

Shorts Gardens

CONDITION 15 - CYCLE STORAGE

APRIL 2021



Introduction

This Report is submitted to vary the discharged planning condition 15 associated with the consented proposals at the development site of 60-70 Shorts Gardens & 14-16 Betterton Street located within London Borough of Camden. The planning consent is listed under reference 2019/3501/P; the extant discharged Condition 15 under reference 2020/0481/P.

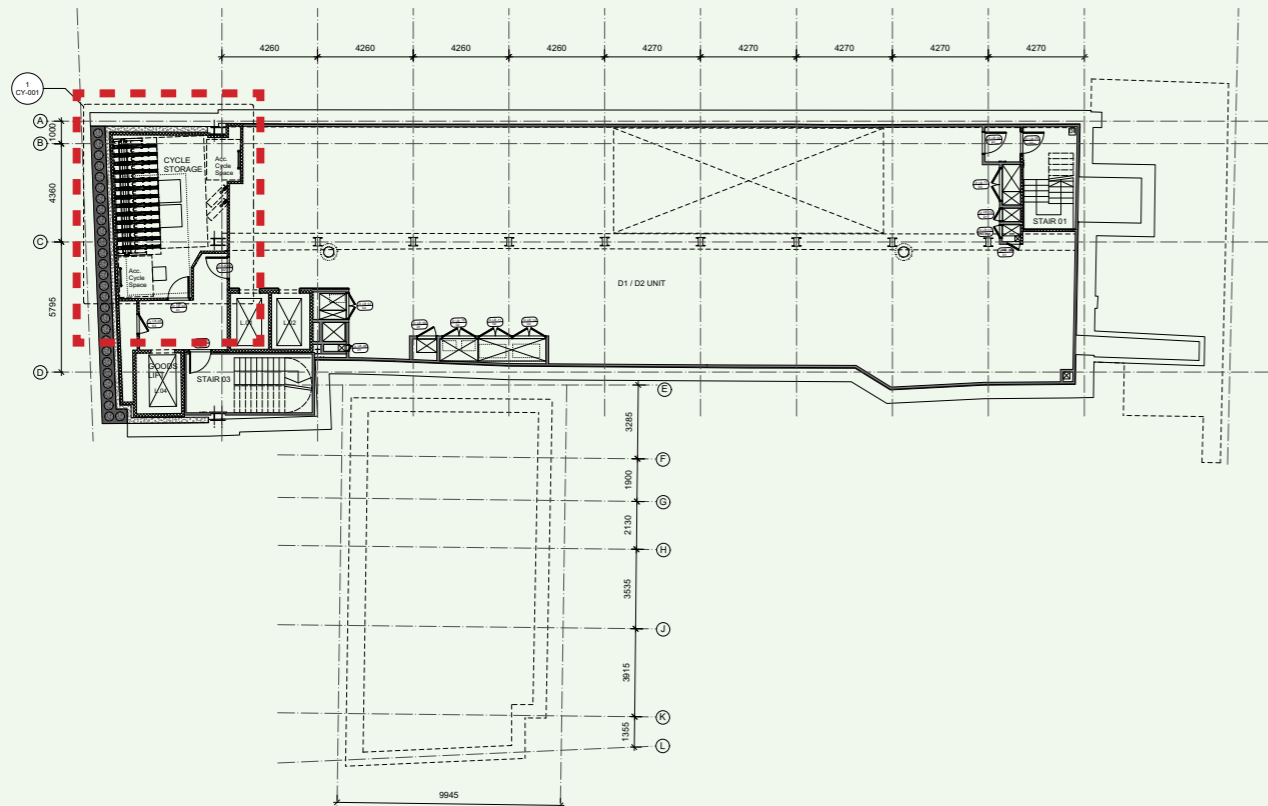
Recent site surveys and detailed basement design construction sequences have resulted in modest revisions to the approved cycle store room layout and specifications which have been clarified within this report for approval and variation of the extant discharged Condition 15.

The subsequent design updates only relate to the office cycle store provisions, the previously approved residential provisions remain unchanged.

