

Bloomsbury House

CYCLE PARKING | PLANNING UPDATE

03 June 2023

SPPARC



74/77 Great Russell Street | 29B Montague Street

Cycle Parking Information

Project Address:

74-77 Great Russell St, London
29B Montague St, London

Client:

The Bedford Estates

Prepared by:

GK

Checked by

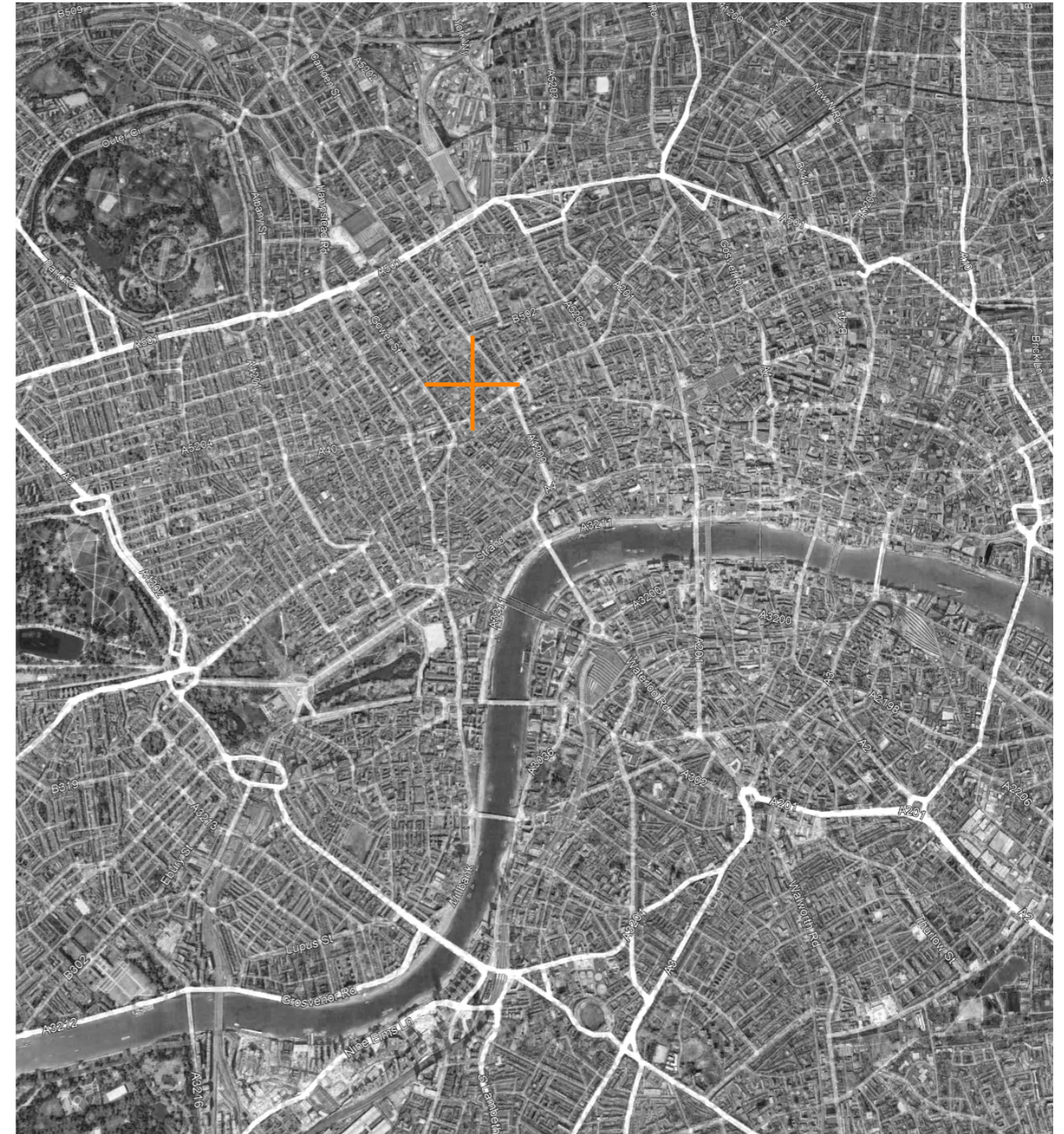
