

## Paul Robinson

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**From:** Alex Buckley <[REDACTED]@gia.uk.com>  
**Sent:** 24 March 2016 07:42  
**To:** Absolon, Ian (GVA)  
**Cc:** Gordon Ingram; Stephen Friel; Joanna Lyons  
**Subject:** The Goodsyard - Daylight Report  
**Attachments:** 2016-03-23\_BGY flow chart report\_update\_L.pdf

Dear Ian,

I trust you're well.

As promised, please find attached the updated flow-chart report which provides further information on all 26 of the properties previously identified.

In relation to the figures contained within your report, counting the rooms identified as falling below their criteria on page 8 gives a figure of 396 and we're currently struggling to understand how the figure of 412 stated on the following page has been attained. From our analysis of the data, however, we believe this figure ought in fact to be 335 rooms as there are 335 rooms across the site which:

1. See VSC reductions greater than 20%
2. Do not retain at least 15% VSC
3. And either:
  - a. Do not pass the ADF minimum criteria (minimum achieved in the proposed or else a 20% reduction), or
  - b. See levels of below 70% NSL in the proposed condition

This could well be down to commercial or non-habitable spaces but please do let us know if you disagree though.

In relation to the attached we would like to draw your attention in particular to page 49 which contains the impact of two alternative massing options (Minimum Parameter and the Maximum Parameter with the Block D taller tower removed) on Telford Homes.

Whilst we would like to present the figures for the entire site, unfortunately this analysis is still running. That said, from the Telford Homes analysis alone we are able to extrapolate some overall figures.

From our assessments of the maximum parameters we find 185 rooms which:

4. See VSC reductions greater than 20%
5. Do not retain at least 15% VSC
6. See retained levels of ADF below that recommended (or a greater than 20% loss if this is not met in the existing)
7. See retained levels of NSL below 70% (or a greater than 20% loss if this is not met in the existing)

These are therefore the worst affected rooms and 99 of these are located in Telford Homes which leaves 86 elsewhere surrounding the site.

Page 49 of the attached therefore shows that, should the minimum parameter be built rather than the maximum, the figure of 99 rooms in Telford reduces to 21. In a worst-case scenario therefore, where the reduction in massing does not improve any of the remaining 86 rooms, we are looking at a total of 107 rooms.

This compares to removing the tall tower which would give a worst-case figure of 115 (29 in Telford Homes and 86 elsewhere). It can be seen from this therefore that building to the minimum parameter in fact improves the levels of light further than not building the taller tower of Block D.

Whilst we accept that there are still some differences between us in relation to the final figures we would hope you agree this to be a significant improvement. As per discussions with the GLA on Monday, therefore, we would hope you see this as a way for the scheme to be endorsed as is.

Kind Regards,  
Alex

Alex Buckley  
Partner  
DD [REDACTED]



## Daylight and Solar Design

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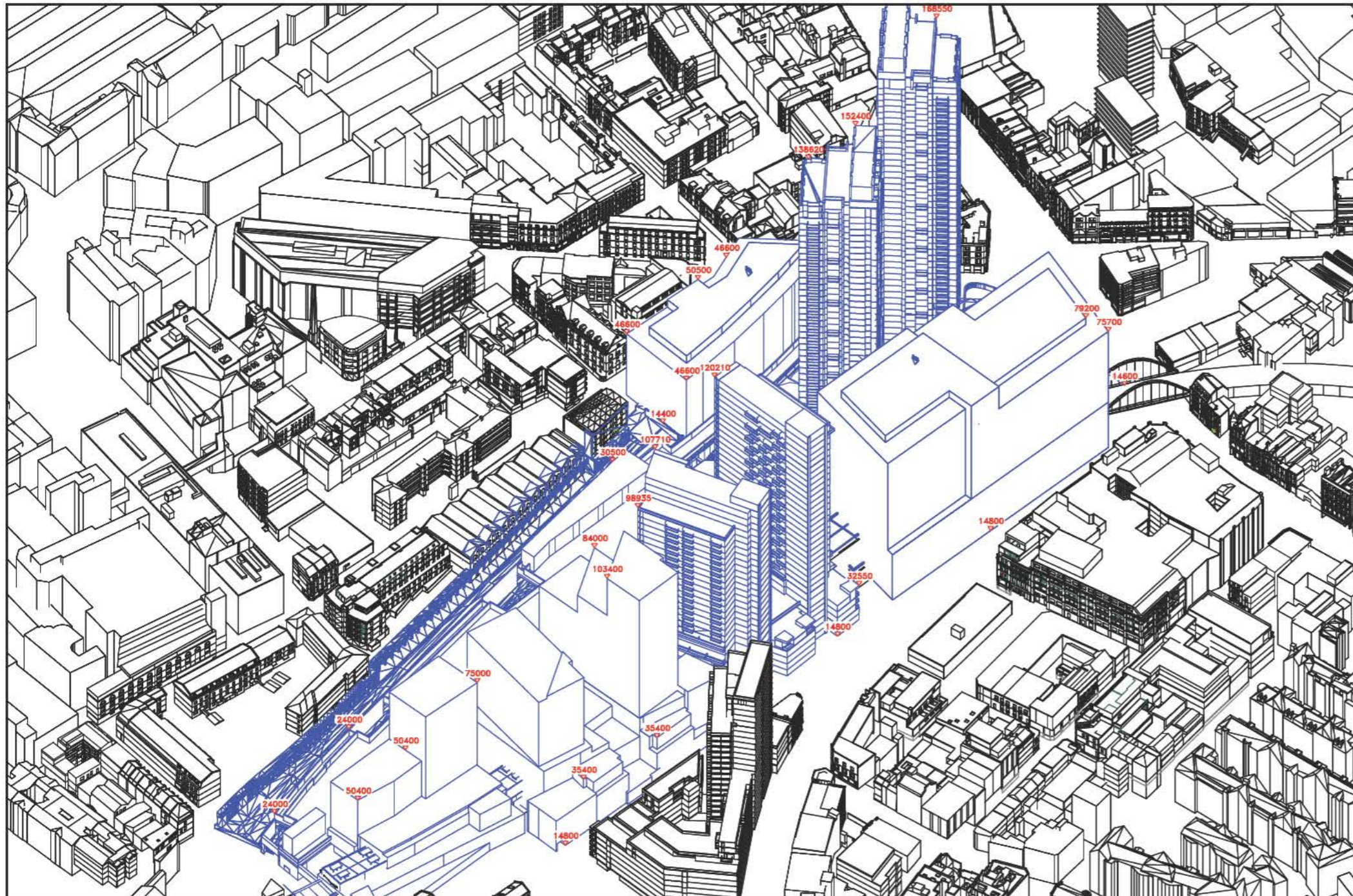


