
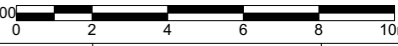


Notes

- This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.
- In addition to the hazard / risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.
- Do not scale from this drawing unless using the scale bar.



— Site Boundary

SCALE @A3 1:200 

RevID	Transmittal Set Name	Issue Date	Change Name	Approved by
04	For Planning	12/03/2026	Communal Space Area	ADE
03	For Planning	10/03/2026	Project Team Comments	ADE
02	For Coordination	23/02/2026	Scale Bars	ADE
01	Initial Issue	28/01/2026	6 Storey Initial Design	ADE

Scales @ A3	Issuing Office	Project No.
1:200	London	0010

Client Approval

X	A - Approved
	B - Approved with Comments
	C - Do Not Use

Status	Purpose of Issue
S1	For Planning

Originator	airc.design <small>circular@airc.design</small>
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Project	Tavistock-Works Tavistock Works UB7 7QX
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Layout Title	Proposed-Roof-Plan
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Client	Linea UB7 Ltd
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Drawing Number									
project	originator	volume	level	type	role	number	rev		
0010	ADE	XX	06	DR	A	0106	04		

APPENDIX C. Car Club Proposal



Car Club proposal for Tavistock Works, Yiewsley, UB7 7QX

January 2021



Tavistock Works Car Club - Introduction

Enterprise Car Club is an hourly, self-service car rental company, available to members 24/7/365. Vehicles can be picked up in and around a city or region and booked in advance or at the last minute. Located in over 180 UK cities and communities our 100,000+ members have access to over 2,500 cars and vans.

Enterprise Holdings is the parent company of Enterprise Car Club. A car club is a natural extension of the local car-rental service that Enterprise Rent-A-Car has pioneered in the UK over the last 20 years.

Enterprise Car Club will be able to provide new communities with a wider variety of vehicles backed by the Enterprise Rent-A-Car neighbourhood network and award-winning customer service.

Enterprise Car Club already hosts over 150 vehicles at developments across the UK. These range from City Centre residential developments in London and major regional cities (e.g. Manchester, Leeds, Bristol, Edinburgh, Glasgow and Newcastle), to mixed use developments, business parks and non-city centre locations on the fringes of cities or outside major conurbations.

The mobility decisions and behaviour of residents of new developments/communities (business or private) are influenced by their mobility needs in and around their new location, but also across the region and country. A good range of mobility solutions in one and not the other risks travel behaviours remaining focussed on vehicle ownership and far lower adoption of more sustainable and multi-modal options.

