

10.a Privacy and Overlooking

10.1 Proposed New Windows/Roof Lights in Relation to Existing Adjacent Windows

Privacy and overlooking has been considered in detail throughout the development of the design. Although most parts of the house do not pose any particular problem there are a few areas which circumstantially require careful design to prevent overlooking and loss of privacy in relation to 14 and 15 Parliament Hill. A strategic approach to the plan and window locations was taken early on in the design to limit the potential problems. Staircases and bathrooms have been placed in areas which pose the greatest risk and habitable rooms such as living and bedrooms, the kitchen, etc have been placed in areas where the risk is lowest.

The volume of the main stair is used as a buffer to lessen the risk of problems with overlooking and loss of privacy. Staircases are generally narrow space with relatively controlled viewpoints. Unlike habitable rooms the exclusive use of roof lights in staircases is not a problem and in many cases is a more logical natural light source than a window. From ground to first floor the proposed stair runs across the back of the main house. For the remainder of its rise the stair then runs parallel with the side wall to 14 Parliament Hill. These two areas in the relation of 15a and 14 pose the greatest risk to potential overlooking and the arrangement of the proposed internal stair lessens this risk.

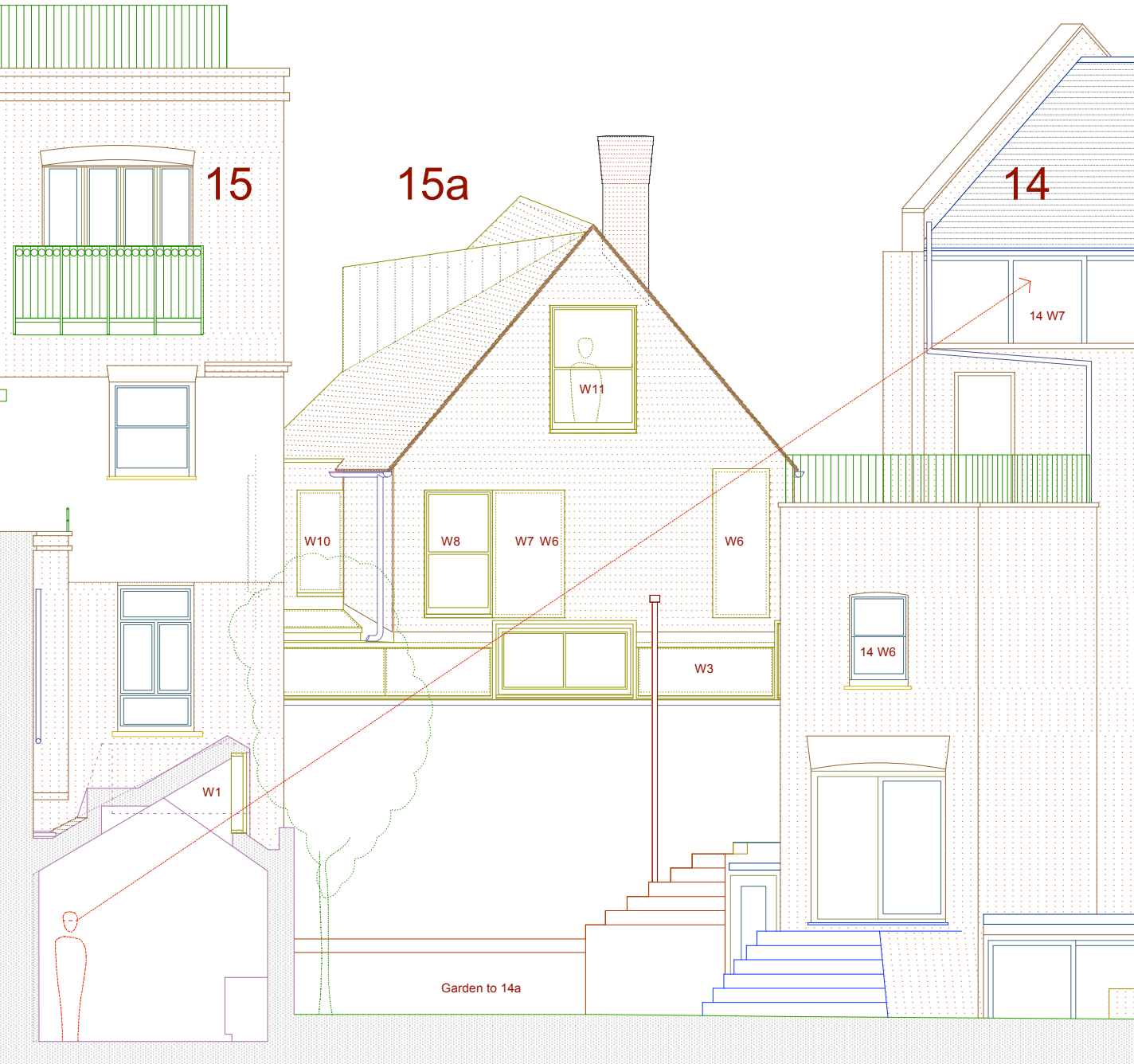
The position of the ground floor toilet and first and second floor toilets is also strategic. Bathrooms are similar to stairs in that they lend themselves to the use of roof lights. Etched glass to windows and roof lights is also appropriate. The ground and first floor bathrooms have roof lights and the later is etched to prevent loss of privacy to the adjacent side windows at 14. The roof light to the ground floor bathroom and the rear elevation window to the Master Bathroom are also etched to prevent overlooking from the adjacent staircase window to the side elevation of 15 Parliament Hill.

The 12 proposed new windows/roof lights (or groups of windows/roof lights) at 15a Parliament Hill which may pose a risk of overlooking and loss of privacy are scheduled and referenced below and on the drawings. Below is a detailed analysis of each window/roof light with annotated plans and sections where appropriate. We believe that all relevant instances have been analysed and that no overlooking of loss of privacy occurs as a result of the proposed development. Below is a detailed summary:

Schedule & Analysis of New Windows/Roof Lights  
(see also the submitted planning drawings)

W-1: Kitchen Window

The window is considered in relation to window 14w-7 which is to the upper floor bedroom of 14 Parliament Hill. The section below (Extract from P/1:50-301 Section CC) shows that from the furthest edge of the proposed kitchen to 15 a tall man while standing would have a distant and steeply angled view of the upper corner portion of the window wall. Overlooking does not occur.



