

Parking Plan

Proposed Change of Use: Residential Dwelling (Class C3) to Residential Care Home (Class C2)

Address: 166 Woodrow Avenue, Hayes, UB4 8QR

Date: March 2026

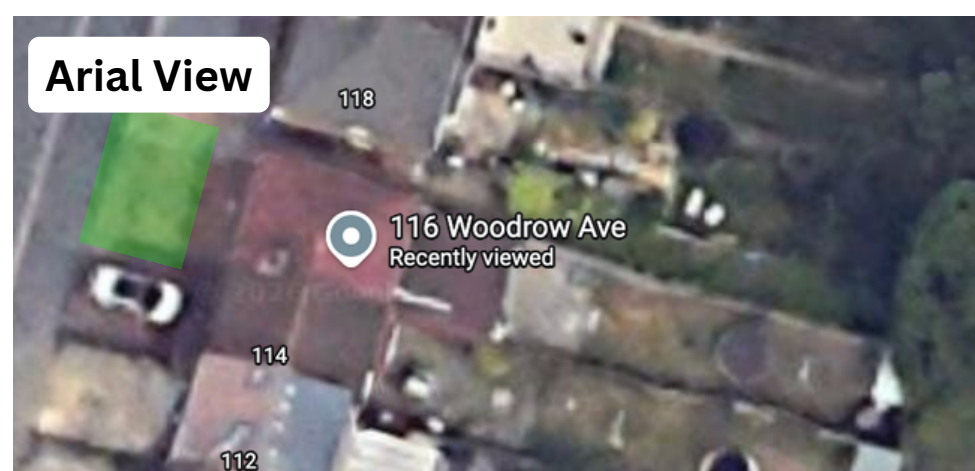
Prepared by:

Haus Planners

Suite Ra01, 195–197 Wood Street

London, E17 3NU

0116 456 0717 | info@hausplanners.com



Parking and Travel Arrangements

116 Woodrow Avenue, Hayes, benefits from adequate off-street parking provision, with the front driveway capable of accommodating up to two vehicles within the property boundary. This level of provision ensures that the day-to-day parking requirements of the property are comfortably met on site, preventing unnecessary pressure on the surrounding street network.

The provision of two off-street spaces falls within the parking standards set out in the London Borough of Hillingdon Local Plan and the London Plan (Policy T6 – Car Parking), which seek to ensure that developments provide appropriate levels of parking while avoiding excessive car dependency.

By providing sufficient on-site parking, the property reduces reliance on on-street parking and supports the safe and efficient operation of the local highway network. Staff and visitors will also be encouraged to adopt sustainable travel practices, including the use of public transport, walking, cycling, and car-sharing where practical. The property benefits from the wider public transport network serving Hayes and the surrounding area, which further supports sustainable travel choices.

Overall, the parking provision at 116 Woodrow Avenue is considered appropriate, policy-compliant, and capable of accommodating the operational needs of the property without creating adverse impacts on the local transport network.

