

5.0 Transport - Cycle Parking

5.1 Market Housing - Cycle Parking

- Bike & bin store relocated to create residential accommodation to the basement floor of the North House
- Bike store located within the workhouse building. This is accessible by either using the lift or the existing staircase.
- The previous application proposed removing the existing window and creating a new door opening within its place.
- The window has now been retained for smoke ventilation
- The approved scheme provided 30 long stay spaces & 2 short stay spaces.

5.1.2 Market Housing Long Stay

- The market housing bike store shows the bike store layout and section at 1:50. (See opposite page)
- 2.5 metre of clear space is provided in front of the Josta Stand. 200mm between wall and josta stand has been allowed for with a space of 2.0m for the Josta Stand.

Market Housing Cycle Parking

Planning	Spaces	Revision	Spaces
1 x 1 bed	1 space	4 x 1 bed	4 spaces
9 x 2 bed+ (inc 1 disabled space)	18 spaces	9 x 2 bed+	18 spaces
Total	19 spaces		22 spaces

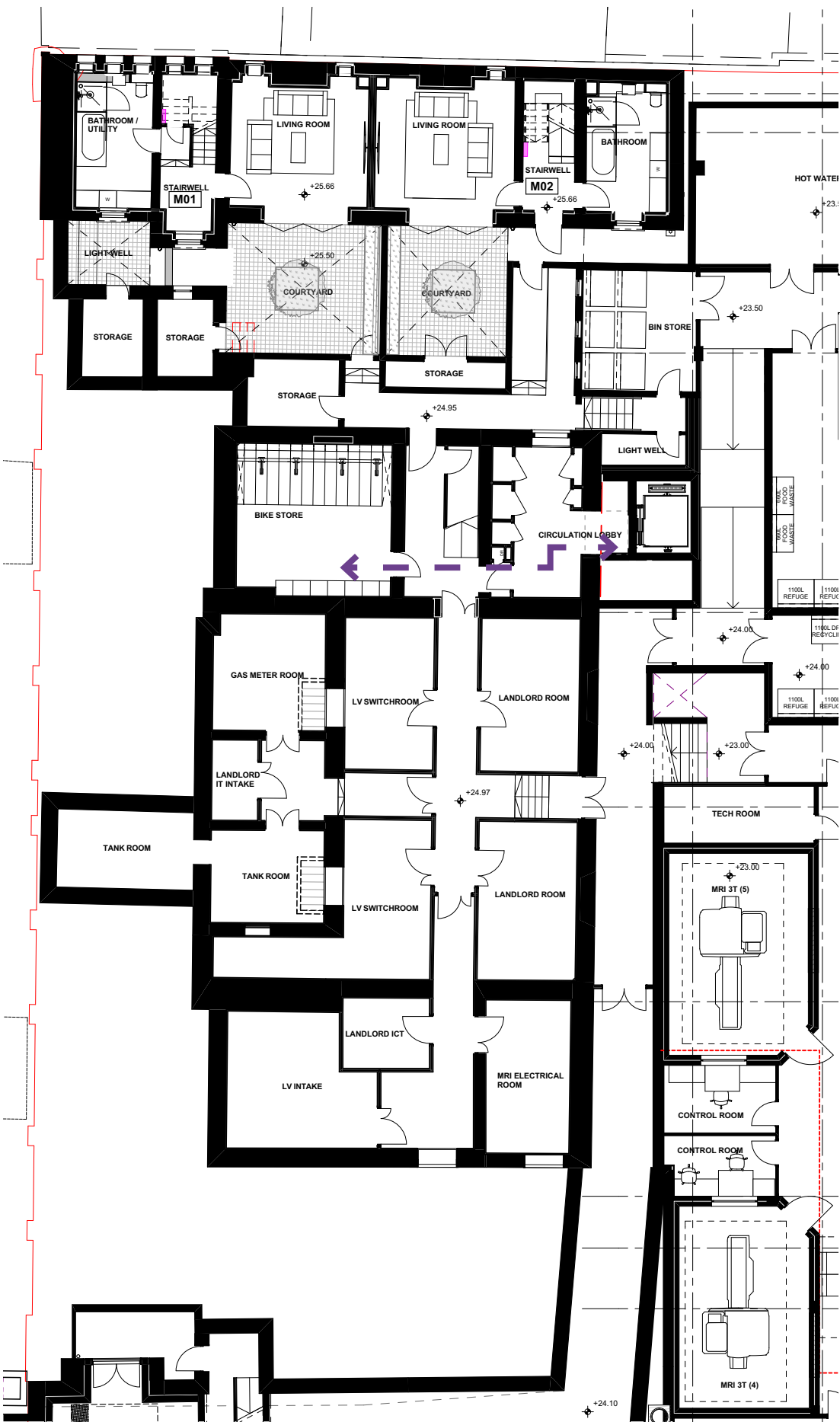
The approved planning application greatly exceeded the London Plan requirements by providing 30 spaces. The revised scheme requires 22 spaces to meet the London Plan requirement.

The revised scheme will exceed the London Plan by 2 spaces and provide a **Total of 24 spaces**.