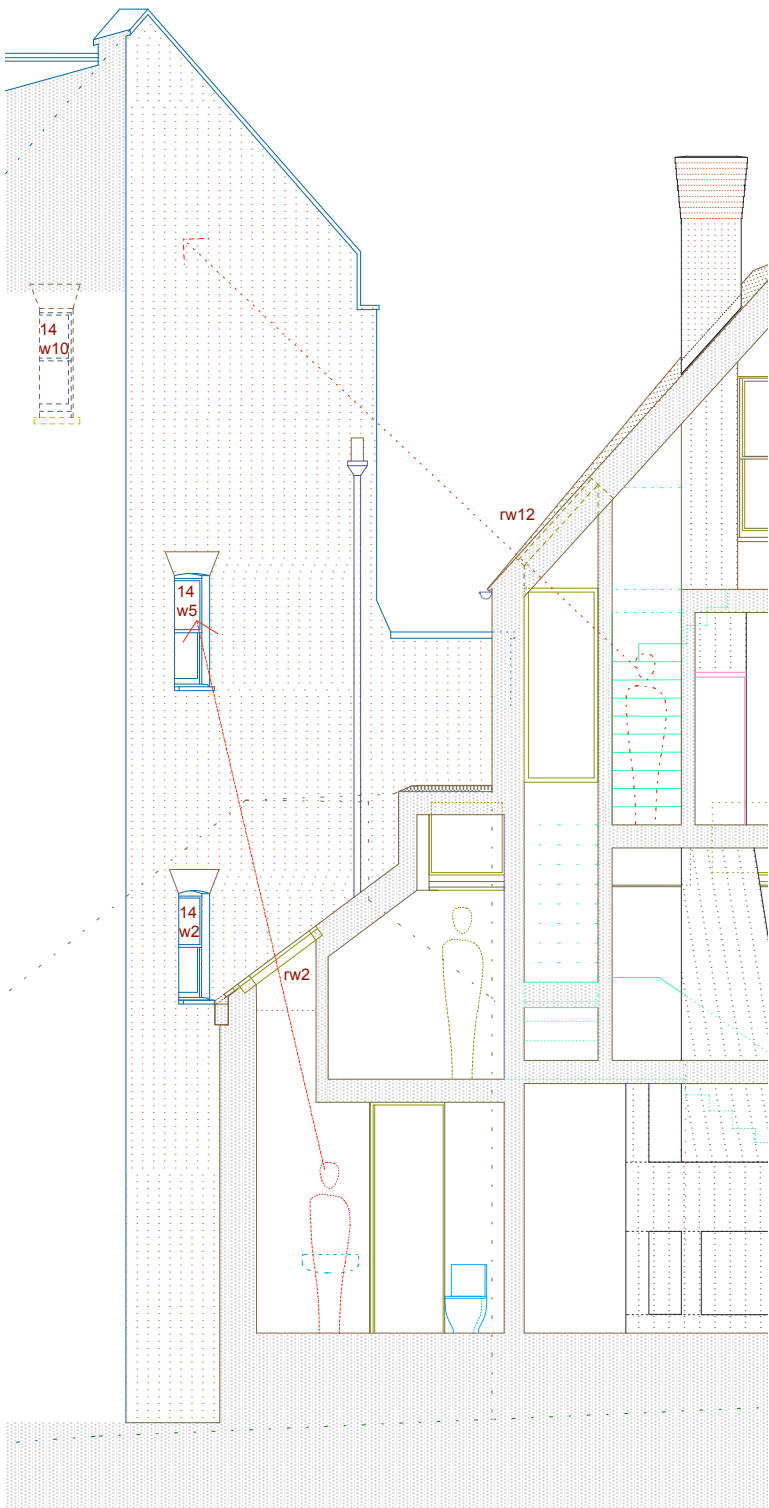
Window W-1  
Extract from P/1:50-301 Section CC

rW-2: Ground Floor Toilet Roof Light

The proposed roof light would have a very steeply angled view of window 14w-5 (see below extract from P/1:50-201 Section AA) which is to the staircase of 14 Parliament Hill. Staircases area not very sensitive to overlooking and the angle is too steep for any significant view. Overlooking is not an issue.

rW-12: Second Floor Staircase Roof Light

The proposed roof light has a very steeply angled view toward window 14w-10 which is to the top floor bathroom of 14 Parliament Hill. Although this proposed roof light at 15a and the existing window at 14 appear to be proximate when viewed in plan, the section below (extract P/1:50-201 Section AA) shows that a view between the two is not actually possible due to the significant change of level between the two openings. No overlooking will occur.



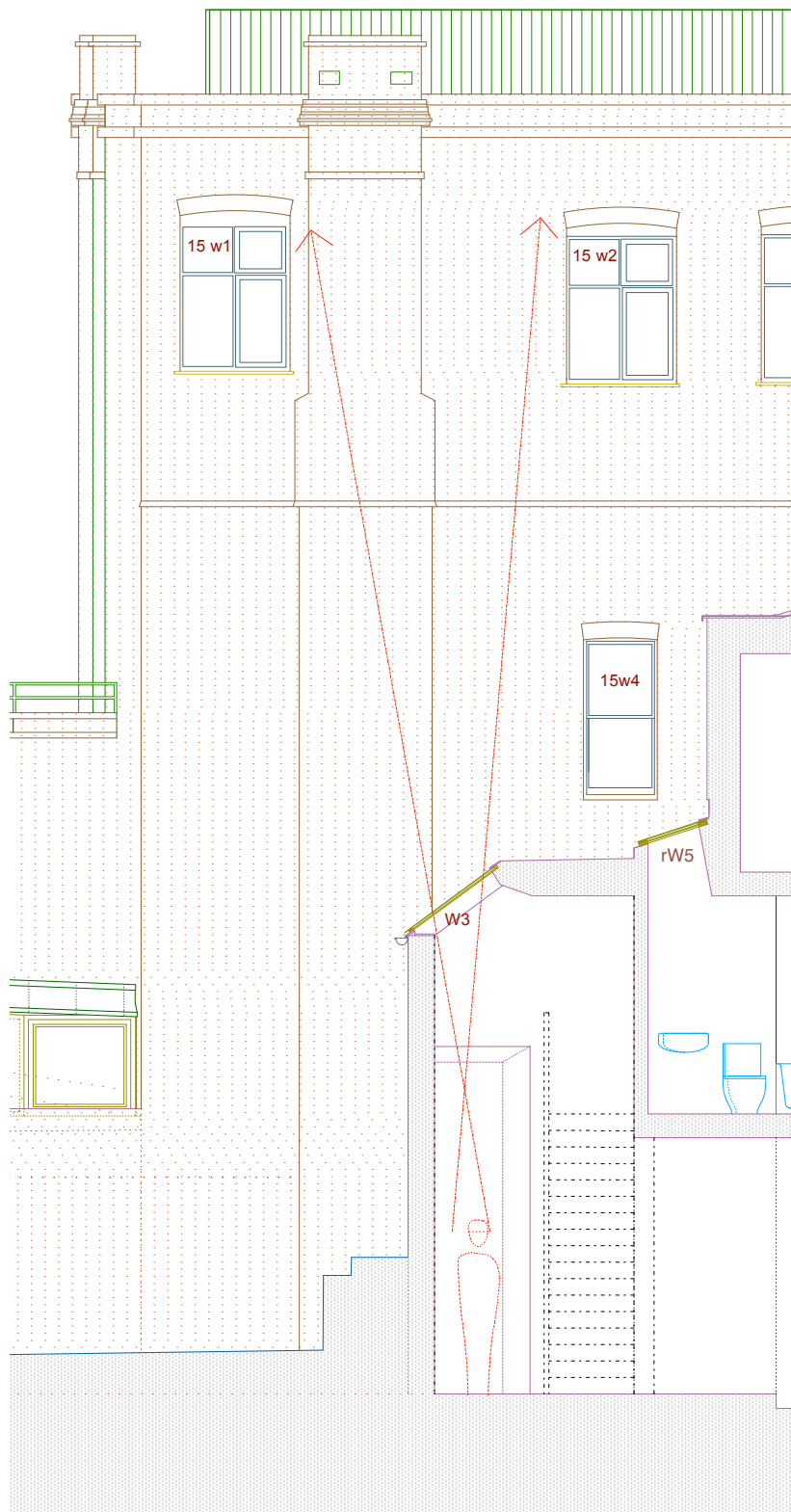
Windows rW-2 & rW-12  
Extract from P/1:50-201 Section AA

