ground floor level, bin store and parking, following demolition of the existing building’*.
- 5.2 Consideration and reference to previous planning applications on-site has been provided, with the site accessed via the new dropped kerb arrangement submitted and approved as part of application 18/02272/FUL and justification to the use of the former parking surveys also presented.
- 5.3 The proposed development would provide 5 x 1-bedroom flats for which the occupants would be highly unlikely to own a vehicle given their learning disabilities. Two car parking spaces and one cycle storage space are proposed on-site to accommodate vehicle/cycle movements generated by the staff. A handful of vehicle movements may be generated by visitors to the site, specifically health workers or family members. As such, consideration to the capacity of the local road network to accommodate these vehicles has been given.
- 5.4 Parking surveys undertaken as part of application 18/02272/FUL identified between 6 – 9 spaces available. These were recorded during evening survey periods whereby the parking demand is at its highest. SCC accepted the previous application for a dental surgery/retail unit and residential accommodation which are arguably likely to generate more visitor movements than the proposed scheme. In addition, given the nature of the proposed development, the majority of visitors are anticipated to occur during the day when parking demand on the local road network is at its lowest.
- 5.5 We therefore encourage SCC to look favourably upon this development from a highway’s perspective.

Appendix A

Please do not scale from this drawing (except for planning purposes only); use figured dimensions only.
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1:100



J	GJ	cycle storage indicated	26/01/21
H	GJ	plant room added	06/11/20
G	LJH	Footprint increased and plan updated	27/10/20
F	GJ	flat layouts amended to accessible	19/08/20
E	GJ	room areas added	31/07/20
D	GJ	office indicated	08/07/20
C	LJH	Line weight changes	25/06/20
B	LJH	Windows added	12.03.2020
A	LJH	Plan Rework	09.03.2020

PLANNING



1-3 Lyon Street, Southampton, Hampshire, SO14 0LD
 admin@studiofourarchitects-soton.co.uk
 t: 023 8022 8923 www.studiofourarchitects.com

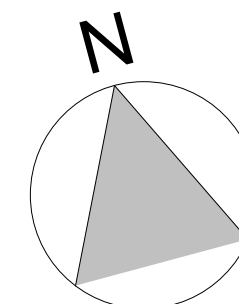
client **A Head Of Time Estates Ltd**

project **182-184 Bitterne Road West,
 Southampton: supported living**

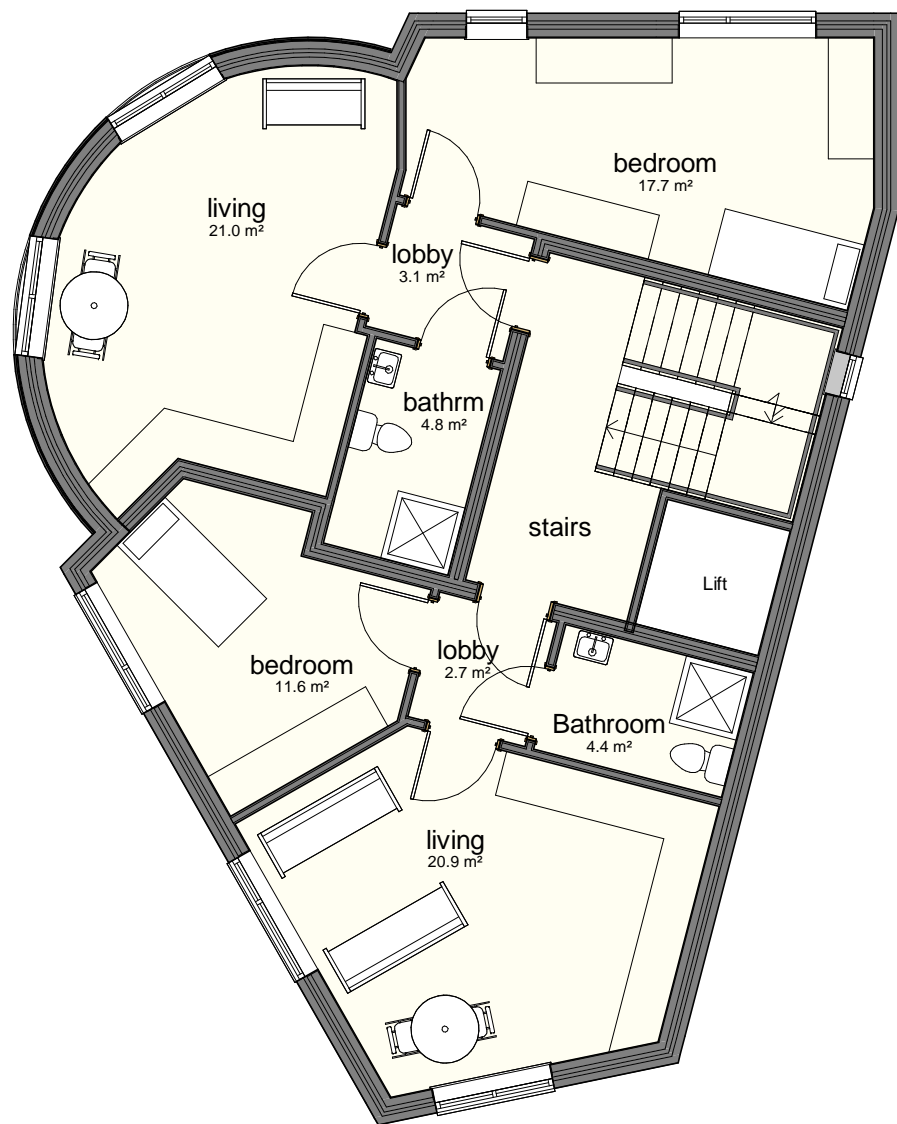
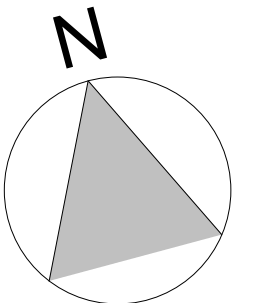
title **Proposed Ground Floor/site Plan**