↔ Cycle route to cycle store

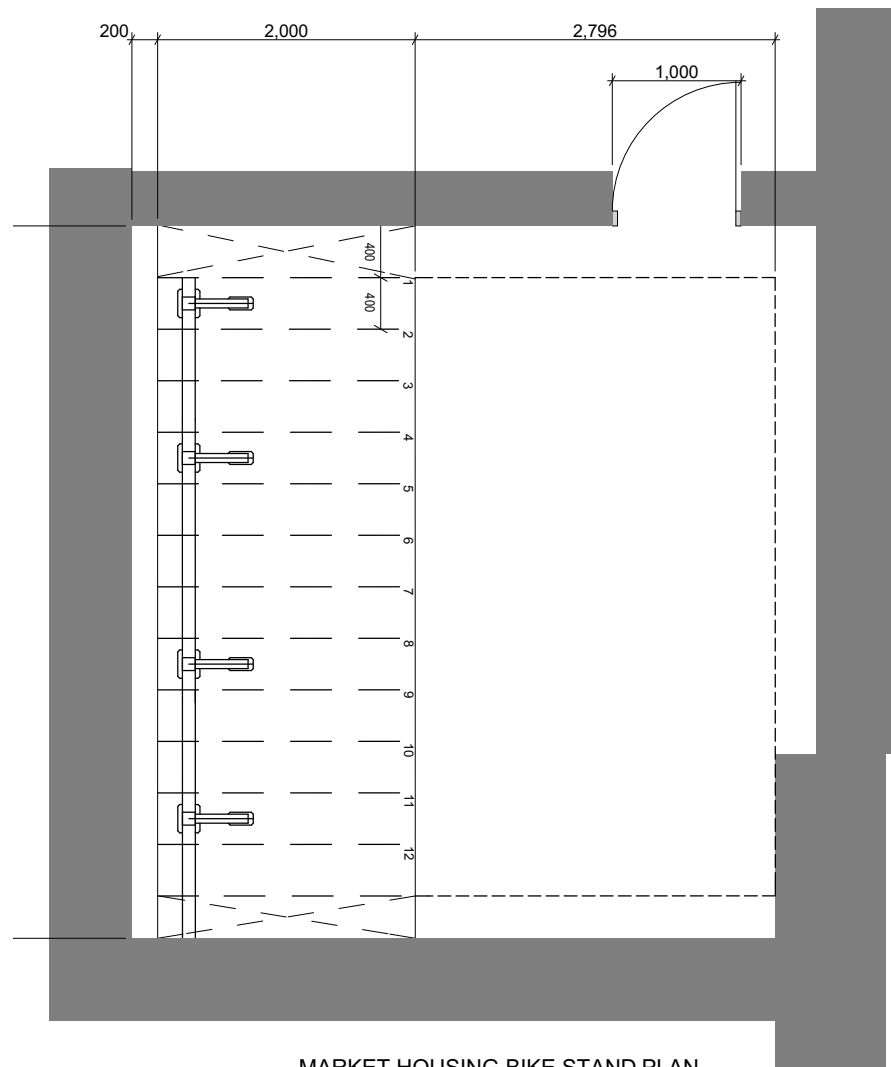


Basement Floor - Approved drawing

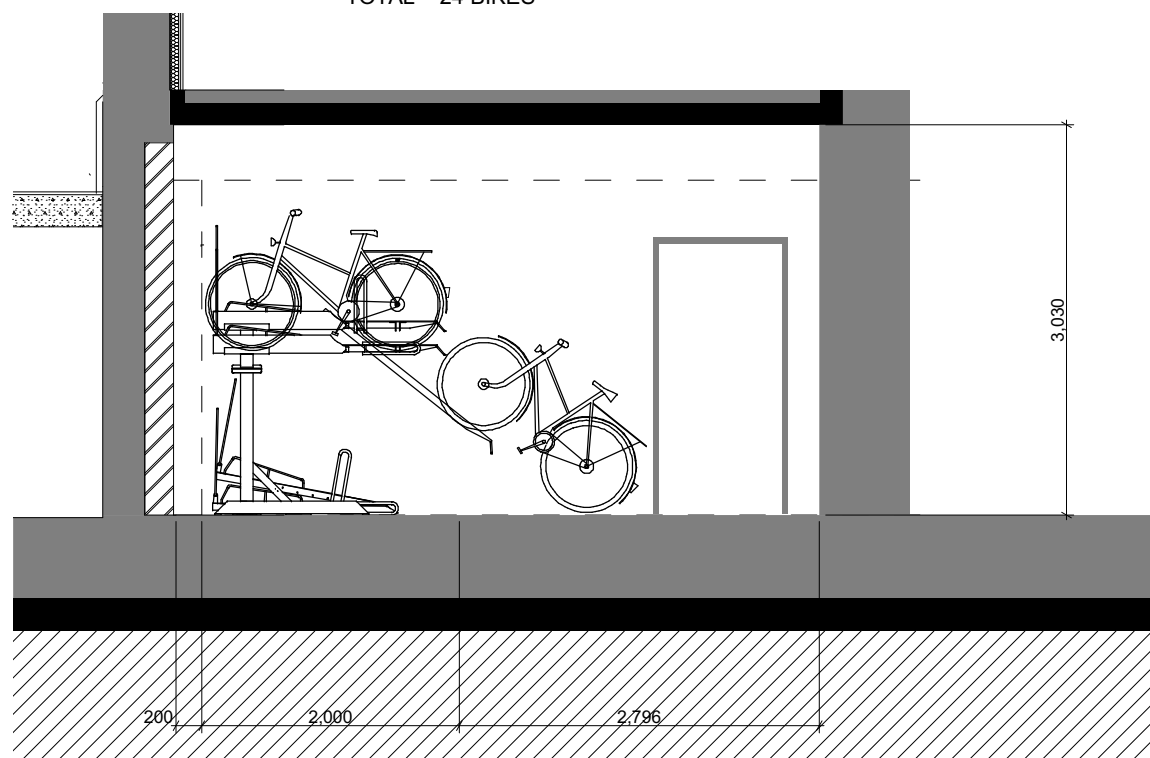


Basement Floor - Revised Scheme

5.1.2 Cycle Parking - Market Housing



MARKET HOUSING BIKE STAND PLAN
JOSTA 2 TIER - 12 x 2
TOTAL = 24 BIKES



Market Housing Short Stay

2 Sheffield bike stands provided under tree. 1 metre clearance space will be provided between each stand.

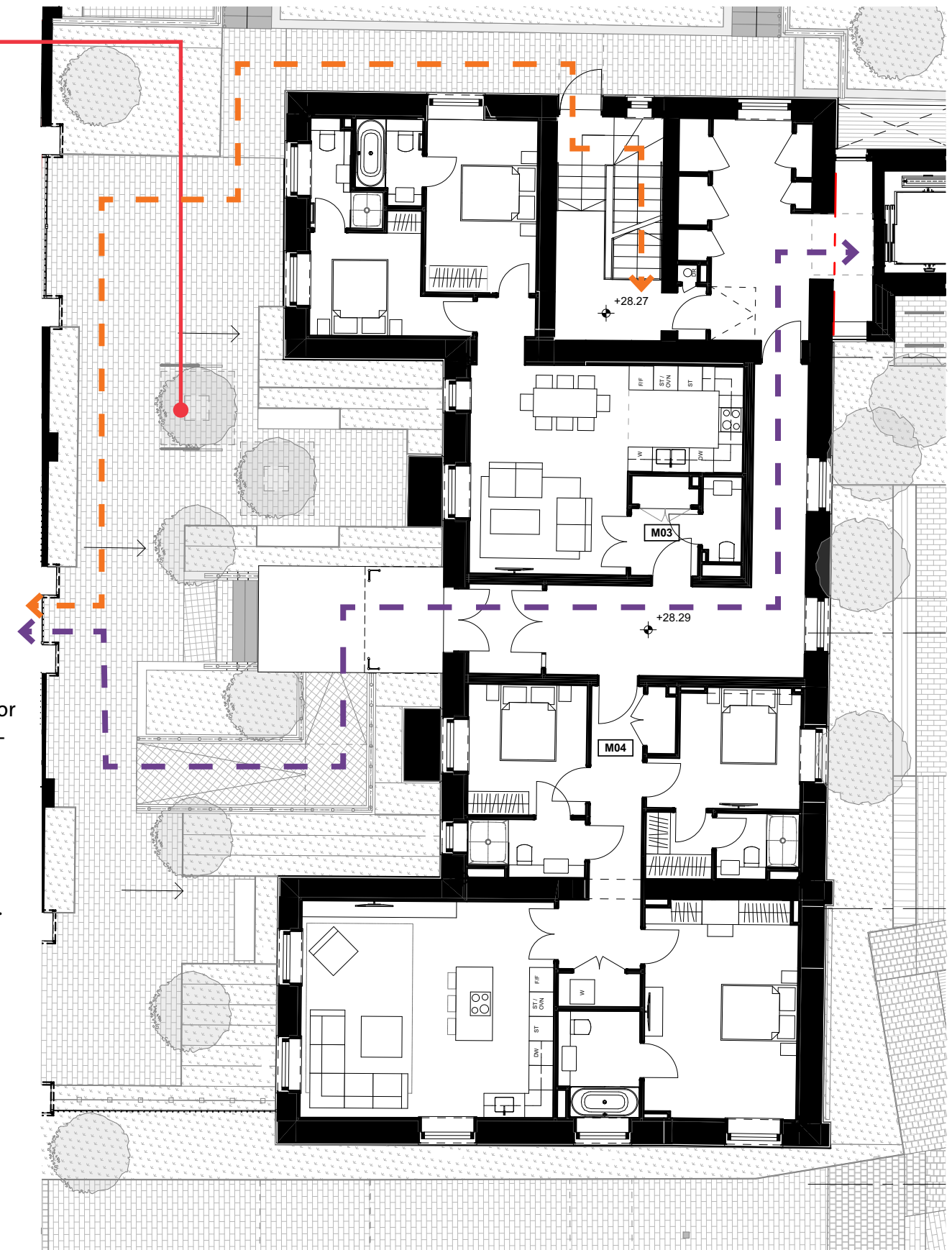
Market Housing Total

22 Long Stay
2 Short Stay

Josta Stand 2 Tier Requirements

- A minimum headroom of 2.6m is required. This is provided. Basement floor area has a clear head height of 3m approximately.
- 300mm has been left adjoining any side wall.
- The racks are spaced at 400mm apart.
- 2m depth has been allowed for the rack itself.
- For access, the manufacturer's minimum requirement is 1.7m. Manufactured preferred distance is 2.0m for ease of use. This has been exceeded. Approximately 2.8m is provided.

↔ Cycle route to cycle store
↔ Alternative cycle route using existing stairs to basement



5.2 Cycle Parking - Affordable Housing

5.2.1 Affordable Housing - Cycle Parking

Bike store has been reconfigured slightly to allow space for a column.

5.2.2 Affordable Housing Long Stay

- 4 adapted bike spaces provided with a width of 1.2m.
- The affordable housing bike store shows the bike store layout and section at 1:50. (See opposite page)
- Total bike spaces provided 63 bike spaces.
- 4 spaces are provided for adapted bikes.
- Space between the Josta stands exceeds 2.5m spacing width.

Affordable Cycle Parking Requirements:

Requires 1 space per studio/1b and 2 spaces per other dwellings.

Planning	Spaces	Revision	Spaces
17 x 1 bed	17 spaces	17 x 1 bed	17 spaces
23 x 2 bed+	46 spaces	23 x 2 bed+	46 spaces
Total	63 spaces		63 spaces