This document is supplementary to the EIA Chapter on daylight, sunlight and overshadowing dated June 2015 as submitted with planning application PA/15/02011 and 2014/2425 for the Bishopsgate Goodsyrd site. It does not provide any new information but rather represents the numerical results and observations in the original document in a different format and structure. The intention

is to clarify as far as possible the true impact of the planning application scheme in relation to the amenity currently enjoyed around the development site. Consequently, we have set out the context of our analysis and also summarised the impacts to the key 26 properties that the Local Authorities and GLA have considered to be appreciably affected by the proposed scheme.

## Context

The context of any scheme needs to be considered when establishing the impact that it may cause to its neighbours. We consider there are seven main contextual points which are relevant to this scheme:



### A) Interim Planning Guidance (IPG)

### B) BRE Guidelines

### C) Residual daylight values

### D) Other planning applications

### E) Potential amendments to the scheme

### F) Number of properties analysed and impacted

### G) GIA Research Study

It is appreciated that the IPG concepts illustrated in the diagram (right) were not tested for daylight and sunlight and that the document itself acknowledged the need for that to be done.

However, the key point here is that nothing like the massing and area envisaged could be possible without creating impacts similar to those of the planning application.

The site constraints that exist naturally determine the location of buildings and the presence of a large south facing park means that the size and use of the buildings have to be properly viable.