W-3: Ground to First Floor Stair Hall Roof light

Angled views occur through the proposed roof light toward windows 15w-1 and 15w-2. The section extract below (from P/1:50-202 Section BB ) demonstrates both that the angle very steep and that no view between the proposed roof light at 15a and the existing windows to the top floor of 15 Parliament Hill would actually occur.

rW-5: First Floor Bathroom Roof light (Etched)

This proposed roof light is proximate to the staircase window 15w-4 in the side wall of 15 Parliament Hill (see extract below from P/1:50-202 Section BB). Staircases are not very sensitive to overlooking but the proposed roof light will be etched for privacy so no overlooking will occur.



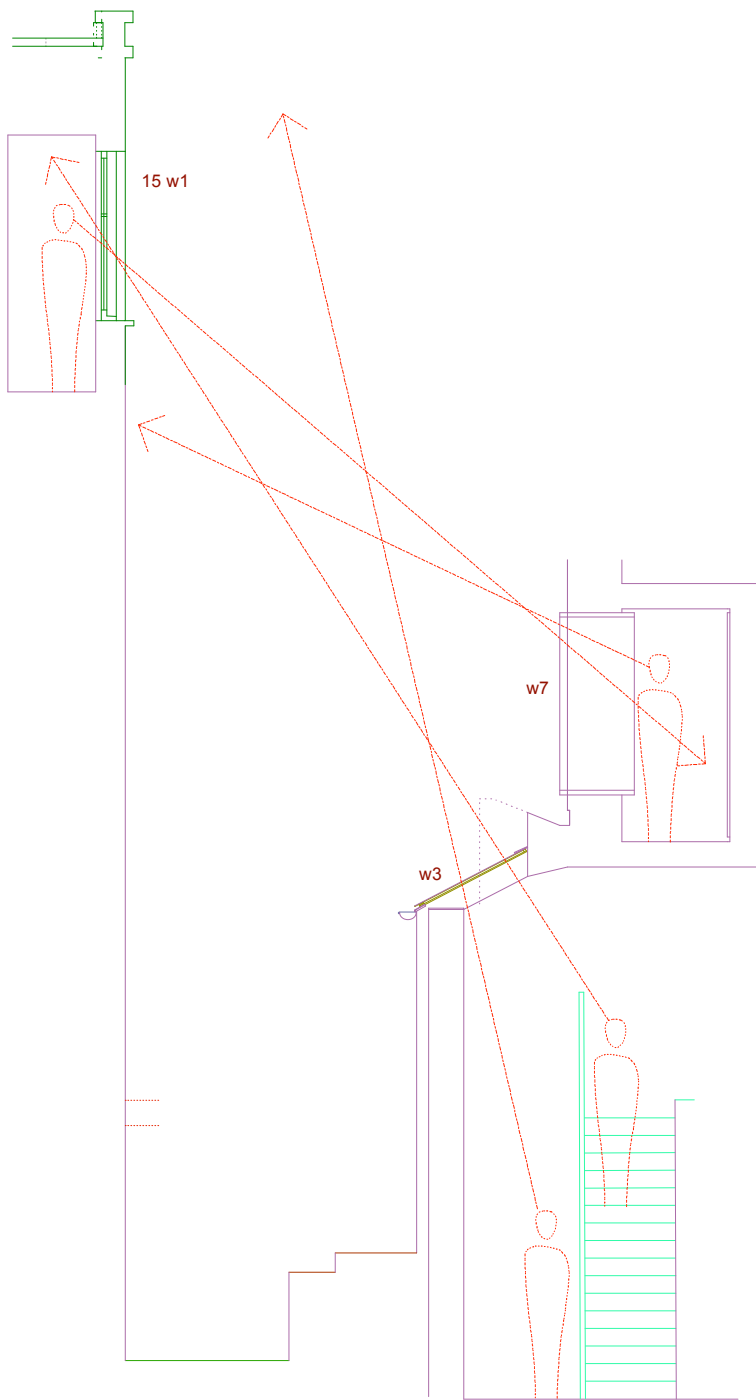
Windows W-3 & rW-5  
Extract from P/1:50-202 Section BB

W-3: Ground to First Floor Stairhall Roof light

Steeply angled views will occur from the proposed roof light toward window 15w-1 which is to the bedroom in the top floor flat of 15 Parliament Hill. It must be noted that the views shown by Section X represent the most intrusive viewpoint possible. They are taken from a very sharp and unlikely angle in plan (see relevant floor plans for details). The area of the top floor bedroom of 15 Parliament Hill which is shown in section X below is at the very extreme corner of the room. The angle of the views is also very steep. At a point part way up the stair looking almost straight up there will only be a view of the very corner of the ceiling to the room. No overlooking will occur.

W-7: Master Bedroom Window

Again, section X below shows steeply angled views from the extreme corner of the proposed Master Bedroom at 15a to the similarly extreme outside corner of the bedroom to the top floor flat at 15 Parliament Hill (see relevant floor plans for details). From these unlikely and extreme locations the only possible view between the spaces will give occupants of 15 a view of a small portion of the corner of the proposed room at 15a. No significant overlooking will occur.



