

Queen's Road Offices

Resident Consultation
Design Amendments February 2018



Dimensions shown in this document are for guidance only. They have been calculated as accurately as possible but are subject to confirmation and minor variations may occur in the detailed design.

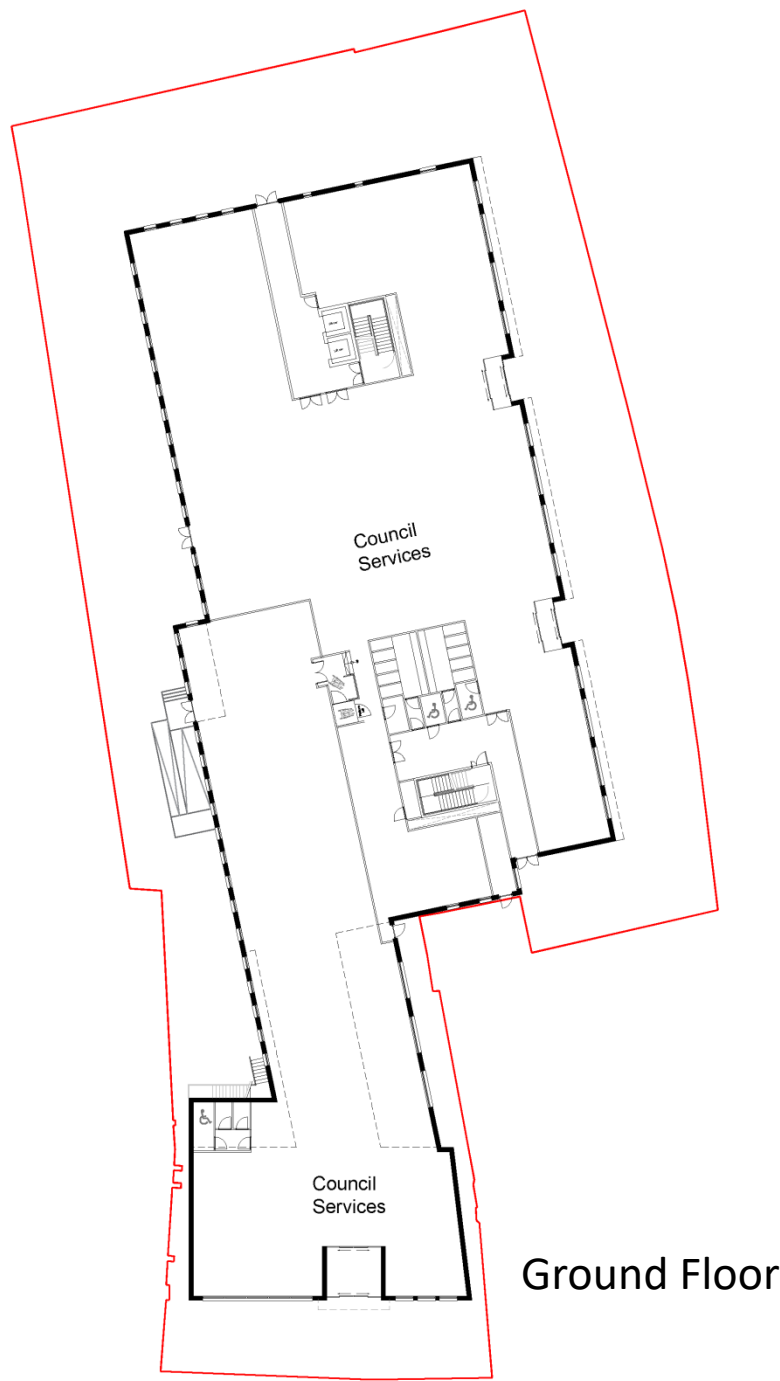
Summary

Following comments received at, and subsequent, to the meeting on 24th January 2018 the following amendments have been made to reduce the impact of the scheme on neighbouring properties.

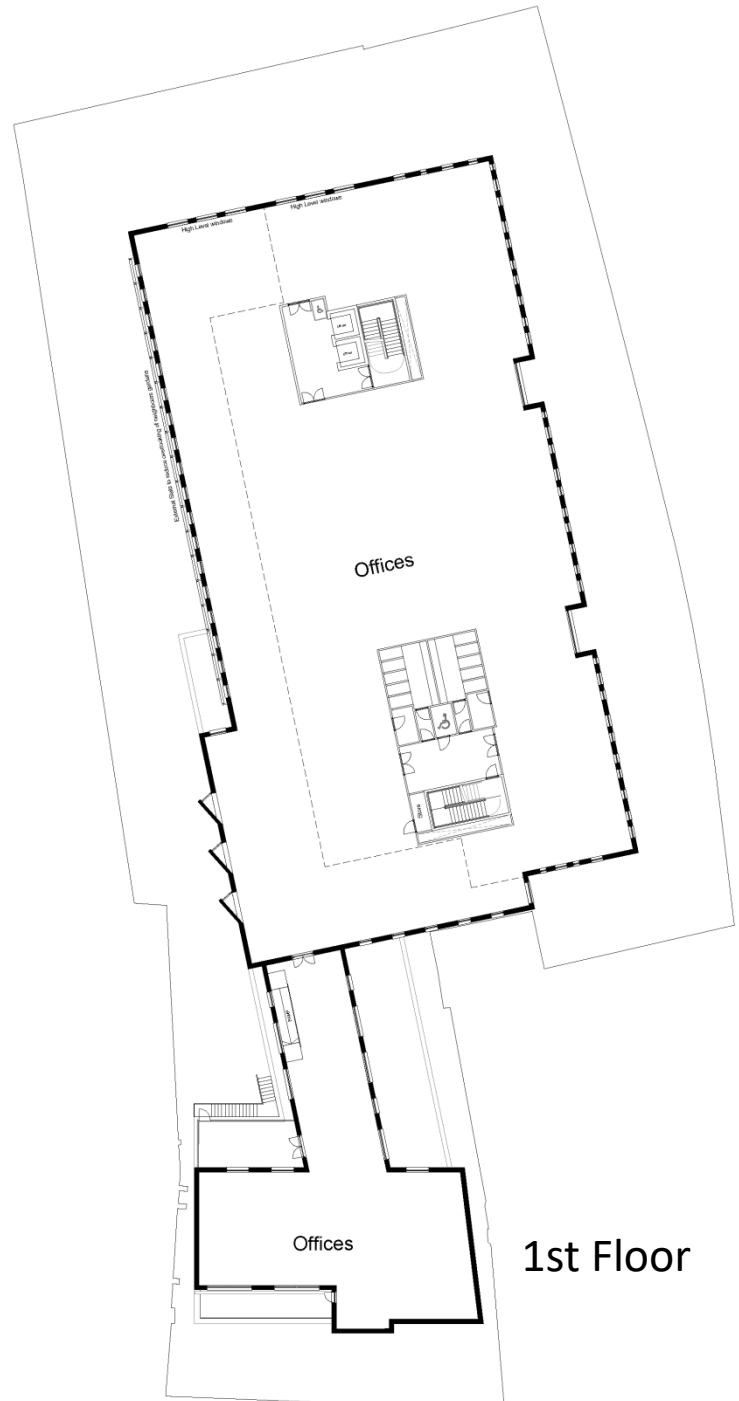
- A step has been introduced into the first floor slab and storey heights have been reduced to lower the height of the building from the previously stated levels
 - 1st floor parapet has been lowered by 720mm
 - 2nd floor parapet has been lowered by 950mm
- 1st + 2nd Floors has been projected 600mm towards Asylum Road and the top floor moved by a similar amount away from the Kings Grove houses.
- Proposals to avoid overlooking have been detailed to shield adjacent gardens and windows
- The façade at 2nd floor has been moved 3.6m away from 126a Asylum Road to comply with daylighting guidance, office windows cills have been raised above eye level and projecting screens added to avoid overlooking.
- Roof stair enclosure has been profiled to follow rise of the stair.
- The overshadowing report has been updated to in accordance with these changes.