5.2.3 Affordable Housing Short Stay

Requires 1 space per 40 units

Planning	Spaces	Revision	Spaces
-	2 space	-	2 spaces

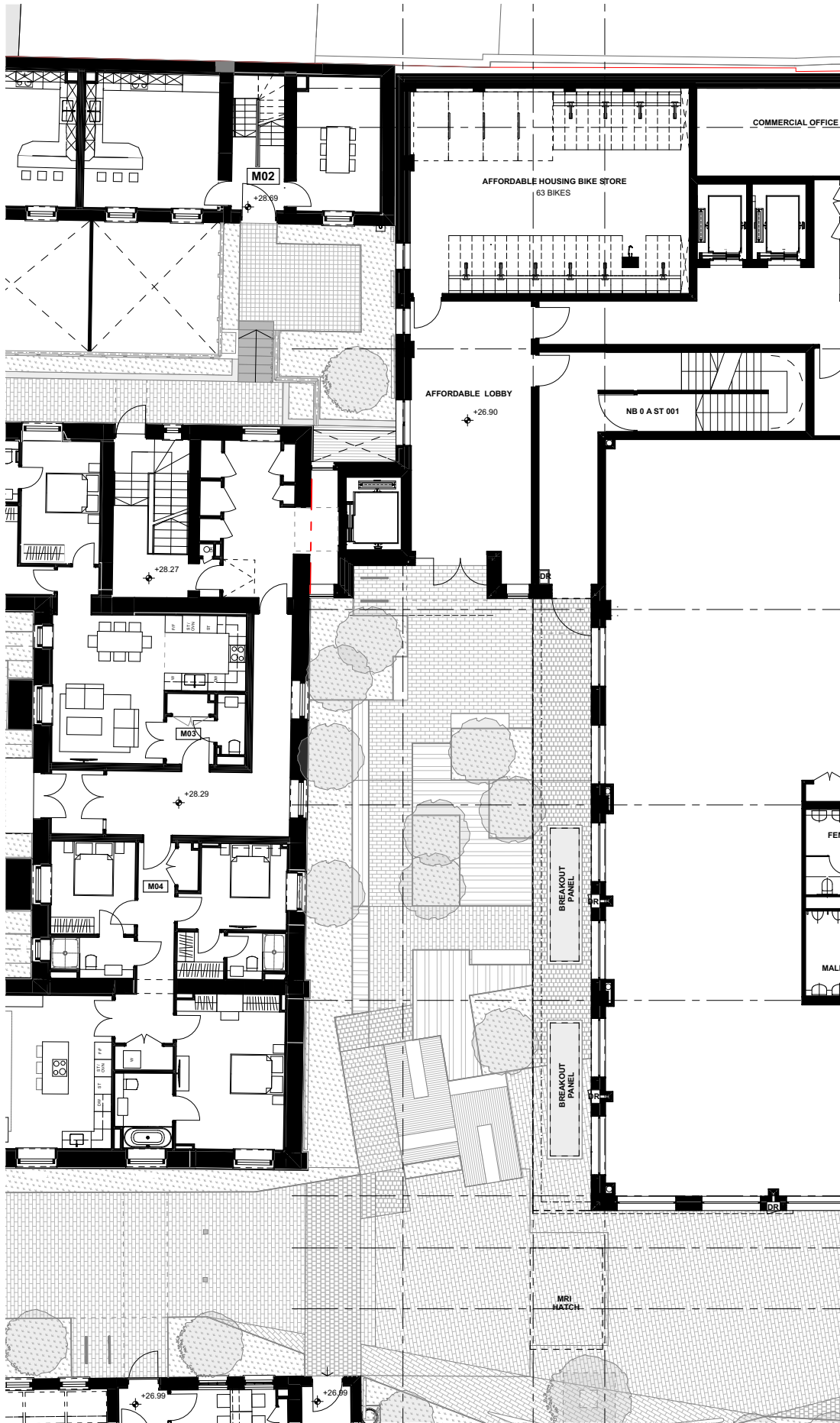
The approved planning application met the London Plan requirements by providing 63 long stay spaces and 2 spaces for short stay.

The revised scheme has not increased unit numbers and meets the previous planning requirements.

