

**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**

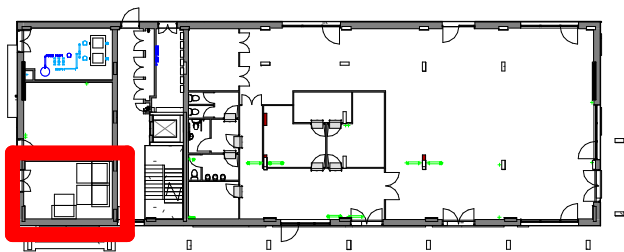
Currently capacity for each block has been sized based on London Borough of Camden Planning Guidance ref. CPG1, Section 10. This has been cross checked and is in line with the British Standard guidelines ref: BS 5906-2005, Waste Management in Buildings - Code of Practice.

### **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.

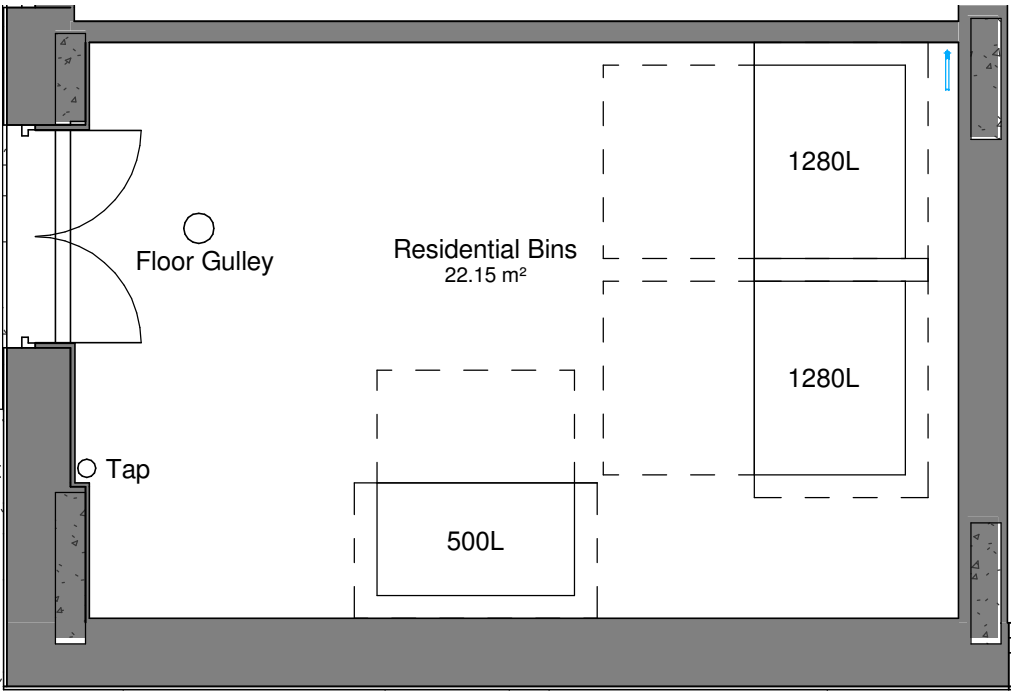
## **Appendix A:** **Typical Waste Strategy Drawings**

## **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

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

1,123L total waste storage required for commercial use (inn 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	

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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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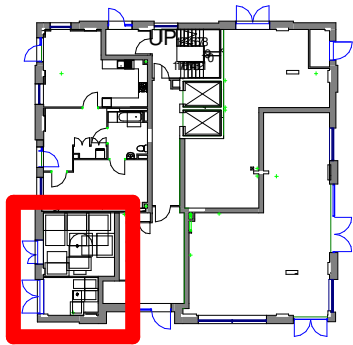
Revision:

A



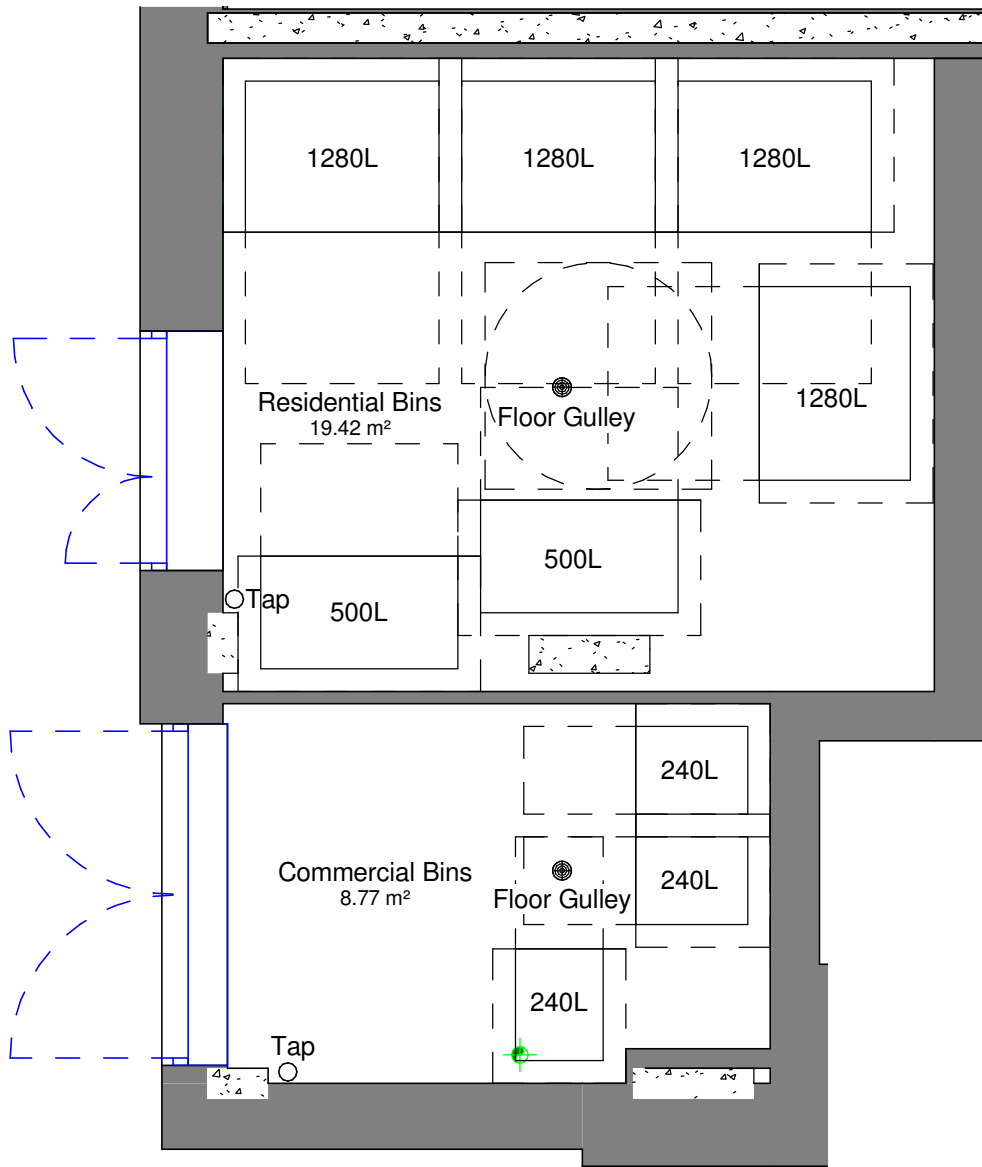
## **Newlands**





# 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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Plot 4 - Newlands

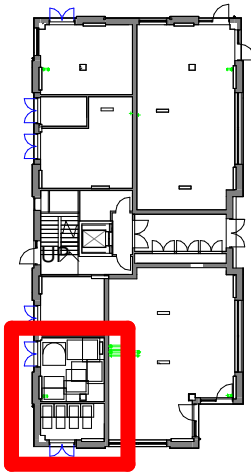
Drawing Title:  
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Client:  
Lovell Partnership Ltd.

