



Thomas's Kensington

ATLANTIC HOUSE, 1 ST ALBANS GROVE

Car Park Management Plan



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EXECUTIVE SUMMARY

Planning Condition 33, Part B - *“Details of a car park management plan including details of how the retractable barrier would be managed and details of how access to and egress from the blue badge bay would be managed”*.

This Car Park Management Plan should be read in conjunction with the Delivery and Servicing Management Plan, Traffic Management Plan, and Travel Plan which have also been prepared to support the operation of the school at the Atlantic House site at 1 St Albans Grove.

BLUE BADGE BAY

- As per policy requirements a single Blue Badge Bay for visitor use only will be provided on site, accessed directly from St Albans Grove.
- There is step-free access to the school at the main entrance.
- No cars will be permitted on site, except for a visitor needing to use the Blue Badge Bay.
- The use of the Blue Badge Bay will require advance booking by contacting the school reception ahead of visiting the school premises. This instruction will be detailed on the school website and in the TMP document.
- The vehicle access is gated and will be controlled by the Site Manager (who is always on-site during operating hours to open the gate). The Site Manager requires a banksman certificate and will be positioned at the front gate security lodge.

RETRACTABLE BARRIER

- A retractable barrier will be conveniently stored on-site at the rear of the waste bins and in proximity to the security lodge.
- Visitor arrivals will be scheduled outside of school outdoor playtimes.
- If in the event a vehicle did arrive on-site during school outdoor playtimes, the Site Manager will be able to efficiently position the retractable barrier to physically separate the vehicle access route / bay from the outdoor play space to reinforce safety for all users of the school grounds.
- Pupils will be taught and prepared if the use of the retractable barrier is needed; staff supervising school outdoor play will blow a whistle to signal that the retractable barrier is being implemented.
- The Site Manager will guide all vehicles out of the school safely.
- Close monitoring of the school grounds will be the responsibility of the Site Manager, who will report to the school Operating Management Team (Day De la Cruz and Reece Palmer) regularly.
- A Complaints Procedure is available for local residents which will be overseen by the School Operating Management Team. Complaints will be investigated and responded to when they are received by the school.

1 INTRODUCTION

1.1 BACKGROUND

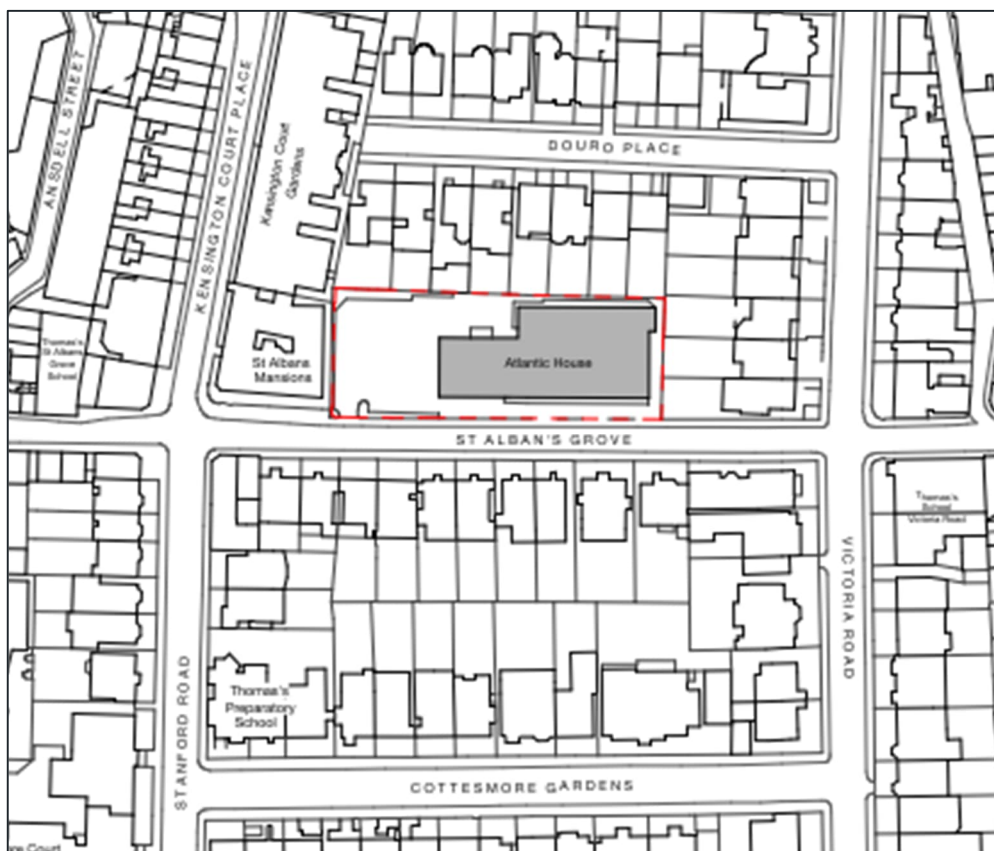
- 1.1.1. WSP has been appointed by Thomas's Kensington to prepare a Car Park Management Plan (CPMP) for their Atlantic House site at 1 St Albans Grove in the Royal Borough of Kensington and Chelsea (RBKC).
- 1.1.2. The CPMP is required for the discharge of Part B of planning condition 33 relating to planning permission reference PP/23/06732, which states:

