

150 Holborn

DISCHARGE OF PLANNING CONDITONS
Condition Reference 10 – Pedestrian Accessway Gates

Planning Requirement:**Condition 10**

Prior to installation, details of the proposed gates to the pedestrian accessway, including a sample shall be submitted to and approved in writing by the Local Planning Authority. The gates shall only be erected in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

Development Proposals – Pedestrian Accessway / Route

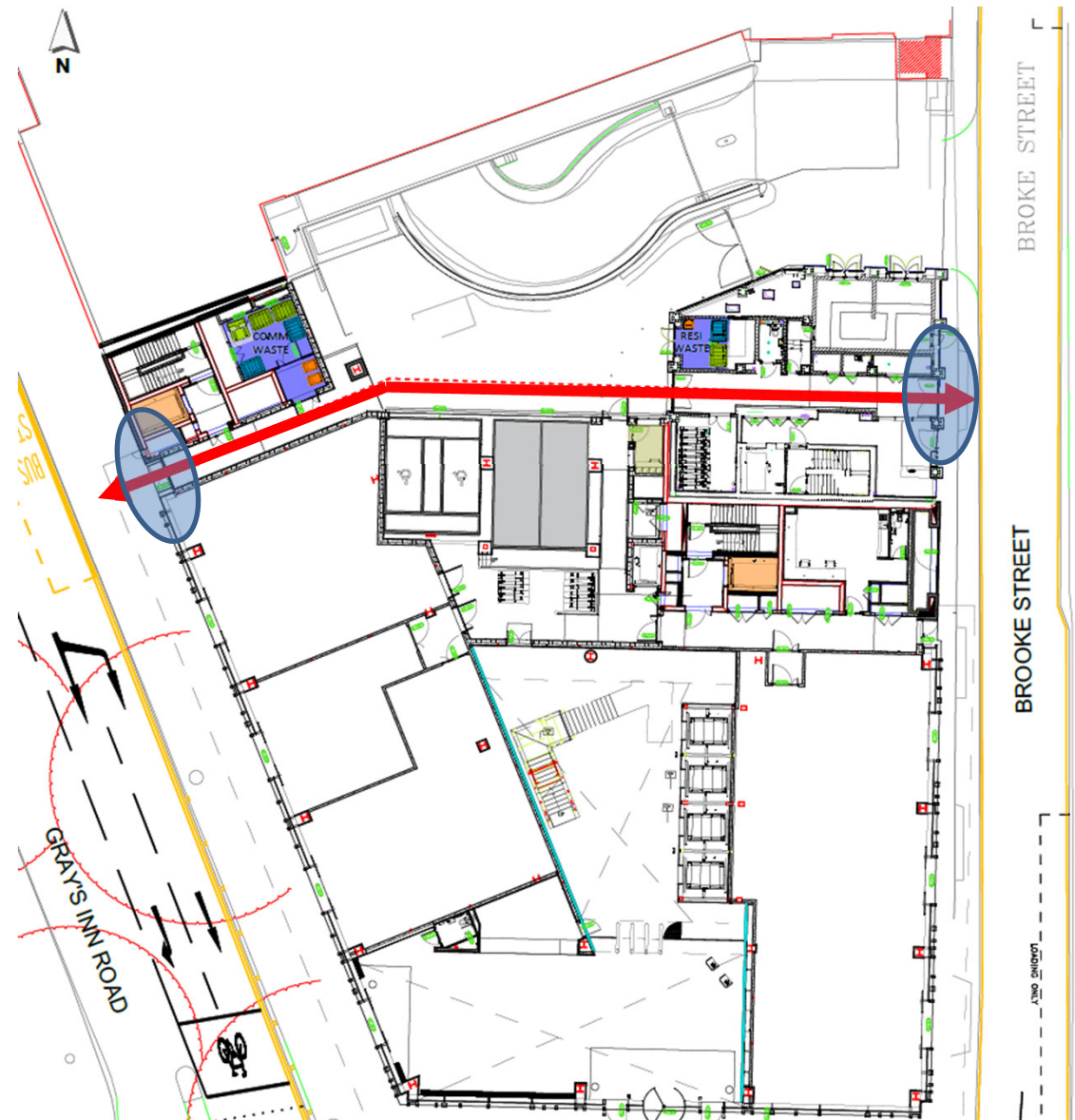
Pedestrian access to the offices will be from Holborn. The ground floor retail units will have direct access from Gray's Inn Road and Brooke Street, while the primary access to the residential units will be from Brooke Street.