date **27/02/2020** scale **1 : 100** paper **A3** drawn **LJH** checked **GJ**

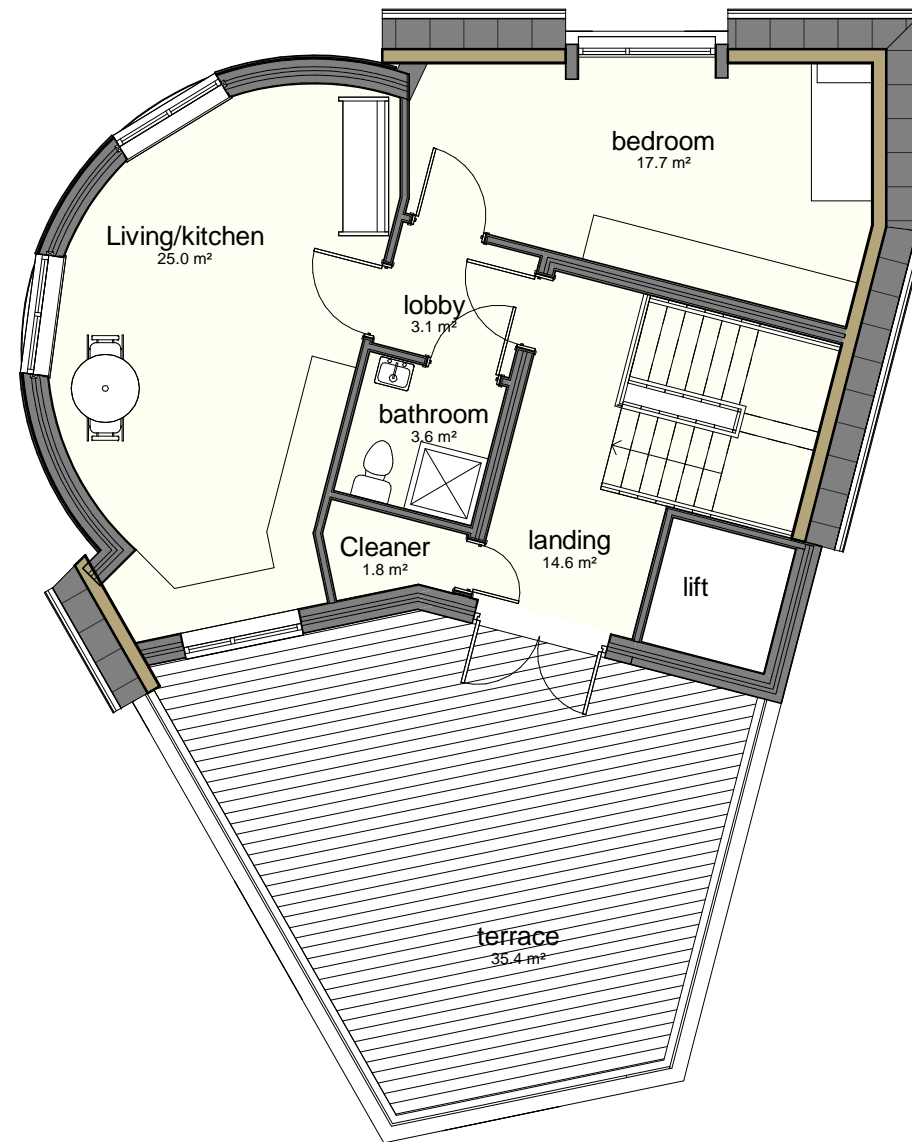
job no. **37009** dwg. no. **100** rev. no. **J**



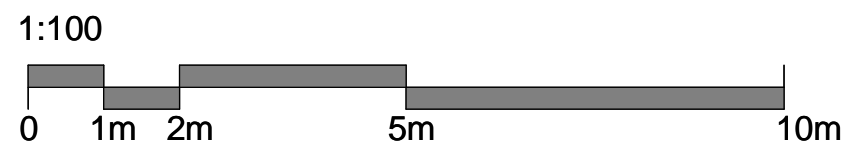
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first/second floor
1 : 100



third floor
1 : 100



H	LJH	Footprint increased and plan updated	27/10/20
G	GJ	flat layouts amended to accessible	19/08/20
F	GJ	terrace door amended	31/07/20
E	GJ	room areas added	31/07/20
D	GJ	general update	10/07/20
C	LJH	Line weight changes	25/06/20
B	LJH	Windows added	12.03.2020
A	LJH	Plan Rework	09.03.2020

PLANNING



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client **A Head Of Time Estates Ltd**