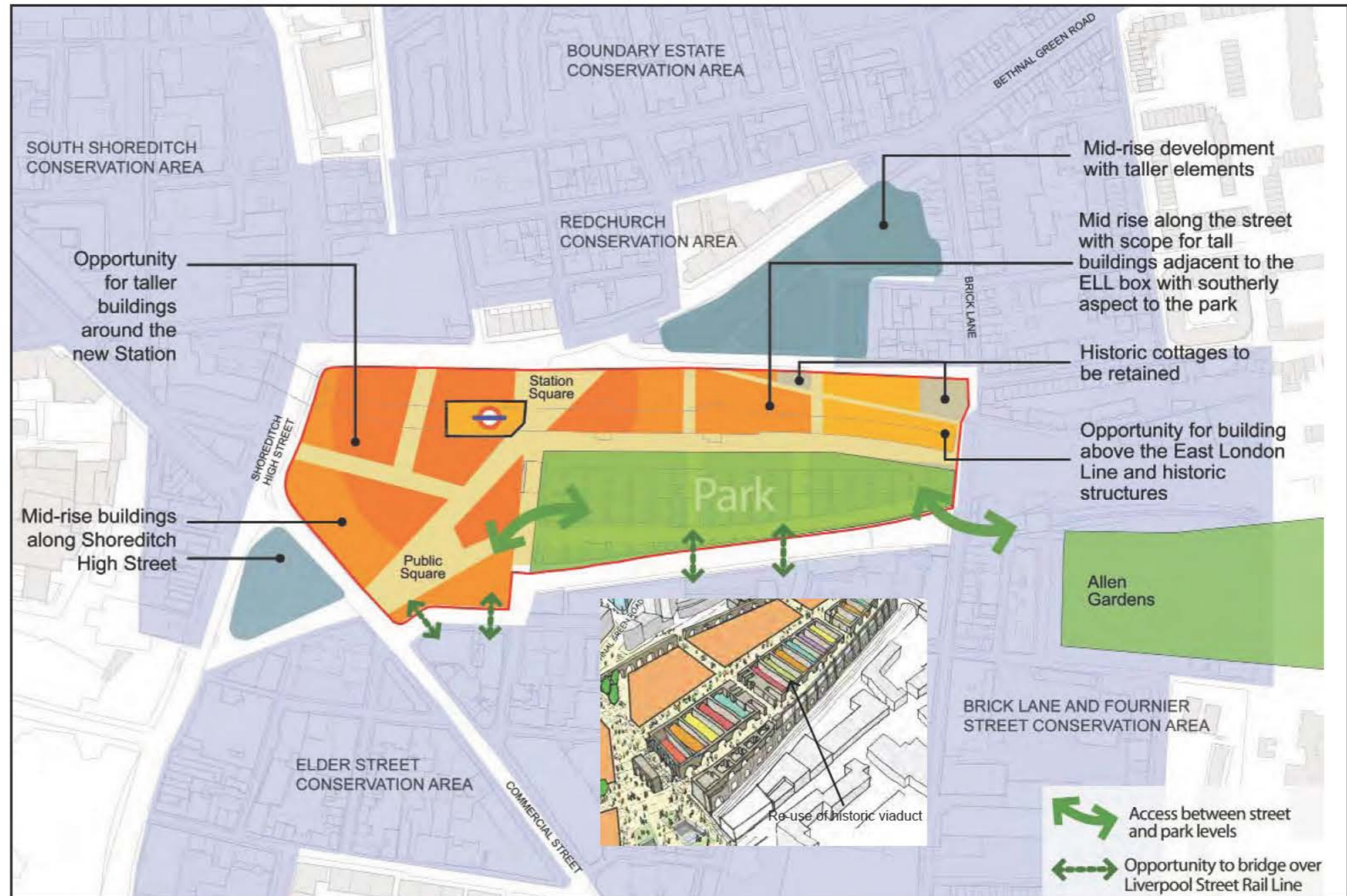
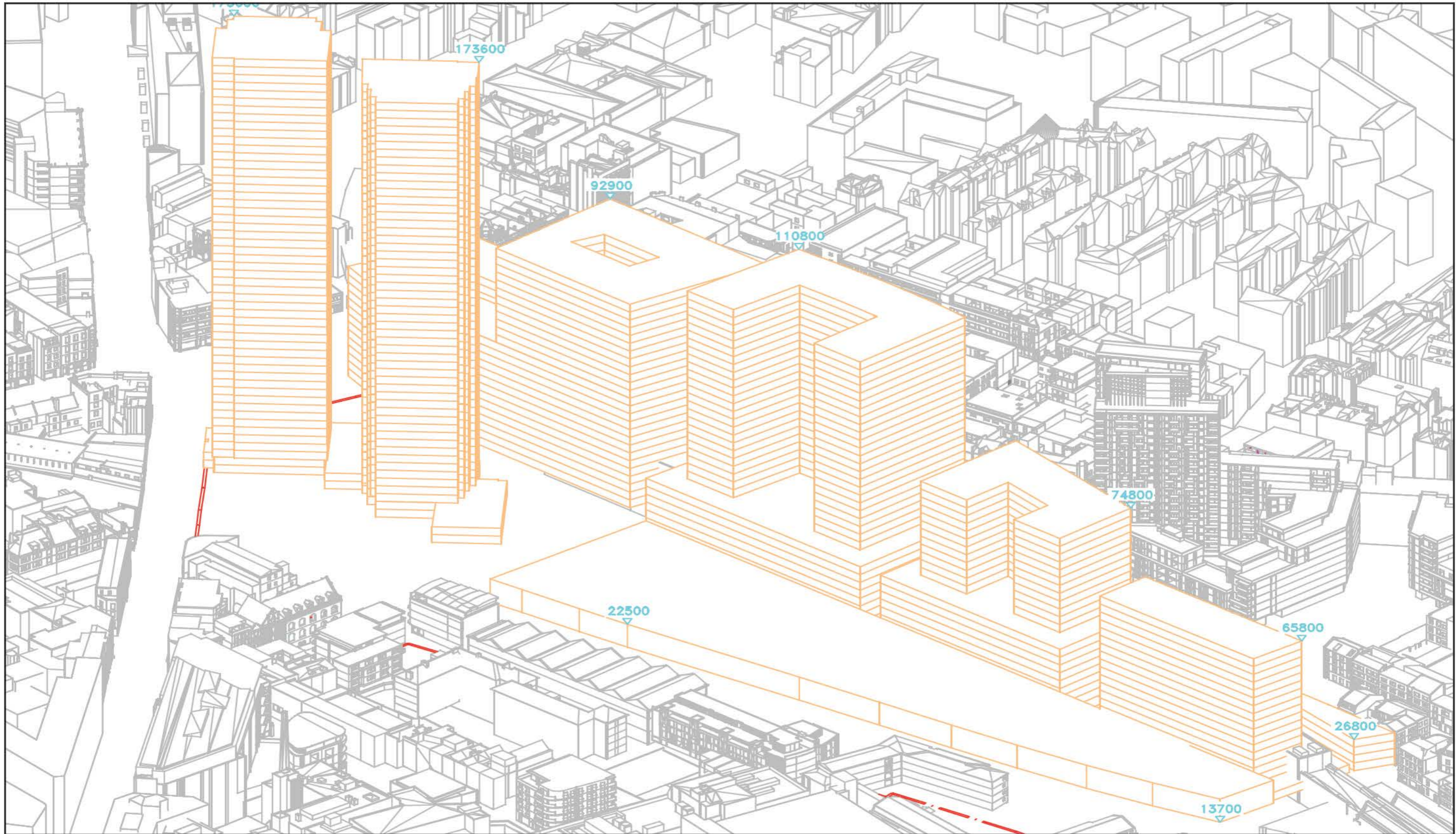


Figure 20 of IPG 2010 - Indicative Vision for Bishopsgate Goodsyard



## BRE Guidelines

It is already acknowledged by the two local authorities and the GLA that these guidelines need to be interpreted sensibly and flexibly.

