

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Lordship Lane, London

Atri7 2 Limited

19 February 2024

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Client	**Atri7 2 Limited**
Architect	**Corstorphine & Wright**
Project Title	**Lordship Lane, London**
Project Number	**2351**

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DISCLAIMER:

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Map data
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CONTENTS

1 EXECUTIVE SUMMARY 2

2 THE SITE 4

3 POLICY & THE WIDER CONTEXT 6

4 BRE GUIDELINES & CONTEXT METHODOLOGY 8

5 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES 9

6 OVERSHADOWING 34

7 CONCLUSIONS 38

APPENDICES

APPENDIX 01
ASSUMPTIONS

APPENDIX 02
PRINCIPLES OF DAYLIGHT, SUNLIGHT & OVERSHADOWING

APPENDIX 03
DRAWINGS

APPENDIX 04
RESULTS & WINDOW MAPS

APPENDIX 05
OVERSHADOWING

1 EXECUTIVE SUMMARY

GIA have assessed the scheme (the "Proposed Development") for Lordship Lane, London to understand the potential changes in light to the relevant sensitive receptors.

1.1 GIA have been instructed by Atri7 2 Limited to undertake detailed technical assessments to understand the potential daylight and sunlight changes that the Proposed Development will have upon the surrounding residential properties and areas of outdoor amenity space. The amount of sunlight falling upon the areas of proposed amenity space has also been considered.

1.2 The daylight and sunlight review within this report considers residential properties only as they are recognised by the Building Research Establishment (BRE 2022) as having the highest expectation for natural light when compared to other uses, such as commercial. The criteria suggested within the BRE have been used to understand and compare the existing levels of light, and the light achieved subsequent to the construction of the Proposed Development..

1.3 We have completed technical analyses using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.

1.4 The Site in its existing state is relatively underdeveloped compared to the surrounding area to its west. Development of the Site to be more in keeping with that area will, therefore, result in some changes in the levels of daylight and sunlight amenity within the surrounding residential properties that are beyond BRE guidance and, as such, potentially noticeable to the occupants of those properties.

1.5 That said, the levels of daylight and sunlight amenity that will be retained by the surrounding residential neighbours with the Proposed Development in place, are reasonable and have previously been considered acceptable in context.

1.6 In terms of overshadowing, whilst the construction of the Proposed Development will result in some small additional shadow upon some the surrounding gardens described and shown in section 6, these are all fully BRE compliant, which means that the users of those areas are unlikely to notice any change in their sunlight amenity

1.7 Apart from the internal courtyards serving Buildings A & C, the assessments also show that, as all of the other areas will be able to benefit from at least 2 hours of SHOG to more than 50% of their areas on 21st March, they will be adequately sunlit throughout the year.

1.8 Assessed on 21st June, the sunlight exposure testing of these two areas show that, , whilst there will still be areas of the Building A & C courtyards that will be in shade during the summer months, there are good proportions of both areas that will benefit from at least 3 hours of sunlight.

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2 THE SITE

GIA have been instructed to review and advise on the daylight, sunlight and overshadowing impacts associated with the implementation of the Proposed Development.

THE SITE

2.1 The site is bounded by Lordship Lane to the north, Vincent Square to the east, Wellesley Road and Moselle Avenue to the south and Redvers Road to the west.

2.2 Figure 01 below illustrates the existing site. Further drawings are enclosed at Appendix 02 of this report.



Figure 01: 3D model of the site and Existing Property

PROPOSED DEVELOPMENT

2.3 Our analysis is based on the proposed scheme massing models produced by Corstorphine & Wright Architects received in January 2024.

2.4 GIA's understanding of the Proposed Development is illustrated in Figure 02 and further drawings are enclosed at Appendix 02.

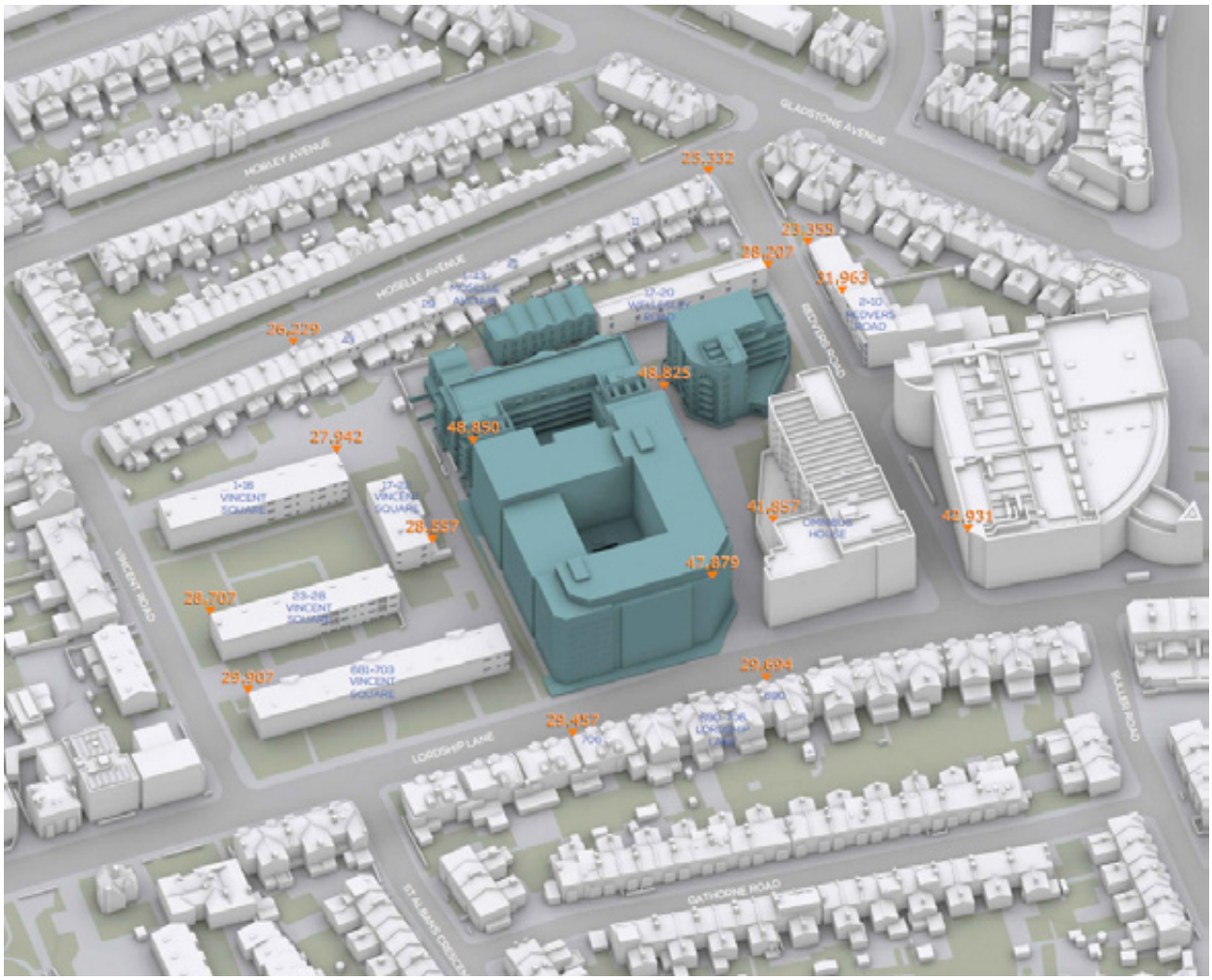


Figure 02: 3D Perspective View of the Proposed Development

3 POLICY & THE WIDER CONTEXT

3.1 Below we have detailed sections from the following documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the effects of the Proposed Development on the relevant neighbouring properties:

- National Planning Policy Framework (2023);
- National Planning Practice Guidance (updated ` 2021); and
- LB Haringey - Development Management Development Plan Document.

NATIONAL PLANNING POLICY FRAMEWORK (2023)

3.2 The NPPF (September 2023) states that local planning authorities should refuse applications which they consider fail to make efficient use of land. The discussion in relation to daylight and sunlight highlights the Government's recognition that increased flexibility is required in response to the requirement for higher density development:

"Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)".

NATIONAL PLANNING PRACTICE GUIDANCE (JUNE 2021)

3.3 In light of the update to the Government's Planning Practice Guidance, GIA have considered the relevant paragraphs which relate to daylight and sunlight.

3.4 Paragraph 6 of the NPPG (Ref ID: 66-006-20190722) acknowledges that new development may cause an impact on daylight and sunlight levels enjoyed by neighbouring occupiers. It requires local authorities to assess whether the impact to neighbouring occupiers would be "unreasonable".

3.5 Paragraph 7 (Ref ID: 66-007-20190722) refers to the wider planning considerations in assessing appropriate levels of daylight and sunlight. The test is whether living standards are 'acceptable' and recognises that acceptability will depend to some extent on context.

LB HARINGEY - DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT

3.6 Policy DM1: Delivering High Quality Design

"The Council will support proposals that...Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land."

"The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing."

3.7 Policy DM15: Specialist Housing

"...proposals for student accommodation will also need to demonstrate that... The accommodation is of a high quality design, including consideration for unit size, daylight and sunlight;"

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4 BRE GUIDELINES & CONTEXT METHODOLOGY

The Building Research Establishment (BRE) have set out in their handbook *'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (BR209, 2022)'*, guidelines and methodology for the measurement and assessment of daylight and sunlight.

BUILDING RESEARCH ESTABLISHMENT GUIDELINES (BR209, 2022)

4.1 The BRE Guidelines note that the document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard BS EN 17037 Daylighting in Buildings and the Chartered Institution of Building Services Engineers (CIBSE) LG 10 Daylighting – a guide for designers.

4.2 The BRE handbook "*is intended for use in rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices.*"

4.3 The BRE Guidelines provides two methodologies for daylight assessment of neighbouring properties, namely;

- The Vertical Sky Component (VSC); and
- The No Sky Line (NSL).

4.4 There is one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

4.5 The methodology for overshadowing assessment is Sun Hours on Ground (SHOG).

4.6 It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many planning and urban design matters to consider other than daylight and sunlight.

4.7 Appendix 01 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use and the parameters of each specific recommendation.

4.8 The following table provides a summary of the criteria set out within the BRE Guidelines for daylight, sunlight and overshadowing.

Method	BRE Criteria
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times is former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
APSH	A window may be adversely affected if a point at the centre of the window receives for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.
SHOG	An amenity area may be adversely affected if less than 50% of its area receives less than 2 hours of direct sunlight on 21st March and less than 0.8 times its former value.

4.9 When considering the significance of daylight, sunlight and overshadowing effects, professional judgement has been used. Consideration has been given to the proportion of rooms/windows/amenity areas affected, as well as the percentage alterations, absolute changes, retained daylight and sunlight levels and sensitivity of the receptor. This is in addition to any other relevant factors, including mitigating factors such as location and nature of the development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.

5 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

5.1 We have created a three-dimensional computer model of the site and the surrounding properties to allow for a detailed daylight and sunlight assessment.

5.2 The daylight and sunlight review within this report considers existing residential properties only, as they are recognised by the Building Research Establishment (BRE 2022) as having the highest expectation for natural light when compared to other uses, such as commercial.

5.3 The benchmark condition of the site allows us to calculate the daylight and sunlight conditions within the neighbouring buildings. From this, we can then compare them with the conditions within these properties, assuming the current Proposed Development is in place.

