



**Planning Conditions 15B**  
**Privacy Measures**

**Mount Pleasant Place, Phase 2**

**Ryder Architecture Limited**

33 Gresse Street  
London  
W1T 1QU  
United Kingdom

T: +44 20 7299 0550

**info@ryderarchitecture.com**  
**www.ryderarchitecture.com**

Newcastle  
London  
Glasgow  
Liverpool  
Hong Kong  
Vancouver  
Amsterdam

**Ryder Alliance**

Melbourne  
Sydney  
Perth  
Brisbane  
Barcelona  
Durban  
Johannesburg  
Cape Town  
Bangkok  
Shanghai  
Seoul  
Tokyo

**www.ryderalliance.com**

# Introduction

**This report illustrates the proposed privacy measures and glazing scheme for Mount Pleasant Phase 2 development (comprising Block B, C and D).**

The marked up general arrangement plans that follow highlight the strip of windows located on Block C south elevation where the glazing is to be treated to mitigate the risk of overlooking to adjacent windows in close proximity in Block B as defined in Planning Condition wording below:

## Condition 15 – Privacy Measures / Glazing Scheme

Prior to superstructure works commencing on the relevant block(s), details of privacy screens / obscure glazing or other design features to prevent or minimise overlooking between flats located within, and with views towards / between:

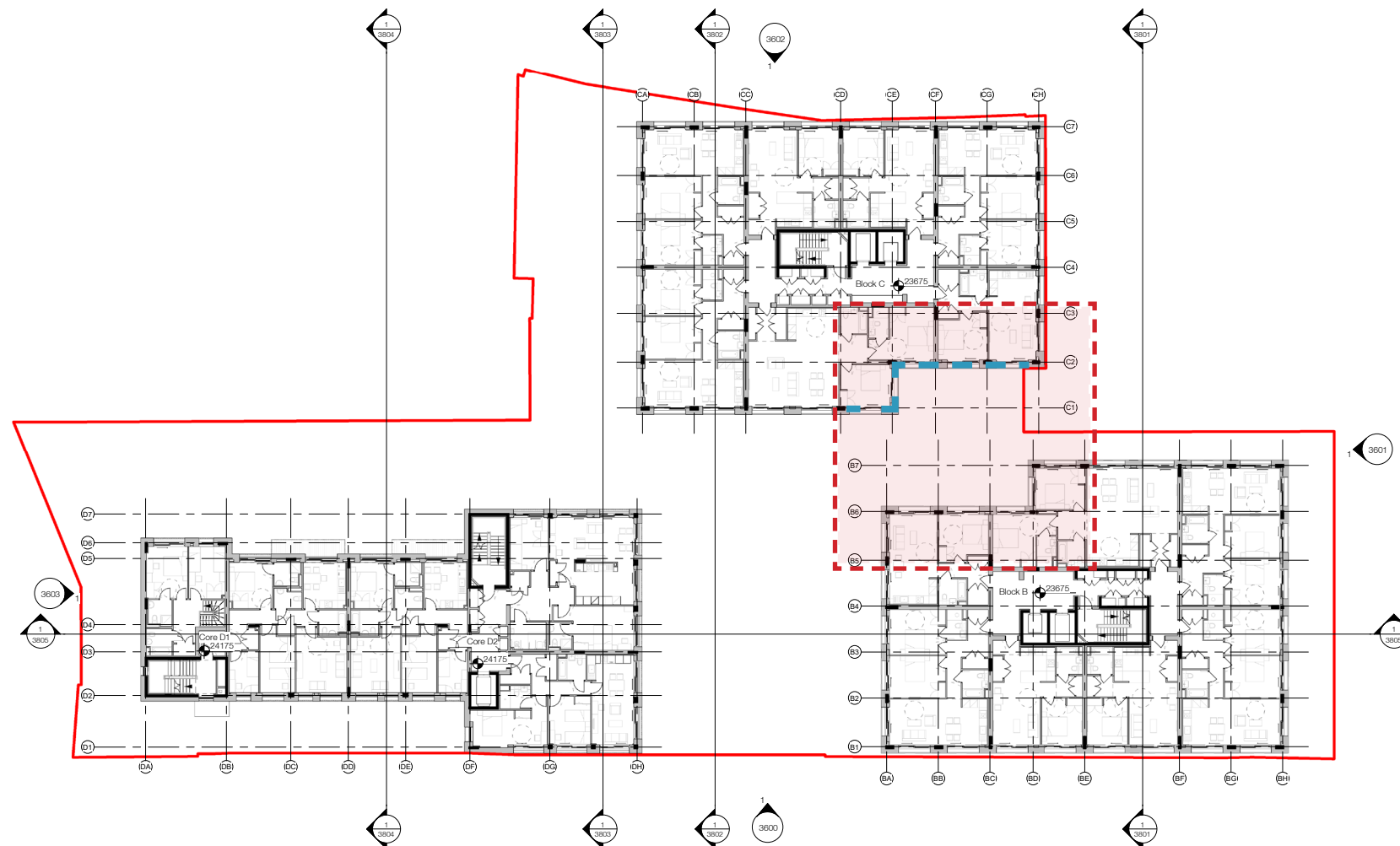
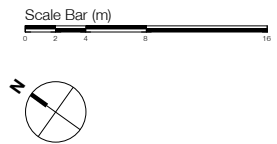
- a) the facing elevations at the north of block A
- b) the facing elevations between blocks B and C

This report will be used to discharge LB Camden planning condition no.15 b).

