



# MID CITY PLACE

HOLBORN



**6TH FLOOR TERRACE DESIGN STATEMENT** DECEMBER 2018





Existing aerial view from south east



Existing aerial view from north east





Existing 6th floor roof looking north across Sandland Street



Existing 6th floor roof looking east across Hand Court



Existing 6th floor roof looking east across Hand Court





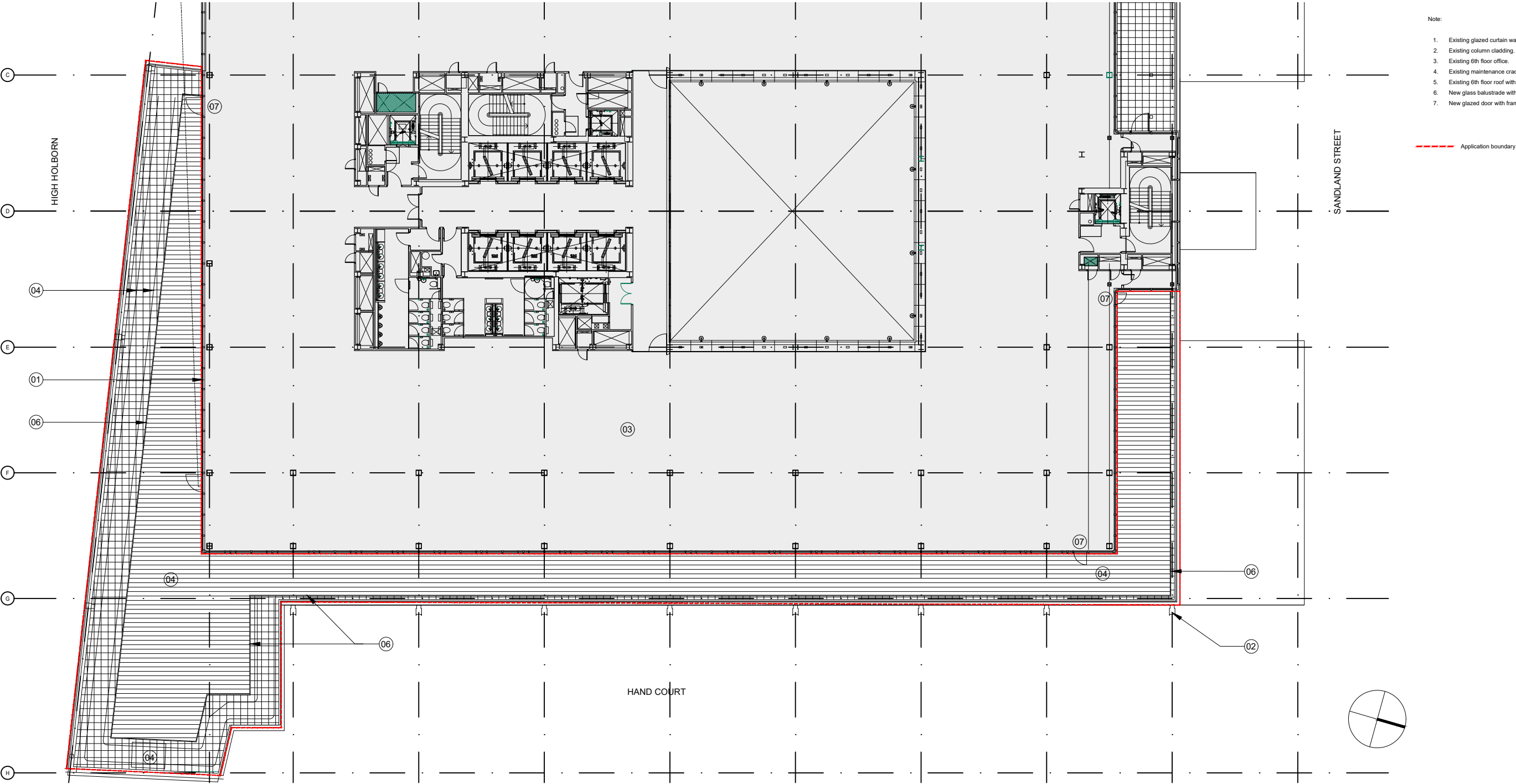
Existing view looking south from ground level in Hand Court



