

CHANGE OF USE OF FIRST FLOOR FROM COMMERCIAL USAGE TO RESIDENTIAL USAGE.

RE: 2015/5354 1st Floor 76 Neal Street

Question 3: Please provide a detail of transport (refer section 5.1 to attached report from previous application), and details of cycle provision and compliance or justification

Answer to question 3: Cycle storage for tenants

Cycle storage has not been provided due to the impracticality of access. Although space may be available on the rear terrace, access to this area would be via neighbouring terrace at first floor level. Therefore bicycles would need to be carried up one flight of stairs which we feel is impractical. Given the current location of the building and accessibility to exceptional transport links we feel the provision for cycle storages would not be required. The site also has access to the Santander cycle docking stations which are located in close proximity.

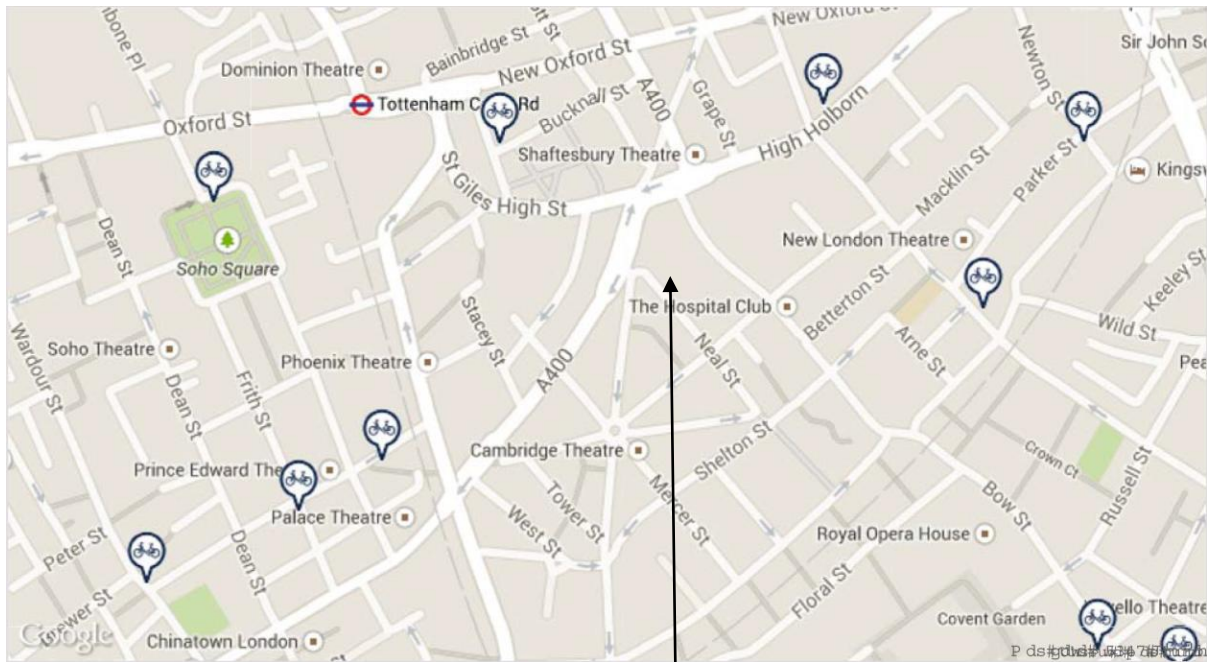
Question 4: Please provide marketing statement and evidences for the loss of commercial place (refer 2.0 to attached report).

Answer to question 4: Marketing statement

The property had a long history of lying vacant and has been marketed on numerous occasions as offices. We have supplied evidence of this with planning application. We hope that the information supplied meets with the council's satisfaction in addressing the relevant planning concerns.

