

7.0 PROPOSAL VISUALISATIONS



7.1 | Long view looking north





7.2 | Near view looking north



## 7.0 PROPOSAL VISUALISATIONS



7.3 | Long view looking south





7.4 | Near view looking south



# 8.0 IMPACT ON NEIGHBOURS

The proposal has been carefully designed to avoid any harmful impact on no. 1-8 Mecklenburgh Street to the west of the site.

## OUTLOOK

The adjacent section diagram shows how the proposed pitched roof form distributes bulk away from the sensitive rear boundary, protecting existing views from obstruction. The diagram demonstrates that there would be no harm to outlook caused by the application proposal.

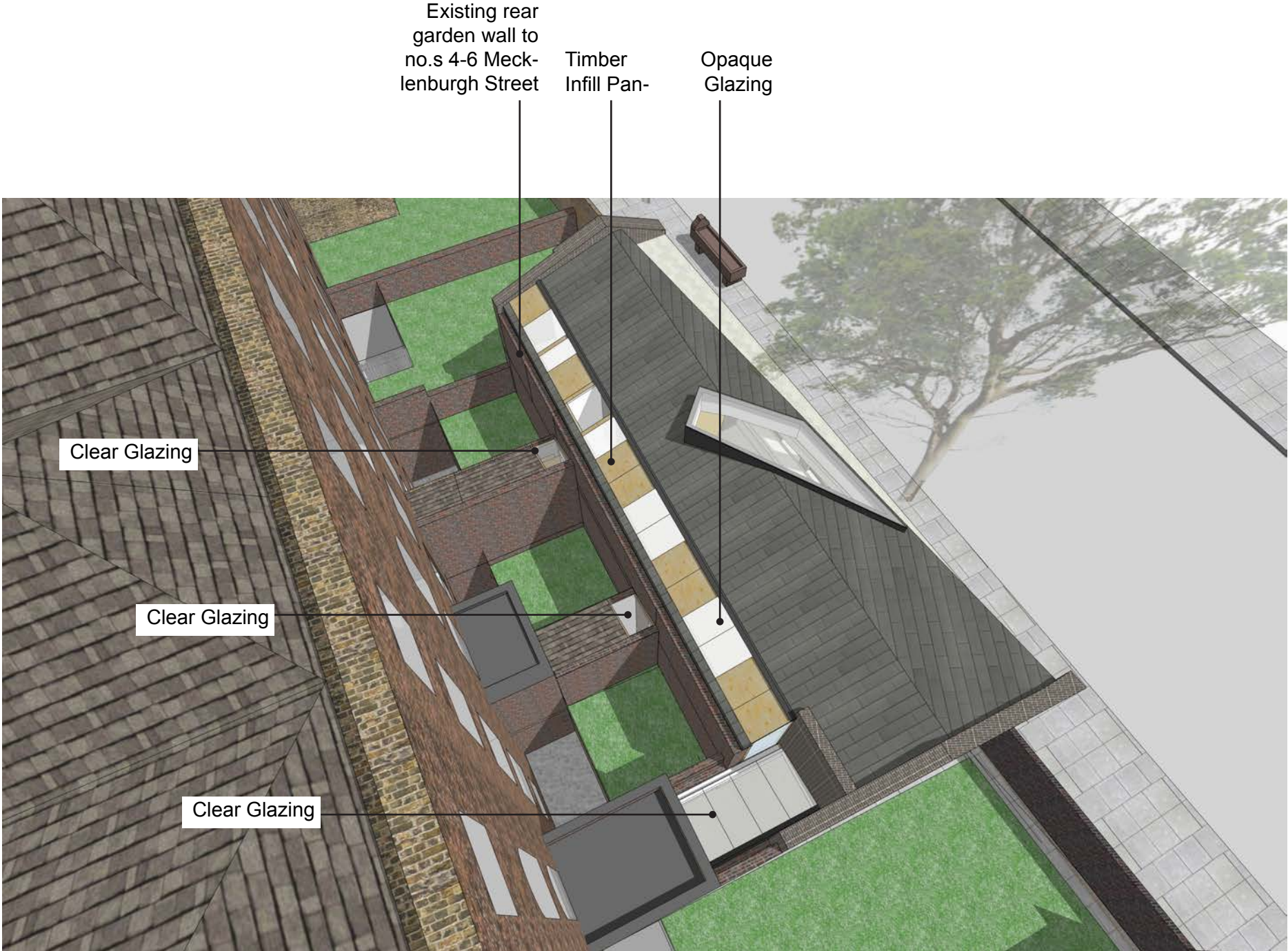
The proposed roof would be of new construction with lead cladding . It would be visible when looking downwards from upper level windows. The view of the new roof would represent an improvement on the current situation where windows look out over an asphalt roof in poor condition.

