

Tudor House, 35 Gresse Street, Camden, W1T 1QY

Justification to support the application for a non-material amendment to planning permission 2020/3062/P.

Introduction

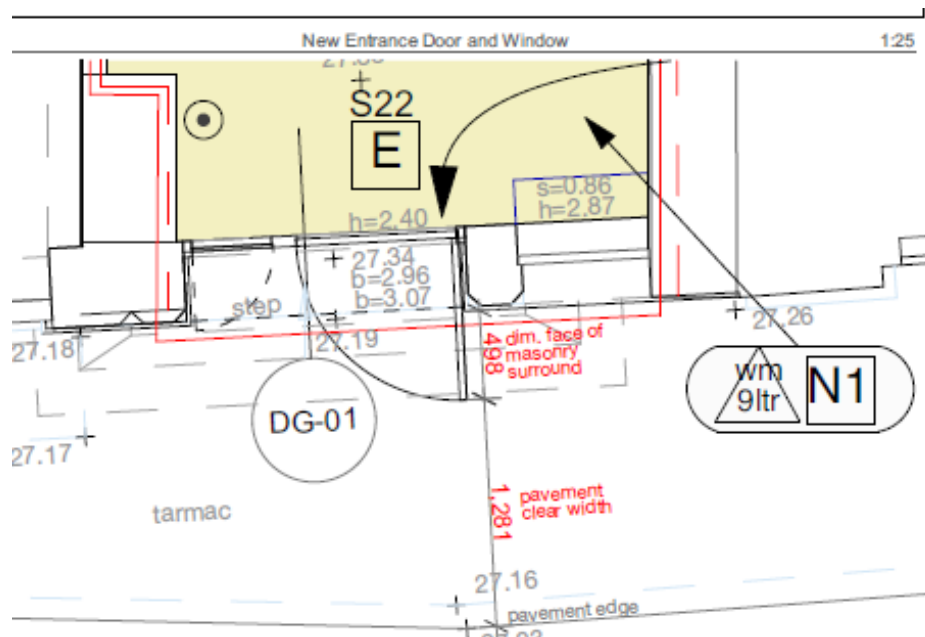
- 1.1 Planning permission (reference 2020/3062/P) was granted in November 2020 for the following development;
- “Alteration to the existing fenestration treatment including replacement of the existing windows and door to the front elevation, replacement of the window with door, installation of metal deck for a raised platform within the rear lightwell and installation of louvres first to fourth floors to the rear elevation.”*
- 1.2 The following condition was imposed requiring further details of the doorway;
- Prior to the beginning of the relevant part of the works, details of inward open front door shall be submitted and approved in writing. The details shall include the open/close mechanism and the manufacturer specification.*
- 1.3 We understand that the condition was applied to prevent any undue impact on the highway network as a result of an outward opening door.
- 1.4 The proposed doorway replaces an existing outward opening doorway which has been in place for over 20 years. The requirement for an inward opening door is not feasible for this building due to fire safety. This note sets out the reasons why this cannot be complied with and why the wording of the condition needs to be amended.

Fire Regulations

- 1.5 Tudor House is a single means of escape building and therefore the fire regulations require the doorway to be outwards opening. Fire Regulations guidance Part B, Section 5.11 it states that *‘the door of any doorway or exit should be hung to open in the direction of escape whenever reasonably practicable. It should be hung to open in the direction of escape if either of the following conditions applies;*
- a) More than 60 people are expected to leave during a fire*
 - b) There is a very high risk of fire with potential for rapid fire growth*
- 1.6 The building has a capacity which exceeds 60 people. As such, the door is required to open outwards to comply with the fire regulations.

Existing arrangement

- 1.7 The existing doorway is outward opening and this arrangement has been in place for over 20 years in order to meet fire regulations. The proposed doorway simply seeks to replace the existing doorway with a modern entrance to upgrade the building.
- 1.8 Whilst the door opens outwards, the doorframe is set back from the pavement, with a step onto the highway so only half of the doorway (498mm), when opened, encroaches the footway. Over 1.28 metres of clear footway is still maintained when the door is fully opened. This arrangement is detailed in the plan below.



- 1.9 The longevity of this arrangement confirms the acceptability and lack of harm that this arrangement presents.
- 1.10 A plan has been prepared which details the doorframe and the level of projection. The drawings confirm that the encroachment onto the highway is minimal (as a result of the set back) and therefore the continuation of an outward opening door would not adversely impact pedestrian movement on the pavement.

Summary and conclusions

- 1.11 The wording of the condition associated with planning permission 2020/3062/P is not feasible to enable compliance with current fire regulations.
- 1.12 We have demonstrated that the existing door opens outwards and continuing this arrangement with a new door would not have any undue harm on the highway whilst also ensuring that fire regulations can be met.

- 1.13 Overall, it is considered that an outward opening door is acceptable and this should be facilitated through an amendment to the condition.
- 1.14 We request that condition 4 is worded as follows:
“Prior to the beginning of the relevant part of the works, details of the front door shall be submitted and approved in writing. The details shall include the open/close mechanism and the manufacturer specification.”