



256 Gray's Inn Road

A new centre for world-leading dementia and neurology research and academic excellence

BEMP-HBA-P1-XX-RP-A-00-0250

Planning Condition 15: Plot 1 Privacy Measures
University College London
February 2023
Revision P03

1 Plot 1 privacy measures

1.1 Introduction

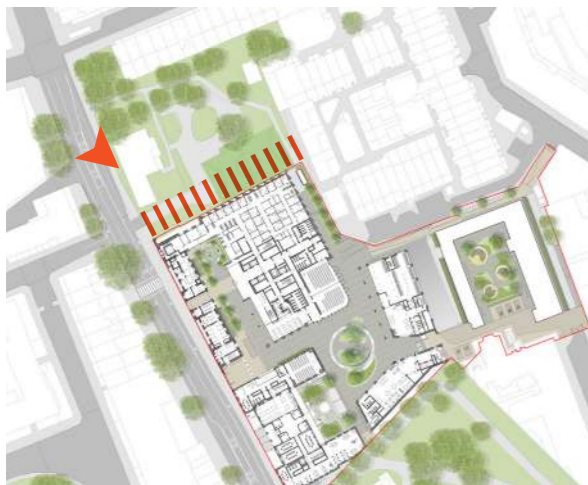
Condition 15 requires the submission of details of measures to mitigate overlooking and privacy impacts to adjoining sites from the northern elevation and terrace of the approved Plot 1 building.

The relationship of the proposed development with the adjoining sites has been a key consideration of the design process, with a particular focus on the relationship with the Calthorpe Community Garden (CCG) that adjoins the northern boundary of the site. A number of features were incorporated within the design to mitigate overlooking and privacy impacts, informed by the dialogue with the CCG during the design development process.

The committee report recognises that “In terms of overlooking and privacy impacts, the proposal has been sensitively designed to ensure that the users of CCG, which has sensitive uses and users, are not adversely affected.”

Notwithstanding this, a condition was recommended to review the detailed design of the northern elevation and the terrace. The committee report suggested “design features such as obscured panels on the bottom half of windows should be considered to prevent occupiers of Plot 1 overlooking CCG, and to reduce the perception of overlooking.”

This document describes the measures that have been incorporated within the approved design and considers the introduction of additional measures where appropriate. This document has been prepared to inform discussions about the design measures with the Calthorpe Community Garden and Camden.



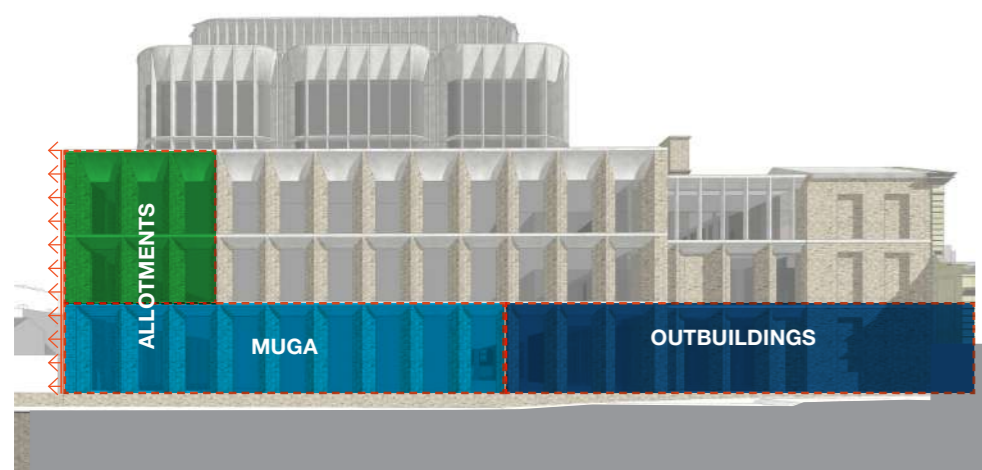
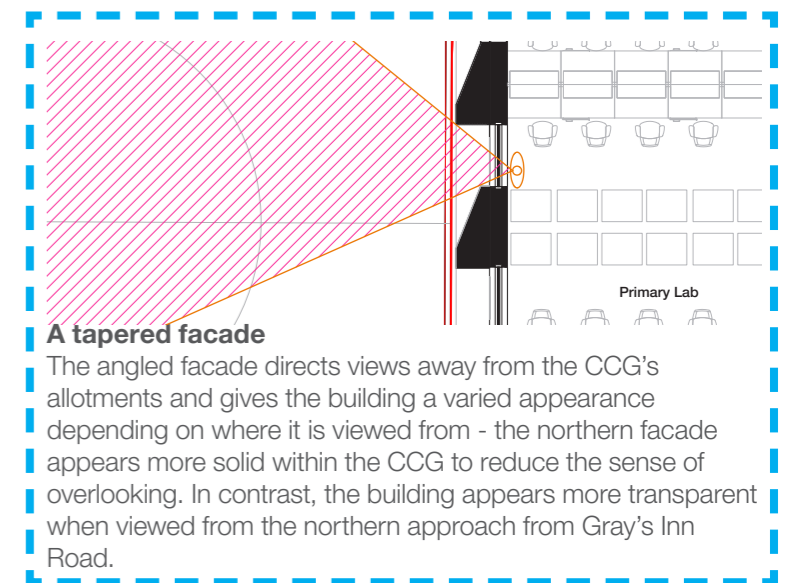
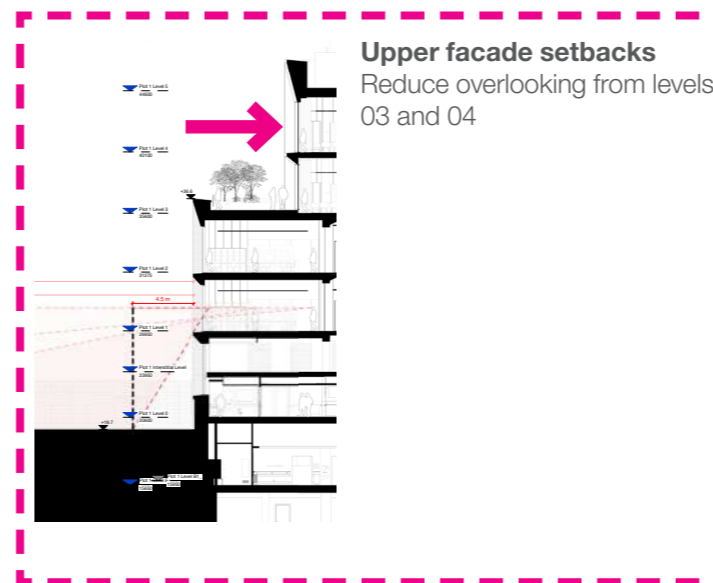
Gray's Inn Road (northern approach)

1 Plot 1 privacy measures

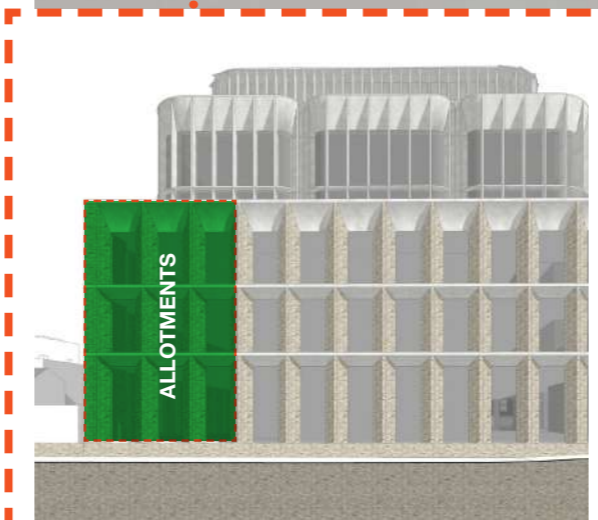
1.2 Existing privacy measures

The CCG's privacy has been carefully considered throughout the pre-application design process, which has included regular consultation with the CCG. The planning approved design incorporates the following design features to improve privacy and reduce overlooking into the CCG:

- Solidity to the north-east corner adjacent to the growing allotments - no windows at levels 01-02
- Solidity to the ground floor - smaller and higher windows prevent overlooking from the consultation rooms
- The north facade is angled to direct views away from the CCG's allotments and focus views onto Gray's Inn Road
- Levels 03 and 04 are set back from the boundary line
- Level 03 terrace handrail is setback to reduce overlooking
- Internal blinds / curtains at levels 00-04 will reduce overlooking further when in use



Initial site analysis - responding to external conditions and frontages
Mapping out the neighbouring conditions informs Plot 1's facade design



Solidity on the north-east corner
Fewer windows along the eastern edge of the north facade reduces overlooking into the Calthorpe Community Garden's allotments and New Calthorpe Estate.



