

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

**Cycles and Waste Strategy Report**

Author: JR  
Checked by: JR  
Date: March 2017  
Status: 05

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### 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 and waste capacity strategies as part of the original design and during the planning process is not absolved by this document.

NOTE - 18-12-15- St Bedes Mews Cycle and Refuse Strategy Drawings updated  
17-08-16- Rydal Water cycle storage re-configured. Dimensions and access zones added  
to all cycle strategy drawings

## **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
- Dick Collins Hall - 11 residential units
- Rydal Water - 24 residential units
- Newlands - 32 residential units
- The Victory - 10 residential units
- Cape of Good Hope - 15 residential units
- St Bedes Mews - 3 residential units

## **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  
References:

### **Waste**

Currently capacity for each block has been sized based on London Borough of Camden Planning Guidance ref. CPG1, Section 10. This has been cross checked and is in line with the British Standard guidelines ref: BS 5906-2005, Waste Management in Buildings - Code of Practice.

### **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.



## Appendix A: Typical Waste Strategy Drawings

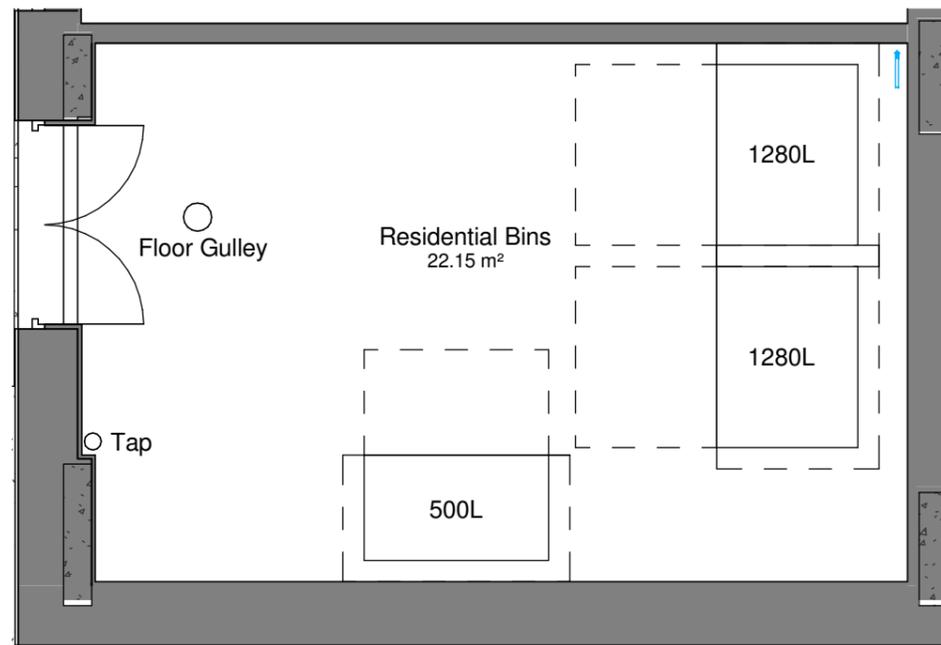


## **Robert Street**



## Location Plan

1 : 500



## Refuse 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.

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LEGEND:

DO NOT SCALE

Separate bin storage facility are required for commercial recycling and refuse storage.

1,123L total waste storage required for commercial use (in accordance with BS5906).

Bin Schedule	
Type	Total
Residential 500L Eurobin - Food	1
Residential 1280L Eurobin - Recycling	1
Residential 1280L Eurobin - Refuse	1

Total Bin Quantity: 6

BS 5906 Bin Storage Requirement (L): 2700

Total Bin Storage Provided (L): 3060

A	08.12.15	First Issue	JT	SN
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Scale @ A3:

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Plot 1 - Robert Street Car Park

Drawing Title:

Refuse Strategy

Client:

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File Ref:

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A

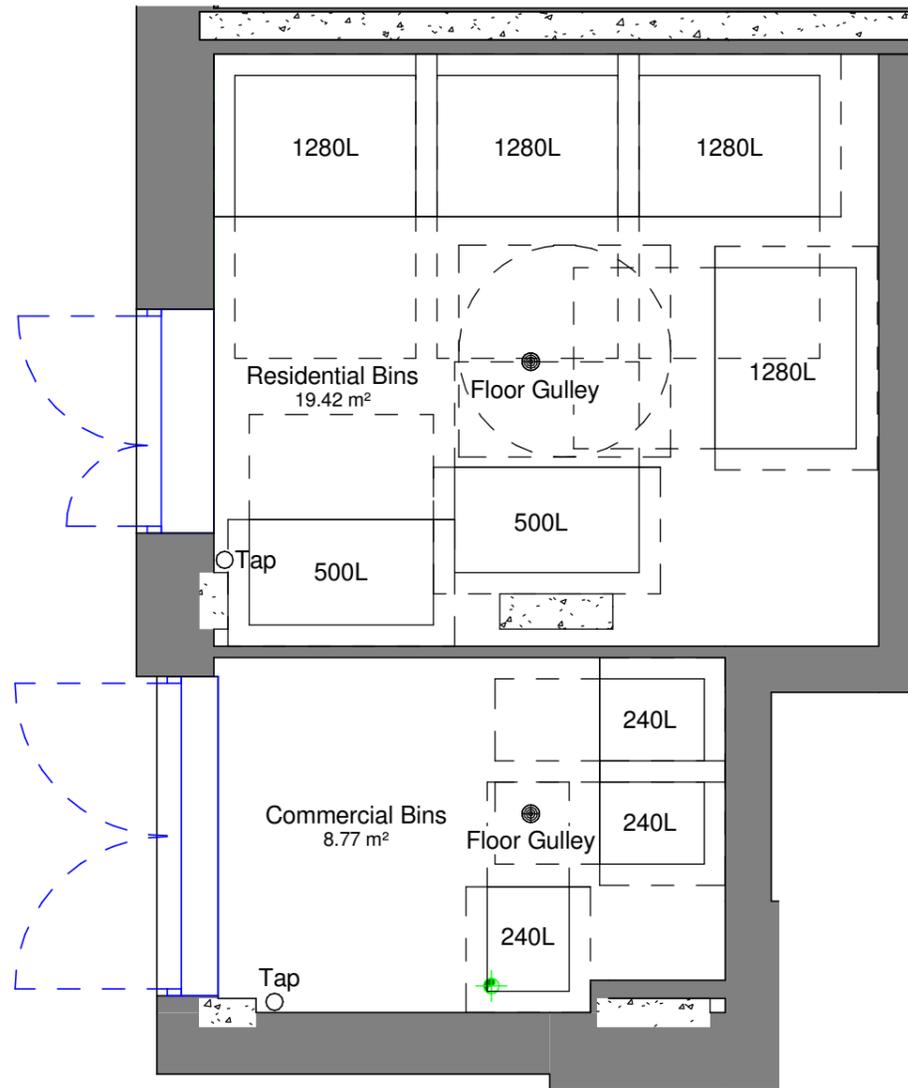


## **Newlands**



# Location Plan

1 : 500



# Refuse Strategy

1 : 50

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LEGEND:

DO NOT SCALE

Bin Schedule	
Type	Total
Commercial 240L Wheelie Bin	3
Residential 500L Eurobin - Food	2
Residential 1280L Eurobin - Recycling	2
Residential 1280L Eurobin - Refuse	2

Total Bin Quantity: 18

BS 5906 Residential Bin Storage Requirement (L): 5860

Total Residential Bin Storage Provided (L): 6110

BS 5906 Commercial Bin Storage Requirement (L): 303

Total Residential Bin Storage Provided (L): 720

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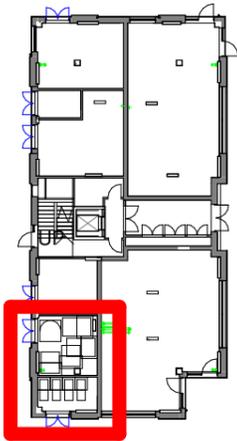
Drawing Title:  
 Refuse Strategy

Client:  
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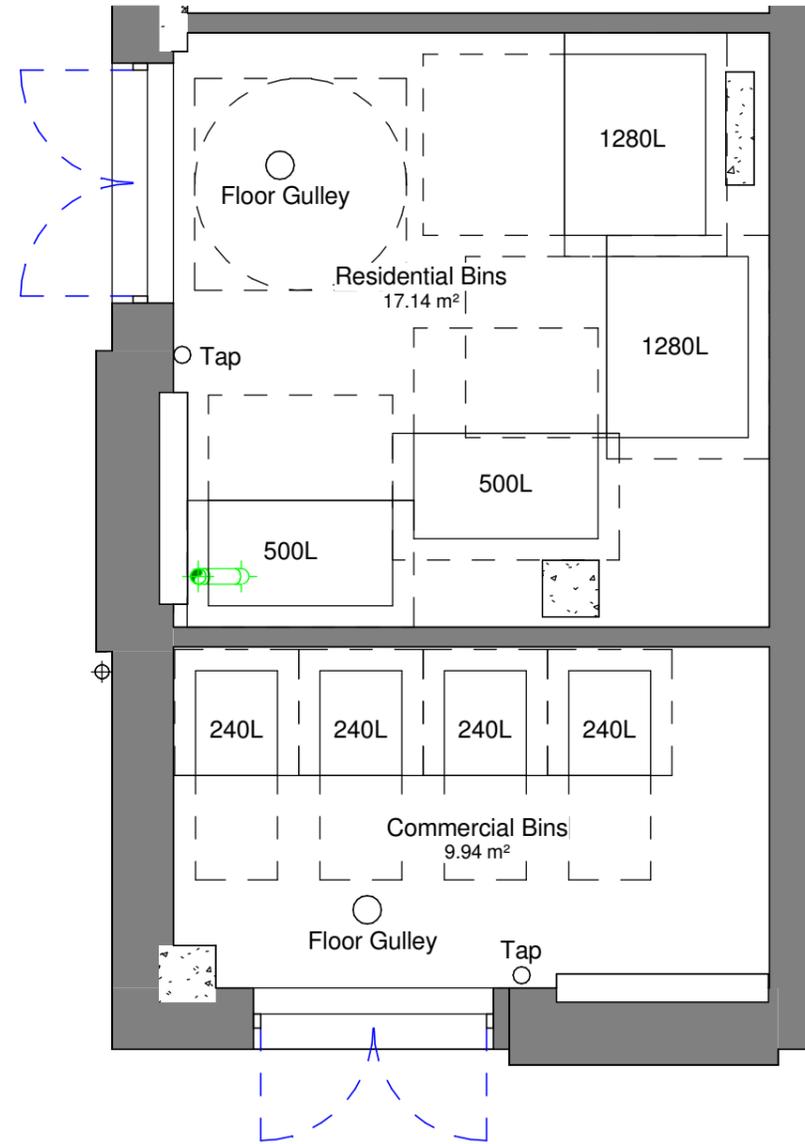


## Rydal Water



## Location Plan

1 : 500



## Refuse Strategy

1 : 50

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LEGEND:

DO NOT SCALE

Bin Schedule	
Type	Total
Commercial 240L Wheelie Bin	4
Residential 500L Eurobin - Food	2
Residential 1280L Eurobin - Recycling	1
Residential 1280L Eurobin - Refuse	1

Total Bin Quantity: 16

BS 5906 Commercial Bin Storage Requirement (L): 537

Total Commercial Bin Storage Provided (L): 960

BS 5906 Residential Bin Storage Requirement (L): 3240

Total Residential Bin Storage Provided (L): 3560

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 Plot 2 - Rydal Water Open Space

Drawing Title:  
 Refuse Strategy

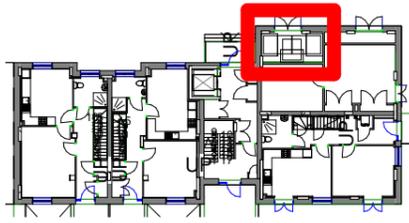
Client:  
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File Ref:  
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Revision:  
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## **Cape of Good Hope**