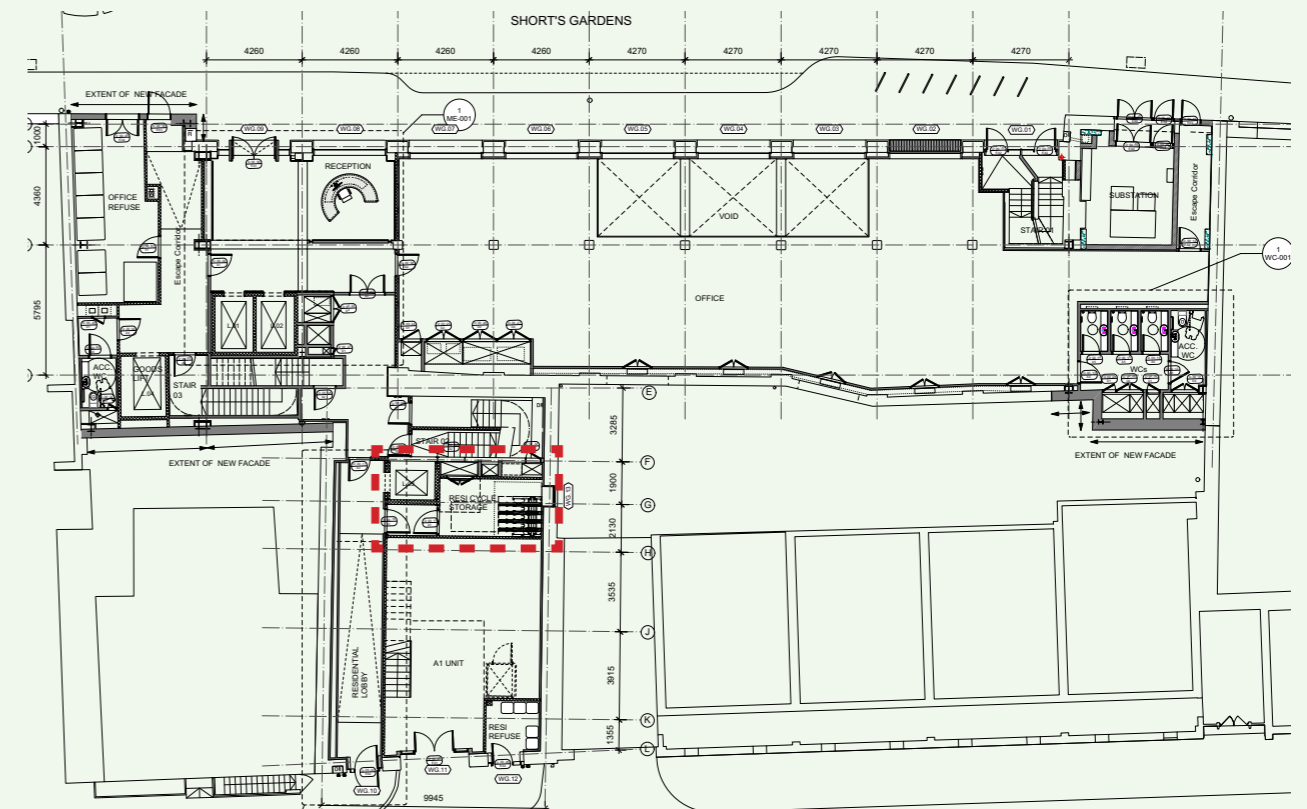
Shorts Gardens - Planning Condition 15

Long stay cycle storage

- The development will be providing long stay cycle space in accordance with the provisions defined within the consented MMA scheme, ref: 2019/3501/P
- 30no. spaces are provided on the lower basement floor of the commercial building for the occupants of the mixed-use office building. This is supported by shower / changing and secure locker storage provisions on the upper basement floor
- 9no. spaces are provided solely for the residential units within the scheme and are located on the ground floor of the Betterton Street building. This remains unchanged from previous Condition 15 approval.



