

TAVISTOCK GARDENS, WEST DRAYTON

SUBJECT: Transport – Summary of Changes

DATE: 25 August 2016

1.1 INTRODUCTION

- 1.1.1 WSP | Parsons Brinckerhoff has been appointed by Redrow Homes to provide transport consultancy services in relation to proposed development at Tavistock Gardens, West Drayton, located in the London Borough of Hillingdon (LBH).
- 1.1.2 The site has planning permission for 308 residential units (225 private and 83 affordable) awarded in December 2015 (LBH planning ref. 45200/APP/2014/3638).
- 1.1.3 Redrow have subsequently purchased the site and submitted a planning application in June 2016 for a non-material amendment (NMA) to refine the approved scheme.
- 1.1.4 The proposed NMA consists of a revision to the approved car park layout to allow the removal of proposed car stackers from the scheme which are a deterrent to the market due to their usability and management issues. No changes are proposed to the total number of dwellings or approved number of parking spaces which will remain as approved under the original planning permission (293 residential car parking spaces and 3 commercial car parking spaces).
- 1.1.5 The highways officer at LBH has requested clarification and further information relating to access and parking. This note has been prepared to summarise the proposed changes and also incorporates changes made in respect of LBH's comments.

1.2 SUMMARY OF PROPOSED CHANGES

- 1.2.1 The NMA to the consented scheme relates to on site changes only. There is no change to the development quantum, car parking provision or access locations from the public highway. Therefore the effects on the wider transport network are unchanged from those approved in the December 2015 planning consent.
- 1.2.2 The original planning permission proposed a total of 293 residential car parking spaces to serve the proposed development. The arrangement of these car parking spaces were proposed to be delivered through a combination of car stackers and basement parking spaces.
- 1.2.3 The amended layout removes the car stackers but retains the equivalent number of car parking spaces by enlarging the basement. To access the parking areas signal controls are proposed.

1.3 ACCESS

- 1.3.1 The consented scheme plans are provided within [Appendix A](#). Access was provided via Tavistock Road with a ramp leading to the basement car park.
- 1.3.2 The amended scheme is shown within drawings provided in [Appendix B](#). The ramp has been relocated further within the site in order to access parking at both basement and ground levels. Ramp section drawings are also provided in Appendix B.
- 1.3.3 In order to manage potential vehicle conflict access is controlled by signals at the basement and ground levels. Drawing SK-04-B provided within [Appendix C](#) illustrates the proposed signal arrangement. Signals and marked waiting spaces are provided at the approach from the Tavistock Road access and at the egress approaches at both basement and ground levels. Detection loops will identify the presence of vehicles.

1.4 PARKING

- 1.4.1 Table 1-1 shows the consented and proposed parking provision. The total number of parking spaces remains the same as the consented scheme. Changes are made to the location of the car parking with the removal of the stackers.

Table 1-1 – Consented and Proposed Parking Provisions

Parking Type	Consented		Amended Proposal	
	Spaces	Location	Spaces	Location
Commercial Car Parking	3 (1 disabled bay)	To the rear of the retail units	Unchanged	Unchanged
Residential Car Parking	293 (30 disabled bays)	Basement	Unchanged	Ground floor - 89 spaces Basement - 204 spaces
Motorcycle Parking	15 bays	Basement	Unchanged	Ground floor - 5 spaces Basement - 10 spaces
Cycle Parking	396 Residential – 364 spaces Visitors – 22 spaces Commercial – 10 spaces	Ground floor	Unchanged	Unchanged

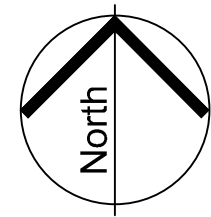
- 1.4.2 In line with London Plan standards and the consent, 20% of car parking spaces will be installed with an active electric vehicle charging point and an additional 20% of car parking spaces will have passive electric vehicle charging points to enable future conversion.
- 1.4.3 Swept path analysis has been undertaken for the ground and basement levels in the following drawings provided within [Appendix C](#):
- Drawing SK-05-C: Basement Swept Path Analysis
 - Drawing SK-06-B: Ground Floor Swept Path Analysis
- 1.4.4 At ground level a turning area is provided at the end of the parking aisle. In the basement a circulation route is provided around the car park and, as with the consented car park layout, dead end aisles have been limited as far as practicable.

