

Christos Chrysanthou

From: Bluebead Architects (Office) <studio@bluebeadarchitects.co.uk>
Sent: 13 December 2025 09:01
To: Christos Chrysanthou
Subject: Re: Update on application 11257/APP/2025/2371, 23 Cowley Crescent
Attachments: P090-1-Proposed Site Plan.pdf; P100-Proposed Ground and First Floor.pdf; P302-Proposed Street Elevation.pdf; 251212 - Cycle Store Information - 23 Cowley Crescent - Bluebead Architects.pdf; P090-5-Proposed Site Plan - Parking Layout.pdf; 251212 - Asgard Annexe SBD Guide.pdf; 251212 - Asgard Annexe SBD Technical Information.pdf

Dear Christos,

Please see attached the additional documents pertaining to the proposed cycle store in response to Highways.

1. Our letter regarding compliance with London Cycle Design Standards and London Plan Policy T5
2. Technical information and dimensions of proposed cycle store
3. Updated plans to show the dimension/door opening of the cycle store to demonstrate level access and no obstructions. This is shown on:
 - o Drawing P100 (the proposed ground and first floor plan) includes the dimensions of the cycle store.
 - o Drawing P090-5 (which was overlooked by the highways officer, and already has the correct pedestrian visibility splays) has also been reattached with the cycle store door opening shown.

Please note, a few typos have also been fixed regarding the fencing provision — the fencing separating 23A Cowley from 23 Cowley shall be 1.0m high at the front and 2.0m high at the back to separate the gardens. This is reflected in:

- Drawing P090-1 (Proposed Site Plan),
- Drawing P302 (Proposed Street Elevation).

The attached documents supercede those previously provided for the application **for these document numbers only**, and all others shall remain valid.

Regarding the other outstanding highways snag:

- a speed survey shall be conducted over the next week to capture the 85th percentile speed approach on Cowley Crescent and the forward visibility splays shall be updated accordingly. Once those are completed we shall send over to you for consideration by Highways.

Regards,
Jimi Deji-Tijani
Director & Principal Architect