Overview Plans and Areas

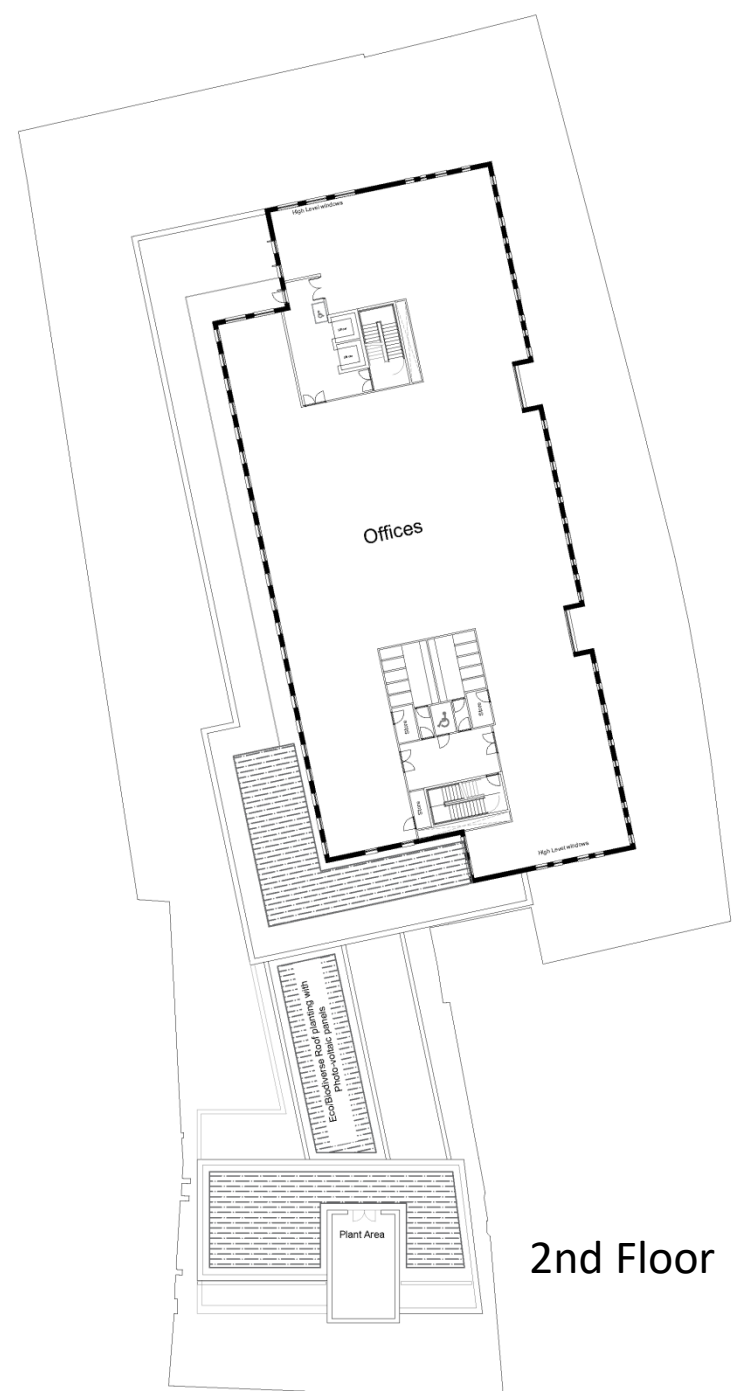
	GEA (sq.m.)	(sq.ft.)	GIA (sq.m.)	(sq.ft.)
Gnd Floor	1830	19697	1745	18783
1st Floor	1713	18438	1632	17566
2nd Floor	1036	11151	987	10623
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	4579	49286	4364	46972



