

Mock up to show visibility from the street

Mock Up Construction

In order to show the level of visibility from the street I constructed some wood stands of 124cm height to simulate the height of the balustrades that will be mounted if our terrace is granted permission. I placed the upstands approximately 10 cm from the edge of the roof to show anticipated installation area. Between the wood stands I strung a green washing line at a height of 124cm and hung A4 sheets of paper with approximately 50cm between each sheet. To highlight the paper against the sky and clouds they were coloured with 2cm horizontal stripes of green, blue, black and red.



Figure 1- Mock Up view from roof

Views from the street

Due to the height of the building, its position to neighbouring houses, and the inset of the terrace the visibility of the mock up was minimal. Only one side (north side) of the mock up had a minor area of visibility from the properties in the immediate vicinity of 103 Greencroft, and the degree of visibility is documented further below. In addition, the extensive foliage of Greencroft Gardens will provide additional cover from spring to autumn, further decreasing visibility.

Points of visibility

The longest continuous distance of visibility extended from 120 Greencroft Gardens to the boundary of 122 and 124 Greencroft Gardens, a distance measured by 30 paces. The only points in that distance

where the full height of the mock up was visible was from the front steps of 120 Greencroft Gardens to the front steps of 122 Greencroft Gardens. While the full height was visible, the visible distance of the mock up was less than 2 meters, giving a viewable surface area of the proposed balustrade of approximately 2.4m² over a distance on the street of less than 10 paces at street level.