Appendix A

CONSENTED SCHEME BASEMENT AND GROUND LEVELS



- NOTES
- 1 The Contractor must check and confirm all dimensions
 - 2 All discrepancies must be reported and resolved by the Architect before works commence
 - 3 This drawing is not to be scaled
 - 4 All work and materials to be in accordance with current applicable Statutory Legislation and to comply with all relevant Codes of Practice and British Standards



B	Car Park Adjustments ramp & dis parking	27/02/15
A	Car Park Adjustments added	30/01/15
-	Issue for Planning	10/10/14
Rev		Date

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Client
Kitewood

Project
Yiewsley, Tavistock Gardens

Drawing
Proposed
Lower Ground - parking

Scale	Date	Status
1:250 (A1)	Oct 14	Planning
Job Number	Drawing Number	Revision
5460	T (20) P-1	B

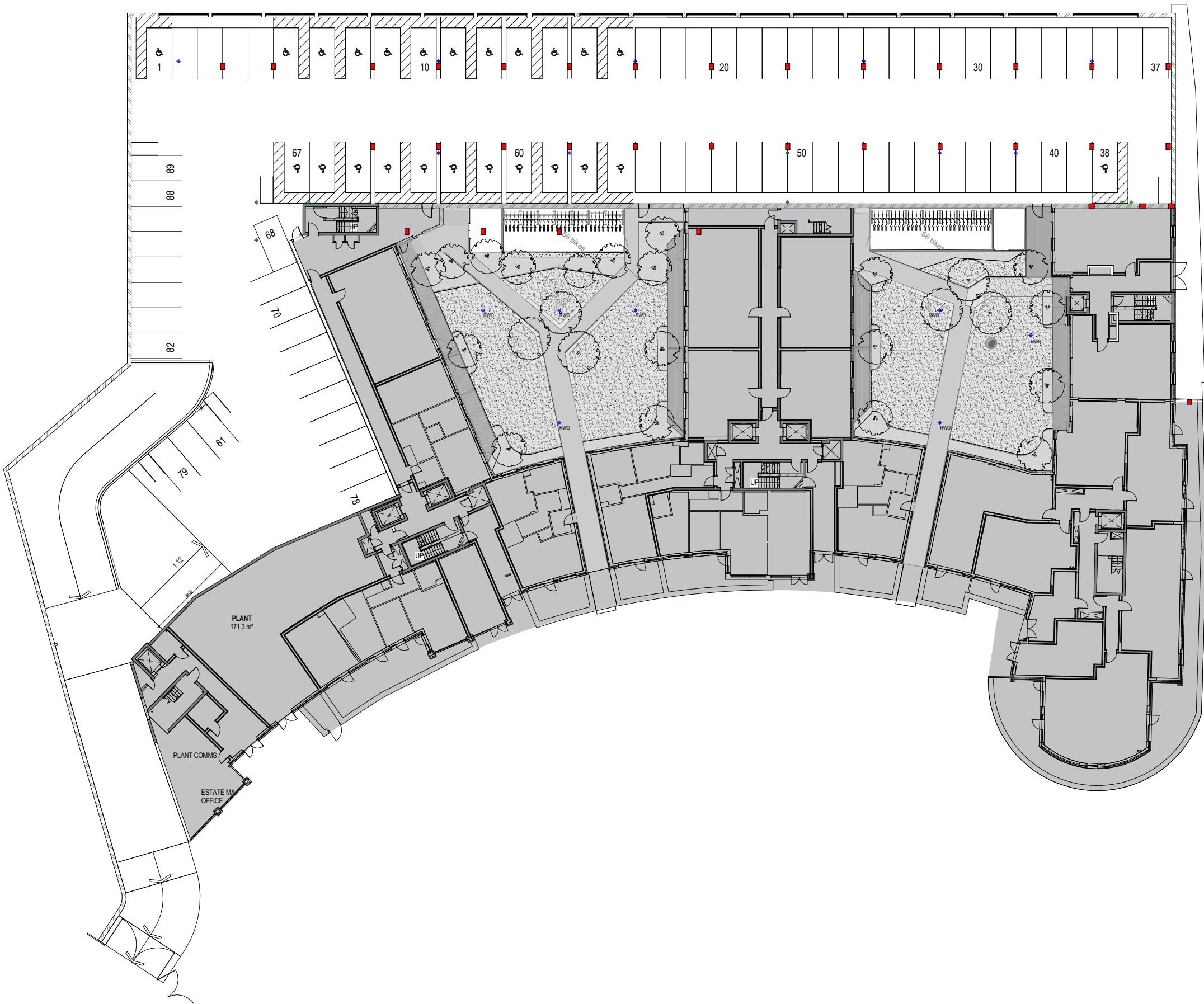
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This scale is 10cm in length, when printed at the size indicated in the title block