RELEVANT SENSITIVE RECEPTORS

5.4 GIA have identified the following properties as relevant for daylight and sunlight assessment:

- 690-706 Lordship Lane
- 1-47 Moselle Ave
- 1-13 Wellesley Road
- 1-16 Vincent Square
- 17-22 Vincent Square
- 23-28 Vincent Square
- 681-703 Vincent Square
- Omnibus House

5.5 The properties which are highlighted in teal in paragraph 6.4 also have one or more rooms which are material for sunlight assessment on the basis that they are orientated to within 90 degrees of due south.

5.6 The location of the above properties relevant to the Site can be seen on the drawings within Appendix 02.

DAYLIGHT EFFECT ASSESSMENT

5.7 Full and detailed VSC & NSL assessments have been undertaken for 595 windows serving 310 rooms in the 49 individual surrounding properties which have formed the focus of our assessments.

5.8 Detailed analysis results can be found in Appendix 03 and are summarised for each of the 49 properties, which have been grouped for ease of reporting, below.

5.9 Whilst we have undertaken and reported upon the results of both daylight assessments, our conclusions as to the overall effect of the Proposed Development upon the daylight amenity within each property has been based upon the level of retained VSC at the centre of each of the windows serving each room.

5.10 This is in accordance with the BRE Guidelines which states in Appendix F at paragraph F7:

"In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole."

5.11 It is inevitable when constructing buildings in an urban environment that alterations in daylight to surrounding properties can occur, especially when the existing site is underdeveloped compared to neighbouring areas.

5.12 It is well-established and accepted that the BRE Guidelines, which set out the numerical benchmark for daylight assessments, are predicated on a relatively low-rise suburban environment. The Planning Practice Guidance (PPG) – Making Effective Use of Land, updated on 20 July 2021, Paragraph: 007 Reference ID: 66-007-20190722 states that:

"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

5.13 This is in accordance with the BRE Guidelines which states at paragraph 1.6:

"The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy... Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values."

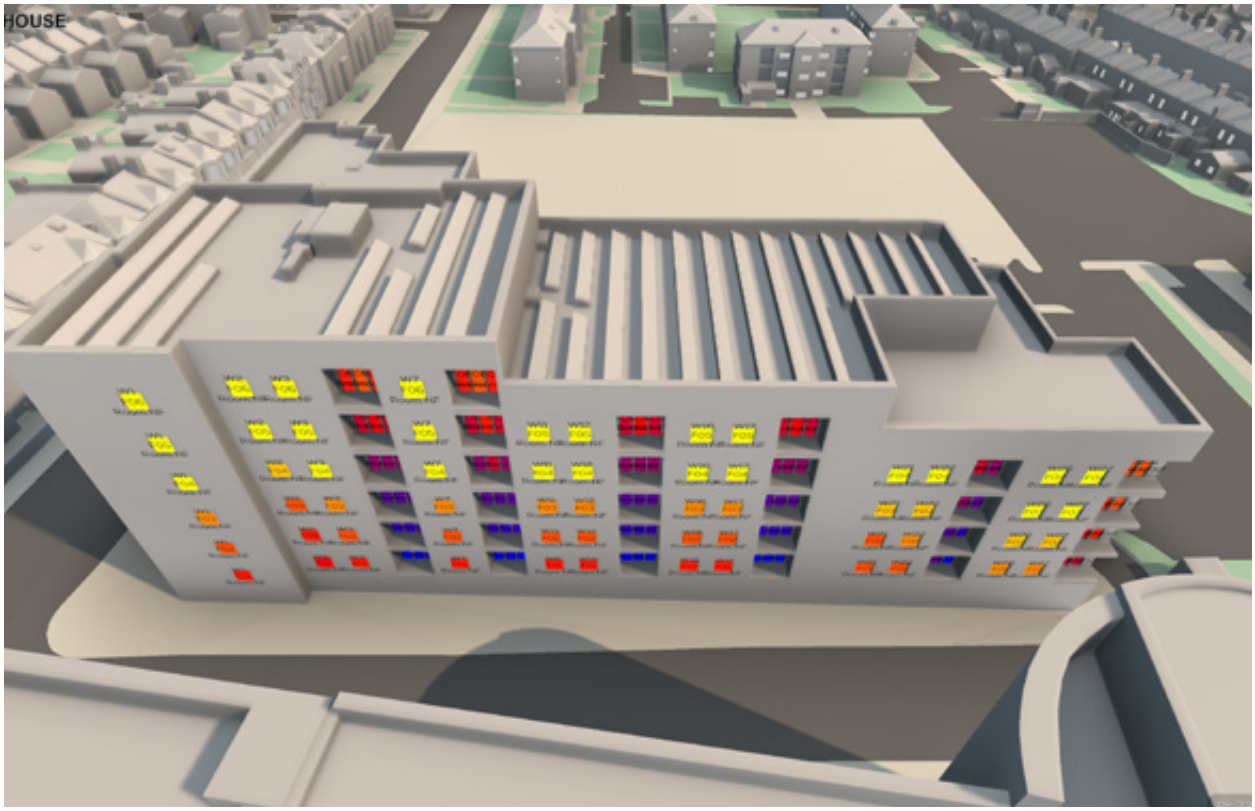
5.14 This was also referenced at the appeal hearing for the construction of Omnibus House (APP/YS420/A/0S/1182583, 1188340 & 1198147) where it was stated:

"...the BRE report itself makes it clear that is only a guide, rather than a rigid set of rules, and that it may be appropriate to adopt a flexible approach to their application when dealing with special circumstances. I consider the town centre location of the appeal site, in an area where maximisation of housing density is a primary objective, to provide such circumstances."

5.15 A benchmark based on the levels of VSC that were considered acceptable in Omnibus House ie acceptable in context, has therefore been adopted in considering and reporting upon the effects of the Proposed Development.

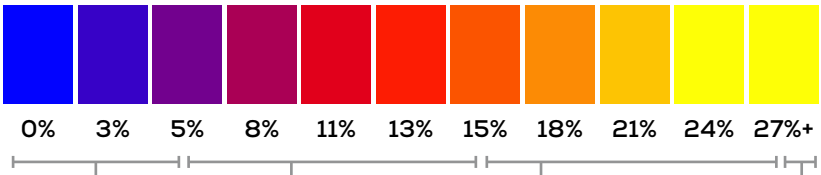
5.16 Below there is a VSC facade analysis of the elevation of Omnibus House that faces the cinema. There is also a key and an explanation of that key on the opposite page for ease of reference.

5.17 It should be noted that the lower levels (blue/purple) are as a result of the windows being recessed to form balcony areas. Recessing a window restricts the view of the upper parts of the sky.



DAYLIGHTING

VERTICAL SKY COMPONENT (VSC)



Blues (levels of VSC at 0%-5%)

Low daylight values, it is likely that electric lighting will be in use.

These values are generally found in dense urban locales.

Yellow (levels of VSC at 27% or above)

Good daylight values.

Minimum value required to adhere to the BRE guide. Generally found in suburban locales where the buildings are 2-3 storeys with good road widths.

Reds (levels of VSC at 5%-15%)

Low daylight levels commensurate with an urban locale.

Oranges (levels of VSC at 15%-27%)

Reasonable to good daylight values. Mid-teens as a retained value is generally deemed acceptable within an urban locale.

690-706 LORDSHIP LANE



5.18 62 windows serving 22 site facing rooms have been modelled and analysed for daylight and 9 rooms have been modelled for sunlight as they have windows which face to within 90 degrees of due south.

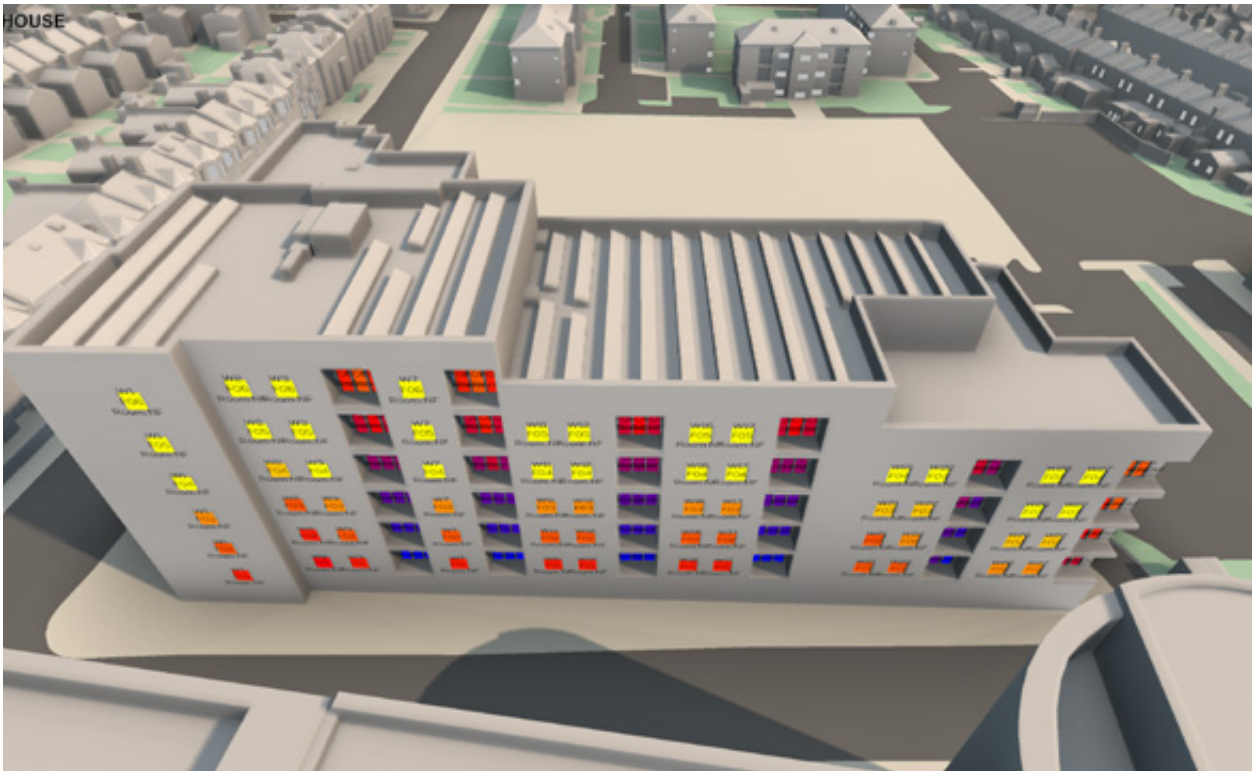
DAYLIGHT

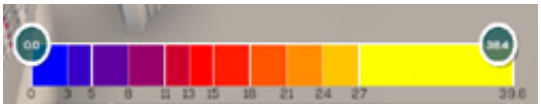
5.19 A summary of the VSC & NSL assessment results can be seen on the opposite page

5.20 It can be clearly seen from the technical images of the retained daylight levels of both these properties and Omnibus House that, despite the potentially noticeable changes in daylight that these properties will experience with the Proposed Development in place, they will retain daylight levels that have previously been considered reasonable and acceptable in context.

SUNLIGHT

5.21 Any changes to the levels of sunlight within the 9 rooms material for consideration in sunlight terms will be fully BRE compliant with the Proposed Development in place.





