

DESIGN & ACCESS STATEMENT

126-128 Finchley Road NW3 5HT

Rev. A

Prepared for:
Optimax Ltd

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February 2013



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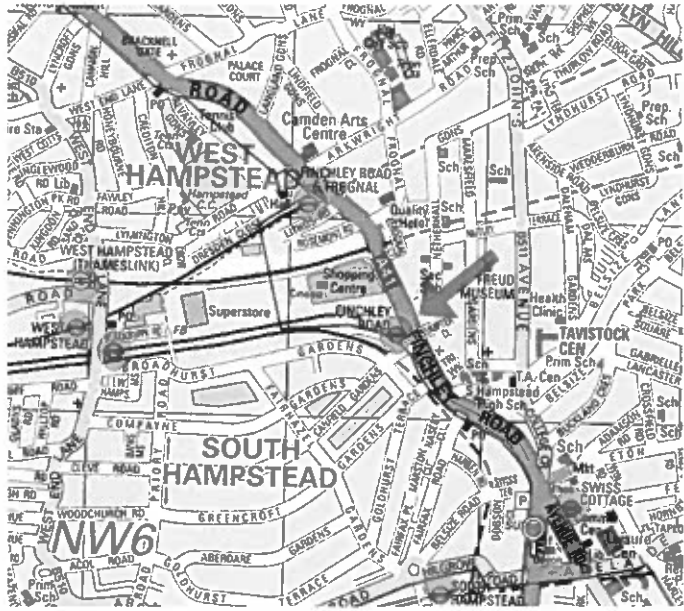
1.0 SITE LOCATION

- 1.1 INTRODUCTION
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1.1 SITE LOCATION | INTRODUCTION



01 Bird's eye view of site



02 Map with transport links shown blue



03 Aerial view of the site



04 Bird's eye view of site

THE SITE

The site comprises of a vacant plot adjacent to our client's building at 126-128 Finchley Road in the London Borough of Camden. The front of the site faces Finchley Road, a major four lane transport route into London. The rear of the site adjoins a quiet car park associated with 124-124a Finchley Road, alongside a number of gardens of the residential properties on Netherhall Gardens.

The 0.0145 ha site measures approximately 9m by 14m and lies within the Fitzjohns & Netherhall Conservation Area. The Conservation Area Statement states that the small section of Finchley Road is included because it relates in architectural style to the rest of the Conservation Area. This principally relates to the buildings to the west of the site.

THE AREA

The character of the local area is dominated by Finchley Road with commercial properties including the O2 centre within walking distance. The area to the north of the site is residential in nature however. The site is very well located for public transport, with numerous bus services running along Finchley Road as well as the Finchley Road Tube station opposite the site.

Finchley Road shows a variety of late Victorian and post-war architectural styles, including a series of larger retail facilities in close vicinity. Building heights range from three to nine storeys. The residential area as well as the conservation area shows a pattern of large detached and semi-detached houses, as well as large mansion blocks with large green gardens in between.

PLANNING SEARCH:

- Town centre: Yes
- PTAL Rating: 6
- Designated Area for Redevelopment: Yes
- Conservation Area: Yes
- Flood Risk: No
- Tree Preservation Orders: No
- Article 4 Directions: No
- Listed or Locally Listed Buildings: No
- Building of Merit: No
- Previous planning applications: Yes
- Previous appeals: Yes
- Pre-Application advice: Yes



THE SITE

The vacant site is currently used for lock up storage and provides access to the side entrance of the Optimax eye clinic, formally a bank. Located to the east of the site, at 124-124a Finchley Road, is a seven storey office building.

The appeal inspector describes the site as "not an entirely attractive space, with its hard featureless surfacing and lock up units along the back of the site".

There was previously a mature tree located on the site, that had reached the end of its life cycle. It was blown over by a storm in March 2012 and has since been removed. The council was served with the relevant notice. A recent photo is shown to the left.

The boundary to the West of the site is flanked by the former bank building, Victorian in style and 3-4 storeys high.

The boundary to the East is flanked by a 7-storey office block.

To the front, the site faces Finchley Road a 4-lane main transport link into London.

The rear faces into a quiet and green residential area shielded by the built frontage of Finchley Road.

The boundary of the Fitzjohns/Netherhall conservation area runs along the Eastern flank of the site.

01 Site at Finchley Road



01 Rear of site, access road and neighbouring gardens opposite



02 Outlook from site across neighbouring car park



03 Site - office flank wall



04 Site - Optimax flank wall



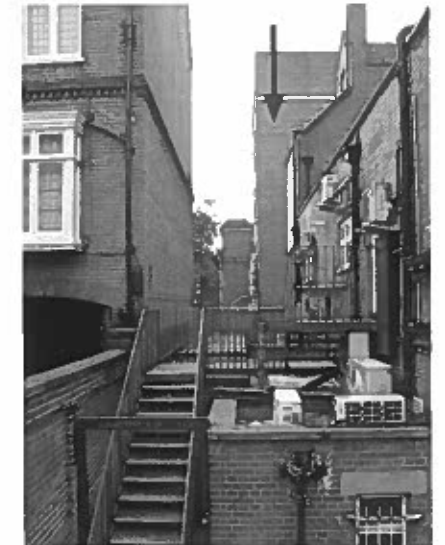
05 Site - Optimax rear



06 Site - Office rear



07 Access road



08 Facade line behind Optimax



09 Strong vegetation and natural privacy buffer - image taken in November



10 Rear of office building



10 Rear view of site

2.0 SITE HISTORY

- 2.1 INTRODUCTION
- 2.2. PLANNING HISTORY SUMMARY
- 2.3 PLANNING POLICY ASSESSMENT 01
- 2.4 PLANNING POLICY ASSESSMENT 02

An application for a single story building was granted in 1992. Between 1992 and 2002, there were four planning applications and two appeals for development of the site with a larger infill scheme were dismissed.

