

Planning & Regulatory Services
Oxford City Council
St. Aldates Chambers
Oxford
OX1 1DS

30 July, 2021

RE: Variation of Condition 2 of planning permission 20/02370/FUL for: 'Installation of 10no. wall mounted light fittings and 11no. hanging signs'. NAMELY, to amend the number of light fittings and to 'de-couple' the combined light and signage fittings.

Dear Jennifer Coppock,

This is an accompanying cover letter to a Section 73 application to vary planning condition 2 to 'develop in accordance with approved plans'. This letter explains the amendments that have been made to the consented 20/02370/FUL King Edward Street lighting and signage scheme and provides justification for these changes. The application also provides additional details about the materials, lighting levels, and cable route details.

1. Context & Planning History

Planning permission for the 'installation of 10no. wall mounted light fittings and 11no. hanging signs' (amended description) was granted in December 2020 (20/02370/FUL). However, the consented scheme cannot be commenced due to objections from Oxford County Council (OCC) Highways, which were received in February 2021, after planning permission was granted. Although as the Highway Authority, OCC were consulted as a statutory consultee during the determination of the application, OCC raised technical issues relating to the 'X2' combined lighting and signage fittings (further details noted in the amendments below), which is the primary reason for this application.

In order to develop the scheme, the design team have established an amended design that meets the OCC Highways technical requirements and retains the initial ambition of the consented application. The amendments are detailed below.

2. Amendments

2.1. 'X2' Brackets superseded

The consented 'X2' brackets (combined lighting and signage) are to be replaced with an 'X1' bracket (lighting) and an 'X3' bracket (signage) that are offset by more than 500mm.

OCC Highways noted the consented 'X2' swing sign attached to the street lighting bracket could add to maintenance issues and costs, as OCC are to maintain all of the lighting fittings. OCC Highways stated that there could be no commercial advertising attached to any street lighting column or bracket; therefore, the consented 'X2' brackets are technically unacceptable. However, Oxford County Council accepts the 'X1' bracket arrangement (which is without the swing sign for advertising).

The pairing of 'X1' and 'X3' brackets has no elevational blocking effect for either the lighting or signage. The proposed locations match the rationale of the consented planning application in 'side elevation' (the view as one looks down King Edward Street from either end). The elevational alignment of the 'X1' and 'X3' brackets is illustrated in drawings 'Lighting Details A' (KES-5TH-XX-XX-DR-A-4305) and 'Signage Details A' (KES-5TH-XX-XX-DR-A-4308) (as indicated with dashed lines).

The new positioning of the 'paired' 'X1' and 'X3' brackets is noted on the layout drawings (DWG 1138_802 and DWG 1138_803), but in most instances, proposed signage has been re-aligned to the centre of entrances or to the most suitable location to establish a sense of elevational 'order'. Although the 'X2' brackets have been 'de-coupled', the logic of the new locations aims to follow the existing pattern of the streetscape to retain visual simplicity – therefore continuing the intention of the consented scheme.

2.2. Additional light fitting

An additional 'X1' light fitting has been added to meet the technical lighting requirements of Oxford County Council Highways.

The additional light fitting is necessary to meet Oxford County Council Highways' technical requirements for lighting levels. The additional fitting is to be located at the northern end of the Western elevation (above the Shepard and Woodward shopfront and awning). The location of the bracket matches the streetscape logic of the other proposed brackets and is to be centrally aligned.

As not to confuse planning consents, we have elected not to change the name of the previous planning application. But, for clarity, this S73 application is for 11 light fittings and 11 separate hanging signs.

2.3. Lantern specification

The DW Windsor Avenue lantern is to be superseded by a Urbis Schreder Abbey lantern (see "SCH 1138_901" for more information).

The Urbis Schreder Abbey lantern has been selected as, this is the Oxford County Council Highways standard lantern, so it will therefore provide a better match to other lanterns in the area. In terms of aesthetics, it is a similar heritage-style lantern and is fractionally larger than the DW Windsor Avenue.

