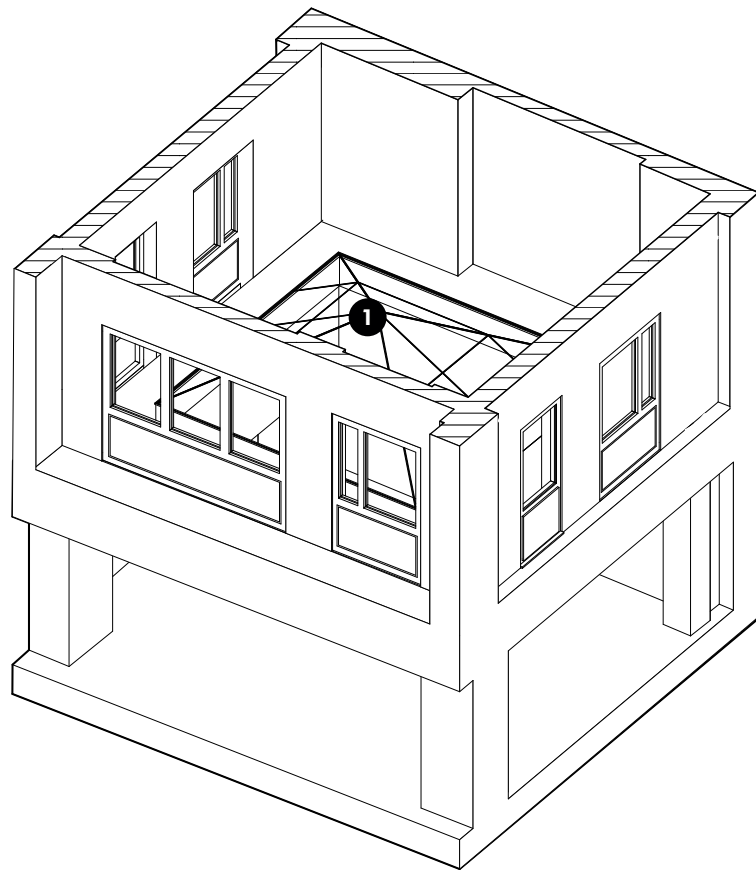
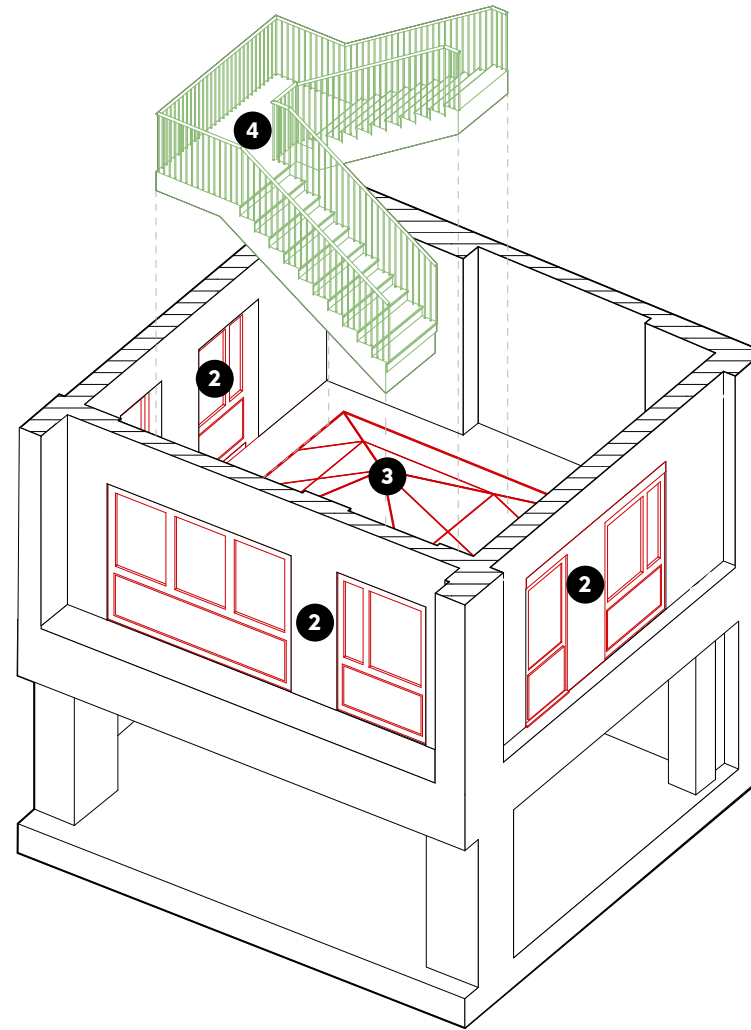




Illustrative view of the outdoor area created next to the north light well extension as a break out space for the adjacent office unit.