SITE HISTORY

The site has been the subject of a number of planning applications which are relevant for the discussions on this current proposal. Planning permission was granted in 1992 for a single storey building for medical use associated with the operations at 126-128 Finchley Road. This permission established the development potential of the vacant site and the removal of the existing tree but it was not implemented.

There followed a number of larger proposals for the site which were refused by the Local Planning Authority and a number subsequently dismissed at appeal. Two applications were for the redevelopment of the whole site for retail and residential use, creating an infill development of 5 and 6 storeys. These were refused in 1999 and 2000 respectively.

The key reasons for refusal related to the bulk and scale of the development, the infilling of the existing gap and the obscuring of the existing flank wall of 126 Finchley Road. In 2001, two applications were submitted for the site. These comprised of one application for a four-storey infill for office and residential use; with a second application for a two-storey infill development again for office and residential use. These were both refused by the Local Planning Authority and were dismissed at appeal in 2002.

Within this context, it should be noted that permission has recently been granted for a three storey glazed extension to the rear of 124-124a Finchley Road.

For the purposes of this current proposal, it is important to analyse the Inspector's comments on the two applications as they have determined the nature, scale and use of this application. The Inspector noted that the two main issues for consideration were the impact of the proposed buildings on the Conservation area, and the effect the buildings may have on the amenity of adjoining neighbours (privacy, outlook and light).

The Inspector also noted that the impact of the proposed buildings needed to be considered in terms of the effect that may have on:

- The visual transition between the two existing buildings which vary in scale, style and appearance;
- The existing tree;
- The relief that the gap provides in an otherwise built up frontage;
- The setting and space around the former bank (128); &
- The fleeting glimpse of the area behind.

The Inspector noted that to the infill of the gap would be adverse and affect the setting of the former bank building. He felt that there would be advantages to retaining the gap or at least some form of relief along the street. The Inspector was less concerned about the impression of the fleeting glimpse of the land at the rear when traveling along Finchley Road.

In terms of the impact on the adjoining neighbours and properties at the rear, the Inspector concluded that in the two applications, because of the difference in levels and heights, there would be no material harm to light, outlook or privacy for the two storey proposal, whilst the four storey building may have some limited impact.

2.2 SITE HISTORY | PLANNING HISTORY SUMMARY

Date	Ref. number	Description	Applicant	Architect	Decision
01. 25-08-1992	9260118	Demolition of part of the boundary wall. As shown on drawing no 54901, 54902A as revised on 08.02.93.	Optimax Laser Eye Clinic	John Bennett RIBA	Granted
02. 24-08-1992	9201052	Erection of a single storey building for medical use with green roof for parking and landscaping	Optimax Laser Eye Clinic	John Bennett RIBA	Cons.Area Consent
03. 14-01-1999	PW9802780	Erection of six storey building comprising retail on the ground floor and six flats on the upper floors	Russell Ambrose	Axis Partnership	Refused
04. 12-01-2000	PWX0002026	Erection of five storey building comprising retail on the ground floor and 4x2 bedroom flats on the upper floors	Russell Ambrose	Axis Partnership	Refused
05. 20-06-2001	PWX0103553	Four storey infill building with 01 unit to Ground Floor, office use from 1st to 2nd Floor, residential to 3rd Floor	Optimax Ltd.	Beynon Machin Architects	Refused
06. 20-06-2001	PWX0103552	Two Storey infill building: 01 unit at ground floor, office use to first floor	Optimax Ltd.	Beynon Machin Architects	Refused
07. 04-07-2002	APP/X5210/A/02/1084193	Appeal: related to item 05/06	Optimax Ltd.	Beynon Machin Architects	Dismissed
08. 31-05-2005	2005/2210/P	Proposed second floor office extension for treatment clinic & single storey Optimax eye clinic development with associated parking over	Russell Ambrose	David R Yeaman & Associates	Granted
09. 17-06-2011	2011/2527/P	Neighbouring property, 124 Finchley Road: Erection of three storey rear glazed extension at first, second and third floor level and relocation of 6 existing air condenser units on rear elevation to roof level of new extension.	Mr Joel Newman	Mr. James J. Ellis	Granted

This application is different by proposing only a partial infill of the site, thus respecting the setting of the former bank and maintaining glimpses of the area behind.

Pre-application letter to the London Borough of Camden, dated 23.11.2011:

In terms of an assessment against the relevant Core Strategy and Development Plan Policies, the proposed development accords with the principles of supporting growth, maximising development opportunities and high quality design.

CORE STRATEGY POLICY CS1 states that the Council will focus Camden's growth in the most suitable locations, and manage it to make sure that they deliver its opportunities and benefits and achieve sustainable development, while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit. Development will be concentrated in a number of areas which include highly accessible locations, in particular Central London and the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead.

In terms of developing land for efficient use, the policy seeks:

- development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;
- to resist development that makes inefficient use of Camden's limited land;
- to expect development that will significantly increase the demand of travel to be located in growth areas and other highly accessible parts of the borough;
- to expect high density development in Central London, town centres and other locations well served by public transport; and
- to expect the provision of a mix of uses in suitable schemes, in particular in the most accessible parts of the borough, including an element of housing where possible.

