



**Planning Condition 19**  
**Cycle Storage Facilities**

**Mount Pleasant Place, Phase 2**

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# Introduction

This document has been prepared by Ryder Architecture on behalf of Taylor Wimpey Central London / McAleer and Rushe to illustrate the cyclist facilities being provided in the vicinity of Block B, C and D (Phase 2) of the Mount Pleasant Place development.

Revision  
P1  
P2

Date  
28 January 2021  
19 May 2021

Author  
Matthew Morris  
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Checked  
Matthew Morris  
Matthew Morris



# Cycle Facilities

## Introduction

This report will be used to discharge LB Camden planning condition (no. 19)

### **LB Camden Planning Condition No. 19**

#### Cycle Storage / Facilities (Full Details)

Details of the layout, design and appearance of the bicycle storage areas shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on the relevant Section. The provision shall comprise at least 275 residential occupier cycle spaces with the southern Section comprising building A and at least 156 residential occupier cycle spaces with the northern Section comprising buildings B, C & D, 36 residential visitor spaces and 7 commercial occupier spaces) shown on the approved drawings as set out in condition 2 above, and end of trip cyclist facilities. The approved cycle storage / facilities shall be provided in full within each Section prior to the first occupation of the relevant use within that Section, and thereafter retained, unless otherwise approved in writing by the Local Planning Authority.

The marked up general arrangement plans that follow highlight where each facility is located, and the number of cycle spaces in each position. Data sheets for the cycle stands are provided at the back of the report.

To summarise, Phase 2 Block B, C and D provides the following:

- Secure internal bike storage for 156 resident spaces as indicated on plans.
- 38 visitor cycle spaces are to be included in the external landscape
- 12 commercial occupier spaces provided in Square P

### **External Cycle Storage**

The document should be read in conjunction with section 4.0 of 'MPP2-TRI-ZZ-ZZ-RP-L-1001 P00 Mount Pleasant Phase 2 Planning Condition Discharge Report' prepared by Tri External Landscape Design which describes external cycle storage.

### **Secured by Design**

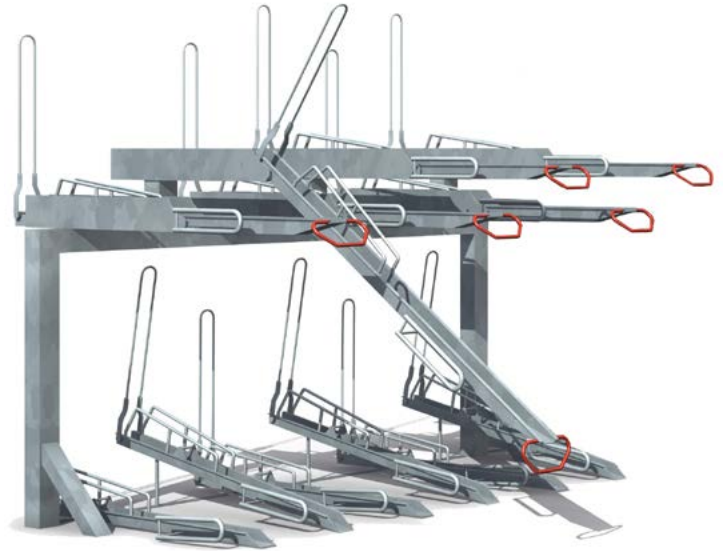
The bicycle security anchor shall also be certificated to 'Sold Secure' Silver Standard or LPS 1175 Issue 7.2 (2014) SR1 and securely fixed to the concrete foundation in accordance with the manufacturer's specifications.

### **Phasing**

The appendices drawings to this report summarises the phasing/ sectional completion of Phase 1 (Block A) and the Phase 2 (Blocks, B,C,D). The covered commercial cycle spaces in Square P will be delivered as part of the Phase 2 works.







## Product Specification

### Josta 2-tier High Capacity Rack

#### Description

The 2-tier racks are designed to get the maximum number of bikes into a limited space, in a safe, easy to use way. There are many unique features of the Josta racks, including the low, easy to use handles, the clever, patented way the bikes are held on the racks, and the general ease of use. They are also designed for a long, tough life of constant heavy use, with low maintenance. However, the most important factor is always Safety, and the Josta racks are very safe to use. This is a particularly important feature for heavy bikes.

#### Features

- Double the capacity of bicycle storage spaces
- Easy and safe to use
- Space efficient
- Flexible and adaptable
- Neat and organised
- Individual racking - one bike per space
- Low maintenance
- Patented gripping system holds bike securely
- Maximises cycle parking spaces
- BREEAM compliant
- Framework can be coloured in any standard RAL colour

#### Construction

This Rack is made from pre-galvanised and mild steel, the framework can be powder-coated in any RAL colour.

