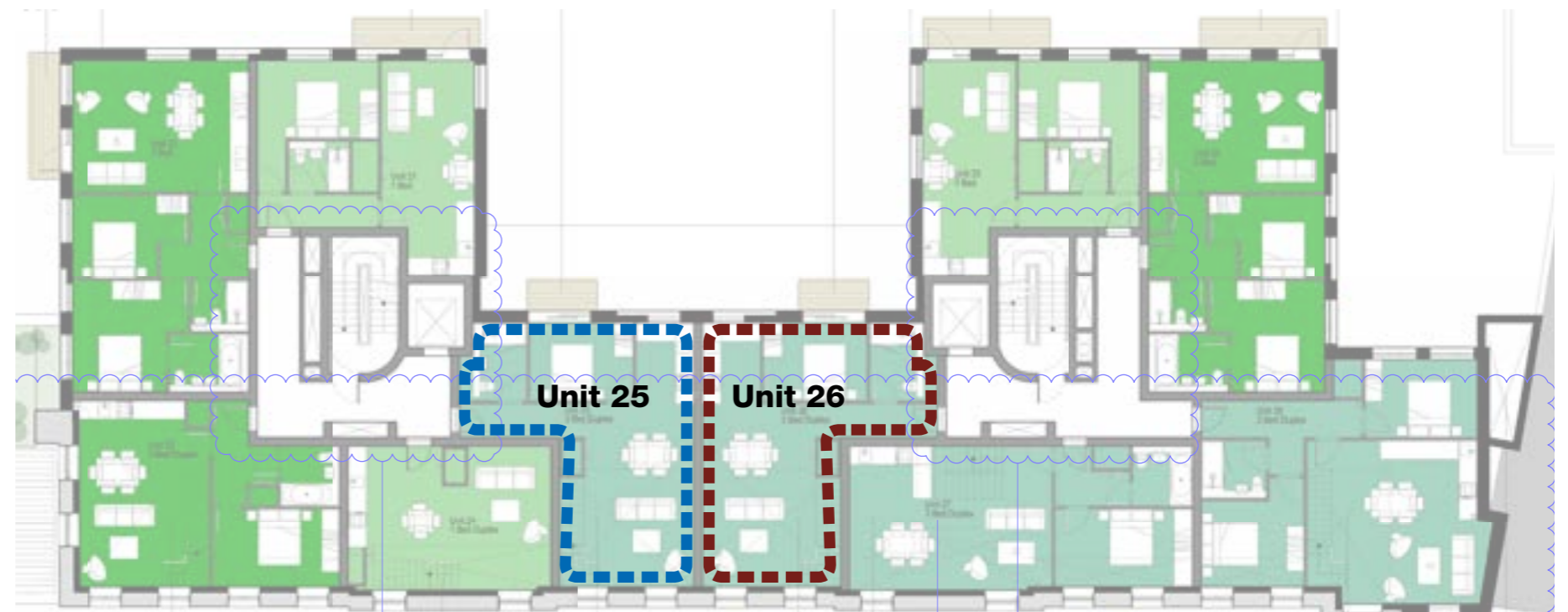


Robin Partington & Partners  
built around people

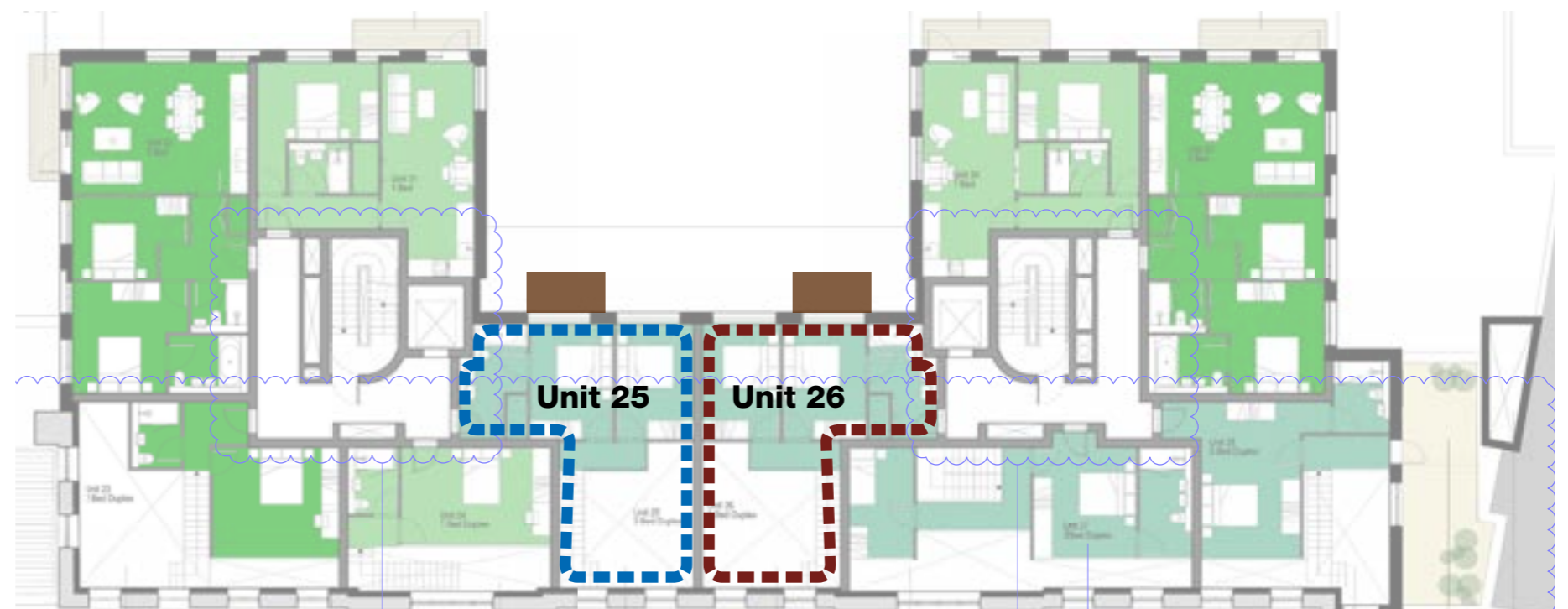
# Parker House Additional Balconies Justification

## 01 Consented layouts

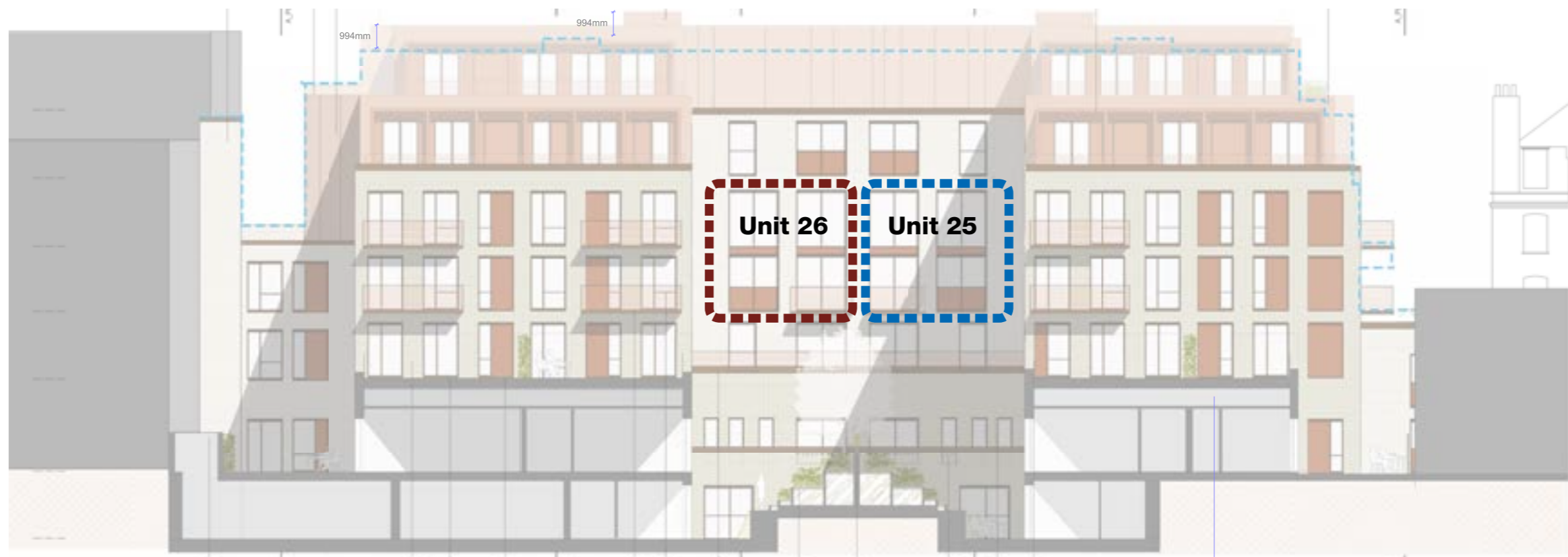
In the consented scheme the strategy has been to provide private external amenity space where possible. For the duplex units, this was implemented on just one of the levels, and in the cases of units 25 and 26, the balconies were located on the second floor.