Solidity at ground floor
Smaller high-level windows at ground floor prevent overlooking between the NHS consultation rooms and the Calthorpe Community Garden's sports pitch.

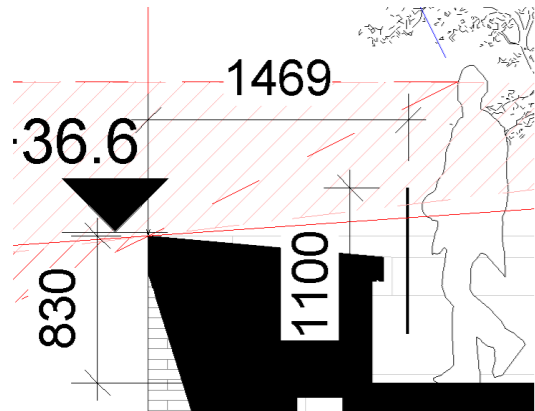
1 Plot 1 privacy measures

1.3 Design update - additional privacy measures

Additional privacy measures

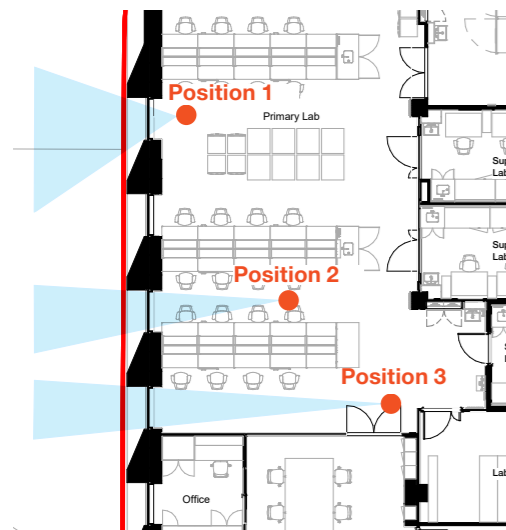
A glazed panel with privacy measure is introduced to the lower section of the windows at levels 01 and 02. This privacy panel will be 1 metre high to align with internal furniture heights. This helps to:

- Reduce visibility and increase privacy onto the CCG
- Visibility onto the CCG is reduced as you move deeper within the floor plan
- Maintain natural lighting into Plot 1's primary workspaces



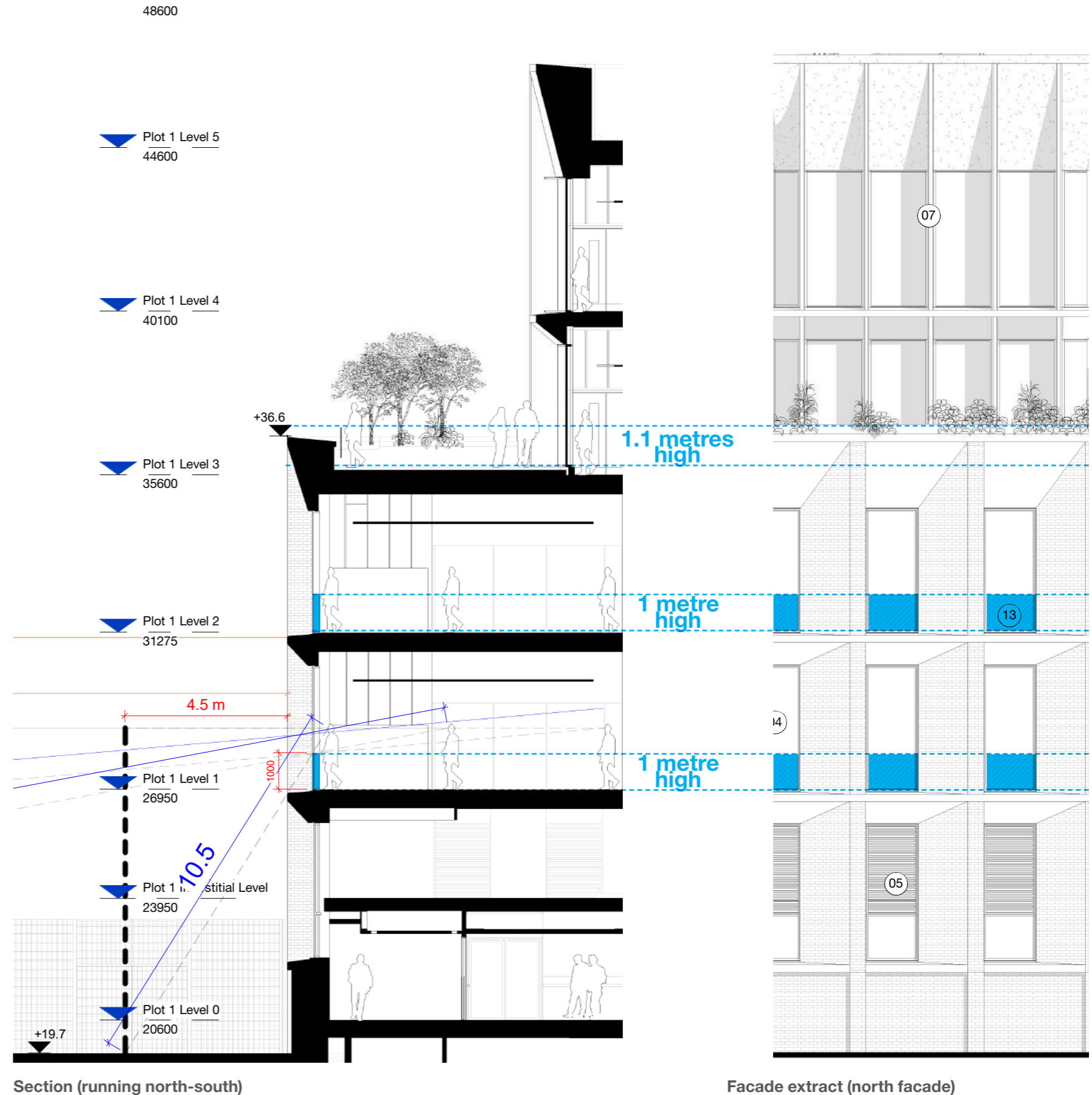
Existing approved design at level 03 -

The balustrade's height/position and facade depth helps to reduce overlooking on to the CCG



Plan extract

Internal viewpoints. Visibility of the CCG is reduced as you move further into the building



