

MDB Associates

CHARTERED SURVEYORS

Landscape Scheme – Discharge of Condition 75013/APP/2021/4513

Prepared on behalf of

Quality Trusted Solutions

In connection with

**Riverside Centre
Provision of New Parking Spaces - 75013/APP/2021/4513**

June 2022

Ladysden Farm
Winchet Hill
Goudhurst
Kent. TN17 1JX

E michael.bennett@mdbassociates.co.uk

T 01622 832449

M 07557 229531

W www.mdbassociates.co.uk



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Prepared By: **Neil Rodwell**

Authorised for Issue: Michael D Bennett BSc Hons APMP MRICS
Senior Partner

For and on behalf of MDB Associates

Date: June 2022

Landscape Scheme – Riverside Centre – Provision of New Parking Spaces

1.0 Assessment of Site & Its Context

1.1 Basis of Proposal

1.1.1 This application is made for Full Planning Permission to allow for the provision of twelve new parking spaces to the existing car park and associated entrance road at Riverside Centre, Hillingdon Hospital, and two new parking bays to the front garden of the existing residence associated with the centre along Colham Green Road.

1.2 Background

1.2.1 This document has been created to discharge condition number 3 of planning application 75013/APP/2021/4513 - Application for 11 no. new car park spaces, including 2 no. parking spaces to be added to the existing car park, 7 no. parking spaces added to the entrance road and 2 no. parkingspaces to be accessed directly off Colham Green Road.

1.3 Location of the new parking spaces

1.3.1 Upon entering the site from Colham Green Road, there is an access road immediately on the left which takes you to an existing car park. On the right-hand side of the access road is a grass area which will be the location of seven new parking spaces. The access road leads to an existing car park which is to have the addition of five new parking spaces. On Colham Green Road opposite the timber merchant there is a residential unit which is to be the location of two new parking bays in the front garden.

2.0 Purpose of Proposal

2.0.1 There is currently an issue with providing enough parking spaces to the existing centre with cars being left on the entrance roads and kerbs during busy times. It is proposed the addition of twelve new spaces will help alleviate this issue. The residential unit located on Colham Green Road currently has no parking provided and the addition of two new spaces will ensure residents can park safely.

2.0.2 The proposal will involve the removal of existing grass and shrub areas as identified on the drawings. The parking bays will be tarmac surfaced and demarcated with white lines for each individual bay. Illuminated bollards will be installed behind seven of the new parking spaces to improve lighting. Concrete kerbs will separate the new parking bays from the existing grass and shrub areas. There will also be the addition of a new electric vehicle charging to point to one of the proposed spaces.

2.0.3 The proposals are as detailed on the Planning Drawings. The proposed works include but are not limited to the following:

1. Removal of existing shrub and grass areas.
2. Relocation of 1no. existing lamp post as identified on the planning drawings.
3. New tarmac surfaces laid down and white lines painted to identify individual bays.
4. New concrete kerbs installed to the edge of the new parking bays.
5. Installation of illuminated bollards to 7no. new parking spaces.
6. Installation of 1no. new electric vehicle charging point.
7. Drop kerb incorporated to existing pavement to accommodate new parking spaces for the residential unit located along Colham Green Road.
8. Removal of 2no. small trees to the front garden of the residential unit located along Colham Green Road.

Landscape Scheme – Riverside Centre – Provision of New Parking Spaces

2.1 Proposed Relationship to the Existing buildings and Setting

2.1.1 As previously stated, Riverside Centre is located on the grounds of Hillingdon Hospital and has a residential street located to the rear of the Centre. The addition of the new parking spaces to the existing parking area will have no adverse effect on the surroundings.

2.2 Details of Hard Landscaping

2.2.1 The new parking bays will be constructed of tarmac to match the existing surrounding parking bays with white lines painted to identify the individual bays. There will be new concrete kerbs to the edge of the new bays where they meet the existing soft landscaping.

2.2.2 There is a lamp post located within the existing car park that will need to be relocated as it currently sits in the position which has been identified as a new bay. This is identified on drawing 005 of the original planning application.

2.2.3 There will be a new charging station installed on a concrete hard standing to the rear of 1no. parking bay as identified on drawing 005.

2.3 Details of Soft Landscaping

2.3.1 There will be making good of any areas of existing soft landscaping affected by the works.

2.4 Details of Landscape Maintenance

2.4.1 The level of maintenance will be minimal. It is envisaged there will be no alterations to the existing landscaping maintenance programme due to the works comprising of parking spaces only and no additional soft landscaping.

2.5 Implementation Timescale

2.5.1 The works are expected to start in the winter of 2022 through to the spring of 2023.

3.0 Summary & Conclusions

3.1 The addition of new parking spaces will ease the current issue of parking which is associated with the Centre. The existing landscaping maintenance programme will not be affected by the proposed works.

3.2 We hope that this document satisfies the discharge of condition number 3 for application number 75013/APP/2021/4513.

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