Bike Plan

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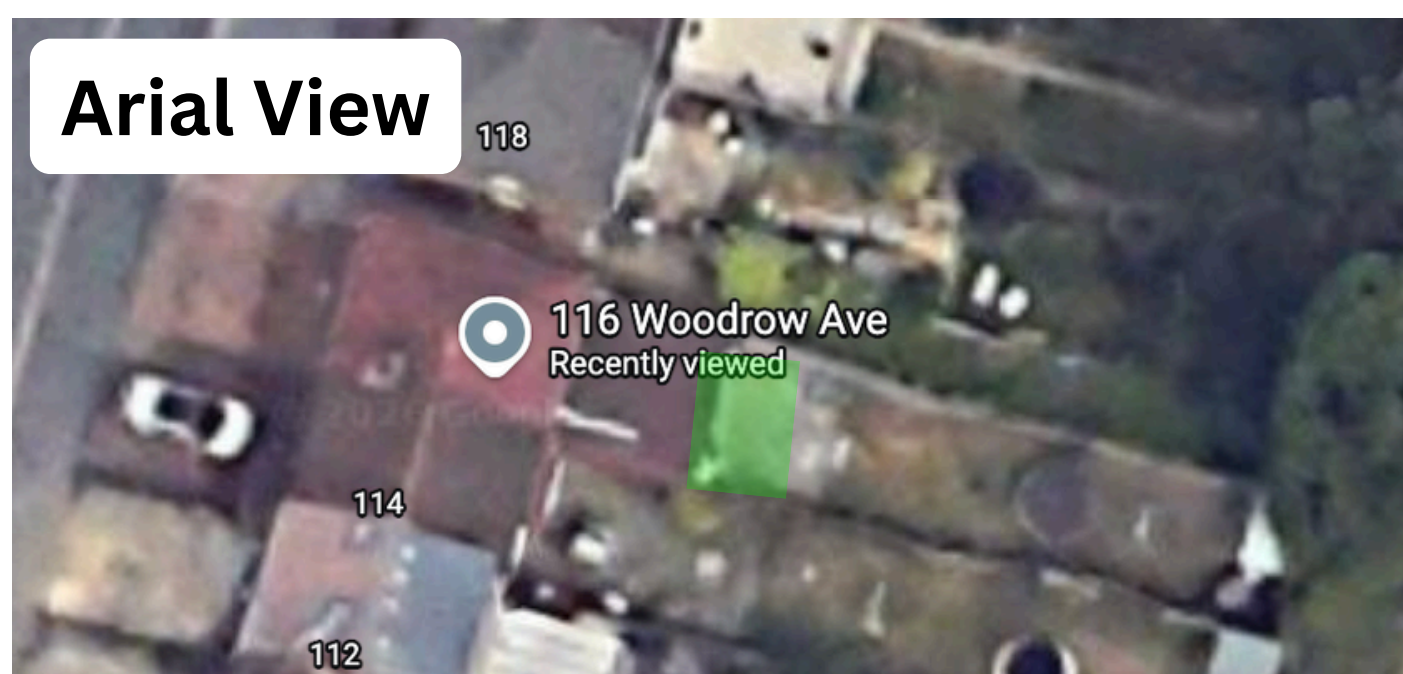
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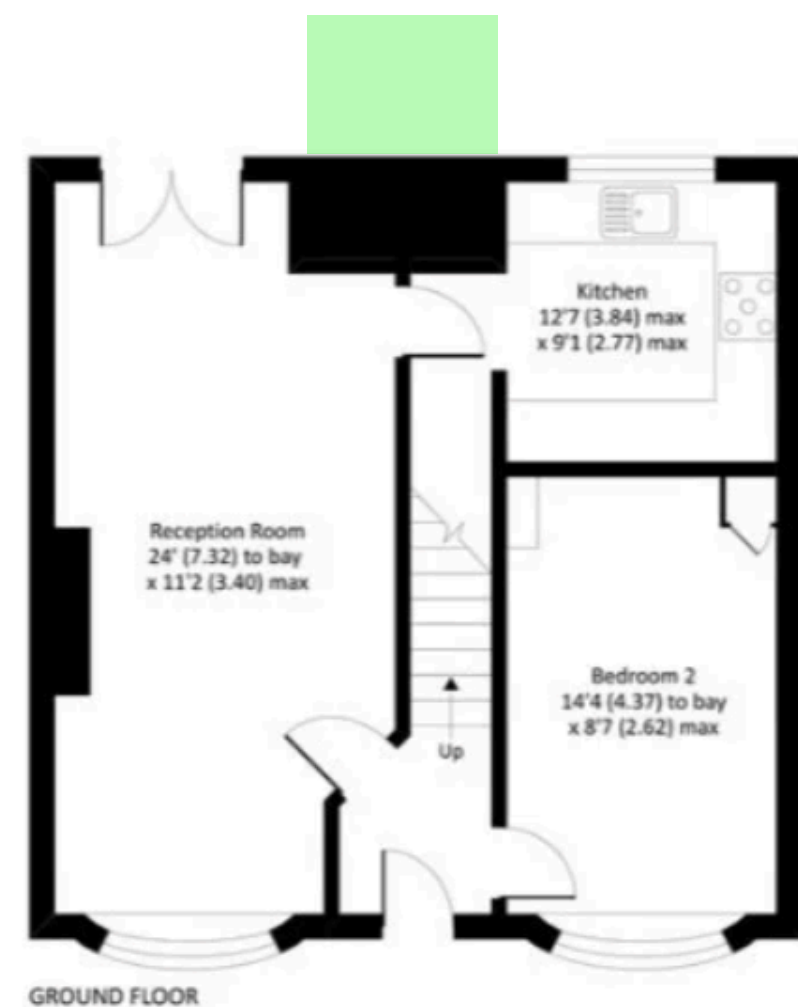
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3 Position Bicycle Stand

- Product size: 680mm x 330mm x 265mm
- Square tube: 30mm x 30mm
- Tube Size: dia. 16mm
- Distance between each parking position: approx. 20cm
- Width of each parking position: approx. 5.5cm



Cycle Storage and Sustainable Transport

To support sustainable and active travel, secure cycle storage will be provided at 116 Woodrow Avenue, Hayes. A weather-resistant cycle rack will be installed at the rear of the property, providing safe and convenient storage for bicycles used by staff, residents, or visitors.

The rack will be securely fixed to a durable hard surface to ensure stability, security, and long-term usability. Its location at the rear ensures that cycle storage is discreet and does not affect the appearance or functionality of the front driveway area.

This provision aligns with the objectives of the London Borough of Hillingdon Local Plan and London Plan Policy T5 (Cycling), both of which promote the provision of secure and accessible cycle parking in order to encourage active travel and reduce reliance on private vehicles.

By combining secure rear cycle storage with compliant on-site parking provision, the proposal at 116 Woodrow Avenue demonstrates a balanced and sustainable approach to transport in line with local and regional planning policy.