# Location Plan

1 : 500

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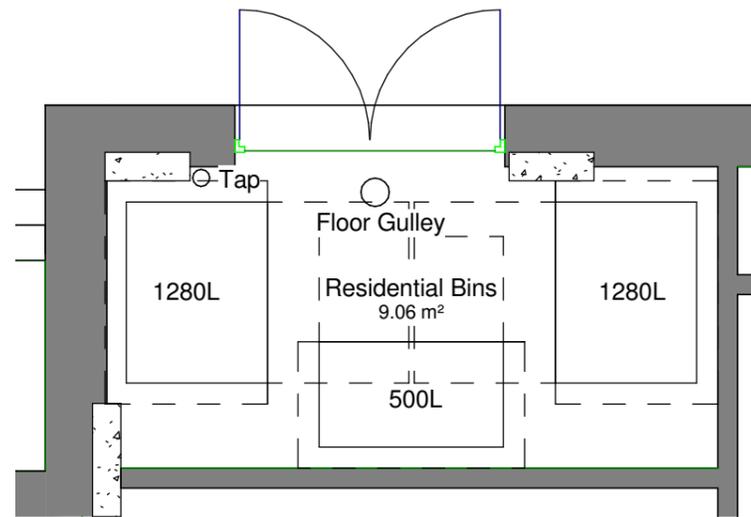
DO NOT SCALE

Bin Schedule	
Type	Total
Residential 500L Eurobin - Food	1
Residential 1280L Eurobin - Recycling	1
Residential 1280L Eurobin - Refuse	1

Total Bin Quantity: 6

BS 5906 Residential Bin Storage Requirement (L): 2760

Total Residential Bin Storage Provided (L): 3060



# Refuse Strategy

1 : 50

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Project:  
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 Plot 6 - Cape Of Good Hope

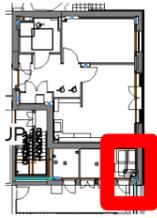
Drawing Title:  
 Refuse Strategy

Client:  
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File Ref:	Revision:
COGH - IW - XX - 00 - DR - A - 22.01	A



## **St Bedes**



# Location Plan

1 : 500

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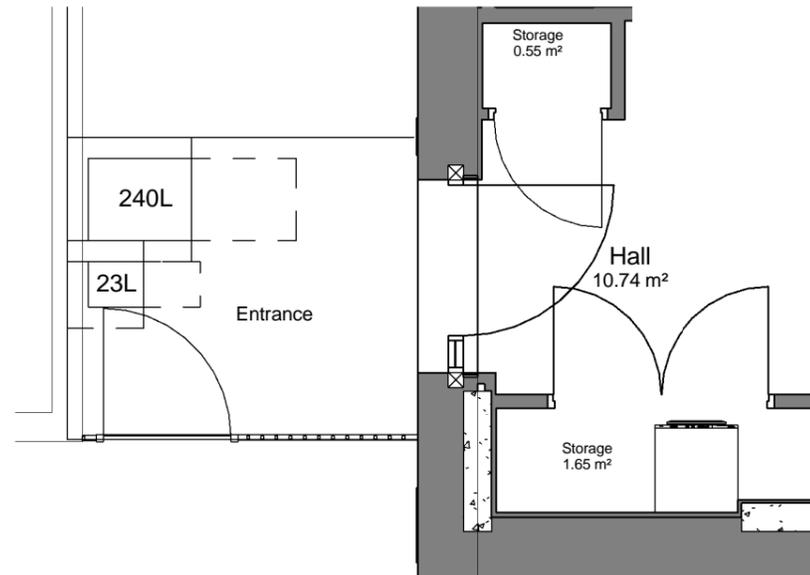
LEGEND: DO NOT SCALE

Bin Schedule	
Type	Total
Residential 23L Kitchen Caddy - Food	3
Residential 240L Wheelie Bin - Recycling	2
Residential 240L Wheelie Bin - Refuse	2
Residential 360L Wheelie Bin - Recycling	2
Residential 360L Wheelie Bin - Refuse	2

Total Bin Quantity: 16

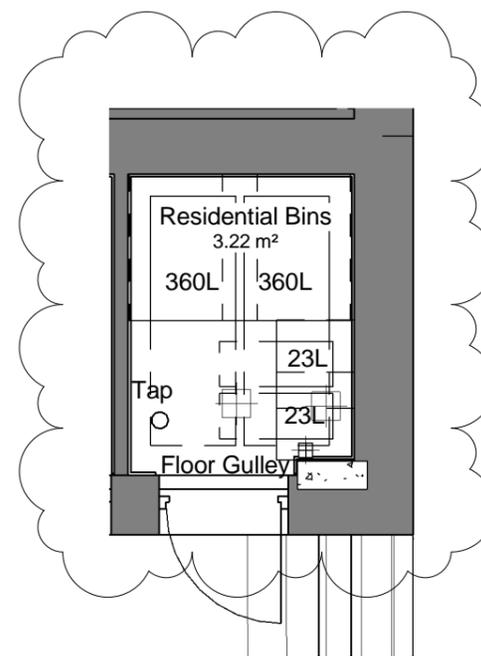
BS 5906 Residential Bin Storage Requirement (L): 580

Total Bin Storage Provided (L): 1029



# Refuse Strategy Front Door

1 : 50



# Refuse Strategy

1 : 50

Rev.	Date	Description	Chk.	Apr.
C	22.12.16	Amendments to refuse strategy drawing, 360L bins instead of 240L bins	JR	JR
B	18.12.15	Bins added	JT	SN
A	08.12.15	First Issue	JT	SN

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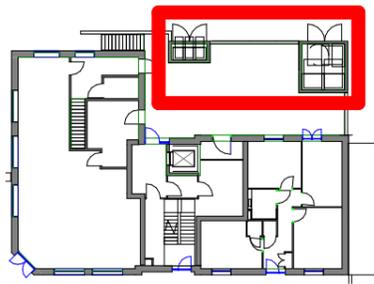
Drawing Title:  
**Refuse Strategy**

Client:  
**Lovell Partnership Ltd.**

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SBM - IW - XX - ZZ - DR - A - 22.01	C



## The Victory Pub



## Location Plan

1 : 500



## Refuse Strategy

1 : 50

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LEGEND:

DO NOT SCALE

Bin Schedule	
Type	Total

Commercial 240L Wheelie Bin	3
Residential 500L Eurobin - Food	1
Residential 1100L Eurobin - Recycling	1
Residential 1100L Eurobin - Refuse	1

Total Bin Quantity: 12

BS 5906 Commercial Bin Storage Requirement (L): 600

Total Commercial Bin Storage Provided (L): 720

BS 5906 Residential Bin Storage Requirement (L): 1980

Total Residential Bin Storage Provided (L): 2700

A	08.12.15	First Issue	JT	SN
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 Plot 8 - The Victory Pub

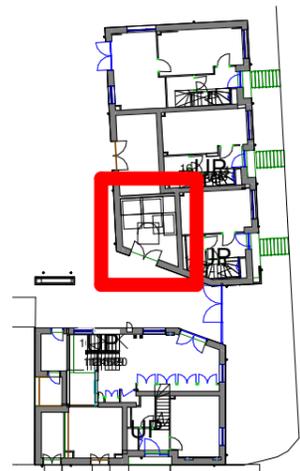
Drawing Title:  
 Refuse Strategy

Client:  
 Lovell Partnership Ltd.

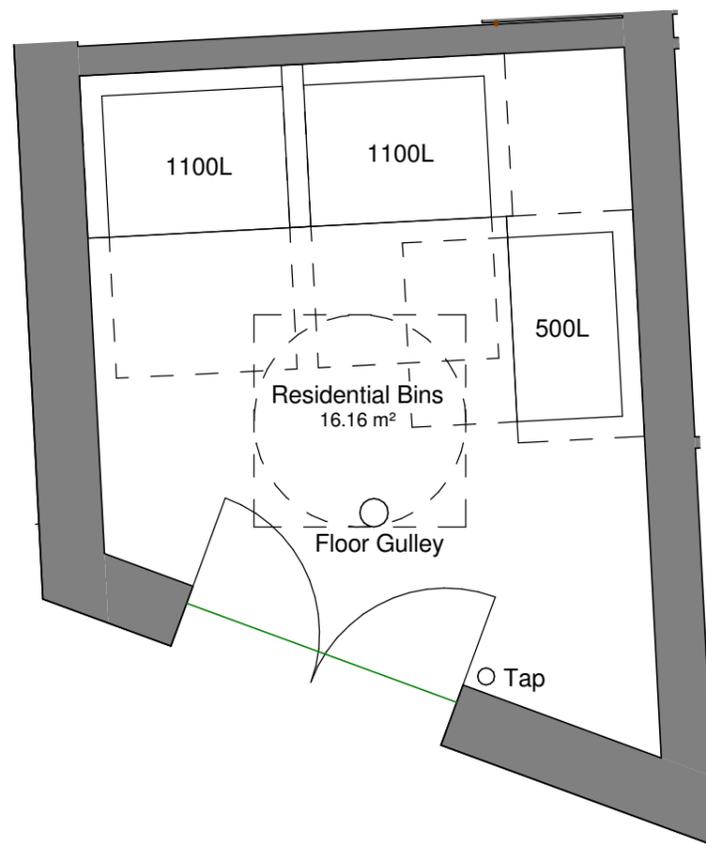
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TVP - IW - XX - 00 - DR - A - 22.01	A



## Varndell



**2** Location Plan  
1 : 500



**1** Refuse Strategy  
1 : 50

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LEGEND: DO NOT SCALE

Bin Schedule	
Type	Total
Residential 500L Eurobin - Food	1
Residential 1100L Eurobin - Recycling	1
Residential 1100L Eurobin - Refuse	1

Total Bin Quantity: 6

BS 5906 Bin Storage Requirement (L): 2060

Total Bin Storage Provided (L): 2700

A	08.12.15	First Issue	JT	SN
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Plot 3 - Vardell Street

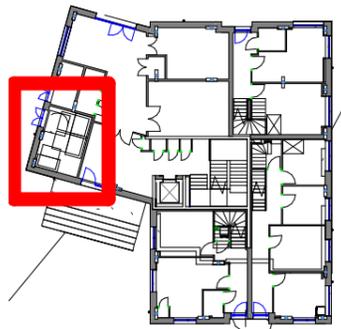
Drawing Title:  
Refuse Stores

Client:  
Lovell Partnership Ltd.