Ground Floor

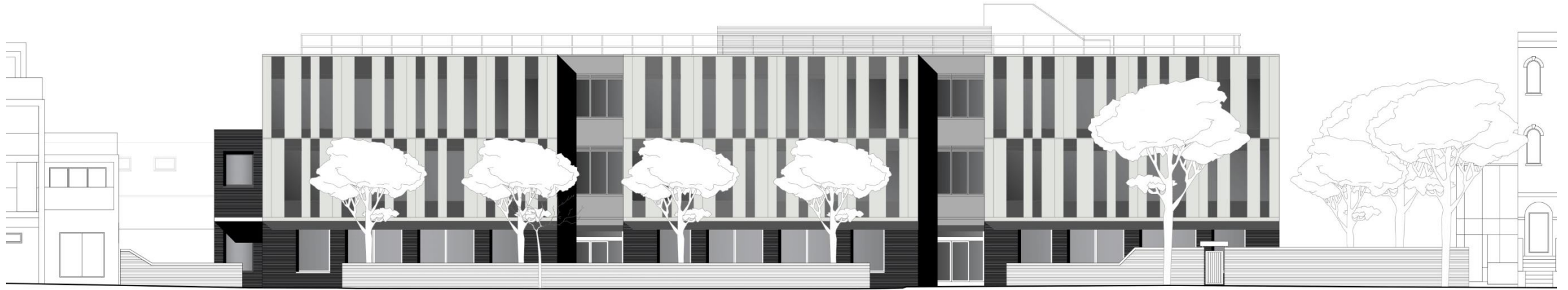


1st Floor



2nd Floor

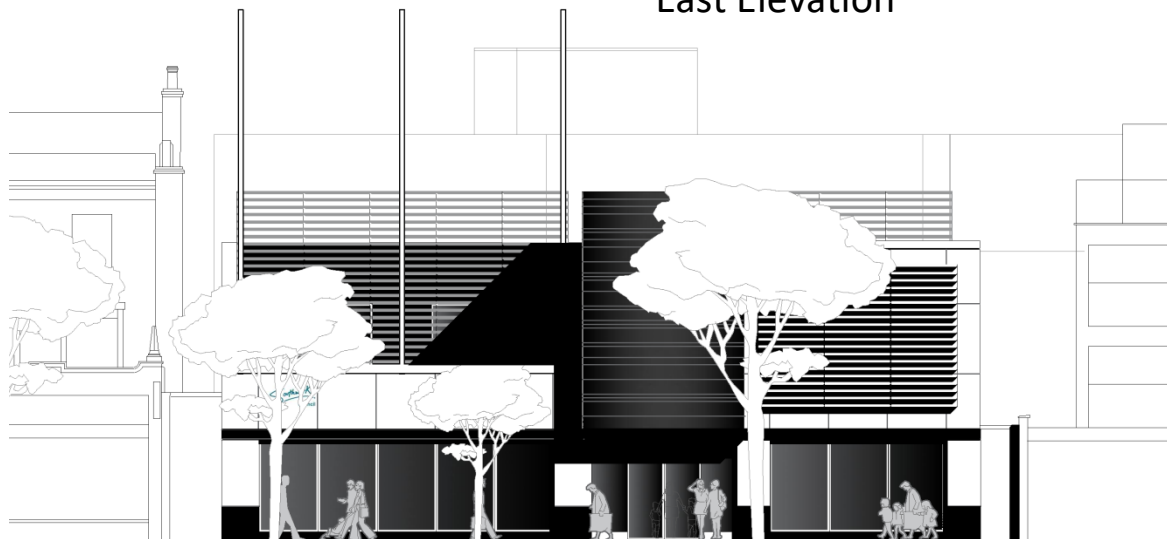
Overview
Elevations



Asylum Road



East Elevation



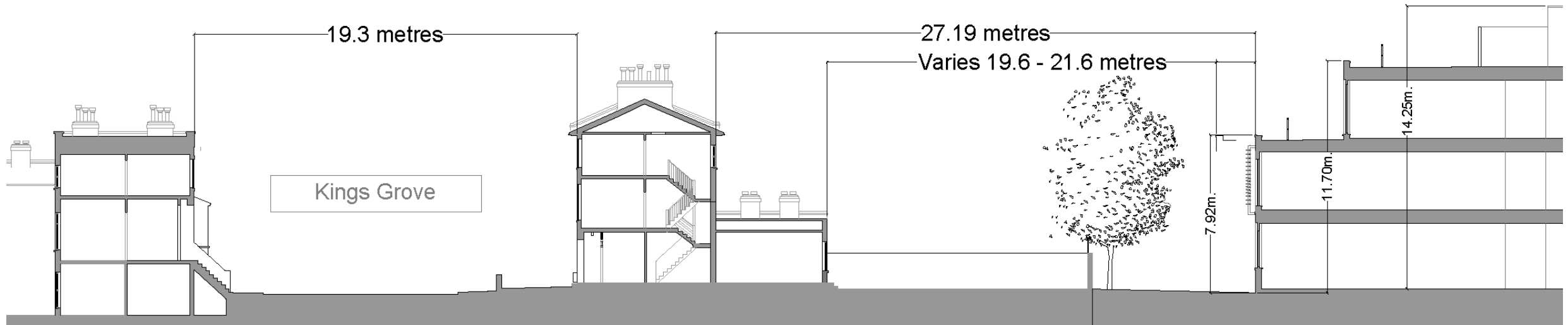
Queens Road



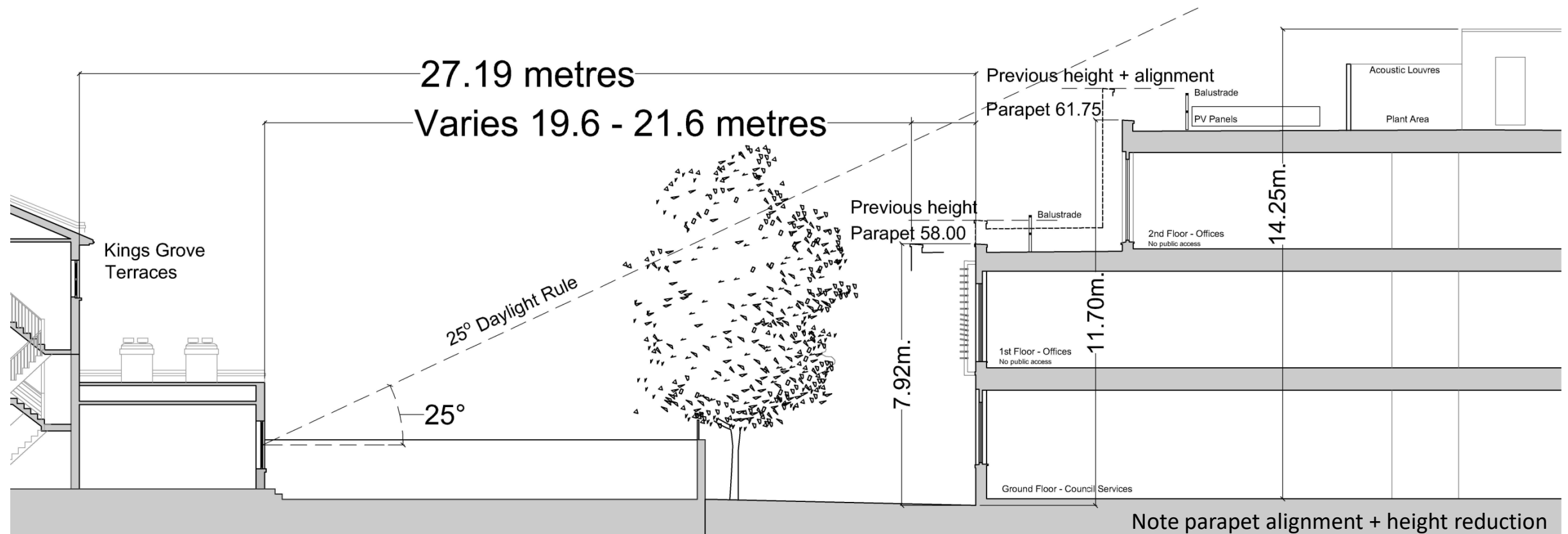
North Elevation

Although the proposed development causes some overshadowing of the gardens of the dwellings on Kings Grove, the amount of overshadowing caused is within the guidelines of the British Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)', as 50% of all of the gardens achieve at least 2 hours of sunlight on the 21st March.

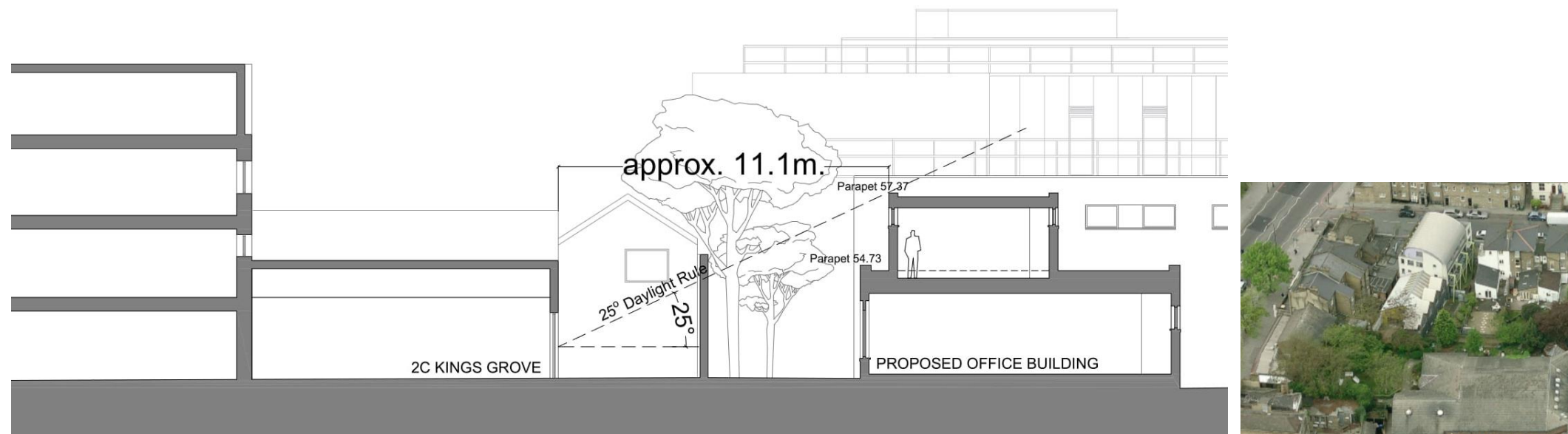
Kings Grove Terraces Separation and Daylight



Separation Distances –
 No2 – 19.6m., No4 – 21.6m., No 6 – 21.3m., No8 – 20.9m., No10 – 20.5m ., No12 – 20.0m.



