

1906 ROUNDHOUSE CAMPUS

PLANNING CONDITIONS DISCHARGE REPORT
CONDITION 9 (CYCLE STORAGE)

APPLICATION REF: 2016/5760/P

September 2020

**REED
WATTS**

INTRODUCTION

Application Details

This report includes information for the discharge of planning condition 9 relating to application **2016/5760/P**.

The condition detailed in the Decision notice dated 16 August 2018, is as follows:

‘Before development commences, details of secure and covered cycle storage area for 52 long stay spaces and details of the 13 short stay spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first use of the development, and permanently retained thereafter’

Design Statement

The updated proposal provides a total of 65 spaces as required by the above planning condition. However, a different distribution is proposed due to the specific needs of the client.

Short Stay

20 no. spaces in ‘M’ stands, in Location A, adjacent to the main entrance to the Container Building Reception, beneath the existing canopy.

Long Stay

A total of 45 long stay spaces are proposed, distributed as follows:

36 no spaces in Double Stacked Rack. These spaces are provided using an assisted double stacked rack system located within a covered, open sided container in location B, behind the site security gate.

9 no. Folding Bike Lockers. To meet the needs of increasing numbers of staff using folding bicycles, a locker room containing 9no. lockers for storage of folding bicycles are proposed adjacent to the reception area, in location C

Justification

This distribution is felt to meet the day-to-day activities of the Roundhouse and the needs of its staff and visitors, with a higher proportion of short stay spaces suited to visitors un-familiar with the site. This includes those visiting for scheduled activities in the proposed Campus Building, as well as those attending meetings in the existing container building. Secure, longer stay cycle parking is located in the service yard, and is available to staff, who are familiar with the site and its operations.

This overall arrangement also supports the use of the existing, staffed reception of the container building as the main staff and visitor entrance by allowing sufficient space for a landscaped ramp to mediate existing ground levels. This provides a fully accessible route to both the existing container building and the proposed campus building via this same reception area.

Summary

	Number	Location	Rack Type
Short Stay	20	A	‘M’ stand
Long Stay	36	B	Double Stacked Rack
	9	C	Lockers for Folding Bicycles
Total	65		

