2024.00373.000

George Hotel
Refurbishment (Planning & LBC)
Response – Cycle Storage

(File Ref: 2025_4891147_W - 15 - Response - Cycle Storage_29.08.25)

Shaping places that have
a positive impact

August 2025

Index

- Introduction
- Dialogue & Applicant Response – AHR Architects & Building Consultants
- Applicant Commitment

Revision	Date	By
01	29.08.25	AHR Building Consultancy

Introduction

APPLICATION REFERENCE AND DOCUMENTS:

This mini-report seeks to record the matters pertaining to comments received from the elected member as outlined in the previous application (consented) Ref:2023_90112 and 2023/48/90024W.

AIM OF THIS REPORT:

The aim of this report is to provide the Lead Planning Officer and relevant parties with a singular point of reference in respect of the submitted material, the Statutory Consultee's and neighbourhood representative queries/ comments and a record of formal response by the applicant and/ or their appointed sub-consultants (Specialist).

In this case the response is ostensibly Authored by the appointed planning consultant Timothy Ordway (AHR Building Consultancy) with drawing information as supplied by the appointed lead Architect Matthew Stephenson (AHR Architects).

BACKGROUND:

The Lead planning officer Jillian Rann raised a concern that the previous application 2023/48/90024W, a condition was placed on the approval by request of the relevant elected member relating to the provision of cycle storage within the development and that this provision is likely to be required under the revised/ new application this report pertains to:

The previous condition was as follows:

17. Prior to occupation of the development hereby approved, details of internal storage within the building for the storage of a minimum of six bicycles has been submitted to and approved by the Local Planning Authority, unless agreed otherwise in writing by the Local Planning Authority. The submitted details shall include the time of implementation for the cycle storage. The bicycle storage shall then be implemented in accordance wit the approved details and be retained thereafter. Reason: In the interests of encouraging sustainable travel, in accordance with Policies LP20 and LP21 of the Kirklees Local Plan.

REFERENCE MATERIAL:

In support of responding to this matter we have attached in appendix the following material:

- 11_L054-AHR-90-ZZ-ZZ-D-A-90001-Proposed Site Plan.pdf
- Basement Layout with Bike Store.PNG
- Bike Store Layout.PNG
- TBSC_SemiVertical_CAD_00_PDF-1.pdf

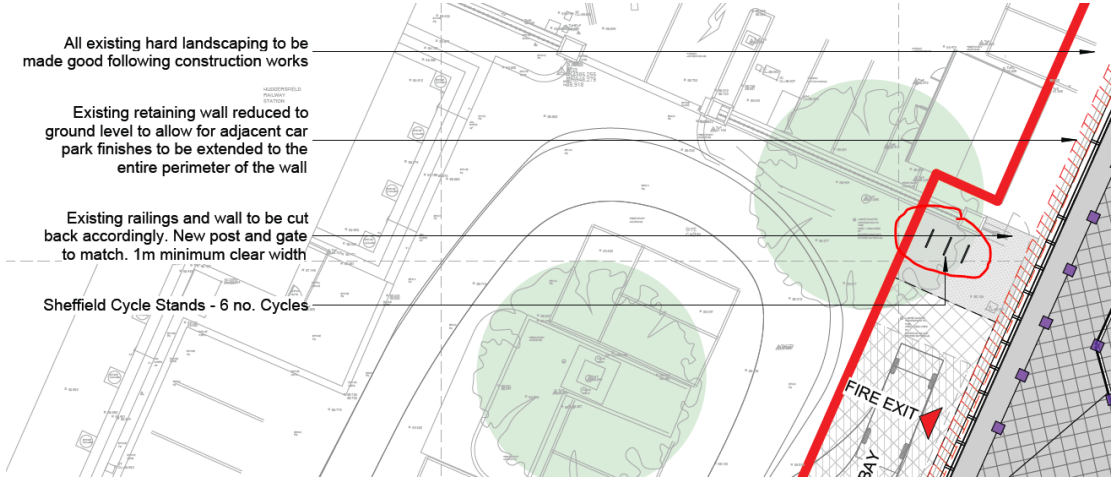
Dialogue & Applicant Response

From: AHR Building Consultancy
Person: Timothy Ordway (AHR Building Consultancy) – Appointed Planning Agent