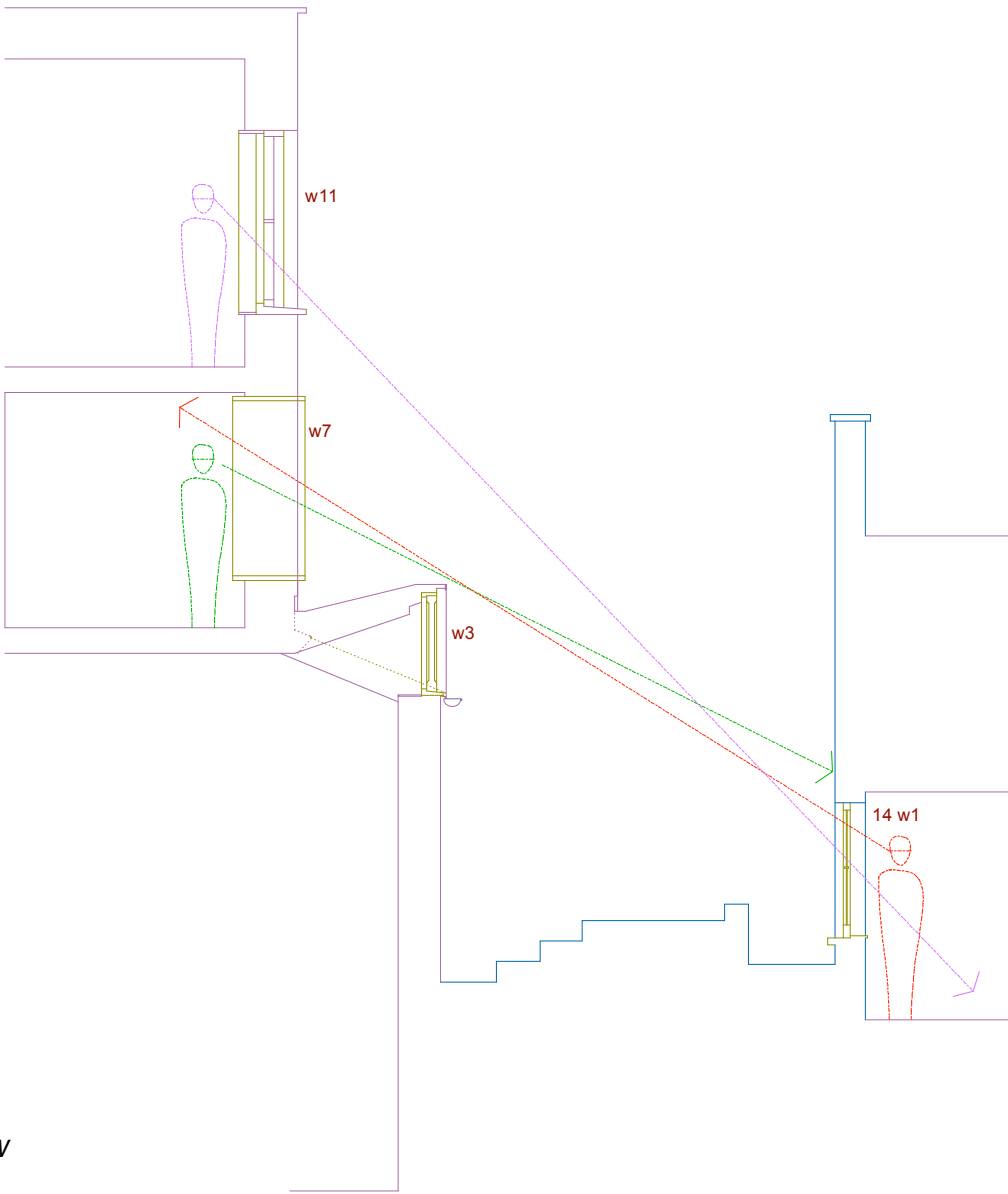
Windows W-3 & W-12  
Extract from P/1:50-301 Section XX

W-7: Master Bedroom Window

The Section W below is cut at a steep and unlikely angle to show the worst circumstance possible. Any possible view however, between the proposed master bedroom at 15 Parliament Hill and the study window 14w-1 at 14 Parliament Hill is blocked by the zinc clad form of the proposed small dormer to W-3 below. Overlooking will not occur

W-11: Attic Window

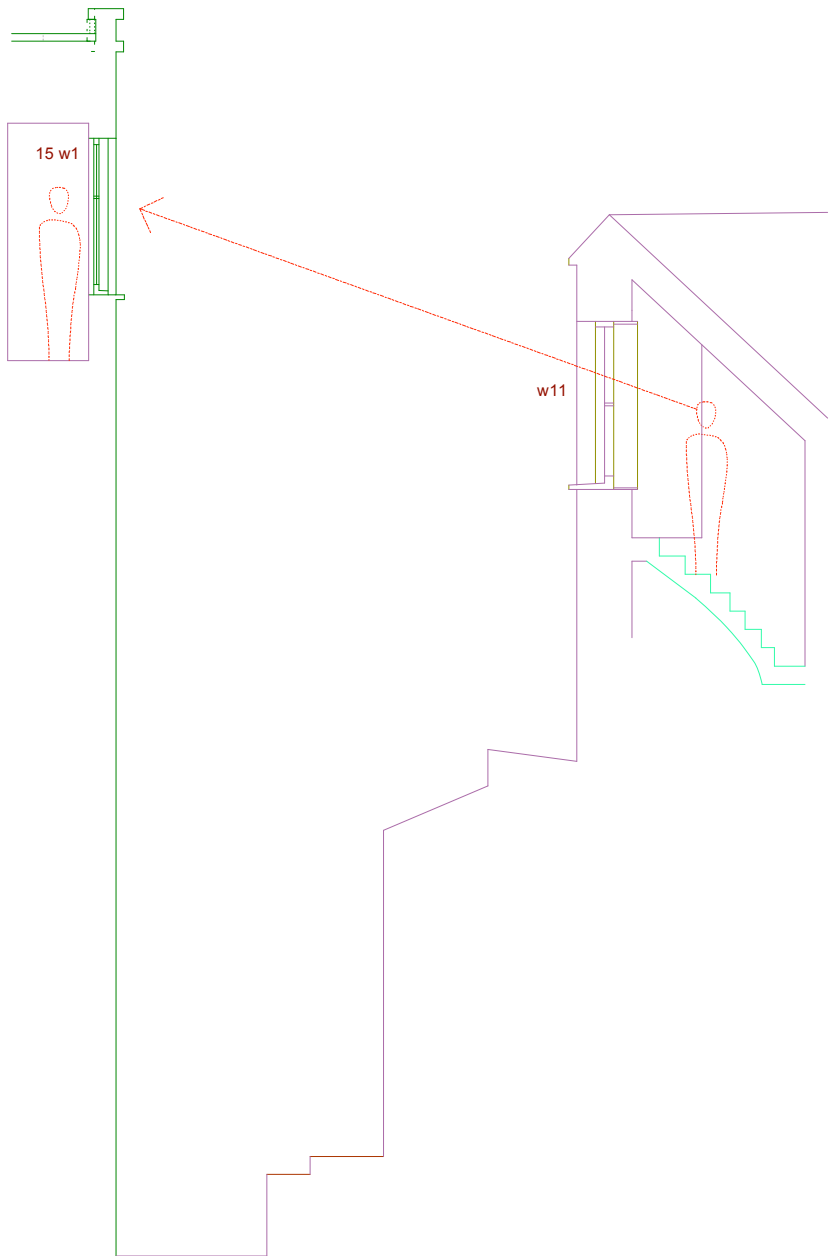
It must be noted that here again the views shown in Section W below represent the most intrusive viewpoint possible and are taken from a very sharp and unlikely angle in plan (see relevant floor plans for details). The view to the window 14w-1 is steeply angled in plan and section and would only allow a glimpse of the extreme corner of the room adjacent to the window. No overlooking will occur.



