

4.0 OVERLOOKING

4.1 ASPECT ANALYSIS

4.2 DAYLIGHT SUNLIGHT REPORT



01 View constraints diagram

- Neighbouring windows
- Stair and hallway windows
- Windows to be closed
- Clear field of view
- Constrained field of view
- Car parking
- Rear gardens
- Access
- Facade lines

ASPECT ANALYSIS

EXISTING FLANK WALL WINDOWS

All windows of the Optimax building facing on to the site are secondary windows serving either the staircase or a staff WC.

The opposite façade, of the office building at 124 Finchley Road, shows four side windows overlooking the proposed site. These secondary windows do not serve rooms separate from the open plan offices. The neighbouring property does not possess any rights of light over the proposed site.

OVERLOOKING:

The neighbouring gardens, adjacent to the rear access road, consist of dense and high vegetation that provides a natural privacy buffer even during the winter months (Images 01 & 02). The clear field of view, in which no overlooking takes place, is shown in image 03.

NOISE AND POLLUTION

Finchley Road is a four lane main road into central London and as such is used throughout the week. Noise and pollution levels are high and will be taken into consideration.

OVERSHADOWING:

A detailed daylight assessment shows that no overshadowing takes place, if half the width of the proposed site is redeveloped up to six storeys. Any volume of this size would stay within the shadow envelope of the larger office building and in this way will not change the existing conditions. A detailed report is found in the following pages.



02 End of neighbouring garden opposite proposed site



02 Rear of properties on Netherhall Gardens



03 Clear field of view at height of proposed building



01 Overlooking diagram

7. Results

7.1 Surrounding Properties

Full results of the daylight and sunlight assessments are attached within appendix 2.

2 Netherall Gardens

Daylight

The results of the VSC, ADF and NSC assessment have shown that all windows and rooms assessed retain levels in excess of the BRE criteria. This property is therefore seen to be fully BRE compliant in terms of daylight.

Sunlight

The APSH results indicate that all windows within 2 Netherall Gardens comply with the suggestions in the BRE guidance.

7.2 Overshadowing

The only amenity area with the potential to see an adverse impact with regard to overshadowing is the garden serving 2 Netherall Gardens the northeast of the proposed massing. In order to understand any additional overshadowing fully we have assessed this area using the BRE recommended quantitative overshadowing assessment.

Garden of 2 Netherall Gardens

In the existing condition 71.9% of the gardens area sees more than 2 hours of direct sunlight on the 21st March. This reduces to 70.1% in the proposed condition. The retained direct sunlight is well within the suggestions of the BRE guidelines and as such this would be seen as fully compliant.

8. Conclusions

The quality of daylight and sunlight amenity within the surrounding properties has been assessed using the VSC, ADF, NSC and APSH assessments as recommended within the BRE document 'Site layout planning'.

The results of these assessments have shown that all properties retain good levels of daylight and sunlight when assessed against the proposed development. All windows see compliance in ADF, NSC and VSC.

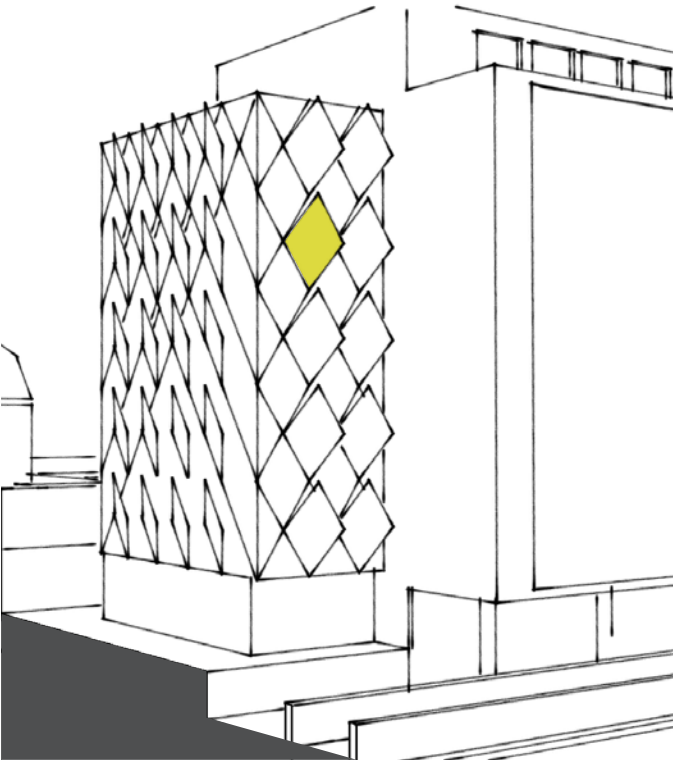
The proposal shows full compliance in terms of sunlight to surrounding properties.