Scale	Date	Status
1:250 (A1)	Feb 15	Planning
Job Number	Drawing Number	Revision
5460	T(20) P00	B
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Appendix B

**PROPOSED AMENDED SCHEME GROUND AND BASEMENT
PLANS AND CAR PARK RAMP SECTION**



North

Notes:
1. Do not scale.
2. Contractor to check all dimensions and report omissions and errors to the Architect.
3. EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
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5. This drawing does not contain shared coordinates and is not issued for coordination purposes.

No.	Revision	Date	Initial	Chk'd
05	As per WSP's comments 25.08.16	25.08.16	DM	AB
04	As per WSP's comments 24.08.16	24.08.16	MW	AB
03	To WSP's amendments sketch 02	23.08.16	MW	AB
02	Planning Addendum Application 1a & 1b including amendments	21.08.16	MW	AB
01	Planning Addendum 1A	02.06.16	DM	AB

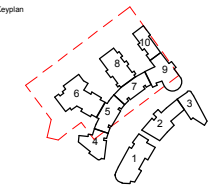
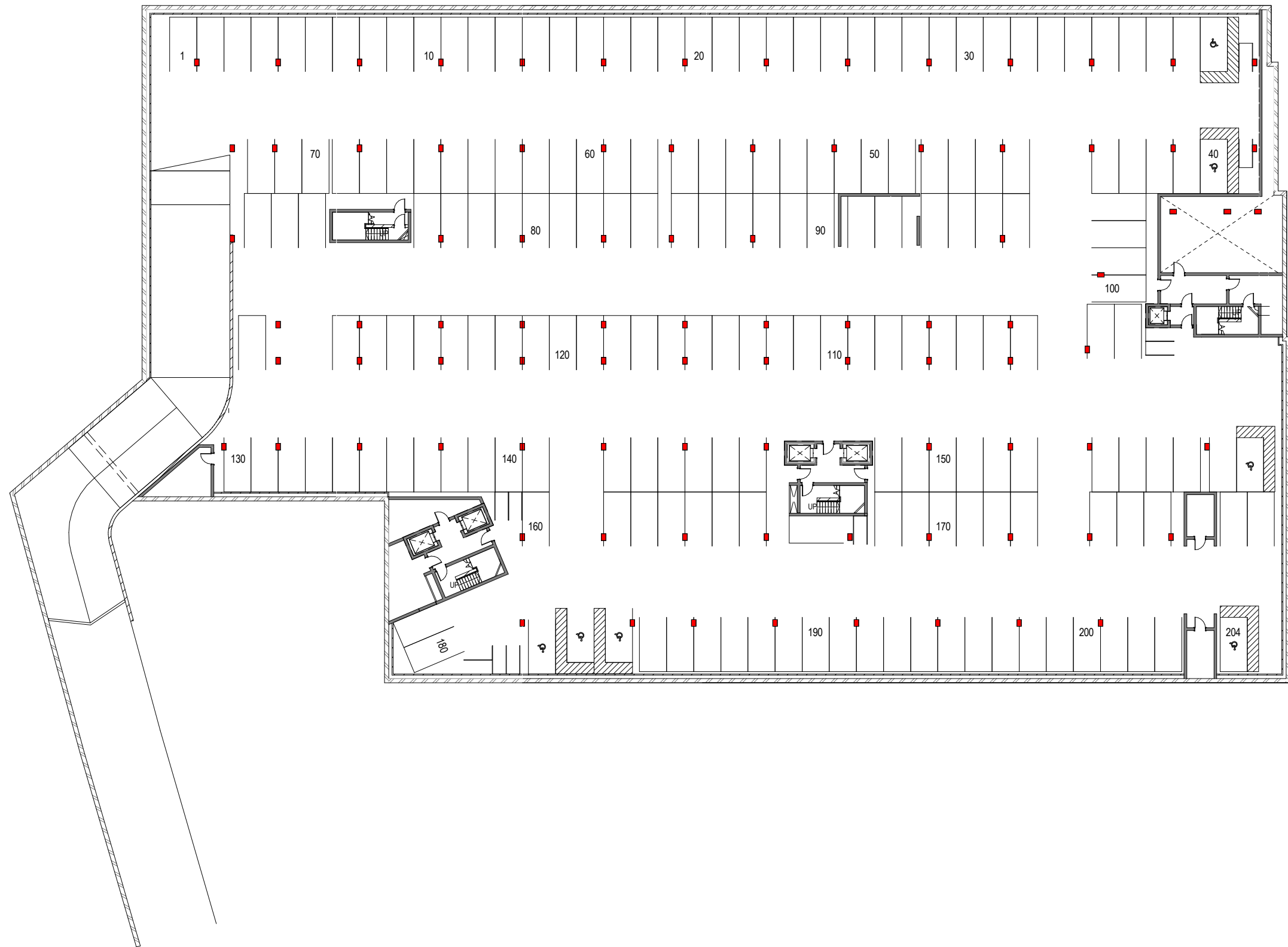
- SHARED AREA FOR DISABLED PARKING
- STRUCTURE WALL
- EXTERNAL SHEET PILE WALL
- COLUMN TO STRUCTURAL ENGINEER'S DESIGN
- GULLY TRAP
- RWP RAIN WATER PIPE
- SVP SEWER VENT PIPE
- RWO RAIN WATER OUTLET