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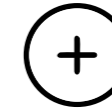
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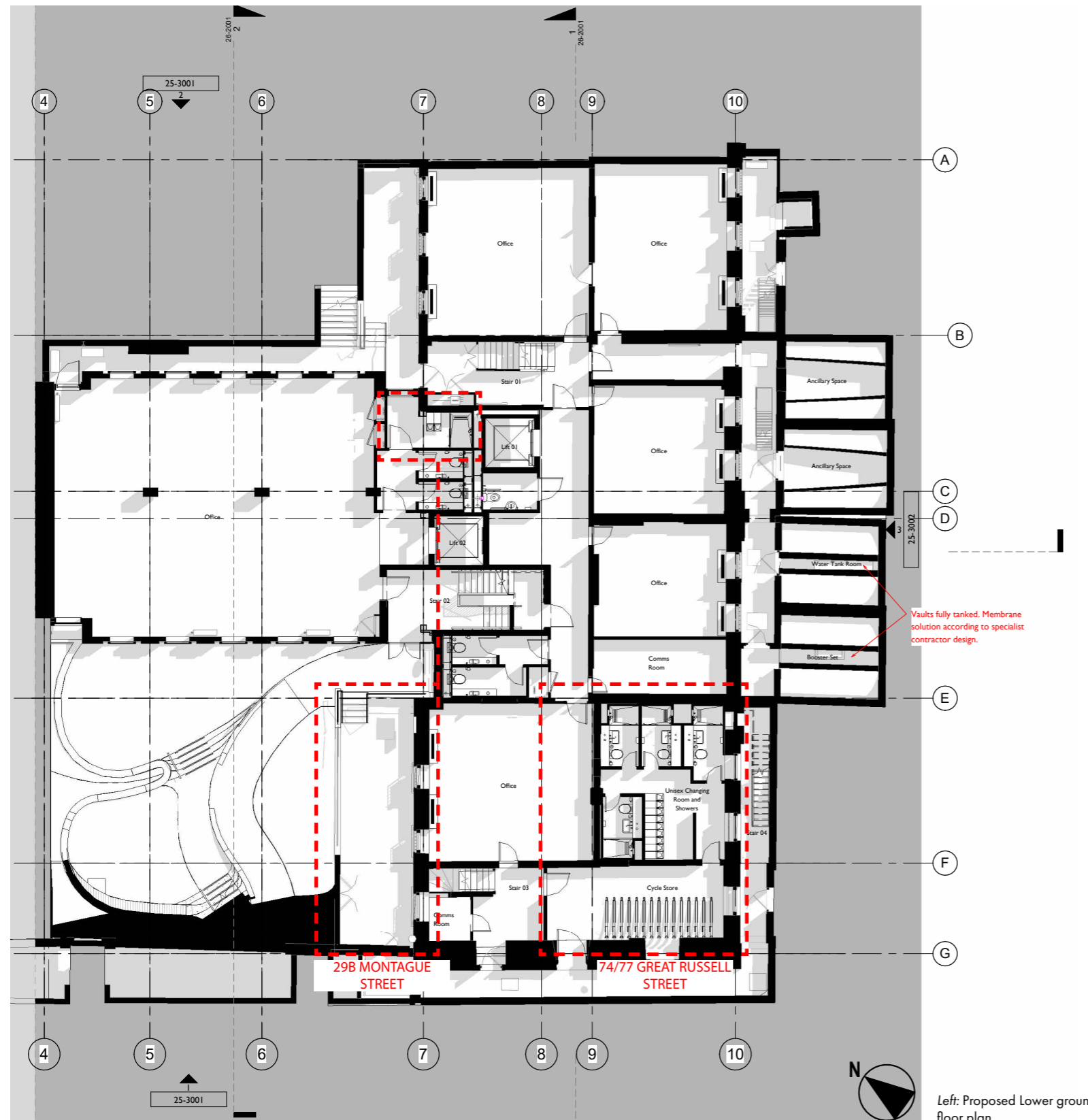




INTRODUCTION

This document has been prepared to demonstrate the proposed cycle parking spaces and cyclist amenities for 74/77 Great Russell Street and 29B Montague Street.

