



3rd October 2023,

Condition 48 – Hornsey Town Hall HGY/2017/2220

Dear Haringey Council,

I write on behalf of my client, Crouch End (FEC) Ltd, to seek approval for Condition 48 of the Hornsey Town Hall planning agreement HGY/2017/2220. The conditions states;

Notwithstanding any drawing or document hereby approved and prior to the residential occupation of the development, the applicant shall provide cycle parking provision in accordance with London Plan standards. Provision shall be in accordance with the 2016 London Cycle Design Standards and at least 5% of spaces should be able to accommodate either larger or adapted cycles. Provision shall be maintained thereafter. REASON: To promote sustainable travel.

The submission consists of the following letter, containing a written explanation and drawing references for all drawings submitted.

1.0 Residential Cycle Provisions;

A total number of 248 cycle spaces have been provided, split across the three blocks A (146), B (84), the Mews and Lofts (22), and Broadway Affordable Annex (12).

This is an over-provision of cycling spaces required by the London Plan and is set out by the previously agreed and approved residential transport plan required under the Section 106 agreement.

The required provision under the London Plan and tenures for each residential block is calculated as below,

Block A;

Tenure; 25 Studios/1 Beds, 59 2 Bed+,
Cycle Provision; 143

Block B;

Tenure; 2 Studios/1 Beds, 38 2 Bed+
Cycle Provisions; 78

Mews and Broadway Lofts;

Tenure; 6 Studios/1 Beds, 7 2 Bed+,
Cycle Provisions; 20

Broadway Affordable

Tenure; 11 1 Beds,
Cycle Provisions; 11



1.1 Block A & B provisions

Block A has two cycle stores in the lower ground floor garage. The garage has internal access from the residential cores, the following drawings show the positions of the two stores in relation to the lower ground floor building plan; [03-1000-C7](#), [03-1001-C12](#)

The detailed layout and provision for the stores are shown in the drawing; [BSS-P-13161-90-001-A](#)

Block B has one cycle store on the lower ground floor. The garage has internal access from the residential core, the following drawing shows the position of the store in relation to the lower ground floor building plan; [03-2000-C8](#)

The detailed layout and provision for the store are shown in the drawing; [BSS-P-13161-90-002-A](#)

An additional large space cycle store has been included within the landscaping to the rear of the Town Hall and front of Block A and B, this is found on the location plan [90-1000-C1](#). This is shown on drawings; [90-1052-C1](#)

1.2 Broadway and Mews Provision

The Broadway Affordable cycle storage is provided to the side of the Town Hall, its location is highlighted on the cycle store location plan along with the Mews and Broadway Lofts which are provided with a shared external cycle storage area within their shared entrance landscaping.

The Broadway Affordable cycle storage is shown on the following drawings; [90-1050-C1](#)

The Mews and Broadway cycle storage is shown on the following drawings; [90-1051-C1](#)

Due to a phased handover of the site, a temporary solution is required to provide cycle storage to the Broadway Affordable housing at the time residents of this block move in with construction still being undertaken on the Town Hall. This is due to the Affordable Housing storage shown on drawing 1050 is located close to the Town Hall and behind the hoarding of the initial handover with no safe viable route available. As such a temporary cycle store has been agreed, this is shown on drawing; [90-1053-C1](#)

2.0 Commercial Cycle Spaces

As noted in the commercial travel plan, provision of 60 short-stay cycle spaces have been provided, this through 30 Sheffield Stands located within the Town Hall Square. Additional 26 spaces have been provided for long Stay and staff provision. These are located within the Town Hall itself.

The spec and location of the short-term spaces have been submitted as part of Condition 4.

The lower ground floor plan for the Town Hall has been submitted showing the location of the cycle store [03-1999-C5](#). Additionally, a cycle store layout drawing has been submitted. [08-2405-C1](#)



We believe the above information should be sufficient for the discharge of the condition, if any further information is required, please do not hesitate to contact.

3.0 Cycle Rack Specifications

Additional information has been provided on request of the specification of the proposed racks. The spec sheets for each type of rack shown on the drawings has been submitted alongside where available the manufacturers image. They are to be read in conjunction with the architectural drawings. The minimum clear areas as shown on the specifications has always been achieved.

Kind Regards

William Bellefontaine

Architect, *Longlane Architects.*

On Behalf of Ardmore Construction