

BICYCLE STORE LOCATION

Bicycle store location 03 is the most appropriate site due to it's secure area on the shared terrace.

- Access can only be sourced via the front entrance for HMO access meaning they are not vulnerable to theft which may arise if stored at the front and rear of the property.
- It would have been inappropriate and unacceptable to store and transport bicycles through the A3 unit and also unsafe to infringe the pavement access.
- If they were stored as suggested in the first floor corridor, it would have become a fire escape hazard consequently reducing the limited space in the corridor.

First Floor Corridor

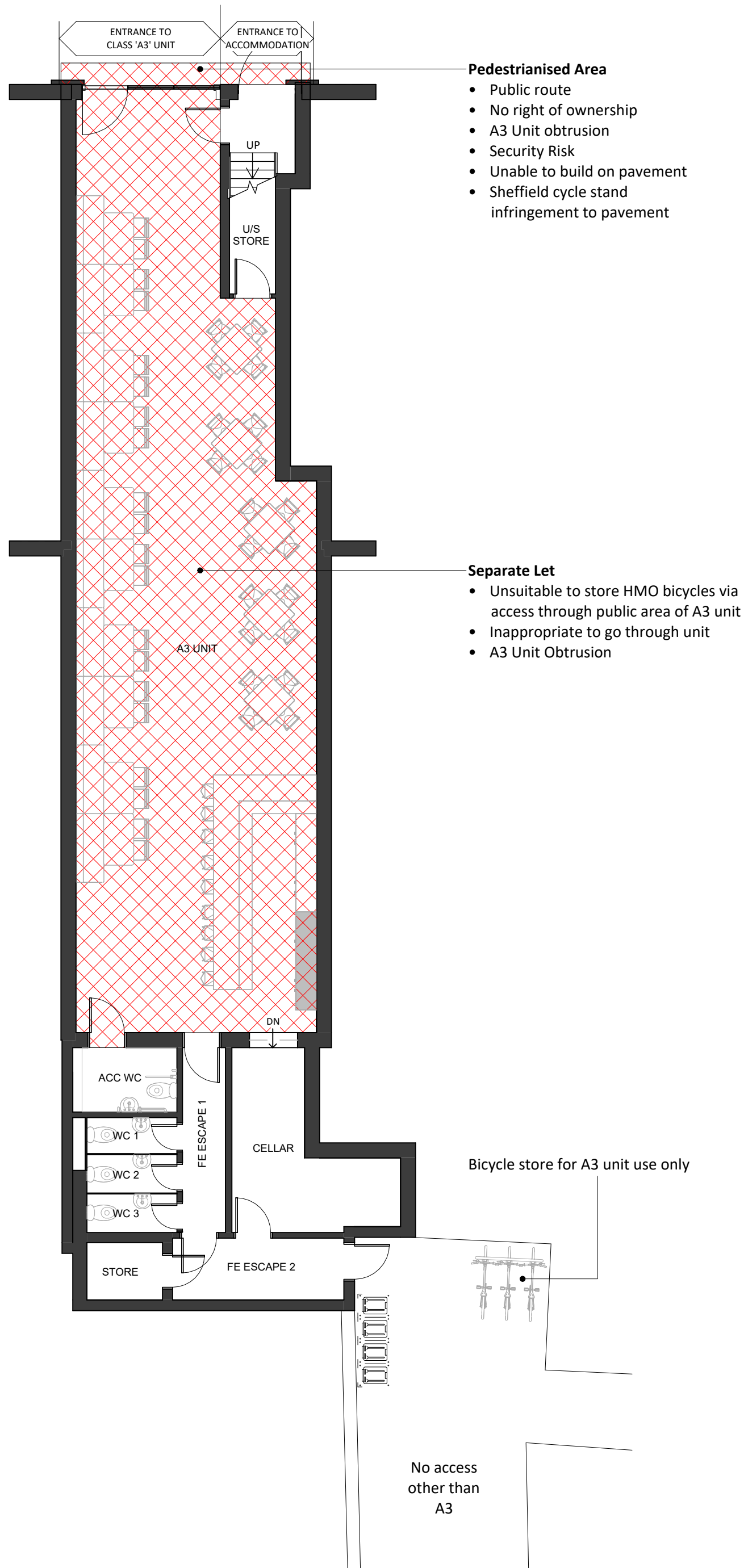
- Fire Escape Hazard
- Limited Space in corridor to store bicycle(s)



SHEFFIELD CYCLE STAND

Sheffield Cycle Stand

- Surface mounted Sheffield stand
- Stainless Steel
- Height = 750mm
- Width = 750mm
- Diameter = 50mm x 2mm
- 800mm spacing between cycle stands



