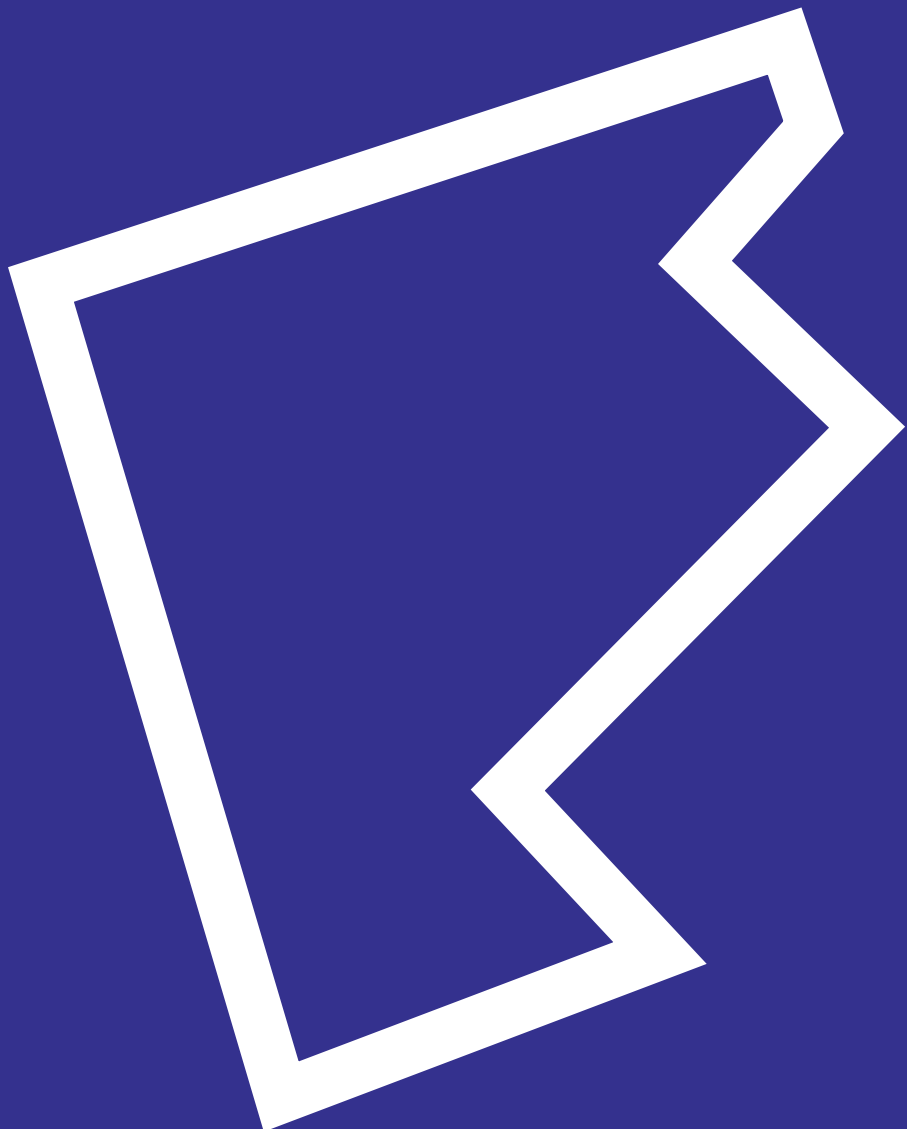


LYNAS SMITH



Holmes Road

PC 2 & 13 Cycle Parking & Refuse/Recycling Store



Introduction

Condition 2:

Prior to the relevant part of the development commencing, details of secure and covered cycle storage areas as shown on the approved drawings 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 any of the 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 Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Condition 13:

Before the relevant part of the development is first occupied, the refuse and recycling storage facilities, as shown on the drawings hereby approved, shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

Refuse/ Cycle Strategy

The refuse/cycle store is located in a discreet area on the site which cannot be seen upon entry to the building. Residents and commercial users will have direct access to an enclosed secure refuse store which allows for cross ventilation. The residential and commercial areas will be separated internally with a metal framed mesh panel system. This will also be located between the metal frame on the perimeter walls to create a robust but well ventilated store. Both commercial and residential users will have fob controlled access to the bin store and residential fobs will open the cycle store also with magnetic locks on the manual sliding doors. Automatic external lighting will come on once the door has been opened and a hose and tap is situated within the bin store for ease of washing out.

