

**Regents Park Estate  
Lovell  
Job No. 84923**

**Cycle Strategy**

Author: SN/AL  
Checked by: JR  
Date: February 2016  
Status: 02

## CONTENTS

- 1.0 INTRODUCTION**
- 2.0 GENERAL STRATEGY INCLUDING EXCEPTIONS**
- 3.0 APPENDIX A - TYPICAL INTERNAL CYCLE STRATEGY DRAWINGS**
- 4.0 APPENDIX B - TYPICAL CYCLE EXTERNAL STRATEGY DRAWINGS**

### NOTE:

This document is based on the base architects planning drawings received with minor adjustments to the design as developed and agreed with the client team. The responsibility of the base architect to consider cycle storage strategies as part of the original design and during the planning process is not absolved by this document.

## **INTRODUCTION**

The development is located in north London and within the London Borough of Camden.

The scheme consists of 8 similar blocks of flats and 4 similar blocks of houses.

The scheme provides 116 new dwellings across the site as follows:

- Robert Street - 13 residential units and community space
- Varndell Street - 8 residential units and community space
- Dick Collins Hall - 11 residential units and community space
- Rydal Water - 24 residential units and community space
- Newlands - 32 residential units and community space
- The Victory - 10 residential units and community space
- Cape of Good Hope - 15 residential units and community space
- St Bedes Mews - 3 residential units and community space

## GENERAL STRATEGY:

The compilation of this document is based on consideration of the original planning drawings (produced by others), the draft planning approval with conditions, and the current applicable planning policy.

This strategy does not take into consideration Code for Sustainable Homes requirements which whilst not a mandatory requirement of this scheme, is a client requirement, subject to agreement of credits. The outcome of this exercise may influence the strategy for cycles in particular, which can be revised at a later date accordingly.

## Guidance Reference:

### Cycles

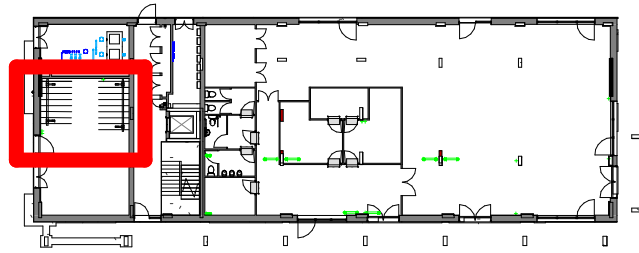
Current numbers and the criteria for capacity of each block has been based on London Borough of Camden Planning Guide extracted from the development policy 2010-2025 (Local Development Framework Appendix 2). This reflects the information within an updated version of the Design and Access Statement submitted as part of the application now approved in draft.

The drawings contained within Appendix A and B relate directly to the internal and external cycle provision, identified in condition 28 and 29 of the granted planning permission ref: 2015/3076/P

The Cycle Parking Schedule below provides a clear breakdown of the internal and external cycle provision across the 8 sites.

Development sites	London Plan Requirements				RPE Proposal	
	Residential	Visitor spaces	Non- Residential		Secure internal residential spaces	External cycle provision
	Secure internal provision		Staff	Visitor		
Robert Street Car Park	25	3			34	30
Former One Stop Shop	33		1	3	28	24
Varndell Street Corner	16		1	4	20	6
Newlands Plot	55				47	8
Dick Collins Hall	20				24	6
Cape of Good hope	25				24	10
The Victory	18		1	5	16	12
St Bede's Mews	5				4	0
<b>Mitigation Sites</b>						
Robert St/ Stanhope St						26
Albany Street/ Rothay						8
The Tarns						24
<b>Total</b>	<b>197</b>	<b>3</b>	<b>3</b>	<b>12</b>	<b>197</b>	<b>154</b>
	<b>215</b>				<b>351</b>	