Glazed panel with privacy measure as part of the window system



1 Plot 1 privacy measures

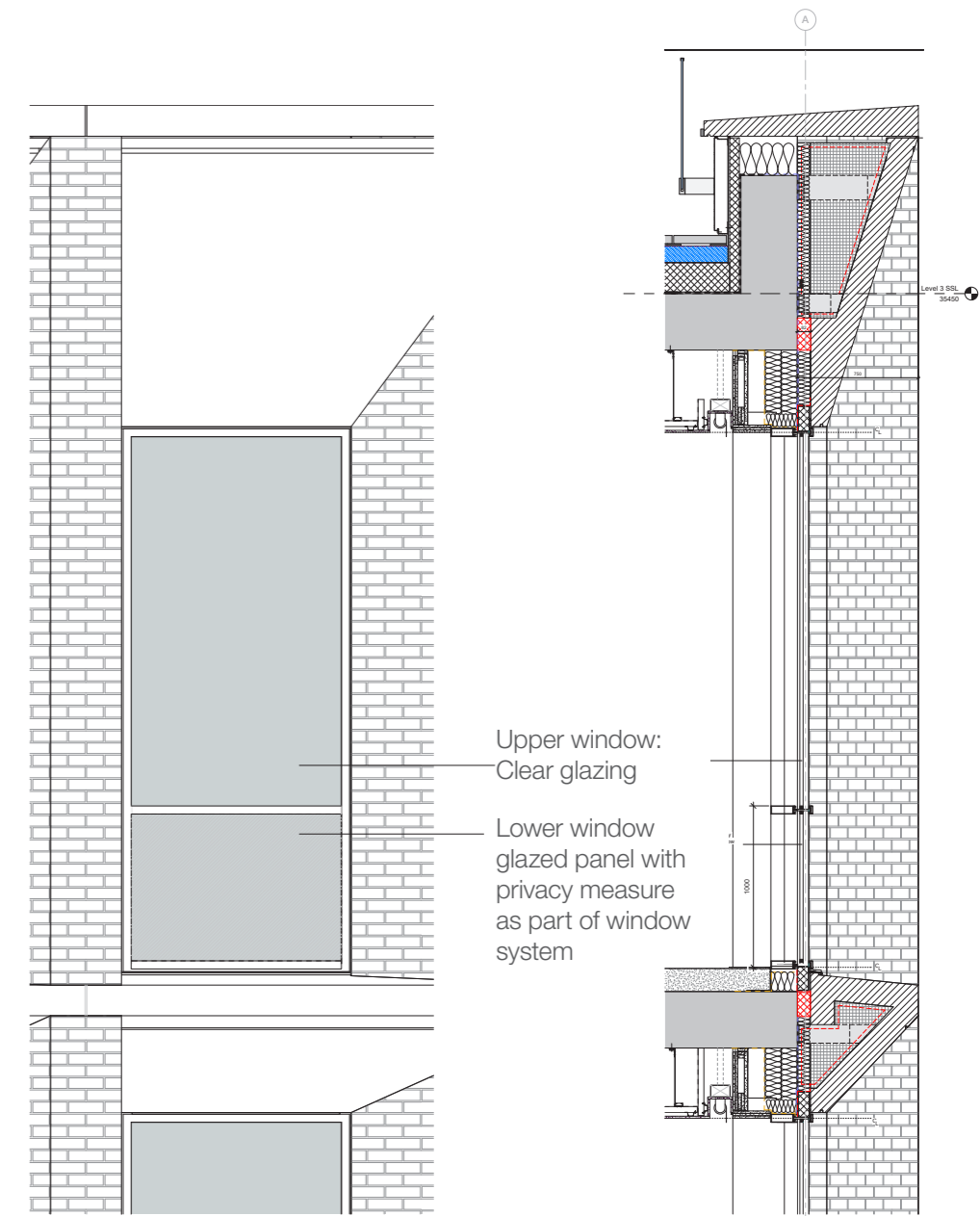
1.4 Design update - additional privacy measures

Glazed panel with privacy measure as part of the window system



Illustrative view of north facade from within the Calthorpe Community Gardens

A glazed panel with privacy measure is introduced to the lower section of the windows at levels 01 and 02 to reduce outlook onto the CCG from within Plot 1



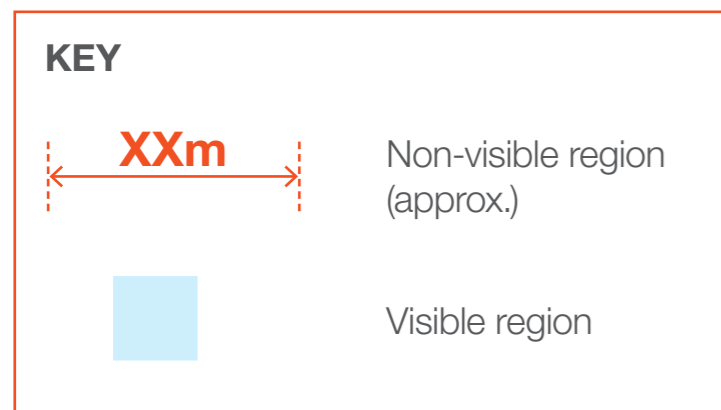
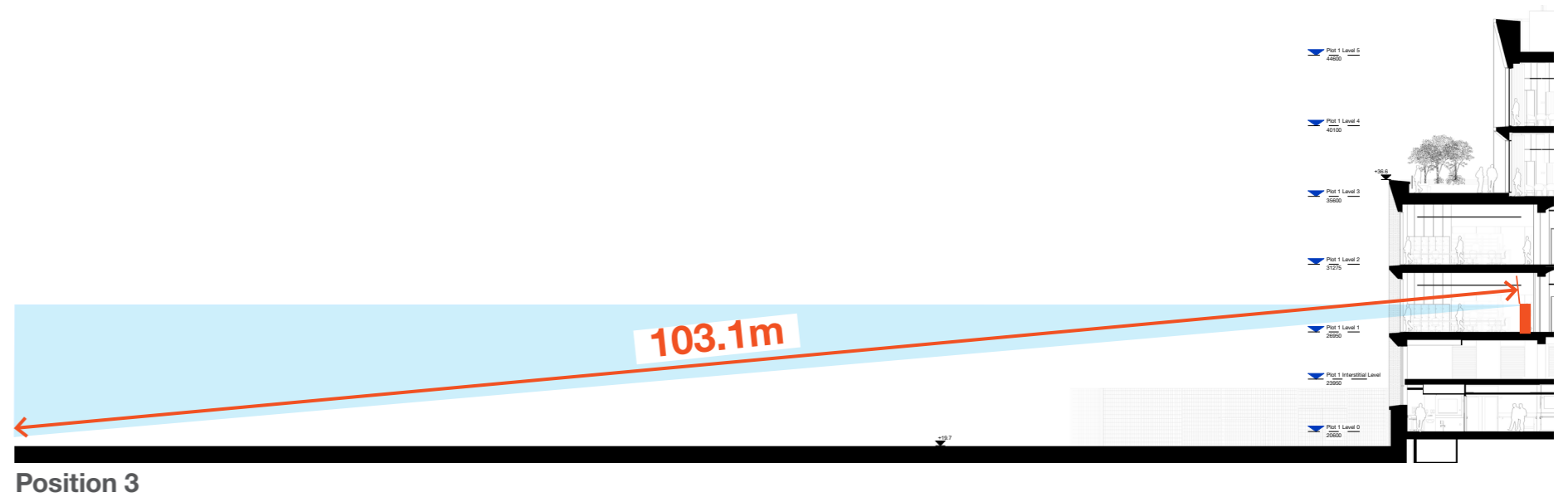
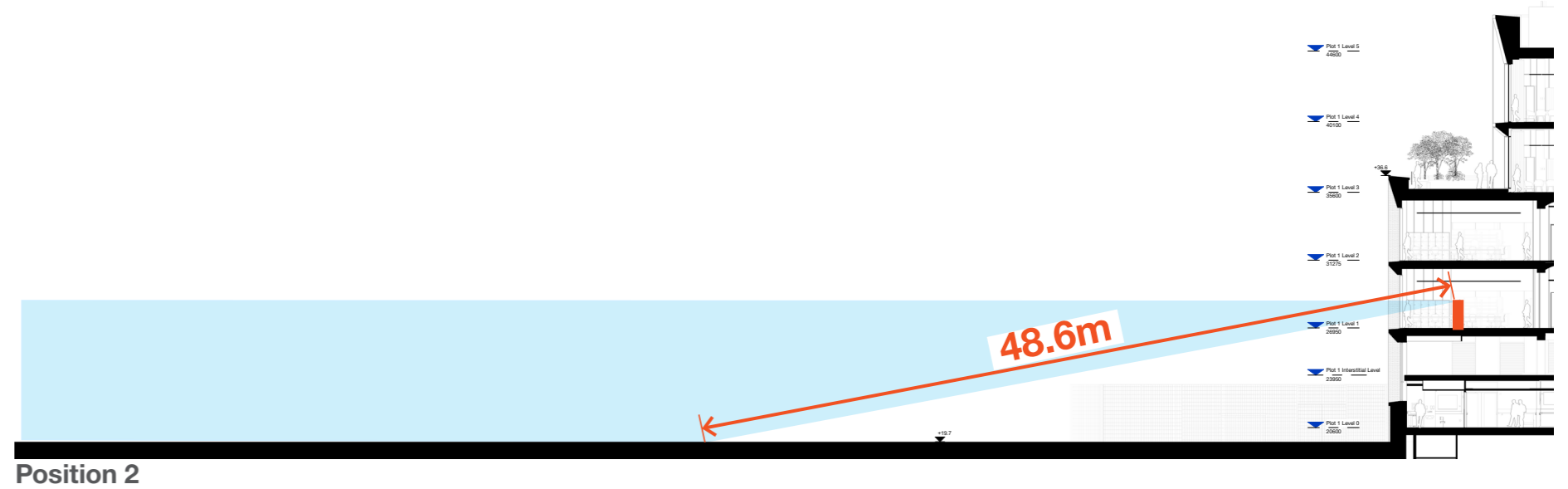
Elevation detail