1 Ground Floor - Car Parking
1:200

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Tavistock Gardens West Drayton						
Ground Floor - Car Park General Arrangement						
Planning 1 : 200 @ A1 01/13/16						
Project No	Originator	Zone	Level	Type	Role	Rev
10348 - EPR - 00	B2	GA	A	0222	05	



North

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Tavistock Gardens
West Drayton

Basement Level - Car Park
General Arrangement

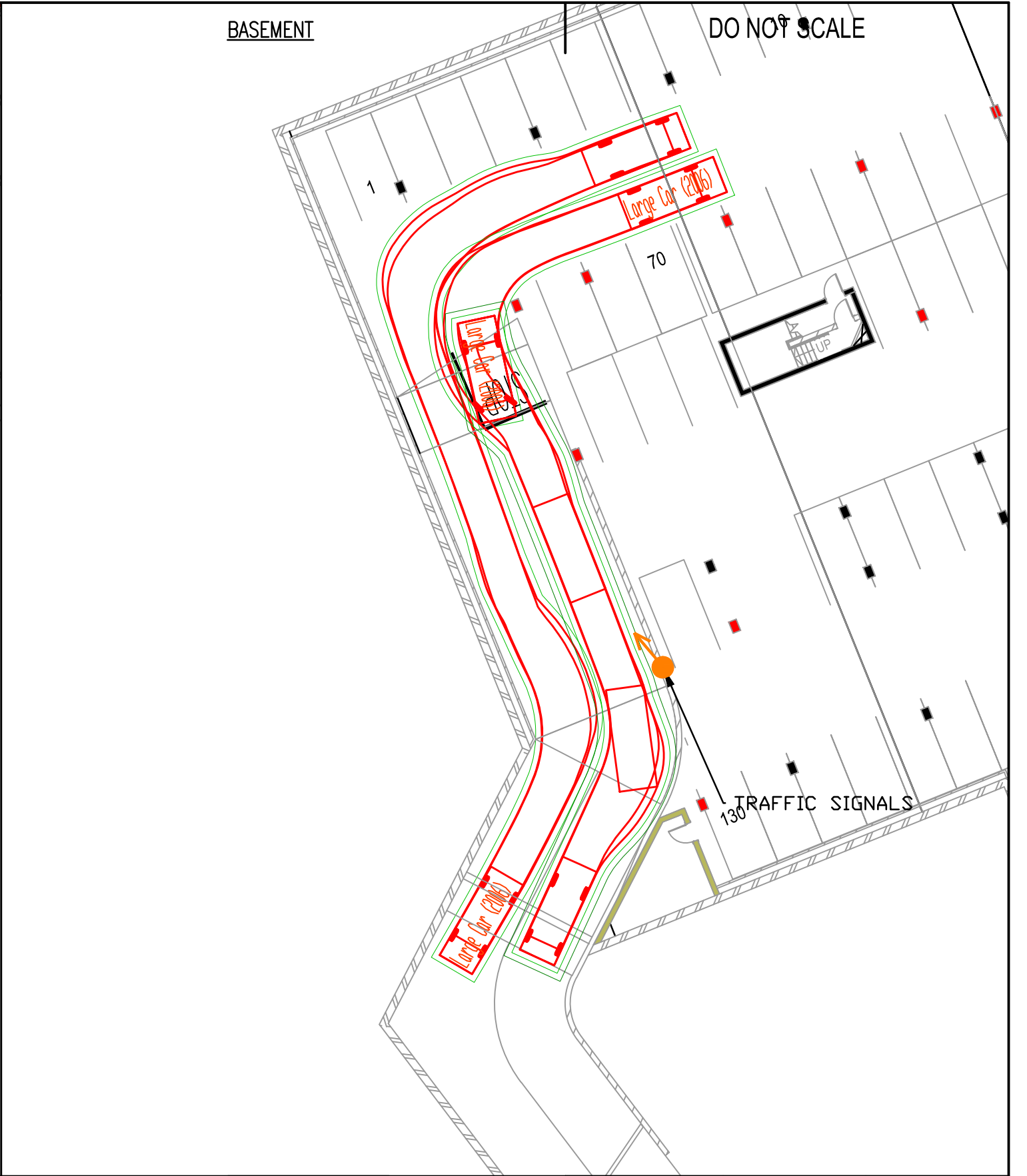
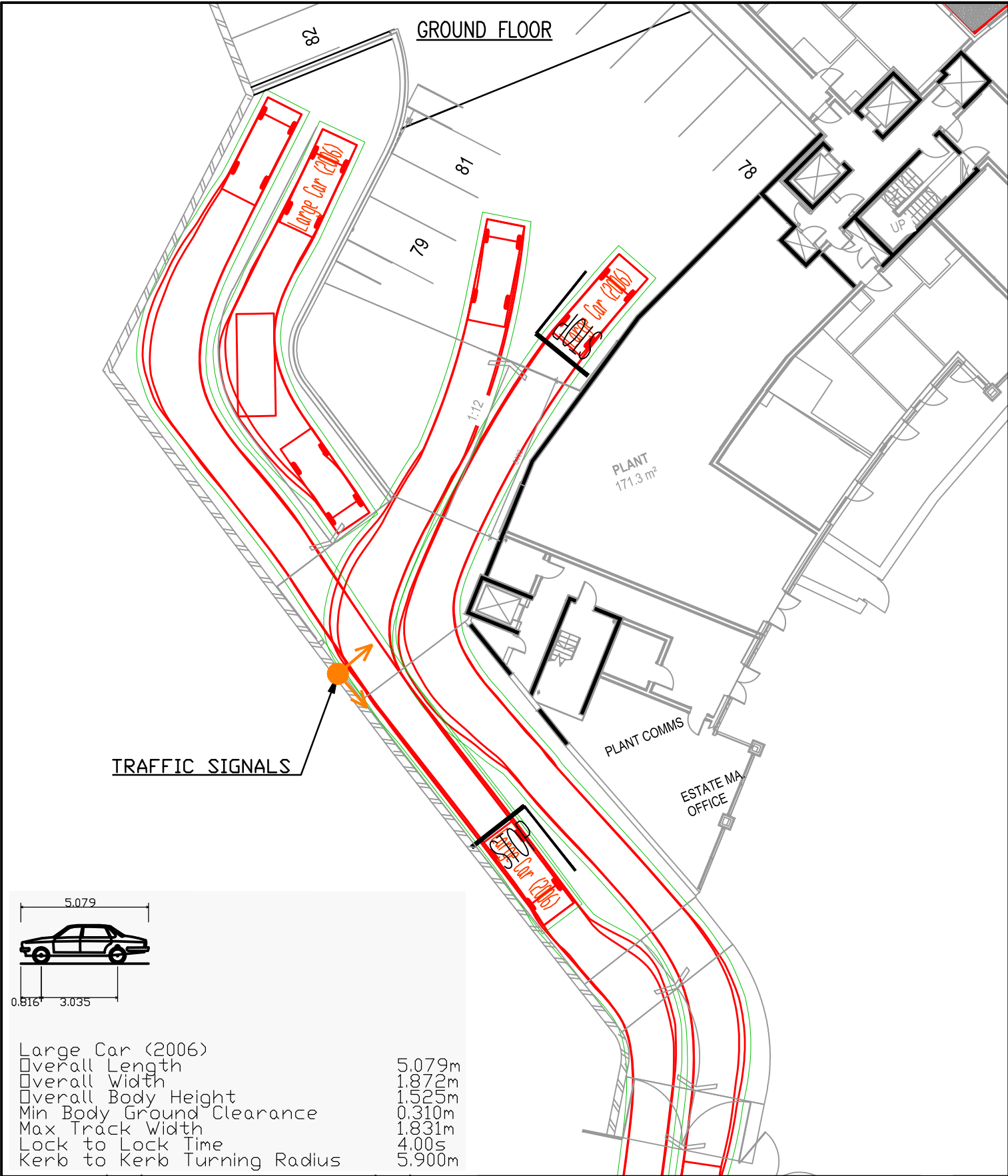
Planning 1 : 200 @ A1 01/13/16

