

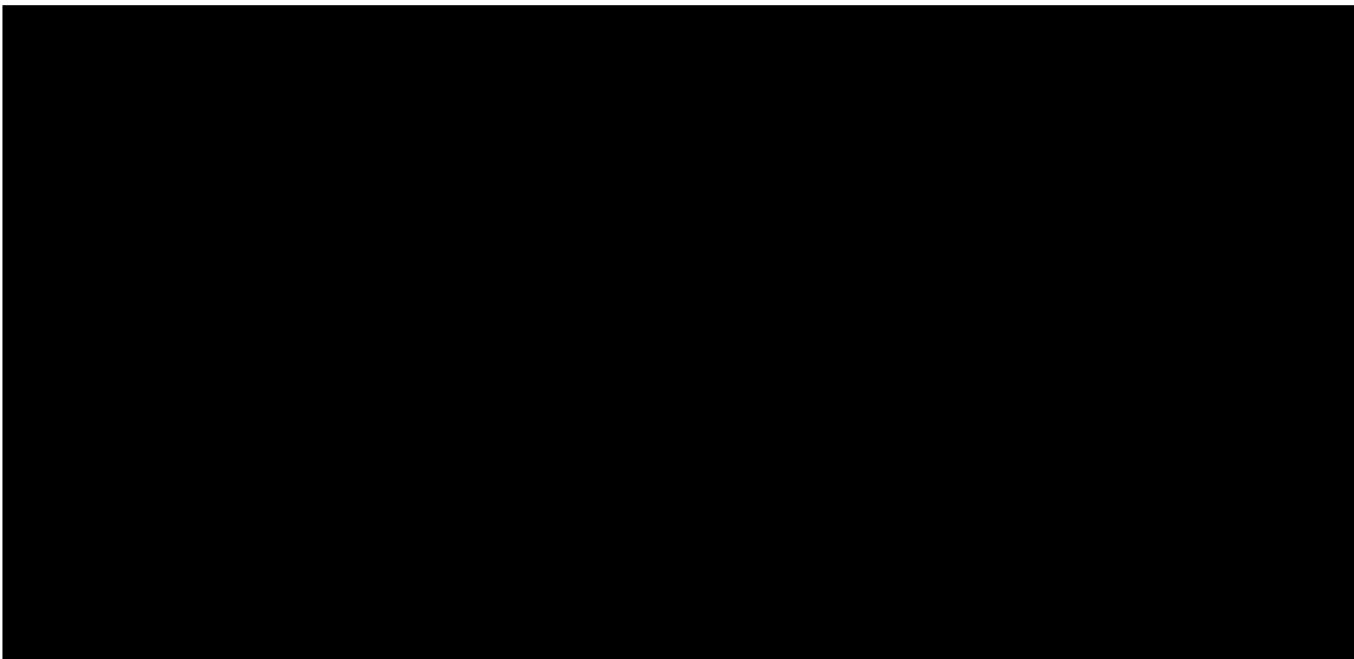
Subject: RE: Planning Permission Ref 21/00673/FUL  
Date: Friday, 5 April 2024 at 15:21:17 British Summer Time  
From: HOOPER Cleo  
To: Karen Price, REFSON Charles  
CC: Emma Brown, Steve Arthurell

Hi Charles,

I just wanted to follow up on the e-mail from Karen, unfortunately the bike store in the staircase is not permitted under Building Regulations due to the risk to the people in the flats due to the single staircase arrangement and the height of the top floor of the building. We will not be able to accept this arrangement as part of their Building Control Application, Oxfordshire Fire and Rescue Service have also similar issues with this arrangement which we have spoken to them several times as part of our consultation process with them.

If you need any further clarification from me, just let me know.

Regards



Subject: Planning Permission Ref 21/00673/FUL

Dear Charles

Thank you for your time on the telephone this morning.

As explained, building control have advised that as we have a single stair (only means of escape) and are a building over 11 metres (13.3m) we cannot have bike storage or any storage in any of the rooms within the staircase.

You will recall that condition 9 of our consent provided for a bike store in the room in the middle of the stairs on the first floor.

The condition states that the cycle storage shall be completed as shown on the approved

plans **unless agreed otherwise in writing by the Local Planning Authority.**

Accordingly, we are writing to request if the Council could please agree in writing that due to the requirements of the Fire Brigade and Building Control not to have storage in this space and there being no other space within the building, that we are not required to provide this cycle space.

On a separate note, as mentioned, our building is 58.3 metres from where the fire engine sits within Cornmarket Street to the end of the furthest point within our building which means that we exceed the 45metre distance set out in the regulations for fire hoses. Accordingly, we are having to look at alternative arrangements such as a dry riser, in order to comply. Whilst we are not sure yet if we can accommodate this we are endeavouring to review every possible option and thus if we were to be able to accommodate this it would require a flush panel on the elevation of the building that faces into Golden Cross, probably underneath the window of the Senli (money exchange unit) albeit precise location not known at this stage but it would be at low level and flush with the building with no external pipework. Accordingly, if you could also confirm that should this route be achievable that no planning permission would be required.

I do appreciate that you cannot just take my word for what Building Control and the Fire Brigade are saying and hence I have copied in Cleo Hooper from Oxford Building Control Services, in order that you can liaise with her for any confirmation on the statements I have made herein.

As explained we have a 9am teams meeting with the Fire Brigade and Building Control and the designers on the 9<sup>th</sup> April 2024 and it would be extremely useful to have a response on these points by then, if possible, in order to provide them with the comfort required to enable these matters to be resolved.

I hope you have a good weekend and thank you in anticipation of your assistance.

Kind regards

Karen

**Hawes Price Limited**

The White House

1<sup>st</sup> Floor

26 Mortimer Street

London W1W 7RB