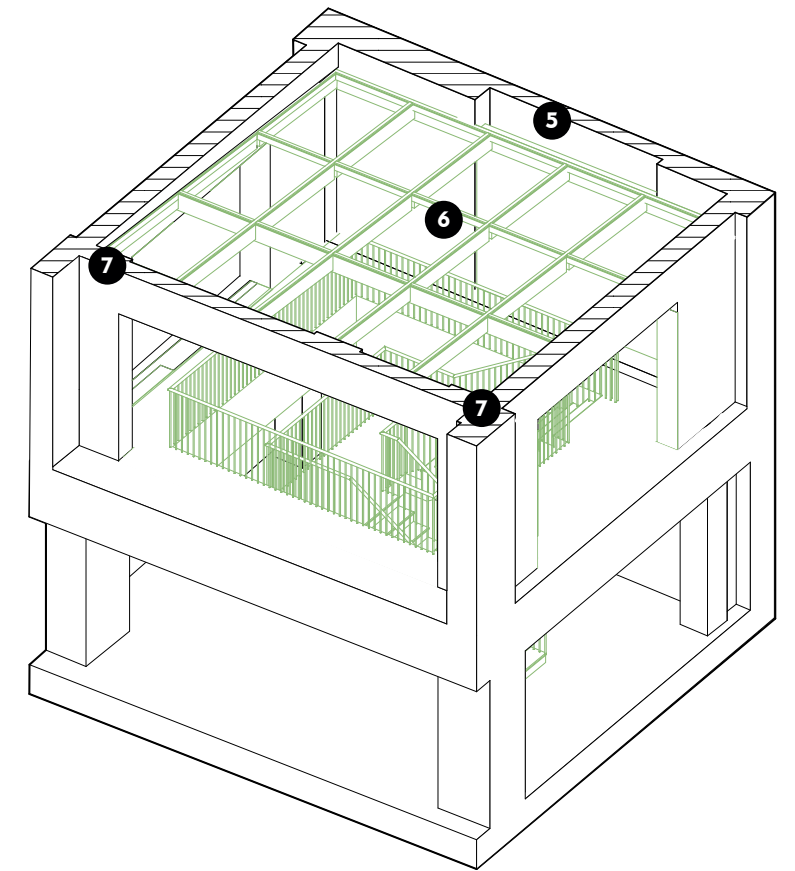


1. Existing roof lantern in light well extends light into the basement unit.



- 2. Window openings and non-structural walls are removed to connect ground floor interior with light well.
- 3. Roof lantern is removed but existing opening to basement retained.
- 4. Introducing a new staircase into the existing opening of the former roof light.

3.3 DESIGN - SOUTH LIGHTWELL



- 5. Straighten and insulate existing perimeter wall.
- 6. Enclosing the new extension with a glass roof that spans over the whole light well area.
- 7. New drainage system is connected to existing rain water pipes, located within the existing columns.

