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Document

Cycle store usage levels

Project

The Astley, 61 Houldsworth Street, Manchester, M1 2FA

Client

Jennor UK Ltd

Brief.

The current cycle store holds circ. of 90 cycles. With a combination of one tier-racks and two-tier racks to maximise the numbers.

An internal audit was conducted by Grainger PLC (owner) - The Astley, 61 Houldsworth Street, Manchester, M1 2FA in August 2025. The existing cycle store is situated on the corner of Houldsworth Street & Dean Street; the original footprint will be reduced to accommodate the proposed new room for the generator.

The audit was conducted for a period of 7-evenings to establish the usage of the cycle store.

Results.

Date	Time	No. of cycles
16.08.25	21.00	43
17.08.25	21.05	45
18.08.25	20.55	45
19.08.25	21.00	45
20.08.25	21.00	44
21.08.25	21.10	45

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22.08.25	21.00	45

Conclusion.

On average forty-five cycles were stored here.

The new revised cycle racks would hold seventy-one bikes a loss of nineteen spaces.

Based upon the above audited information, the proposed number of seventy-one bike space meets the required capacity for tenant usage.

The proposed works is to install a secondary power supply (generator) to make the building compliant for a key life safety system. The proposed location in the ground floor cycle store is the only available space that it can be installed. As these works are for the purpose of life safety, we believe they must be carried out.

THE END

REVISION DATE