

**CYCLE PARKING STATEMENT**



**106-108 Regents Park Road  
London  
NW1 8UG**

**Conversion of two basements flats and one larger maisonette with garage to form one basement flat, one maisonette and one house with garage.**

**Job Number: 1612  
11 July 2016  
(Doc ref: 1612-PL-CPS-0)**

## 1.00

## INTRODUCTION

1.01 This report forms part of the Town Planning application relating to the flats and maisonette at 106-108 Regents Park Road, Primrose Hill, London NW1 8UG. The site is in the Primrose Hill Conservation Area in the London Borough of Camden. The property is not a listed building.

Two houses numbers 106 and 108 were previously combined. The works covered by this application include alterations to convert the existing two basements flats and one larger maisonette with a garage to form one basement flat, one maisonette and one house with a garage. The alterations are essentially internal and therefore this report is intended to be appropriate those interventions.

A separate Design and Access Statement and Heritage Report and set of architect's drawings are submitted as part of this application.

1.02 Reference is made to Camden Council's publication "Conservation Area Statement Primrose Hill".

Extracts of the statement are included or paraphrased below.

The area "is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space."

The site falls into the area designated as "sub area one regents Park Road South". The design style is dominated by Italianate villas often in terrace form.



Location Plan.

## 2.00

### EXISTING CYCLE PARKING



Street Scene Regents Park Road.  
Numbers 106 and 108 in the middle.



Rear Garden

#### 2.01 Description.

Two houses numbers 106 and 108 were previously combined under planning consent reference 2008/2687/P.

The existing residential units comprise two basement flats and one larger maisonette with a garage facing onto Chalcot Crescent. The units are numbered 1, 2 and 3 on the as existing plans. Unit 1 is a four storey six bedroom maisonette with the entrance at ground floor level. Unit 2 is a two bedroom flat on the lower ground floor. Unit 3 is a one bedroom flat on the lower ground floor.

Access to the garage is through the rear garden. The garage faces onto Chalcot Crescent with a roller shutter garage door. There is a short length of hardstanding before the public foot path crossover. Internally the garage is 4.6 metres wide by 5.1 metres long.

Potential cycle storage to unit 1 is within the garage.

Potential cycle storage to Unit 2 is in the front lightwell at lower ground floor level.

Potential cycle storage to Unit 3 is in the front garden at ground floor level.

### **3.00**

## **CYCLE PARKING PROPOSALS**

#### 3.01 Detailed Design

The proposal is for alterations to convert the existing two basements flats and one larger maisonette with a garage to form one basement flat, one maisonette and one house with a garage.

#### 3.02 Cycle Parking Design

Reference is made to Camden Council's publication "Camden Development Policies Adoption version 2010".

An extract of the appendix 2 of the statement is included below.

"Cycles:

Residents - 1 storage or parking space per unit. An exception may be made for dwellings available solely to occupants unlikely to use cycles due to age or disability.

Visitors:- from threshold of 20 units, 1 space per 10 units or part thereof."

On street cycle parking is available approximately one block away in Primrose Hill Road, just inside the park and to the north in Regents Park Road.

The proposal is to comply with Camden's policy.

#### 3.03 Summary of the overall proposal

Unit 1 is proposed to be amalgamated with the entire five storey house to No 106; the internal stair is re-instated; a dumb waiter is introduced; an area of rear garden is dedicated to unit 1; and the garage is dedicated to unit 1. In the garden a brick boundary wall is introduced to separate the gardens to unit 1 and unit 2.

Unit 3 is proposed is to improve the reception room to include a kitchen directly off the room; bedroom 2 has part of the disused chimney breast removed to improve the floor area; an area of rear garden is dedicated to unit 2. In the garden a brick boundary wall is introduced to separate the gardens to unit 1 and unit 2. Unit 3 is proposed to have an area of rear garden dedicated to unit 3.

In the garden a brick boundary wall is introduced to separate the gardens to unit 1 and unit 2.

#### 3.04 Proposed cycle parking

Referring to the architect's as proposed drawings:

Proposed unit 1 (four bed house) has space in the garage for one cycle and one visitor's cycle space.

Proposed unit 2 (four bed maisonette) has space for cycle parking in the rear garden at lower ground floor level.

Proposed unit 3 (two bed flat) has space for cycle parking in the front garden at lower ground floor level.

### **4.00**

## **DETAILED CONSIDERATIONS**

#### 4.01 Parking.

A garage is associated with unit 1. On street parking is available to permit holders or pay by phone with time restrictions.