Key

- Proposed
- Demolition



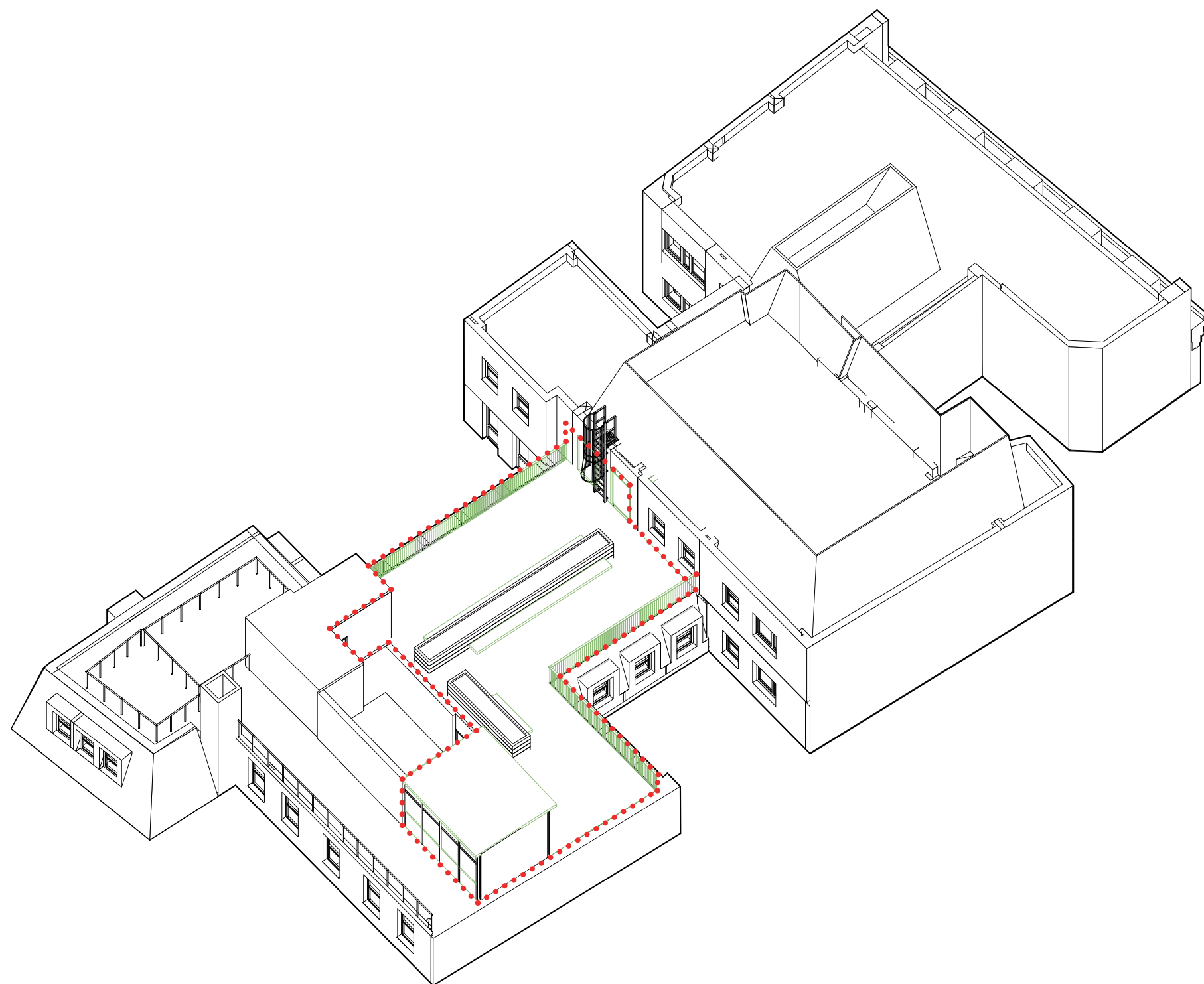
Illustrative view of the new south light well extension with staircase looking south.



Illustrative view of the new south light well extension with staircase looking west.



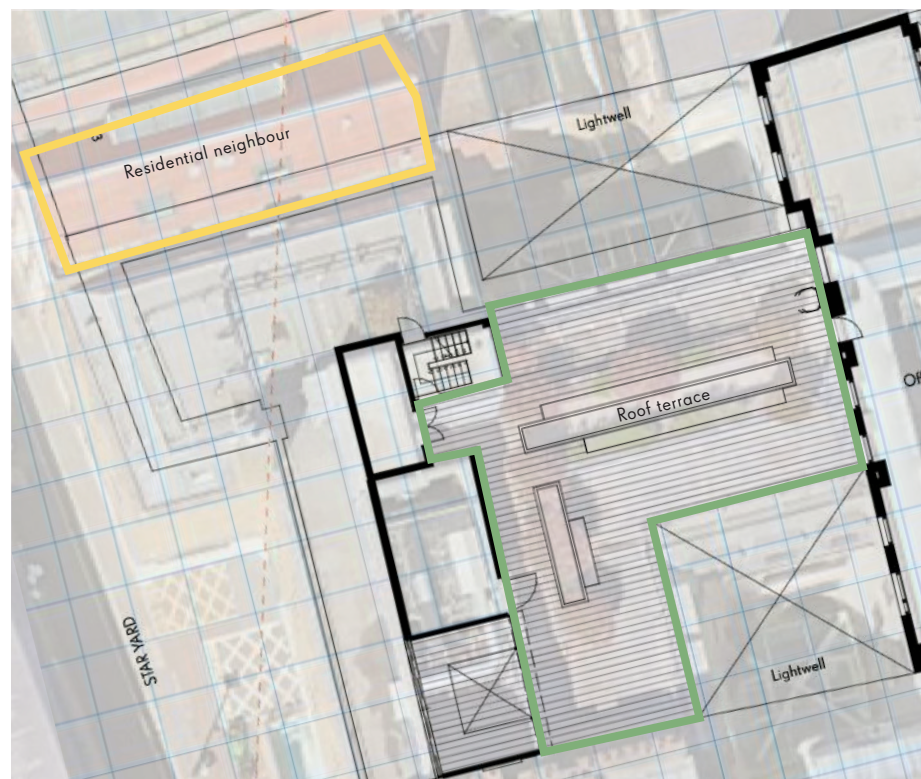
Illustrative view of the new south light well extension with staircase looking east.