A manegement strategy will be in place, where an on-site concierge or site manager will take the bins weekly from the store and place them at the waste collection point. They will also ensure the up-keep and maintenance of the store, such as turning the bins and hosing out.





Refuse Requirements

RESIDENTIAL

1 Bed: 1 x 100L = 100L
2 Bed: 5 x 170L = 850L
(including existing unit)
3 Bed: 3 x 240L = 720L

TOTAL REQUIRED: 1670L

Therefore we require 2 Eurobins.
One for recycling and one for
general refuse.

These hold 1100L each.

TOTAL PROVIDED: 2200L

COMMERCIAL

1 cubic metre of space is required
for every 300-500sqm of commercial
space. Therefore with 836sqm of
commercial area, we require around
2 cubic metres.

We are providing:

2 x 660L Eurobins.

This provides around 2.28 cubic
metres.

TOTAL PROVIDED: 1320L





Cycle Spaces

In accordance with London Housing Design Guide, we are providing:

1 cycle space per 1 Bed

2 cycle spaces per 2 Bed

2 cycle spaces per 3 Bed

Therefore for the proposed residential units:

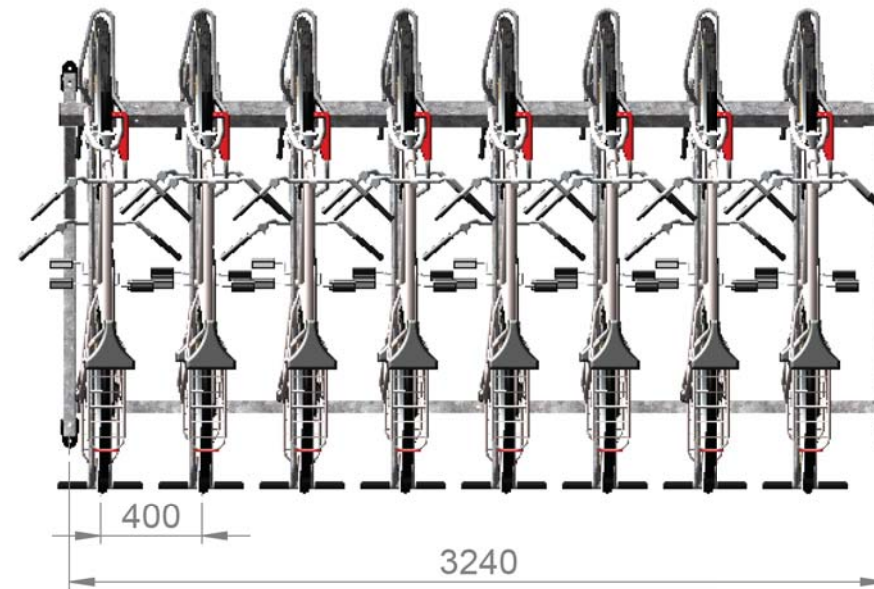
1 x 1 Bed: 1 Space

4 x 2 Bed: 8 Spaces

3 x 3 Bed: 6 Spaces

TOTAL: 15 Spaces

We are therefore providing 16 spaces in a two tier Turvec Park-Up Fork Support system.