Pedestrianised Area

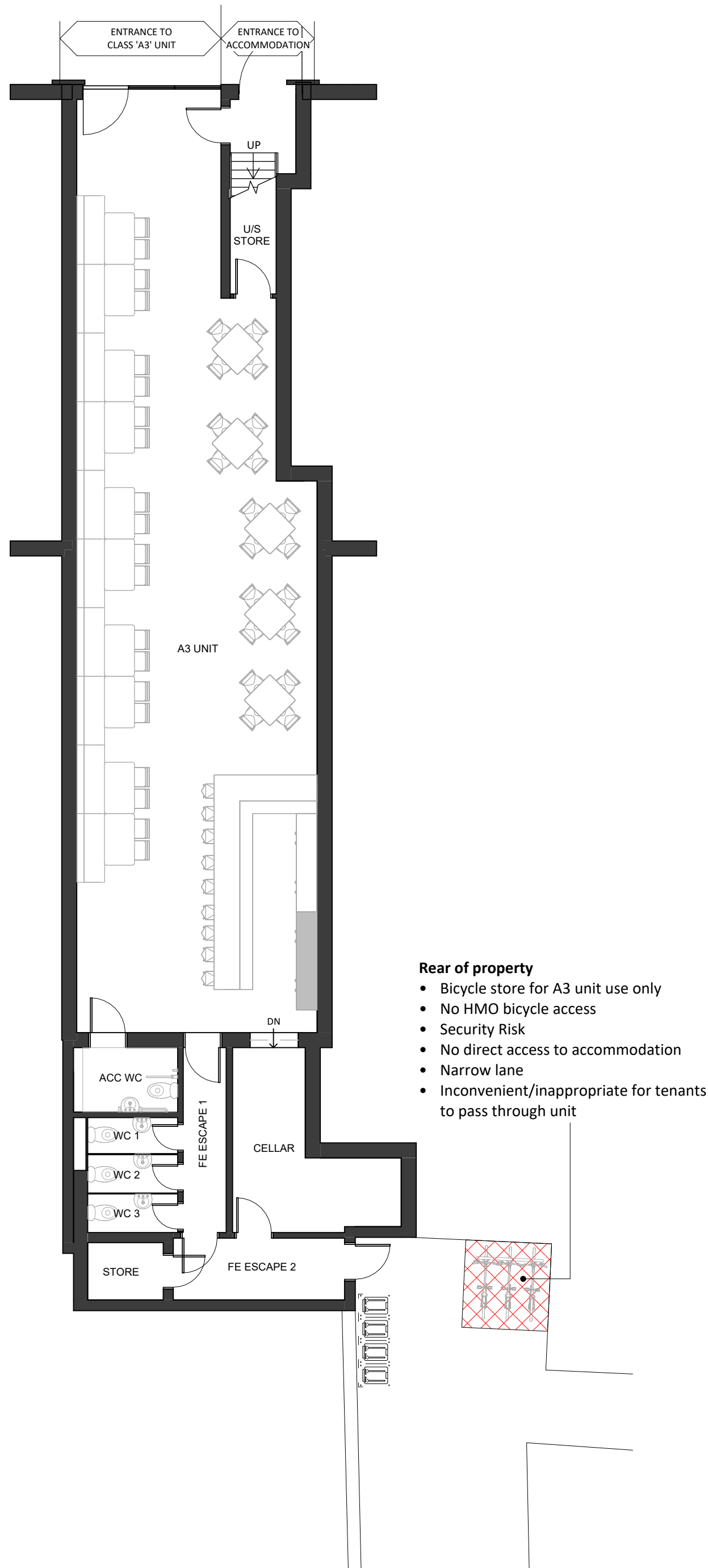
- Public route
- No right of ownership
- A3 Unit obtrusion
- Security Risk
- Unable to build on pavement
- Sheffield cycle stand infringement to pavement

Separate Let

- Unsuitable to store HMO bicycles via access through public area of A3 unit
- Inappropriate to go through unit
- A3 Unit Obtrusion