*Use of the permitted building shall not be commenced until... **b) Details of a car park management plan including details of how the retractable barrier would be managed and details of how access to and egress from the blue badge bay would be managed...** have been submitted to, and approved in writing by, the local planning authority, and the facilities so approved shall be so maintained.*

1.2 SITE LOCATION

- 1.2.1. The site is located approximately 400 metres south of Kensington Gardens at 1 St Albans Grove (W8 5PN) in London, as illustrated in Figure 1-1. It lies within the De Vere Conservation Area in RBKC.

Figure 1-1 - Site Location



- 1.2.2. The site is currently under construction to fully implement the grant of planning permission reference PP/23/06732. The construction works will facilitate a change of use of the existing building, namely

Atlantic House, from Class C2 (student accommodation) to Class F1a (education). The works also include minor alterations, demolitions and additions to Atlantic House and external areas of the site to provide the following:

- Up to 23 classrooms and other school facilities across three storeys that will accommodate up to a maximum of 400 pupils and 107 staff members;
- Creation of a new entrance between the two existing buildings which will be the main pedestrian access to the school;
- Replacement of the existing open car park to provide quality outdoor play space with new and improved landscaping, one Blue Badge car parking space, and provision for delivery vehicles/ minibuses to load/ unload; and
- A total of 86 cycle parking spaces and 139 scooter parking spaces for staff, pupils, and visitors.

1.1.1. The works are due to be completed during August 2025.

1.3 REPORT PURPOSE

1.3.1. The purpose of this CPMP is to discharge planning condition 33 Part B and inform all (future) users of the site, RBKC and local residents. Specifically, it sets out details of how access to and egress from the on-site Blue Badge car parking space will be managed; and intended operation and management of the retractable barrier which will be used on-site.

1.3.2. The remainder of this report is structured as follows:

- Chapter 2 describes parking access and control; and
- Chapter 3 outlines enforcement and monitoring mechanisms.

1.3.3. This CPMP should be read in conjunction with the Delivery and Servicing Management Plan (DSMP), Traffic Management Plan (TMP), and Travel Plan (TP) which have also been prepared to support the operation of the school at the Atlantic House site at 1 St Albans Grove.

