

15.00

Access & Transport

15.03 Cycle Store

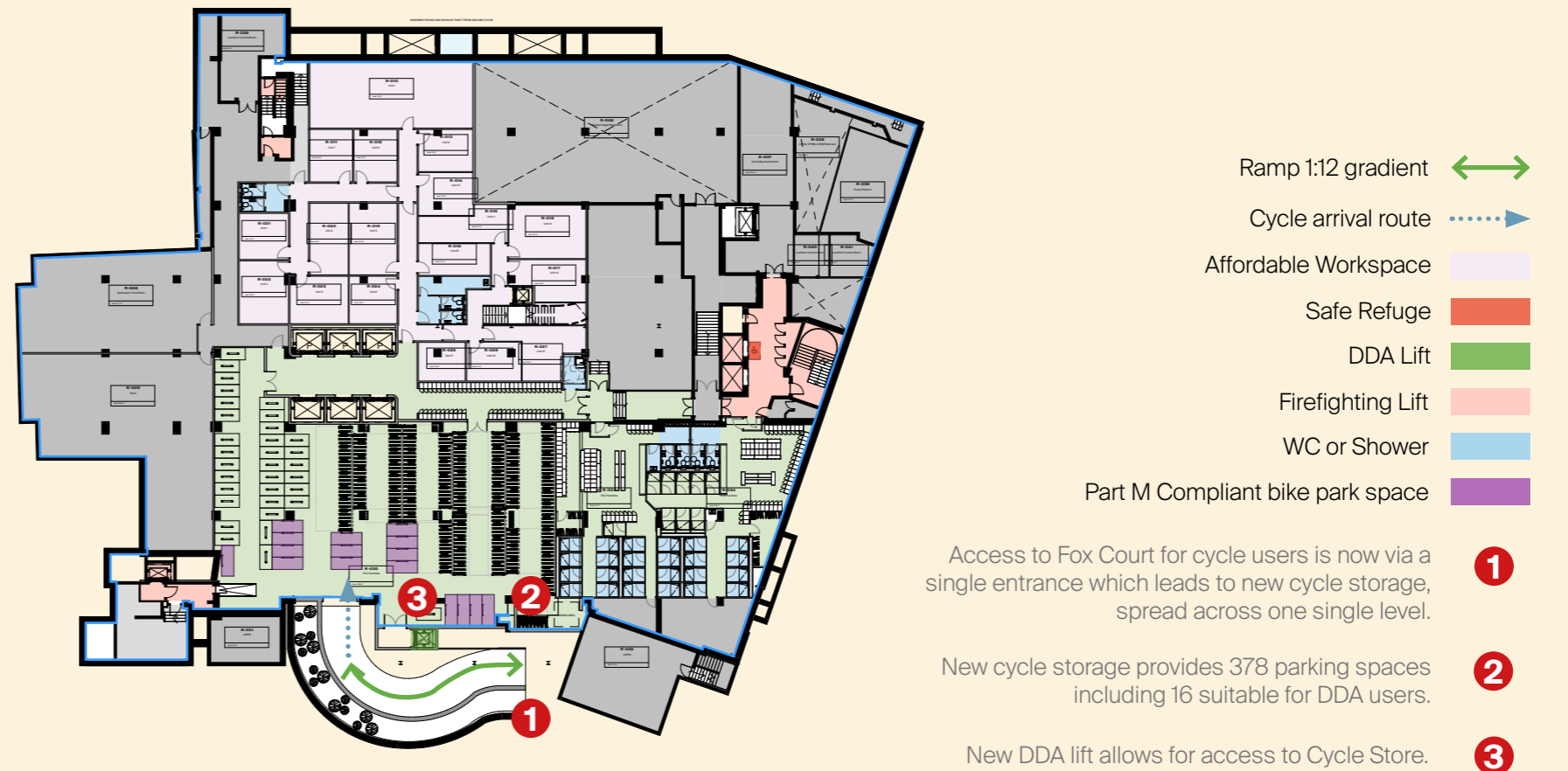
