

Mid City Place

6th Floor Terrace Design Statement

NMA - April 2025

Prepared by **Barr Gazetas** for



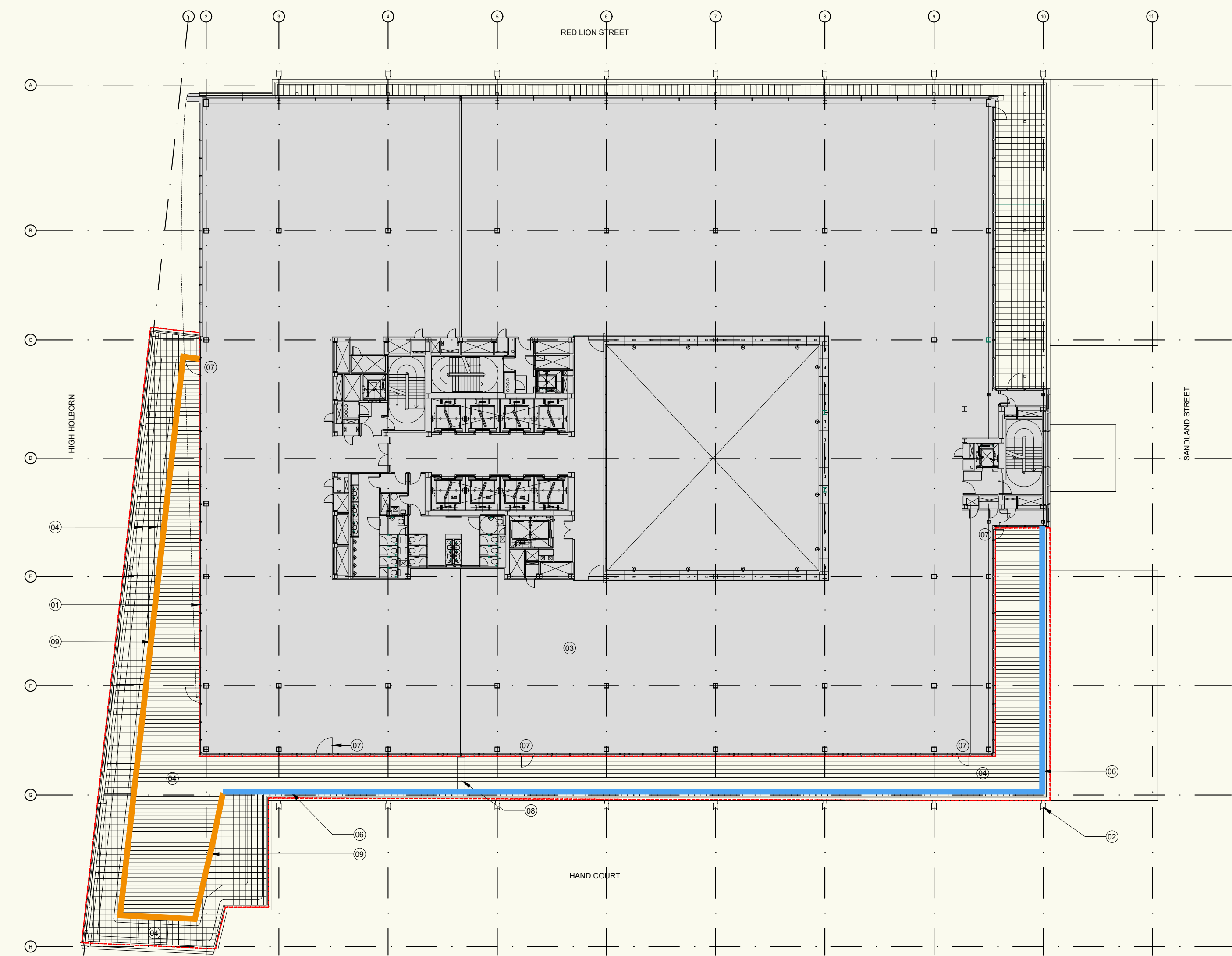


--- Application Extents

This non-material amendment application demonstrates the change of balustrade type to the 6th floor terrace at Mid City Place, Holborn.

The original proposal featured a new 12mm toughened clear glass balustrade with a satin stainless steel top rail around the entier perimeter of the terrace. This application shows a change from the glass balustrade to a new PPC black metal balustrade along the South / South Eastern stretch of the terrace. The application area is highlighted on the aerial image to the left.

