

Former London Chest Hospital

Daylight, Sunlight and Overshadowing Report

February 2024



LATIMER
by Clarion Housing Group

FORMER LONDON CHEST HOSPITAL

DAYLIGHT, SUNLIGHT AND OVERSHADOWING REPORT

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1 Introduction

- 1.1 This Daylight, Sunlight and Overshadowing Report has been prepared by Point 2 Surveyors Ltd. on behalf of Latimer by Clarion Housing Group. It relates to the proposed development at the Former London Chest Hospital, Bonner Road, London, E2 9JX (“Proposed Development”).
- 1.2 The Proposed Development encompasses the refurbishment of the Grade II listed hospital and the erection of new residential blocks to accommodate a total of 274 homes. Of these, 50%, by habitable room, have been designated for affordable housing. Furthermore, the site-wide regeneration proposals include provisions for flexible commercial and community floorspace, substantial enhancements to the public realm, strategic landscaping (including the retention of protected trees), tree planting, and the allocation of blue badge parking bays. The veteran Mulberry Tree is retained in its location and will be accessible to the community.
- 1.3 The report assesses the effects that the Proposed Development will have on the daylight and sunlight amenity to the properties surrounding the site. It also considers the provision of daylight amenity within the proposed residential accommodation.
- 1.4 In relation to overshadowing, it considers the provision of sunlight amenity to the open spaces provided as part of the Proposed Development, as well as the effects on the relevant areas surrounding the site. This includes an assessment of the Regent’s Canal, in line with consultation comments from the Canal and Rivers Trust.

2 Planning Policy Relating to Daylight & Sunlight

National Planning Policy

- 2.1 **National Planning Policy Framework, 2023** - The NPPF sets out the Government's planning policies for England, and is a material consideration in planning decisions.

Chapter 11 of the NPPF deals with *"Making effective use of land."* Under the sub-heading *"Achieving appropriate densities"* it states at paragraph 129 that, *"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances: ...*

c) 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).

- 2.2 **Planning Practice Guidance** - The National Planning Practice Guidance (PPG) was launched in 2014, creating an online resource for planning practitioners. This has subsequently been updated, and is split into guidance categories.

- 2.3 In relation to guidance on effective use of land, the document states at paragraph 007 (Reference ID: 66-007-20190722) 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."*

- 2.4 **National Design Guide** – The Ministry of Housing, Communities & Local Government National Design Guide (2021) forms part of the Government's collection of planning practice guidance.

- 2.5 In respect to daylight and sunlight, the document states at paragraph 71, *"Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition - how they meet the ground and the sky; and environmental impacts, such as sunlight, daylight, overshadowing and wind. These need to be resolved satisfactorily in relation to the context and local character."*

Regional Planning Policy

2.6 In relation to daylight and sunlight, Policy D6(D) from the London Plan provides that:

“The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.”

Local Planning Policy

2.7 In relation to Daylight and Sunlight, Policy S.DH1 (Delivering high quality design) of the **Tower Hamlets Local Plan 2031 (January 2020)** states that, *“Development is required to meet the highest standards of design, layout and construction which respects and positively responds to its context, townscape, landscape and public realm at different spatial scales, including the character and distinctiveness of the borough’s 24 places (as shown on Figure 4) and their features. To achieve this, development must: ...*

h. use design and construction techniques to ensure that the development does not result in unacceptably harmful impacts arising from overheating, wind, air pollution, light pollution and noise pollution and the loss of sunlight and daylight, whilst optimising energy and waste efficiency.”

2.8 Policy D.DH8 (Amenity) states that, *“Development is required to protect and where possible enhance or increase the extent of the amenity of new and existing buildings and their occupants, as well as the amenity of the surrounding public realm. To achieve this, development must: ...*

c. ensure adequate levels of daylight and sunlight for new residential developments, including amenity spaces within the development

d. not result in an unacceptable material deterioration of the sunlight and daylight conditions of surrounding development and not resulting in an unacceptable level of overshadowing to surrounding open space and private outdoor space, and ...”

3 Assessment Guidance

3.1 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2022 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice'. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme.

3.2 Indeed, LBTH explicitly state that they expect the impact of developments to be assessed in relation to the methodology set out within this document.

3.3 In an urban location, frequently site constraints and the proximity of neighbouring buildings mean that some windows or rooms will fall short of the guideline figures. However, the BRE guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted flexibly.

3.4 While local planning authorities will consider the acceptability of a proposed scheme in relation to BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of a number of planning considerations.

3.5 In its introduction the BRE guidance states:

“The advice given here is not mandatory.....Although it gives numerical guidelines these should be interpreted flexibly.....For example in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable....”

3.6 This is also acknowledged in Chapter 11 of the NPPF, as set out in paragraph 2.1 above.

3.7 This need for flexibility is also highlighted by the Mayor of London Housing SPG (2016) at paragraphs 1.3.45 and 1.3.46:

“Policy 7.6Bd requires new development to avoid causing ‘unacceptable harm’ to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.

The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.”

- 3.8 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e., living rooms, bedrooms and kitchens) within residential properties. However, in relation to this site an assessment of the effects on St James-the-Less Church, located to the east of the site, has also been requested by LBTH.

4 BRE Assessment Methodology

- 4.1 To quantify the effects of the Proposed Development we have constructed a three dimensional computer model of the site and relevant neighbouring properties. We have then undertaken technical analysis to measure the light received by neighbouring properties both before and after the Development is constructed.
- 4.2 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.
- 4.3 The BRE guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL).
- 4.4 In terms of sunlight, we examine the BRE Annual Probable Sunlight Hours (APSH), and, in relation to Overshadowing, we apply the 2 Hour Sun on Ground guidance.
- 4.5 These measures of daylight and sunlight are discussed in the following paragraphs.

Diffuse Daylight

- 4.6 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.
- 4.7 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 4.8 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.
- 4.9 VSC targets apply to unfettered plain facades. The presence of balconies and external walkways can dramatically reduce VSC values at windows neighbouring a site, and for this reason, the VSC figures under balconies should not be used to judge the acceptability of proposed massing.
- 4.10 As detailed at paragraph 2.2.11 of the BRE guidelines -

“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.”

- 4.11 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.
- 4.12 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

Sunlight

- 4.13 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.
- 4.14 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).
- 4.15 The BRE guidelines state that ‘...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun’.
- 4.16 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room based figures.

Overshadowing

- 4.17 Section 3.3 of the BRE guidelines describes the method of assessment of the availability of sunlight within garden/amenity spaces. This relates to the proportion of shading on March 21st.
- 4.18 The BRE criteria for gardens or amenity areas are as follows, *‘It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity space should receive at least two hours of sunlight on 21 March. If as a result of a new development an existing garden or amenity space does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of amenity is likely to be noticeable.’*

Daylight within Proposed Developments

- 4.19 The 2022 BRE guidelines details a Climate Based Daylight Modelling (CBDM) methodology for assessing daylight within proposed developments. This replaces the old Average Daylight Factor (ADF) methodology that was detailed in the previous (2011) version. The new methodology is more complex and is a more accurate simulation of actual daylight levels, but has targets that are generally more difficult to achieve in an urban context.

Climate Based Daylight Modelling (CBDM)

- 4.20 The new CBDM methodology is based on the British Standard 'Daylight in Buildings' (BS EN17037). This contains advice and guidance on interior daylighting for all buildings across Europe but also has a UK National Annex which provides suggested targets for dwellings in the UK.
- 4.21 BS EN17037 supersedes BS 8206 Part 2 which was based on Average Daylight Factor (ADF) and is no longer recommended.
- 4.22 The CBDM methodology is based on target illuminances from daylight. This is the Daylight Illuminance (DI) to be achieved over half the area of the room (measured on a reference plane at tabletop level) for at least half of the daylight hours in a typical year. The calculations are based on weather data files which cover different regions of the UK. The calculations are done for each hour of the day for every day of the year. There are 8760 hours in the year, of which 4380 are daylight hours, and therefore the targets should be achieved for 2190 hours in the year. The methodology uses a more accurate sky model which simulates the movement of the sun throughout the day and accounts for the weather conditions at the time. As a result, CBDM accounts for the presence of sunlight and therefore the orientation of the rooms/windows is accounted for. A south facing room is likely to have access to higher levels of natural light than a north facing room and as a result, in order to comply a north facing room would typically need larger windows.
- 4.23 The UK National Annex gives illuminance recommendations of 100 Lux in bedrooms, 150 Lux in living rooms and 200 Lux in kitchens. These are median illuminances to be achieved over 50% of the assessment grid for at least half of the daylight hours.
- 4.24 Where a room has a shared use, the highest target should apply. However, it also says that Local Authorities could use discretion here and that a living room target of 150 Lux could be used for combined living/kitchen/dining room if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in the design. The 150 Lux target is applied to the LKD within this Development.
- 4.25 There is a further simplistic methodology based on daylight factors (not the same as the old ADF methodology) which can be used as an alternative to the CBDM methodology. This does not use climate-based data, but uses a simple fixed sky model. Since this alternative methodology is simplistic and does not account for the effect of sunlight, or the orientation of the room, it has not been used in our assessment.

Sunlight within Proposed Developments

- 4.26 For new buildings, the BRE guidelines refer to BS EN 17037 which recommends that a space should receive a minimum of 1.5 hours of sunlight on a selected date between 1st February and 21st March with cloudless conditions.
- 4.27 For dwellings, at least one habitable room, preferably a main living room, should achieve this minimum criterion. Whilst BS EN 17037 applies to all orientations, the BRE guidelines state that if the room faces significantly north of due east or west, the criterion is unlikely to be met.

5 Sources of Information

Point 2 -	3d Laser scan site survey Site Photographs
AHMM -	Proposed Scheme Received Model (received 24/11/23) DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

- 5.1 The Laser scan site survey was undertaken in July 2022, and this is also when the site photographs were taken. The laser scanner emits beams that bounce off objects enabling the creation of a field of millions of points that is a dimensionally accurate representation of the site in a 3d computer environment. This is then traced using a CAD software package to create the analysis model used in the assessments.
- 5.2 The CAD model provided by AHMM was inserted into this analysis model to test the effects of the Proposed Development.

6 Parameters and Assumptions

- 6.1 Our understanding of the existing site and surrounding properties was established from the site survey information, and site photographs.
- 6.2 In areas surrounding the site where access was not available, we have made reasonable estimates as to window positions and size with reference to site photography and aerial imagery available online.
- 6.3 Where floor plan information for properties surrounding the site could not be obtained, reasonable assumptions have been made as to the internal configuration of the rooms behind the fenestration. Unless the building form dictates otherwise, residential rooms have generally been assumed to be 4.2 m deep or half the depth of the building.
- 6.4 In relation to the CBDM assessment of the daylight and sunlight within the Proposed Development, the following assumptions and parameters have been used. Light-coloured internal finishes have been used and therefore, in accordance with paragraph C24 of Appendix C of the new BRE guidelines, the following Reflectance values have been used: light pastel walls with a reflectance of 0.7, light wood veneer floors/ cream carpets with a reflectance of 0.4, and white ceilings with a reflectance of 0.8. All external reflectances have been assumed to 0.2 as per the guidelines.
- 6.5 A glazing transmittance factor of 0.68 has been used for the windows, and for the new build elements of the scheme a framing factor of 0.8 has been derived from the dimensions for typical windows shown on the architects' drawings. For the retained building on the site, the windows frames have been taken directly from the architects' model. A maintenance factor of 8% has been allowed to account for the effect of dirt on the glass in an urban environment, as detailed at paragraph C27 of the guidelines.
- 6.6 The room assessment grid area excludes a 300mm band around the perimeter of the room, as per the paragraph C28 of the guidelines.

7 The Site



Drawing Number: P3145/14 – 3D View –Existing Buildings

- 7.1 The site is located in the London Borough of Tower Hamlets (LBTH).
- 7.2 Our understanding of the site location and existing buildings can be seen within drawings P3145/13-15 that can be found within Appendix 1.
- 7.3 It should be noted that LBTH has provided a list of cumulative schemes (some of which have already been granted planning permission, and some of which are likely to be determined prior to the application for the Proposed Development) that also require consideration as part of the Planning Application. These are in addition to those that were provided at Table 2.4 of the Scoping Request Report.
- 7.4 Table 2.4 of the Scoping Request Report, and the subsequent list provided by LBTH are included in Appendix 7 of this report.
- 7.5 Having reviewed these applications, it is clear that none will have any effect on either the daylight or sunlight amenity to any of the properties that require detailed consideration as part of this report. As such a cumulative daylight and sunlight assessment is not required.