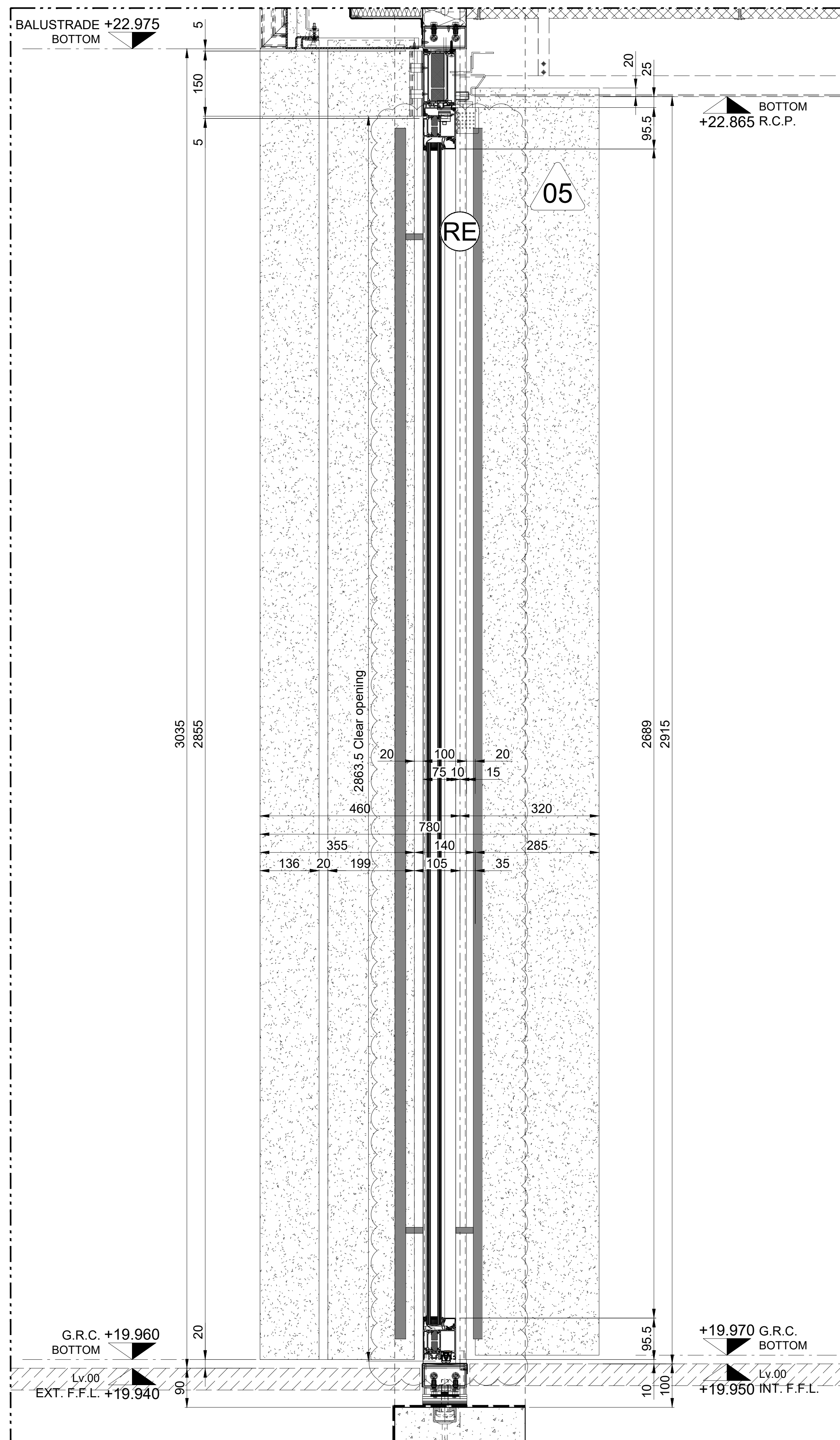
The pedestrian passageway provides a link to Gray's Inn Road with Brooke Street. A set of bollards has been provided at either end of the proposed pedestrian passageway through the servicing / parking area. The bollard lines will provide a safe area for pedestrians to wait, with excellent visibility of the whole area. This will allow them to view whether it is safe to cross the servicing area.

To access the pedestrian passageways there will be a set of secure gates at either end, one on Brooke Street and another on Gray's Inn Road – see highlighted in blue.