ADDRESS	VERTICAL SKY COMPONENT					NO SKY LINE				
	WINDOW					ROOM				
	TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
			20-30	30-40	40+			20-30	30-40	40+
690 Lordship Lane	10	1	3	6	0	4	2	2	0	0
692 Lordship Lane	10	1	0	7	2	4	0	2	1	1
694 Lordship Lane	6	0	2	1	3	2	1	1	0	0
696 Lordship Lane	6	0	0	3	3	2	1	1	0	0
698 Lordship Lane	6	0	0	2	4	2	0	2	0	0
700 Lordship Lane	6	0	0	3	3	2	1	0	1	0
702 Lordship Lane	6	0	2	0	4	2	1	1	0	0
704 Lordship Lane	6	1	1	1	3	2	2	0	0	0
706 Lordship Lane	6	2	0	1	3	2	2	0	0	0
Totals	62	5	8	24	25	22	10	9	2	1

23-47 MOSELLE AVENUE



5.22 20 windows serving 16 site facing rooms have been modelled and analysed for daylight. There are no rooms material for sunlight assessment as there are no windows which face to within 90 degrees of due south.

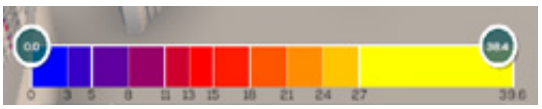
DAYLIGHT

5.23 A summary of the VSC & NSL assessment results is on the opposite page.

5.24 Any changes in the daylight levels to 37-47 Moselle Avenue will either be fully BRE compliant or the changes will no greater than 30% of the existing values.

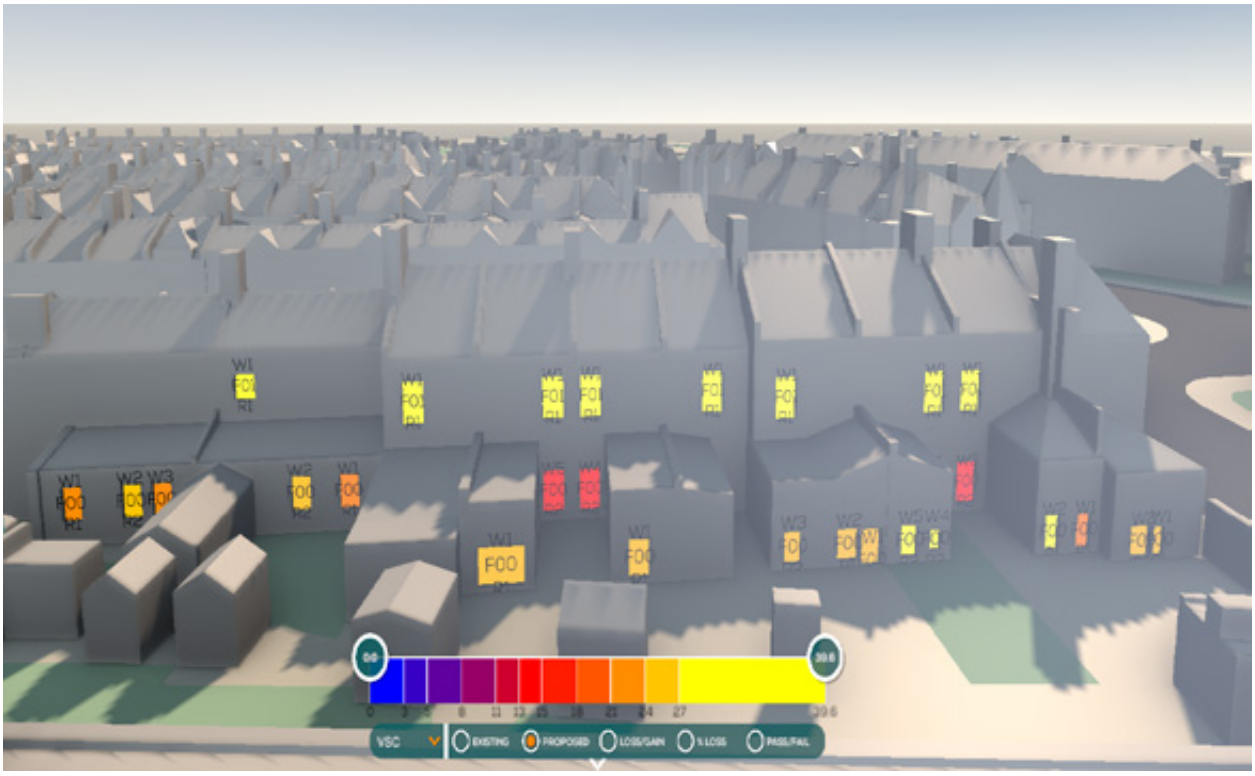
5.25 It can be clearly seen from the technical images of the retained daylight levels of both these properties and Omnibus House that, despite the potentially noticeable changes in daylight that some of the rooms in 23-35 Moselle Avenue will experience with the Proposed Development in place, they will retain daylight levels that have previously been considered reasonable and acceptable in context.





ADDRESS	VERTICAL SKY COMPONENT					NO SKY LINE				
	WINDOW					ROOM				
	TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
			20-30	30-40	40+			20-30	30-40	40+
47 Moselle Ave	1	1	0	0	0	1	0	1	0	0
45 Moselle Ave	1	1	0	0	0	1	1	0	0	0
43 Moselle Ave	1	1	0	0	0	1	0	1	0	0
41 Moselle Ave	1	1	0	0	0	1	1	0	0	0
39 Moselle Ave	5	3	2	0	0	2	2	0	0	0
37 Moselle Ave	1	1	0	0	0	1	0	1	0	0
35 Moselle Ave	3	1	0	2	0	2	0	1	1	0
33 Moselle Ave	1	1	0	0	0	1	0	0	1	0
31 Moselle Ave	1	1	0	0	0	1	0	0	0	1
29 Moselle Ave	2	0	1	0	1	2	0	0	0	2
27 Moselle Ave	2	0	1	0	1	2	0	0	0	2
23 Moselle Ave	1	0	0	0	1	1	0	0	0	1
Totals	20	11	4	2	3	16	4	4	2	6

1-21 MOSELLE AVENUE



5.26 43 windows serving 25 site facing rooms have been modelled and analysed for daylight and 4 rooms have been modelled for sunlight as they have windows which face to within 90 degrees of due south.

DAYLIGHT

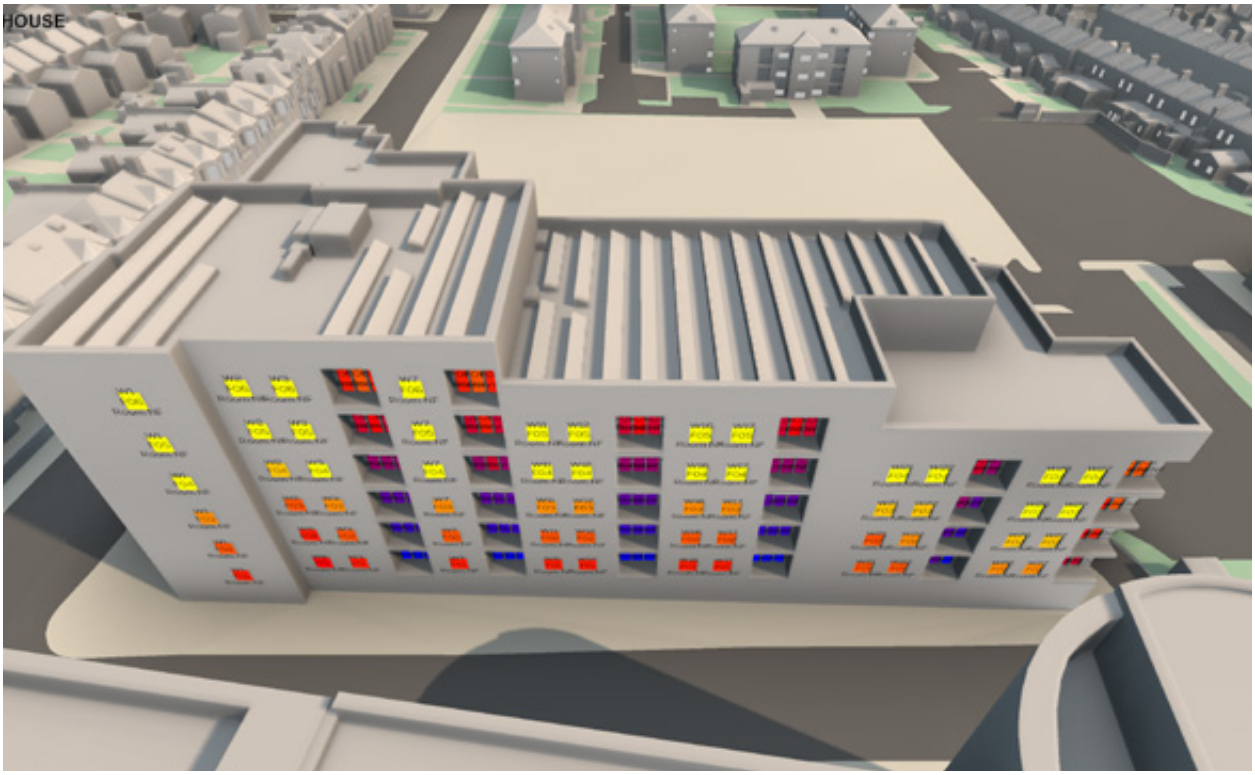
5.27 A summary of the VSC & NSL assessment results is on the opposite page.

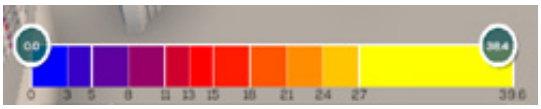
5.28 Any changes in the daylight levels to 1-5 and 9-19 Moselle Avenue will either be fully BRE compliant or the changes will no greater than 30% of the existing values.

5.29 It can be clearly seen from the technical images of the retained daylight levels of both these properties and Omnibus House that, despite the potentially noticeable changes in daylight that some of the rooms in 7 & 21 Moselle Avenue will experience with the Proposed Development in place, they will retain daylight levels that have previously been considered reasonable and acceptable in context.

SUNLIGHT

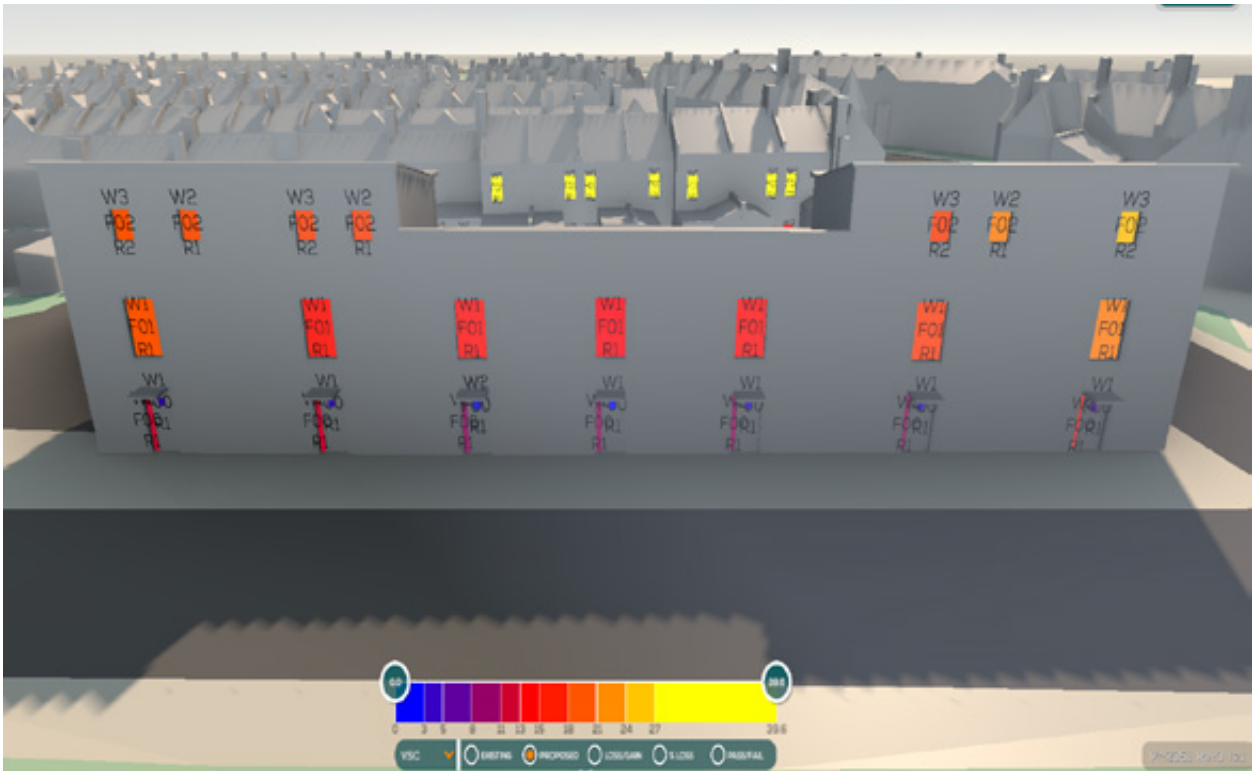
5.30 Any changes to the levels of sunlight within the 4 rooms material for consideration in sunlight terms will be fully BRE compliant with the Proposed Development in place.