In both buildings these amenities are located on the lower ground level and accessed separately from the lightwell on Great Russell Street and the garden on Montague Street respectively.



Left: Proposed Lower ground floor plan.

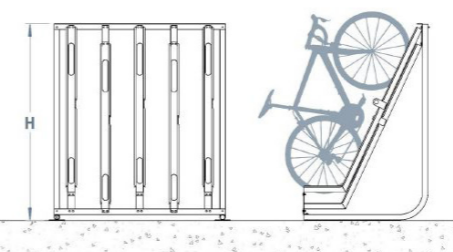
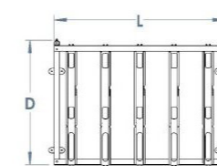
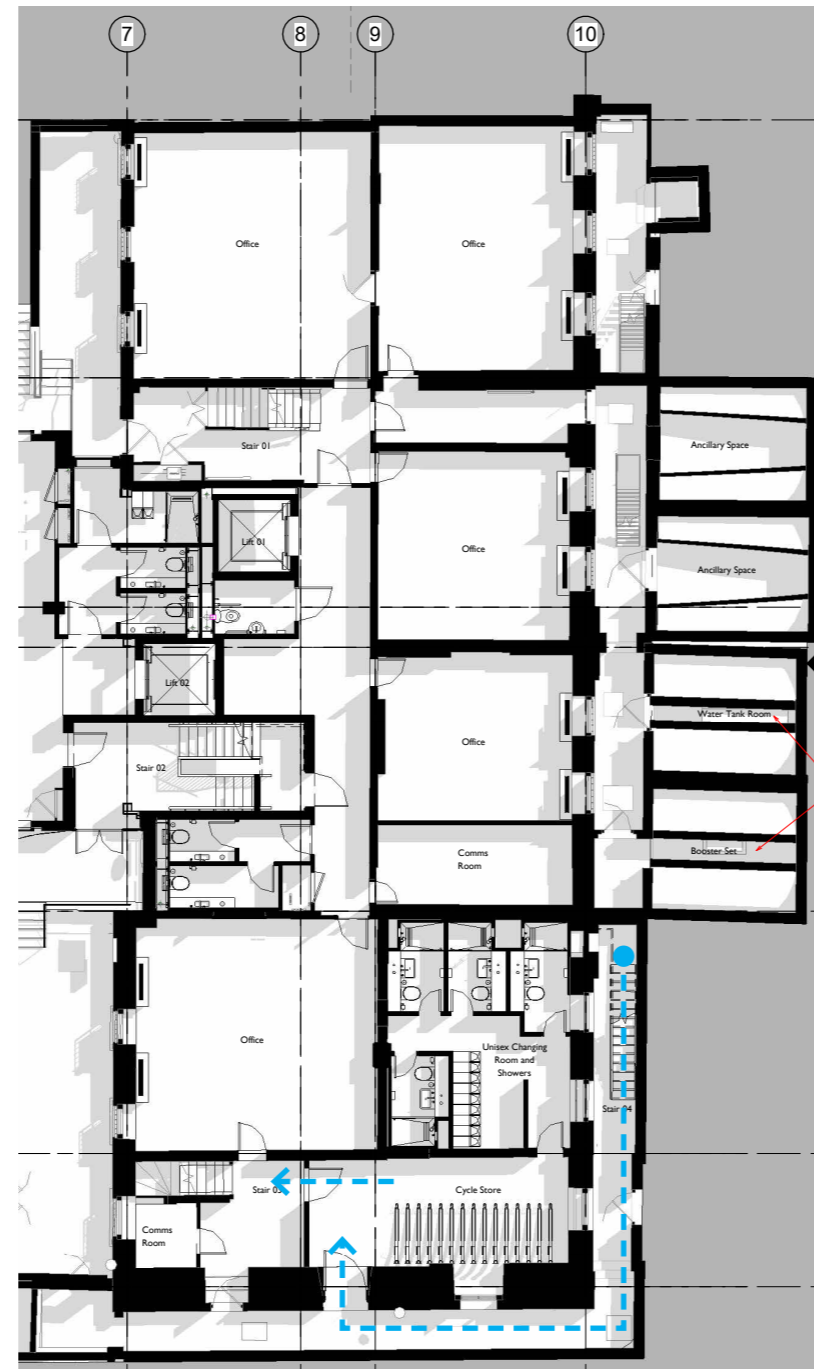
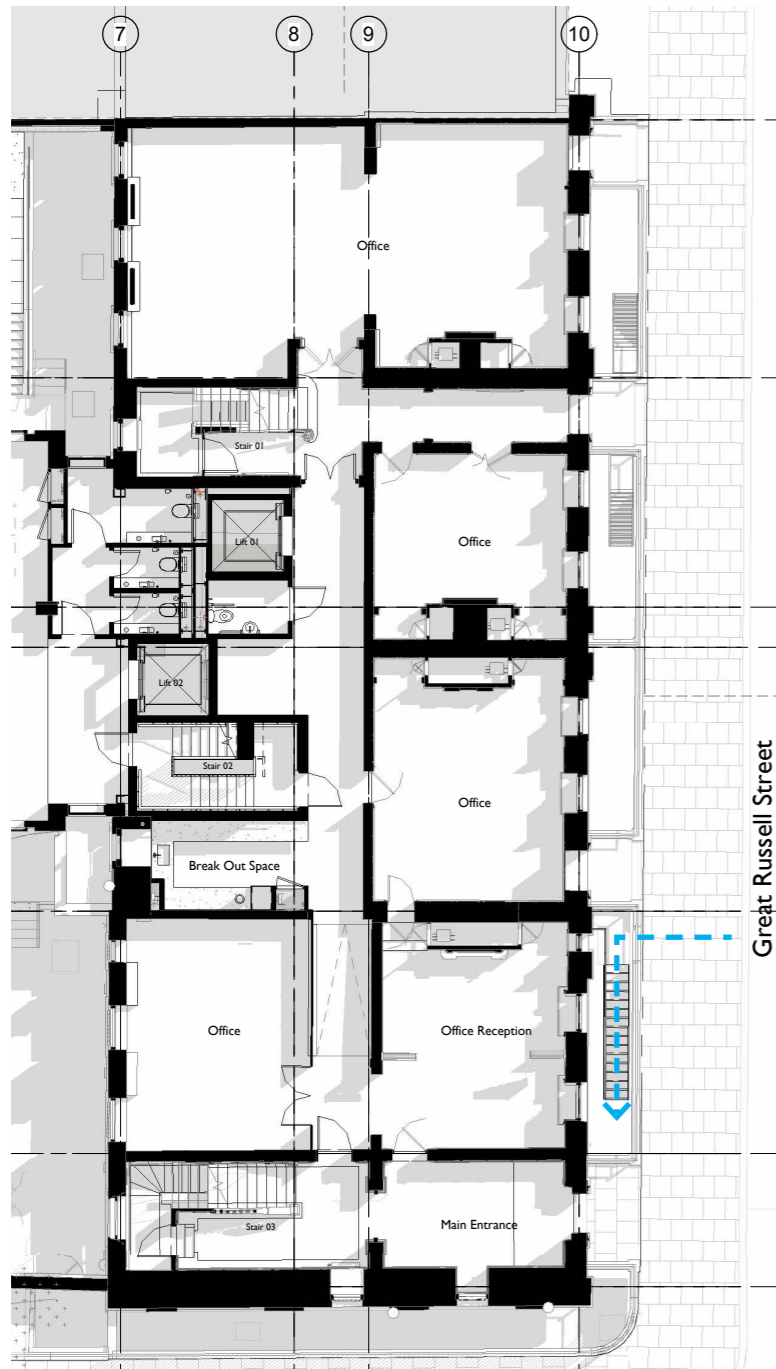