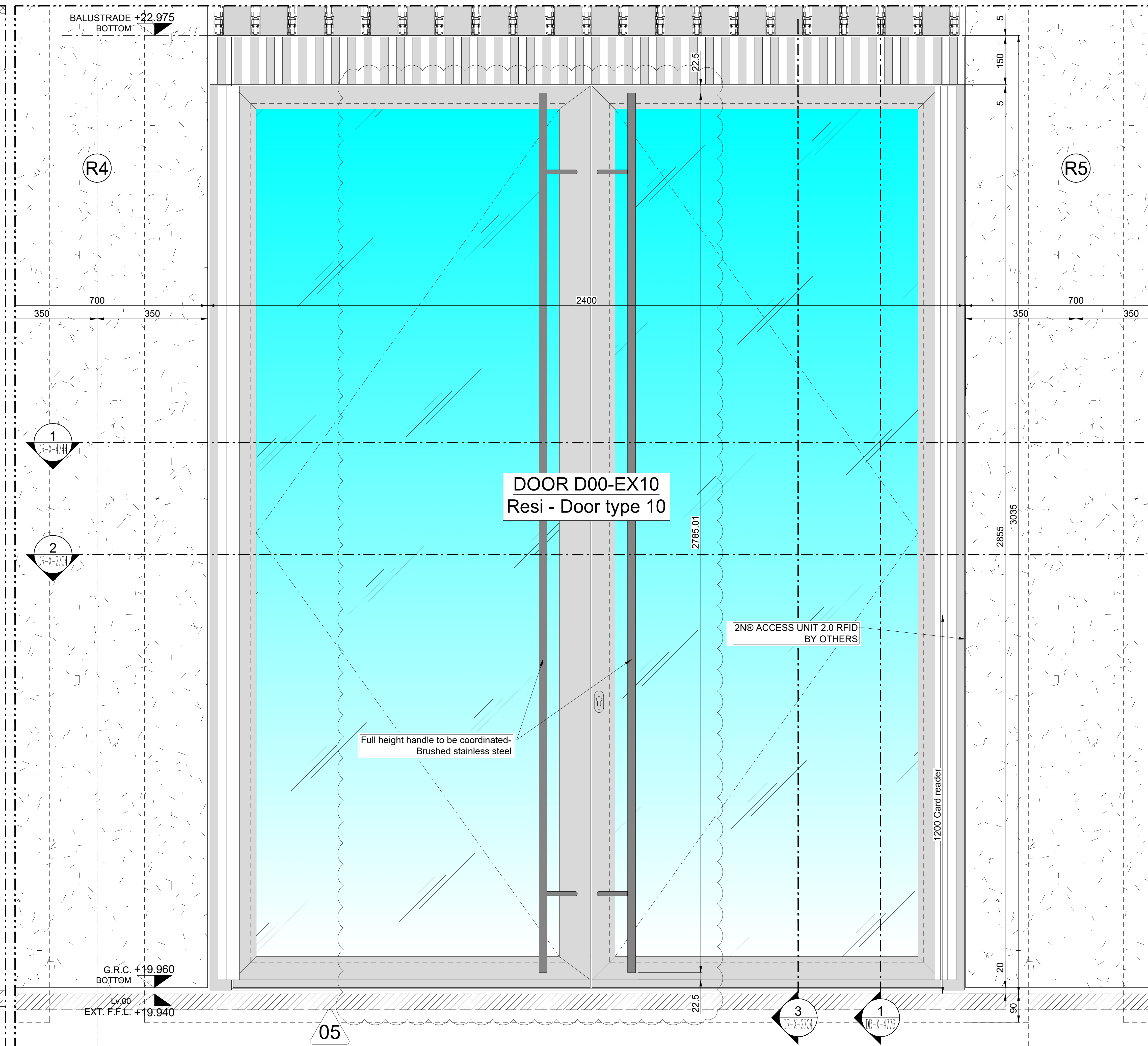
The gates are planned to be open between the hours of 7am and 7 pm to avoid unnecessary disturbance to adjacent residential properties and will be locked manually by either security personnel of the residential property and the office property retrospectively.

See door details overleaf.....



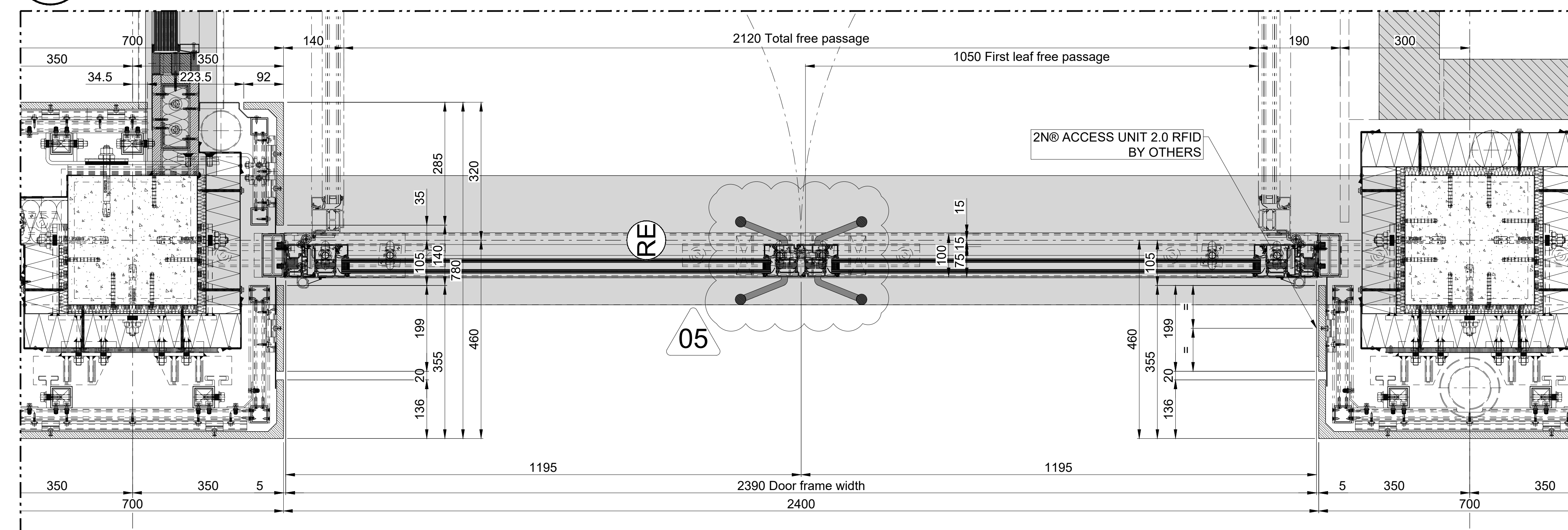


2 VERTICAL SECTION
150 Holborn – EAST SIDE
Scale: 1:6



1 ELEVATION
150 Holborn – EAST SIDE
Scale: 1:6

- PERFORMANCE:**
- Powered assisted door = YES
 - Self closer = YES
 - Floor Spring Hold Open = NO
 - Card Reader = YES (EXTERNAL) Not in PSA S.O.W
 - Push Button = YES (INTERNAL) Not in PSA S.O.W
 - Cylinder Lock = YES (UKPN)
 - Thumb Turn Lock = NO
 - Antifinger trap = YES (EXT.)
 - Door barrier protection = NO
 - Panic handle = NO



