

Project address:
Tybalds Estate
New North Street
London
WC1N

Application Ref: 2013/1014/P

SUBMISSION OF DETAILS

Condition 12 (Cycle parking)

15th January 2016

Dear Mr Thuaire

Introduction

The planning application for the Tybalds Estate received planning consent in May 2013. The project is now in detailed design stage, and proposals have been developed with the aim of discharging the condition listed below.

Condition 12 (wording from planning consent)

“Before the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, detailed plans indicating the type and layout of cycle storage facilities for 218 cycles (as shown on drawing 1211_A186/013) 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.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.”

Information provided

The following information sets out the details of provision of cycle parking across the site which provide the cycle parking numbers agreed in the planning application (refer to Design and Access Statement section 6.2, page 112)

Proposed cycle parking areas 1-3.pdf

Site key plan for the northern section of the site showing locations, numbers and types of cycle parking across the site in compliance with numbers agreed in the planning consent.

361–373 City Road, London EC1V 1AS t +44 (0)20 7278 3060 f +44 (0)20 7278 3366 www.avantiarchitects.co.uk

Directors Claudia Bloom BA Hons, Dip Arch Hons, RIBA Duncan Finch BArch Hons, Dip Arch, RIBA Geraldine O’Riordan BArch, ARB, RIAI Amir Ramezani BA, Dip Arch, RIBA **Director (Ireland)** Ronan Conneely BA Arch, Dip Arch, MA Arch, RIAI **Associates** Fiona Lamb MA Hons, Dip Arch, RIBA Andrew McKeown BA, Dip Arch, RIBA Guy Michaelov BSc Hons Adrian Miles BArch, Dip Arch, RIBA Andrew Phillips BA Hons, Dip Arch, RIBA Martin Ruerup Dipl Ing Arch, MSc CS, ARB, BREEAM AP **Consultants** John Allan MA (Edin), BA Hons, MA, Hon Litt (Sheff), AABC, ARB Richard Barton BA Hons, BArch Hons, RIBA Justin De Syllas AA Dip, MSc, ARB

Offices in London and Cork

Avanti Architects Ltd incorporated in England and Wales under the Companies Act 1985 N° 6502119

12026 Tybalds planning condition 17.docx 1 of 3

[Proposed cycle parking areas 4-6.pdf](#)

Site key plan for the northern section of the site showing locations, numbers and types of cycle parking across the site in compliance with numbers agreed in the planning consent.

[LL434-300-0091 Detailed Arrangement - Furniture & Fixtures North.pdf](#)

Site plan showing locations of external Sheffield stands in more detail – north section.

[300-0092 Detailed Arrangement - Furniture & Fixtures South.pdf](#)

Site plan showing locations of external Sheffield stands in more detail – south section.

[LL434-300-0291A Furniture Details - Benches, Bollards & Cycle Stands.pdf](#)

Details showing type and fixing of external cycle parking

[A186-A-\(44\)-441.pdf](#)

Cycle store Blemundsbury bookend

[A186-A-\(44\)-445.pdf](#)

Cycle store Blemundsbury houses

[12026-T-02-GA-00-02 F.pdf](#)

GA plan showing Blemundsbury internal cycle store

[12026-T-04-GA-01-01 G.pdf](#)

GA plan showing Windmill internal cycle store

[12026-T-5A-GA-01-02 G.pdf](#)

GA plan showing Richbell internal cycle store

[12026-T-5B-GA-00 F.pdf](#)

GA plan showing Springwater internal cycle store

[12026-T-06-GA-00-01 G.pdf](#)

GA plan showing Falcon Lower Ground Floor internal cycle store

[12026-T-06-GA-01-01 G.pdf](#)

GA plan showing Falcon Ground Floor internal cycle store

I hope that this information meets your requirements. If you have any queries or require further information do not hesitate to contact me.

Yours sincerely

Adrian Miles

Tel: 020 7278 3060 Email: am@avantiarchitects.co.uk