
3-6 Spring Place

Planning Comments
Overlooking Analysis
104-108 Grafton Road
25th November 2016

Piercy&Company

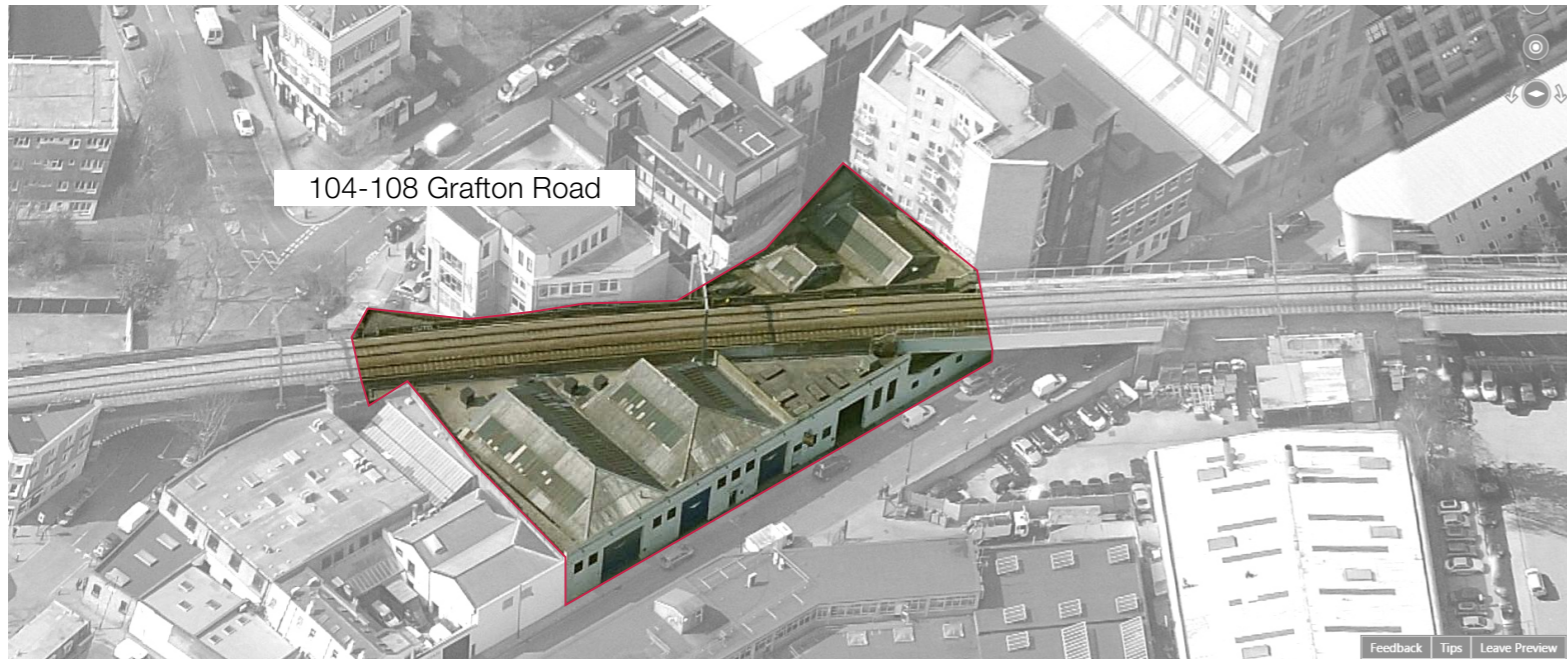
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104-108 Grafton Road