Further Discussions/ Matters

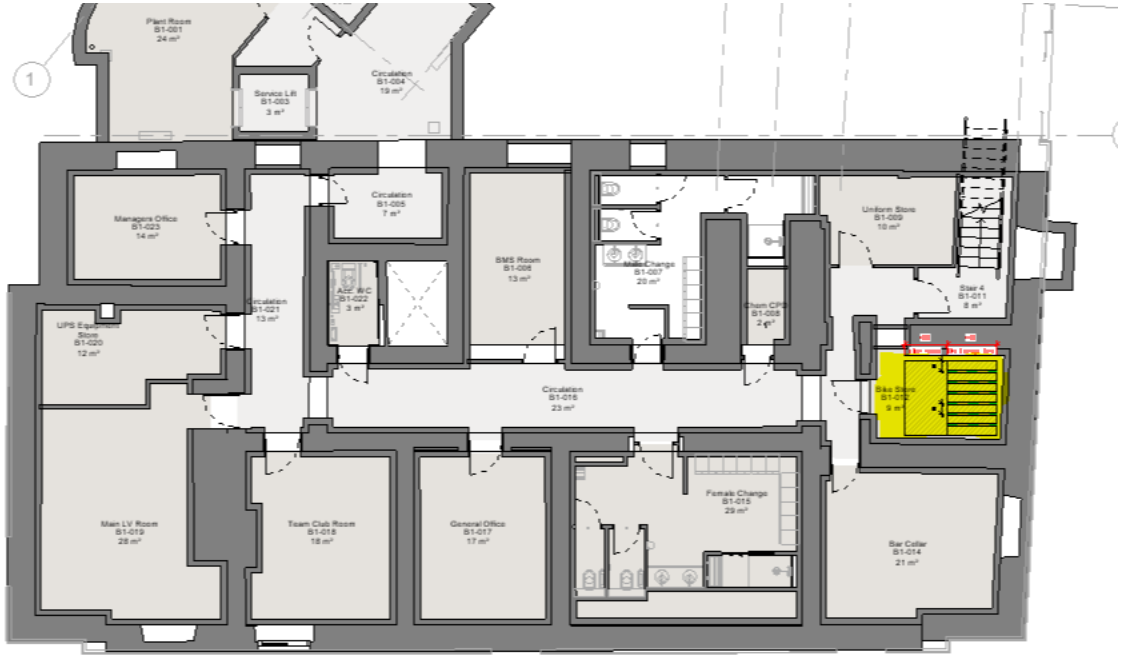
The applicant, agent and lead architect have been attending fortnightly meetings with the LPO and conservation officers and in meeting on 26July 2025 this matter was raised over concerns that the current application did not appear to allow for the provision of cycle storage.

On 02.07.25 AHR submitted additional information namely the site plan below which indicated the provision of 3nr Sheffield stand hoops to the side entrance/ railway station elevation (for 6nr cycles):



The applicant supplied this information with an explanation that the provision of cycle storage internally is extremely problematic from a fire compliance perspective due to recent concerns around electric cycles and lithium battery fires which could not reasonably be mitigated.

Further discussion between the applicant and the LPO have reached a reasonable compromise to provide 6nr non-ebike storage within the basement of Block A and 3nr external hoops for e-bikes which will be covered by CCTV as below highlighted in Yellow (noting this is served by the large capacity lift within the new block B):



Applicant Commitment

Summary Dialog

The applicant maintains their stance that the provision of cycle storage within the building remains extremely problematic from a fire compliance position. This is largely down to being unable to quantify either the quality of ebike construction/ charge controllers or energy storage stability/volume and thereby are unable to quantify the fire load yield risk upon which to base any form of mitigation against as is their statutory duty. It is also noted that this is a position currently held by most building insurers in respect of liability assurance whereby the risk presented by internal ebike storage is deemed intolerable.

The applicant notes that they are not owners of the surrounding land and that along with constraints around conservation and car parking in a high value car parking area (railway station) that the options for external provision are extremely limited. For clarity, in the applicant's professional opinion, there is little justification under the current constraint and within this area of the conservation zone (noting adjacency of Grade 1 listed buildings and the Grade 2 listed car park wall/ railings) which could be made for the provision of an external secure enclosure.

