

Jenna Litherland
Regeneration and Planning
Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

4 July 2018

Our Ref: 17/3583

Dear Ms Litherland,

Re: 17 Charterhouse Street, London EC1N 6RA

Application under Section 73 of the Town and Country Planning Act (1990) (As Amended)

On behalf of our client, Anglo American and De Beers (AA & DB), please find enclosed an application under Section 73 of the Town and Country Planning Act (1990) (As Amended) seeking a Minor Material Amendment to the extant planning permission 2017/4586/P pursuant to the above site.

Planning permission was granted on 24 January 2018 for the following:

Extensions and refurbishment of the existing part seven, part five storey (plus basement) building including erection of a single storey roof extension to Saffron Hill block, part two-storey and part five-storey extensions within central courtyard, part removal of the existing façade and part replacement with new glazed, metal and stonework façade to Charterhouse Street. Access alterations including redesign of existing pedestrian entrance and relocation of vehicular entrance on Charterhouse Street. Remodelling and replacement of existing plant and equipment. Provision of cycle parking spaces, and associated landscaping works.

An approved set of planning documents and drawings are listed within the decision notice, including the following:

P17-059-A-07-00 P03 – Proposed Ground Floor Plan

P17-059-A-07-EVE-03 – Proposed Charterhouse Street Elevation

It is proposed to replace the above drawings with the following drawings, which include an alternative pedestrian access in the form of a revolving door with adjacent sliding door, as opposed to the approved 'clam' style entrance:

P17-059-A-07-00 Rev. P4 - Proposed Ground Floor Plan

P17-059-A-07-ELE-03 Rev. P4 - Proposed Charterhouse Street Elevation

P17-059-A-07-ELE-30 Rev. P1 – Entrance Doors – Plan and Elevation – Revised Proposal

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton

Associate Directors
Katie Turvey | Heather Vickers

Consultant
Lorna Byrne

Associates
Sally Arnold | Rob Scadding | Alan Williams | David Williams

The following drawing shows the approved pedestrian entrance in detail:

P17-059-A-07-ELE-29 Rev. P1 – Entrance Doors – Plan and Elevation – Scheme as Approved

The explanation and rationale for proposing an alternative access is detailed in the Supplemental Access and Design Statement, dated 27 June 2018. Essentially, the unusual and specific security requirements relating to the contents and use of the building by Anglo American and De Beers preclude the use of the approved clam doors. Although this type of building entrance may be the most desirable arrangement in terms of equity of access for all authorised persons, it does not address the unusual security requirements of the businesses. This matter has been discussed with the Metropolitan Police’s Design Out Crime Officer, who supports the proposed amendment to a revolving door (and adjacent sliding door).

The proposed scheme amendments therefore seek to balance inclusive access needs with the unique security requirements of the businesses. The revised proposal provides an entrance that meets the design requirements of Part M, the recommendations of BS8300, and supports the London Plan Policy 7.2 regarding inclusive access, given that sliding door access - which may be used more easily by disabled people - is immediately adjacent to the revolving door. This access solution also provides a secure entrance that can be easily locked down, prevent unauthorised access, and therefore maximises the security and safety of occupants. The proposed revolving door is also a more energy-efficient access solution than clam doors.

The proposed revolving entrance is of a reduced height compared to the approved clam doors, offering a standardised solution which is more efficient to procure by the development team. The reduced door height of 490mm will be replaced with glazing to match other areas of the façade, and is not considered to materially affect the appearance of the façade.

We trust that the enclosed drawings and documents are sufficient for the application to be validated and look forward to receiving confirmation in due course. The application fee of £234 has been paid via the Planning Portal.

Yours sincerely,



Paul Galgey MRTPI

Senior Planner

Planning Potential

London

Appendix 1 - Letter from Metropolitan Police, 15 March 2018



Paul Gagley
Magdalen House
148 Tooley Street
London
SE1 2TU

Continous Policing Improvement
Command (CPIC)

Jim Cope

**Police Constable – Design Out Crime
Officer**

Metropolitan Police Service

Continuous Policing Improvement
Command (CPIC)

m 0208 733 3703

a. Ruislip Police Station, 5 The Oaks,
Ruislip, HA4 7LF

w: www.met.police.uk e:
Jim.Cope@met.pnn.police.uk

Dear Paul,

The following recommendations are as a result of the meeting with yourself and other relevant partners who are involved in the development of 17 Charterhouse Street, EC1 which was held on the 14th March 2018.

As discussed the major concern surrounding the design of the building is the main entrance doors that are situated on Charterhouse Street and which are opposite Shoe Lane. It is strongly felt that this area is vulnerable, as Shoe Lane provides ample space for a vehicle to achieve a maximum speed to ram the main entrance doors and force entry. This type of attack would be difficult during the day due to the large amount of traffic coming from Holborn Circus to Farringdon Street but would not be impossible if a look out was used covering the blind junction. It would more than likely occur at night when the building is not in use and vehicle activity is reduced.

The only way to prevent this type of attack on the building would be the placement of HVM (Hostile Vehicle Mitigation) bollards between the kerbing and building line. As I explained during the meeting this is something I cannot myself recommend so have requested advice from the local CTSA (Counter Terrorism Security Advisor).

Currently the main entrance doors are shown as being Two (2) automatic 'Clam' style type sliding doors. These work on the principle that as the first door opens the second door will also open in a short space of time to allow entry into the building. In theory the first door should be closed as the second opens to prevent loss of heat and prevent inclement weather from entering the building. Unfortunately, if used on a high pedestrian usage building the doors are found to be continually open and any security they may have is lost.

Therefore, as a security feature to any building I would not recommend the above style doors as the best way to control access and movement into the building. Due to the proposed use of the 17 Charterhouse Street security is a major issue and this has been addressed with other parts of the building. From analysing the plans the main

entrance/reception is currently the weakest part of the building and will need to be addressed. I would recommend the fitting of an LPS 1175 Issue SR2 (as minimum security rated product) revolving door and if another access is required complying with DDA then these should also be rated to LPS 1175 Issue SR2. Obviously these are not security tested to a vehicle attack but can easily be 'locked down' from the reception desk and prevent any other unauthorised access.

If you require any further help or advice then I will be more than happy to assist.

Yours sincerely,

Jim Cope