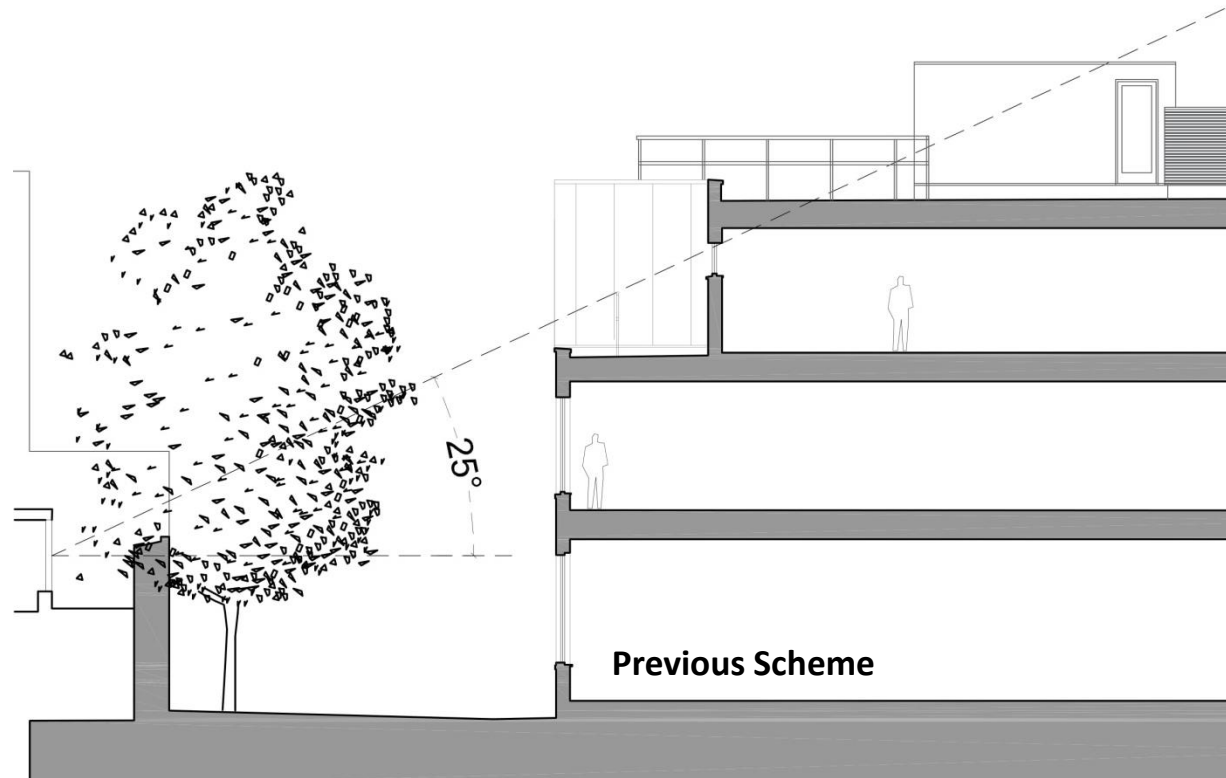
2c Kings Grove



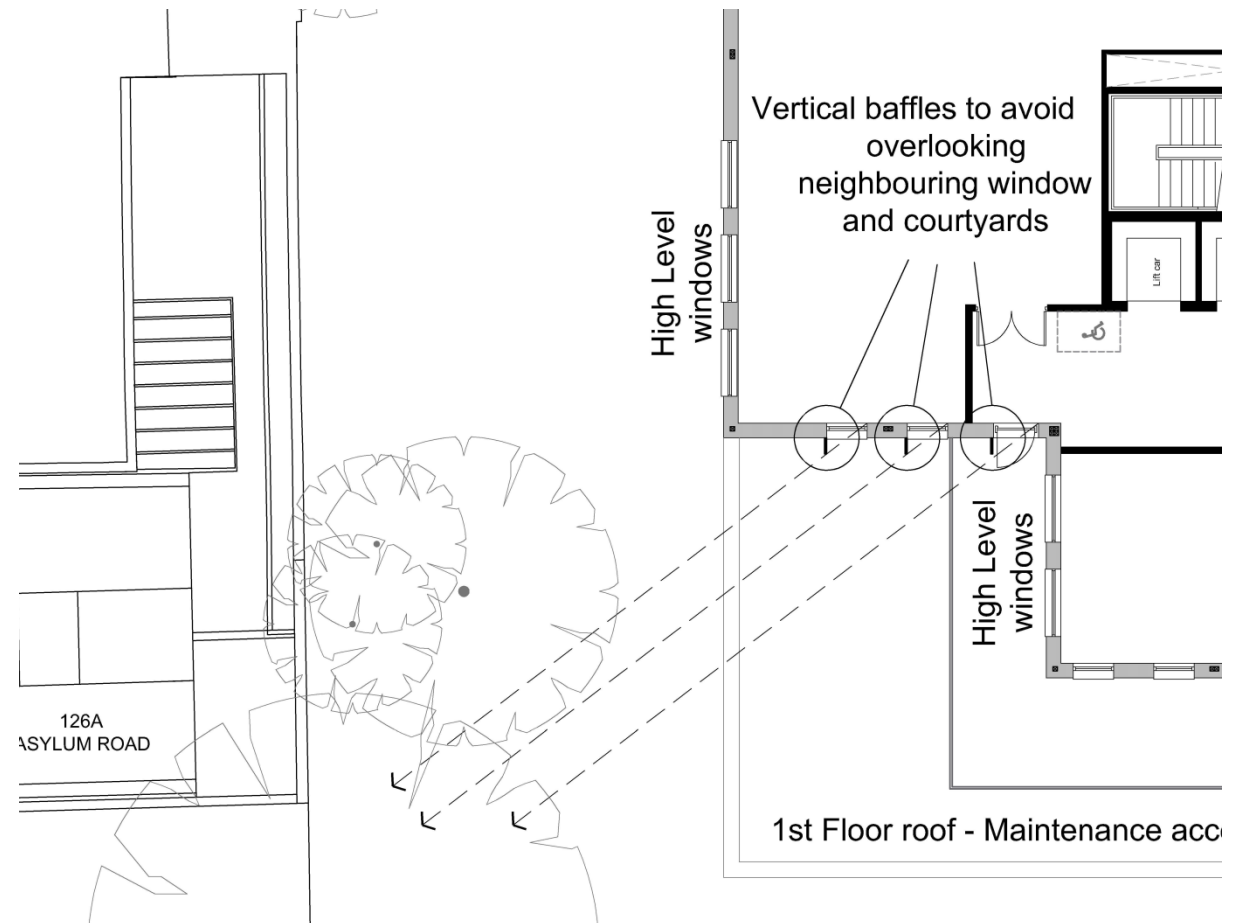
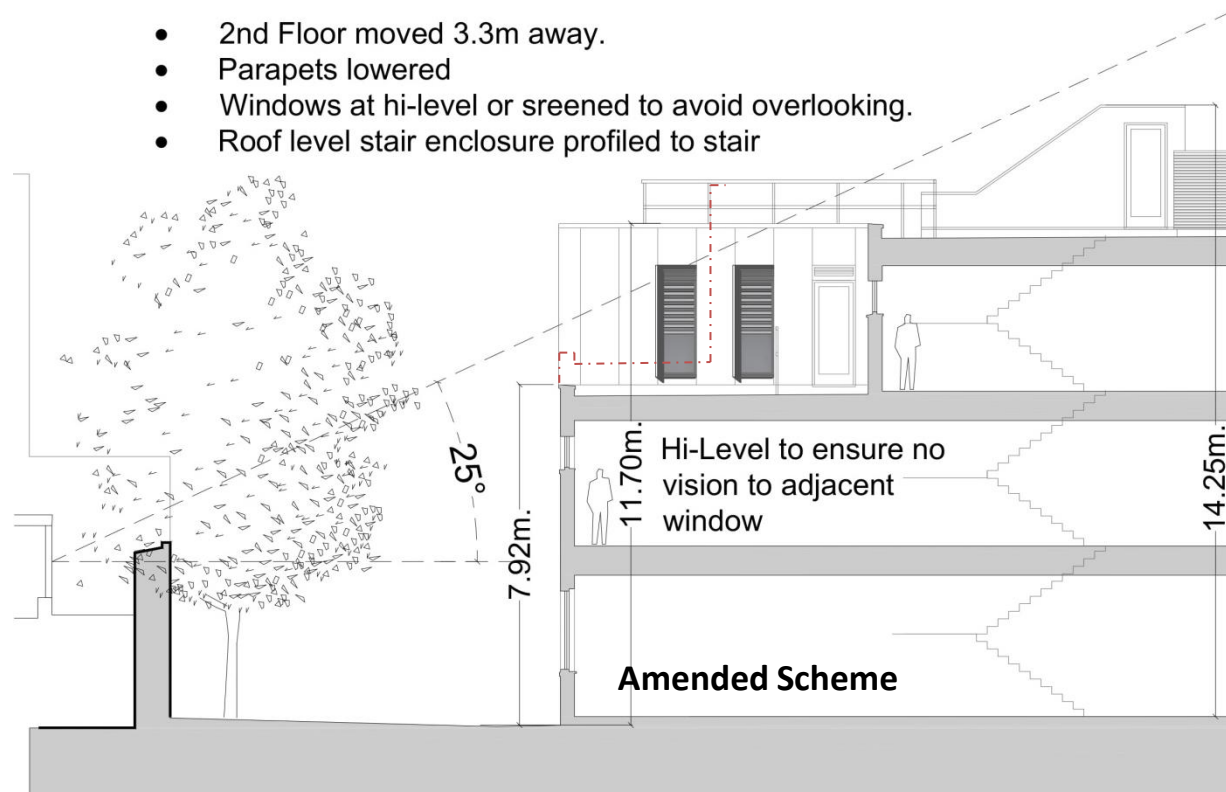
The height of the proposed building adjacent 2c Kings Grove allows the ground floor windows to receive daylight within the guidelines.

