

# Construction Skills Centre and Site Accommodation at former Maria Fidelis School Site

## Cycle Storage Area - Planning Statement

Revision	Author	Checked by	Approved by	Accepted by (Not HS2)	Date approved	Revision Details
C01	SH	RW	BW	BW	13/01/2023	Issue to LBC
	---	---	---	---	---	

Revision	Author	Checked by	Approved by	Accepted by (Not HS2)	Date approved	Revision Details
	---	---	---	---	---	
	---	---	---	---	---	
	---	---	---	---	---	

**Document No.** 1CP01-MDS\_ARP-TP-REP-SS08\_SL23-990009  
**Work Package No.**

STAKEHOLDER REVIEW REQUIRED (SRR)	PURPOSE OF SRR
<div><input checked="" type="checkbox"/>COUNTY/DISTRICT/LONDON BOROUGH COUNCIL</div> <div><input type="checkbox"/>LOV</div> <div><input type="checkbox"/>LUL</div> <div><input type="checkbox"/>NRL</div> <div><input type="checkbox"/>TFL</div> <div><input type="checkbox"/>UTILITIES COMPANY</div> <div><input type="checkbox"/>OTHER .....</div>	<div><input type="checkbox"/>ACCEPTANCE</div> <div><input checked="" type="checkbox"/>APPROVAL</div> <div><input type="checkbox"/>NO OBJECTION</div> <div><input type="checkbox"/>CONSENT</div>

## Disclaimer:

This report takes into account the particular instructions and requirements of the Project as defined in SDSC Contract for the provision of design services Euston dated 13 February 2018 including any amendments to it. It is not intended for and shall not be relied upon by any third party and SDSC shall have no responsibility or liability to any third party. Provided always that nothing in this disclaimer alters our SDSC's rights, obligations and liabilities under our Contract for the Project.

# Contents

<b>1</b>	<b>Executive Summary</b>	<b>3</b>
<b>2</b>	<b>Background</b>	<b>4</b>
<b>3</b>	<b>Planning Assessment</b>	<b>6</b>
<b>4</b>	<b>Next Steps</b>	<b>11</b>
<b>Appendix A</b>	<b>– Approved Site Plan under planning permission 2021/3796/P (1CP01-MDS_FBM-AR-DSP-SS08_SL23-GF- 000004 C01)</b>	<b>12</b>

## List of figures

Figure 1: Site Location Plan (extract from drawing ref: 1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000008 C01).	6
Figure 2: Proposed Site Plan (extract from drawing ref: 1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000009 C01).	7
Figure 3: Proposed Cycle Parking Detail Section (extract from drawing ref: 1CP01-MDS_FBM-AR-DDE-SS08_SL23-000056 C01).	8
Figure 4: Proposed Cycle Parking Elevation (extract from drawing ref: 1CP01-MDS_FBM-AR-DEL-SS08_SL23-000009 C01).	9
Figure 5: Proposed Ground Floor Plan (extract from drawing ref: 1CP01-MDS_FBM-AR-DGA-SS08_SL23_GF-000006 C01).	9

# 1 Executive Summary

- 1.1.1 This application seeks full planning permission for details of a secure and covered cycle storage area for use in connection with the Euston Construction Skills Centre (CSC), which is being constructed at the former Maria Fidelis School site.
- 1.1.2 The application is submitted by the Mace Dragados Joint Venture (MDJV) on behalf of High Speed Two (HS2) Ltd, following pre-application discussions and subsequent correspondence with London Borough of Camden (LBC) officers in March, August and November 2022.

## 2 Background

2.1.1 On 13 December 2021, LBC Planning Committee granted planning permission for the erection of a six-storey combined Construction Skills Centre (Use Class F1) and HS2 Site Accommodation (Use Class E) as temporary meanwhile uses to facilitate the construction of HS2 Euston Station (application ref: 2021/3796/P).

2.1.2 This granted planning permission subject to a Section 106 agreement and a number of planning conditions, including Condition 17:

*“Prior to occupation of the development, details of secure and covered cycle storage areas for a total of 40 long and short stay cycle parking spaces for the CSC and 98 long and short stay spaces for the site office accommodation shall be submitted to and approved by the local planning authority”.*

2.1.3 The planning permission provides separate cycle storage areas for the CSC and Site Accommodation. The CSC cycle parking was to be provided in land within the red line boundary of the application site, adjacent to the CSC entrance and to the south of the building.