Project No	Originator	Zone	Level	Type	Role	Number	Rev
10348 - EPR - 00	B1	GA	A	0221		05	

Appendix C

**AMENDED SCHEME ACCESS SIGNALS ARRANGEMENT
AND SWEPT PATH ANALYSIS**

\\uk.wspgroup.com\central_data\Projects\70018176 - Tavistock Gardens, West Drayton\Development\AUTOCAD\SK Sketches\70018176-SK-04.dwg 25 August 2016 17:50:02 Correia, Miguel



REV	DATE	BY	DESCRIPTION	CHK	APD
B	25.08.2016	MC	MINOR AMENDMENTS	TM	TM
A	18.08.2016	KO	FIRST ISSUE	TM	TM

DRAWING STATUS:

FOR INFORMATION ONLY

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CLIENT:	REDROW
ARCHITECT:	EPR

PROJECT:	TAVISTOCK GARDENS, WEST DRAYTON
TITLE:	TRAFFIC SIGNAL ARRANGEMENT

SCALE @ A3:	1:250	CHECKED:	TM	APPROVED:	TM
CAD FILE:	70018176-SK-04.DWG	DESIGN-DRAWN:	KO	DATE:	August 16
PROJECT No:	70018176	DRAWING No:	SK-04	REV:	B
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DO NOT SCALE





5.079
0.816 3.035

Large Car (2006)

Overall Length	5.079m
Overall Width	1.872m
Overall Body Height	1.525m
Min Body Ground Clearance	0.310m
Max Track Width	1.831m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	5.900m

C	25.08.2016	MC	MINOR AMENDMENT	TM	TM
B	19.08.2016	KO	BAY LAYOUT AMENDED	TM	TM
A	18.08.2016	KO	FIRST ISSUE	TM	TM
REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:					
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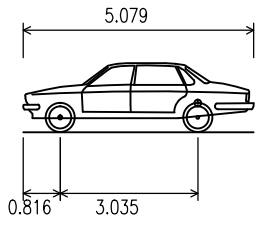
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CLIENT:	REDROW
ARCHITECT:	EPR

