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JOHNSON GARDENS

JOHNSON BUILDING L5 TERRACE EXTENSION



John Robertson Architects

JRA

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01

INTRODUCTION

Introduction

Executive Summary

This document has been prepared by John Robertson Architects, on behalf of Arax Properties, to support the application for Planning Permission for the terrace at Level 5 South Facade to Johnson Building, an office building located in Hatton Garden, comprised of six floors of office space.

The proposed changes are the infill and extension of the Level 5 tenant terrace and alterations to the perimeter balustrade.

The existing terrace is underutilised, being too narrow. By extending the terrace, we are seeking to improving its usability. The key aim of this intervention is to provide a high quality working environment and encourage workers to return to the office.

The design team has had pre-application discussions and a site meeting with the London Borough of Camden in June 2021 for a number of short-term interventions at Johnson Gardens, including this proposal.



Introduction

Asset Manager

Arax Properties

Founded in 2006, Arax is a private real estate investment and asset management company. Arax is headquartered in London and is active in direct real estate and real estate-backed operational businesses across Europe, also having offices in Paris, Berlin and Luxembourg. Arax currently has in excess of £2.5 billion of assets under management.

Johnson Gardens was acquired in 2020 by Arax Properties who are the Operating Partner and co-investor with Eurazeo Patrimoine, the real assets division of Eurazeo, a leading global investment company, with a diversified portfolio of €18.8 billion in assets under management.

Under their ownership, Arax wish to create best-in-class office facilities, with the overall intention to carry out a number of short-term immediate improvements across the site.





02 LOCATION

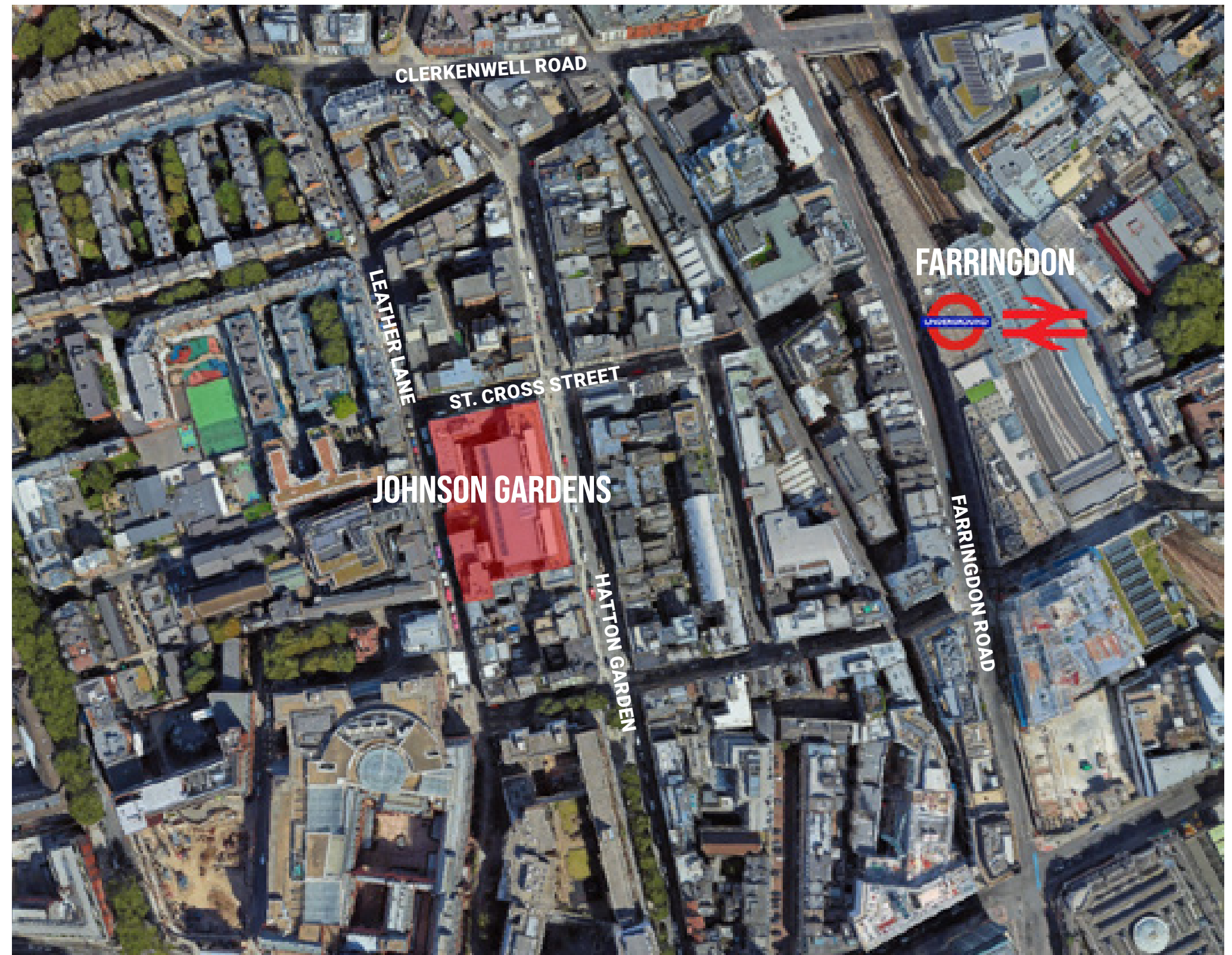
Johnson Gardens

Location

Johnson Gardens is located on the west side of Hatton Garden within the heart of Clerkenwell and in close proximity to Farringdon underground and train station.