2.1.4 Refer to the Appendix A for a copy of the approved site plan under planning permission 2021/3796/P (1CP01-MDS\_FBM-AR-DSP-SS08\_SL23-GF-000004 C01), which shows previously approved location for CSC cycle parking. Further details can also be found in the approved Transport Assessment (ref: 1CP01-MDS\_ARP-TM-REP-SS08\_SL23-990010 C01).

2.1.5 This planning application seeks approval for a cycle storage area for the CSC, in a new location that is not within the red line boundary of the main application site. Originally this land was reserved for use as part of the UK Power Networks (UKPN) substation works, connected to the wider redevelopment of HS2 Euston Station, to the rear of the Exmouth Arms pub.

2.1.6 Following discussions with UKPN, it has been determined that this land is no longer required and HS2 Ltd, MJDV and LBC (as operator of the CSC), have agreed that this area of land would provide a more suitable location for cycle parking than the previously approved location.

2.1.7 As the cycle storage area relates to the CSC and is not in connection with Phase One of HS2, the HS2 Act Powers cannot be utilised. MDJV is therefore seeking full planning permission for the relocated cycle storage area in relation to the CSC. The application includes all details that would have been required to discharge

Condition 17 of application ref: 2021/3796/P regarding the CSC cycle storage area and cycle parking spaces.

## 3 Planning Assessment

- 3.1.1 The site (outlined in red on Figure 1) is part of a wider development site (outlined in blue on Figure 1) which is under control of HS2 Ltd, leased from LBC and London Continental Railways (LCR). This site forms part of the wider HS2 Euston Station construction site.

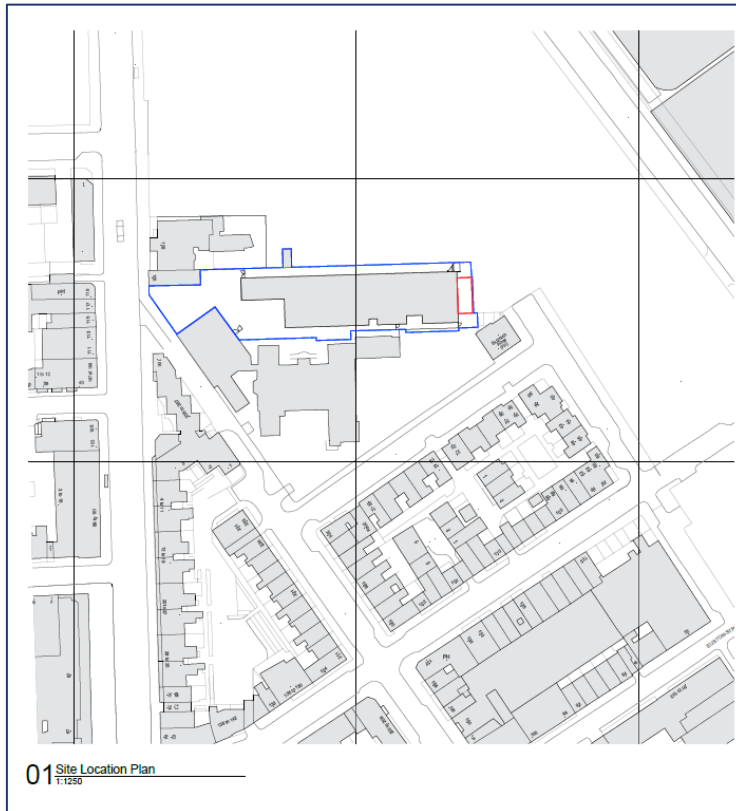


Figure 1: Site Location Plan (extract from drawing ref: 1CP01-MDS\_FBM-AR-DSP-SS08\_SL23\_GF-000008 C01).

- 3.1.2 The proposed site, as shown in Figure 2, is adjacent to the CSC main entrance and cycle access will be via Starcross Street and through the temporary open space which is to be provided and managed by LBC's Green Spaces team.

