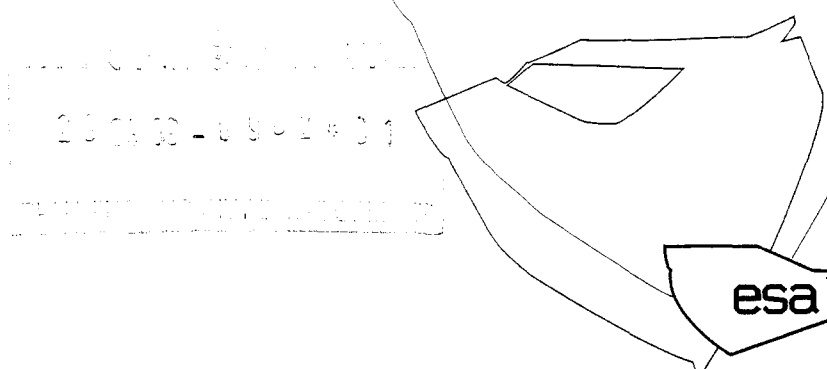


SP/NE/GRP2/07150/A2.1/001

20 April 2009

By Courier

Ken Powell Esq
Development of Planning Services
Department of Planning + City Development
Westminster City Hall
64 Victoria Street
London SW1E 6QP



Dear Ken

**14-30 OXFORD STREET + 2-3 TOTTENHAM COURT ROAD, LONDON W1
REDEVELOPMENT OF LOWER FLOORS OF 14-30 OXFORD STREET AND 2-3
TOTTENHAM COURT ROAD. DEMOLITION AND REDEVELOPMENT OF 18-24
OXFORD STREET TO PROVIDE ADDITIONAL RETAIL FLOOR SPACE. EXTENSION TO
PROVIDE ACCESS STAIRS TO THE THIRD FLOOR PEDESTRIAN WALKWAY AT THE
REAR OF 44-48 OXFORD STREET TO PROVIDE ACCESS TO OXFORD COLLEGE
YOUR REF: 09/02401/FULL and TP/1804/1637/10117/1171**

Further to your letter dated 01 April 2009, relating to the above Planning Application, please find enclosed x5 sets of revised drawings addressing the items as listed in your letter. We make the following comments relating to each item.

Item 1:-

The application cheque for £990.00 has been forwarded under separate cover by our client dated 14 April to Ms Adem as requested.

Item 2:-

"Please provide metrically scaled existing and proposed elevations of the new building"

The above point refers to the demolition of No 20-24 Oxford street. The proposed new build floor plate will be link into the existing building to the rear. As such there will be no new rear façade. The existing perimeter walls of 8-16 and 28-30 will become party walls to the proposed infill building. The proposed will have no impact upon the existing rear elevation to Hanway street.

To clarify existing conditions, a drawing has been produced using existing photographs, with accompanying roof level location plan. (The buildings proposed for demolition).

Drawing is ready for submission. (P_LW2_36)

Item 3:-

Drawing P_S_26 has been updated and is ready for substitution

Item 4:-

An acoustic survey has been commissioned and is proposed to be carried out on Wednesday 22 April 09 (subject to dry weather). The nature and scope of the survey will be agreed with the Local authority Environmental health officer prior to implementation. We would expect the report to be ready for submission 29 April.

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project	Oxford Street	date	January 2009	schedule no.	Rev - A
client	Oriana GP Ltd	prepared by	NE	authorised by	JC