## Appendix A: Typical Internal Cycle Strategy Drawings



## Location Plan

1 : 500

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

© Ingleton Wood LLP

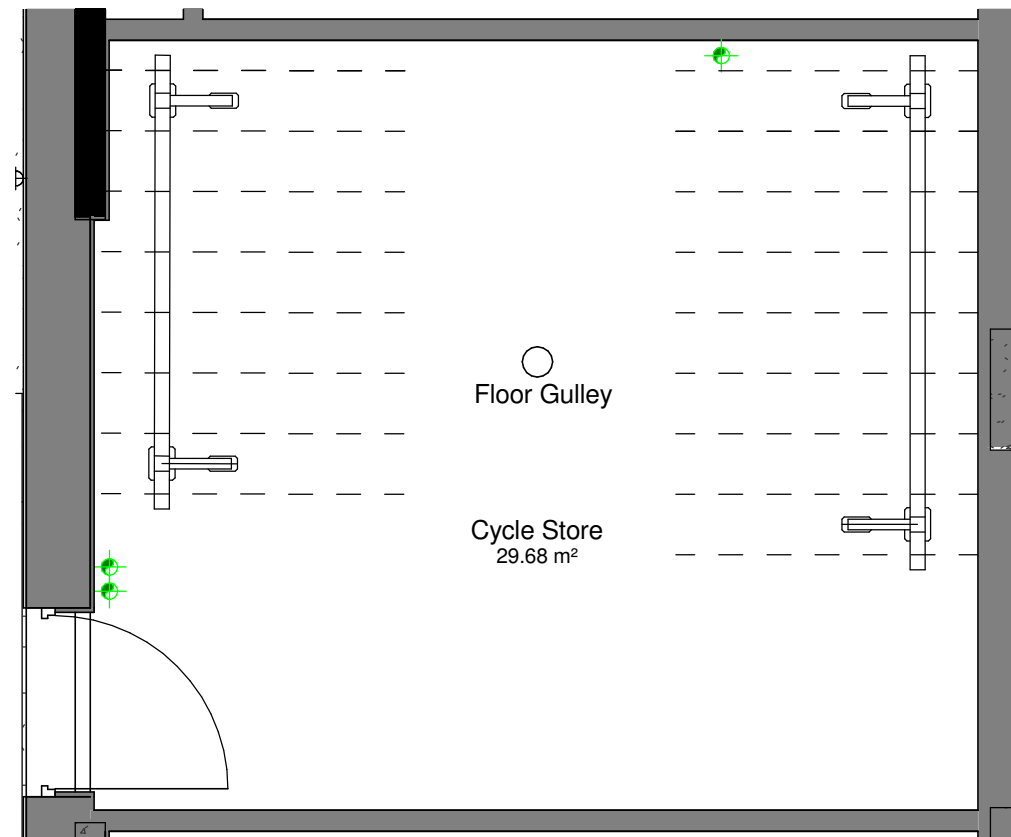
LEGEND:

DO NOT SCALE

No. Secure Internal Residential Spaces Required: 34

No. Secure Internal Residential Spaces Provided: 34

External cycle spaces to be designed by the Landscape Architect & indicated on their proposals to comply with the required 30 No. spaces.



## Cycle Strategy

1 : 50

### Proposed Bicycle Storage System:



Rev.	Date	Description	First Issue	JT	SN
A	08.12.15				

Scale @ A3:	Issuing Office:	Project Number:
As indicated	London	84923

Status:	Purpose of Issue:
S2	For Information



Vision, form and function

**London**  
1 Alie Street  
London E1 8DE

Billericay  
Cambridge  
London  
Norwich

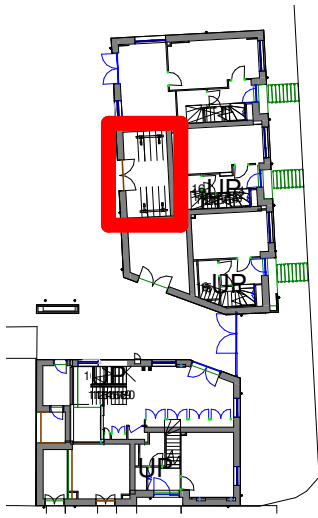
T: 020 7680 4400  
www.ingletonwood.co.uk

Project:  
Regents Park Estate  
Plot 1 - Robert Street Car Park

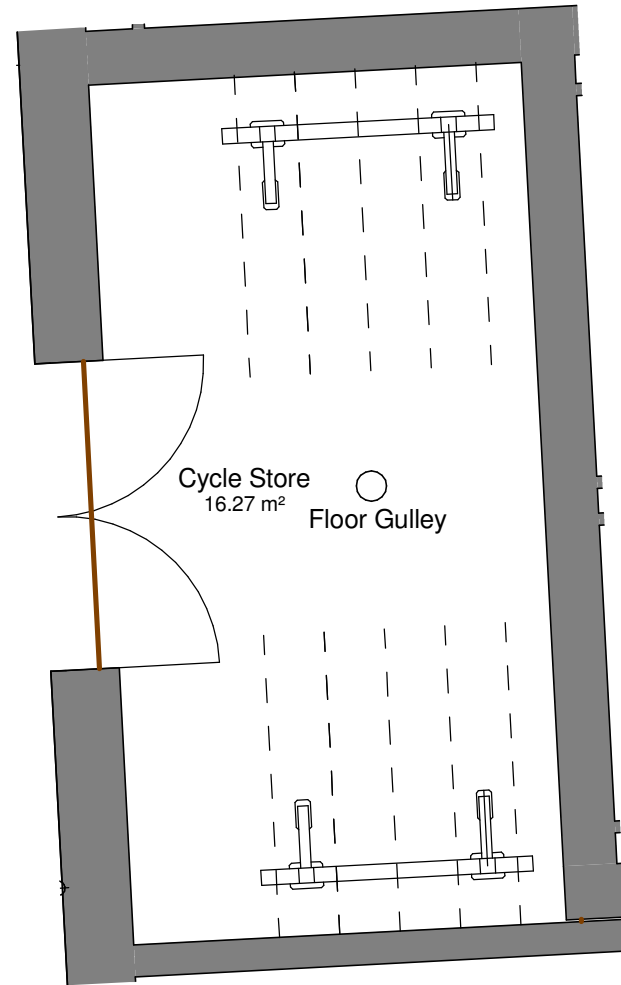
Drawing Title:  
Cycle Strategy

Client:  
Lovell Partnership Ltd.