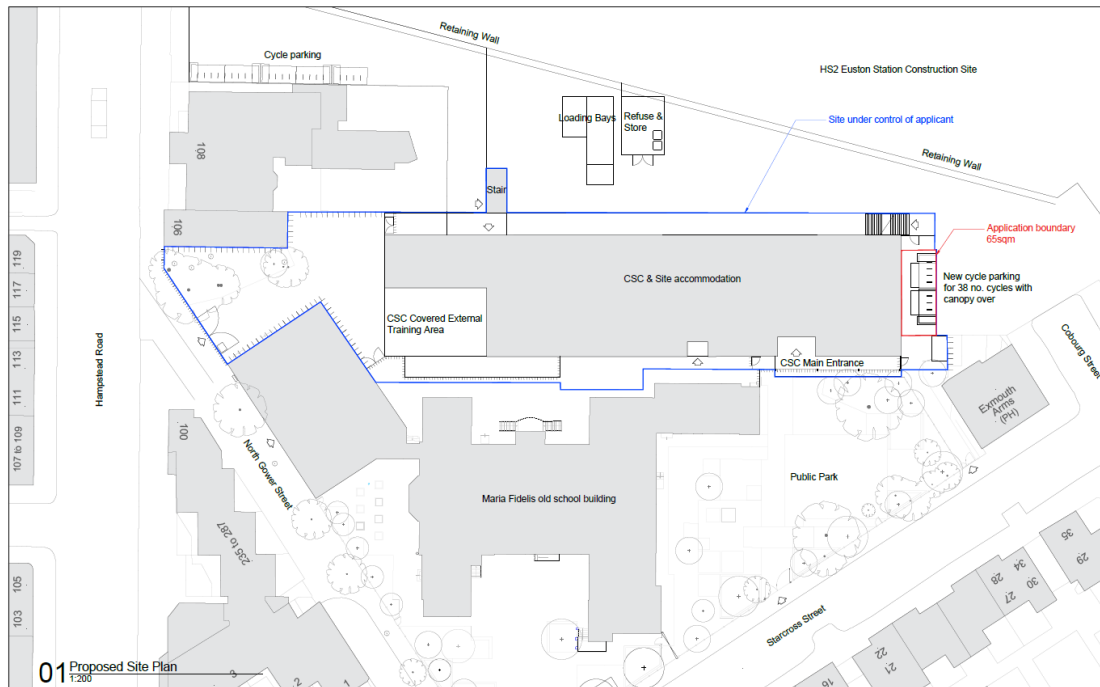


Figure 2: Proposed Site Plan (extract from drawing ref: 1CP01-MDS\_FBM-AR-DSP-SS08\_SL23\_GF-000009 C01).

3.1.3 The proposed cycle storage area will provide an improved access for cyclists to the CSC in comparison to the previously approved location, and is considered to be more suitable by the operator of the CSC for the following reasons:

- There are better sight lines from the CSC offices and there would be more natural surveillance, thus providing a safer environment and reducing the risk of anti-social behaviour.
- There would be more space for users of the cycle storage facility, including those using accessible cycles.
- The location would provide greater separation between the two uses approved onsite to the benefit of occupiers.
- The location would be accessible directly from the out-of-hours entrance to the CSC when required.

3.1.4 The quantum of cycle parking has already been deemed acceptable in the approved planning application, and the provision of 38 cycle spaces exceeds the London Plan (2021) requirement of 32 cycle parking spaces. There would be no different impacts upon transport and highways to those previously deemed acceptable by LBC.



3.1.5 The cycle parking provision in the cycle storage area will be for 38 cycle spaces. This will be in the form of Sheffield stands on the lower tier with racks on the upper tier.

3.1.6 The cycle storage area is in accordance with the London Plan (2021) and LB Camden Planning Guidance for Transport (2021) as follows:

- Cycle parking spaces will be secure and covered. The cycle storage area is located within the confines of the overall site, with controlled, gated access from either the CSC main entrance or the public highway (via the out-of-hours entrance);
- A total of 5% of cycle parking spaces will be suitable for a larger accessible bike; and
- The widths between cycle racks meet policy requirements for both standard and larger bikes.