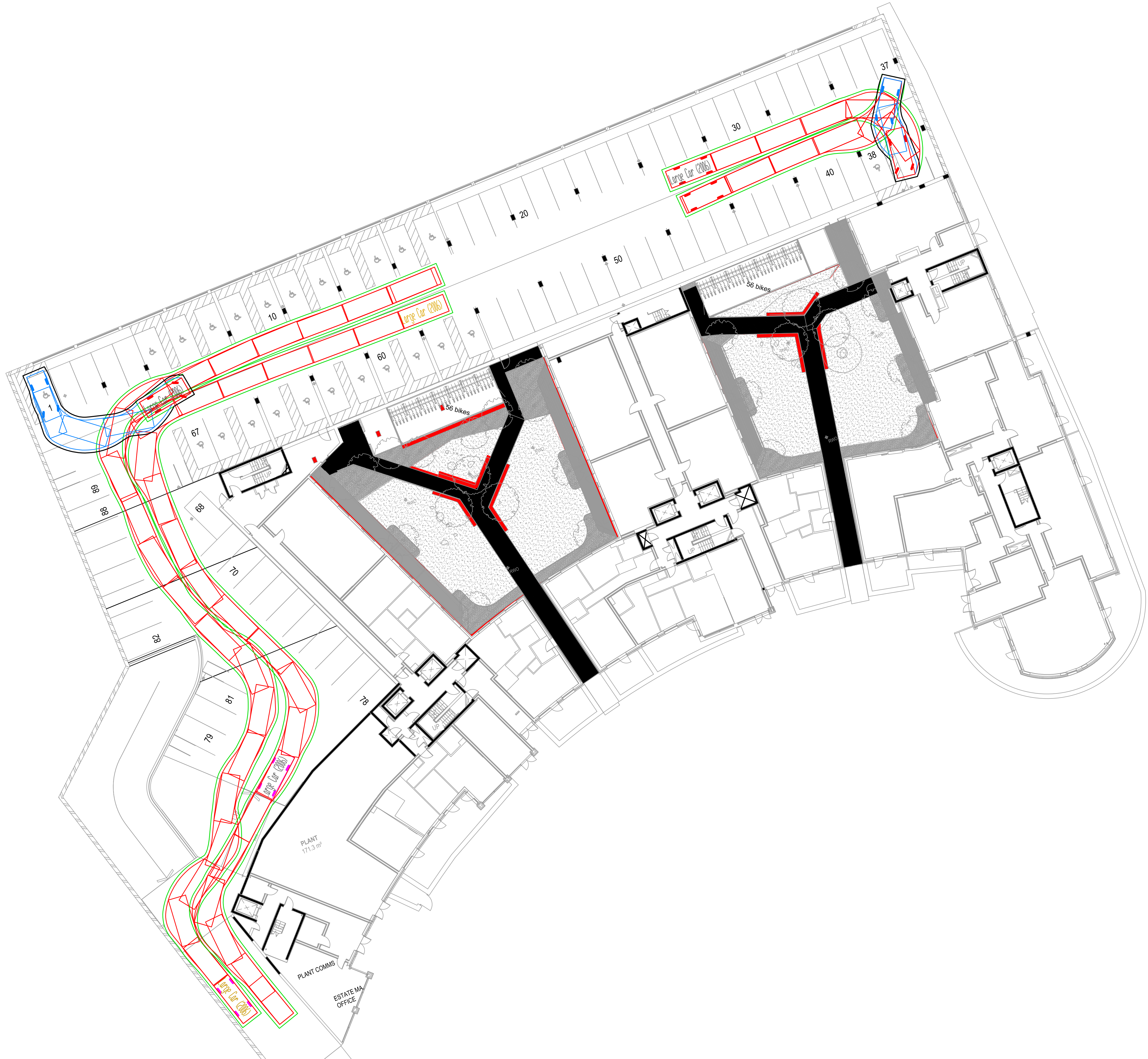
PROJECT:	TAVISTOCK GARDENS, WEST DRAYTON
TITLE:	BASEMENT SWEEP PATH ANALYSIS

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CAD FILE:	70018176-SK-05.DWG	DESIGN-DRAWN:	KO	DATE:	August 16
PROJECT No:	70018176	DRAWING No:	SK-05	REV:	C
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DO NOT SCALE



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REV	DATE	BY	DESCRIPTION	CHK	APD
B	25/08/16	MC	FIRST ISSUE	TM	TM
A	27/05/16	RW	FIRST ISSUE	TM	TM

DRAWING STATUS:



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CLIENT: REDROW

ARCHITECT: EPR

PROJECT: TAVISTOCK GARDENS, WEST DRAYTON

TITLE: GROUND FLOOR
SWEEP PATH ANALYSIS

SCALE @ A1: 1:500	CHECKED: TM	APPROVED: TM
CAD FILE: 70018176-SK-06	DESIGN/DRAWN: RW	DATE: August 2016
PROJECT No: 70018176	DRAWING No: 70018176-SK-06	REV: B