



ANDREAS GEORGIOU T/A GIAD

Transport Statement

Proposed Small HMO
11 Swakeleys Road
Ickenham' Uxbridge UB10 8DF

First Floor Flat - Change of Use - C3 to C4

Introduction.

The property is located on Swakeleys Road, Ickenham, Uxbridge UB10 8DF near the junction with Long Lane and High Street.

The property is a commercial (Public House) and residential property (first floor flat). Our Planning Application is a Change of Use from C3 to C4 for the first flat. The first floor flat is for 3 members of staff for the ground floor Public House.

The site is located on Swakeleys Road near the junction with Long Lane and the High Road and benefits from all the local amenities, Ickenham underground Station. The property is within a short walking distance to Swakeleys Park.

Transport - PTAL

The property is located in a PTAL 3 zone where there is good access for public transport and all amenities.

- Ickenham Underground Station – 5 minute walk.
- West Ruislip Underground and Mail Line Station – 11 minute walk.
- Hillingdon Underground Station – 20 minute walk.
- Bus stops are located outside of the property.
- Residents typically will not own private vehicles, and parking demand is therefore minimal. This is a car free development.

There is no increase of occupancy from the current property and is not considered to result in any material harm in terms of noise, disturbance, or general activity.

There is a first floor terrace behind the flat which is secure and any cycles can be stored there.

ANDREAS GEORGIOU T/A GIAD

Architecture • Design • Interior Design • Building Construction Documents
Office F7. Kingsbury House. 468 Church Lane, London NW9 8AU
Tel: 020 8200 2331 - 07956 587 037 Email: andreas@giad.co.uk