Windows W-7 & W-11  
Extract from P/1:50-301 Section W

W-11: Attic Study Window

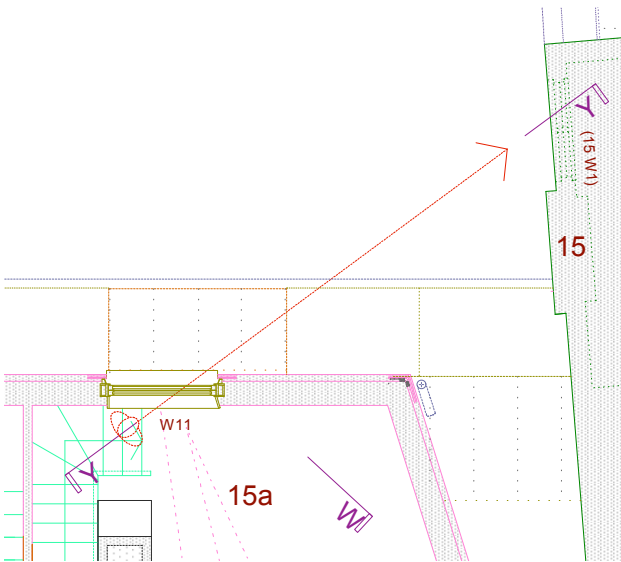
The view from the proposed study to the extreme corner of the top floor bedroom window 15w1 at 15 Parliament Hill is considered (see below extract from P/1:50-301 Section Y). Once again the very sharp and unlikely angle of the section Y must be noted. The only possible view between the two windows would occur from a point part way down the proposed stair at 15 and the view into 15a is of a tiny portion of the extreme corner of the room (see plan Extracts from P/1:50-002 and P/1:50-003 opposite)



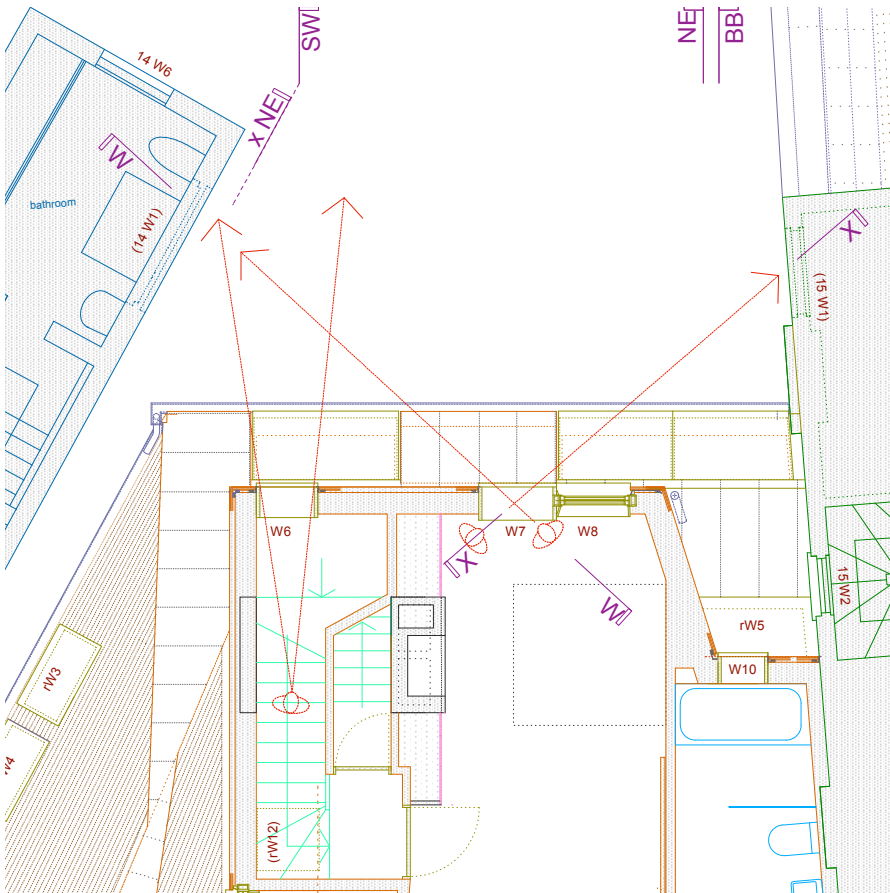
Windows W-11  
Extract from P/1:50-301 Section Y

W-10: Master Bathroom Window (Etched)

A view to the stair window 15w2 at 15 would be possible, but the window is etched for privacy (see below Extract from P/1:50-002 Second Floor Plan)



Windows 11  
Extract from P/1:50-003 Third (Attic) Plan  
The sharp angle of the section cut shows the worst possible view- point, but it is also an unlikely viewing angle.



Windows W6, W11, W8, W10 and rW5 are shown  
Extract from P/1:50-002 Second Floor Plan  
The sharp angle of the section cuts is again shown.