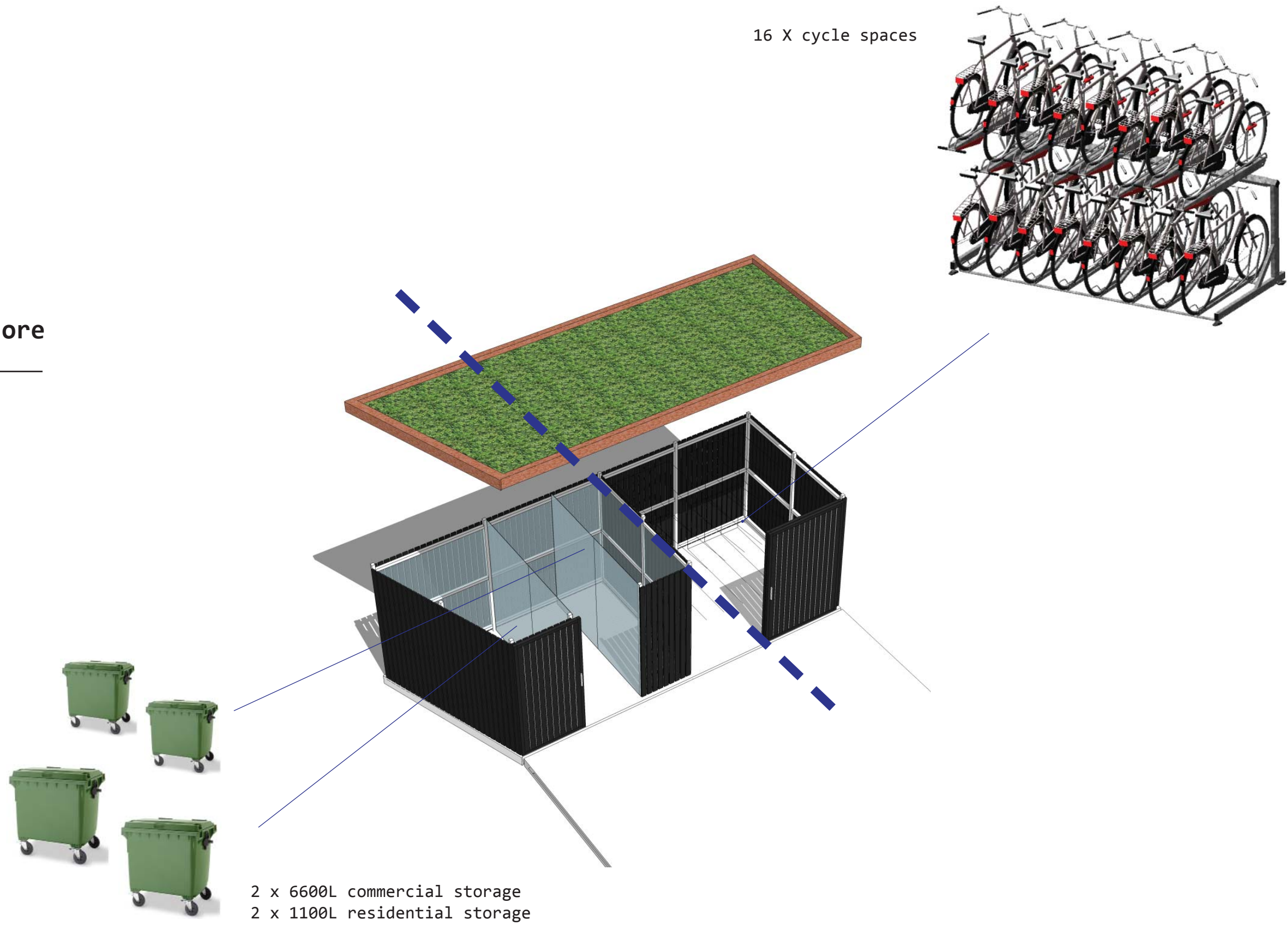


The 2ParkUp front fork support is designed to properly support a bicycle when parked on the gas assisted upper tier. The unique support ensures a bike is held in an upright position when parked and being loaded onto the top tier.