The current proposals undoubtedly make the most efficient use of land available whilst respecting the character of the site and surrounding area. The development of the site for residential use is supported in this location which is highly accessible and sustainable.

POLICY DP1 states that the Council will require a mix of uses in development where appropriate in all parts of the borough, including a contribution towards the supply of housing. In the Central London Area (except Hatton Garden) and the town centres of Camden Town, Finchley Road/ Swiss Cottage and Kilburn High Road, where more than 200 sq m (gross) additional floorspace is provided, they will require up to 50% of all additional floorspace to be housing. In this instance the proposed development comprises 191sqm of new floorspace.

In terms of design approach and preservation of the setting of the conservation area, the following policies are relevant::

POLICY CS14 states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

POLICY DP24 states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

POLICY DP25 pays regard to development within Conservation Areas and states that in order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

The following Design & Access Statement sets out the rationale for the scale, nature and design of the proposed development. The site demands a high quality response which respects the setting of the adjoining building at 128, the character of the conservation area and the general nature of the street scene along Finchley Road.

The 'preservation' and 'enhancement' test of development within a Conservation Area are met with this proposal which, whilst undeniably a modern architectural approach, sets the building carefully so as to respond positively to the whole of 128 Finchley Road including its flank elevation, whilst preserving views through the site from the Finchley Road up into the main body of the Conservation Area. The building also adopts some of the design features of 128 Finchley Road with the series of pitched roofs reflecting the pitched gables on the front elevation at a similar height.

POLICY DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

The submission includes a Daylight & Sunlight assessment which confirms full compliance with the relevant tests to 2 Netherall Gardens, which is the only surrounding residential property. The location of the proposed building, when considered against the previous applications for complete infill, respects the privacy and outlook of the properties to the rear of the site.

In respect of other relevant development control issues, the building has been designed to meet all relevant accessibility requirements. It will also be designed to meet (or exceed where possible) the current environmental requirements for a building of this nature."

The following proposal acknowledges the comments from previously applications and seeks to address and remedy the concerns raised by the Local Planning Authority and Planning Inspectorate.

The detailed design approach is set out within the following chapters of this document and provides a step-by-step assessment of the site, its character and the surrounding urban context. It then provides a detailed assessment on the alternative design approach adopted which addresses the following:

- i. The visual transition between the two existing buildings which vary in scale, style and appearance.

The nature of the two buildings means that it is inherently problematic in design terms to develop a building which graduates between the two heights. The failing of all previous applications was that they sought to address this with one building that completely filled the site which naturally resulted in an unbalanced street scene.

Rather than develop a building which infills the whole site, this current proposal covers only half of the site and relates to the scale of the office building whilst being respectful to the scale and presence of the 128 Finchley Road.

- ii. The relief that the gap provides in an otherwise built up frontage.

In developing only part of the vacant site, the relief in the streetscene and the visual gap between two very contrasting buildings is maintained. This also maintains the visual break in the conservation area boundary which otherwise would have been blurred by a wholesale infill development.

- iii. The setting and space around the former bank (128).

In his decision letter on the 2001 proposals, the Inspector noted that the existing gap contributes to the setting of the former bank. Whilst he accepted that the quality of the building should not be exaggerated, it was designed to be seen as a whole rather than just the frontage. He concluded that the infilling of the gap would diminish its appearance and contribution to the character and appearance of the area.

The current proposal fully respects the setting of the building and maintains a clear gap between the buildings in order to provide the views of the side elevation of 128. The character and appearance of the building is therefore not diminished in any way and its setting in the streetscene is protected, even enhanced by the new deferential building proposed.

- iv. The fleeting glimpse of the area behind.

The complete infilling of the site as previously proposed removed the view through and across the site to the area beyond.

Whilst the Inspector was less concerned about the loss of this fleeting glimpse, the current proposal seeks to maintain at least a semblance of the view through the site. This, working in tandem with the streetscene benefits and maintaining the setting around 128 Finchley Road, should be seen as a significant and positive design approach.

- v. The existing tree.

This submission is accompanied with an arboricultural report assessing the quality and health of the tree at the rear of the site. This concludes that the tree had reached the end of its life-span and its removal can be justified and accepted. However since the first pre-application meeting the tree was blown over by a storm and removed. The relevant notice together with a photograph was issued to the council via email on the 12th of June 2012.

3.0 URBAN DESIGN

- 3.1 SITE CONSTRAINTS ANALYSIS
- 3.2 AREA ANALYSIS
- 3.3 SITE VISIBILITY ANALYSIS
- 3.4 GAP ANALYSIS
- 3.5 URBAN DESIGN STRATEGY

SITE CONSTRAINTS

SUN PATH AND OVER SHADOWING

The site provides an East - West aspect. The site and wider area around the site are mainly overshadowed by the neighbouring office building. A daylight sunlight study, attached within this document, has shown that any shadow generated from a building within the proposed site does not exceed the shadow spread produced by the existing office block.

SITE ACCESS

Access to the site can be provided from Finchley Road pavement level and from the access road off Netherhall Gardens to the rear of the site. The latter is owned by the applicant. A public subway connects the front of the site directly with Finchley Road tube station and the other side of Finchley Road.

SITE LEVELS

The site level is 1.55 metres above pavement level and 2.6 metres below the car park level to the rear of the site.

NOISE AND POLLUTION

The front of the site faces Finchley Road. Traffic levels are very high through out the day and at night as well as during weekends. The rear of the site is very quiet and green with low pollution levels.