8 The Proposed Scheme



Drawing Number: P3145/17 – 3D View – Proposed Scheme

- 8.1 Our understanding of the Proposed Scheme is illustrated in drawings P3145/16-18 contained within Appendix 1.

9 Appropriate Daylight Targets

- 9.1 The default nationwide BRE numerical criteria are based on 25 degree development angles, which are frequently inappropriate, and indeed unachievable, in urban areas.
- 9.2 This is openly acknowledged by the BRE, and in its introduction, the BRE guide itself urges that the guidelines be interpreted flexibly:
- 9.3 “The advice given here is not mandatory.....Although it gives numerical guidelines these should be interpreted flexibly.....For example in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable....”
- 9.4 As detailed in Section 3 above, this need for flexibility is also acknowledged in the NPPF and the Mayor of London Housing SPG.
- 9.5 The Site is currently occupied by a range of medium and low rise buildings. The buildings located close to the site boundary are generally single or two storey structures, and the western corner of the site is currently vacant. The low levels of massing towards the edge of the site mean that existing light levels to the surrounding properties are very good, and unusually so for an urban location.
- 9.6 It is therefore likely that any scheme that achieves the required densities on the site will result in some proportional reductions that are in excess of default BRE guidance. Accordingly, it is important to consider the retained levels of amenity and whether they are commensurate with those appropriate for an urban location.
- 9.7 Appendix F of the BRE guidelines provides advice on setting alternative targets for access to daylight and sunlight. In relation to the default targets it says; *“These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location.”* It goes on to provide a *“..hypothetical example of a mews in a historic city centre, where the obstruction angle from ground floor window level might be close to 40°. This would correspond to a VSC of 18%, which could be used as a target value for ground floor windows in that street.”*
- 9.8 In many urban areas, development angles of 40 degrees, or more, are common and a VSC of 18% has been a reasonable and accepted level of daylight in many desirable urban areas for well over a century.
- 9.9 In recent years the need to make best use of available land means that the redevelopment of previously comparatively low rise, low density sites has required an increase in density, with corresponding increases in typical development angles and reductions in daylight. In many recent developments, therefore, angles of greater than 40 degrees are not uncommon. VSC targets in the mid-teens have frequently been considered acceptable by local authorities, the Greater London Authority (“GLA”) and Inspectors at appeal.

- 9.10 As detailed in Section 4 above, such targets apply to unfettered plain facades. The presence of balconies and external walkways can dramatically reduce VSC values at windows neighbouring a site, and for this reason, the VSC figures under balconies should not be used alone to judge the acceptability of proposed massing.
- 9.11 Where balconies are present, we therefore present two sets of VSC figures - one with these obstructions in place, and one with their effect removed from the calculations.

10 The Surrounding Properties

10.1 The following surrounding properties have been considered due to their proximity to the development site.

- Reynold House
- Cleland House
- Goodrich House
- Rosebery House
- Sankey House
- The Vicarage, St James's Avenue
- St James-the-Less Church
- Pomeroy House
- 76-116 (even) Bonner Road
- 41 Sewardstone Road

10.2 The locations of the above properties are shown in the drawings within Appendix 1.

10.3 The locations of the windows assessed are shown on the drawings contained within Appendix 2, and a full detailed set of daylight and sunlight figures for each window/room assessed can be found in Appendix 3.

10.4 In relation to daylight, a total of 743 windows serving 498 rooms within 30 properties have been assessed.

10.5 The proportional reductions in daylight are summarised by tables 10.1 (VSC) and 10.2 (NSL) below. Table 10.3 summarises the VSC assessment with the effects of balconies removed from the calculations.

10.6 In relation to sunlight, a total of 468 windows serving 386 rooms have been assessed. The results of the APSH assessment are summarised by table 10.4 below.

Table 10.1 - VSC SUMMARY						
Address	Total No. of Windows	Total that Meet BRE Guidelines	Below BRE Guidelines			Total
			20-30% Loss	30-40% Loss	>=40% Loss	
REYNOLDS HOUSE,	75	74	1	0	0	1
CLELAND HOUSE	52	33	17	1	1	19
GOODRICH HOUSE	52	35	15	2	0	17
ROSEBERRY HOUSE	105	72	21	5	7	33
SANKEY HOUSE	80	35	30	9	6	45
VICARAGE, ST JAMES'S AVENUE	8	4	3	1	0	4
ST JAMES THE LESS CHURCH	17	16	1	0	0	1
POMEROY HOUSE	60	51	6	2	1	9
116 BONNER ROAD	11	11	0	0	0	0
114 BONNER ROAD	12	11	1	0	0	1
112 BONNER ROAD	12	10	2	0	0	2
110 BONNER ROAD	12	10	2	0	0	2
108 BONNER ROAD	12	10	2	0	0	2
106 BONNER ROAD	12	9	3	0	0	3
104 BONNER ROAD	12	9	3	0	0	3
102 BONNER ROAD	12	10	2	0	0	2
100 BONNER ROAD	10	7	3	0	0	3
98 BONNER ROAD	10	7	3	0	0	3
96 BONNER ROAD	10	7	3	0	0	3
94 BONNER ROAD	10	5	5	0	0	5
92 BONNER ROAD	10	6	4	0	0	4
90 BONNER ROAD	10	6	4	0	0	4
88 BONNER ROAD	10	8	2	0	0	2
86 BONNER ROAD	10	7	3	0	0	3
84 BONNER ROAD	12	12	0	0	0	0
82 BONNER ROAD	10	9	1	0	0	1
80 BONNER ROAD	10	10	0	0	0	0
78 BONNER ROAD	10	10	0	0	0	0
76 BONNER ROAD	10	10	0	0	0	0
41 SEWARDSTONE ROAD	67	58	8	1	0	9
Total	743	562	145	21	15	181

Table 10.2 - NSL SUMMARY						
Address	Total No. of Rooms	Total that Meet BRE Guidelines	Below BRE Guidelines			Total
			20-30% Loss	30-40% Loss	>=40% Loss	
REYNOLDS HOUSE	75	75	0	0	0	0
CLELAND HOUSE	47	47	0	0	0	0
GOODRICH HOUSE	47	47	0	0	0	0
ROSEBERRY HOUSE	69	69	0	0	0	0
SANKEY HOUSE	60	58	2	0	0	2
VICARAGE, ST JAMES'S AVENUE	7	3	0	4	0	4
ST JAMES THE LESS CHURCH	1	1	0	0	0	0
POMEROY HOUSE	36	36	0	0	0	0
116 BONNER ROAD	4	4	0	0	0	0
114 BONNER ROAD	4	4	0	0	0	0
112 BONNER ROAD	4	4	0	0	0	0
110 BONNER ROAD	4	4	0	0	0	0
108 BONNER ROAD	4	4	0	0	0	0
106 BONNER ROAD	4	4	0	0	0	0
104 BONNER ROAD	4	3	1	0	0	1
102 BONNER ROAD	6	5	0	1	0	1
100 BONNER ROAD	6	5	0	0	1	1
98 BONNER ROAD	6	5	0	0	1	1
96 BONNER ROAD	6	5	0	0	1	1
94 BONNER ROAD	6	5	0	0	1	1
92 BONNER ROAD	6	5	0	0	1	1
90 BONNER ROAD	6	5	0	1	0	1
88 BONNER ROAD	6	5	0	1	0	1
86 BONNER ROAD	6	5	1	0	0	1
84 BONNER ROAD	6	5	1	0	0	1
82 BONNER ROAD	6	6	0	0	0	0
80 BONNER ROAD	6	6	0	0	0	0
78 BONNER ROAD	6	6	0	0	0	0
76 BONNER ROAD	6	6	0	0	0	0
41 SEWARDSTONE ROAD	44	42	1	1	0	2
Total	498	479	6	8	5	19

Table 10.3 - VSC SUMMARY - Balcony effects removed from calculations

Address	Total No. of Windows	Total that Meet BRE Guidelines	Below BRE Guidelines			Total
			20-30% Loss	30-40% Loss	>=40% Loss	
REYNOLDS HOUSE,	75	75	0	0	0	0
CLELAND HOUSE	52	52	0	0	0	0
GOODRICH HOUSE	52	52	0	0	0	0
ROSEBERRY HOUSE	105	79	22	1	3	26
SANKEY HOUSE	80	58	22	0	0	22
VICARAGE, ST JAMES'S AVENUE	8	4	3	1	0	4
ST JAMES THE LESS CHURCH	17	16	1	0	0	1
POMEROY HOUSE	60	52	5	2	1	8
116 BONNER ROAD	11	11	0	0	0	0
114 BONNER ROAD	12	11	1	0	0	1
112 BONNER ROAD	12	10	2	0	0	2
110 BONNER ROAD	12	10	2	0	0	2
108 BONNER ROAD	12	10	2	0	0	2
106 BONNER ROAD	12	9	3	0	0	3
104 BONNER ROAD	12	9	3	0	0	3
102 BONNER ROAD	12	10	2	0	0	2
100 BONNER ROAD	10	7	3	0	0	3
98 BONNER ROAD	10	7	3	0	0	3
96 BONNER ROAD	10	7	3	0	0	3
94 BONNER ROAD	10	5	5	0	0	5
92 BONNER ROAD	10	6	4	0	0	4
90 BONNER ROAD	10	6	4	0	0	4
88 BONNER ROAD	10	8	2	0	0	2
86 BONNER ROAD	10	7	3	0	0	3
84 BONNER ROAD	12	12	0	0	0	0
82 BONNER ROAD	10	9	1	0	0	1
80 BONNER ROAD	10	10	0	0	0	0
78 BONNER ROAD	10	10	0	0	0	0
76 BONNER ROAD	10	10	0	0	0	0
41 SEWARDSTONE ROAD	67	63	4	0	0	4
Total	743	635	100	4	4	108

Address	Total No. Rooms	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines							
			Below Threshold for Winter APSH				Below Threshold for Total APSH			
			20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total
CLELAND HOUSE	47	39	0	0	8	8	6	1	1	8
GOODRICH HOUSE	47	47	0	0	0	0	0	0	0	0
ROSEBERRY HOUSE	69	65	1	0	3	4	0	1	3	4
SANKEY HOUSE	60	45	2	2	10	14	4	9	2	15
VICARAGE, ST JAMES'S AVENUE	6	5	0	0	1	1	1	0	0	1
ST JAMES THE LESS CHURCH	1	1	0	0	0	0	0	0	0	0
POMEROY HOUSE	36	34	0	0	0	0	2	0	0	2
116 BONNER ROAD	1	1	0	0	0	0	0	0	0	0
41 SEWARDSTONE ROAD	44	44	0	0	0	0	0	0	0	0
Total	386	355	3	2	22	27	14	11	6	31

10.7 The effects on the daylight and sunlight amenity to each property are discussed in detail below.

Reynolds House

10.8 These flats are located to the west of the site.

Daylight –

10.9 There will be no noticeable reductions in daylight amenity to the main habitable accommodation within the property.

10.10 VSC reductions to all but 1 site facing window will fully accord with default BRE numerical guidance. This window (W4/10) is located under a canopy, and serves the entrance hall to the property. As such it is not material for assessment.

10.11 Reductions in NSL fully accord with BRE guidance, with the majority of rooms not experiencing any NSL loss.

10.12 The effects on this property are therefore acceptable, and it will retain excellent access to daylight after development.

Sunlight –

10.13 Reductions in sunlight to the property fully accord with BRE APSH guidance. The only window that would experience a reduction in APSH that is in excess of the BRE APSH assessment criteria is W4/10 that serves the entrance hall. As such it is not material for assessment.

10.14 The property will retain excellent access to sunlight after development, with all main habitable rooms retaining more than the default BRE target of 25% APSH.

Cleland House

10.15 These flats are located to the north-east of the site.

10.16 The majority of the site facing windows are located under access decks, and appear to serve hallways, bathrooms, small kitchens and bedrooms. The main living rooms within the property are located on the opposite side of the block and will be unaffected by the redevelopment of the site.

Daylight –

10.17 While reductions in VSC to the majority of windows serving this property fully accord with the default BRE assessment criteria, there are 19 windows that will experience proportional reductions in excess of the guideline 20%.

