



Crossrail Act 2008  
Crossrail Ltd

London Borough of Camden

FISHER STREET HEAD HOUSE

Schedule 7 Plans & Specifications  
Written Statement for Information

Submission Ref: CAM/3/14

Document Number:  
C360-SKC-T-RGN-CR086\_WS095-50001



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## 1 Introduction

### 1.1 Application Background

|                   |  |
|-------------------|--|
| Scheme            | Crossrail  |
| Applicant         | Crossrail Limited  |
| Applicant Address | 25 Canada Square, Canary Wharf, London, E14 5LQ  |
| Site Address      | Fisher Street Shaft, No. 2-6 Catton and No 1-2 Fisher Street, Holborn, London WC1R 4AA   |
| Description       | Application under Schedule 7 to the Crossrail Act 2008 requesting approval to install 2.4M high SR2 fencing to the adjacent courtyards |

### 1.2 Terms of Reference

This Written Statement has been produced to provide supporting information compiled in accordance with the Crossrail Planning Forum Notes 1 & 2 as required by the planning regime established under Schedule 7 of the Crossrail Act. This statement provides the London Borough of Camden with information to assist with the determination of the Plans and Specifications submission it is not for approval.

### 1.3 Introduction to Crossrail

Crossrail is a major new cross-London rail link project that has been developed to serve London and the South East of England. Crossrail will support and maintain the status of London as a World City by providing a world class transport system. The project includes the construction of a twin-bore tunnel on a west-east alignment under Central London and the upgrading of existing National Rail lines to the east and west of Central London. The project will enable the introduction of a range of new and improved rail journeys into and through London. It includes the construction of seven central area stations, providing interchange with London Underground, National Rail and London bus services, and the upgrading or renewal of existing stations outside central London.

Crossrail will provide fast, efficient and convenient rail access to the West End and the City by linking existing routes from Shenfield and Abbey Wood in the east, with Maidenhead and Heathrow in the west. Crossrail will be a significant addition to the transport infrastructure of London and the South East of England.

It will deliver improved services for rail users through the relief of crowding, faster journeys and the provision of a range of new direct journey opportunities. The project will also have wider social and economic benefits for London and the South East of England.



Crossrail

Route Map



### 1.4 The Crossrail Act 2008

The Crossrail Act 2008 provides powers for the construction and operation of Crossrail. Schedule 1 of the Act describes the ‘scheduled works’ that the nominated undertaker will be authorised to carry out. For these works Crossrail Limited (CRL) is the nominated undertaker.

The Act deems planning permission is to be granted for the works authorised by it, subject to the conditions set out in Schedule 7. Schedule 7 includes conditions requiring various matters be subject to the approval of the relevant local planning authority.

This is therefore a different planning regime to that which usually applies in England (i.e. the Town and Country Planning Act 1990) and is different in terms of the nature of submissions and the issues that the local planning authorities (LPAs) can have regards to in determining requests for approval.

There are two types of submission that can be made by the nominated undertaker under Schedule 7.

- Plans and Specifications
- Construction Arrangements

Plans and Specifications (reflecting the description within paragraphs 6, 15 and 21 of Schedule 7), approval is required for the details of the buildings (defined in Schedule 7 Paragraph 37 (1) , above ground and nothing below ground except where it is intended for use by members of the public without a ticket (i.e. before the gate line),

Construction Arrangements approval (reflecting the description in paragraphs 7, 16 and 22 of Schedule 7) submissions are required for all works that constitute development including temporary works.



This document includes information supporting the Plans and Specifications submission in relation to the matters outlined in the table below:

|  |                  |
|--|------------------|
| Plans & Specifications (Permanent Works) | Fences and Walls |
|--|------------------|

Schedule 7 also sets out the grounds on which an LPA can refuse or impose conditions in respect of Schedule 7 submissions (see paragraphs 3.19 – 3.23). The LPA must adhere to these grounds and identify the relevant grounds when refusing or conditioning a request for approval.

### **1.5 Crossrail Construction Code**

Paragraph 1.4 of the Crossrail Environmental Minimum Requirements (EMR) states that “any nominated undertaker will be contractually bound to comply with the controls set out in the EMR and as may be developed during the passage of the Act through Parliament”. The scope of the EMR encompasses the Crossrail Construction Code.

## **2 Location & Characteristics**

The Fisher Street Shaft is situated between Bloomsbury and Holborn. Bloomsbury is a renowned area of precise Georgian Squares. It remains predominantly residential although with large institutions including the British Museum, the University of London and Great Ormond Street Hospital. The distinctive buildings and mature open spaces of Lincoln's Inn and Gray's Inn distinguish Holborn. The Fisher Street site lies partially within the Kingsway Conservation Area.