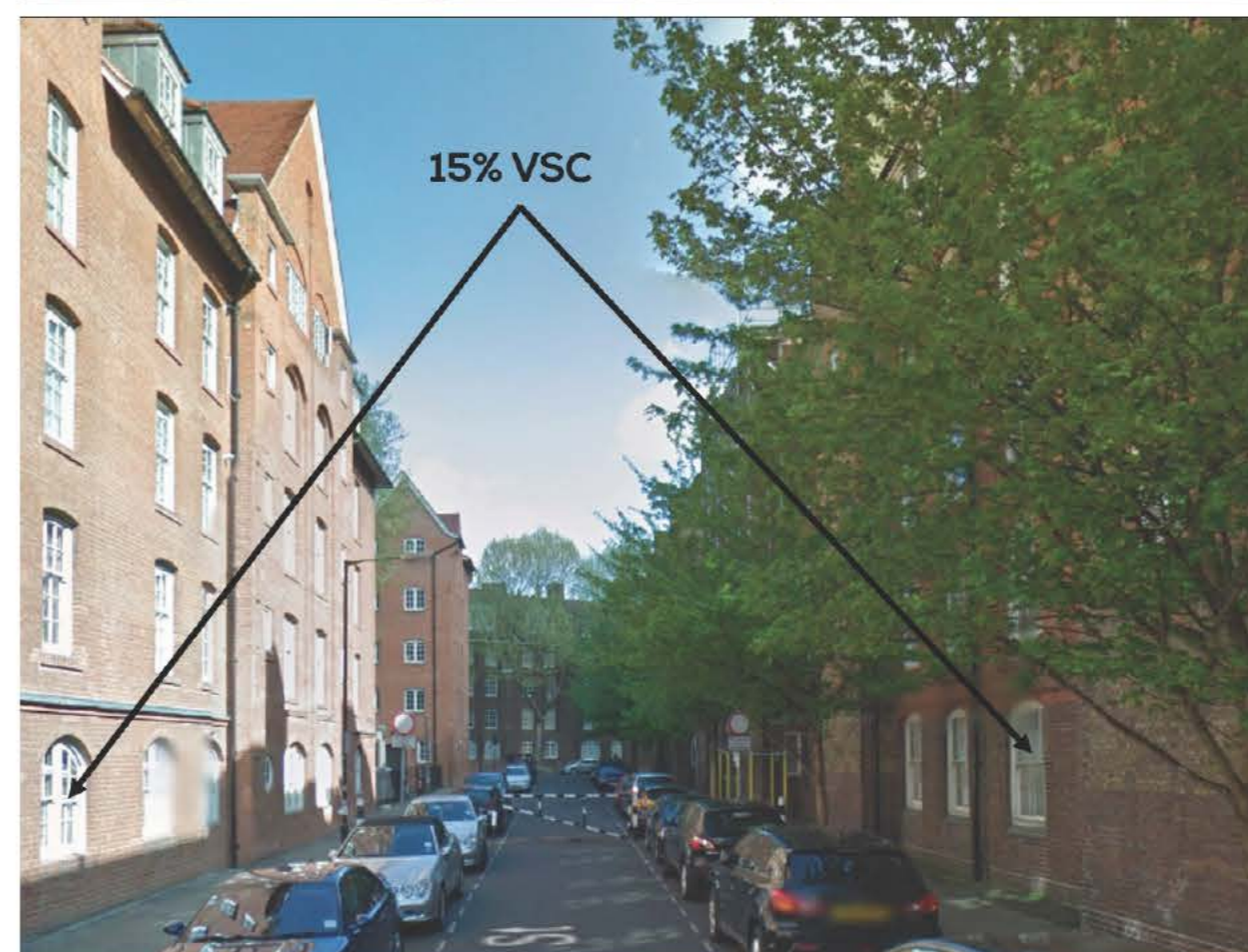
The guidelines themselves state this and additionally go on to advise that different target criteria can be appropriate in locations such as city centres.

Clearly when envisaging a major development where there are no buildings, there will always be a major contrast in numerical values, particularly when the new scheme starts above a railway track.

## Retained Values

We consider it important to consider the residual values of light within the location generally but also recognising the need to develop this location. However, we wish to remain flexible on that point and not prescriptively adhere to one given residual figure eg a retained value of 15% VSC.

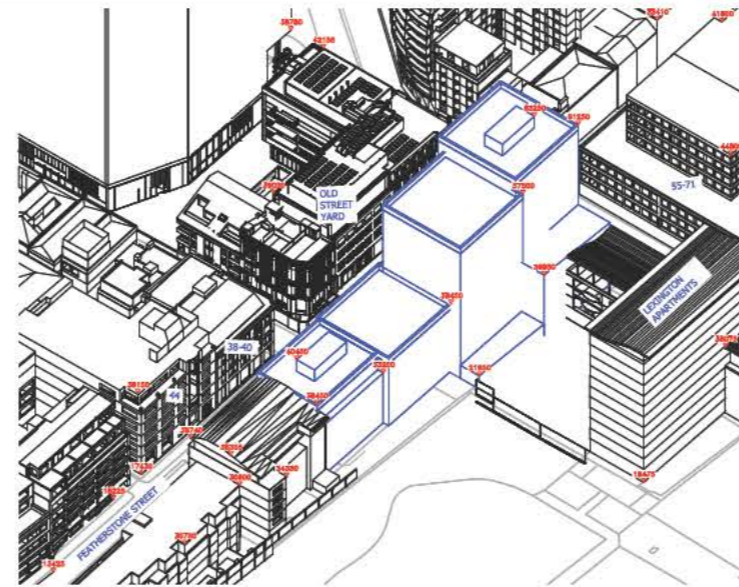
It is clear from recent GLA decisions that "mid teens" values are acceptable. However there will be circumstances where that cannot feasibly occur and we have highlighted where this is the case. Below are photographic examples of what VSC's of 5%, 10%, and 15% look like to assist in understanding this subject. The latter is actually within the Boundary Estate.



We have referred to these where necessary to highlight that, for example, LBH and LBTH have consented schemes with residual values of under 10% in some cases or between 10-15% in others.

This is very relevant particularly for Telford Homes and we have attached the original daylight and sunlight Report for the adjacent Fusion scheme (LBTH) (Galliard Homes Scheme) which is very informative on this point. In addition there is reference to the Stage scheme (LBH) and Monmouth and Featherstone (London Borough of Islington).

## Monmouth and Featherstone (GLA)



Planning Application no. P2015/3136/FUL  
Representation Hearing Report:

**Para 120 For general guidance, whilst the BRE guidelines recommend a target value of 27% VSC when measured on an absolute scale, that value is derived from a low density suburban housing model. In an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and VSC in the mid-teens should be acceptable.**



## The Stage (London Borough of Hackney)

Planning application no. 2012/3871-73 committee report:

**Para 6.4.27 Recognition that this is an inner urban environment and as with the proposal the BRE guidance requires flexible implementation rather than be slavishly adhered to.**





The purpose of raising this point is to acknowledge that there are no quick or easy fixes to the scheme which appreciably reduce the daylight impact to the neighbouring residential properties.