File Ref:	Revision:
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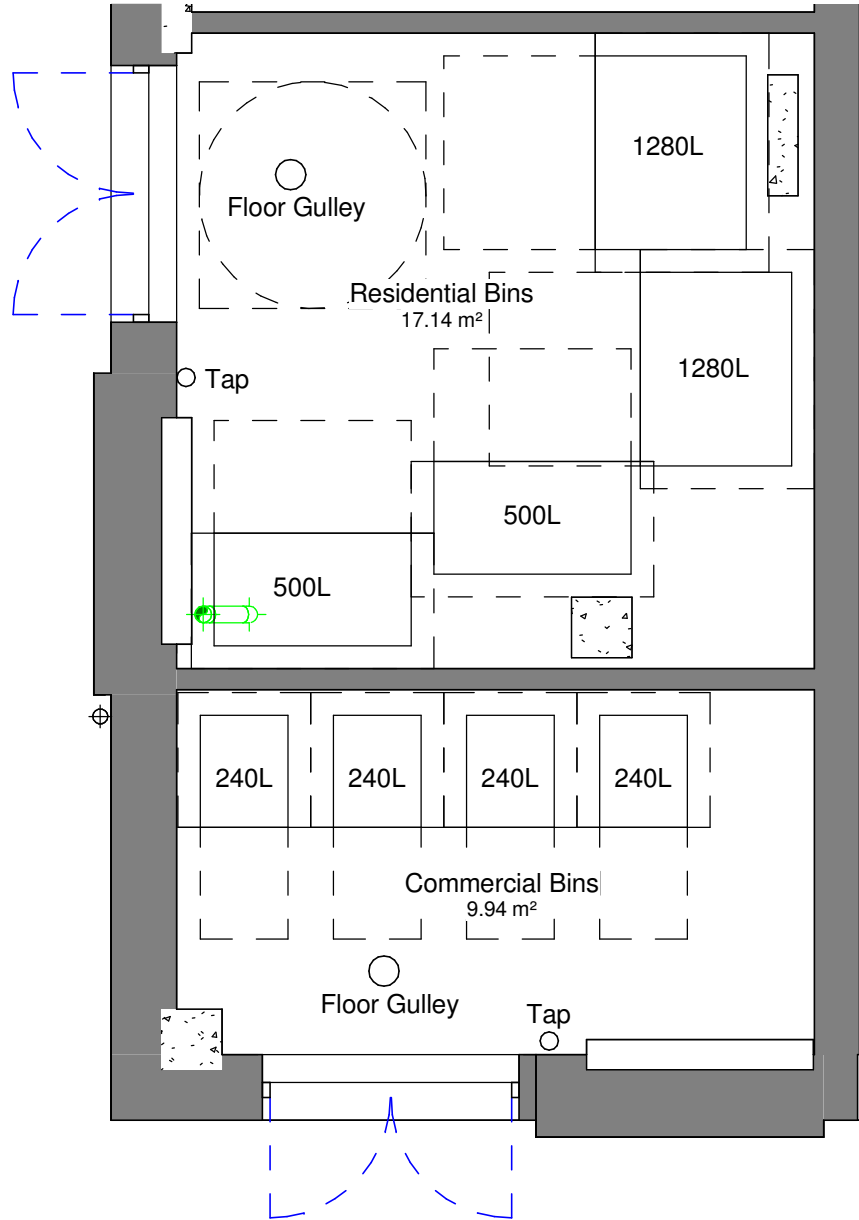


## **Rydal Water**



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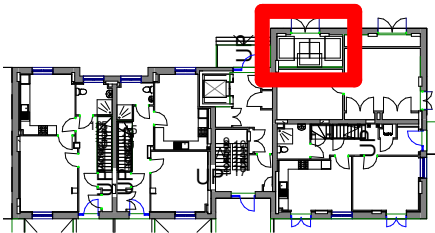
Project:  
Regents Park Estate  
Plot 2 - Rydal Water Open Space

Drawing Title:  
Refuse Strategy

Client:  
Lovell Partnership Ltd.

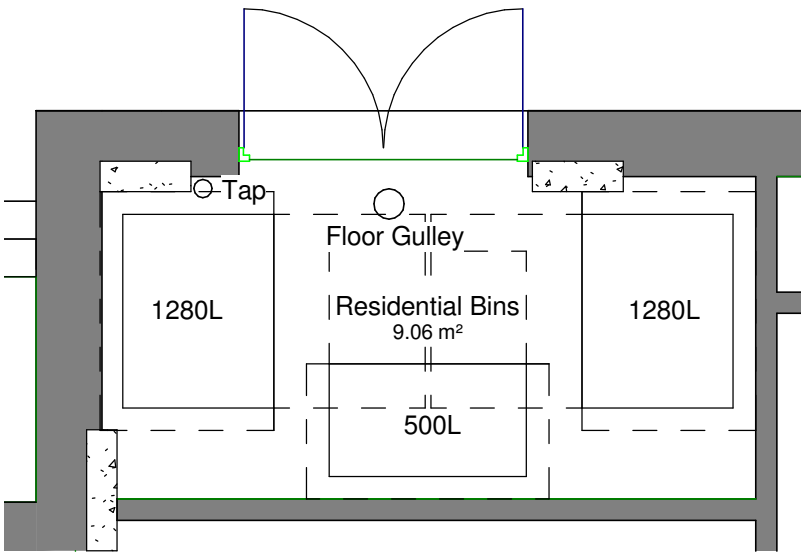
File Ref: RWOS - IW - XX - 00 - DR - A - 22.01  
Revision: A

## **Cape of Good Hope**



# Location Plan

1 : 500



# Refuse Strategy

1 : 50

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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

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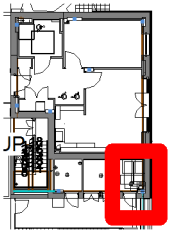
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Refuse Strategy

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File Ref:	Revision:
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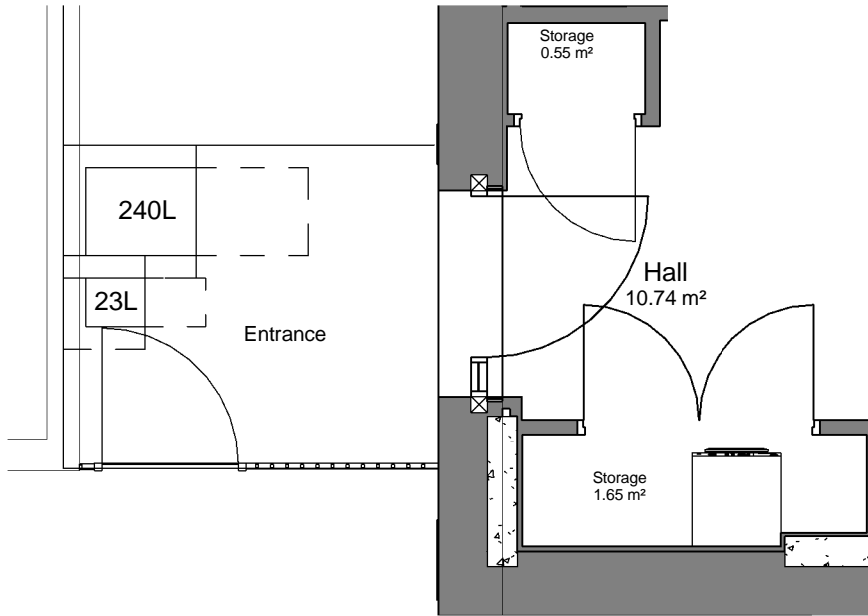


## **St Bedes**



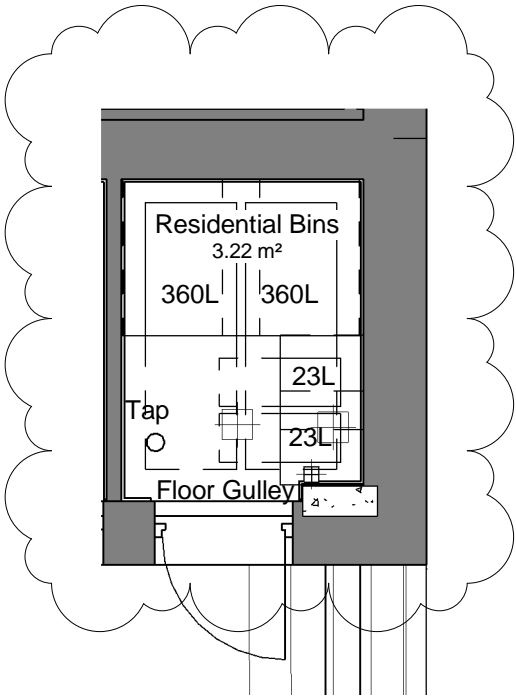
# Location Plan

1 : 500



# Refuse Strategy Front Door

1 : 50



# Refuse Strategy

1 : 50

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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