4.0 DESIGN PROPOSAL - ROOF TERRACE EXTENSION

4.1 APPROACH

The existing roof area is not configured for use. It is solely designed for emergency exit routes. The new design proposes a change in use and create a roof terrace which will be available for all units within the building and therefore offers an additional amenity space for the tenants.



1. Floor plan of roof terrace with visual line towards residential neighbour



2. Areal view of roof terrace and neighbouring windows facing property.

4.2 RESIDENTIAL NEIGHBOUR

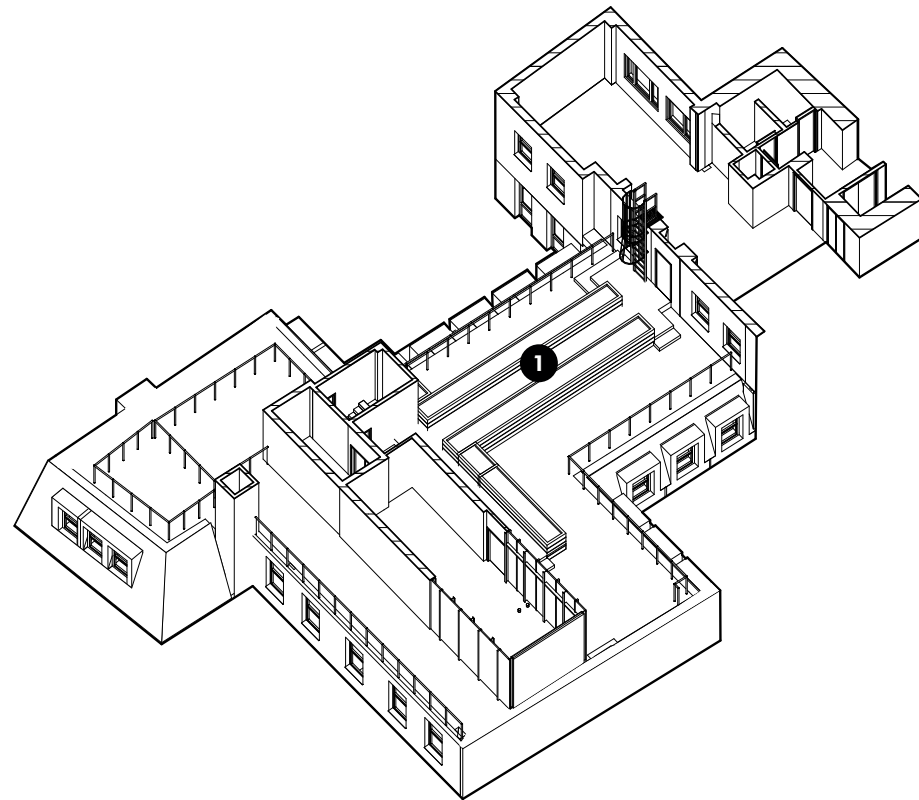
Adjacent to 90 Chancery Lane, the building of 3 Star Yard comprises a residential unit on the top two floors, offering a view of the north light well.

The windows of the office units on the third and fourth floors have a line of sight to neighboring windows. Consequently, the suggested roof terrace will not create an additional privacy concern.