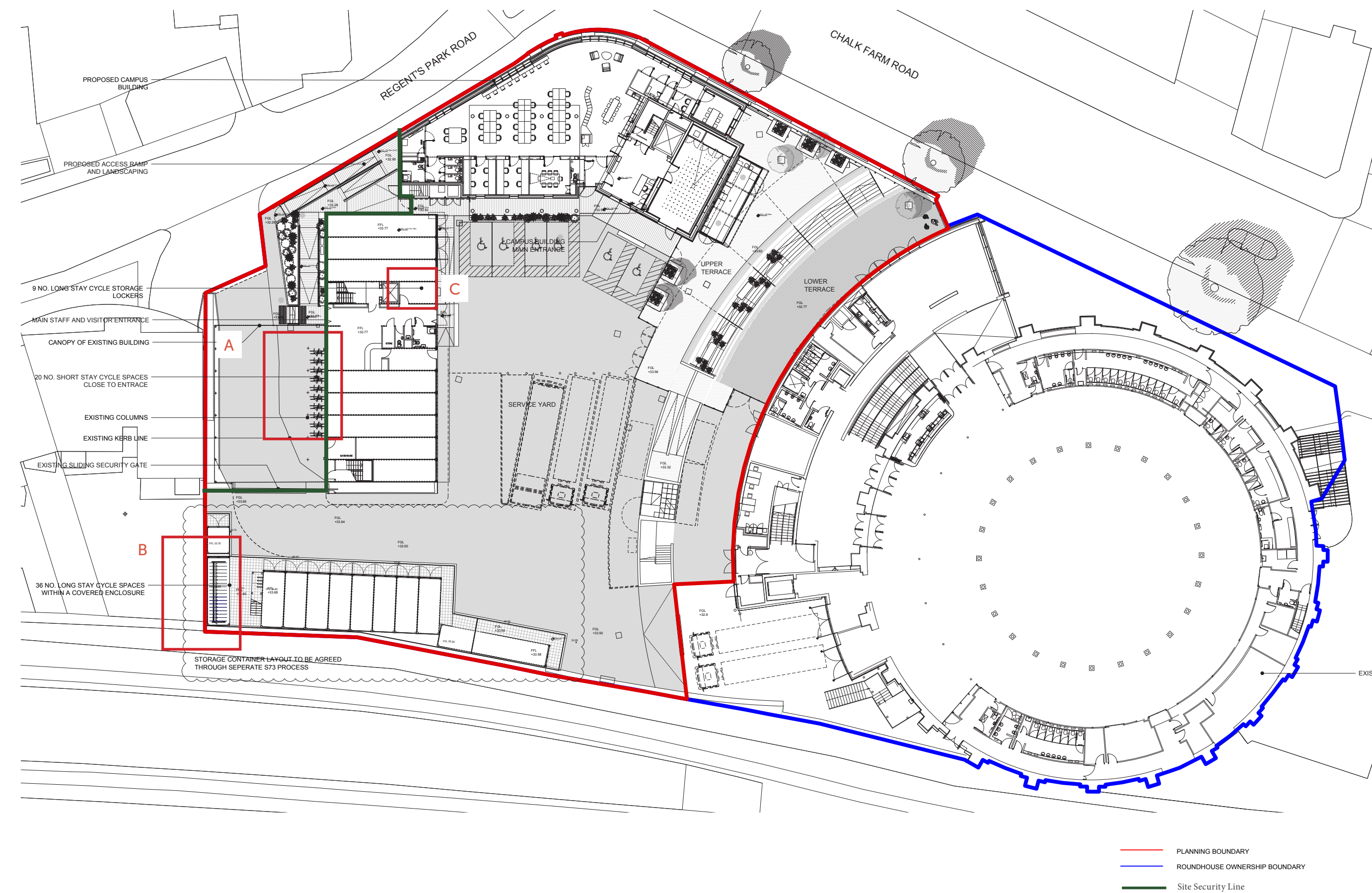
Additional Facilities

The proposed campus building is well equipped with showers which may promote the use of cycling. 1 no. accessible shower is dedicated for use by people using the co-working space, and a further 2.no accessible and 2no. standard sized showers for use by visitors for other activities.

Security

All proposed locations for cycle parking benefit from good lighting and CCTV coverage.

SITE PLAN



DETAILS OF SHORT STAY CYCLE PARKING

Quantity: 10 no. ‘M’ Cycle Stands providing 20 no. cycle parking spaces. Stands are spaced at 1m centres.
Product details:



The VELOPA ‘M’ Cycle Stand

The VELOPA ‘M’ Cycle Stand is one of London’s transport networks preferred styles. Offering varying locking heights, this cycle stand provides a higher degree of security than its more traditional counterparts. The design of the ‘M’ Cycle Stand allows cyclists to secure both the frame and wheel of their bicycle using their own security lock. Each stand is suitable for securing up to two bicycles.

Manufactured from galvanised mild steel, and supplied and ragged as standard; flanged, colour coated and stainless steel versions are available upon request. RAL/BS numbers must be specified at time of order. The ‘M’ Cycle Stand is supplied with contrasting reflective tape to maximise visibility (orange on galvanised stands and black on stainless steel), alternative colours are available if needed. An optional tapping rail sitting 100mm above can be added as required.

Product Range		
Order Code	Description	Weight
138 515 280	Ragged (Galvanised)	13.3kg
138 515 285	Flanged (Galvanised)	11.9kg
138 515 282	Ragged (Galvanised and Colour)	13.3kg
138 515 287	Flanged (Galvanised and Colour)	11.9kg
138 515 280T	Ragged with Tapping Rail (Galvanised)	17.3kg
138 515 285T	Flanged with Tapping Rail (Galvanised)	15.8kg
138 515 282T	Ragged with Tapping Rail (Galvanised and Colour)	
138 515 287T	Flanged with Tapping Rail (Galvanised and Colour)	

Installation Parts	
138 100 994	M12 Expanding Bolt (6 required per stand)

Product details

750mm x 1160mm (height x length).
48mm diameter tube.
Tapping Rail: 1060mm long.
3mm wall thickness (galvanised).
2mm wall thickness (stainless).
300mm below ground (ragged only).

Installation & use

Flanged versions require bolting to established concrete of at least 300mm³ per leg.
Ragged versions require setting with concrete into a hole of at least 300mm x 300mm x 350mm (length x width x depth).
Allow at least 800mm between stands and a minimum of 450mm from any obstruction.
This product is guaranteed for 12 months (if installed and used correctly).



