



## Zone 3 : St Giles Circus South

### 7 Denmark Street - Design + Access Statement

- 1.0 Cycle storage
  - 1.1 Consented residents' cycle store
  - 1.2 Proposed cycle store location within this application

1.0

Cycle Storage

1.1 Consented residents' cycle store

The approved Zone 3 scheme includes provision for residents' cycle storage located within the yard to Book Mews. As part of the design development of the approved documents, we have reviewed the location of the store and assessed its suitability.

The images adjacent identify the position of the approved store and show its impact on the existing yard space.

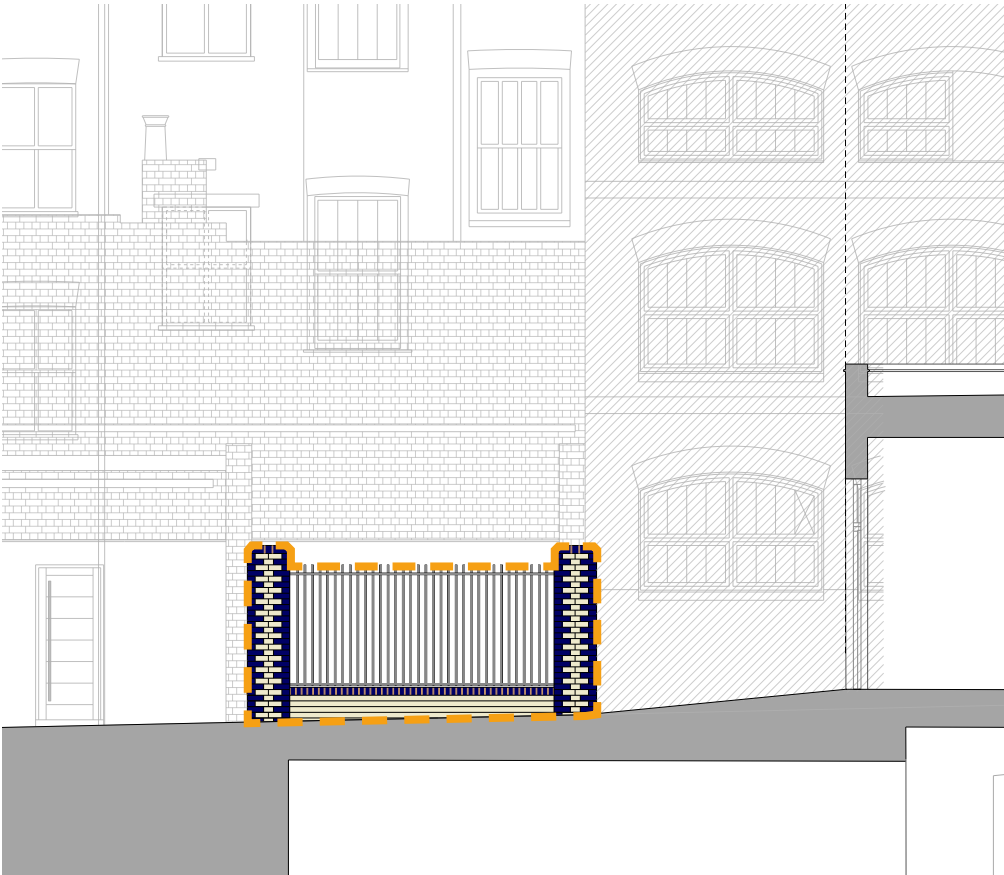
As approved, the proposed store is located within an open, unsheltered enclosure consisting of low-level brick wall, with corner piers, and in-fill metal fencing and gate. We believe that an open cycle store, without a canopy, does not offer a sufficiently secure and safe environment for keeping bicycles; in this regards the proposed store does not also meet current design guidance recommendations. Furthermore, we feel that the store would detract from the character of the yard and is not the best use of this amenity space.

We have carried out an exercise to find alternative suitable locations and have identified the formation of a new basement within the rear yard space of 7 Denmark Street as providing a better solution.