#### Dimensions

- A minimum headroom of 2600mm is required for maximum capacity.
- 300mm to any adjoining side wall.
- Minimum of 400mm centres (450mm recommended).
- Allow 2000mm for the rack itself, plus a minimum of 1700mm in front for access.
- The racks can also be installed from a central spine. For this option, please leave 2000mm for access on both sides. The 2-sided unit is then 3100mm wide.
- Racks can also be installed at a 45 or 55 degree angle to minimise space.

#### Optional (£POA)

- Duisburg legs (legs for concrete floor)
- Powder coated framework





# cycle-works

The Cycle Storage Specialists

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## Product Gallery



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## Sheffield Cycle Stand

### BXMW/GS/Sheffield-Stand

The Sheffield Cycle Stand is recommended by the national cycling associations, this best selling tubular cycle stand allows the bike to be secured in a variety of ways.

#### Capacity:

- 2 Cycles

#### Standard Single Unit Size:

- Width: 715mm
- Height: 800mm
- Junior stands are 600mm high
- Diameter: 48.3mm
- Recommended spacing between cycle stands: 800mm

#### Features:

- Simple and easy to install
- Stands are available in Senior and Junior sizes

#### Fixings:

- Root Fixed
- Baseplate Fixed

#### Finishes Available:

- Galvanised to BS EN ISO 1461:2009
- Galvanised to BS EN ISO 1461:2009 & Polyester Powder Coated
- Stainless Steel Grade 304
- Stainless Steel Grade 316
- Duracast™ Polyurethane version (a long lasting environmentally friendly material that is rust proof and can also be painted to a range of colours)