CYCLE STORAGE

The buildings along 74/77 Great Russell Street, which are currently operating as office space, share their cycle parking with 29B Montague Street within the garden space of the latter. In a fast-changing world where car users are being encouraged to adopt alternative and eco-friendly means of transportation, it was essential to ensure the proposed works include adequate cycle storage provision.

Following the client brief that was dictating the independent occupation of 74/77 GRS and 29B Montague Street, a brand-new internal cycle store of 15 spaces is proposed within the lower ground floor of 77 GRS. It will be directly accessible from the Great Russell Street via the stairs -incorporating a bike channel- located within the lightwell area. The central window of the lower ground west facade is proposed to be removed and replaced with direct door access to the new cycle store. With the shower rooms located at the back, this arrangement provides a fully contained and operational amenity space for bike users. Then office occupiers can access their space via stair 03.

We have adopted the use of semi-vertical bike stands due to the limited headroom at lower ground level, in a matt black finish.



Above: Semi-vertical bike racks

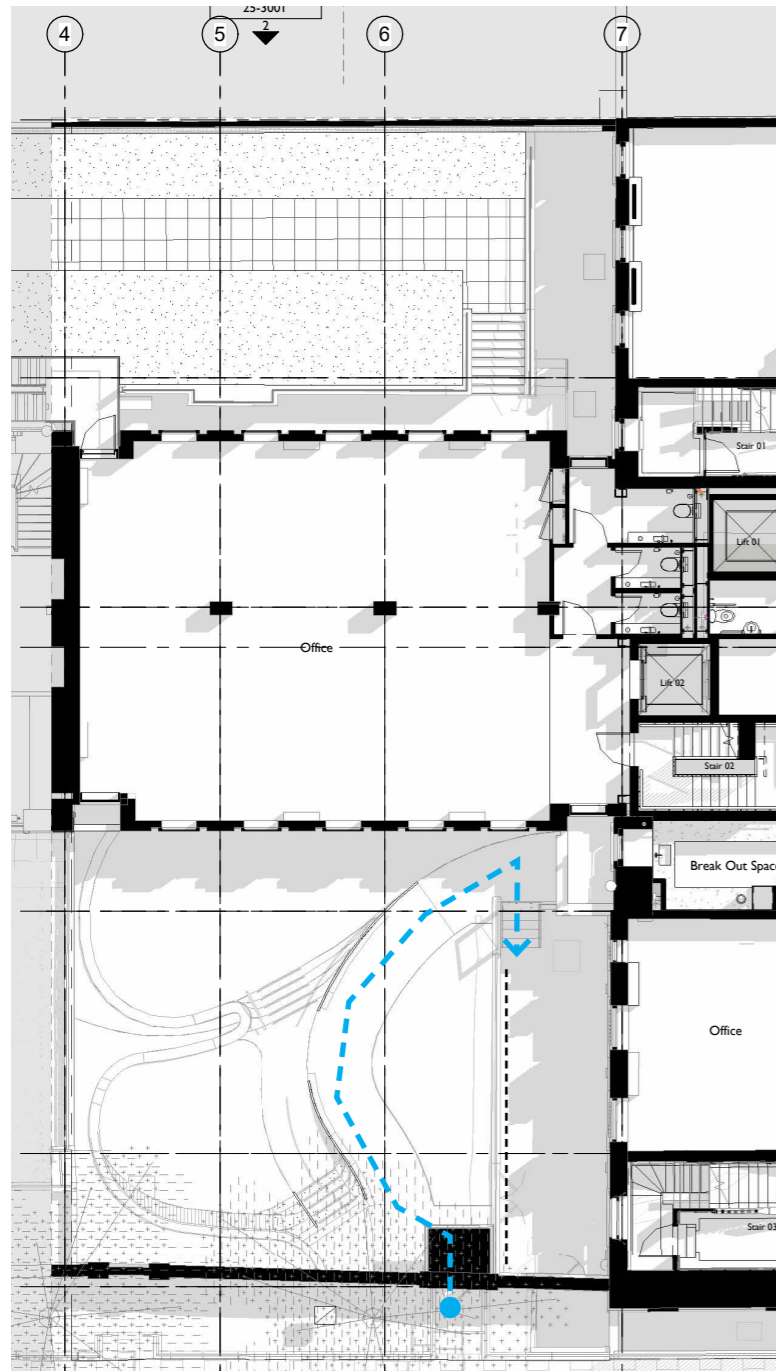
Above: Access diagrams for 74/77 Great Russell Street Cycle Store. Left: Level 0G
Right: Level LG.



