

Land to the Rear of 83–95 Wendover Road, M23 9EG

Proposal: 8 No. Two-Bedroom Apartments

Document: Cycle Parking Layout & Compliance Statement

Prepared for: Planning Condition Discharge

1. Cycle Store General Arrangement (16 Long-Stay Spaces)

Plan Dimensions

- **Internal width:** 4.0 m
- **Internal depth:** 5.0 m
- **Internal height:** 2.1 m minimum
- **Door opening:** 1.0 m clear (double doors preferred)

Stand Layout

- **8 Sheffield stands** (2 spaces per stand = 16 spaces)
- **1.0 m centre-to-centre spacing**
- **1.2 m clear manoeuvring aisle**
- **Concrete floor slab** with smooth finish
- **Step-free access route** minimum 1.2 m wide

2. Construction & Materials

Structure

- Timber or steel frame
- Non-combustible cladding (cement board or metal)
- Metal or felted roof with drip edge
- Guttering to rear
- Ventilation gaps at high level

Security

- Lockable doors
- Anti-tamper hinges
- PIR lighting
- Sheffield stands galvanised steel, 50 mm diameter

Weather Protection

- Fully roofed
- Enclosed on three sides
- Overhang to front elevation

3. Access & Usability

- Step-free access from dwellings
- Minimum 1.2 m wide approach path
- Level threshold
- Adequate lighting

4. Visitor Cycle Parking (8 Spaces)

Provision

- **4 Sheffield stands** externally
- Located near main entrance
- On concrete or block-paved hardstanding
- Overlooked and well-lit

5. Planning-Condition Compliance Statement

Cycle parking for the development of 8 no. two-bedroom apartments at Land to the Rear of 83–95 Wendover Road, M23 9EG has been designed to meet recognised UK cycle-parking standards and the requirements of the planning condition.

A total of **16 long-stay cycle spaces** are provided within a secure, covered, weather-protected communal store. The store accommodates 8 Sheffield stands spaced at 1.0 m centres with a 1.2 m clear manoeuvring aisle, enabling locking of both wheel and frame. The structure is fully enclosed on three sides, roofed, and fitted with lockable double doors, PIR lighting, and a concrete floor. Access is step-free with a minimum 1.2 m wide approach route.

An additional **8 visitor cycle spaces** are provided externally in the form of 4 Sheffield stands located adjacent to the main pedestrian entrance, positioned on hardstanding and overlooked for security.