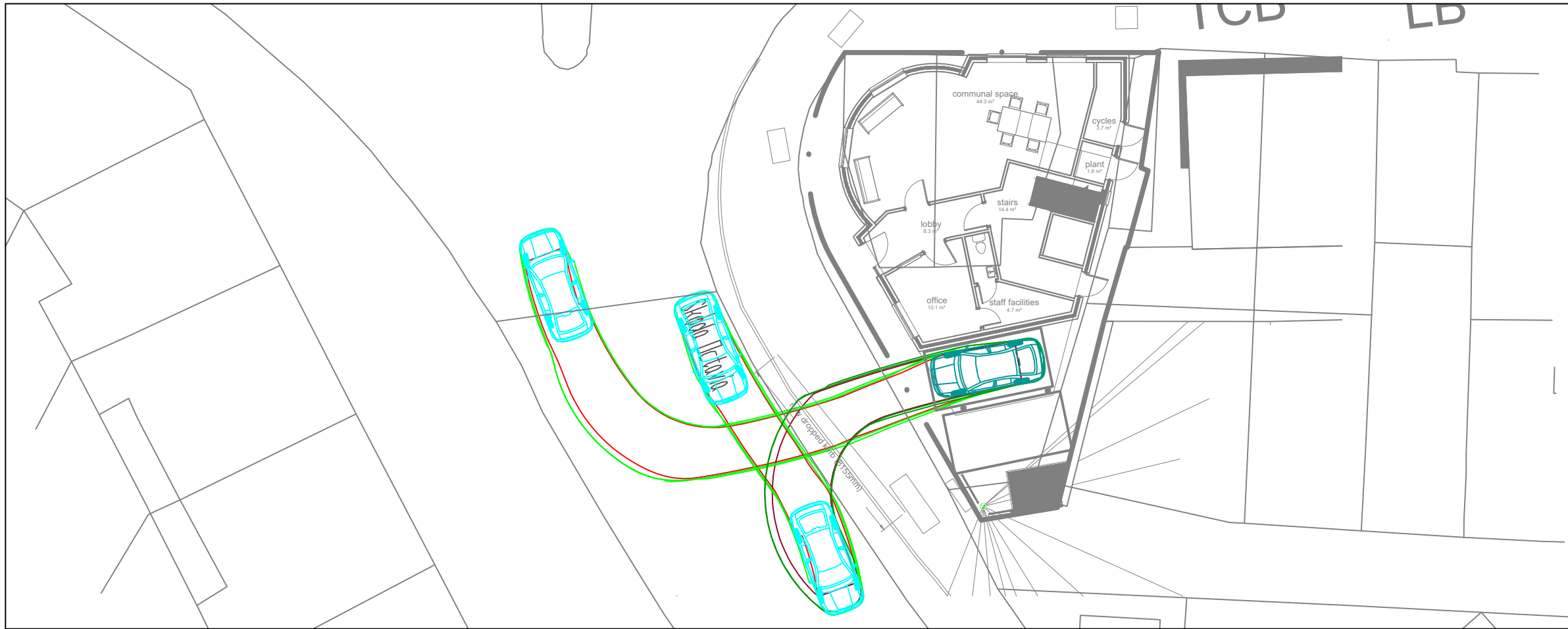
project **182-184 Bitterne Road West,
Southampton: supported living**

title **Proposed upper floor plans**

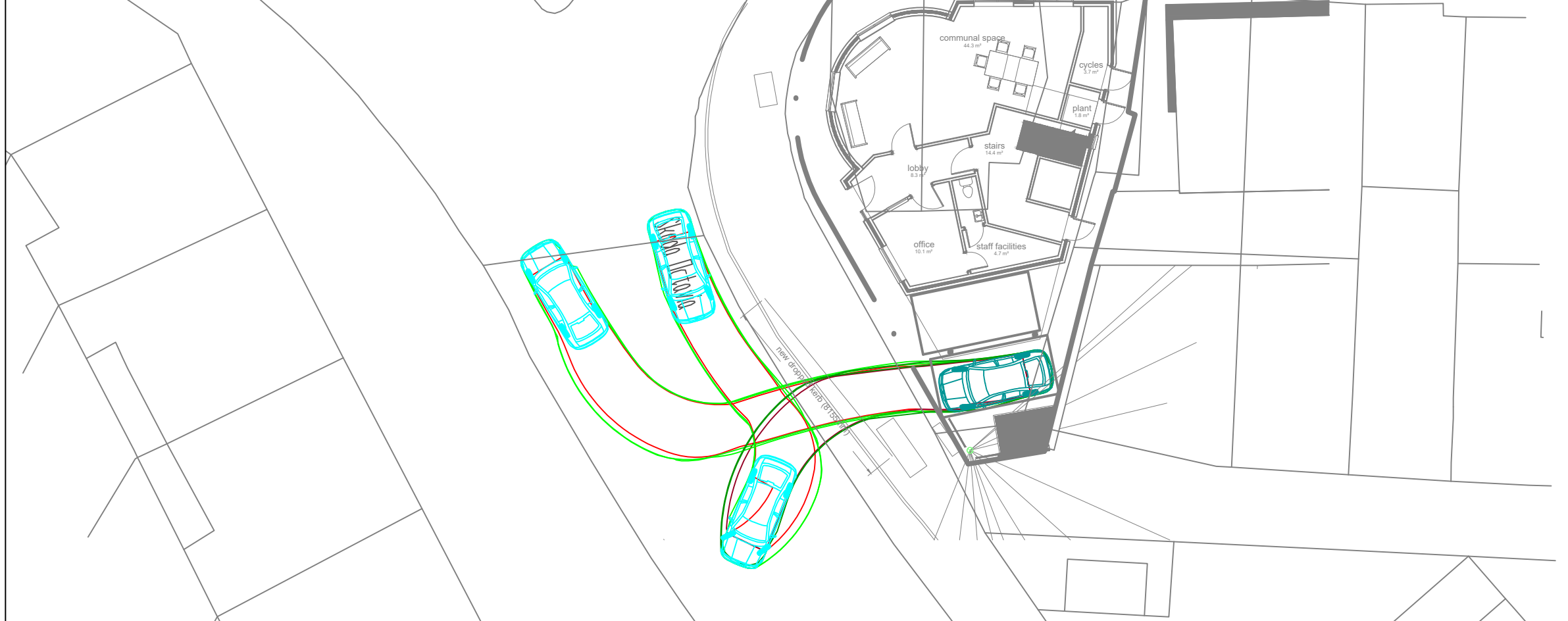
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27/02/2020	1 : 100	A3	LJH	GJ

