



Aerial view from south



1914 Historical map

4.7 Landscaping

The proposals include significant planting all around the existing parapet as well as the green roof covering to the main roof.

The perimeter planting consists of purpose-made **planters** all around the inside of the existing parapet. These are of no less than 500mm width and 350mm depth, allowing intensive and diverse planting around the edge. This also keeps the terraces back from the edge of the building and reduces overlooking of adjacent properties. The perimeter planting is easily accessible from the side terraces.

The extensive **green roof** consists of a minimum 80mm substrate over filtration mat and will be planted with a varied seed mix to help provide a more **biodiverse** landscape.

4.8 Heritage

A **Heritage Report**, prepared by KM Heritage, is submitted as a supporting document with the application and concludes that the well-considered footprint planning and elevational treatment proposed creates a subservient addition to an existing building which is already strong in character and appearance. The proposed extension would be a high-quality addition to a good building in the Bloomsbury Conservation Area that is respectful of both Downing Court and the character and appearance of the surrounding area.



View of proposal from Colonnade



Proposed Section DD (from drawing 312.PL.013)

4.9 Daylight

The new flats have **good levels** of daylight, each with generous windows facing in all four directions. High level clerestorey windows in the lantern over the central area also bring light into corridors and the backs of rooms to increase levels and counteract glare.

By maintaining the existing parapet lines all round, setting back the extension from the edge and keeping heights low, the proposal is designed to minimise any impact on neighbours' light. The scheme is to the north of neighbouring residential windows and will have no detrimental effect on levels of direct sunlight.

The **Daylight/Sunlight Report**, prepared by Savills and submitted as an accompanying document with this application, analyses the potential effects of the proposals on the amenity of neighbouring residential properties. It concludes that overall the application proposals result in **no significant daylight and sunlight impacts** on neighbouring residential properties. The reductions in light will be negligible and will not be noticeable to neighbouring occupiers. The effect of the proposal accords with BRE guidance and complies with relevant planning policy.

4.10 Privacy

The proposal is designed to retain the privacy of neighbouring residents and of the occupiers of the new flats.

Living rooms and terraces are located on the south and west ends, looking out over roofs of neighbouring properties rather than their windows. Terraces are **kept back** from the parapet edge all round by planters.

Bedrooms all have **corner windows** set at one side of the room to ensure that views out are oblique and not direct to/from properties opposite. International House to the east is anyway over 19m from the closest part of the extension and one whole floor below. The nearest part of the Brunswick Centre to the north is 20m away, its height varying between 1 and 5 storeys lower and with no windows overlooking.

Fixed **hardwood screens** in front of windows on the main elevations restrict oblique views and increase privacy while giving good levels of daylight.