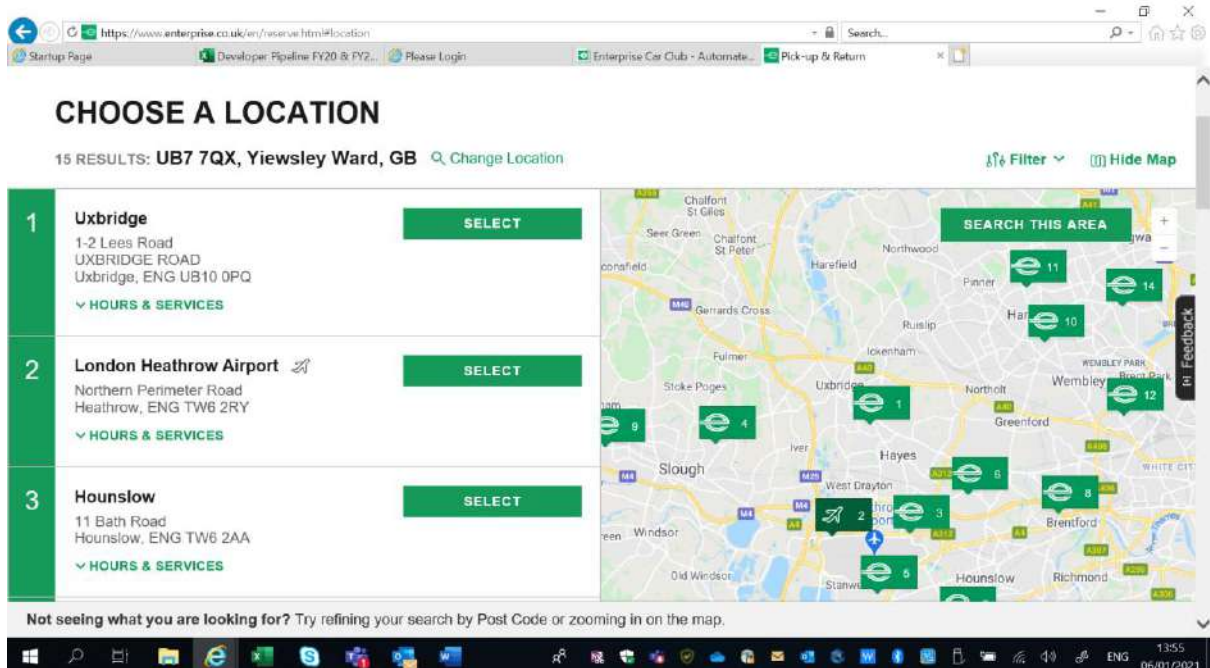
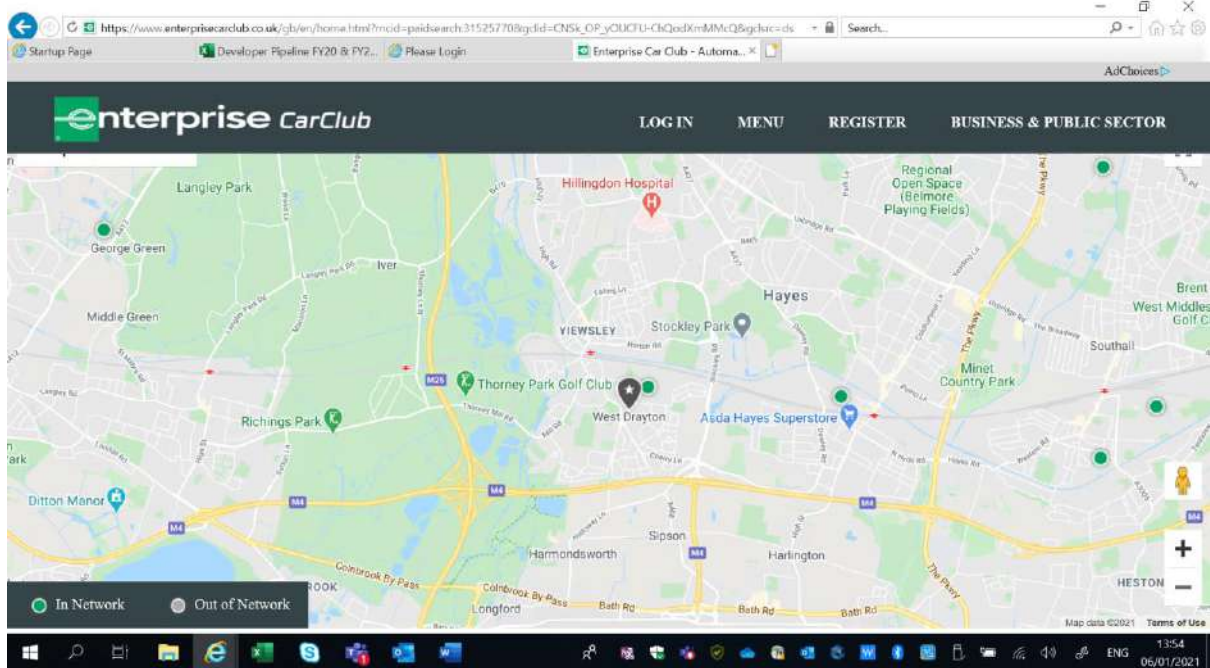
Enterprise has an already established and rapidly expanding national car club and car rental network providing shared mobility from Inverness to the Isle of Wight, Northern Ireland to East Anglia. Large urban centres are covered but towns and smaller communities are also now served by Enterprise Car Club and Enterprise Rent-A-Car. By the time this new development starts to be occupied mobility solutions from Enterprise will be available across the UK integrated physically and digitally alongside other sustainable modes such as public transport, active travel and shared mobility options. Enterprise Car Club already has vehicles within 500 metres of 181 UK train station. These stations represent 34% of UK national rail journeys.