The site, providing approximately 22,360 sqm GIA of commercial floorspace as well as residential units and a retail unit, is bounded by Hatton Garden to the east, St. Cross Street to the north, Leather Lane to the west, and neighbouring properties to the south.

The **Johnson Building**, the largest block in the estate - and object of this application - is a multilet office building arranged over lower ground, ground and 6 floors above ground. A retail unit is located at ground floor on the northeast corner. The offices entrance is from Hatton Garden, with additional independent tenant access for the Ground Floor units also from Hatton Garden and from the courtyard off St. Cross Street.



Johnson Gardens

The Site



Site Plan

Johnson Building

Existing Level 05 Terrace



Johnson Building Level 5 Terrace - View looking West towards Sweeps Building

Johnson Building

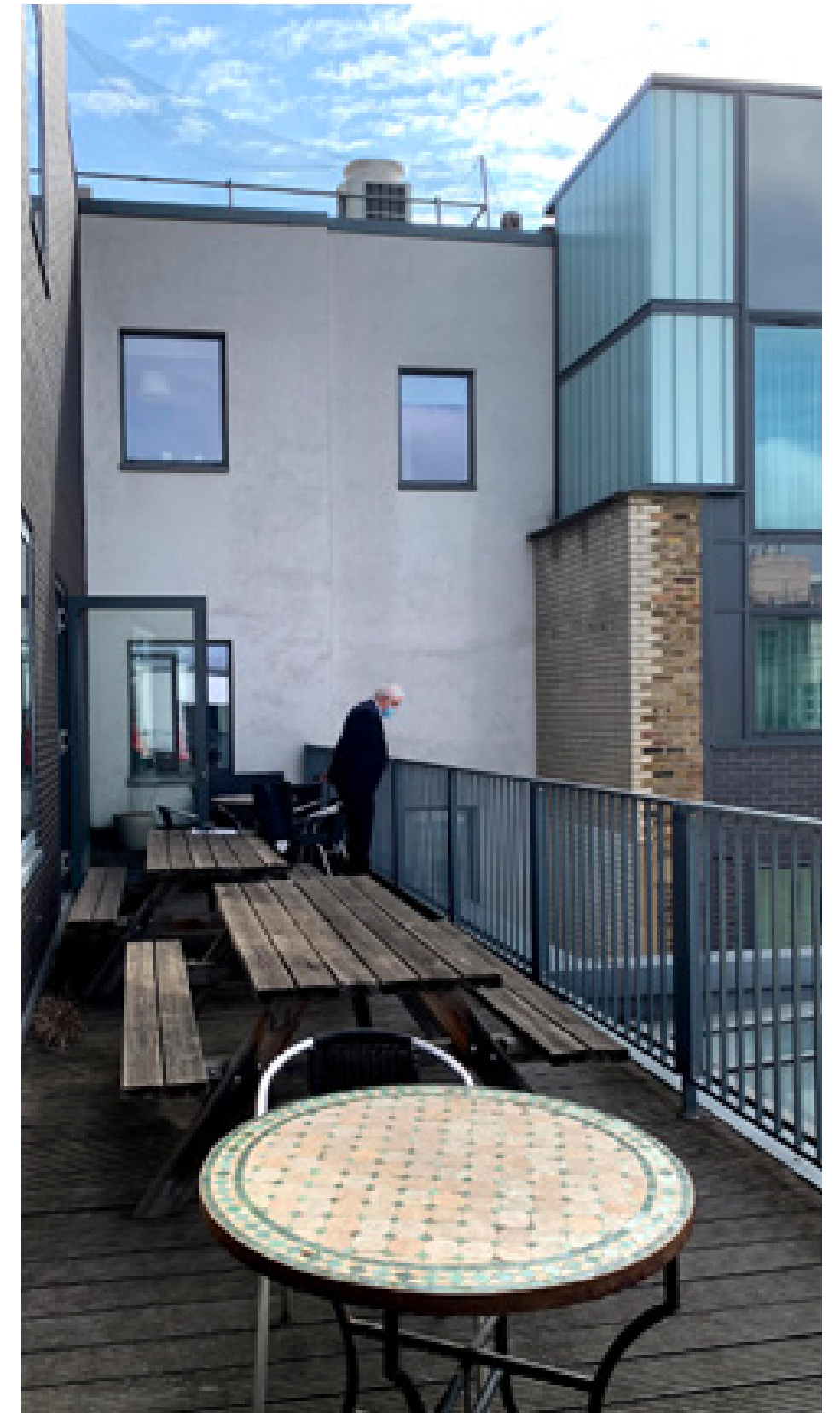
Existing Level 05 Terrace



Johnson Building Level 5 Terrace - View looking South



Johnson Building Level 5 Terrace - View looking West towards Sweeps



