

Application to discharge planning conditions

Application Ref: 2014/7511/P

Change of use from offices (Class B1) to 34 flats (16 x studios, 9 x 1 bed and 9 x 2 beds).

1. The Decision Notice dated 22 January states the following condition:

Before the development commences, details of secure and covered cycle storage area for 34 cycles shall be submitted to and approved by the local authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Coore Strategy and policy Dp17 of the London Borough of Camden Local Development Framework Development Policies,

2. The documents submitted to discharge this condition include the following:
 1. Design Statement with illustrations,
 2. Approved drawing 532-100 Rev J
 3. Cycle-Works Ltd brochure and drawing for the Josta 2 tier rack system.
3. The development seeks to address the issue of the storage of the bicycles within the property in 2 ways;
 - 3.1 A dedicated bike store is located within the building on the ground floor, near the reception area with capacity for 30 cycles. This is achieved using a high capacity, double-decker bicycle rack system, custom made for the site manufactured by Cycle –Works Ltd or other similar approved. (see illustration 1 for extract from the approved plan).

This is safe and easy to use and most of all, space efficient, allowing bicycles to be stacked vertically above one another where there is sufficient head height.

Product Ref:	Josta 2 tier rack
Manufacturer:	Cycle Works Ltd
	Tel: 02392 815555
	Fax: 02392 815544
	Email: info@cycle-works.com
	Web: cycle-works.com

The storeroom indicated on the approved drawing 532-100 Rev J and shows capacity for 30 No conventional bicycles.

(See Photographs 1 – 3 and the manufacturer's product literature for further details).

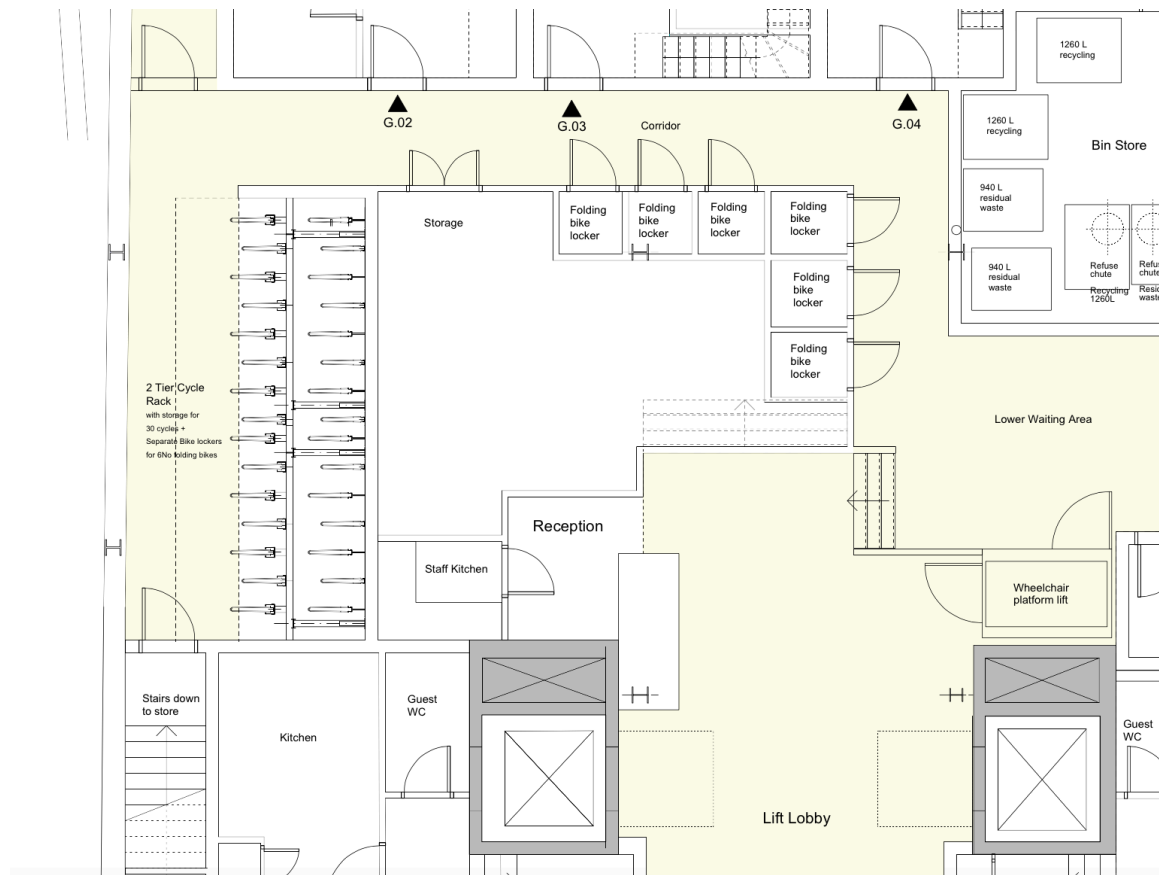


Illustration 1 – Extract from drawing no 532-100 Rev J showing the bicycle storage area for 36no bicycles.