Enterprise Car Club is integrated with Enterprise Rent-A-Car as a brand, business and proposition for residents of the development. This means that personal members of Enterprise Car Club will receive a discount with Enterprise Rent-A-Car and can access all its services in the immediate area around the development and across the UK. Together this integrated approach provides the most powerful alternative to car ownership for individuals and businesses.

Enterprise in the area around Tavistock Works, Yiewsley, UB7 7QX

Currently Enterprise Car Club does have a presence in the development area at West Drayton(see first map). Discussions are ongoing to expand this in partnerships with council’s, train operators and developers. This car club presence is supported by a strong branch presence (see second map) and Enterprise also has “[month or more](#)” and commercial vehicles options in the region via [Enterprise Flex-E-Rent](#).

Combined these options make Enterprise the best possible mobility partner for the Tavistock Works community whether residents need a car for a few hours, days or months.



The National Car Club

Tavistock Works residents will also have access via their Car Club membership to over 2,500 vehicles across the UK. The map below shows the current Enterprise Car Club network which is expanding rapidly.

Tavistock Works residents who join Enterprise Car Club can use any of these vehicles and if bookings are cancelled more than 5 hours in advance there are no charges. Enterprise locates car club vehicles with public transport in mind enabling members to travel in combination with public transport and only driving for the smallest possible portion of the journey. One example of this is Enterprise Car Club's presence along the LNER network connecting York to Darlington, Durham, Newcastle, Berwick-upon-Tweed and Edinburgh to the north and Wakefield, Doncaster, Newark, Peterborough and London Kings Cross to the south.



Car Club Proposal for Tavistock Works, Yiewsley, UB7 7QX

Given the scale of the development (32 units) we advise the following:

- Minimum car club – 1 vehicle, 1 Year Rolling Contract
- Vehicle's provided – petrol/hybrid – preference would be Hybrid – EV's can be supplied provided correct charging infrastructure with minimum 7kw charging in place.
- Total cost - £10,000 ex VAT. For EV's this would be £12,000 ex VAT for same duration
- Additional vehicles could be provided when commercially viable to do so at no additional cost. Enterprise and the client will develop a utilisation model which will trigger additional vehicles in response to demand. This model will consider utilisation levels above 25% and the distribution of demand across the week and working week. If you wish for a larger car club fleet on site when the above model does not deem it commercially viable, additional vehicles can be provided at £10,000 ex VAT or £12,000 ex VAT for EV's.
- Incentive for site only residents – 1 year's free membership of Enterprise Car Club and £50 drive time.
- The offer will be provided to multiple residents at the same address and throughout the contracted period.
- All residents joining would also be able to get a discount with Enterprise Rent-A-Car. The combination of car club and car rental is very attractive to people as an alternative to car ownership. This would be promoted via a leaflet customised to the offer (see below example), via digital/social media marketing and events
- Any Businesses located at the development site will be provided with free Enterprise Car Club membership for themselves and their employees
- Attendance at sales and promotional events
- Dedicated 24/7 Clubhouse Team and 24/7/365 online reservation system available, by phone or on our app.
- Creation of reports and statistics for the developer and council.
- Zero vehicle maintenance and cleaning responsibilities.
- Dedicated personal development account manager.
- Car Club personal members will receive discount on rentals with Enterprise-Rent-A-Car. Details of nearest branch are below which offers a free "We'll pick you up service".
- Car Club members holding both a corporate and personal membership can link their accounts, so they can have a single sign on to the car club booking system.

