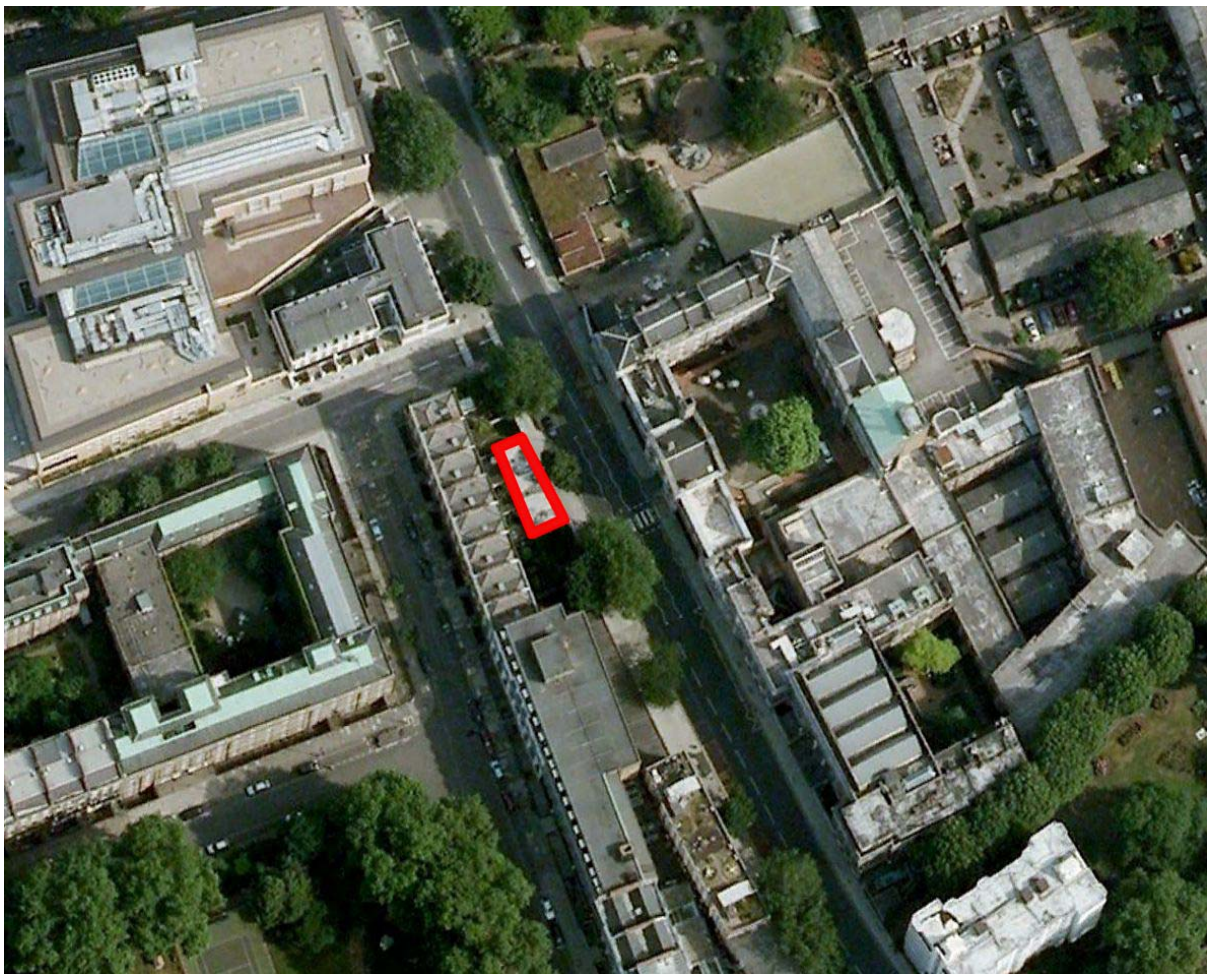


195 – 199 GRAYS INN ROAD  
LONDON WC1X 8UL

DOCUMENT 2

Supporting evidence to accompany  
for 3 X 1 bed dwellings

November 2014



In the light of the case officer concerns arising from the meeting on site on the 13<sup>th</sup> April 2014 we have made the following changes:

1. We have considered each of his concerns and respond to it.

### 1.1. Complied with CPG 2, but they did not meet London Plan space standards

Response:

We have arranged the plans to propose 3 no dwellings 1 bedroom house.