APPLICATION SITE (REDLINE DRAWING - P_EP_01) - GROSS INTERNAL AREA

3741MSQ

Areas based upon drawings SK-100 - 105
All areas are Gross Internal

Existing Building Areas

Floor	26 - 28	24	22	18 - 20	14 - 16	Totals
Basement	NRI - 777msq NCI - 22msq GIA - 799msq	NRI - N/A NCI - N/A GIA - 92msq	NRI - 106msq NCI - 6msq GIA - 112msq	NRI - N/A NCI - N/A GIA - 72msq	NRI - 1290msq NCI - 294msq GIA - 1584msq	NRI - 2173msq NCI - 322msq GIA - 2669msq
Ground Floor	NRI - 820msq NCI - 117msq GIA - 937msq	NRI - N/A NCI - N/A GIA - 69msq	NRI - 77msq NCI - 6msq GIA - 83msq	NRI - N/A NCI - N/A GIA - 72msq	NRI - 1339msq NCI - 452msq GIA - 1861msq	NRI - 2236msq NCI - 575msq GIA - 3022msq
First Floor		NRI - N/A NCI - N/A GIA - 38msq	NRI - 65msq NCI - 9msq GIA - 74msq	NRI - 48msq NCI - 16msq GIA - 64msq	NRI - 1409msq NCI - 463msq GIA - 1802msq	NRI - 1522msq NCI - 488msq GIA - 1979msq
Second Floor		NRI - N/A NCI - N/A GIA - 38msq	NRI - 66msq NCI - 8msq GIA - 74msq	NRI - 44msq NCI - 17msq GIA - 61msq	NRI - 1502msq NCI - 390msq GIA - 1892msq	NRI - 1612msq NCI - 415msq GIA - 2065msq
Third Floor			NRI - 40msq NCI - 19msq GIA - 59msq	NRI - 46msq NCI - 18msq GIA - 64msq	NRI - 1183msq NCI - 96msq GIA - 1270msq	NRI - 1269msq NCI - 133msq GIA - 1402msq
Fourth Floor					NRI - 655msq NCI - 123msq GIA - 778msq	NRI - 655msq NCI - 123msq GIA - 778msq
Totals	NRI - 1597msq NCI - 139msq GIA - 1736msq	NRI - N/A NCI - N/A GIA - 237msq	NRI - 354msq NCI - 48msq GIA - 402msq	NRI - 138msq NCI - 51msq GIA - 333msq	NRI - 7378msq NCI - 1818msq GIA - 9196msq	NRI - 9467msq NCI - 2056msq GIA - 11,904msq

NRI - Nett Retail Internal
NCI - Nett Circulation Internal
GIA - Gross Internal Area

Notes

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3741MSQ

Areas based upon drawings SK-100 - 105
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Ground Floor	NRI - 820msq NCI - 117msq GIA - 937msq	NRI - N/A NCI - N/A GIA - 69msq	NRI - 77msq NCI - 6msq GIA - 83msq	NRI - N/A NCI - N/A GIA - 72msq	NRI - 1339msq NCI - 452msq GIA - 1861msq	NRI - 2236msq NCI - 575msq GIA - 3022msq
First Floor		NRI - N/A NCI - N/A GIA - 38msq	NRI - 65msq NCI - 9msq GIA - 74msq	NRI - 48msq NCI - 16msq GIA - 64msq	NRI - 1409msq NCI - 463msq GIA - 1802msq	NRI - 1522msq NCI - 488msq GIA - 1879msq
Second Floor		NRI - N/A NCI - N/A GIA - 38msq	NRI - 66msq NCI - 8msq GIA - 74msq	NRI - 44msq NCI - 17msq GIA - 61msq	NRI - 1502msq NCI - 390msq GIA - 1892msq	NRI - 1612msq NCI - 415msq GIA - 2065msq
Third Floor			NRI - 40msq NCI - 19msq GIA - 59msq	NRI - 48msq NCI - 18msq GIA - 64msq	NRI - 1183msq NCI - 96msq GIA - 1270msq	NRI - 1269msq NCI - 133msq GIA - 1402msq
Fourth Floor					NRI - 655msq NCI - 123msq GIA - 778msq	NRI - 655msq NCI - 123msq GIA - 778msq
Totals	NRI - 1597msq NCI - 139msq GIA - 1736msq	NRI - N/A NCI - N/A GIA - 237msq	NRI - 354msq NCI - 48msq GIA 402msq	NRI - 138msq NCI - 51msq GIA 333msq	NRI - 7378msq NCI - 1818msq GIA - 9196msq	NRI - 9467msq NCI - 2056msq GIA - 11,904msq