Existing view looking east from ground level on High Holborn

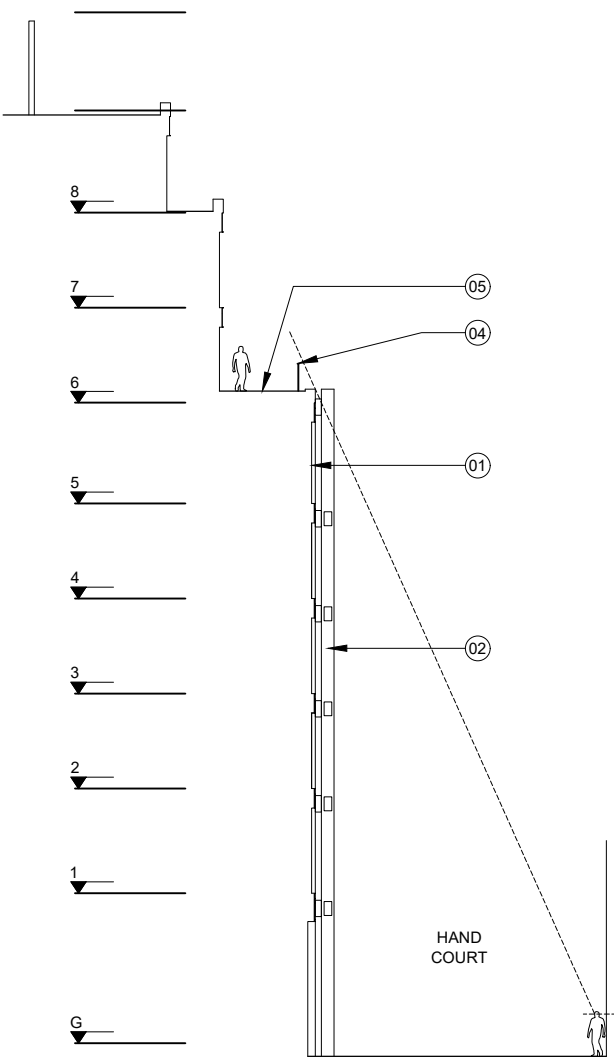


Existing view looking west from ground level on High Holborn

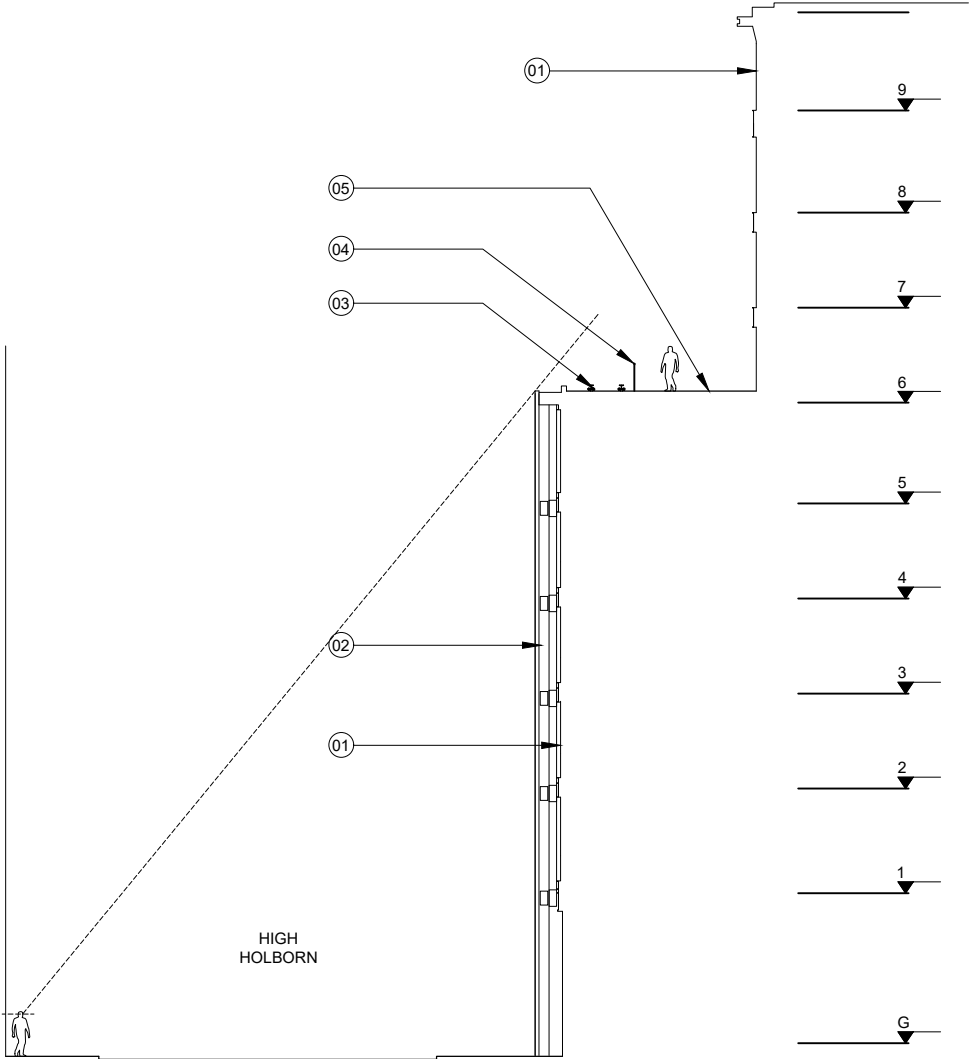


Proposed 6th floor plan

This application seeks to utilise the existing 6th floor roof that wraps around the south, east and west of the office floor as a terrace. This will provide safer access to this area for maintenance than the current arrangement while also providing amenity for the office tenants. Due to the maintenance cradle and height of the terrace we believe the new balustrade will not be visible from the ground level from High Holborn and Hand Court.



Proposed Hand Court Section



Proposed High Holborn Section

- Note:
1. Existing glazed curtain walling.
  2. Existing column cladding.
  3. Existing maintenance cradle/ support structure.
  4. New glass balustrade with s/s top rail.
  5. New timber decking to terrace.

The sections to the left show that the respective lines of sight from Hand Court and High Holborn mean that you can not see the proposed balustrade to the 6th floor roof terrace:

- The structure for the maintenance cradle to the edge of the High Holborn elevation means that the balustrade is set back significantly from the facade line;
- While the restricted width of Hand Court means that you can not see it over the parapet.