The shadow assessment shows that the garden of 2 Netherall Gardens remains fully compliant by reference to the BRE guidance.

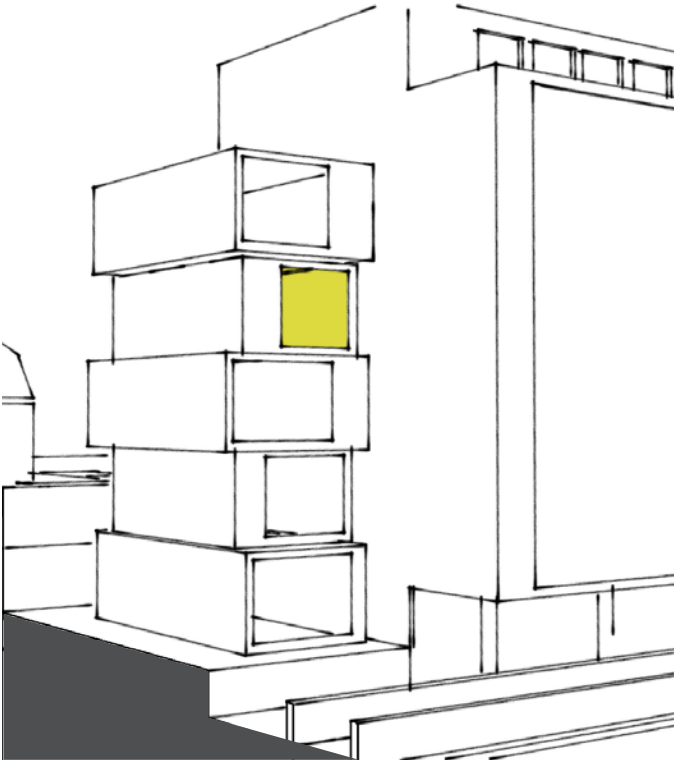
Daylight and sunlight to surrounding properties has been of key consideration throughout the design process. The outcome is a scheme with very good BRE compliance levels in the daylight and sunlight amenity enjoyed by the neighbouring properties.

5.0 DESIGN DEVELOPMENT

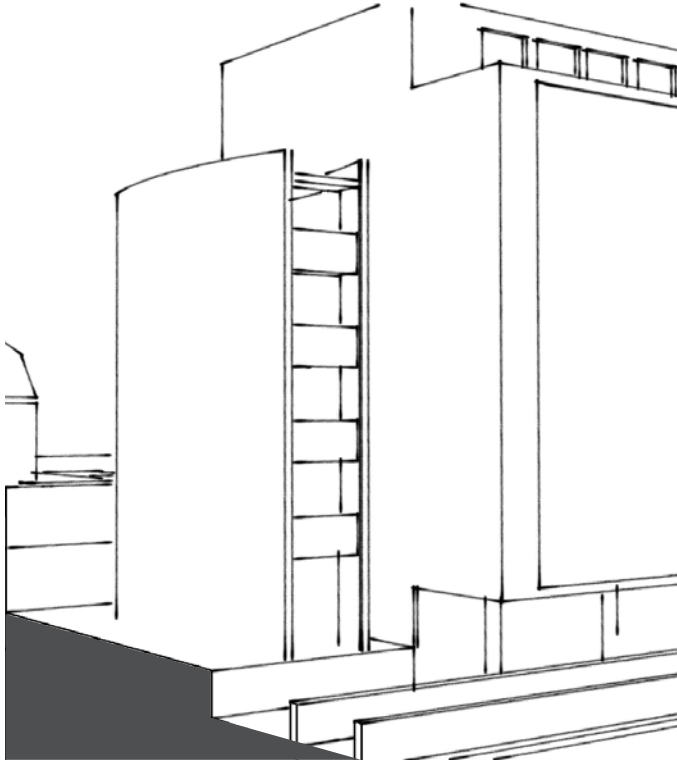
- 5.1 FORM STUDIES
- 5.2 FORM & FUNCTION
- 5.3 PRECEDENTS