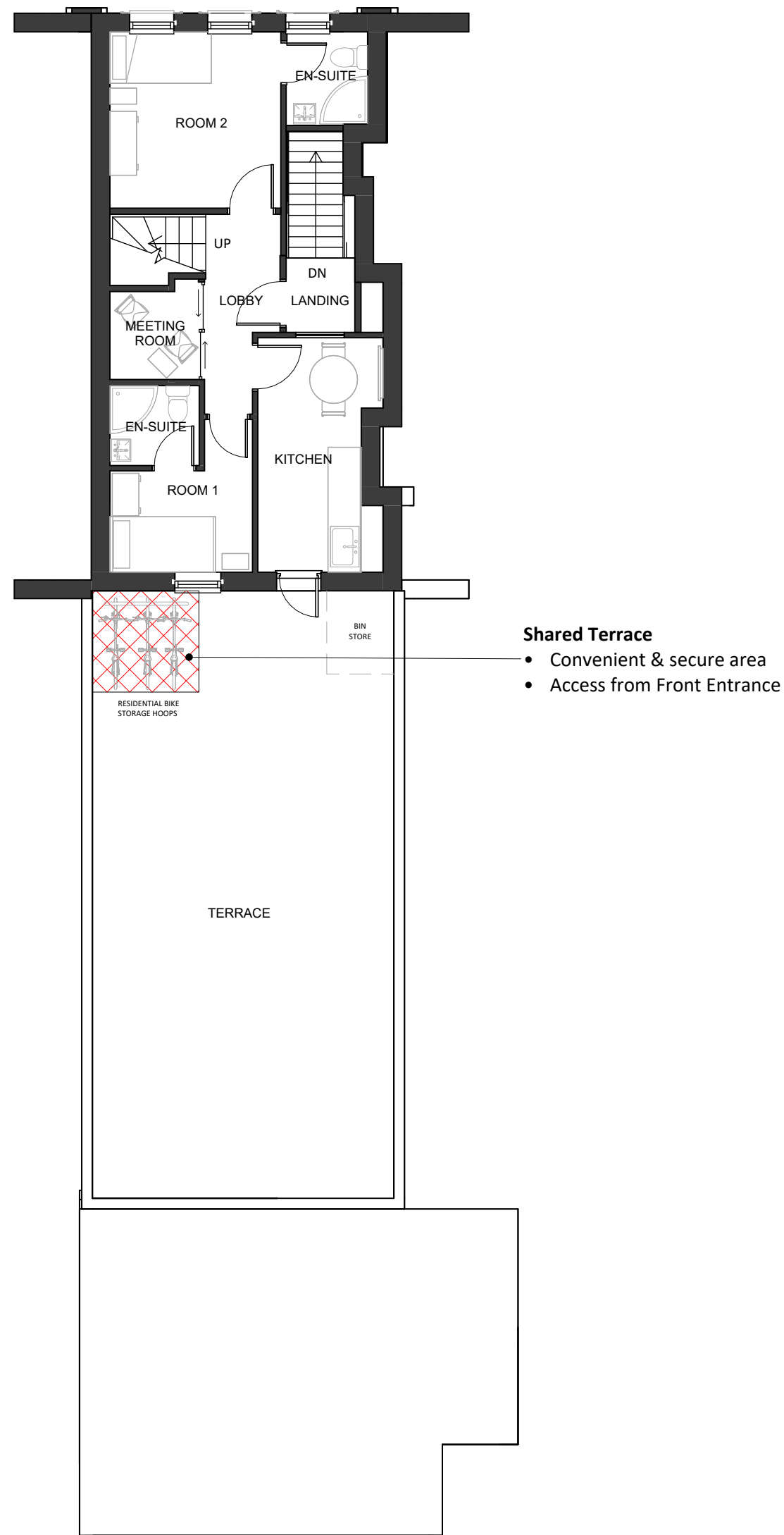
Bicycle store for A3 unit use only

No access other than A3



Rear of property

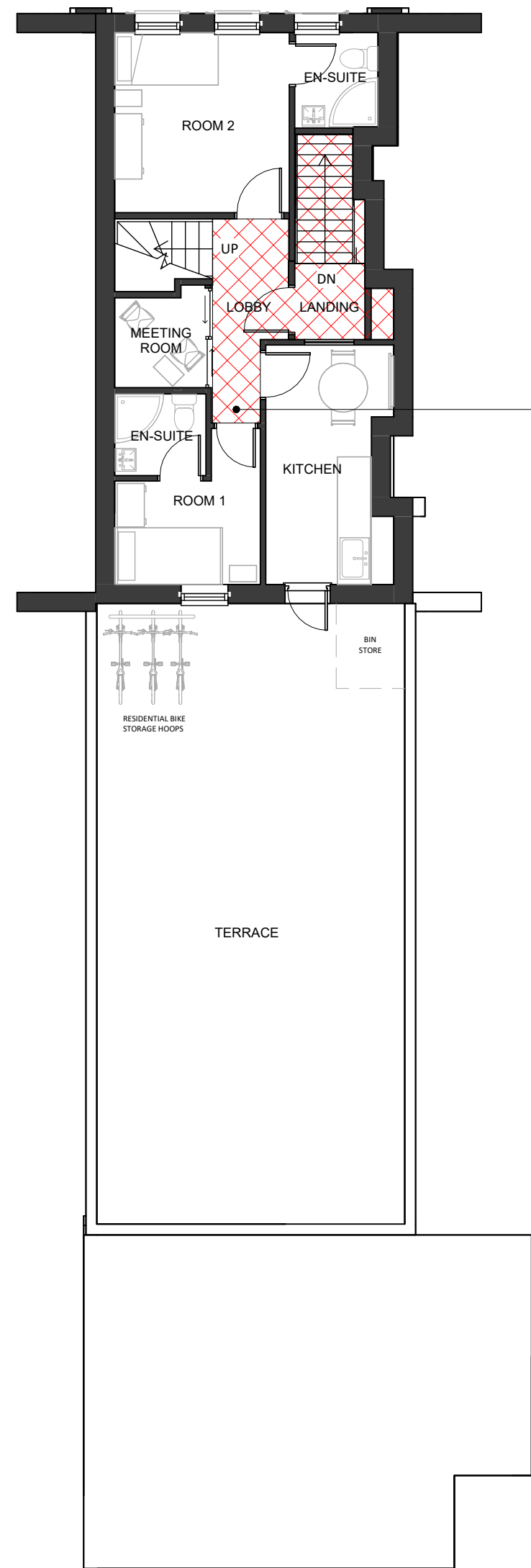
- Bicycle store for A3 unit use only
- No HMO bicycle access
- Security Risk
- No direct access to accommodation
- Narrow lane
- Inconvenient/inappropriate for tenants to pass through unit



Shared Terrace

- Convenient & secure area
- Access from Front Entrance

③ Bicycle Store Location 03
1 : 100



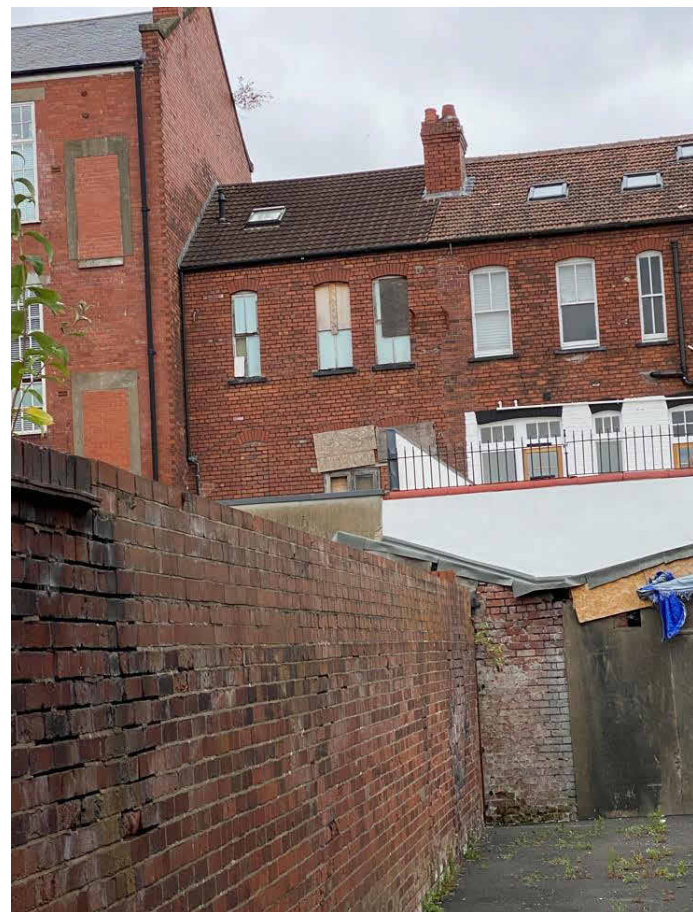
④ Bicycle Store Location 04
1 : 100

① Bicycle Store Location 01
1 : 100



VIEW FROM CLARENCE PLACE

② Bicycle Store Location 02
1 : 100



VIEW FROM ST VINCENT ROAD

REV	DATE	DESCRIPTION	BY
CLIENT			DRAWN
Mr I Chaudhary			AA
CHECKED			AJ

SSA Sustainable Studio Architects
1 Gold Tops, Newport NP20 4PG
www.sustainablestudio.co.uk
© Sustainable Studio Architects 2024

PROJECT
10 Clarence Place
Newport
NP19 0AE

DRAWING TITLE
Bicycle Store Location Study Sheet

DRAWING STATUS
PL : PLANNING

SCALE
1 : 100 @ A1

NUMBER
PL-008

REVISION