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SANTANDER BICYCLE HIRE STATIONS CLOSE TO NEAL STREET

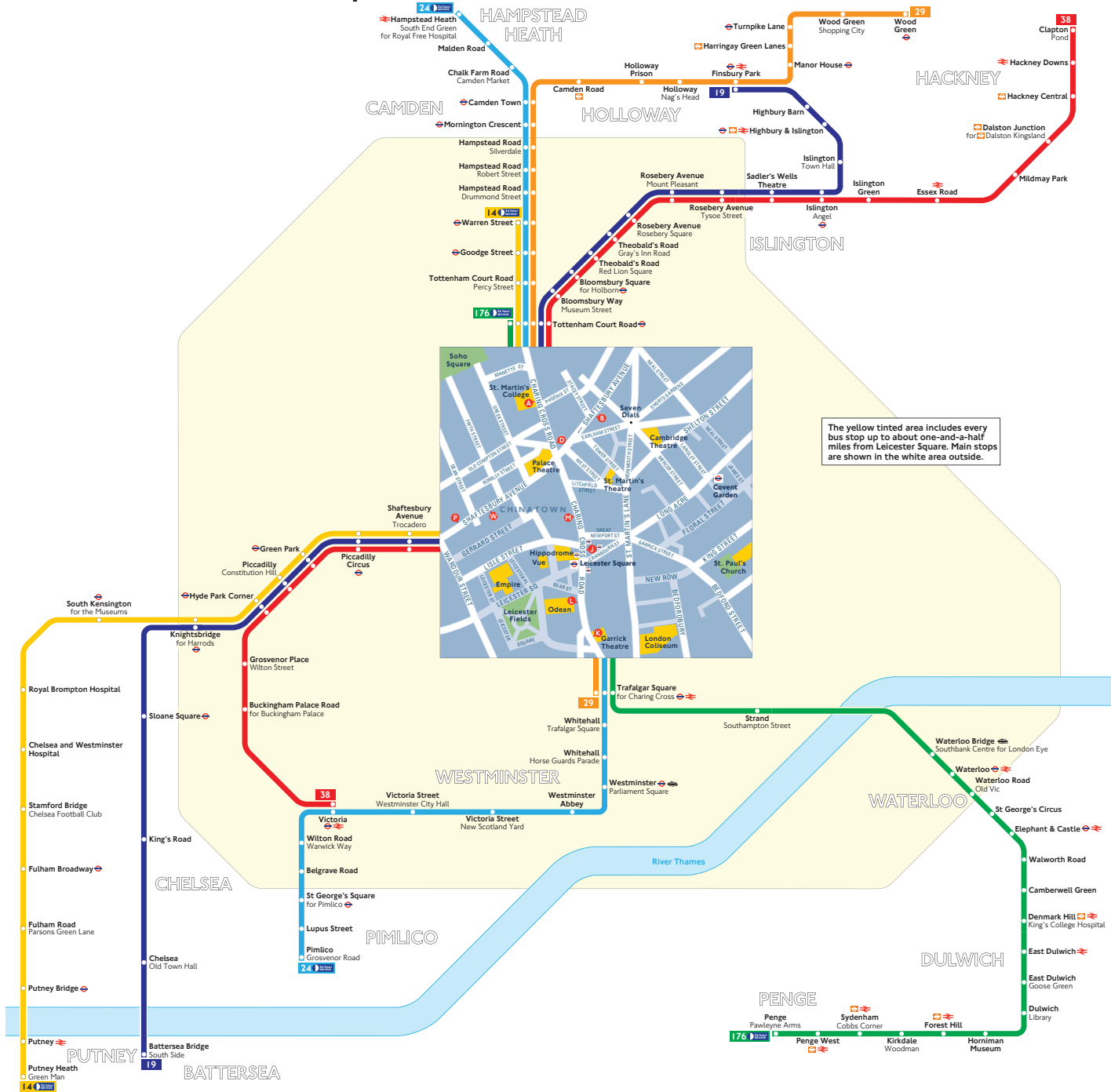


LOCATION OF SITE

source: TfL London website

Due to the Central location of the site, we feel that the transport needs for the site are very well catered for. There are very good transport links to and from the site. The closest Underground Station is only 10 minutes walking distance, and there are very good bus routes particularly due to its Central Location. There are also numerous Santander Cycle Hire points around the site. We have attached for your reference the above map that indicates the Barclays Cycle Hire points closest to the site. The closest cycle hire point is 10-15 minutes walking distance from the site. We have also attached for reference the map of the bus routes around the site. We hope the attached highlights the good transport links around the site and eliminates the need for the provision of bicycle storage area within the site.

Buses from Leicester Square



Route finder

Day buses including 24-hour services

Bus route	Towards	Bus stops
14	Putney Heath	B W
	Warren Street	A P
19	Battersea Bridge	B W
	Finsbury Park	A P
24	Hampstead Heath	A L M
	Pimlico	D I K
	Trafalgar Square	D I K
29	Wood Green	A L M
	Clapton	A P
38	Victoria	B W
	Penge	D I K
176	Tottenham Court Road	A L M

Night buses

For night bus information, please see separate poster