## OVERLOOKING

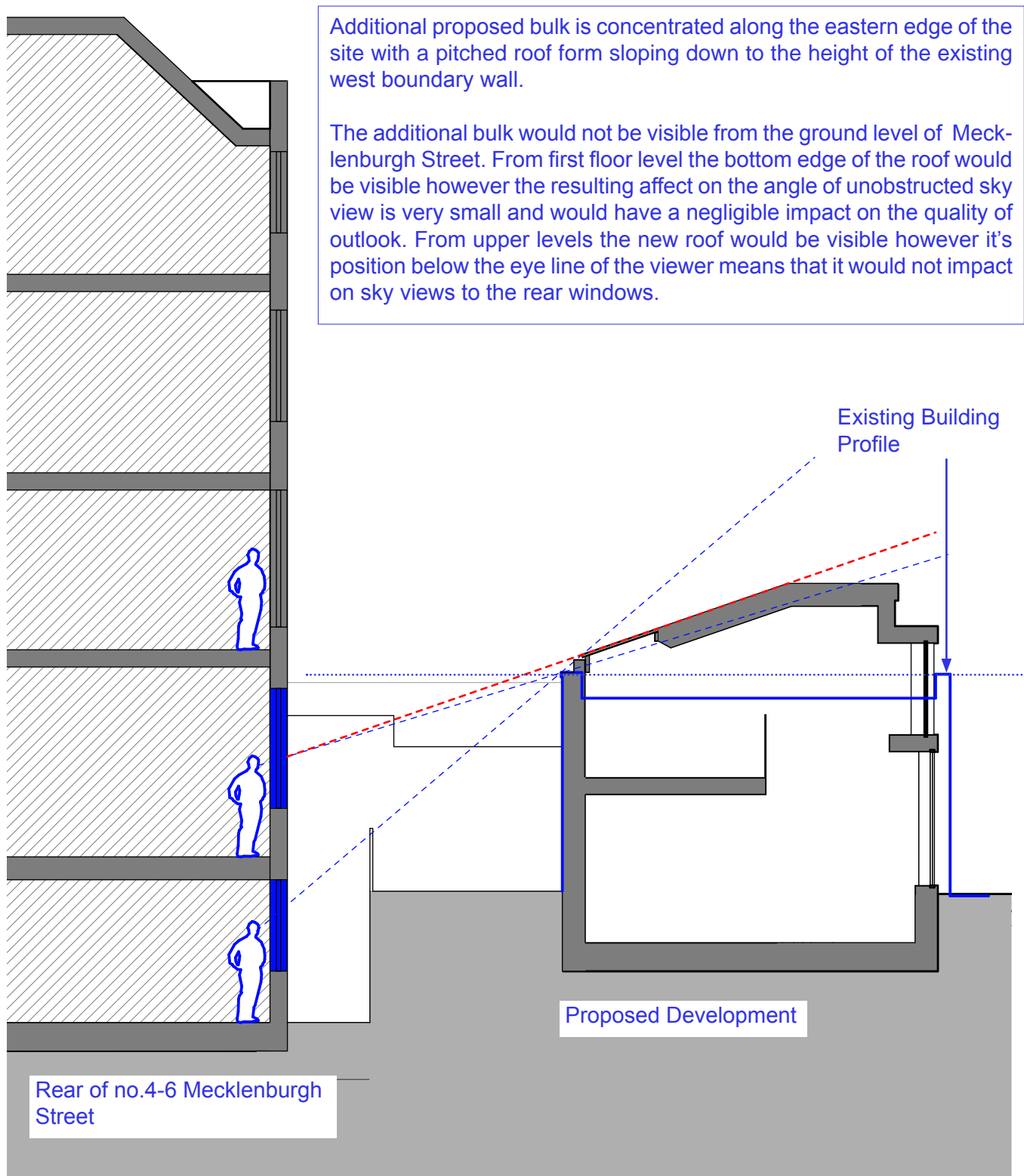
There is no opportunity for overlooking of neighbouring windows or gardens resulting from the application proposal.