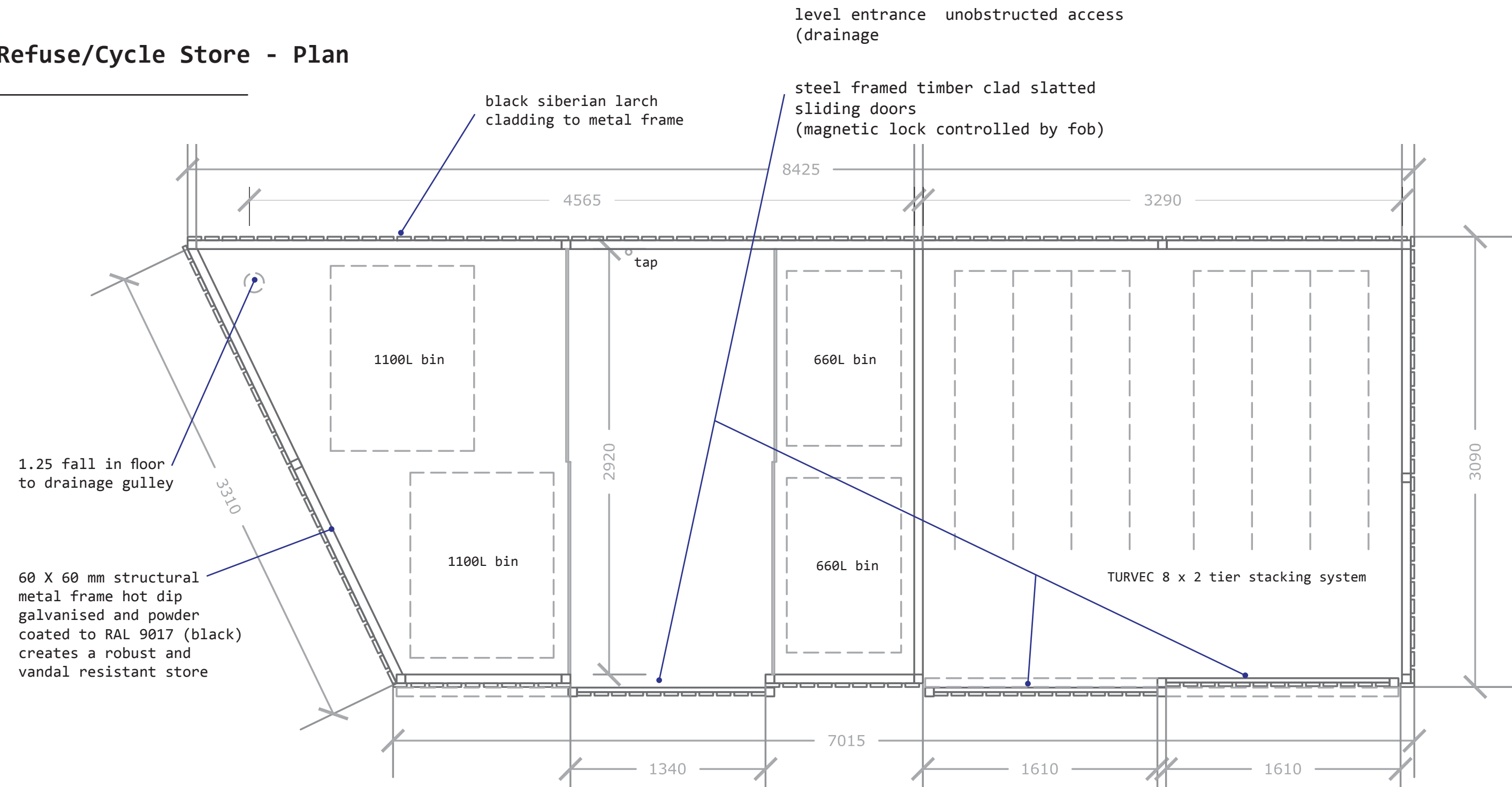


Refuse/Cycle Store



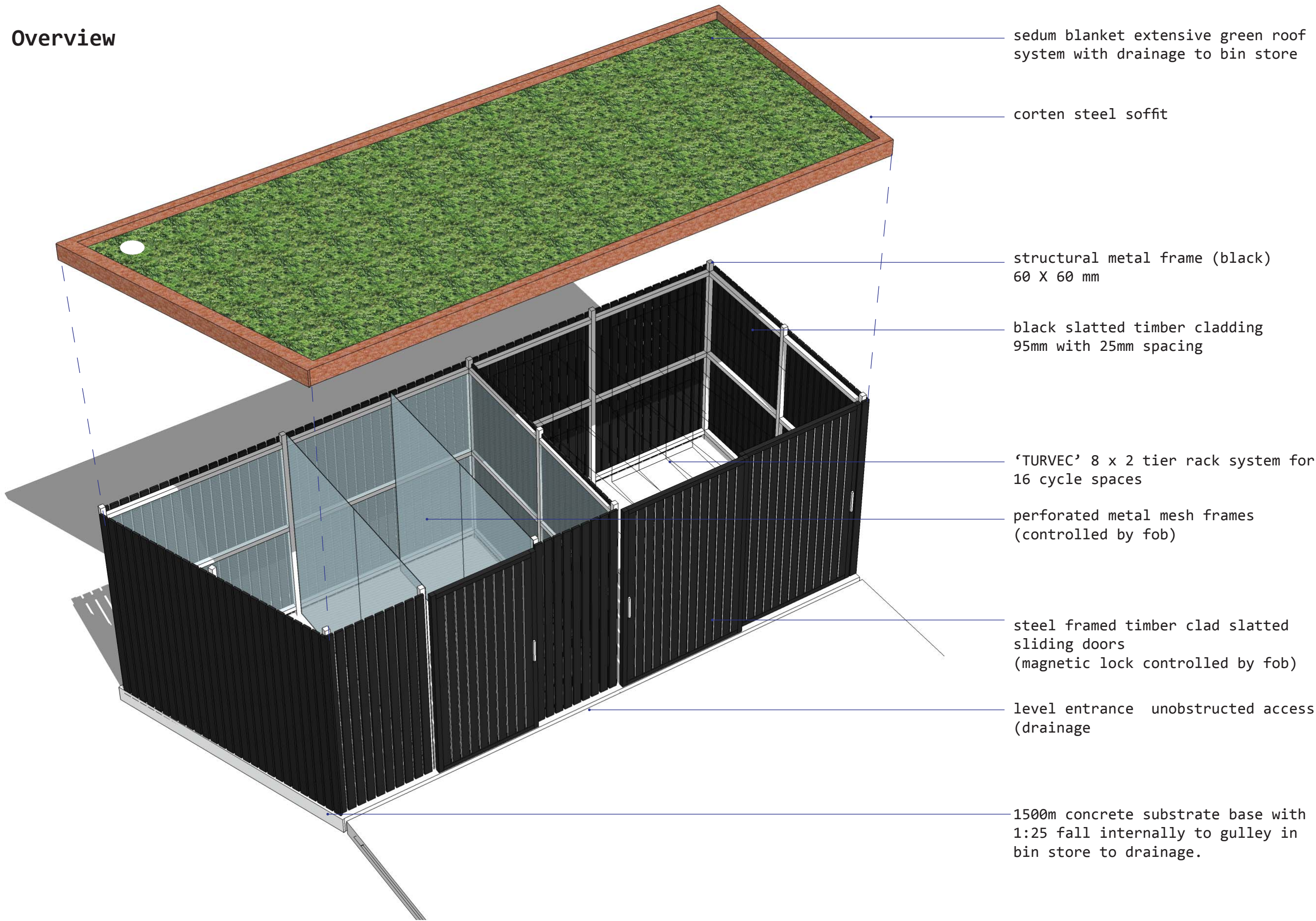