3.1.7 Figures 3 and 4 below provide further details of the cycle storage area.

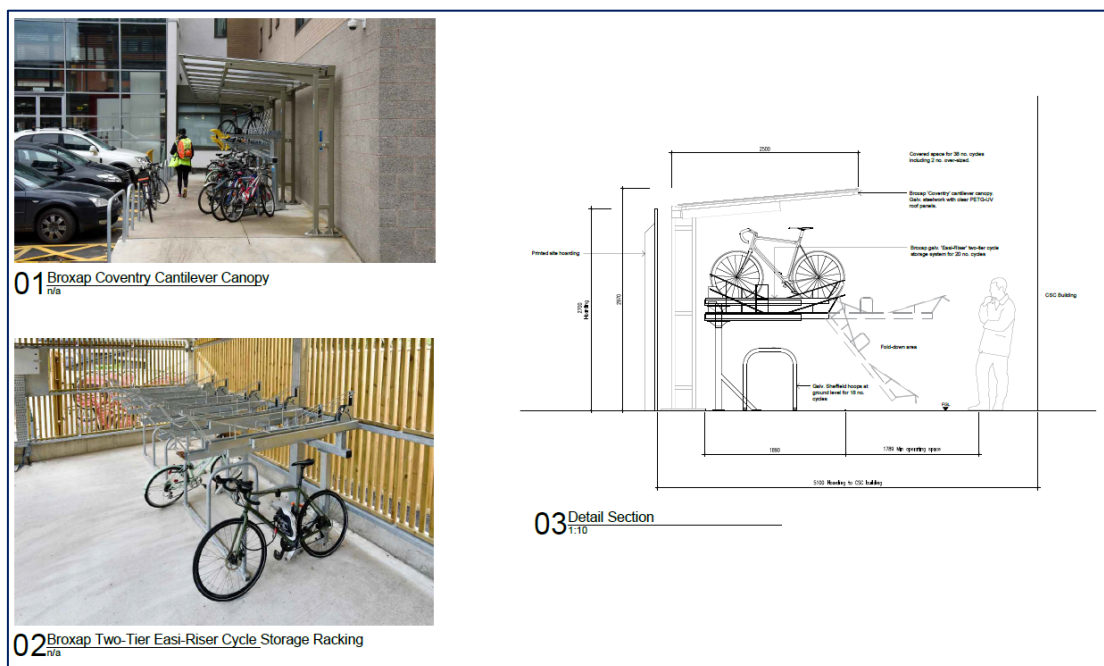


Figure 3: Proposed Cycle Parking Detail Section (extract from drawing ref: 1CP01-MDS\_FBM-AR-DDE-SS08\_SL23-000056 C01).

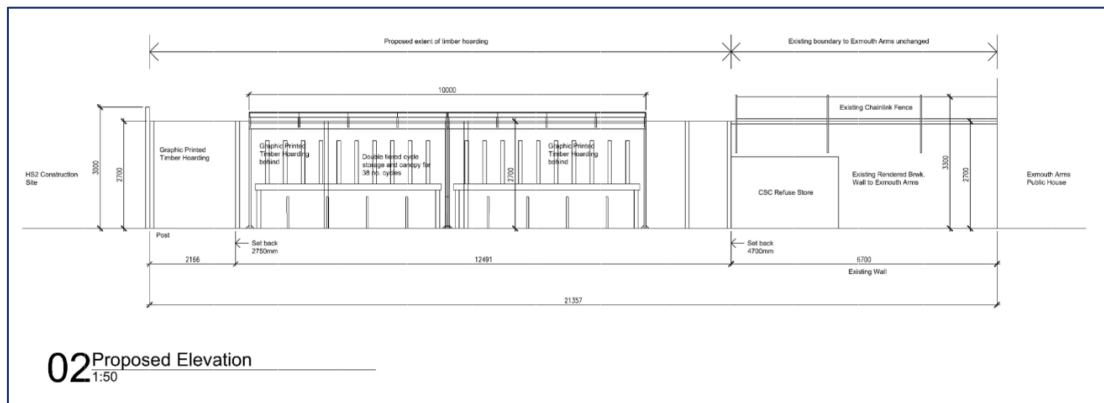


Figure 4: Proposed Cycle Parking Elevation (extract from drawing ref: 1CP01-MDS\_FBM-AR-DEL-SS08\_SL23-000009 C01).

- 3.1.8 The proposed Ground Floor plan, as shown in Figure 5 below, shows the location of the cycle storage area in relation to the main CSC facility. The doors shown on the Ground Floor plan on the eastern elevation are for maintenance or emergency use only. They would be used infrequently and would not therefore conflict with users of the cycle storage facility.