job no.	dwg. no.	rev. no.
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Appendix B



PARKING SPACE 1 TRACKING

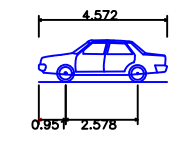


PARKING SPACE 2 TRACKING

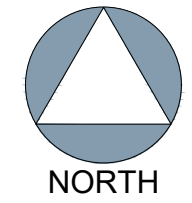
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CAR VEHICLE PROFILE



Skoda Octavia
 Overall Length 4.572m
 Overall Width 1.769m
 Overall Body Height 1.488m
 Min Body Ground Clearance 0.249m
 Max Track Width 1.713m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 5.100m



A	REVISED SITE LAYOUT	28.01.21	SB	MS
Rev	Description	Date	By	Chkd

Project Name
 182 - 184 BITTERNE ROAD WEST
 SOUTHAMPTON

Project Phase
 PRELIMINARY

Title
 CAR PARKING SPACE TRACKING



Client
 PRIVATE CLIENT

Checked By
 MS

Checked Date
 20.01.21

Drawn By
 SB

Drawn Date
 20.01.21

Scale
 1:200

Client Drawing No.
 -

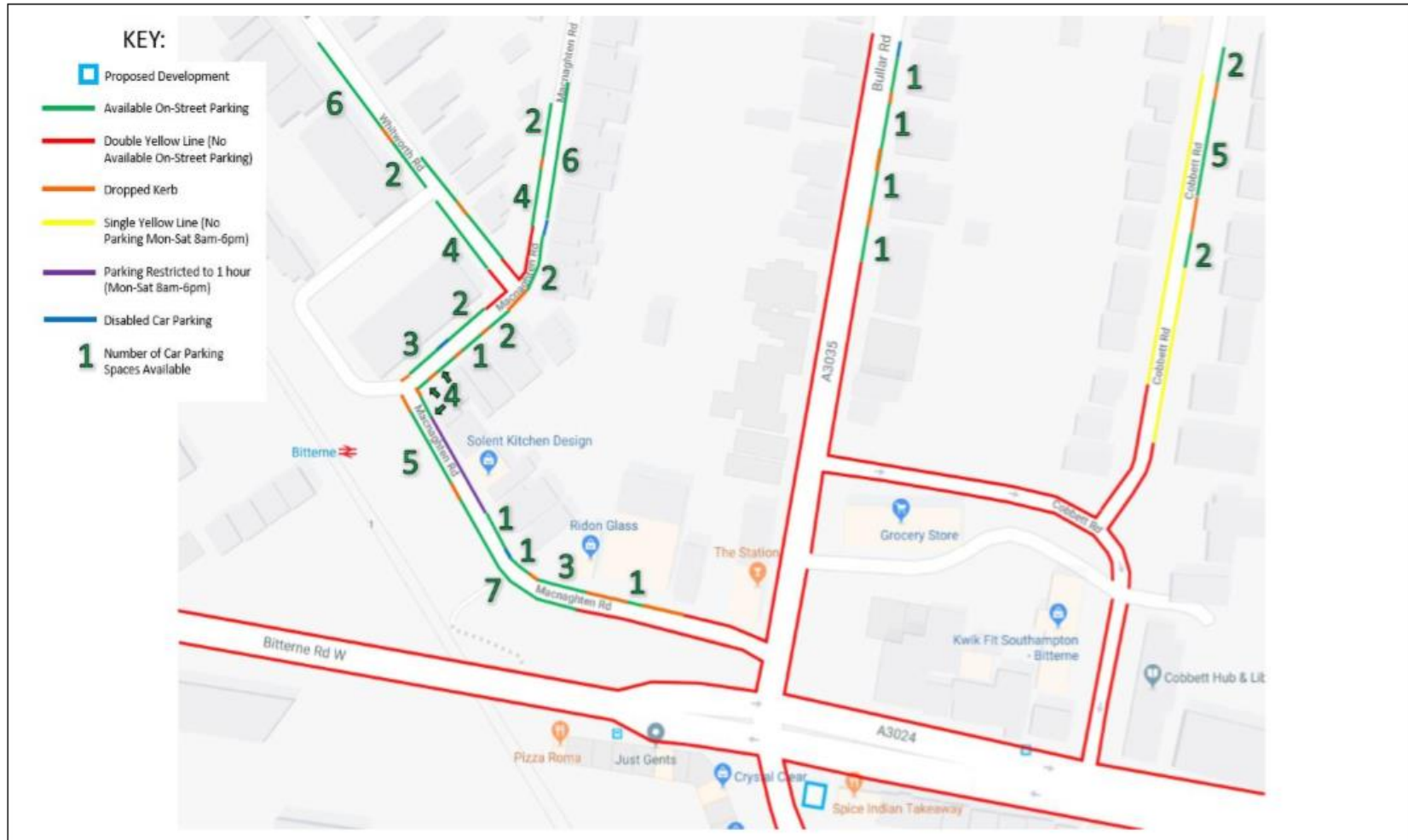
PBA Drawing No.
 020.0293.002

Revision
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(AT A3 SIZE)