File Ref:	Revision:
ROBS - IW - XX - ZZ - DR - A - 22.11	A



**2** Location Plan  
1 : 500



**1** Cycle Strategy  
1 : 50

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.  
Report any discrepancies to the Contract Administrator at once.  
This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.  
© Ingleton Wood LLP

LEGEND: DO NOT SCALE

No. Secure Internal Residential Spaces Required: 20  
No. Secure Internal Residential Spaces Provided: 20

External cycle spaces to be designed by the Landscape Architect & indicated on their proposals to comply with the required 6 No. spaces.

Proposed Bicycle Storage System:



A	08.12.15	First Issue	JT	SN
Rev.	Date:	Description:	Chk:	Apr:
Scale @ A3:		Issuing Office:	Project Number:	
As indicated		London	84923	
Status:	Purpose of Issue:			
S2	For Information			

**Ingleton Wood**  
Vision, form and function

**London**  
1 Allie Street  
London E1 8DE

Billericay  
Cambridge  
London  
Norwich

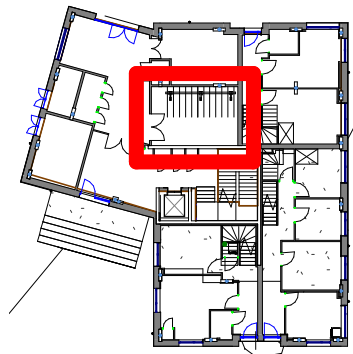
T: 020 7680 4400  
www.ingletonwood.co.uk

Project:  
Regents Park Estate  
Plot 3 - Varndell Street

Drawing Title:  
Cycle Strategy

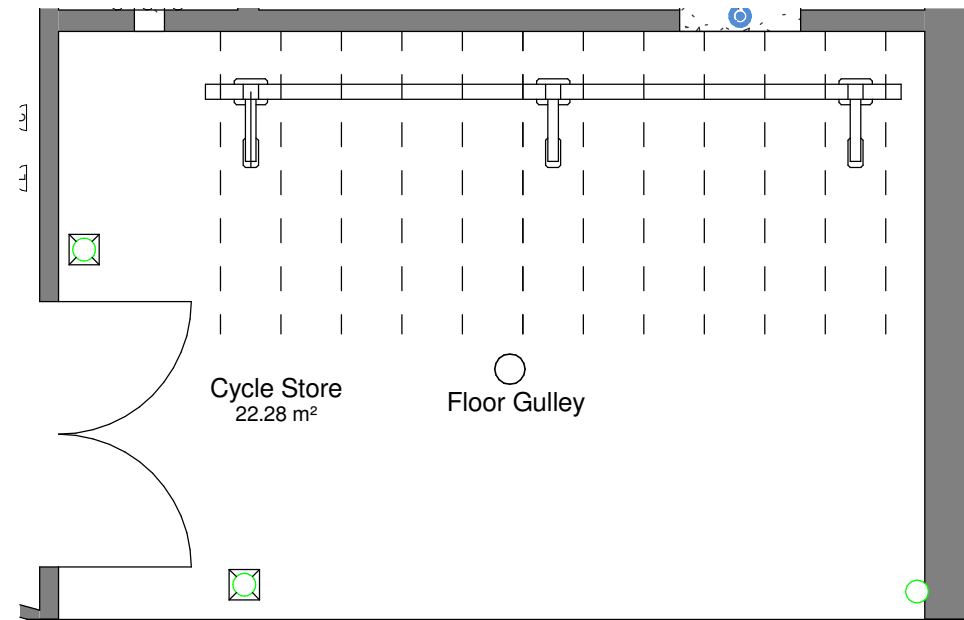
Client:  
Lovell Partnership Ltd.

File Ref: VARS - IW - XX - ZZ - DR - A - 22.11  
Revision: A



## Location Plan

1 : 500



## Cycle Strategy

1 : 50

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

© Ingleton Wood LLP

LEGEND:

DO NOT SCALE

No. Secure Internal Residential Spaces Required: 24

No. Secure Internal Residential Spaces Provided: 24

External cycle spaces to be designed by the Landscape Architect & indicated on their proposals to comply with the required 6 No. spaces.

### Proposed Bicycle Storage System:



Rev.	Date	Description	First Issue	JT	SN
A	08.12.15				

Scale @ A3:	Issuing Office:	Project Number:
As indicated	London	84923

Status:	Purpose of Issue:
S2	For Information



Vision, form and function

**London**  
 1 Alie Street  
 London E1 8DE  
 T: 020 7680 4400  
 www.ingletonwood.co.uk

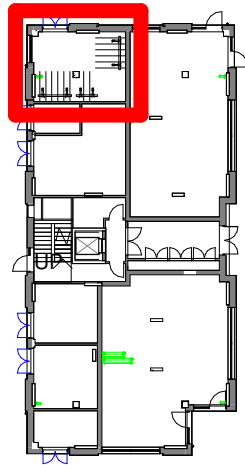
Project:  
 Regents Park Estate  
 Plot 5 - Dick Collins Hall

Drawing Title:  
 Cycle Strategy

Client:  
 Lovell Partnership Ltd.