The applicant however recognises the need to support sustainable travel and indeed that in the future, the storage position of e-bikes may change in respect of compliance and insurance and to this end have proposed what is deemed to be a justifiable commitment to sustainable travel within the constraints of current Fire regulations and applicable statutory acts/ law.

Applicant Commitment

Internal 6nr (non-ebike)
The applicant undertakes in this application to provide 6nr internal cycle store stands in a stand alone & secure location within the building which can easily accessed via the side entrance via the main high-capacity lift.

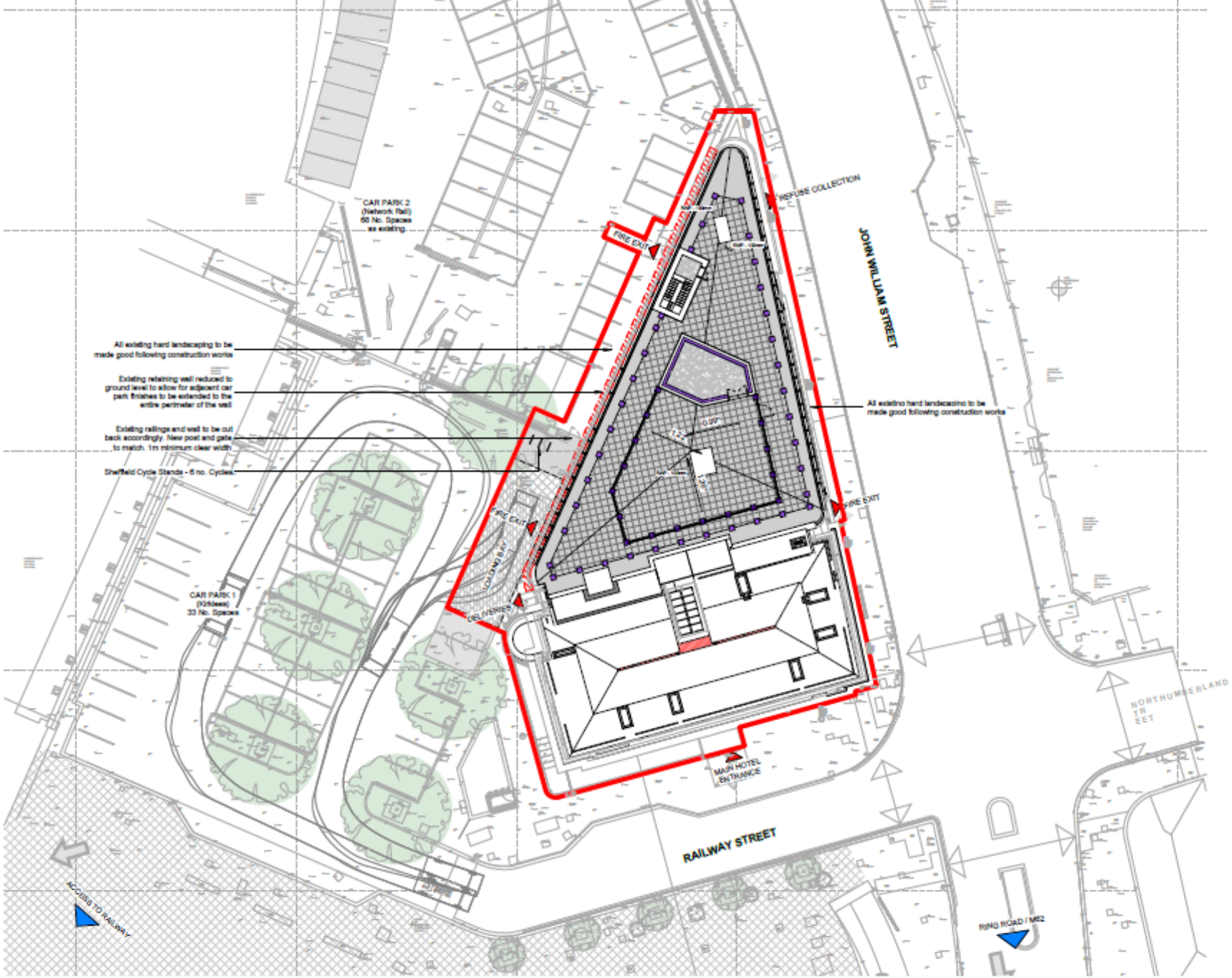
External 6nr (ebike)
The applicant undertakes in this application to provide 3nr stainless steel Hoops to the side entrance of the hotel which is to be overlooked by CCTV for the purpose of providing external cycle parking/ lock location under a monitored location for 6nr cycles (2/ hoop). It is noted this also provides for occasional visitation scenarios also and as such should be considered an enhancement to the previously required numbers.