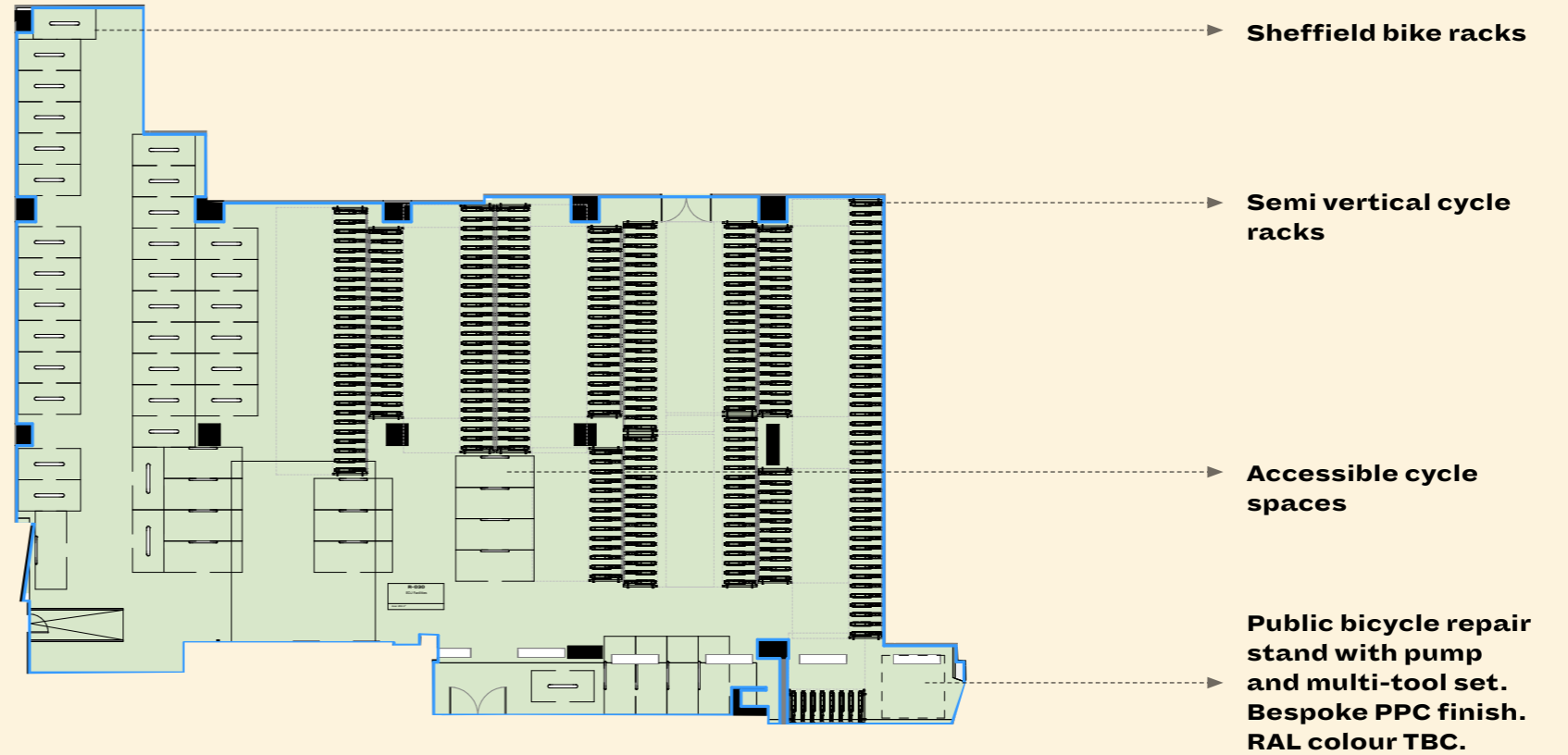
Cycle Store Facilities

