

# Bourne Estate

## Planning statement to fulfil the requirements of Condition 11

To be read in conjunction with drawings: BE14\_PC11-219, 220, 239 & 240

*Condition 11: Before the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, detailed plans indicating the type and layout of secure and covered cycle storage facilities for 94 cycles for the residential component of the development shall be submitted to and approved by the local planning authority in writing. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of each respective part of the development, and permanently retained thereafter.*

### Cycle store types

There are two types of cycle stores in the scheme: internal cycle stores associated with stair cores, and accessed via the communal entrance lobbies to the flats, and external cycle stores within the gardens of specific maisonettes, which benefit from independent access via a garden gate.

Block 1 and Block 2 both have two independent internal cycle stores. Alongside this, Block 2 also has external stores within the ground floor maisonette gardens.

As noted within the Design and Access statement, the following standards were targeted (with the larger taking precedence):

Camden DP18

Requirement - 1 cycle store per unit

CFSH - 1 credit

Requirement - studios and 1 beds - 0.5 cycles per unit

2 & 3 beds - 1 cycle per units

### Cycle rack / store specification

Internal cycle stores at basement level will house Sheffield stands (Core A, Block 1, and both cores in Block B).

The internal cycle store at ground floor level (Core B, Block 1) will have wall mounted stands (Broxap 'London Bridge Cycle stand' - see fig 1 below). Sheffield stands are not suitable for this location as they cannot achieve a sufficient depth of fixing in the 75mm floating screed of the floor build-up (minimum 150mm concrete is required). The stands will be mounted with the central rail at 800mm and 1000mm above floor level, in order that they can be placed at 380mm centres to avoid clashing handlebars. This stand meets CFSH requirements as the frame can be locked to the central rail.

External cycle stores will be 'Protect-a-cycle Locker' by Cyclerracks.co.uk (see fig 2 below). These fit 3 adult bikes and meet Secure by Design standards.

## BXMW/LDB London Bridge Cycle Stand



A space-saving vertically mounted rack, ideal where floor space is at a premium.

- Front wheel mounted at high level
- Steady support at low level
- Locking bar to secure bicycle
- Wall mounted or can be rack mounted
- Hot dipped galvanized to BS EN ISO 1461: 2009
- Rack spacing available at 600mm centres

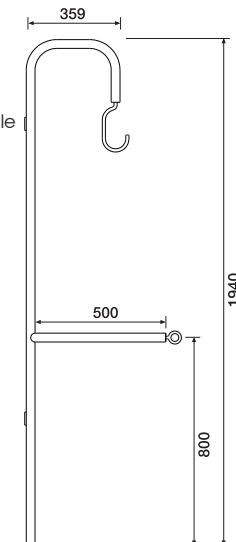


Fig 1

# CYCLE LOCKER A-C-C PROTECT PROTECT



**Product Name:** Protect-a-cycle Locker

## Product Description

Protect a Cycle™ is unique – it is the only cycle store which has been tested and certified by the Loss Prevention Certification Board and awarded the LPS1175 Security Rating 1 and in addition has achieved the Police SBD mark (Secure By Design) "Preferred Police Specification." Tested and certified by the Loss Prevention Certification Board (awarded the LPS1175 Security Rating 1) The first and only "Secured By Design – Police Preferred Specification" cycle store.

Padlocks, ground anchor and security cable included. Easy to use – patented spring assisted opening action. Integral metal base included complete with fixings for securing to concrete.

PVC coated galvanised panels – 25 year guarantee. Generous size – stores up to 3 adult bikes.

Quality build – all stainless steel fasteners.

Easy assembly – main components are factory assembled.

Simple instructions – clear step by step illustrated instructions.

Maintenance free – lasting good looks (no painting).

Fire resistant – complies with National Building Regulations.

Protect a Cycle is designed to be bolted down onto a hard (concrete) base which must be flat and level.

The product is supplied complete with two stainless steel hasps with two high security padlocks (Sold Secure Silver Approved) which will deter even the most determined thief – but wait there's more – because even if the thief does eventually penetrate he is confronted with a Heavy Duty Ground Anchor (again Sold Secure Silver Approved) complete with High Security Cable (Loss Prevention Board tested) which prevents the cycles from being removed.

## Convenient Bike Storage That Lasts

The generous dimensions of Protect a Cycle allow up to three adult bikes to be stored together (depending on style) and the clever patented design, which features a spring assisted opening action, allows complete and easy access.

## Additional Information

Weight: 99Kg

Dimension: 890 x 1960 x 1330cm

## Costs:

Protect-a-cycle Locker £589 each

## Colour Options:

Olive & Green or All Cream

Price includes delivery, Price plus VAT. Prices correct at time of print subject to charge without prior notice.