Johnson Building Level 5 Terrace - View looking East

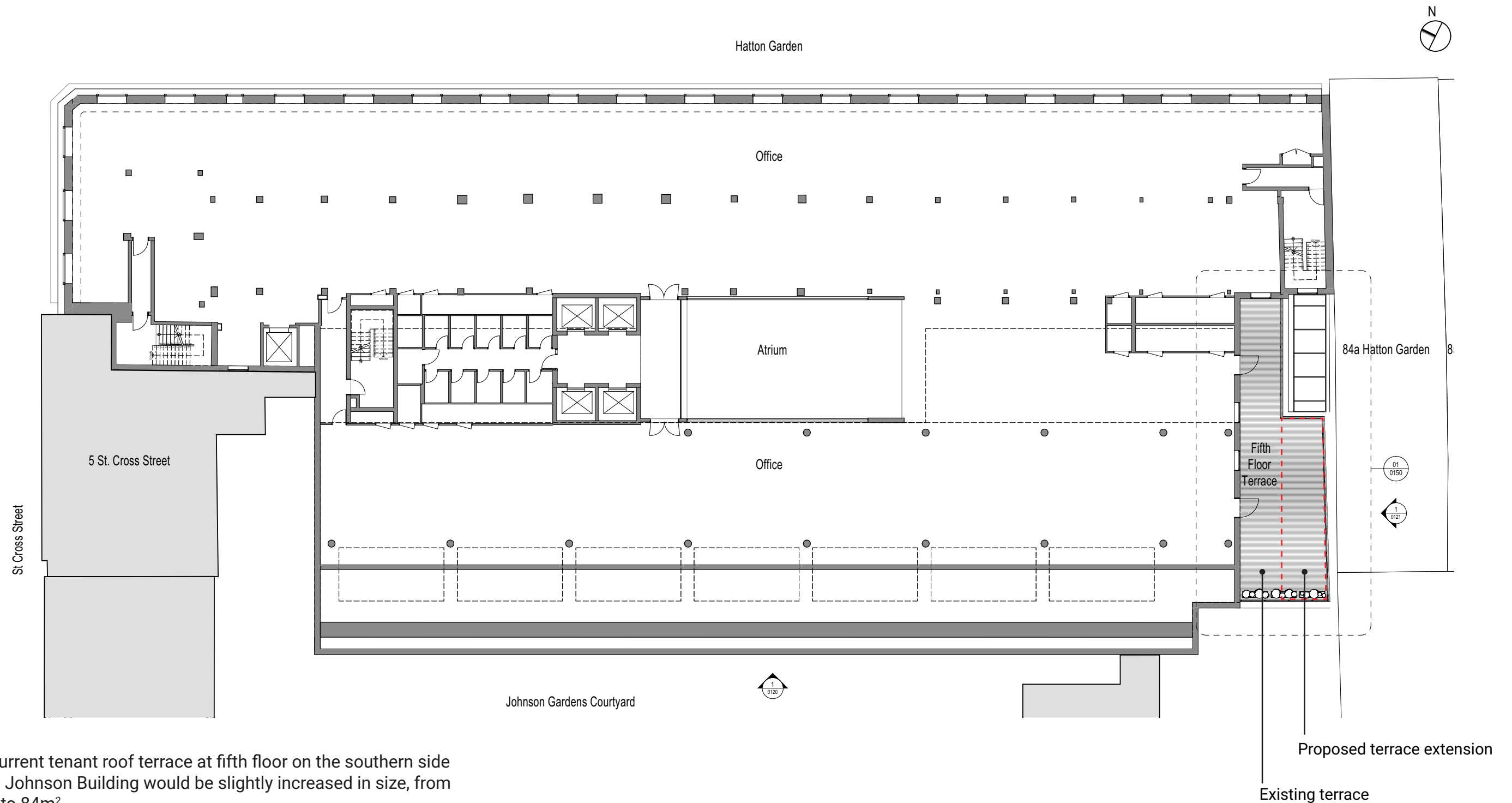


03

DESIGN

Johnson Building

Proposed Level 5 Floor Plan

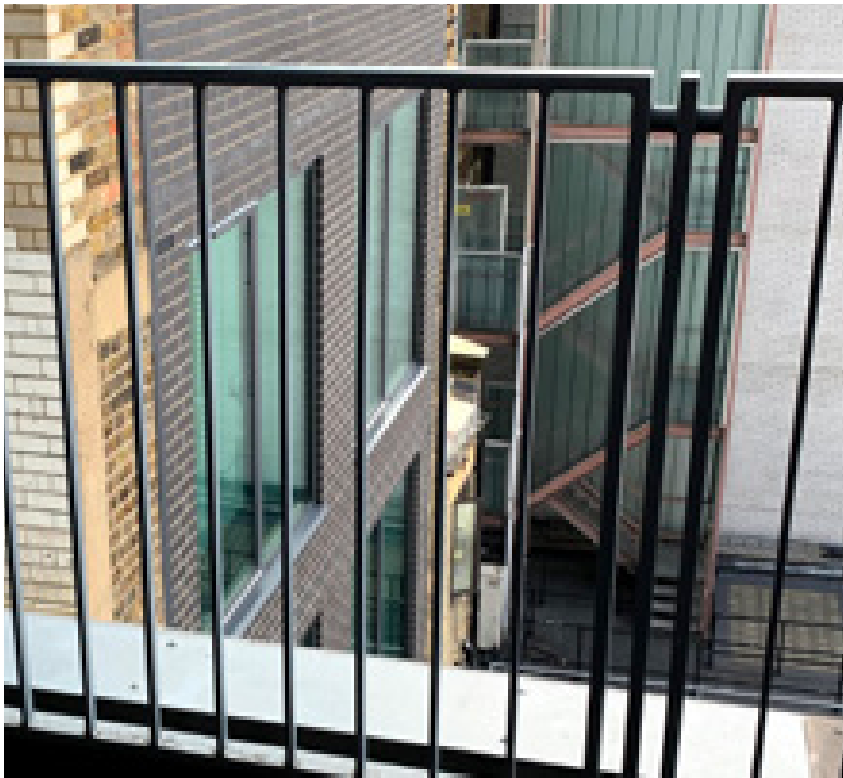


The current tenant roof terrace at fifth floor on the southern side of the Johnson Building would be slightly increased in size, from 51m² to 84m².

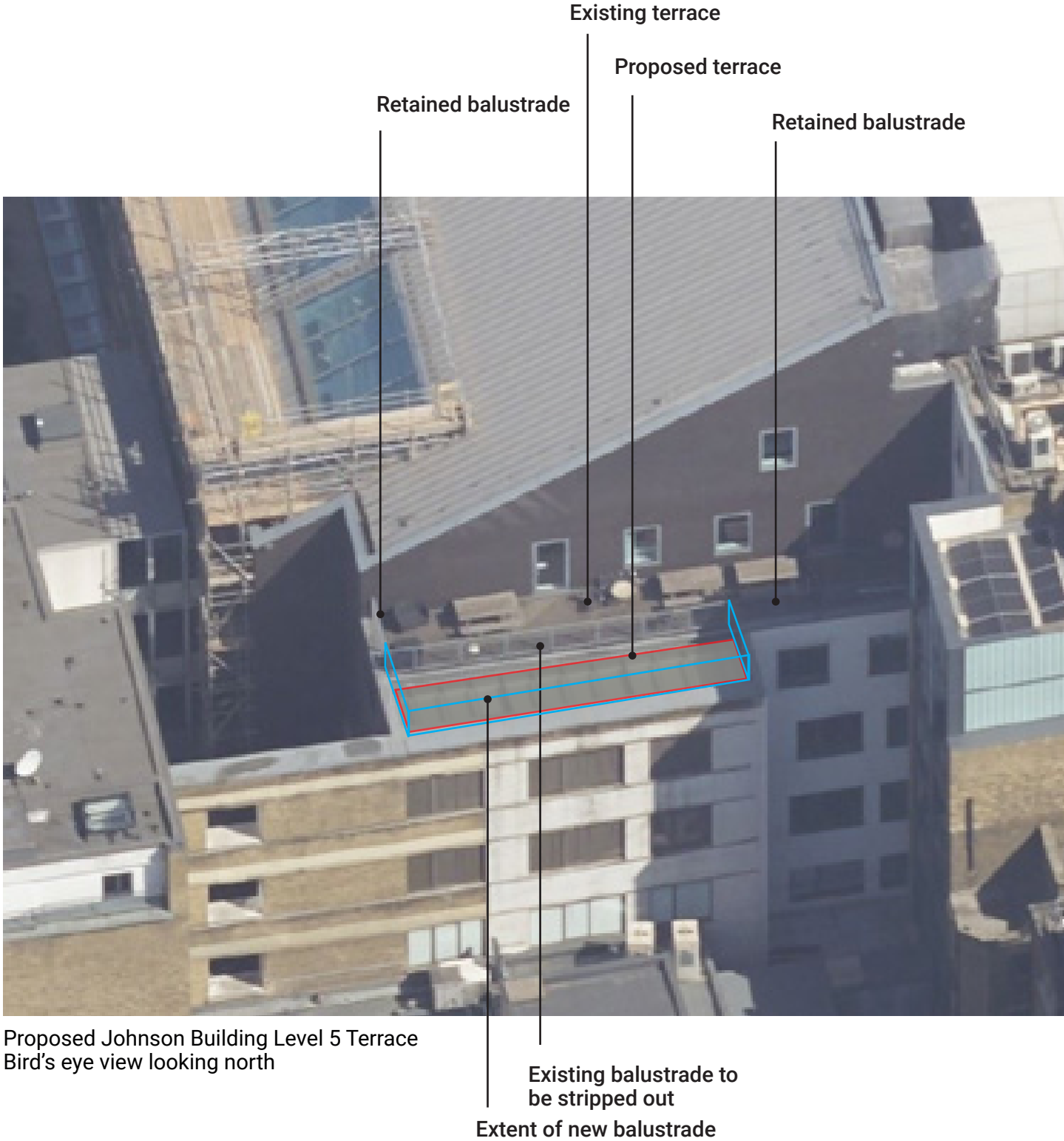
The roof terrace would be improved with additional planting and a new decking, delivering high quality outdoor amenity space for the occupiers at fifth floor.