BUILDING LINES

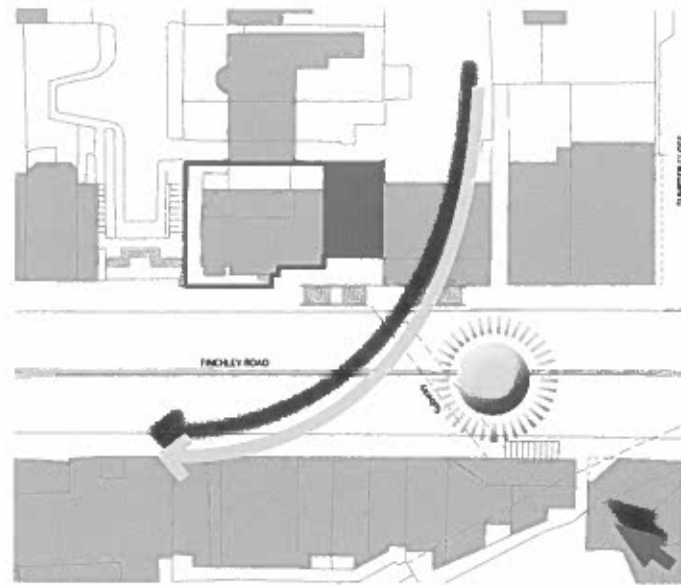
The site lies within the clearly defined facade lines of Finchley Road.

OUTLOOK & OVERLOOKING

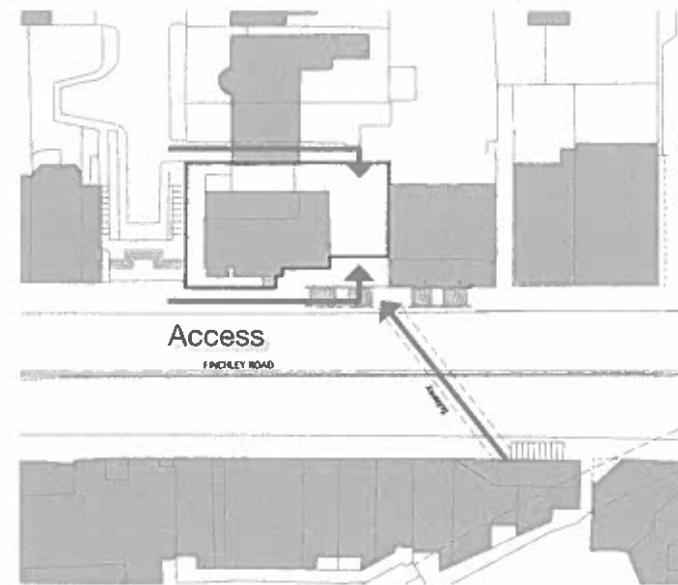
To the North, the site is flanked by the former Victorian bank building with a series of secondary staircase and WC windows facing the site. The rear of the site faces the rear gardens of the properties of Netherhall Gardens. The resulting clear main view axis is shown green in diagram 05.

CONSERVATION AREA

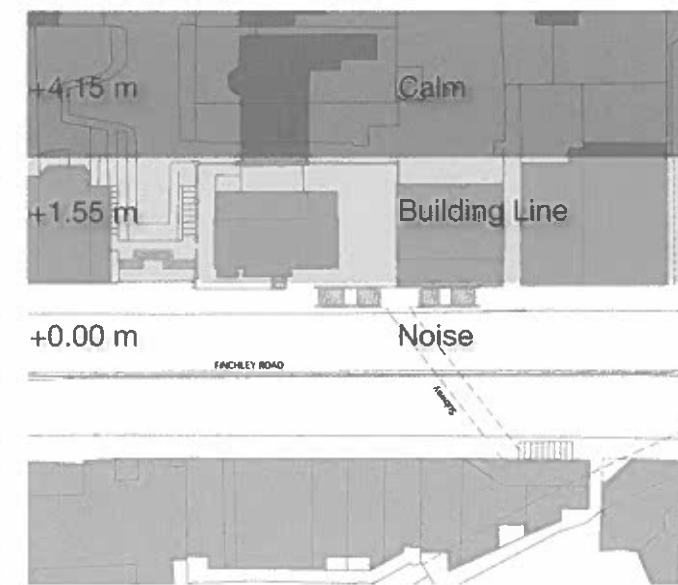
The boundary of the Fitzjohns/Netherhall conservation area runs through the Eastern boundary of the site.