Section detail

1 Plot 1 privacy measures

1.5 Impacts to level 01 views

The opposite diagrams illustrate the site-lines from 3 internal positions - the installation of an internal privacy screen helps to reduce visibility onto the CCG, particularly when standing deeper within the floor plate



1 Plot 1 privacy measures

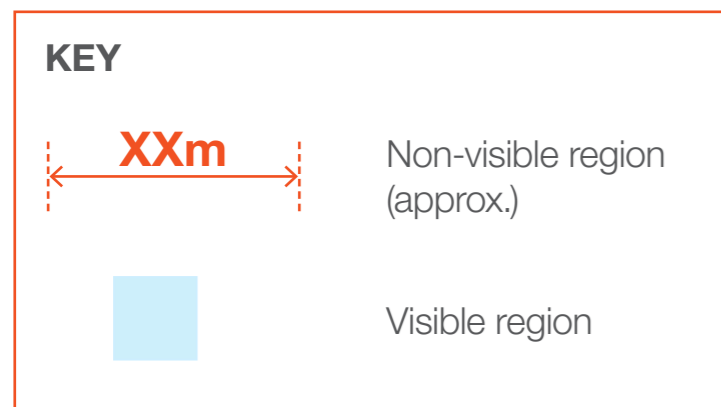
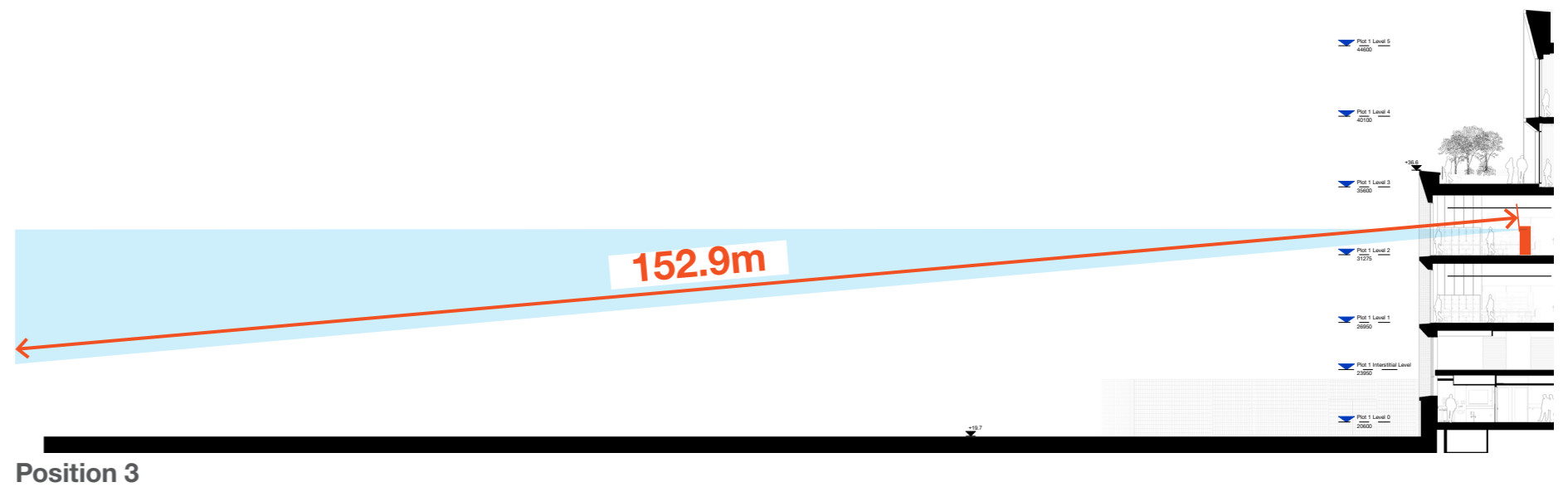
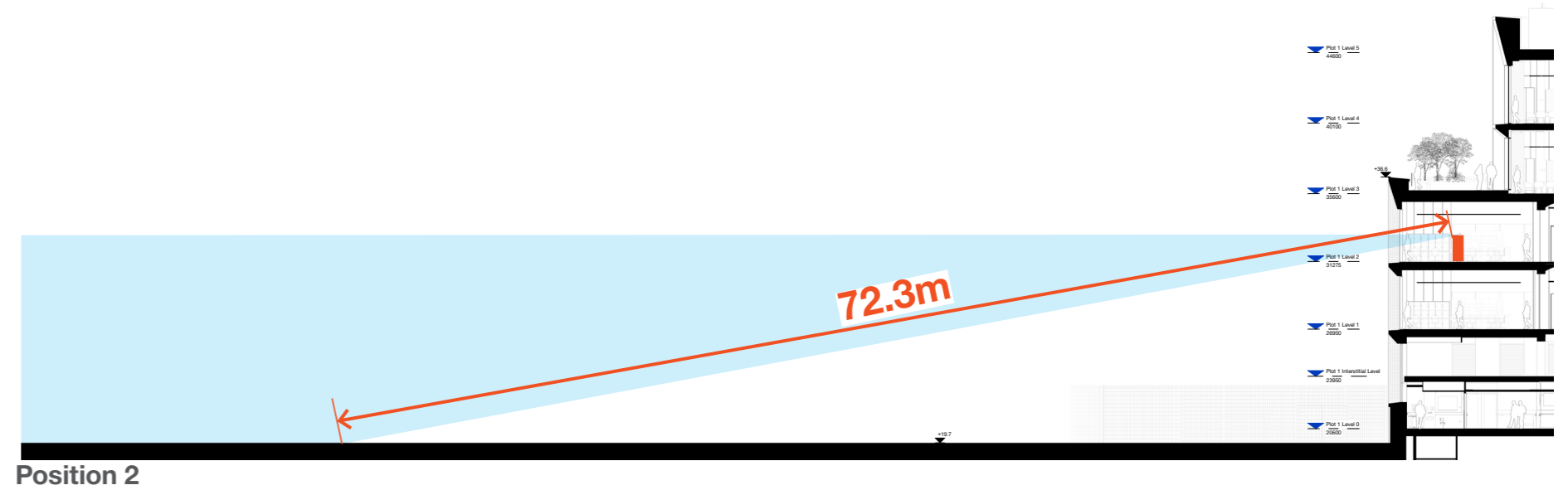
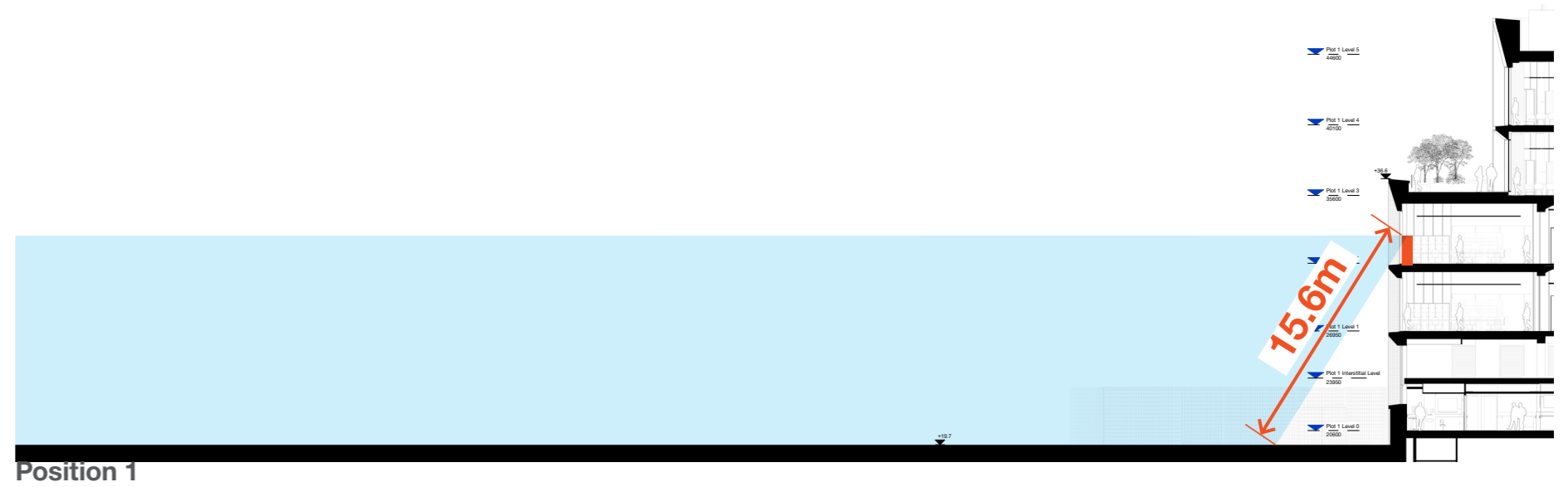
1.6 Impacts to level 01 views



