

Reference: 18/AP/4039

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Dear Victoria

**NEW CITY COURT, 4-26 ST THOMAS STREET, LONDON, SE1 94S
ACTIVE FRONTAGE AND FIRE ESCAPE BOUNDARY TREATMENT**

On behalf of our client, GPE (St Thomas Street) Limited, we enclose supplementary design information in support of the planning application at New City Court (your reference 18/AP/4039). This supplementary information comprises the following:

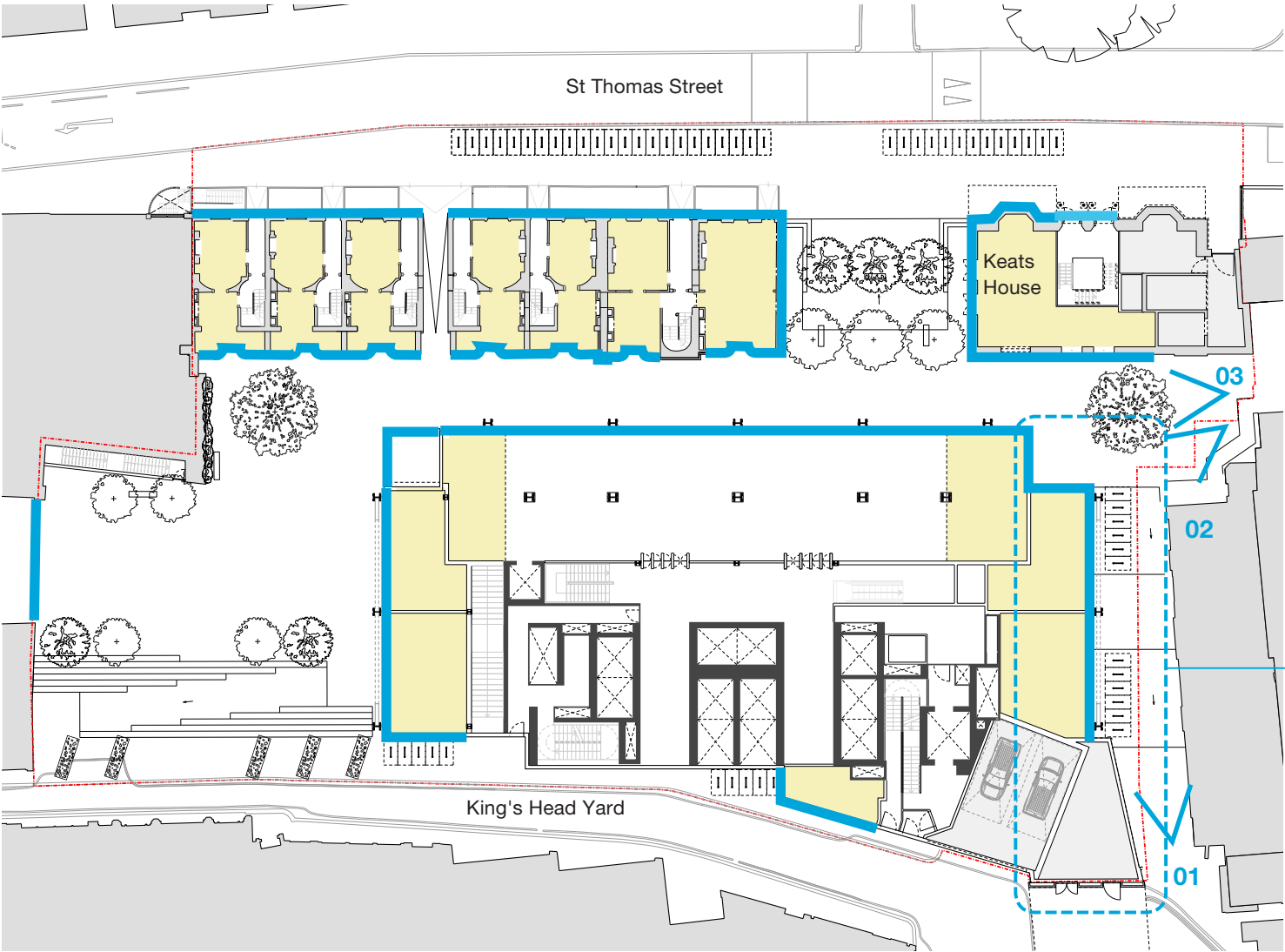
- An assessment of the proportion of active frontage.
- Design detailing of the fire escape to the rear of the Bunch of Grapes public house.