# Glazing Scheme General Arrangement Plan

This drawing illustrates the residential windows (indicated with blue dashed line) in the corner of Block C that need to be treated to mitigate the risk of overlooking into the residential apartments in the corner of Block B and overlooking the other way around.

The area outlined in red will be enlarged on the following pages to describe the mitigation scheme in further detail.





## Glazing Scheme South West Elevation

This elevation highlights the living room windows (in red) on Block C that need to be treated to mitigate the risk of overlooking into the apartments of Block B.



### Block C

# Glazing Scheme Detail

This drawing illustrates that the two apartments in the corner of Block C and two apartments in Block B could overlook each other.

To mitigate this, it is proposed that 'Vision Control Film' is applied to the inside face of the windows indicated on the adjacent plan shown dashed blue.

The W-0055 film is able to obscure views directly into adjacent apartments, but would preserve an oblique view.

The Z-2555 film would preserve direct views but obscure oblique views.

The 'Vision Control Film' proposed is the same product and specification that has been approved for Phase A.

The 'Vision Control Film' is designed to maintain a high level of daylight penetration into the living space.

Both films work the other way around whereby they prevent overlooking from Block B into Block C.

## Apartment numbers

The apartments which will have the vision control film applied are:

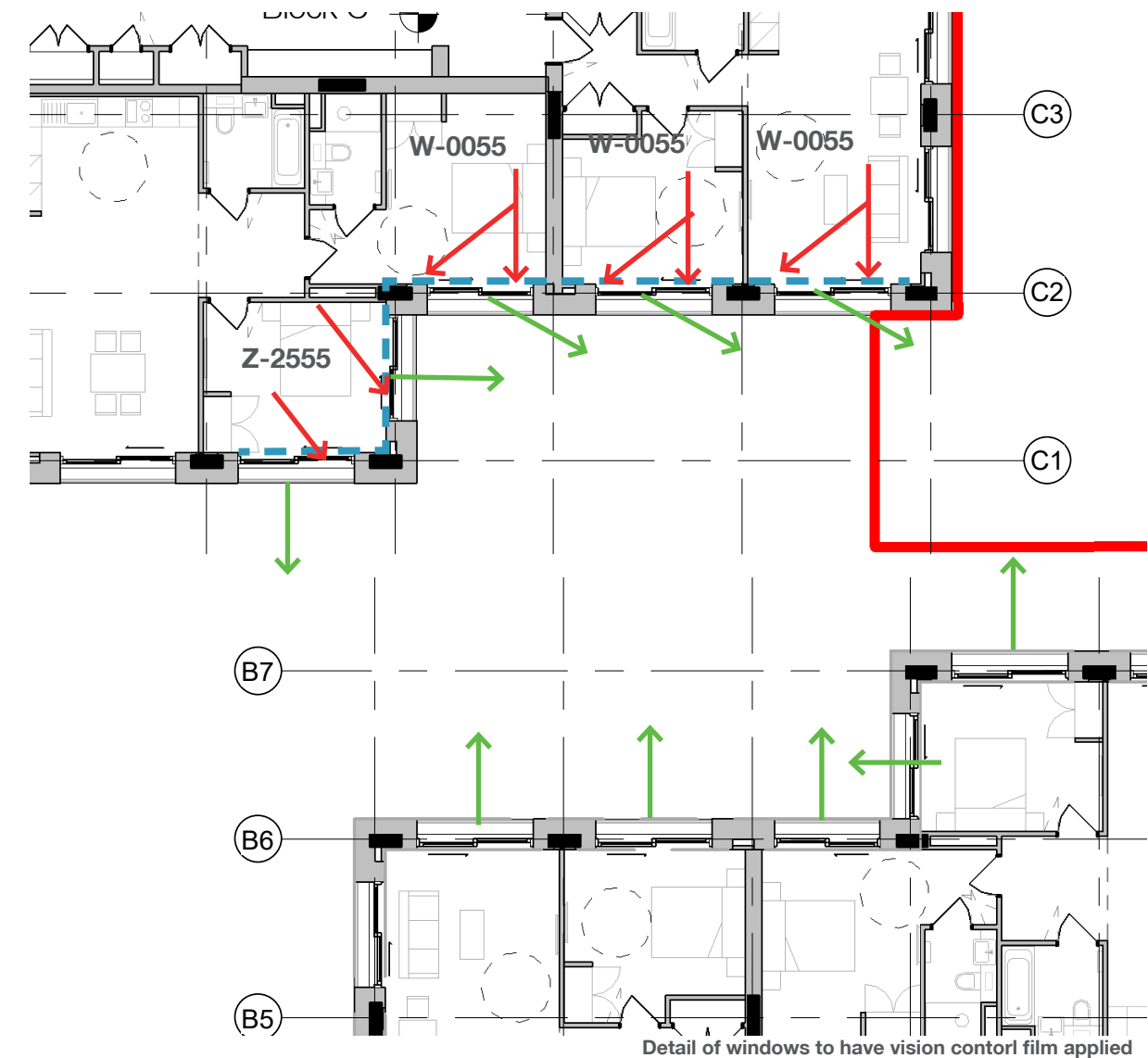
Level 1: 282, 283

Level 2: 289, 290

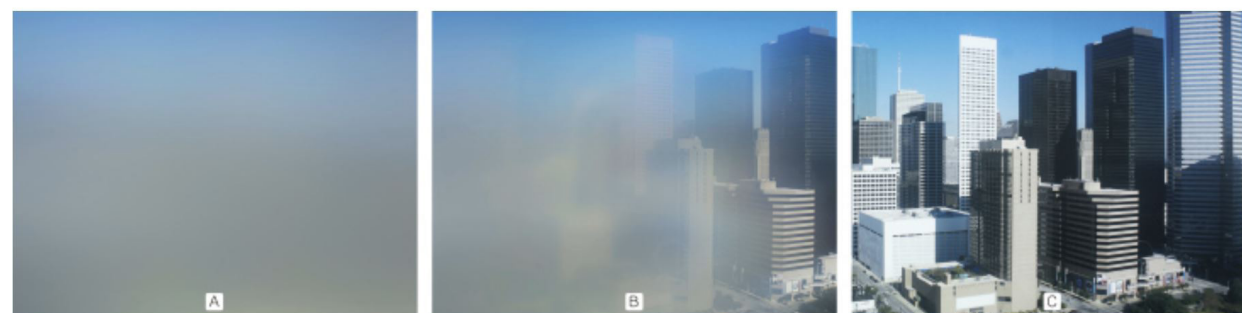
Level 3: 296, 297

Level 4: 303, 304

Level 5: 310, 311



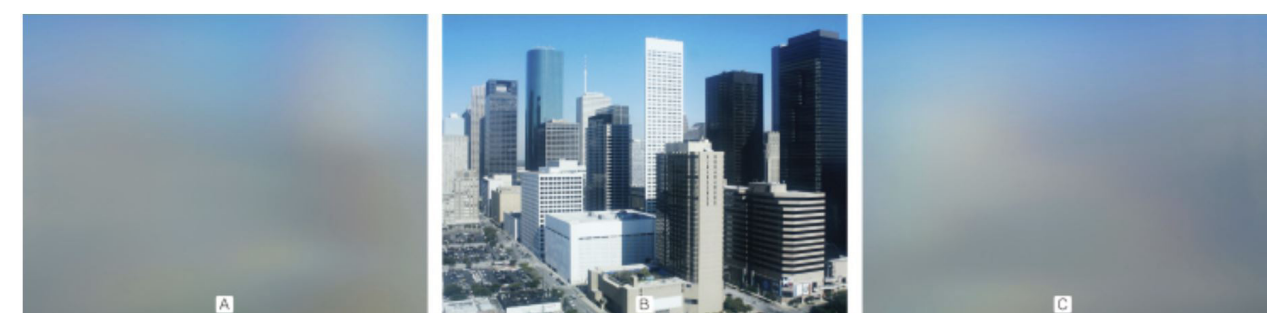
**One-direction opacity (opaque) / Opacity (opaque) angle  $0^\circ \sim +55^\circ$  / Part number: W-0055**



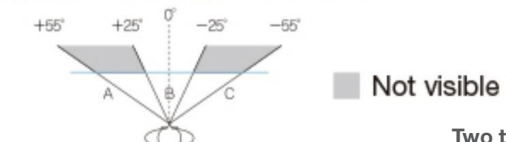
W-0055



**Both-directions opacity (opaque) / Opacity (opaque) angle  $\pm 25^\circ \sim \pm 55^\circ$  / Part number: Z-2555**



Z-2555



Two types of vision control films

## WINCOS VisionControlFilm Technical data sheet

1. Description WINCOS W-0055

2. Features

- a. After applying it to the glass of a window, WINCOS Vision Control Film can change its opacity as you change your viewing angle. It can go from optically clear to a frosted effect depending on the viewing angle.
- b. WINCOS Vision Control Film can also prevent the scattering of glass shards in the event of breakage.
- c. WINCOS Vision Control can block 99% of UV rays.

3. Test data based on JIS A5759

(1) Physical properties

Test item	Unit	Measured value	Standard value	Note
Tensile strength	N/25mm	402	More than 100	—
Elongation	%	86	More than 60	—
Adhesive strength	N/25mm	20.5	More than 4.0	—

(2) Optical property

Type	Visible light transmission (%)	UV transmission (%)	Solar energy			Shading coefficient	U Value (W/m <sup>2</sup> ·K)
			Trans. (%)	Ref (%)	Abs (%)		
W-0055	95.6	<1	80.4	9.1	10.5	0.96	6.0
3mm glass	91.1	75.3	86.0	8.0	6.0	1.00	6.0

\*The value is actual test data but not guaranteed