



RESPONSE TO INVALID LETTER

95 OXFORD STREET (REF: 135101/FO/2022)

Please find enclosed a response to the invalid letter received on the 6 October 2022 for the creation of a hot food take away (Sui generis) with external alterations comprising installation of louvres to the front elevation at 95 Oxford Street, M1 6ET.

We have provided a response to each point raised and consider this appropriate to allow for the application to be validated however please advise accordingly should there be further information provided.

This response relates to :

- Access
- Refuse
- Noise
- Additional Plans
- Signage

An updated Heritage Statement was also requested for listed building consent application 135102/LO/2022 which has been issued. For completeness, the Heritage Statement has also been issued for this application, alongside this letter. Together with this letter therefore, the following documents are submitted:

- Heritage Statement;
- Refuse storage plan;
- Noise survey; and
- Cross section of proposed ventilation from louvres.

1. ACCESS

Based on the invalid letter, we understand there to be some confusion about the site location. Whilst the unit is part of the St James Building, it is a unit in isolation. It is a small, levelled unit across one floor accessed from Oxford Street utilising the existing access for the previous flower shop use.

The image below shows clearly the levelled nature of the unit internally together with the direct access from the pavement into the property. Whilst there is a slight level change, this is marginal of only a few cms and so can still be accessed by disabled persons, pram users and able-bodied persons. The access raises slightly towards the other end of the unit however this will not be used as an access point and will therefore cause no impact in this regard.



Internally, the unit is completely level across one floor. It is therefore perfectly accessible to all persons. Please see the photograph demonstrating this below – the unit is currently vacant hence the nature of the photographs. The supporting plans submitted as part of the application also demonstrate that the unit is across one levelled floor.



2. REFUSE

As set out in the submission documents, the unit falls within the St James Building Bruntwood management whereby waste from all the units (comprising a mix of uses such as other eateries, bakeries etc) is collected and stored within the basement of the existing building. This is the case for all the ground floor uses within St James Building. Bruntwood are therefore responsible for the collection of refuse for all these units, including the application site.

The indicative plan below shows where the waste for St James Building is stored within the basement and the blue circle indicates where the eateries waste will be stored. An indicative plan to this effect is also submitted alongside this letter.



The photograph below shows the space available for the take away to store their waste for communal collection within the basement. This waste is collected daily.



The submitted layout plan already submitted shows the internal bin storage area which will then be placed in the communal waste area located in the basement after each service.

3. ACOUSTIC ASSESSMENT

A noise survey is being undertaken and will be submitted once completed.

4. CROSS SECTION

A cross section through the louveres has been prepared as requested and submitted alongside this note.

5. BIN PLAN

As set out under point 2) Refuse, the bin storage area cannot be shown on the site edged red as it is located within the basement of St James Building and is under the operations of the management team, Bruntwood.

6. SIGNAGE

In terms of signage, the proposed signage (shown below) will simply replace the existing vinyl sign at the front of the shop. No internal or external illumination or any form of projecting sign is proposed at this stage. The existing signage to the unit is a vinyl sign flush to the façade and will just replace it with a different colour and design of a vinyl sign. It is considered a very minor change and is arguably more subtle and complementary than the existing bright orange signage on site. However, a separate signage application once the details are finalised. This will be submitted and therefore this should not be a validation requirement for this application as it can be conditioned.

Existing Signage



Proposed signage

