TRAVEL PLAN FOR 736 UXBRIDGE ROAD

The site is located within PTAL rating 3 which is classed as above average, and it is close to the amenities and bus stops immediately outside the site on Uxbridge Road. The proposal would not provide any dedicated off street car parking, however it is important to note that the previous / extant permission would have generated its own parking demand. The comparison between the extant permission and the existing/proposed use is shown in Table 1. Parking standards are taken from Appendix 1 of the saved Hillingdon UDP.

Table 1: Extant and proposed parking

	Existing	Proposed	Net change
Floorspace	525sqm	525sqm / 10 rooms	
Parking spaces required	5.25 (1 per 100sqm)	5 (1 per 2 rooms)	-0.25

The proposal therefore results in a use which has a net reduction in parking demand of 0.25 spaces.

It is acknowledged that the use is also likely to generate vehicle movements from visitors and service/delivery vehicles, however as no new access or new external alterations are being proposed then these can take place as existing ie from the rear service road or from Uxbridge Road itself. The existing parking controls ensure that any vehicles will not prejudice the operation of neighbouring units on Uxbridge Road.

The alterations made since the previous application ie from flats to an HMO will also significantly reduce the parking demand. Car ownership is expected to be low due to the self-enforcing existing parking control measures, and also due to the nature of the tenants who will be occupying the HMO who will be less likely to own vehicles compared to those who would have otherwise purchased the flats under the previous application.

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