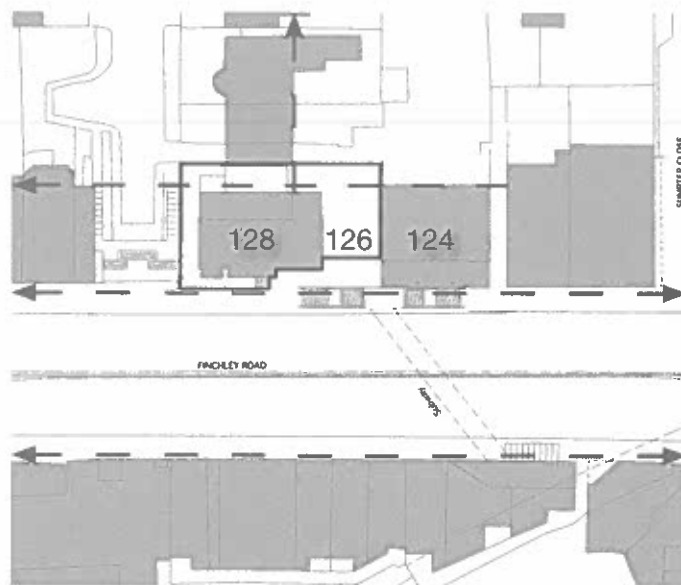
01 Sun path



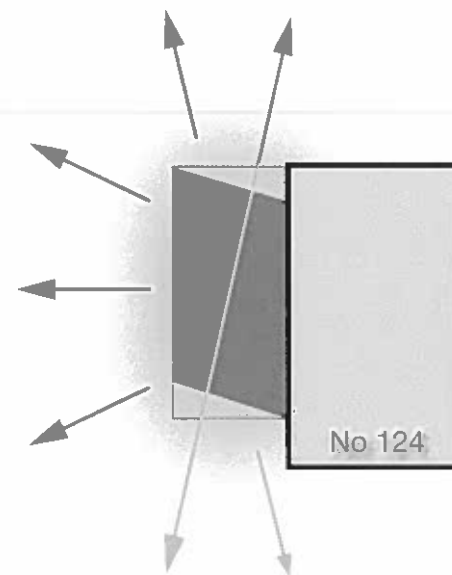
02 Site access



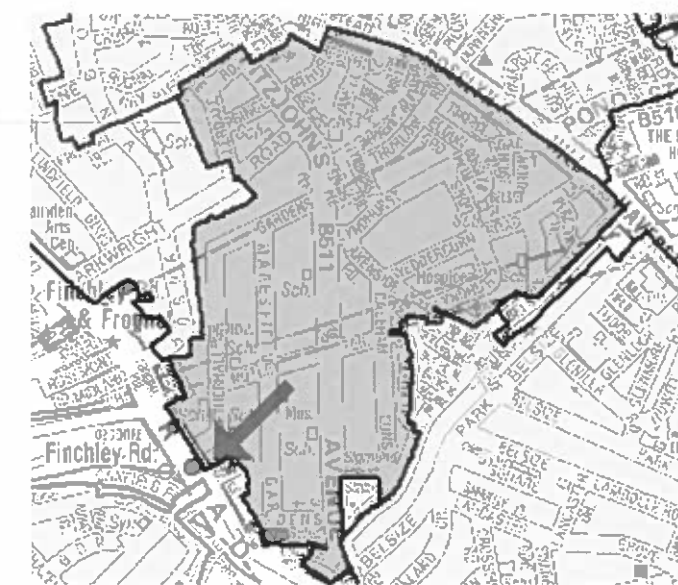
03 Levels & Zones



04 Building lines



05 Main view axis



06 Conservation area map

AREA ANALYSIS

The area around the site shows Finchley Road as a densely developed and highly trafficked urban spine running North - South into London and through the residential area of West Hampsted. (Image 02)

Opposite the site is the large transport and retail hub of Finchley Road tube station, which includes the O2 Centre, Homebase and Waitrose. Opposite the site are bus stops with 20 minute interval connections to Luton- and Stansted airport.

Finchley road shows a variety of different architectural styles and building heights ranging from late Victorian to post-war modernism. Diagram 01 shows buildings of architectural merit on Finchley Road in green, which include parts of the Fitzjohns & Netherhall Conservation Area close to the site.

Diagram 01 shows the proposed site as a building gap within a series of 6 other gaps along this particular part of Finchley Road. These gaps begin to show at the recently built Holiday Inn further up the road and continue in regular intervals further down towards the Alpha Course Church. The main gap in urban design terms is the entrance to the conservation area / Netherhall Gardens with a large mature tree fronting the pavement, as shown by the large green arrow.

Finding 01: The analysis shows that all building gaps, except the proposed site, are used to provide access to car parking areas behind the Finchley Road frontage. Where there are no car parking areas behind, the building line continues uninterrupted. This shows that in urban design terms, the existing building gaps result from functionality rather than emphasising a break in the existing facade line. The gaps, except the entrance to Netherhall Gardens are too narrow for this.

Finding 02: It is important to note that the proposed site is the only building gap not used for access or leading to a car park area behind.

Finding 03: The office building at 124-124a Finchley Road was built much later than the former bank and is very different in style and form. In this regard, it was the setting of the bank that the previous architects and planners had to respect more than the glimpses through to the area beyond or the access to a car park behind.

Finding 04: As the neighbouring office building provides no respecting step or set back from the former bank, it does not appear that a visual transition was a ever a real planning concern in the past.



01 Urban design analysis

- 4 lane Finchley Road
- Other roads
- - - Access ways to car parks
- //// Rail way
- Subway
- Facades of architectural merit
- Post war architecture varied in style
- O2 Centre
- Residential detached houses
- Tube Station
- Five storeys and more
- The site
- Car parking
- Entrance gap to Netherhall Gardens



02 Aerial photograph

SITE VISIBILITY

In the following, the site is reviewed in light of the appeal inspectors' comments, dividing the site's characteristics into 5 key functions:

- 1) The visual transition between the two existing buildings which vary in scale, style and appearance.
- 2) The relief that the gap provides in an otherwise built up frontage.
- 3) The setting and space around the former bank.
- 4) The fleeting glimpse of the area behind.
- 5) The existing tree.

Finchley Road is an extremely busy and very densely developed main road, with high noise and traffic levels throughout the week. We analysed the visibility of the site from three different users' viewpoints:

- a) driving past the site at 25mph
- b) walking past the site
- c) looking onto the site from the neighbouring buildings

Finding 05: Driving past the site affords a very small time frame in which the gap as a whole can be enjoyed. It is rather the flank walls that become important.

Finding 06: Walking past the site creates a larger time frame in which the gap as a whole can be noticed. The gap however is dominated by the 7 storey flank wall, that due to its overshadowing, makes the gap appear dark and monumental (image 05). This is further amplified by the rear wall of the site being 6.5 metres above pavement level.

