



Camden
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Simon Templeton
Architect
44 Molyneux Street, London W1H 5JD
T 020 7724 6264
M 07768 960 588
s.templeton@btinternet.com

12th February 2024

Application Ref. 2022 / 0679 / P Dated 22nd November 2023

Dear Sir / Madam,

Please find attached additional information requested to discharge Conditions 10 & 11, namely;

Condition 10

Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Condition 11

Prior to the occupation of the development hereby approved, details of the provision of 2 Electric Vehicle Charging Points shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be implemented in full in accordance with the approved details before the use hereby permitted commences and shall thereafter be retained solely for its designated use.

Reason: To ensure adequate cycle parking is available on site, to promote sustainable modes of transport, and so safeguard the visual amenity of the area in accordance with policies A1 & T1 of the Camden Local Plan 2017.

Simon Templeton
Architect
44 Molyneux Street, London W1H 5JD
T 020 7724 6264
M 07768 960 588
s.templeton@btinternet.com

Please refer to drawing '**2TWA Conditions 10/11**', illustrating the proposed secure and covered cycle storage area, and the location of the EVCP's.

Please do not hesitate to return to me if any further information is required.

Yours faithfully,

Simon Templeton **Architect**
M 07768 960 588

Condition 10

Application Ref. 2022 / 0679 / P Dated 22nd November 2023

Condition 10

Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Simon Templeton
Architect
44 Molyneux Street, London W1H 5JD
T 020 7724 6264
M 07768 960 588
s.templeton@btinternet.com

1.0 Proposal

We propose providing four 'wall mounted cycle brackets' within the proposed garage at 2 Templewood Avenue.

The wall brackets will be fixed to a masonry wall at the rear of the garage. An area 2m wide x 1.25m deep will be marked out by floor paint, to indicate the clearance required to access bicycles on the wall mounted rack, and the overall clearance from the end wall to vehicle in garage is approx 2.5 metres.

The garage automatic 'upward opening' door is 2.6metres wide, and will therefore provide adequate clearance to one side of a parked car to push a bicycle to the rear of the garage, in order to store on the wall hanging bracket.

2.0 Architects Statement

No. 2 Templewood Avenue, is a large detached family home. The clients have three children and are keen cyclists, every member of the family having at least one bicycle.

Simon Templeton
Architect
44 Molyneux Street, London W1H 5JD
T 020 7724 6264
M 07768 960 588
s.templeton@btinternet.com

Providing a convenient solution for secure and dry bicycle storage is a topic we have discussed on a number of occasions.

I anticipate that the car is unlikely to be garaged day to day, and the bicycles will take priority within the garage, but we are aware that we need to provide “details of secure and covered cycle storage area for 2 cycles”, hence we have opted for a wall mounted system, and we have chosen to further draw attention to the space required to use the wall mounted rack by marking out the concrete floor slab.

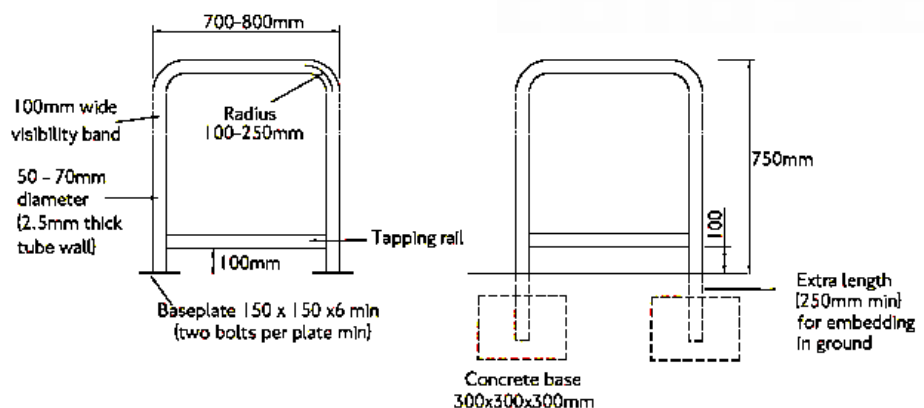
3.0 Resource:

1.0 London Borough of Camden Local Plan 2017
Section 10, Transport Policy T1

2.0 Camden Planning Guidance ‘Transport’

Cycling Facilities

8.23 Resident cycle parking to be located internally and where possible, via a secure entrance that is well lit and is overlooked.