One Enterprise and Future Mobility

Car Club usage can be supported and supplemented day traditional car rental (typically for longer journeys) via a local branch and the free “We’ll pick you up service” or a delivery service to the business park. One-way hires are available via the traditional Enterprise Rent-A-Car network.

Enterprise has developed “Enterprise Travel Direct” ETD to assist businesses wishing employees to have access to both car club and daily rental mobility options alongside the use of employee’s own cars for business mobility (grey fleet). ETD allows businesses to load the parameters of their travel policy/hierarchy into the system to manage and direct their employees to the travel option most suitable to their needs in terms of cost, carbon savings etc.

Enterprise is developing Mobility as a Service and Ridesharing services which can also assist business parks provide efficient mobility for residents.

Globally, Enterprise is at the forefront of new mobility solutions and over \$2 billion has been invested in a variety of businesses and technologies that will be critical in solving many of the current and future mobility challenges. Enterprise is seeking to bring innovative Mobility as a Service (MAs) platforms to cities and large sites that will provide users with transport on demand across all modes. Employees could receive “Mobility Credits” from employers and the platform could be white labelled to the location or business.

In response to the changing mobility required by employers in 2020-2021 due to the COVID19 situation Enterprise is working to evolve new solutions for employers to assist with employee mobility during the working day and for the employees commute to work. More information will be made available as requested. Enterprise also has implemented a clean car pledge because of the current COVID19 situation. See below for more details.

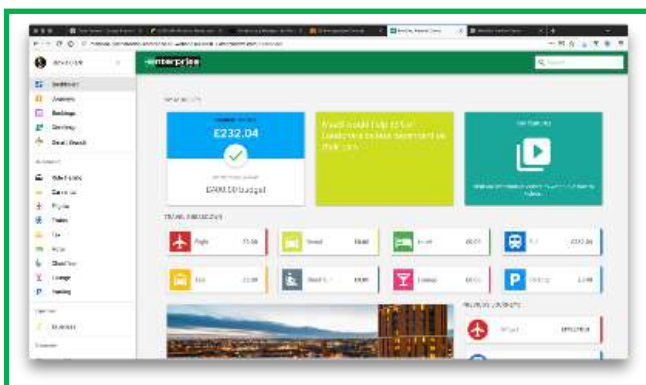
Complete Clean Pledge

Today and every day, we are committed to maintaining the highest standards of cleanliness in the industry. Now more than ever, our customers and employees deserve to know we stand behind that commitment with the Complete Clean Pledge. We pledge to go above and beyond our already rigorous cleaning protocols, including strict sanitizing procedures to protect the health and safety of all.

[Learn more about our Complete Clean Pledge.](#)

Below are details on our modified services and the steps we are taking company-wide to protect customers and employees while remaining available to those who need us during this challenging time.

Looking to rent a car? [Find a location near you.](#)



Enterprise 9 Seat Minibus

- Low Emission Zone Compliant
- Department for Transport Approved
- Compact and Easy to Drive
- Climate Control
- Side Load Cassette Step
- Drive on Standard Licence (B1)
- Speed Limited to 62 mph
- Single Seats
- Reverse Camera
- M1 Vehicle – Approved for Passenger Transportation
- Adjustable and Fully Flexible Seating Layout



Example Marketing Leaflet

Lawrence Green Residents offer:

Join today for £10

Annual membership usually £60

+ **£10** Free Driving Credit*

+ **5%** off Enterprise-Rent-A-Car

EnterpriseCarClub.co.uk/LAWRENCE

Quote the offer code:

LAWRENCE



Your property comes with a car



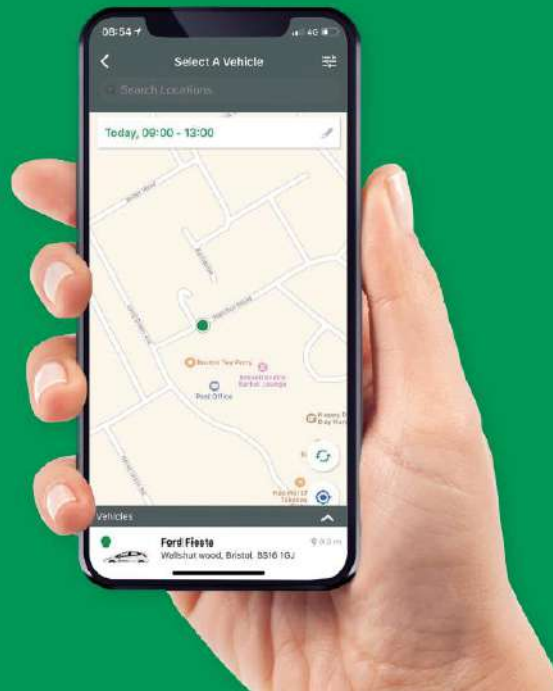
£10 first year membership*

Annual membership usually £60

*First year membership for only £10 (usually £60). £10 driving credit applied once application is approved. Offer ends on 31/03/2025. Not available in certain areas only. Membership is based on 24-hour rental, based on the 1st calendar day of every day/year of car rental as of 01/01/23. Mileage charge based on UK-wide fleet capacity as of 01/01/20. Drive time expires after 30 days of joining. Member must complete their first Car Club rental to qualify for 5% discount code. Full terms and conditions at www.enterprise.co.uk/carclub ©2023 Enterprise Car Club. K10960 01.20. GB

Book & Unlock from the palm of your hand

Use our app to access cars and vans parked on streets, at train stations, car parks and Enterprise Rent-A-Car branches across the UK. Membership includes fuel, insurance and breakdown cover, meaning you only pay for a vehicle when you need it.



Your nearest car is:
Wallshut Wood,
Bristol, BS16 1GJ



Rent by the hour from
£2.50/hr* & 21p/mile



Fuel, taxes and
servicing included



Access 1,400+
vehicles nationwide



24/7 access
year round

1. Join

Become a member
online or on the app



2. Reserve

Book in advance or on the
go, online or using the app



3. Unlock & Go

Access the vehicle via the app
and retrieve the keys using
the PIN-PAD in the glovebox



4. Return

Once back at the original
parking bay, lock the
vehicle via the app



Join Now

APPENDIX D. TRICS Output

Audit Code: 47b6f8f6-6345-49f9-9a7a-c6a1aa93d484

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 03 - RESIDENTIAL

Category: C - FLATS PRIVATELY OWNED

Selected Vehicle Type: Servicing Vehicles

Selected regions and areas:

01	GREATER LONDON		
	BE	BEXLEY	1 day
	WF	WALTHAM FOREST	3 days
02	SOUTH EAST		
	HF	HERTFORDSHIRE	1 day

This section displays the number of survey days per TRICS® sub-region in the selected set.

Audit Code: 47b6f8f6-6345-49f9-9a7a-c6a1aa93d484

Primary Filtering Selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter:	DWELLS
Actual Range:	6 to 97 (units:DWELLS)
Range Selected by User:	6 to 100 (units:DWELLS)
Parking Spaces Range:	4 - 550

Public Transport Provision:

Selection by:	All Surveys Included
Date Range:	19/07/18 to 24/06/25

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Thursday	1 days
Tuesday	3 days
Wednesday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	5
Direction ATC Count	0

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines

Selected Locations:

Edge of Town Centre	5 days
---------------------	--------

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Built-Up Zone	1 days
Residential Zone	4 days

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicle Counts:

Servicing vehicles Included	5 days
-----------------------------	--------

Audit Code: 47b6f8f6-6345-49f9-9a7a-c6a1aa93d484

Secondary Filtering Selection:

Use Class:

C3 5 surveys

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

750 - 7570

Population within 1 mile:

25,001 to 50,000 4 surveys
50,001 to 100,000 1 surveys

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

250,001 to 500,000 1 surveys
500,001 or More 4 surveys

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0 5 surveys

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Audit Code: 47b6f8f6-6345-49f9-9a7a-c6a1aa93d484

Petrol filling station:

This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.