↔ Cycle route to cycle store



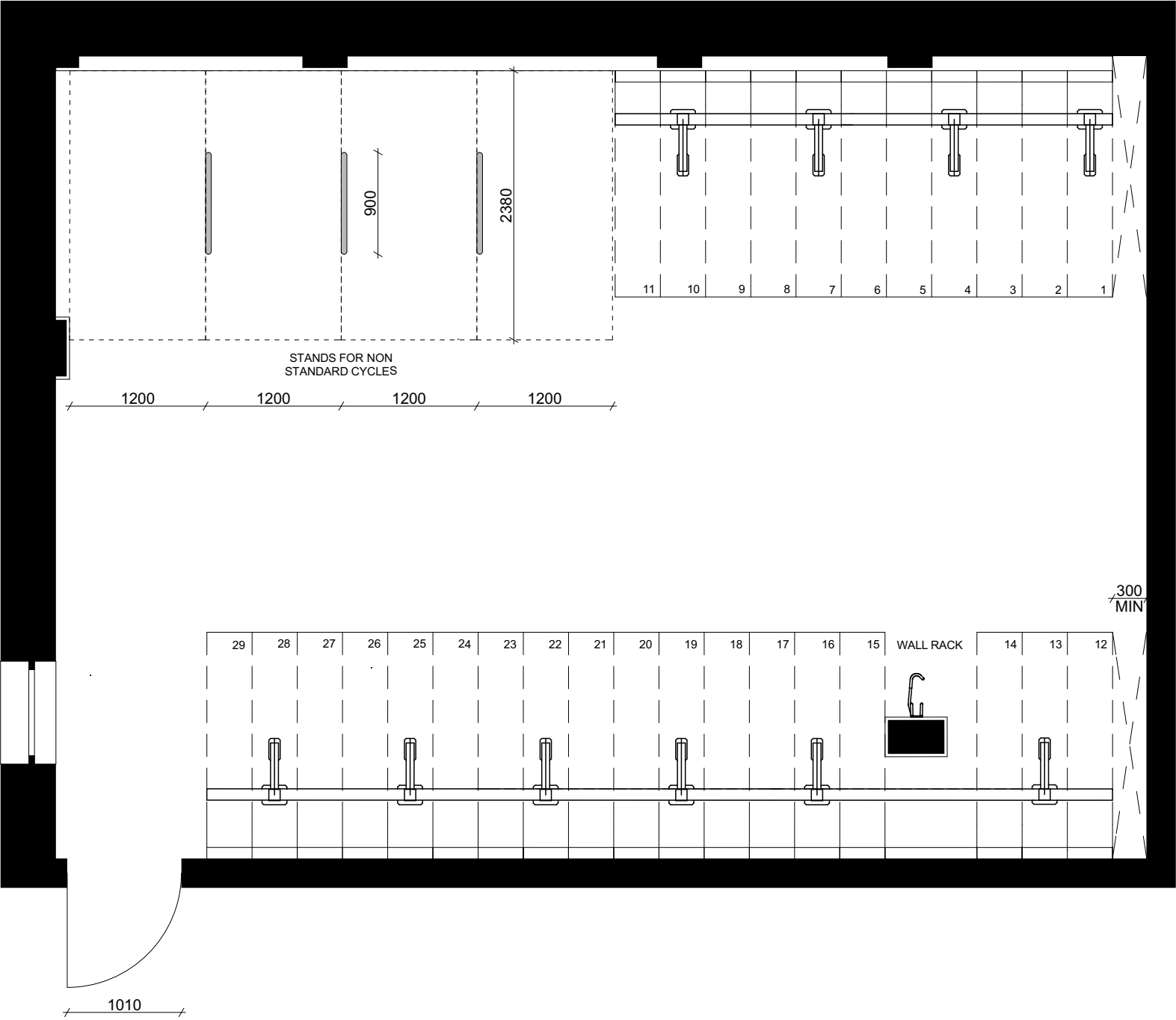
Ground Floor - Approved drawing



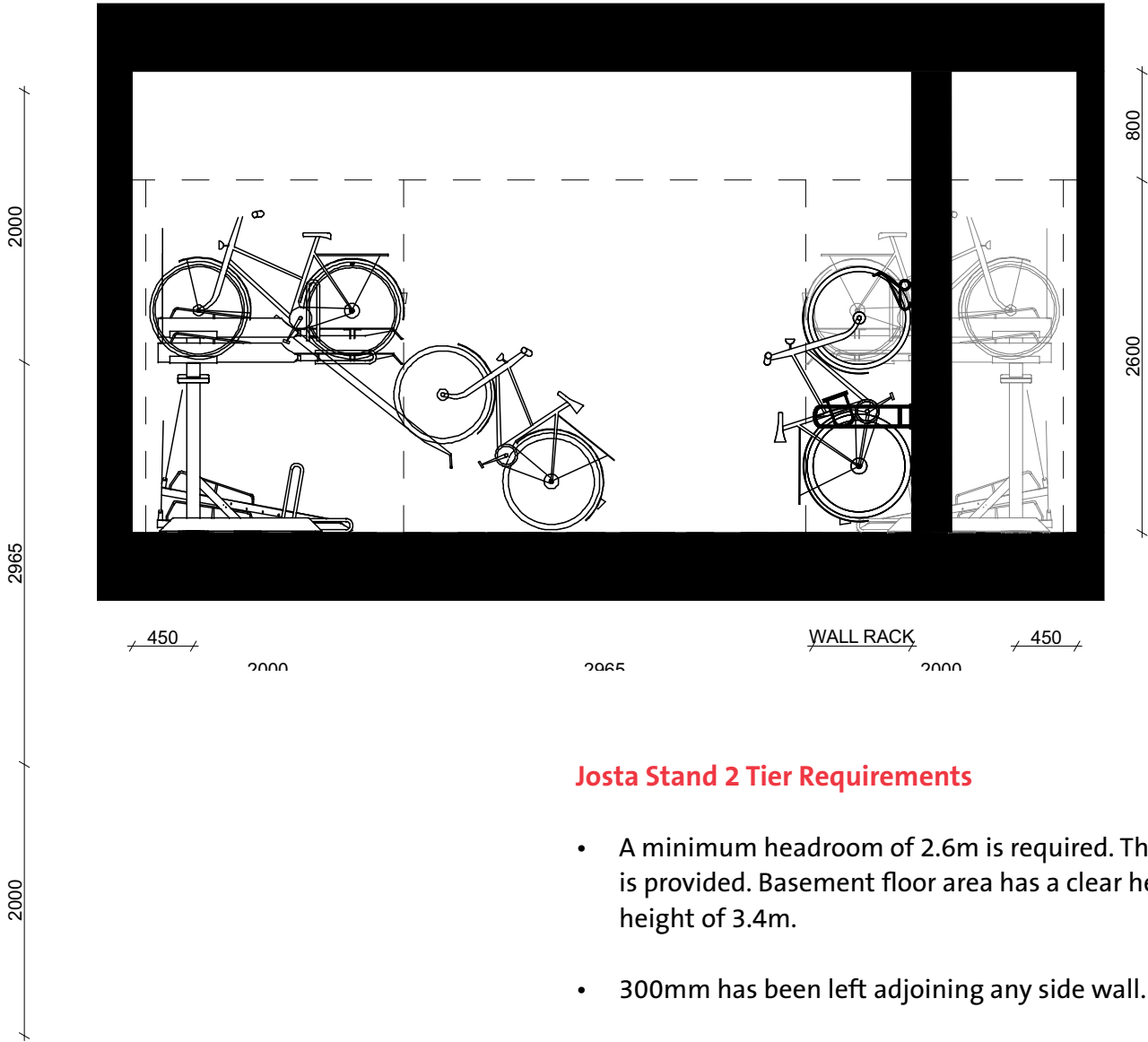
Ground Floor - Revised scheme

5.2 Cycle Parking - Affordable Housing

AFFORDABLE HOUSING BIKE STAND PLAN
JOSTA 2 TIER = 29 x 2
JOSTA WALL RACK = 1
SHEFFIELD STAND = 4
TOTAL = 63 BIKES



AFFORDABLE HOUSING BIKE STAND SHORT SECTION



Josta Stand 2 Tier Requirements

- A minimum headroom of 2.6m is required. This is provided. Basement floor area has a clear head height of 3.4m.
- 300mm has been left adjoining any side wall.
- The racks are spaced at 400mm apart.
- 2m has been allowed for the rack itself.
- For access, the manufacturer's minimum requirement is 1.7m. Manufactured preferred distance is 2.0m for ease of use. This has been exceeded.

5.3 Cycle Parking - Commercial & Health

5.3.1 Commercial & Health - Cycle Parking

Bike store has been reconfigured slightly to allow more space for lockers. Secondly, bike showers have been located next to the bike store.

The approved scheme required only 46 spaces. Overall 60 bikes spaces was provided on 2 tier josta stand and 3 spaces for adapted bikes.

The revised scheme has increased the following area 173.49m² GEA, 298.02 m² GIA and 240.52m² NIA.

B1 / D1 Cycle Parking

Cycle parking requirement has been based on the previous scheme principles.

Planning	Spaces
Long stay 1 space per 90m ²	46 space required
Short stay 1 space per 500m ²	9 space required
Revised Scheme	Spaces
Long stay 1 space per 90m ²	49 space required
Short stay	9 space

