



Planning Condition 33
Doors on Highways

Mount Pleasant Place, Phase 2

Ryder Architecture Limited

Middlesex House
34-42 Cleveland St
London
W1T 4JE
United Kingdom

T: +44 20 7299 0550

info@ryderarchitecture.com
www.ryderarchitecture.com

Newcastle
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Project number
10407

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P1
P2

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Author
Matthew Morris
Angel Garcia

Checked
Angel Garcia
Matthew Morris

Introduction

This document has been prepared by Ryder Architecture on behalf of Taylor Wimpey Central London & McAleer and Rush, to illustrate the location of doors, gates and means of escape that are located in close proximity to the highway.

Planning Condition 33 has already been granted, however, this document presents an update to the ground floor plan layout, including the gas meter room beside the UKPN substation, and the commercial unit folding doors.

Doors On Highway Introduction

This report illustrates the location of all doors, gates and means of escape that are located in close proximity to the highway. It is assumed that the highway in this context refers to footpaths fronting the following adopted roads: Phoenix Place and Gough Street. The doors that open onto The Walk and Square P have not been taken into consideration in this report because this is privately owned land.

The marked up general arrangement plans that follow highlight the main access doors.
The planning condition wording is as follows:

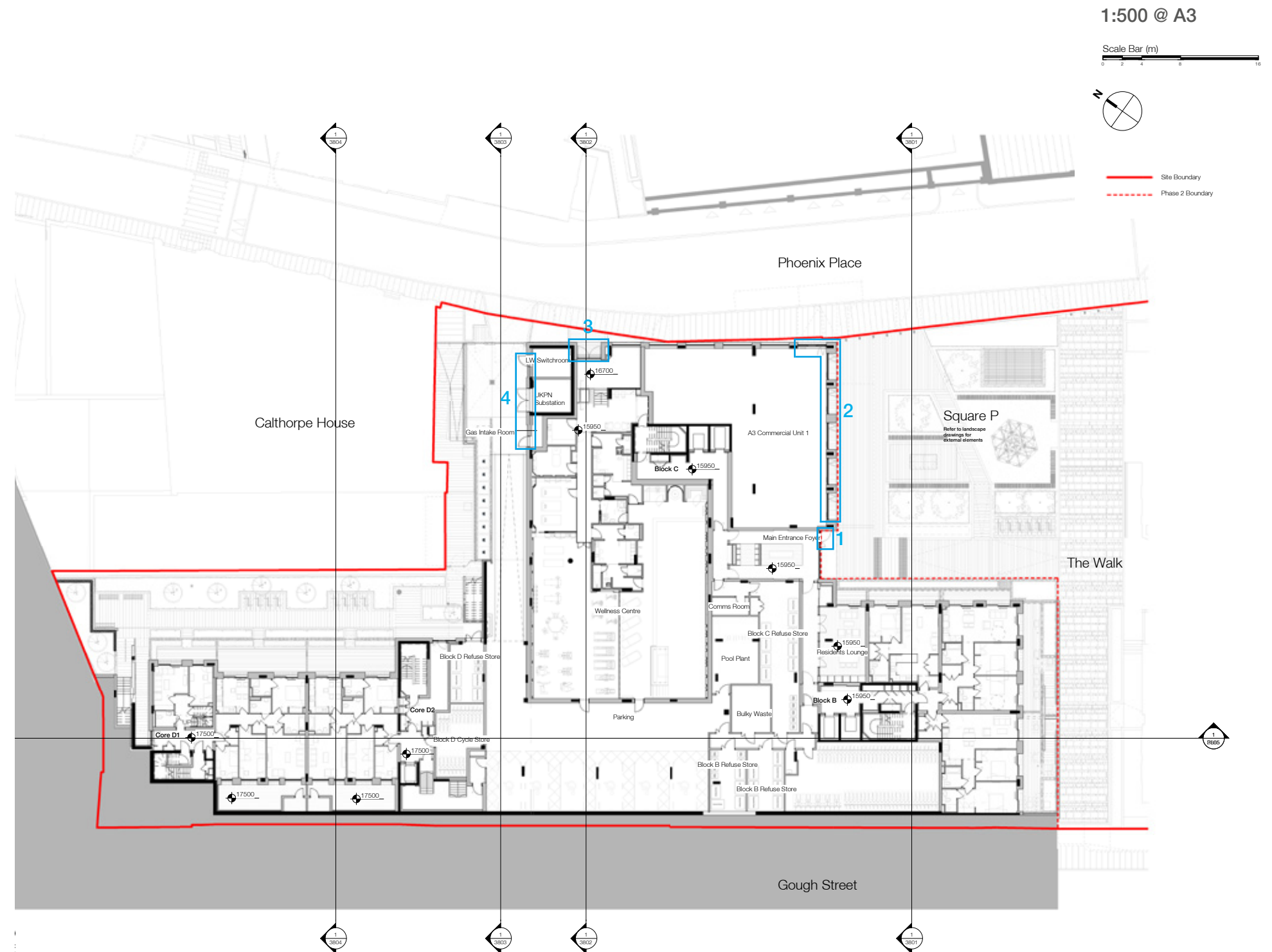
Condition No.33 Doors On Highway

Details of doors or gates and means of escape fronting the highway shall be submitted to and approved by the Local Planning Authority prior to the commencement of any superstructure works. Except where approved herein no other doors or gates shall open over or across footways, carriageways and public rights of way. This report will be used to discharge LB Camden Planning Condition no.33.