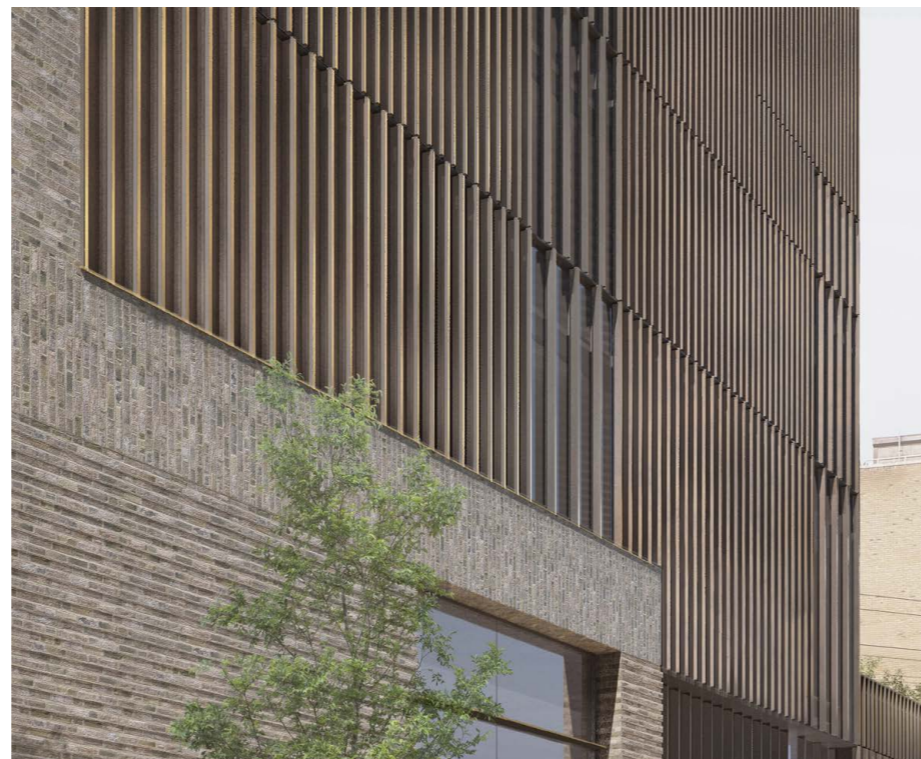
This document addresses any concerns regarding overlooking of the neighbouring property 104-108 Grafton Road, Star House.