Condition:
The applicant requests that no specific condition is applied and that the normal “construct in accordance with the supplied plans and information” should be sufficient to cover this matter.

Appendix

- 11_L054-AHR-90-ZZ-ZZ-D-A-90001-Proposed Site Plan.pdf
- Basement Layout with Bike Store.PNG
- Bike Store Layout.PNG
- TBSC_SemiVertical_CAD_00_PDF-1.pdf

Shaping places that have
a positive impact



00 Proposed Site Plan
1 : 200

Application Boundary
Demolition

N

SCALE 1 : 100
0 2 4 6

Rev	Description	Date	Dr by	App by
P3	Cycle stands added	19.08.2025	MCS	GS
P2	Issued for Planning	22.04.2025	DR	MS
P1	Issued for Client Approval	09.04.2025	DR	MS

original by: DR
date created: 03/10/25
approved by: MS

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client name
GMI Construction Group

project
George Hotel Refurbishment

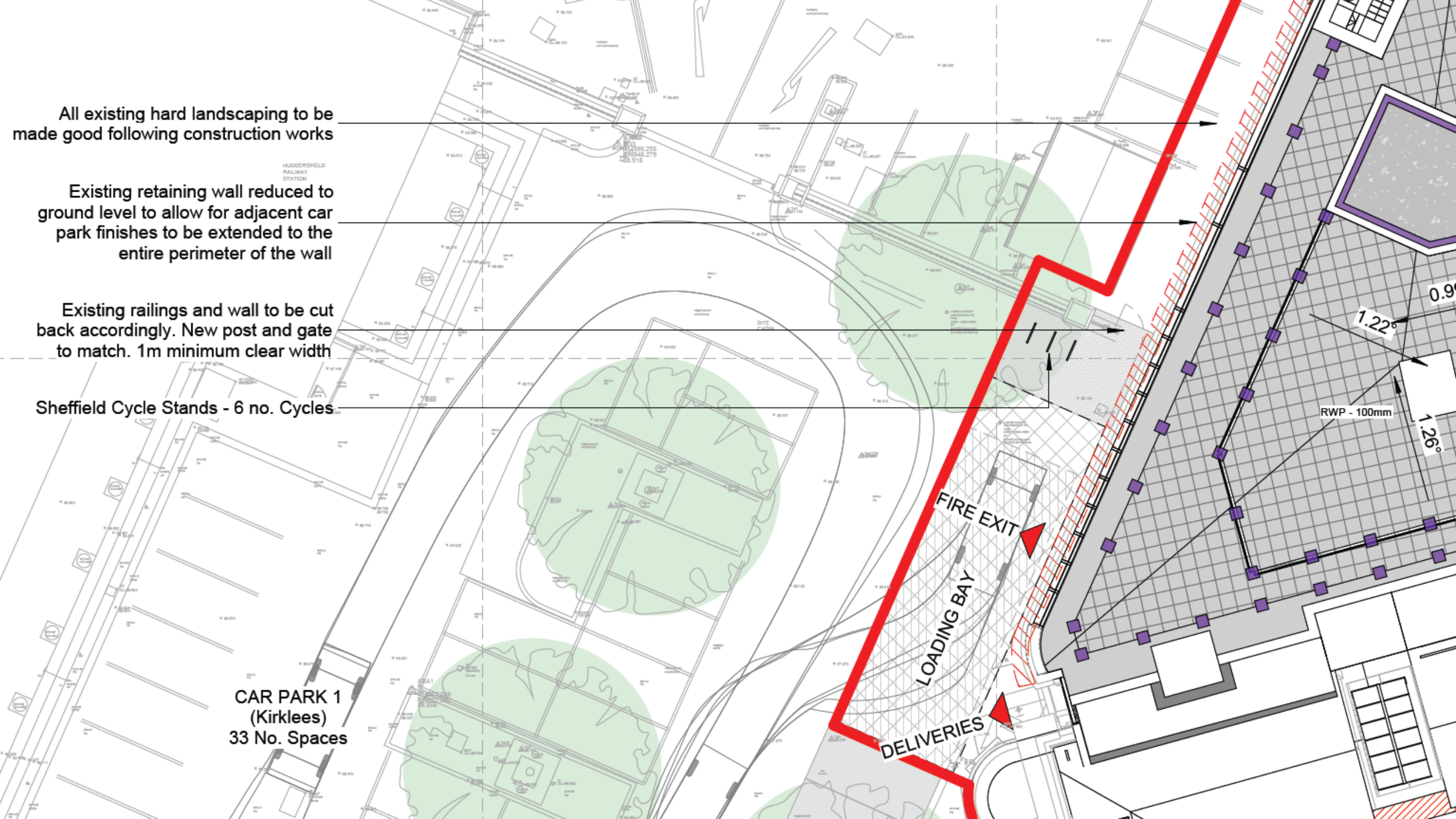
drawing
Proposed Site Plan

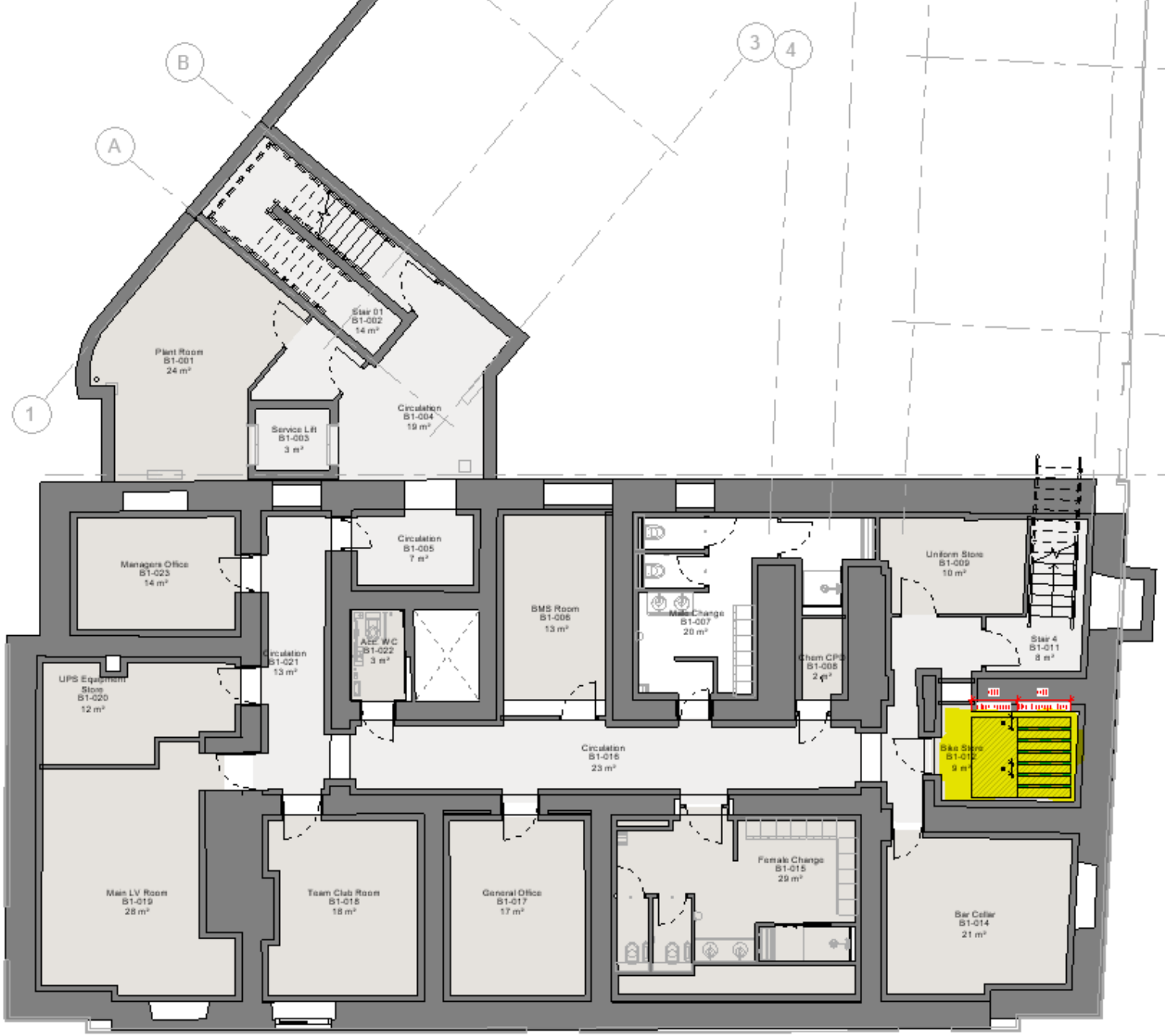
computer file
plot date

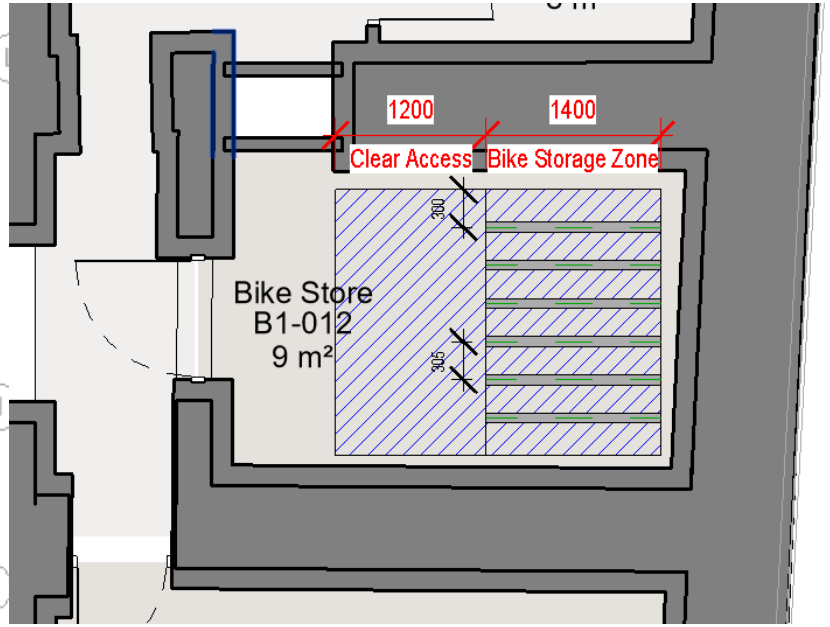
project number: 2024.00373.000
scale: As indicated@A1

drawing number: L054-AHR-90-ZZ-ZZ-D-A-90001
rev: P3
issue status: S2

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of AHR.


All existing hard landscaping to be made good following construction works
Existing retaining wall reduced to ground level to allow for adjacent car park finishes to be extended to the entire perimeter of the wall
Existing railings and wall to be cut back accordingly. New post and gate to match. 1m minimum clear width
Sheffield Cycle Stands - 6 no. Cycles
CAR PARK 1
(Kirklees)
33 No. Spaces
FIRE EXIT
LOADING BAY
DELIVERIES
RWP - 100mm
1.22°
1.26°

