




2.0 Open Space Plan

2.2 Site access & Security

KEY

-  Primary Entrance
-  Access to Refuse and Cycle Store
-  Visual links to Central Courtyard

ACCESSIBILITY

The site is well located and benefits from excellent access to public transport provision (demonstrated by its PTAL 6b), being within 550m of both Farringdon and Chancery Lane rail stations, which provide convenient access to a range of London Underground and National Rail services (please see 2.3 Transport Links). Numerous frequent bus services also operate in the locality providing connections throughout central London, including various night buses.

SECURITY

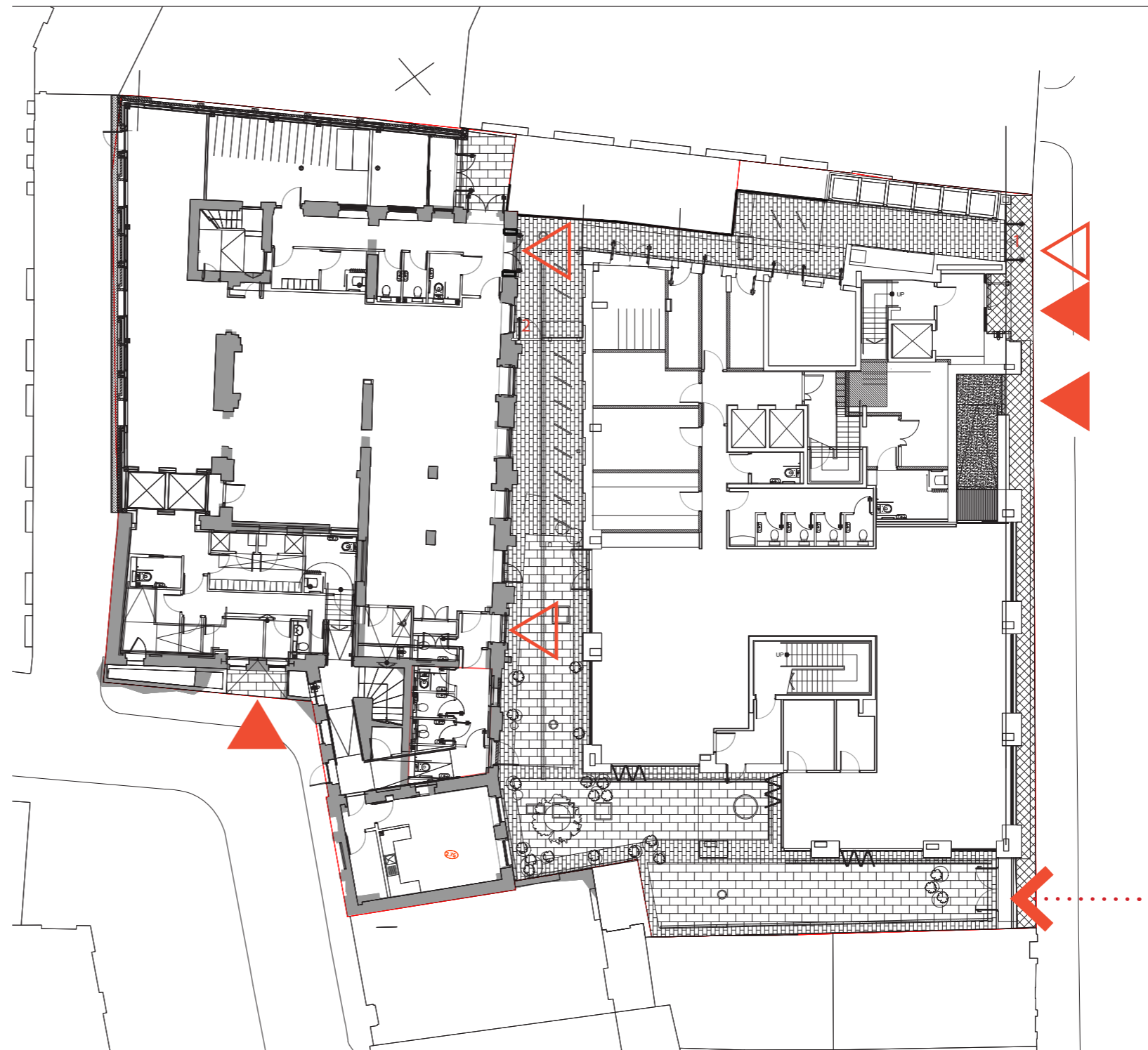
Refer to next page for a summary of the workshop with the Met Police and key reference for security rating of doors.

Access into the courtyard area is via a fob controlled secure gate from Eyre St Hill. Access through this gate is for all three users of the site (1).