2 PARKING ACCESS AND CONTROL

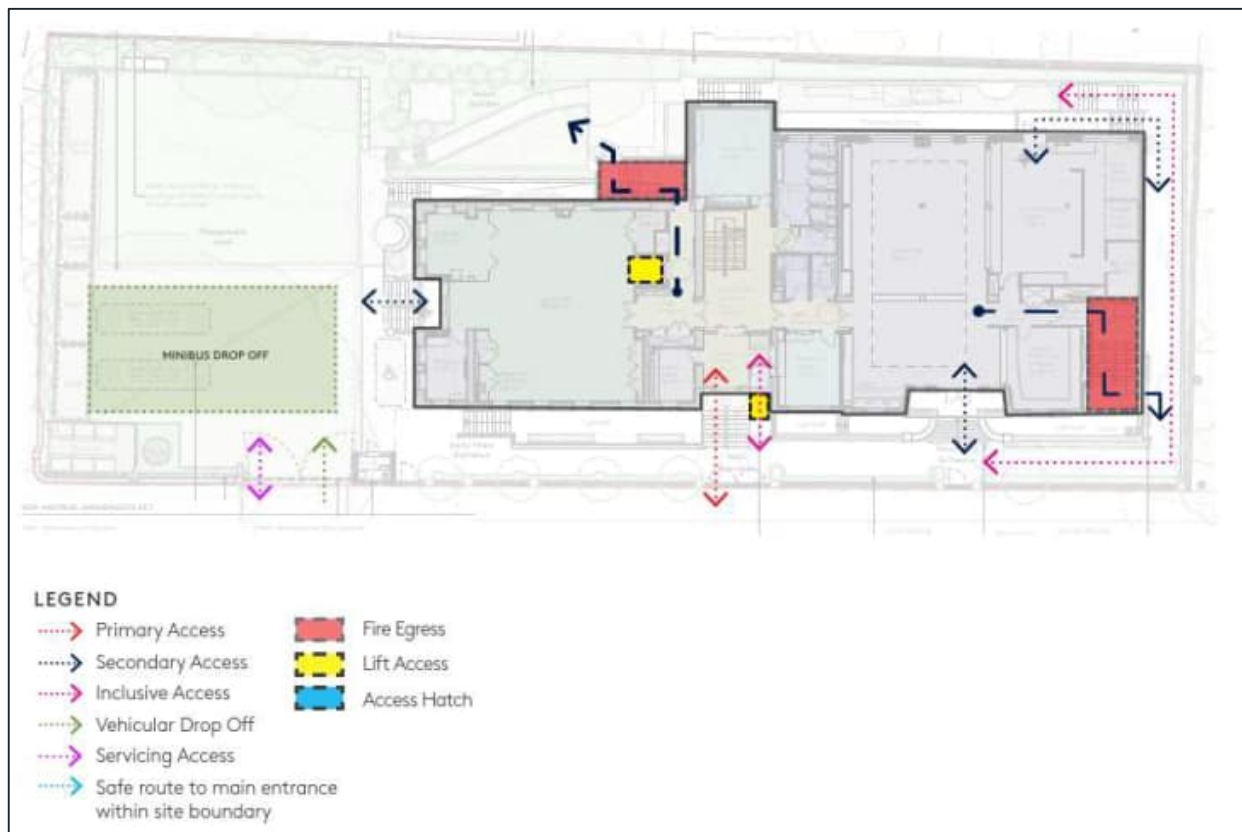
2.1 INTRODUCTION

2.1.1. This chapter sets out the permitted on-site vehicle access and operational arrangements.

2.2 VEHICLE ACCESS

2.2.1. The figure below provides a plan of the school ground floor layout and access strategy. Vehicle access to the site is directly from St Albans Grove. Vehicle access to and from the site is limited to a single Blue Badge parking space, school minibuses, and delivery vehicles. The vehicle access is gated and will be controlled by the Site Manager who is always on-site during operating hours to open the gate. The Site Manager will require a banksman certificate and will be positioned at the front gate security lodge.

Figure 2-1 - School Ground Floor Layout and Access Strategy



2.3 BLUE BADGE BAY

2.3.1. No cars will be permitted to and from the site, except for a visitor needing to use the Blue Badge car parking space provided on-site (RBKC policy requirement). The use of the Blue Badge bay will require advance booking by contacting the school reception ahead of visiting the school premises. Vehicle access is from St Albans Grove. The vehicle access will be gated and controlled by the Site Manager who is always on-site during operating hours to open the gate. There is step-free access to the school at the main entrance.

2.4 DELIVERY AND SERVICING

2.4.1. Refer to the DSMP for all details relating to delivery vehicles and waste collection.

2.5 MINIBUSES

2.5.1. Refer to the TMP for all details relating to minibus drop-off/ pick-up activity.

2.6 EMERGENCY VEHICLES

2.6.1. In the event of an emergency, associated emergency vehicle(s) will be able to access the site, with the Site Manager at the gated access permitting entry accordingly.