Johnson Building

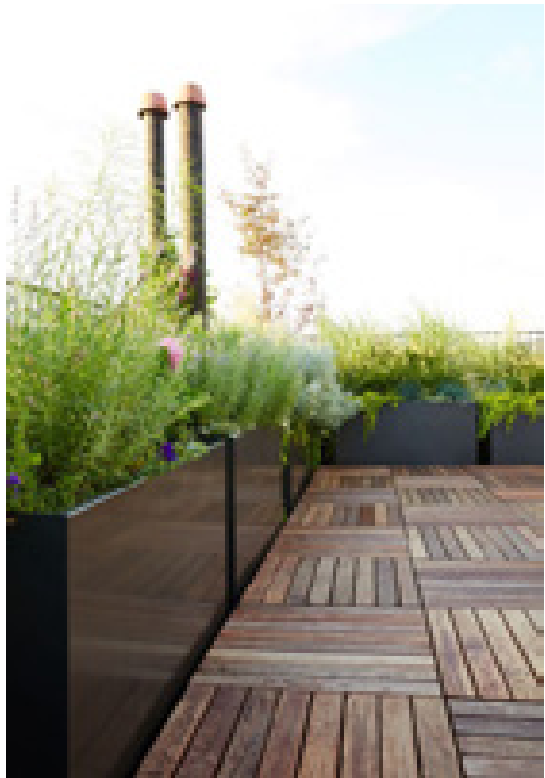
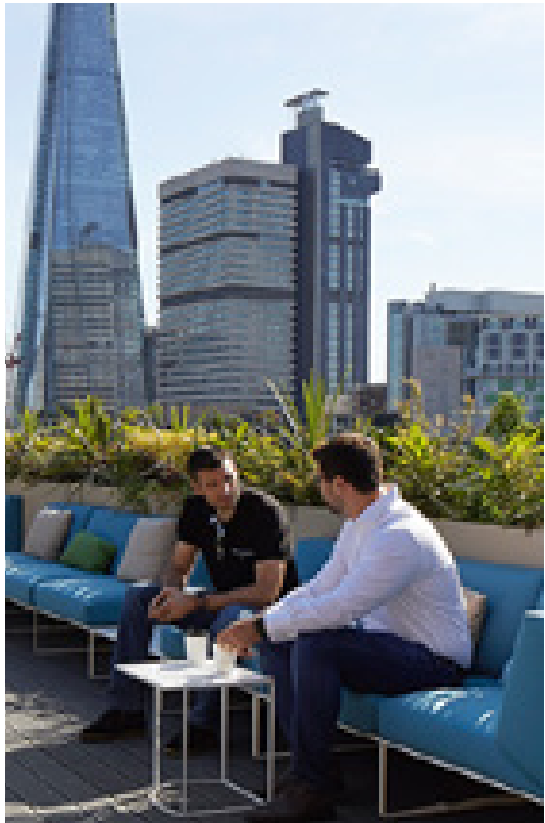
Proposed Level 5 Terrace