ADDRESS	VERTICAL SKY COMPONENT					NO SKY LINE				
	WINDOW					ROOM				
	TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
			20-30	30-40	40+			20-30	30-40	40+
21 Moselle Ave	5	1	0	4	0	1	1	0	0	0
19 Moselle Ave	3	0	3	0	0	2	2	0	0	0
17 Moselle Ave	3	3	0	0	0	3	3	0	0	0
15 Moselle Ave	1	1	0	0	0	1	1	0	0	0
13 Moselle Ave	6	6	0	0	0	3	3	0	0	0
11 Moselle Ave	5	5	0	0	0	3	3	0	0	0
9 Moselle Ave	4	4	0	0	0	2	2	0	0	0
7 Moselle Ave	4	4	0	0	0	3	1	1	0	1
5 Moselle Ave	6	6	0	0	0	3	3	0	0	0
3 Moselle Ave	4	4	0	0	0	3	3	0	0	0
1 Moselle Ave	2	2	0	0	0	1	1	0	0	0
Totals	43	36	3	4	0	25	23	1	0	1

1-13 WELLESLEY ROAD

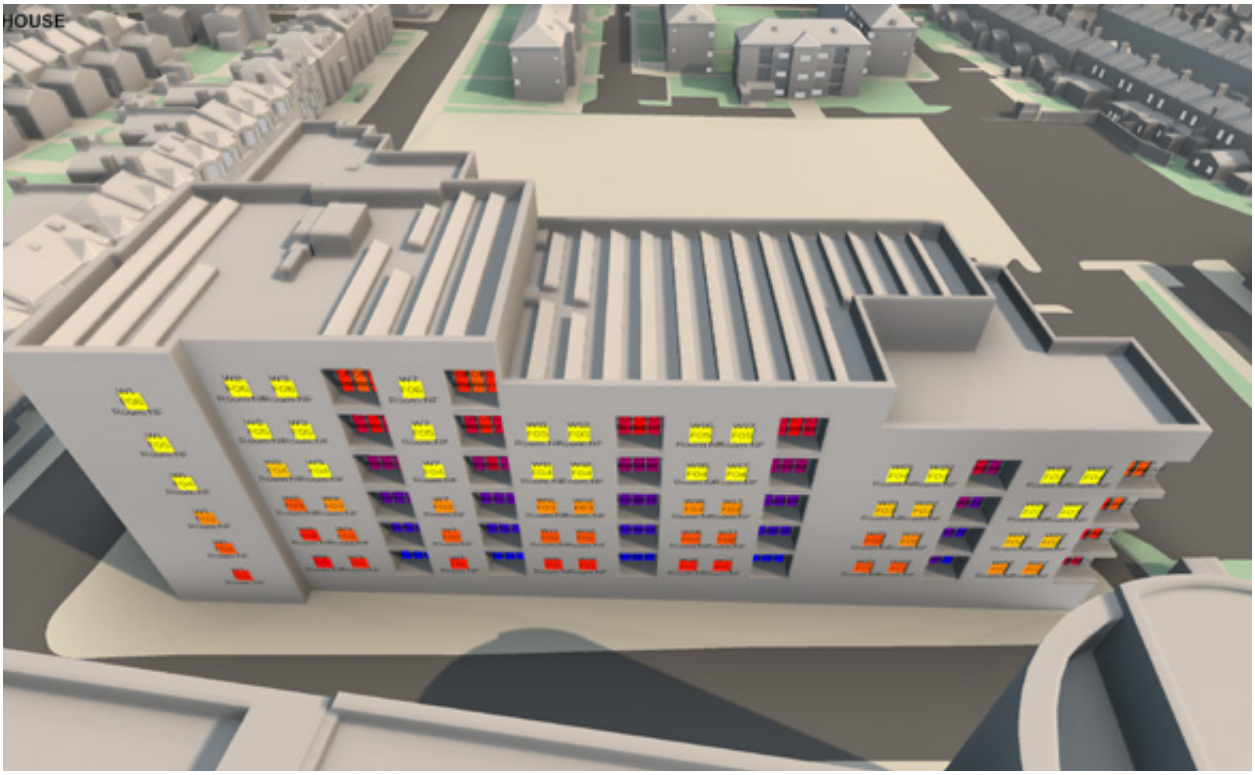


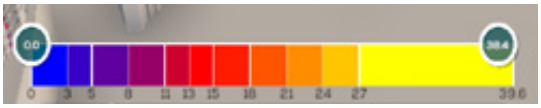
5.31 34 windows serving 22 site facing rooms have been modelled and analysed for daylight. There are no rooms material for sunlight assessment as there are no windows which face to within 90 degrees of due south.

DAYLIGHT

5.32 A summary of the VSC & NSL assessment results can be seen opposite.

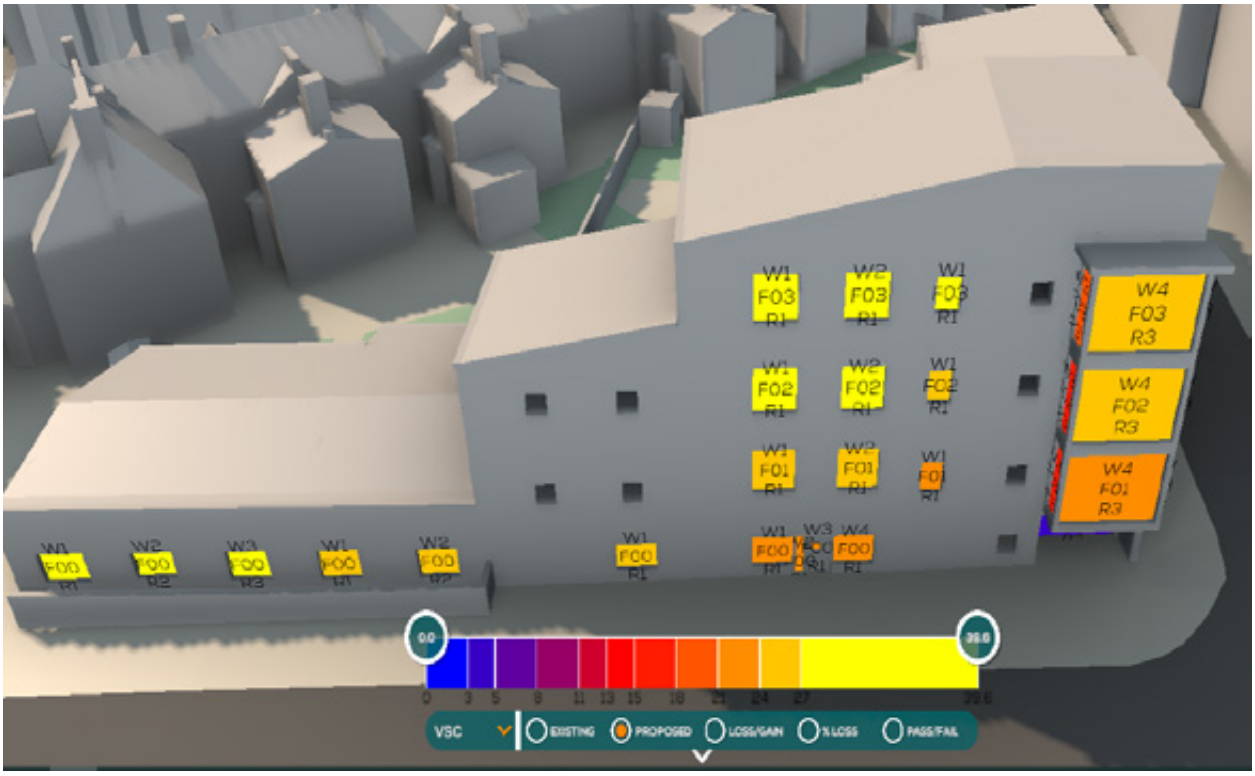
5.33 It can be clearly seen from the technical images of the retained daylight levels of both these properties and Omnibus House that, despite the potentially noticeable changes in daylight that these properties will experience with the Proposed Development in place, they will retain daylight levels that have previously been considered reasonable and acceptable in context.





ADDRESS	VERTICAL SKY COMPONENT					NO SKY LINE				
	WINDOW					ROOM				
	TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
			20-30	30-40	40+			20-30	30-40	40+
13 Wellesley Road	6	1	0	0	5	4	2	0	1	1
11 Wellesley Road	6	1	0	0	5	4	1	1	1	1
9 Wellesley Road	4	0	0	0	4	2	0	0	0	2
7 Wellesley Road	3	0	0	0	3	2	0	0	0	2
5 Wellesley Road	3	0	0	0	3	2	0	0	0	2
3 Wellesley Road	6	1	0	2	3	4	1	0	0	3
1 Wellesley Road	6	2	1	1	2	4	3	0	0	1
Totals	34	5	1	3	25	22	7	1	2	12

2-10 REDVERS ROAD



5.34 32 windows serving 17 site facing rooms have been modelled and analysed for daylight and 4 rooms have been modelled for sunlight as they have windows which face to within 90 degrees of due south.