Neighbouring Properties



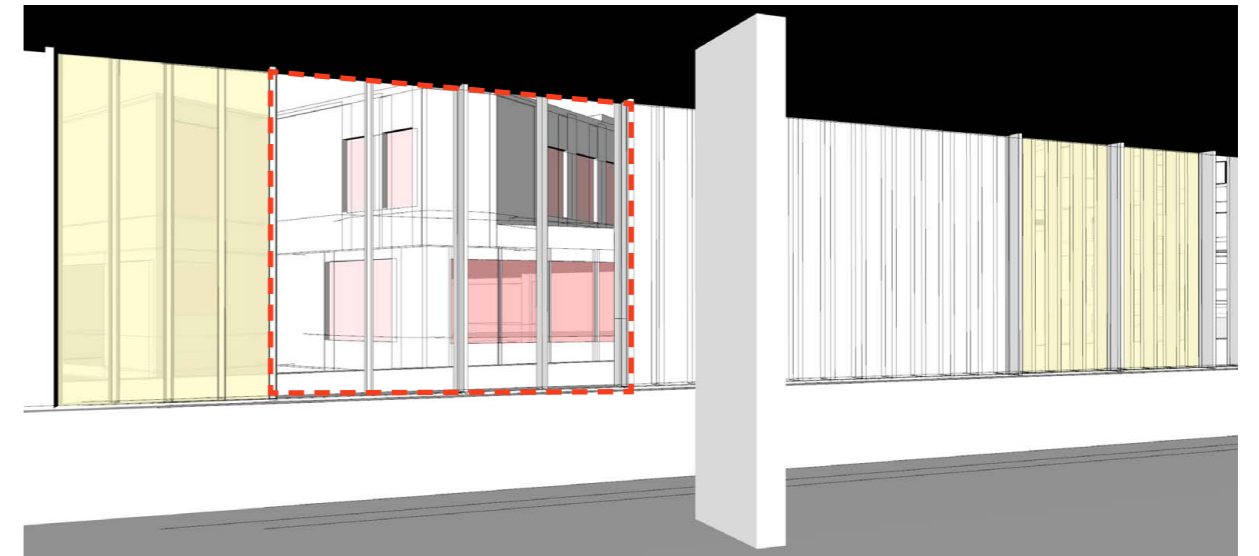
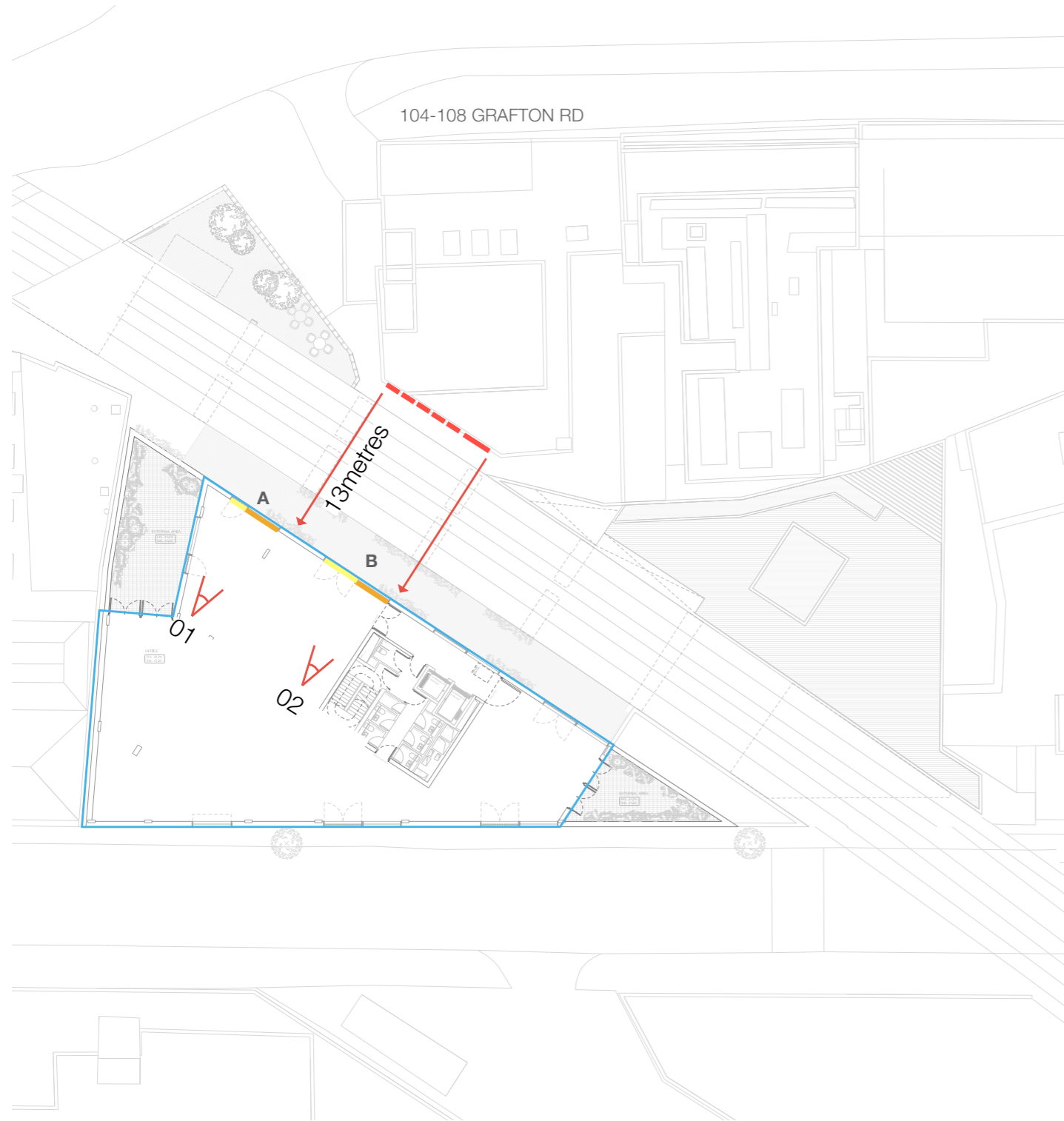
Facade



The facade configuration of the proposal has taken into consideration the relationship with the neighbouring buildings and minimises any risk of overlooking. The location of the windows and the facade texture, with the fins, have been crafted to avoid overlooking.


The following pages illustrate the relationship between 104-108 Grafton Road and the proposal for 3-6 Spring Place.

Second Floor



View 01 - Second Floor (Window A)

Window A offers an indirect view of the neighbouring property.