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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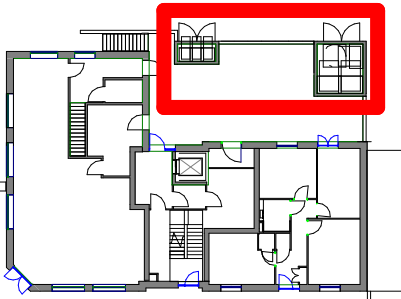
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Refuse Strategy

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## **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 Commerical 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

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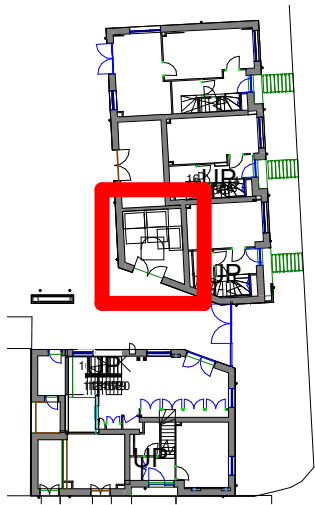
Drawing Title:  
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Client:  
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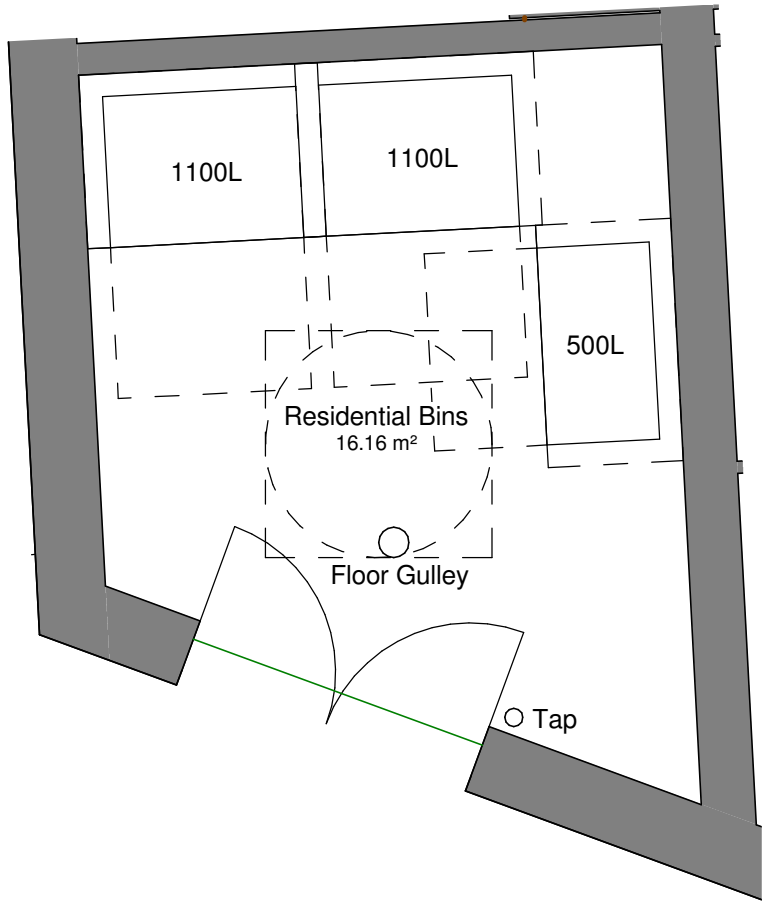
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## **Varndell**



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	

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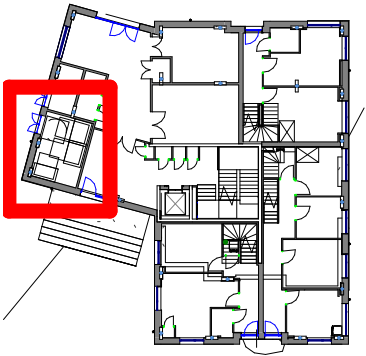
Drawing Title:  
Refuse Stores

Client:  
Lovell Partnership Ltd.

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

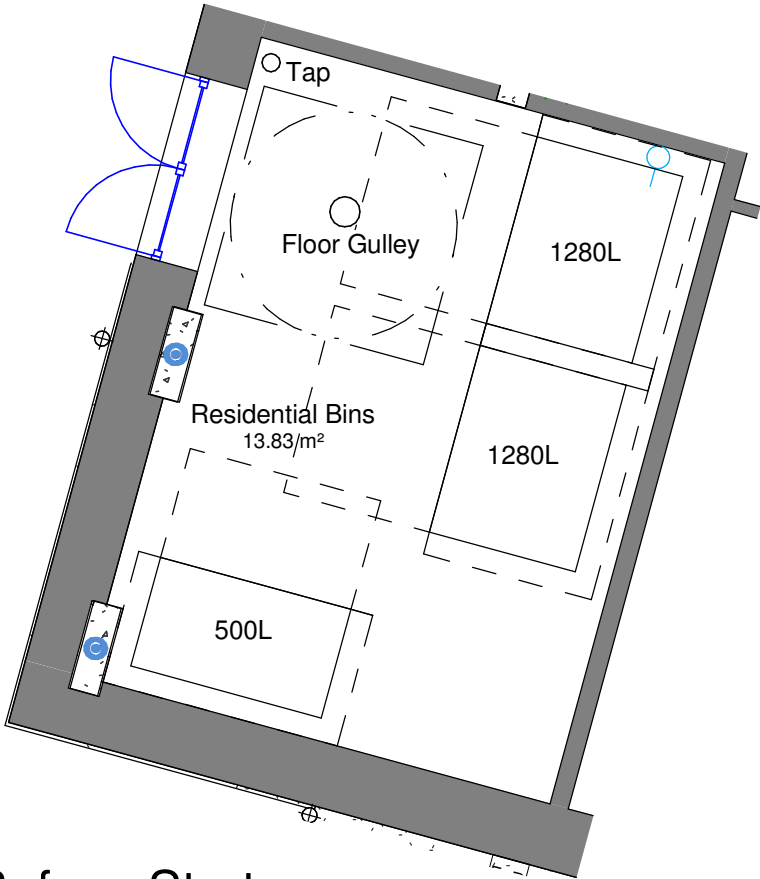
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## **Dick Collins Hall**



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

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Project:

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Plot 5 - Dick Collins Hall

Drawing Title:

Refuse Strategy

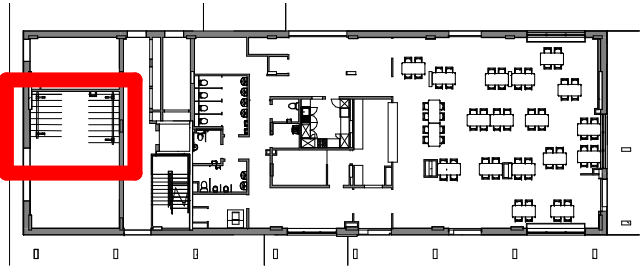
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File Ref:	Revision:
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## **Appendix B:** **Typical Cycle Strategy Drawings**