Cycleracks.co | T - 0845 094 0490 | F - 0845 094 0151 | www.cycleracks.co | info@cycleracks.co

## Distribution of Cycle spaces

### Block 1 Core A (north core)

This core serves 8 flats, with occupancies as shown in the table below. The required 4no. Sheffield stands (2no. bikes per stand) are provided within a cycle store at basement level, accessed via a lift with internal car dimensions of 1100x2100mm.

see drawings

BE14\_PC11-219

BE14\_PC11-220

<b>Block 1: Core A</b>			
8 no. units			
Flat no.	Flat type	CFSH	Camden
1.1	2b 4p	1	1
1.2	3b 6p	1	1
1.6	2b 4p	1	1
1.7	2b 4p	1	1
1.12	2b 4p	1	1
1.13	2b 4p	1	1
1.18	2b 4p	1	1
1.19	2b 4p	1	1
total		8	8

### Block 1 Core B (south core)

This core serves 19 flats, with occupancies as shown in the table below. The required 19no. London Bridge Cycle stands are provided at ground floor level, accessed direct off the lobby.

see drawings

BE14\_PC11-220

<b>Block 1: Core B</b>			
19 no. units			
Flat no.	Flat type	CFSH	Camden
1.3	1b 2p	0.5	1
1.4	2b 3p	1	1
1.5	2b 3p	1	1
1.8	3b 5p	1	1
1.9	1b 2p	0.5	1
1.10	2b 3p	1	1
1.11	2b 3p	1	1
1.14	3b 5p	1	1
1.15	1b 2p	0.5	1
1.16	2b 3p	1	1
1.17	2b 3p	1	1
1.20	3b 5p	1	1
1.21	1b 2p	0.5	1
1.22	2b 3p	1	1
1.23	2b 3p	1	1
1.24	2b 4p	1	1
1.25	1b 2p	0.5	1
1.26	1b 2p	0.5	1
1.27	1b 2p	0.5	1
total		16	19

### Block 2 Core A (west core)

This core serves 15 flats, with occupancies as shown in the table below. The ground floor maisonettes whose gardens are only accessed off their living rooms will also use this cycle store (units 2.2, 2.3, 2.4 & 2.8). 19no. cycle stands are required in total and so 10no. Sheffield stands (2no. bikes per stand) are provided at basement level, accessed via a lift with internal car dimensions of 1100x2100mm.

see drawings

BE14\_PC11-239

BE14\_PC11-240

<b>Block 2: Core A</b>			
19 no. units			
Flat no.	Flat type	CFSH	Camden
2.2	3b 5p	1	1
2.3	3b 5p	1	1
2.4	2b 4p	1	1
2.8	2b 3p	1	1
2.11	2b 4p	1	1
2.13	2b 4p	1	1
2.14	1b 2p	0.5	1
2.15	1b 2p	0.5	1
2.16	2b 3p	1	1
2.17	2b 4p	1	1
2.23	2b 4p	1	1
2.24	1b 2p	0.5	1
2.25	1b 2p	0.5	1
2.26	2b 3p	1	1
2.33	2b 4p	1	1
2.34	1b 2p	0.5	1
2.35	1b 2p	0.5	1
2.36	1b 2p	0.5	1
2.37	studio	0.5	1
total		15	19

### Block 2 Core B (east core)

This core serves 23 flats, with occupancies as shown in the table below. The required 12no. Sheffield stands (2no. bikes per stand) are provided at basement level, accessed via a lift with internal car dimensions of 1100x2100mm.

see drawings

BE14\_PC11-239

BE14\_PC11-240

<b>Block 2: Core B</b>			
22 no. units			
Flat no.	Flat type	CFSH	Camden
2.12	1b 2p	0.5	1
2.18	2b 4p	1	1
2.19	1b 2p	0.5	1
2.20	1b 2p	0.5	1
2.21	2b 3p	1	1
2.22	3b 5p	1	1
2.27	2b 4p	1	1
2.28	2b 4p	1	1
2.29	1b 2p	0.5	1
2.30	1b 2p	0.5	1
2.31	2b 3p	1	1
2.32	3b 5p	1	1
2.38	2b 4p	1	1
2.39	2b 4p	1	1
2.40	1b 2p	0.5	1
2.41	1b 2p	0.5	1
2.42	2b 3p	1	1
2.43	3b 5p	1	1
2.44	3b 5p	1	1
2.45	1b 2p	0.5	1
2.46	2b 3p	1	1
2.47	3b 5p	1	1
2.48	3b 5p	1	1
total		19	23

**Block 2 Maisonettes**

Units 2.1, 2.5, 2.6, 2.7, 2.9 and 2.10 all have independent access to their rear gardens and are to be provided with a 'Protect-a-cycle locker', which hold 3no. cycles each. 18no. cycle spaces are provided in total via this method.

see drawing

BE14\_PC11-240

**Additional cycle spaces**

The details above show provision of a total of 89no. spaces. The planning condition requires 94 spaces to be provided.

The remaining 5no. spaces will be provided in the following locations:

Block 1 Core A - 1no. Sheffield stand (2no. bikes)

Block 2 Core A - 2no. Sheffield stands (4no. bikes)

see drawings:

BE 219

BE 239

**Conclusion**

In summary, the 94no. required cycle stands will be provided in the following locations:

Block 1, Core A - 10no. bikes (5no. Sheffield stands)

Block 1, Core B - 19no. bikes (19no. wall mounted stands)

Block 2, Core A - 24no. bikes (12no. Sheffield stands)

Block 2, Core B - 24no. bikes (12no. Sheffield stands)

Maisonette gardens - 18no. bikes (6no. cycle lockers)