

(19)

Building (Planning) Regulation 20Projections in relation to site coverage

From the definition contained in Building (Planning) Regulation 2 it is clear that site coverage relates to the proportion of a site which is covered by a building or, in the case of a composite building (and/or one with a podium) by a different part of a building. In simple terms, the site coverage may thus be considered as the shadow cast on a site with the sun directly overhead.


2. In development of the above principle it would seem that all components of a building, including all projections, should be accountable for site coverage, but it has been argued that this could not have been the basic intention behind this legislative provision, which most observers see mainly as a measure to limit general building bulk for environmental reasons.

3. In keeping with the spirit of the above, I am therefore prepared to discount some types of building projections from site coverage, without the necessity for formal exemption or modification, and the list below provides examples of what I would normally be prepared to ignore:-

- (a) pitched roof eaves and flat roof overhangs (provided they are not contained within parapet walls as part of the accessible flat roof);
- (b) individual air-conditioner boxes; or grouped pairs of such boxes;
- (c) canopies, window hoods, and porches;
- (d) window cills and surrounds;
- (e) string courses, fins, and architectural mouldings (but not structural beams and columns);
- (f) small, isolated, window flower boxes;
- (g) external drainage pipes and gutters.

4. The projections referred to above should, in order to be generally acceptable in this respect, not be excessive in scale, or employed in such a way that they appear to be an attempt to defeat other provisions of the Buildings Ordinance. As an example a flower box combined, for instance, with a projecting structural beam, would not have the effect of enabling the beam to be excluded from measurement of site coverage. Projections that seem to be designed in an unusual manner, possibly facilitating later conversion to other use, would be examined critically, and may not be acceptable for discount.

5. You may henceforth prepare plans on the basis of the concessions referred to above. If you are in doubt about any aspects of this Practice Note, or about any other type of projection, you are recommended to seek clarification by means of a preliminary enquiry addressed to the Buildings Ordinance Office. Any projections which may be permitted over a street are, of course, not measured for site coverage.



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Ref. BOO GP/BREG/P/2

B.O.O. March 1980

Complete revision June 1981

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