



THE GILLETT MACLEOD PARTNERSHIP Ltd

CHARTERED ARCHITECTS & TOWN PLANNING CONSULTANTS

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PRELIMINARY TRANSPORT STATEMENT

64 DELAMERE ROAD, HAYES, MIDDLESEX, UB4 0NN

1ST April 2021

Delamere Road is a minor distributor road and services the current premises at no. 64 Delamere Road, the established use of which is a builder's merchants. The current use for which a retrospective change of use application is being submitted is for a car body repair centre.

The previous application was refused because of a lack of justification part of which related to traffic impact. My assessment of the previous lawful use as a builder's yard compared to the current use as a car body workshop is that the current unlawful use has less impact than the previous lawful use. This is based on the fact that the car body workshop has far fewer car movements as cars are delivered to the site and left there for several days while body work repairs are carried out. The cars are generally drivable and hence the number of movements to and from the site is limited compared to the car and van movements associated with a builder's merchant.

We do not believe that a traffic survey is needed to justify this assertion. Nevertheless we are taking advice from Highways Consultants Transport Solutions Ltd and subject to their opinion we may submit further evidence in this respect. We have provided three parking bays for customers on site that will be used whilst repaired cars are collected.

We trust this statement gives you sufficient information and we will supplement this if necessary when we have heard back from the Highways Consultant.

Jeffrey Gillett, R.I.B.A.



R . I . B . A

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