Camden PSBP – Hampstead School 

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| Application Ref: **2015/1672/P – Condition 4 Cycle Spaces - Revised** |
| 11th August 2016 – DB |
| **1) Condition Wording** |
| Condition 4  Full details of the 110 cycle spaces for staff and pupils and 20 cycle spaces for visitors within the cycle parking facilities hereby approved shall be submitted to and approved before the development is occupied. The details as approved shall be provided in their entirety prior to the first occupation 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 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.  . |
| **2) Submission Update** |
| The information to clear this condition was submitted to LB Camden on 17th February 2016.  Informal comments (attached) were received on 6th May 2016.  This revision aims to address the comments made. |
| **3) Associated Documents** |
| 1. LB Camden Marina Rochette (Transport Planning) comments dated 14th March 2016 Reference 2016/0895/P. 2. Plincke drawing 0220-105 Cycle Parking Spaces 3. Plincke drawing 0220-106 Cycle Parking Spaces |
| **4) Proposal** |
| Three key comments were raised by LB Camden in their response:   1. The decision notice for 2015/1672/P states there should be 110 cycle parking spaces for staff and pupils and 20 spaces for visitors secured as a condition. This proposal would provide 90 uncovered cycle parking spaces and 40 covered cycle parking spaces. The number of cycle parking spaces meets the minimum requirement, however at least 110 spaces should be covered, if not all spaces. The applicant should provide an explanation if this is not possible. 2. The type of stands (Sheffield) to be provided is acceptable. However there must be at least 1.8m of clearance behind racks. Please confirm there is this much room of clearance by indicating so on the plan. 3. Some cycle parking spaces appear to be accessed via a set of stairs. This contravenes Paragraph 9.8 of Camden Planning Guidance document CPG7 (Transport) which states:   Addressing each point in turn:   1. We have discussed the number of covered spaces with the School. Whilst they are making great effort to increase the uptake the current use is low and is easily covered by the 40 spaces proposed. To provide shelters to the remaining 70 spaces – at the correct spacing – would take up a significantly larger area than the (Sheffield) stands alone. The School believe this central area is important in terms of Access Routes, External Dining and Social Space. They resist the further reduction of available space in this area.   Drawing 0220-105 shows the proposal discussed with the School. This includes, 20 visitors spaces (areas 1 + 2) and 40 covered spaces (area 3) as previous submission. In addition we have included a further 30 covered spaces (area 4) in the central area.  This provides 70 School use spaces for immediate use. Discussions with the School have also identified a further area to the south of Building 3 (area 5) which allows for the future introduction of the remaining 40 covered spaces (area 5) to cope with anticipated demand.  This proposal allows for efficient use of the 70 central spaces and allows for future expansion.   1. Drawing 0220-106 shows the proposed 30 stands with shelters. In this location there is suitable access front and rear. 2. All cycle parking areas have step free access. Drawing 0220-105 shows the cycling routes to the parking areas. |