The rear strip rooflight serving the first floor comprise opaque glass and timber infill panels . While they are openable for ventilation purposes , they are bottom hung so that views of Mecklenburgh Street are not permitted in either the closed or open positions

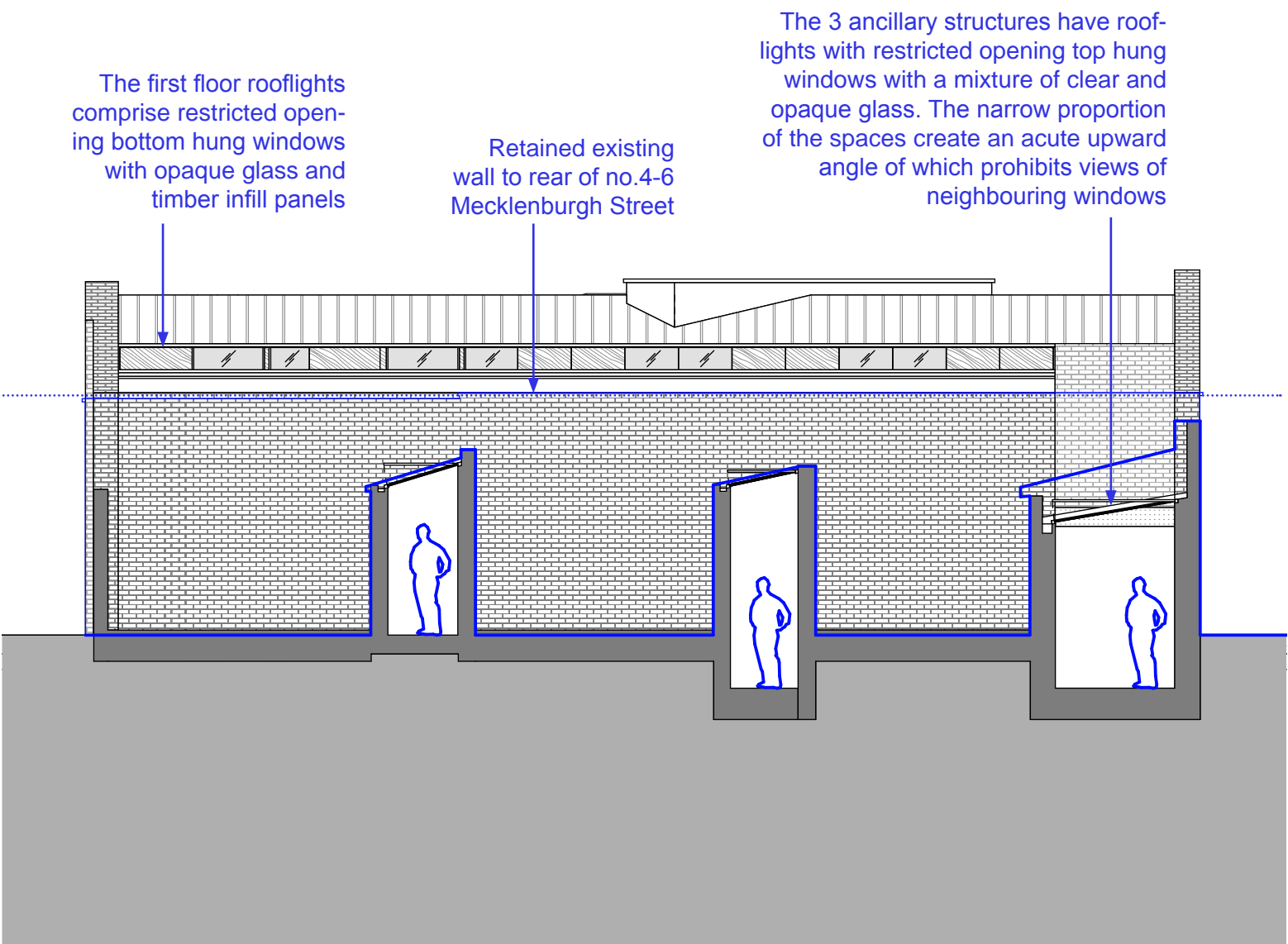
At the ground floor , the 3no. ancillary structures to the rear accommodate one large and two smaller roof lights. The large roof light has two panes of opaque glass and two panes of clear glass . The clear glass is positioned nearest to the boundary so that the sharp, upward angle of view makes overlooking of rear windows impossible from the interior space. This situation applies to the remaining two roof lights which are narrower in width making the upward angle of view even more acute.



