

# MICHAEL OAKES ARCHITECTS LTD.

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## 1 ALPHA ROAD, PROPOSED DEVELOPMENT TRANSPORT STATEMENT/ ASSESSMENT, SEPTEMBER 2024.

We note that a number of previous planning applications have been considered by the council regarding this site, over a number of years.

The previous application here was for a larger development (7 units and 7 parking spaces eventually proposed), for a combined larger site, with a pro-rata identical density of development here.

For this reason, we believe that the conclusions of the last Transport Statement / Assessment, prepared by Create Consulting Engineers Limited, and dated March 2022 are relevant for the current proposal (we reproduce their conclusions below..)

### 5.0 CONCLUSIONS

*5.1 Create Consulting Engineers Ltd has been to undertake a detailed Transport Statement report to assess the transport implications of the proposed residential development at 1 Alpha Road and 32 Pole Hill Road, Hillingdon in the London Borough of Hillingdon.*

*5.2 The Site benefits from established walking and cycling links and is within readily achievable walking distance of local public transport services.*

*5.3 There are no identified prevailing safety issues in the vicinity of the Site that should hinder this development proposal from proceeding.*

*5.4 Off-street car parking (8 spaces) [sic] would be provided on the Site that should amply accommodate the proposed scheme's car parking demand. Internal cycle parking (8 spaces) would also be provided as part of the development.*

*5.5 The refuse, servicing and delivery arrangements for the proposed development would be a continuation of current arrangements.*

*5.6 This comprehensive Transport Statement demonstrates that the proposed development considered herein is acceptable on highways grounds.*

We hope that the council are content with these conclusions. The original full report can be accessed as published on the council's planning website, all uploaded 30<sup>th</sup> June 2022 (council reference 74019/APP/2022/2038 )

We also wish to point-out and highlight that the council's previous stated planning concerns regarding access into and away from the on-site parking spaces, now retain a 6m clear turning radius onto the road, whilst also not interfering with the current on-road parking spaces beside the pavement, opposite this address.

END