



Planning Permission, Architecture Designs & Structure Consultants

CYCLE STORAGE PROVISION

Site Address:

Land adjacent to 51 Bishops Road, Hayes, UB3 2TF

Condition 8:

Cycle Storage Facility

Planning Reference:

64416/APP/2023/1459

Local Planning Authority:

London Borough of Hillingdon



0203 4893287 | 0793 1176907 | 0749 4466930



info@smartskillsltd.co.uk



[smartskillsltduk](https://www.instagram.com/smartskillsltduk)



[@smartskillsltduk](https://www.facebook.com/smartskillsltduk)



www.smartskillsltd.co.uk



Planning Permission, Architecture Designs & Structure Consultants

INTRODUCTION

This document has been prepared to discharge the planning condition relating to the provision of secure cycle parking at 51 Bishops Road, Hayes. It provides precise details of the proposed cycle storage facilities, including specifications, dimensions, location, access, screening, and confirmation of long-term retention.

CONDITION 8

Notwithstanding the submitted information and prior to the first occupation of the development hereby approved, secure cycle parking shall be provided in accordance with precise details, including any associated structure or screening, that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking areas shall be retained in perpetuity for this use and not used for any other purpose.

POLICY CONTEXT

The proposed cycle storage has been designed in accordance with the following policy and guidance:

- Hillingdon Local Plan: Part 2 – Development Management Policies
- Hillingdon Council cycle parking and accessibility guidance
- The London Plan (2021), Policy T5 – Cycle Parking

London Plan Policy T5 requires safe, secure, convenient, and weather-protected long-stay cycle parking for residential development.

PROPOSED CYCLE STORAGE PROVISION

The development comprises one one-bedroom dwelling. The following long-stay cycle parking provision is proposed:

- Provision: Secure covered cycle storage unit
- Capacity: 2 bicycles (long-stay residential use)
- Purpose: Dedicated cycle storage for residents only

This provision meets the minimum cycle parking requirement for a one-bedroom dwelling and accords with both Hillingdon Council guidance and London Plan Policy T5.



0203 4893287 | 0793 1176907 | 0749 4466930



info@smartskillsltd.co.uk



[smartskillsltduk](https://www.instagram.com/smartskillsltduk)



[@smartskillsltduk](https://www.facebook.com/smartskillsltduk)



www.smartskillsltd.co.uk



Planning Permission, Architecture Designs & Structure Consultants

CYCLE STORAGE UNIT SPECIFICATION

General

- Type: Secure, lockable, covered cycle storage unit
- Use: Long-stay residential cycle parking
- Structure: Fully enclosed, providing integral screening and weather protection

Overall Dimensions

- Height: 1205 mm
- Width: 900 mm
- Depth: 1900 mm
- Weight: 99 kg

Base Dimensions

- Base footprint: 1000 mm × 2000 mm
- Installed on a level, permanent hardstanding base suitable for external use.

Door Specification and Access

- Door aperture: 1,115 mm (height) × 800 mm (width)
- Clear door opening: 850 mm
- Door size and clearance allow safe and convenient bicycle access and manoeuvring

Construction and Security

- Robust, weather-resistant construction suitable for permanent external installation
- Secure, lockable access to prevent unauthorised use
- Fully enclosed design provides visual screening from the public realm
- Designed specifically for long-stay residential use in compliance with Policy T5

Location, Access and Screening

- The cycle storage unit will be located at the rear of the property at 51 Bishops Road, within the site boundary
- Positioned adjacent to the refuse and recycling storage area
- Installed on a hardstanding surface with step-free access from the dwelling entrance



0203 4893287 | 0793 1176907 | 0749 4466930

 info@smartskillsltd.co.uk



[smartskillsltduk](https://www.instagram.com/smartskillsltduk)



[@smartskillsltduk](https://www.facebook.com/smartskillsltduk)



www.smartskillsltd.co.uk



Planning Permission, Architecture Designs & Structure Consultants

- A minimum clear access zone of 1.2 metres will be maintained in front of the unit to allow safe cycle manoeuvring
- The enclosed structure provides integral screening, ensuring the facility is visually contained and weather-protected.

CONCLUSION

The proposed secure 2-cycle storage facility at 51 Bishops Road, Hayes provides a high-quality, durable, and policy-compliant solution for long-stay residential cycle parking. The proposal satisfies the requirements of the London Borough of Hillingdon, London Plan Policy T5, and the relevant planning condition, and is suitable for discharge of condition approval.