File Ref:	Revision:
VARS - IW - XX - 00 - DR - A - 22.01	A



## **Dick Collins Hall**



## Location Plan

1 : 500



## Refuse Strategy

1 : 50

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LEGEND:

DO NOT SCALE

Bin Schedule	
Type	Total
Residential 500L Eurobin - Food	1
Residential 1280L Eurobin - Recycling	1
Residential 1280L Eurobin - Refuse	1
Total Bin Quantity: 6	

BS 5906 Residential Bin Storage Requirement (L): 2570

Total Bin Storage Capacity Provided (L): 3060

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

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Project:  
 Regents Park Estate  
 Plot 5 - Dick Collins Hall

Drawing Title:  
 Refuse Strategy

Client:  
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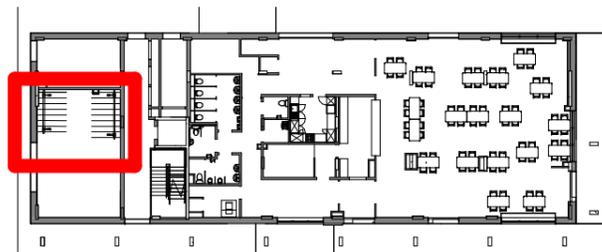
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## Appendix B: Typical Cycle Strategy Drawings

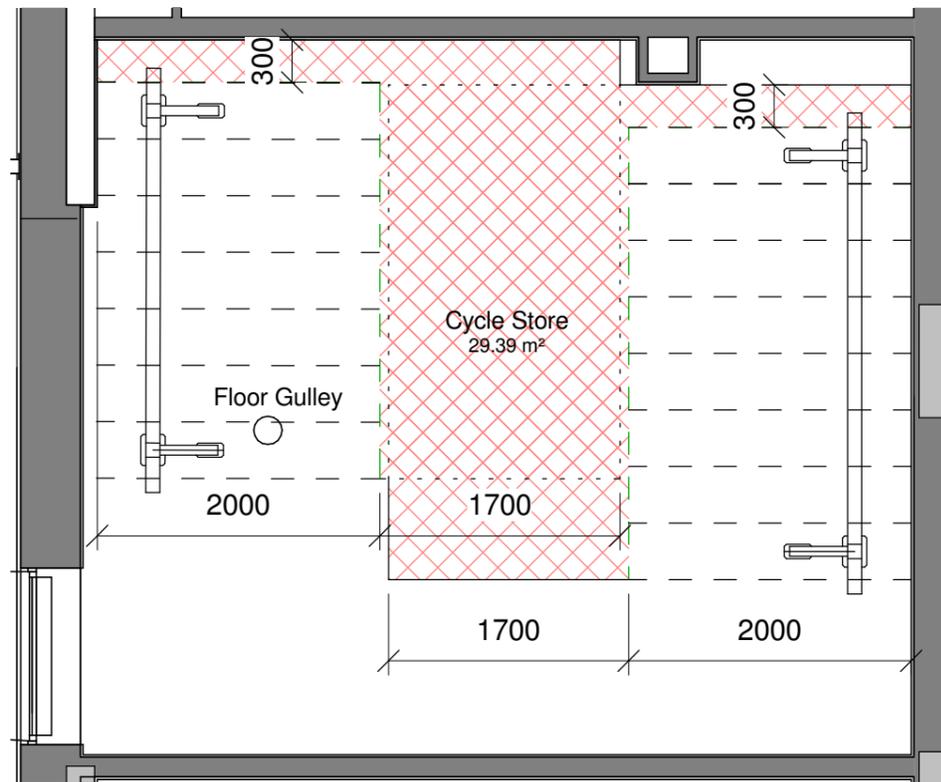


## **Robert Street**



## 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.

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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.

### Proposed Bicycle Storage System:



Rev:	Date:	Description:	JT	SN
B	29.07.16	Dimensions and access zone added	JT	JT
A	08.12.15	First Issue	JT	SN

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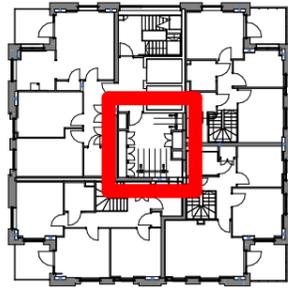
Drawing Title:  
 Cycle Strategy

Client:  
 Lovell Partnership Ltd.

File Ref:	Revision:
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## **Newlands**



### Location Plan

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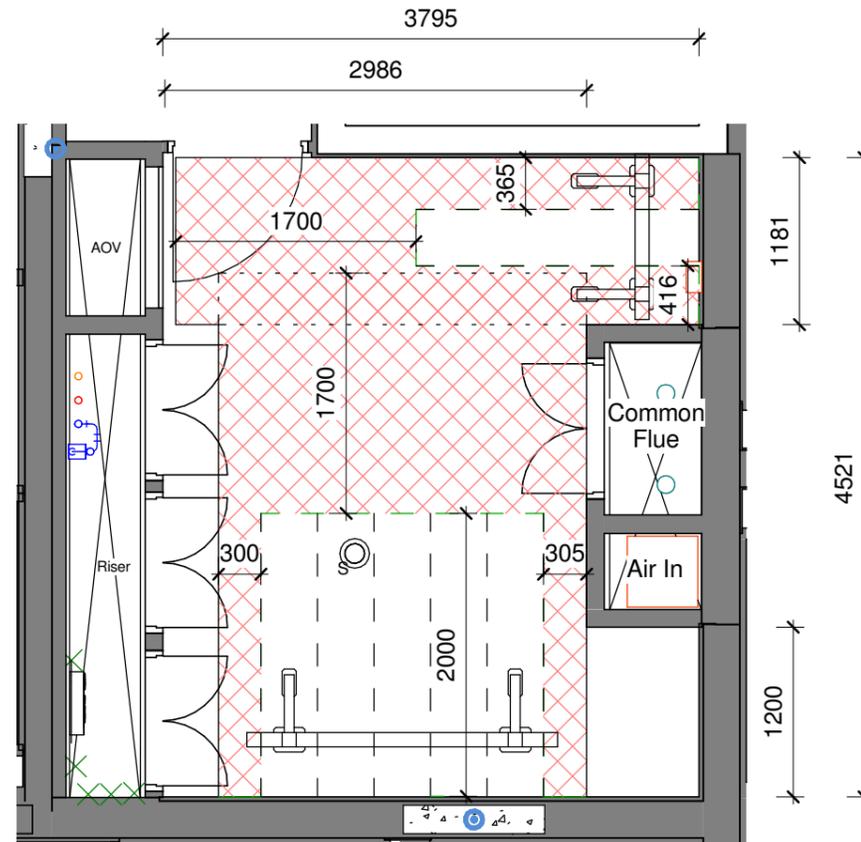
LEGEND:

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:



B	29.07.16	Dimensions and access zone added	JT	JT
A	08.12.15	First Issue	JT	SK
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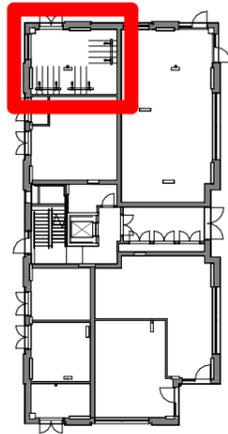
Drawing Title:  
 Cycle Strategy

Client:  
 Lovell Partnership Ltd.

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

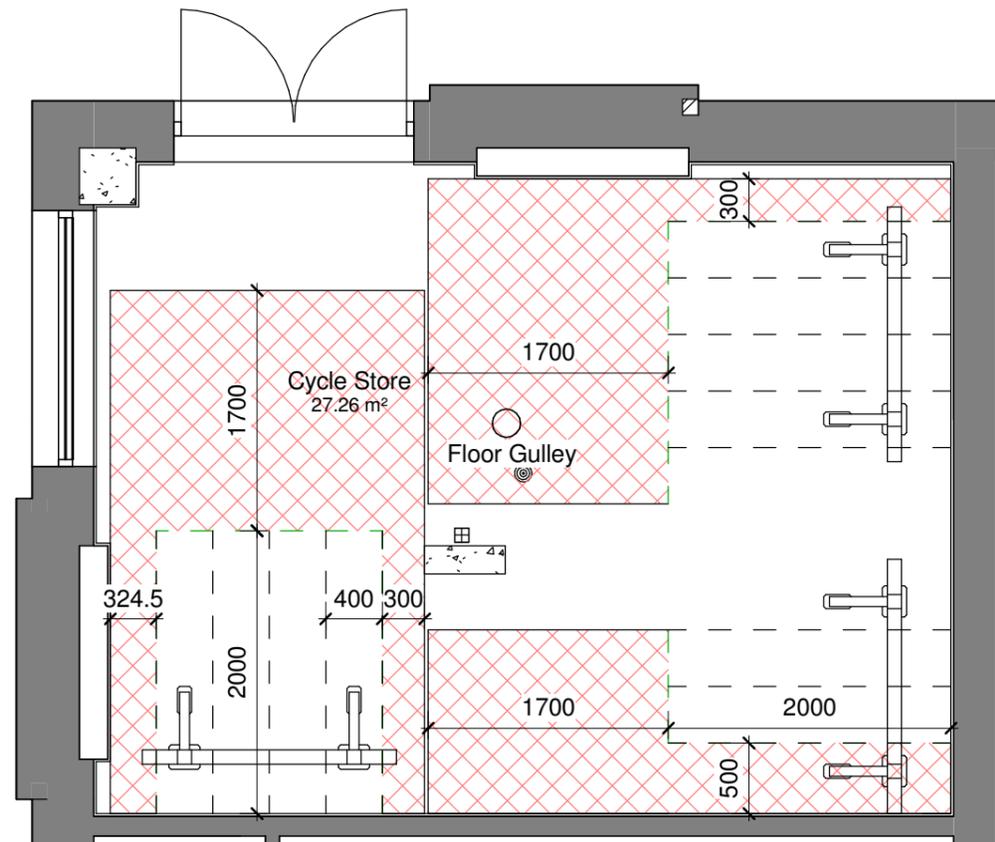


## **Rydal Water**



## 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.

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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
B	29.07.16	Dimensions and access zone added	JT	JT
A	08.12.15	First Issue	JT	SN

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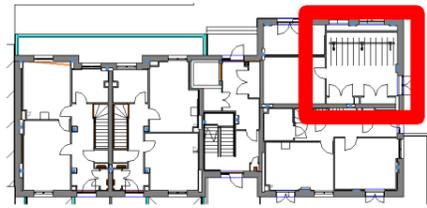
Drawing Title:  
 Cycle Strategy

Client:  
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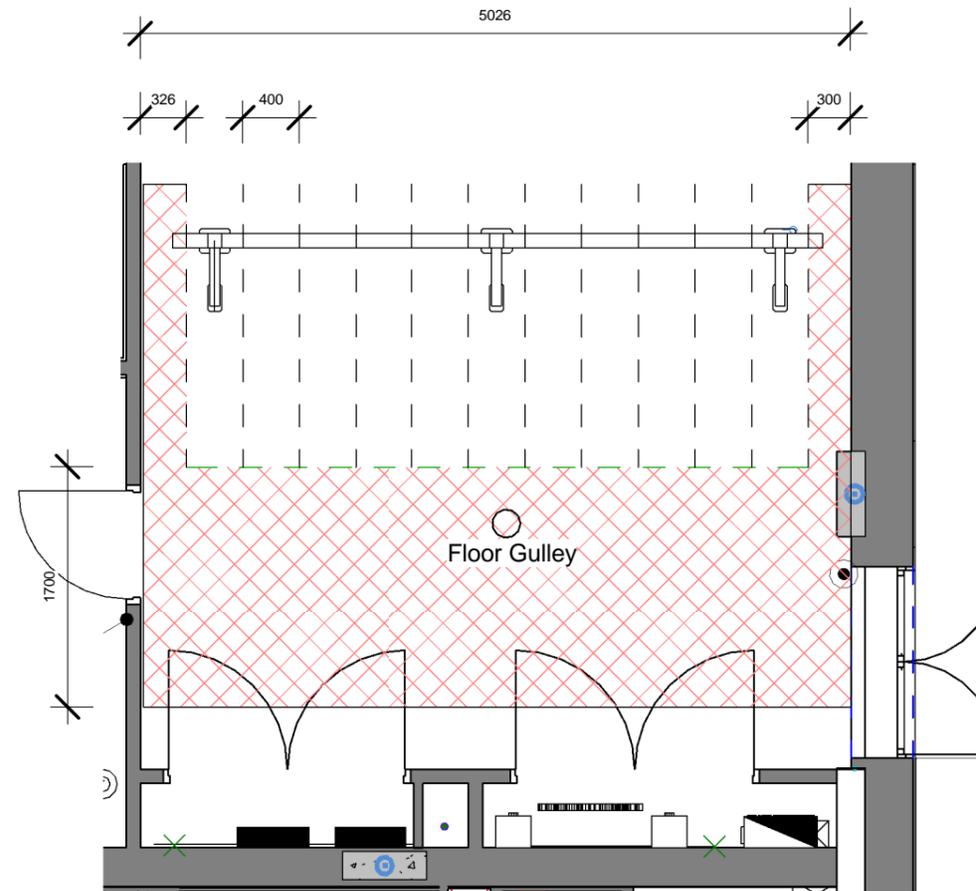


## Cape of Good Hope



# Location Plan

1 : 500



# Cycle Strategy

1 : 50

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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.