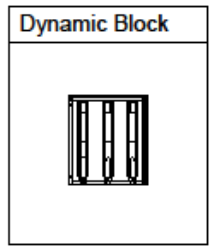

B
A
3
4
1
M
N
Plant Room
B1-001
24 m²
Stair 01
B1-002
14 m²
Service Lift
B1-003
3 m²
Circulation
B1-004
19 m²
Managers Office
B1-023
14 m²
Circulation
B1-005
7 m²
BMS Room
B1-006
13 m²
Male Change
B1-007
20 m²
Uniform Store
B1-009
10 m²
Stair 4
B1-011
8 m²
UPS Equipment Store
B1-020
12 m²
Circulation
B1-021
13 m²
AEE WC
B1-022
3 m²
Chem CPS
B1-008
2 m²
Circulation
B1-016
23 m²
Bike Store
B1-012
9 m²
Main LV Room
B1-019
28 m²
Team Club Room
B1-018
18 m²
General Office
B1-017
17 m²
Female Change
B1-015
29 m²
Bar Cellar
B1-014
21 m²

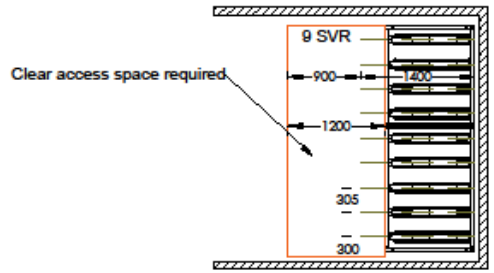

1200
1400
Clear Access
Bike Storage Zone
300
305
Bike Store
B1-012
9 m²

The Bike Storage Company

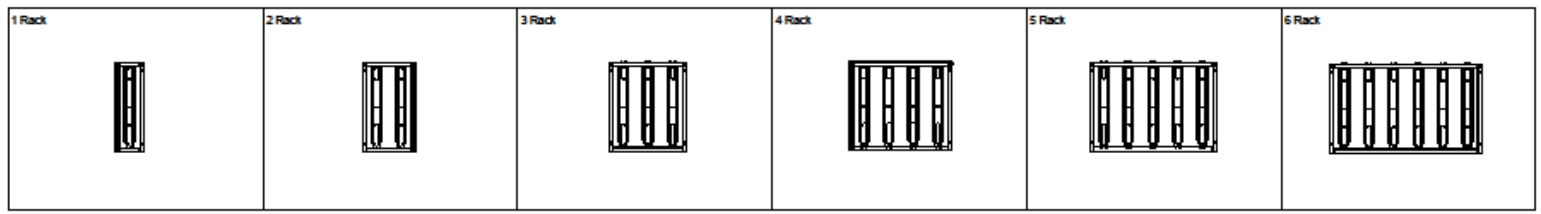
Semi Vertical Cycle Rack

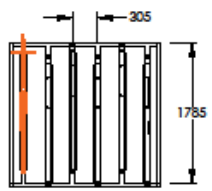
Tel: 0800 246 1723

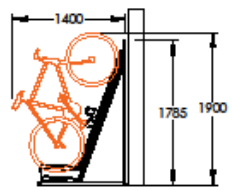




Min. aisle width: 900mm (From end of bike)
Clear access space in front of rack: 1200mm
Spacing between racks: 305mm (Bespoke centres available)
Centre of rack leg to wall tolerance: 300mm
Minimum ceiling height: 2000mm







11 SVR (6 Space + 5 Space)

Runs over 6 spaces, rack legs can be shared to reduce overall width

Layout Breakdown		
Spaces	No. of Legs	Configuration
7	3	4+3
8	3	4+4
9	3	5+4
10	3	5+5
11	3	6+5
12	3	6+6
13	4	5+5+3
14	4	5+5+4
15	4	5+5+5
16	4	5+5+6
17	4	6+6+5
18	4	6+6+6
19	5	5+5+5+4
20	5	5+5+5+5

Legend:

SVR Semi Vertical Cycle Rack

Cycle Storage Products & Quantities

Product	Quantity

ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED. IF IN DOUBT PLEASE ASK.

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THE BIKE STORAGE COMPANY, MARINA STUDIOS, HARBOUR YARD, LONDON, SW10 0XD

THE BIKE STORAGE COMPANY
0800 246 1723

Client: The Bike Storage Company
Status: Approval
Date Drawn: 21/03/2025
Draftsperson: J.Pillar
Third Angle Projection

Project: Semi vertical 2D CAD Model
Title: TBSC_SemiVertical_CAD_01
Scale: 1:60 ISO A3
DWG No: 1.0
Revision: 00

Shaping places that have
a positive impact