1 Plot 1 privacy measures

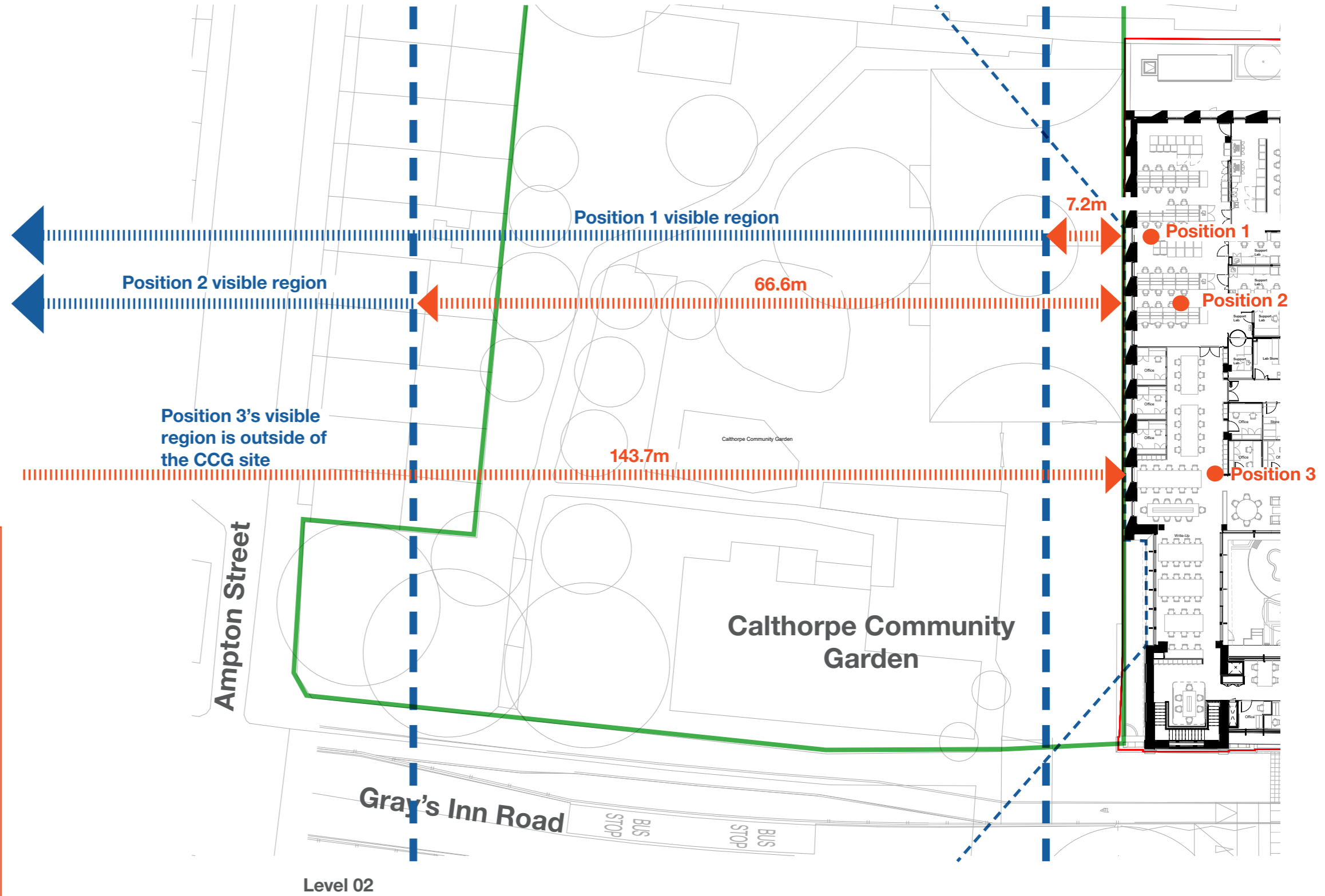
1.7 Impacts to level 02 views

The installation of an internal privacy screen at level 02 helps to reduce visibility onto the CCG, particularly when standing deeper within the floor plate



1 Plot 1 privacy measures

1.8 Impacts to level 02 views



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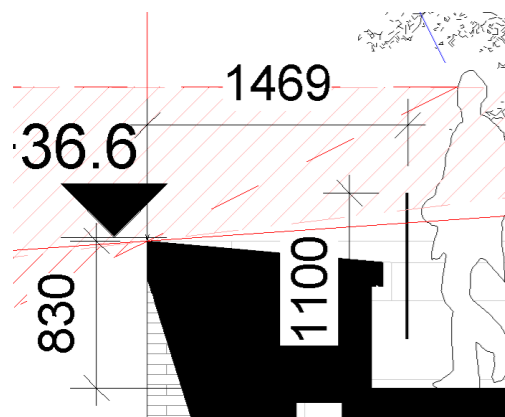
- XXm Non-visible region (approx.)
- Plot 1 view position
- Visible region from Plot 1
- Calthorpe Community Garden boundary