- a. House 1: 67.0 sq m
- b. House 2: 61.4 sq m
- c. House 3: 60.3 sq m

The London Plan requires 61 m<sup>2</sup> for a 2 people house – 2 storeys.

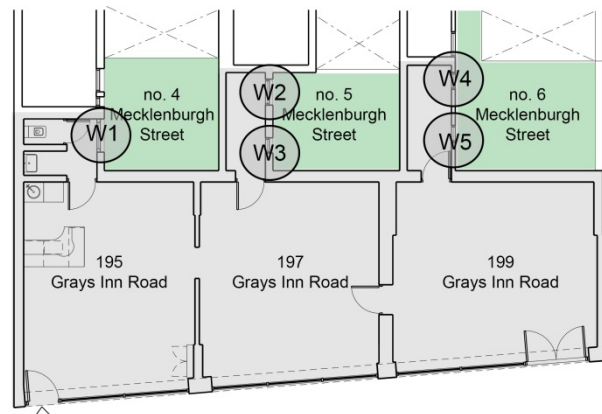
### 1.2. Small side window House 3, lack of privacy to adjacent garden.

Response:

We presently have 5 windows looking onto neighbour's garden. (Figure 1)

Although are frosted, is nothing preventing us to unfrosted them.

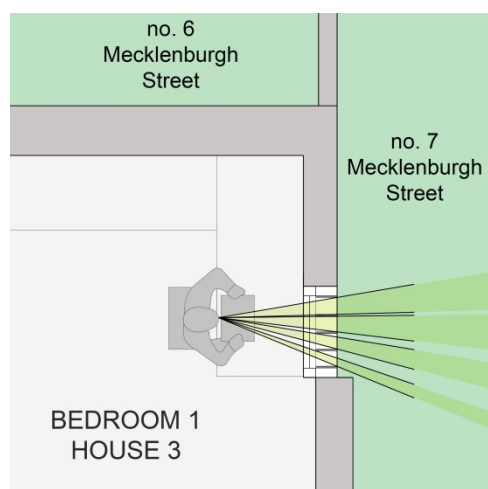
Furthermore these windows are openable. We open it time to time for ventilation. Once are open you can see the neighbouring gardens and habitable room.



We submitted that the closure of this windows will create a significance enhance to the privacy of the occupants. In this context the addition of one new window is very minor impact on the neighbour privacy.

We have also modified the design for the side window so as to create a new arrangement with fix vertical louvres, so that it is impossible to look out except towards a narrow section to the neighbour's garden. See image below.

Figure 2:



This arrangement was accepted to Camden previously; please see **Examples page 4 to 7**

### 1.3. Quality of outlook generally, in particularly from bedroom windows

Response:

#### 1.3.1. Living / Dining / Kitchen

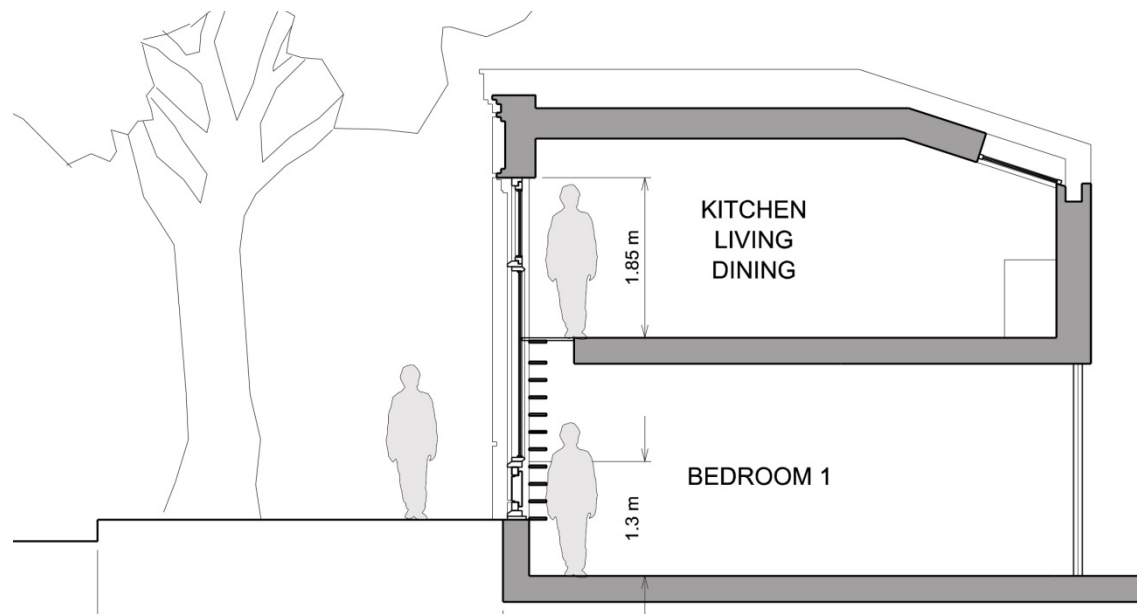
We have increased the height of the window to the living room floor, to 1.85 m, as an average person eye is 1'65, therefore allows to unobstructed horizontal views. As the design has a large amount of glazing for the full width of the room, there is a wide panorama to have up and down Grays Inn Road. There is no frosted glass in the front elevation. We considered that this quality of view to be as high as standard as any one may expect in central London.