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3741MSQ

Areas based upon drawings SK-100 - 105

All areas are Gross Internal

Existing Building Areas

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Basement	NRi - 777msq NCi - 22msq GIA - 799msq	NRi - N/A NCi - N/A GIA - 92msq	NRi - 106msq NCi - 6msq GIA - 112msq	NRi - N/A NCi - N/A GIA - 72msq	NRi - 1290msq NCi - 294msq GIA - 1584msq	NRi - 2173msq NCi - 322msq GIA - 2659msq
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First Floor		NRi - N/A NCi - N/A GIA - 38msq	NRi - 65msq NCi - 9msq GIA - 74msq	NRi - 48msq NCi - 16msq GIA - 64msq	NRi - 1409msq NCi - 463msq GIA - 1802msq	NRi - 1522msq NCi - 488msq GIA - 1878msq
Second Floor		NRi - N/A NCi - N/A GIA - 38msq	NRi - 66msq NCi - 8msq GIA - 74msq	NRi - 44msq NCi - 17msq GIA - 61msq	NRi - 1502msq NCi - 390msq GIA - 1892msq	NRi - 1612msq NCi - 415msq GIA - 2065msq
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Fourth Floor					NRi - 655msq NCi - 123msq GIA - 778msq	NRi - 655msq NCi - 123msq GIA - 778msq
Totals	NRi - 1597msq NCi - 139msq GIA - 1736msq	NRi - N/A NCi - N/A GIA - 237msq	NRi - 354msq NCi - 48msq GIA - 402msq	NRi - 138msq NCi - 51msq GIA - 333msq	NRi - 7378msq NCi - 1818msq GIA - 9196msq	NRi - 9467msq NCi - 2056msq GIA - 11,904msq

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Areas based upon drawings SK-106 – 111
All areas are Gross Internal

Proposed Building Areas

Floor	Unit 3 (26 - 30)	Unit 4 (18 - 24)	Unit 5 (14 - 16)	Unit 6 (3 TCR)	Totals
Basement		NR - 1583msq NC - 114msq G/A - 1697msq	NR - 957msq NC - 108msq G/A - 1065msq		NR - 2540msq NC - 222msq G/A - 2762msq
Ground Floor	NR - 420msq NC - 35msq G/A - 455msq	NR - 1176msq NC - 154msq G/A - 1330msq	NR - 924msq NC - 151msq G/A - 1075msq	NR - 165msq NC - 10msq G/A - 175msq	NR - 2685msq NC - 350msq G/A - 3035msq
First Floor		NR - 673msq NC - 127msq G/A - 800msq	NR - 1047msq NC - 75msq G/A - 1122msq	NR - 195msq NC - 13msq G/A - 208msq	NR - 1915msq NC - 215msq G/A - 2130msq
Second Floor		NR - 782msq NC - 24msq G/A - 806msq	NR - 900msq NC - 170msq G/A - 1070msq		NR - 1682msq NC - 194msq G/A - 1876msq
Third Floor		NR - 720msq NC - 80msq G/A - 800msq	NR - 775msq NC - 68msq G/A - 843msq		NR - 1495msq NC - 148msq G/A - 1643msq
Fourth Floor		NR - 433msq NC - 8msq G/A - 441msq	NR - 567msq NC - 28msq G/A - 595msq		NR - 1000msq NC - 36msq G/A - 1036msq
Totals	NR - 420msq NC - 35msq G/A - 455msq	NR - 5369msq NC - 507msq G/A - 5874msq	NR - 5170msq NC - 600msq G/A - 5770msq	NR - 360msq NC - 23msq G/A - 383msq	NR - 11,319msq NC - 1165msq G/A - 12,482msq

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Areas based upon drawings SK-106 - 111
All areas are Gross Internal

Summary Areas Breakdown

	Totals
Total existing Retail Provision	11,904msq (GIA)
Total proposed retail provision	12,482msq (GIA)
Total net increase in retail provision	578msq (GIA)

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