10.18 All of these windows are located under access decks, restricting their access to daylight. With the effects of the access decks removed from the calculations (in line with BRE guidance), the maximum proportional reduction to any window would be 15.8%.

10.19 This demonstrates that the proposed development will not have any material effect on the levels of daylight reaching the property.

10.20 Considering NSL, reductions are small and in full accordance with BRE guidance. The majority of rooms will not experience any NSL reductions, and the maximum proportional reduction to any room is 15.8%, which is well within the guideline 20%.

10.21 The daylight effects on this property are therefore acceptable.

Sunlight –

10.22 Reductions in sunlight to 39 of the 47 rooms assessed fully accord with BRE APSH guidance, and the maximum absolute reduction in APSH to any of the remaining 8 rooms is 6%. This is not significantly in excess of the guideline threshold of 4%.

10.23 We also note that the reductions to 7 of these 8 rooms are solely due to reductions in winter sunlight. This situation is not unusual in an urban location - for example, in midwinter the sun's maximum elevation is around 15 degrees above the horizon, and this is lower than a typical urban skyline. Of the 6% absolute reduction in APSH to the remaining room (R13/20), 5% is due to a reduction in winter sunlight.

10.24 These 8 rooms are all located behind access decks, restricting their access to sunlight, and again the main living rooms are located on the opposite side of the property.

10.25 The overall effects on the sunlight amenity to this property are very minor, and as such are acceptable.

Goodrich House

10.26 These flats are located to the east of the site.

10.27 The majority of the site facing windows are located under access decks, and appear to serve hallways, bathrooms, small kitchens and bedrooms. The main living rooms within the property are located on the opposite side of the block and will be totally unaffected by the redevelopment of the site.

Daylight –

10.28 While reductions in VSC to the majority of windows serving this property fully accord with the default BRE assessment criteria, there are 17 windows that will experience reductions in excess of the guideline 20%.

10.29 All of these windows are located under access decks, restricting their access to daylight. With the effects of the access decks removed from the calculations (in line with BRE guidance), the maximum proportional reduction to any window would be 12.7%.

10.30 This demonstrates that the proposed development will not have any material effect on the levels of daylight reaching the property.

10.31 Considering NSL, any reductions are negligible. Only 5 of the rooms assessed will experience any NSL losses, and the maximum proportional reduction to any room is 1.8% (significantly less than the guideline 20%).

10.32 The daylight effects on this property are therefore acceptable.

Sunlight –

10.33 Reductions in sunlight are small and in full accordance with BRE APSH guidance.

Rosebery House

10.34 These flats are located to the east of the site.

Daylight –

10.35 While reductions in VSC to the majority of the 105 windows assessed fully accord with the default BRE assessment criteria, there are 33 windows that will experience proportional reductions in excess of the guideline 20%.

10.36 With the effects of the balconies removed from the calculations (in line with BRE guidance) this is reduced to 26 windows.

10.37 Of these 26 windows, 24 are located in the site facing elevation in closest proximity to the site (windows W1-8/40, W1-8/41 and W1-8/42 as shown on drawing P3145/WM/04 contained within Appendix 2).

- 10.38 The remaining 2 windows (W14/40 and W16/42, located in the next section of the property to the east) receive low levels of light in the existing situation due to their recessed location. The absolute reductions in VSC to these windows (1.1% and 1.8% respectively) are not material.
- 10.39 Considering the site facing elevation in closest proximity to the site in more detail, the windows in this location that are not recessed into the building experience proportional reductions in VSC of between 21.2% and 28.5%. This is not significantly more than the guideline 20%.
- 10.40 The 4 ground floor windows in this location (W1/40, W5/40, W6/40 and W7/40) all retained VSC values of at least 22.9%, and this represents a very good level of daylight for an urban location.
- 10.41 This demonstrates that the property will continue to have good access to daylight after development, and therefore the minor effects are considered acceptable.
- 10.42 This is supported by the NSL analysis that shows that any reductions fully accord with BRE guidance.

Sunlight –

- 10.43 In relation to sunlight, reductions to 65 of the 69 rooms assessed fully accord with BRE APSH guidance. The remaining 4 rooms are all located behind balconies, restricting their access to sunlight.
- 10.44 Overall levels of sunlight reaching the property will remain excellent after development. For example, ground floor windows W1/40, W5/40, W6/40 and W7/40 (those in closest proximity to the site that are not overhung by balconies) will retain at least 39% of total APSH, with at least 11% in winter. This is comfortably more than the guideline 25%, with at least 5% in winter.
- 10.45 The overall effects on the sunlight amenity to this property are very minor and are therefore considered acceptable.

Sankey House

- 10.46 These flats are located to the east of the site.

Daylight –

- 10.47 Reductions in VSC to 35 of the 80 windows assessed fully accord with the default BRE assessment criteria.
- 10.48 Of the remaining 45 windows, 30 experience proportional reductions in VSC of between 20% and 30% (i.e., not significantly more than the guideline 20%). The remaining 15 windows, that experience larger reductions, are all located under balconies that restrict their access to daylight.

10.49 With effects of the balconies removed from the calculations these 15 windows would experience proportional reductions of between 16.3% and 25%, with only 5 window experiencing reductions of more than the guideline 20%. The windows would also all retain a VSC value of at least 24.8%.

10.50 This demonstrates that there will not be a significant effect on levels of daylight reaching the property, and overall retained amenity remains very good for an urban location.

10.51 We therefore consider the effects on the property to be acceptable.

10.52 This is further supported by the NSL analysis which shows that only 2 rooms will experience reductions of more than the guideline 20%. The reductions to these rooms of 20.8% and 25.3% are not significantly in excess of guidance.

Sunlight –

10.53 In relation to sunlight, reductions to 45 of the 60 rooms assessed fully accord with BRE APSH guidance. The remaining rooms all have their access to sunlight from the south blocked to some degree by the protruding balconies.

10.54 Overall levels of sunlight to the property will remain very good after development. The ground floor windows that are not located behind, or directly adjacent to balconies, will all retain at least 36% of APSH. This is comfortably more than the default guideline target of 25%. Although the windows behind the balconies receive lower levels of sunlight, the balconies themselves will all retain excellent access to sunlight after development.

10.55 The overall effects on the sunlight amenity to this property are therefore considered acceptable.

Vicarage, St James's Avenue

10.56 This property is located to the east of the site.

Daylight –

10.57 The existing site building directly opposite this property is single storey, meaning that the property currently receives particularly good levels of daylight.

10.58 While there will therefore be some reductions in daylight that breach default guidance, retained levels of daylight to the property remain good, with all the windows assessed retaining a VSC of at least 23.5%.

10.59 Furthermore, only 1 window (ground floor window W3/70) will experience a proportional reduction in VSC of more than 30%, and it is noted that this window serves a dual aspect room. The other window serving this room is located in the flank wall, and will not be noticeably affected by the redevelopment of the site.

10.60 The overall effect on this room will therefore not be material, and this is supported by the NSL analysis that shows that there will be no NSL reduction.

10.61 The daylight effects on this property are therefore considered acceptable.

Sunlight –

10.62 In relation to sunlight, reductions to 5 of the 6 rooms assessed fully accord with BRE AP SH guidance.

10.63 The remaining room (R1/62 served by window W1/62) will retain 35% of AP SH. This is an excellent level of sunlight, and comfortably above the 25% default BRE target.

10.64 The room does not achieve guidance due to a reduction in winter sunlight. This situation is not unusual in an urban location - for example, in midwinter the sun's maximum elevation is around 15 degrees above the horizon, and this is lower than a typical urban skyline.

10.65 We also note that the window is predominantly west facing, and is located in the portion of the property that is set back from the main front elevation. Accordingly, its view to the south is blocked by the main portion of the property, meaning that the winter sunlight it currently receives is from very low elevation angles above the single storey massing opposite. It is therefore inevitable that there will be some reductions.

10.66 The overall effects on the sunlight amenity to this property are acceptable.

St James The Less Church

10.67 This church – located to the east of the site.

10.68 We have considered the effects on the large main window to the front of the building, as well as those to the sides that also serve the nave.

Daylight –

10.69 The proportional reduction in VSC to the main front window (W7/80) is 29.8%. While this is in excess of the default guideline 20%, existing light levels are extremely good for an urban location as the site massing opposite is very modest.

10.70 The retained VSC value of 21.5% remains good for an urban location, and we also note that none of the side windows will experience a proportional reduction of more than 4.4%.

10.71 We have also undertaken a further calculation to calculate the average VSC figures (weighted by window area) for the windows serving the nave, and find that the overall proportional reduction does not exceed the guideline 20%.

10.72 Overall, there will therefore not be a material effect on the church, and it will continue to be well day-lit after development.

10.73 This is supported by the NSL analysis, which shows that there will be no NSL reduction.

Sunlight –

10.74 In relation to sunlight, while there will be some effect on the main front window, overall, the nave will retain 90% of APSH after development, with 25% in winter.

10.75 This is significantly more than the default targets of 25% of APSH with at least 5% in winter.

10.76 The overall effects on sunlight amenity to the church are therefore acceptable.

Pomeroy House

10.77 This property is located to the south-east of the site.

10.78 It consists of retail units at ground floor, with flats above.

Daylight –

10.79 Reductions in VSC to 51 of the 60 windows assessed fully accord with the default BRE assessment criteria.

10.80 The 9 windows that experience larger proportional reduction are all located under recessed balconies. Eight of these windows are small secondary windows to the spaces they serve.

10.81 It is clear that overall, there will be no material effect on the daylight amenity to this property. All the 1st floor windows that are not recessed under balconies will retain a VSC of at least 32.7% after development. This is an excellent level of daylight and comfortably exceeds the default BRE target of 27%.

10.82 Considering NSL, there will be no reductions.

Sunlight –

10.83 In relation to sunlight, reductions to 34 of the 36 rooms assessed fully accord with BRE APSH guidance.

10.84 The remaining 2 rooms (R2/91 served by window W3/91, and R2/92 served by window W3/92) are located behind recessed balconies that restrict their access to sunlight. The absolute reduction in APSH to both these rooms is 5% (i.e., only 1% more than the 4% threshold provided by the BRE).

10.85 Overall, the property will retain excellent access to sunlight after development, with the main, unfettered windows in the front elevation all retaining at least 46% of APSH after development.

10.86 The effects on sunlight amenity to this property are therefore considered acceptable.

78-116 (even) Bonner Road

10.87 These terraced properties are located to the south of the site.

Daylight –

- 10.88 Reductions in daylight (both in terms of VSC and NSL) to numbers 76-80 at the western end of the row, and to number 116 at the eastern end, are small and in full accordance with BRE guidance.
- 10.89 Considering the remaining properties, VSC reductions to 143 of the 186 windows assessed fully accord with the default BRE assessment criteria. Proportional reductions to the remaining windows are all between 20% and 30%, and therefore not significantly more than the guideline 20%. These windows are all located at ground or lower ground floor level and form a total of 28 bay windows, each consisting of a main window and 2 side windows.
- 10.90 We have also calculated the average VSC figures (weighted by window area) for these bay windows, and find that the overall proportional reductions to 11 are within the guideline 20%. The overall proportional reductions to the remaining 17 bays range from 20.5% to 25.4%, with only 6 (the lower ground floor bay within numbers 90, 94, 98, 100, 104 and 106) experiencing average VSC reductions of more than 22%.
- 10.91 Despite the existing massing at the southern end of the site being modest, the overall VSC reductions to these properties are therefore very minor. Furthermore, all the primary windows, including those at lower ground floor level, will retain VSC values of more than 23% after development. This represents a very good level of daylight for an urban location.
- 10.92 Considering NSL, while there will be some reductions to lower ground floor rooms within numbers 84-104 that exceed the guideline 20%, any reductions to rooms at ground floor and above are within guidance.
- 10.93 The overall reductions in daylight to these properties are no more than minor. As such the effects are considered acceptable, particularly giving consideration to the urban location and modest existing site massing.

Sunlight –

- 10.94 As the site facing elevation to this terrace is not orientated within 90 degrees of south, sunlight is not an issue.

41 Sewardstone Road

- 10.95 These flats are located to the north-west of the site.

Daylight –

- 10.96 Reductions in VSC to 58 of the 67 windows assessed fully accord with the default BRE assessment criteria.
- 10.97 Of the remaining 9 windows, proportional reductions to 8 are between 21.8% and 28.5%. This is not significantly more than the guideline 20%.