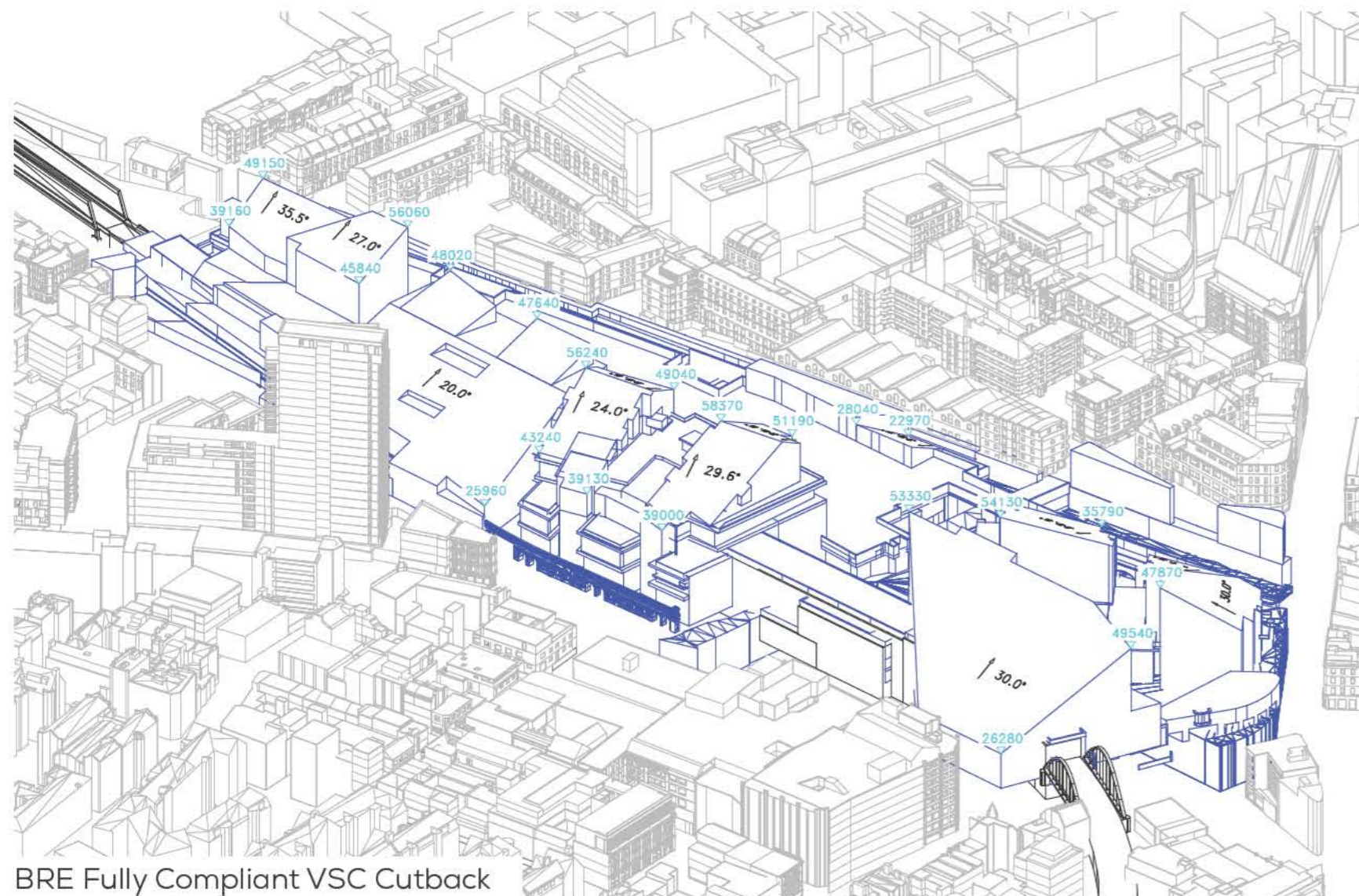
It was suggested by the Local Authorities that some small changes would create real improvements.

It is noteworthy that in relation to Hollywood Lofts and Telford Homes that we have illustrated cutbacks that would give a residual VSC value of 15%.

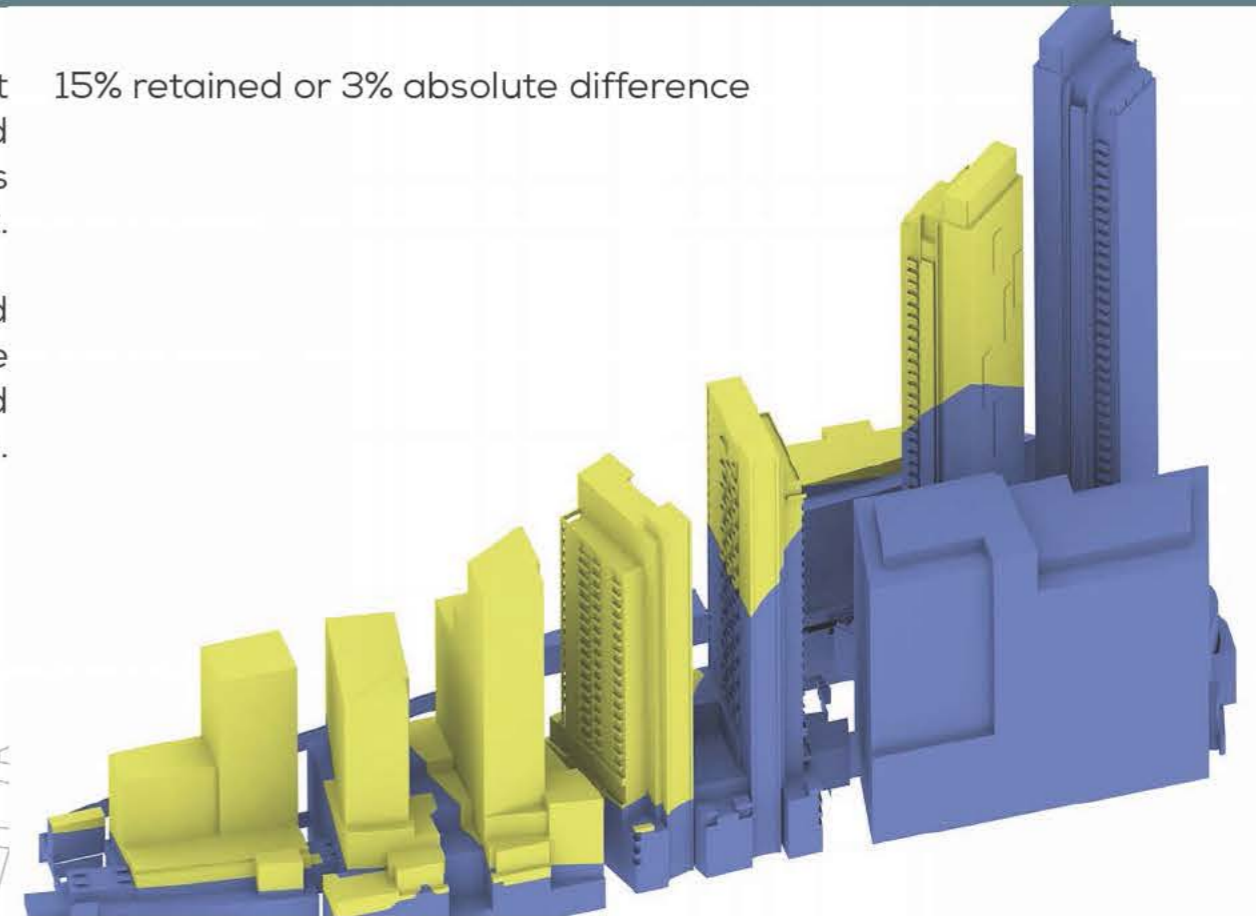
Together these two cutbacks represent the loss of circa 790 units in the Proposed Scheme (1,057,922 square feet GEA). This can be seen in the two images to the right.