In order to prevent overlooking, the windows at 1st floor facing the property are high level windows with cill height above 1800mm to ensure no direct vision into the garden or windows.

126a Asylum Road



- 2nd Floor moved 3.3m away.
- Parapets lowered
- Windows at hi-level or screened to avoid overlooking.
- Roof level stair enclosure profiled to stair

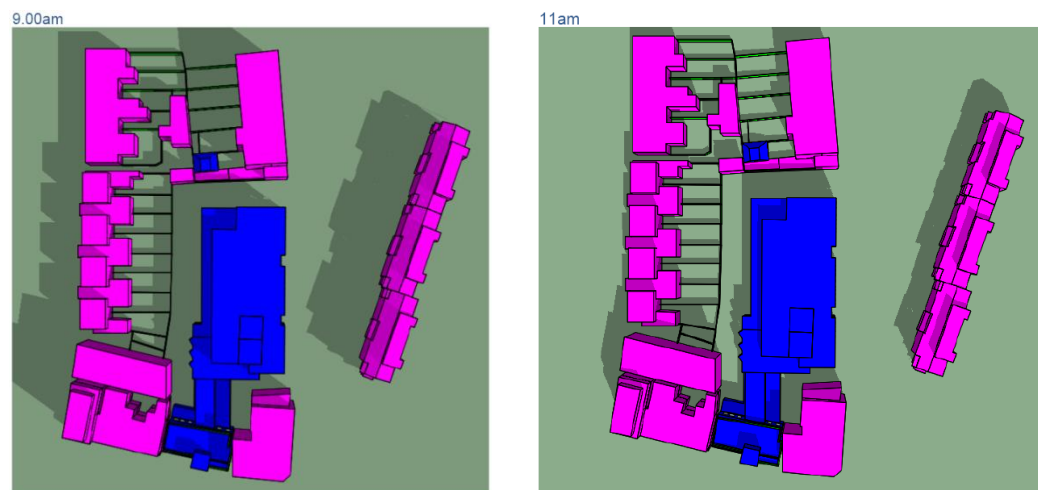


Profile of 126a Asylum Road
Profile of existing building

126a Asylum Road #2

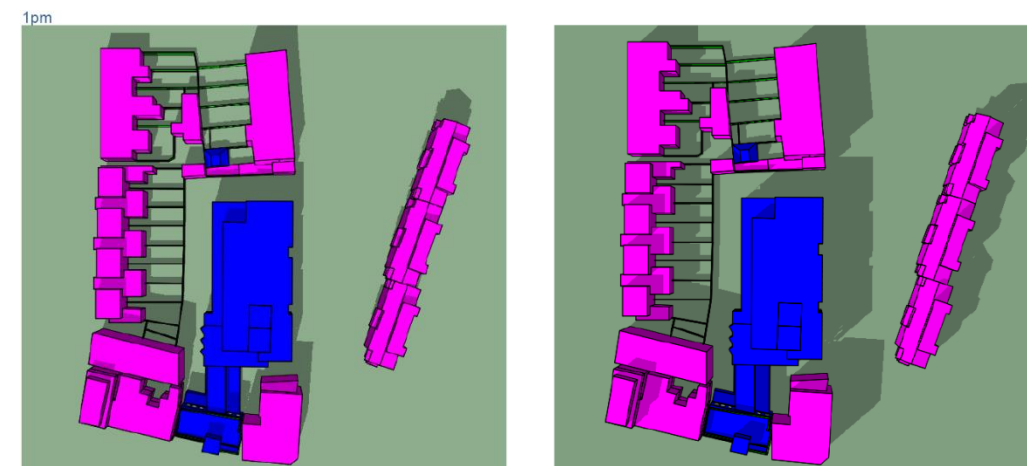
The proposed building would provide some overshadowing to the South elevation of 126a Asylum Road, the assessment has therefore considered the Annual Probable Sunlight Hours for the South facing window in the first-floor space in 126a Asylum Road. The table outlines the results.

Based on this the proposed development complies with the guidelines of the BRE document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)'.



9am.

11am.



1pm.