Made in
Britain

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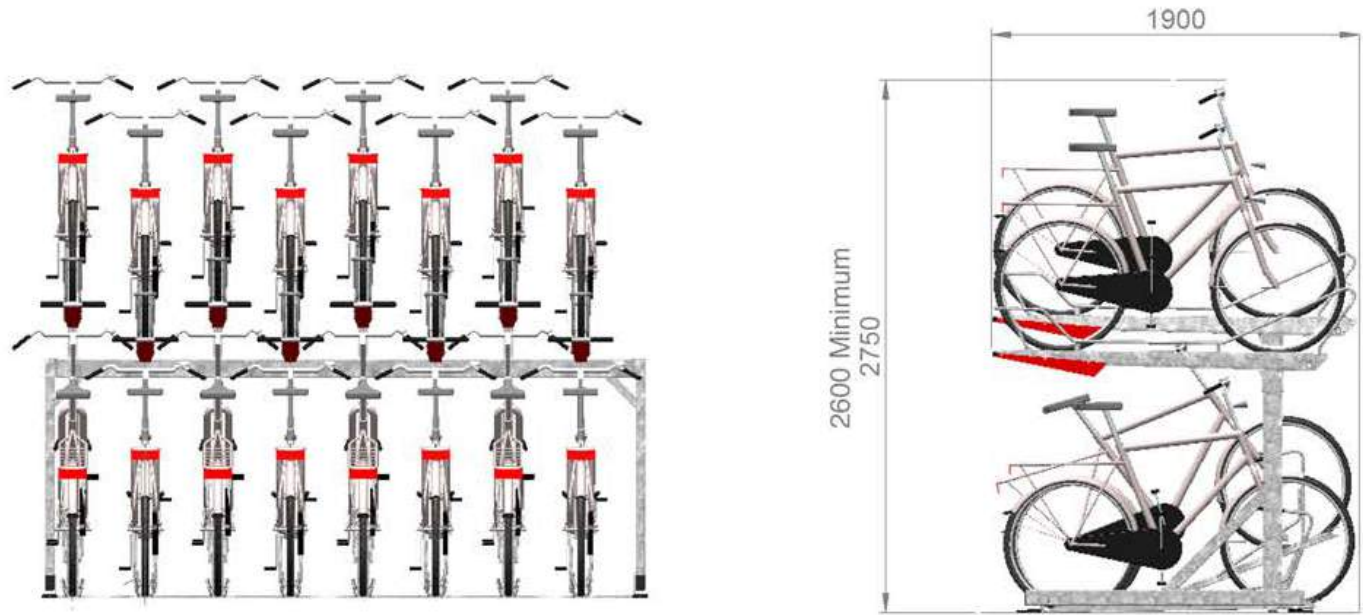


FM 31 071 EMS 503166 OHS 512103

DETAILS OF LONG STAY CYCLE PARKING

Quantity: 17 no. double stacked assisted cycle stands providing 36 no. cycle parking spaces.

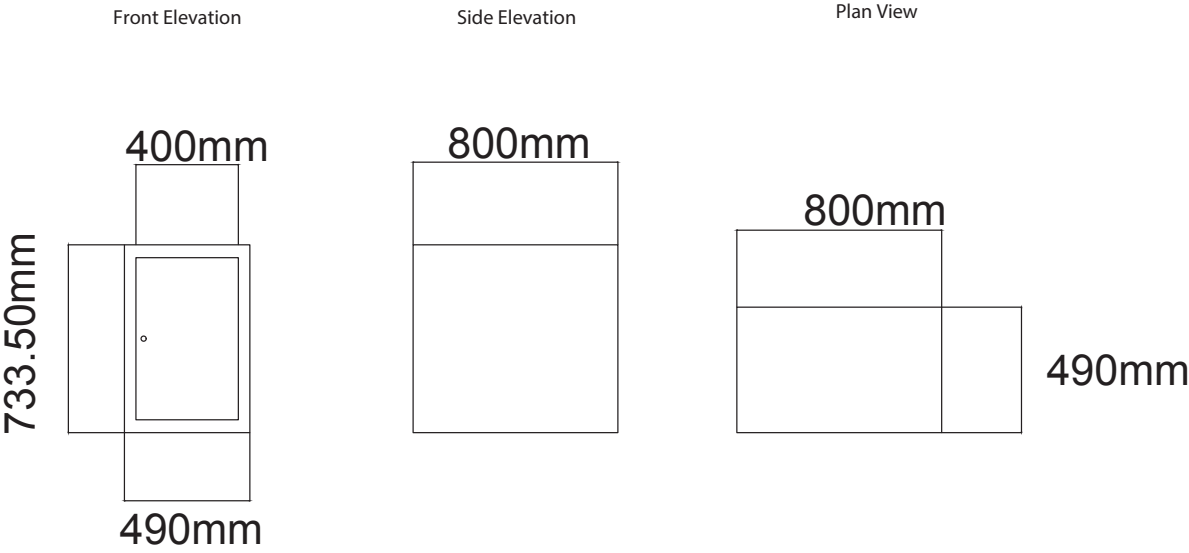
Product details:



Single sided staggered layout

Quantity: 9 no. lockers providing space for 9 no. folding bicycles

Product details:



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