10.98 The remaining window (W8/141) is located under a balcony that restricts its access to daylight. With the effects of the balcony removed from the calculation (in line with BRE guidance) the window would retain a VSC of 28.4% after development. This is more than the default BRE target of 27%, and accordingly the reduction to this window is acceptable.

10.99 Considering NSL, reductions to all but 2 rooms fully accord with guidance. These 2 rooms (R3/140 and R4/141) experience reductions of 21.9% and 38.3% respectively.

10.100 Overall retained levels of daylight to the property will remain very good after development, and the effects are considered acceptable.

Sunlight –

10.101 In relation to sunlight, any reductions fully accord with BRE APSH guidance.

11 Overshadowing

- 11.1 We have considered the overshadowing effects on the open space amenity areas outside Reynolds House to the west of the site, and Rosebery House and Sankey House to the east of the site. We have also considered the effect on the Regent's Canal to the north, in line with consultation comments from the Canal and Rivers Trust. These comments are included at Appendix 8.
- 11.2 Drawing P3145/SHA/01 contained within Appendix 4 shows that the open space amenity areas directly neighbouring the site will not be materially affected by the redevelopment of the site.
- 11.3 Any reduction in the area of each space that can receive 2 hours of direct sunlight on March 21st will be minimal, and over 90% of the area of each space will continue to be able to receive 2 hours of sunlight after development. The effects on the spaces therefore fully accord with BRE overshadowing guidance.
- 11.4 To assess the effects on Regent's Canal, we have undertaken a 'Time in Sun' analysis. The results of the assessment are shown on drawing P3145/TIS/01 contained within Appendix 4. This drawing shows the potential duration of sunlight over the tested area on March 21st, in both the existing and proposed situations.
- 11.5 The drawing shows that there will be no more than a minimal change in levels of sunlight amenity to the Regent's Canal and surrounding area on March 21st, and no change in the area that can receive at least 2 hours of sunlight. The canal itself is unaffected as the proposal will not cast shadows that reach it on this date, and accordingly the same will be the case throughout the summer.
- 11.6 The overshadowing effects of the proposal fully accord with BRE guidance.

12 Internal Daylight and Sunlight Study

Daylight

- 12.1 To assess daylight amenity within the proposed accommodation, in accordance with the June 2022 BRE guidelines, we have undertaken a CBDM assessment.
- 12.2 As previously mentioned, the new guidelines have targets that are harder to achieve than the now superseded ADF methodology, especially within an urban context.
- 12.3 Drawings P3145/CBDM/24-57 contained within Appendix 5 show the distribution of Daylight Illuminance (DI) within each room (i.e., the illuminance that is achieved for half of daylight hours). These drawings also present the median illuminance for each room (i.e., the DI figure that is achieved over half of the room area). The targets are 100 Lux in bedrooms, 150 Lux in living rooms and 200 Lux in kitchens. We adopt the 150 Lux target for combined living/kitchen/dining rooms, as discussed in paragraph 4.24 above.
- 12.4 The table below summarises the results –

CBDM Summary			
Block	No. Rooms Assessed	Rooms Achieving CBDM Targets	
		Pass	%
BLOCK A	191	97	50.8
BLOCK B	87	62	71.3
BLOCK C-D	201	117	58.2
BLOCK E	179	177	98.9
BLOCK F	152	105	69.1
TOTAL	810	558	68.9

- 12.5 Overall, of the 810 rooms assessed 558 (68.9%) achieve the target median illuminance for their room use. This is considered a good level of compliance with CBDM internal daylight targets, particularly giving consideration to the urban context. This level of compliance is regularly being considered acceptable at planning.
- 12.6 While some rooms will not achieve guidance due to their location within the scheme, this situation is common, particularly in relation to developments of this density and scale.
- 12.7 A significant number of the rooms that are below guidance throughout the scheme have their access to direct skylight restricted by balconies. The balconies are clearly an asset to the flats they serve, and so the external amenity space they provide must be balanced against the reduced daylight to the rooms behind.

- 12.8 We also note that where single aspect LKDs are below guidance, these generally have their kitchen areas located towards the rear of the spaces, with the main living room areas located close to the windows at the front of the spaces. While the kitchen areas might require supplementary electric lighting, this situation is not uncommon in relation to residential development in urban locations. With reference to the drawings, in many cases the living areas to the front of the spaces will receive good levels of daylight, with a significant portion of these areas achieving a Daylight Illuminance of at least 150 Lux.
- 12.9 Although many of the LKDs within Block A are dual aspect, the situation within this block is similar. The windows serving the kitchen areas look out onto the access decks, which restrict access to daylight. Again, the main living areas (located on the western side of the block) will generally receive good levels of daylight.
- 12.10 Generally, levels of daylight within the scheme will be good, and the level of compliance with daylight targets is acceptable in relation to a high density urban development such as this.

Sunlight

- 12.11 Overall levels of sunlight amenity to the proposed accommodation will be good. With reference to the table of results contained within Appendix 5, throughout the scheme 89.5% of units achieve the BS EN 17037 recommendations that have been adopted by the BRE.

13 Sunlight to Proposed Amenity Spaces

- 13.1 With reference drawing P3145/SHA/02 contained within Appendix 6, we have tested the enclosed courtyard area, and the rest of the site as one space. The drawing shows the areas of the open spaces within the site that can receive at least 2 hours of direct sunlight on March 21st and June 21st.
- 13.2 The drawing confirms that overall access to sunlight within the site will be excellent. While the area of courtyard that can receive 2 hours on sunlight on March 21st is marginally below the BRE guideline 50% target, this situation is not unusual in relation to courtyard spaces within urban locations. It is important to note that the massing to the southern end of this space is part of the original site building.
- 13.3 By June 21st, 84.8% of the courtyard area will be able to receive at least 2 hours of sunlight. This demonstrates that overall access to sunlight during the summer months (when the space is most likely to be used) will be good.

14 Conclusions

- 14.1 We have considered the effects of the Proposed Development on the daylight and sunlight amenity to the properties neighbouring the site in relation to the guidelines set out in the 2022 Building Research Establishment (BRE) report 'Site layout planning for daylight and sunlight - A guide to good practice'. This includes an assessment of the overshadowing effects on the neighbouring open space amenity areas, including the Regents Canal to the north of the site .
- 14.2 The report has also considered the provision of daylight amenity within the proposed residential accommodation (this has been assessed in accordance with the CBDM methodology set out in British Standard 'Daylight in Buildings' (BS EN17037), as referred to in the BRE report), and the provision of sunlight amenity to both the proposed accommodation and the the open space amenity areas within the scheme.
- 14.3 In relation to the daylight and sunlight effects on the neighbouring properties, generally reductions in amenity will be small and in accordance with the default numerical guidance provided by the BRE.
- 14.4 However, as the existing site massing is modest, the neighbouring properties currently receive unusually good levels of daylight for an urban location. It is therefore inevitable that any viable scheme that achieves the required densities will result in some noticeable reductions to some neighbouring properties. Nonetheless, the overall effects on these properties are considered to be no more than minor, and retained levels of amenity are good and compare very favourably with those appropriate for an urban location.
- 14.5 In relation to overshadowing, the effects on the spaces assessed fully accord with BRE guidance.
- 14.6 Overall daylight levels within the proposed accommodation will be good, and the level of compliance with BRE CBDM targets is typical for a scheme such as this within an urban location.
- 14.7 Similarly, overall access to sunlight, both in relation to the proposed residential accommodation and the external open spaces within the site, will be good.
- 14.8 We therefore conclude that the effects of the Proposed Scheme in relation daylight, sunlight and overshadowing are acceptable.

Appendix 1:

Site Plan & 3D Drawings



Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key:

- Existing Buildings
- Proposed Scheme

Project: London Chest Hospital
London E2

Title: Plan View
Existing Buildings

Scheme Confirmed: -

Date: -

Drawn By:
BW

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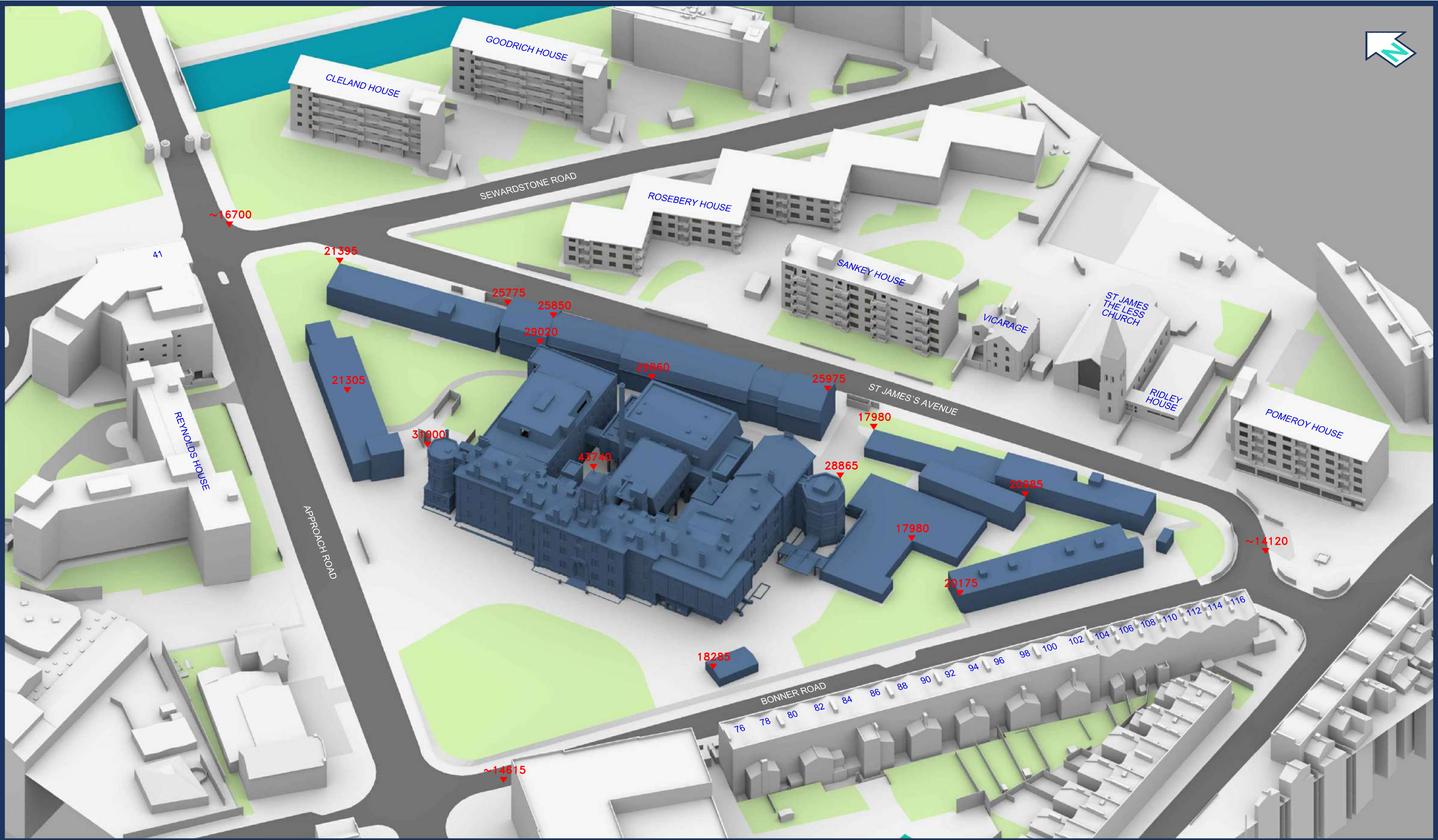
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Dwg No:
P3145/13