In addition to this, we have also provided a fully compliant VSC cutback to illustrate the remaining massing which would need to be removed to achieve this position.

15% retained or 3% absolute difference

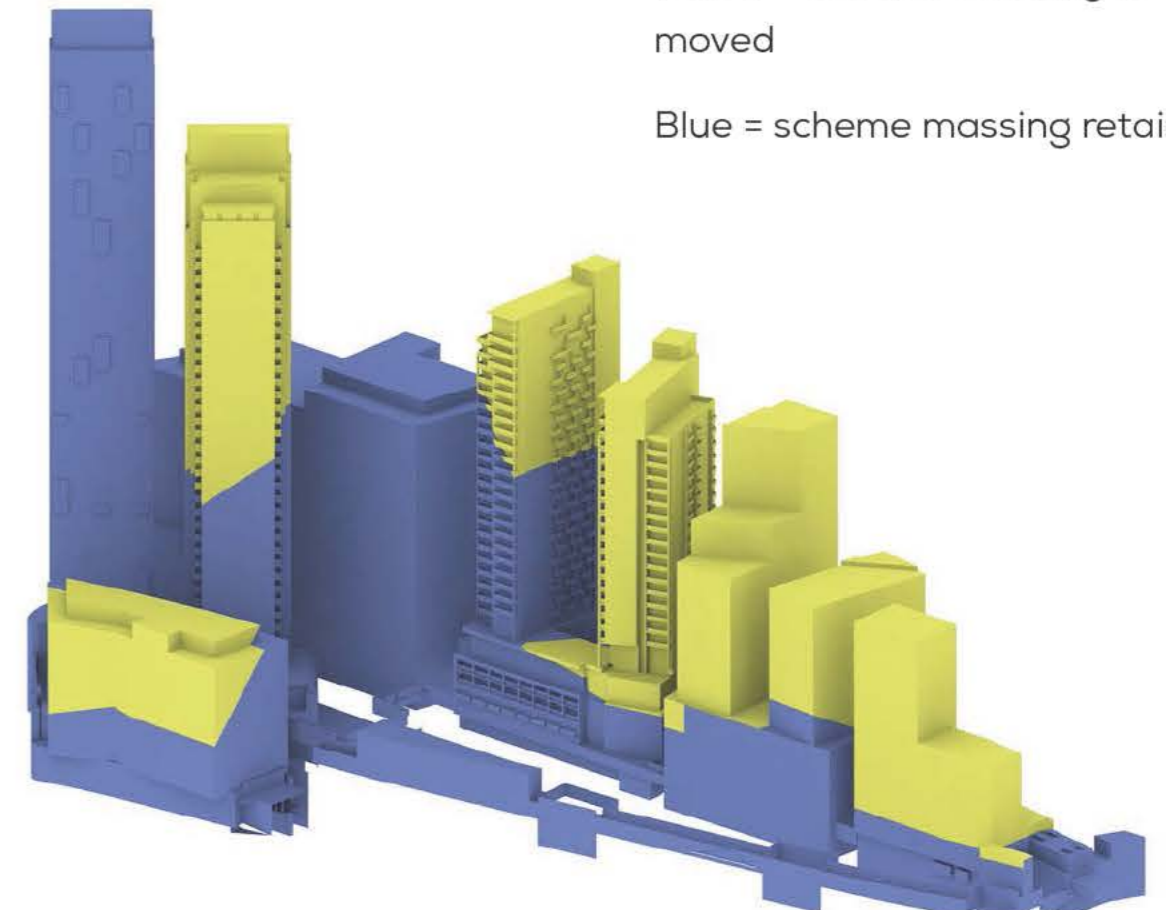


BRE Fully Compliant VSC Cutback



Yellow = scheme massing removed

Blue = scheme massing retained



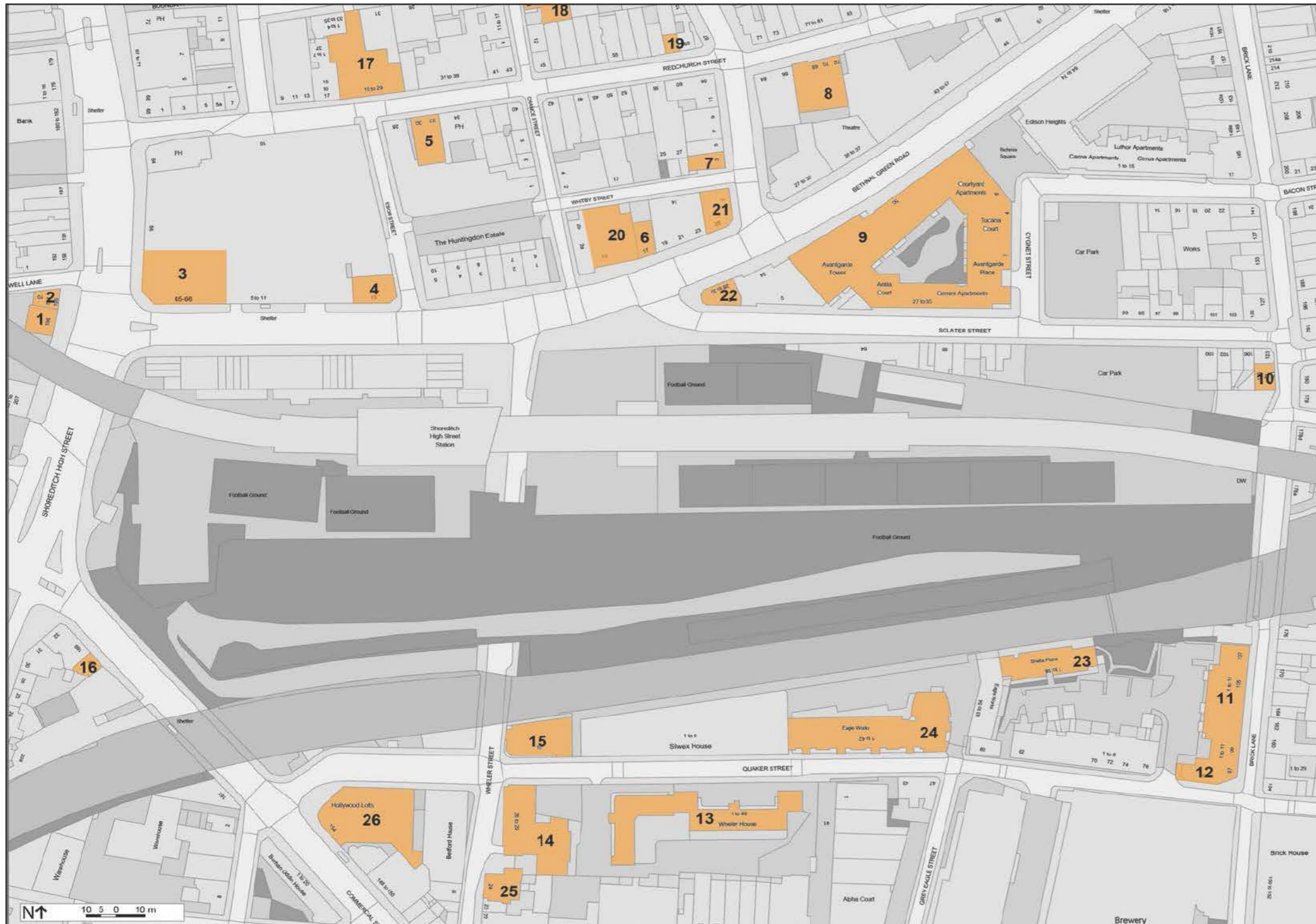
# Number of Properties Assessed and Impacted

This is relevant as it may not be understood that nearly 170 properties have been analysed in this situation to establish the degree of impact. It might be argued that we selected properties which were not affected at all to justify those which are. This is not the case

and it can be seen from the original list provided by the Local Authorities surveyor, that some of the buildings they were concerned about are over 100m away from the site. We have shown that in fact these will not be materially affected but this fact alone highlights

that to only have 26 properties on their shortlist is remarkable. In addition, of these 26, 6 are commercial and the majority have inherent design limitations in themselves eg balconies which limit the available light. Without those limitations, the available amenity would be deemed

acceptable and the BRE Guidelines invite tests to establish if that is the case.



- 1.) 196 Shoreditch High St