0203 4893287 | 0793 1176907 | 0749 4466930



info@smartskillsltd.co.uk



[smartskillsltduk](https://www.instagram.com/smartskillsltduk)



[@smartskillsltduk](https://www.facebook.com/smartskillsltduk)



www.smartskillsltd.co.uk



BIKE, MOTORCYCLE &
GARDEN STORAGE

Asgard [®]
storage for life



Save 10% off Sheds & Bundle Packs
using code 'ASGMAG10' at the checkouts



Accreditations

Quality-assured British manufacturing

Asgard Storage (and sister company Flexiform) is a fully accredited British manufacturer, ensuring quality and ethical manufacturing practices. Our manufacturing is ISO 9001:2015 (quality), ISO 14001 (environmental) and ISO 45001 (health and safety) accredited and we are regularly audited to maintain these standards.

Asgard sheds are delivered on our own fleet of vehicles and all our drivers have undergone FORS training and are DBS-checked to ensure excellent standards of delivery and installations. Our installation teams are also Safe Contractor approved ensuring safe shed installations. We are also members of UK Logistics, a trade association providing us with the support and tools to keep our operations safe, efficient and compliant whilst delivering your shed.

In addition to our accredited operations as a business, our high-security products have been independently tested by the Loss Prevention Certification Board, UK Locksmith Association and are Secured by Design (Police) approved. Our gas storage is also designed in conjunction with Calor, ensuring a quality design.

To find out more about how we operate, please click below;

[Find out more](#)





Rowley Clifford's Shed, Wahoo Fitness

Asgard Shed Features

■ Why get an Asgard shed?

WHY METAL AND NOT WOOD?

One of the most common questions Asgard get asked is “Why should I buy metal when it will just rust? Why should I not buy a cheaper, wooden shed?” All Asgard sheds are made from thick, galvanised (weatherproof) steel and coated in a polyester powder coat paint. This combination of processes makes the steel not only weatherproof but exceptionally tough and durable. Asgard uses only zinc-coated (rust-resistant) screws for assembling our sheds, for better quality fixing and long life.

MAINTENANCE

Other than a periodic wipe-down and light oiling of the hinges, Asgard units are virtually maintenance-free. Unlike wooden sheds, no annual felting of the roof, repainting, rotten panels, leaks or doors blown off in the wind. You can find out how to maintain your shed [here](#).

WEIGHT

Good quality metal sheds are heavy. Asgard sheds are made from thick steel and include an integral metal base**, so an Asgard shed is **very** heavy! With weight comes quality and security, our sheds can weigh over 100 stone** so you can be sure of strength and security. You can choose to fix your unit to the floor using our (included) ground fixing kits, giving you the maximum security for your tools and equipment. On average our units are 5 times heavier than the equivalent sized product from other companies.

SECURITY

Our metal shed has a metal roof and metal doors - a wooden shed is weak in comparison and can be simply “kicked” in. All Asgard sheds have hidden fixings with most models featuring all-metal floors that can be bolted to the ground ensuring 360 degree protection around your belongings. There are 3 levels of Asgard shed security; 3-point locking, 5-point locking and 5-point locking with reinforced panels, doors and welded hinges making it Secured by Design (Police) approved, LPCB level 1 certified and UK Locksmith approved. In addition to these excellent security features, all our sheds (excluding Access/Maxess models) feature a pick-and-drill resistant locks rated to EN1303, the highest tested level of durability, temperature and corrosion resistance. Our handles are even designed to snap off in an attempt of an attack, preventing entry.

WARRANTY

All Asgard storage are covered by a 10 year anti-perforation warranty*, giving you the confidence that your Asgard unit will provide you with many years of secure storage. Please note handles are not covered in the warranty as they are designed to shear off in an attempted break in.