3 HORIZONTAL SECTION
150 Holborn – EAST SIDE
Scale: 1:6

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NOTES:

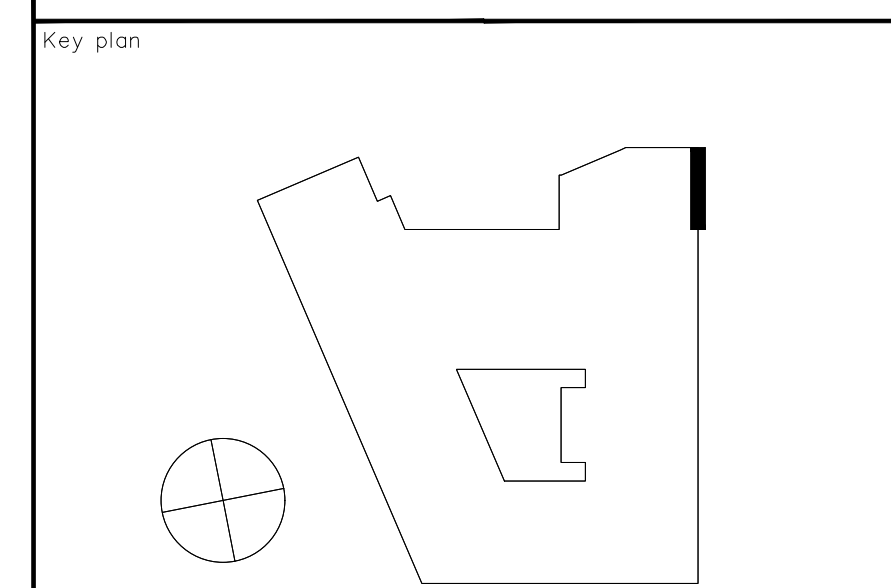


Architect
**PERKINS
+WILL**

Client
**DAR
150 HOLBORN DEVELOPMENT LIMITED**

Rev.	Date	By	Description
C05	26/11/2020	AKLC	ADDED FULL-HEIGHT HANDLE
C04	05/10/2020	AKAP	GENERAL REVISION
C03	30/06/2020	AKAP	GENERAL REVISION
C02	10/04/2020	AKDZ	GENERAL REVISION
C01	29/01/2020	AKDZ	FIRST ISSUE