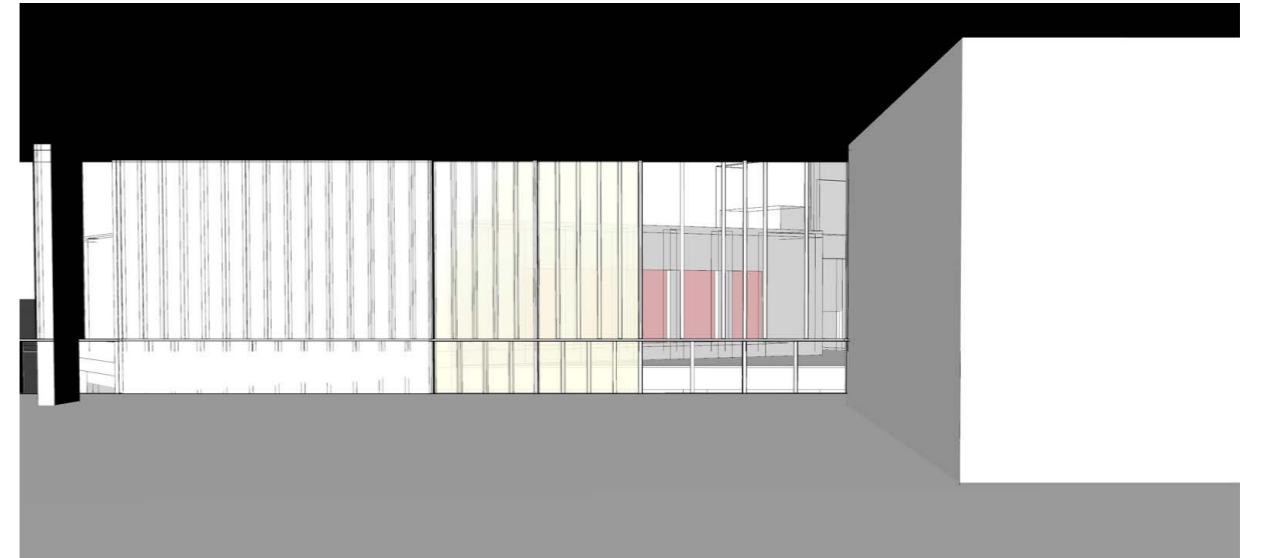
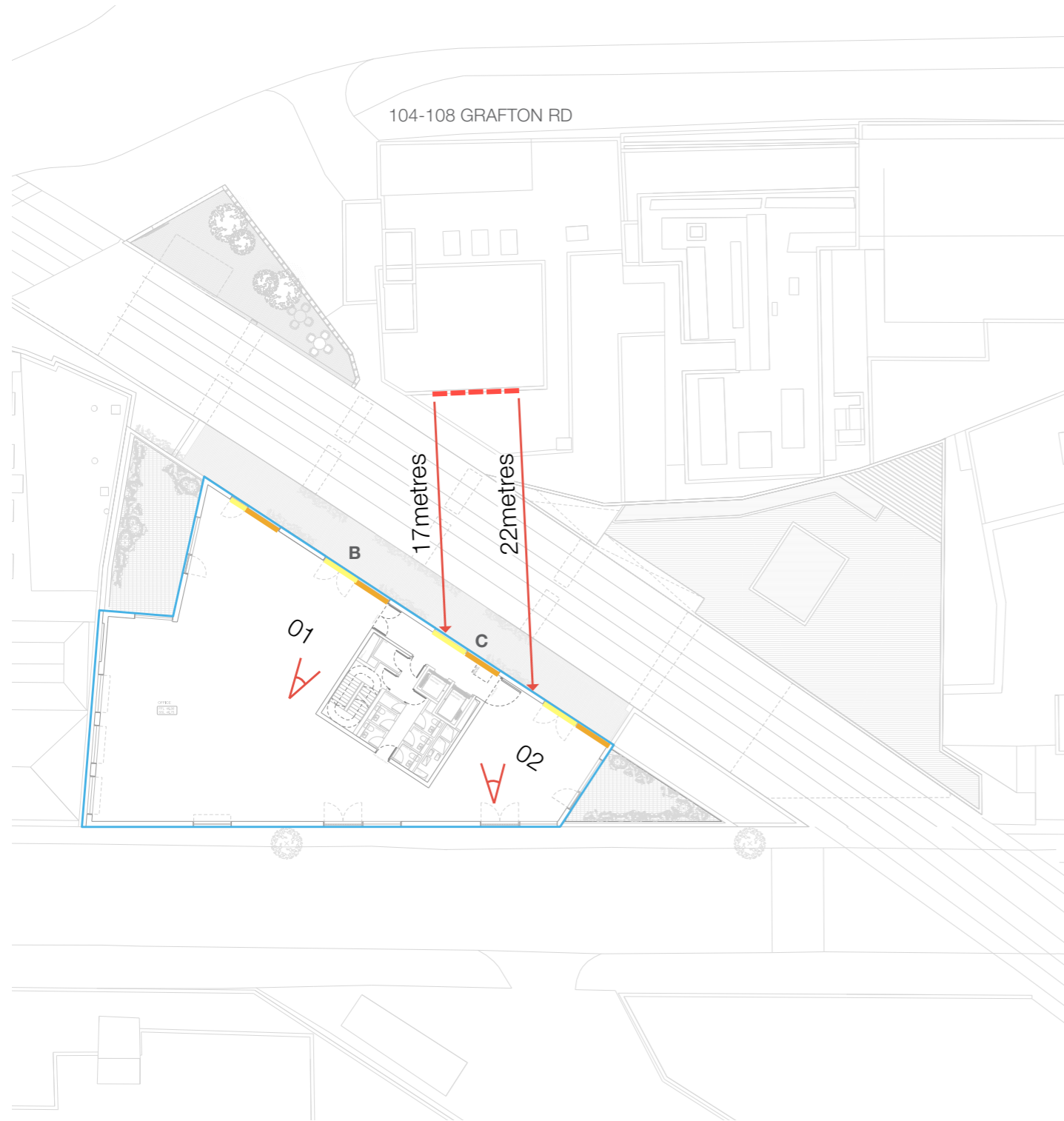
 If this situation were to be considered as an overlooking problem the glass will be obscured.



