

Job No.544  
254 – 258 Belsize Road London NW6 4BT

**Prior Approval Application for the change of use or 254-256 Belsize Road from Class B1a office use to Class C3 residential in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 to create 20 new residential flats.**

**Transport Statement:**

The proposed development will have no adverse impact on the Transport and Highways as the proposed development will be car free and will provide dedicated secure sheltered cycle storage for residents.

**Car Parking.**

In accordance with previous approved General Permitted Development application ref 2014/1417/P and the provisions of the Section 106 Agreement, the proposed development will be car free, and prospective residents will not be entitled to Resident's Parking Permits, unless they are holders of a disabled persons badge issued in pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970.

This policy will remain in perpetuity.

**Cycle Provision**

The proposed redevelopment of 254-256 Belsize Road will create 20 apartments and in accordance with the Mayor of London's Housing Supplementary Planning Guidance, London Plan Policy 6.9, there will be a total of 23 dedicated secure cycle spaces for residents and an additional 3 for visitors to the development.

These will be in a secure location either with the building or in the external rear courtyard with convenient access to the street with adequate lighting.

The following illustrations indicate the type of cycle storage, which will be used in the development.

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**Internal Bike Racks for Ground floor Apartments & Visitors.**



Manufacturer : Cyclehoop  
Product Ref: Vertical Bike Rack or other similar approved.

[www.cyclehoop.com](http://www.cyclehoop.com)  
[info@cyclehoop.com](mailto:info@cyclehoop.com)  
Tel. 0208 699 1338  
Address: Unit 3 Forest Hill Industrial Estate London SE23 2LX.

Product Description:

- *The Cyclehoop Vertical Bike Rack allows the bike to be vertically mounted to any surface with the ability to store 3 bikes for every 1m of wall and the users can lock their bikes securely to the bike racks preventing theft of the bike once inside the property or garage.*

- Quantity: 6no

Location

The vertical racks will be located in the former loading bay, which will be access of Kilburn Vale. See drawing – 544-100 Rev C for further details.

**External Bike Racks for Ground floor Apartments & Visitors.**

Alan Power Architects Ltd  
13 Needham Road, London W11 2RP

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Manufacturer : G Force Europe Ltd  
Product Ref: Vertical Bike Shelter

[www.gforceeurope.com](http://www.gforceeurope.com)  
[sales@gforceeurope.com](mailto:sales@gforceeurope.com)  
Tel. 01933 224392

Address: 47-51 Sanders Road, Finedon Road Industrial Estate  
Wellington, Northants NN8 4NL.

Product Description:

- Galvanised steel cycle shelter with vertical storage for 10 Bikes.
- Size; 1829 x 3170 x 1981mm
- Quantity: 2

Location

Two bike shelters shall be located in the rear courtyard, which can be accessed via a lockable side entrance gate of Kilburn Vale.  
See drawing – 544-100 Rev C for further details.

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