Existing metal balustrade design carried across to the proposed



Proposed Johnson Building Level 5 Terrace
Bird's eye view looking north



Planters precedents



04

ACCESS

Johnson Building

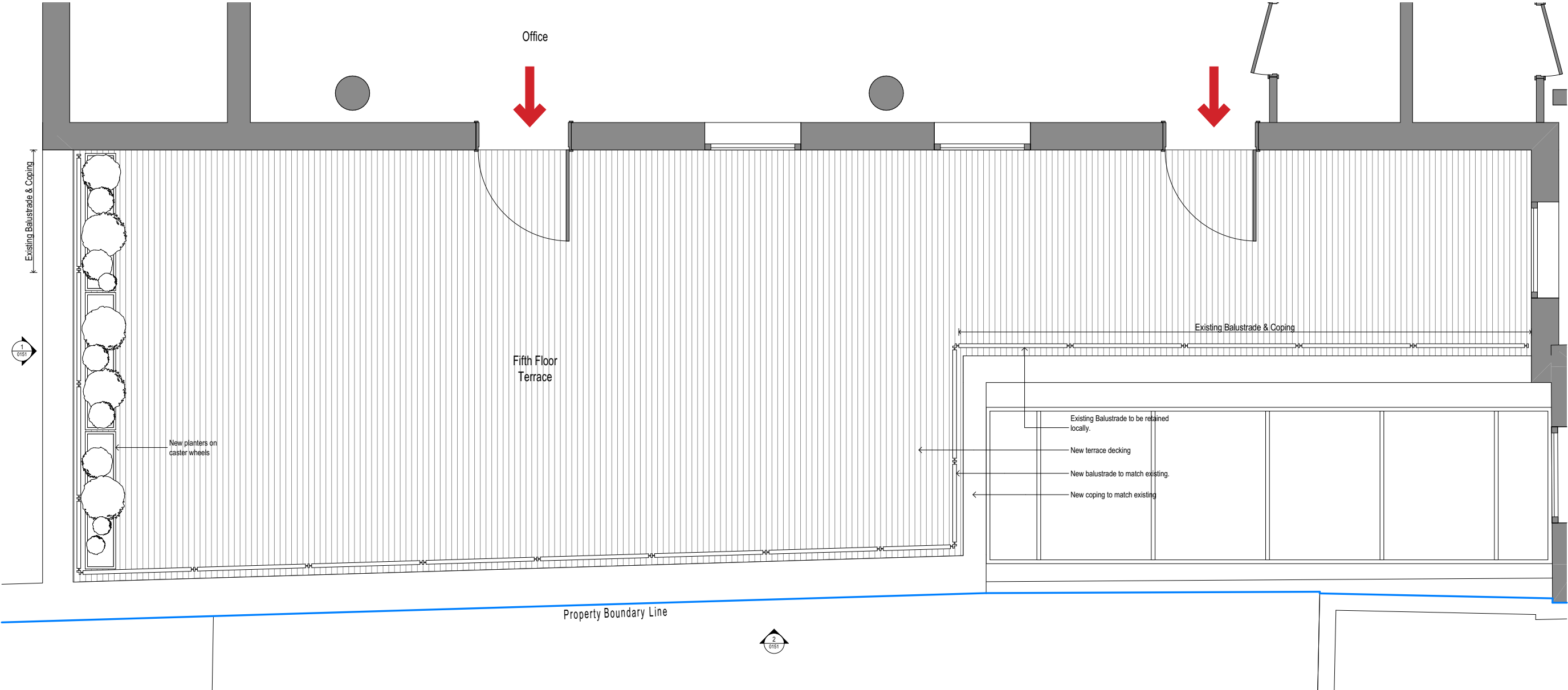
Access to Level 5 Terrace

The terrace will only be used by occupiers of the Johnson Building and will not be open to members of the public.

The existing access to Level 5 Terrace at Johnson Building is to be retained, there are 2 no. existing swing doors with clear opening in compliance with the Equality Act 2010.

The existing terrace has a 100mm stepped threshold access.

The proposed terrace decking will be set level with the doors' threshold, to enable wheelchair users accessing the external amenities.



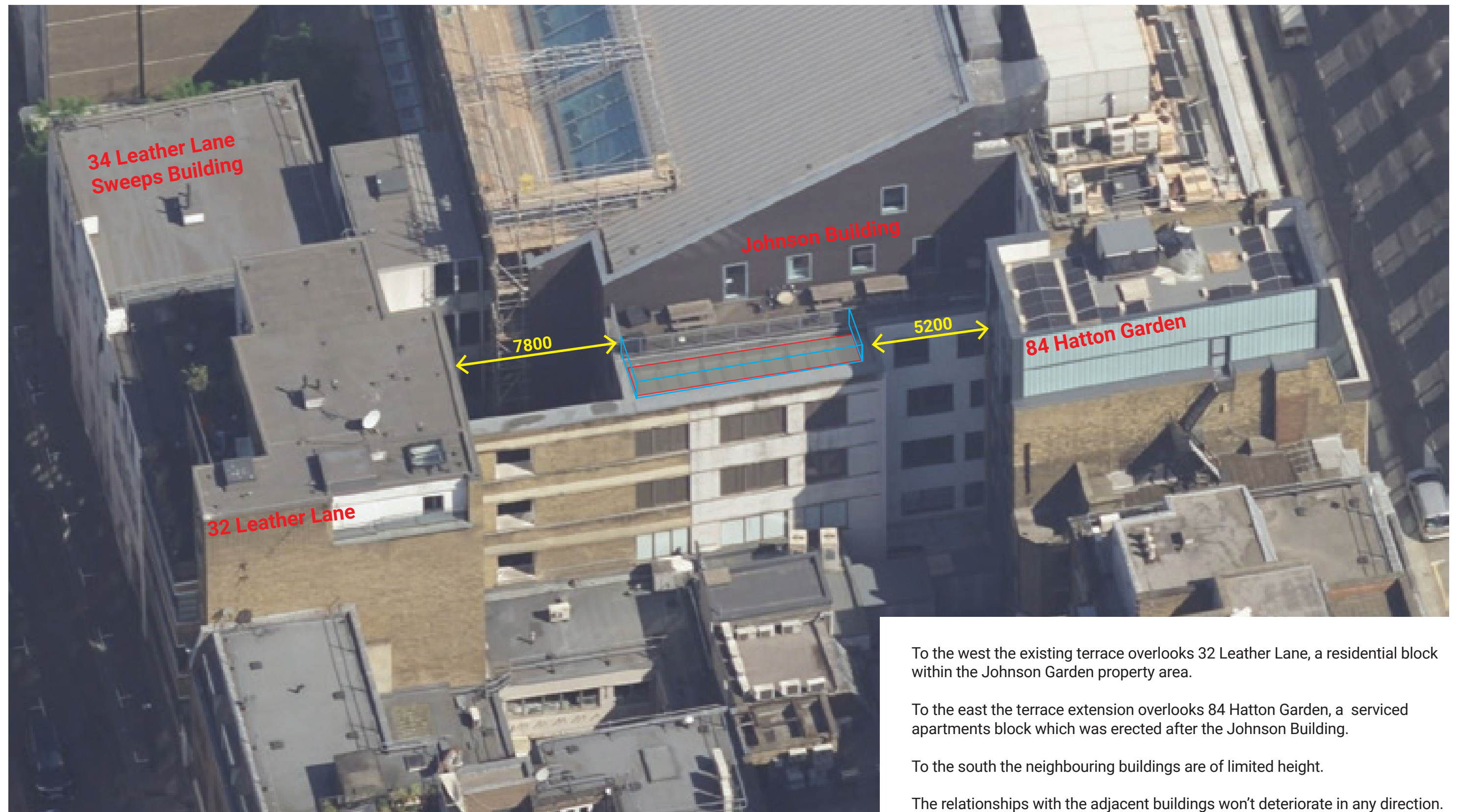


05

RELATIONSHIP WITH NEIGHBOURING PROPERTIES

Johnson Building

View Looking North



To the west the existing terrace overlooks 32 Leather Lane, a residential block within the Johnson Garden property area.

