



# Highway Planning Ltd

Highways & Transportation Consultants

London Borough of Richmond upon Thames  
Civic Centre,  
44 York Street,  
Twickenham,  
TW1 3BZ

22<sup>nd</sup> August 2022

Ref: 22.65.01

Dear Sir,

**LAND BEHIND NO 1 HIGH STREET, MYRLE ROAD, HAMPTON HILL, TW12 1NA;  
CLASS 'MA 'PRIOR APPROVAL' APPLICATION**

We have been instructed by the applicants to provide support to the Prior Approval application for the change of use of existing buildings within Class E to 5 flats (1 x 1 bed/1 person, 3 x 1 bed/2 person and 1 x 2 bed/3 person). This follows a previous Prior Approval application (18/0688) which was refused following concerns raised by the Council's transportation officer relating to the impact of the proposed parking arrangements on highway safety (in Myrtle Road).

The existing buildings have a lawful use within Class E. The buildings were predominantly used for small scale manufacturing within the previous B1c light industrial Use Class. The site has an existing access from the end of Myrtle Road and the Officers report for the previous application acknowledges that this access has been used for deliveries and car parking.

The parking requirements for the proposed flats are set out within Table 10.3 of the London Plan 2021. The site has a PTAL rating of 2 and therefore the parking requirements are "up to 0.75 spaces per 1 & 2 bed dwelling". For the proposed 5 flats this equates to 4 spaces. Given the previous concerns raised by the Council and local residents the provision of 1 further parking space will help to alleviate concerns regarding the potential overspill of parking from the flats onto Myrtle Road.

The parking layout has been assessed using the Autotrack software to simulate the swept path of cars manoeuvring into and out of the parking spaces. These are shown on drawing 22.65 – 001 attached hereto.

The proposed site plan includes indications of where and how refuse will be stored. The storage areas are within 15m of the end of Myrtle Road and this does not exceed the recommended maximum carry distance of 25m (Part H6 Building Regulations).

The proposals include the provision of secure parking for 8 bicycles. The cycle parking standards are set out in Table 10.2 of the London Plan 2021 and require the provision of 1 space per 1 bed/1 person dwelling; 1.5 spaces per 1 bed/2 person dwelling and 2 spaces for all other dwellings. For the proposed development this equates to 7.5, say 8 spaces and therefore the proposals comply with the required standard.

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In conclusion, the proposals address the previous concerns raised by the Council in respect of parking and manoeuvring. The proposals comply with the required standards for refuse and cycle storage. As such, there are no outstanding highway issues that could lead to the application being refused on the grounds of highway safety.

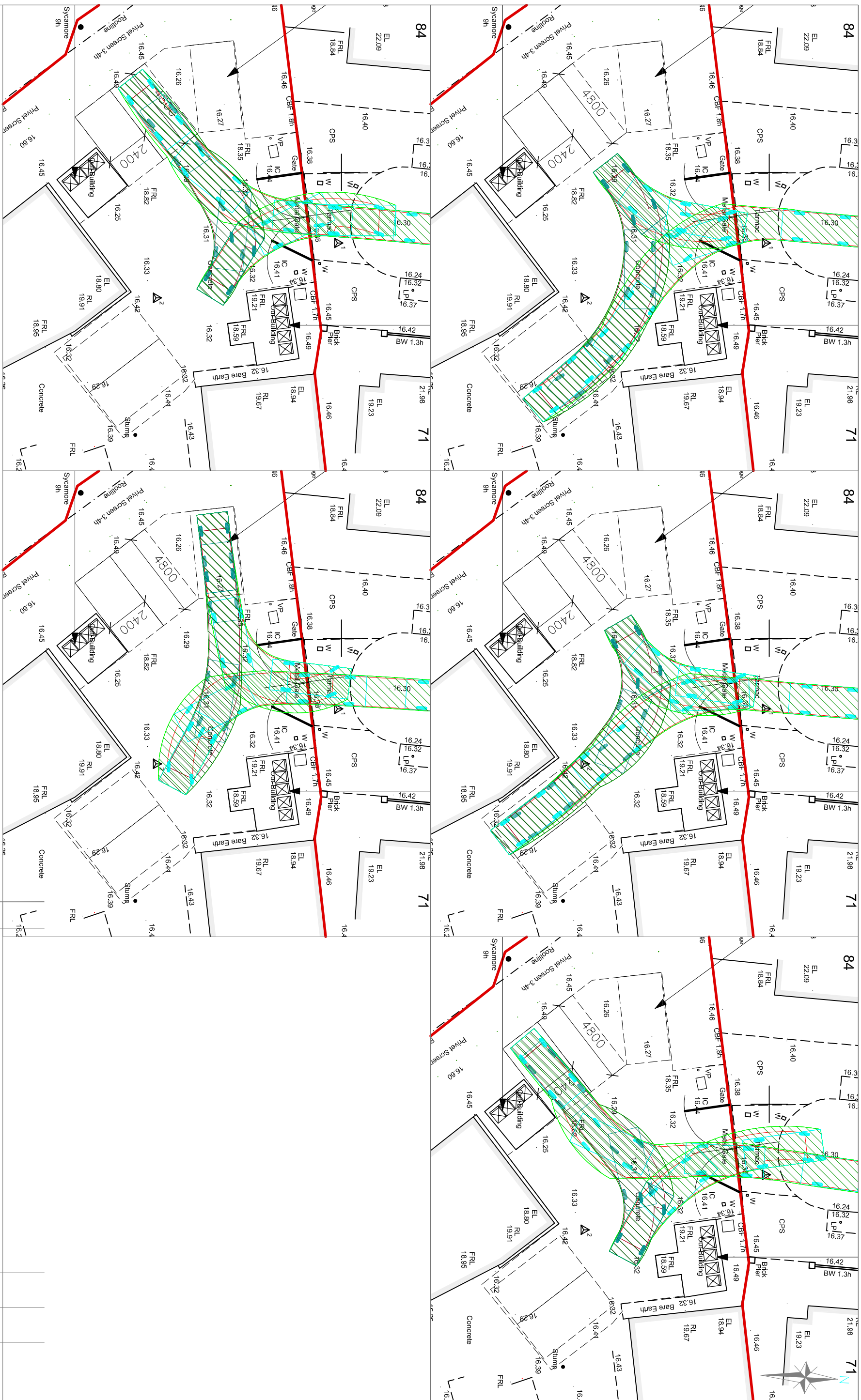
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Dermot McCaffery'. The signature is written in a cursive style with a long horizontal stroke extending to the left.

**Dermot McCaffery** FIHE MARRM

**Director**

enc



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REV AMENDMENTS		DRAWN	CHKD	DATE
Job Title	1 HIGH STREET, HAMPTON, TW12 1NA			
Client	Highway Planning Ltd			
Drawing Title	SWEEP PATH PLOTS - STANDARD CAR			
Scale	1:200 @ A3	Date	22 AUG 22	Designed
			DFM	Drawn
			DFM	Drawing No
				22.65 - 001
				Rev