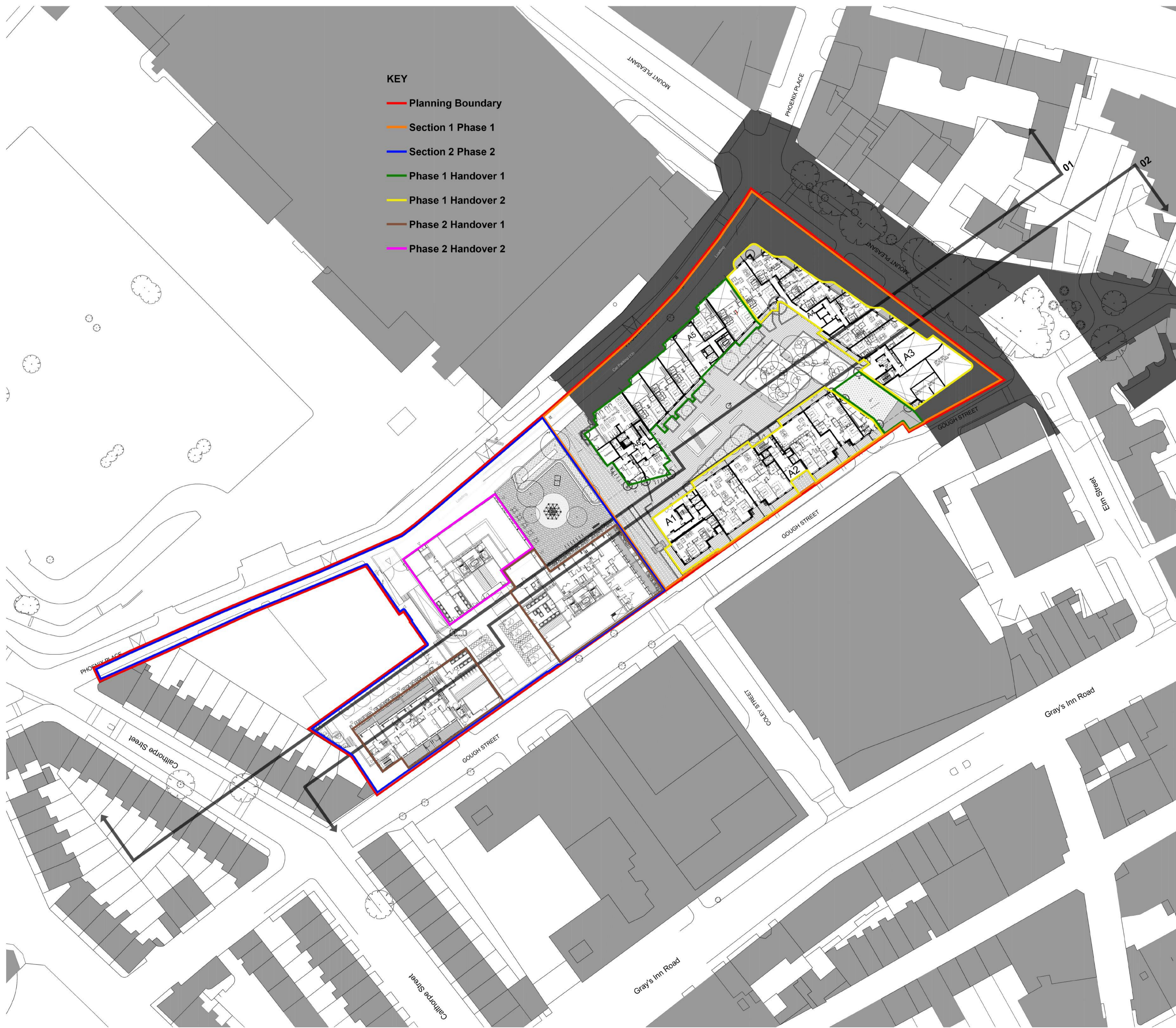


Broxap Ltd., Rowhurst Industrial Estate, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 6BD

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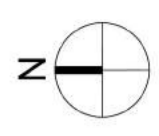
All prices exclude VAT and delivery.





- KEY**
- Planning Boundary
  - Section 1 Phase 1
  - Section 2 Phase 2
  - Phase 1 Handover 1
  - Phase 1 Handover 2
  - Phase 2 Handover 1
  - Phase 2 Handover 2

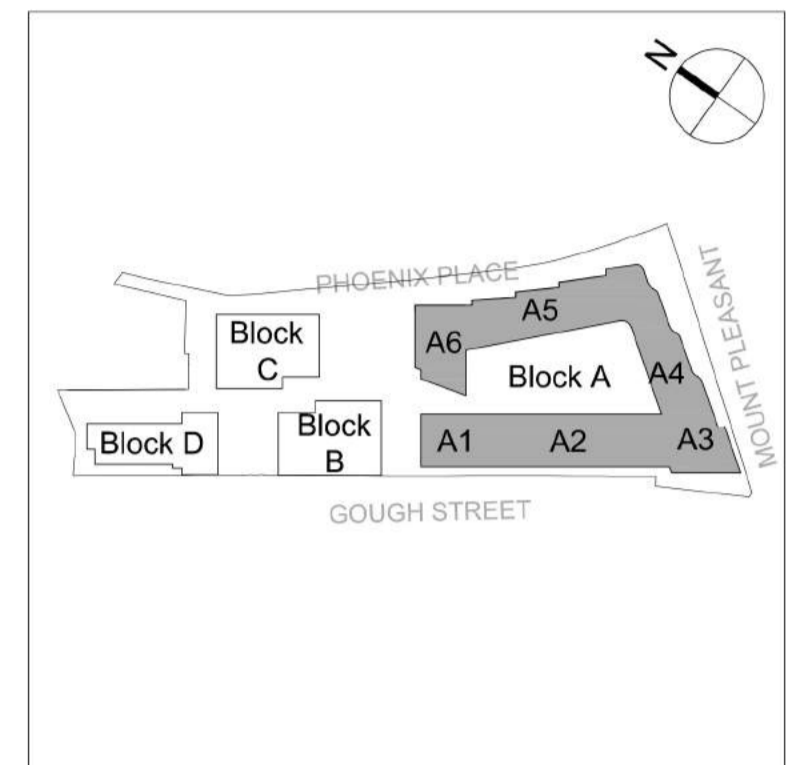
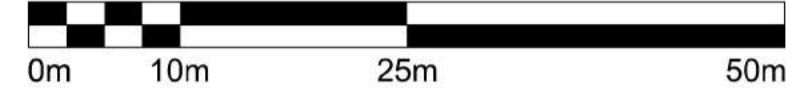
Contractors and consultants are not to scale dimensions from this drawing



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Please note: Drawings to read in conjunction with the associated Design & Access Statement, associated documents and landscape information.



Revision	Date	Description
P01	18-02-09	Non-Material Amendments
P02	18-04-10	Phasing line colours revised

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Client:  
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Project:  
**RMG Mount Pleasant  
 Phoenix Place Plot 1**

Description:  
**Site Wide Proposed Plan  
 Block A Upper Ground Plan  
 Level G01**

Status:  
**NON-MATERIAL AMENDMENTS**

Scale	Drawn By	Date
1:500@A1	LW	FEB 18
Job Number	Drawing Number	Revision
32875	P-01-G01	P02