Due to these factors, when passing in front of the site, the inspectors' comments 2 (a relief) and 4: (a fleeting glimpse) become less of an argument. From across the road, the angle to the site becomes more shallow, thereby showing more green. However, the heavy traffic volume negates this the enjoyment of the green behind.

Finding 07: Looking onto the site from neighbouring properties. There is only a small proportion of windows on the opposite side of Finchley Road that can truly enjoy a view through the gap. All other windows around the site are secondary windows, not necessarily depending on a view through the gap.



01 Visibility of site driving North West



02 Visibility of site driving South East



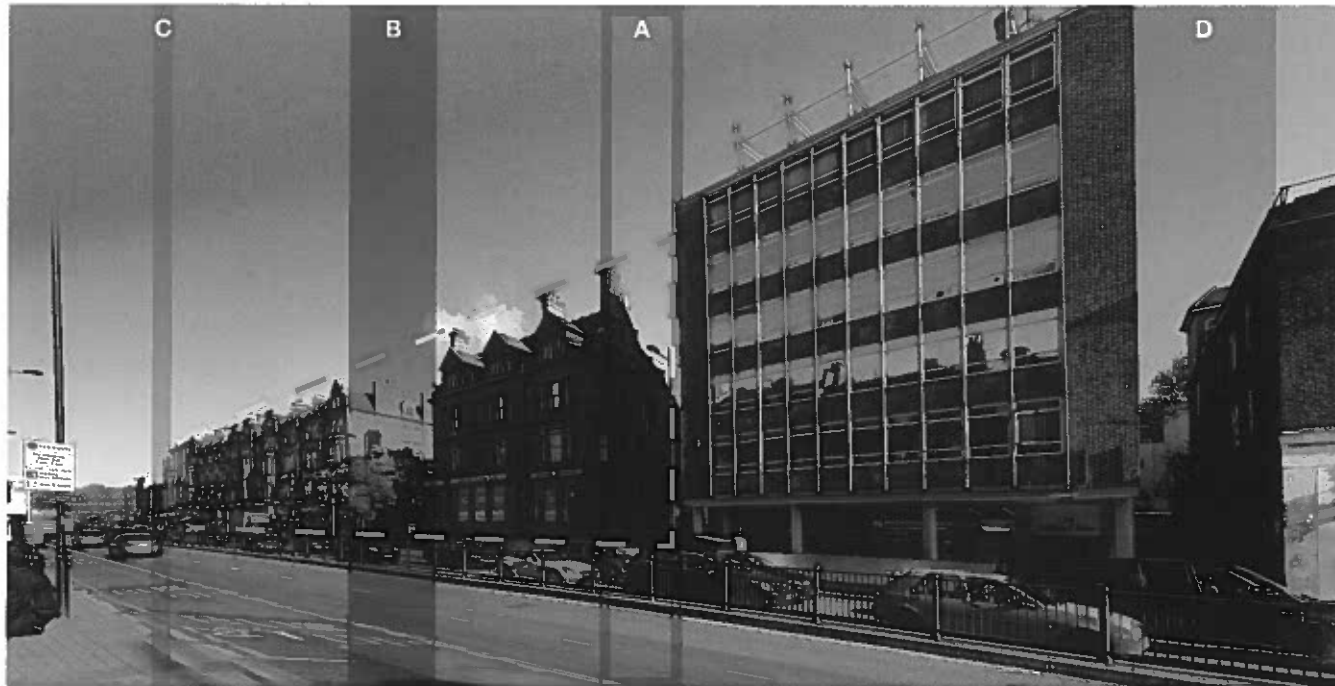
03 Visibility of site looking North



04 Flank wall - Optimax building



05 Flank wall - Office building



01 Facade Gap analysis on Finchley Road



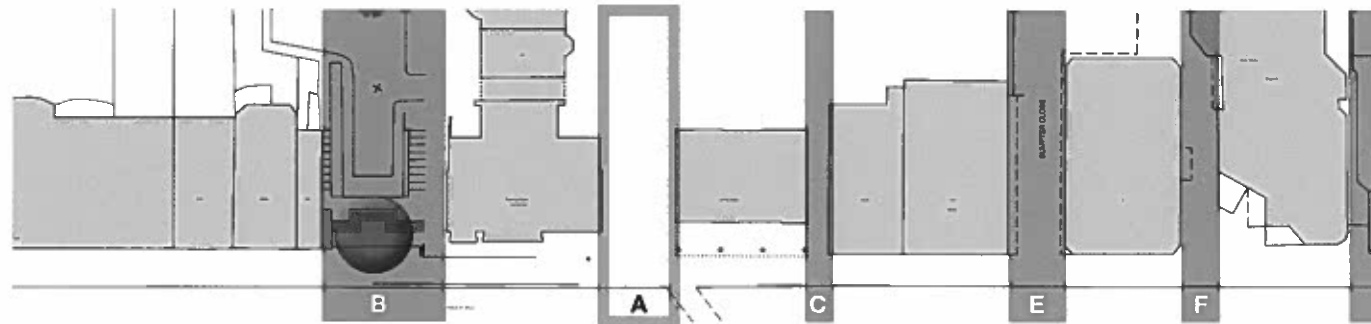
A - The site

GAP ANALYSIS

Finding 08: The existing Finchley Road frontage of the Fitzjohns & Netherhall Conservation Area, together with the entrance into Netherhall Gardens and the setting of the former bank, form one continuous urban design element, as shown by the yellow dotted line in diagram 01.