Figure 3:

View from Living /  
Dining / Kitchen



Figure 4: Section



### 1.3.2. Concern of privacy and lack of outlook – Bedroom

In relation to the outlook and privacy to the bedroom window to the front of the building we had added a fix shelving which has the twin benefit of avoiding views down into the room but allowing horizontal views inside outwards.

We also have raised the floor by 100 mm and reduced the store riser other 100 mm by increasing the glass. Please see above, Figure 4.

Figure 5:

View from Bedroom

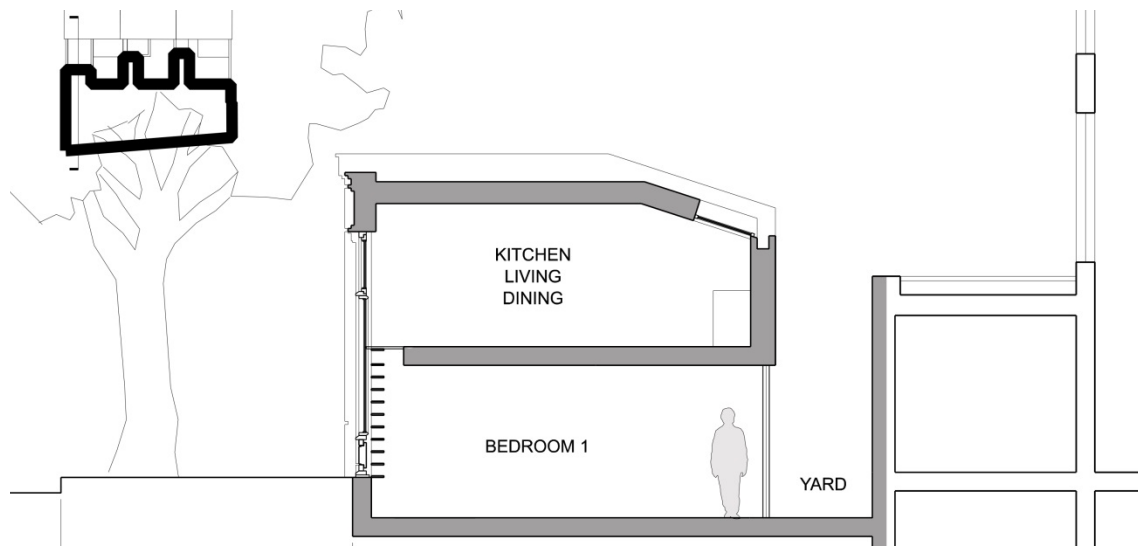


This arrangement was accepted to Camden previously; please see **Examples page 4 to 7**

In terms of the design other examples can be found in the area. Please see page 14 of Appendix 5.12 Heritage Impact Assessment

In relation to the opening to the bedroom to the rear yard, we improved the outlook increasing the size of the yard. We have done so by omitting the steps and reposition the window as shown in the section. (House 1 & 2)

Figure 6:





## 2. Other recently approvals with similar or worse outlook

### 2.1. Site Address: 2-4 Prowse Place London NW1 9PH

**Application number:** 2012/6150/P

**Application Registered:** 21-11-2012

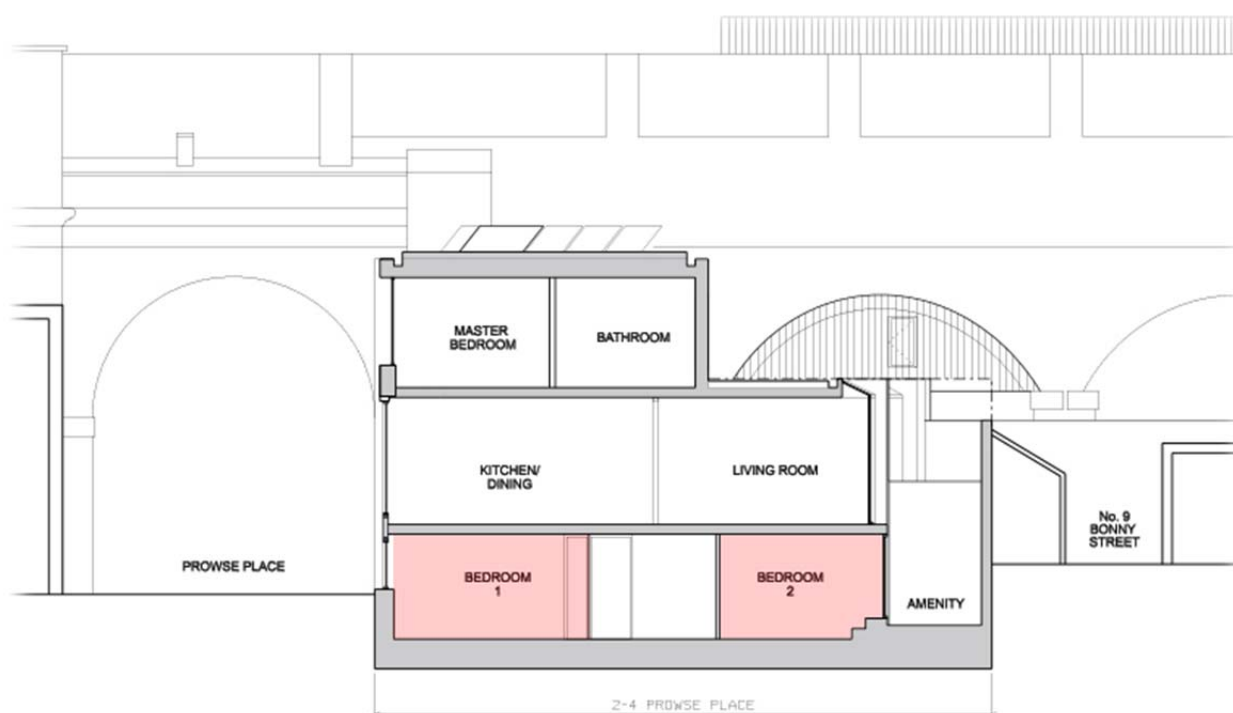
**Date of Committee:** 11-04-2013

**Decision:** Granted Subject to a Section 106 Legal Agreement 04-10-2013

Extract from the Committee Meeting agenda:

6.2.14 The proposed units would be dual aspect with good levels of natural daylight and good outlook from the main living areas and natural ventilation. *"The bedrooms located at lower ground floor level would receive lower levels of daylight and would have poor outlook. However, as this is a small element of a larger dwelling which is well lit and has good outlook this is considered to be acceptable. The proposed units would only have access to a small area of private outdoor amenity space, however given the limitations of the site this is considered acceptable."*

Figure 7: Prowse Place section approved



**2.2. Site Address:** Twyman House 31 - 39 Camden Road London NW1 9LR**Application number:** 2011/2072/P**Application Registered:** 24-06-2011**Application Type:** Variation or Removal of Condition(s) 22 (approved plans) of planning permission granted 22/09/2011 (Ref:2011/2072/P) for redevelopment of site, namely to allow reconfiguration of Pulse House**Decision:** Granted Subject to a Section 106 Legal Agreement 04-10-2013**Officer:** Conor McDonagh

Extract from the Officer Delegated Report:

6.21 The proposed roof terraces serving Pulse House will include an appropriate 1.8m high privacy screening to ensure the Bonny Street neighbours will not be overlooked, and this is secured by condition. Within the converted Pulse House, there are a number of windows that directly abut the rear gardens of 2 and 4 Bonny Street, and to ensure no privacy conflict occurs these windows shall be obscured up to 1.8m high above floor level. This will still allow adequate daylight and outlook to these dual aspect units.

