

**Platignum Properties Limited  
Residential Amenity Management Plan**

**Introduction**

1. This Residential Amenity Management Plan has been prepared to outline the draft Operational Management Strategy for the commercial terraces within the development at 300 Gray's Inn Road (the "Site"). Further details on how the design of the building is intended to mitigate and minimise overlooking is included within the Design and Access Statement prepared by Haptic Architects.
2. Platignum Properties Limited (the "Applicant") recognises the need to provide exemplary management of the new commercial terraces to ensure that there is no harm to neighbouring residents or occupiers.
3. The development proposes the introduction of three new commercial terraces; one at eighth floor level on the corner of Gray's Inn Road and Acton Street, and two at ninth floor level on the eastern and western elevations.

**Management of the Commercial Terraces**

4. Haptic Architects have designed the terraces sensitively to minimise and mitigate any overlooking impacts as far as possible.
5. BBUK have been appointed to bring forward detailed landscaping proposals.
6. The Applicant recognises that uncontrolled access could cause nuisance to neighbouring residents and businesses. It is therefore proposed that the office terrace will only be accessible from 08:00 until 21:00 daily (Monday-Friday) to limit any impact on residents. Phone calls and loud conversations will be discouraged.
7. Smoking will not be permitted on any of the terraces in line with Legislation and music will not be permitted to be played.
8. Security staff will carry out daily checks and there will be a 24-hour presence on site.
9. The nature of a commercial terrace lends itself to be less intensively used than that of other external amenity spaces.
10. Auricl concluded in their acoustic report that the noise generated by the office terraces is not likely to be noticeable or cause nuisance to the nearest sensitive receptors based on the background noise survey.

**Overlooking, Lighting and Design**

11. This section has been prepared to outline the design measures which have been incorporated into the development to minimise overlooking from the new office terraces. It should be read alongside the Design and Access Statement, prepared by Haptic Architects.

## 300 Gray's Inn Road

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12. At levels nine and ten where the commercial building is sufficiently higher than the nearby residential properties, the building massing sets back to create terraces for use by the commercial occupiers.
13. The terrace at eighth floor level on the corner of Gray's Inn Road and Acton street measures 15.8sqm.
14. The terrace at ninth floor level along Gray's Inn Road and wrapping round the building on the southern façade is 83.6sqm.
15. The terrace at ninth floor level to rear of the property measures 21.1sqm.
16. A layer of privacy screening is proposed as part of the landscaping strategy to the edge of the terraces to ensure any potential overlooking is minimised.
17. The plants selected for the landscaping of the terraces have been carefully considered to provide established planting year-round.



18. The building will utilize an automated lighting system (PIR) where after business hours the lighting will turn off when activity has not been detected for 30 minutes or less. The PIRs are arranged by zone and not the whole floorplate thereby reducing the unnecessary lighting further. However, all lights were modelled as on for the purpose of this analysis.
19. We estimate, the additional light due to the development, will be low as a result of the light produced by street lighting and other existing lighting around these properties.

### Summary

### 300 Gray's Inn Road

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20. The applicant will ensure the building would be managed as described in this statement to ensure that the commercial terraces do not harm the neighbouring residential and commercial occupiers, something which is of paramount importance. The design of the building itself has been carefully considered to screen the impacts of any external amenity spaces and any negative impacts in terms of overlooking.
21. The light pollution caused by the new development has been considered and PIRs will be implemented to ensure the additional light due to the development will be low.
22. The impact of the operational use of the terraces has been considered by Auricl who have concluded that their use will not cause any noise nuisance to residents.