CONSENTED LOWER BASEMENT FLOOR PLAN



CONSENTED GROUND FLOOR PLAN

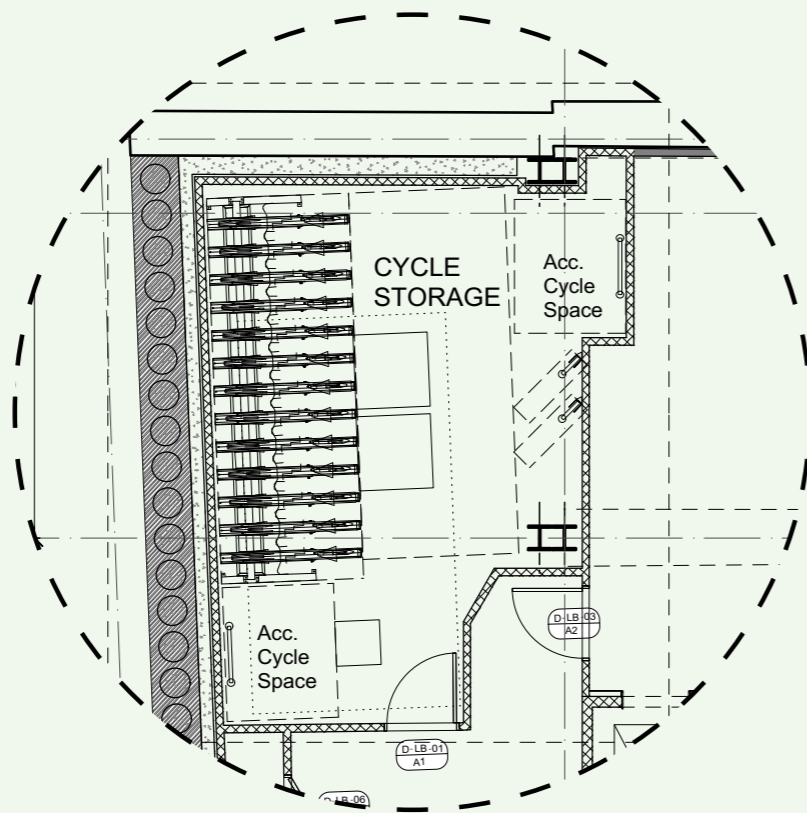
Shorts Gardens - Planning Condition 15

Cycle stores

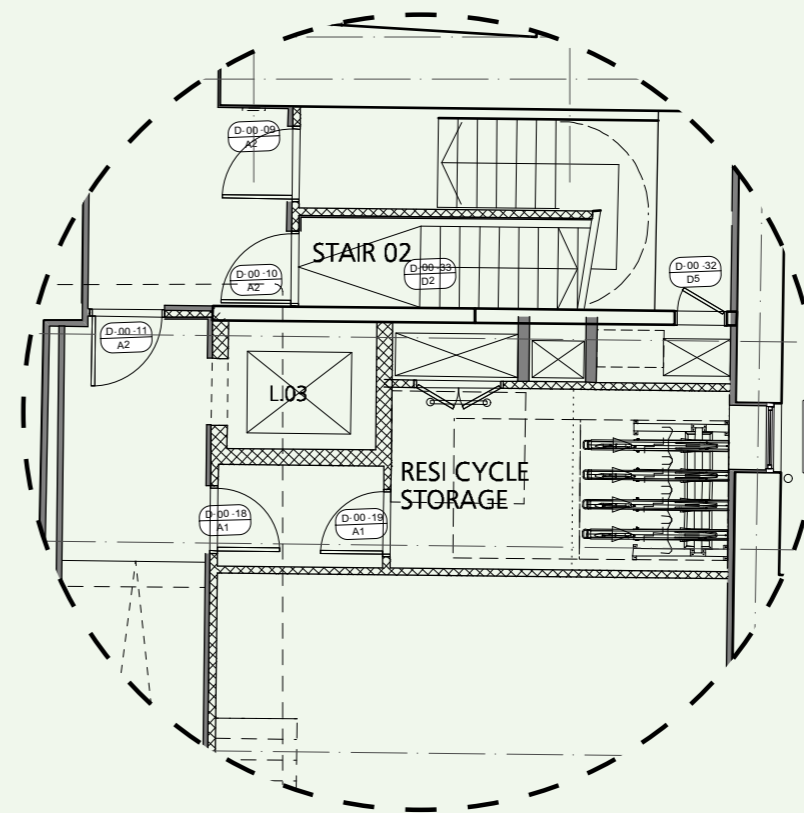
- The commercial cycle store is accessed via a new goods/cycle lift at ground floor to bring commuters to the lower basement floor

A secure door accesses the store area which provides a mix of secure storage rack types to accommodate uses and within the layouts of the building.

