

# 1 Triton Square & St Anne's

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## *St Anne's Design Note: Overlooking*

*to supplement planning application number: 2016/6069/P  
January 2017*

Matthew Lloyd Architects have taken the opportunity to review the planning comments submitted by Emma Gorman of 4 Laxton Place, and Louise Morton of Quadrant Town Planning Ltd on behalf of the Westway Kingsway College, specifically in relation to concerns around impact on overlooking, privacy and views as a result of the residential development proposed on the St Anne's site. 'Camden Planning Guidance 6 - Amenity' (CPG6), section 7 'Overlooking, privacy & outlook', while acknowledging that development should protect the privacy of existing dwellings, recognises that overlooking is sometimes unavoidable. In which cases, mitigation of the impact of overlooking on neighbouring dwellings should be included in the development design. CPG6 also includes a key message that 'public spaces benefit from overlooking as natural surveillance'; in line with this, a level of overlooking, particularly to the east over the existing green space, has been encouraged through the pre-planning consultation process to improve natural surveillance of spaces either side of Longford Street.

This design note seeks to address and clarify the design considerations that have been made in relation to overlooking and the mitigation measures that have been implemented in the development of the design.

## DESIGN CONSIDERATIONS

- **SITE LAYOUT** - The layout of the affordable housing proposals on the St Anne's site has been considered to limit the impact of new proposed accommodation on the privacy and amenity of existing occupants of adjacent sites by following existing building lines and concentrating proposals to the pavement line.
- **MASSING** - The massing design of the proposals has been considered to minimise impact on outlook and overshadowing of existing outdoor spaces to the north of the site. The built volume is concentrated on the south and west areas of the St Anne's site, with the northeast corner adjacent to neighbouring amenity spaces unbuilt and the building line pushed back to line through with 1-4 Laxton Place following feedback from the Pre-App process. This is evident in figure nos. 1 & 2.

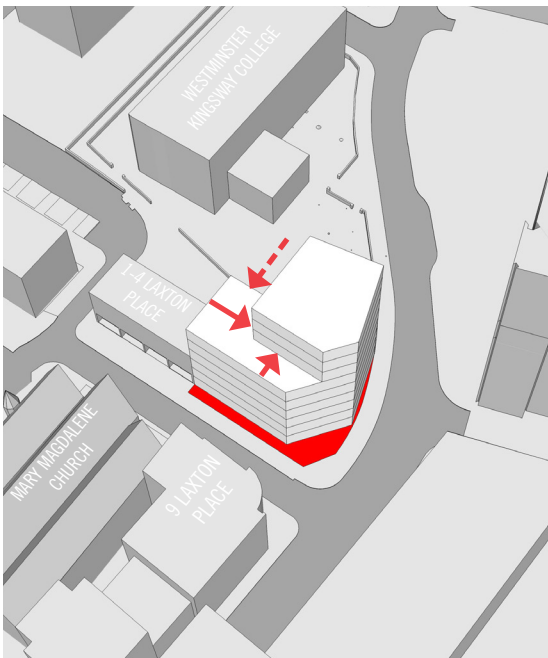


Figure No.1: 3D Diagram showing massing proposal. Proposed built mass is concentrated to the west and south edges of the site, with tallest element at the south-east corner, furthest away from neighbouring amenity and windows.



Figure No.2: Typical floor plan of proposed St Anne's residential building, in relation to neighbouring amenity spaces. Majority of balconies are recessed and located on the south elevation, away from adjacent amenity spaces. Balconies to the east are set away from the site boundary. Mature trees provide some natural screening.

- **BALCONIES** - 16 of the 21 total proposed balconies are located on the south elevation away from adjacent private amenity spaces, and recessed to provide and protect a level of privacy; the remaining 5 of the 21 balconies are positioned on the east elevation, overlooking the area of unbuilt garden proposed in the NE corner of the site.



Figure No.3: 3D model view showing majority of balconies on south elevation

The one balcony at first floor, which serves a wheelchair accessible flat, extends to the boundary with 1 Laxton Place adjacent, includes privacy screening to the north side in order to avoid overlooking to the adjacent garden and windows.

