



DELIVERY AND SERVICING PLAN

**1-3 BAKERS ROAD, UXBRIDGE,
LONDON BOROUGH OF HILLINGDON**

REFLECT CONTRACTORS

AUGUST 2016

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1. INTRODUCTION

Purpose and Scope of this Plan

- 1.1. This document has been prepared by PFA Consulting on behalf of Reflect Contractors to set out the Delivery and Servicing Plan for 1-3 Bakers Road (**'the Development'**), formerly known as Norwich Union House, Uxbridge, in the London Borough of Hillingdon.
- 1.2. The purpose of this document is to explain how deliveries and servicing to the retail, gym and residential elements of the Development will be conducted once the Development is occupied. This Plan has been prepared in consultation with the London Borough of Hillingdon, in its role as both Local Planning and Highway Authorities for the Uxbridge area.
- 1.3. This Delivery and Servicing Plan highlights the methodology to be employed to encourage out of hours / off peak servicing to mitigate the Development's contribution to local congestion levels, in accordance with Policies AM2 of the Hillingdon Unitary Development Plan saved policies September 2007.
- 1.4. The Delivery and Servicing Plan will be implemented by the site management company (**'the Management Company'**) to ensure that the delivery and servicing requirements are adhered to and maintained.
- 1.5. Any changes to this Delivery and Servicing Plan shall be agreed in writing by Hillingdon Borough Council, as the Local Planning Authority.

Project History

- 1.6. A planning application was submitted on 17 November 2011 (Planning Reference:- 8218/APP/2011/1853) for the redevelopment of Norwich Union House to erect a 9 storey building comprising retail floorspace at ground floor level and 8 storeys of residential units (37 units) with associated gym, access and parking arrangements; planning permission was subsequently granted on 12 June 2013.
- 1.7. To comply with Condition 18 of the Planning Permission, this Delivery and Servicing Plan is to be implemented as soon as any part of the Development is brought into use and the Plan is to remain in place thereafter.
- 1.8. In April 2011, the London Borough of Hillingdon promoted alterations to the layout of Baker Road, to add a loading bay and imposing additional waiting and loading restrictions by way of a formal traffic regulation order.

Site Context

- 1.9. The location of the Development is shown on PFA Drawing No. P729/1, as reproduced in Appendix A.
- 1.10. Adjacent buildings surrounding the Development include the recently built Travelodge to the southeast, the Unisys office buildings to the northeast, and a further office building to the northwest. There are also a number of retail units on the opposite side of Bakers Road.
- 1.11. The A4020 to the west of Uxbridge town centre forms part of the Transport for London Road Network (TLRN). Bakers Road is a cul-de-sac providing access to / from adjoining commercial units, an underground public car park, the Travelodge and the Uxbridge Bus Garage. It is a local road for which London Borough of Hillingdon is the Highway Authority.

- 1.12. As Bakers Road operates as a cul-de-sac with no through route provided, turning movements at its southern end are facilitated by a mini-roundabout which can accommodate vehicles up to the size of double decker buses and 12m rigid heavy goods vehicles.
- 1.13. The Development is bound to the north by a private cul-de-sac service road, over which there are rights of access to serve the Development. The service road measures approximately 31.5m in length and 6.1m wide, with a 1.5m footway situated along its northern side. Three parking bays situated along the service road are for the use of Transport for London (TfL) bus operations only and enforced by way of a permit system with fines applicable for indiscriminate parking.
- 1.14. On the southbound side of Bakers Road, directly fronting the Development, there is a 37m long bus stand used as a waiting area. On the northbound side of Bakers Road, directly opposite the Development, there is a 14m long loading bay, situated between existing bus stops. All bus services along Bakers Road are operated by TfL.

2. DELIVERY AND SERVICING PLAN

2.1. The Plan is in two parts; deliveries and servicing.

Deliveries

2.2. The requirements for deliveries are set out in the Parking and Delivery Management Strategy. This is a separate document prepared to discharge Condition 15. The Delivery and Servicing Plan should be read in conjunction with the Parking and Delivery Management Strategy.

Servicing

2.3. For the purposes of this Plan servicing is limited to waste collection. All other servicing requiring access by vehicular traffic falls under the category of deliveries.

2.4. Waste collections will be undertaken by a private waste collection company to collect domestic waste (including waste from the gym use which is to be used by residents only) and a retail waste company to remove waste associated with the retail units. In the event that one waste collection company is secured to remove both domestic and retail waste then the number of waste collections can be reduced from two to one visit per week.