Project name
**150 Holborn
London**



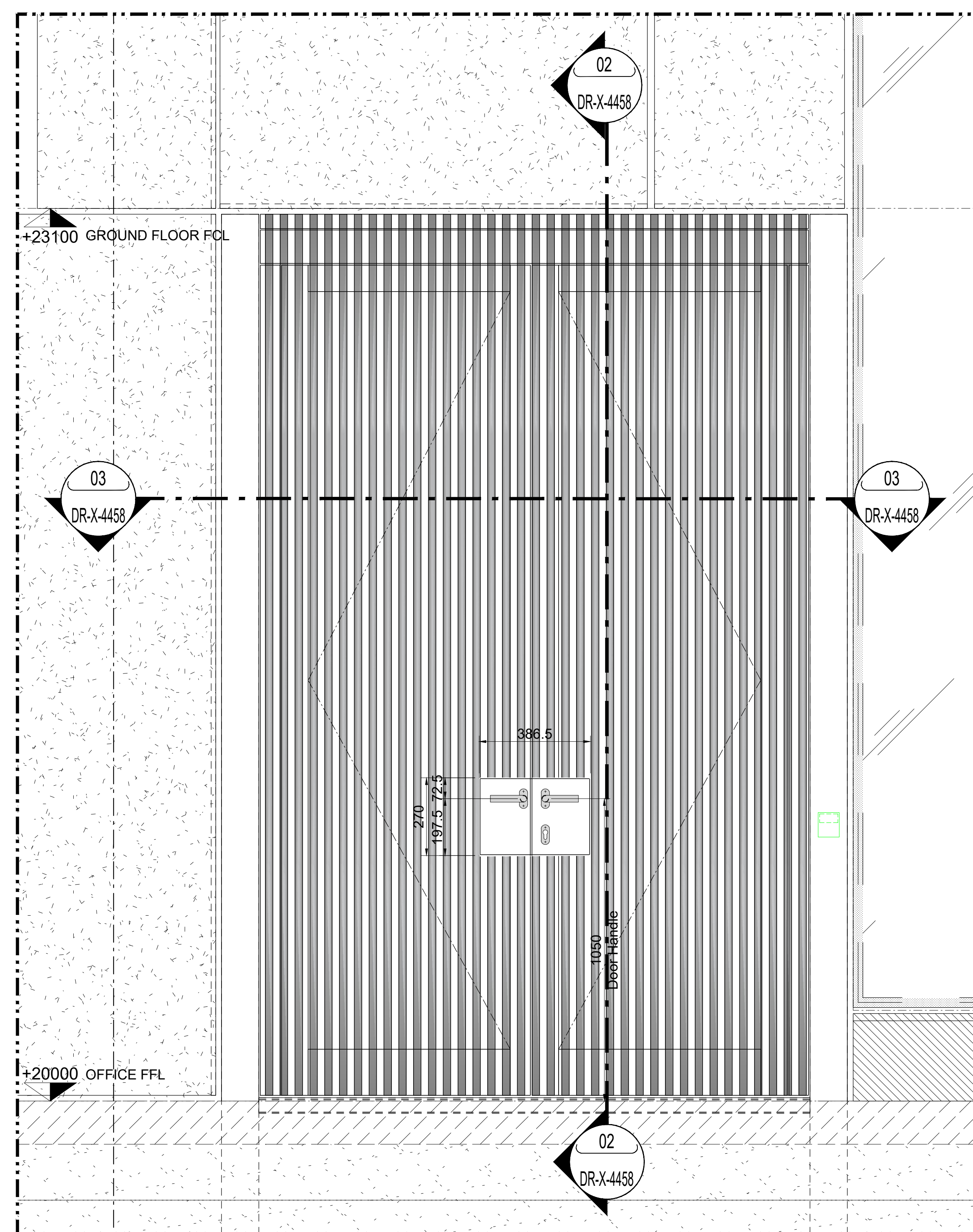
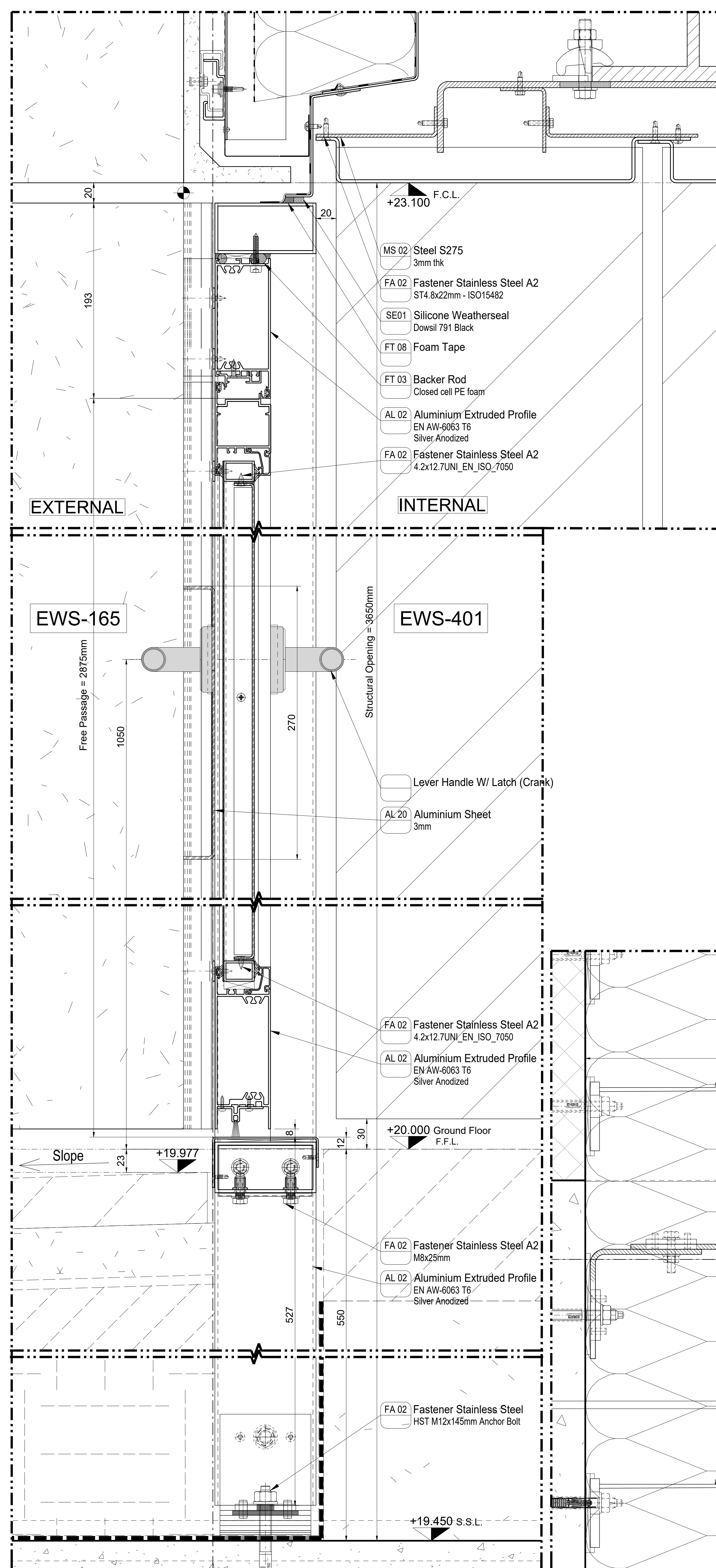
Project No. **91149** Lot No. **-**