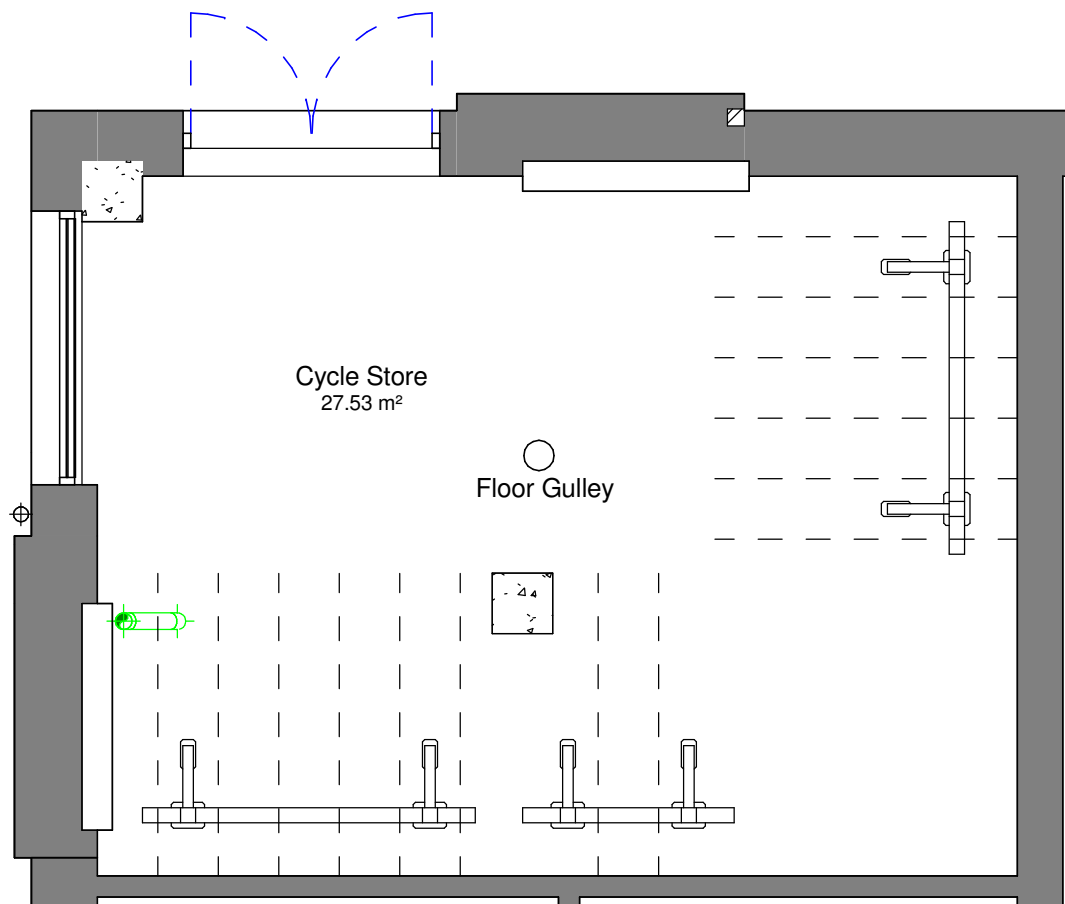
File Ref: DCH - IW - XX - ZZ - DR - A - 22.11  
 Revision: A





# Location Plan

1 : 500



# Cycle Strategy

1 : 50

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.  
 Report any discrepancies to the Contract Administrator at once.  
 This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.  
 © Ingleton Wood LLP

LEGEND: DO NOT SCALE

No. Secure Internal Residential Spaces Required: 28  
 No. Secure Internal Residential Spaces Provided: 28

External cycle spaces to be designed by the Landscape Architect & indicated on their proposals to comply with the required 24 No. spaces.

### Proposed Bicycle Storage System:



Rev.	Date	Description	JT	SN
A	06.12.15	Final Issue		

Scale @ A3:	Issuing Office:	Project Number:
As indicated	London	84923

Status:	Purpose of Issue:
S2	For Information

**Ingleton Wood**  
 Vision, form and function

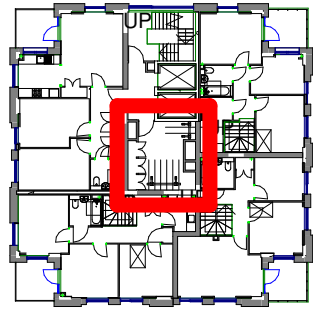
**London**  
 Billericay 1 Allie Street  
 Cambridge London E1 8DE  
 London T: 020 7680 4400  
 Norwich www.ingletonwood.co.uk

Project:  
 Regents Park Estate  
 Plot 2 - Rydal Water Open Space

Drawing Title:  
 Cycle Strategy

Client:  
 Lovell Partnership Ltd.