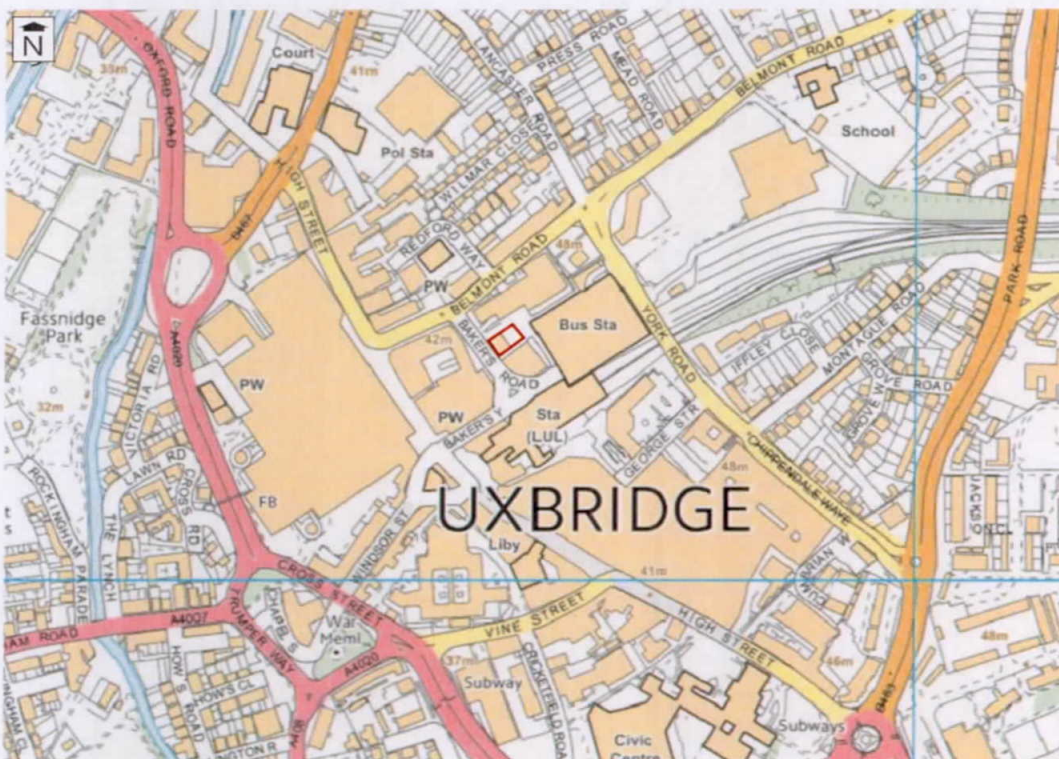
2.5. Waste collections will be managed in accordance with the following overall arrangements:-

1. Occupiers of the Development will be required to place waste in the waste containers provided in the refuse storage area. The location of the refuse storage area is shown on PFA Drawing P729/8 Rev A, as reproduced in **Appendix B**.
2. The waste containers within the refuse storage area will comprise:-
 - 4no: 1100 litre Eurobins (Domestic Waste)
 - 1no: 1100 litre Eurobin (Recyclable waste - paper, cardboard, steel & aluminium cans, mixed plastics, glass)
 - 2no: 240 litre bin (Recyclable Waste)
 - 1no: 1100 litre Eurobin (Waste from Retail Unit)
3. Waste Collections must be undertaken outside of Operational Hours, defined as between 19:30 and 06:30, in order to minimise the impact on the local highway network, in particular the operation of Bakers Road.
4. Operation of the roller shutter door to gain access to the refuse storage area will be monitored by the Management Company in accordance with the Parking and Delivery Management Strategy to ensure that the waste collection company can gain access at a predetermined time each week.
5. Waste collection vehicles will be required to enter the service road in a reverse gear only, to ensure that the rear of the collection vehicle is located close to the refuse storage area. Waste collection operatives are required to wheel the refuse bins from the refuse storage area to the rear of the waste collection vehicle to unload and then return the emptied bins to the refuse storage area. The turning movement and operative route is shown on PFA Drawing P729/9 Rev A, as reproduced in **Appendix C**.