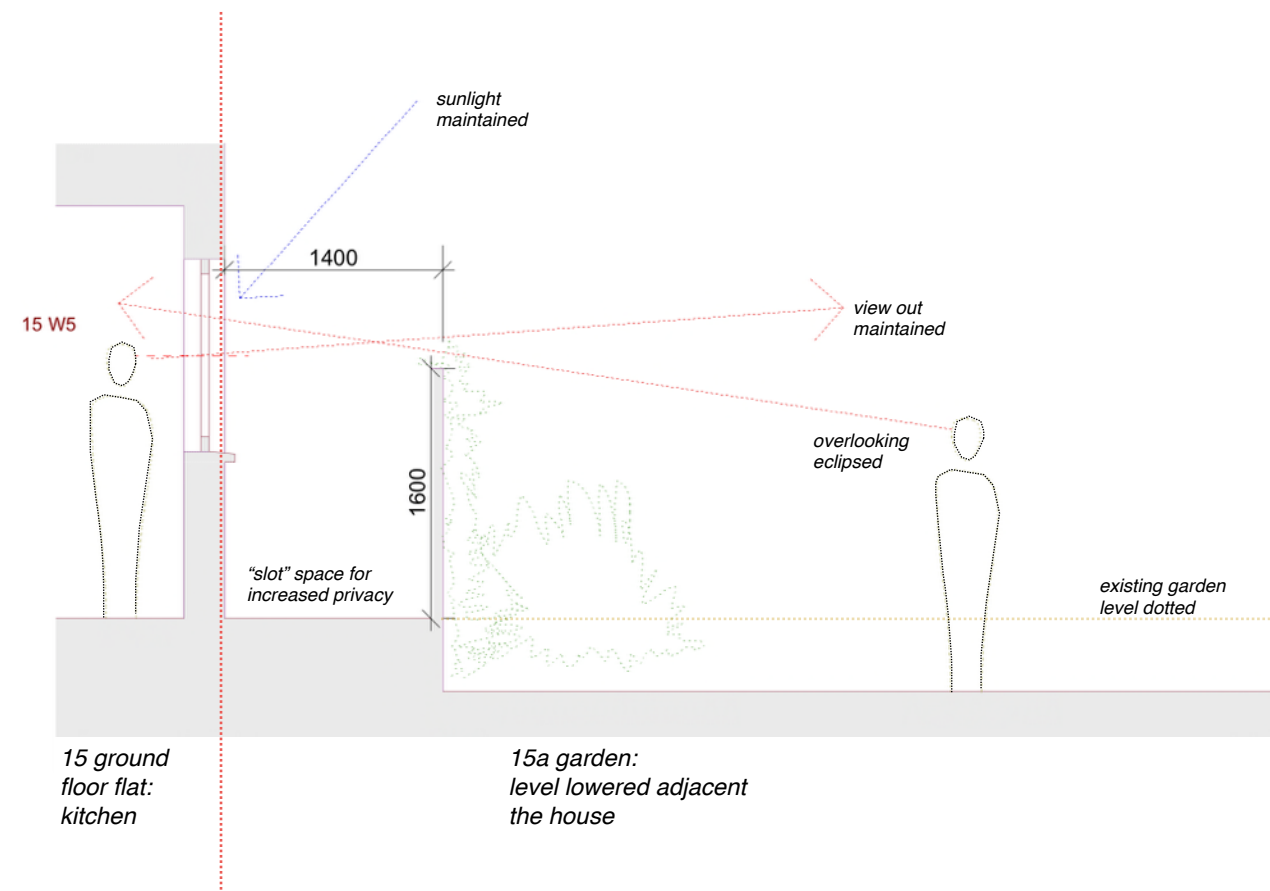


10.2 15a Garden & Window to Ground Floor Flat at 15 Parliament Hill

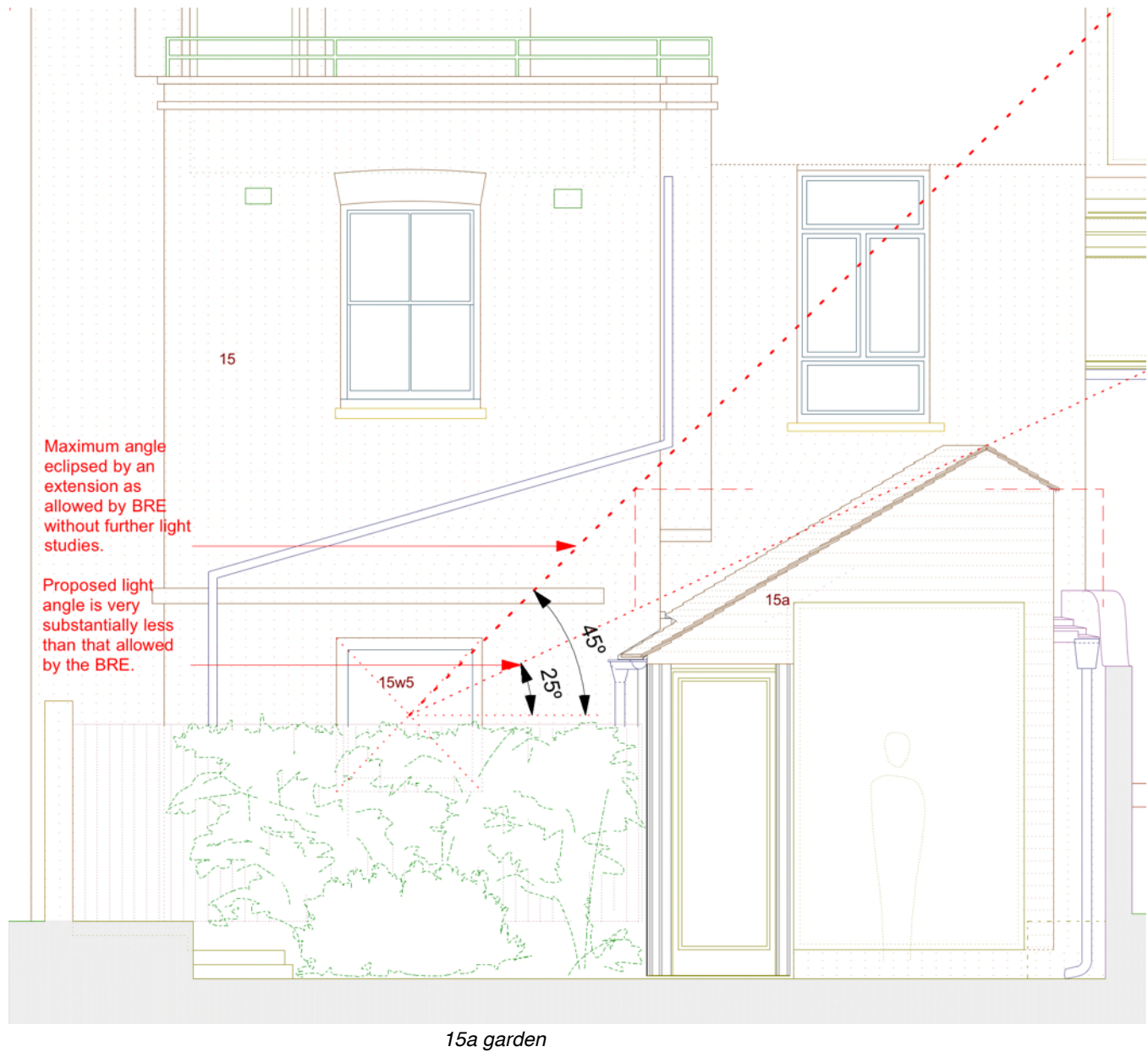
15W-5: Window to the Ground Floor Flat

The present relation between the garden of 15a and the window to the ground floor flat at 15 Parliament Hill is unsatisfactory. A direct view into the kitchen of 15 is possible from large areas of the most important and intensely used portion of the 15a's garden.

The section and elevation extracts below show the formation of a slot space (1250 mm deep) in front of the kitchen window to 15 Parliament Hill with a 1600 mm fence for privacy. The garden level beyond would also be lowered ( $\pm 400$  mm) to further reduce the risk of overlooking between the garden and the kitchen to the ground floor flat at 15. These proposals dramatically reduce overlooking while retaining good light and higher level views the kitchen window.