DAYLIGHT

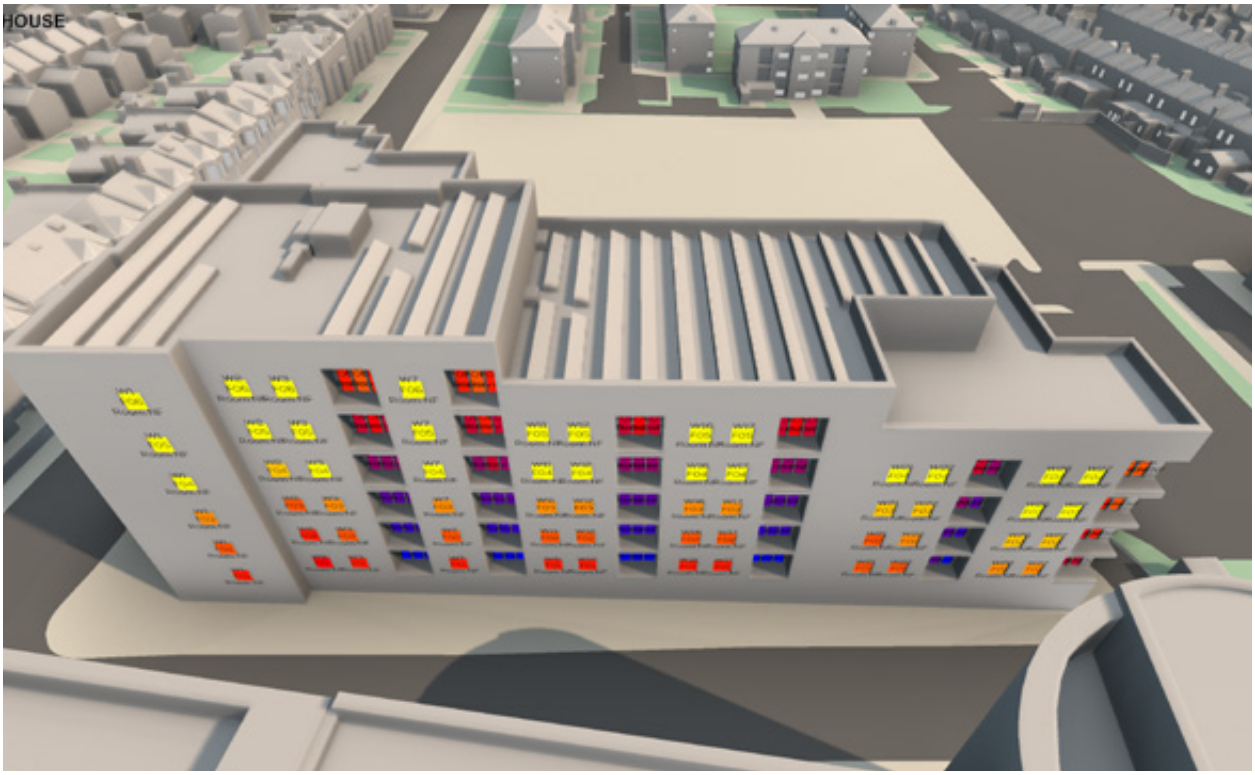
5.35 A summary of the VSC & NSL assessment results is on the opposite page.

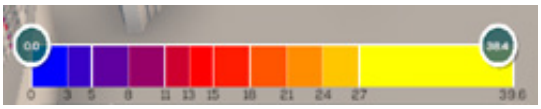
5.36 Any changes in the daylight levels to 6-10 Redvers Road will either be fully BRE compliant or the changes will no greater than 30% of the existing values.

5.37 It can be clearly seen from the technical images of the retained daylight levels of both these properties and Omnibus House that, despite the potentially noticeable changes in daylight that some of the rooms in 2-4 Redvers Road will experience with the Proposed Development in place, they will retain daylight levels that have previously been considered reasonable and acceptable in context.

SUNLIGHT

5.38 Any changes to the levels of sunlight within the 4 rooms material for consideration in sunlight terms will be fully BRE compliant with the Proposed Development in place.





ADDRESS	VERTICAL SKY COMPONENT					NO SKY LINE				
	WINDOW					ROOM				
	TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
			20-30	30-40	40+			20-30	30-40	40+
2 Redvers Road	16	9	5	1	1	7	6	0	0	1
4 Redvers Road	7	2	1	4	0	4	1	2	1	0
6 Redvers Road	1	0	1	0	0	1	1	0	0	0
8 Redvers Road	2	1	1	0	0	2	2	0	0	0
10 Redvers Road	6	6	0	0	0	3	3	0	0	0
Totals	32	18	8	5	1	17	13	2	1	1

1-16 VINCENT SQUARE



5.39 54 windows serving 28 site facing rooms have been modelled and analysed for daylight and 13 rooms have been modelled for sunlight as they have windows which face to within 90 degrees of due south.

DAYLIGHT

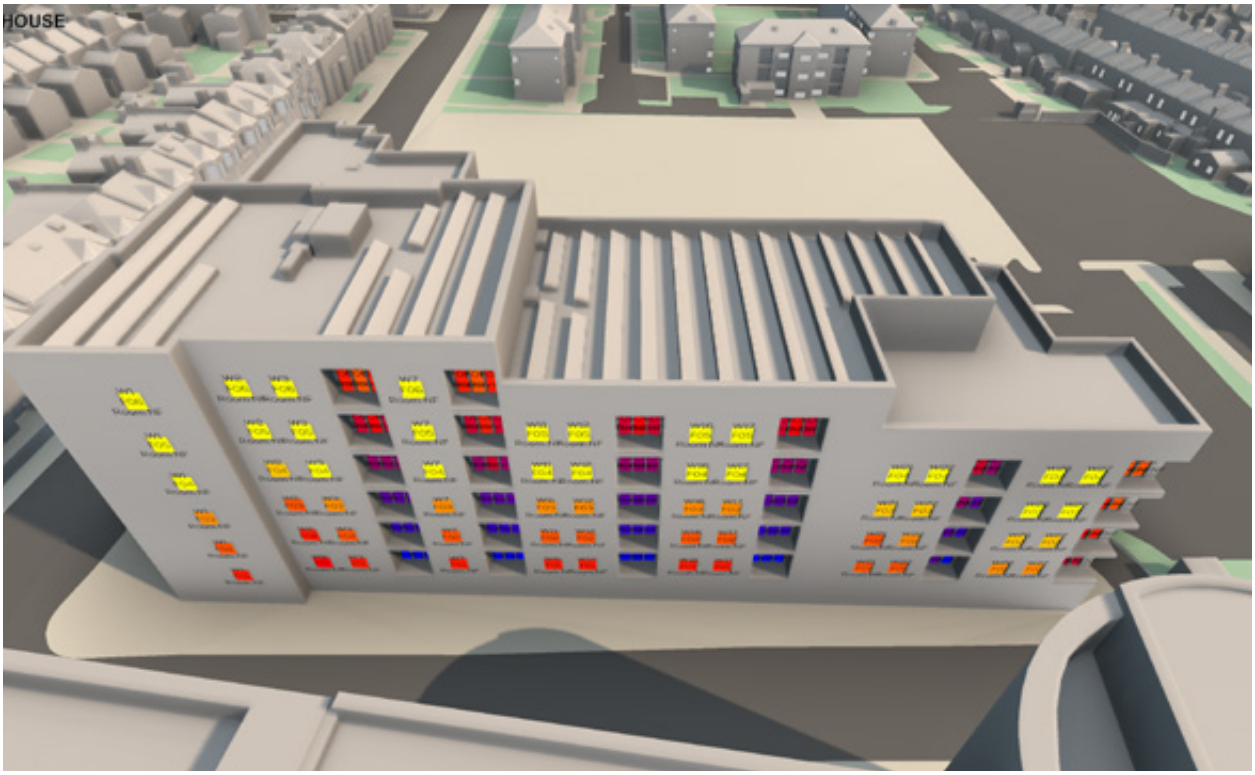
5.40 A summary of the VSC & NSL assessment results is on the opposite page.

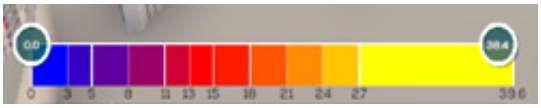
5.41 Any changes in the daylight levels to 50 of the 54 rooms in this property will be fully BRE compliant. The remaining 4 rooms will experience changes in VSC that are no greater than 30% of the existing values.

5.42 It can be clearly seen from the technical images of the retained daylight levels of both this property and Omnibus House that, despite the potentially noticeable changes in daylight that 4 of the 50 rooms in this property will experience with the Proposed Development in place, they will retain daylight levels that have previously been considered reasonable and acceptable in context.

SUNLIGHT

5.43 Any changes to the levels of sunlight within the 13 rooms material for consideration in sunlight terms will be fully BRE compliant with the Proposed Development in place.





ADDRESS	VERTICAL SKY COMPONENT					NO SKY LINE				
	WINDOW					ROOM				
	TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
			20-30	30-40	40+			20-30	30-40	40+
1-16 Vincent Square	54	50	4	0	0	28	28	0	0	0
Totals	54	50	4	0	0	28	28	0	0	0

17-22 VINCENT SQUARE



5.44 31 windows serving 18 site facing rooms have been modelled and analysed for daylight and 8 rooms have been modelled for sunlight as they have windows which face to within 90 degrees of due south.

DAYLIGHT

5.45 A summary of the VSC & NSL assessment results is on the opposite page.

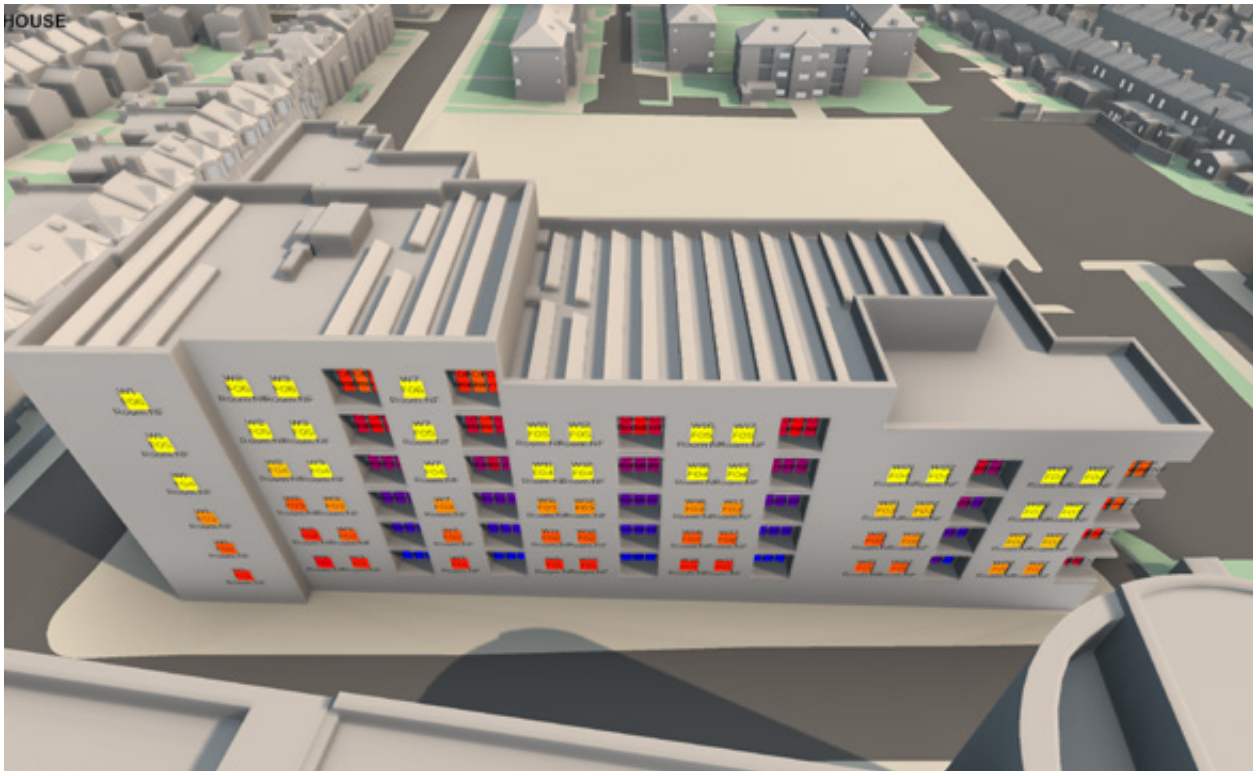
5.46 Any changes in the daylight levels to 4 of the 18 rooms will either be fully BRE compliant or the changes will no greater than 30% of the existing values.