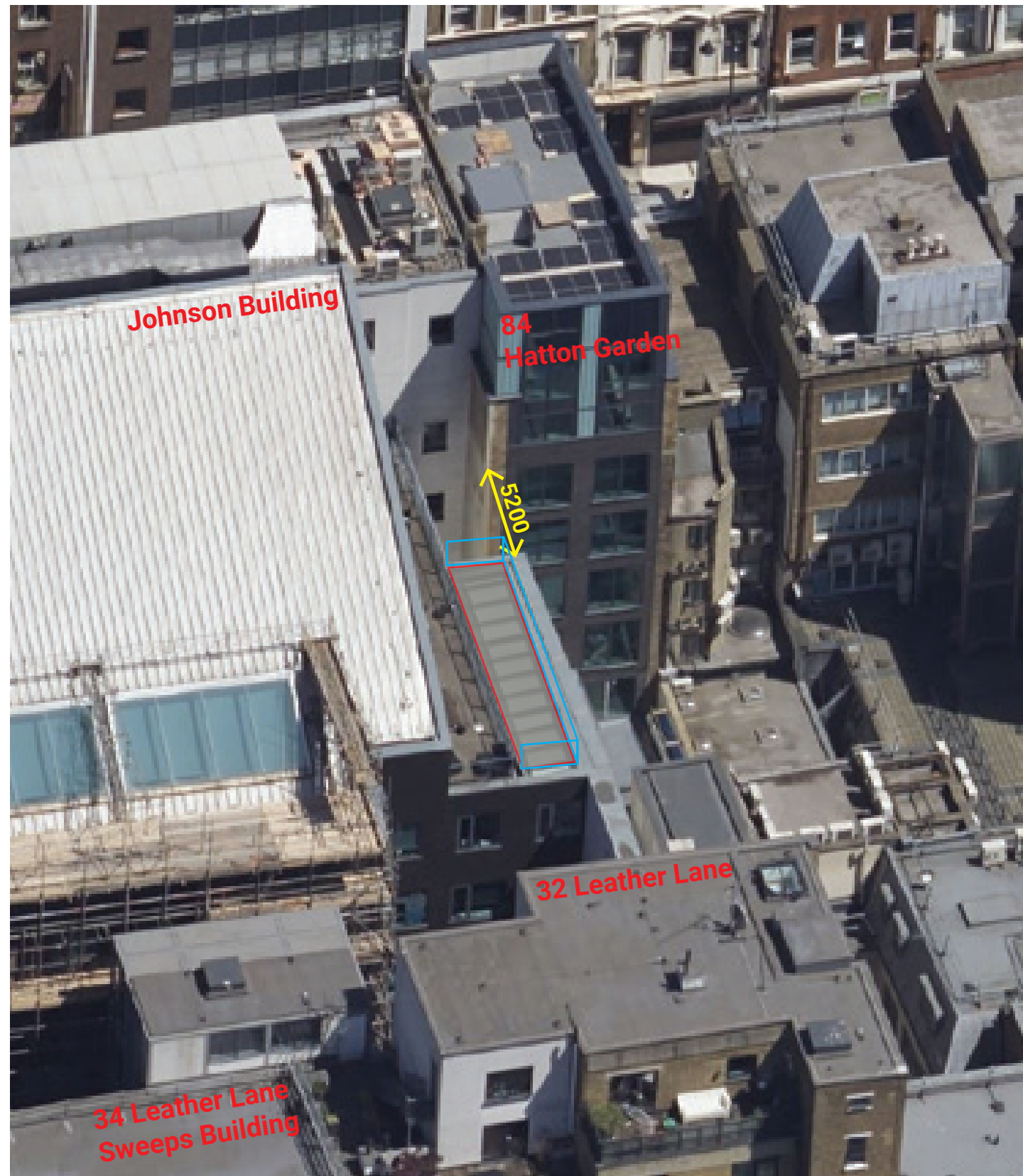
To the east the terrace extension overlooks 84 Hatton Garden, a serviced apartments block which was erected after the Johnson Building.

To the south the neighbouring buildings are of limited height.