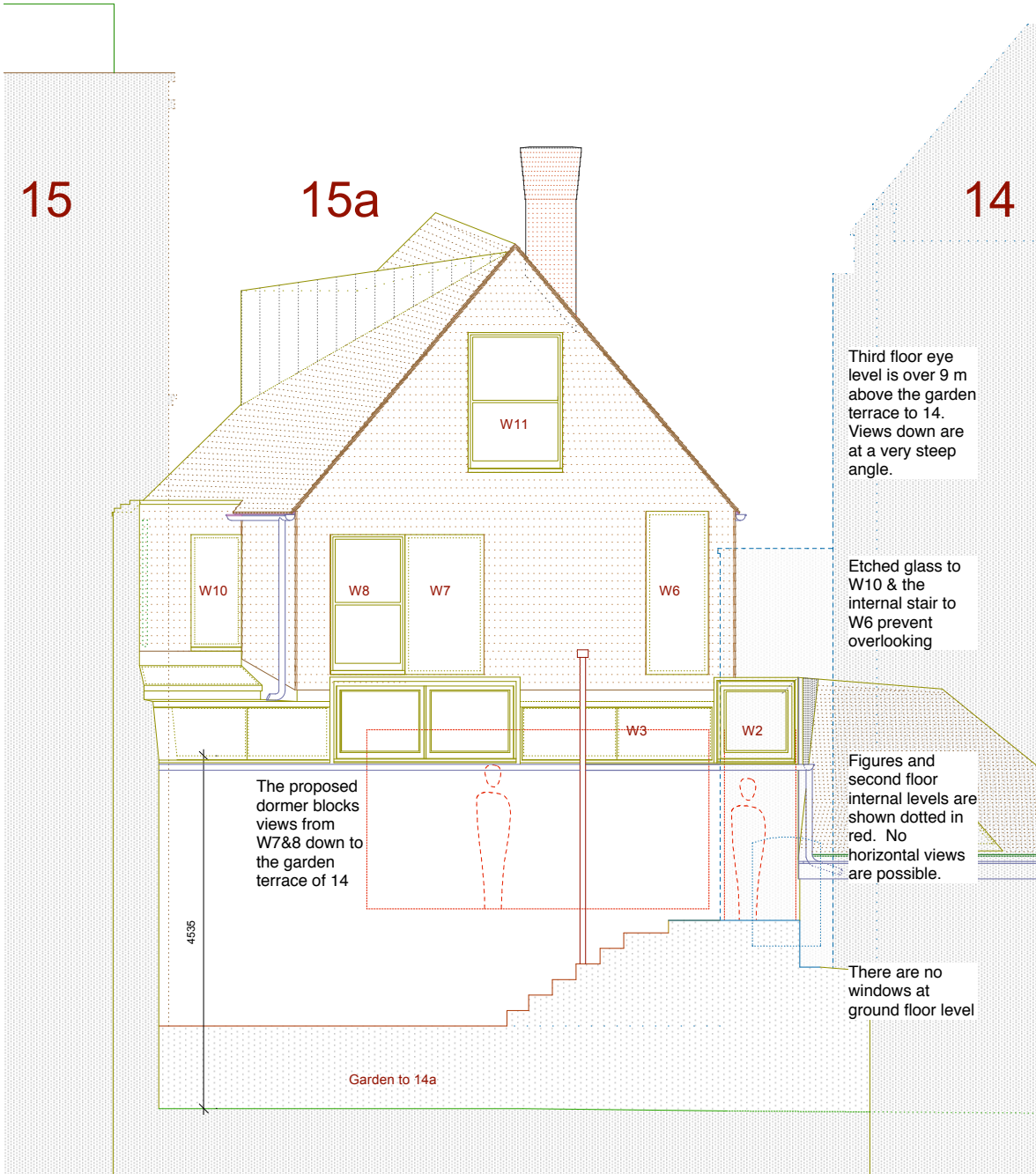


Windows 15W-5 to the Ground Floor Flat at 15 Parliament Hill  
Extract from P/1:50-301 Section U  
Garden to 15a Parliament Hill lowered to improve privacy to the ground floor flat of 15 Parliament Hill



Windows 15W-5 to the Ground Floor Flat at 15 Parliament Hill  
Extract from P/1:50-103 Northwest Elevation A

10.3 Proposed Windows & the Garden at 14 Parliament Hill



Elevation: Proposed Rear Windows & Roof Lights to 15a & Garden at 14  
Extract from P/1:50-204 Section DD  
There are no horizontal views out of the new house from second floor level. Eye level at the proposed second floor is almost 7 metres above the garden terrace level at 14 Parliament Hill

15a Parliament Hill: Proposed New House

The unusual shape of the sites of 15a and 14 create a potentially awkward relationship between the back elevation of the main house at 15a and the garden at 14 Parliament Hill. In planning terms the overlooking of habitable rooms is the most critical concern. With urban gardens it is to some extent in the nature of outdoor spaces that some degree of overlooking will occur. That portion of the garden which is immediately and directly outside a house is afforded the greatest importance in planning considerations of overlooking. Practically speaking this is also the area of the garden which is both least likely to be overlooked and most easily avoided.

At 14 Parliament Hill the main garden terrace space is not located next to the garden elevation of the house. We understand that this for reasons associated with good afternoon and early evening sunlight that the garden terrace has been located off to the side in a location which is immediately behind the rear elevation to 15a Parliament Hill. This location and proximity makes the avoidance of overlooking from the habitable rooms 15a more difficult. It is necessarily more difficult to restrict views to the areas of the garden beyond this because they are not bounded and protected by the house to which they relate.

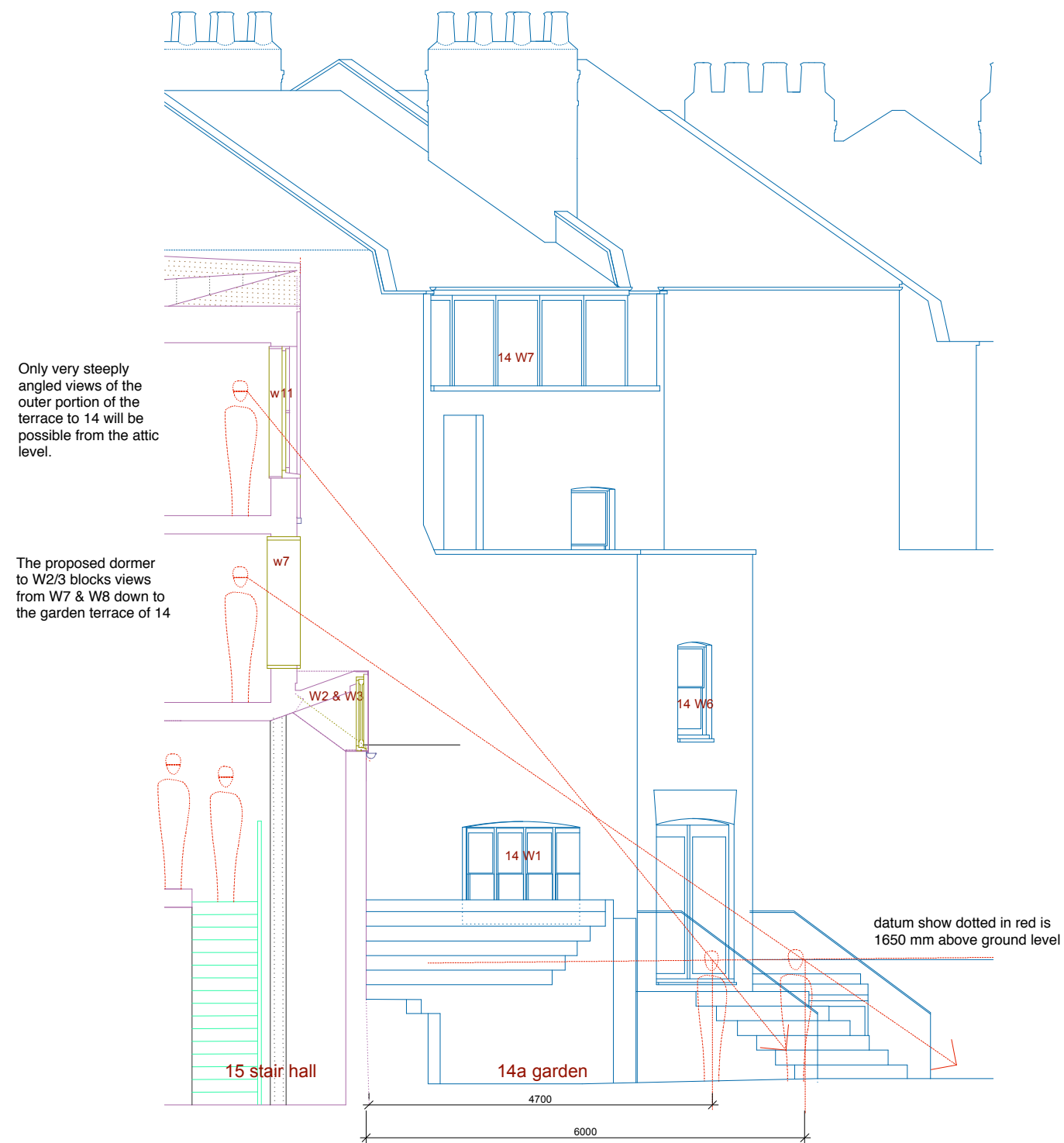
A large portion of the garden terrace to 14 Parliament Hill extends outside the area immediately behind the rear of the house and towards the back elevation of 15a Parliament Hill. This distance from 14 and proximity to 15a makes the problem of overlooking more difficult. Under planning this area of the terrace which is not immediately adjacent to the house is afforded less protection from overlooking. The design of the proposed house has nonetheless carefully considered this problem and we believe that we have prevented overlooking of the area of terrace immediately behind the main house at 15a.