File Ref:	Revision:
RWOS - IW - XX - ZZ - DR - A - 22.11	A



# Location Plan

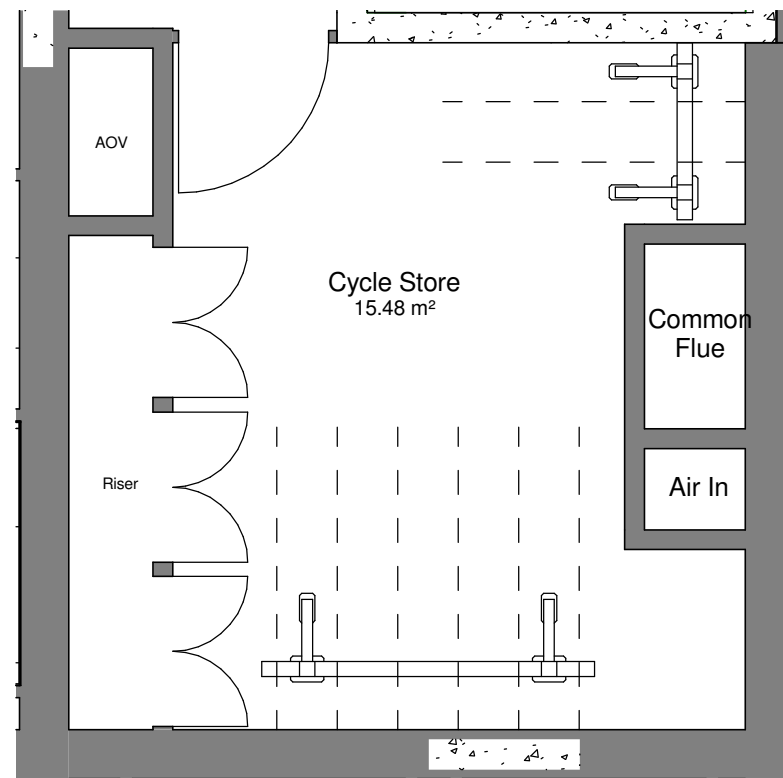
1 : 500

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.  
 Report any discrepancies to the Contract Administrator at once.  
 This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.  
 © Ingleton Wood LLP

LEGEND: DO NOT SCALE

No. Secure Internal Residential Spaces Required: 47  
 No. Secure Internal Residential Spaces Provided: 47

External cycle spaces to be designed by the Landscape Architect & indicated on their proposals to comply with the required 8 No. spaces.



# Cycle Strategy -Level 02, 04, 06

1 : 50

Proposed Bicycle Storage System:



A	08.12.15	First Issue	JT	SN
Rev:	Date:	Description:	Chk:	Apr:

Scale @ A3:	Issuing Office:	Project Number:
As indicated	London	84923

Status:	Purpose of Issue:
S2	For Information



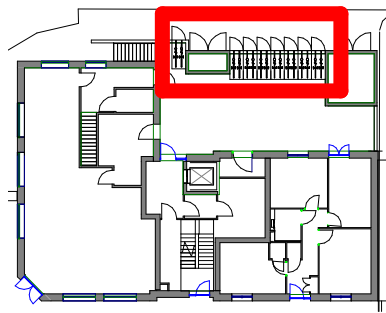
**London**  
 1 Alie Street  
 London E1 8DE  
 T: 020 7680 4400  
 www.ingletonwood.co.uk

Project:  
 Regents Park Estate  
 Plot 4 - Newlands

Drawing Title:  
 Cycle Strategy

Client:  
 Lovell Partnership Ltd.