8.1 | Aerial view showing relationship with 1 - 8 Mecklenburgh Street



8.2 | OUTLOOK : Section through Mecklenburgh Street showing the impact on outlook



8.3 | OVERLOOKING : Proposed rear elevation demonstrating that there is no opportunity for overlooking



## 9.0 SUSTAINABILITY

The environmental performance of the building has been assessed with a view to meeting the standard described in Building Regulation Approved Document Part L. Since the proposed floor space is below 500m<sup>2</sup> there is no additional planning requirement for a particular level of performance in terms of sustainability. The scheme never the less seeks to adopt best practice principles in terms of internal comfort and energy demand reduction facilitating passive regulation of heating, cooling and lighting wherever possible.

### ADOPTED MEASURES:

- The use of rooflights and generous east facing glazing takes advantage of natural daylighting, increasing occupant comfort and reducing the demand for natural lighting
- The omission of south and west facing glazing combined with the relatively low height of the proposed building in relation to surrounding buildings will ensure that glare is avoided and diffuse light maximised
- The south, north and west elevations of the building as well as the roof provide the opportunity for high levels of insulation, reducing dependence on the heating system
- Openable windows and vents will facilitate background and purge ventilation. Opening windows have been carefully positioned to encourage air movement via cross ventilation and the “stack effect”
- Designing for passive cooling and ventilation avoids the requirement for mechanical plant