### **2.1 Description of Site Context**

The Site Location Plan (drawing no. C360-SKC-A-DDL-CR086\_SH003\_1-12101) accompanies this submission

Fisher Street Shaft is situated in the London Borough of Camden close to the intersection between the A40 (High Holborn) and the A4200 (Southampton Row). The site is contained by Fisher Street, Southampton Row and Catton Street. Fronting both Catton Street and Fisher Street is an EDF sub-station forming the sole boundary wall to the site on the east.

### **2.2 Highway Network**

The Fisher Street Site lies in the centre of a busy gyratory system encompassing Theobald's Road, Southampton Row, High Holborn and Proctor Street. Fisher Street and Catton Street are significantly narrower than the main gyratory roads and act as service routes for the buildings fronting Proctor Street and Southampton Row. Currently both streets are routed one-way for traffic movement, Fisher Street eastbound and Catton Street westbound.

Fisher Street is to be closed from its western end and will be made two-way to allow access to existing frontages during construction work. The one way system will be reinstated after construction works are complete.

### **2.3 Adjacent Land Uses**

The surrounding land uses comprises the former Central St Martins College of Art and Design, including its Student Union, an EDF Energy sub-station, a conference and training centre between Fisher Street and Catton Street (which fronts Proctor Street), and a small retail outlet on the corner of Catton street and Southampton Row. Southampton Row has a mixture of commercial uses and residential dwellings on the upper floors of the buildings. The remaining land uses comprises small professional service businesses.

Further to the south, High Holborn operates as a main centre for residents and workers in the Holborn area with retail, food and services industries at ground floor levels and with office space on the remaining floors.

### **3 Description of Crossrail Works**

The request for approval under the Schedule 7 Plans and Specification process concerns the permanent work above ground. In the context of the Fisher Street Shaft Complex, the permanent works requiring approval is the erection of fencing and change to the cladding pattern. The door in the north façade has been changed to a louvre.

Previously a wall with an extension of the cladding that would extend from the head house to both adjacent buildings either side of the head house was proposed. The proposed new fence would be located on the previously approved alignment.

The aluminium cladding to the head house has been retained and the panelling layout simplified.

The louvres and doors to the head house remain unchanged

The current proposal replaces the cladding extension with high quality secure fencing to prevent access to the site and through-access from one street to the other. Secure gates will be provided for maintenance access to these areas. Maintenance access to the head house will remain unchanged and will be from Fisher Street and emergency exit provisions still lead onto Catton Street.

### **4. Design**

Whilst the location of the fence is the only ground for consideration under the Crossrail Act, the fence has been chosen to provide a secure enclosure to the maintenance yards whilst being of a simple functional design. The fence will be Betafence Nylofor 3D Pro XL. The grid of wires is 200mmH x 50mmW, coloured 'anthracite' to match the grey of the cladding panels. The fence height is 2400mm and will be on the same alignment as the originally approved wall.

## Plans and Specifications

### 3.1 Plans for approval:

| Drawing Title   | Drawing Reference                        |
|-----------------|--|
| GA Floor Plan   | C360-SKC-A-DDA-CR086_SH003_1-20104 – P01 |
| North Elevation | C360-SKC-A-DDC-CR086_SH003_Z-20501 – P01 |
| South Elevation | C360-SKC-A-DDC-CR086_SH003_Z-20502 – P01 |

### 3.2 Plans and documents for information:

| Document Title     | Document Reference                       |
|--------------------|--|
| Site Location Plan | C360-SKC-A-DDL-CR086_SH003_1-12101 – P01 |
|                    |  |
|                    |  |



## 4 Timescales

The following table illustrates the anticipated start and end dates for the works of this submission.

| <b>Construction Stage</b> | <b>Construction Activities</b> | <b>Start Date</b> | <b>Finish Date</b> |
|---------------------------|--------------------------------|-------------------|--------------------|
| Final                     | Installation of fence          |                   |                    |

## 5 Other Consent Approvals/Notification

### Appendix A - Undertakings and Assurances

The following table consists of all the Undertakings and Assurances given to the London Borough of Camden. The complete Register of Undertakings and Assurances is available on the Crossrail website:

<http://www.crossrail.co.uk/the-railway/getting-approval/parliamentary-bill/crossrail-act---register-of-undertakings-and-assurances>

| No.  | Type        | Recipient                | Subject              | Commitment  | Location     |
|------|-------------|--------------------------|----------------------|---|--------------|
| 0543 | Undertaking | London Borough of Camden | Heritage Undertaking | The nominated undertaker shall enter into:<br>- an agreement in the form attached in appendix 1 where the nominated undertaker is authorized to carry out works affecting the listed buildings comprising Centre Point, New Oxford Street/St Giles High Street, WC2.<br>- An agreement in the form attached at Appendix 2 where the nominated undertaker is authorised to carry out works which may require works for the alteration or extension of a building falling within an area of LBC specified in the table in paragraph 2(2) of schedule 9 to the Crossrail Act for the purpose of maintaining and restoring its character as a building of special architectural or historic interest. | Borough Wide |

