

## Robinson, Lewis

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**From:** Chipperfield, Rob  
**Sent:** 10 July 2020 12:41  
**To:** Robinson, Lewis  
**Cc:** Stokley, Gemma  
**Subject:** FW: Comments for Planning Application 20/00214/FULMAJ

**Importance:** High

Hi Lewis,

Could you redact as necessary and forward to Gemma as soon as possible – I have one further letter to do the same with which I will forward to you.

Thanks

Rob

Rob Chipperfield  
Principal Planning Officer  
Department of the Built Environment  
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*Due to Covid-19 the City Corporation Development Division will be minimising face to face meetings and participating digitally in meetings wherever possible. I am currently working remotely and am contactable by email or by using the above telephone number.*

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**From:** Liam Lawson Jones [REDACTED]  
**Sent:** 10 July 2020 11:30  
**To:** Chipperfield, Rob [REDACTED]  
**Cc:** Jeremy Randall [REDACTED]; Richards, Gwyn [REDACTED]  
**Subject:** RE: Comments for Planning Application 20/00214/FULMAJ

Rob,

We have set out our responses to this objection below.

- We do not consider that the relocation of the HSBC gates would effect the composition or view to St Paul's Cathedral or the overall design intent of Millennium Bridge.
- The works to Millennium Bridge House itself are considered to be highly beneficial in townscape views and enhance the public's appreciation of the Cathedral and the Tate Modern in a number of key townscape views including from the Millennium Bridge and the new public roof terrace.
- The HSBC gates are poorly located relative to pedestrian flow at two key points along Peter's Hill and Queen Victoria Street and we are considering relocating them to a sculpture park which commemorates Sir Anthony Caro's work in Yorkshire where we feel they would be better appreciated.
- The existing pavement along Peter's Hill is not symmetrical, or particularly high quality, particularly at the edges, nor do the buildings on either side along its entire length have any dominant architectural rhythm or composition.
- The Applicant has robustly demonstrated why achieving internal level access is not feasible at the Site due to the impact of works to the roadways beneath and the integrated structures of Castle Baynard Street, Upper Thames Street, High Timber Street and Peter's Hill. Without the steps, there would be **no** level access achieved to:-
  - o The office reception
  - o The new retail units; or
  - o The new public terrace.

- The existing building only has Equalities Act compliant level access along Paul's Walk. None of other entrances have level access, the existing office reception on Peter's Hill provides a plywood ramp in the existing condition which is not an acceptable access arrangement.
- The new steps are within a City Walkway designation and will be designed and built to the City of London's specification (at the Applicant's expense) and will enhance the pedestrian experience along Peter's Hill and the wider public realm.

Kind regards

Liam

**Liam Lawson Jones**  
Assistant Planning Consultant



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