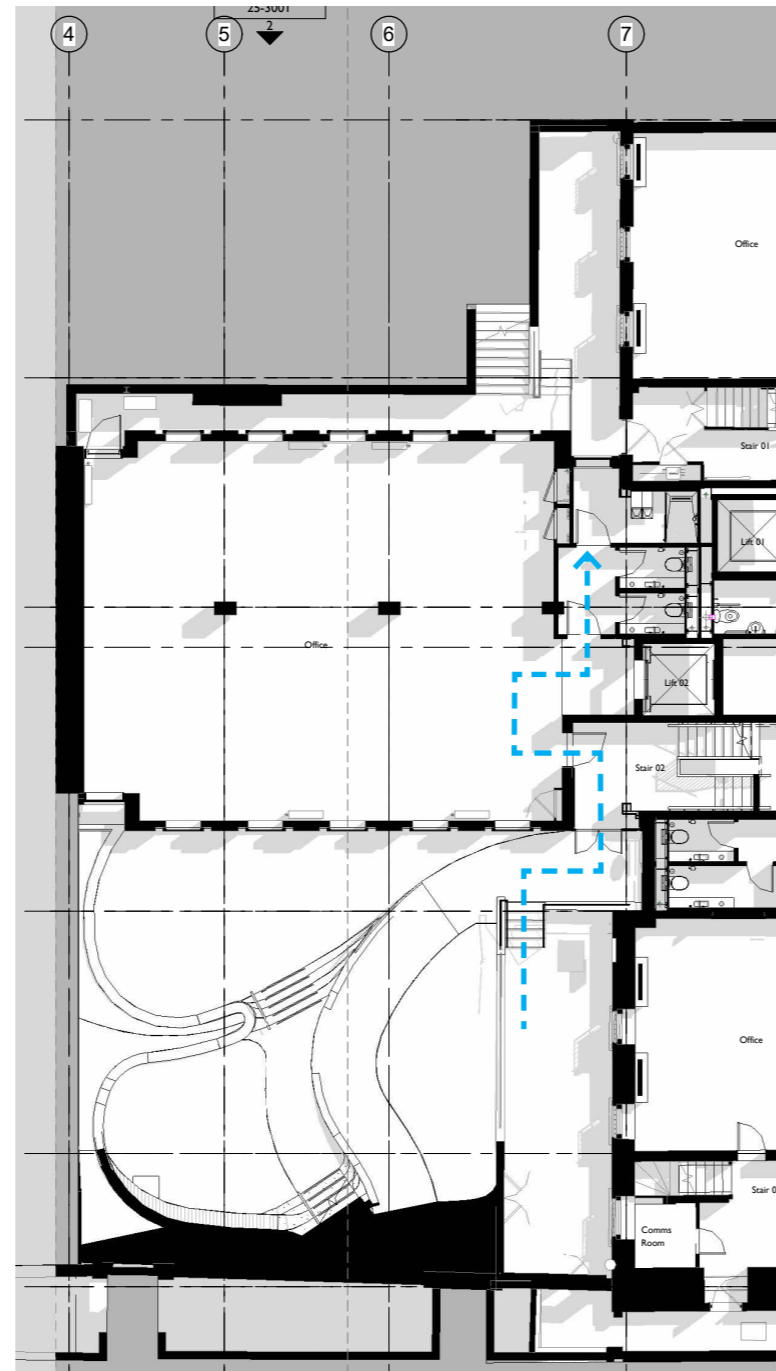
CYCLE STORAGE

The cycle parking regime for 29B Montague Street will be retaining the existing 11 bike stands that were previously shared with 74/77 GRS, thus improving the provision.