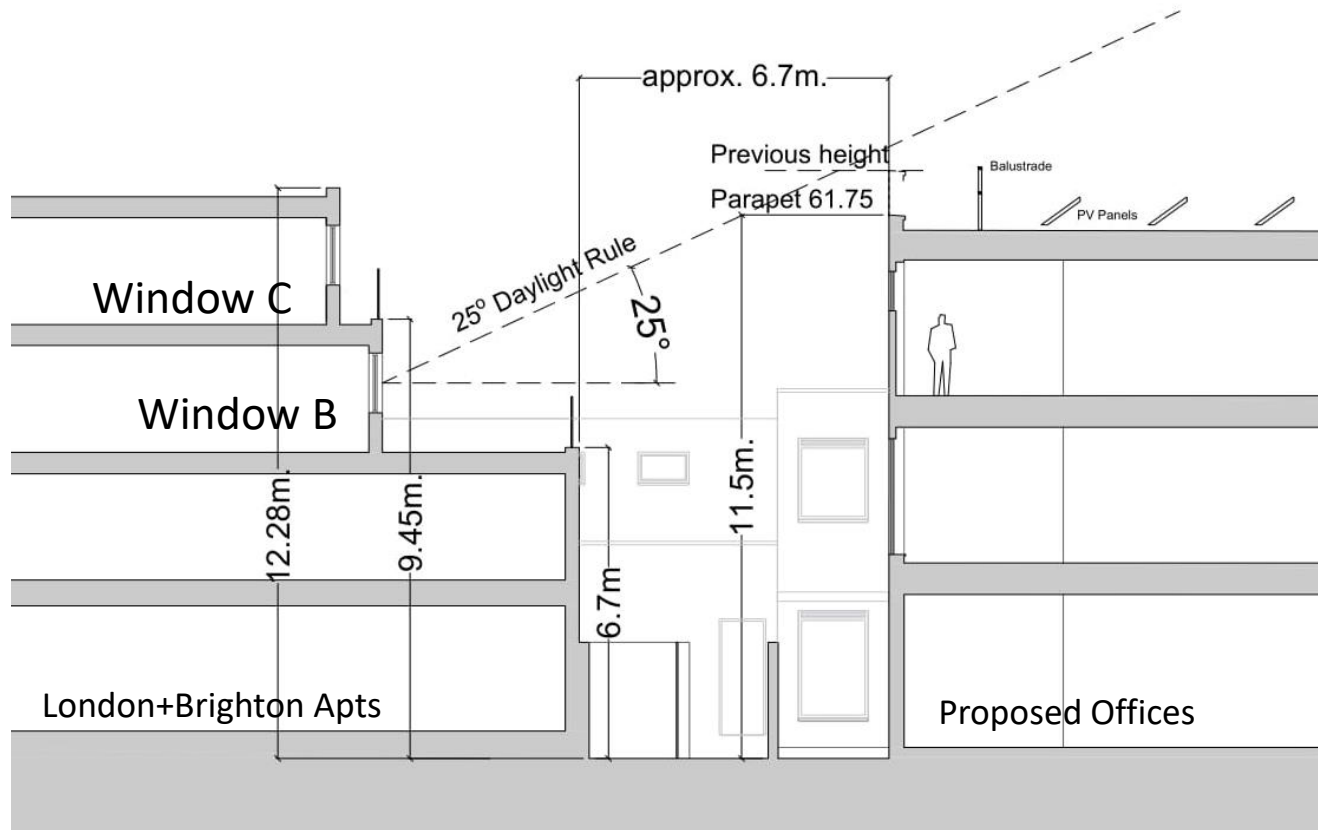
3pm.

Month	APSH prior to development	APSH post development	% Difference
January	3.52	1.93	-45.17
February	4.81	3.47	-27.85
March	5.65	5.54	-1.95
April	6.74	6.74	0.00
May	6.9	6.9	0.00
June	6.25	6.25	0.00
July	6.25	6.25	0.00
August	6.83	6.83	0.00
September	6.33	6.33	0.00
October	5.66	4.27	-24.55
November	4.24	2.25	-46.94
December	2.93	1.1	-62.46
Annual Total	66.12	57.88	-12.46

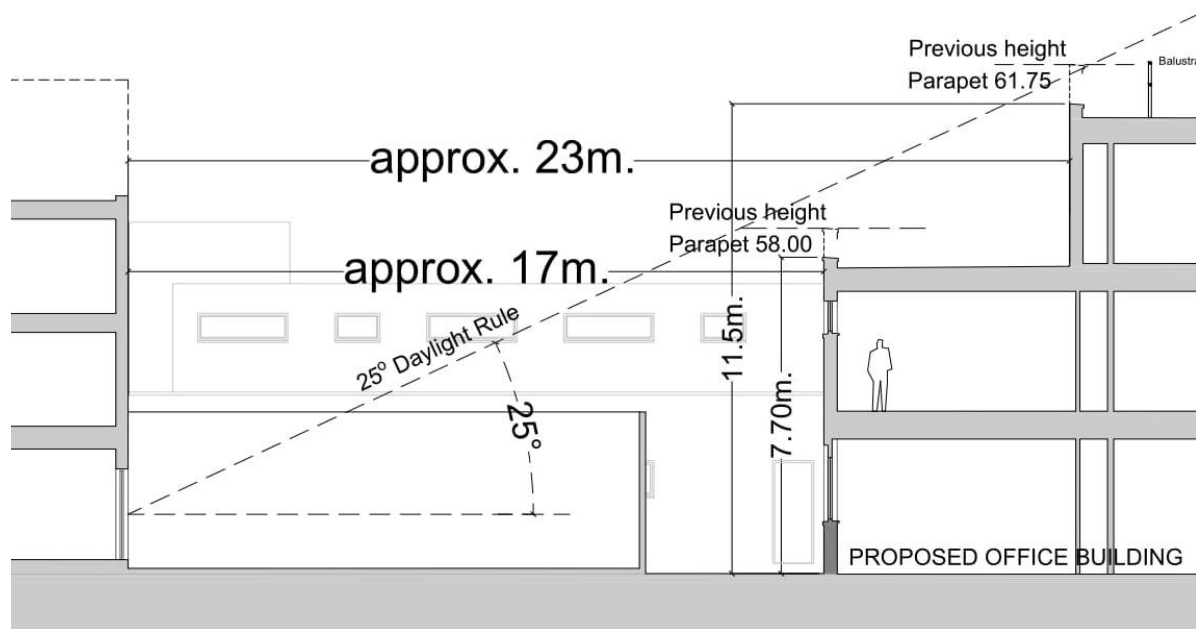
	APSH prior to development	APSH post development	Result
Annual	66.12	57.88	Pass
Winter	26.81	18.56	Pass