### Proposed Bicycle Storage System:



B	29.07.16	Dimensions and access zone added	JT	JT
A	08.12.15	First Issue	JR	SM
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 Plot 6 - Cape Of Good Hope  
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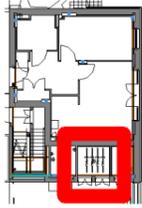
Drawing Title:  
 Cycle Strategy

Client:  
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File Ref:	Revision:
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## **St Bedes**



# 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.

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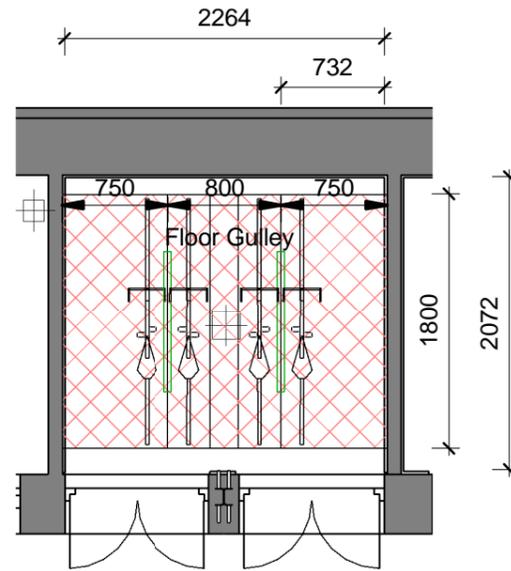
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LEGEND:

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:



Rev:	Date:	Description:	Chk:	Apr:
C	29.07.16	Dimensions and access zone added. Storage system changed	JT	JT
B	18.12.15	Electric Services Removed	JT	SN
A	08.12.15	Final Issue	JT	SN

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

Status:	Purpose of Issue:



Vision, form and function

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Project:  
 Regents Park Estate  
 Plot 9 - St. Bedes Mews  
 London  
 NW1 4DY

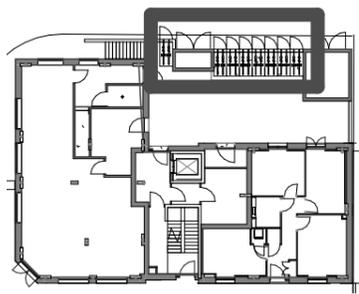
Drawing Title:  
**Cycle Strategy**

Client:  
 Lovell Partnership Ltd.

File Ref:	Revision:
SBM - IW - XX - ZZ - DR - A - 22.11	C



## The Victory Pub



## 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.

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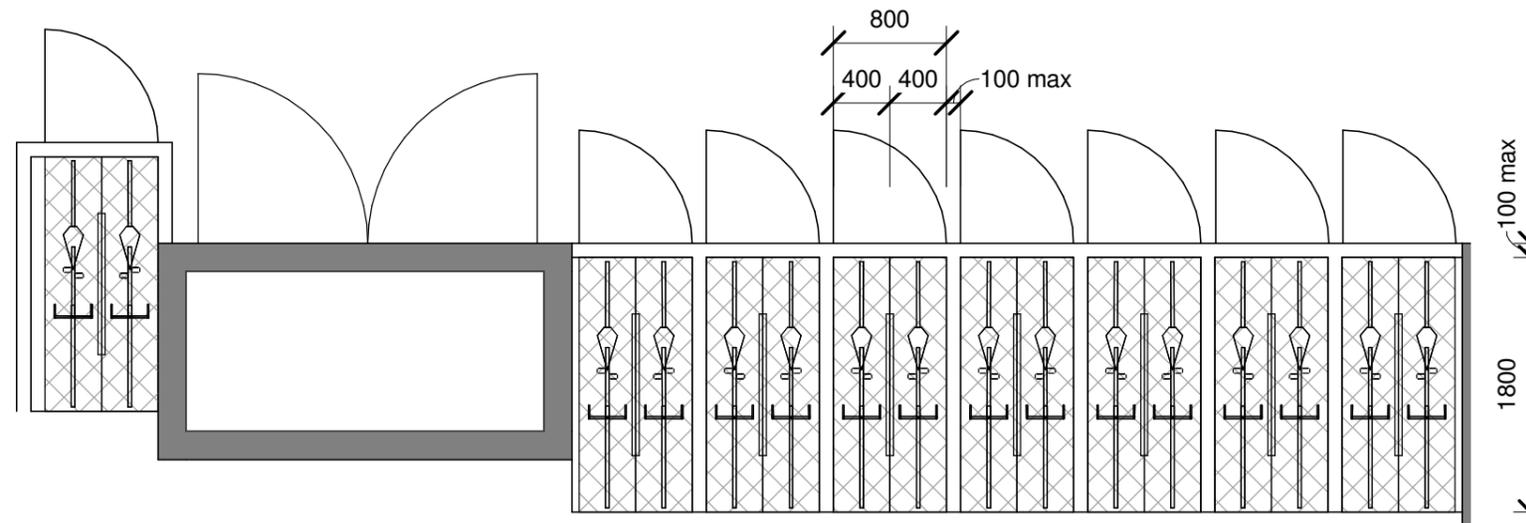
LEGEND:

DO NOT SCALE

No. Secure Internal Residential Spaces Required: 16

No. Secure Internal Residential Spaces Provided: 16

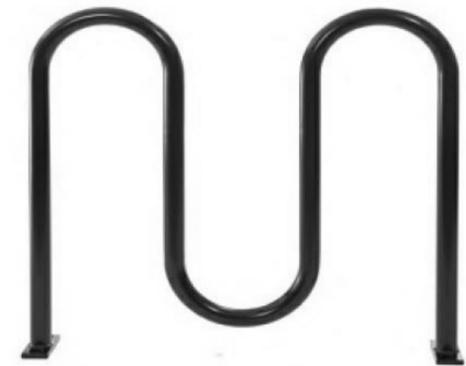
External cycle spaces to be designed by the Landscape Architect & indicated on their proposals to comply with the required 12 No. spaces.



## Cycle Strategy

1 : 50

Proposed Bicycle Storage System:



B	01.08.16	Arrangement and storage system amended. Dimensions added	JT	JT
A	08.12.15	First Issue	JT	SK
Rev:	Date:	Description:	Chk:	Apr:

Scale @ A3:	Issuing Office:	Project Number:
As indicated	London	84923
Status:	Purpose of Issue:	
S2	For Information	



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Project:  
 Regents Park Estate  
 Plot 8 - The Victory Pub  
 London  
 NW1 4BX

Drawing Title:  
 Cycle Strategy

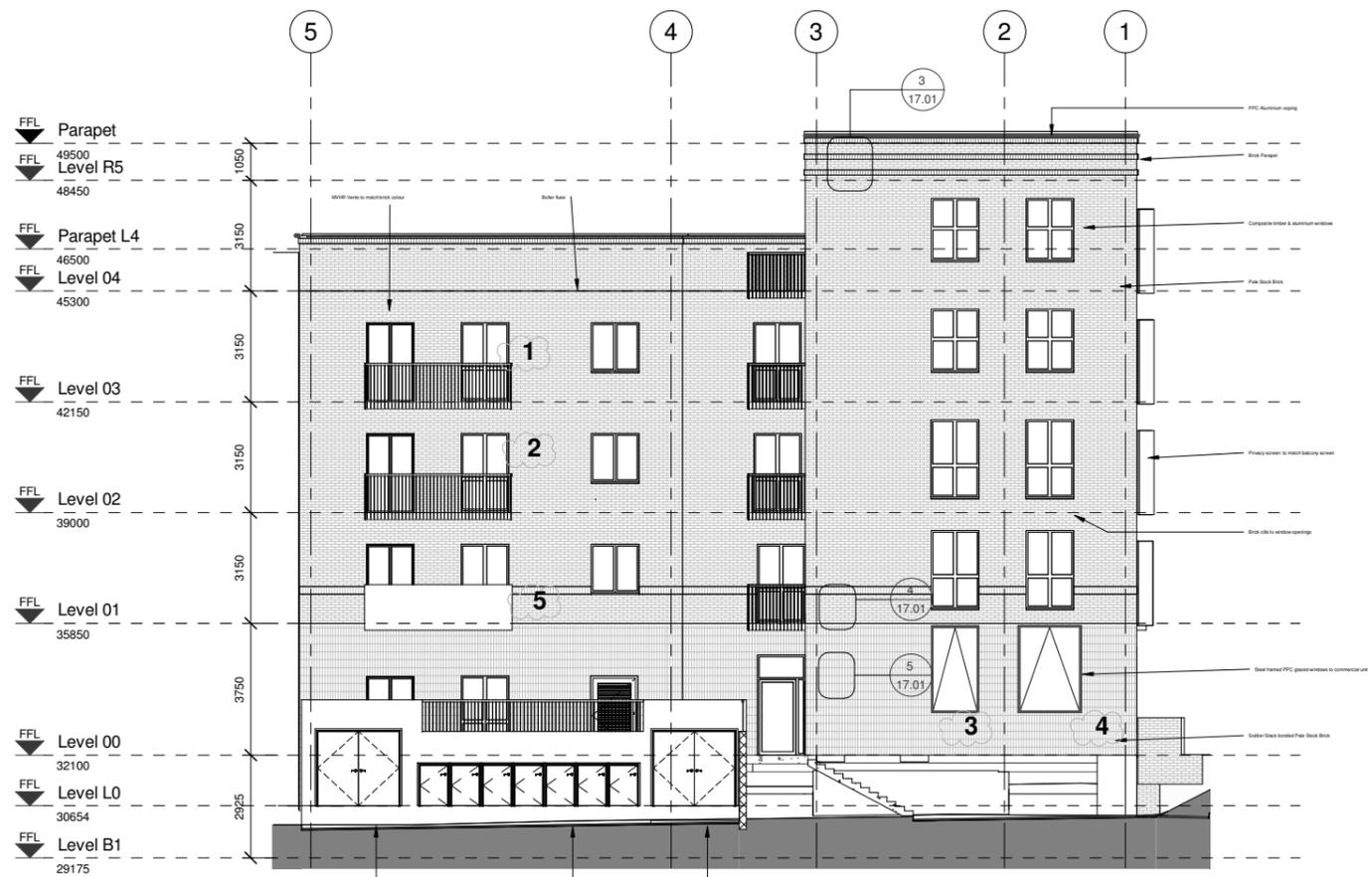
Client:  
 Lovell Partnership Ltd.

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

Revision:  
 B

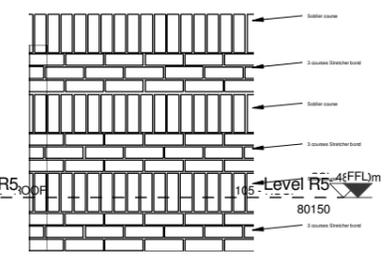
All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.  
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LEGEND: DO NOT SCALE

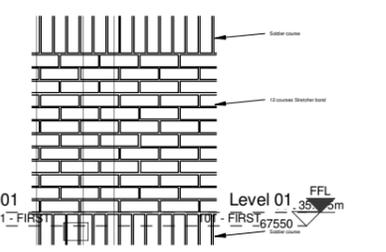


1 Eastern Elevation

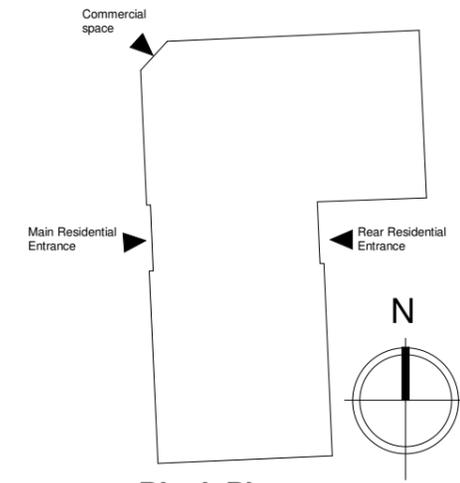
Issue - East elevation	
Number	Description
1	Balcony slabs are not in right position. They are 350mm above FFL. Size of the slab does not correspond with layouts.
2	Headheight of the openings are incorrect. From Ground floor to Level 03
3	Window location and headheight does not correspond with the layout.
4	Window location, size and headheight does not correspond with the layout.
5	Length of balcony slabs do not follow the stretcher bond.