- 2.) 194-195 Shoreditch High St
- 3.) 65-66 Bethnal Green Rd
- 4.) 13 Bethnal Green Rd
- 5.) 30-32 Redchurch St
- 6.) 17 Bethnal Green Rd
- 7.) 3 Club Row
- 8.) 70 Redchurch St
- 9.) Telford Homes Block A
- 10.) 119 Brick Lane
- 11.) 97-105 Brick Lane
- 12.) 78 Quaker Street
- 13.) 1-48 Wheler House
- 14.) 25 Wheler Street
- 15.) 10 Quaker Street
- 16.) 167 Commercial St
- 17.) 19-29 Redchurch Street
- 18.) 14 Chance Street
- 19.) 63 Redchurch Street
- 20.) 15 Bethnal green Road
- 21.) 25 Bethnal Green Road
- 22.) 28-30 Bethnal Green Rd  
(1 Sclater Street)
- 23.) 1-16 Sheba Place
- 24.) 1-42 Eagle House
- 25.) 23-24 Wheler Street
- 26.) 154 Commercial Street

Whilst this is outside of the EIA and the conclusions drawn, GIA have been undertaking for the last year or so a study on the quality of residual light values within Central London.

The study is still in evolution but one fact it strongly suggests that many highly desirable mansion blocks in areas have residual values of VSC which are akin to those experienced by the neighbouring residential buildings and in certain cases they are worse.

Part of this study considers perception and emotion about buildings and their impact. For example, it has been suggested that the tall buildings will create excessive shadow over their neighbours and render the location to the north of them dark.