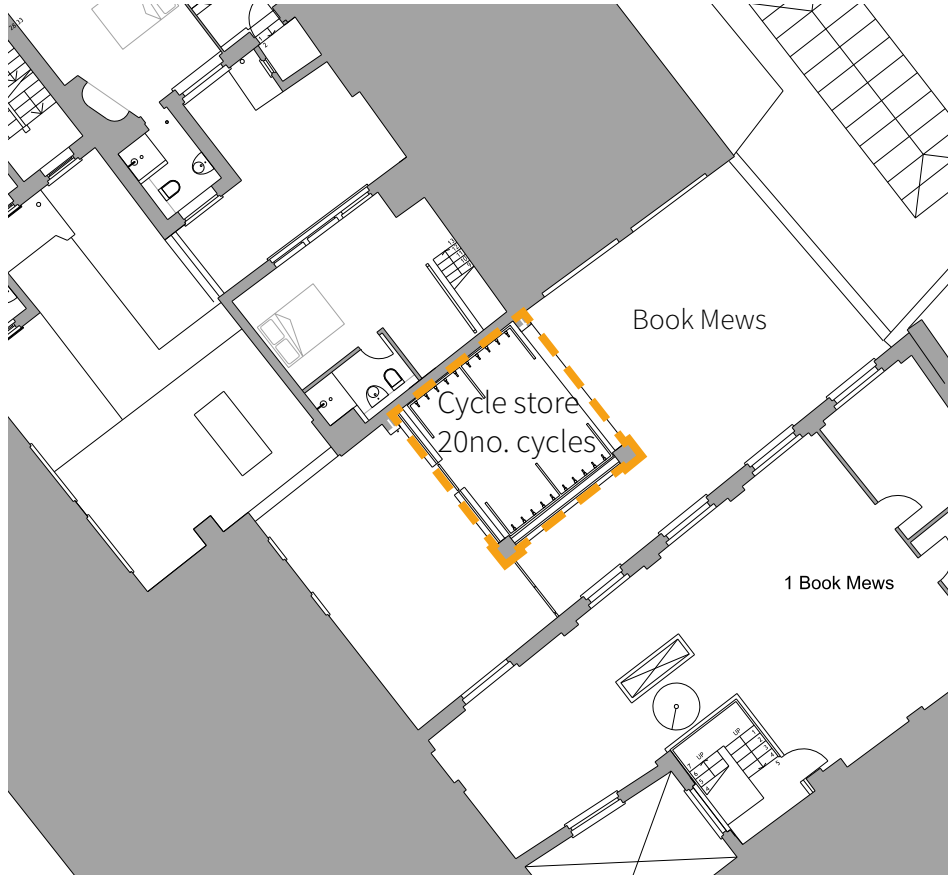
This new location is shown overleaf



View looking west showing location of consented cycle store within Book Mews



Section showing location of consented open cycle storage within Book Mews



Plan showing location of consented open cycle storage within Book Mews



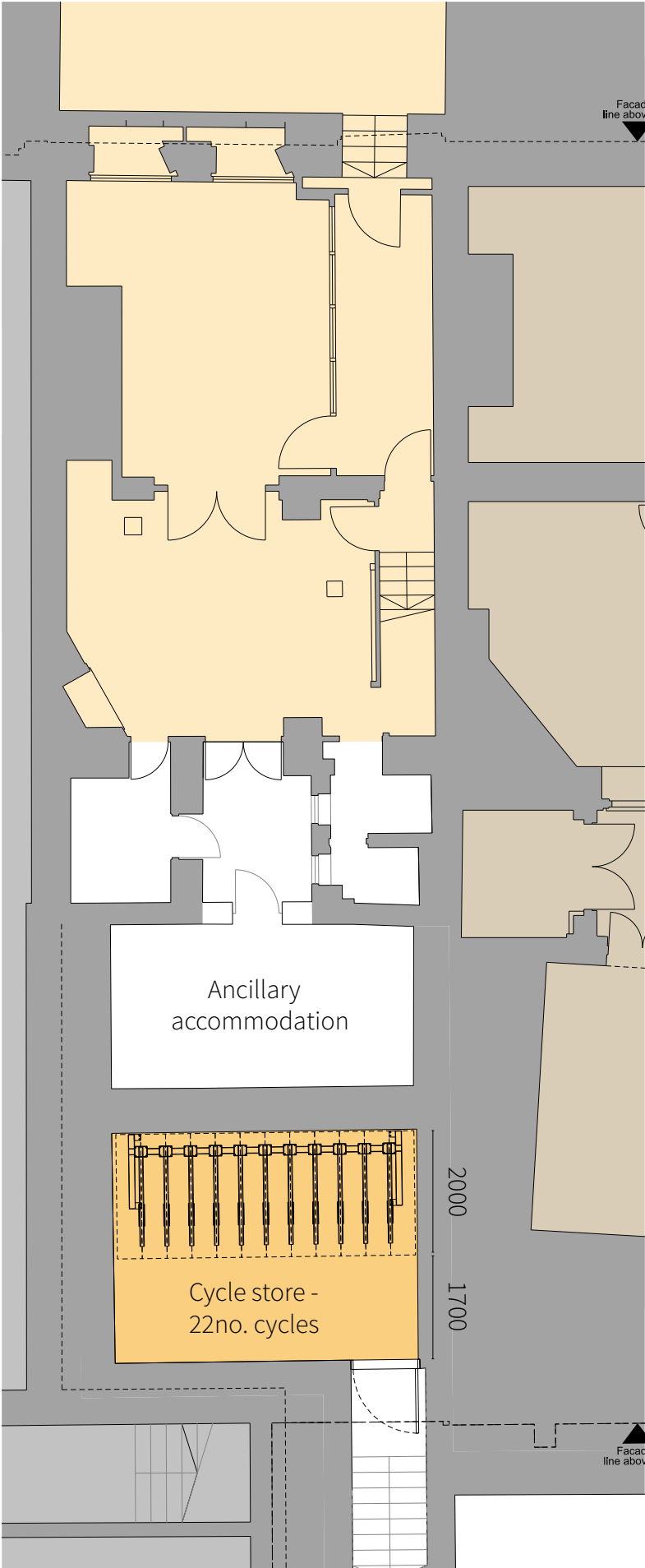
1.2 Proposed cycle store location within this application

We propose relocating the cycle store from an external, unsheltered position, into a secure lockable enclosure. The proposed works to the rear of no. 7 Denmark Street offer the opportunity to form a new basement space that can be accessed directly from Book Mews without compromising the security and integrity of the townhouse and its demise.