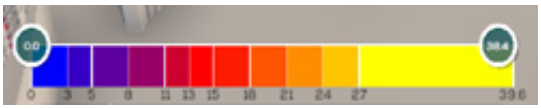
5.47 It can be clearly seen from the technical images of the retained daylight levels of both this property and Omnibus House that, despite the potentially noticeable changes in daylight that 14 of the rooms will experience with the Proposed Development in place, they will retain daylight levels that have previously been considered reasonable and acceptable in context.

SUNLIGHT

5.48 Any changes to the levels of sunlight within 6 of the 8 rooms material for consideration in sunlight terms will be fully BRE compliant with the Proposed Development in place.

5.49 The remaining 2 isolated rooms are inward facing as they are located in the recesses that can be seen on the above image. As a consequence, they can only derive sunlight amenity peripherally across the Site, which places an unreasonable burden on its development.





ADDRESS	VERTICAL SKY COMPONENT					NO SKY LINE				
	WINDOW					ROOM				
	TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
			20-30	30-40	40+			20-30	30-40	40+
17-22 Vincent Square	31	9	3	0	19	18	10	6	2	0
Totals	31	9	3	0	19	18	10	6	2	0

ADDRESS	ANNUAL PROBABLE SUNLIGHT HOURS							
	ROOM							
	TOTAL	PASS	ANNUAL (%)			WINTER (%)		
			20-30	30-40	40+	20-30	30-40	40+
17-22 Vincent Square	8	6	0	0	2	0	0	2
Totals	8	6	0	0	2	0	0	2

23-28 VINCENT SQUARE



5.50 51 windows serving 25 site facing rooms have been modelled and analysed for daylight and 6 rooms have been modelled for sunlight as they have windows which face to within 90 degrees of due south.

DAYLIGHT

5.51 A summary of the VSC & NSL assessment results is on the opposite page.

5.52 Any changes in the daylight levels to 17 of the 25 rooms will be fully BRE compliant. The changes to 1 further room will no greater than 30% of the existing values.

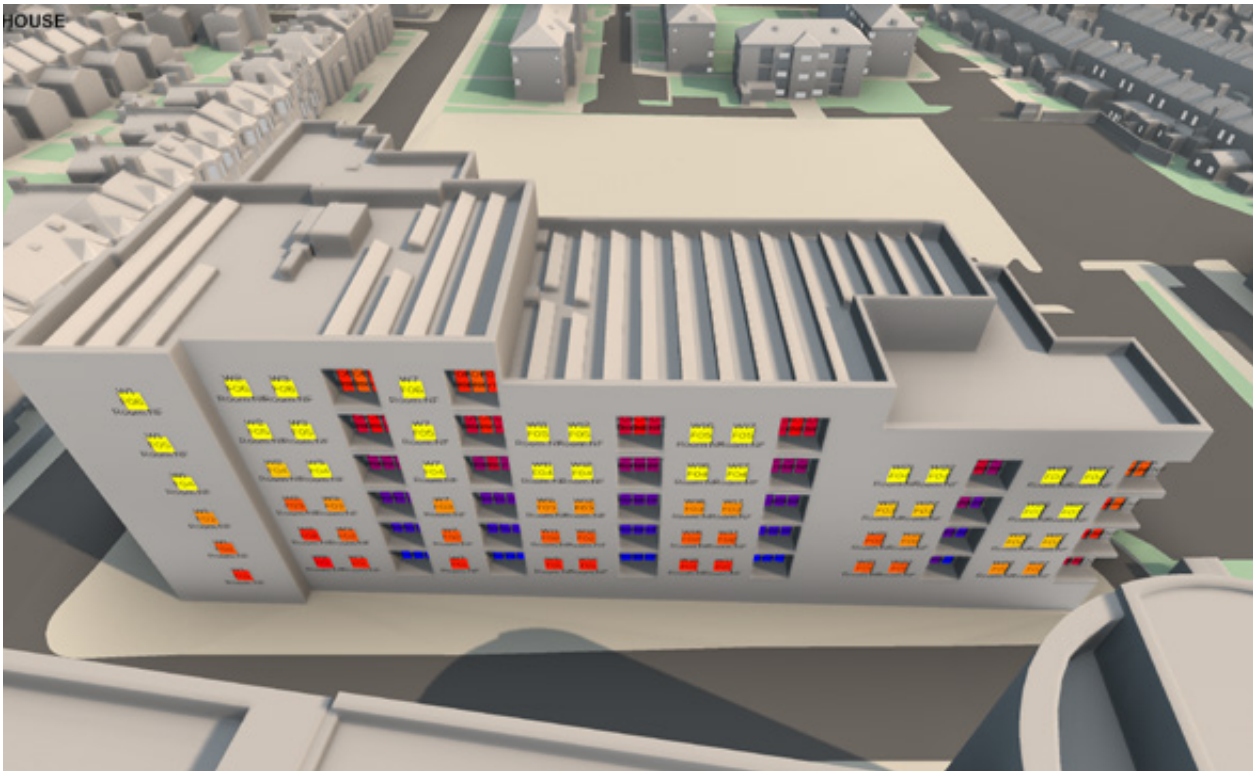
5.53 It can be clearly seen from the technical images of the retained daylight levels of both this property and Omnibus House that, despite the potentially noticeable changes in daylight that 7 of the rooms will experience with the Proposed Development in place, they will retain daylight levels that have previously been considered reasonable and acceptable in context.

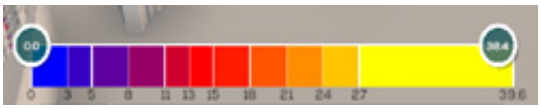
5.54 These 7 rooms are also served by additional windows, which are either compliantly or minorly affected, which is why all rooms are fully NSL compliant.

SUNLIGHT

5.55 Any changes to the levels of sunlight within 3 of the 6 rooms material for consideration in sunlight terms will be fully BRE compliant with the Proposed Development in place.

5.56 The remaining 3 isolated rooms are inward facing as they are located in recesses similar to those in 17-22 Vincent Square. As a consequence, they can only derive sunlight amenity peripherally across the Site, which places an unreasonable burden on its development.





ADDRESS	VERTICAL SKY COMPONENT					NO SKY LINE				
	WINDOW					ROOM				
	TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
			20-30	30-40	40+			20-30	30-40	40+
23-28 Vincent Square	51	43	1	4	3	25	25	0	0	0
Totals	51	43	1	4	3	25	25	0	0	0

ADDRESS	ANNUAL PROBABLE SUNLIGHT HOURS							
	ROOM							
	TOTAL	PASS	ANNUAL (%)			WINTER (%)		
			20-30	30-40	40+	20-30	30-40	40+
23-28 Vincent Square	6	3	0	1	2	0	0	3
Totals	6	3	0	1	2	0	0	3

681-703 VINCENT SQUARE



5.57 58 windows serving 30 site facing rooms have been modelled and analysed for daylight and 915rooms have been modelled for sunlight as they have windows which face to within 90 degrees of due south.

DAYLIGHT

5.58 A summary of the VSC & NSL assessment results is on the opposite page.

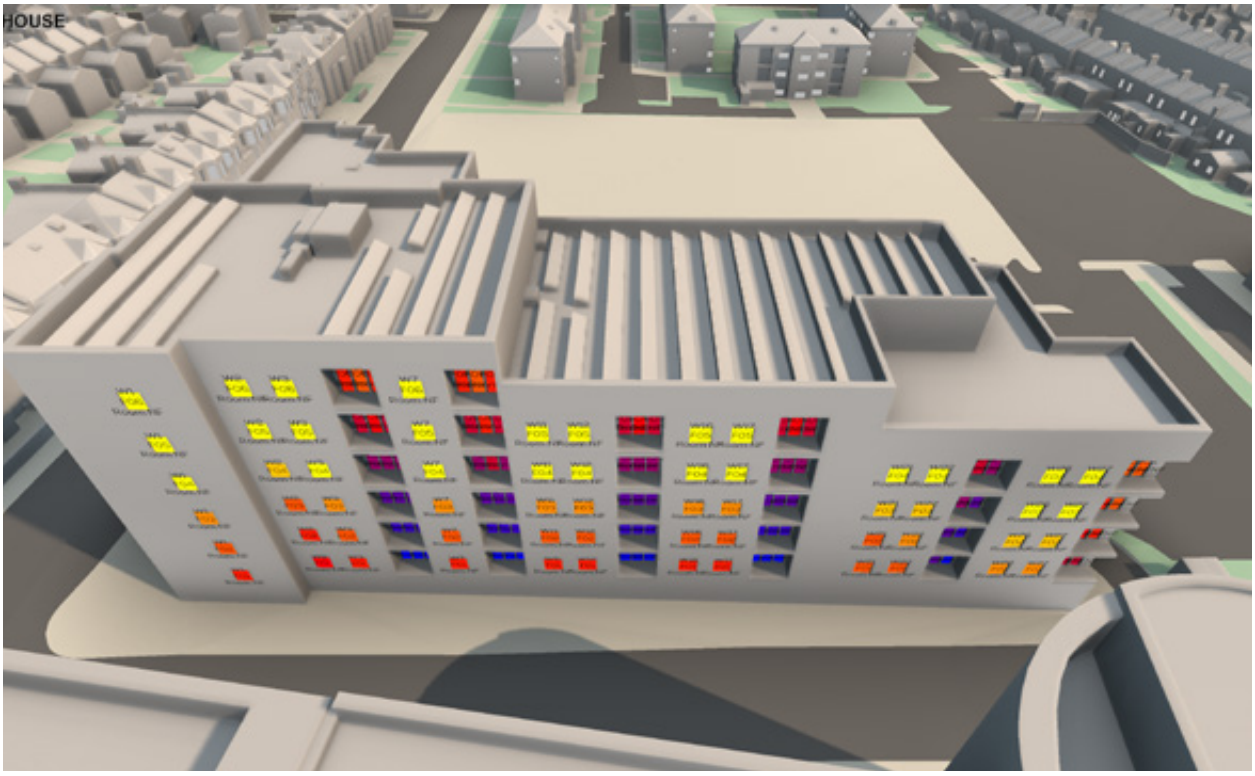
5.59 Any changes in the daylight levels to 15 of the 30 rooms will be fully BRE compliant.

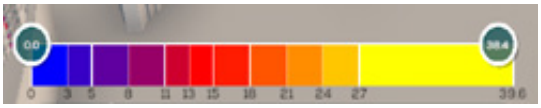
5.60 It can be clearly seen from the technical images of the retained daylight levels of both this property and Omnibus House that, despite the potentially noticeable changes in daylight that 15 of the rooms will experience with the Proposed Development in place, they will retain daylight levels that have previously been considered reasonable and acceptable in context.

5.61 These 15 rooms are also served by additional windows, which are either compliantly or minorly affected, which is why all rooms are fully NSL compliant..