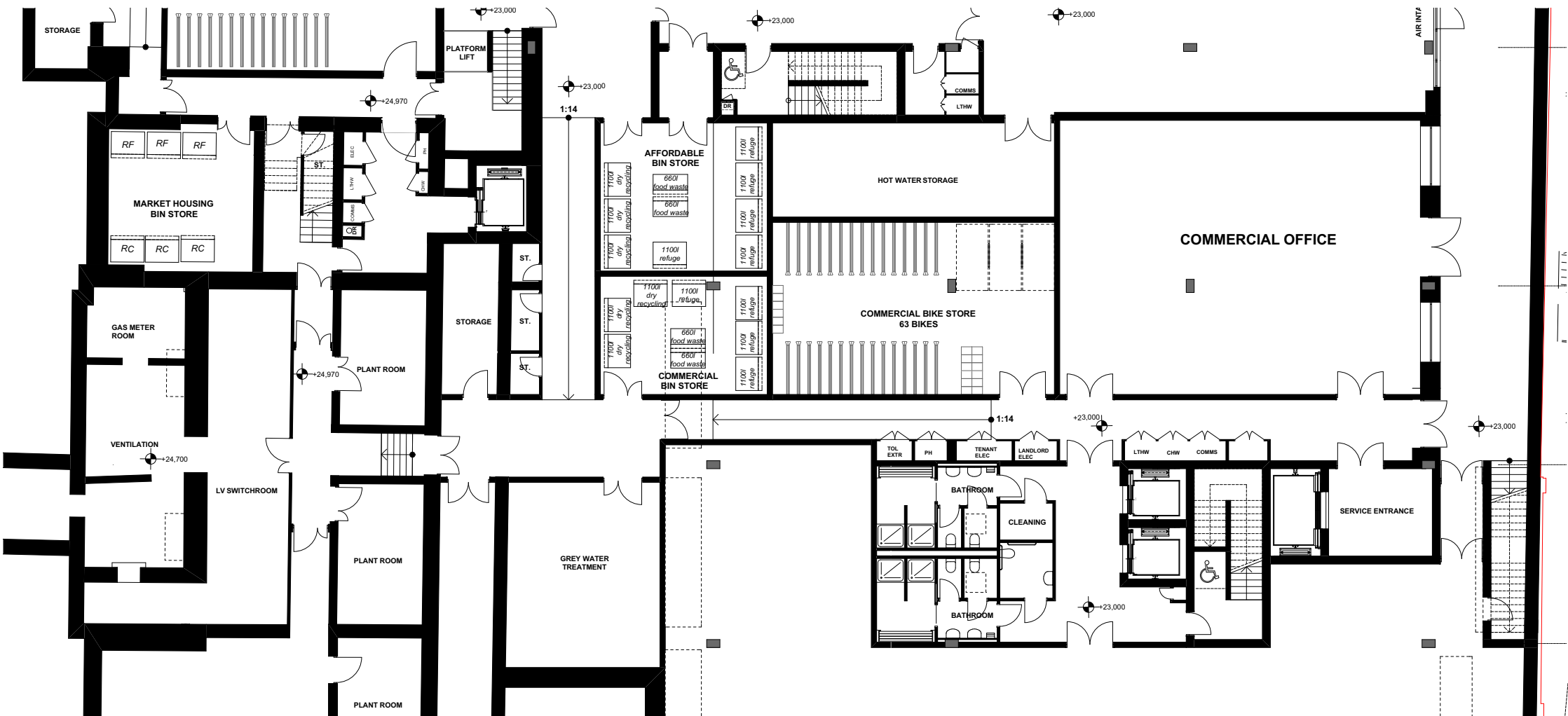
The approved planning application exceed's the London Plan requirements by providing 63 spaces for long stay. This exceeded the requirement by 17 spaces.

The revised scheme requires 49 long stay spaces to meet the London Plan requirement.

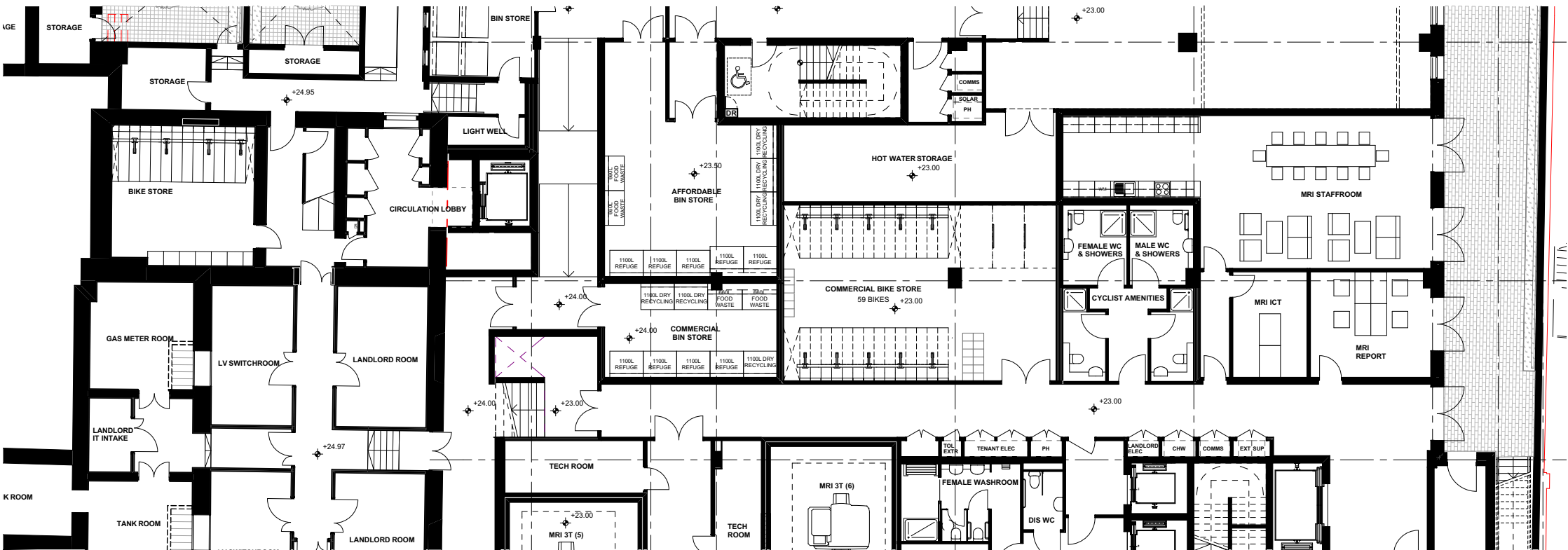
The 1:50 drawings illustrate that the revised scheme accommodate the following:

56 bike spaces on a 2 tier Josta Stand
3 bike spaces for adapted bikes

Total 59 spaces exceeding the London plan requirement, but has reduced by 4 spaces compared to the approved application.

