



3-6 Spring Place, Kentish Town

Response to LB Camden's comments

Introduction

1. This note provides a response to David Peres Da Costa's (Senior Planning Officer) comments on the 27th of July 2018, which can be seen below:
2. *"There is no objection to the reduction in the size of the basement, however officers have concerns with the cycle storage. The location of the cycle store at ground floor level may be acceptable subject to further details. The drawing EV.G23 does not clearly show the cycle racks so it is not clear how many cycles would be located in this space or if there would be adequate clearance / manoeuvrability within this area. In addition some of the cycle spaces are located in front of a double door which would not be acceptable as this would block the access causing a conflict between cycle users and building users. The street pods in area EV.G12 appear acceptable"*
3. The issues raised concerning internal cycle parking spaces and the blocking of the existing double doors with cycle parking are discussed below.

Cycle parking

4. There are a total of 52 cycle parking spaces being provided, split between 3 different cycle rack types. Josta two tier racks (blue) will provide 40 spaces, Streetpod stands (green) will provide 14 spaces and Sheffield stands (purple) will provide 2 accessible spaces. The locations of these cycle racks are shown in Drawing 30895/AC/033.
5. There is adequate space to access all the stands, with over two meters space being provided in front of the Josta racks in line with their recommendations.

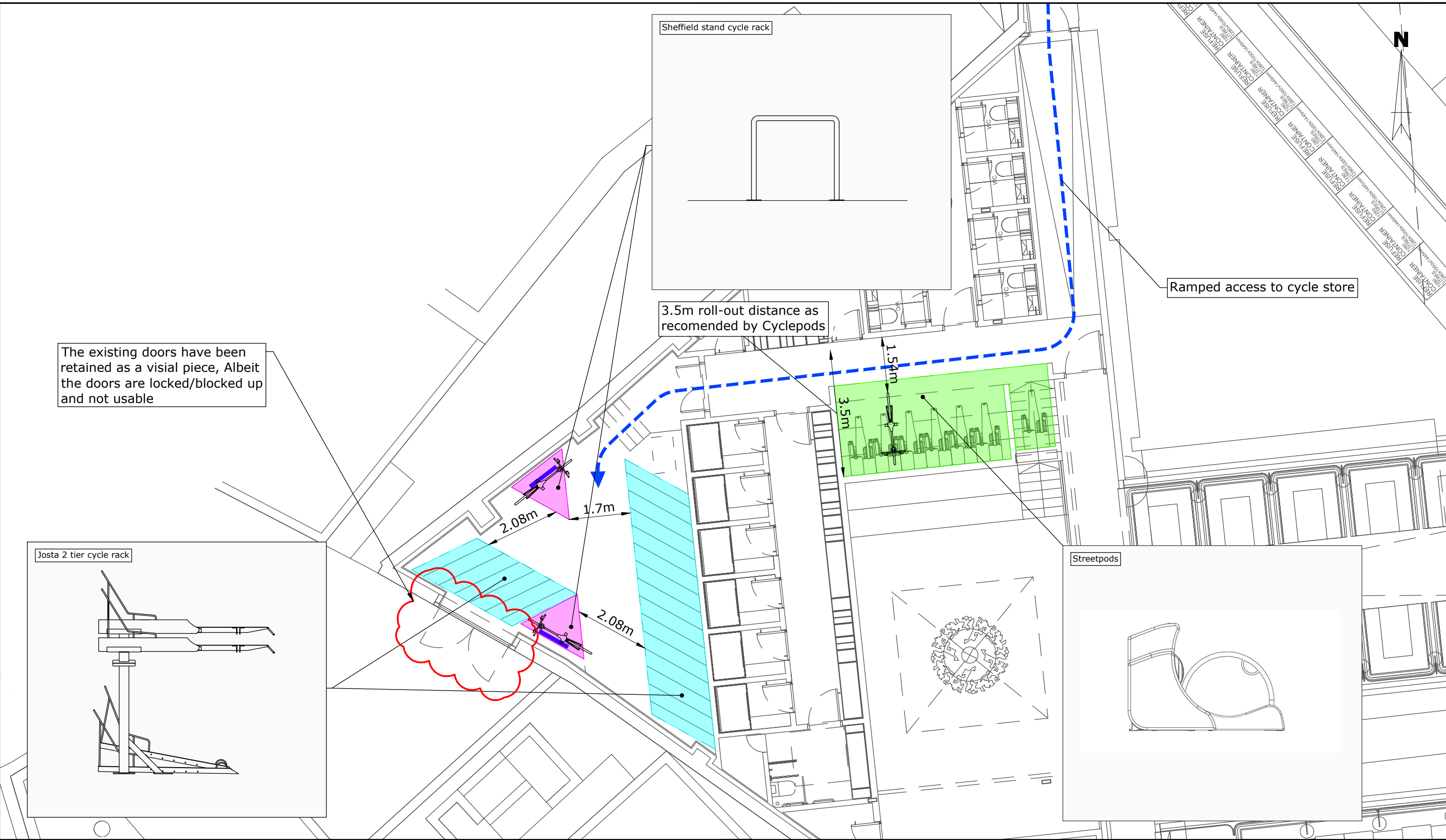
Existing door access

6. The existing double doors are part of the existing fabric of the building and we understand have previously provided a connection of sorts between the Applicant's site at 3-6 Spring Place and a courtyard associate with the adjacent property. There is no formal connection between these two properties now and neither sites need this. The approved 3-6 Spring Place scheme does not seek to create a connection, although the existing doors have been

retained as a visual piece, albeit the doors are locked / blocked up and not useable. Placing cycle stands in front of these doors is therefore not considered to be an issue as their use is not a consideration as access between the two sites is not lawfully permitted. The Applicant is not proposing to change the scheme to completely remove the visual of this double door.

Drawings

T:\30000_Projects\30895 3-6 Spring Place\ACAD\033.dwg



- 40** - Josta two tier spaces
- 14** - Cyclepod(street pod) spaces
- 2** - Sheffield rack spaces

This drawing has been prepared for planning purposes and should not be used for construction. It should be read in conjunction with TPP e-mail of 08/08/18

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Based on drawing number
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3 - 6 SPRING PLACE

Internal cycle parking arrangement

SCALE @ A3 1:100
0 1 2m

DATE
08/08/18

DRAWN BY
LD

CHECKED
JH/REV

TRANSPORT PLANNING PRACTICE

70 Cowcross Street
London, EC1M 6EL

t: 020 7608 0008
w: www.tppweb.co.uk

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