## **Robert Street**



## Location Plan

1 : 500

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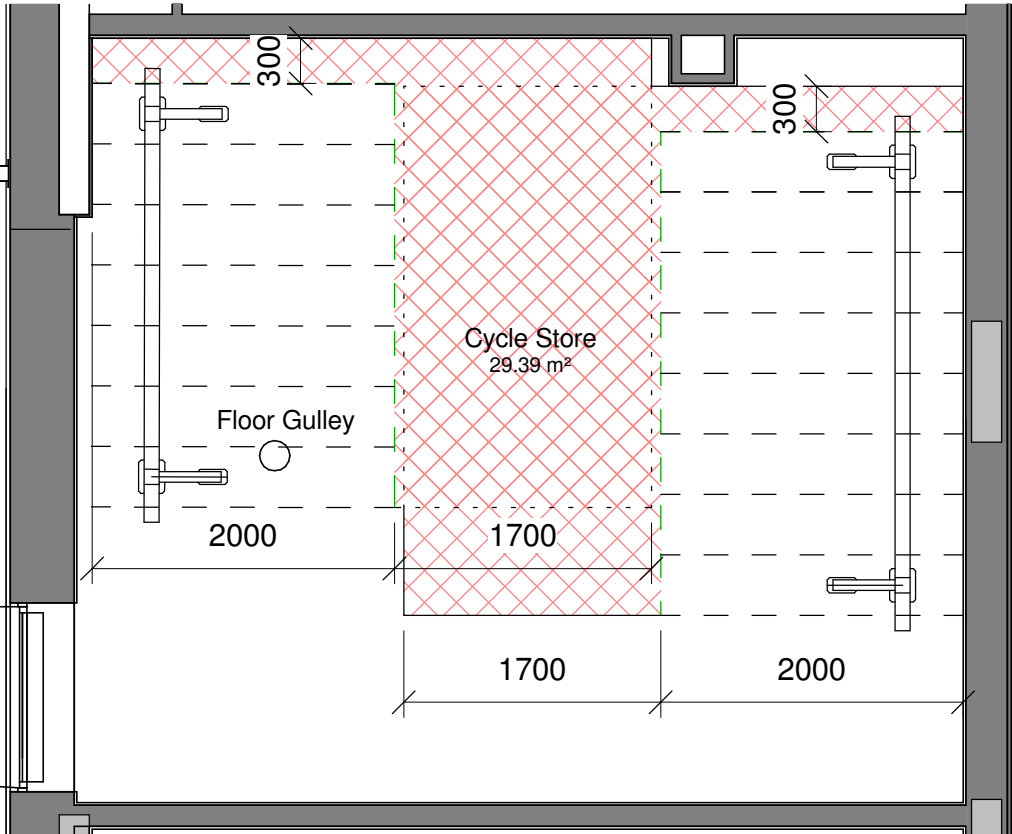
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LEGEND: DO NOT SCALE

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.



## Cycle Strategy

1 : 50

Proposed Bicycle Storage System:



B	25.07.16	Dimensions and access zone added	JT	JT
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Drawing Title:

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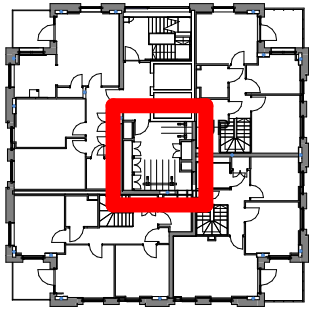
Revision:

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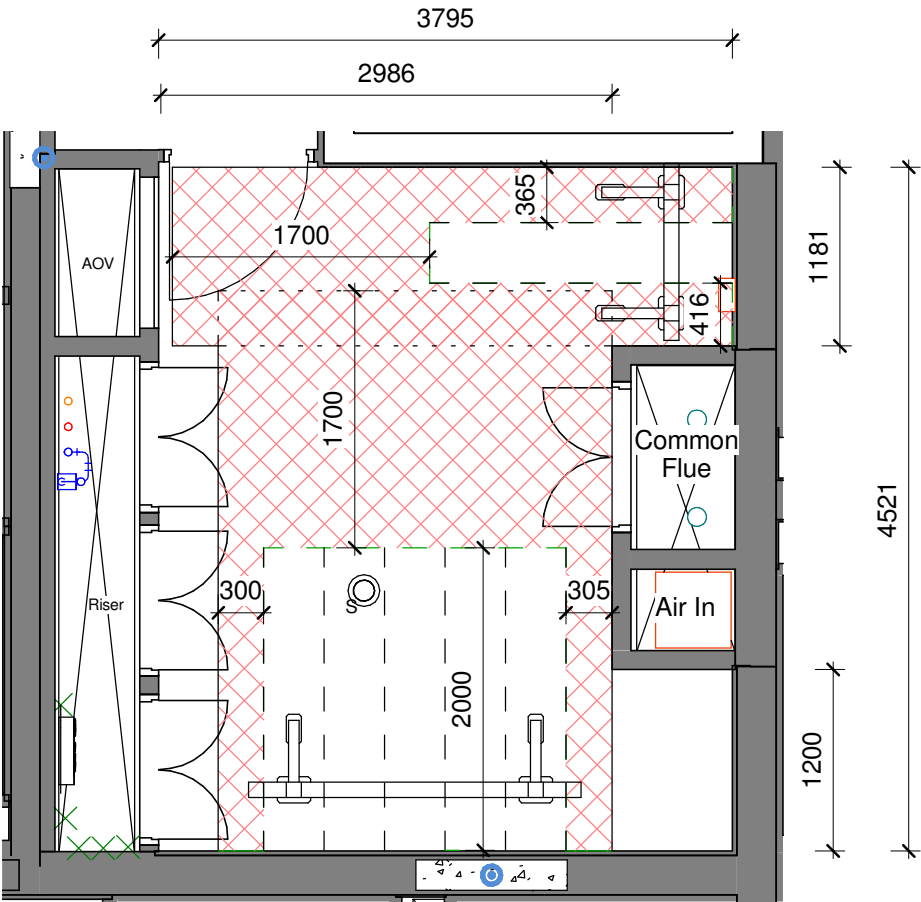




## **Newlands**



Location Plan  
1 : 500



Cycle Strategy -Level 02, 04, 06  
1 : 50

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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.

Proposed Bicycle Storage System:



B	25.07.16	Dimensions and access zone added	JT	JT
A	08.12.15	First Issue	JT	SN
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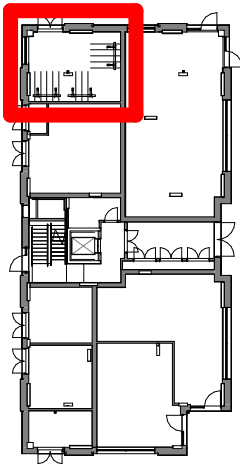
Drawing Title:  
Cycle Strategy

Client:  
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File Ref:	Revision:
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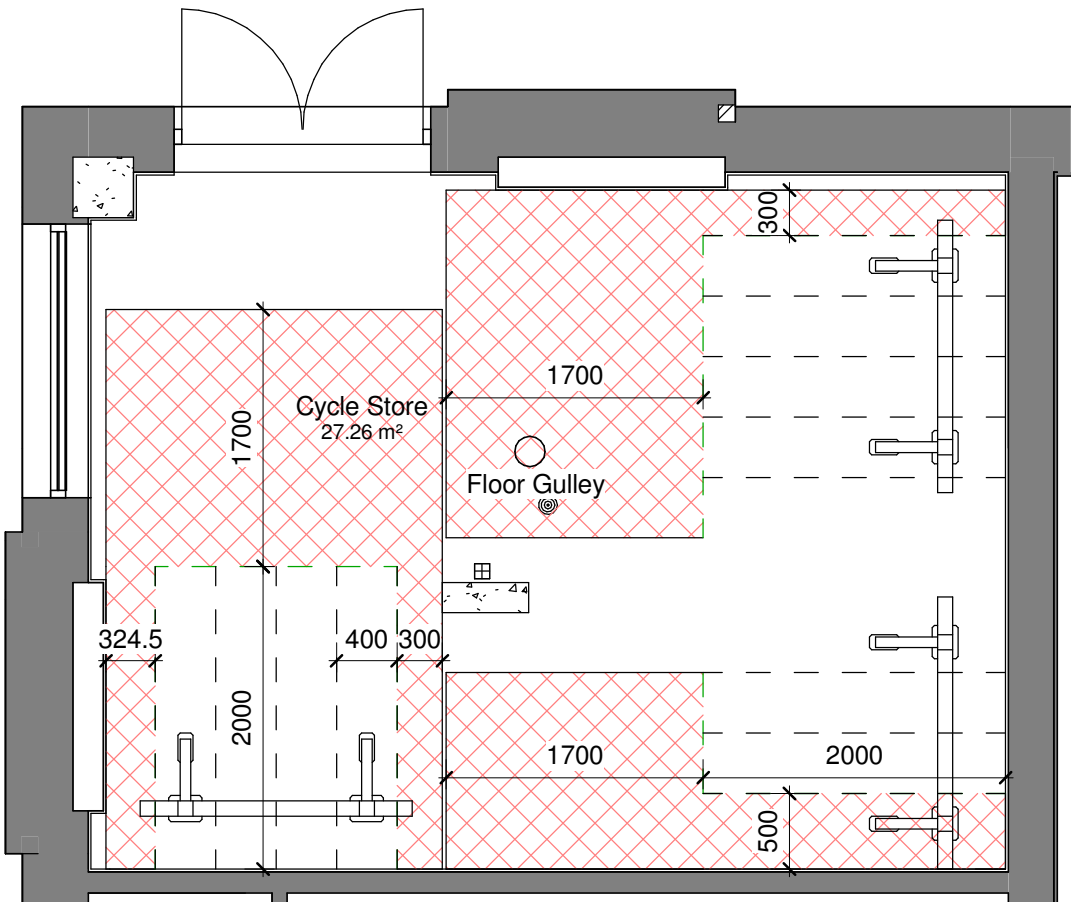