SUNLIGHT

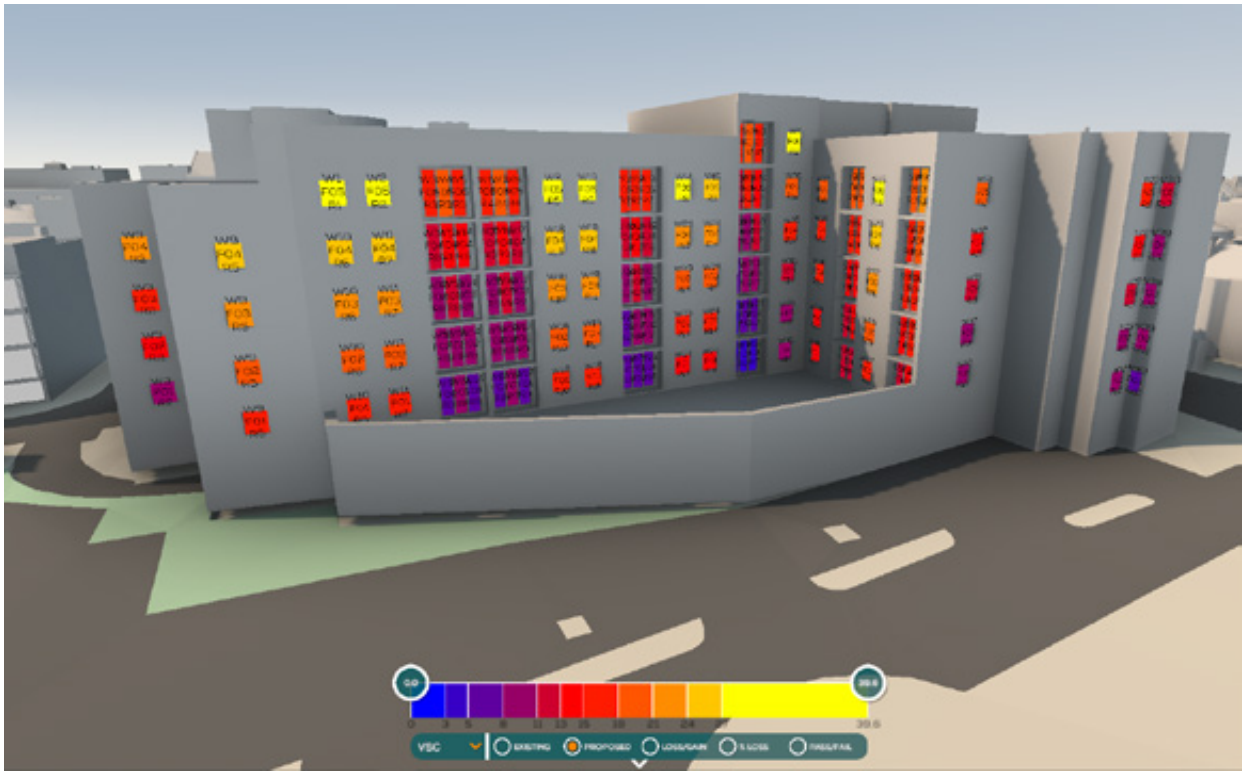
5.62 Any changes to the levels of sunlight within the 15 rooms material for consideration in sunlight terms will be fully BRE compliant with the Proposed Development in place.





ADDRESS	VERTICAL SKY COMPONENT					NO SKY LINE				
	WINDOW					ROOM				
	TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
			20-30	30-40	40+			20-30	30-40	40+
681-703 Vincent Square	58	37	6	2	13	30	30	0	0	0
Totals	58	37	6	2	13	30	30	0	0	0

OMNIBUS HOUSE



5.63 210 windows serving 107 site facing rooms have been modelled and analysed for daylight and 23 rooms have been modelled for sunlight as they have windows which face to within 90 degrees of due south.

DAYLIGHT

5.64 A summary of the VSC & NSL assessment results is on the opposite page.

5.65 Any changes in the daylight levels to 16 of the 107 rooms will be either fully BRE compliant or the changes will be no greater than 30% of the existing values.

5.66 It can be clearly seen from the technical images of the retained daylight levels of both this property and Omnibus House that, despite the potentially noticeable changes in daylight that the remaining rooms will experience with the Proposed Development in place, they will retain daylight levels that have previously been considered reasonable and acceptable in context.

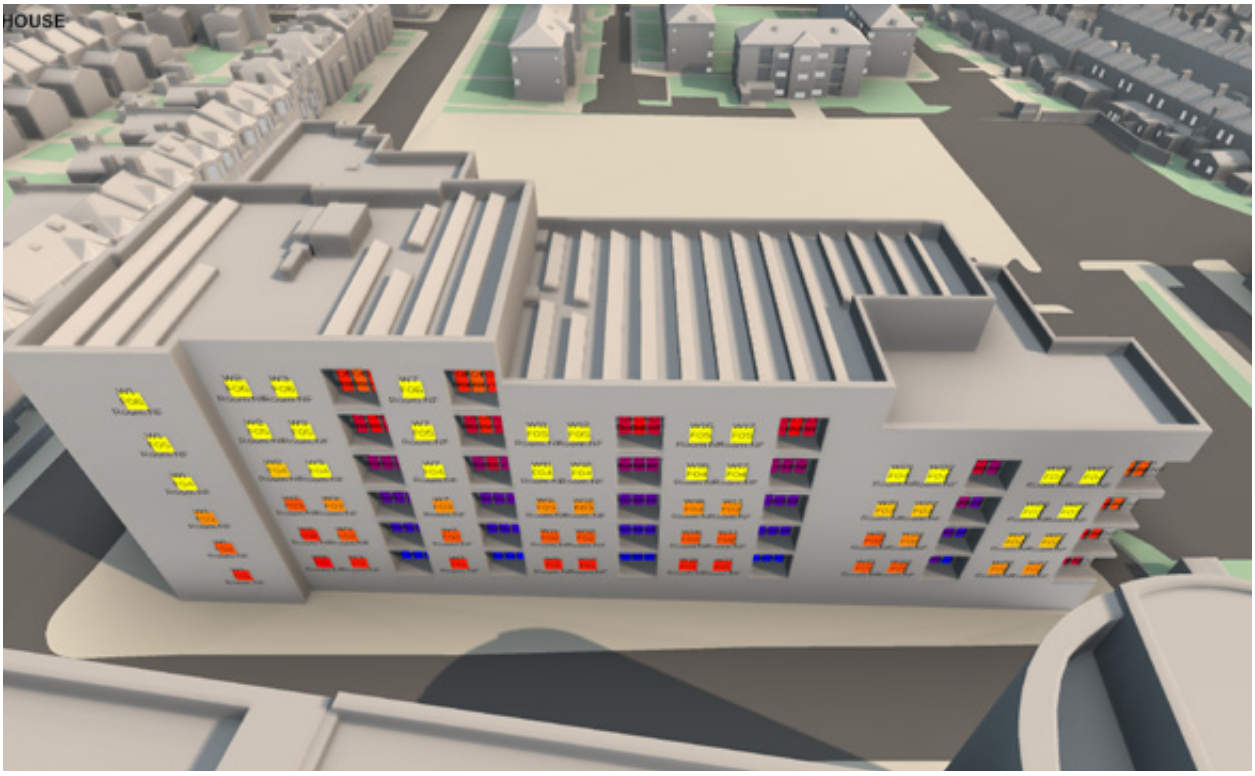
SUNLIGHT

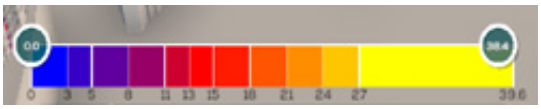
5.67 Any changes to the levels of sunlight within 18 of the 23 rooms material for consideration in sunlight terms will be fully BRE compliant with the Proposed Development in place.

5.68 The remaining 5 isolated rooms are all served by more that one window with the main window not being orientated to within 90 degrees of due south and the secondary window only able to derive sunlight amenity peripherally across the Site, which places an unreasonable burden on its development.

5.69 There are solar panels on the roof of this property. They have, therefore, been assessed in accordance with the BRE Guidelines.

5.70 None of the solar panels will experience a change in APSH which is greater than 10% the effect of the Proposed Development upon them is, therefore, BRE compliant.





ADDRESS	VERTICAL SKY COMPONENT					NO SKY LINE				
	WINDOW					ROOM				
	TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
			20-30	30-40	40+			20-30	30-40	40+
Omnibus House	210	49	19	39	103	107	43	2	9	53
Totals	210	49	19	39	103	107	43	2	9	53

ADDRESS	ANNUAL PROBABLE SUNLIGHT HOURS							
	ROOM							
	TOTAL	PASS	ANNUAL (%)			WINTER (%)		
			20-30	30-40	40+	20-30	30-40	40+
Omnibus House	23	18	0	0	5	0	0	4
Totals	23	18	0	0	5	0	0	4

6 OVERSHADOWING

GIA have undertaken overshadowing (SHOG) assessments of the shadow cast by the Proposed Development upon the surrounding areas of existing amenity space and the areas of amenity space within the Proposed Development. The technical analysis has been undertaken in accordance with the BRE handbook.

SURROUNDING SHOG

6.1 Assessments have been completed upon the following areas of surrounding amenity space:-

- The terraces serving Omnibus House;
- The Vincent Square central garden/park;
- The gardens serving the Wellesley Road properties; and
- The gardens serving the Moselle Avenue properties.

6.2 The location of these areas can be seen below and in Appendix 04 where the detailed analysis results can also be found.

6.3 In summary, whilst the construction of the Proposed Development will result in very small amounts of additional shadow falling upon some of the aforementioned areas of amenity space, the changes are no greater than 10.76% of the existing levels and so are, therefore, fully BRE compliant.

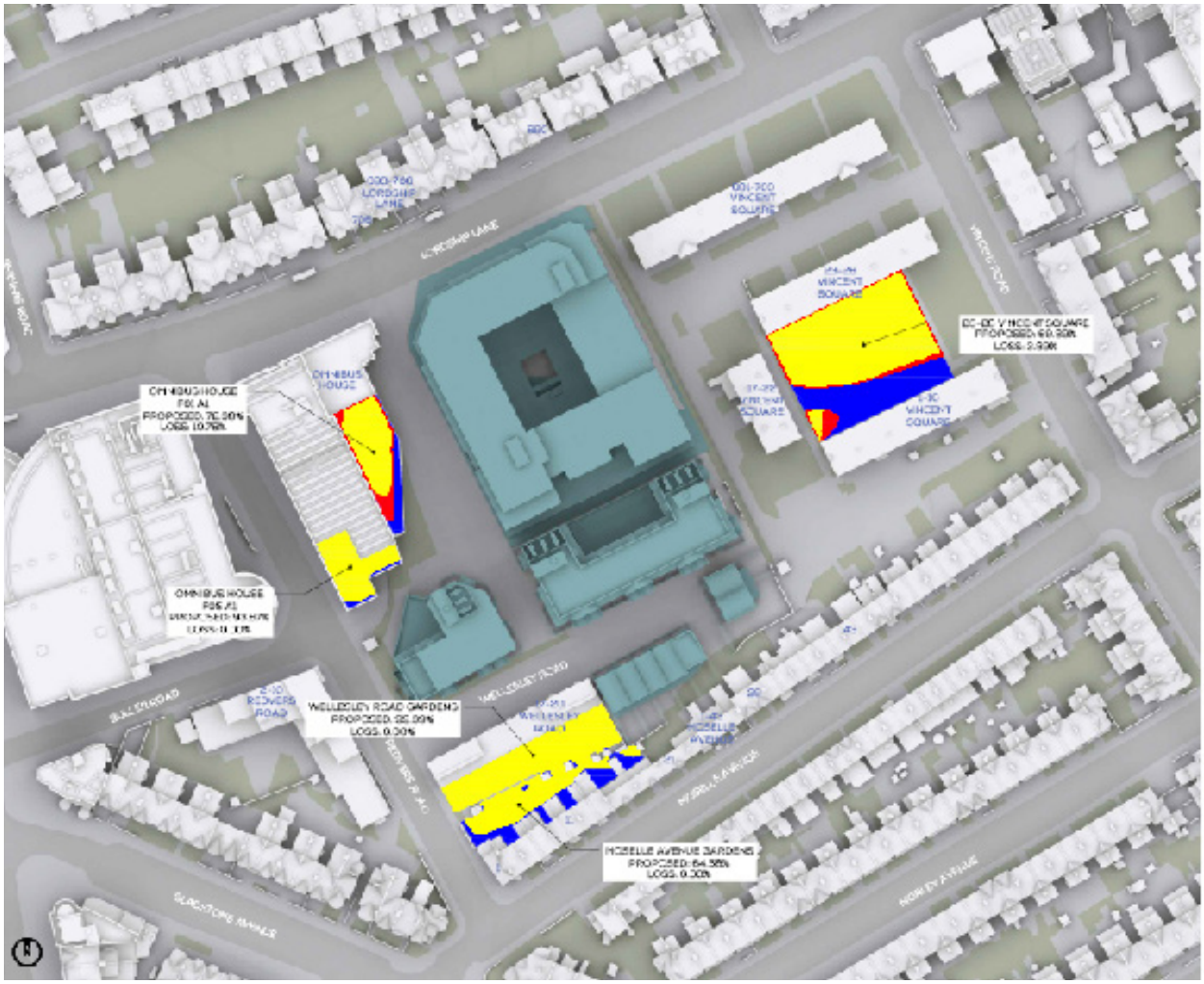


Figure 03: Surrounding SHOG

INTERNAL SHOG

6.4 Assessments have been completed upon the following 5 areas of amenity space within the Proposed Development:-

- Building A Courtyard
- Building B Courtyard
- Building C Courtyard
- Townhouse Gardens & Playspace
- Pocket Park