APSH – Average probable sunlight hours

139 Queens Road Daylight North facing windows



2nd and 3rd floor Bedroom windows and balconies

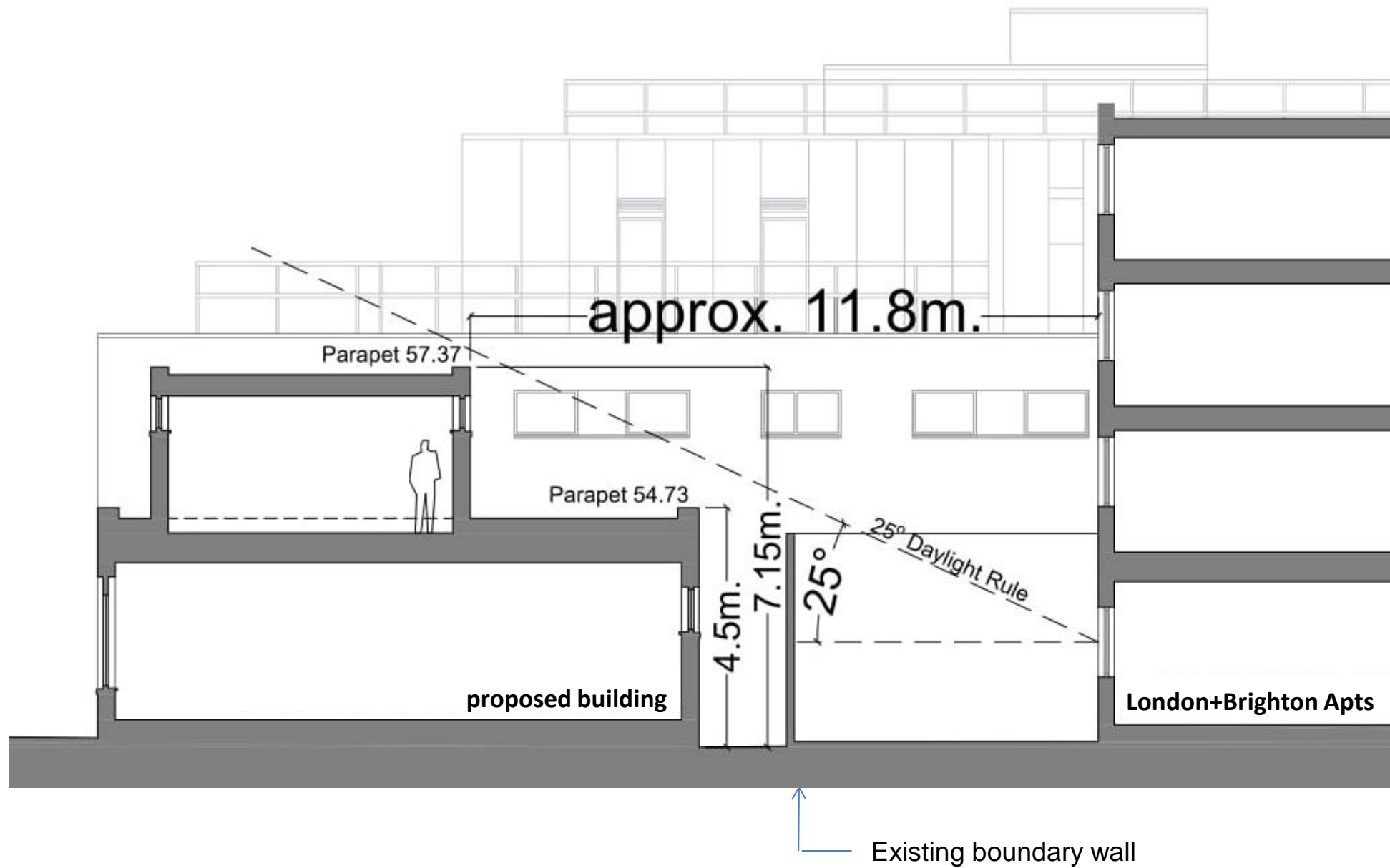


Ground Floor Window and Garden Area

The proposed building complies with the daylight guidelines, it does not overshadow the 2nd and 3rd floor windows.

The garden at the rear of 139 Queens Road would receive some additional overshadowing but would remain in compliance with the guidelines set out in the BRE document .

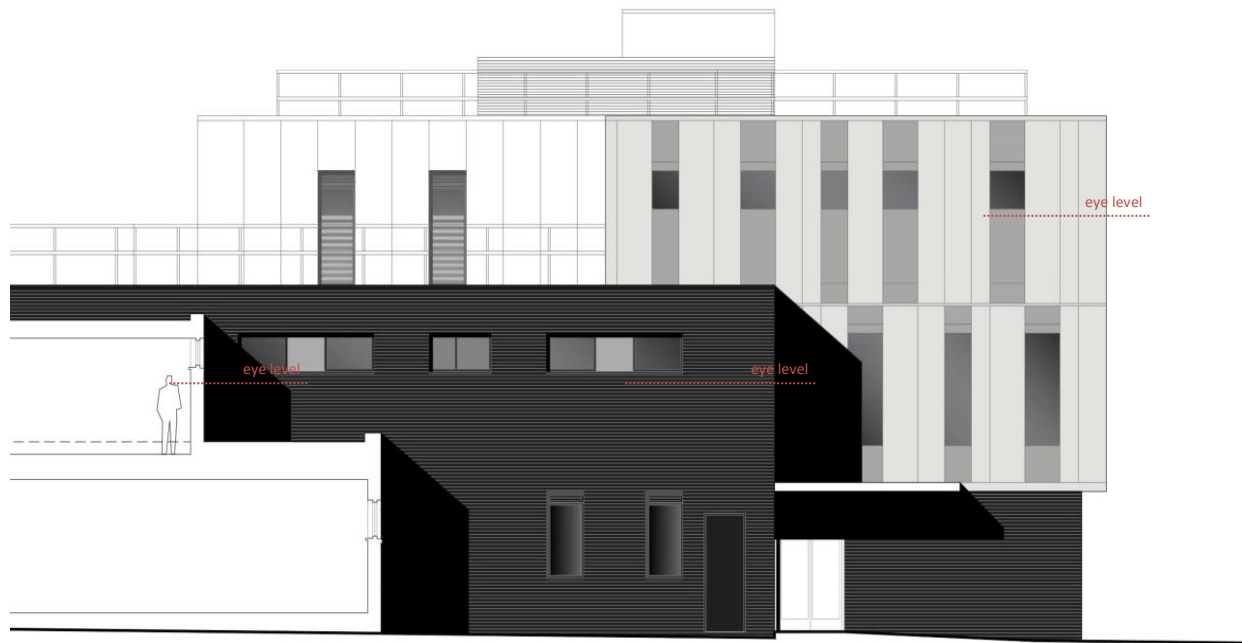
139 Queens Road
Daylight
West facing windows



Daylight

The height of the proposed building adjacent the garden allows for the ground floor windows to receive daylight within the guidelines.

