

MICHAEL OAKES ARCHITECTS LTD.

Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

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 30th 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