

# SIPSON WAY, HILLINGDON

## OVERVIEW

### CLIENT

Sipson Property Limited

### SECTORS

Sport & Leisure

### LOCATION

Hillingdon

### PLANNING AUTHORITY

London Borough of Hillingdon

### HIGHWAY AUTHORITY

Transport for London  
London Borough of Hillingdon

### PROJECT TEAM

Barton Willmore  
FBM Architects

### PROJECT MANAGER

Richard Morrison

### PROJECT DIRECTOR

Nathan Hanks



## PROJECT

Appointed to provide transport advice in support of the redevelopment of Douglas Webb House at 546 Sipson Road in Hillingdon. Granted planning consent for a 310 bedroom hotel with 81 car parking spaces, 4 coach parking spaces, and a coach and taxi drop off facility at the front of the hotel. The proposed hotel would be used primarily for travellers using Heathrow airport.

## APPROACH

The London Borough of Hillingdon required further evidence that the proposed 81 parking spaces for the hotel, with its function rooms and increased number of bedrooms, would be able to cater for the predicted level of parking demand. The agreed data derived from the TRICS database demonstrated that trip rates had been based on hotels that included meeting rooms and the proposed spaces would be able to cater for the predicted level of demand.

Transport for London requested that an Active Travel Zone assessment was undertaken in accordance with its Healthy Streets approach. This involved a detailed assessment of six key routes to the site within a 20 minute cycle journey, including a review of road safety and healthy neighbourhood characteristics of each route, culminating in a series of identified improvement measures such as new dropped kerbs and tactile paving, new benches, maintenance to a pedestrian tunnel, the removal of footway parking and the creation of a new crossing with a refuge island.

## OUTCOME

Planning permission granted.

## RELATED PROJECTS

Land at Elwick Place, Ashford, Kent

