



Parking Design and Management Plan

February 2025

105 Hayes End Road
Hayes
UB4 8EL

Introduction

This Parking Design and Management Plan (PDMP) has been prepared in support of the planning application for the proposed conversion of 105 Hayes End Road into two residential flats. This document outlines the provisions for parking, cycle storage, and electric vehicle charging to ensure compliance with the London Borough of Hillingdon Local Plan (2020) and best practices in sustainable transport planning.

Site Context

The property is located within a residential area with access to public transport links. The development proposal incorporates off-street parking, secure cycle storage, and electric vehicle charging points to support sustainable travel choices.

Car Parking Provisions

- The development provides two dedicated parking spaces, as shown on the Proposed Block Plan (1:200 scale).
- The dimensions of the parking spaces comply with Appendix C of the Hillingdon Local Plan (2020), ensuring adequate manoeuvrability and accessibility.
- The parking spaces are allocated as follows:
 - Car Park 1 – Allocated to Flat 1
 - Car Park 2 – Allocated to Flat 2
- The surface material for the parking area will be permeable paving to aid sustainable drainage.

Cycle Parking

- The development includes four enclosed, lockable cycle storage units located in the front garden, in line with the council's guidance on accessibility and security.
- Each cycle store accommodates two bicycles, meeting London Plan standards for residential developments.



- The cycle storage units are covered, well-lit, and weather-protected, providing a secure and convenient facility for residents.

Electric Vehicle Charging

- In line with London Borough of Hillingdon's sustainability targets, 7.4 kW electric vehicle charging points (EVCPs) will be installed for each parking space.
- The EVCPs will be Type 2 tethered chargers, ensuring compatibility with most electric vehicles.
- The locations of the EV charging points are indicated on the Proposed Site Layout Plan.

Waste and Recycling Management

- Five 240-litre waste bins are allocated for refuse and recycling collection, placed conveniently at the front of the property for easy access by residents and collection services.
- The bin storage area is clearly designated on the Proposed Site Plan, ensuring compliance with waste management requirements.

Conclusion

This Parking Design and Management Plan ensures that the proposed development meets the borough's transport and sustainability policies. The provision of adequate car parking, secure cycle storage, and EV charging infrastructure promotes sustainable transport solutions while minimizing any impact on the surrounding area.

Should any further details be required, please do not hesitate to contact us.