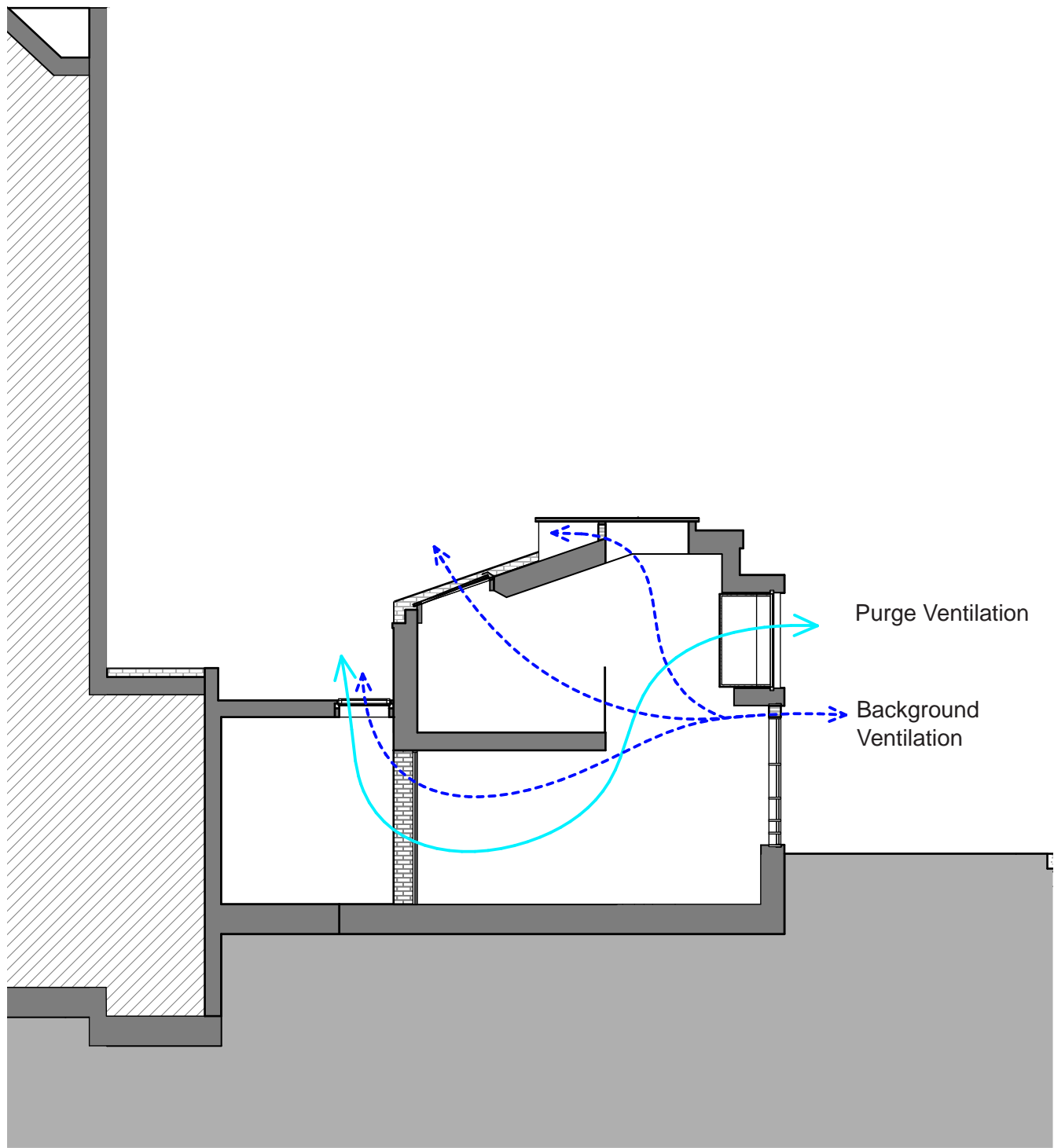


9.1 | Interior view of Ground Floor looking north

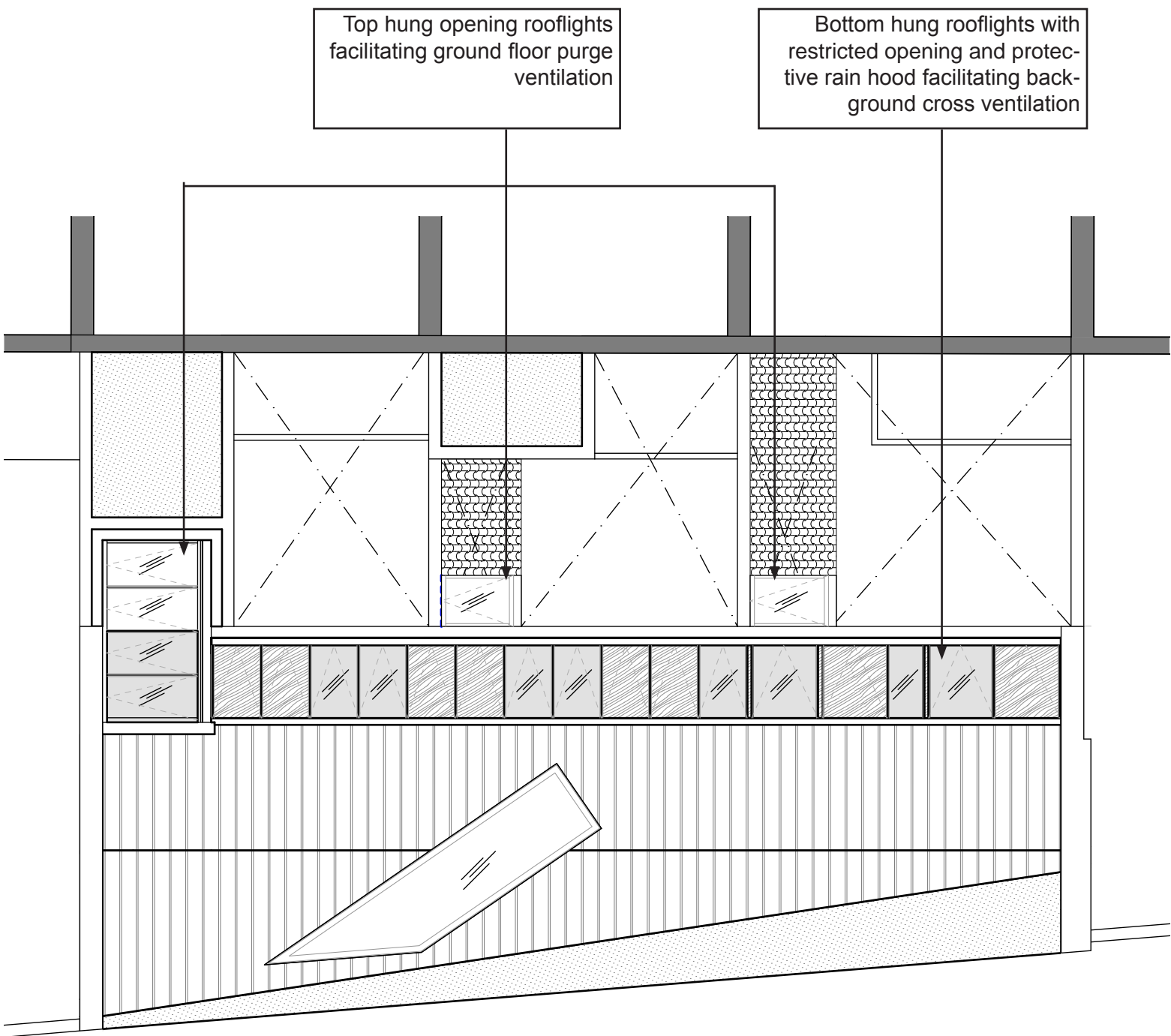
9.2 | Interior view of First Floor looking south



9.3 | Interior view of First Floor looking north



9.4 | Proposed section showing the passive ventilation strategy



9.5 | Proposed Roof Plan showing the configuration of rooflights



10.0 IMPACT ON HERITAGE ASSETS

The site forms the setting to two grade II listed buildings: 1 – 8 Mecklenburgh Street to the west of the site and the Eastman Dental hospital to the east.

The Eastman dental hospital is comprised of two distinct structures , the former Royal free hospital to the north and the former Eastman Dental Clinic to the south. While the northern portion is considered to make a special contribution to the conservation area, it is the southern part only which is listed.

Mecklenburgh Street is a terrace of 8 dwellings of early 19th century construction . The front façade forms the focus of the listing entry, in particular the cast iron balconies, Round-arched doorways, gauged brick flat arches and panelled doors.

