

Project: Beaches Yard, West Drayton

SMA Ref: 6969

Subject: Car Park Design and Management Plan

Prepared by: Rhys Donoghue

Date: 18/08/2022

Revised by: Rhys Donoghue

Date: 25/01/2023

1.0 INTRODUCTION

- 1.1. This Car Park Servicing and Management Plan (SMP) has been prepared by Stuart Michael Associates on behalf of Harvest Land Management Ltd for the proposed warehouse development at land north of Horton Road, West Drayton.
- 1.2. The development proposes the construction of a warehouse, with loading area, basement parking, associated office space and welfare facilities. The proposed parking layout is shown in **Appendix A**.
- 1.3. Cars will use the vehicle lifts located at the site access to access the basement car park. There will be a separate lift for vehicles entering and leaving the car park. Vehicles will leave and enter the lift in forwarding gear.
- 1.4. This document has been prepared to illustrate the manner in which the parking at site will be managed. The plan ensures that the site will be serviced in a safe manner which does not result in any detriment to the free flow of traffic or public amenity.
- 1.5. The aim of this document is to direct the safe operation of the car park. This will be achieved through the following objectives:
 - Ensure that car parking provision is used efficiently, in accordance with the parking regulations and within capacity;
 - Provide access for all appropriate users, whilst preventing unauthorised access through a series of management measures.

2.0 PARKING PROVISION

- 2.1. The development will provide a total of 45 car parking spaces along with visitor and long term cycle parking in basement parking, accessed from the private access road of Horton Road. This provision is below the maximum permitted standards, but the Highways Officer has recommended 45 spaces would be suitable for the development proposals. To support the provision a TA has been prepared that sets out that 45 spaces is adequate for the development proposals as the site is highly accessible via sustainable transport modes and an extensive Travel Plan will encourage sustainable modes of transport to the site.

- 2.2. Four disabled car parking spaces will be provided and the remaining 41 will be standard spaces. All 'standard' car parking spaces will be 5m x 3m distance, with disabled spaces being afforded an additional 1.2m to facilitate vehicle entry/ exit. The disabled spaces are to be demarcated, a protected hatched area and appropriate markings will identify the spaces.