6. In the unlikely event that access to the service road is not available the waste collection vehicle will be required use the designated loading bay situated on the northbound side of Bakers Road. The location of the loading bay and waste collection operative route is shown on PFA Drawing P729/10 Rev A, as reproduced in **Appendix D**.
7. No reversing onto the carriageway of Bakers Road will be permitted. All waste collection vehicles must leave the service road in forward gear.
8. No waiting or loading along Bakers Road, other than in the demarcated loading bay will be permitted at any time.
9. No remote control access to operate the roller shutter door will be permitted to drivers of waste collection vehicles.
10. The refuse storage area will be cleaned by the Management Company as part of a maintenance agreement.

Appendices

Appendix A



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 Site Boundary
(indicative only)

Client

Reflect Contractors

Project

1-3 Bakers Road
Uxbridge

Drawing Title

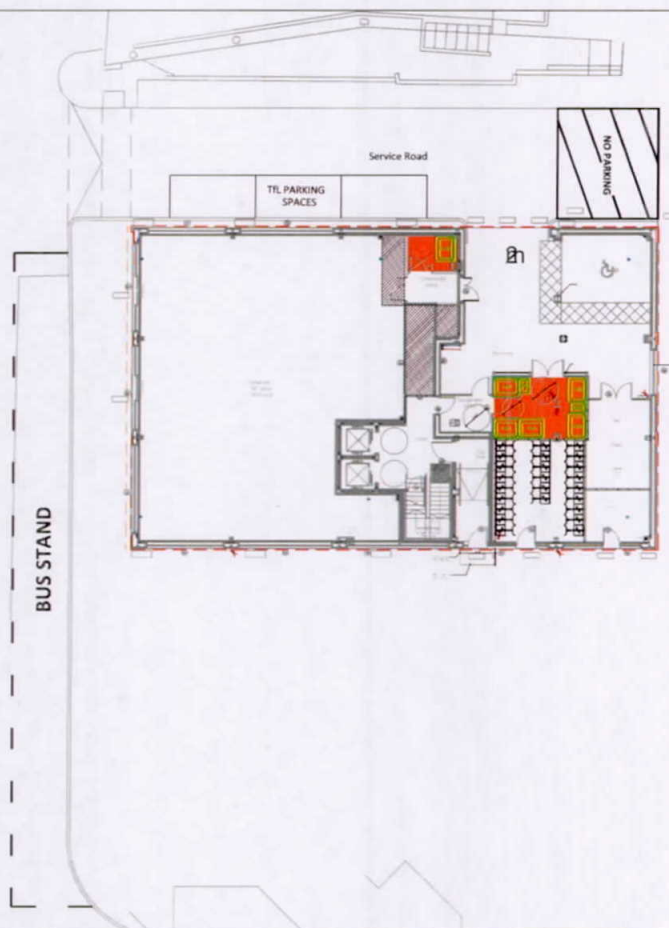
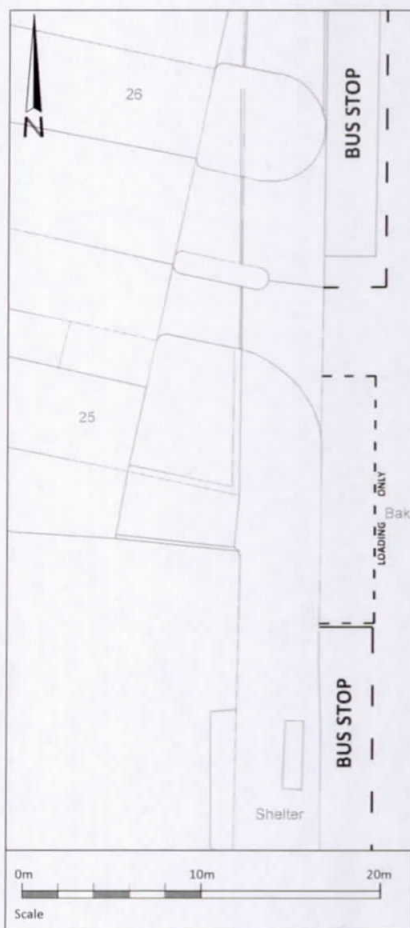
Site Location Plan

Drawing No

P729/1

Date November 2014
Drawn By ES
Checked By TS
Scale 1:5000 @ A4
File Ref P729/Figures/Fig1.ai
Doc Ref P729

