



The countryside charity
London

CASE STUDIES

March 2025

Car Parks used for housing / mixed use development

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Bolton Chorley Street Car Park







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Key Stats

0.57 hectare site within 5 mins walk of Bolton town centre

In use as an NCP car park (93 spaces) until 2015

Redeveloped in 2021 as part of wider “urban village” regeneration project

118 new homes delivered with a focus on shared ownership, affordable rent and over 50s accommodation

‘Car-lite,’ transit oriented approach taken - explicit focus on sustainable transport (eg improved pedestrian / cycling links)

82 parking spaces ‘retained’ for use by residents; less than 1 car per household

Wider benefits include reduced flood risk thanks to incorporation of flood attenuation systems

According to ONS Census Data, **54%** of households in Central Bolton have no cars or vans

For further details, see: <https://www.bolton.gov.uk/news/article/1332/residents-move-in-as-town-centre-masterplan-takes-shape>



Hornchurch Dorrington Gardens Car Park



According to documents submitted to Havering Borough Council, only 17 of the 196 spaces available on site are used per day - despite its proximity to the local high street.





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Key Stats

0.52 hectare site within 5 min walk of the local high street

Site remains in use as a 'surplus' / under-utilised 192 space car park

Hornchurch benefits from high public transport availability levels (PTALS)

Plans propose for the site to be redeveloped into 34 new homes (low to medium density)

In line with London Plan maximum standards, on site parking would be limited to less than 1 car per household

According to ONS Census Data, car / van ownership in the area remains high at around **70%**

For further details, see: <https://dorringtongardens.communityuk.site/>



Cheltenham North Place Car Park



Site currently in use as a 1.4 hectare, ~ 500 space car park

The car park is situated within Cheltenham's Central Conservation Area and Old Town Character Area, and borders several listed buildings - such as Grade II Listed St Margaret's Terrace (pictured above).



**WELCOME TO
NORTH PLACE CAR PARK
PARKING FROM £1.40
SEASON TICKETS AVAILABLE**

**1 DAY TO FRIDAY PERMIT
FROM
£1.40 PER MONTH**

**BEWERY
QUARTER**



Plans for site to be redeveloped into 147 homes (75 three-bedroom townhouses and 72 one and two-bedroom apartments) have now been approved. None of the apartments will be afforded car parking spaces, while townhouses will be allocated a single parking space each.



Bradford on Avon Mill Lane Car Park



2009

- **0.12 hectare site**, located within the town's Conservation Area.
- Built as a walled garden in the late 1800s, the site later served an adjacent industrial site and remained in use as a 33 space car park until 2011. Planning permission for 6 townhouses to be built on the site was granted in 2012.
- Pictures of the site before and after its redevelopment:





Bournemouth Durley Road Car Park



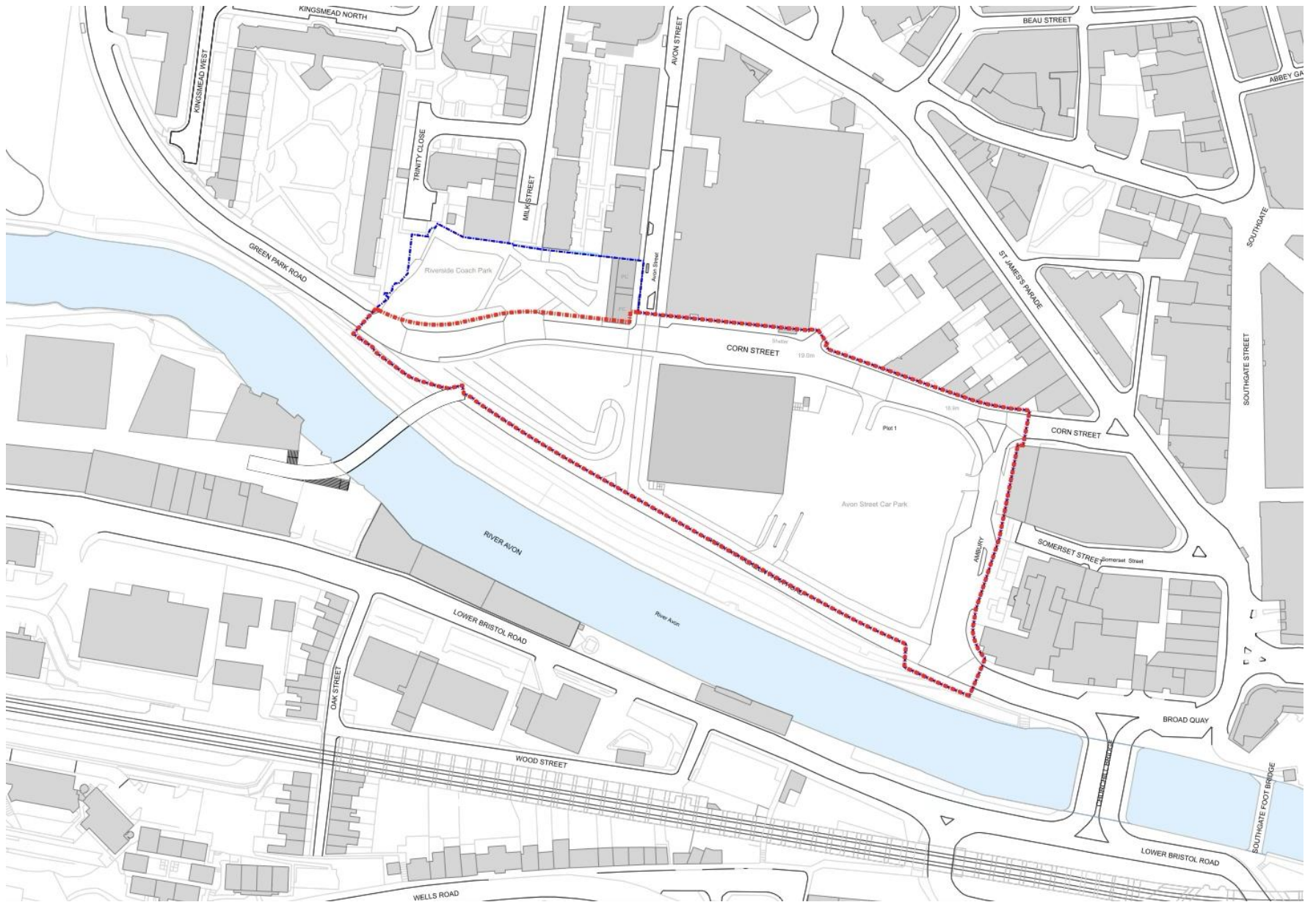
- **0.27 hectare site** located within 15 mins walk of Bournemouth Pier.
- In use as a **119 space, council owned car park** until January 2020 - when planning permission was granted (on appeal) for the site to be redeveloped into housing.
- 44 new homes have since been delivered on site:





Bath Avon Street Car Park / Quays North Development

- **0.86 hectare site**, located south-west of Bath city centre.
- Located within the World Heritage Sites and Bath Conservation Area & bounded by Avon river corridor - a designated Site of Nature Conservation Importance (SNCI).
- Owned by B&NES Council; allocated as a development site in 2017.
- Remains in (partial) use as a surface car park, providing 140 spaces.
- Forms part of wider **Bath Quays North (BQN)** development project, which encompasses an additional three plots of land adjacent to the site.
- Planning permission for Phase 1 of the project was granted in Feb 2025; this is set to deliver **90 class C3 homes** as well as 20,000m² of mixed office, retail and hotel space.
- Car / van ownership in Central Bath & Lansdown is low, albeit increasing: 61.2% of households own 1 or more cars / vans – a 3.5pp increase since 2011.



J.B. BOWLER

SHOWROOMS
J. FOSTER
& WORKS

THE CITY METAL STORES.

BRASS, COPPER
& STEEL SHEETS
TUBES & RODS.

HOT WATER BOILERS, PIPES & FITTINGS

THE AMBURY

WROUGHT TUBES & FITTINGS

SHOP
ENTRANCE

ENGINEERS
REQUISITES
DESCRIPTION

GENERAL ENGINEERS
& CONTRACTORS
BRASS FOUNDRIES & FABRICATORS

BATH IN TIME
Images of Bath online

1935



Approved Plans