Again the strategic use of the internal planning of the stair, and bathrooms with roof lights, high windows and etched glass where necessary and appropriate has helped. In the proposed scheme, as at present, there are no windows on the back elevation at ground floor level. All the roof lights and clerestory windows at second floor level area at high level and do not cause overlooking of the garden or adjacent habitable rooms. At second floor level the proposed new house is steps back. The master bathroom window is etched, the window to the stair is configured to allows distant views only, and finally the views down to the terrace from the master bedroom are blocked by a zinc clad dormer beneath the window. Only medium and distant views are therefore possible. The single window at attic level is high up and the view down to the garden is at a steep angle.

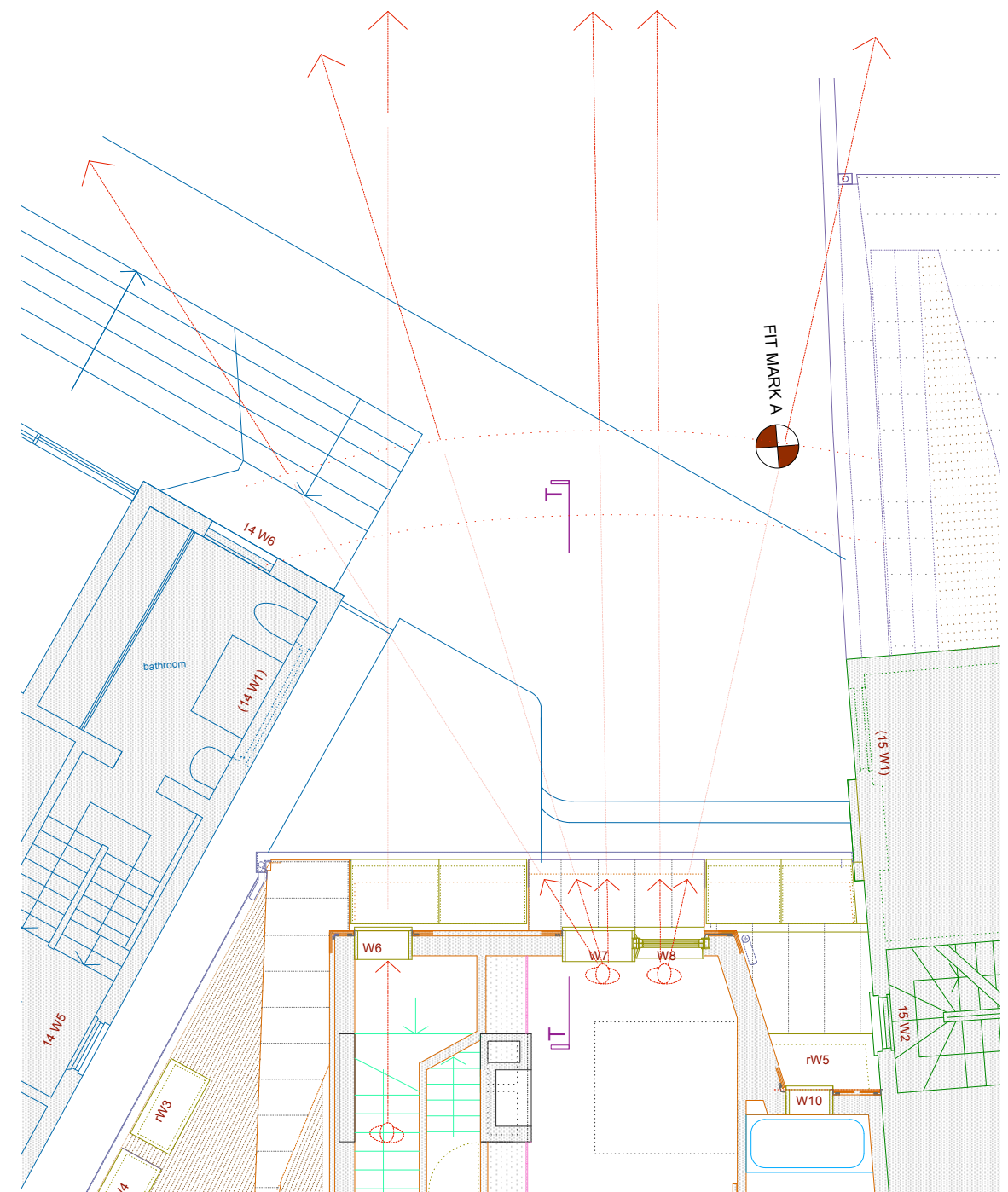
The inherently awkward relation between the two houses and the unusual placement away from the house of the main garden terrace at 14 has made the prevention of overlooking more difficult. A range of practical strategies and architectural devices have been used in the design of the rear elevation to control and strictly limit views down to the garden from 15a. We believe that no unreasonable overlooking is occurring.



14 Garden View  
The main garden terrace to 14 is unusually located directly under the rear elevation of 15a. This makes more difficult the potential problem of overlooking. The more common and closely protected garden area immediately adjacent to 14's back elevation is farther away from 15a and views to this area would be eclipsed in part by the partially by the projecting brick half extension to 14.



*Section: Proposed Rear Windows & Roof Lights to 15a & Garden at 14*  
*Extract from P/1:50-104 Northeast Elevation*  
*The top lit staircase and dormer to W3/4 prevent overlooking of the garden terrace at 14 from the proposed new windows at 15a Parliament Hill.*



*Plan: Proposed Rear Elevation Windows to 15a & Garden at 14*  
*Extract from P/1:50-002 Second Floor Plan*  
*A zinc clad dormer is located directly under window W7 & W8. It blocks views down to the terrace of 14 from the proposed Master Bedroom at 15a Parliament Hill. Only medium and distant views of the garden are possible.*