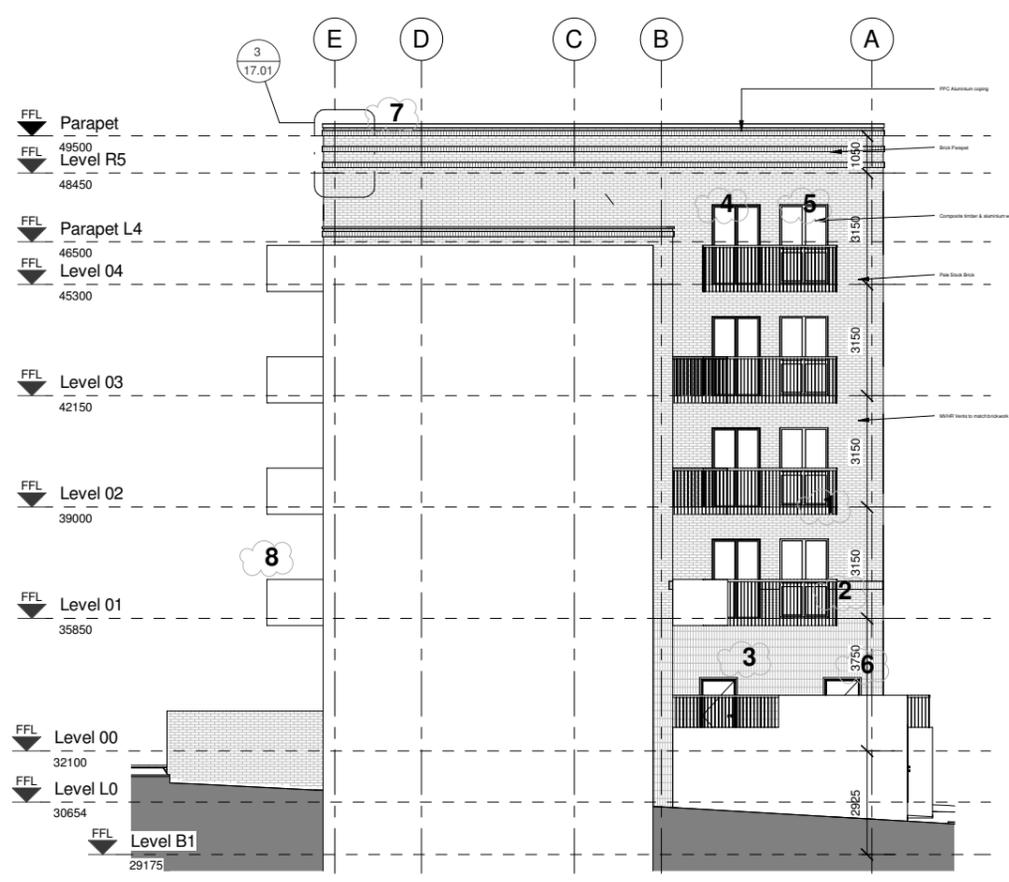
3 Brick pattern type A - Parapet



4 Brick pattern type B - 1st Floor Balcony Line

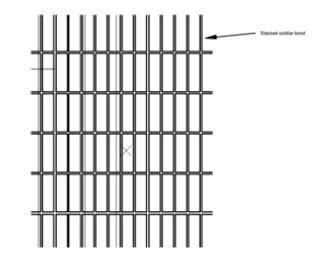


Block Plan 1 : 200



2 South Elevation

Issue - South elevation	
Number	Description
1	Balcony slabs are not in right position. They are 350mm above FFL. Size of the slab does not correspond with layouts.
2	Length of balcony slabs do not follow the stretcher bond.
3	Position and type of the door does not correspond with the door drawn on the layout.
4	Position of the door does not correspond with layout drawings.
5	Position of the window does not correspond with layout drawings.
6	No fire escape door on planning drawings.
7	Exact building height had not been specified. Rear elevation is beyond 49.500.
8	All balcony depth are different 1510/1550/1589.



5 Brick pattern type C - Base

A	16.11.15	Elevation / designation issues	AA	JR
Rev	Date	Description	Chk	App
Scale @ A1:	Issuing Office:	Project No:		
As indicated	London	84923		
Status:	Purpose of Issue:			
S1	For Coordination			

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Project:  
Regents Park Estate  
Plot 8 - The Victory Pub  
London  
NW1 4BX

Drawing Title:  
External Elevation - East & South

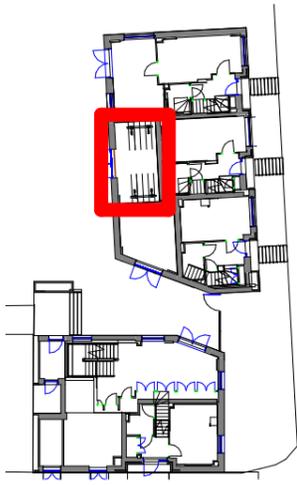
Client:  
Lovell Partnership Ltd.

File Ref:  
TVP - IW - XX - ZZ - DR - A - 17.01

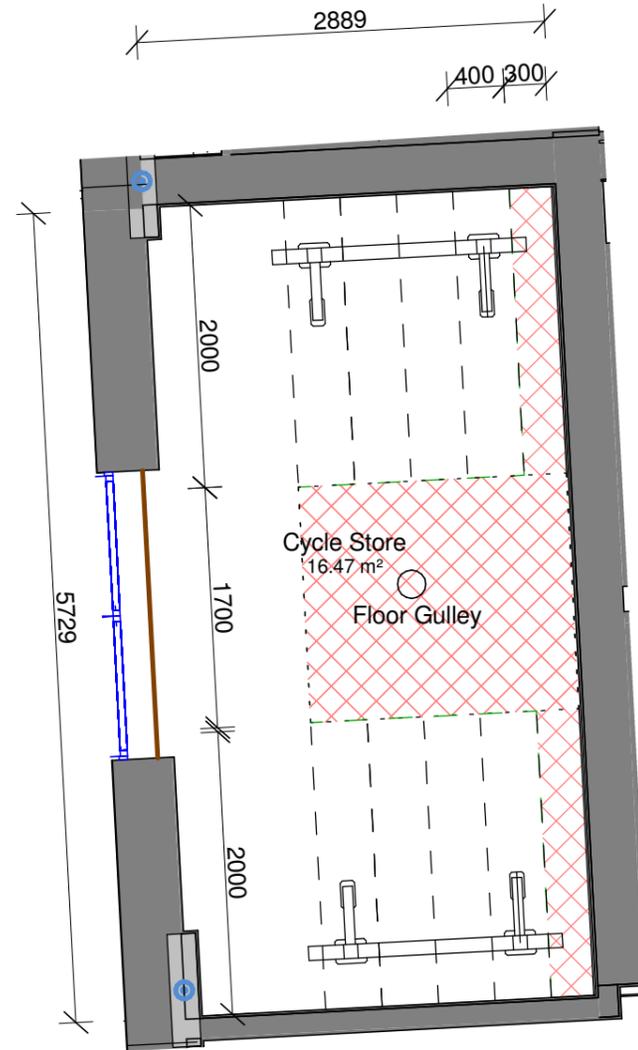
Revision:  
A



## **Varndell**



Location Plan  
SCALE: 1 : 500



Cycle Strategy  
SCALE: 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.

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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:



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

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

Status:	Purpose of Issue:
S2	For Information



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London  
NW1 3RG

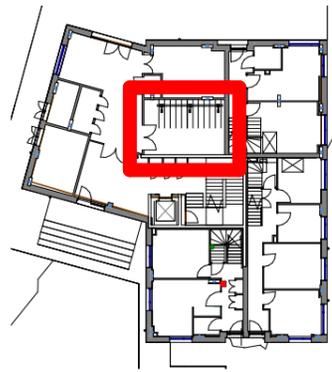
Drawing Title:  
Cycle Strategy

Client:  
Lovell Partnership Ltd.

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

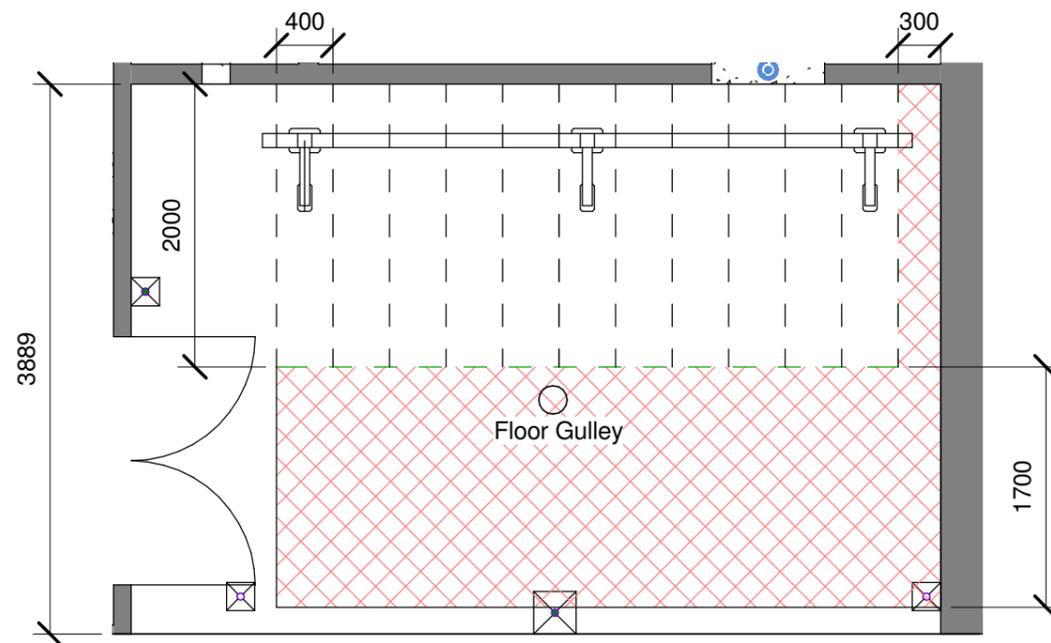


## **Dick Collins Hall**



## 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.

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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:



B	29.07.16	Dimensions and access zone added	JT	JT
A	08.12.15	First Issue	JT	SK
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

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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: B