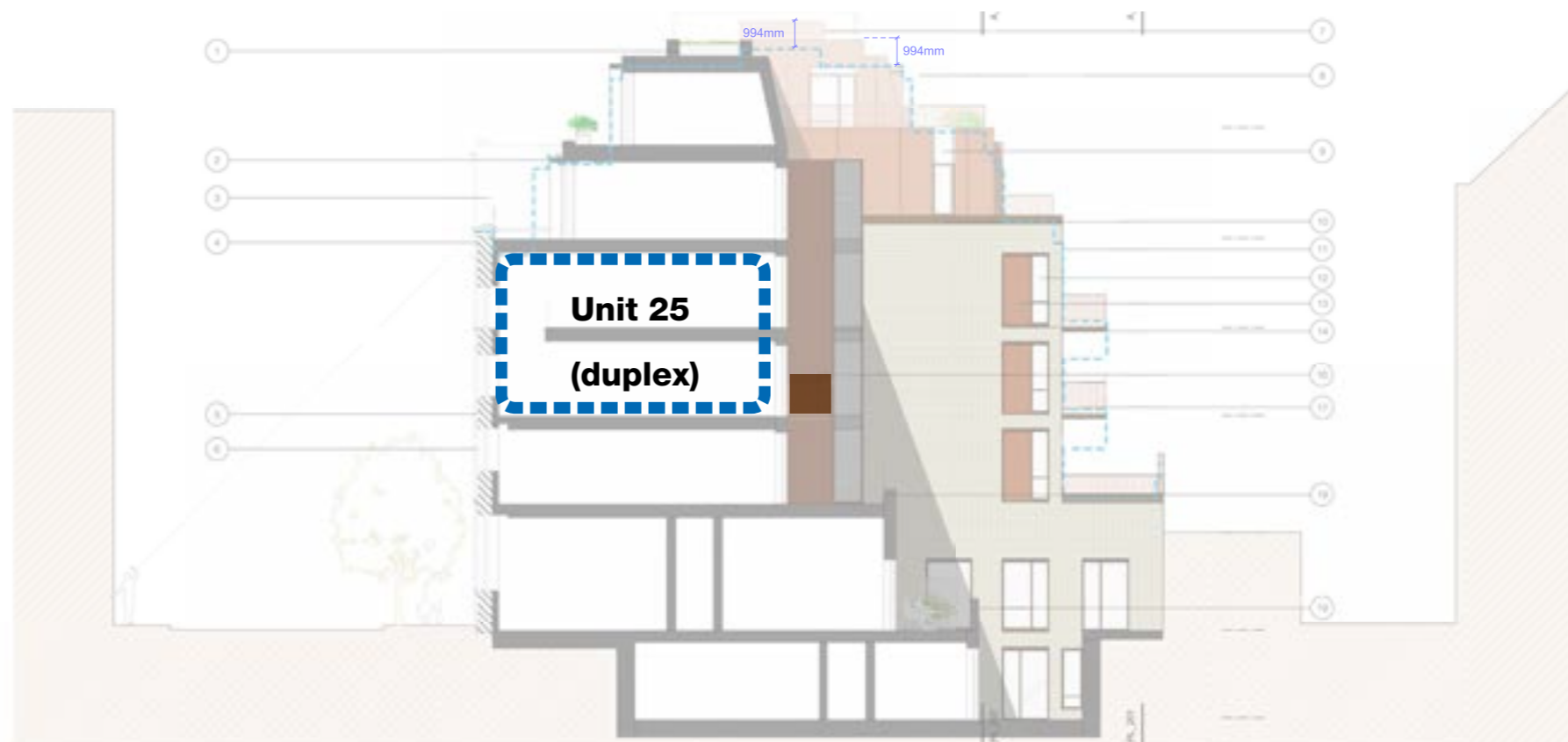
Consented Third Floor Plan



Consented Second Floor Plan



Consented Rear Elevation

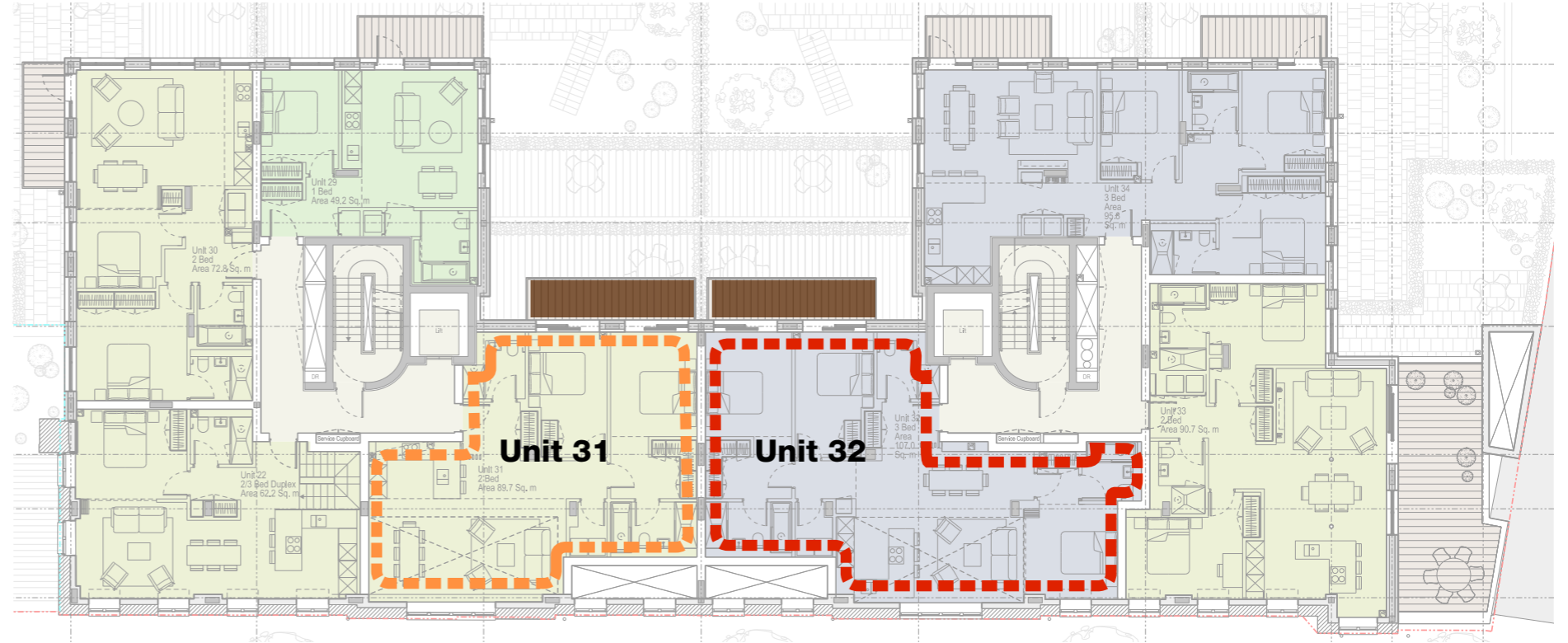


Consented Cross Section

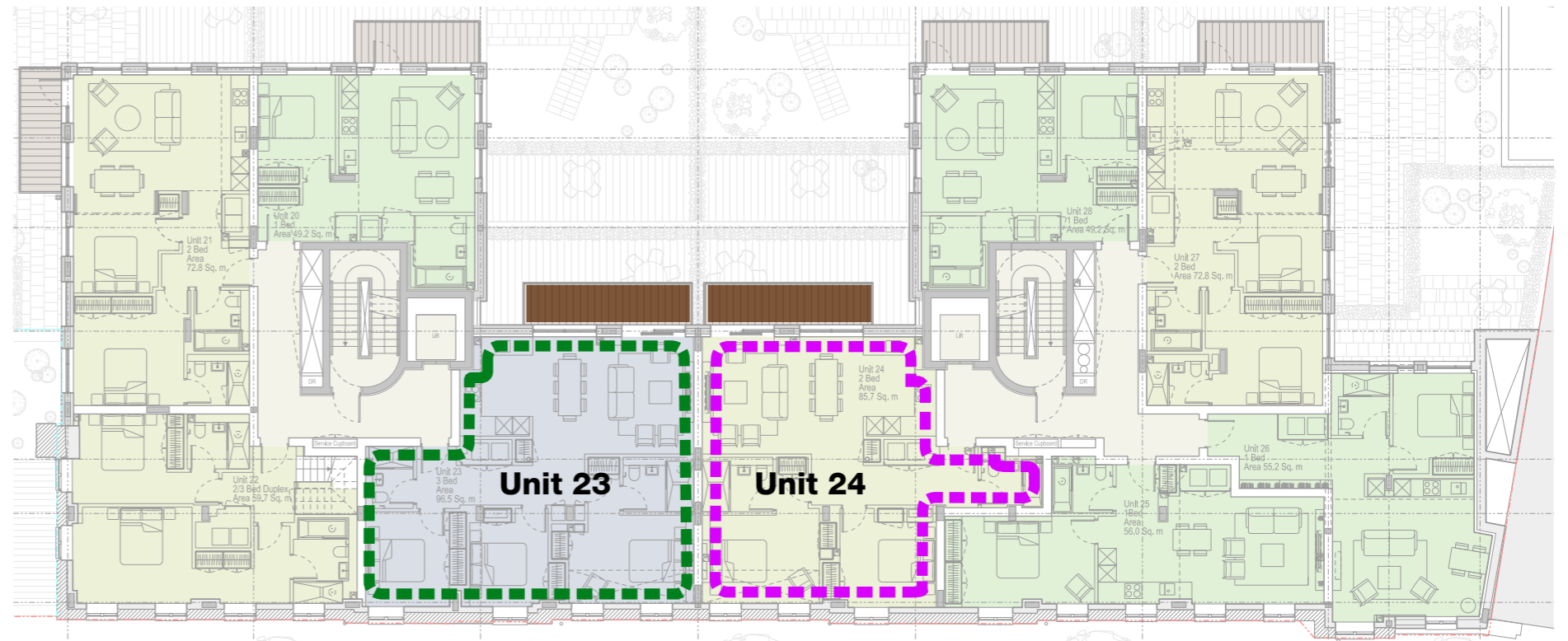
