

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. N. Fairham,
Gibberd Ltd.,
117-121 Curtain Road,
London,
EC2A 3AD

APPLICATION NO: PP/00/02908

APPLICATION DATED: 19/12/2000 DATE ACKNOWLEDGED: 20 December 2000

APPLICATION COMPLETE: 20/12/2000 DATE TO BE DECIDED BY: 14/02/2001

SITE: Royal Marsden Hospital, 203 Fulham Road, London, SW3 6JJ
PROPOSAL: Replacement of revolving door in Fulham Road elevation.

ADDRESSES TO BE CONSULTED

- 1. 78 Fulham Road
- 2.
- 3. 34 Summer Place
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

(2)

CONSULT STATUTORILY

HBMC Listed Buildings
 HBMC Setting of Buildings Grade I or II
 HBMC Demolition in Conservation Area
 Demolition Bodies
 DoT Trunk Road - Increased traffic
 DoT Westway etc.,
 Neighbouring Local Authority
 Strategic view authorities
 Kensington Palace
 Civil Aviation Authority (over 300')
 Theatres Trust
 The Environment Agency
 Thames Water
 Crossrail
 LRT/Chelsea-Hackney Line

ADVERTISE

Effect on CA
 Setting of Listed Building
 Works to Listed Building
 Departure from UDP
 Demolition in CA
 "Major Development"
 Environmental Assessment
 No Site Notice Required
 Notice Required other reason
 Police
 L.P.A.C
 British Waterways
 Environmental Health
 GLA
 Govt Office for London

OM
21/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS ROYAL MARSDEN HOSPITAL
203 FULHAM ROAD

POLLING DISTRICT QA

- PP002908
- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St. Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
17			3/73					✓								

All information on 201-221 Fulham Rd 'Royal Marsden'.

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area Proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer
Buildings and their Flats

78 Fulham Road
34 Sumner Place

SW3 6HH
SW7 3NT

Total Number of Buildings and Flats Found 2

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02908/JMW

CODE A1

Room No:

Date: 21 December 2000

DEVELOPMENT AT:

Royal Marsden Hospital, 203 Fulham Road, London, SW3 6JJ

DEVELOPMENT:

Replacement of revolving door in Fulham Road elevation.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990
(development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



FILE COPY

2079/ 2080
020-7361- 2079/ 2080

020-7937-5464
Switchboard:
Extension:
Direct Line:

Facsimile: 020-7361-3463

Date: 22 December 2000

KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02908/JMW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Royal Marsden Hospital, 203 Fulham Road, London, SW3 6JJ

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Replacement of revolving door in Fulham Road elevation.

Applicant Royal Marsden Hospital NHS Trust, Royal Marsden Hospital, 203 Fulham Road, London, SW3 6JJ

KENSINGTON TOWN HALL CHRISTMAS OPENING TIMES ARE AS

FOLLOWS:- Friday 22nd Dec 9.00 - 1.00 closed in afternoon. Mon 25th, Tue 26th Closed. Wed 27th + Thur 28th 9.30 - 1.00 then 2.00 - 4.30. Fri 29th 9.30 - 1.00 closed in afternoon. Mon 1st Jan Closed.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

REASON FOR DELAY

CASE NO. PP/00/2908

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of... 3 weeks

have been unable to pass through the case within the target period for the following reason(s) [*highlight as necessary*]

- 1) Delays due to internal Consultation [highlight one or all]
 - (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON..... Negotiation

Signed... Joanne Wallace (Case Officer)

NOTICE OF A PLANNING APPLICATION



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON
AND CHELSEA**
an application:

- (a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

Reference: PP/00/02908/JMW

Date: ~~29/12/2000~~ 03/01/01

Royal Marsden Hospital, 203 Fulham Road, London, SW3 6JJ

Replacement of revolving door in Fulham Road elevation.

APPLICANT Royal Marsden Hospital NHS Trust,

NOTES OF PHONE CALL

DATE: 13th February 2001
ADDRESS: Royal Marsden Hospital, Fulham Road
PERSON: Mr Fairham
PHONE NUMBER: 020 7739 3400
OFFICER: Jo Wallace

I phoned agent with respect to the revolving front entrance door. I explained again (as I had phoned last week) that we needed a better photo of the existing door in order to make a sound decision.

He said that he was going to be on site tomorrow, and would ask the contractor if he could get up onto the scaffolding to take some photos.

15 February 2001

Planning Department
Town Hall
Horton Street
London
W8 7NX

pc ACK
JG 16/2

For the attention of; Ms J Wallace

Dear Sirs,

ROYAL MARSDEN HOSPITAL, 205 FULHAM ROAD
Planning consent ref; DPS/DCSW/PP/00/02908

Further to our recent telephone conversation, please find enclosed photo describing the elevation of the revolving door and fanlight above.