3. Additional details

3.1 Materials

The proposed materials are indicated in the exterior lighting schedule and detail drawings (SCH 1138_901, KES-5TH-XX-XX-DR-A-4308, and KES-5TH-XX-XX-DR-A-4305).

The proposed lanterns have an aluminium body with clear polycarbonate glazing and a polyester powder coated finish in Black RAL 9005. Both the signage and lighting brackets will be steel, with the same Black RAL 9005 finish. The signage fitting is to have a 700x500mm timber signage panel hung from the steel bracket on a metal chain.

3.2 Lighting Levels

The proposed lighting levels are detailed in the exterior lighting schedule 'SCH 1138_901'.

3.3 Cabling Routes

The proposed cabling routes are details on the proposed plan (DWG 1138_802), elevations (DWG 1138_803), and lighting detail drawings (DWG 1138_804 and . The proposed wiring specification is to be as per the Oxford County Council Highways standards.

3.4 Advertisement

The hanging signs will be installed at a later date. Separate advertisement consent is not being sought at this time.

4. Amendments and additional supporting information

The table below tracks the changes to the approved plans and supporting documents, plus additional information.

Document to be superseded:				Document to be superseded by:			
Title	Type	Code	Author	Title	Code	Author	Notes
Existing Lighting Layout - Plan	Drawing	DWG 1138_800 (Revision A)	Studio Dekka	Existing Lighting Layout - Plan	DWG 1138_800 (Revision B)	Studio Dekka	<i>Revised drawings note the removal and disconnection of existing light fittings</i>
Existing Lighting Layout - Elevations	Drawing	DWG 1138_800 (Revision A)	Studio Dekka	Existing Lighting Layout - Plan	DWG 1138_801 (Revision B)	Studio Dekka	<i>Revised drawings note the removal and disconnection of existing light fittings</i>
Proposed Lighting Layout – Plan	Approved Plan	DWG 1138_802 (Revision D)	Studio Dekka	Proposed Lighting Layout – Plan	DWG 1138_802 (Revision F)	Studio Dekka	<i>Proposed lighting and signage layout and indicative cabling routes</i>
Proposed Lighting Layout – Elevations	Approved Plan	DWG 1138_803 (Revision E)	Studio Dekka	Proposed Lighting Layout – Elevations	DWG 1138_803 (Revision G)	Studio Dekka	<i>Proposed lighting and signage layout and indicative cabling routes</i>
Existing and proposed lighting details	Approved Plan	DWG 1138_804 (Revision G)	Studio Dekka	Existing and proposed lighting details	DWG 1138_804 (Revision I)	Studio Dekka	<i>Updated details</i>
Exterior lighting schedule	Other	SCH 1138_901 (Revision C)	Studio Dekka	Exterior lighting schedule	SCH 1138_901 (Revision E)	Studio Dekka	<i>Updated schedule</i>
Additional supporting information							
-				‘X1’ Lighting Details A	KES-5TH-XX-XX-DR-A-4305-P02-X1	5 th Studio	<i>Lighting details only (illustrates alignment with signage)</i>
-				‘X3’ Signage Details	KES-5TH-XX-XX-DR-A-4308-P02-X3	5 th Studio	<i>Signage details only (illustrates alignment with lighting)</i>

As per your advice: we have not included a daylight/sunlight assessment, nor landscaping details as these are not relevant to the proposal; nor have we submitted a design and access statement as the proposed changes are outlined in this letter/ drawings/schedule; nor have we submitted a CIL form as the proposal does not involve the creation of floorspace.

I hope the above information is sufficient to inform you of the proposed amendments and justifies the variation of condition 2 to the consented 20/02370/FUL scheme.

Kind regards,



Benjamin Nourse
Senior Designer

On behalf of 5th Studio