1 Plot 1 privacy measures

1.9 Impacts to level 03 views

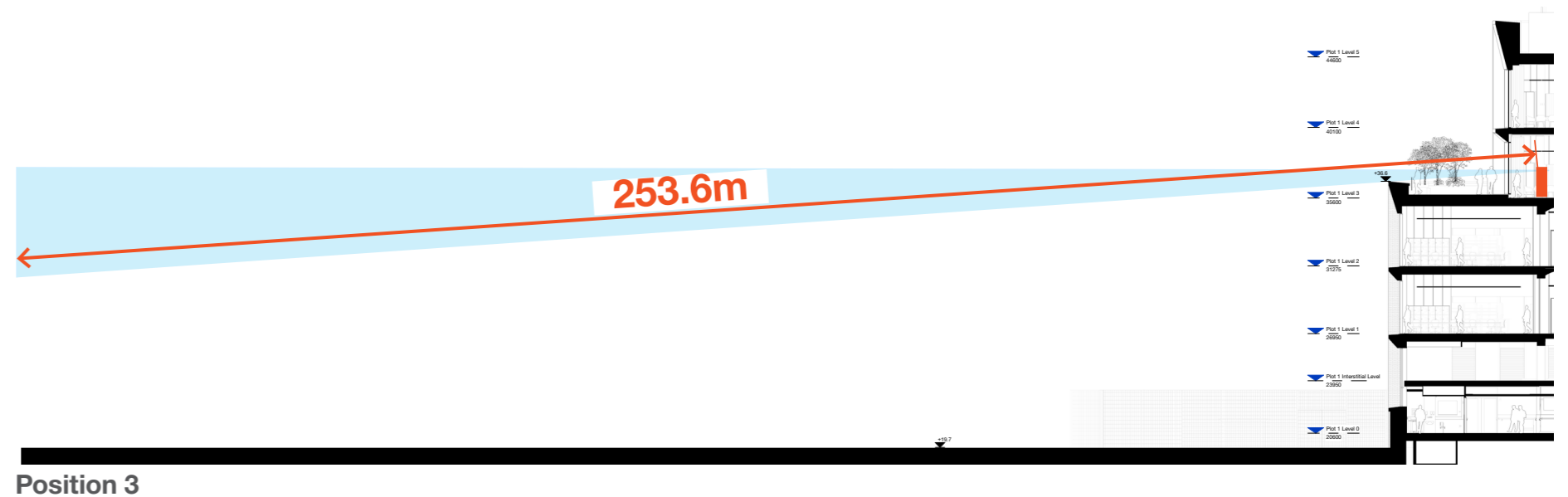
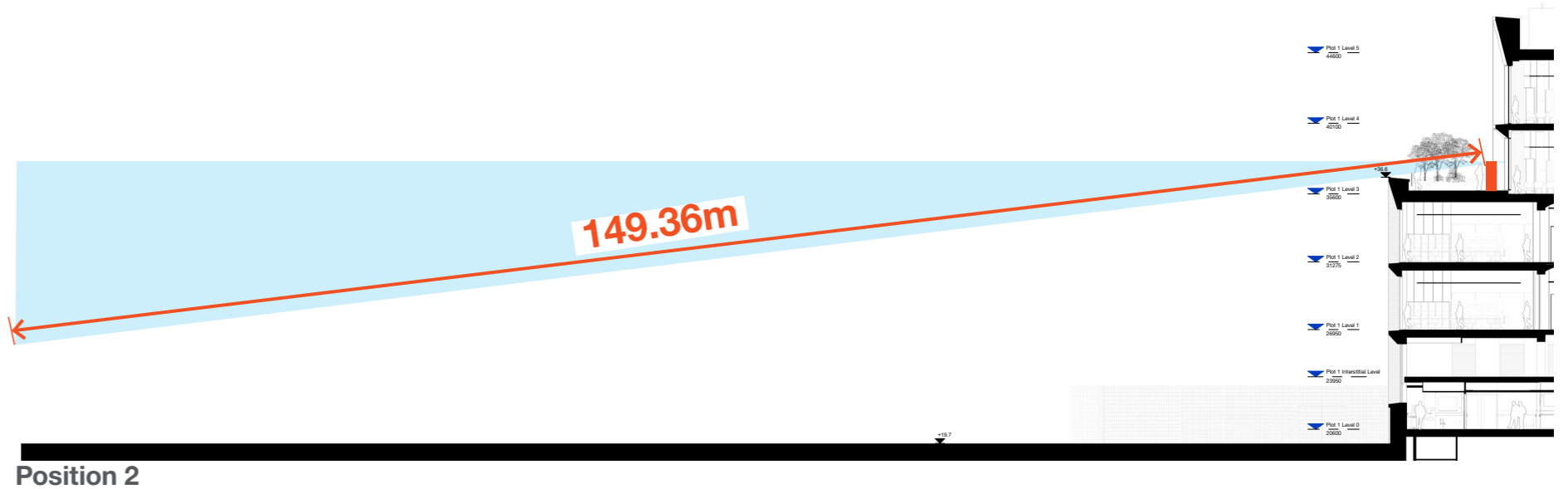
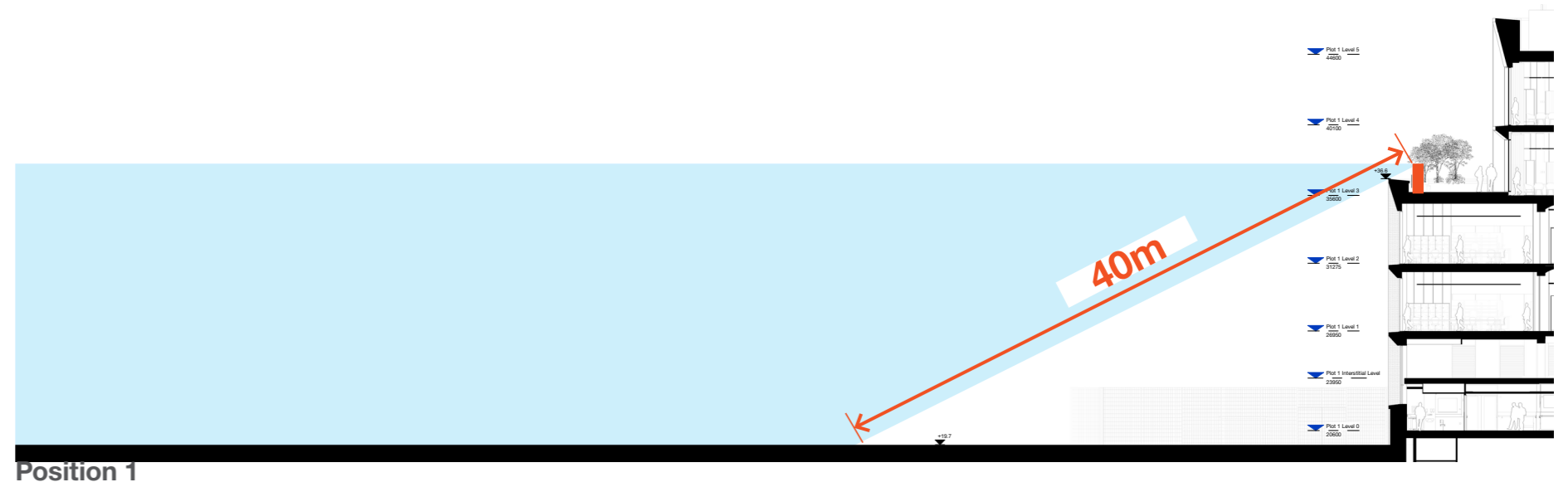
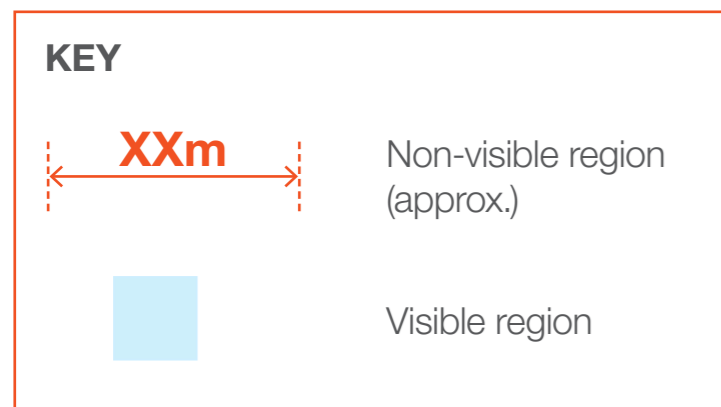
An internal privacy screen is not required at level 03 as the building facade steps back at this level to significantly reduce overlooking onto the CCG from within the Plot 1 workspaces.

Externally, on the level 03 roof terrace, the view onto the CCG is restricted by the deep facade and set back of the balustrade (see below).