As you can see the protective screening has now been removed and the contractor has recently painted the iron detail to the fanlight.

We trust this describes the door sufficiently for your approval. If you require any further information please contact us.

Yours faithfully



N Fairham
NSF/G0313/5.01

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SV	SE	ENF	AO ACK
38		16 FEB 2001					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Gibberd Limited

Architecture and Design
117-121 Curtain Road London EC2A 3AD
Telephone +44 (0) 20 7739 3400 Facsimile +44 (0) 20 7739 8948
E-mail studio@gibberd.com Web www.gibberd.com

Directors R A Walker B Arch FNZIA ACI Arb RIBA
R C Giff Dip Arch RIBA
R A Lester BA(Hons) B Arch RIBA MAPM FRSA
R P Mathieson BA(Hons) Dip Arch RIBA MAPM
J Mitham BA(Hons) Dip Arch RIBA MAPM
D F Comben DHE Dip LD ALI

Registered Office 117-121 Curtain Road London EC2A 3AD
Registered No. 2401244 England

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Gibberd Limited
117 - 121 Curtain Road
London
EC2A 3AD
FAO: N Fairham

Switchboard: 020-7937-5464
Extension: 3564
Direct Line: 020-7361-3564
Facsimile: 020-7361-3463
Email: joanne.wallace@rbkc.gov.uk



KENSINGTON
AND CHELSEA

19 February 2001

My reference: DPS/DCSW/PP/0 Your reference:
0/2908/JMW

Please ask for: Joanne Wallace

Dear Sir

**Town and Country Planning Act 1990
Royal Marsden Hospital, Fulham Road, SW3**

I acknowledge receipt of your letter dated 15th February 2001, with enclosed photograph of the existing revolving main entrance door of the above mentioned premises.

Whilst there is considered to be no objection in principle to the replacement of the revolving door, the removal of the decorative fanlight above is considered to be inappropriate, as it is an original feature of the building, and therefore should remain.

In these circumstances, it is considered that the proposal in its present form is considered unacceptable, and will need to be revised in order to receive a favourable recommendation. If revised plans have not been received **within 14 days** of the date of this letter, a recommendation will be made to the Planning Services Committee recommending the refusal of the current application.

If you have any queries relating to this matter, please do not hesitate to contact the above named officer.

Yours faithfully

R Thompson
Area Planning Officer
for, Executive Director, Planning & Conservation

01 March 2001

Planning Department
Town Hall
Horton Street
London
W8 7NX

(Handwritten initials in a circle) JMW

*Boat
Vom
2/3*

RP/00/2908

For the attention of; Mr J Thorne

Dear Sirs,

ROYAL MARSDEN HOSPITAL, 203 FULHAM ROAD
Planning application – Proposed revolving door

Further to your letter of 19 February 2001, please find enclosed drawings (PA) 01 rev A and (PA) 02 rev A describing our revised proposals.

We propose to restore and retain the decorative fanlight, fixed independently. This will sit proud of the proposed revolving door in it's original position.

We trust this meets with your approval

Yours faithfully

(Handwritten signature)

N Fairham
NSF/G0313/5.01

Enc (PA) 01 revA Revolving door
(PA) 02 revA Revolving door details

Cc C Randall RMH + drawings
R Herrmann RHA letter only
J McCarthy CJDP letter only
A Slee WTP letter only
M Toye WTP letter only

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	Q	SW	SE	BNF	AO ACK
- 2 MAR 2001						48	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Gibberd Limited
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R C Gidd Dip Arch RIBA
R A Lester BA(Hons) B Arch RIBA MAPM FRSA
R P Mathieson BA(Hons) Dip Arch RIBA MAPM
J Milham BA(Hons) Dip Arch RIBA MAPM
D F Comben DHE Dip LD ALJ

Registered Office 117-121 Curtain Road London EC2A 3AD
Registered No. 2401244 England

07 March 2001

Planning Department
Town Hall
Horton Street
London
W8 7NX

JMW

~~JF~~
Boadi
✓om
8/3

For the attention of: ~~Mr J Thorne~~


Dear Sirs,

ROYAL MARSDEN HOSPITAL, 203 FULHAM ROAD
Planning application – Proposed revolving door

As requested, please find enclosed three further copies of the following drawings;

(PA) 01 revA Revolving door
(PA) 02 revA Revolving door details

Yours faithfully



N Fairham
NSF/G0313/5.01

Enc 3x (PA) 01 revA Revolving door
3x (PA) 02 revA Revolving door details

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	GW	SE	ENF	AO ACK		
							- 8 MAR 2001	(33)	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs			

