

## **Bourne Estate**

### **Planning statement to fulfil the requirements of Condition 11**

To be read in conjunction with drawings: BE14\_PC11-219A, 220B, 239A, 240A & 440-001J

*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 89 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.

The London Plan (REMA) has been used to determine the number of cycles to be stored in each of the locations:

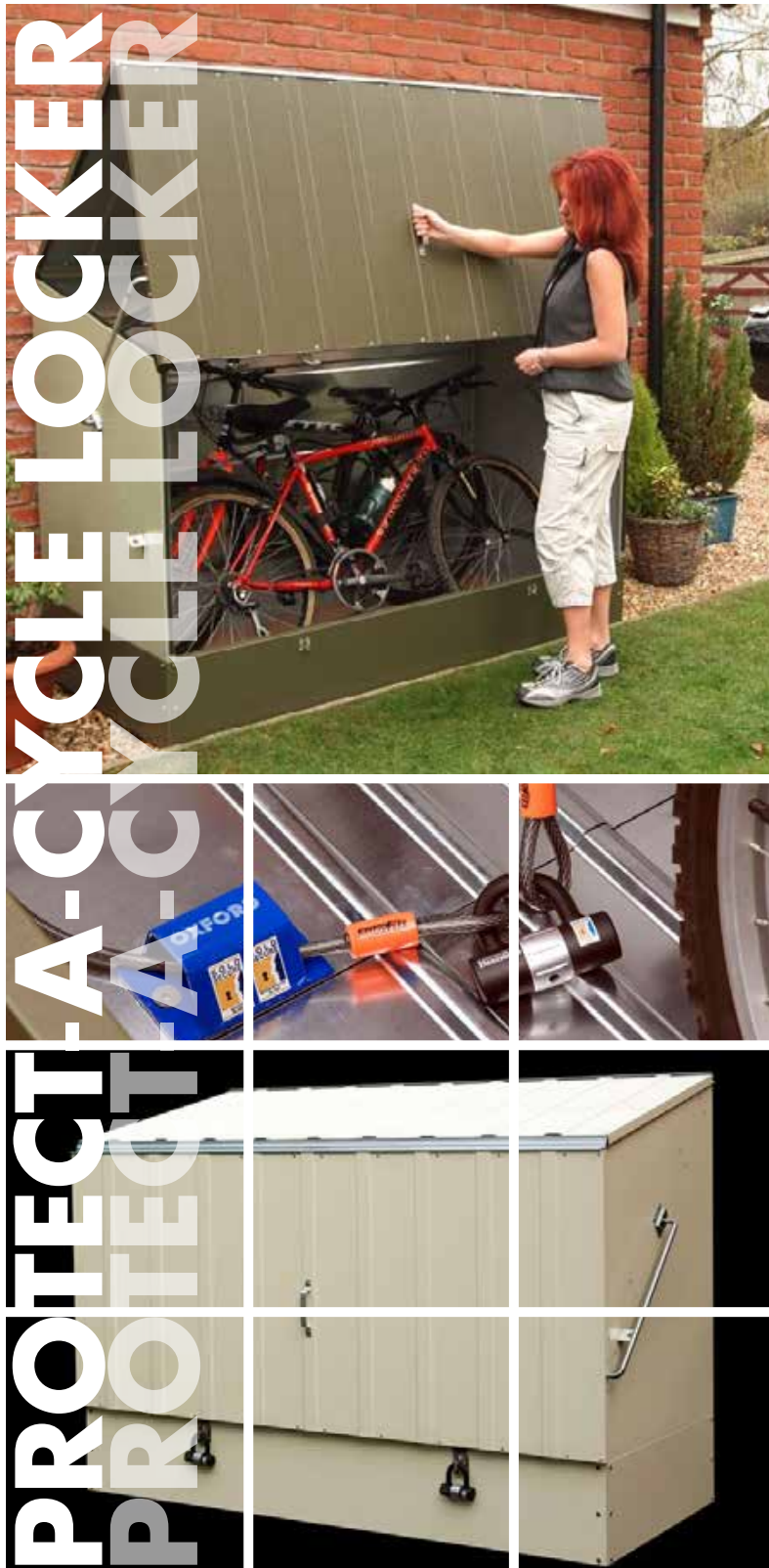
Requirement - studios, 1 beds & 2 beds - 1 cycle per unit  
3 beds & 4 beds - 2 cycles per unit

#### **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 Josta 2 tiered racks.

External cycle stores will be 'Protect-a-cycle Locker' by Cyclerracks.co.uk (see fig 1 below). These fit 3 adult bikes and meet Secure by Design standards.