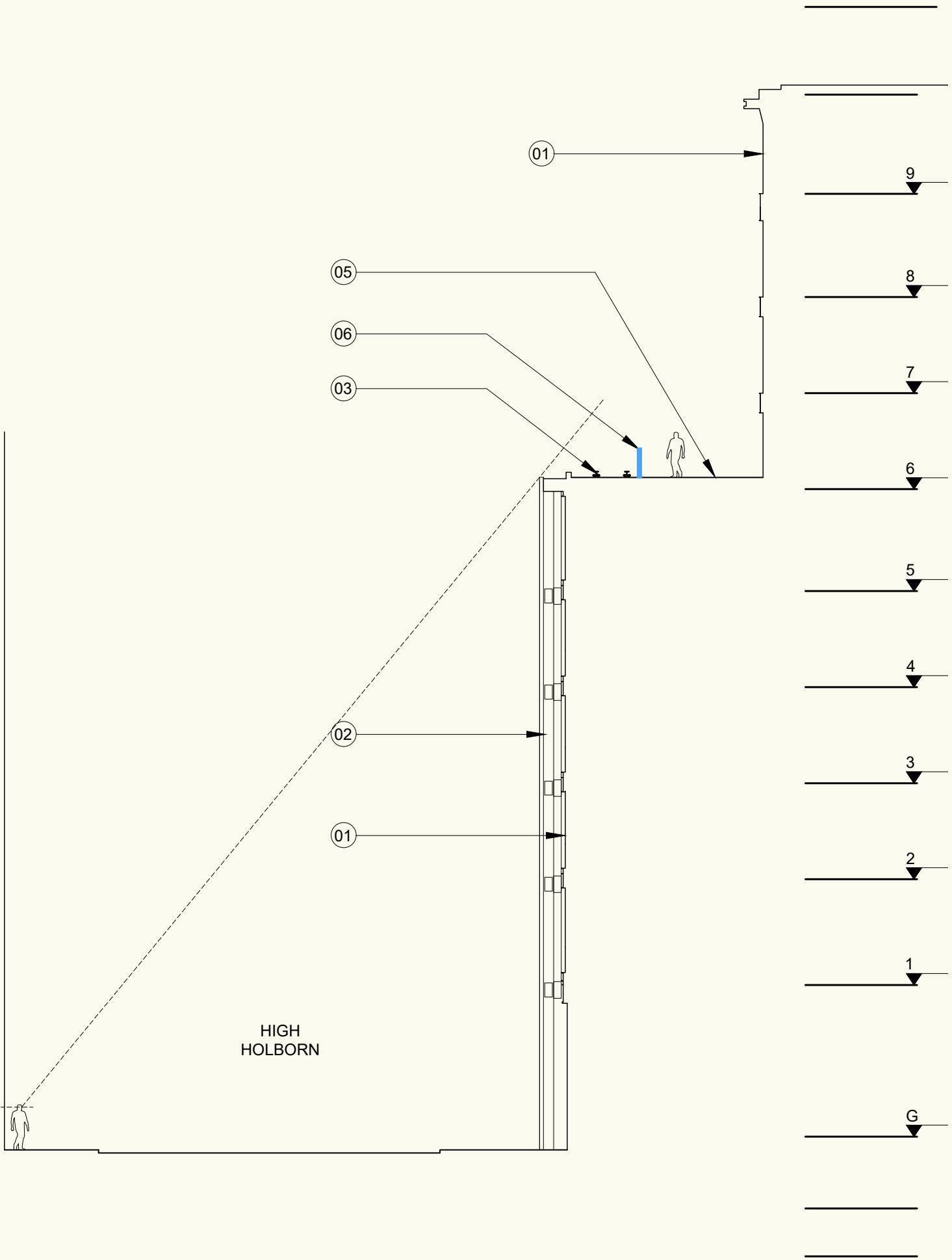
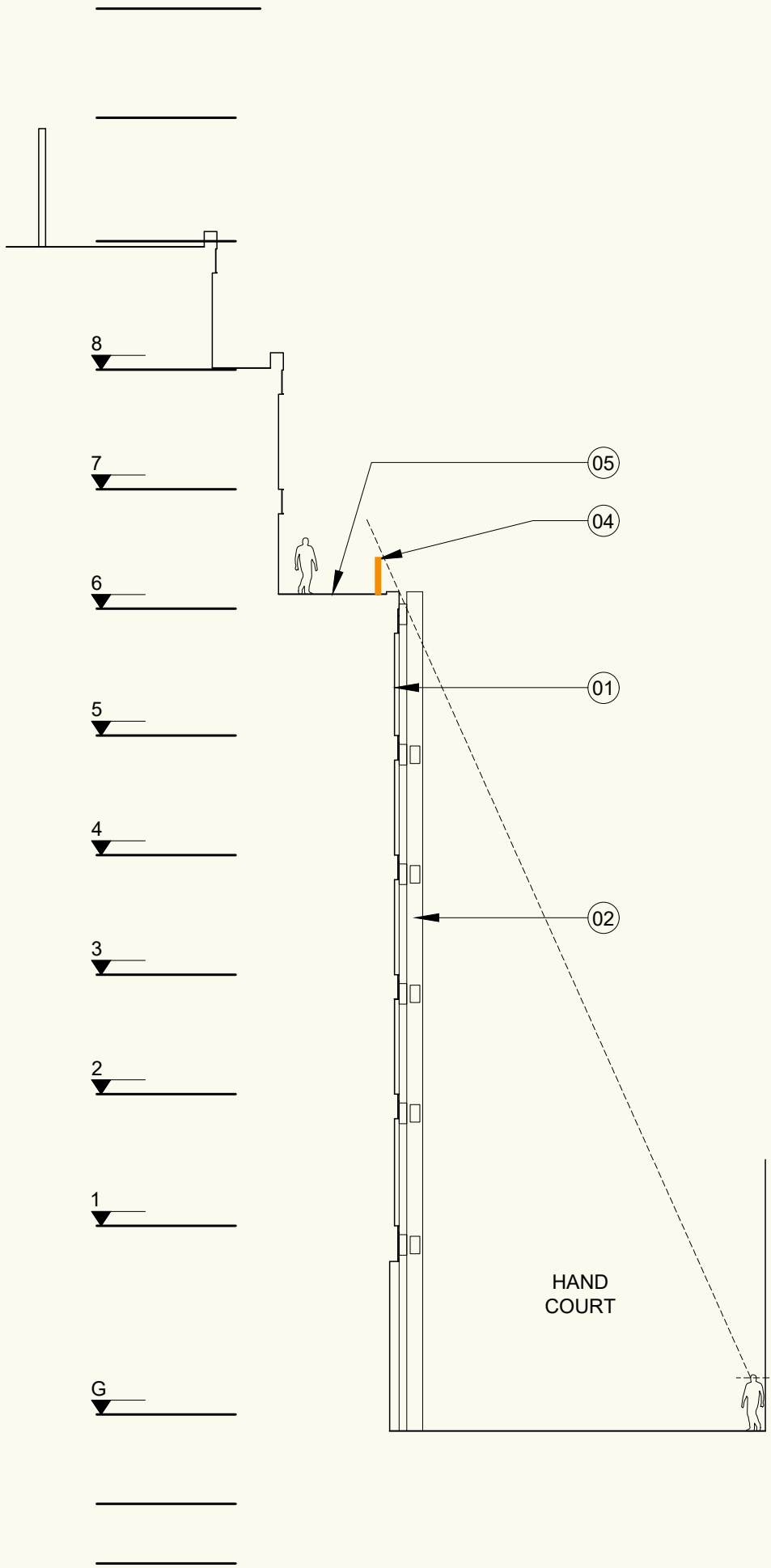
This statement includes plans, sections, and elevations of the affected areas of the change in balustrade design.