Appendix B



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KEY
Refuse Storage Area
Refuse Bins

1	Refuse Storage Area
2	Refuse Bins

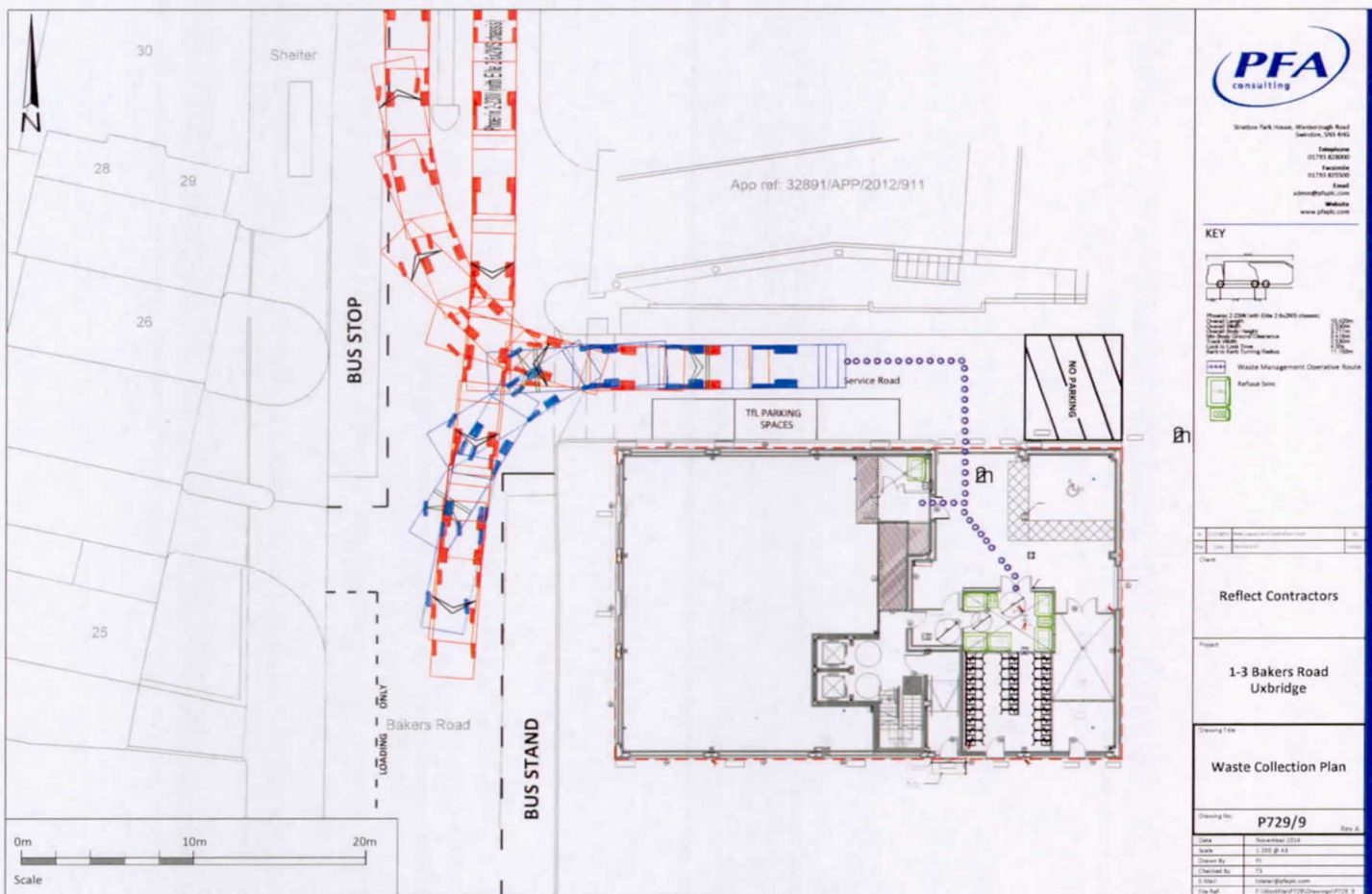
Client
Reflect Contractors

Project
1-3 Bakers Road
Uxbridge

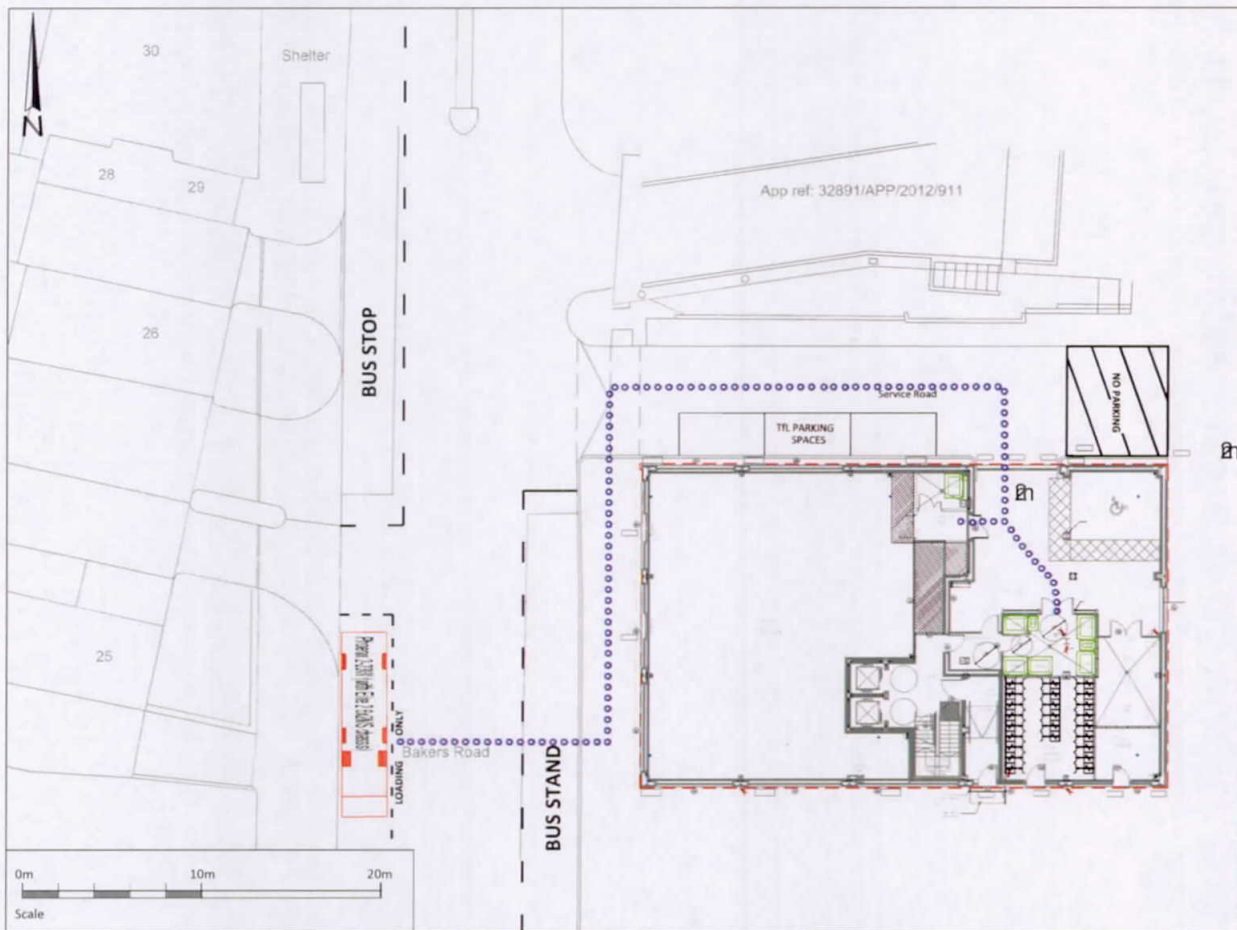
Drawing Title
Plan showing location of
Refuse Storage Area

Drawing No.	P729/8	Date	A
Scale	1:100 @ A3		
Drawn By	PS		
Checked By	PS		
E-Mail	info@pfa.co.uk		
File Ref	P729/8/P729/8/P729/8/P729/8		

Appendix C

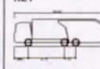


Appendix D



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KEY



Waste Management Operational Route
 Refuse Site

1-3 Bakers Road
 Uxbridge

Waste Collection Plan
 (loading from
 Bakers Road)

Drawing No: P729/10
 Date: November 2010
 Scale: 1:250 @ A3
 Design By: [blank]
 Checked By: [blank]
 E-Mail: [blank]
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