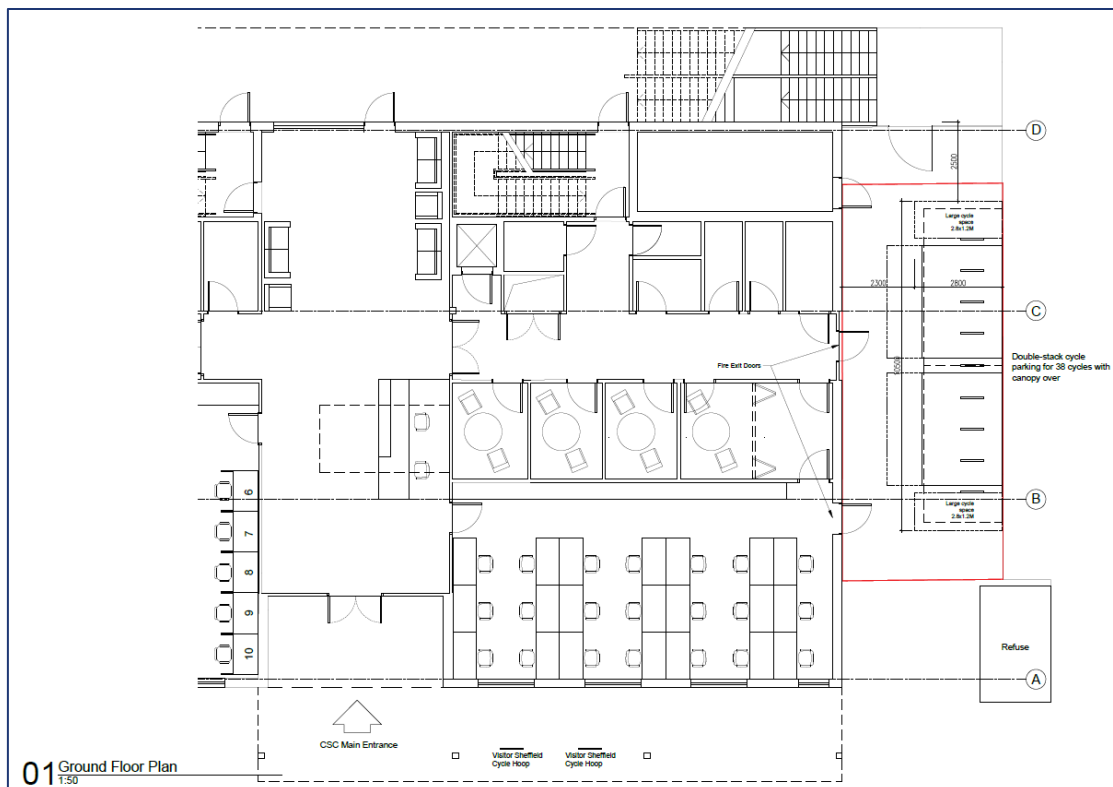


Figure 5: Proposed Ground Floor Plan (extract from drawing ref: 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23\_GF-000006 C01).

- 3.1.9 In conclusion, the proposed cycle storage area seeks to re-provide a quantum and type of cycle parking in a more suitable location than that which has already been deemed acceptable by LBC. The storage has been designed in accordance with the adopted development plan and supplementary planning guidance. There are no other material considerations, including national policy and guidance, and supplementary planning documents and guidance, which indicate that the application should be determined otherwise.

## 4 Next Steps

- 4.1.1 Assuming this application is granted planning approval, a subsequent Section 73 minor material amendment application (s73 application) will be made to amend the extant permission (ref: 2021/3796/P). This will remove the requirement to provide the CSC cycle parking in its original location, and will seek to amend the wording of Condition 17 of the extant permission to remove the need to discharge the details of the CSC long stay cycle parking. The application will also seek to amend Condition 3 of the extant permission to 'swap in' the revised drawings.
- 4.1.2 In parallel to the s73 application, a Deed of Variation will be required to amend the Section 106 agreement (dated 10 December 2021). This will secure the provision of the new cycle storage area as consented by this planning application. In addition, a revised S106 Travel Plan will be submitted. This approach has been agreed with LBC officers.
- 4.1.3 A subsequent Discharge of Condition application will be made in relation to the approved extant permission, to discharge Condition 17 (as amended). This will include details of the remaining CSC visitor cycle parking (two spaces) and the Site Accommodation cycle parking (98 spaces).

# Appendix A – Approved Site Plan under planning permission 2021/3796/P (1CP01-MDS\_FBM-AR-DSP-SS08\_SL23-GF-000004 C01)