File Ref:	Revision:
NL - IW - XX - ZZ - DR - A - 22.11	A



## Location Plan

1 : 500

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

© Ingleton Wood LLP

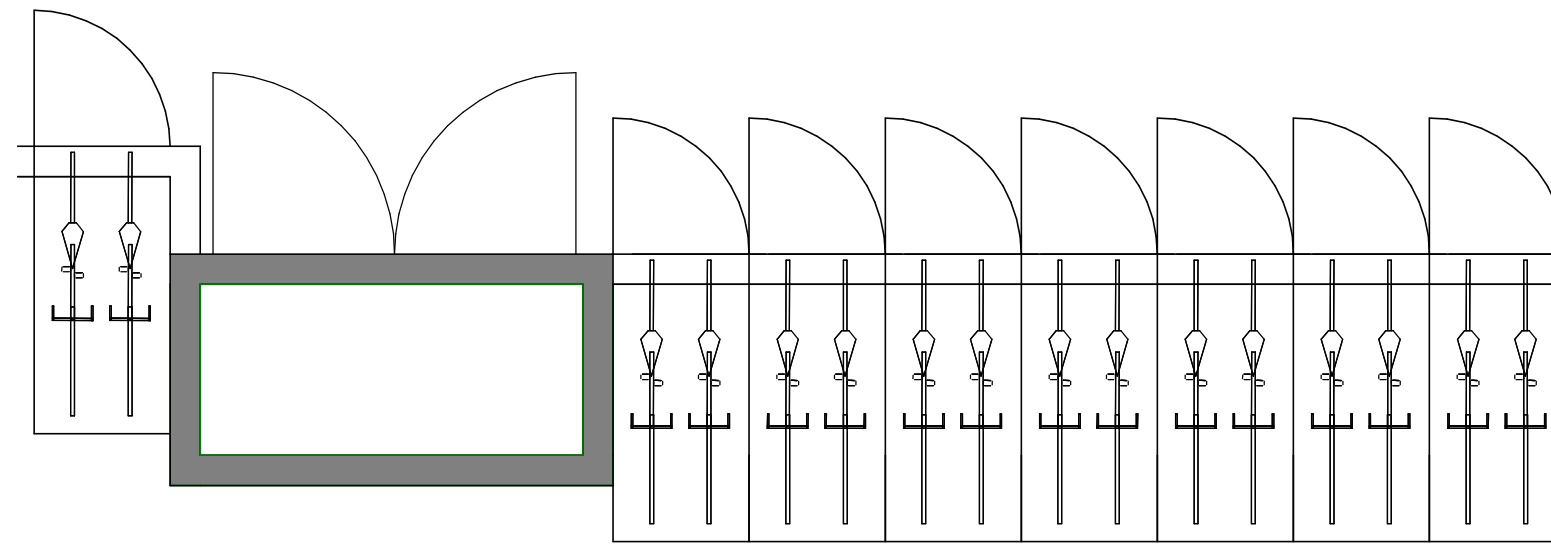
LEGEND:

DO NOT SCALE

No. Secure Internal Residential Spaces Required: 16

No. Secure Internal Residential Spaces Provided: 16

External cycle spaces to be designed by the Landscape Architect & indicated on their proposals to comply with the required 12 No. spaces.



## Cycle Strategy

1 : 50

### Proposed Bicycle Storage System:



A	08.12.15	First Issue	JT	SN
Rev:	Date:	Description:	Chk:	Apr:

Scale @ A3:	Issuing Office:	Project Number:
As indicated	London	84923

Status:	Purpose of Issue:
S2	For Information



Vision, form and function

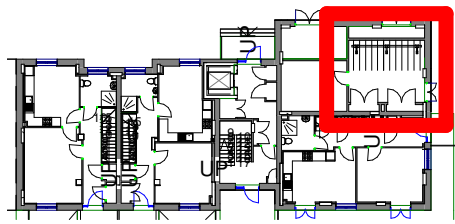
**London**  
 1 Alie Street  
 London E1 8DE  
 T: 020 7680 4400  
 www.ingletonwood.co.uk

Project:  
 Regents Park Estate  
 Plot 8 - The Victory Pub

Drawing Title:  
 Cycle Strategy

Client:  
 Lovell Partnership Ltd.

File Ref: TVP - IW - XX - ZZ - DR - A - 22.11  
 Revision: A



# Location Plan

1 : 500

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

© Ingleton Wood LLP

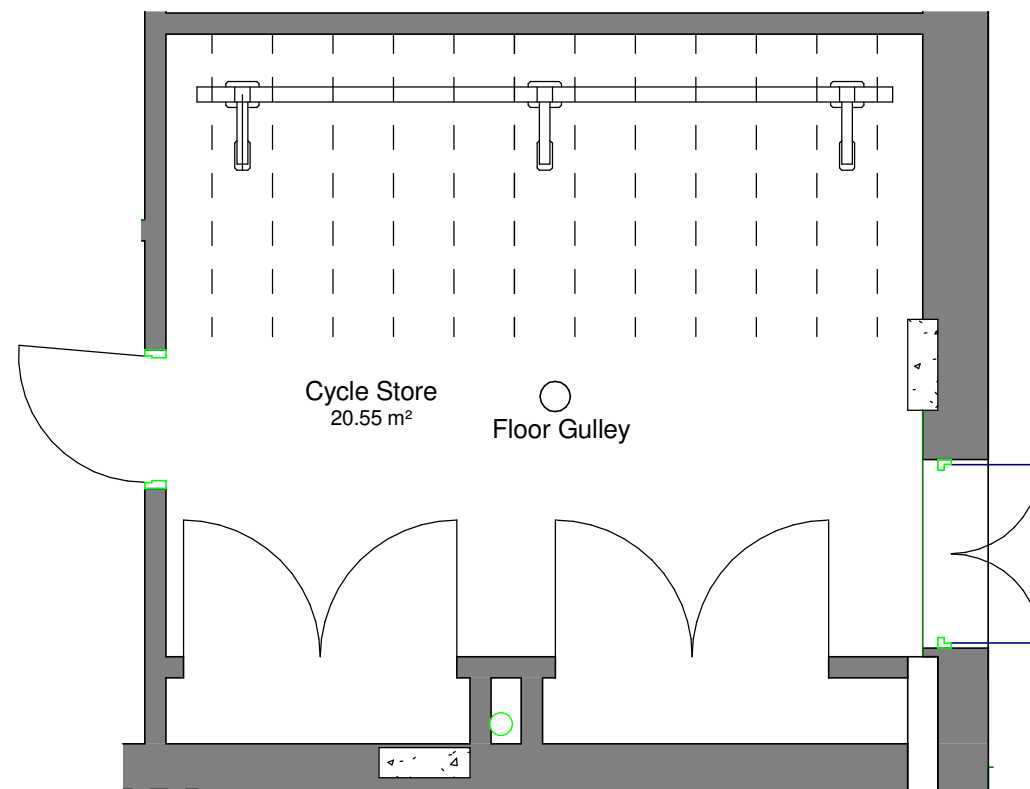
LEGEND:

DO NOT SCALE

No. Secure Internal Residential Spaces Required: 24

No. Secure Internal Residential Spaces Provided: 24

External cycle spaces to be designed by the Landscape Architect & indicated on their proposals to comply with the required 10 No. spaces.



# Cycle Strategy

1 : 50

## Proposed Bicycle Storage System:



A	08.12.15	First Issue	JT	SN
Rev.	Date:	Description:	Chk:	Apr:

Scale @ A3:	Issuing Office:	Project Number:
As indicated	London	84923

Status:	Purpose of Issue:



Vision, form and function

**London**  
1 Alie Street  
London E1 8DE

Billericay  
Cambridge  
Colchester  
London  
Norwich

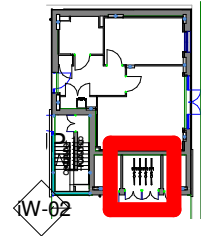
T: 020 7680 4400  
www.ingletonwood.co.uk

Project:  
Regents Park Estate  
Plot 6 - Cape Of Good Hope

Drawing Title:  
Cycle Strategy

Client:  
Lovell Partnership Ltd.

File Ref:	Revision:
COGH - IW - XX - ZZ - DR - A - 22.11	A



# Location Plan

1 : 500

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

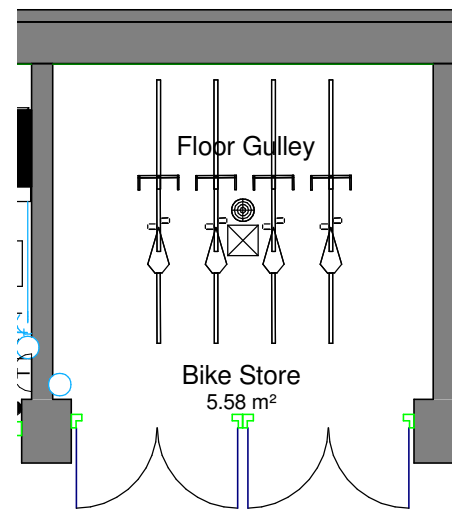
© Ingleton Wood LLP

LEGEND:

DO NOT SCALE

No. Secure Internal Residential Spaces Required: 4

No. Secure Internal Residential Spaces Provided: 4



# Cycle Strategy

1 : 50

Proposed Bicycle Storage System:



B	18.12.15	Electric Services Removed	JT	SN
A	08.12.15	First Issue	JT	SN
Rev:	Date:	Description:	Chk:	Apr:

Scale @ A3:	Issuing Office:	Project Number:
As indicated	London	84923

Status:	Purpose of Issue:



Vision, form and function

**London**  
 Billericay 1 Alie Street  
 Cambridge London E1 8DE  
 Colchester  
 London T: 020 7680 4400  
 Norwich www.ingletonwood.co.uk