## **Rydal Water**



# Location Plan

1 : 500



# Cycle Strategy

1 : 50

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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:



B	25.07.16	Dimensions and access zone added	JT	JT
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Drawing Title:

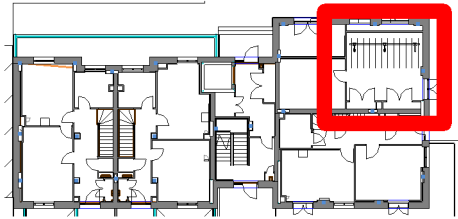
Cycle Strategy

Client:

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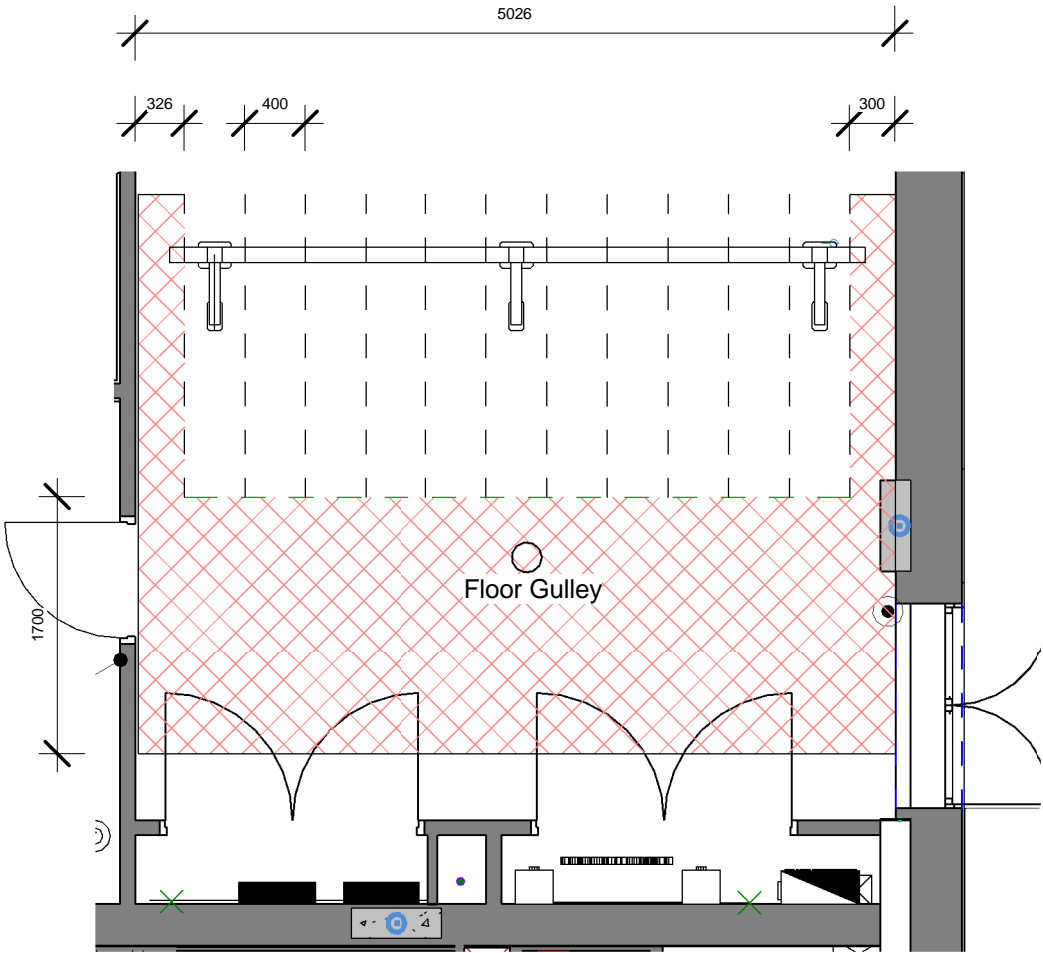
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## **Cape of Good Hope**



# 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	25.07.16	Dimensions and access zone added	JT	JT
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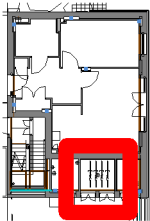
Project:  
Regents Park Estate  
Plot 6 - Cape Of Good Hope  
London  
NW1 4EE

Drawing Title:  
Cycle Strategy

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## **St Bedes**



# Location Plan

1 : 500

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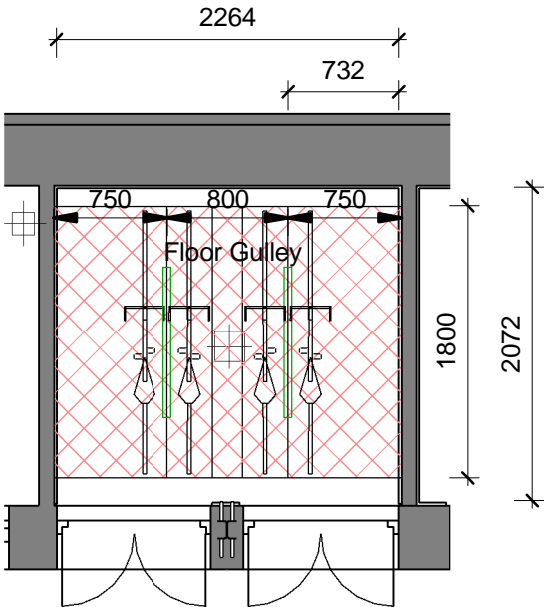
Report any discrepancies to the Contract Administrator at once.

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LEGEND: DO NOT SCALE

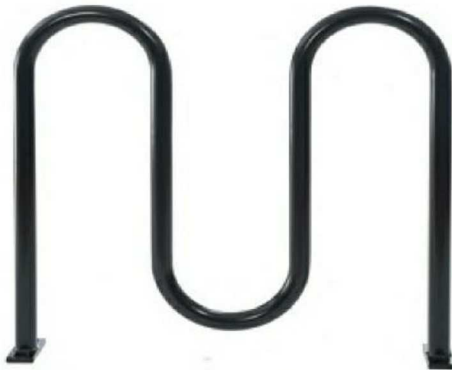
No. Secure Internal Residential Spaces Required: 4  
No. Secure Internal Residential Spaces Provided: 4



# Cycle Strategy

1 : 50

Proposed Bicycle Storage System:



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	SH
Rev:	Date:	Description:	Chk:	Apr:

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

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Plot 9 - St. Bedes Mews  
London  
NW1 4DY

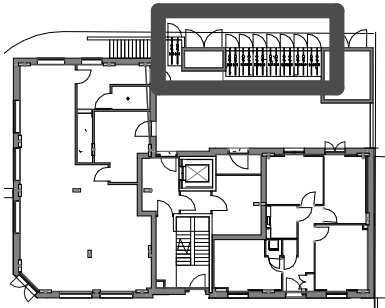
Drawing Title:  
Cycle Strategy

Client:  
Lovell Partnership Ltd.