## 02 Proposed layouts

The design development of the layouts has reduced the number of duplex units, in order to maximise the use of space. What has previously been 2 duplex units on the 2nd and 3rd floor at the middle of the development, has therefore become 4 separate, single level units.

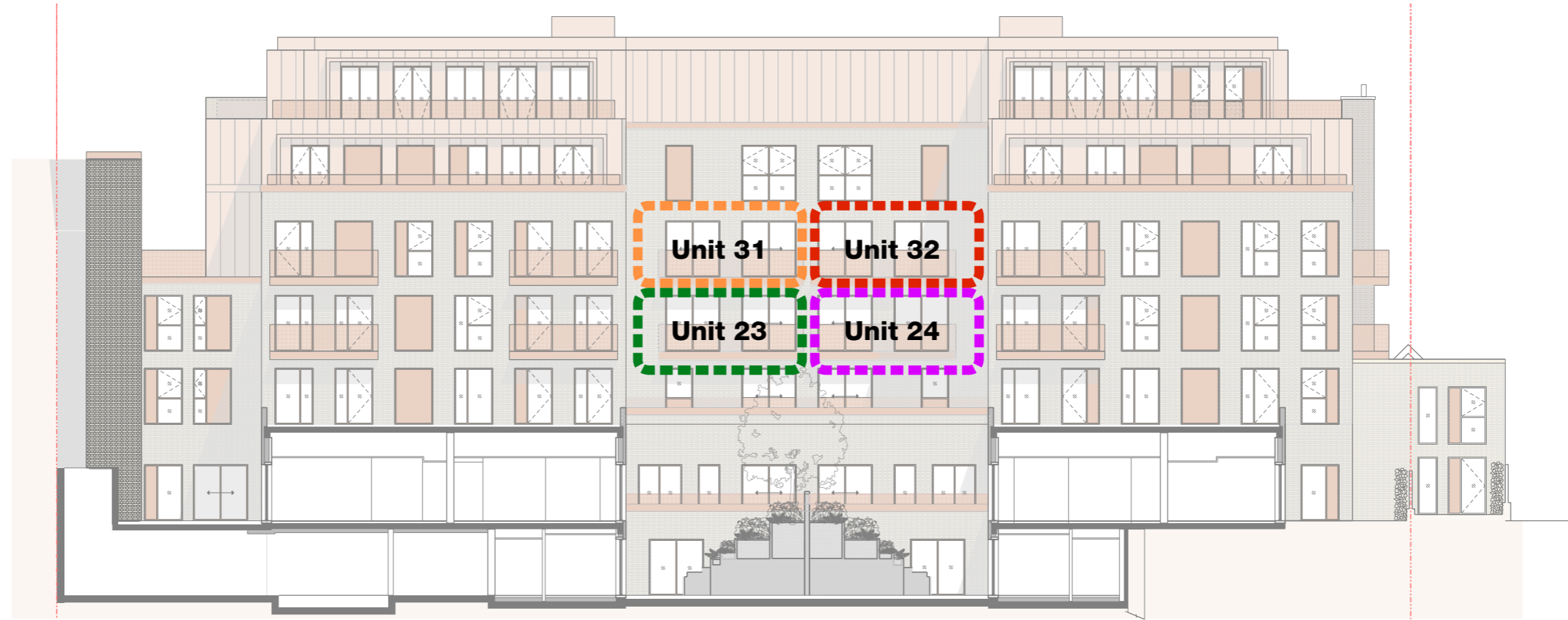
Following the strategy to implement private external amenity space where ever possible within the consented scheme, the proposal includes two additional balconies on the third floor for units 31 and 32.