Ground Floor

1. The entrance to Block C from Phoenix Place is outward opening but is recessed into the building footprint so not to open across the footpath.
2. Doors to the commercial unit open outward onto the privately owned Square P within the brick deep reveals, with the exception of the one facing Phoenix Place which opens inwards.
3. The entrance to the wellness centre from Phoenix Place is outward opening but is recessed into the building so not to open across the footpath.
4. The electrical substation, gas meter room and switchroom open onto the private access route to the basement so do not impede the public footpath.

All other entrances at ground level on Blocks B, C and D open onto the privately owned areas.



Level 00

1:500 @ A3

Scale Bar (m)



Site Boundary
Phase 2 Boundary

First Floor

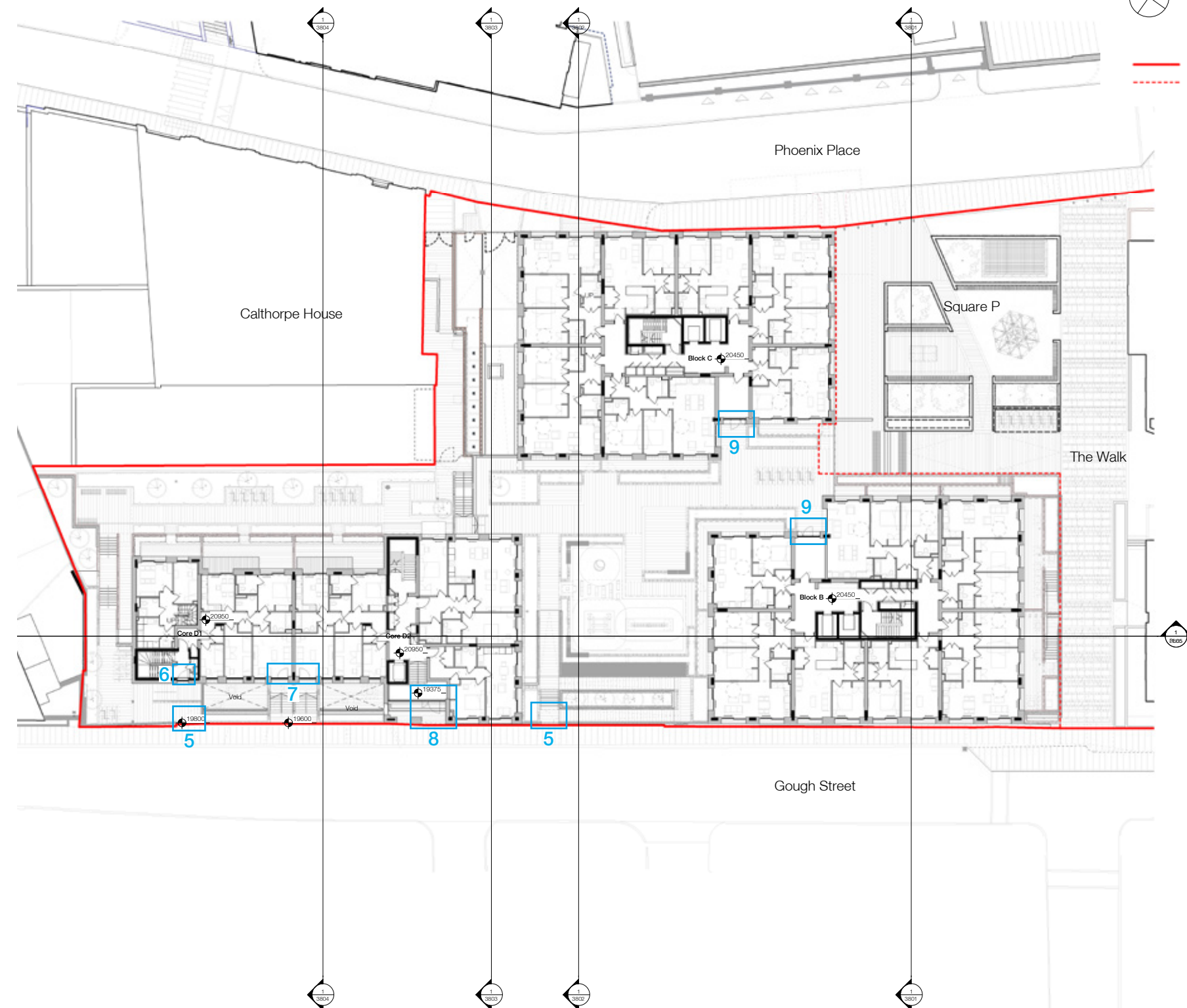
5. Access gates to podium gardens and private landscape from Gough Street open inwards so not to open across the footpath.

6. The entrance to core D1 is inward opening and setback from the street.

7. Private entrances to apartments from Gough Street open inwards and setback from the street.

8. The main entrance to Block D from Gough Street is outward opening but is recessed into the building footprint so not to open across the footpath.

9. The entrances to Blocks B and C through the podium open outward onto the privately owned landscape area.



Level 01