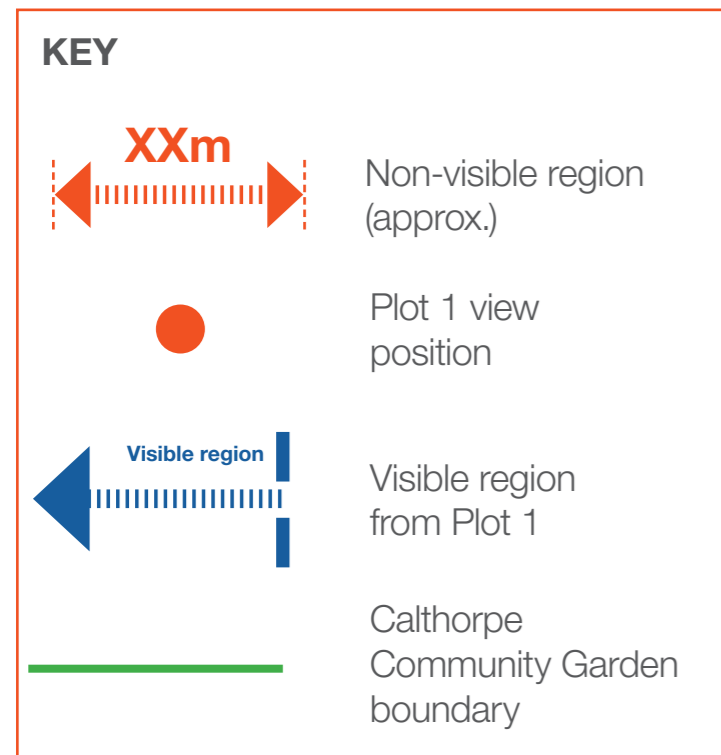
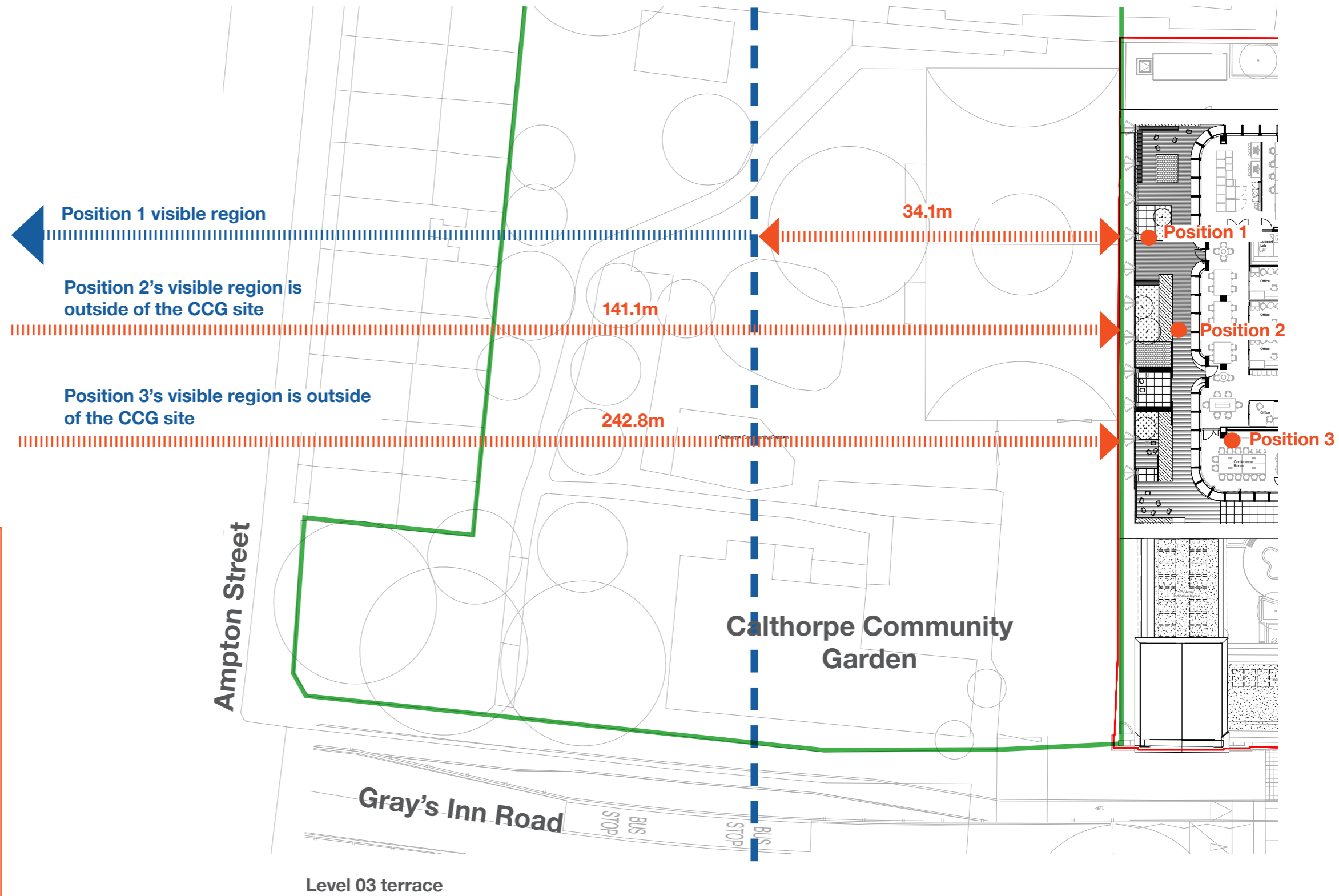
Existing approved design at level 03 -

The balustrade's height/position and facade depth helps to reduce overlooking on to the CCG



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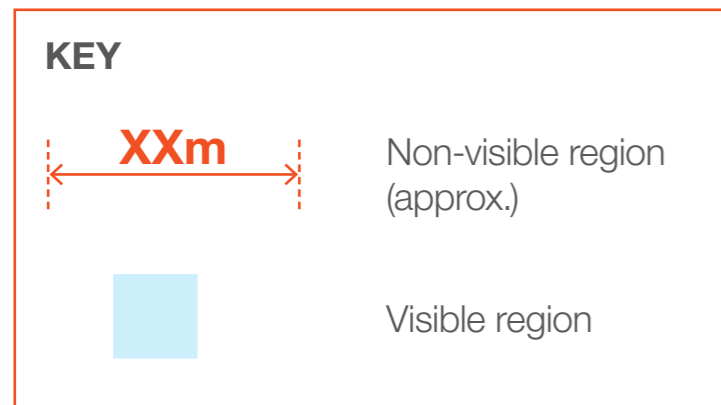
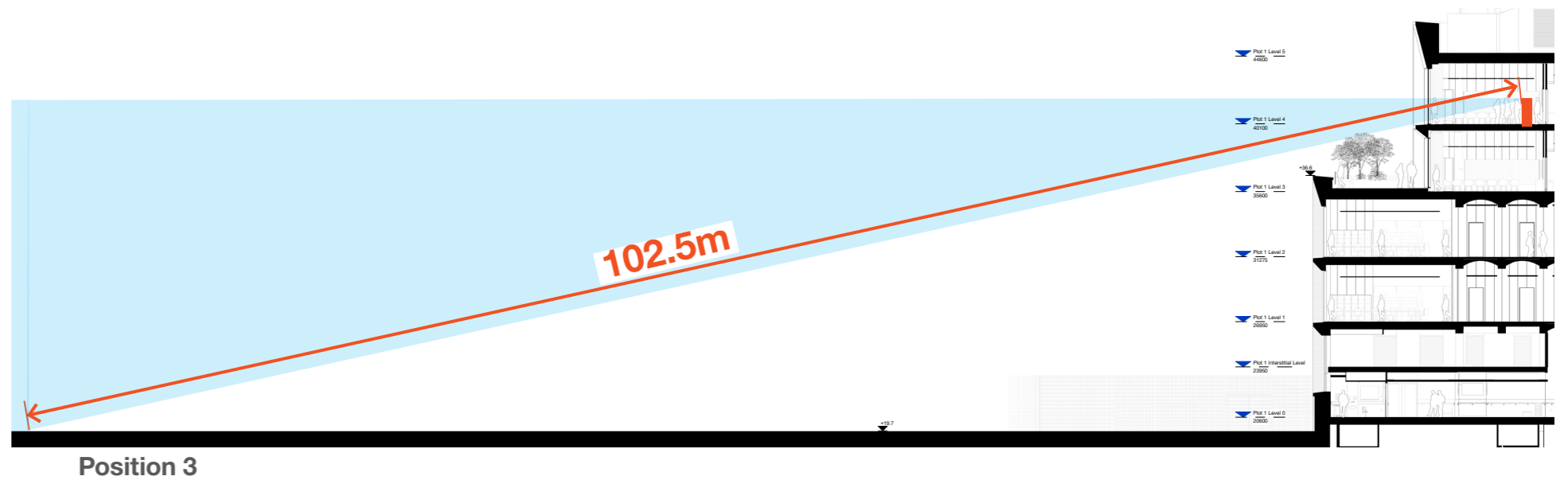
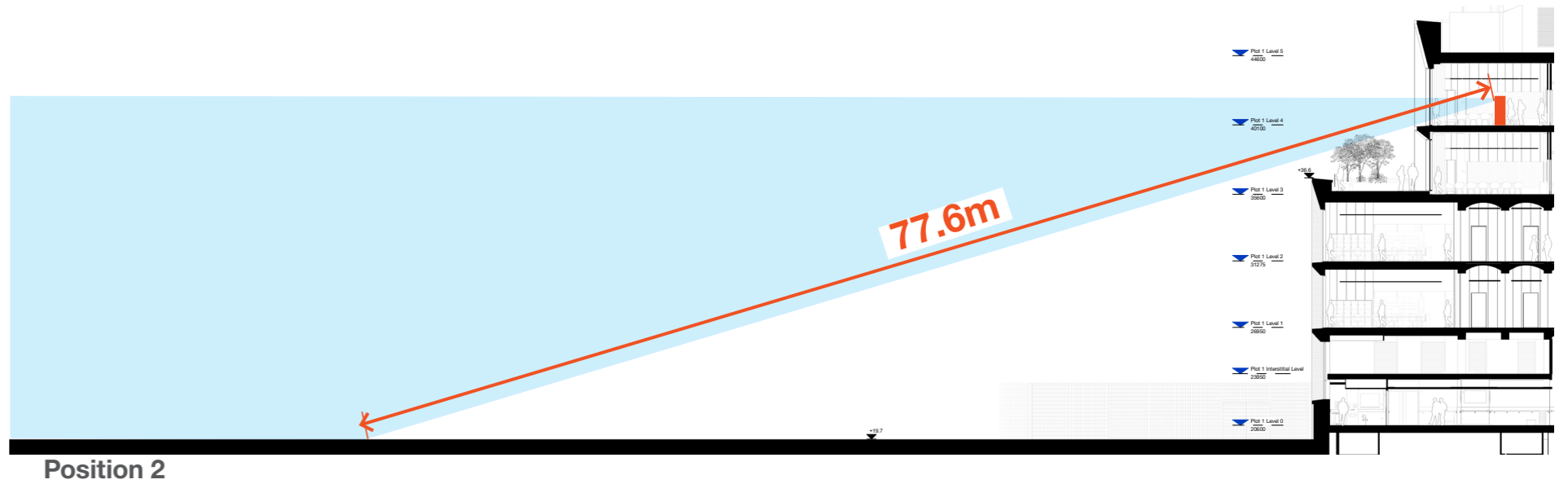
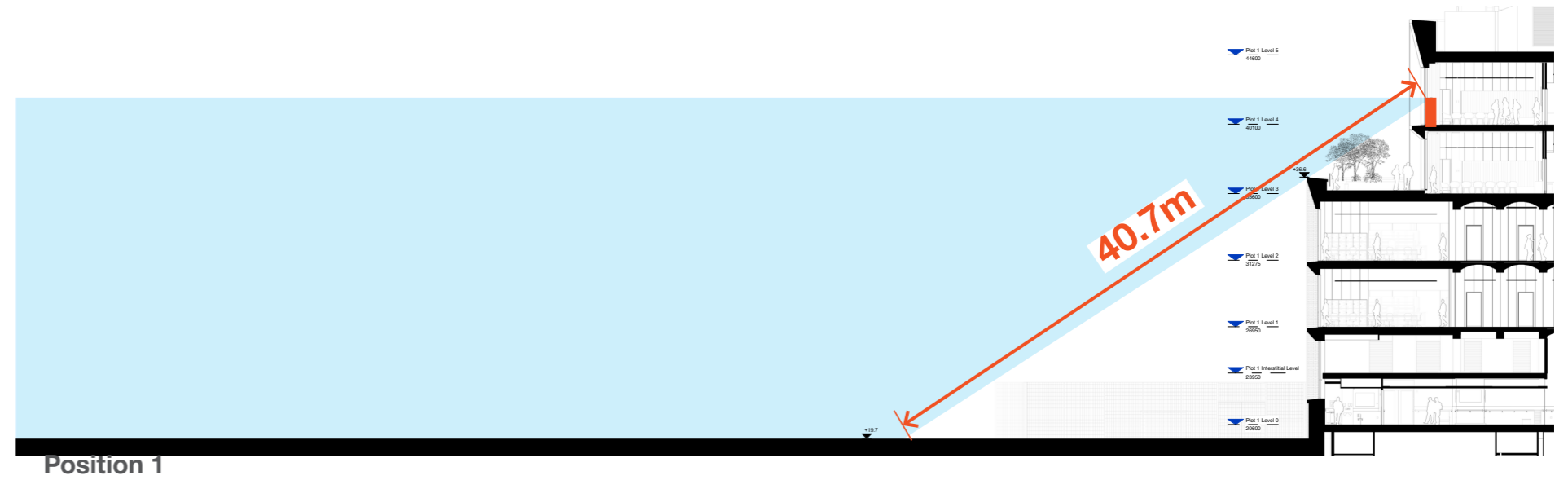
1.10 Impacts to level 03 views