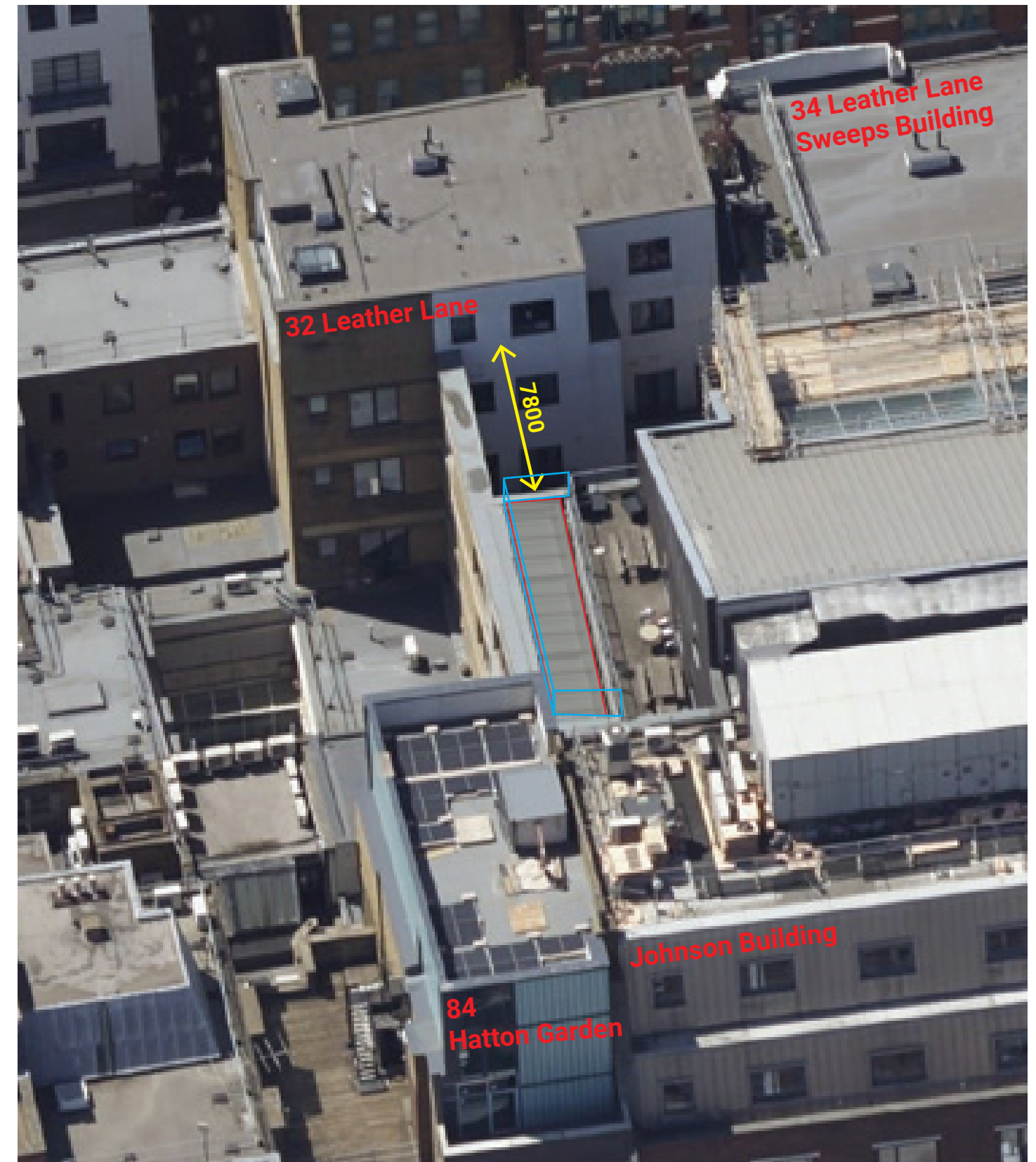
The relationships with the adjacent buildings won't deteriorate in any direction.

Johnson Building

View Looking East and West



View Looking East



View Looking West



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DRAWING SCHEDULE

Planning Application

Drawing Schedule

Drawing Number	Drawing Title	Scale
1985-JRA-01-05-DR-A-0000	Johnson Building - Location Plan	1:500@A1; 1:1000@A3
1985-JRA-01-05-DR-A-0015	Johnson Building - Existing Fifth Floor Plan	1:125@A1; 1:250@A3
1985-JRA-01-08-DR-A-0018	Johnson Building - Existing Roof Plan	1:125@A1; 1:250@A3
1985-JRA-01-XX-DR-A-0020	Johnson Building - Existing West Elevation	1:125@A1; 1:250@A3
1985-JRA-01-XX-DR-A-0021	Johnson Building - Existing South Elevation	1:125@A1; 1:250@A3
1985-JRA-01-05-DR-A-0115	Johnson Building - Proposed Fifth Floor Plan	1:125@A1; 1:250@A3
1985-JRA-01-08-DR-A-0118	Johnson Building - Proposed Roof Plan	1:125@A1; 1:250@A3
1985-JRA-01-XX-DR-A-0120	Johnson Building - Proposed West Elevation	1:125@A1; 1:250@A3
1985-JRA-01-XX-DR-A-0121	Johnson Building - Proposed South Elevation	1:125@A1; 1:250@A3
1985-JRA-01-05-DR-A-0150	Johnson Building - Proposed Fifth Floor Terrace Detail Plan	1:25@A1; 1:50@A3
1985-JRA-01-XX-DR-A-0151	Johnson Building - Proposed Fifth Floor Terrace Detail Elevations	1:25@A1; 1:50@A3

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