



Roof Terrace Management Plan

Johnson Gardens EC1N – Roof Terraces

Courtyard Building, 6-7 St Cross Street

November 2022



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1. Introduction

- 1.1 Following the planning permission approval, this Terrace Management Plan has been prepared as part of the condition discharge requirements to support an approval of details (AOD) application in relation to condition 4 to planning permission 2021/4247/) at 6 – 7 St Cross Street.
- 1.2 This planning application would see the existing roof of the building converted into a roof terrace to provide amenity space for occupants of the building. This roof terrace would be used privately and would not be publicly accessible.
- 1.3 This Plan is intended to set out a frameworks for the operation and management of the roof terrace to ensure its use exists harmoniously with surrounding properties.



2. The Site

- 2.1 Johnson Gardens is situated in the Holborn & Covent Garden Ward within the administrative boundary of the London Borough of Camden. Johnson Gardens is a collection of commercial and residential buildings located in the heart of Hatton Garden, providing a significant role in the commercial functioning of the area. The Applicant has recently acquired the site, and under their ownership a series of interventions are proposed to improve the overall flexibility, connectivity and quality of the site.
- 2.2 The site does not contain any listed buildings, however it is located within the Hatton Garden Conservation Area.
- 2.3 The proposed development would provide a roof terrace in the existing roof area of the building. The size of the roof terrace would total 775 sqm.

The 6-7 St Cross Street Courtyard Building roof terrace faces north and measures 775 sqm. The proposals would not result in the net increase or decrease in floorspace, when measured in GIA, with each intervention having the benefit of creating a higher quality commercial complex in the heart of Hatton Garden.

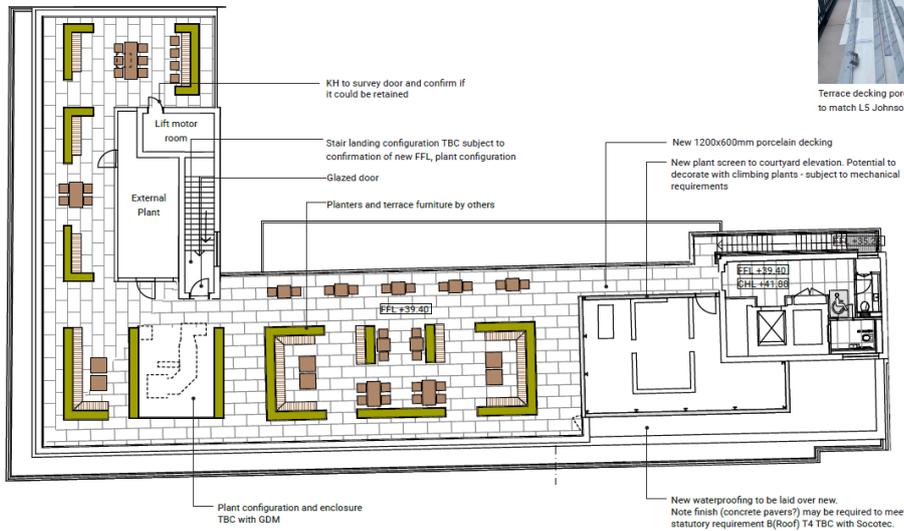
- 2.4 The Courtyard Building is an existing six level commercial office building arranged over ground and five upper floors.
- 2.5 The proposed alterations would see the existing flat roof space converted into a new roof terrace. While limiting the use of the terrace for occupants of Johnson Gardens only, these interventions would improve the amenity space available for occupiers of these buildings.