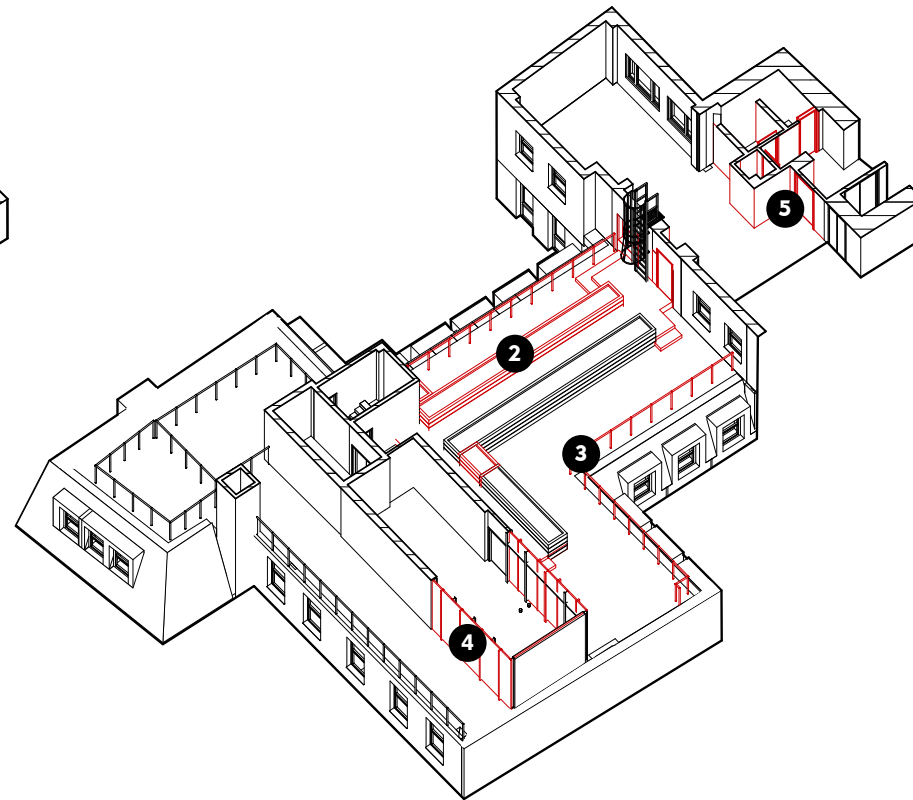
In addition, the roof terrace will be solely accessible to occupants of the office units, restricting noise disturbances to regular working hours and weekdays.



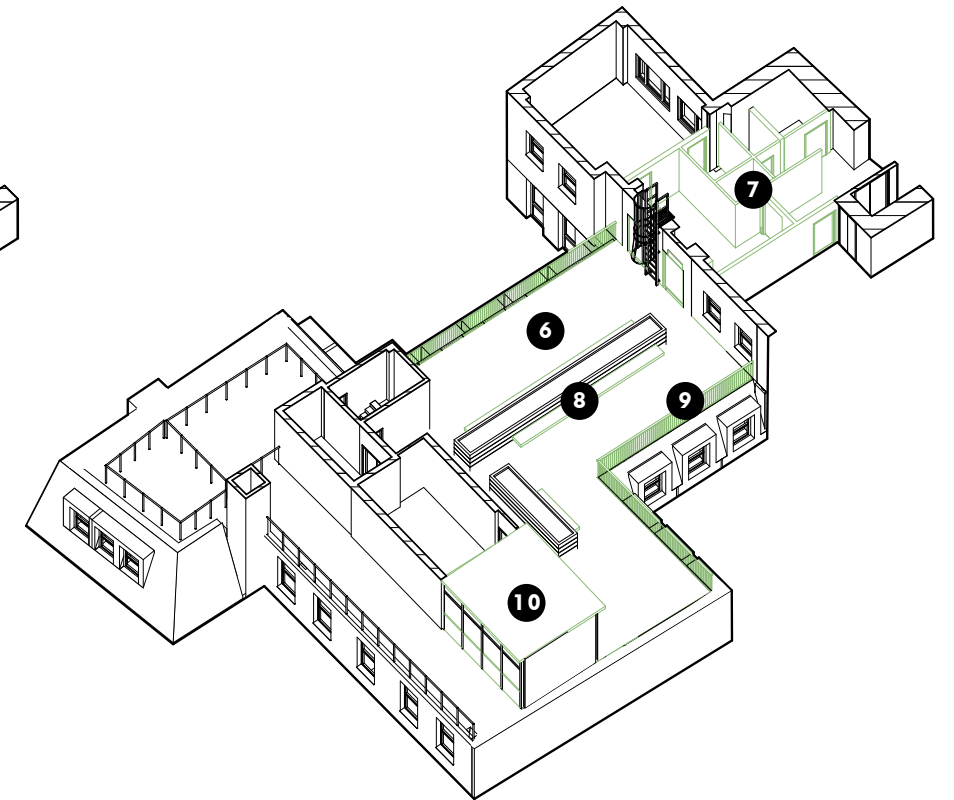
4.3 DESIGN



1. Existing roof area, which is not accessible for occupants. Emergency exit and path to second staircase flanked with planters.



- 2. Removing some planters to create more terrace space
- 3. Removing existing balustrades as not code compliant.
- 4. The plant enclosure grill is removed but steel structure retained.
- 5. The partition walls separating the terrace access with the communal areas are removed.



- 6. New decking to cover the whole roof space to create roof terrace for all occupants.
- 7. Internal partition walls are added to create a communal space for all building's occupants with access to the roof terrace.
- 8. Cantilevered benches are added to remaining planters.
- 9. New balustrades are introduced.
- 10. A roof top catering space is introduced into the currently empty former plant space, positioned furthest from the residential neighbour. The existing structure is retained and used for proposed space.



Illustrative view of the seating area towards the clubroom entrance.