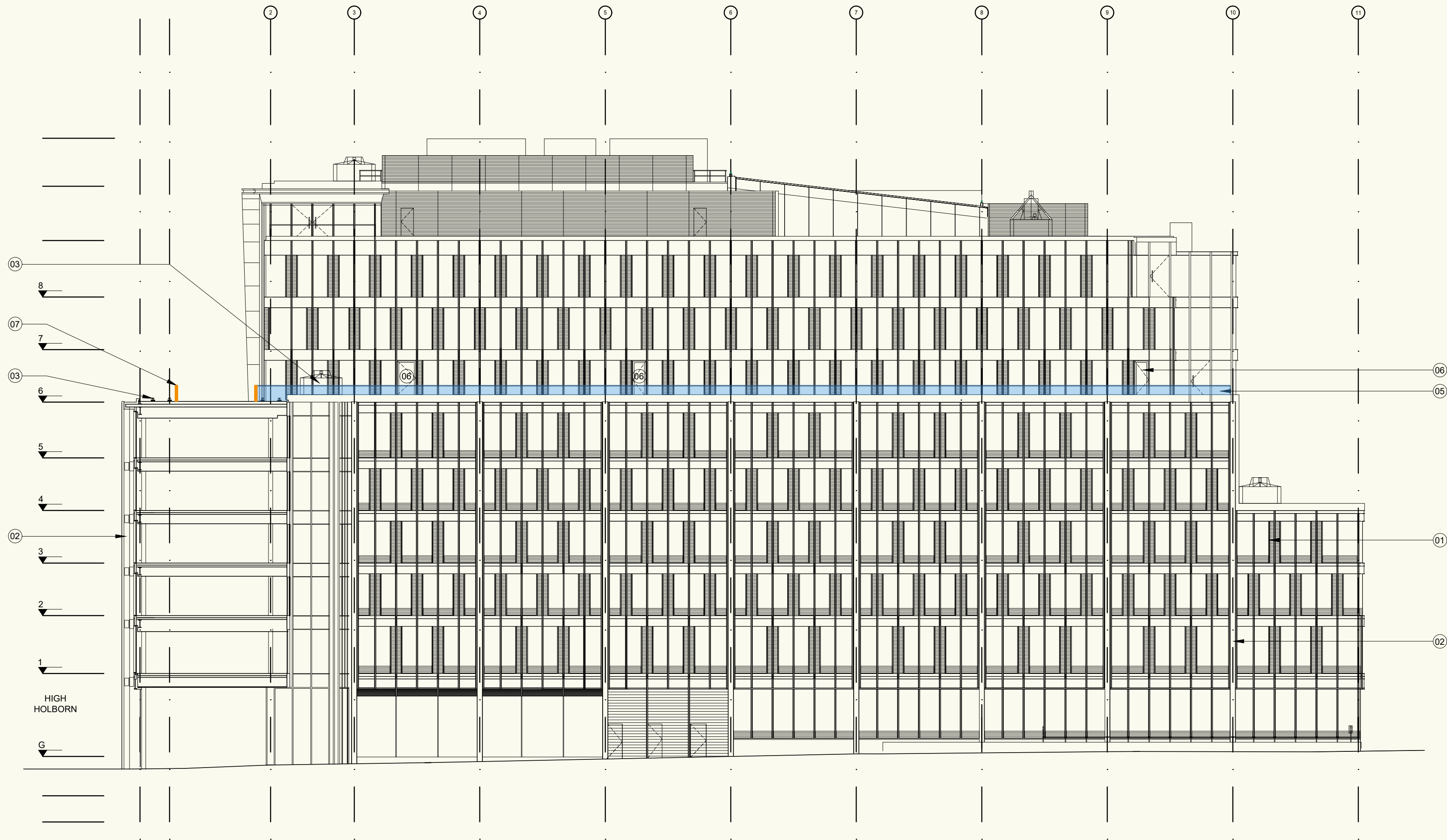
- Note:
- Existing glazed curtain walling.
 - Existing column cladding.
 - Existing 6th floor office.
 - Existing maintenance cradle to facades.
 - Existing 6th floor roof with paving slabs.
 - New 12mm toughened clear glass balustrade with satin stainless steel top rail.
 - New glazed door with frame to match adjacent curtain wall framing.
 - Planter dividing the terrace on the line of the internal floor split.
 - New PPC black metal balustrade.
- Application boundary
- Glass balustrade extents
- Black metal balustrade extents