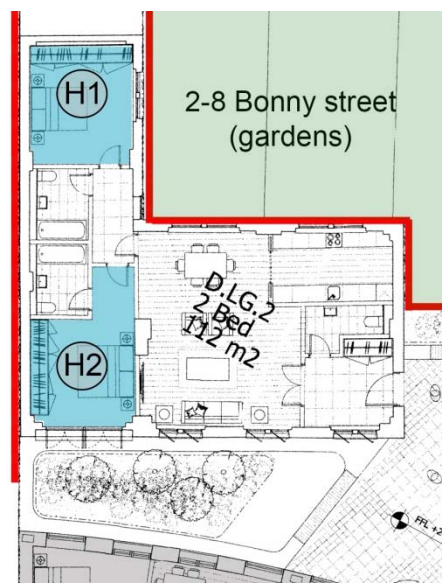
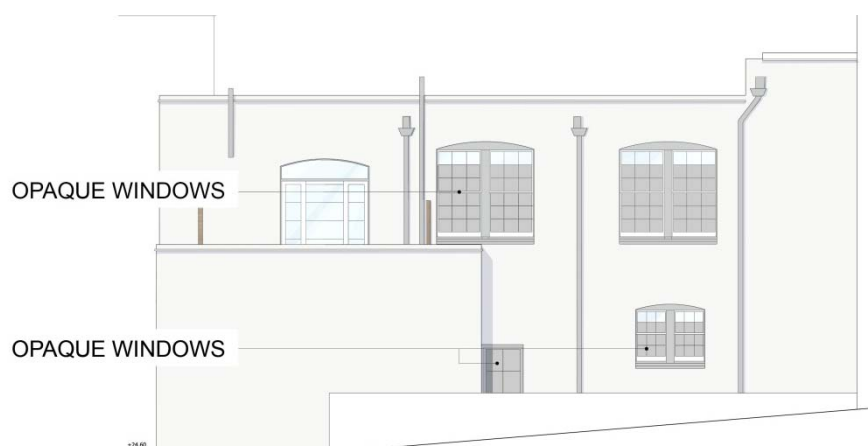
Pulse House was part of the Twyman House application. The original application was for 2 no 2 bedroom houses – 2 floors.

**Figure 8:** Pulse house – Plan approved

Bedroom H1 window was approved with an opaque window up to 1.8 meters.

There was a limited outlook; being this to neighbour gardens.

Bedroom H2 outlook was limited by timber shutters.

**Figure 9:** Pulse house  
East elevation approved

The original application was revised as part of the approval of conditions. The reconfiguration was for again for 2 no 2 bedroom houses – 3 floors (instead of 2 as before approved).

**Figure 10: Pulse house**

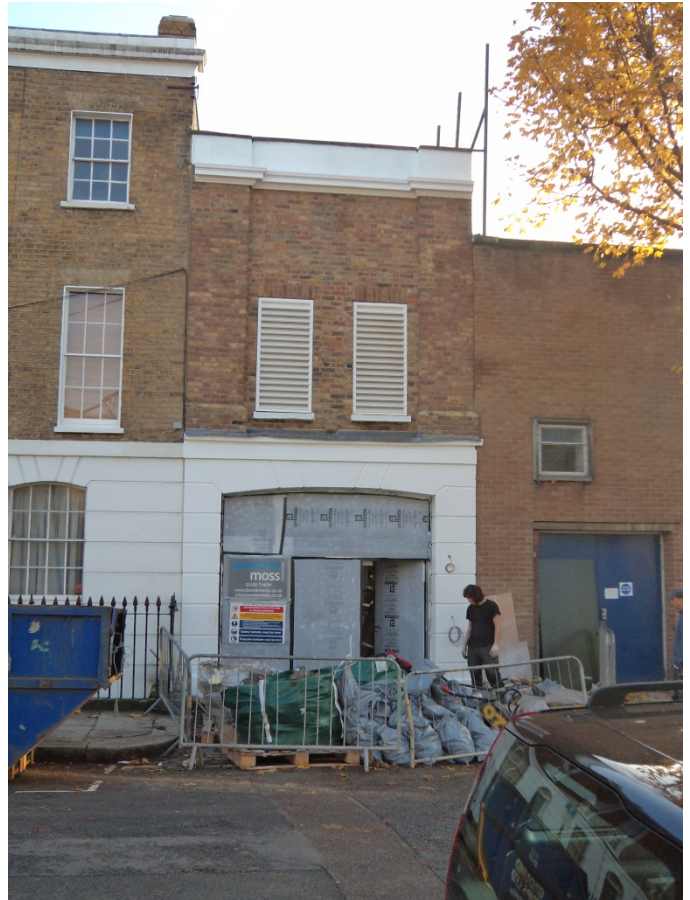
Outlook from B3 & B4 is to the existing retained wall. See section below.