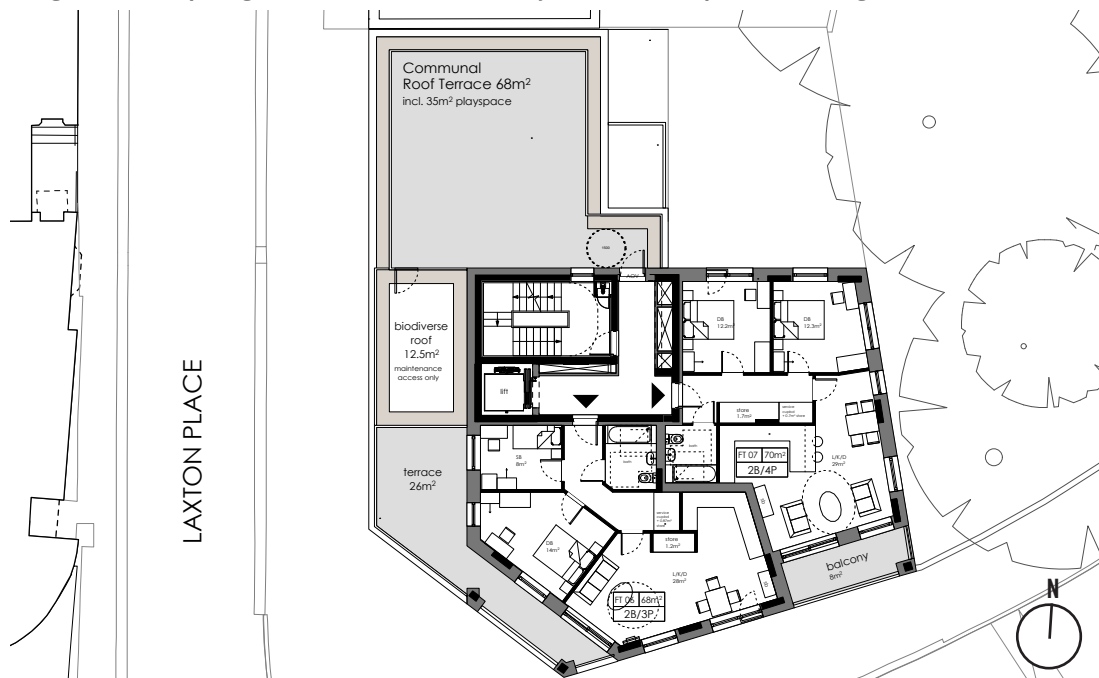


Figure No.4: First floor plan

Floor plans show east-facing balconies at 2nd-5th floor are positioned away from the north site boundary to mitigate overlooking of gardens to 1-4 Laxton Place. The communal terrace at 6th floor has an enclosure set back from the edge of the building edge; by restricting how close residents can get to the parapet, the vertical angle of view is limited and overlooking of neighbouring gardens minimised.



**Figure No.5: 2nd-5th floor plan; east-facing balconies are set back from the east site boundary and are naturally screened from overlooking by existing mature trees near the site boundary. Internal layouts have been designed so that openings on the eastern site boundary are not relied upon for views, light, or ventilation.**



**Figure No.6: 6th floor plan; communal roof terrace proposed is enclosed by 1.5m tall fencing set back from the roof parapet to mitigate overlooking down onto neighbouring outside spaces.**

The north elevation shows balconies at lower levels with increased solidity to balustrades in recognition of a greater need for privacy at closer proximities.



Figure No.7: North elevation as shown on page 52 of DAS, with east-facing balcony balustrade treatment strategy extracted and enlarged.

- INTERNAL LAYOUT** - All proposed flats within the proposed St Anne's development are dual or triple aspect, and therefore none are entirely reliant on views in any one direction. The internal layouts of all proposed units place living, kitchen and dining spaces facing away from neighbouring windows and outdoor amenity spaces. The windows that face northwards towards the rear gardens of 1-4 Laxton Place are all bedroom windows. This layout moves to mitigate the impact of overlooking throughout the day.
- EXISTING OVERLOOKING CONDITION** - The outdoor amenity areas for the college and its ground floor crèche are currently overlooked by the upper floor windows of 1-4 Laxton Place and 1 Triton Square, as is typical for an inner London urban streetscape. The fence forming the enclosure to the areas used by the crèche do not currently prevent overlooking from public pavement areas on Longford Street (fig. 9).



Figure No.8: Streetview looking south, showing Westminster Kingsway College (left) with existing tensile canopy providing some shelter from weather and existing overlooking condition from the rear of 1-4 Laxton Place (right).



- **EXISTING MATURE TREES** - There are existing mature trees on the Westminster Kingsway College site near the site boundary that provide a level of natural screening between the college's outdoor areas and the proposed residential building at St Anne's.



Figure No.9: View of garden from south showing existing trees and WKC creche garden visible through green fence from public pavement.



Figure No.10: Aerial view of site showing existing mature trees

- **CRECHE SPACE AMENITY** - Some overlooking of outdoor play spaces is not uncommon in London, especially in central urban locations. There are many examples of residential developments having windows and balconies overlooking nursery and school outdoor space, in addition to visibility from public areas:

Case Study #1 - The Bourne Estate in LB Camden was granted planning consent in October 2013, currently on-site, completion due 2017. Windows & balconies of the new development overlook the playground of St Alban's Primary School & Nursery.



Figure No.11: The Bourne Estate regeneration project, completion due 2017.

Case Study #2 - Netley Campus on Stanhope Street in LB Camden was completed in 2014. It is situated close to the St. Anne's site. Balconies and windows across the development overlook the school playground.



**Figure No.12: Netley campus, new housing and school; model showing balconies facing playground, taken from planning application drawings.**



**Figure No.13: Netley Campus, new housing & school; residential balconies above school overlook playground.**

Case Study #3 - Frampton Park Baptist Church & Housing in LB Hackney was completed in January 2016. Windows of the new development overlook the playground of a pre-school.



Figure No.14: Street view of Frampton Park Baptist Church & Housing project, in LB Hackney, completed 2016. New housing, left, overlooking nursery playground, right.

## **Conclusion**

Mitigation of overlooking has been included as a core consideration in the design development of the proposed affordable housing building. The proposals at St Anne's have been developed to limit overlooking and mitigate impact on current existing neighbouring buildings as far as possible, while at the same time creating a meaningful quantity of new high-quality affordable homes, and a strong contribution to the streetscape of this location. Development of proposals has been guided by planning design officer's comments and responds to CPG6 guidance that recognises that some overlooking of outside spaces should be encouraged to provide passive surveillance and security of outside areas. The proposals on the St Anne's site provide a considered balance between protecting the privacy of neighbours and improving passive surveillance of adjacent spaces.