The current car park will be substituted by a bicycle storage facility. The plan is to eliminate all vehicle parking from the area and create a development that promotes the use of eco-friendly transportation methods.

The cycle store allows for ease of access from Brooke St. The proposal meets the minimum cycle parking provisions as stated by the GLA London Plan March 2022 (based on proposed GEA). The space hosts the minimum requirements of sheffield stands, accessible Part M / oversized cycle rack spaces and has exceeded the number of stands required for semi vertical cycle rack spaces, providing +20% extra to align with Camden's guidelines.

Semi vertical stands were chosen due to restricted floor to ceiling heights. +20% extra couldn't be achieved in sheffield stands and accessible spaces due to space restrictions of the existing building.

| KEY FEATURES | MINIMUM PROVISIONS | +20% PROVISIONS |
|----------------------|--------------------|-----------------|
| Semi Vertical Stands | 247 | 296 |
| Sheffield Stands | 66 | 79 |
| Accessible Spaces | 16 | 20 |
| Sub-Total | 82 | 296 |
| TOTAL | 378 | |



15.00

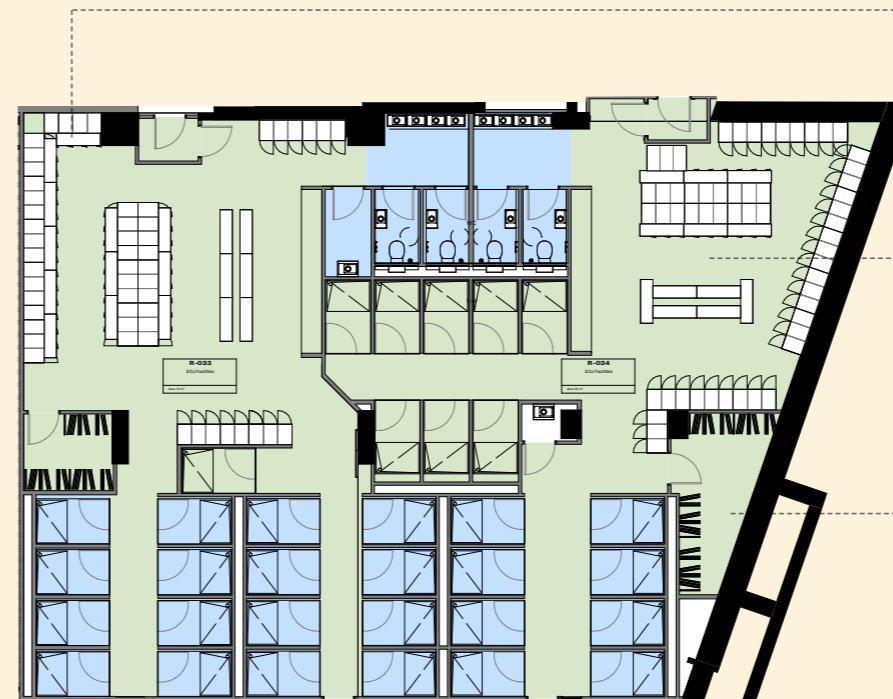
Access & Transport

15.04 Changing Rooms

Changing Rooms - Provisions & Layout

The end of journey facilities are accessible through the main corridor connected to the cycle store, at basement level. Alternatively, it can be accessed from the upper floor through the main lifts.

The facilities are split into two separate changing rooms. The facilities have been designed to be generous and high quality in order to attract more people to take eco-friendly transport options to work such as cycling and running.

