



Construction

Consultancy

Collaboration

Completion

40 Station Approach

Ruislip

HA4 6RZ

Parking Allocation Scheme

Site Reference

40 Station Approach

Client

Albion Housing Limited

Ruislip

Date

HA4 6RZ

16.12.2021

Report No.

RTCL-40SA-006b

Rev	Compiled By	Checked By	Amendment	Issue Date
A	R. Thorpe BSc (hons) MSc MCIOB	J. Dingle BA (hons) MA MRTPI	-	16.12.2021
B	R. Thorpe BSc (hons) MSc MCIOB	J. Dingle BA (hons) MA MRTPI	Update following comments from J.Dingle	17.12.21

This document has been prepared solely as a Desk Based Assessment for the Client, Albion Housing Limited. No responsibility or liability will be accepted for any use that is made of this document other than by the Client for the purpose it was written. The conclusions resulting from this study and contained within this report are not necessarily indicative of future conditions or operating practices at or adjacent to the site.

Some of the information presented within this report is based on third party information which is believed to be correct; no liability will be accepted for any discrepancies in accuracy, mistakes or omissions in such information.

Contents

- 1.0 Introduction

- 2.0 Site Location & Development Details
 - 2.1 Development Details
 - 2.2 Parking Arrangements

- 3.0 Parking Arrangements
 - 3.1 Parking Allocation
 - 3.2 Electric Charging

Appendix 1 – Car Park Spaces Tracking

Appendix 2 – Parking Bay Allocation

1.0 Introduction

- 1.0.1 R. Thorpe Consultancy (RTC) has been commissioned to produce a Parking Allocation Scheme (PAS) for an approved residential development (ref. 27354/APP/2021/1291) involving the erection of a three storey building comprising a dental surgery and 6 residential units (3 x 1- bed units, 1 x 3-bed unit and 2 x 2-bed units), car and cycle parking and associated works, temporary permission for the siting of a modular building to the rear of the site for use as a dental surgery during the demolition of the existing dental surgery and construction of the proposed dental surgery. Works are to take place on the corner between Station Approach and Northolt Avenue in South Ruislip, London Borough of Hillingdon (LBH).
- 1.0.2 The planning application has been approved by London Borough of Hillingdon Council (LBHC), subject to a number of conditions. A PAS is required by Condition #7 of the decision notice, which is outlined below:
- ‘The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme subsequently approved shall remain in such a manner for the life-time of the development.’*
- 1.0.3 The scope of this PAS has been produced to meet the requirements of the above planning condition.

2.0 Site Location & Development Details

2.1 Site Location

- 2.1.1 The site is located in South Ruislip in the London Borough of Hillingdon. The site address is 40, Station Approach, South Ruislip, HA4 6RZ. The site occupies an area of approximately 0.04Ha centred on NGR 510946, 185214. The site is bound by Station Approach to the north and Northolt Avenue to the west, residential properties and a commercial unit to the east and a service road to the south.