■ Key Features


- 1 Galvanised Steel** - tough construction making all of our sheds secure, weatherproof & low maintenance.
- 2 Unique Shed Ventilation** - a unique shed ventilation system helps maintain airflow inside even when the unit is locked, so minimises the build-up of condensation inside the unit.
- 3 Pick-and-Drill Resistant Locks**** - fitted to most Asgard storage units to provide the best possible security.
- 4 Easy Assembly** - simple step-by-step instructions for easy home assembly (installation service is also available).
- 5 Accessories** - pre-drilled for a range of storage accessories including shelving, hooks, wooden subfloors and more.
- 6 Integral Metal Floor** - adds strength and stability to the units providing even more security.
- 7 Approved Storage** - Asgard storage is UK locksmith-approved, insurance-approved, Police Preferred, and industry-approved!*
- 8 Made in the UK** - designed and made right here in the UK with a 10 10-year warranty* supplied as standard.
- 9 No Exposed Screws** - no exposed external fixings or sharp edges making Asgard sheds both secure and safe.


*Excludes hinges (2 year warranty) and locks (12 months)


**Models may vary

Twin Bike Locker x2 Bikes



 2ft 11" x 6ft 3"

 x2 capacity*

 3 point locking

Twin Bike Locker x2



Compact Bikebox For Two Bikes

The Twin Bike Locker is designed to store 2 bikes securely in a small footprint and is ideal for areas where space is restricted but bike security is still important. The Locker is accessed from the end, so the width of the unit is kept to a minimum - ideal for use down the side of a house or flat. With 2 hooks included, the Twin Bike Locker is an ideal commuter bikebox.

"It's well manufactured, safe and strong, even with two bikes inside there's enough room for some power tools" - Dave

The unit is made in the UK from tough galvanised (weatherproof) steel featuring a tough 3-point pick-and-drill resistant locking system and has been designed to be bolted to a concrete base, preventing thieves from lifting the 15-stone locker away. A stylish vented front allows air to flow inside and keeps condensation to a minimum keeping your bike, helmet and bag dry.

[Buy the Twin Bike Locker](#)

Twin Bike Locker Features

- Stores 2 bikes with the option to bolt units together.
- Large right-hand opening door for easy use.
- Open interior space, no restriction on how to store your bikes.
- Tough 3-point locking system with pick-and-drill resistant lock.
- Secure the unit to the ground (fixing kit included).
- Includes 2 bike hooks.
- Integral shed ventilation keeps equipment dry.
- Made from strong, thick, galvanised (weatherproof) steel.
- Green, grey or ivory finish, suitable for every exterior decor.
- Supplied with a free 10-year warranty as standard.*
- Low Maintenance with no repainting required.
- Internal fixings with no externally exposed fixtures.
- Easy self-assembly or Installation service is available.

Please note, this unit has no integral base.

Dimensions

Height: 1205mm (3ft 11")
Width: 900mm (2ft 11")
Depth: 1900mm (6ft 3")
Weight: 99Kg (15.8 stone)

Base Dimensions:

1000mm x 2000mm

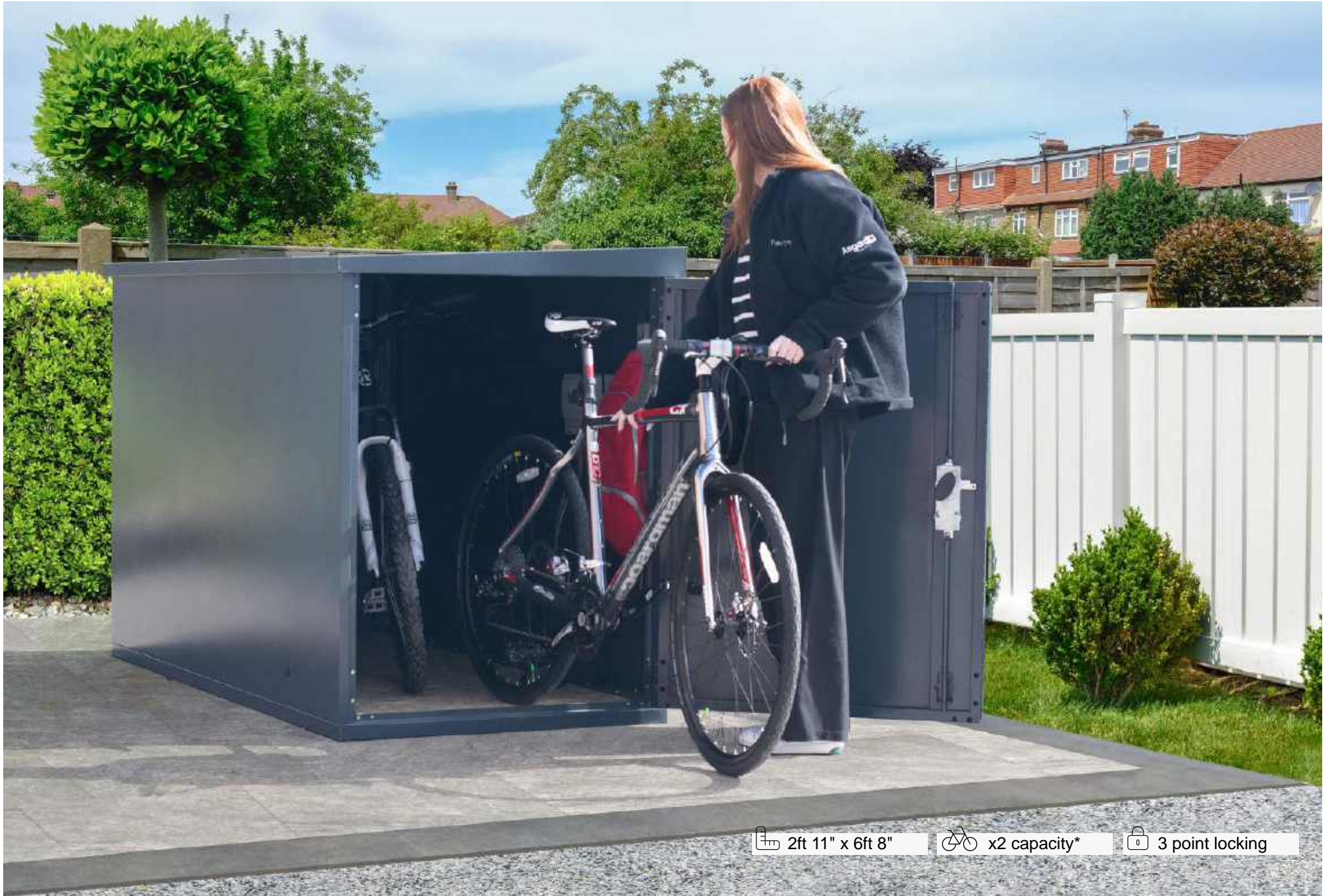
Door Aperture:


1115mm x 800mm

Door Clearance: 850mm




Cycle Locker x2 Bikes



 2ft 11" x 6ft 8"

 x2 capacity*

 3 point locking

Cycle Locker x2



Compact Bikebox For Two Bikes

The cycle locker is the perfect way to store one or two bikes securely outside your home or business. This compact cycle store is a more secure alternative to the traditional bike rack, with an integral heavy-duty door and full metal base. This entire cycle shed is made from super tough, galvanised metal, offering a stylish and weatherproof way to store your bike.

This secure bike locker is fitted with the same ultra-tough 3-point locking system as our larger bike sheds with 8mm steel locking bars. Our handles are designed to shear off during an attempted attack and are fitted with EN1303-rated durable, corrosion, temperature, and pick-and-drill resistant lock. This cycle locker features the same full metal floor (integral) as our approved sheds, featuring a braced and reinforced roof and our usual high-quality finish and heavy-duty ground fixing kit for maximum security, strong up to two bikes*.

[Buy the Cycle Locker](#)

Cycle Locker Features

- Stores 2 bikes.
- Large right-hand opening door for easy use.
- Open interior space, no restriction on how to store your bikes.
- Tough 3-point locking system with pick-and-drill resistant lock.
- Electrical mounting plate and grommet for adding power.
- Integral metal base with fixing bolts to anchor to the ground.
- Integral shed ventilation keeps equipment dry.
- Made from strong, thick, galvanised (weatherproof) steel.
- Green, grey or ivory finish, suitable for every exterior decor.
- Supplied with a free 10-year warranty as standard.*
- Low Maintenance with no repainting required.
- Internal fixings with no externally exposed fixtures.
- Easy self-assembly or Installation service is available.

Dimensions

Height: 1228mm (4ft 0") -
Height: 1188mm (3ft 10")
Width: 900mm (2ft 11")
Depth: 2050mm (6ft 8")
Weight: 141Kg (23.3 stone)

Base Dimensions:

1100mm x 2250mm
Door Aperture:
845mm x 1088mm
Door Clearance: 840mm

Asgard Steel Storage

t: 03456 580 730

e: cs@asgardsss.co.uk

1392 Leeds Road, Bradford, BD3 7AE

Order Online: www.asgardsss.co.uk



Company Registration Number: 2542123