View 02 - Second Floor (Window B)

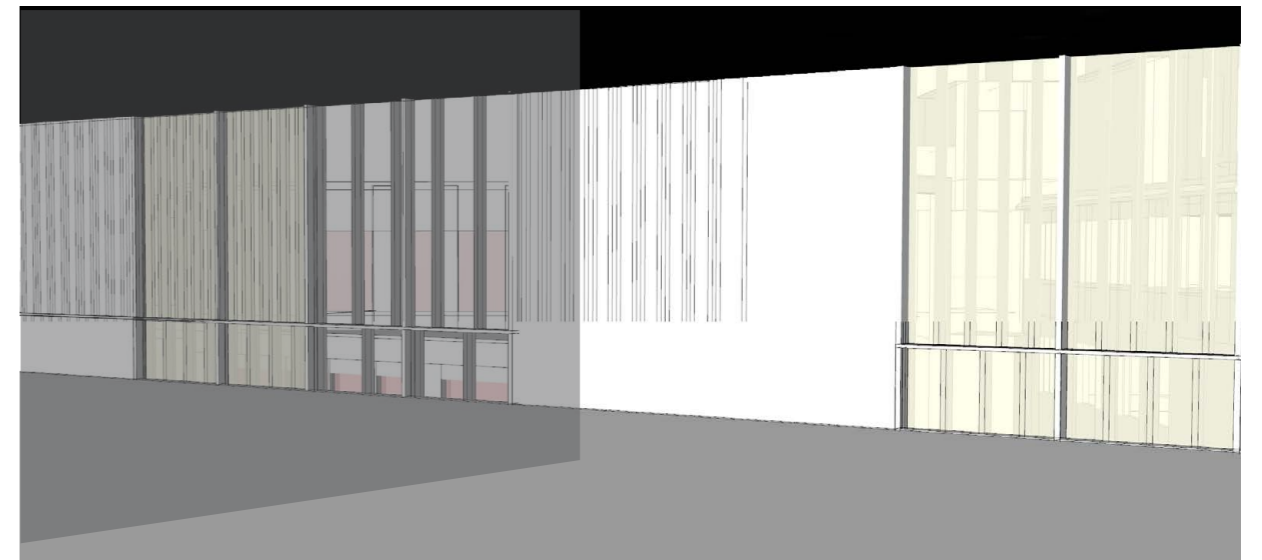
Window B is located within a circulation area and therefore will not be occupied by desks or any working positions on a permanent basis.

Third Floor



View 01 - Third Floor (Window B)

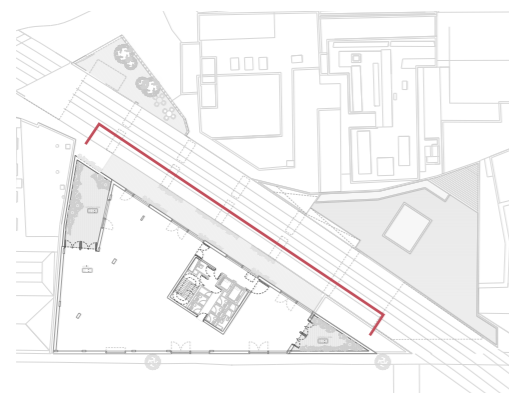
Window B is located within a circulation area and therefore will not be occupied by desks or any working positions on a permanent basis.



View 02 - Third Floor - Blocked by core walls (Window C)

Window C has no visibility of the neighbouring property from the working space as it is blocked by the core walls.

Fenestration & Visibility



- Glazing
- Mesh covered glazing - Obscured view
- Windows for overlooking study