Illustrative view from the terrace entrance towards Star Yard.



Illustrative view of the roof top bar and seating area. Existing planters will be retained and extended by cantilevered benches.

	GIA-Existing m ²	GIA - Proposed m ²	Zones	NIA - Existing m ²	NIA - Proposed m ²
Lower ground floor	604	604	Office space	459	459
			Circulation	49	49
			TOTAL	508	508
Ground floor	586	662	Office space	426	464
			Circulation	94	92
			TOTAL	520	556
NO CHANGES TO FIRST, SECOND AND THIRD FLOOR					
Fourth floor	348	364	Office space	282	219
			Circulation	22	26
			Communal area	0	65
			TOTAL	304	310
TOTAL	3587	3679		3109	3151

5.0 AREA SCHEDULE

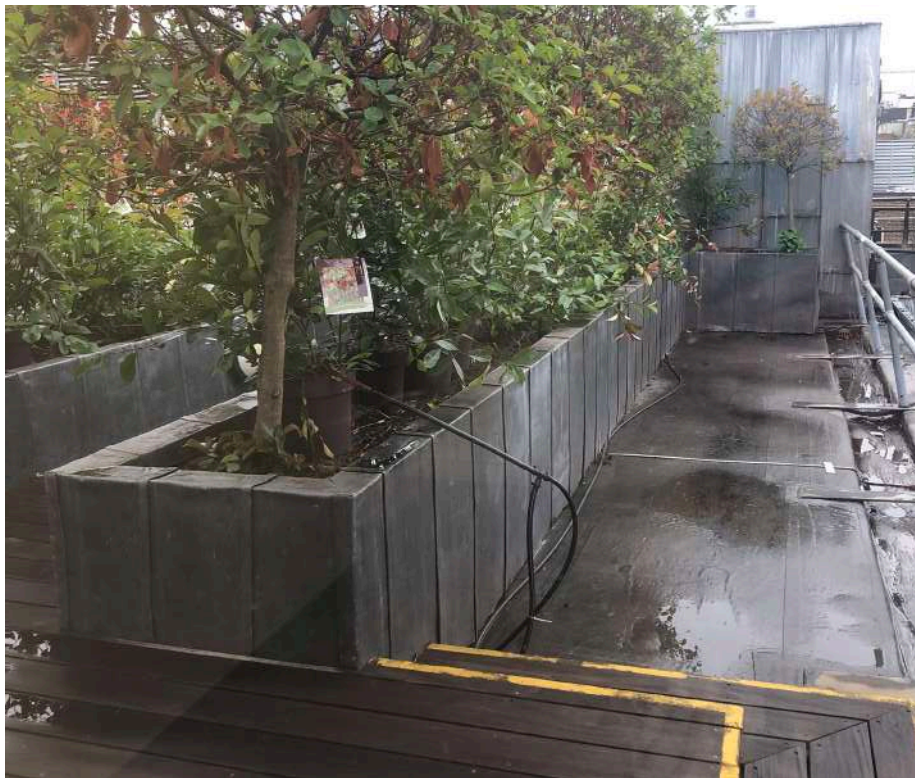
The overview of added areas in this planning application are highlighted on the left for information.



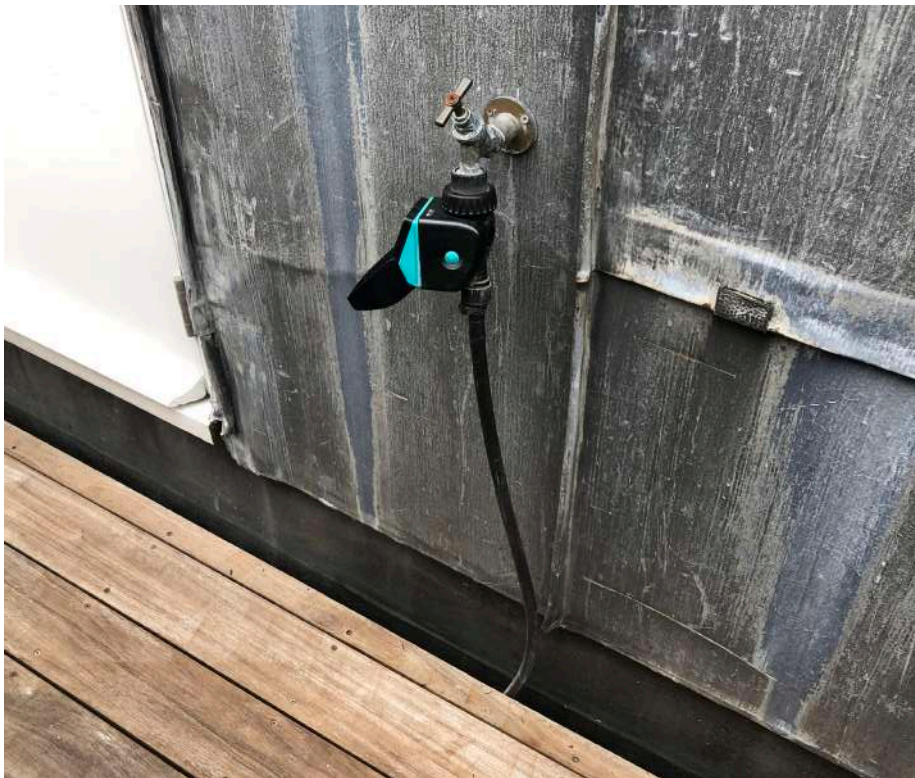
1. Existing planting will be either kept in place or moved to another planter



