

Greater London House

Operational Management Plan – Level 3 Lightwell Terraces

This Management Plan has been prepared by Lazari Properties 3 Limited to outline how the proposed Level 3 Lightwell Terraces at Greater London House will be managed, accessed and used for the benefit of building users and without detriment to the neighbours in respect of the pending application.

As part of the works, it is proposed to enhance the existing Landscaped Level 3 Lightwell Terraces with improved landscaping and external terraces that will be accessible to the building occupiers to promote health and wellbeing in the workplace. The terraces will benefit from planting to both increase biodiversity on site and provide an acoustic buffer.

For the avoidance of doubt, this OMP relates to the existing courtyard Lightwell terraces at Level 3 of GLH. These existing external courtyards are internal to the building footprint.

MANAGEMENT

- The Courtyards will be managed by the Lazari Building Management Team in line with the existing situation.
- The Building Management Team will ensure that no music is played that is audible within the neighbouring properties.
- All external courtyard areas will be cleaned regularly either by the building's cleaning personnel, or, where demised by the occupier, by their own cleaning personnel, with an obligation to do so written into their lease and appropriately managed to ensure that it remains tidy to avoid any undesirable impacts arising from their use.

LEVEL 3 LIGHTWELL TERRACE

As part of the works, a proposed independent paved external terrace area is to be situated at Third Floor within the North and South lightwells of the building. The lightwell terraces will provide an improved space designed to enhance the existing lightwells and provide an amenity area for Office tenants. Lightwell terraces are a common architectural feature in London office buildings, providing natural light and open-air environment for building users. The terraces areas will positively contribute to the overall amenity offering of the building, aligning with modern expectations for flexible working environments.

ACCESS

- Use of the lightwell terraces will be restricted to building users and their guests. There will be no general public access available to either of the terraces.

TIMESCALE OF USE

- Use of the 3rd floor lightwell terraces will be restricted to between the hours of 08:00 and 18:00 Monday to Friday.

MANAGEMENT

- The 3rd Floor lightwell terraces will be managed by the Lazari Building Management Team.
- The Building Management Team will ensure that no music is played to ensure limit noise to building users.
- Both lightwell terrace areas will be cleaned regularly either by the building's cleaning personnel, or, where demised by the Occupier, by their own cleaning personnel, with an obligation to do so written into their lease and appropriately managed to ensure that it remains tidy to avoid any undesirable impacts arising from their use.