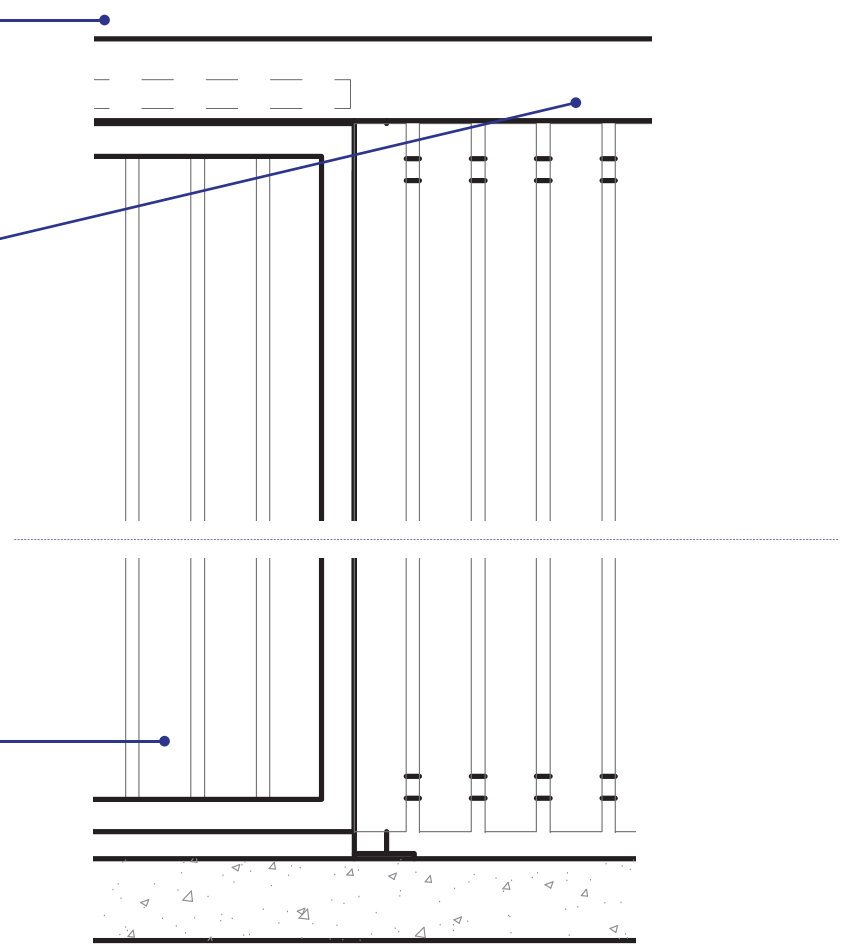
Refuse/Cycle Store - Plan





3D Overview





Refuse/Cycle Store

Elevation