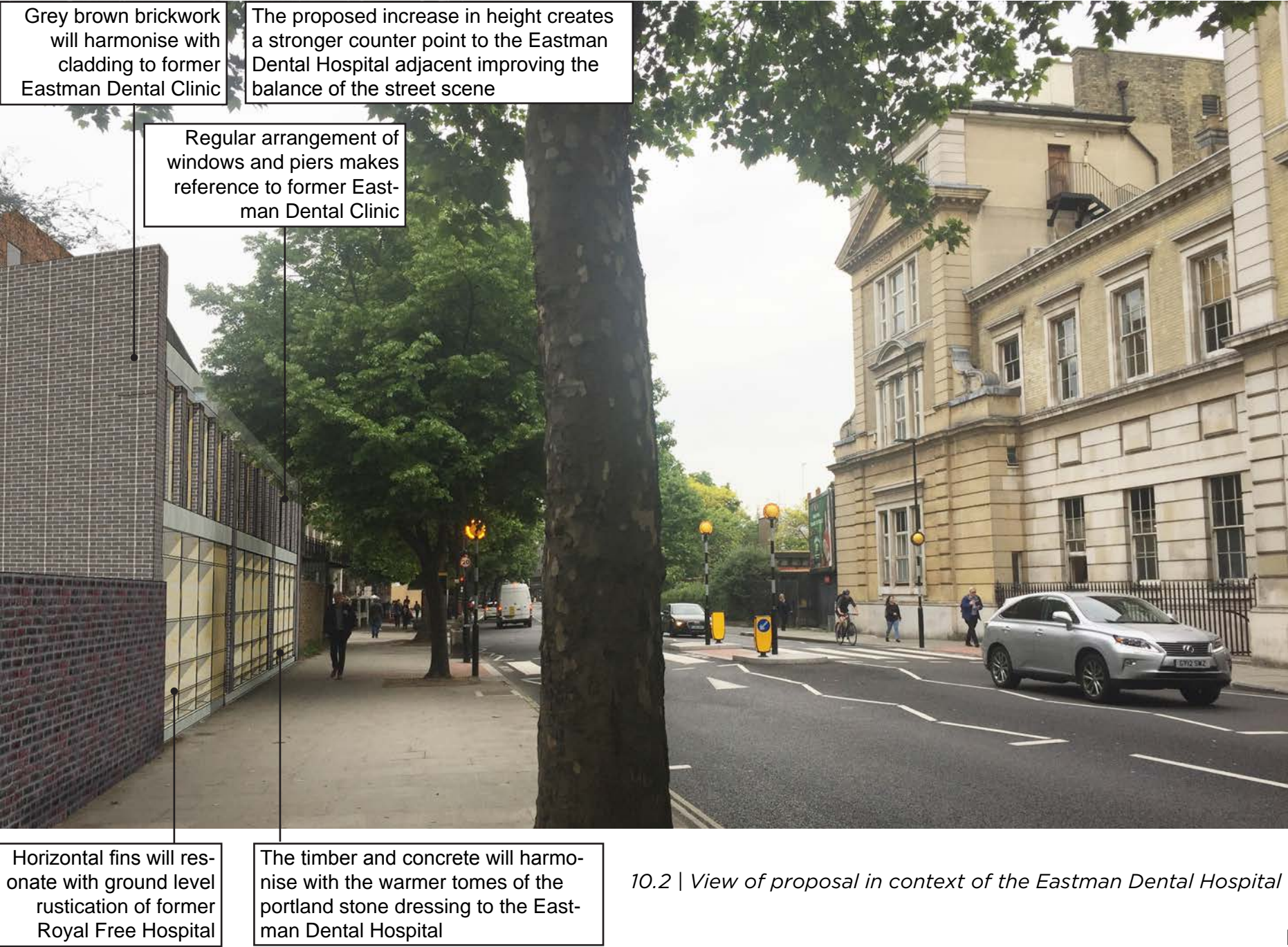
The application site will be viewed in the context of the rear and north elevations. The north façade is of note, comprising a 4m single storey extension with 3 no. round arched openings infilled with brickwork . The rear façade is of stock brickwork. It comprises a mix of window styles including round and flat headed. The composition has been compromised by the use of unsympathetic replacement windows and poorly matched brickwork patching. Despite this, the elevation has been identified by the Local Authority as contributing positively to the conservation area character

The listed portion of the Eastman Dental hospital lies just to the south of the application site . The listing entry notes that the building is of Beaux Arts influenced classical style. It is of steel framed construction clad with brown bricks with portland stone dressings. It has a symmetrical configuration with an arcaded ground floor. The elevational treatment is regarded as elegant but restrained .

The particular characteristics of these buildings have influenced the material treatment, articulation, scale and proportions of the application proposal so that, while the proposal remains contemporary in approach, it would sit comfortably and quietly within the heritage setting, supporting and enhancing the character of the surrounding listed buildings.