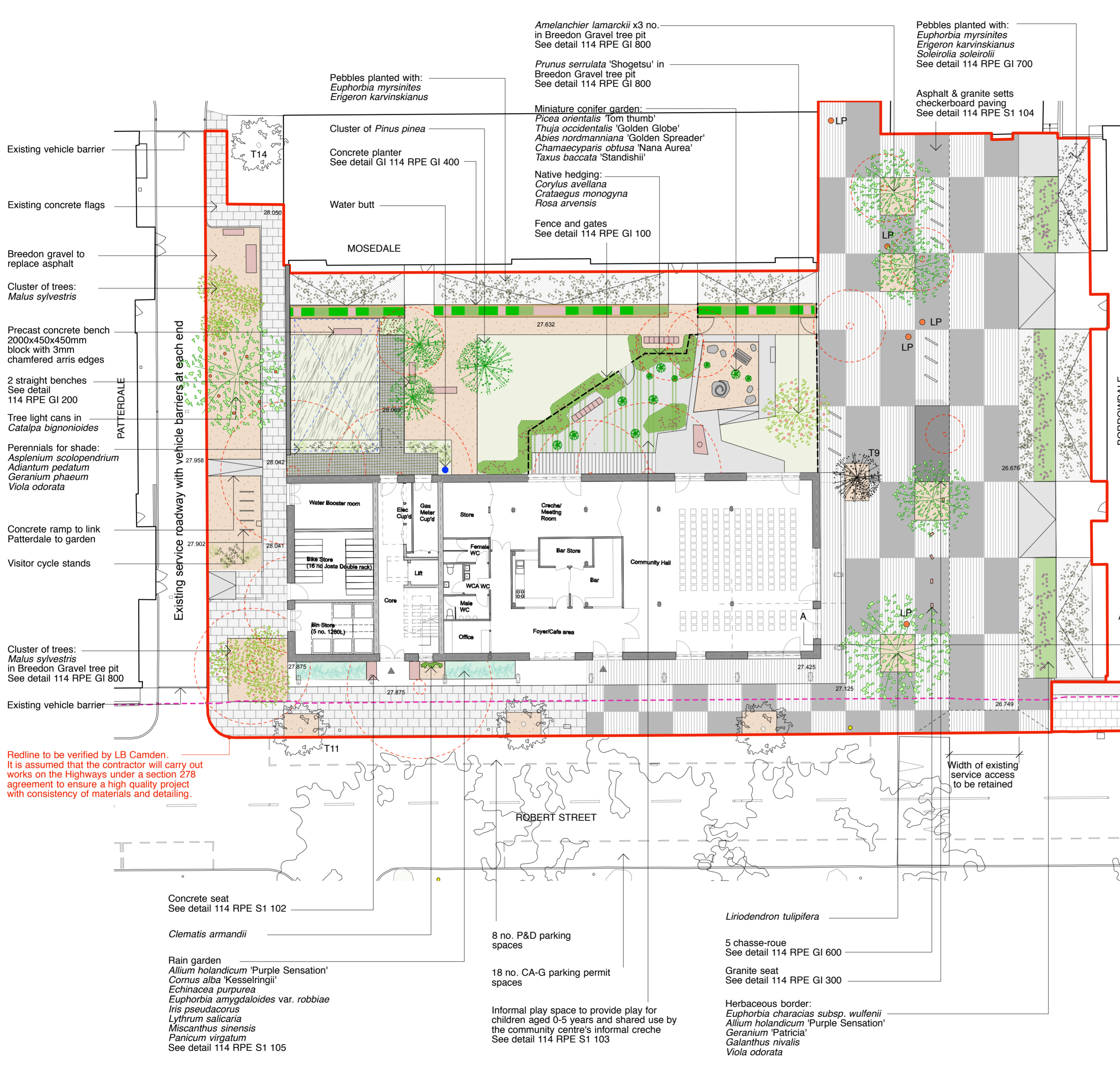
Project:  
 Regents Park Estate  
 Plot 9 - St. Bedes Mews

Drawing Title:  
 Cycle Strategy

Client:  
 Lovell Partnership Ltd.

File Ref: SBM - IW - XX - 00 - DR - A - 22.11  
 Revision: B

## Appendix B: Typical External Cycle Strategy Drawings



- KEY**
- Existing tree retained
  - Existing tree removed
  - New tree
  - New conifer
  - New mini conifer
  - Existing conifer
  - Wildlife flowering/fruited hedgerow
  - Evergreen hedges
  - Grass
  - Long grass
  - Herbaceous borders
  - Ornamental grasses + perennials
  - Pebbles with mosses/low ground cover
  - Stones + moss
  - Communal growing spaces (concrete raised planters)
  - Rain garden
  - Concrete seating
  - Staffordshire blue paving
  - Granite setts 200x100mm
  - Breedon gravel
  - Concrete flags
  - Reused granite kerbs 300mm wide
  - Chasse-roue (reused bollard)
  - In situ concrete
  - Tarmac
  - Highway boundaries
  - Stormwater attenuation tank
  - Water butt
  - New light column

**Note**

All drawings to be read in conjunction with architects and engineer's drawings, relevant details, planting and material schedules, specifications and manufacturer's details.

The accuracy of the survey base drawing is dependent upon the scale at which it is produced. Users should not re-scale this drawing without consent.  
DO NOT SCALE OFF DRAWING

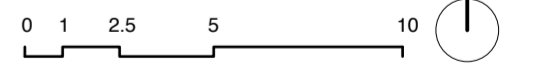
Tx  
Refer to arboricultural tree survey schedules for detail on existing trees

**REVISIONS**

DATE	REV	NOTES
26/06/15	A	Amended project boundary line
14/08/15	B	Design adjustment

East  
Architecture landscape  
urban design

Unit 8  
49-59 Old Street  
London EC1V 9HX  
T 020 7490 3190  
E mail@east.uk.com  
www.east.uk.com



**PROJECT**  
**Regent's Park Estate**

**CLIENT**  
LB Camden

**DRAWING STATUS**  
STAGE 3

**DATE**  
August 2015

**SCALE**  
1:200

**SIZE**  
A2

**REV**  
B

**DRAWING TITLE**  
Proposed site plan  
Plot 1 /  
Robert Street Car Park

**DRAWING NR**  
114 RPE S1 100

Redline to be verified by LB Camden.  
It is assumed that the contractor will carry out works on the Highways under a section 278 agreement to ensure a high quality project with consistency of materials and detailing.