2. High growing plants screen off the roof terrace area from the residential unit.



3. Newly positioned plants can be easily moved if needed.



3. Irrigation system is in place and can be relocated to match new planter layout.

6.0 ACCESS, SERVICING AND TECHNICAL DESIGN

6.1 LANDSCAPE ROOF TERRACE

The existing vegetation on the current roof will be reused. Planters will either be kept in the same position or minimally adapted to fit the layout of the new roof terrace.

Advantages of reusing existing vegetation are manifold. Apart from cutting down on expenses while still maintaining the aesthetic appeal of the terrace, this approach will also have a lower carbon footprint as it reduces waste and minimises the carbon footprint associated with plant production. By repurposing the plants, it eliminates the need for transportation, energy consumption, and water usage that would have been required for new plants. Further, the existing vegetation on the roof terrace has already matured and adapted to its surroundings. These plants have grown in the roof's environment, making them more resistant to the local weather conditions, pests, and diseases. This established growth can help ensure that the vegetation thrives on the terrace as it is already acclimated to the local microclimate.

General

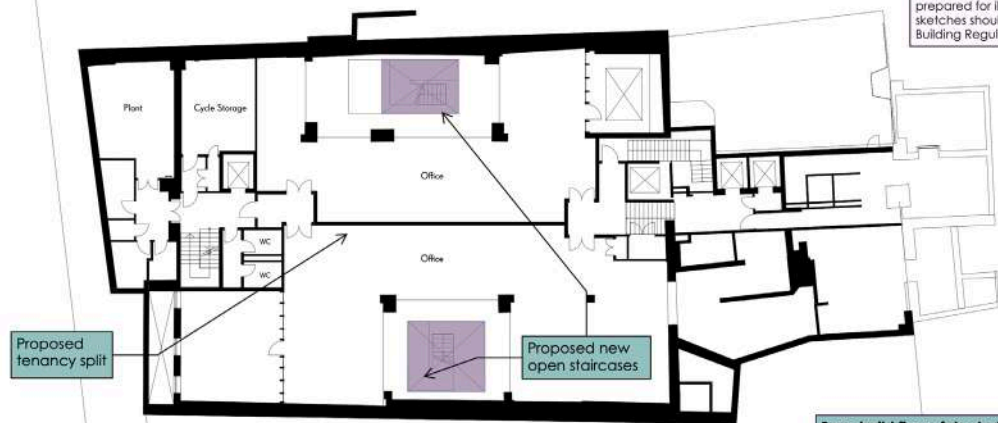
Existing building description

90 Chancery Lane is an existing office including six floors (lower ground, ground and four upper floors), plus roof level with circa 3,000 m² of floor space. The height of the top floor above ground of the existing structure is approximately 16m. The building is served by three stairs. Each of the floors within the building are to be occupied by office space, with multiple tenancies occupying each floor. The roof level is proposed to contained plant space only.



Project: 90 Chancery Lane
Date: 24/07/2023
File: TRG-220491-SK-01-101
Written: RC
Reviewed: KW

Note:
These high-level initial markups have been prepared for illustration purposes only. These sketches should not be used for construction or Building Regulations application approval.



Proposed development works

The primary development works will consist of (but not limited to):

- Refurbishment of all existing office spaces.
- Two new staircases are to be introduced at the upper ground floor, serving the lower ground floor. A skylight above each of the two new staircases will be installed at upper ground floor, extending to the full height of the building.
- The entrances and reception areas at lower and upper ground floor will be refurbishment.
- At fourth floor level, two new office spaces will be configured, and accessed through one shared stair core.
- At fourth floor a roof garden is proposed with outdoor bar space. The roof garden will make use of the existing plant and storage space.