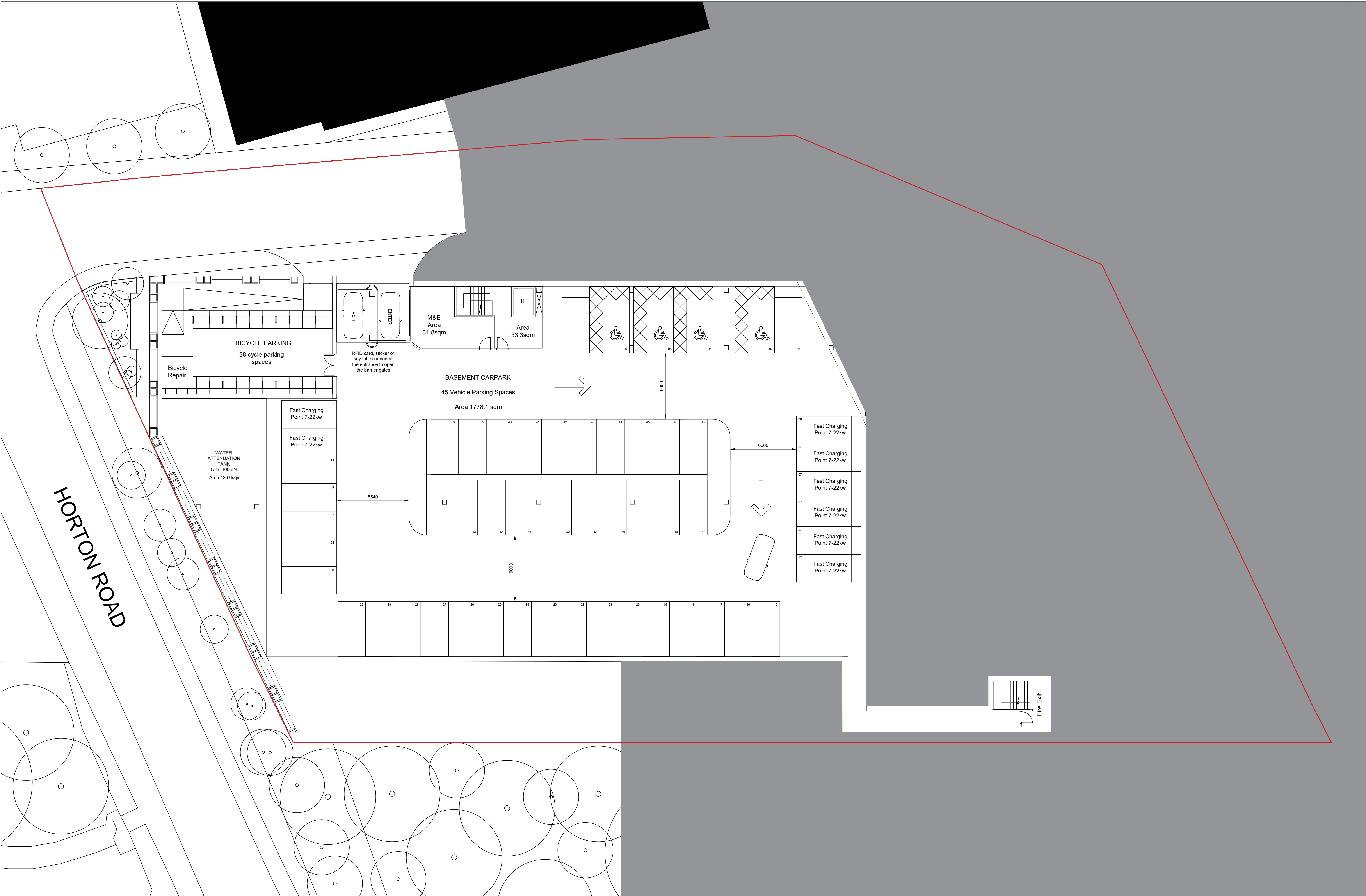
3.0 MANAGEMENT PLAN MEASURES

- 3.1. The basement parking area will be secured by gated ramps. This will be controlled by a RFID card, sticker or key fob which will be given to employees who require a car parking space.
- 3.2. Visitors will be able to contact the reception via an intercom system.

General Measures

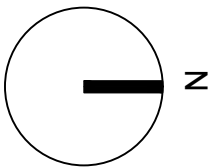
- 3.3. All bays within the Site will be clearly lined, signed to ensure that users know where to park.
- 3.4. Swept path analysis has been undertaken using AutoCAD software which demonstrates that cars are able to safely enter and exit all parking bays, with swept path analysis shown on **Drawing 6969.006C**.
- 3.5. CCTV cameras will be suited in the basement area to ensure the security/ safety of all users.