**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

Fig 1

## 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 5no. 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\_PC11-219A

BE14\_PC11-220B

Block 1: Core A		
8 no. units		
Flat no.	Flat type	London plan
1.1	2b 4p	1
1.2	3b 6p	2
1.6	2b 4p	1
1.7	2b 4p	1
1.12	2b 4p	1
1.13	2b 4p	1
1.18	2b 4p	1
1.19	2b 4p	1
total		9

### Block 1 Core B (south core)

This core serves 19 flats, with occupancies as shown in the table below. The required 22no. cycle spaces are provided by a Josta 2 tiered cycle stands.

see drawings

BE14\_PC11-220B

Block 1: Core B		
19 no. units		
Flat no.	Flat type	London plan
1.3	1b 2p	1
1.4	2b 3p	1
1.5	2b 3p	1
1.8	3b 5p	2
1.9	1b 2p	1
1.10	2b 3p	1
1.11	2b 3p	1
1.14	3b 5p	2
1.15	1b 2p	1
1.16	2b 3p	1
1.17	2b 3p	1
1.20	3b 5p	2
1.21	1b 2p	1
1.22	2b 3p	1
1.23	2b 3p	1
1.24	2b 4p	1
1.25	1b 2p	1
1.26	1b 2p	1
1.27	1b 2p	1
total		22

### Block 2 Core A (west core)

Block 2 Core A cycle store serves 19no. units, comprising the 15 flats accessed directly off the core and the 4no. 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). This core serves 15 flats, with occupancies as shown in the table below. 21no. cycle stands are required in total and so 11no. Sheffield stands (2no. bikes per stand) are provided at basement level, accessed via a lift with internal car dimensions of 1100x2100mm.

see drawings

BE14\_PC11-239A

BE14\_PC11-240A

Block 2: Core A		
19 no. units		
Flat no.	Flat type	London plan
2.2	3b 5p	2
2.3	3b 5p	2
2.4	2b 4p	1
2.8	2b 3p	1
2.11	2b 4p	1
2.13	2b 4p	1
2.14	1b 2p	1
2.15	1b 2p	1
2.16	2b 3p	1
2.17	2b 4p	1
2.23	2b 4p	1
2.24	1b 2p	1
2.25	1b 2p	1
2.26	2b 3p	1
2.33	2b 4p	1
2.34	1b 2p	1
2.35	1b 2p	1
2.36	1b 2p	1
2.37	studio	1
total		21

### 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\_PC11-239A

BE14\_PC11-240A

Block 2: Core B		
23 no. units		
Flat no.	Flat type	London plan
2.12	1b 2p	1
2.18	2b 4p	1
2.19	1b 2p	1
2.20	1b 2p	1
2.21	2b 3p	1
2.22	2b 4p	1
2.27	2b 4p	1
2.28	2b 4p	1
2.29	1b 2p	1
2.30	1b 2p	1
2.31	2b 3p	1
2.32	2b 4p	1
2.38	2b 4p	1
2.39	2b 4p	1
2.40	1b 2p	1
2.41	1b 2p	1
2.42	2b 3p	1
2.43	2b 4p	1
2.44	2b 4p	1
2.45	1b 2p	1
2.46	2b 3p	1
2.47	2b 4p	1
2.48	3b 5p	2
total		24

## 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 can hold up 3no. cycles each. However for the purposes of meeting the London Plan criteria, only the numbers listed below are to be counted.

see drawing

BE14\_PC11-240A

Block 2: Cycle stores in individual gardens		
Flat no.	Flat type	London plan
2.1	4b 6p	2
2.5	4b 6p	2
2.6	3b 5p	2
2.7	3b 5p	2
2.9	3b 5p	2
2.10	2b 4p	1
total		11

## Visitor cycle parking

1no. sheffield stand will be provided within the landscape to provide 2no. visitor cycle spaces.

see drawing:

440-001J

## Conclusion

In summary, the 89no. required cycle stands will be provided in the following locations:

Block 1, Core A - 9no. cycle spaces (5no. Sheffield stands)  
Block 1, Core B - 22no. cycle spaces (Josta stands)  
Block 2, Core A - 21no. cycle spaces (11no. Sheffield stands)  
Block 2, Core B - 24no. cycle spaces (12no. Sheffield stands)  
Maisonette gardens - 11no. cycle spaces (6no. cycle lockers)  
Visitor parking - 2no. cycle spaces (1no. Sheffield stand)