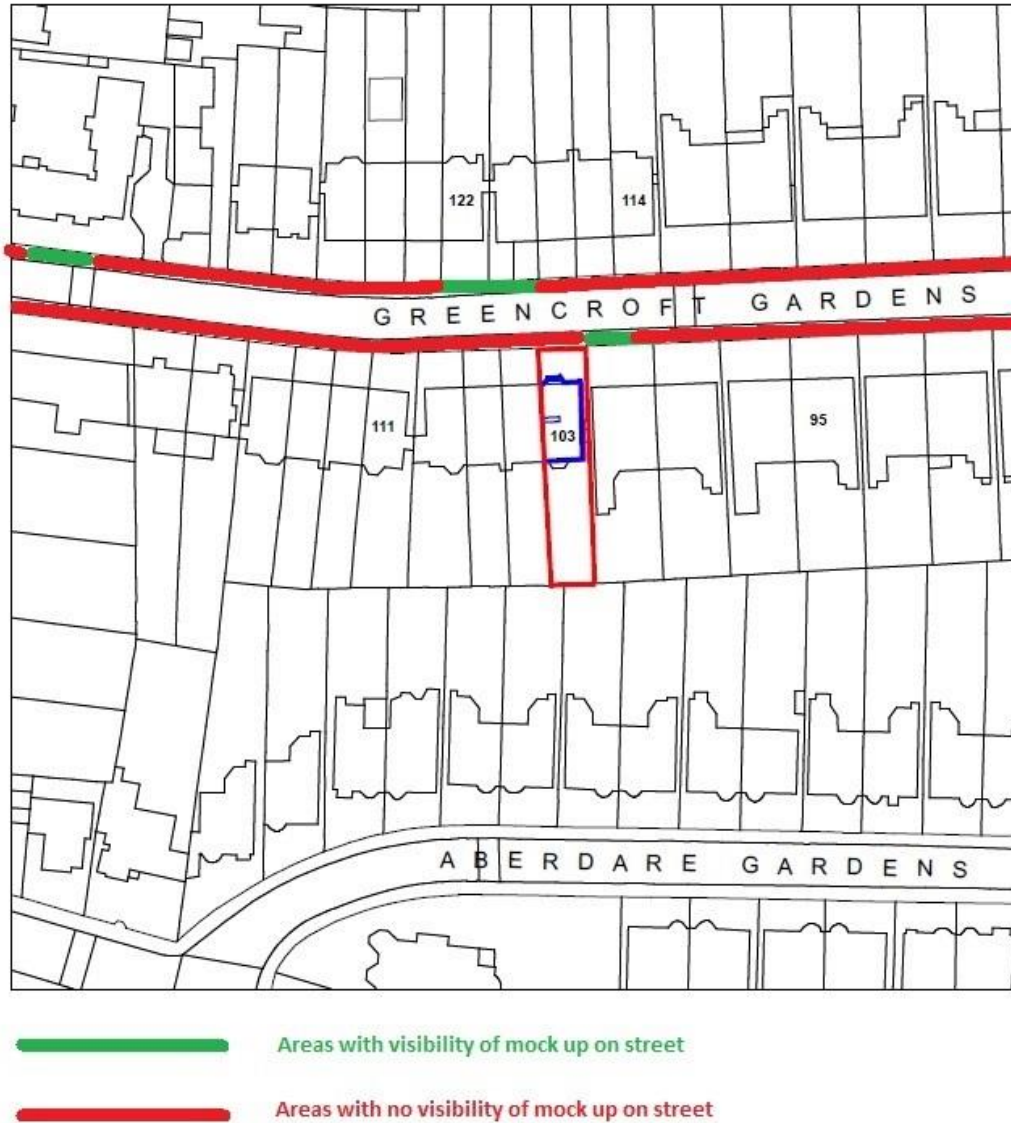


Figure 2 - Areas of visibility and no visibility



Figure 3 - View from 120 Greencroft Gardens



Figure 4 - View from 122 Greencroft Gardens



Figure 5 - View from boundary between 124 & 122 Greencroft Gardens

In addition there was a point of visibility from the front of 101 Greencroft Gardens, though this was of a significantly shorter distance of approximately 5 paces. Here the full height was visible over a distance of 1.5 meters of the mock up, giving a viewable surface area of the proposed balustrade of 1.8 m².



Figure 6 - View from 101 Greencroft Gardens

The final point where I was able to find some visibility of the mock up was at the end of Greencroft Gardens near the corner of Priory Road. Near the entrance to Flats 18-25 of West End Court and extending to the entrance to Flats 9-17 of West End Court a small section of the mock up was visible between the chimney stacks of 103 Greencroft Gardens and 105 Greencroft Gardens. The photographs below are at maximum zoom of a 14-42 lens, as at normal zoom the mock up was not discernable, and with a large red arrow to show how much was visible at that point.



Figure 7 - View from entrance to flats 18-25 West End Court - Corner of Greencroft Gardens and Priory Road



Figure 8 - View from entrance to flats 9-17 West End Court - Corner of Greencroft Gardens and Priory Road

Points of no visibility

Visibility of the mock up was not possible on the south side of Greencroft Gardens from 103 moving upwards in the addresses as the street moves west, and from 99 Greencroft Gardens moving east. This was due to the position of the building and the inset of the terrace, though there is also extensive tree coverage.



Figure 9 - View from 103 Greencroft Gardens



Figure 10 - View from 105 Greencroft Gardens



Figure 11 - View from 107 Greencroft Gardens



Figure 12 - View from 109 Greencroft Gardens



Figure 13 - View from 111 Greencroft Gardens



Figure 14 - View from 113 Greencroft Gardens

Visibility on the North side of Greencroft Gardens heading westward disappeared at the boundary for 124 and continued until the slight glimpse was possible as described above at West End Court, then disappeared thereafter heading westward. Heading east the view disappeared at 118, though in winter it may be possible to obtain similar views as was possible from 101 Greencroft, though these would be greatly obscured even by bare tree branches.



Figure 15 - View from 112 Greencroft Gardens



Figure 16 - View from 114 Greencroft Gardens



Figure 17 - View from 116 Greencroft Gardens



Figure 18 - View from 118 Greencroft Gardens



Figure 19 - View from 124 Greencroft Gardens



Figure 20 - View from 126 Greencroft Gardens



Figure 21 - View from 134 Greencroft Gardens