3.2 Due to the spatial limitations of the existing building it is not possible to accommodate all the bicycles within the proposed bike store. Therefore it is proposed to form a number of individual cupboards under the raised reception area for the storage of folding bikes.

This type of bike is becoming increasingly popular for city commuting and allows residents with folding bicycles to store these in a dedicated lockable cupboard near the reception and not within their apartment.

Photo 4 shows the space requirements for some of the most popular brands of folding bikes.

The largest of these is the Dahon 24" the space required is therefore 820mm high x 400mm wide x 900mm deep.

The approved drawing 532-100 Rev J shows capacity for 6 folding bicycles within such a storage cupboard.

4.0 Conclusion

The provision indicated on the approved drawing exceeds the minimum requirement of the storage for 34 bicycles for this development.

We trust that the information submitted is sufficient to allow the discharge of this condition to allow the development to commence.



Photo 1 – Proposed cycle storage system.



Photo 2 – Proposed cycle storage system.



Photo 3 – Proposed cycle storage system.

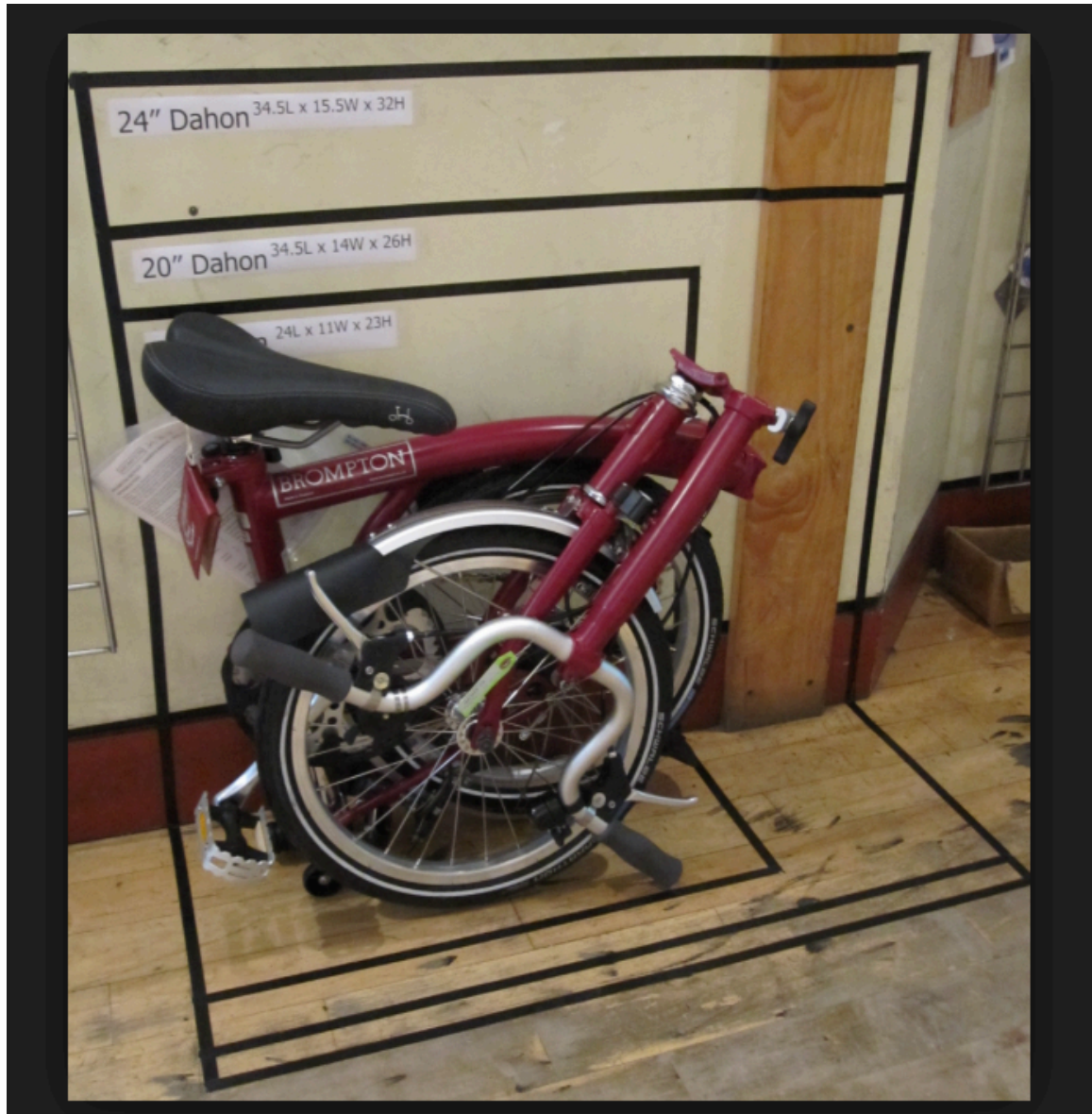


Photo 4 – illustrates the space requirements for the most popular brands of folding bikes which can easily be provided in purpose made individual storage cupboards as indicated on the approved plan, drawing 532-100 Rev J.