

TRANSPORT ASSESSMENT

**279 Swakeleys Road
Ickenham
Uxbridge
UB10 8DR**

27th April 2026

Introduction

The site is located on the major distributor road at the junction of Warren Road and close to the A40 Western Avenue. The site has a PTAL rating of 1b. Currently the site is occupied by a 4 bedroom detached house with off-street parking for 4 cars.

The proposal is to demolish the existing house and construct a purpose built apartment block containing 6 flats – 2 x three bedroom flats, 2 x two bedroom flats and 2 x one person studio flats.

The site has good transport links being close to the A40 but the PTAL reference is rated as being poor and scores a rating of 1b. There is however, a good bus service to the centre of Uxbridge to the South and Ruislip to the North with links to the tube network and Central London.

Car Parking

The London Plan has a requirement for one and two bedroom units of 1 car parking space per unit in order to limit the reliance on the motor vehicle. The London Borough of Hillingdon's standard for a three bedroom unit, which is now a requirement to have at least one in any new development, where a three bedroom unit is lost through demolition, is to have 2 car parking spaces per three bedroom flat as they are classified as family dwelling units.

There was a previous development on site which was granted planning permission and is still extant. This was for a development of 5 flats – 1 x three bedroom and 4 x two bedroom. The intensity of use, therefore, between comparing the previous extant consent and the current proposal is very similar given the 2 x one person studio flats now proposed.

The current proposal has a parking provision of 8 car parking spaces which complies with the current parking standards. 1 additional car parking space has been added to the scheme previously approved in order to allow for the additional three bedroom unit. Although as previously stated the intensification on balance would not be considered to be vastly different from the previously approved scheme as the two studios replace the 2 x two bedroom units, which would obviously have a lesser demand, we nevertheless feel it necessary to comply fully with the parking standards that are prevailing.

Access to the parking bays has been repositioned off of cul-de-sac known as Silver Birch Close and away from the busy junction between Swakeleys Road and Warren Road which is an improvement on the existing arrangements.

Bike Storage

To encourage the use of bicycles and to reduce the dependence on motor vehicles, cycle storage has been provided for 6 bicycles. This will be covered and secured. Details of which have not been provided at this stage but should be covered by an appropriate planning condition.

Travel Plan

PURPOSE

The Travel Plan aims to try and reduce the dependence on the motor vehicle and hence there should not be an over-provision of parking but sufficient as to not interfere with on-street parking in adjacent roads. Although the site has a PTAL rating of 1b, roots to central London by the close by bus service where the bus stop is situated approximately 35 meters away.

TRANSPORTATION

Although the site has a PTAL rating of 1b, roots to central London by the close by bus service where the bus stop is situated approximately 35 meters away. There are good cycle roots with the provision of secured and covered cycle storage on site. There is encouragement for this mode of transport which is vastly more sustainable than the motor vehicle.

CONCLUSION

The proposal is for a minor development which is very similar to a previously approved development which is extant. It is therefore considered that this travel plan is sufficient without the need for additional surveys as it is not a major proposal and trust that this approach will be acceptable to the LPA.

Prepared by J. Gillett, R.I.B.A.

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