6.5 The location of these areas can be seen below and in Appendix 04 where the detailed analysis results can also be found.

6.6 In summary, apart from the internal courtyards serving Buildings A & C, the assessments show that, as all of the other areas will be able to benefit from at least 2 hours of SHOG to more than 50% of their areas on 21st March, they will be adequately sunlit throughout the year.

6.7 It is not unexpected that the internal courtyards will be unable to benefit from much SHOG when the sun is low in the sky. The amount of sunlight upon them during the summer months, when they are most likely to be frequented, has, therefore, also been assessed.

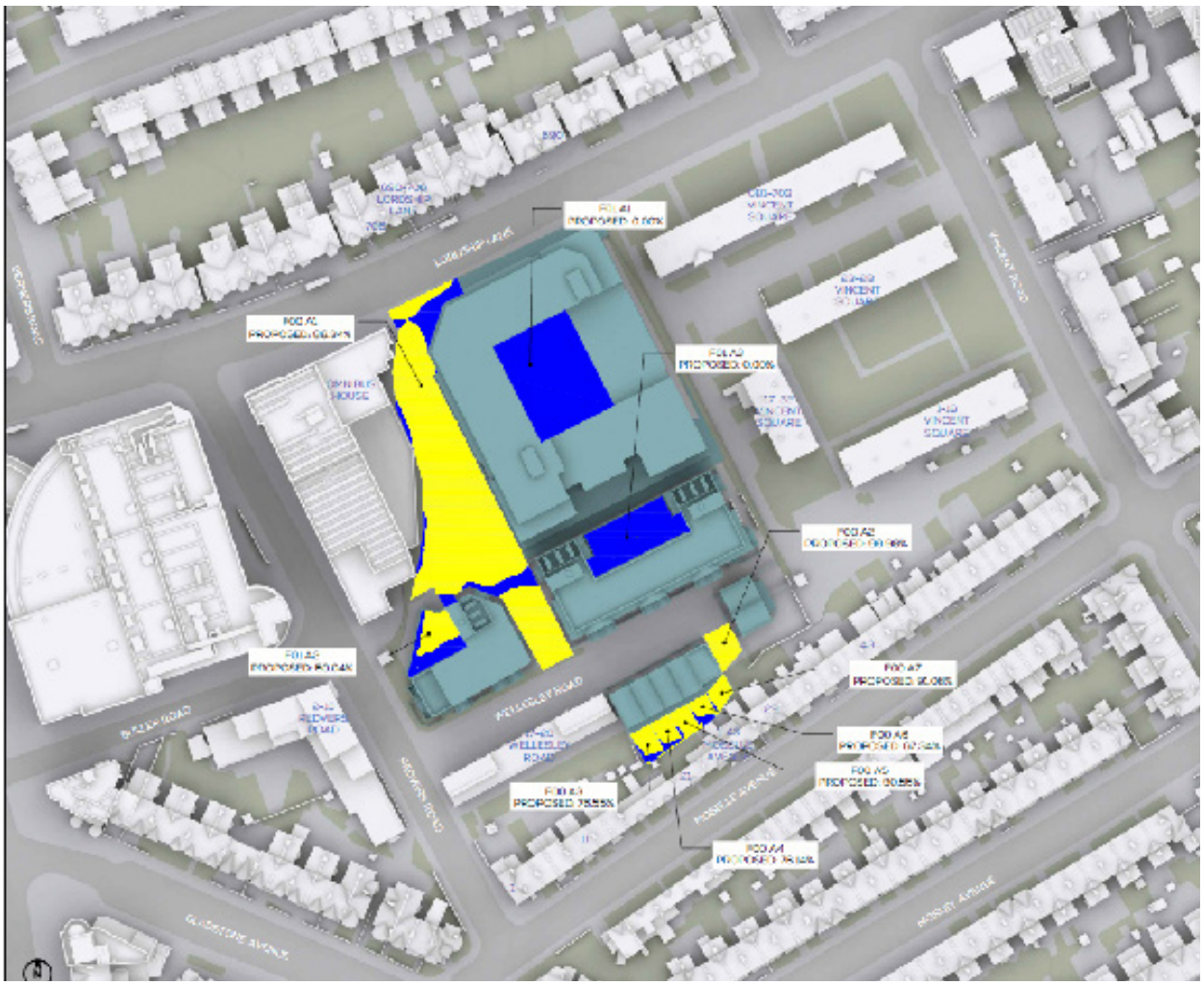


Figure 04: Internal SHOG

INTERNAL SUNLIGHT EXPOSURE

6.8 Detailed analysis results can be found at Appendix 4 and are summarised below.

6.9 The assessments show that, whilst there will still be areas of the Building A & C courtyards that will be in shade during the summer months, there are good proportions of both areas that will benefit from at least 3 hours of sunlight.

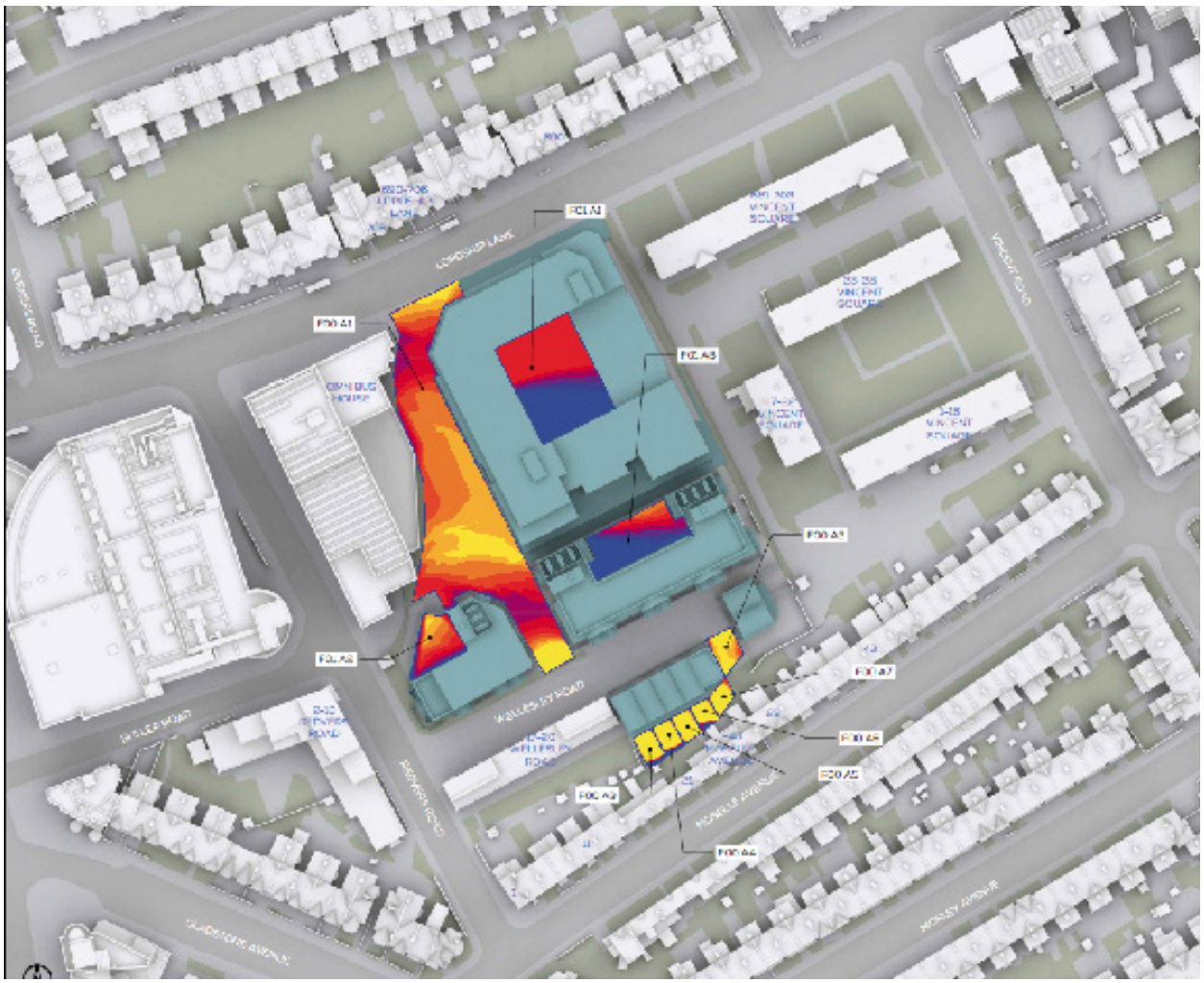


Figure 05: Internal Sunlight Exposure

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7 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the Proposed Development at Lordship Lane. The technical analysis has been undertaken in accordance with the BRE handbook.

7.1 The Site in its existing state is relatively underdeveloped compared to the surrounding area to its west. Development of the Site to be more in keeping with that area will, therefore, result in some changes in the levels of daylight and sunlight amenity within the surrounding residential properties that are beyond BRE guidance and, as such, potentially noticeable to the occupants of those properties.

7.2 That said, the levels of daylight and sunlight amenity that will be retained by the surrounding residential neighbours with the Proposed Development in place, are reasonable and have previously been considered acceptable in context.

7.3 In terms of overshadowing, whilst the construction of the Proposed Development will result in some small additional shadow upon some the surrounding gardens described and shown in section 6, these are all fully BRE compliant, which means that the users of those areas are unlikely to notice any change in their sunlight amenity

7.4 Apart from the internal courtyards serving Buildings A & C, the assessments also show that, as all of the other areas will be able to benefit from at least 2 hours of SHOG to more than 50% of their areas on 21st March, they will be adequately sunlit throughout the year.

7.5 Assessed on 21st June, the sunlight exposure testing of these two areas show that, whilst there will still be areas of the Building A & C courtyards that will be in shade during the summer months, there are good proportions of both areas that will benefit from at least 3 hours of sunlight.

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