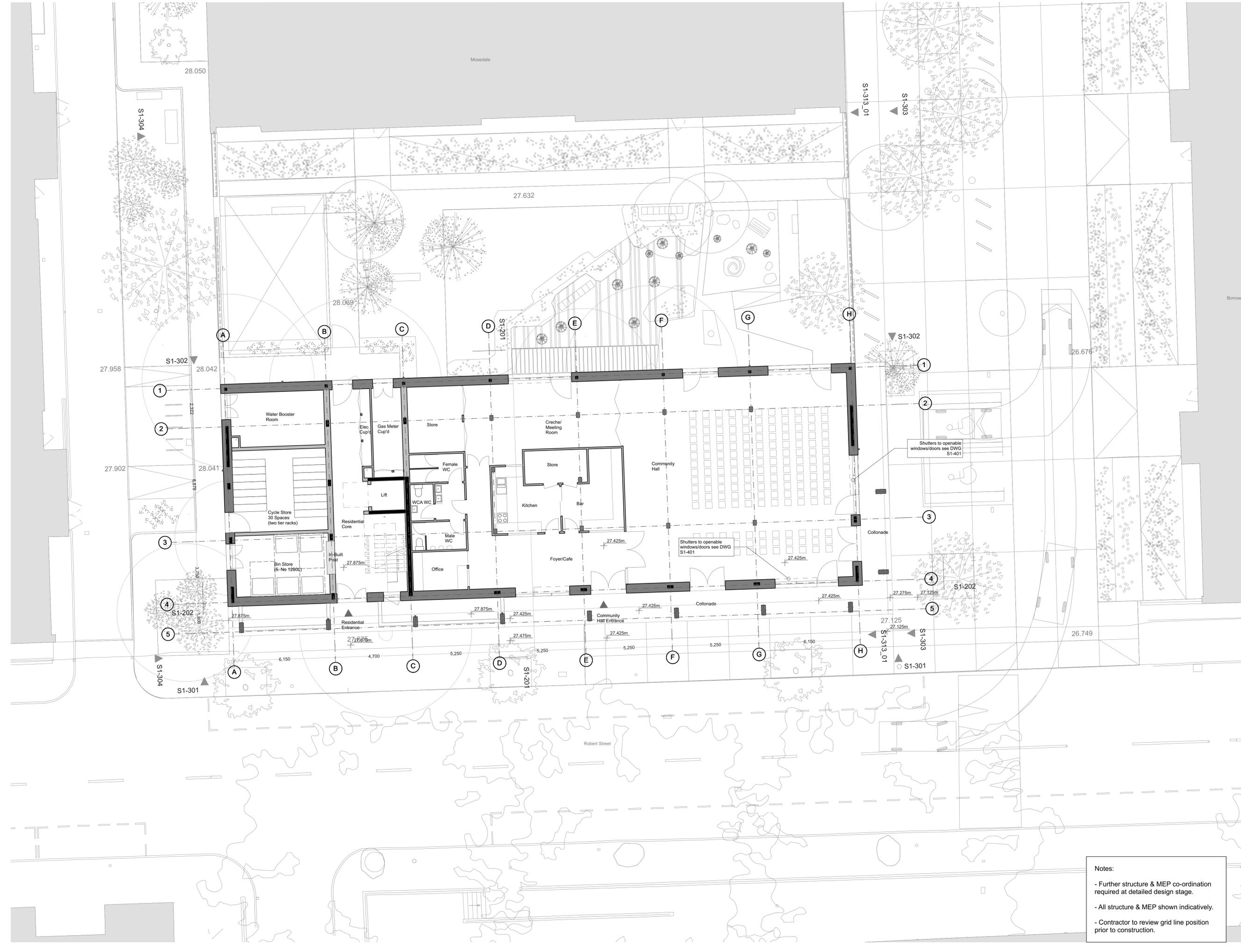


## **Appendix C:**



## **Robert Street Car Park**

For materials and details, please refer to 1328\_400 series drawings and Design & Access statement section 6, materials page.



REV	DATE	DESCRIPTION
1		Measurements are based on walls system
2		20 levels are marked in Orange Color Number (CCN) unless otherwise noted
3		20 levels are marked in Orange Color Number (CCN) unless otherwise noted
4		20 levels are marked in Orange Color Number (CCN) unless otherwise noted
5		20 levels are marked in Orange Color Number (CCN) unless otherwise noted

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 office@mae-lfp.co.uk  
 mae-lfp.co.uk

CLIENT		London Borough of Camden
PROJECT NAME	Regent's Park Estate Infill	PROJECT NO. 1328
DISCIPLINE	Robert Street Car Park - Ground Floor Plan	
STATUS	Stage 3 For Tender	SCALE 1:100 @ A1
DRAWN BY	CREATED BY	DATE 22/06/2015
DRAWING NO. 1328-P1-101	REV	

**Notes:**  
 - Further structure & MEP co-ordination required at detailed design stage.  
 - All structure & MEP shown indicatively.  
 - Contractor to review grid line position prior to construction.



## **Newlands**

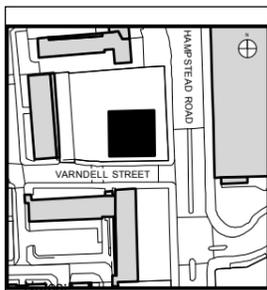
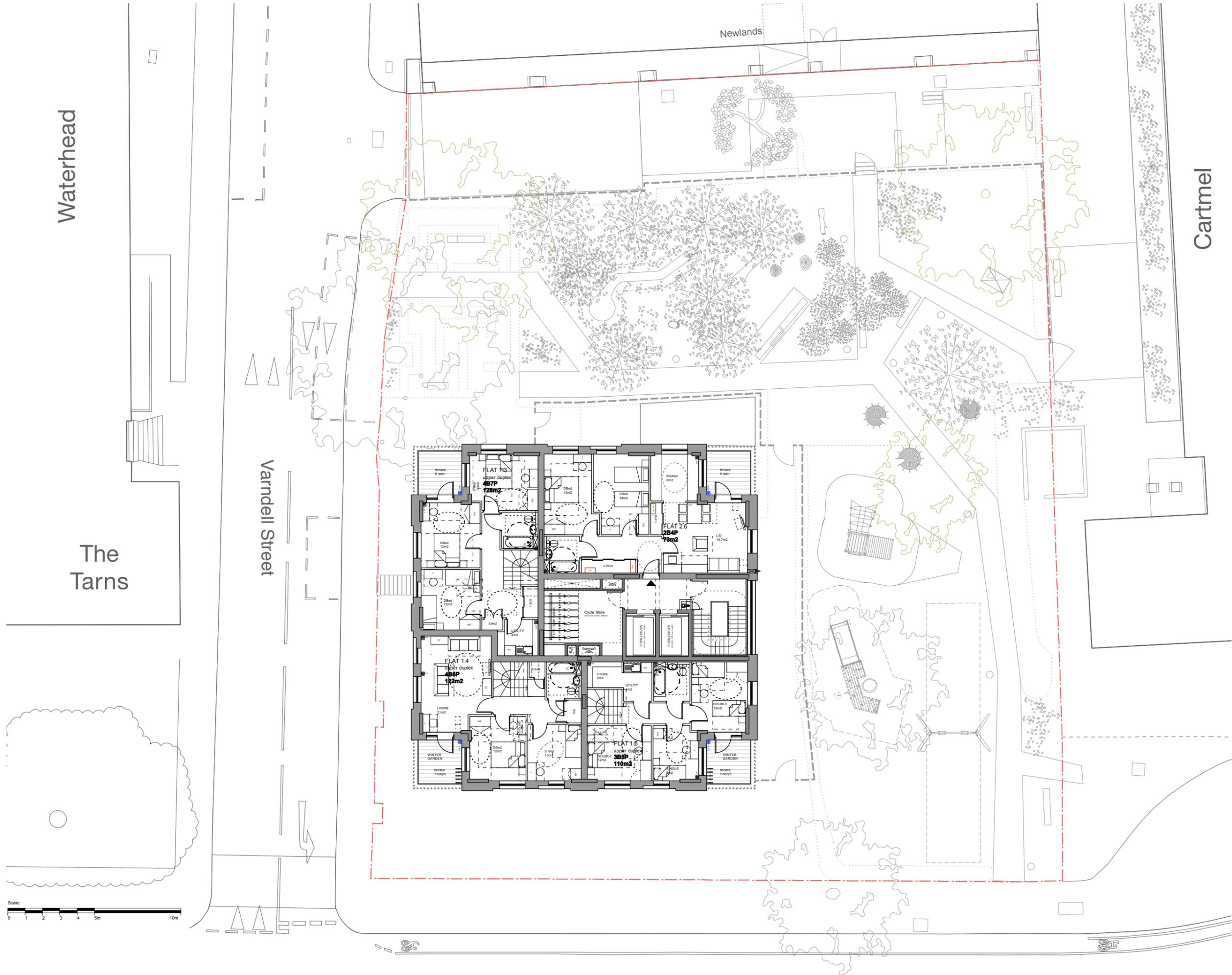
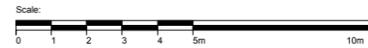
Waterhead

The Tarns

Varndell Street

Newlands

Cartmel



1. These drawings are not to be scaled off for construction purposes.
2. Existing site information indicative only, for detailed information on existing site: levels etc, refer to digital survey by Cube Surveys.
3. In the event of discrepancies, refer to most detailed drawing.
4. Structural, Services and landscaping information shown for co-ordination purposes. Drawings to be read in conjunction with relevant consultant's information and Employer's Requirements.
5. Construction shown to meet the following thermal performance criteria:  
 External Wall: 0.1 W/M2K  
 Grd Floor: 0.11 W/M2K  
 Roof: 0.11 W/M2K  
 Windows: 1.5 W/M2K  
 Air tightness : 3m3/hm2  
 Thermal Bridging (γ value) : 0.08
6. Refer also to Accon UK Ltd noise impact assessment for acoustic performance requirements of fabric.

Legend:  

 VENT  
 EXHAUST  
 MVHR grille

Revisions:  
 A 25.06.15 issued as Stage 3 Status



Freedom of Information Act Exempt

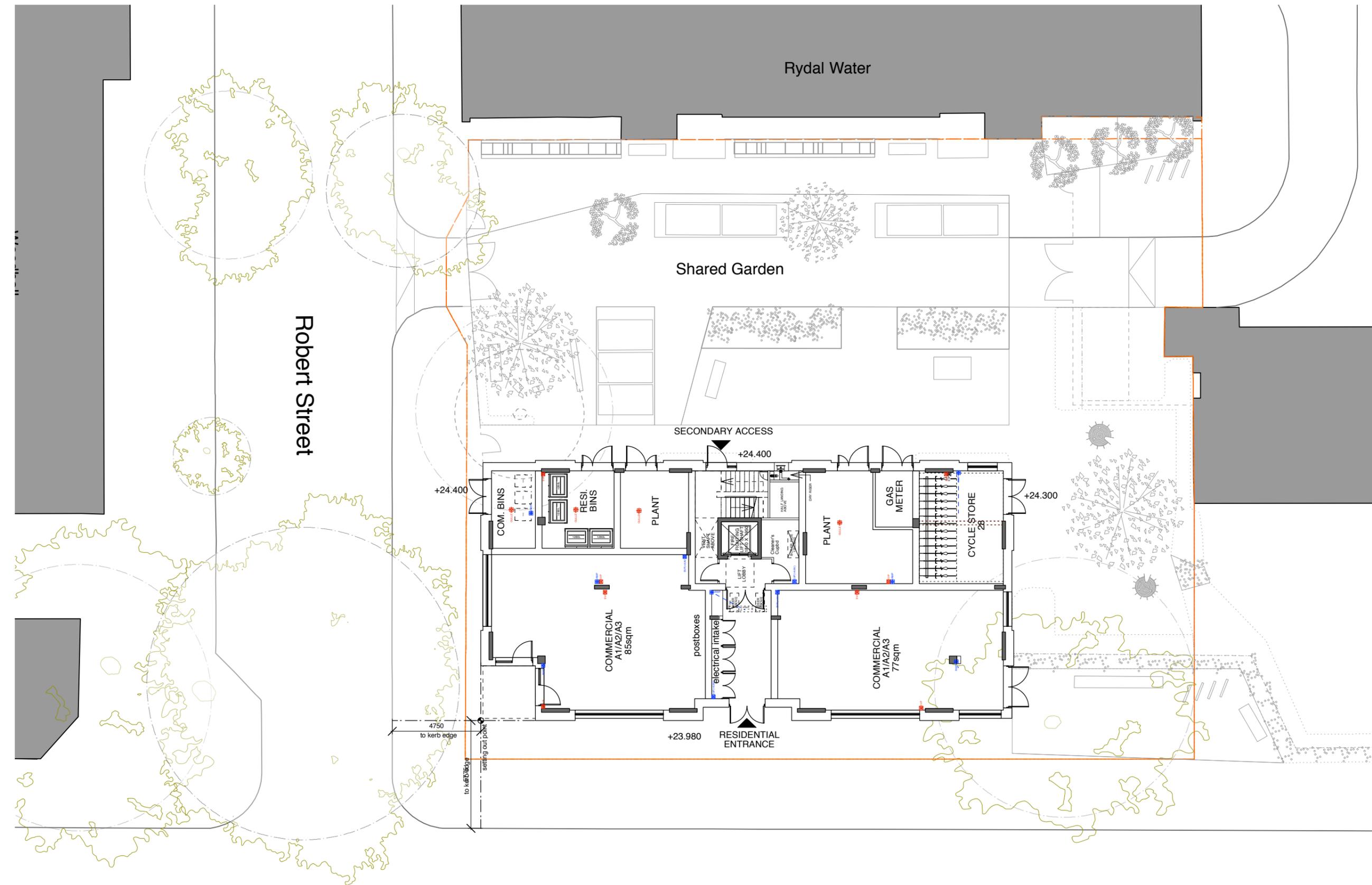
STAGE 3

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 Perserverance Works  
 38 Kingsland Road  
 London E2 8DD  
 T 020 7613 1934  
 email: mail@matthewlloyd.co.uk  
 www.matthewlloyd.co.uk ©2015