Travel Plan:

No	4 surveys
Yes	1 surveys

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

3 - Moderate	1 surveys
4 - Good	2 surveys
5 - Very good	1 surveys
No PTAL Present	1 surveys

This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.

COVID-19 Restrictions:

Yes - At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions

Audit Code: 47b6f8f6-6345-49f9-9a7a-c6a1aa93d484

LIST OF SITES relevant to selection parameters:

Site 1:	BE-03-C-01	Number of dwellings:	79.00 DWELLS
Development Name:	BLOCKS OF FLATS	Survey Date:	19/09/2018
Location:	BEXLEYHEATH	Survey Day:	Wednesday
Postcode:	DA6 8AE		
Main Location Type:	Edge of Town Centre		
Sub Location Type:	Residential Zone		
PTAL:	3		
Site 2:	HF-03-C-03	Number of dwellings:	91.00 DWELLS
Development Name:	BLOCK OF FLATS	Survey Date:	14/11/2019
Location:	BOREHAMWOOD	Survey Day:	Thursday
Postcode:	WD6 1TD		
Main Location Type:	Edge of Town Centre		
Sub Location Type:	Built-Up Zone		
PTAL:	n/a		
Site 3:	WF-03-C-01	Number of dwellings:	97.00 DWELLS
Development Name:	BLOCKS OF FLATS	Survey Date:	05/11/2019
Location:	WALTHAMSTOW	Survey Day:	Tuesday
Postcode:	E17 6GR		
Main Location Type:	Edge of Town Centre		
Sub Location Type:	Residential Zone		
PTAL:	5		
Site 4:	WF-03-C-02	Number of dwellings:	28.00 DWELLS
Development Name:	BLOCKS OF FLATS	Survey Date:	25/05/2021
Location:	WANSTEAD	Survey Day:	Tuesday
Postcode:	E11 2HQ		
Main Location Type:	Edge of Town Centre		
Sub Location Type:	Residential Zone		
PTAL:	4		
Site 5:	WF-03-C-05	Number of dwellings:	6.00 DWELLS
Development Name:	BLOCK OF FLATS	Survey Date:	25/05/2021
Location:	WANSTEAD	Survey Day:	Tuesday
Postcode:	E11 2SP		
Main Location Type:	Edge of Town Centre		
Sub Location Type:	Residential Zone		
PTAL:	4		

DESELECTED SURVEYS

Site Ref	Survey Date	Reason for Deselection
MA-03-C-01 14-09-2021	14-09-2021	Not in London
MS-03-C-04 12-04-2021	12-04-2021	Not in London
WX-03-C-01 20-04-2023	20-04-2023	Not in London



Audit Code: 47b6f8f6-6345-49f9-9a7a-c6a1aa93d484

Parameter Summary:

Trip rate parameter range selected:	6 - 100 (units: DWELLS)
Survey date date range:	19/09/2018 - 25/05/2021
Number of weekdays (Monday-Friday):	5
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	3
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Audit Code: 47b6f8f6-6345-49f9-9a7a-c6a1aa93d484

TRIP RATE for Land Use 03 - RESIDENTIAL/C - FLATS PRIVATELY OWNED

Total People

Calculation factor: 1 DWELLS

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	5	60	0.047	0.289	0.336
08:00-09:00	5	60	0.083	0.482	0.565
09:00-10:00	5	60	0.116	0.233	0.349
10:00-11:00	5	60	0.186	0.199	0.385
11:00-12:00	5	60	0.223	0.209	0.432
12:00-13:00	5	60	0.173	0.156	0.329
13:00-14:00	5	60	0.189	0.203	0.392
14:00-15:00	5	60	0.133	0.163	0.296
15:00-16:00	5	60	0.399	0.213	0.612
16:00-17:00	5	60	0.286	0.189	0.475
17:00-18:00	5	60	0.422	0.266	0.688
18:00-19:00	5	60	0.425	0.249	0.674
19:00-20:00	4	52	0.419	0.176	0.595
20:00-21:00	4	52	0.186	0.100	0.286
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			3.287	3.127	6.414

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.

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