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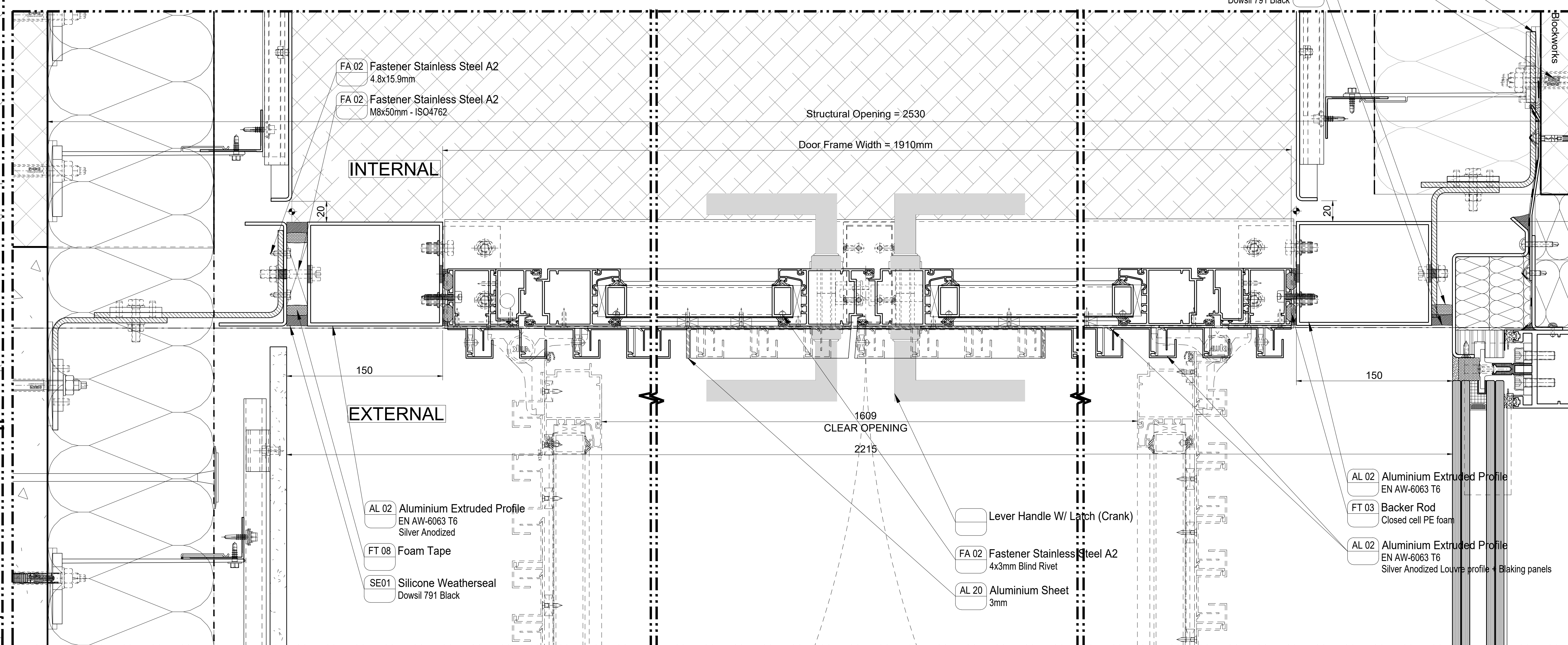
Title
**EPS 701
Elevation on door D00-EX10**

Drawn by **AKDZ** Checked by **-** Approved by **F.P.**
Scale (A0 size) **1:6** First date of issue **29.01.2020**

Status **S3** Drawing No. **150-PSA-Z2-00-DR-X-2704 C05** Revision No.
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DOOR SCHEDULE	
Mark	00.28EA
Facade Reference	EWS-165
Level	Corridor
Type	Door Type 54
Door Material	Metal
Finish	Silver Anodized Louvre profile + Blaking panels
Fire Rating	n/a
Concealed Hinges	
FHSO = Floor Spring Hold Open	
Lever Handle W/ Latch (Crank)	
Thumb Turn Lock (Rear)	
Cylinder Lock	
Mag Lock (to corridor side only)	
Card Reader (by P.isa only holes)	
Fail Safe Open	
Power Assisted; Blaking Panel Silver Anodized)	Note
open outwards	Note



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NOTES:

* WALL SHOWN ARE REQUIRED TO INSTALL
FACADE. TO BE COORDINATED FURTHER



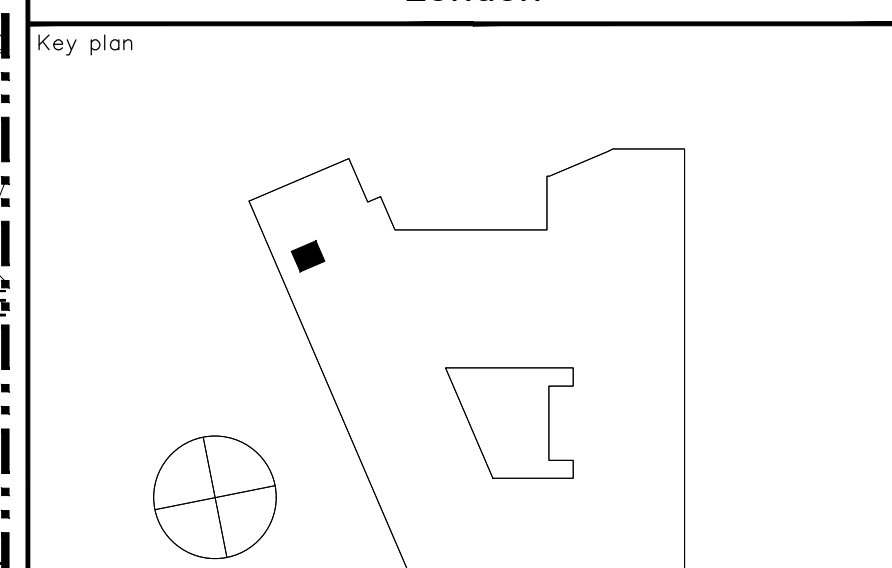
Architect

PERKINS
+ WILL

Client	DAR 150 HOLBORN DEVELOPMENT LIMITED
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C01	02.07.2020	J.S.	FIRST ISSUE
Rev	Date	By	Description
Project name			