As in the previous application, the window to B1 is opaque, and the outlook from B2 is limited by timber shutters.



Figure 11: Front elevation built

B4 & B5 look to the back of the front elevation.



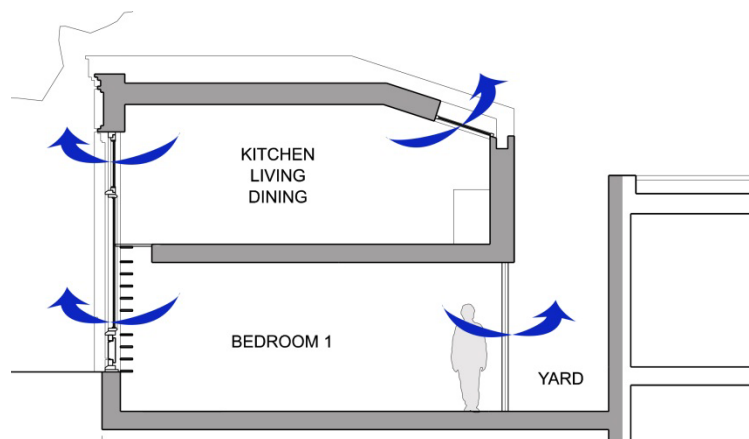


### 3. Housing Supplementary planning guidance – November 2012 London Plan 2011 – Implementation framework.

We also considered that the London housing SPG recommendation for dual aspect dwelling was partly for the purpose of promoting better outlook. Our reading of the paragraph 2.3.3, 2.3.32 & 2.3.33 from the Housing SPG – London Plan 2011 is that the purpose of such a policy is for a range of benefits with which we entirely comply:

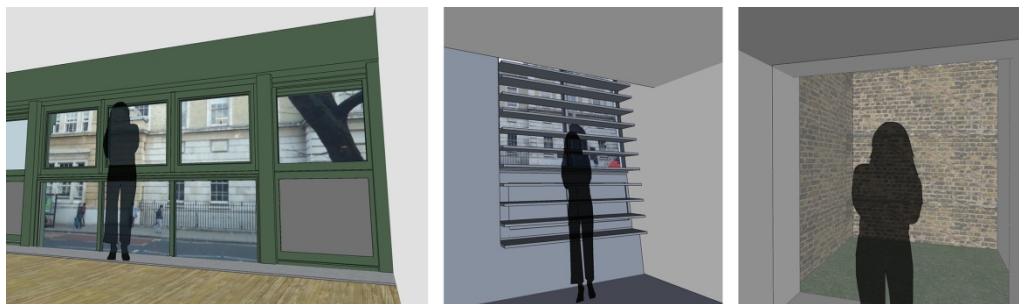
- Daylight - please refer to Heritage Design & Access statement – Rev H (Appendix 5.7)
- Sunlight - please refer to Heritage Design & Access statement – Rev H (Appendix 5.6)
- Natural cross ventilation: see figure 12 below.

Figure 12:



- Mitigating pollution: Please see Appendix 5.11. Sustainable statement
- Offering a choice of views: broad outlook from the front, whilst is limited from the back (bedroom).

Figure 13: Views from different rooms



We would like to draw to your attention to the first sentence of 2.3.33

*2.3.33 "Where limited numbers of rooms are required, the frontage is generous, the plan is shallow, and the orientation is favourable, good single aspect one and two bedroom homes are possible."*

*"The design of single aspect ground floor dwellings will require particular consideration to maintain privacy and adequate levels of daylight."*

In summary we satisfy each of the points of the London Plan.

As an example of acceptable single aspect please see the plan below from application reference 2005/4187/P. One bedroom flats; single aspect was approved.

Figure 14



### Conclusion:

The proposed dwelling benefits from good standards of space and light and meets the London Plan standards for good quality housing. The main outlook to the bedroom is the frontage, where the outlook is good comparable to many other situations.

Even if there are concerns in relation to the outlook to the bedroom, we are creating a positive impact on the character of the conservation area and the setting of the listed buildings with the importance of which would unweight the question of the outlook.

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Drawings accompanying this statement:

- AL(00)11 Ground Floor Plan - Resi layout PROPOSED - Rev D
- AL(00)14 Front elevation V4 - PROPOSED - Rev D
- AL(00)19 Section BB PROPOSED - Rev D