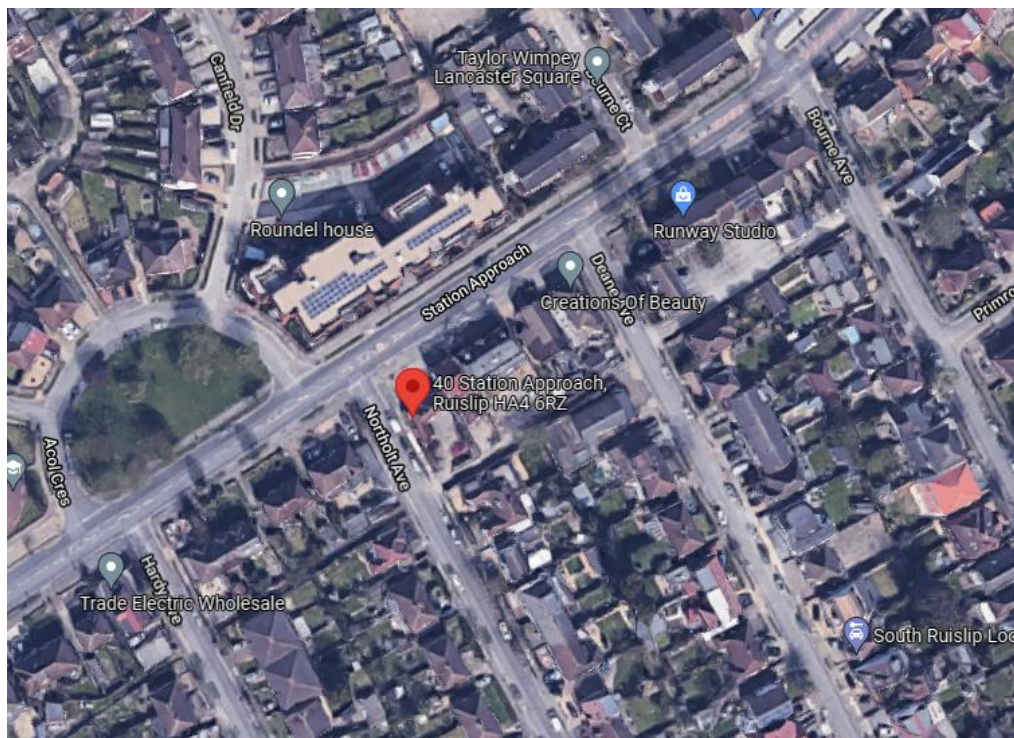


Figure 2.1.1 – Site Context

2.2 Parking Arrangements

- 2.2.1 The planning application (ref. 27354/APP/2021/1291) for the development was submitted in March 2021 and was subsequently approved in September 2021 for the *‘erection of a three storey building comprising a dental surgery and 6 residential units (3 x 1- bed units, 1 x 3-bed unit and 2 x 2-bed units), car and cycle parking and associated works, temporary permission for the siting of a modular building to the rear of the site for use as a dental surgery during the demolition of the existing dental surgery and construction of the proposed dental surgery’*. The site had been granted approval subject to a number of planning conditions, which includes the production of this PAS as previously outlined.
- 2.2.2 The approved planning application includes 3 parking bays and 1 accessible parking bay in association with the residential development and 1 parking bay allocated to the dental practice.