APPENDIX A

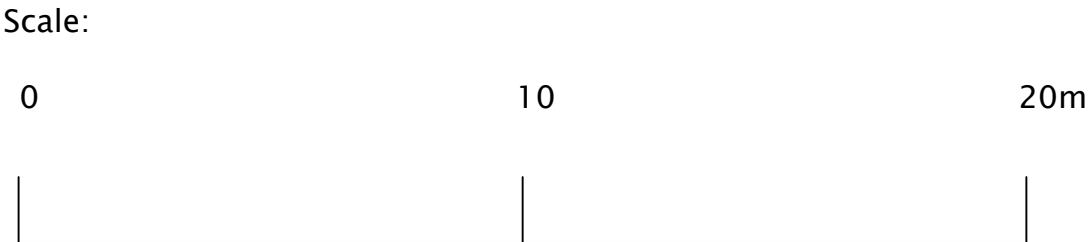


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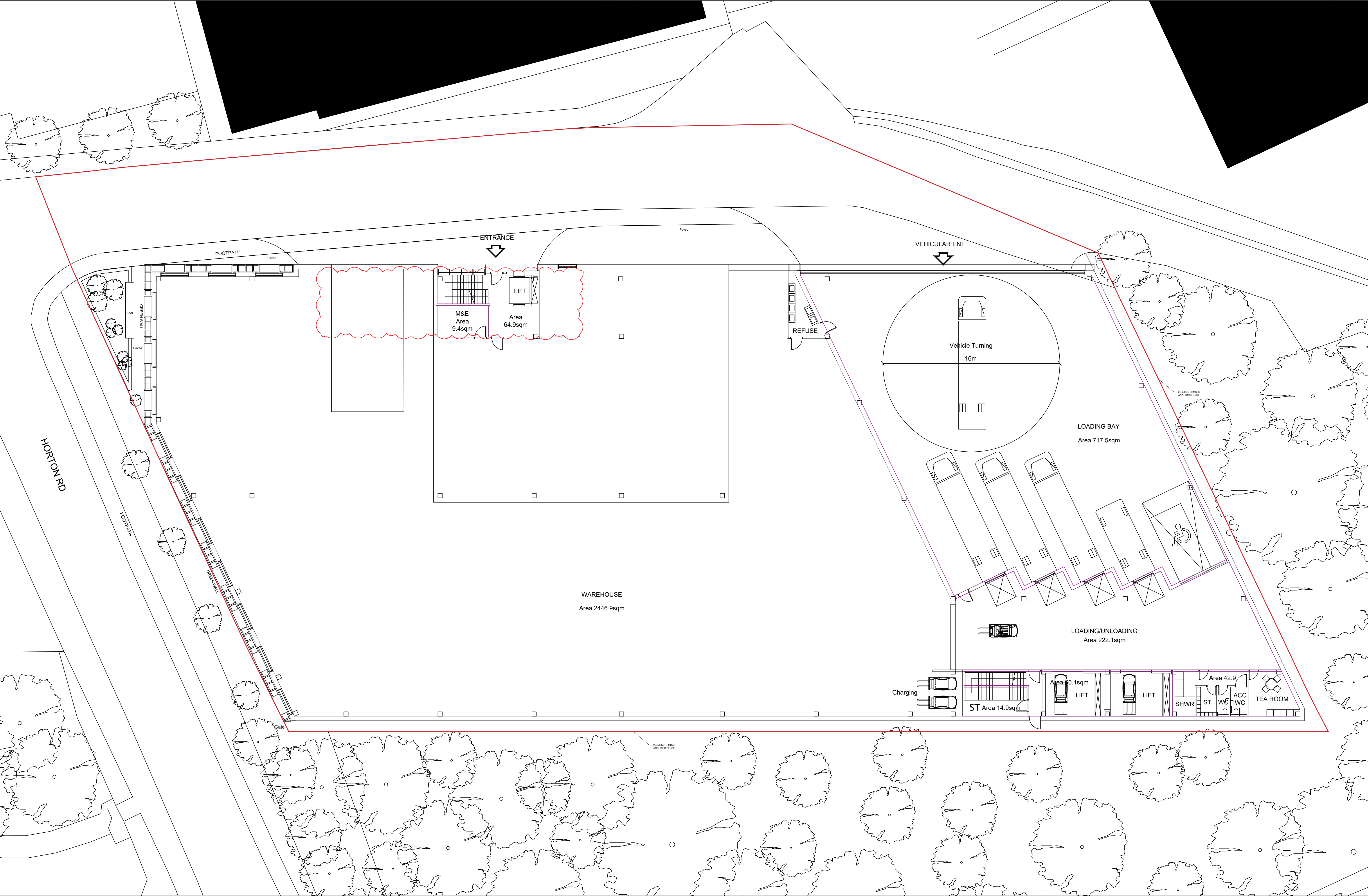
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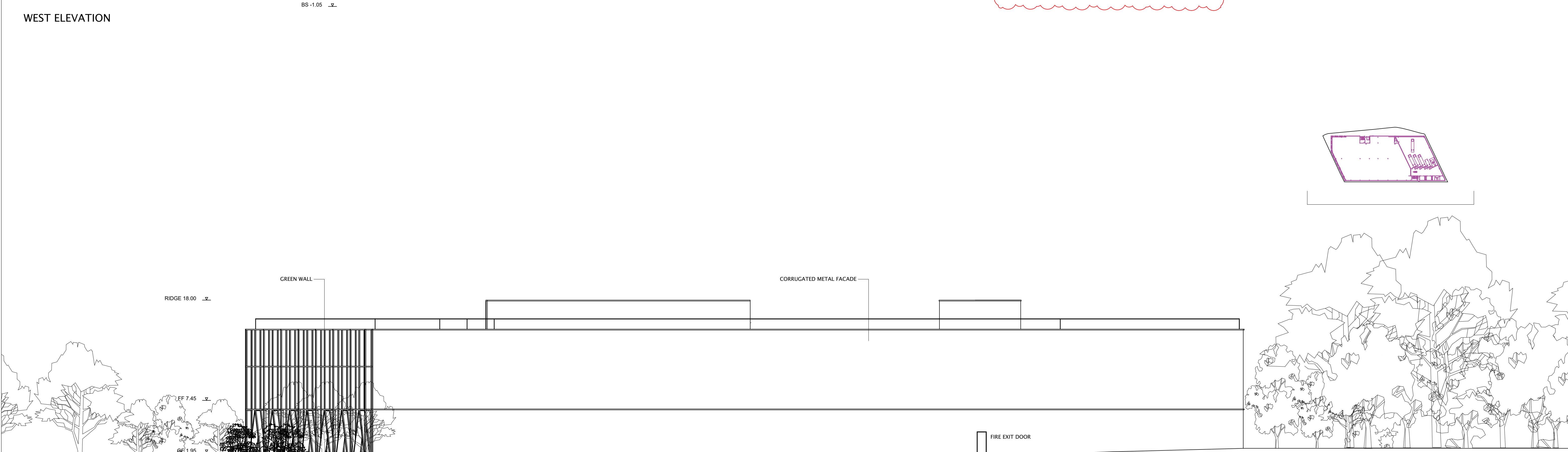
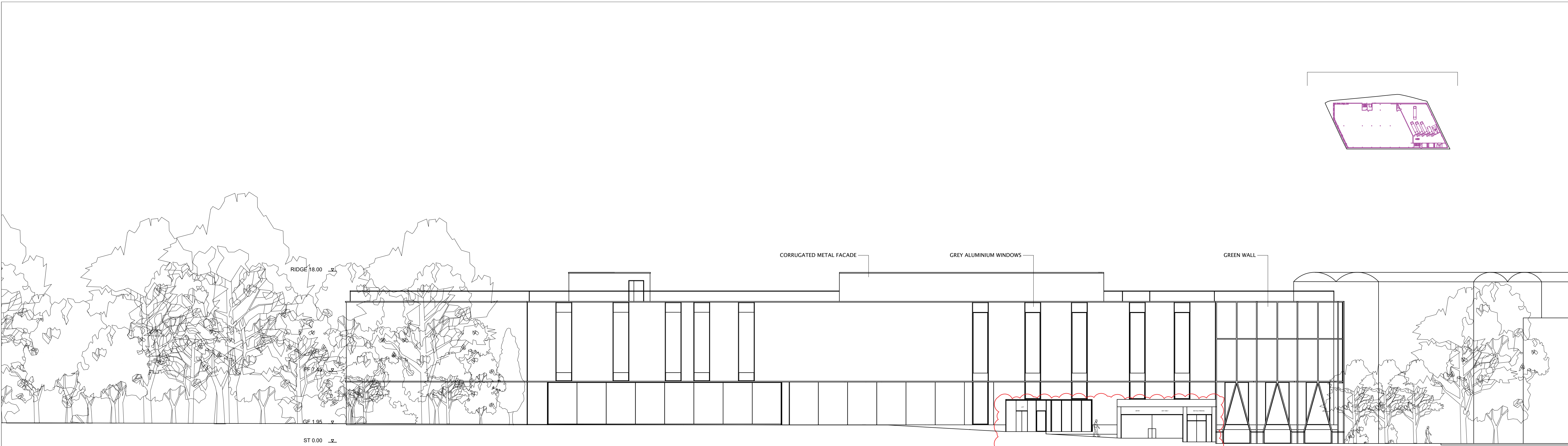