- Encrypted FOB access control due to multiple users; residents (access to refuse and cycle storage), hotel (staff back of house and refuse) and the office (staff cycling entrance and refuse). FOBS will allow some control and reduce the risk of unauthorised entry.
- Any internal 'exit' buttons need to be protected to prevent them being activated from the public side and consideration to the level of the land is required to prevent a person from crawling underneath.
- The design of the gate is to be semi-permeable to allow a person exiting to see if anyone is behind the gate.
- This gate will be a 'high' use area so will be required to be robust and fit for purpose.
- For disabled access encrypted FOB to activate automated self-opening/closing mechanism.

The courtyard includes a secondary gate which provides access for the office & hotel only (2).

Security rated to PAS24:2016. Encrypted FOB access for hotel staff and office staff with cycles only.



2.0

Open Space Plan

2.3 Cycle Strategy

OFFICE LONG STAY



- 30 bays double tier, 2 bays hand cycle. 32 total
- Employees would have fob access to Eyre Street Hill BoH entrance, store bike in internal bike store in Office building then access Office Core A1 via courtyard space in between office and hotel. Easement required from hotel.

OFFICE SHORT-STAY



- 5 bays Camden Stand
- Visitors would require temporary fob to Eyre street Hill BoH entrance or hotel courtyard gate from hotel reception, store bike in Camden stands in either space and then access Office Core A1 via courtyard space in between office and hotel. Easement required from hotel.

HOTEL LONG STAY



- 8 bays Camden Stand, 1 bay hand cycle. 9 total
- Employees would have fob access to Eyre Street Hill BoH entrance and hotel courtyard gate, store bike in external covered Camden Stands then access hotel through service entrance.

HOTEL SHORT-STAY



- 5 bays Camden Stand
- Visitors would require temporary fob to Eyre street Hill BoH entrance and hotel courtyard gate from hotel reception, store bike in Camden stand in shared courtyard space in between office and hotel, then access hotel from courtyard.