Black metal balustrade precedent

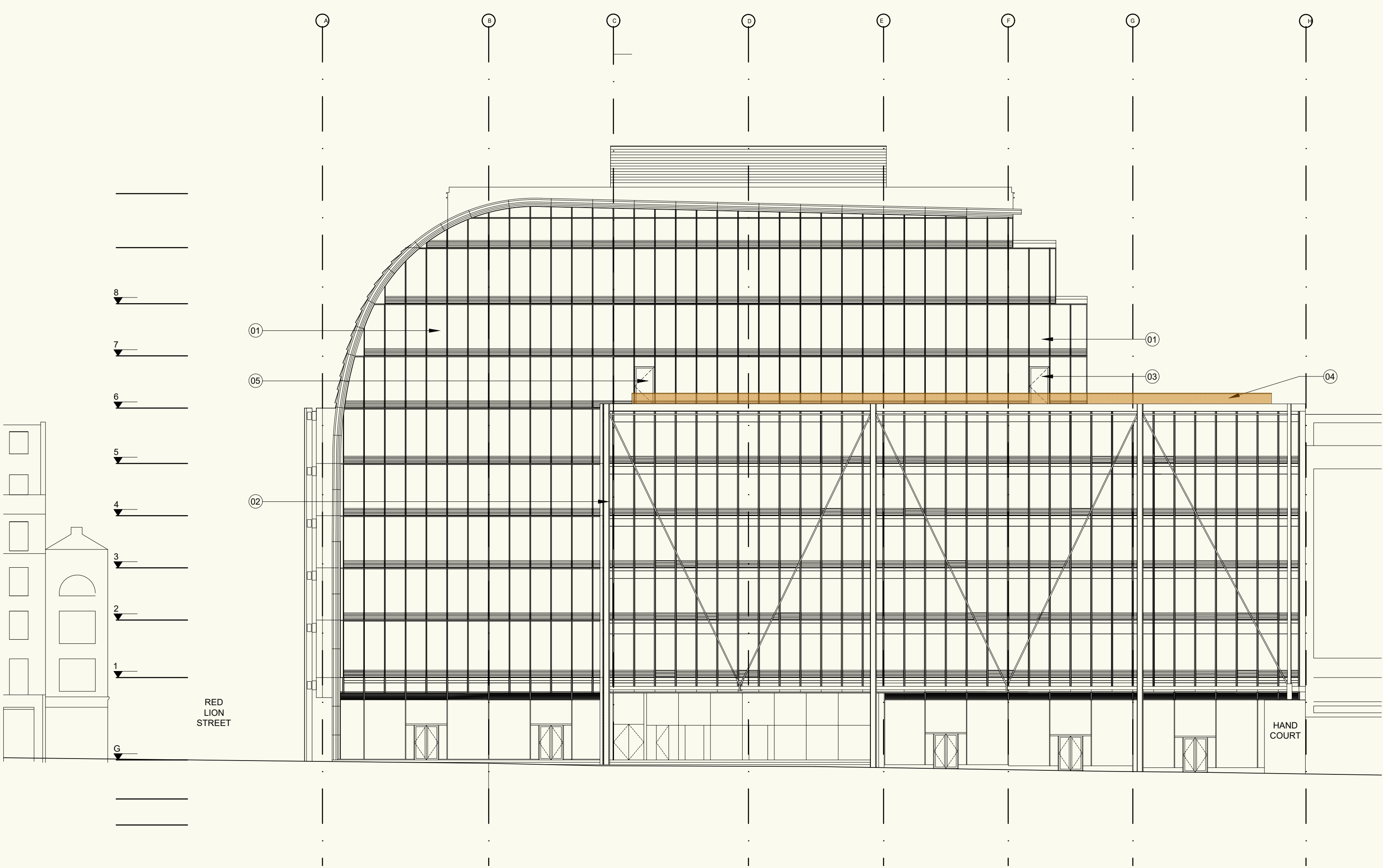


- Note:
- 1. Existing glazed curtain walling.
 - 2. Existing column cladding.
 - 3. Existing maintenance cradle/ support structure.
 - 4. New 12mm toughened clear glass balustrade with satin stainless steel top rail.
 - 5. New timber decking to terrace.
 - 6. New PPC black metal balustrade.
- Glass balustrade
- Black metal balustrade



- Note:
- 1. Existing glazed curtain walling.
 - 2. Existing column cladding.
 - 3. Existing maintenance cradle.
 - 4. -
 - 5. New 12mm toughened clear glass balustrade with satin stainless steel top rail set back behind parapet.
 - 6. New glazed door with frame to match adjacent curtain walling.
 - 7. New PPC black metal balustrade set back from face of building behind maintenance cradle structure.

- Glass balustrade
- Black metal balustrade



Note:

1. Existing glazed curtain walling.
2. Existing column cladding.
3. Existing door in curtain walling for access to roof.
4. New PPC black metal balustrade set back from face of building behind maintenance cradle structure.
5. New glazed door with frame to match adjacent curtain walling.

Black metal balustrade

Project:	Mid City Place NMA
Project No.:	1836
Client:	Oxford Properties
Date:	23.04.25
Rev:	P2