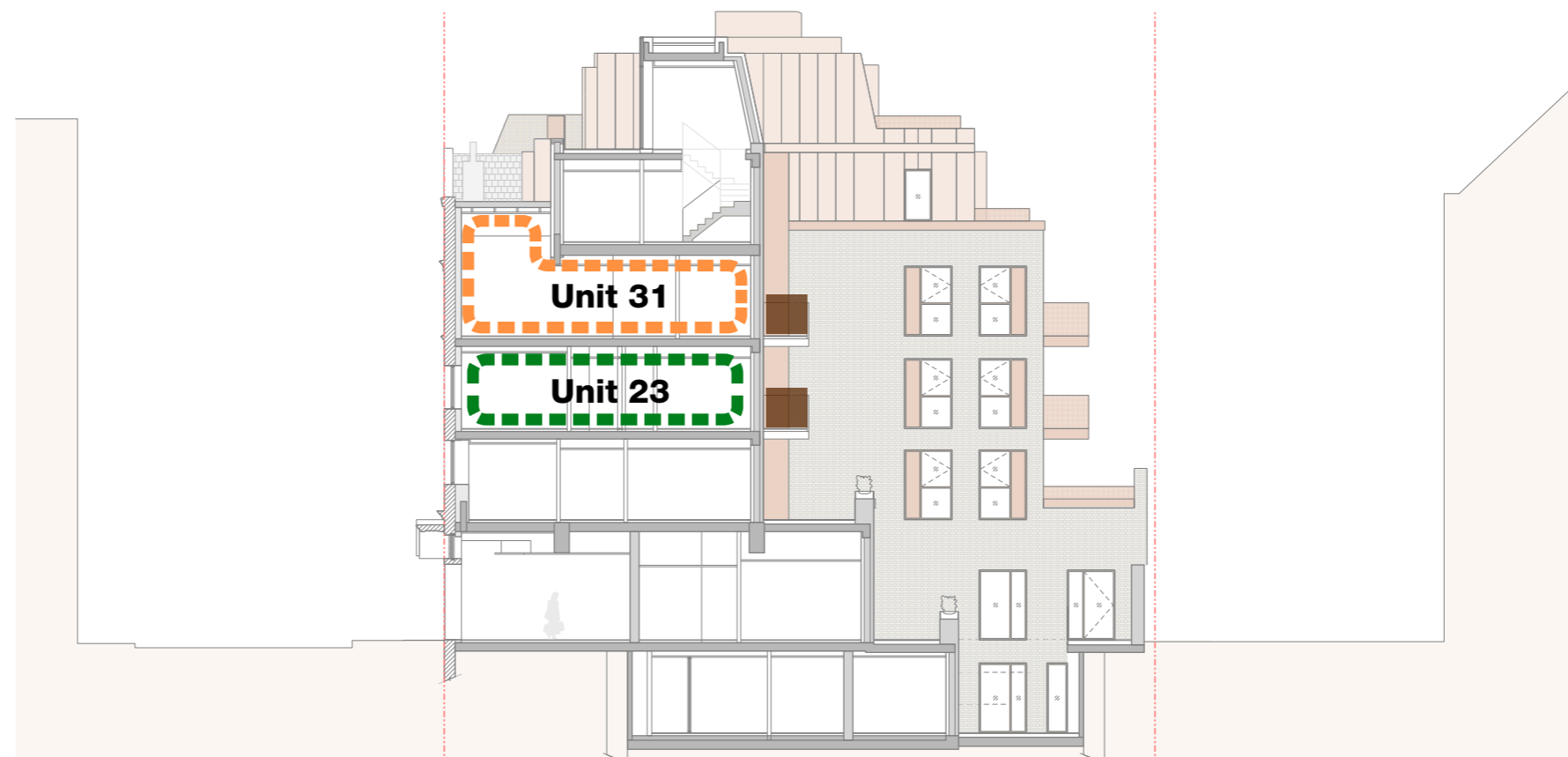
Proposed Third Floor Plan



Proposed Second Floor Plan



Proposed Rear Elevation



Proposed Cross Section

### 03 Mitigating Overlooking between Units

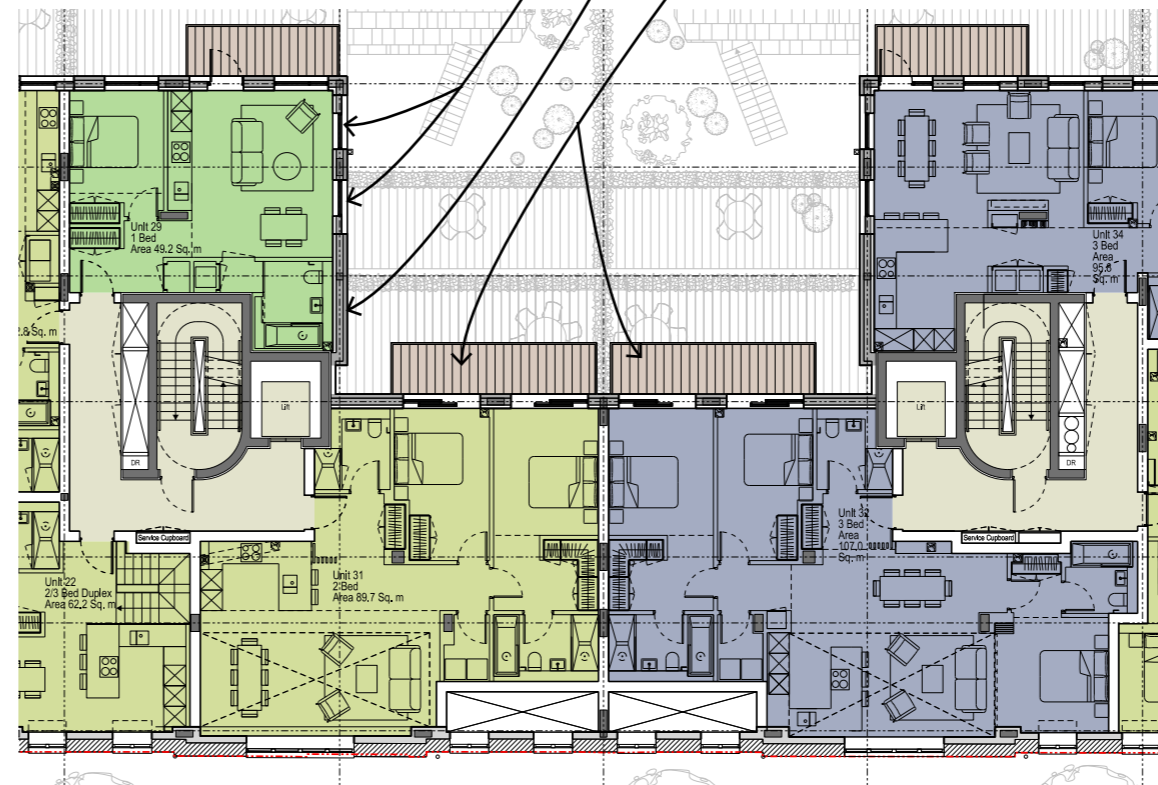
In order to mitigate a loss of privacy on the adjacent units by adding the two additional balconies to the third floor, to measures described on the right hand side have been implemented.

