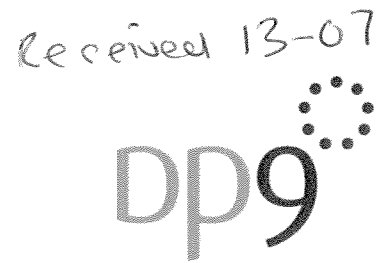


HJM/RCC/DP3546

9 July 2015

FAO Josleen Chug  
Planning Department  
London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
Town Hall, Judd Street  
London  
WC1H 9JE



DP9 Ltd  
100 Pall Mall  
London SW1Y 5NQ  
  
Registered No. 05092507  
  
telephone 020 7004 1700  
facsimile 020 7004 1790  
  
www.dp9.co.uk

Dear Ms Chug

**COMMONWEALTH HOUSE, 1-19 NEW OXFORD STREET, LONDON, WC1A 1NQ**

**SUBMISSION OF PLANS AND SPECIFICATIONS OF THE BASEMENT CYCLE PARKING SPACES AS REQUIRED BY CONDITION 9 OF PLANNING PERMISSION REFERENCE 2014/4986/P**

On behalf of our client TIAA Henderson Real Estate, we hereby enclose the plans and specifications of the basement cycle parking spaces as required by Condition 9 of the above referenced planning permission.

Condition 9 states that:

*“Prior to any construction work associated with the basement commencing, detailed plans and specifications of the 89 secure and covered cycle parking spaces in the area shown on the approved basement floor plan shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the development, and permanently retained thereafter”.*

Please find enclosed two copies and a CD of the following documents, which have been prepared by Orms Architects:

- Basement Floor Plan (Plan Reference 1975\_GA01);
- Basement Cycle Facilities Plan (Plan Reference 1975\_WC10);
- Section BB and CC (Plan Reference 1975\_GS02); and
- Josta 2-tier Product Guide.

In accordance with Condition 9, the Basement Floor Plan provides a detailed layout of the location of the 89 secure and covered cycle parking spaces in the basement. Through the detailed design development, space to accommodate an additional 23 cycle parking spaces has been identified, which ensures that the proposed development can adequately accommodate provision for 112 cycle parking spaces approved by the London Borough of Camden as part of the Commonwealth House Travel Plan (Clause 4.11 of the S106 Agreement, discharged 17 June 2015). Accordingly, the proposed 112 cycle parking spaces represents an improvement to the baseline position agreed through the planning



permission, and ensure that the requirements of the approved Travel Plan are able to be fulfilled. It is considered that this increased level of cycle parking provision is acceptable in principle.

The Basement Cycle Facilities Plan provides detail of the basement changing room associated with the cycle parking provision. This area provides 98 lockers (providing more than one locker per cyclist for the office users), 8 showers, 1 disabled shower, drying rooms and toilets, which accord with BREEAM guidance. The level of provision of the cycle parking facilities reflects the sustainable aspirations of the development and the anticipated level of demand. All of the cycle parking spaces are secure.

Sections BB and CC show how the cycle parking spaces and facilities are situated within the building at basement level.

A product guide of the Josta 2-tier cycle parking racks are also enclosed within this submission to provide further details of the cycle rack specifications.

We trust that the enclosed provides sufficient detail to discharge Condition 9 but should you wish to discuss any aspect of the submission then please do not hesitate to contact Rachel Crick of this office.

Yours faithfully

Rachel Crick  
Associate  
**DP9 Ltd**