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

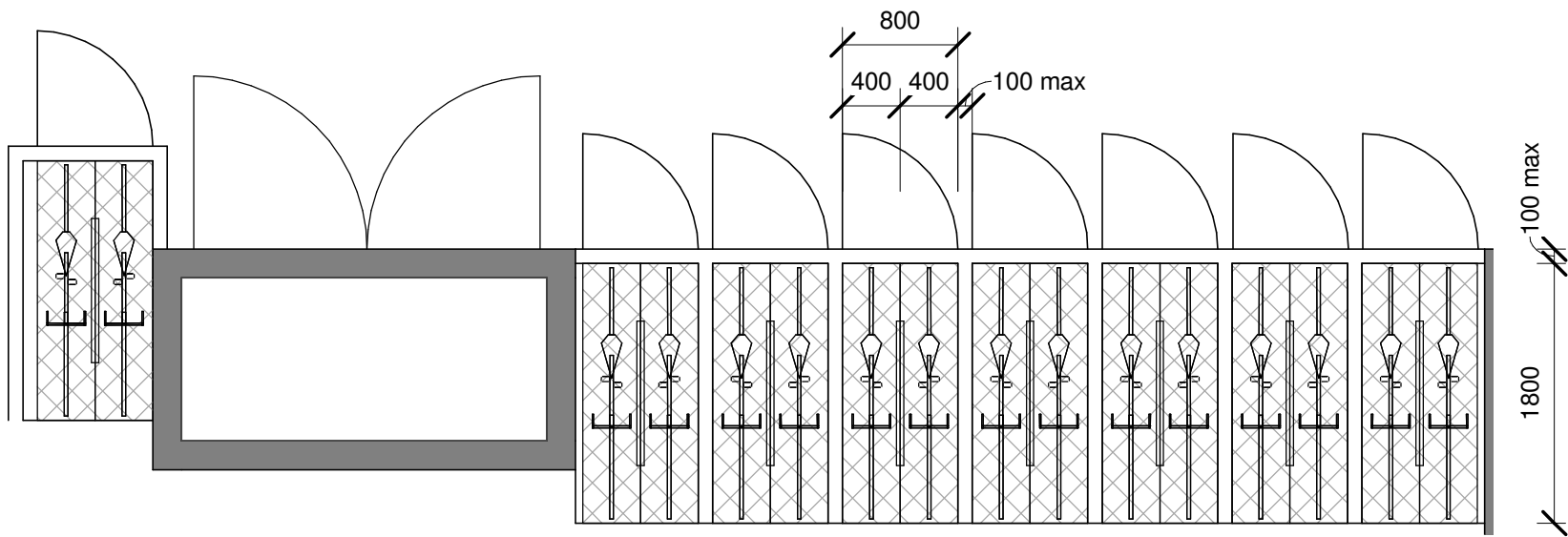


## **The Victory Pub**



## Location Plan

1 : 500



## 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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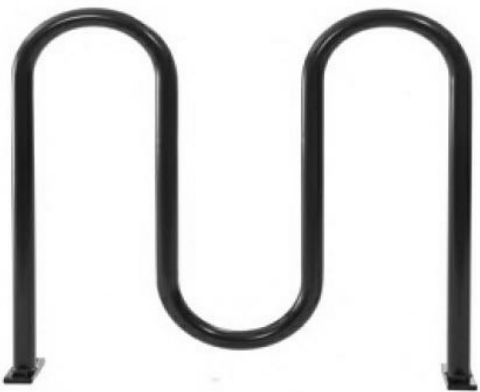
LEGEND: DO NOT SCALE

No. Secure Internal Residential Spaces Required: 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.

Proposed Bicycle Storage System:



B	01.08.16	Arrangement and storage system amended. Dimensions added	JT	JT
A	08.12.15	First Issue	JT	SH
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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Plot 8 - The Victory Pub  
London  
NW1 4BX

Drawing Title:  
Cycle Strategy

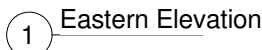
Client:  
Lovell Partnership Ltd.

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

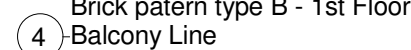
This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

Scale: 1:100

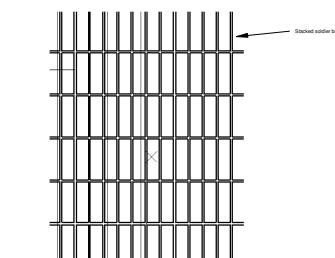
A horizontal scale bar with alternating black and white segments. It is marked with numbers 0, 1, 2, 3, 4, 5, and 10. The unit 'm' is placed after the number 5. The total length of the bar represents 10 meters.



4 - Balcony Line



5 Brick pattern type C - Base



A	16.11.15	Elevation   deregation issues	AA	JR
Rev:	Date:	Description:	Chk:	Ap
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:

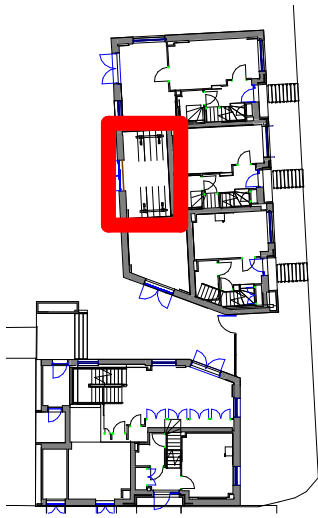
External Elevation - East & South

Client:  
Lovell Partnership Ltd.

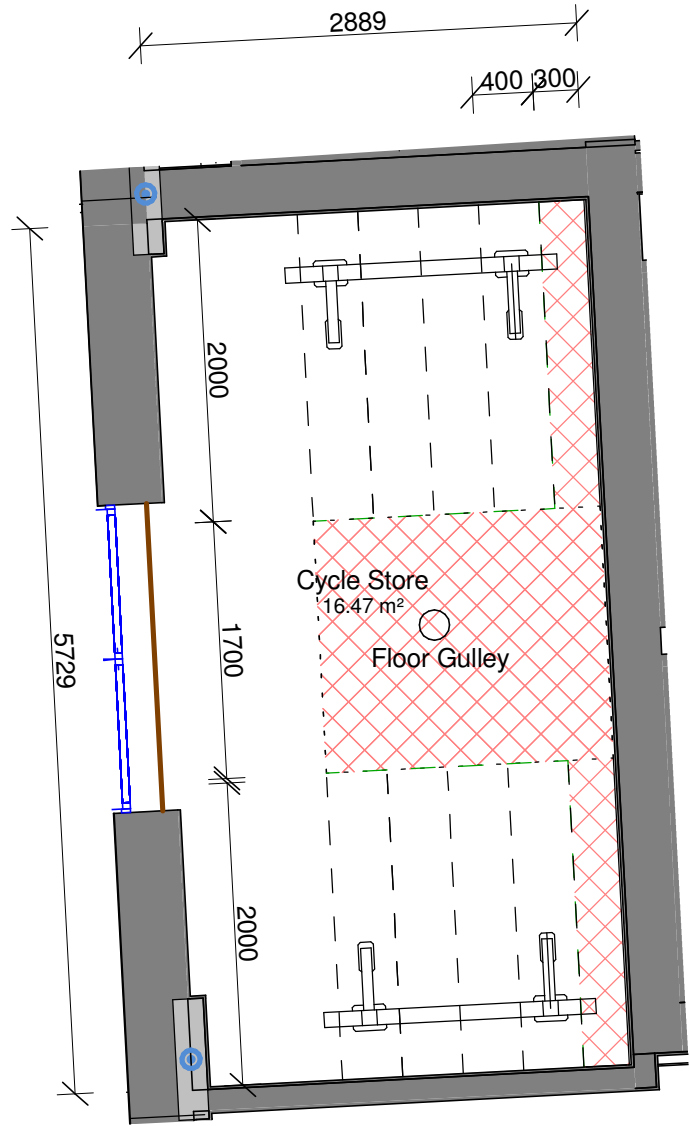
File Ref: TVP - IW - XX - ZZ - DR - A - 17.01



## **Varndell**



Location Plan  
SCALE: 1 : 500



Cycle Strategy  
SCALE: 1 : 50

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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:



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:			
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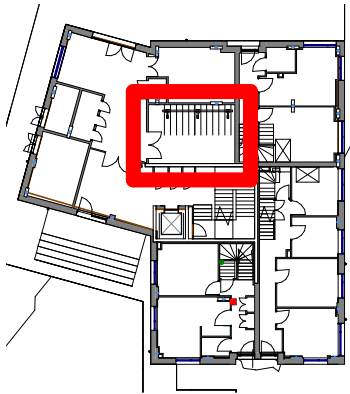
Project:  
Regents Park Estate  
Plot 3 - Varndell Street  
London  
NW1 3RG