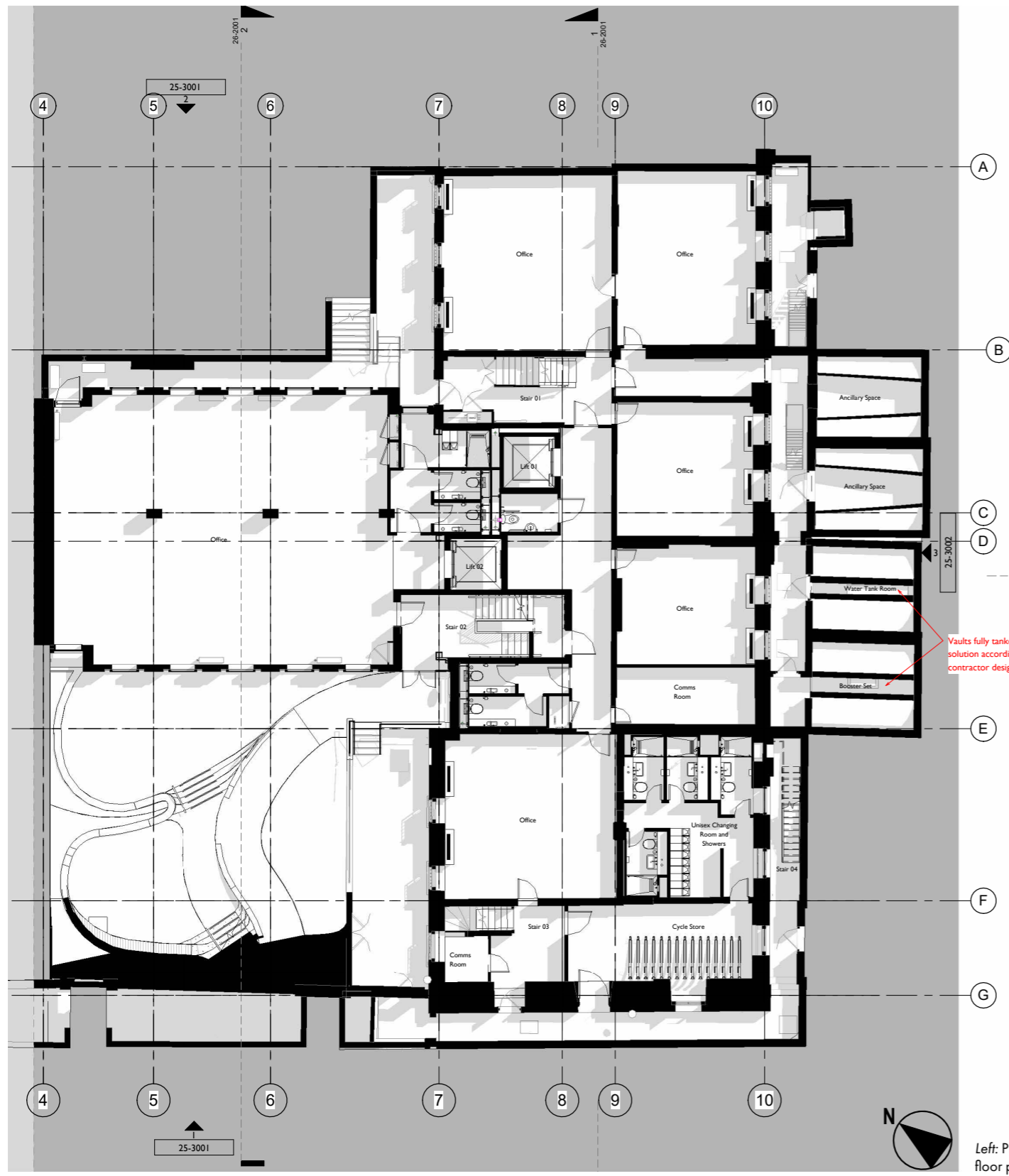
These bike stands were previously accessible through steps but the proposed design allows for a ramp too to improve the arrival experience of bike users. Additionally, a shower facility with lockers has been incorporated on the lower ground of 29B Montague Street.



Above: Access diagrams for 29B Montague Street Cycle Store. Left: Level OG Right: Level LG.



Above: Existing bike stands



Left: Proposed Lower ground floor plan.



CONCLUSION

It is recognised that adequate cycle provision is very important, and it should be instilled in every project's DNA. However, the specific buildings also dictate and deserve a creative, yet measured heritage lead architectural response due to being Listed.

Following careful consideration of all the opportunities and restrictions for the refurbishment of those buildings, the design team aimed to incorporate as many cycles parking as possible, which is more than doubled from the current condition, and also provide cyclist amenities (showers and lockers) that were non-existent previously. Another goal was to improve the access of the cycle parking and hence the addition of a ramp in 29B Montague Street's Garden and also the re-arrangement of the lightwell stair in 77 GRS to allow for less steep steps with a bike channel.