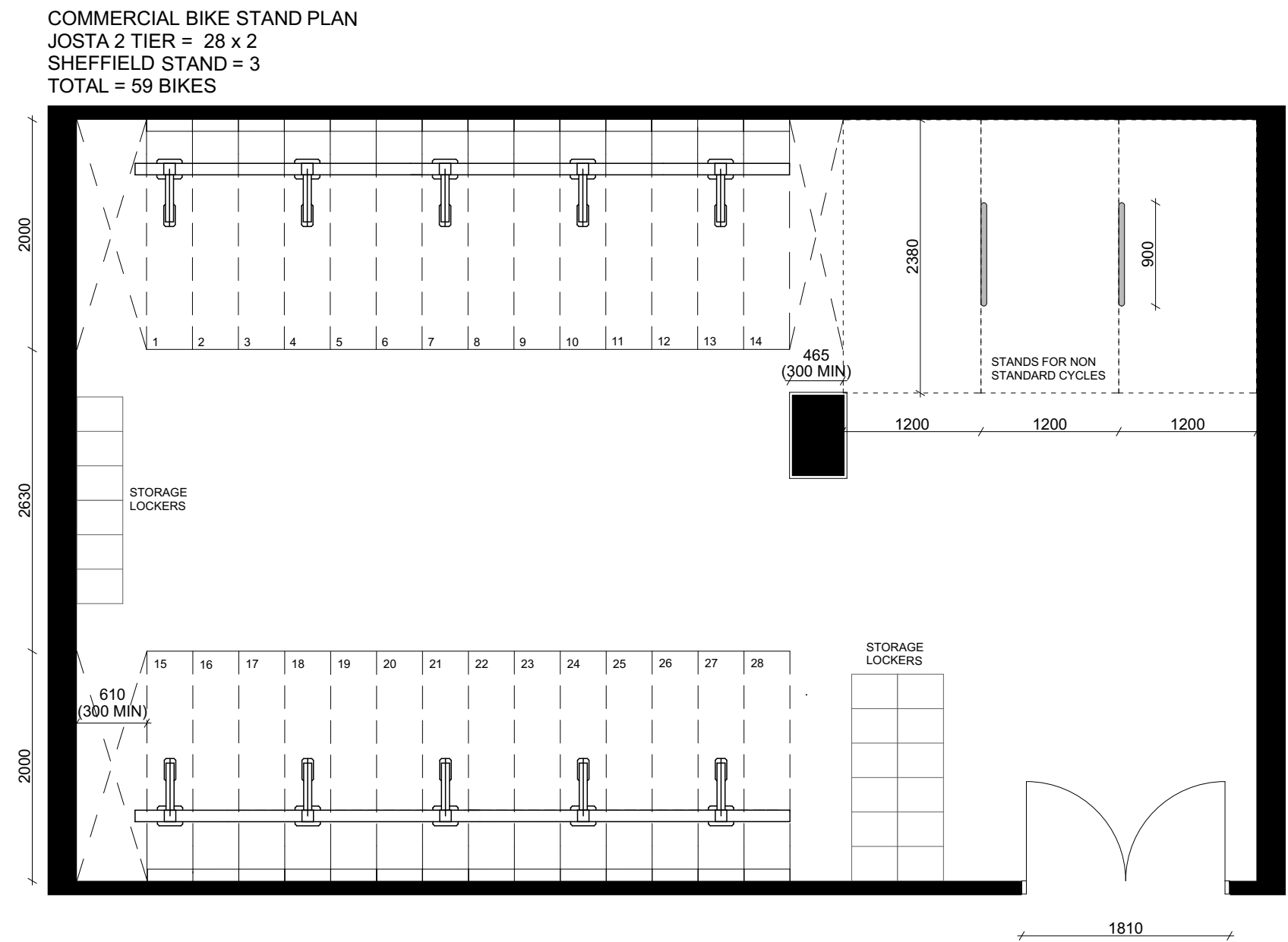


Basement Floor - Approved drawing



Basement Floor - Revised drawing

5.3 Cycle Parking - Commercial & Health



5.3.2 Commercial Long Stay

The commercial bike store shows the bike store layout and section at 1:50.

Bike space required are: 49 long stay spaces.

- The commercial bike store will provide 59 bike spaces. 56 spaces will be provided on a Josta 2 tier bike stand.
- 3 spaces will be provided for adaptive cycles. Space has been provided at 2.5m long by 1.2m wide.

5.3.3 Commercial Short Stay

- Short stay bike space required is 9 space
- Commercial short stay cycle parking provided within the Bedford Passage opposite the commercial entrance main door.
- 5 Sheffield stands are provided creating space for a minimum of 10 bike spaces. See ground floor plan opposite.
- 2 further bike stands have been provided outside the community room on the Bedford Passage, providing space for 4 bikes.

Total Short Stay bike spaces 14 spaces

- This exceeds the approved application requirements by 4 bike spaces.

