

Conversion of ground floor residential laundry & storage space to provide a 1-bed self-contained flat, including enlargement of windows and replacement of double doors with glazed doors within Boydell Court, St John's Wood Park, London NW8 6NJ

Planning Approval Reference: - 2014/7168/P dated 10th February 2015

Application for the discharge of the Planning Approval Condition No. 5 which states: -

"Before the development commences, details of secure and covered cycle storage area for 1 cycle shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the proposed unit, and permanently retained thereafter".

Within the Boydell Estate there were already three covered cycle stores providing secure and sheltered accommodation for a significant number of cycles. Although the Planning Approval requires the addition of one cycle space, we have installed a completely new cycle store of a similar design and size to the ones that are presently on site, which will provide an additional 10 cycling spaces. The location of the new additional cycle store is as indicated on drawing number 564/04 submitted with this application.

All of the cycle stores, both new and old, are within the secure compound of the Boydell Estate which has twenty-four-hour porterage service and extensive CCTV surveillance which covers all activities around the location of the cycle stores as well as other car-parking areas etc. This ensures that the security within the compound is far in excess of that provided by individual locked compounds.

The two photographs below show the location of the additional cycle store before it was provided and after it was provided.



Before



And now with the additional cycle store.

Now known as 29 Boydell Court