150 Holborn
London



Page 10 of 10



Title	EWS 401 Door Type - 54 Louver Door
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Drawn by J.Siguenza	Checked by N.Deligente	Approved by D. Mishra
Scale (A0 size) 1:3		First date of issue 02.07.2020

Status	Drawing No.	Revision No.
S3	150-PSA-Z1-00-DR-X-4458	C01

Previous version:

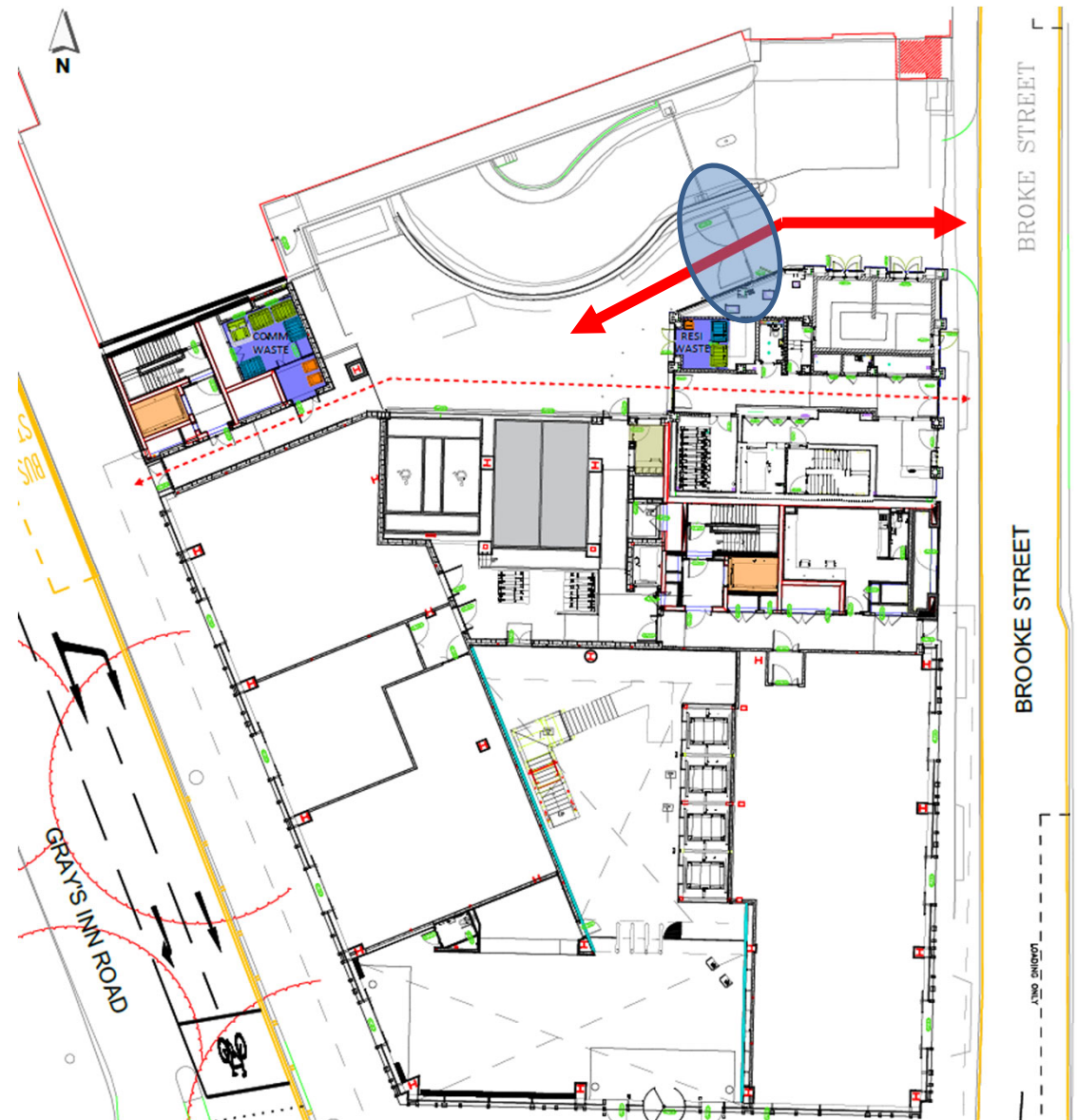
Development Proposals – Vehicular Access Gate