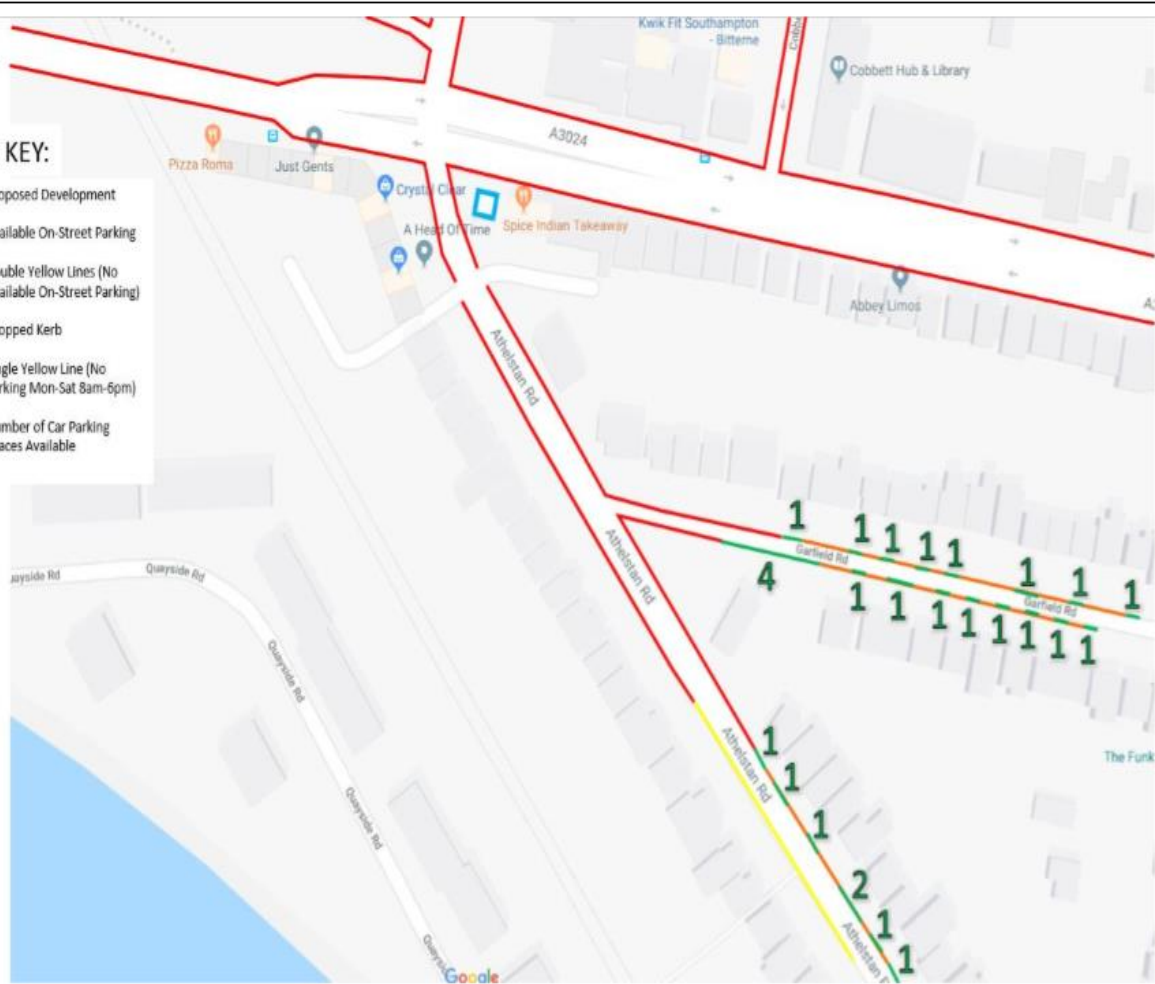
Appendix C

BITTERNE RD WEST SOUTHAMPTON – PARKING SURVEY INVENTORY