Drawing Title:  
Cycle Strategy

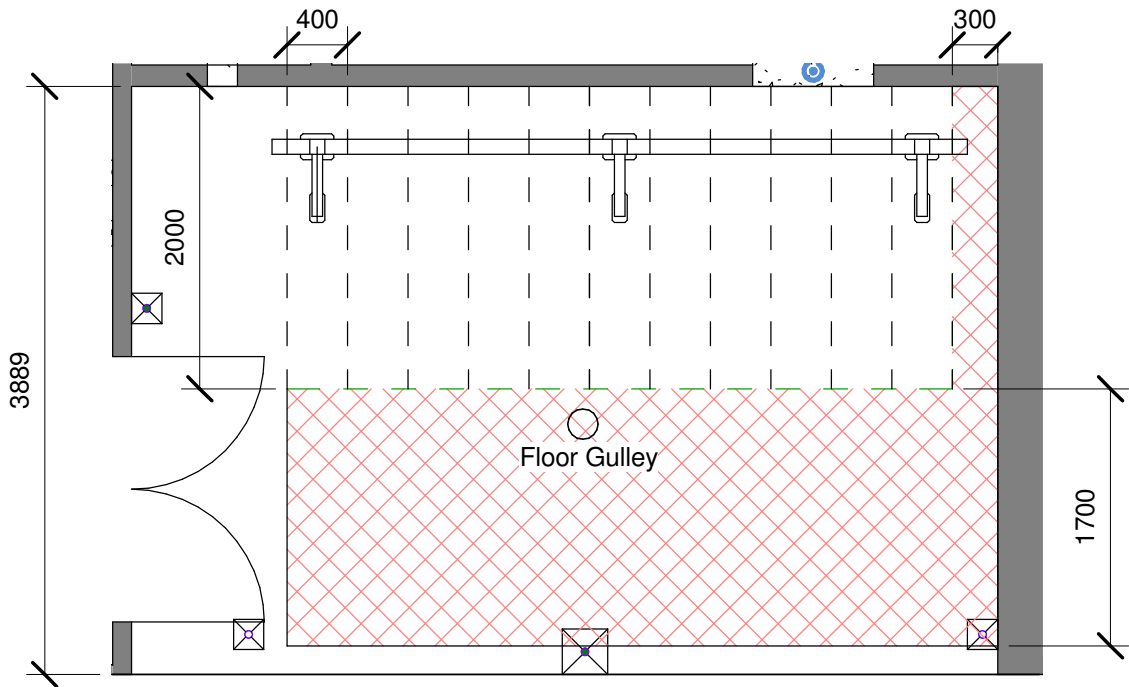
Client:  
Lovell Partnership Ltd.

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.

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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	25.07.16	Dimensions and access zone added	JT	JT
A	08.12.15	First Issue	JT	SN
Rev:	Date:	Description:	Chk:	Apr:

Scale @ A3:		Issuing Office:	Project Number:
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Status:	Purpose of Issue:		
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London  
Norwich

Project:  
Regents Park Estate  
Plot 5 - Dick Collins Hall

Drawing Title:  
Cycle Strategy

Client:  
Lovell Partnership Ltd.

File Ref:	Revision:
DCH - IW - XX - ZZ - DR - A - 22.11	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
GENERAL NOTES		
1		Measurements are based on metric system
2		All work shall be subject to Design Quality Standard (DQS) unless otherwise stated
3		For more information see the following
4		For more information see the following
5		For more information see the following
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CLIENT London Borough of Camden		
PROJECT NAME Regent's Park Estate Infill	PROJECT NO. 1328	
DRAWING NAME Robert Street Car Park - Ground Floor Plan		
STATUS Stage 3 For Tender	SCALE 1:100 @ A1	
DRAWN BY	CHECKED 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**

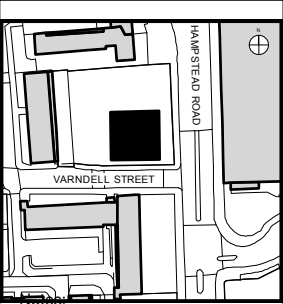
Waterhead

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 (y value) : 0.08

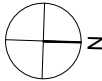
6. Refer also to Accon UK Ltd noise impact assessment for acoustic performance requirements of fabric.

Legend:



Revisions:

A 25.06.15 issued as Stage 3 Status



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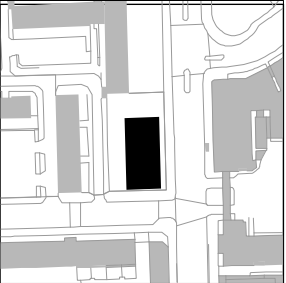
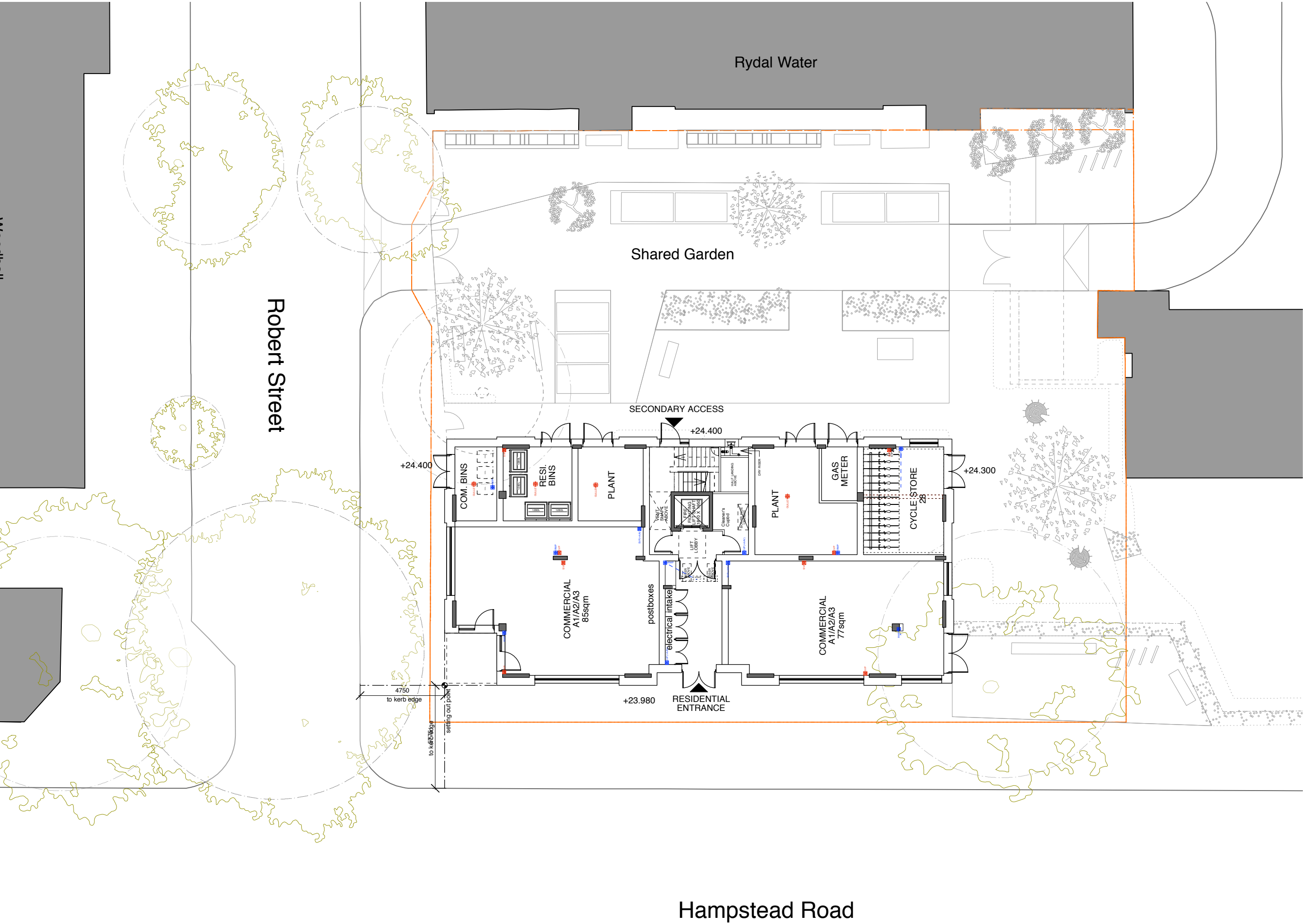
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Date:	Scale:	Drawn by:
MAY 15	1:100@A1/1:200@A3	PP
Project:		
Regent's Park Estate LB CAMDEN		
Drawing title:		
Plot 4 : Newlands plot Proposed Second Floor plan		
Reference:	Dwg. No:	Rev.
RPE	5202	A