Finding 09: Due to the unattractive nature of the site as existing, the above relationship is not necessarily obvious.

Opportunity A: To make this relationship more obvious we propose to brighten up the existing gap at 126 Finchley Road with a design led proposal that respects the setting of the former bank, but upgrades the use and perception of the existing gap.



02 Plan diagram and gap typology



B - Access to the Fitzjohns / Netherhall conservation area



C - Access Gap - Holiday Inn Hotel



D - Access Gap 124&122 Finchley Rd



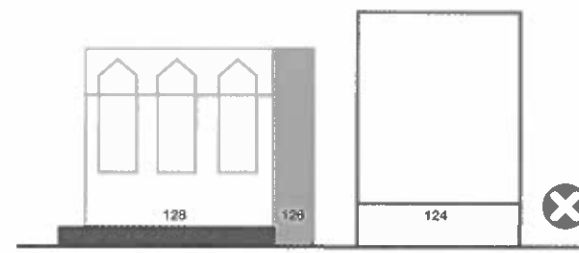
E - Access Gap 122 & 120 Finchley Rd



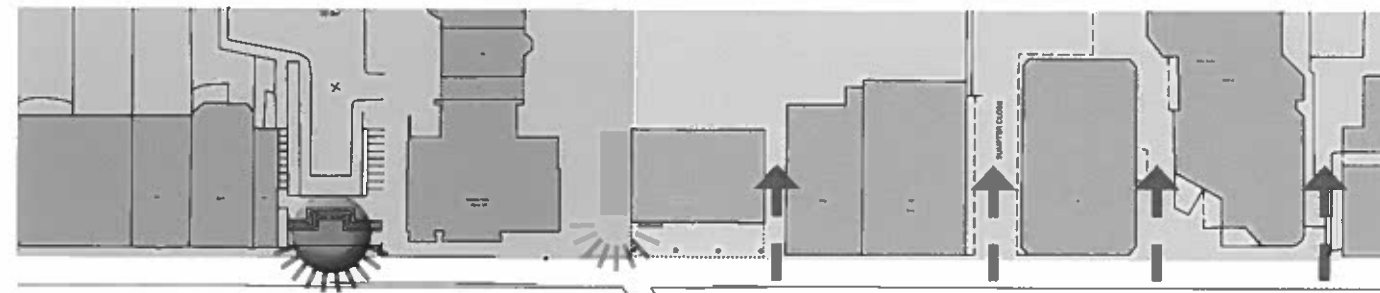
F - Gap 120 Finchley Road & Church



01 Option A - Upgrading the flank wall



02 Option B - Extending the former bank



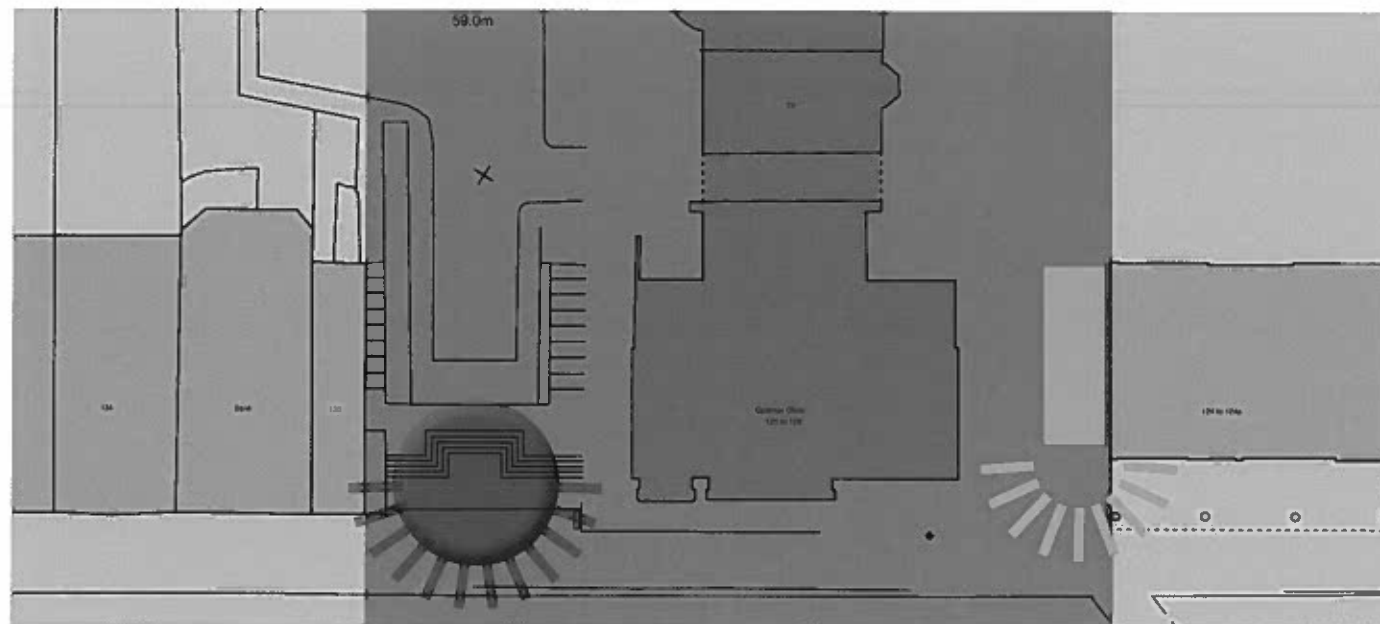
03 Marking the edge of the conservation area