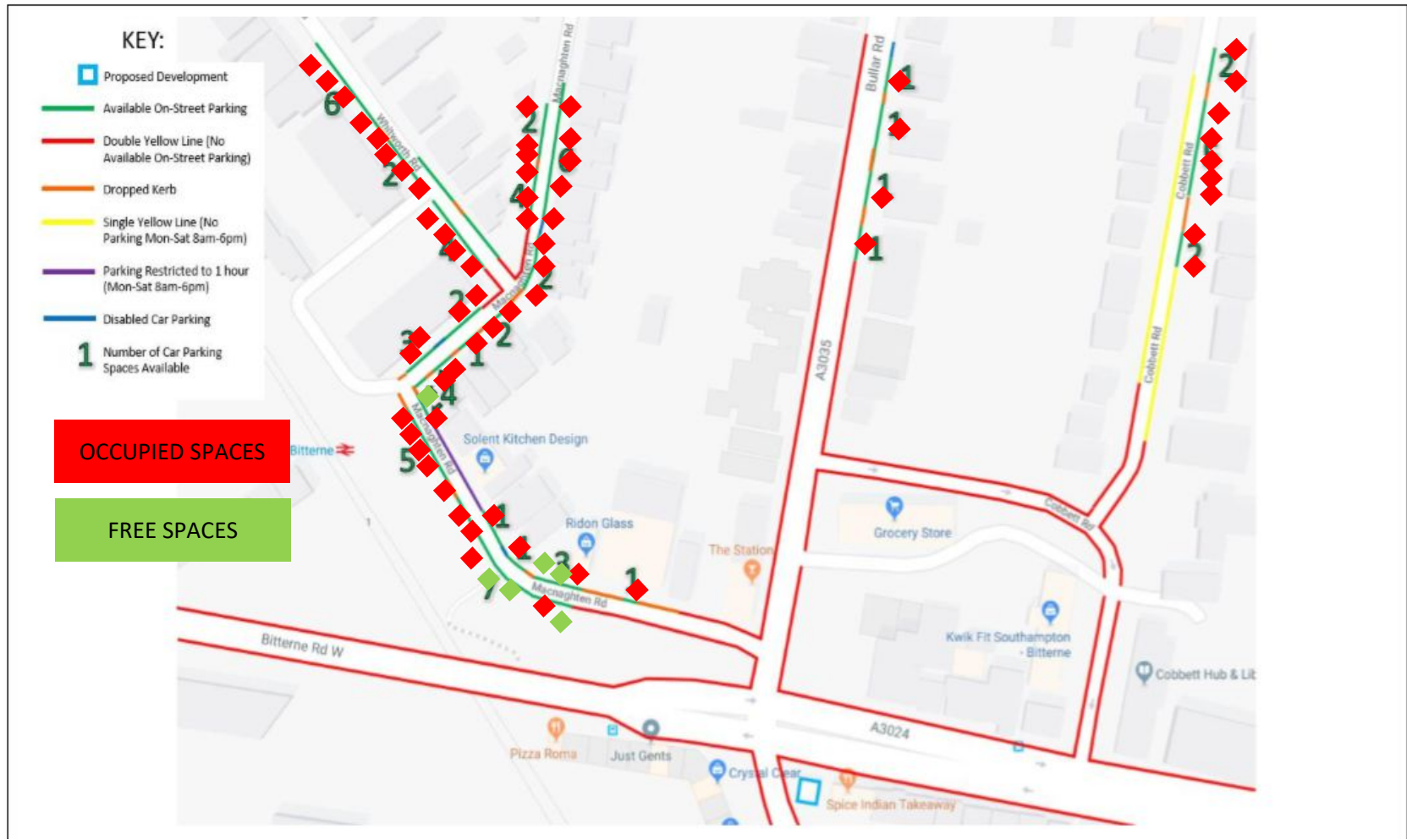


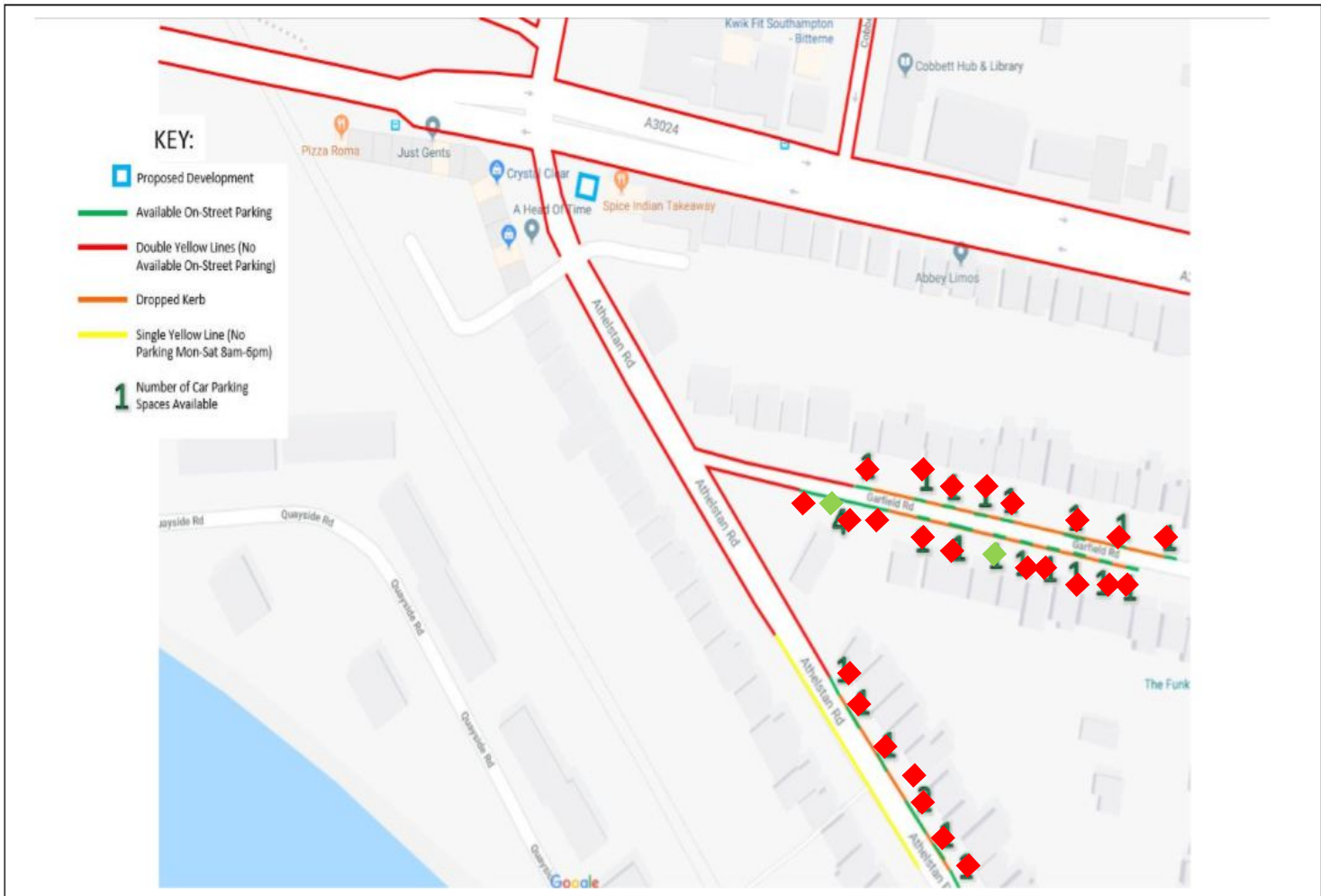
KEY:

-  Proposed Development
-  Available On-Street Parking
-  Double Yellow Lines (No Available On-Street Parking)
-  Dropped Kerb
-  Single Yellow Line (No Parking Mon-Sat 8am-6pm)
-  Number of Car Parking Spaces Available



BITTERNE RD WEST SOUTHAMPTON – PARKING SURVEY RESULTS 3 FEB 2019





BITTERNE AREA PARKING SURVEY PHOTOS

SUN 3 FEB 2019



GARFIELD RD EASTERN FREE SPACE



GARFIELD RD WESTERN FREE SPACE



MACNAUGHTON RD NORTHERN SPACES

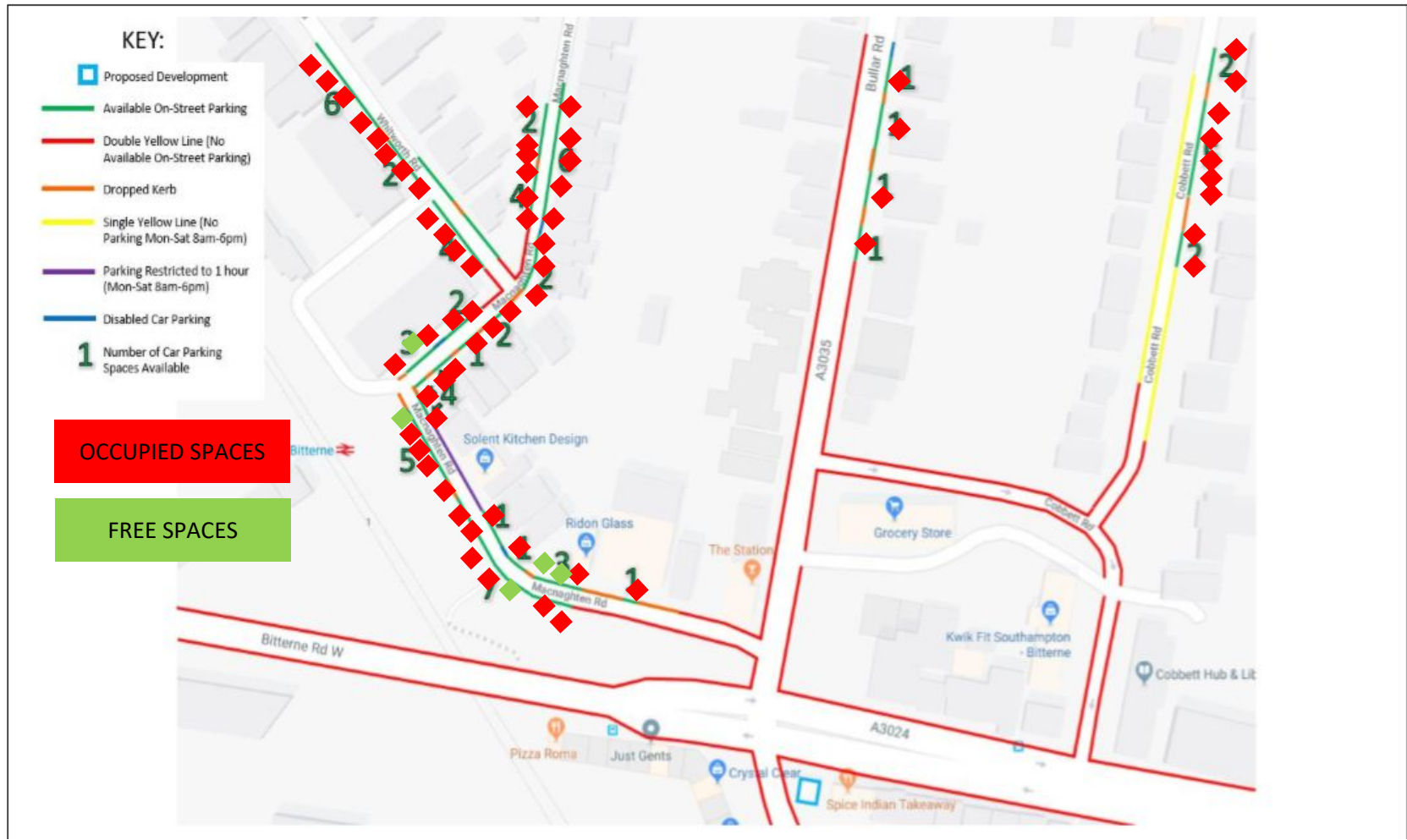


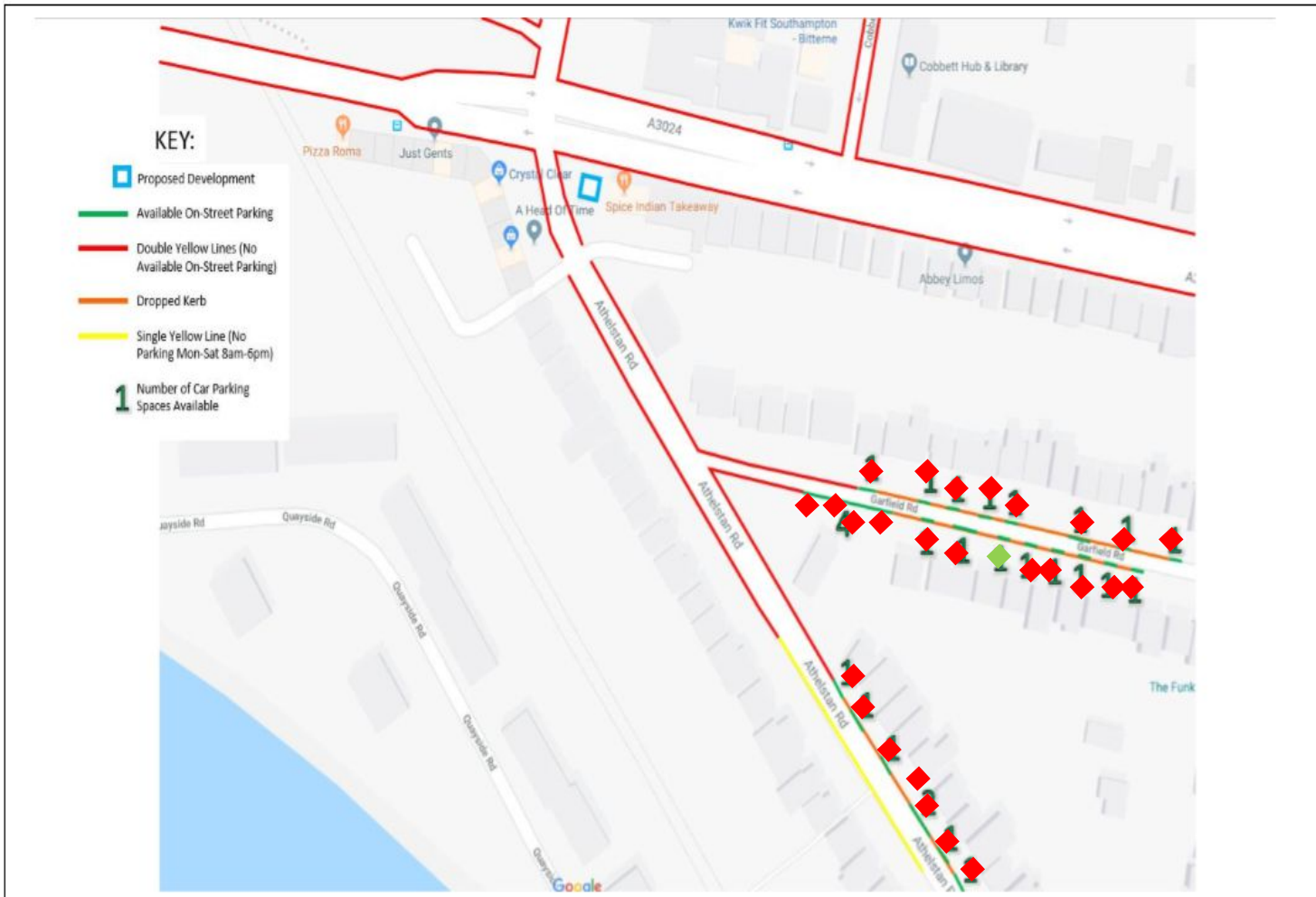
MACNAUGHTON RD SOUTHERN SPACES



MACNAUGHTON RD N/W SPACE

BITTERNE RD WEST SOUTHAMPTON – PARKING SURVEY RESULTS 5 FEB 2019





BITTERNE AREA PARKING SURVEY PHOTOS

TUES 5 FEB 2019



GARFIELD RD



MACNAUGHTON RD NORTH SIDE SPACES



MACNAUGHTON RD SOUTHERN SIDE SPACE



MACNAUGHTON RD WESTERN SIDE SPACE

NORTH OF BEND