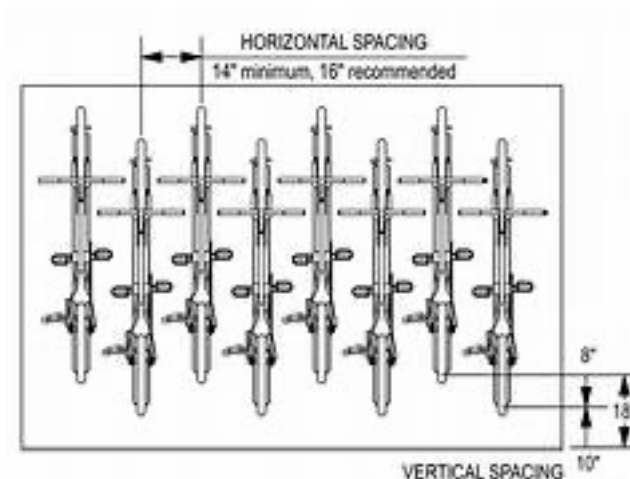
3.0 TFL's 'London Cycling Design Standards'

Additional guidance is available on providing cycle storage in new residential developments (London Housing Supplementary Planning Guidance, Adopted 2012)

Suggesting that Cycle storage inside the home can work well, if it provided over and above the minimum gross internal floor area and minimum circulation space requirements.

The document also suggest alternative wall storage and floor systems for storing bicycles, both more appropriate to our setting, within a secure garage .

Simon Templeton
Architect
44 Molyneux Street, London W1H 5JD
T 020 7724 6264
M 07768 960 588
s.templeton@btinternet.com



Condition 11

Application Ref. 2022 / 0679 / P Dated 22nd November 2023

Simon Templeton

Architect

44 Molyneux Street, London W1H 5JD

T 020 7724 6264

M 07768 960 588

s.templeton@btinternet.com

Condition 11

Prior to the occupation of the development hereby permitted, details of the provision of 2 Electric Vehicle Charging Points shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall there after be implemented in full in accordance with the approved details before the use hereby permitted commences and shall thereafter be retained solely for its designated use.

Reason: To ensure adequate cycle parking is available on site, to promote sustainable modes of transport, and so safeguard the visual amenity of the area in accordance with policies A1 & T1 of the Camden Local Plan 2017.

1.0 Proposal

We propose installing two EVCP's at 2 Templewood Avenue. One EVCP (un tethered) will be installed externally, on a short hardwood post located at the NE corner of the building. A further EVCP will be installed internally on the RHS wall of the garage, and will be tethered (with a hard wired cable), which will enable charging to the front, near side and rear of the electric vehicle.

2.0 Architects Statement

2 Templewood Avenue has two vehicular gates presently and a connecting driveway. Our Planning approval permits the removal of one vehicular access, and an additional pedestrian access gate.

The retained (all be it slightly relocated) vehicular access to the North East, provides the opportunity of parking a car externally

on the drive way, and a further vehicle in the garage, and both cars reversing within the driveway, in order to drive forward over the 'cross over' on to Templewood Avenue.

Given the limited external parking on the driveway, it makes sense to locate the second EVCP within the garage.

The internal EVCP would be tethered' to make it very convenient to simply trickle charge any vehicle driven into the garage (garage provides access to the cloak room and side access to house) no matter how short a period is available before re-use.

The external EVCP is 'untethered', to avoid a bundle of unattractive cables. The EVCP would be post mounted at approx 1100 mm high, and partly concealed by vegetation. A charging cable would reach the electric vehicle no matter were on the drive it had been parked.

3.0 Resources:

Camden Planning Guidance ' Transport'. January 2021

5.26 Electric Vehicles

Where a need for new parking is agreed, the council will require the provision of bays to include Electric Vehicle Charging Points (EVCP's)

6.23 Active spaces have charging points that are fully wired and ready to use.

Simon Templeton
Architect
44 Molyneux Street, London W1H 5JD
T 020 7724 6264
M 07768 960 588
s.templeton@btinternet.com





Simon Templeton
Architect
44 Molyneux Street, London W1H 5JD
T 020 7724 6264
M 07768 960 588
s.templeton@btinternet.com



Simon Templeton

Architect

44 Molyneux Street, London W1H 5JD

T 020 7724 6264

M 07768 960 588

s.templeton@btinternet.com