Yours sincerely

SARAH CONSIDINE
DP9 Ltd

New City Court

Active Frontage



Level 00 Floor Plan - Planning Application Proposal

Active Frontage

Keats House **65%** active frontage

Tower **61%** active frontage

Georgian Terrace **79%** active frontage

East Passage elevation **68%** active frontage

KEY
— Active frontage

In contrast to the inward looking and closed existing building the earliest intentions have been to maximise active frontages to all of the components of the site, encouraging movement through the site by the public, building users and local residents, with a diversity of uses and character.

Key measures:

- Reopening and reinstating lost Georgian terrace doors
- New retail / affordable retail uses to the Georgian Terrace with new sympathetic shop fronts to the rear.
- Reinstatement of Keats House entrances and use for active retail units at ground
- Openings within flank walks of Georgian terrace and Keats House facing the pocket park
- Tower entrance as public hall with access to retail functions
- Retail functions wrapped around the base of the tower on all sides
- Creation of elevated public garden entrance
- Creation of new tube entrance
- Where retail frontages are not provided tower functions are exposed showing the inner activity of building users and providing key access points (ie cyclist access to 1,200 spaces long and short stay).



East Passage - View 01 (Screenshot from Virtual Reality Experience)



East Passage - View 02 (Screenshot from Virtual Reality Experience)



East Passage - View 03 (Screenshot from Virtual Reality Experience)

New City Court

Bunch of Grapes Fire Escape

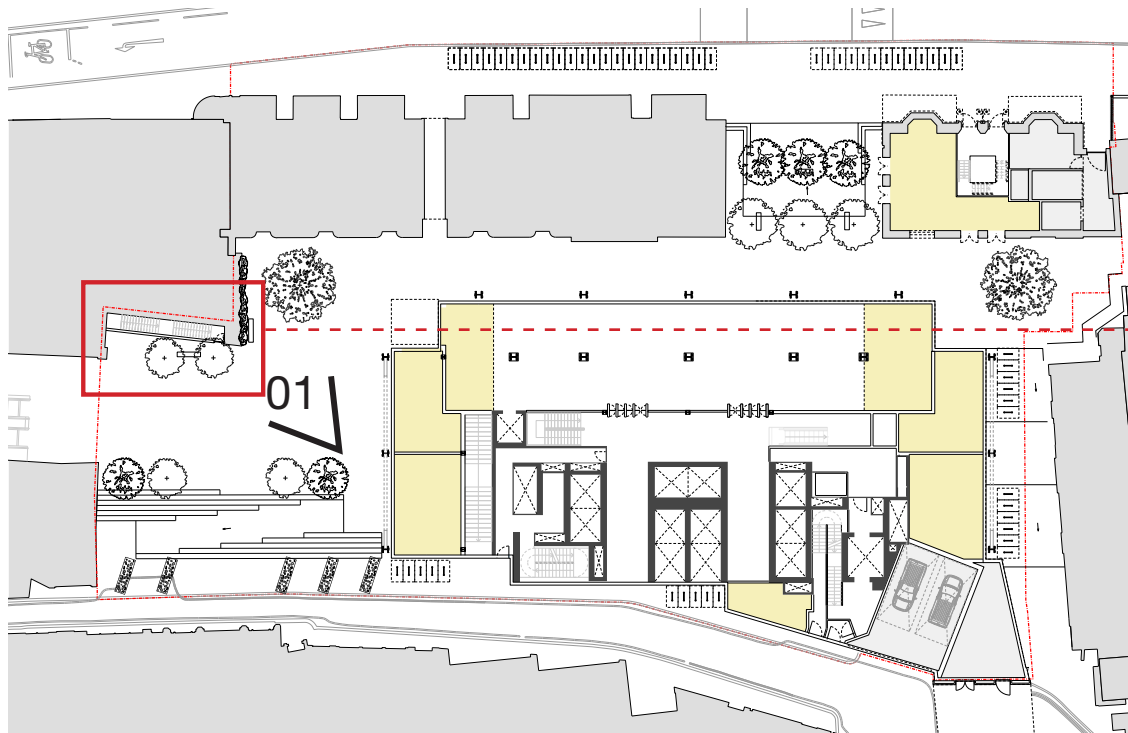


View 01 - Screenshot from virtual reality experience showing proposed fire exit door from the King's Head Square