The horizontal extension into the lightwell would be considered "building work" under the Building Regulations 2010. This would require the proposed works to comply with the functional requirements of the Building Regulations. To demonstrate this, the proposed works should in general comply with the recommendations of current standard guidance in Approved Document B.

The proposed works will not impact the existing height of the building.

Report to be received

Base build fire safety strategy

A base build fire safety strategy report (ref: K74831-VAA-R-0001-C, dated: September 2011) for the existing building, developed by Pell Frischmann, has been provided.

The base build report outlines the key fire safety measures within the existing building, and was developed on the basis of the guidance of Approved Document B in order to meet the relevant functional requirements of the Building Regulations at the time of writing.

The base build fire safety strategy also refers to other legislation including The Regulatory Reform (Fire Safety) Order 2005, and the London Building Act - Section 20.

A detailed review of the existing base build fire safety strategy will be undertaken at the next stage.



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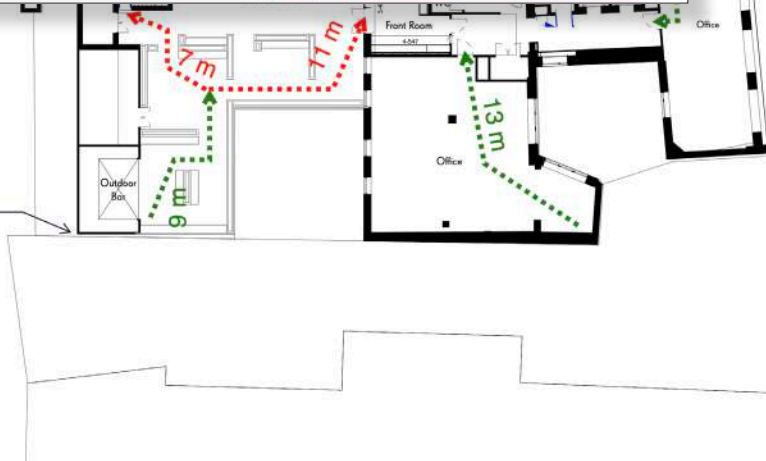
Single direction travel distance:
Alternative direction travel distance:

to the stair leading down from the roof garden to Level 3.

All disabled refuges should be a minimum of 1400 x 900mm and be sited in a location not to impede occupants means of escape.

External terrace occupancy

Occupants on the fourth floor (terrace) are assumed to be occupants already within the building and therefore would not be included in addition in the total building occupancy.



1_697 - SK-230714-006 - 14/07/23

Fourth Floor Plan

1:200

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6.2 FIRE STRATEGY

SUMMARY OF REPORT

Further detail is provided in separate reports by the relevant specialists.

7.0 APPENDIX

7.1 DRAWINGS

1_697-WTA-00-XX-0000-1	Site location plan
1_697-WTA-00-XX-0000-2	Block Plan
1_697-WTA-00-B1-0001	Existing basement plan
1_697-WTA-00-GF-0002	Existing ground floor plan
1_697-WTA-00-04-0006	Existing fourth floor plan
1_697-WTA-00-05-0007	Existing roof plan
1_697-WTA-00-04-0010	Existing roof terrace plan
1_697-WTA-00-ZZ-0101	Existing street elevations
1_697-WTA-00-ZZ-0102	Existing light well elevations
1_697-WTA-00-ZZ-0201	Existing section AA
1_697-WTA-00-ZZ-0203	Existing sections CC
1_697-WTA-00-ZZ-0204	Existing cross sections DD & EE
1_697-WTA-00-B1-0301	Demolition basement plan
1_697-WTA-00-GF-0302	Demolition ground floor plan
1_697-WTA-00-04-0306	Demolition fourth floor plan
1_697-WTA-00-04-0310	Demolition roof terrace plan
1_697-WTA-00-B1-1001	Proposed basement floor plan
1_697-WTA-00-GF-1002	Proposed upper ground floor plan
1_697-WTA-00-04-1006	Proposed fourth floor plan

1_697-WTA-00-05-1007	Proposed roof plan
1_697-WTA-00-04-1010	Proposed roof terrace plan
1_697-WTA-00-ZZ-1101	Proposed street elevations
1_697-WTA-00-ZZ-1102	Proposed lightwell elevations
1_697-WTA-00-ZZ-1201	Proposed section AA
1_697-WTA-00-ZZ-1203	Proposed sections CC
1_697-WTA-00-ZZ-1204	Proposed cross sections DD & EE

7.2 REPORTS

WAUGH THISTLETON ARCHITECTS

35 PITFIELD STREET LONDON N1 6HB +44(0)2076135727 WAUGHTHISTLETON.COM