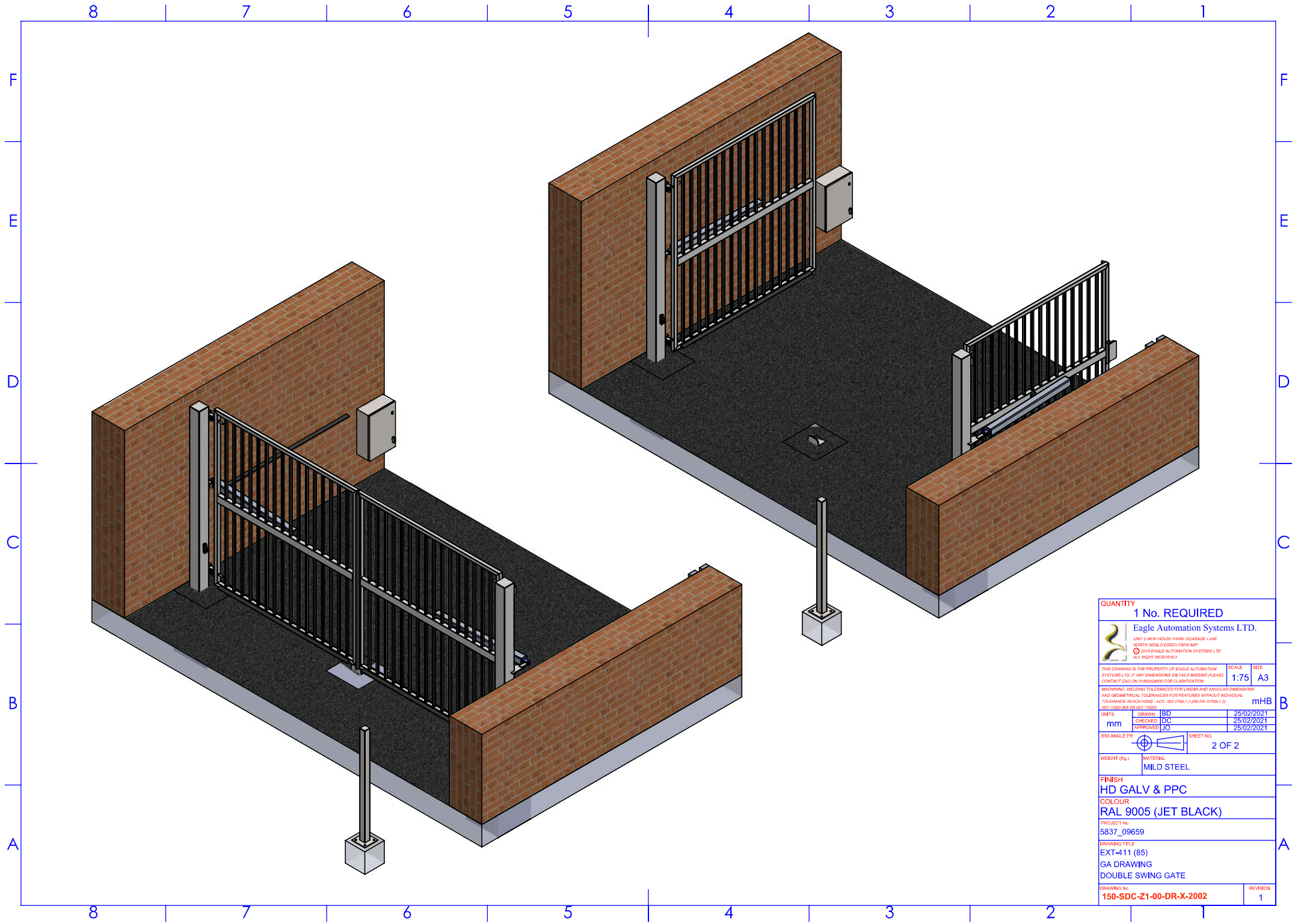
The servicing area is located at ground floor level. Vehicular access will be from Brooke Street to the north of the Proposed Development. Waste management, deliveries and parking spots for the offices will utilise this access route and its gates.



All vehicular access to the site will be from Brooke Street, as it is at present. An off-street service yard is located at the north-eastern corner of the site and is accessed via a crossover from Brooke Street. The crossover to the site is shared by a vehicular access to the basement of the adjacent Fox Court office building. No changes are proposed to the site access.

The service yard will be reconfigured to provide two 8m loading bays and two disabled car parking spaces for the site.

See gate details overleaf.....





QUANTITY			
1 No. REQUIRED			
Eagle Automation Systems LTD.			
 <div>UNIT 5 NEW HOUSE FARM VICARAGE LANE NORTH WIELD ESSEX CM9 6AP © 2019 EAGLE AUTOMATION SYSTEMS LTD ALL RIGHTS RESERVED</div>			
THIS DRAWING IS THE PROPERTY OF EAGLE AUTOMATION SYSTEMS LTD. IF ANY DIMENSIONS OR DETAILS MISSING PLEASE CONTACT EAGLE ON 01938 555555 FOR CLARIFICATION			
SCALE		SIZE	
1:75		A3	
MACHINING WELDING TOLERANCES FOR LINEAR AND ANGULAR DIMENSIONS AND GEOMETRICAL TOLERANCES FOR FEATURES WITHOUT INDIVIDUAL TOLERANCES INDICATED - ACC. ISO 2768-1/2 (SEE EN 22768-1/2) ISO 1300 (BS EN ISO 1300)			
UNITS		mHB	
DRAWN		BD	
CHECKED		DC	
APPROVED		JO	
25/02/2021		25/02/2021	
25/02/2021		25/02/2021	
3RD ANGLE PR		SHEET NO.	
		2 OF 2	
WEIGHT (kg.)		MATERIAL	
MILD STEEL			
FINISH			
HD GALV & PPC			
COLOUR			
RAL 9005 (JET BLACK)			
PROJECT NO			
5837_09659			
DRAWING TITLE			
EXT-411 (85)			
GA DRAWING			
DOUBLE SWING GATE			
DRAWING No			REVISION
150-SDC-Z1-00-DR-X-2002			1