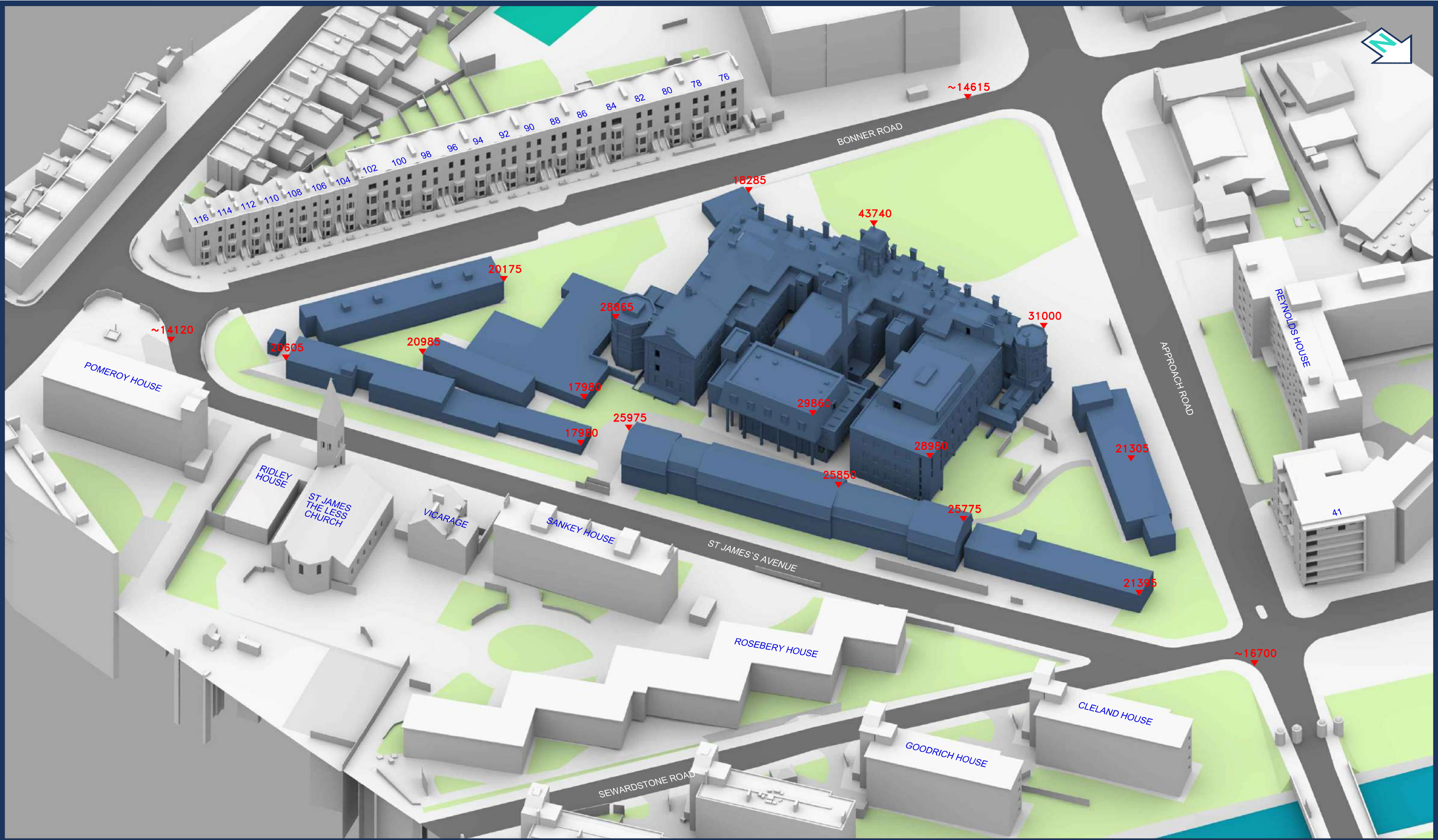
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Point 2 Surveyors Limited, 17 Slingsby Place, London, WC2E 9AB | 0207 836 5828 | point2.co.uk





Sources: OS MAP Digital Superplan Data Point 2 Surveyors Laser Scan Survey Allford Hall Monaghan Morris Proposed Scheme 3D Model (received 24/11/23) DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg		Key: Existing Buildings Proposed Scheme		Project: London Chest Hospital London E2		Title: 3D View Existing Buildings	
All Heights in mm AOD				Scheme Confirmed: -		Date: -	
Drawn By: BW		Scale: NTS		Date: Nov 23		Dwg No: P3145/14	
Rel: 07							



Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Scheme Confirmed: -

Date: -

Project: London Chest Hospital
London E2

Drawn By: BW

Scale: NTS

Date: Nov 23

Title: 3D View
Existing Buildings

Dwg No: P3145/15

Rel: 07





Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key: Existing Buildings
 Proposed Scheme

Project: London Chest Hospital
London E2

Title: Plan View
Proposed Scheme 24/11/23

Scheme Confirmed: -

Date: -

Drawn By:
BW

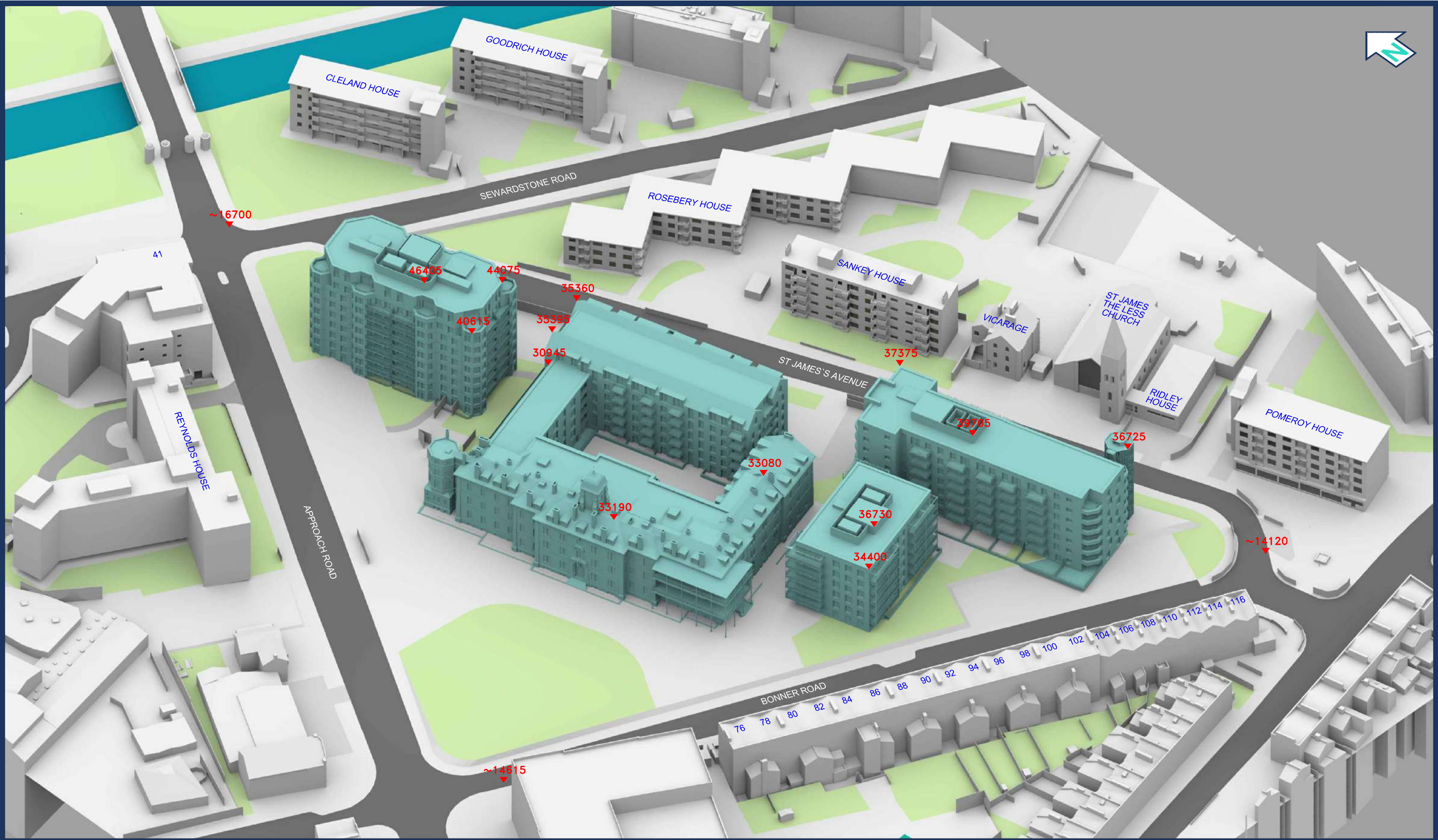
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Date:
Nov 23

Dwg No:
P3145/16

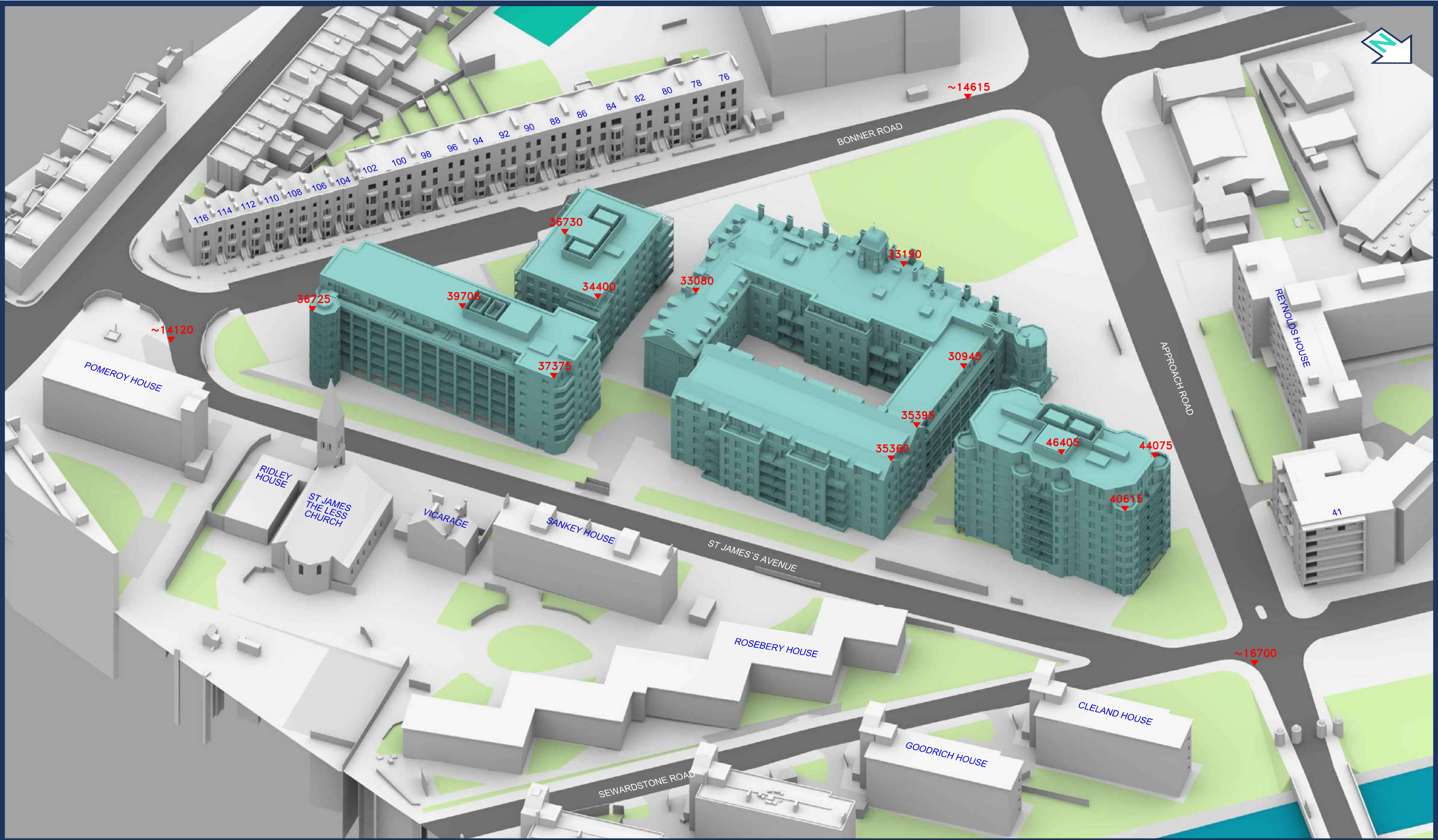
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Sources: OS MAP Digital Superplan Data Point 2 Surveyors Laser Scan Survey Allford Hall Monaghan Morris Proposed Scheme 3D Model (received 24/11/23) DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg		Key: Existing Buildings Proposed Scheme		Project: London Chest Hospital London E2		Title: 3D View Proposed Scheme 24/11/23	
All Heights in mm AOD				Scheme Confirmed: -		Date: -	
Drawn By: BW		Scale: NTS		Date: Nov 23		Dwg No: P3145/17	
						Rel: 07	





Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: London Chest Hospital
London E2

Title: 3D View
Proposed Scheme 24/11/23

Scheme Confirmed: -

Date: -

Drawn By:
BW

Scale:
NTS

Date:
Nov 23

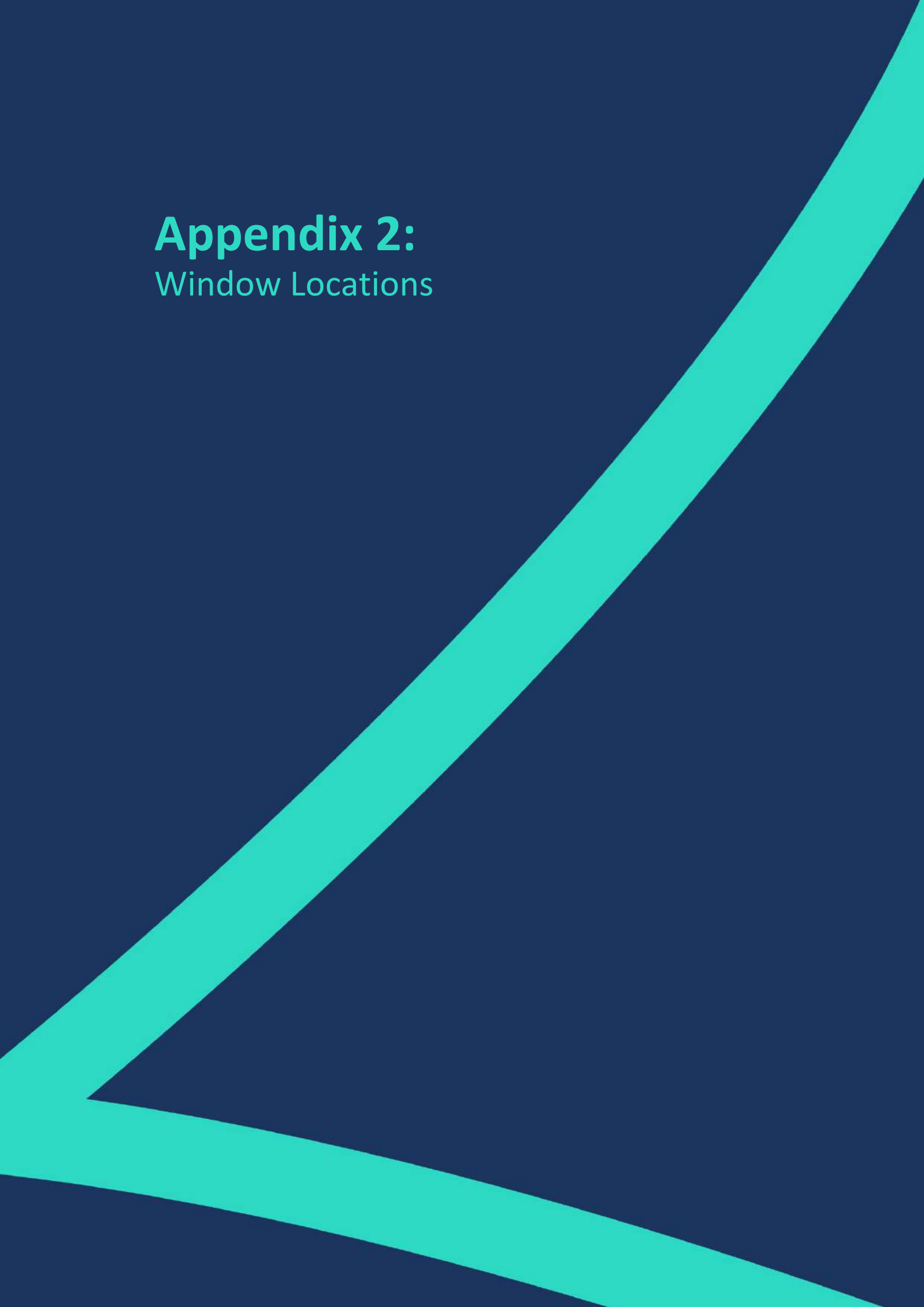
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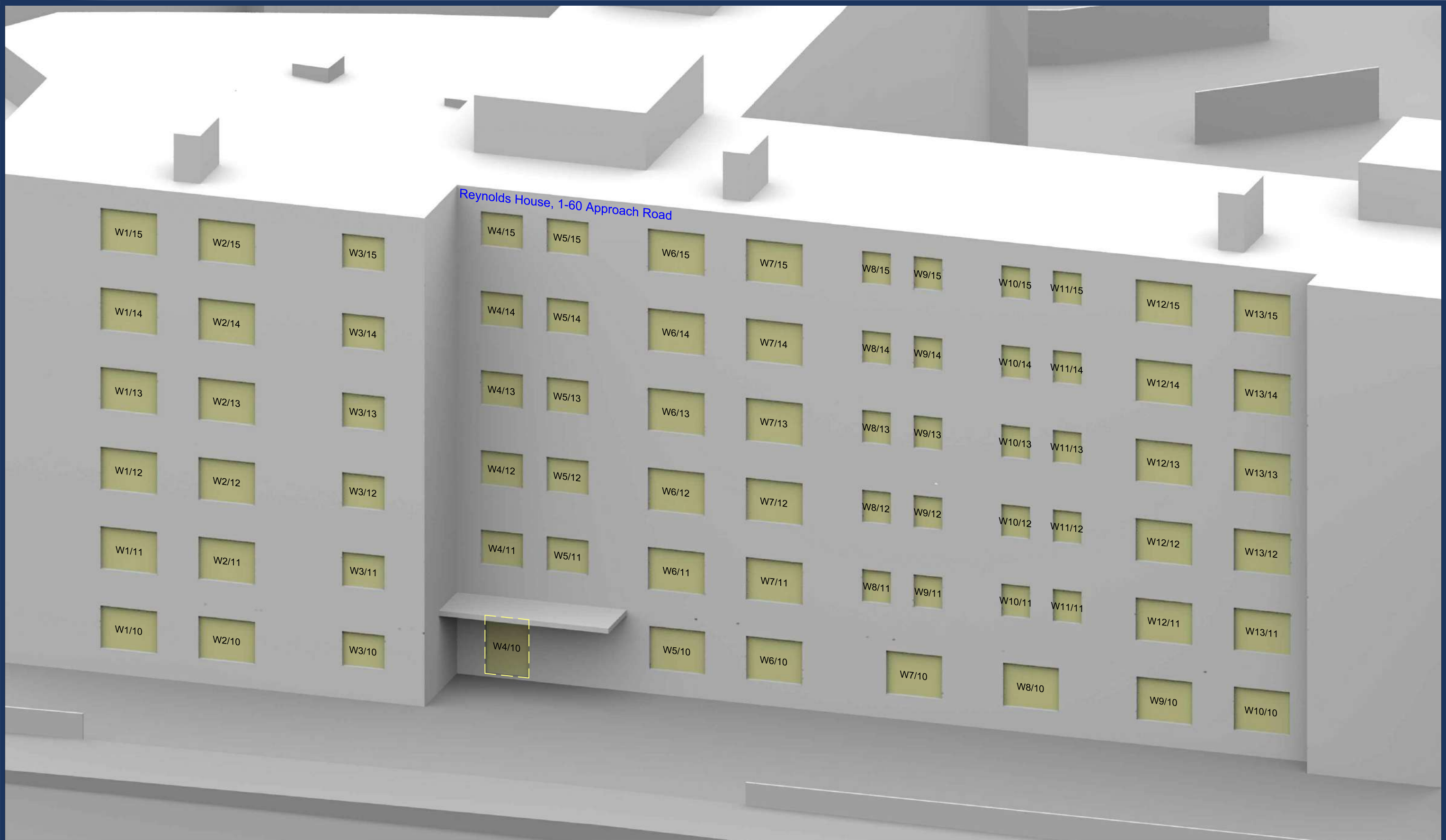
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Appendix 2:

Window Locations





Reynolds House, 1-60 Approach Road

W1/15	W2/15	W3/15	W4/15	W5/15	W6/15	W7/15	W8/15	W9/15	W10/15	W11/15	W12/15	W13/15
W1/14	W2/14	W3/14	W4/14	W5/14	W6/14	W7/14	W8/14	W9/14	W10/14	W11/14	W12/14	W13/14
W1/13	W2/13	W3/13	W4/13	W5/13	W6/13	W7/13	W8/13	W9/13	W10/13	W11/13	W12/13	W13/13
W1/12	W2/12	W3/12	W4/12	W5/12	W6/12	W7/12	W8/12	W9/12	W10/12	W11/12	W12/12	W13/12
W1/11	W2/11	W3/11	W4/11	W5/11	W6/11	W7/11	W8/11	W9/11	W10/11	W11/11	W12/11	W13/11
W1/10	W2/10	W3/10	W4/10	W5/10	W6/10	W7/10	W8/10	W9/10	W10/10			

Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key:

Scheme Confirmed: -

Date: -

Project: London Chest Hospital
London E2

Drawn By: AR

Scale: NTS @ A3

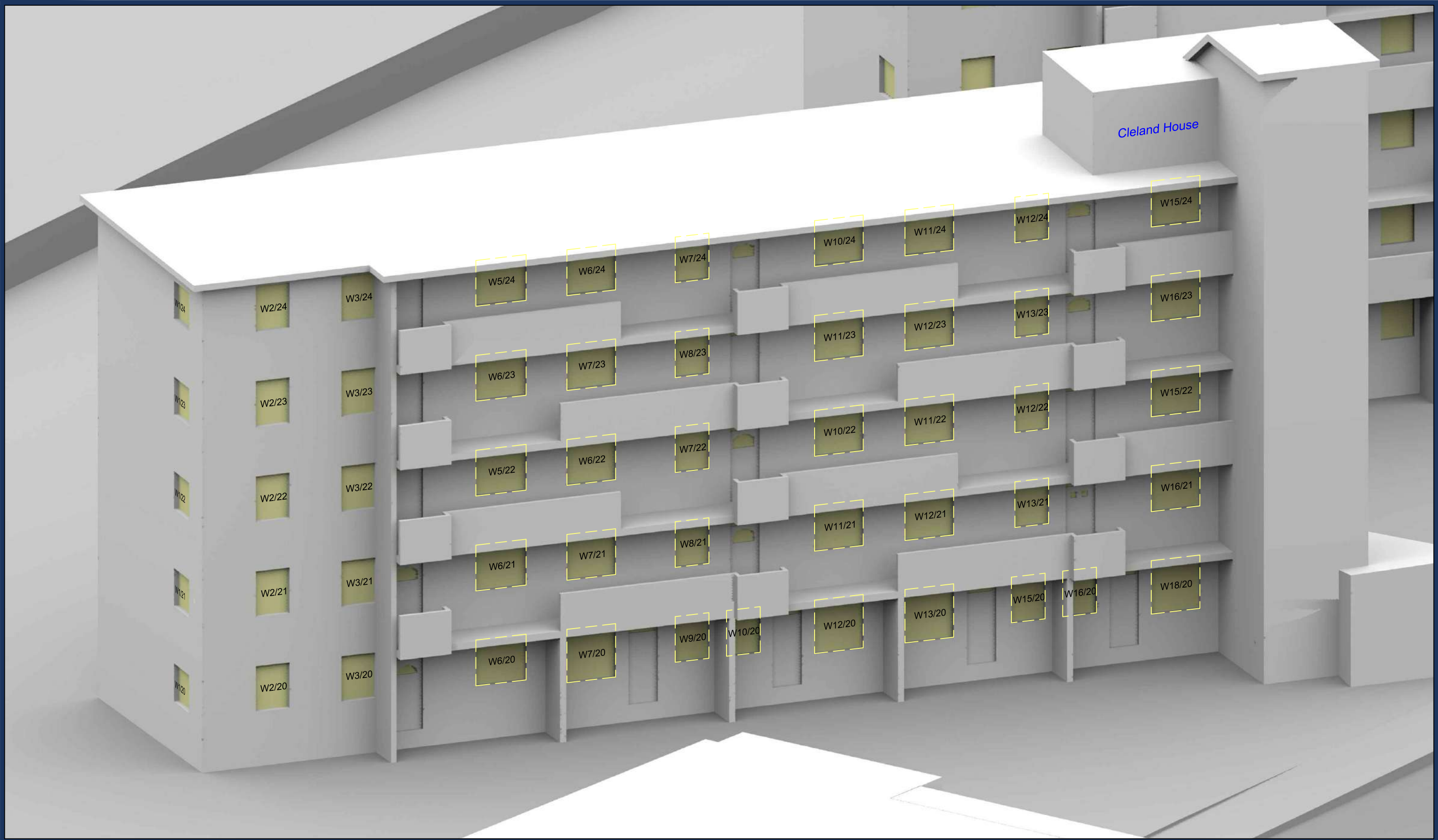
Date: Dec 23

Title: Window Locations
Reynolds House, 1-60 Approach Road

Dwg No: P3145/WM/01

Rel: 07





Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key:

Scheme Confirmed: -

Date: -

Project: London Chest Hospital
London E2

Drawn By: AR

Scale: NTS @ A3

Date: Dec 23

Title: Window Locations
Cleland House

Dwg No: P3145/WM/02

Rel: 07





Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key:

Scheme Confirmed: -

Date: -

Project: London Chest Hospital
London E2

Drawn By: AR

Scale: NTS @ A3

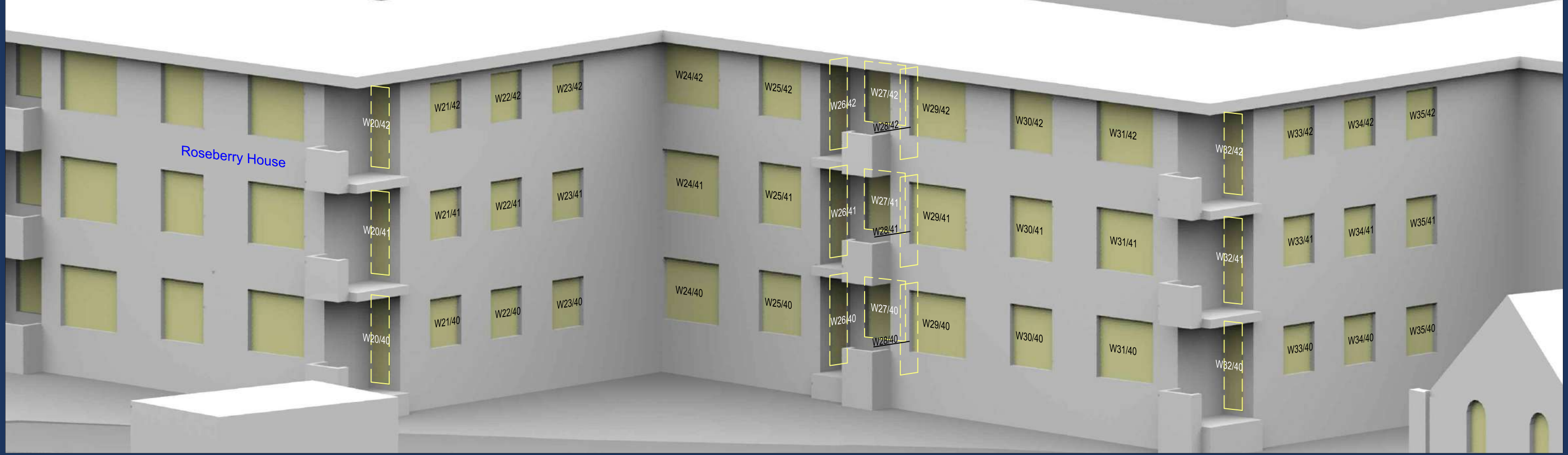
Date: Dec 23

Title: Window Locations
Goodrich House

Dwg No: P3145/WM/03

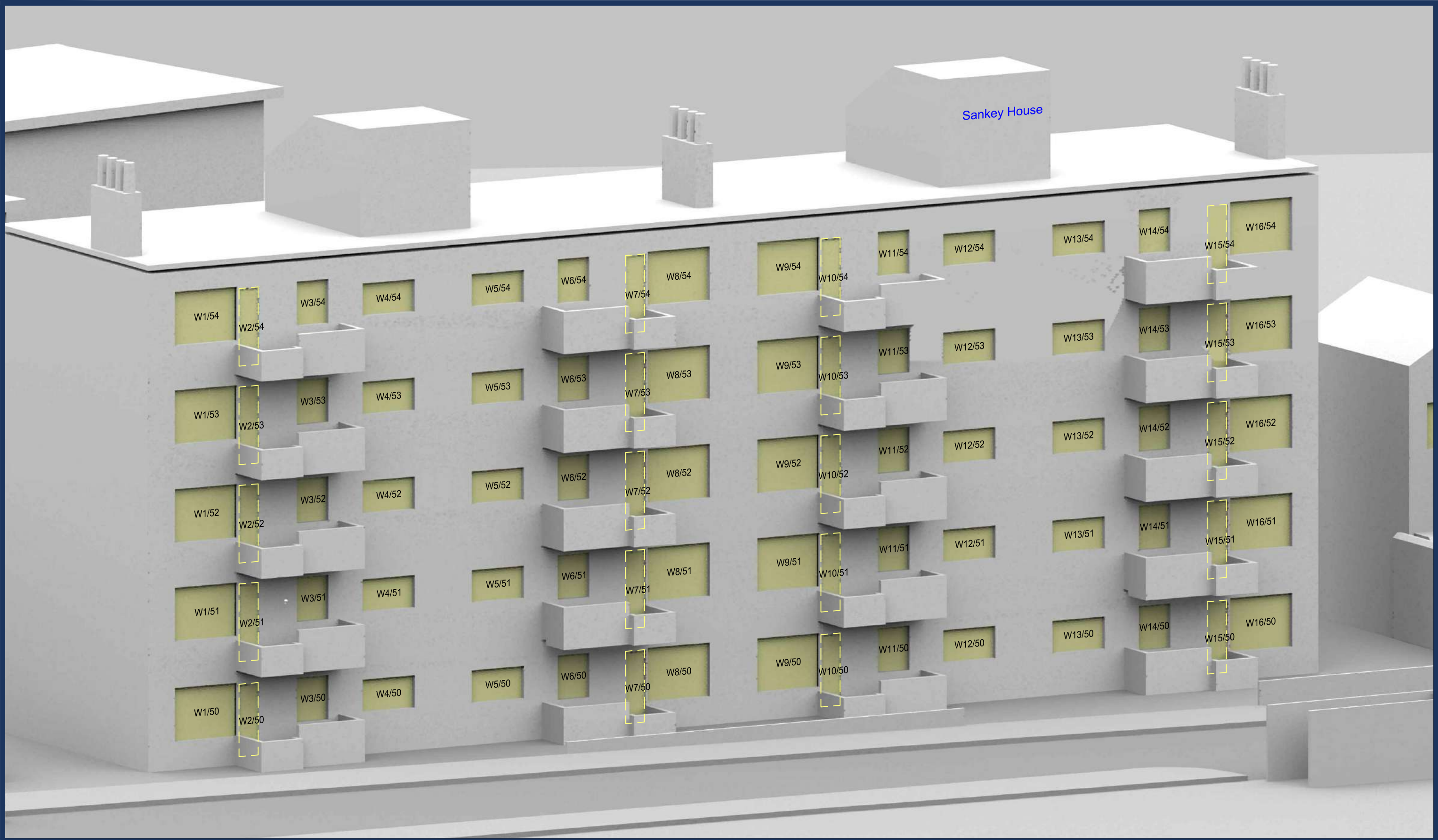
Rel: 07



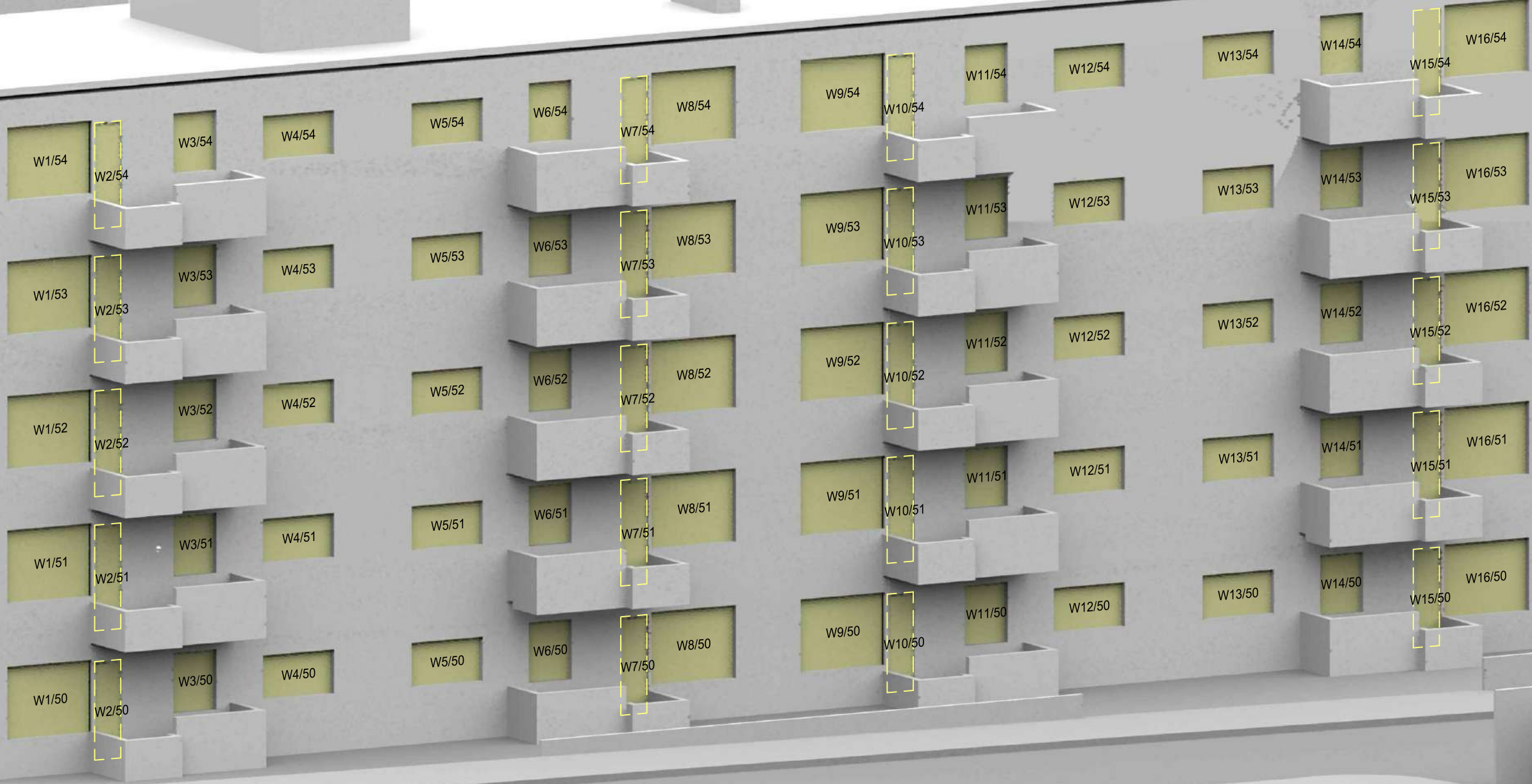


Sources: OS MAP Digital Superplan Data		Key:		Project: London Chest Hospital London E2		Title: Window Locations Roseberry House	
Point 2 Surveyors Laser Scan Survey							
Allford Hall Monaghan Morris Proposed Scheme 3D Model (received 24/11/23) DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg							
Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:	
-	-	AR	NTS @ A3	Dec 23	P3145/WM/04	07	





Sankey House



Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key:

Scheme Confirmed: -

Date: -

Project: London Chest Hospital
London E2

Drawn By: AR

Scale: NTS @ A3

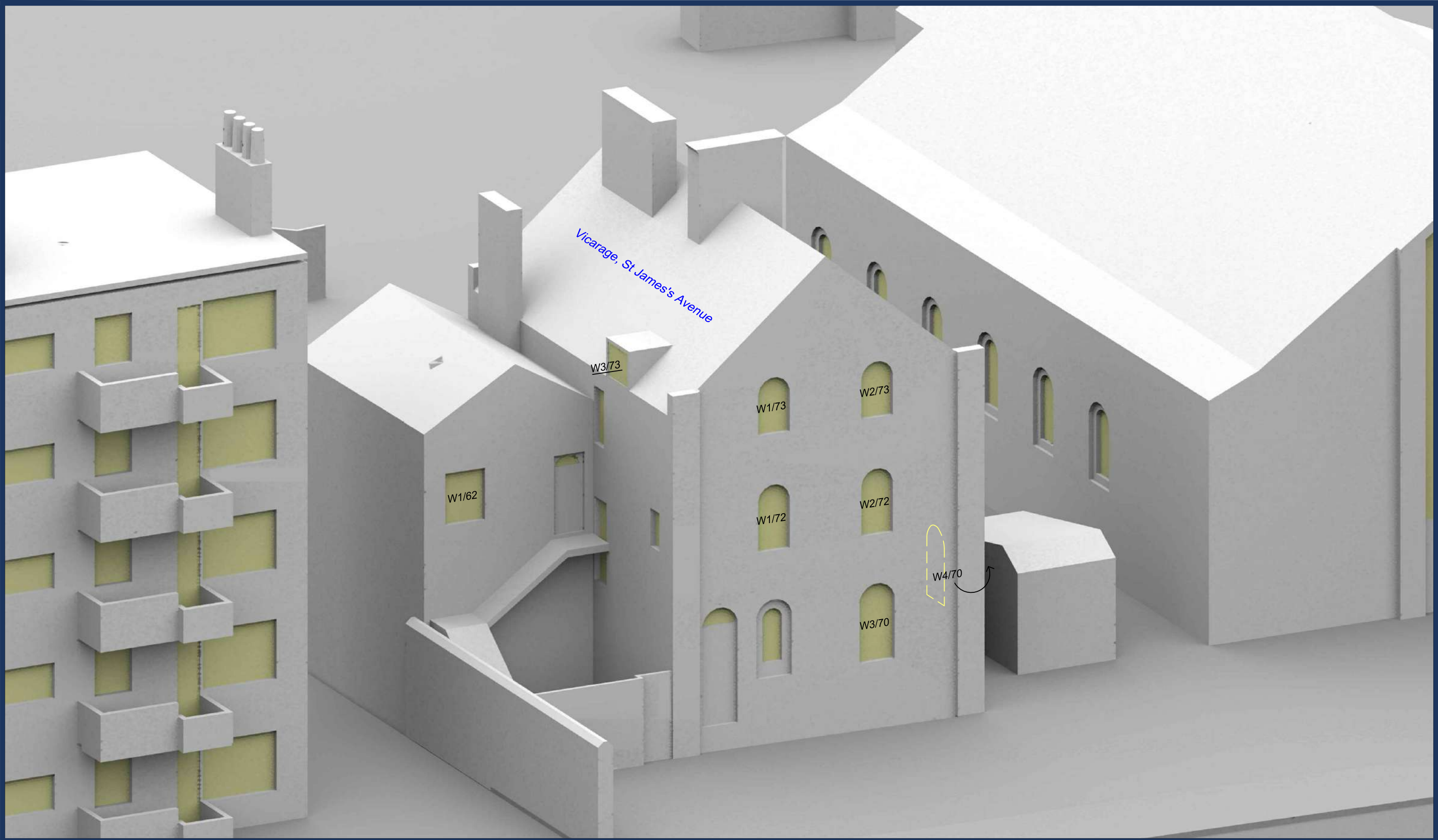
Date: Dec 23

Title: Window Locations
Sankey House

Dwg No: P3145/WM/05

Rel: 07





Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key:

Scheme Confirmed: -

Date: -

Project: London Chest Hospital
London E2

Drawn By: AR

Scale: NTS @ A3

Date: Dec 23

Title: Window Locations
Vicarage, St James's Avenue

Dwg No: P3145/WM/06

Rel: 07





Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key:

Project: London Chest Hospital
London E2

Title: Window Locations
St James The Less Church

Scheme Confirmed: -

Date: -

Drawn By:
AR

Scale:
NTS @ A3

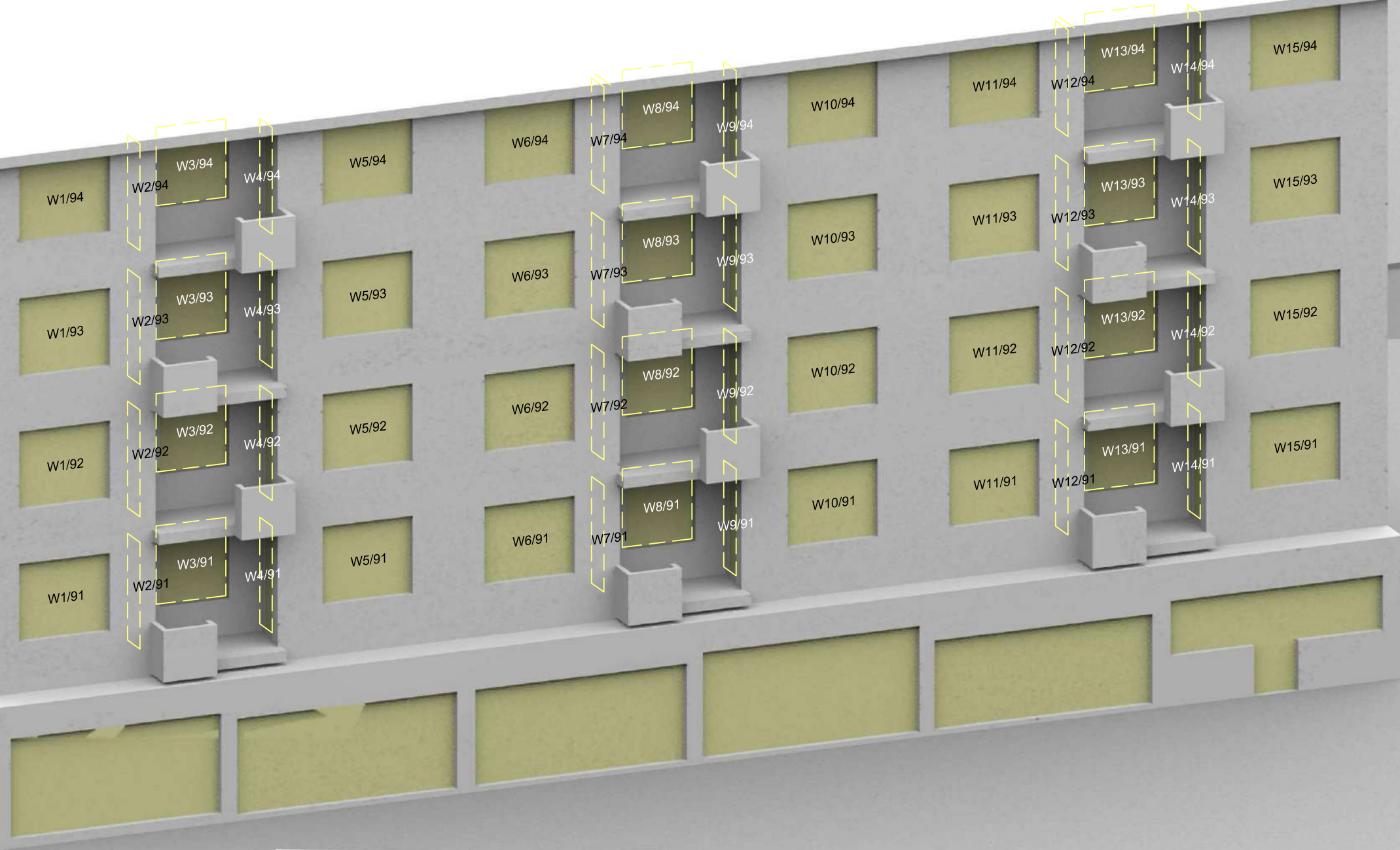
Date:
Dec 23

Dwg No:
P3145/WM/07

Rel:
07



Pomeroy House



Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key:

Scheme Confirmed: -

Date: -

Project: London Chest Hospital
London E2

Drawn By: AR

Scale: NTS @ A3

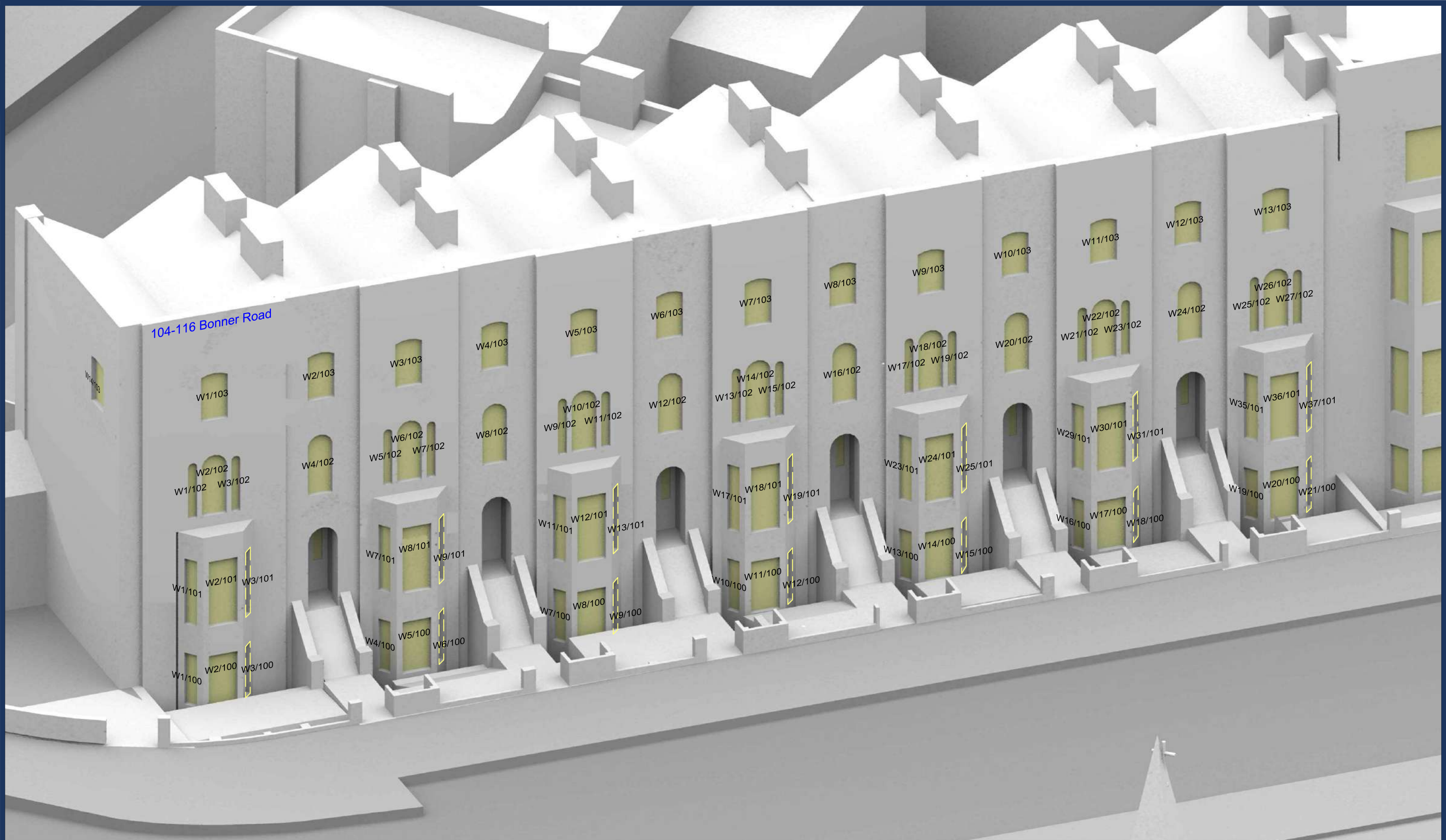
Date: Dec 23

Title: Window Locations
Pomeroy House

Dwg No: P3145/WM/08

Rel: 07





104-116 Bonner Road

Sources: OS MAP
Digital Superplan Data

Point 2 Surveyors
Laser Scan Survey

Allford Hall Monaghan Morris
Proposed Scheme 3D Model (received 24/11/23)
DL0163-AHMM-ZZ-ZZ-M3-A-00002.dwg

Key:

Project: London Chest Hospital
London E2

Title: Window Locations
104-116 Bonner Road

Scheme Confirmed: -

Date: -

Drawn By: AR

Scale: NTS @ A3

Date: Dec 23

Dwg No: P3145/WM/09

Rel: 07

