

# Gordon Mansions Residents Association

Please reply to: Clive Henderson, Chair, Gordon Mansions Residents Association,  
5 Gordon Mansions, Torrington Place, London WC1E 7HE.

**Regeneration and Planning,  
Development Management,**  
London Borough of Camden,  
Camden Town Hall, Argyle Street,  
London WC1H 8ND.

3<sup>rd</sup> April 2019

For the attention of Matthew Dempsey, Planning Officer/Planning Solutions Team

Sent by email to: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

Dear Matthew Dempsey,

**Re: Flat 75 Gordon Mansions, Torrington Place, London WC1E 7HE:**

*Reposition of gates to lower steps of residential block.*

**Planning Application ref: 2018/5519/P**

I am writing on behalf of Gordon Mansions Residents Association (GMRA).

Following my further telephone conversation with you today, I would like to confirm the following:

- (a). We are supportive of the existing original gate being moved to the proposed new position at the bottom of the steps (and aligned with the metal railings). We know that the

Although we are supportive of the proposal, we would also like to make the following comments:

- (b). On the drawing, the new proposed "extensions" (vertical metal balusters and spike) each side of the gate look somewhat thin (as so often happens with reproduction balusters/ railings) compared with the original balusters. It is important that these new balusters & spikes match the same (in terms of metal thickness, dimensions and design) as those of the existing railings, so that they do not appear too thin.
- (c). I appreciate the Police comment about the lock; the conflict between security (i.e. locked) and safety in terms of escape from fire etc (i.e. "turn-knob" on inner face to allow escape without a key). There is the possibility of people being able to lean over and unlock using the turn-knob. Camden has recently carried out a Fire Risk Assessment on our block of flats – when we drew attention this escape situation for the flats with external steps and lockable gates. Nonetheless, I think that the presence of a gate at the railings will generally deter people sitting on the steps; (even if there is the possibility of people being able to lean over and unlock – most people are likely to be unaware they can do this.)

(d).

Yours sincerely,

Clive Henderson, Chair, On behalf of Gordon Mansions Residents Association.

Copy: GMRA Committee