RT
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Gibberd Limited
Architecture and Design
117-121 Curtain Road London EC2A 3AD
Telephone +44 (0) 20 7739 3400 Facsimile +44 (0) 20 7739 8948
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Directors R A Walker B Arch FNZIA ACI Arb RIBA
R C Gill Dip Arch RIBA
R A Lester BA(Hons) B Arch RIBA MAPM FRSA
R P Mathieson BA(Hons) Dip Arch RIBA MAPM
J Milham BA(Hons) Dip Arch RIBA MAPM
D F Comben DHE Dip LD ALI

Registered Office 117-121 Curtain Road London EC2A 3AD
Registered No. 2401244 England

AE

DP1

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: ¹³ ~~8~~ March 2001

Our Ref: PP/00/02908 /COTH

Applicant's Ref:

Application Date: 19/12/2000 Complete Date: 20/12/2000

Revised Date: 2/3/2001

Applicant: Mr. N. Fairham, Gibberd Ltd., 117-121 Curtain Road, London,
EC2A 3AD

Address: Royal Marsden Hospital, 203 Fulham Road, London, SW3 6JJ

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

Class (i) - 8th Schedule development

Class (vi) - listed building consent for above Classes.

Class (ii) - shop fronts

Class (vii) - approval of facing materials

Class (iii) - conversion from non
s/c dwellings etc

Class (viii) - grant of planning permission for a
change from one kind of
non-residential use except from one
kind of non-residential use except
where this would involve the
loss of shop use

Class (iv) - amendments as required
by T.P. Committee

Class (iv) - amendments as required
by T.P. Committee

Class (ix) - grant permission licence or no
objection by T.P. Committee
under Sections 73, 74, 138, 143, 152,
153, 177 & 180 of the Highways Act

Class (v) - above classes after D.P.
Committee agree

Class (x) - Crossover under S. 108 of the Highways
Act 1980

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Replacement of revolving door in Fulham Road elevation.

**DELEGATED
APPROVAL
13 MAR 2001**

RECOMMENDED DECISION Grant planning permission

and PP/00/02908/A

RBK&C drawing(s) No. PP/00/02908 Applicant's drawing(s) No. [PA]01A, [PA]02A, [PA]03, and 2 No. photographs received 20 December 2000, and 16 February 2001.

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer

*Law
12/3/01.*

W 9.3.01

CONDITION(S) AND REASON(S) FOR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
~~*Reason - To ensure a satisfactory standard of external appearance. (R071)*~~
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

INFORMATIVE(S)

1. I09
2. I10
3. I11
4. I12
5. I21 ~~4~~
6. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD44, CD48, CD52 and CD53 . (I51)

DELEGATED REPORT

Address

Royal Marsden Hospital
203 Fulham Road

Reference PP/00/2908

Conservation Area Yes

Listed Building Yes/No

Type of Application

~~Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent~~

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Around

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by *JT*

Date

Agreed

ex/vany

12/3/01

DELEGATED REPORT

PP/01/2908

The application relates to the front entrance of the Royal Marsden Hospital, Fulham Road, and seeks to replace the existing wooden framed revolving front entrance door with a frameless glazed revolving door.

The Royal Marsden Hospital is unlisted, however lies within the Chelsea Park/Carlyle Conservation Area.

The main planning consideration is the effect the proposed door will have on the appearance of the building and the Conservation Area.

The relevant policies within the 'Conservation and Design' chapter of the Unitary Development Plan are Policies CD25 (standard of design), CD44 (alterations), CD48, CD52 and CD53 (Development within Conservation Areas).

The original application proposed the removal of a decorative fanlight above the door, however this was considered inappropriate, as it is an original feature of the building. The revised plans show that the fanlight will be retained, and fixed proud of the proposed glass revolving door.

It is therefore considered that the proposed revolving door is in keeping with the architectural style of the building, and would not adversely harm the appearance of the surrounding area. It is considered that the proposed frameless glazed revolving door will not harm the character and appearance of the Chelsea Park/Carlyle Conservation Area. The proposal is therefore consistent with the Council's policies as contained in the Unitary Development Plan, in particular Policies CD25, CD44, CD48, CD52 and CD53.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

PP002908

R.B.K. & C.
TOWN PLANNING

20 DEC 2000

RECEIVED

PP002908

DELEGATED
APPROVAL
13 MAR 2001



VIEW ONE - ENTRANCE OF ROYAL MARSDEN HOSPITAL

Received 16 Feb 2001

DELEGATED
APPROVAL
13 MAR 2001



ROYAL MARSDEN HOSPITAL FULHAM ROAD
Photograph of existing revolving door