1 Plot 1 privacy measures

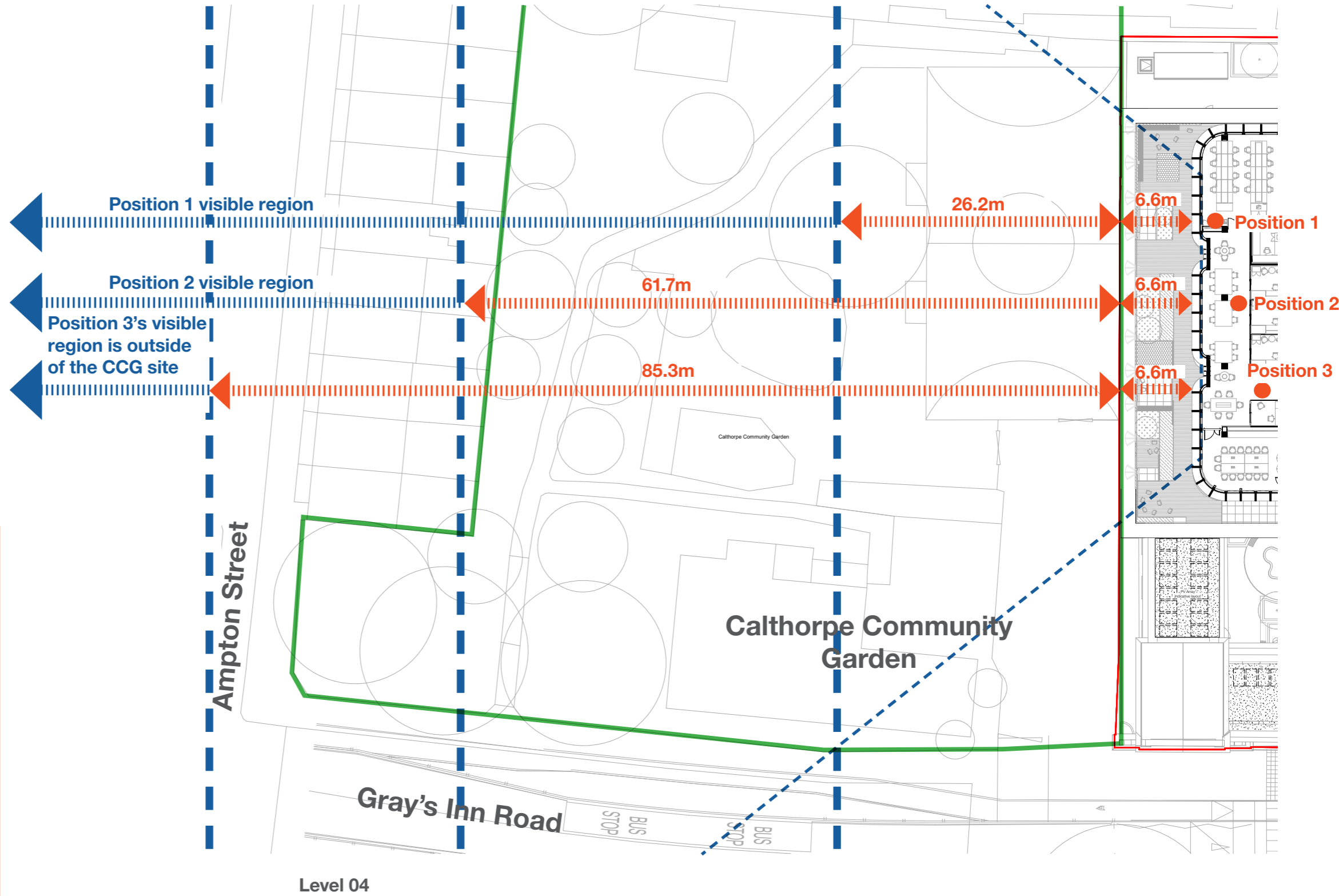
1.11 Impacts to level 04 views

An internal privacy screen is not required at level 04 as the building facade steps back at this level to significantly reduce overlooking onto the CCG from within the Plot 1 workspaces.



1 Plot 1 privacy measures

1.12 Impacts to level 04 views



KEY

- XXm Non-visible region (approx.)
- Plot 1 view position
- Visible region from Plot 1
- Calthorpe Community Garden boundary