6-7 St Cross Street Level 6 Roof Terrace
Proposed Plan



Terrace decking porcelain t to match L5 Johnson Build



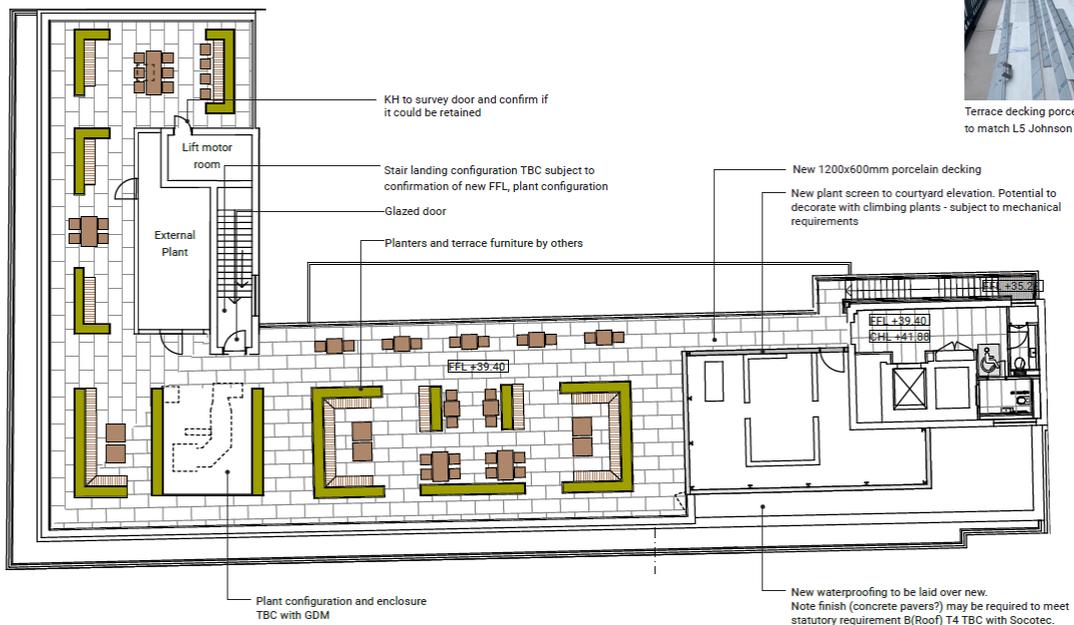


3. The Management of the Roof Terrace

3.1 The proposed roof terrace on the Courtyard Building would be located at 6th floor level and access directly from the Courtyard Building entrance at ground floor level .

3.2 The roof terraces have been designed to provide additional amenity space for occupants of the office accommodation and will measure 775 sqm.

6-7 St Cross Street Level 6 Roof Terrace Proposed Plan



3.3 The terraces shall not be accessible to the public and shall only be used by the occupants of the Johnson Garden Campus which includes the Johnson Building, 5 St Cross Street, 6-7 St Cross Street, 34 Leather Lane and 32 Leather Lane.

3.4 The roof terraces shall not be rented out to the public for private parties or events.

3.5 The roof terraces would be used between the hours of 8am and 9pm during the week and at no time during the weekend.



- 3.6 No amplified music or noises shall be played from the roof terrace in order to avoid any disturbance to neighbouring properties.
- 3.7 These provisions shall form part of the Occupier Guide for the building, ensuring all occupiers are aware of these management restrictions.
- 3.8 The management company of the building shall provide neighbouring properties with contact information to enable contact from neighbours to the building.
- 3.9 Any noise complaint received will be dealt with by the management company/respective tenant following the below procedure:
 - All details pertaining to the event will be compiled and the cause investigated, with reference to:
 - the timing of the complaint;
 - the activities taking place;
 - the number of people using the terrace.
 - If the complaint is substantiated, feedback will be given to the complainant. If any of the details of this management plan have not been followed, the appropriate actions will be taken. If any changes are required, this Roof Terrace Management Plan will be updated accordingly.

4. Summary and Conclusion

- 4.1 Johnson Gardens is a collection of commercial buildings located in the heart of Hatton Garden, providing a significant role in the commercial functioning of the area. Under the site's new ownership, a series of interventions are proposed to improve the overall flexibility, connectivity and quality of the site to encourage workers to return to the office, to help bring life back to Johnson Gardens and the wider Hatton Garden area following the COVID-19 pandemic. The various individual interventions across the site would all align under this one vision.