

Gouldstone and Co. Architects

3 Wesleyan Place
London
NW5 1LG

16th January 2023

Roeder House, Vale Road, N4

Planning Condition 05 for Application Reference : HGY/2020/0001

To the Validation and Planning Officer,

Please find enclosed with this submission the following documents:

- Proposed ground floor GA plan with cycle storage location indicated.
- Specification and technical details of the cycle storage to be provided.

We are providing the cycle storage for the scheme internally. This is in accordance with the strategy previously agreed in email correspondence during the original planning application.

We are providing 35 cycle parking spaces internally. Table 6.3 confirms that the minimum cycle standard for Class B1 business uses are for long stay parking at 1 space per 90sqm and 1 short stay space per 500sqm.

The area of our development is 2660m². Therefore we are providing 30 cycle storage spaces along with 5 short stay spaces. These are all provided in a safe, secure and covered location.

Please let me know if you have any questions about the application.

Your Faithfully,



David Gouldstone
Director