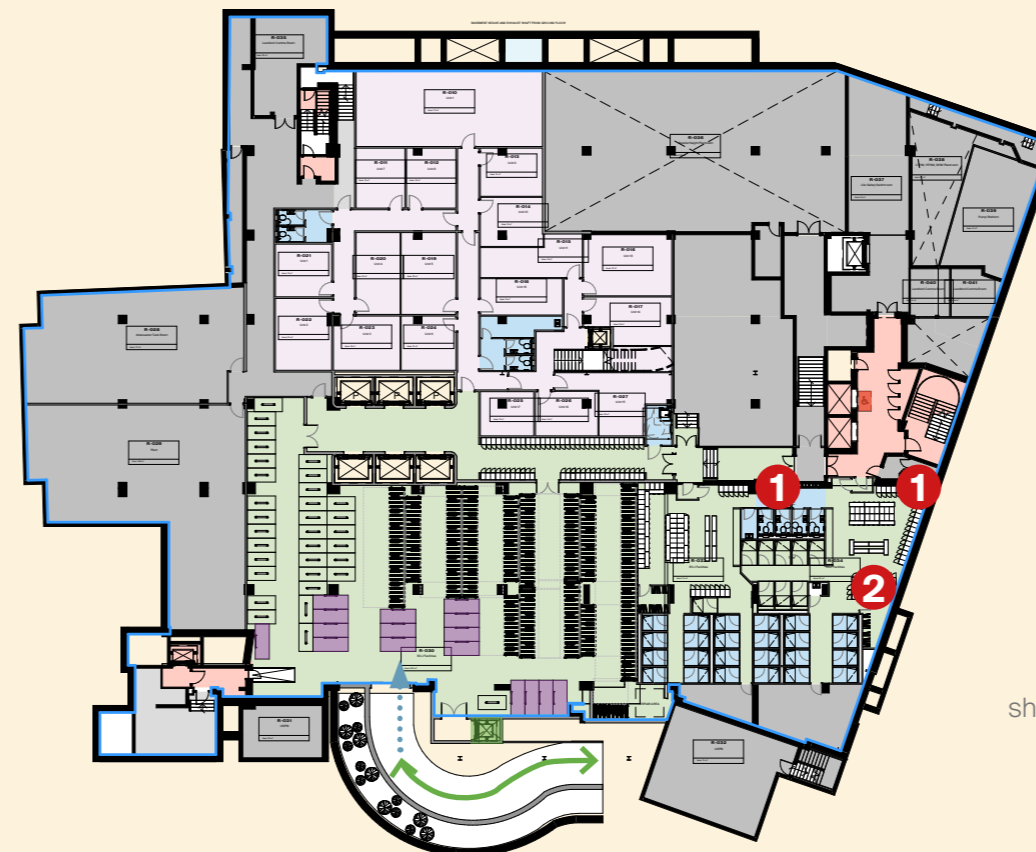


New bespoke 2 tiered integrated and ventilated lockers with bespoke door finish TBC and electronic PIN lock.

New large format tiled walls throughout changing room, WC's and showers.

Heated and ventilated Drying room with fitted stainless steel racks, rails, shelves and hangers. Ambient temperature in drying room to be 30 degrees and unity kept below 60%.

| KEY FEATURES | QUANTITY |
|-----------------------------|----------|
| Showers | 33 |
| Drying Lockers | 329 |
| Accessible enlarged lockers | 4 |
| Ambulant shower cubicles | 2 |
| Ambulant WCs | ✓ |
| Towel Stations | ✓ |
| Vanity Stations | ✓ |



Ramp 1:12 gradient

Cycle arrival route

Affordable Workspace

Safe Refuge

DDA Lift

Firefighting Lift

WC or Shower

Part M Compliant bike park space

New access to changing rooms.

New changing rooms are provided with 33no. showers and 395 lockers. These include male, female and DDA dedicated spaces.

BGY

Appendix A
Area Schedule

Existing areas

| Area GIA | | Area GEA | |
|--------------------|---------------------|--------------------|---------------------|
| Subtotal | | Subtotal | |
| GIA m ² | GIA ft ² | GEA m ² | GEA ft ² |
| 949 | 10,215 | 1,037 | 11,162 |
| 2,141 | 23,046 | 2,298 | 24,735 |
| 1,586 | 17,072 | 1,709 | 18,396 |
| 1,665 | 17,922 | 1,684 | 18,126 |
| 1,571 | 16,910 | 1,665 | 17,922 |
| 1,560 | 16,792 | 1,665 | 17,922 |
| 1,419 | 15,274 | 1,536 | 16,533 |
| 952 | 10,247 | 1,024 | 11,022 |
| 954 | 10,269 | 1,024 | 11,022 |
| 953 | 10,258 | 1,016 | 10,936 |
| 537 | 5,780 | 661 | 7,115 |
| 14,287 | 153,784 | 15,319 | 164,892 |

Proposed areas

| All Uses GIA | | All Uses GEA | |
|--------------------|---------------------|--------------------|---------------------|
| Subtotal | | Subtotal | |
| GIA m ² | GIA ft ² | GEA m ² | GEA ft ² |
| 991 | 10,667 | 1,186 | 12,700 |
| 2,235 | 24,057 | 2,925 | 31,400 |
| 2,519 | 27,114 | 2,647 | 28,400 |
| 2,633 | 28,341 | 2,771 | 29,800 |
| 2,539 | 27,330 | 2,679 | 28,800 |
| 2,502 | 26,931 | 2,641 | 28,400 |
| 2,228 | 23,982 | 2,371 | 25,500 |
| 2,326 | 25,037 | 2,458 | 26,400 |
| 1,892 | 20,365 | 2,035 | 21,900 |
| 1,954 | 21,033 | 2,097 | 22,500 |
| 973 | 10,473 | 1,070 | 11,500 |
| 74 | 797 | 91 | 900 |
| 22,866 | 246,128 | 24,971 | 268,786 |