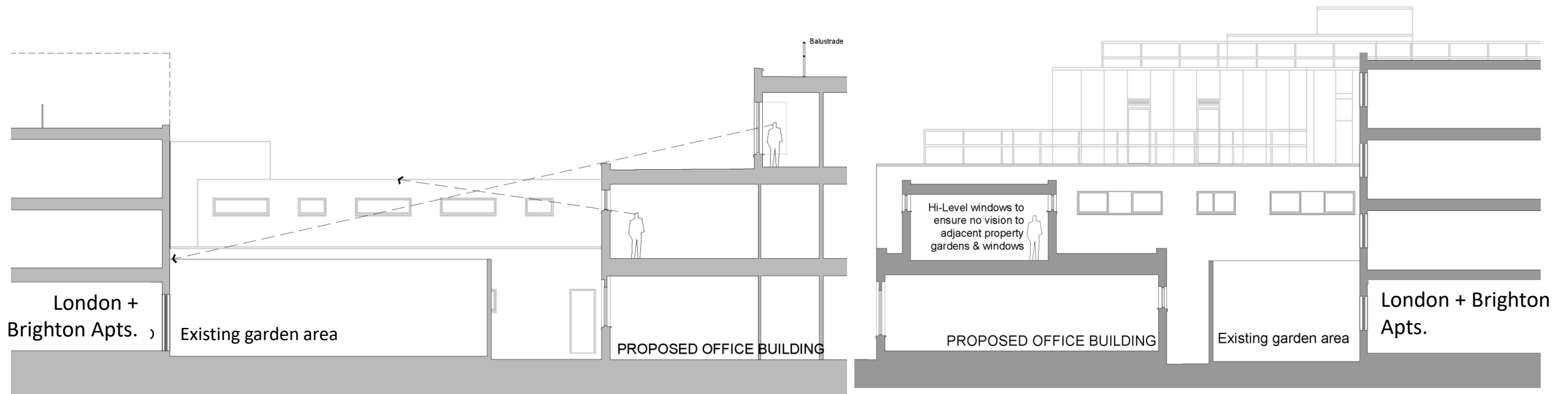
139 Queens Road Overlooking



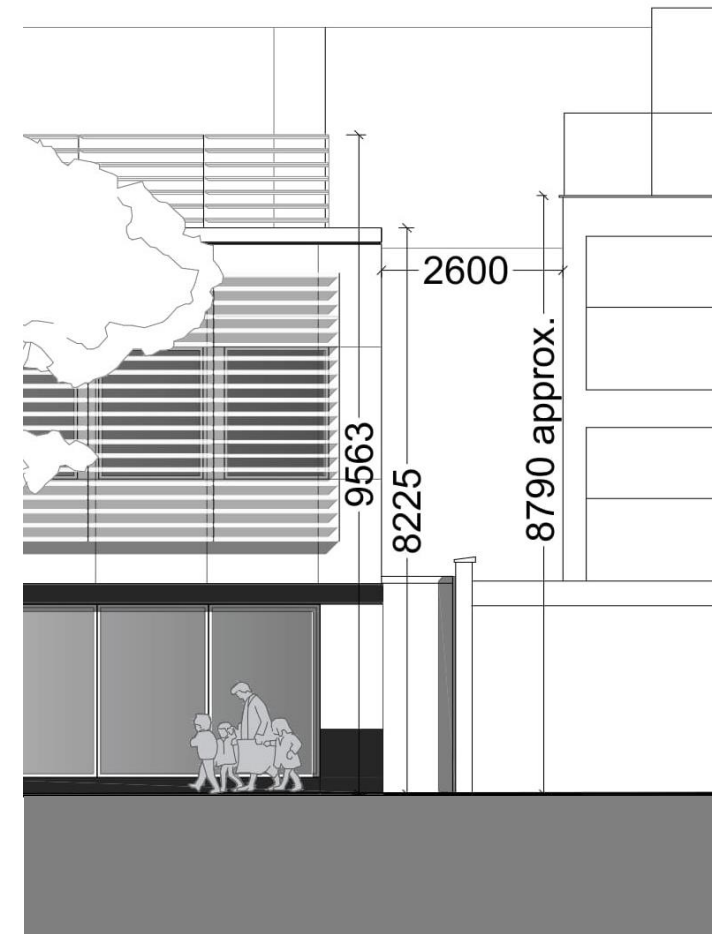
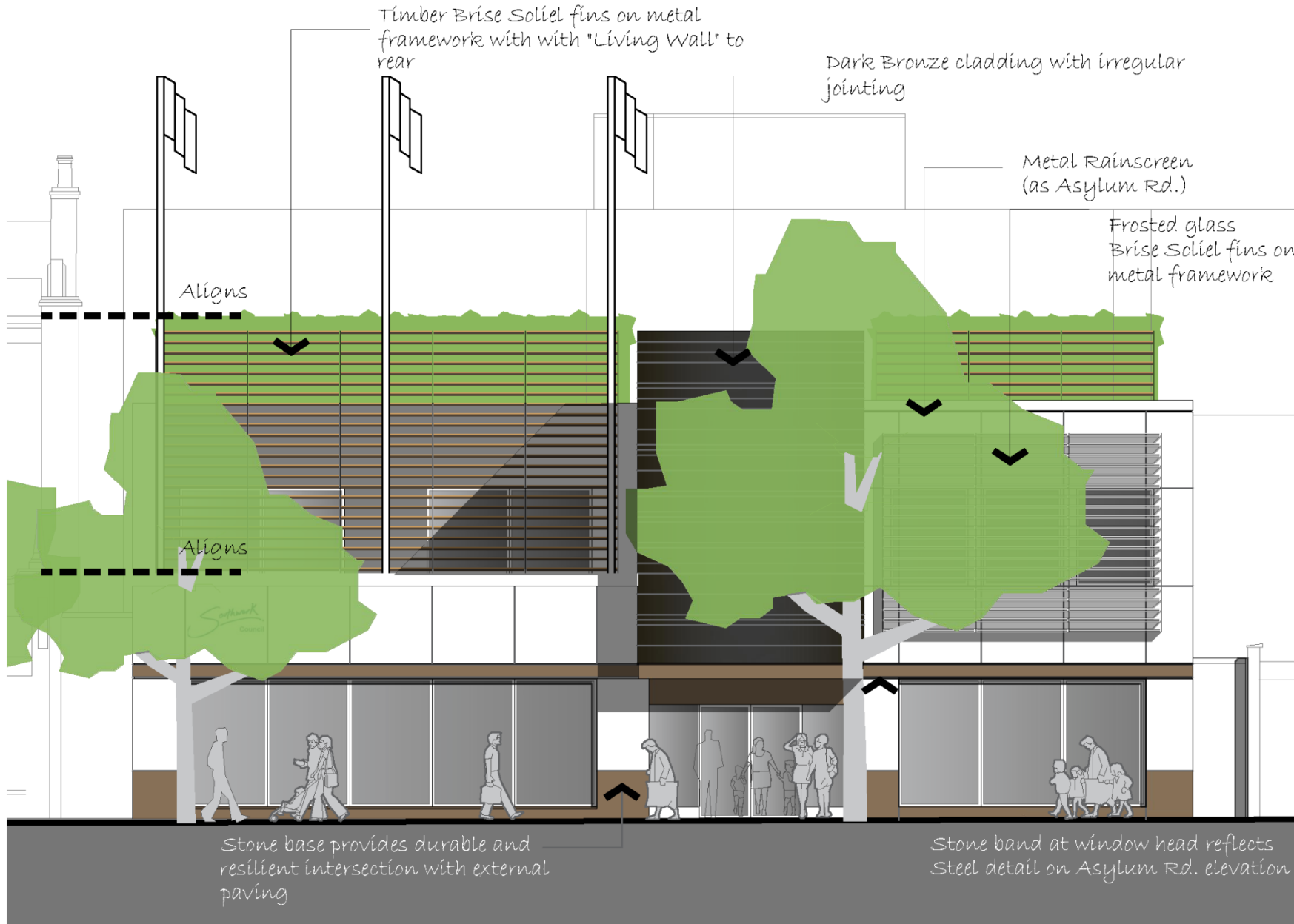
South elevation of the Asylum Road Block



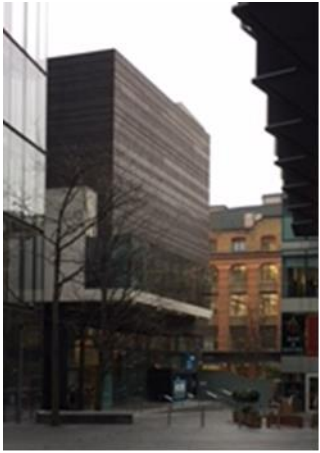
Overlooking – High Level Windows
All windows facing 139 Queens Gate and at higher level than the residential windows will have cill heights above eye-level to prevent direct vision to the adjacent windows, balconies or gardens.



Queens Road Height Comparison



Materials



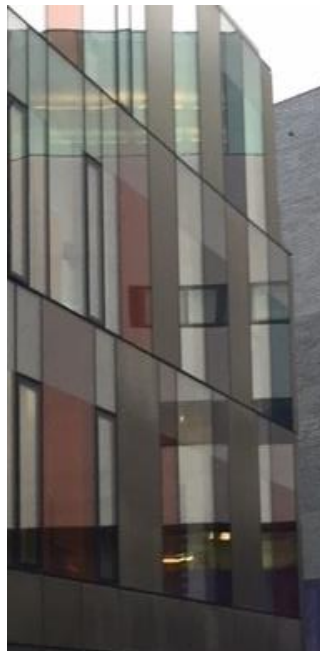
Dark Bronze cladding



Frosted glass Sun Shading



Hardwood Sun Shading



Glass/Metal Curtain Wall



Buff/Stock brick



Metal Rainscreen



Atlas Blue brick



Queens Road Frontage



Asylum Road Forecourt