10.1 | View of Eastman Dental Hospital comprising the former Dental Clinic in the Foreground and Royal Free Hospital beyond



10.2 | View of proposal in context of the Eastman Dental Hospital

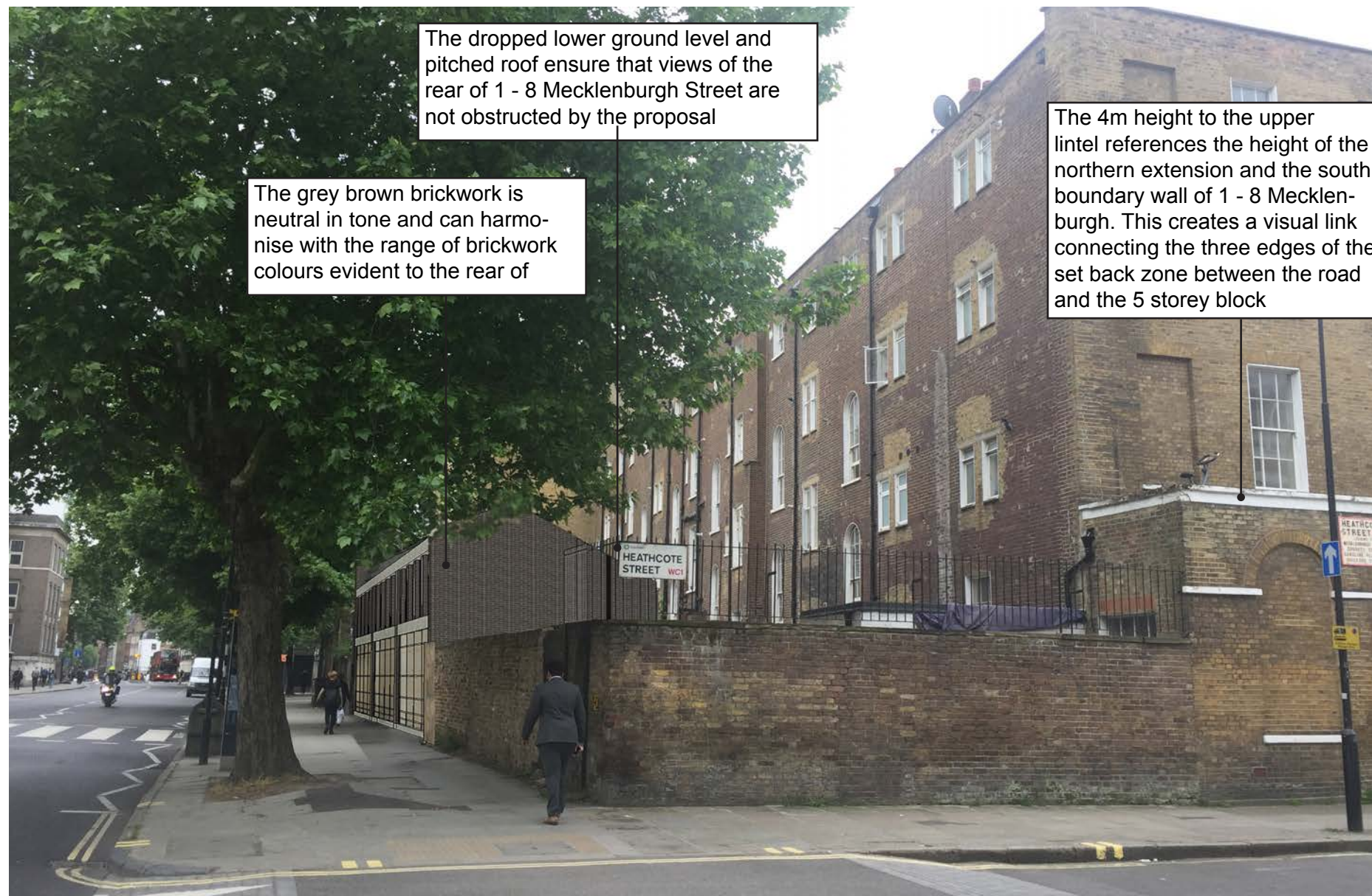




10.3 | View of Existing in context of the Eastman Dental Hospital



10.4 | View of Existing in context of 1 - 8 Mecklenburgh Street



10.4 View of proposal in context of 1 - 8 Mecklenburgh Street