Character: Victorian / Georgian

Character: Modern / Post War



04 Two gaps marking both flanks of the wider gap - ensemble



05 The entrance into the conservation area, the former bank and the proposed new building forming a strong new ensemble



06 A strong momentum is created by linking all 3 elements

URBAN DESIGN STRATEGY

We propose a design that only covers half of the site and respects the setting of the former bank, while maintaining views through the area beyond. (Diagram 01 & 02)

In this way the existing 7 storey flank wall is 'brightened' and a true transition between the existing office building and the former bank is provided. (Diagram 04)

CONCLUSION: The new proposal together with the former bank and the existing entrance to Netherhall Gardens will form a well combined ensemble, that as a combination has the strength to provide a noticeable relief and momentum in the otherwise built up frontage of Finchley Road. (Diagram 05 & 06)

4.0 OVERLOOKING

- 4.1 ASPECT ANALYSIS
- 4.2 OUTLOOK STRATEGY
- 4.3 REAR FACADE DESIGN
- 4.4 DAYLIGHT SUNLIGHT REPORT



- 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

01 View constraints diagram



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

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.

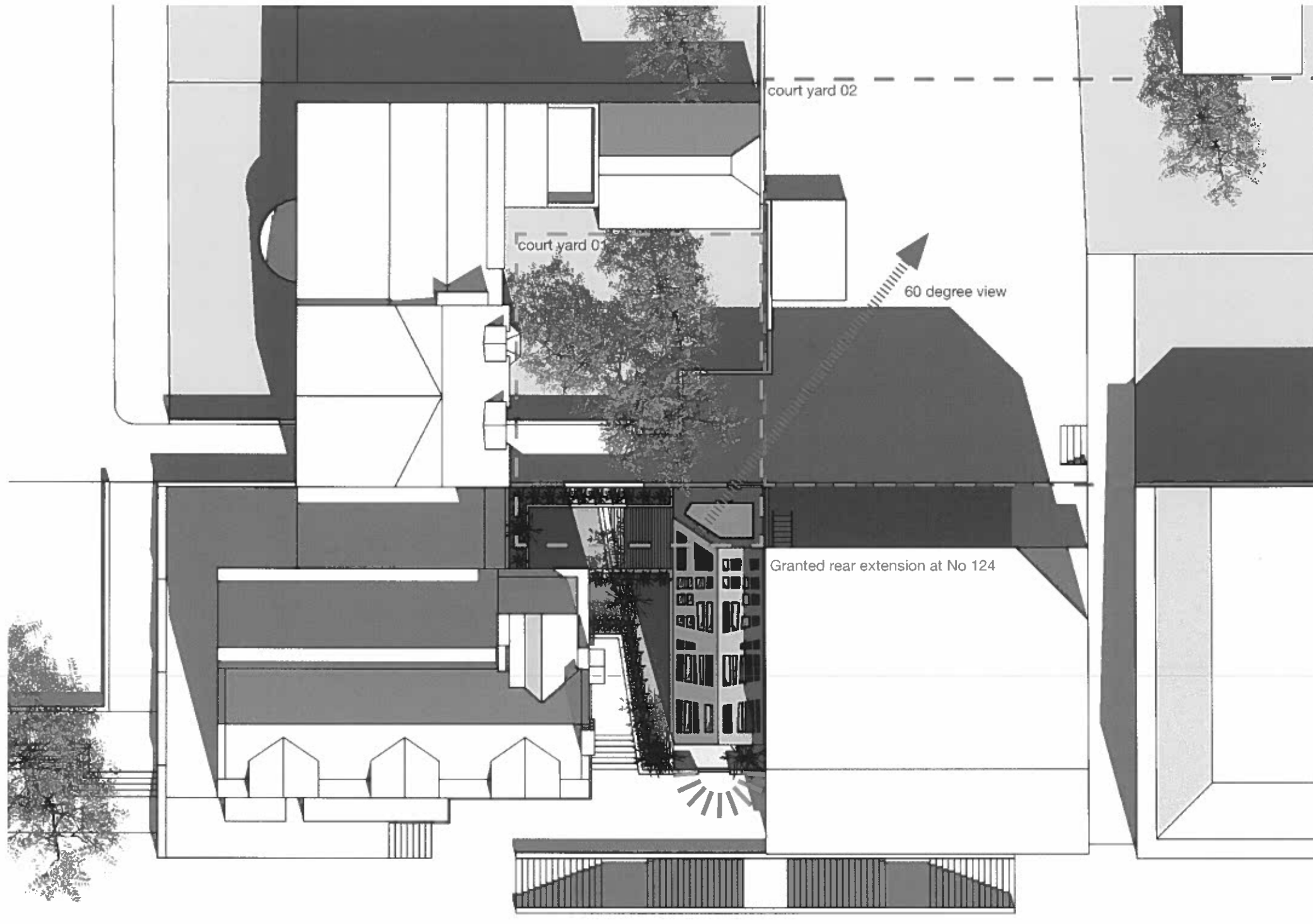
OVERSHADOWING:

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.

OUTLOOK STRATEGY

The rear facade is angled at 60 degrees to deflect the outlook away from the neighbouring gardens and into the clear view zone behind.

The diagram opposite shows that the proposed scheme completes the urban design by creating an intimate courtyard with clear facade lines.



01 Overlooking diagram

REAR FACADE DESIGN

The rear facade will be designed to provide zero overlooking of the neighbouring gardens. All windows directly facing the rear gardens of the neighbouring properties will be obscured glass. The angled proportion of the facade will be fitted with louvres at a 60 degree angle to deflect the views away and eliminate overlooking.





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.