01 View constraining facade panels



02 Moving boxes



03 The curve

DESIGN DEVELOPMENT

A series of design proposals were prepared to investigate the form of the proposed building:

- 01 Shows a design allowing only angled views through the facade to increase privacy and minimise overlooking.
- 02 Movement – a number of boxes are articulated to form the facade.
- 03 A curved volume is tested detaching itself from the neighbouring flank wall.
- 04 Boxes within a box - windows appear as boxes behind and push through the facade.
- 05 An angled window box is introduced at the rear to prevent overlooking of the neighbouring gardens.
- 06 A laser cut metal facade mimics the character of the leafy green gardens behind the site.



04 Boxes in big box



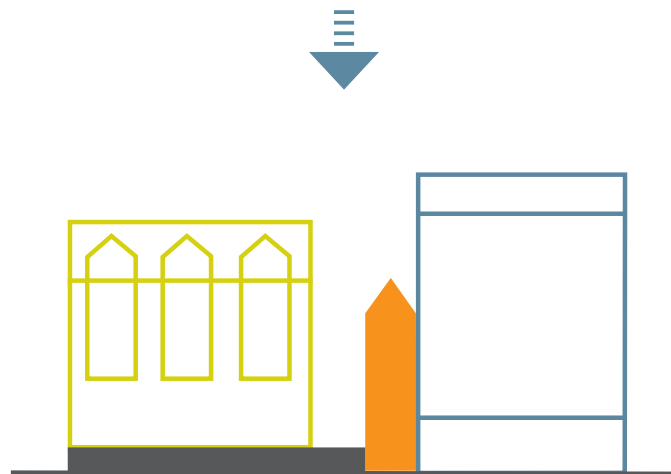
05 Angled view box to the rear



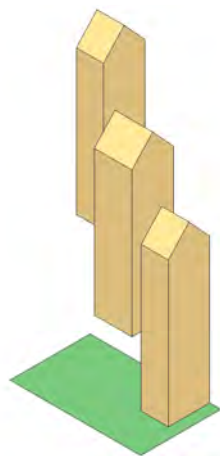
06 Leafy tree - laser cut metal facade



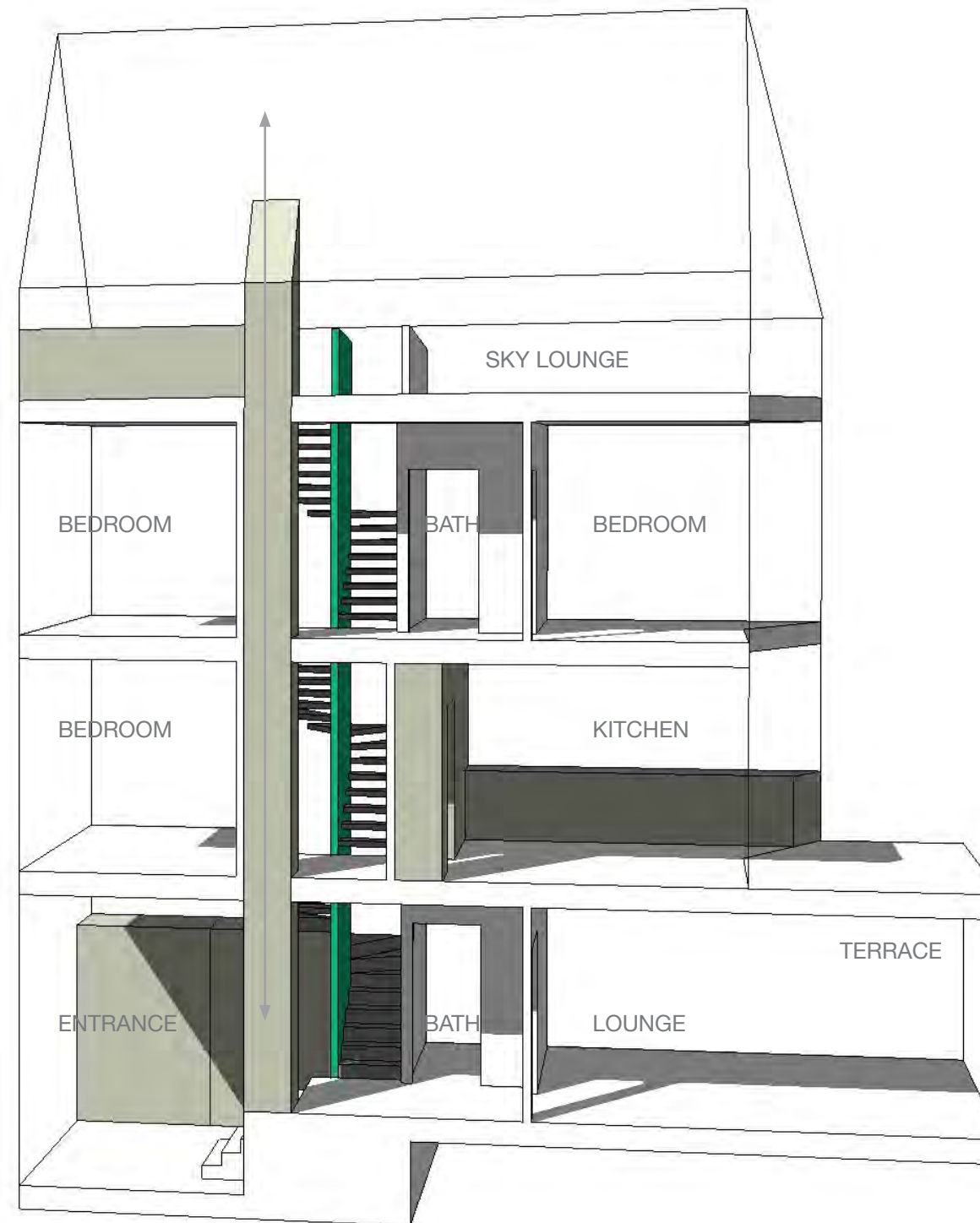
01 Form analysis



02 Composition



03 Fragmentation



04 Functionality study

FORM & FUNCTION

FORM

A build form was developed that refers to the pitched roof as an urban design characteristic of the Conservation Area. In this way, the proposed building links itself to the conservation area, in order to create one continuous urban design element, as set out in the urban design strategy.

FUNCTION

Due to the limited width of the site, a commercial building proved to be financially as well as functionally inviable, once a lift was put in. A shop at ground floor level fell below the usable minimum requirements, once ancillary spaces were provided.

As a result a single residential house is proposed set over five floors including ground. The gross internal area is below 200sqm in line with Policy DP1.

PRECEDENT LADDERSTILE HOUSE - THREE FOLD ARCHITECTS



01 Perforated metal grid and apertures



02 Perforated facade allows key linkages to the exterior



03 Louver system for lighting control



04 Interior lighting qualities of the perforated facade



05 Leafy patterning of the facade



06 Perforated metal patterning allows key linkages to the exterior

The proposed facade addresses a number of site and planning criteria and effectively draws from its surroundings to create a sensitive aesthetic response.

The lowered box standard facade is comprised of perforated metal, which creates an understated presence without overwhelming its site context.

The facade works off of a natural theme that is informed by the policy requirement of maintaining gaps in conservation areas to enhance the view to the green and leafy character of the site.

The facade is perforated in an abstract image of tree that allows views to the adjacent tree on the site, while maintaining privacy for the residents: it performs both as a barrier to prevent people from looking into the residences from the outside while acting as a viewing box from the interior.

The laser cut metal creates lighting effects on the interior that give the effect of being under a tree canopy, giving a naturalistic atmosphere and harking back to the dead tree that previously existed on the site.