These measures follow the same strategy has had been implemented in the lower levels of the consented scheme.

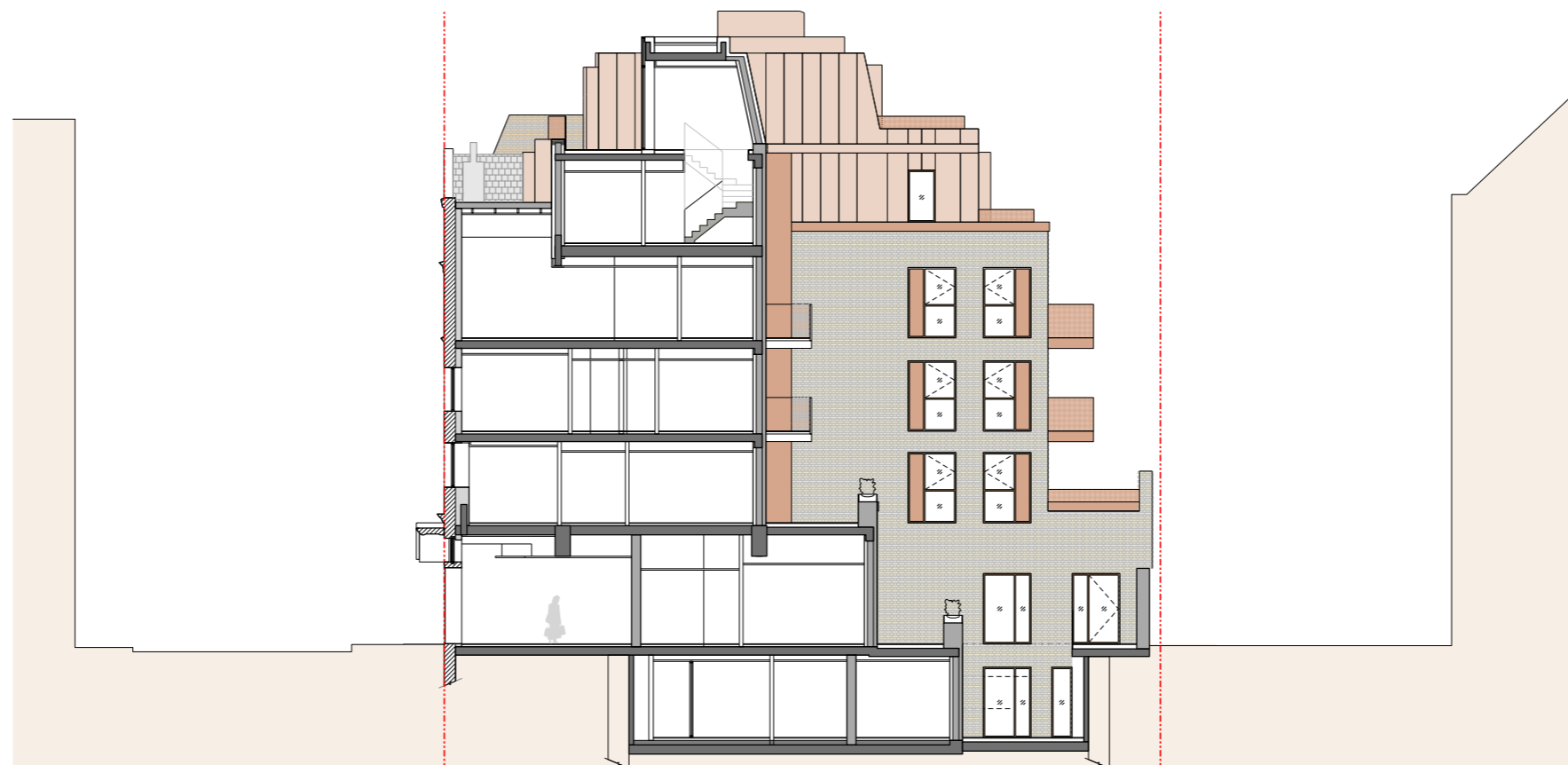
Each window has 1/3 covered with a 'blanking panel' to reduce visual proximity to adjacent units.

Fenestration is only within the half of the flank elevation farthest from adjacent units.

Proposed additional balconies.



Proposed Third Floor Plan



Proposed Section / Flank Elevation