Notes:
Scaling for planning purposes only



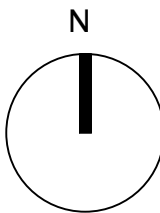
03	23/01/19	Basement layout		Project	Beaches Yard	Project description	Warehouse	Stage	Planning	Job N	0203
02	22/12/21	cycle parking		Title	BASEMENT CARPARK	Scale	1:150@A1	Drawing No	008	Rev	03
01	22/07/27	Parking layout									
Rev	Date	Description	By	NW							



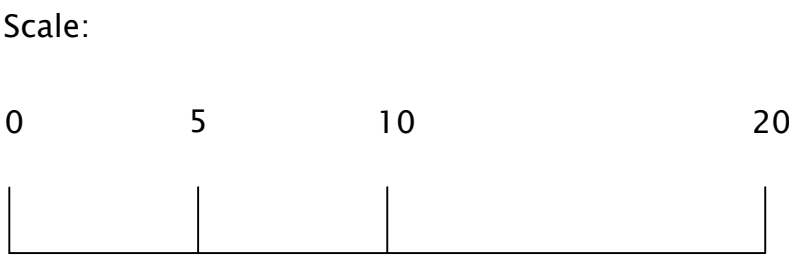


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02 01	23 / 01 / 19 23 / 01 / 08	Car entrance rev Cycle entrance rev	cad cad	nw nw	Project Beaches Yard	Project description Warehouse	Stage Planning	Job N 0203
					Title Proposed West & East Elevation	Scale 1:200@A1	Drawing No 101	Rev 02

DRAWINGS