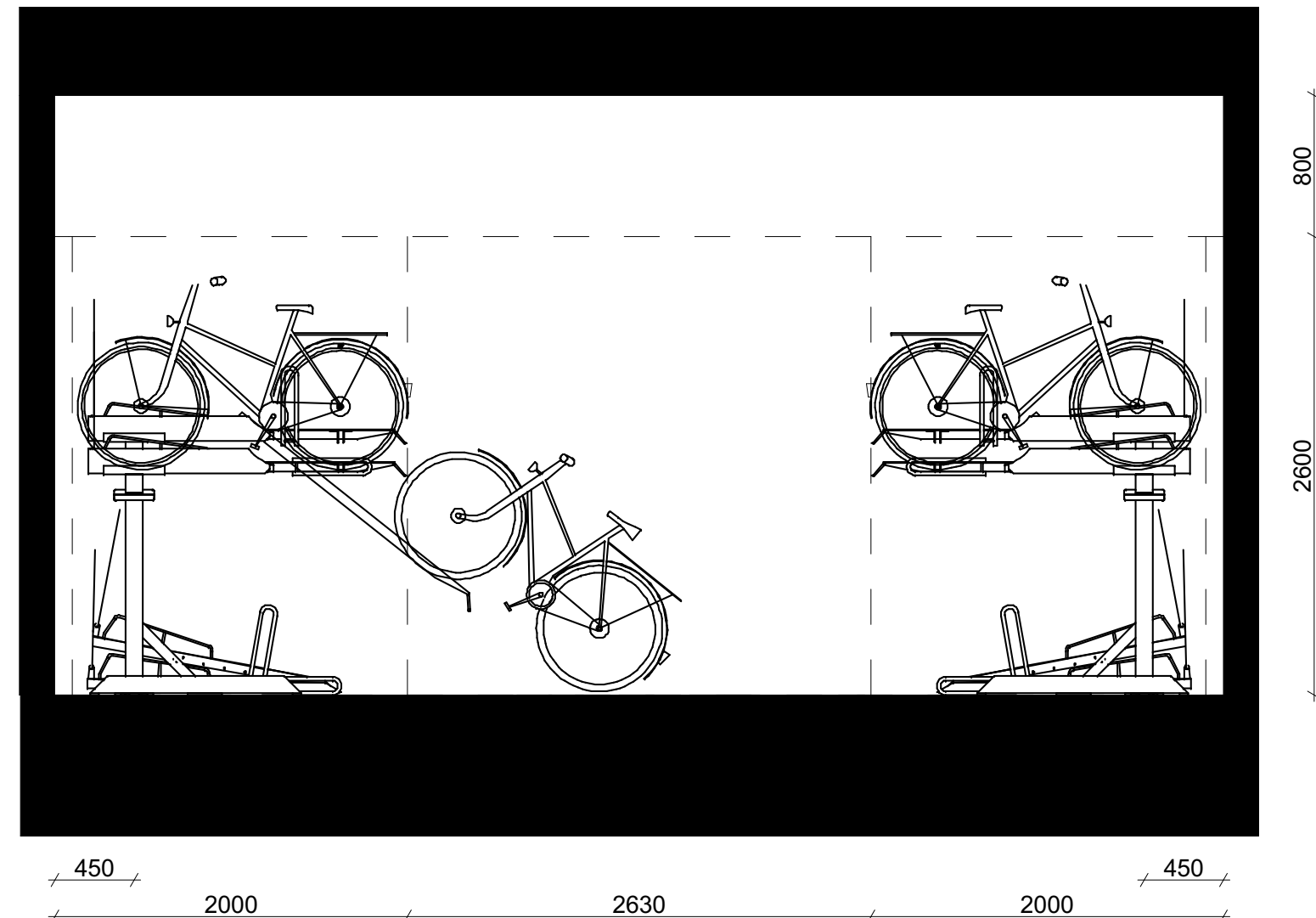
5.3 Cycle Parking - Commercial & Health

- The commercial bike store will provide 59 bike spaces. 56 spaces will be provided on a Josta 2 tier bike stand.
- 3 spaces will be provided for adaptive cycles.
- Space has been provided at 2.5m long by 1.2m wide.

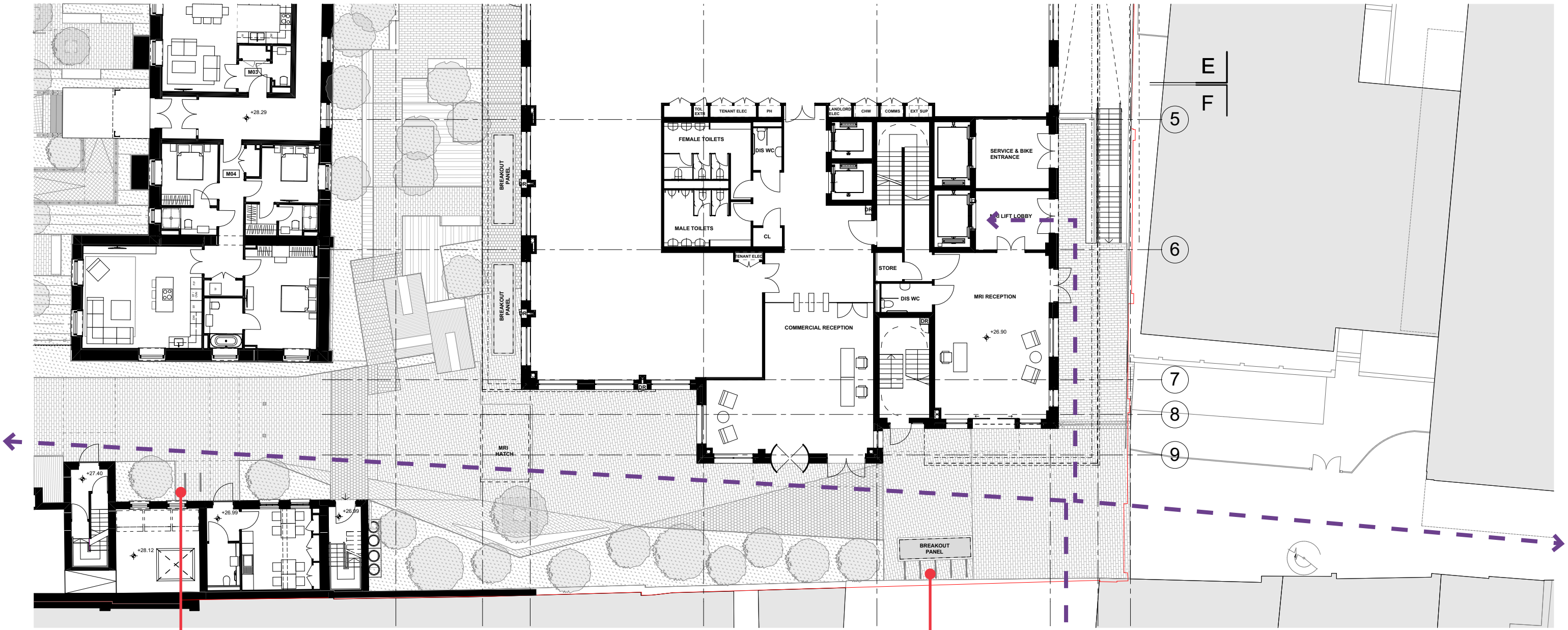
Josta Stand 2 Tier Requirements

- A minimum headroom of 2.6m is required. This is provided. Basement floor area has a clear head height of 3.4m.
- 300mm has been left adjoining any side wall.
- The racks are spaced at 400mm apart.
- 2m has been allowed for the rack itself.
- For access, the manufacturer's minimum requirement is 1.7m. Manufactured preferred distance is 2.0m for ease of use. This has been exceeded.

COMMERCIAL BIKE STAND SHORT SECTION



5.3 Cycle Parking - Commercial & Health



Community Room

2 Sheffield bike stands provided next to entrance.
1 metre clearance space will be provided between each stand.

4 Short Stay

Office & Health

5 Sheffield bike stands provided opposite main entrances. 1 metre clearance space will be provided between each stand.

10 Short Stay

↔ Cycle route to cycle store
From Cleveland Street, Charlotte Street & Tottenham Mews