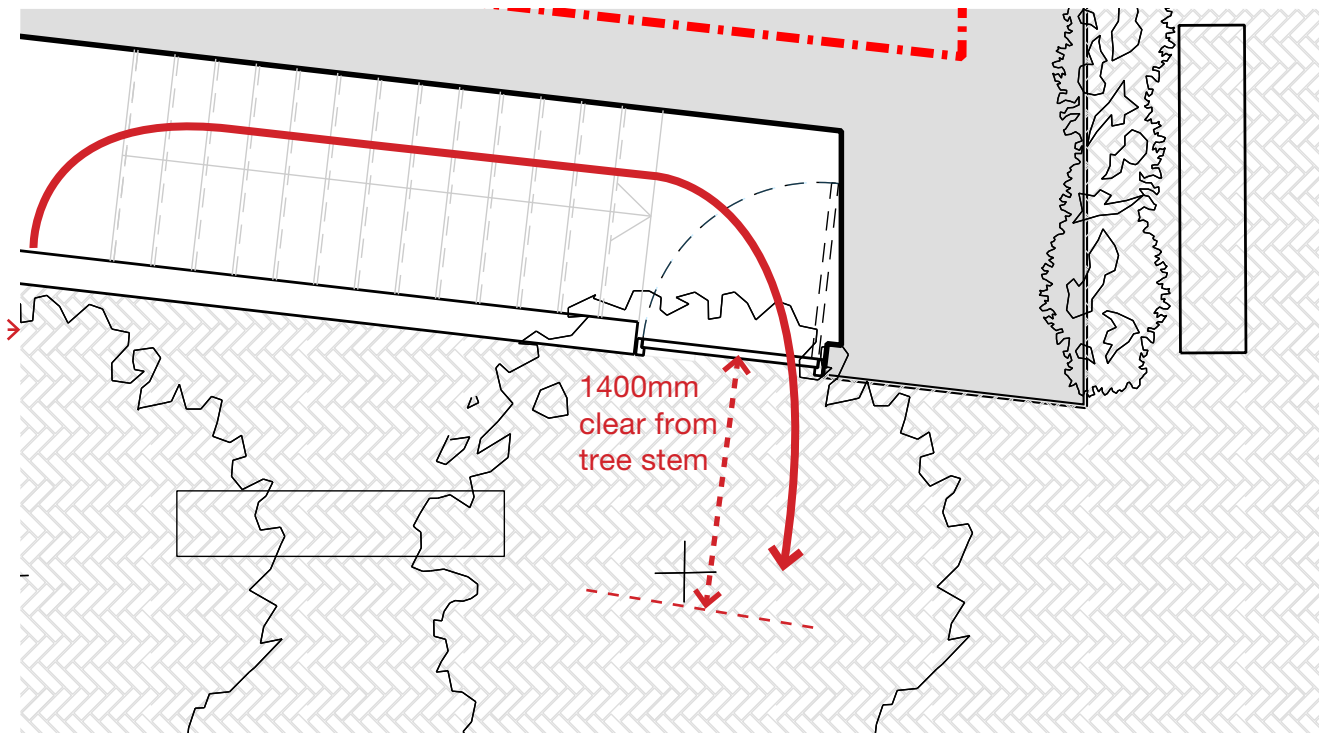
The new fire escape is proposed to sit adjacent to the Bunch of Grapes pub garden south wall. The new fire escape will be enclosed with a brick wall and incorporate a fire escape door designed to be discreet visually from the public realm. This could be achieved by cladding the door with brick slips to match the new wall.

As the fire escape sits within the Applicant's site, a building management plan will ensure the fire escape is kept operational and tested regularly. To minimise the door's visibility from the outside, it would be kept signage-free.

The door is one of three fire escape doors on this fire exit route - the others are located at B1 and B2 levels in the basement. The doors will be connected to a two-stage double knock alert system powered by an emergency power generator and will open automatically in the event of a confirmed fire. The doors will otherwise be secured at all times.



Level 00 Floor Plan - Planning Application Proposal



Level 00 Floor Plan - Fire exit