RESIDENTIAL LONG STAY

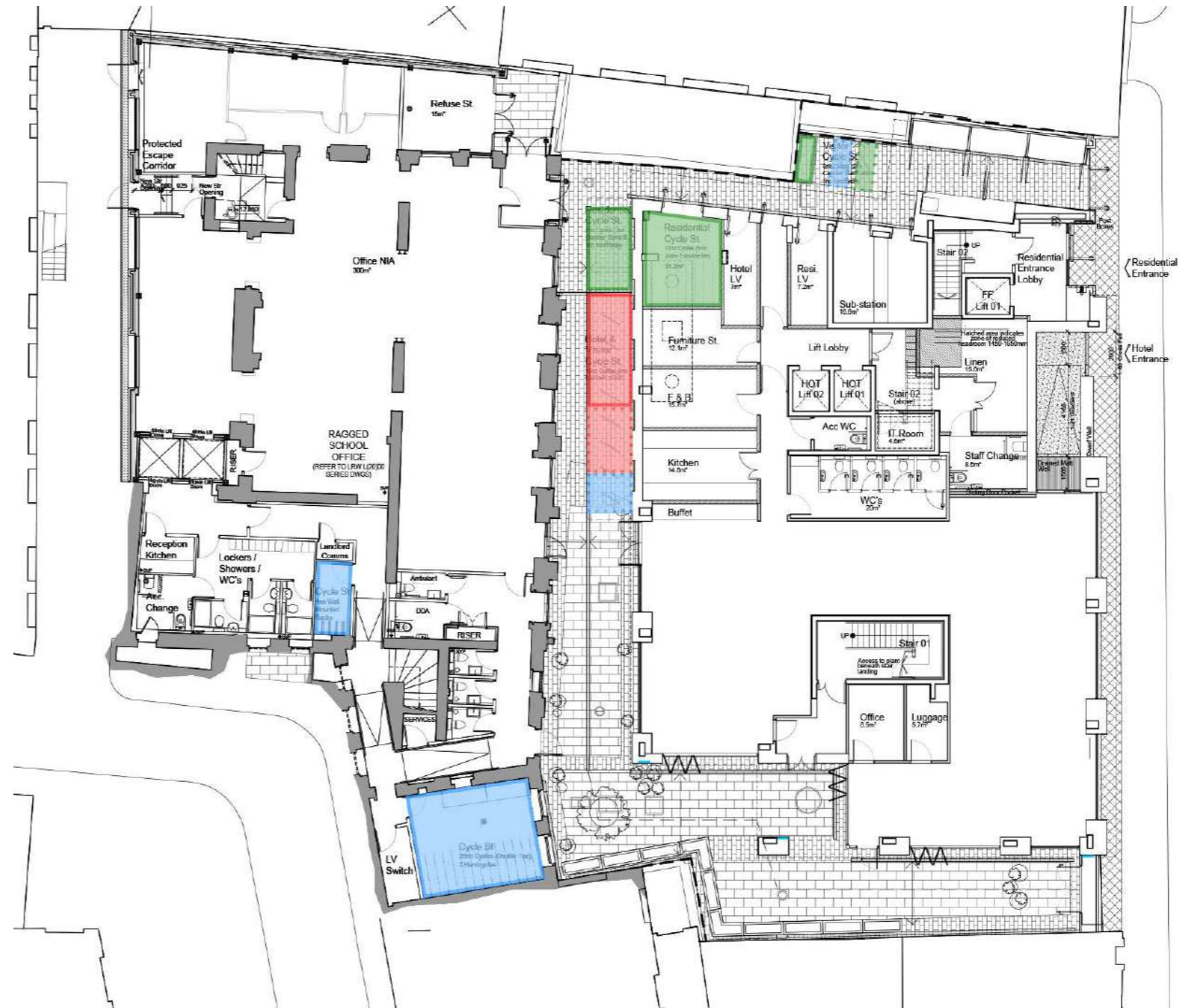


- 12 bays double tier, 4 bays Camden stands, 1 bay hand cycle. 17 total.
- Residents would have fob access to Eyre Street Hill BoH entrance, store bike in internal bike store in affordable building then return to Eyre St Hill main residents entrance.

RESIDENTIAL SHORT-STAY



- 2 bay Camden Stand
- Visitors would have temporary fob access to Eyre Street Hill BoH entrance, store bike in Camden Stands then return to Eyre St Hill main residents entrance.



2.0 Open Space Plan

2.4 Refuse Strategy

Suitable refuse and recycling storage would be provided within the site for each of the residential, hotel and office uses. All are conveniently accessible via the Eyre Street Hill BoH entrance (FOB activated and surveillance).

NB:
London Borough of Camden may require access to site as some refuse points exceed the 10m of designated collection points. A management strategy may be required for the office refuse.

The refuse collection strategy is highlighted in the Milestone Waste Management Plan Oct 2022.

- Office ■
 - x2 1,100L general waste bins,
 - x3 1,100L recycling bins and
 - x1 1,100L organic waste bin.
 - Access via the Eyre Street Hill BoH entrance

- Hotel ■
 - x2 1,100L general waste bins
 - x3 1,100L recycling bins
 - x1 1,100L organic waste bin
 - Access via the Eyre Street Hill BoH entrance

- Residential ■
 - x1 660L general waste bin
 - x1 660L recycling waste bin
 - x1 660L organic waste bin
 - Access via the Eyre Street Hill BoH entrance



2.0 Open Space Plan

2.5 Delivery Strategy

Parking & Drop-Off

Owing to the site's highly accessible location and in accordance with local policy, no on-site car parking is provided. Cycle parking facilities would be available to all staff and guests for each land use, in accordance with London Plan standards.

A number of taxis would be attracted to the site (approximately 12 per day). This pick-up / drop-off activity could be safely accommodated from Eyre Street Hill without impeding the through-flow of vehicles.

Trip Generation

A trip generation assessment identifies that the redevelopment proposals would generate approximately 866 additional two-way trips by all modes over a typical day. This would include a total of 39 additional two-way vehicle movements, comprising 3 two-way vehicle movements during the AM peak hour with none anticipated during the PM peak hour.

