

Parking provision

22% of households in Watford do not own cars, with 13% of residents walking to work each day. Furthermore, nearly 30,000 people commute into Watford each day for work, with many using Watford Junction Railway Station, located less than 200m from the current Cassiobury House.

The proposed scheme will reduce car parking numbers whilst increasing cycle parking provision. 89 car parking spaces to serve the hotel and new office will be provided, this is a reduction of 29 spaces from the existing on site provision. 46 bicycle parking spaces are also proposed, this is an increase of 34 spaces from the existing provision. Shower and changing facilities will also be provided to further encourage more sustainable methods of travel to and from the site. The level of car and cycle parking proposed will meet the needs of the building's future users without impacting on the highway network and is in line with local authority planning guidance.

Office commuting and hotel servicing

Compared to the existing office building, we do not believe there will be a notable change in the level of traffic generated by the site as part of the proposed redevelopment.

The proximity of the site to Watford Junction Station already means that movements to/from the site are relatively low. A reduction in the overall number of car parking spaces will reduce worker car movements to/from the site, whilst the increased provision of cycle parking will increase the viability of cycling to work for future workers.

On average, more than half of hotel bookings are business trips.

Whilst new traffic movements will be created in order to service the hotel, including the delivery of linen and kitchen supplies, these are timed to fall outside peak hours, and are typically limited to two movements a day.



70

car parking spaces
for the office building



19

hotel car
parking spaces



46

secure cycle
parking spaces