Date:	Scale:	Drawn by:
MAY 15	1:100@A1/1:200@A3	PP
Project:		
Regent's Park Estate LB CAMDEN		
Drawing title:		
Plot 4 : Newlands plot Proposed Second Floor plan		
Reference:	Draw. No.:	Rev.:
RPE	5202	A



## **Rydal Water**



**Notes:**

1. These drawings are not to be scaled off for construction purposes.
2. Existing site information indicative only, for detailed information on existing site: levels etc, refer to digital survey by Cube Surveys.
3. In the event of discrepancies, refer to most detailed drawing.
4. Structural, Services and landscaping information shown for co-ordination purposes. Drawings to be read in conjunction with relevant consultant's information and Employer's Requirements.
5. Construction shown to meet the following thermal performance criteria:

External Wall: 0.1 W/M2K  
 Grd Floor: 0.11 W/M2K  
 Roof: 0.11 W/M2K  
 Windows: 1.5 W/M2K  
 Air tightness : 3m3/hm2  
 Thermal Bridging (y value) : 0.08

6. Refer also to Accon UK Ltd noise impact assessment for acoustic performance requirements of fabric.

**Legend:**



**Revisions:**

A 25.06.15 issued as Stage 3 Status

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Date:	Scale:	Drawn by:
MAY 15	1:100@A1; 1:200@A3	PP

Project:  
 Regent's Park Estate  
 LB CAMDEN

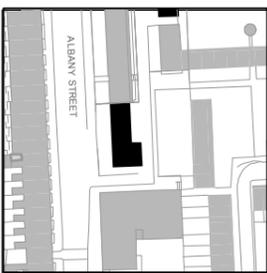
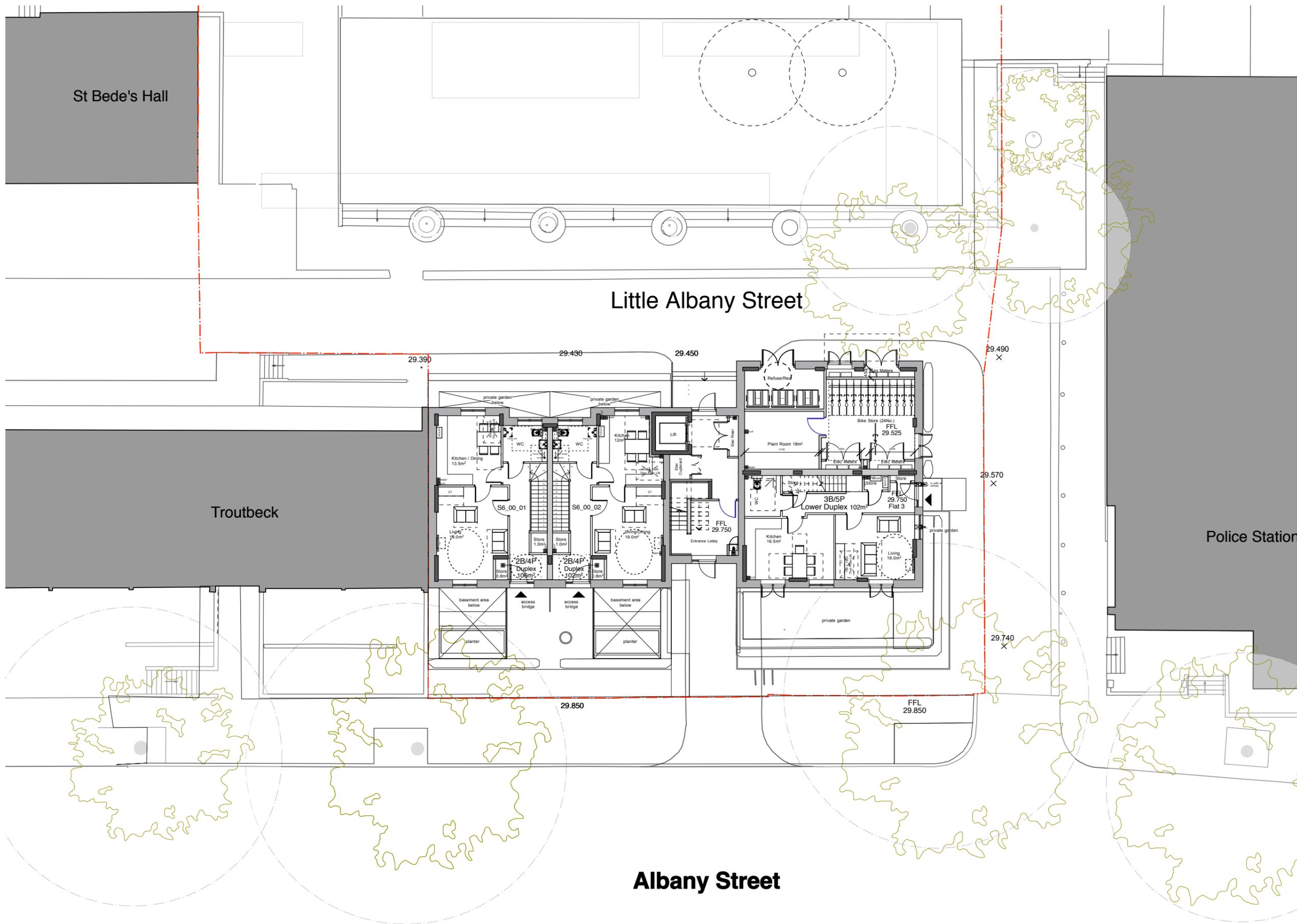
Drawing title:  
 PLOT 2: FORMER ONE STOP SHOP SITE  
 Proposed Ground Floor Plan

Reference:	Draw. No:	Rev.
RPE	4200	A

Hampstead Road



## **Cape of Good Hope**



- Notes:
1. These drawings are not to be scaled off for construction purposes.
  2. Existing site information indicative only, for detailed information on existing site: levels etc, refer to digital survey by Cube Surveys.
  3. In the event of discrepancies, refer to most detailed drawing.
  4. Structural, Services and landscaping information shown for co-ordination purposes. Drawings to be read in conjunction with relevant consultant's information and Employer's Requirements.
  5. Construction shown to meet the following thermal performance criteria:  
 External Wall: 0.1 W/M2K  
 Grd Floor: 0.11 W/M2K  
 Roof: 0.11 W/M2K  
 Windows: 1.5 W/M2K  
 Air tightness : 3m3/hm2  
 Thermal Bridging (y value) : 0.08
  6. Refer also to Accon UK Ltd noise impact assessment for acoustic performance requirements of fabric.



Revisions:  
 A 25.06.15 issued as Stage 3 Status

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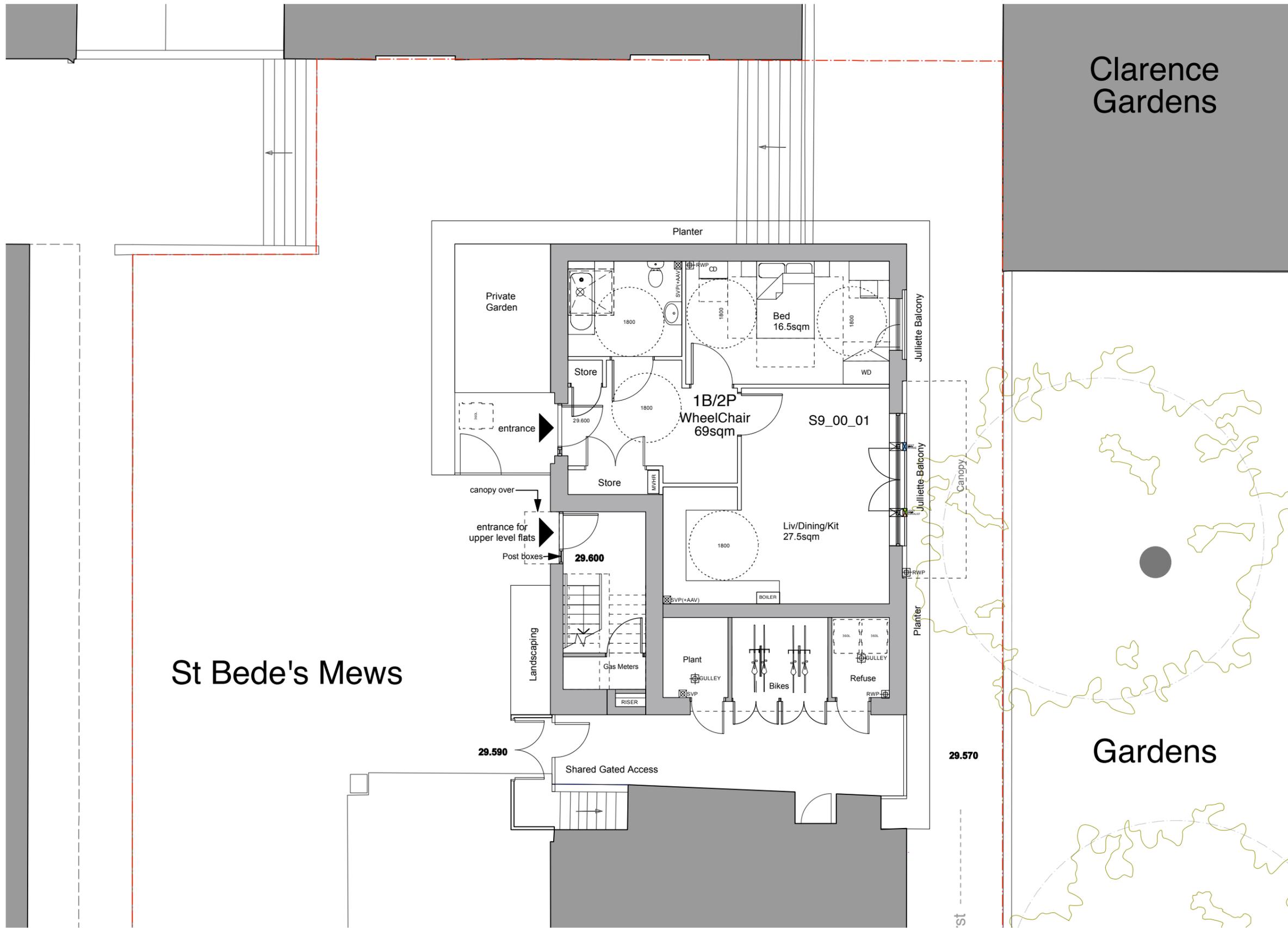
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Date:	Scale:	Drawn by:
MAY 15	1:200@A3 1:100@A1	PM
Project: Regents Park Estate Camden		
Drawing title: Plot 6: Cape of Good Hope Ground Floor Plan		
Reference:	Dwg. No.:	Rev.:
RPE	3200	A



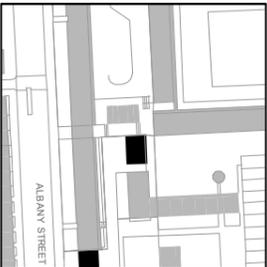
## **St. Bedes**



# Clarence Gardens

# St Bede's Mews

# Gardens



- Notes:**
1. These drawings are not to be scaled off for construction purposes.
  2. Existing site information indicative only, for detailed information on existing site: levels etc, refer to digital survey by Cube Surveys.
  3. In the event of discrepancies, refer to most detailed drawing.
  4. Structural, Services and landscaping information shown for co-ordination purposes. Drawings to be read in conjunction with relevant consultant's information and Employer's Requirements.
  5. Construction shown to meet the following thermal performance criteria:  
 External Wall: 0.11 W/M2K  
 Grd Floor: 0.11 W/M2K  
 Roof: 0.11 W/M2K  
 Windows: 1.5 W/M2K  
 Air tightness : 3m3/hm2  
 Thermal Bridging (γ value) : 0.08
  6. Refer also to Accon UK Ltd noise impact assessment for acoustic performance requirements of fabric.

