

# **19/0560/FUL | Development to build residential accommodation for students (166 bedspaces) with associated accommodation, infrastructure works and landscaping following demolition of existing buildings (Revised scheme). | Beech Hill House Walnut Gardens Exeter Devon EX4 4DH**

23<sup>rd</sup> May 2019

Dear Mr Jeffrey

We wish to comment on the Cycle Parking proposed for this development.

## **Cycle Parking**

We note that the Proposed Ground Floor Plan shows 35 stands inside the building and 16 stands in the covered cycle storage in the courtyard. Assuming 2 bicycles on each stand gives a total of 102 bicycles, which agrees with the number in the accompanying Design and Access Statement.

Exeter Sustainable Transport SPD requires a minimum of 88 cycle parking spaces for the 166 rooms with an additional 9 for visitors giving a total requirement of 97 spaces. Therefore the planning application appears to comply with the SPD.

However, we have checked the design of the proposed racks against recognised standards and have calculated that it is impractical to store 102 bicycles in the allocated storage areas for the following reasons:

1. The internal cycle storage shows 70 bikes stored on 35 stands in two rows in a room of 54.2m<sup>2</sup> measuring 14m x 3.87m. Since bicycles are typically around 1.7m long it can be seen that it is impractical to store them on both sides and be able to pass along the aisle through the centre ( $3.87 - 2 \times 1.7 = 0.47\text{m}$  aisle width). This width of 0.47m contrasts with TfL cycle parking standards which give a recommended aisle width of 3m and a minimum aisle width of 1.8m (Fig 8.1, <http://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf>). TfL standards also give a minimum of 3.8m for an access aisle and cycle stands on one side only, which would be appropriate at this location. This would reduce the number of bikes in the internal cycle storage from 70 to 36.

2. We have also checked the width between adjacent stands in the internal cycle storage, which is about 0.75m. This is significantly less than the Devon County design standards which specify a spacing of 1.0m: (<https://www.traveldevontoolkit.info/resources/Cycle%20parking%20design%20guidance.pdf> ) This would further reduce the number of cycles stored in the internal storage from 36 to 26.
3. The covered storage area shows 32 bikes stored on 16 stands in two rows at 45 degrees to the walls. The area of this storage is not dimensioned but measures about 7.5m x 3.5m. Devon County design standards specify a spacing of 1.2m for stands at 45 degrees, which would give a maximum number of 5 stands on each side, with an aisle width of 1.1m. However as this is less than the TfL minimum aisle width of 1.8m (above) it is only possible to fit stands on one side, reducing the number of bikes in the covered storage area from 32 to 10.

In conclusion the areas of cycle storage shown on the plans are only sufficient to accommodate 36 bicycles, which does not comply with the minimum of 97 required to comply with the Exeter Sustainable Transport SPD. We therefore object to this planning application on the grounds that there is insufficient space allocated to cycle parking.

Kind regards,

Roy Russell

for and on behalf of:

EXETER **CYCLING** CAMPAIGN

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