- The secure residential cycle store is accessed by fob access doorways from the residential entrance lobby. 8no. spaces are provide via a 2 tier cycle rack system. In addition, a single Sheffield Hoop stand provides for space for an enlarged, or accessible requirement cycle

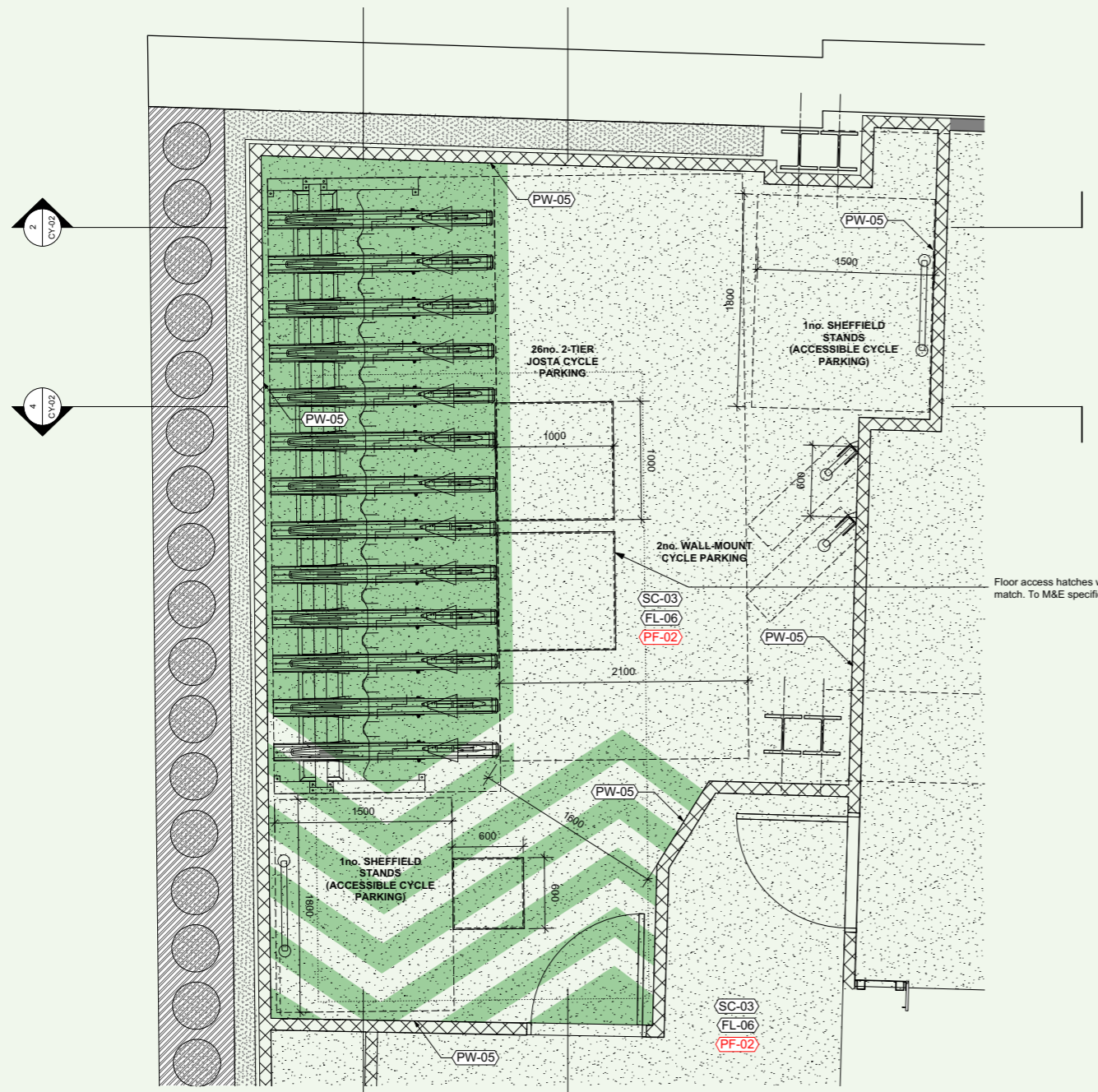


COMMERCIAL CYCLE STORE

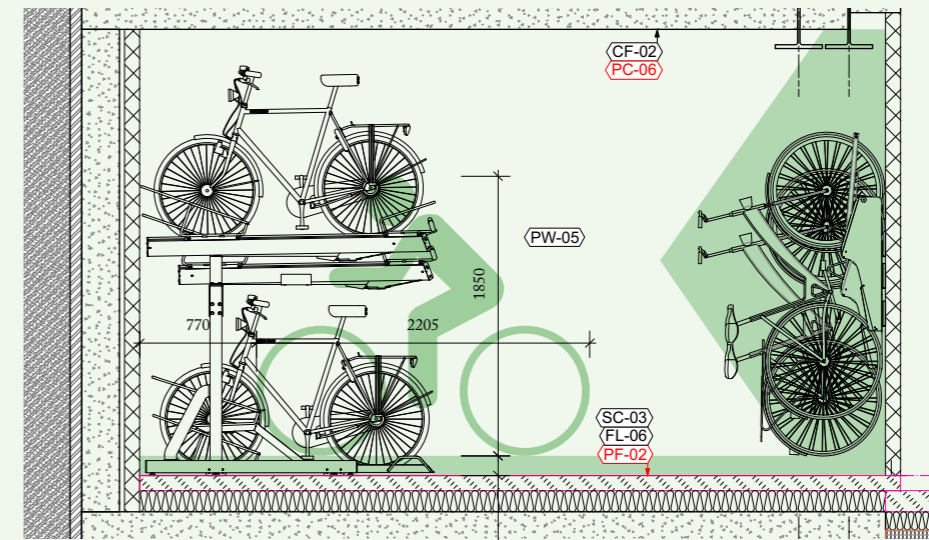
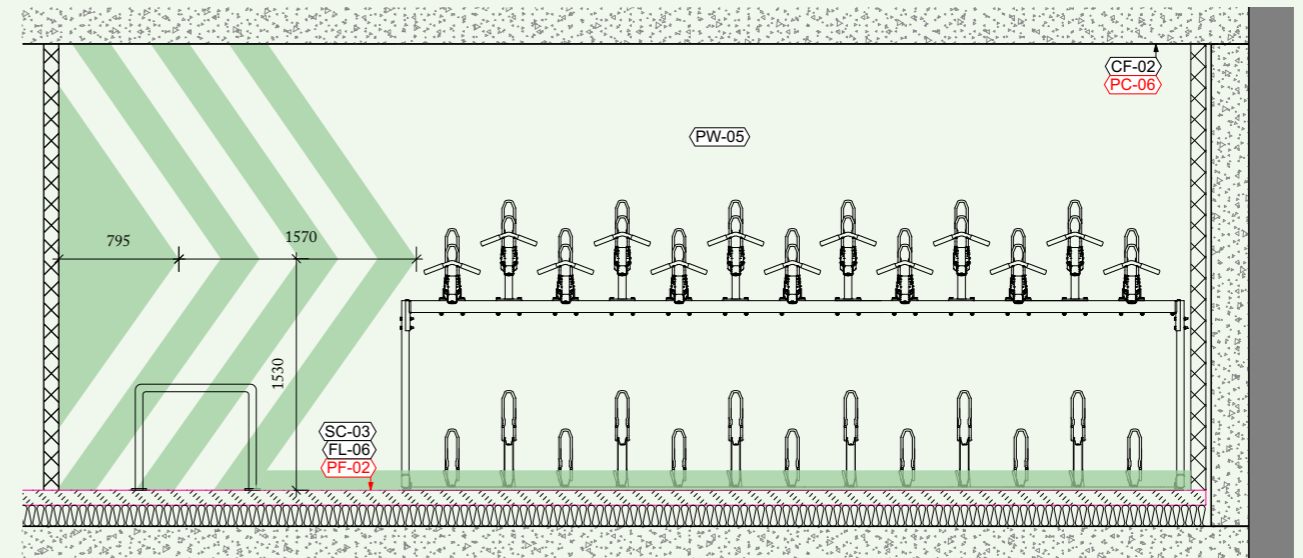


RESIDENTIAL CYCLE STORE

Shorts Gardens - Planning Condition 15



COMMERCIAL CYCLE STORE DETAIL PLAN



COMMERCIAL CYCLE STORE INTERNAL ELEVATIONS

Shorts Gardens - Planning Condition 15

- The office cycle store will provide a total of 30no. spaces comprised of the following:
 - 26no. spaces in a 2-tier cycle rack
 - 2no. spaces in vertical wall mounted racks
 - 2no. Sheffield stands to accommodate oversized or accessible bikes
- The 2 tier system (also used for the residential cycle store) will be the Falco Level-Eco two tier cycle rack system.
- The wall rack system is the Falco VeloUp 3.0 wall rack, which is a pivot arm action allowing cycles to be mounted and rotated on angle for space saving and clear use of the 2 tier rack system



London

4.04 The Tea Building
56 Shoreditch High Street
London E1 6JJ
+44 20 7033 9913

Bristol

3.04 St Nicholas House
31-34 High St,
Bristol BS1 2AW
+44 117 4566 899