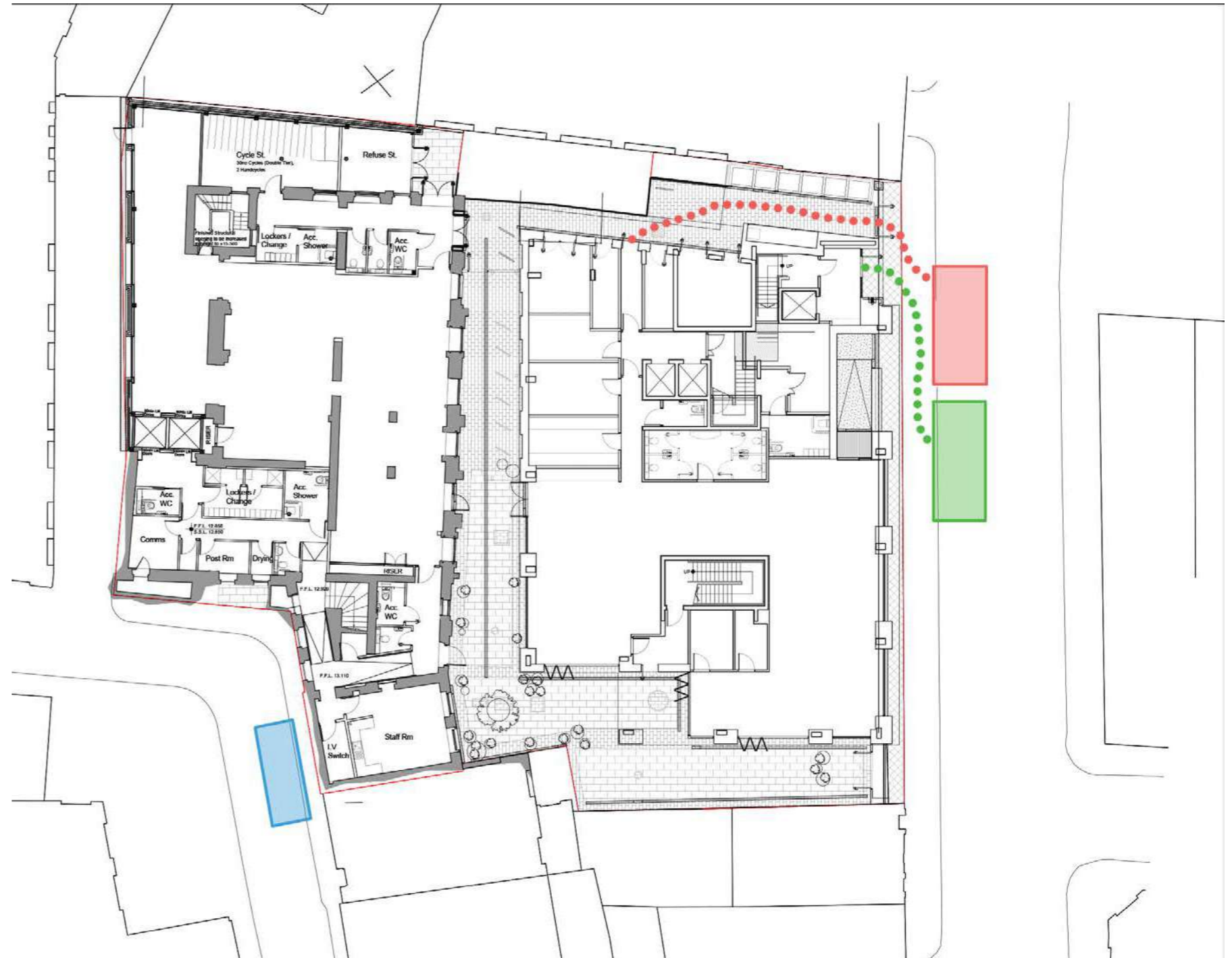
These vehicle movements would predominantly comprise taxis given the site's accessible location and car-free nature. The majority (93%) of trips to / from the site would be undertaken by sustainable modes such as public transport, walking and cycling.

Servicing & Access

The proposed hotel is anticipated to generate an additional 14 delivery / servicing visits per week, equating to an average of 2 per day. The office would continue to attract approximately 5 delivery vehicles per day, on average.

Owing to the low level of servicing anticipated, it is proposed that this delivery and servicing activity would be undertaken on-street from Eyre Street Hill. This is considered appropriate in the circumstances owing to the one-way nature of Eyre Street Hill, the relatively wide street enabling vehicles to pass and its lightly trafficked nature.

- Office
- Hotel
- Residential



2.0 Open Space Plan

2.6 Maintenance Strategy

THE SHARED COURTYARD / SERVICE AREAS WILL BE MAINTAINED AND MANAGED BY AN APPOINTED MANAGING AGENT WHO WILL REPRESENT THE INTERESTS OF THE LB CAMDEN.

THE FOLLOWING SCHEDULE WILL BE IN PLACE IN RELATION TO MAINTENANCE AND CLEANING REGIME OF THE SHARED COURTYARD.

- FORTNIGHTLY – AND AS REQUIRED - CLEANING REGIME WHICH WILL INCLUDE ALL EXTERNAL AND COMMUNAL SERVICE SPACES E.G. BIN STORES
- MONTHLY INSPECTIONS OF SECURITY ENTRANCES, CCTV, TREE CANOPY, PLANTING, CYCLE RACKS & EXTERNAL LIGHTING
- ON DEMAND ATTENDANCE FOR URGENT OR EMERGENCY MATTERS INCLUDING SECURITY ISSUES

The above strategy should be read in conjunction with and in reference to the details in the previous sections of this document and the hard & soft landscaping proposals on:

LRW_8060_L(00)243_Site & Hard Landscaping Plan

LRW_8060_L(00)244_Soft Landscaping Plan_Hotel and Office

See appendix.