3.0 Parking Arrangements

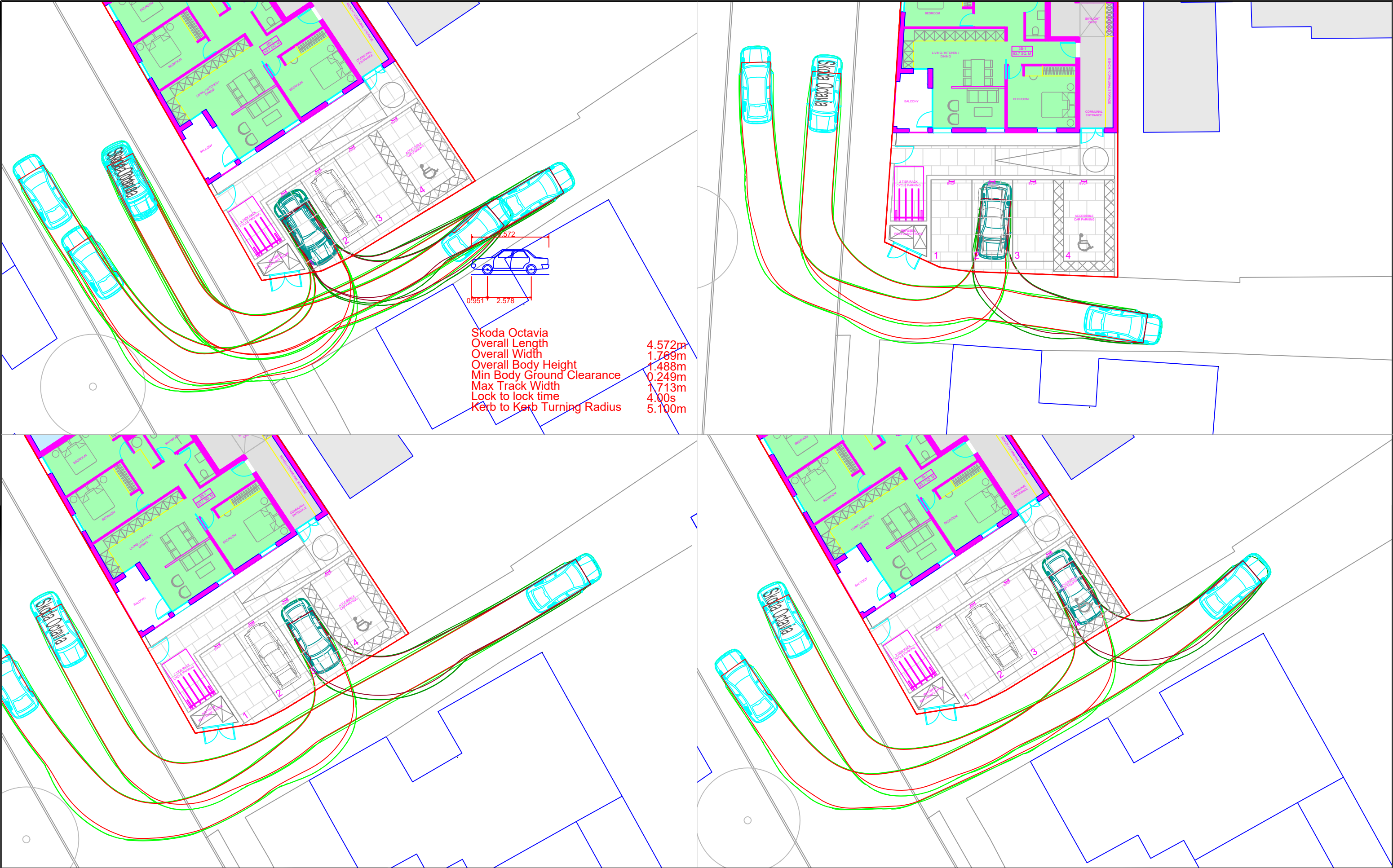
3.1 Parking Allocation

- 3.1.1 The accessible parking bay will be allocated to a unit if required by the purchaser as all units are M4 (2). Otherwise, the space will be allocated to the ground floor 3 bed unit as this is the largest unit.
- 3.1.2 The remaining 3 parking bays will be allocated to the largest units. These being the 2 no. 2 beds on the second floor, and the 1 bed unit on the southside of the first floor.
- 3.1.3 The parking bay allocated to the front of the property will be for the dental practice only.

3.2 Electric Charging

- 3.2.1 As per the approved planning, 20% of the parking bays will be active EVCP, the remaining bays will be passive.

Appendix 1 – Car Park Spaces Tracking



Appendix 2 – Parking Bay Allocation

STUDIO HALLETT IKE

42 Endymion Road, London, N4 1EQ
info@studiohallettike.co.uk
www.studiohallettike.co.uk

All dimensions and levels to be verified on site by contractor. Any errors to be reported immediately to the architect prior to construction or fabrication. Unless otherwise indicated, this drawing is for information only. The contractor is to advise on all details and ensure stability and strength of construction. The contractor to provide setting out drawings for approval prior to construction. All services to Local Authorities, BCO and Environmental Health regulations and to Engineers details. All structure to Structural Engineers details and Local Authority and BCO regulations. All construction and materials to comply with current Building and Fire Regulations.

Contractor to check if this drawing is the latest revision prior to construction and to remove all previous revisions from site/circulation.

To be read in conjunction with consultant drawings.

Do not scale from this drawing. Use figured dimensions only. All dimensions in mm unless otherwise stated.

Project Name 40 Station Approach
Job No. 001
Client Albion Housing Ltd

- Large format stone paving
- Sedum planting mix
- Native planting mix
- Terrace hard landscaping
- Benches inset as part of planters
- Dwarf brick wall 1m with metal fencing above
- Full height brick wall 1.9m height
- Metal or glass balustrade 1.1m height
- Site boundary
- Existing surrounding buildings
- Proposed tree location, final spec TBC

Examples of precedent planting style and inset bench seating:



Status

DESIGN

REV	DATE	DESC
00	14.12.2020	Planning
01	26.03.2021	Planning
02	03.06.2021	Planning

Title

PROPOSED LANDSCAPING PLAN

Scale 1:150@A3 Date 29.07.2020 Drawn MI

Drawing No. 001_2007 Rev 02

STATION APPROACH