**Legend:**  

 VENT EXHAUST MVHR grilles

**Revisions:**  
 A 25.06.15 issued as Stage 3 Status

Freedom of Information Act Exempt

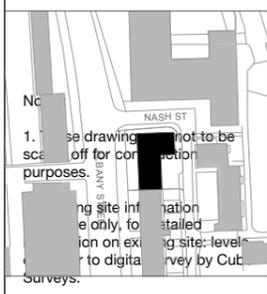
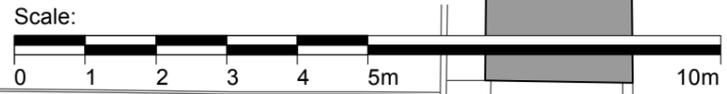
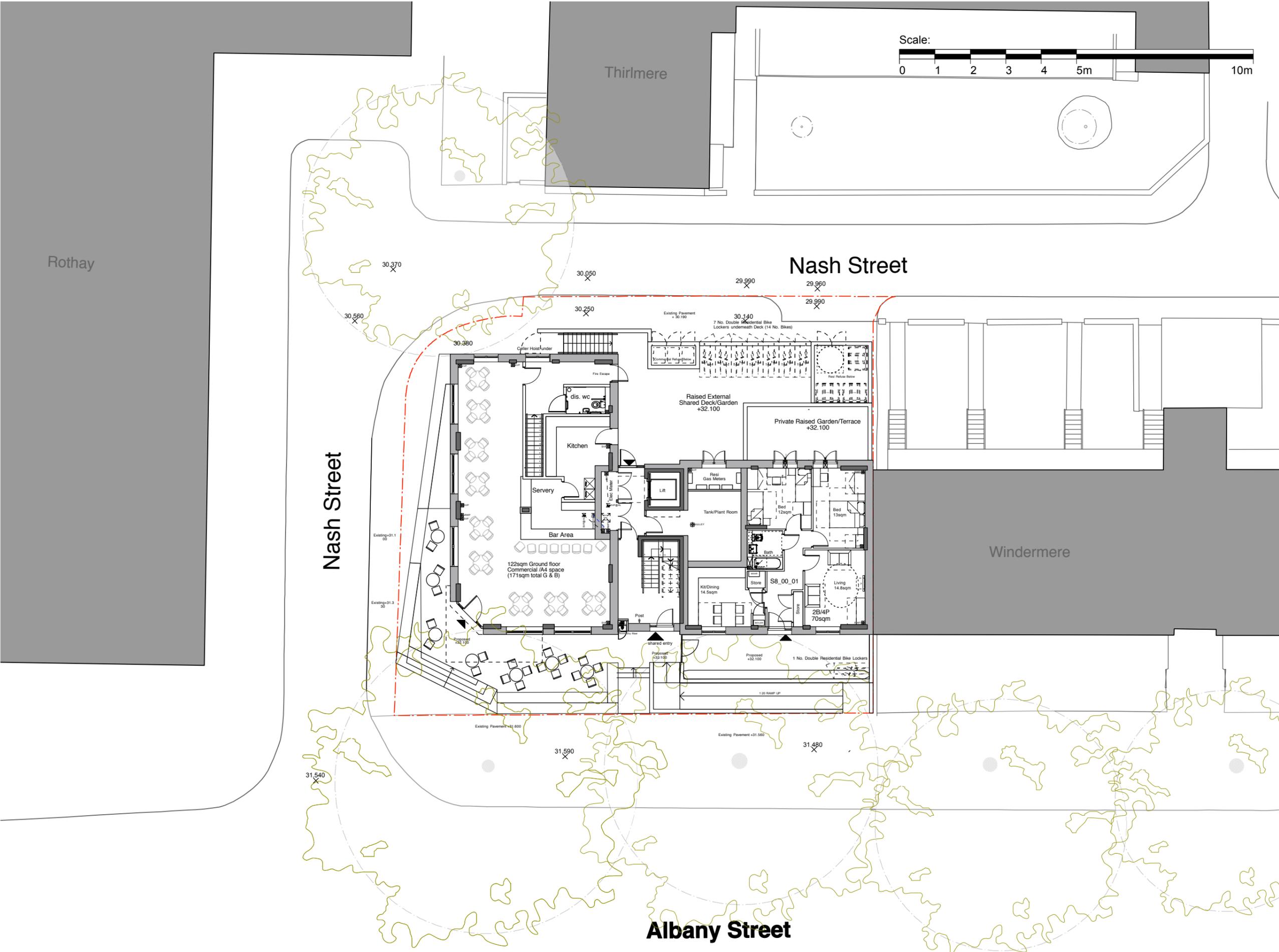
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Date:	Scale:	Drawn by:
MAY 15	1:100@A3 1:50@A1	PM
Project:		
Regents Park Estate Camden		
Drawing title:		
Plot 9: St Bede's Mews Proposed Ground Floor Plan		
Reference:	Dep. No.:	Rev.:
RPE	2200	A



## **The Victory Pub**



1. This drawing is not to be used for construction purposes.  
 2. The site information is only for information on existing site levels for digital survey by Cut Surveys.

3. In the event of discrepancies, refer to most detailed drawing.

4. Structural, Services and landscaping information shown for co-ordination purposes. Drawings to be read in conjunction with relevant consultant's information and Employer's Requirements.

5. Construction shown to meet the following thermal performance criteria:

- External Wall: 0.11 W/M2K
- Grd Floor: 0.11 W/M2K
- Roof: 0.11 W/M2K
- Windows: 1.5 W/M2K
- Air tightness : 3m3/hm2
- Thermal Bridging (y value) : 0.08

6. Refer also to Accon UK Ltd noise impact assessment for acoustic performance requirements of fabric.



Revisions:  
 A 25.08.15 issued as Stage 3 Status

Freedom of Information Act Exempt

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Date:	Scale:	Drawn by:
MAY 15	1:200@A3 1:100@A1	PM
Project:		
Regent's Park Estate Camden		
Drawing title:		
Plot 8: The Victory Pub Ground Floor Plan		
Reference:	Draw. No:	Rev:
RPE	1200	A



## Varndell Street Corner

For materials and details, please refer to 1328\_400 series drawings and Design & Access statement section 6, materials page.



REV	DATE	DESCRIPTION

**GENERAL NOTES**

- Measurements are based on walls system.
- 20 levels are shown in the drawing unless otherwise stated.
- Level 0 is the ground level.
- Level 1 is the first floor level.
- Level 2 is the second floor level.
- Level 3 is the third floor level.
- Level 4 is the fourth floor level.
- Level 5 is the fifth floor level.
- Level 6 is the sixth floor level.
- Level 7 is the seventh floor level.
- Level 8 is the eighth floor level.
- Level 9 is the ninth floor level.
- Level 10 is the tenth floor level.
- Level 11 is the eleventh floor level.
- Level 12 is the twelfth floor level.
- Level 13 is the thirteenth floor level.
- Level 14 is the fourteenth floor level.
- Level 15 is the fifteenth floor level.
- Level 16 is the sixteenth floor level.
- Level 17 is the seventeenth floor level.
- Level 18 is the eighteenth floor level.
- Level 19 is the nineteenth floor level.
- Level 20 is the twentieth floor level.

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Scale: 1:100 @ A1

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CLIENT	London Borough of Camden
PROJECT NAME	Regent's Park Estate Infill
PROJECT NO.	1328
DRAWING NAME	Varndell Street Corner - Ground Floor Plan
STATUS	Stage 3 For Tender
SCALE	1:100 @ A1
DRAWN BY	
CHECKED BY	
DATE	22/06/2015
DRAWING NO.	1328-P3-101
REV	

**Notes:**

- Further structure & MEP co-ordination required at detailed design stage.
- All structure & MEP shown indicatively.
- Contractor to review grid line position prior to construction.



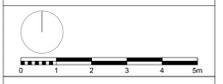
## **Dick Collins Hall**

For materials and details, please refer to 1328\_400 series drawings and Design & Access statement section 6, materials page.



REV	DATE	DESCRIPTION
GENERAL NOTES		
1		Measurements are based on walls system
2		20 levels are shown in 200mm Green House (GCH) unless otherwise noted
3		20 levels are shown in 200mm Green House (GCH) unless otherwise noted
4		Figure dimensions are in millimetres
5		20 levels are shown in 200mm Green House (GCH) unless otherwise noted
6		Contractor should verify all conditions, levels and dimensions on site and verify correct alignment of all services from designations before construction

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CLIENT	London Borough of Camden
PROJECT NAME	Regents Park Estate Infill
PROJECT NO.	1328
DRAWING NAME	Dick Collins Hall - Ground Floor Plan
STATUS	Stage 3 For Tender
SCALE	1:100@A1
DRAWN BY	
CHECKED BY	
DATE	22/06/2015
DRAWING NO.	1328-1328-PS-101
REV	-

**Notes:**

- Further structure & MEP co-ordination required at detailed design stage.
- All structure & MEP shown indicatively.
- Contractor to review grid line position prior to construction.



## **Appendix D:**

## 9.8 Transport

London Plan Policy 6.13 requires an appropriate balance between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. The policy advocates the promotion of car free developments in locations where high public transport accessibility exists.

DP16, DP17, DP18 and DP19 of Development Policies seek to ensure that development is properly integrated and supported by sustainable modes of transport with the minimum necessary amount of car parking and at least the minimum amount of required cycle parking.

The anticipated additional demands generated by the proposed development (and other cumulative demand) have been identified within the accompanying transport assessment (SD2 Transport Assessment).

The main access roads within the application area are Robert Street and Varndell street and there is a good pedestrian network through the core of the estate. The estate is well located in terms of public transport accessibility and all areas of the estate have a Public Transport Accessibility Level (PTAL) of 6b, which is categorised as 'excellent'.

### Car free development

Policies CS11 and DP18 set out LBC's approach to car parking and encouraging more sustainable forms of transport.

In accordance with London Plan Policy 6.13 and Camden Policy DP18 the proposed development will be car free, with no additional car parking being provided. Overall there will be a reduction in the provision of estate parking permit spaces across the estate. This is due to some areas of parking being used as development sites and these spaces not being reprovided as part of the proposals.

As a number of the proposed residential units will be occupied by residents who already live within the estate and lease an estate parking space, it is proposed that those who currently lease a parking space will be able to continue to do so, although most likely in a different location. Residents of new homes will not be able to apply for resident's parking permit for on-street parking.

### Wheelchair accessible parking

Pre-application discussions with LBC Highways officers have established that disabled parking bays do not need to be provided within the site boundary, rather that people with disabilities can apply for a 'Blue Badge' that allows them to park in on-street parking spaces without a permit. The proposals include the provision of two disabled parking spaces within the site boundary on estate land. These spaces are to be provided to replace two wheelchair accessible parking bays that will be lost from estate land around the red blocks. These spaces are located close to the wheelchair accessible homes that they will serve.

### Cycle parking

The London Plan (2015) sets revised targets for cycle parking for residential development. New development is expected to achieve the following cycle parking standards:

- 1 space per studio and one –bedroomed units
- 2 spaces for all other dwellings
- 1 space per 40 units for visitors

LBC also have a cycle parking standard and guidance on requirements for cycle parking stands set out in Policy DP18 and CPG7 Transport. The LBC cycle standards are for one space per unit and one space per 10 units for visitors.

The proposals deliver the following mix of units, requirement for cycle parking and cycle parking spaces:

Plot name	No. of one bedroom dwellings	No. of other units (2+ bedrooms)	London Plan requirement for cycle spaces	LBC requirement for cycle spaces	No. of spaces delivered
Robert Street Car Park	1	12	25	13	26
Former One Stop Shop	15	9	33	24	27
Varndell Street	0	8	16	8	16
Newlands Plot	9	23	55	32	41
Cape of Good Hope	5	10	25	15	23
St Bede's Mews	1	2	5	3	5
Dick Collins Hall	2	9	20	11	22
The Victory	2	8	18	10	15
Visitor spaces required			2	11	
<b>TOTAL</b>	<b>35</b>	<b>81</b>	<b>199</b>	<b>127</b>	<b>175</b>

The table below demonstrates that the proposals are exceeding the standards set by Camden by a significant amount. The proposals fall slightly short of the new London Plan standard, but are felt to represent a balance between the requirement for cycle parking and ensuring active ground floors on larger blocks.