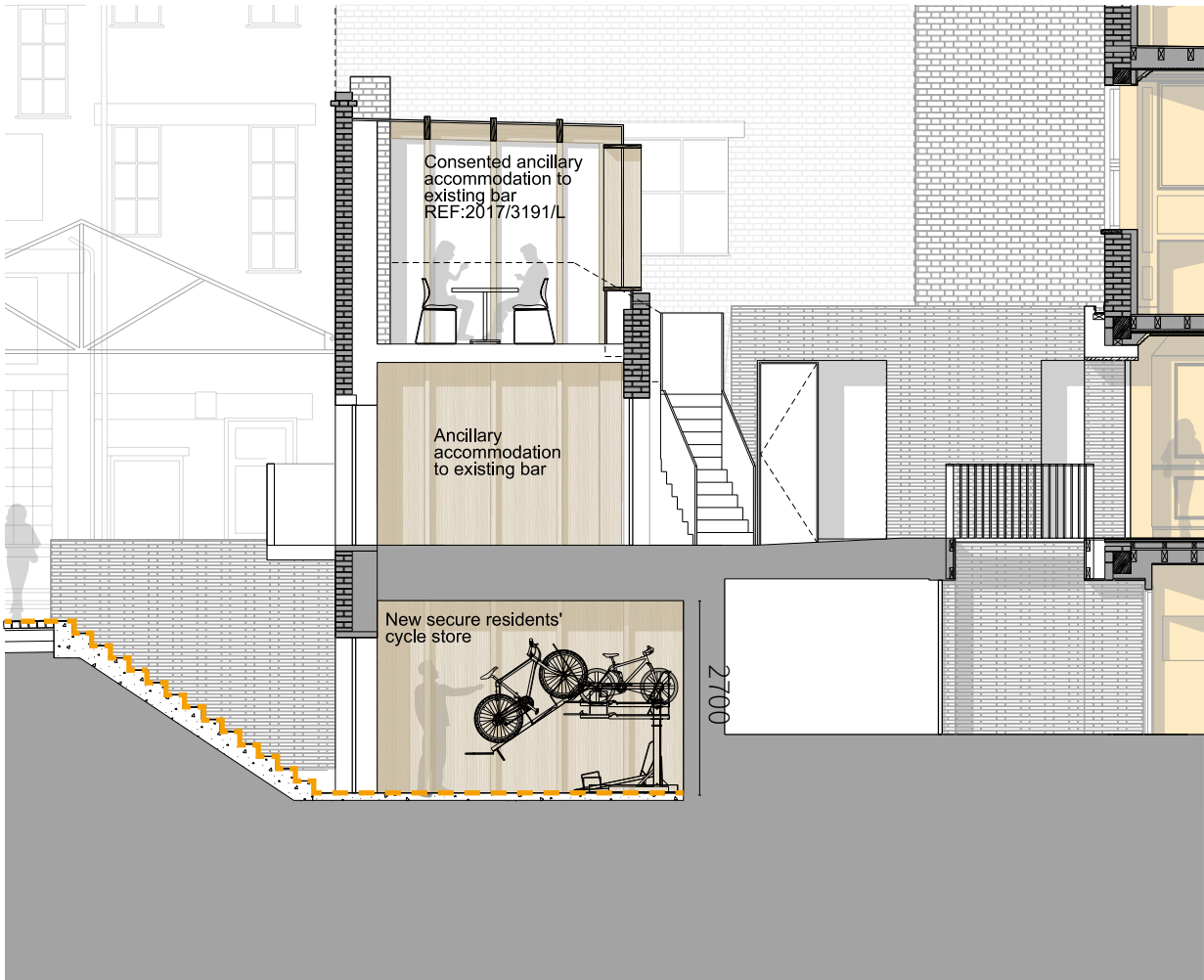
The new cycle store has been designed in accordance with the recommendations set out in Camden Planning Guidance 7 - Transport, and provides sufficient storage for 22no. residents' cycles. This is an increase in number from the original consent and is based on space standards for Josta two-tier cycle stands, set at 400mm centres.

As the store is located via stepped access, we propose a 1200mm wide stair with an integral cycle wheel ramp installed to allow for ease of access; the door into the proposed store will be lockable and automated to improve usability.

We believe that the new proposals are a significant improvement to the original consented cycle storage proposals, providing a greater number of spaces within an enclosure that is protected from the weather with greatly improved security measures.



Basement floor plan showing clear depth of cycle store



Section showing internal clear height of new cycle store