

Fitzjohn's Avenue, NW3

Prepared for the London Borough of Camden

Planning, Design and Access Statement

Planning condition n.6 - Bike storage and staff facilities



Introduction

This report describes the strategy for bike access and storage as well as the provision of staff facilities for the Fitzjohns Avenue project, as part of the information required for planning condition n.6.

This brochure also illustrates the disposition of rainwater pipes for the lower roofs across the project as well as its appearance in the façade, in response to the request of further information about this matter.

Bike Access Ground floor



The bike storage is located in the lower ground floor of the building, just below the Reception Hall.

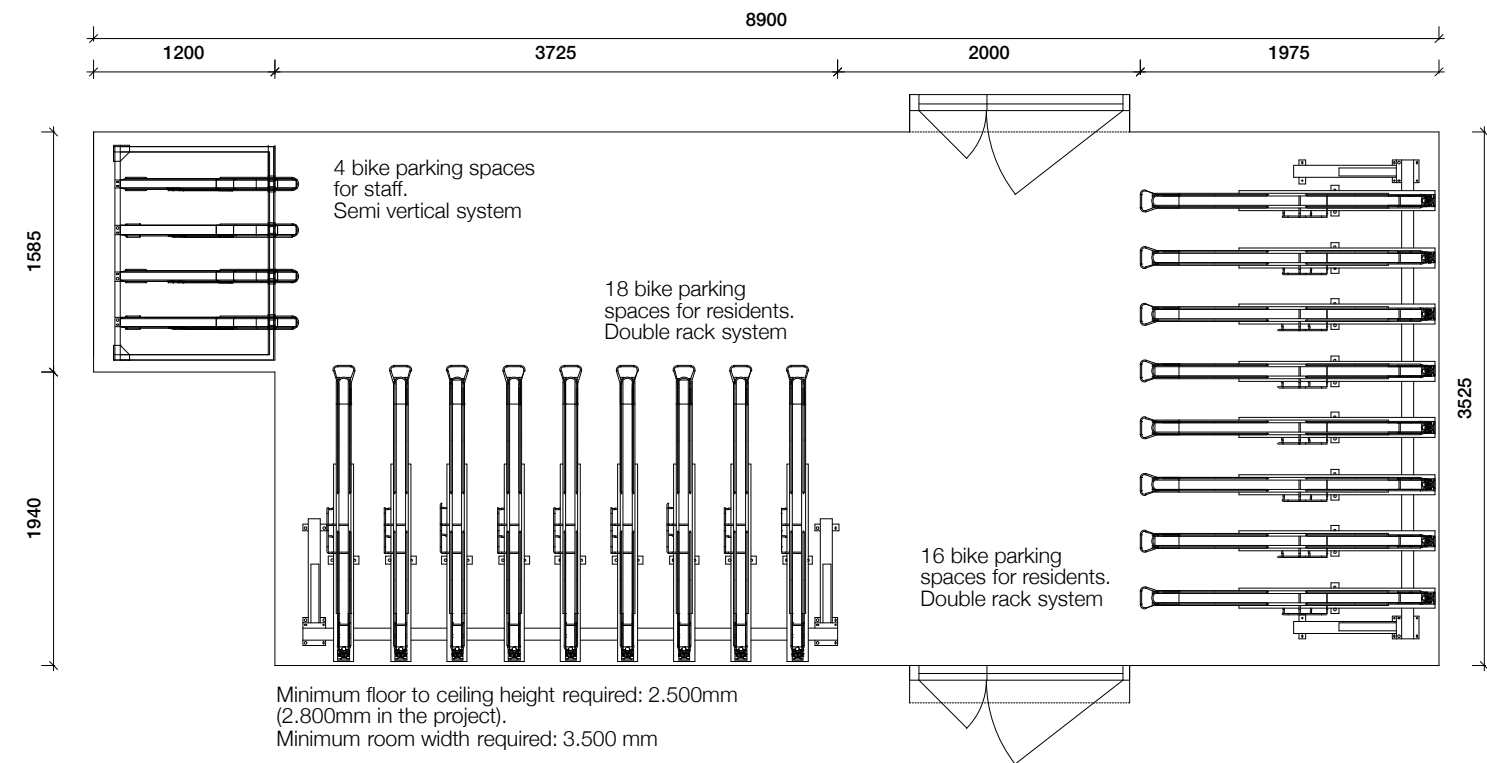
Free step access for bikes is provided through the main entrance via the lifts. Alternatively there is a secondary access for staff along the west side of the Prince Arthur Road building.

Bike Storage Lower ground floor



The bike storage has been placed adjacent to the stair core of the Fitzjohns Avenue building in order to provide easy access for the residents.

The staff facilities are located in the west side corner of the lower ground floor and comprise changing room / staff bedroom, shower room and lockers.



Bike Storage System



1
Detail plan of the bike store.

2
Double rack system.

2
Semi vertical system.

3, 4
Gas strut feature.

The project is provided with 38 cycle parking spaces: 34 bikes for residents in a double rack system and 4 bikes for staff members in a semi-vertical system.

The double stacker system optimizes the space required for storage while providing an easy usability.

The lower cycle rack has a sloping wheel channel, so the user does not have to bend between the levels. The system includes a gas strut fitted to facilitate lifting, making this system suitable for elderly residents.

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Gas strut feature.