## **Rydal Water**



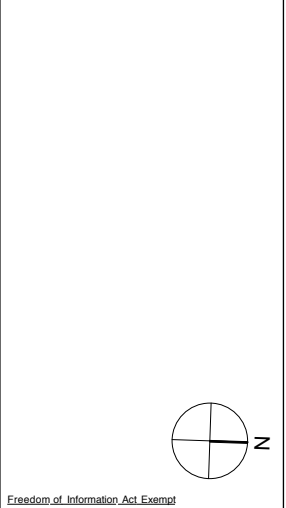
- Notes:
1. These drawings are not to be scaled off for construction purposes.
  2. Existing site information indicative only, for detailed information on existing site: levels etc, refer to digital survey by Cube Surveys.
  3. In the event of discrepancies, refer to most detailed drawing.
  4. Structural, 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:

VENT EXHAUST MVHR grille

Revisions:

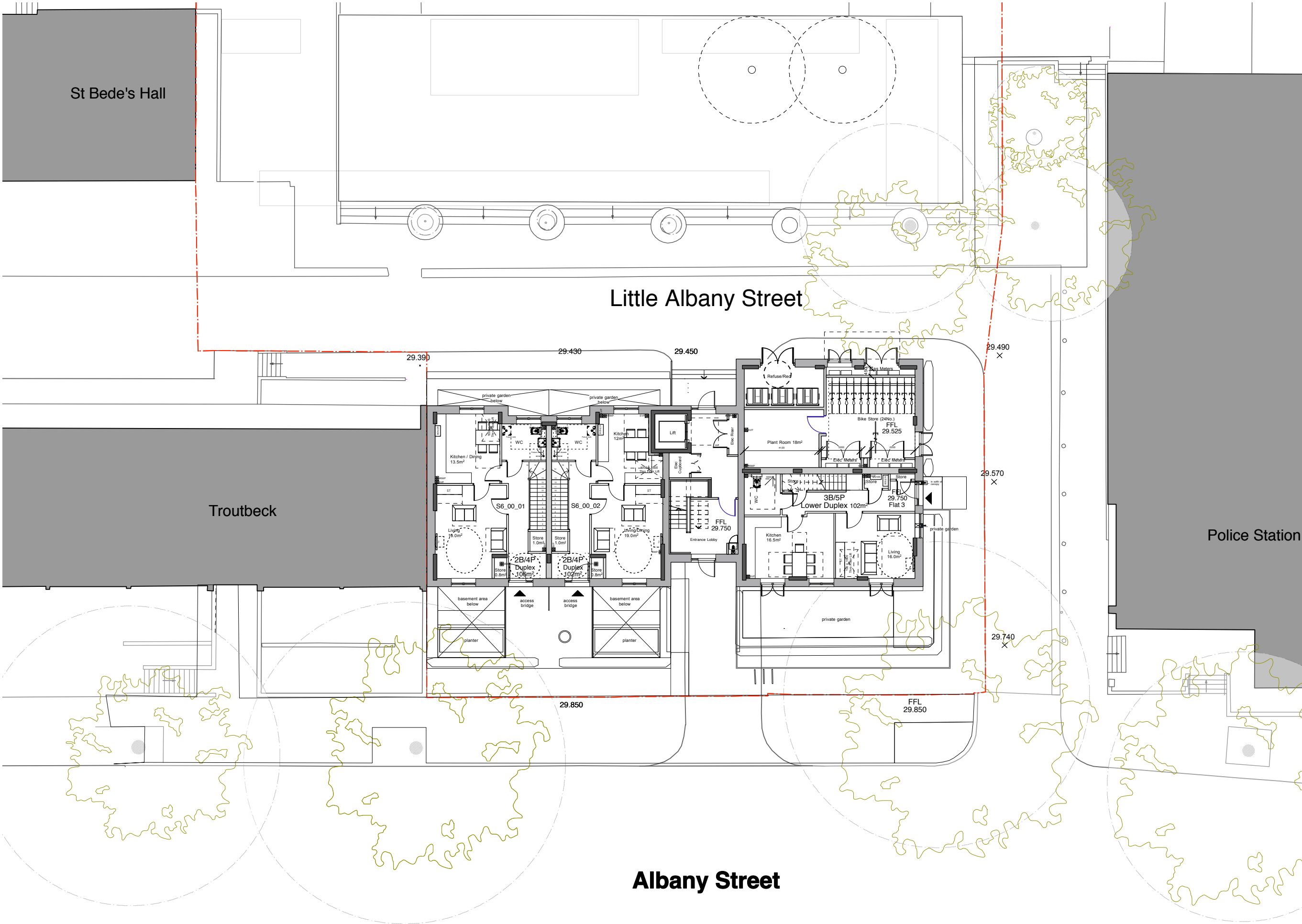
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Date:	Scale:	Drawn by:
MAY 15	1:100@A1; 1:200@A3	PP
Project: Regent's Park Estate LB CAMDEN		
Drawing title: PLOT 2: FORMER ONE STOP SHOP SITE Proposed Ground Floor Plan		
Reference:	Orig. No:	Rev.
RPE	4200	A

## **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.

Legend:

VENT

EXHAUST

MVHR grilles

VENT

INTAKE

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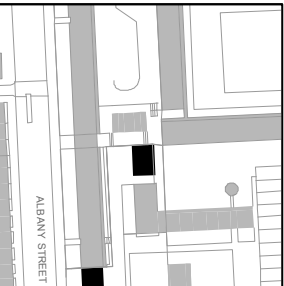
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Date:	Scale:	Drawn by:
MAY 15	1:200@A3 1:100@A1	PM
Project: Regents Park Estate Camden		
Drawing title: Plot 6: Cape of Good Hope Ground Floor Plan		
Reference:	Dwg. No:	Rev:
RPE	3200	A





## **St. Bedes**



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:**

25.06.15 issued as Stage 3 Status

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Scale:	Drawn by:
1:100@A3 1:50@A1	PM

Regents Park Estate  
Camden

Plot 9: St Bede's Mews  
Proposed Ground Floor Plan

Reference:	Dwg. No:	Rev.
RPE	2200	A

## **The Victory Pub**



## **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		
1. Measurements are based on metric system.		
2. All work shall be in accordance with the Building Regulations (BR) unless otherwise stated.		
3. All work shall be in accordance with the Building Regulations (BR) unless otherwise stated.		
4. All work shall be in accordance with the Building Regulations (BR) unless otherwise stated.		
5. All work shall be in accordance with the Building Regulations (BR) unless otherwise stated.		
6. All work shall be in accordance with the Building Regulations (BR) unless otherwise stated.		
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CLIENT	
London Borough of Camden	
PROJECT NAME	PROJECT NO.
Regent's Park Estate Infill	1328
DRAWING NAME	
Varndell Street Corner - Ground Floor Plan	
STATUS	SCALE
Stage 3 For Tender	1:100 @ A1
DRAWN BY	CHECKED BY
DRAWING NO.	REV
1328-P3-101	-

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**

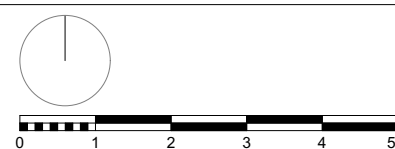


For materials and details, please refer to 1328\_400 series drawings and Design & Access statement section 6, materials page.

REV.	DATE	DESCRIPTION
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London Borough of Camden

PROJECT NAME	PROJECT NO.
Regents Park Estate Infill	1328

Drawing Name  
Dick Collins Hall - Ground Floor Plan

STATUS	SCALE
Stage 3 For Tender	1:100@ A1

DRAWN BY	CHECKED BY	DATE 22/06/2015
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DRAWING NO.	REV
1328-1328-P5-101	-

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	
TOTAL	35	81	199	127	175

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.