2.7 RETRACTABLE BARRIER

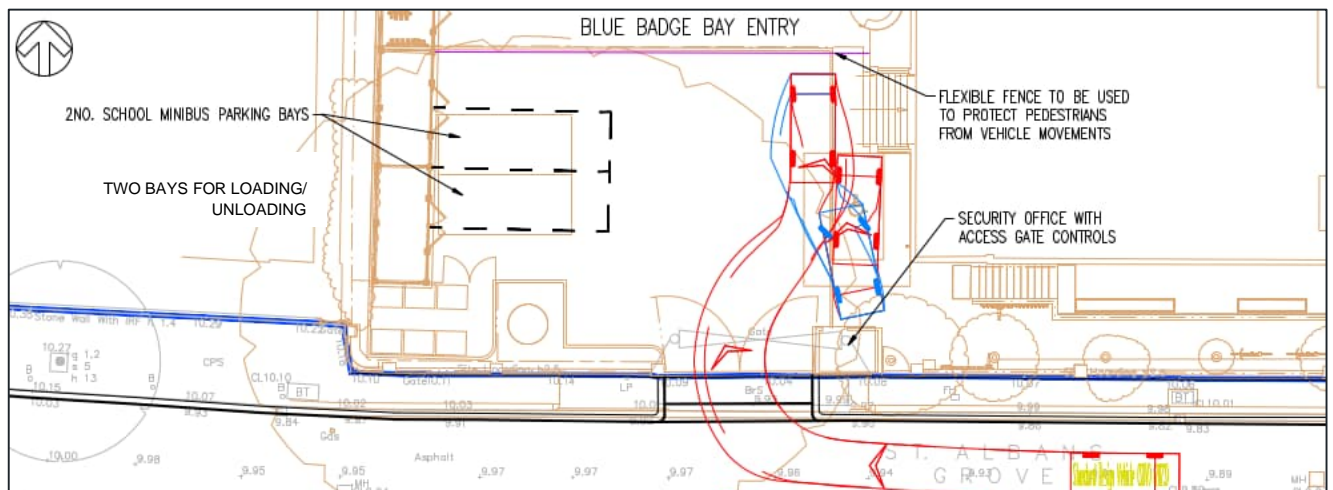
2.7.1. A retractable barrier will be conveniently stored on-site at the rear of the waste bins and in proximity to the security lodge. Vehicle arrivals will be scheduled outside of school outdoor playtimes.

2.7.2. If in the event a vehicle did arrive on-site during school outdoor playtimes, security staff will be able to position the retractable barrier to divide the vehicle access route / bay from the outdoor play space to reinforce safety for all users of the school grounds.

2.7.3. Pupils will be taught and prepared if the use of the retractable barrier is needed; staff supervising school outdoor play will blow a whistle to signal that the retractable barrier is being implemented.

2.7.4. The Site Manager will guide all vehicles out of the school safely and ensure the footway on the northern side of St Albans Grove (which benefits from standardised driver visibility) is free of any pedestrians.

Figure 2-2 Permitted Site Plan - Blue Badge Bay



3 ENFORCEMENT AND MONITORING

3.1 INTRODUCTION

- 3.1.1. This chapter sets out the mechanisms by which the on-site Blue Badge car parking bay and retractable barrier will be managed and monitored to enforce the aims of this CPMP.

3.2 MANAGEMENT

- 3.2.1. The Operating Management Team (Day De la Cruz and Reece Palmer) employed by the school will be responsible for the implementation of this CPMP, ensuring that the car parking bay provided on-site is being appropriately used.

HEALTH AND SAFETY

- 3.2.2. The school Health and Safety Manager will produce a gate management Risk Assessment and Method Statement. The Site Manager will have a banksman certificate.

3.3 ENFORCEMENT AND MONITORING

- 3.3.1. Close monitoring of the school grounds will be the responsibility of the Site Manager, who will report to the school Operating Management Team regularly.
- 3.3.2. A Complaints Procedure is available for local residents which will be overseen by the School Operating Management Team. Complaints will be investigated and responded to when they are received by the School.





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