Our studies, which are agreed as accurate, illustrate that the shadows will not only move quickly but have limited impact and only in the winter time. The immediate perception and emotion though may suggest the opposite and therefore the true technical studies can be distorted when seen through that veil.



Stafford Place (Westminster)

Floor Average VSC	
3 <sup>rd</sup>	24.32
2 <sup>nd</sup>	20.34
1 <sup>st</sup>	17.63
Ground	11.93



Carlisle Place (Westminster)

Floor Average VSC	
3 <sup>rd</sup>	16.69
2 <sup>nd</sup>	14.98
1 <sup>st</sup>	9.52
Ground	9.57
Basement	7.45





13 Bethnal Green Road



15 Bethnal Green Road



78 Quaker Street



65-66 Bethnal Green Road



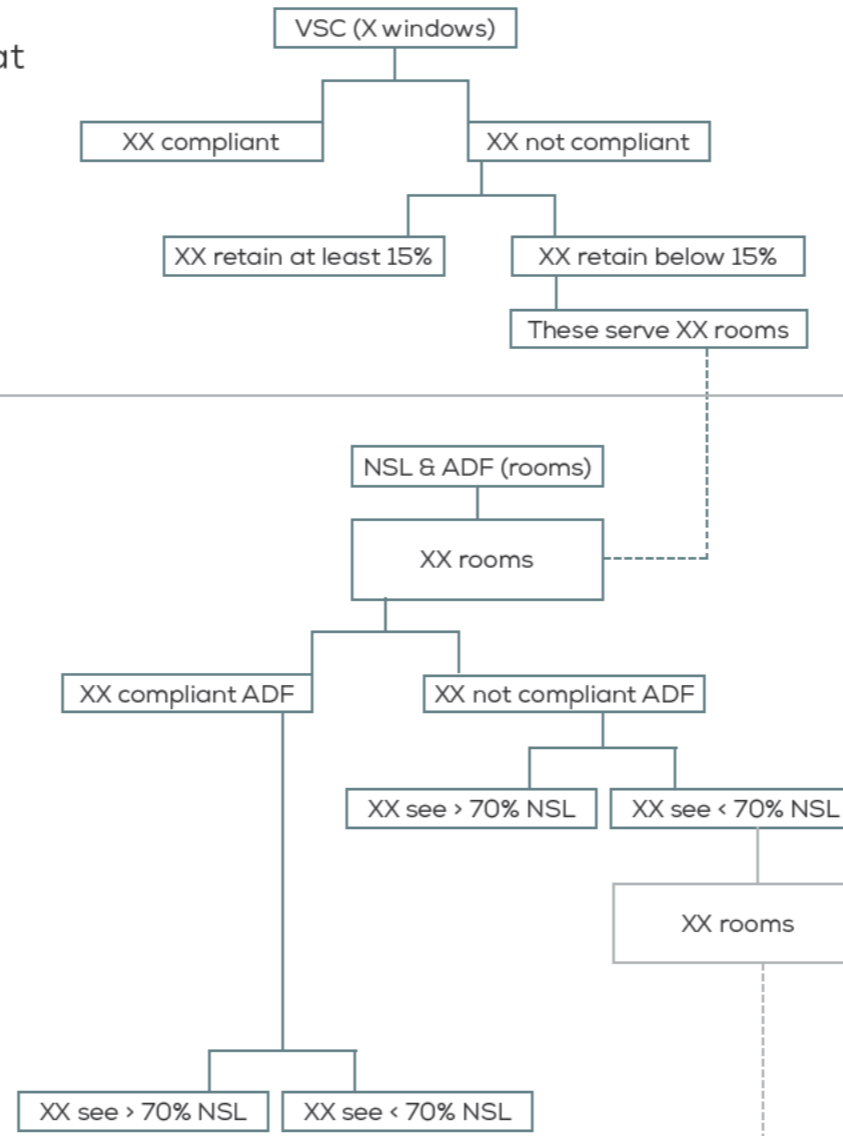
167 Commercial Street



25 Bethnal Green Road

1. Building by building list the number of habitable rooms tested and how many of these see a more than 20% reduction in VSC
2. Building by building then list the total number of rooms that will remain above 15% VSC
3. Building by building where rooms are left below 15% how many would pass the ADF test and be left with a daylight distribution contour of over 70% of room area.
4. If there are ADF levels already below standard then how many rooms fall into that category and how many see a more than 20% reduction in ADF

• **Daylight commentary per property.**



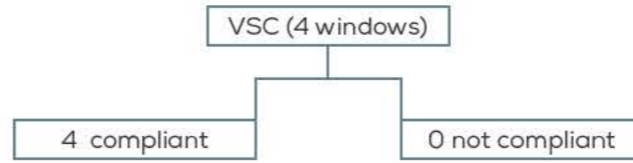
Map

Green = Properties previously discussed

Blue = Property being discussed

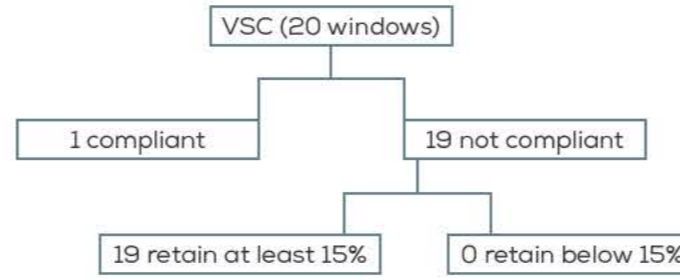
Photo

Property	Room	Window	Room Use	VSC					NSL					ADF						
				Existing	Proposed	Loss	% Loss	P/F	Existing	Proposed	Loss	% Loss	% Loss	Existing	Proposed	Loss	% Loss	P/F		
Property Address	R1/XXX	W1/XXX																		
	R1/XXX	W1/XXX																		
	R1/XXX	W1/XXX																		
	R1/XXX	W1/XXX																		
	R1/XXX	W1/XXX																		
	R1/XXX	W1/XXX																		
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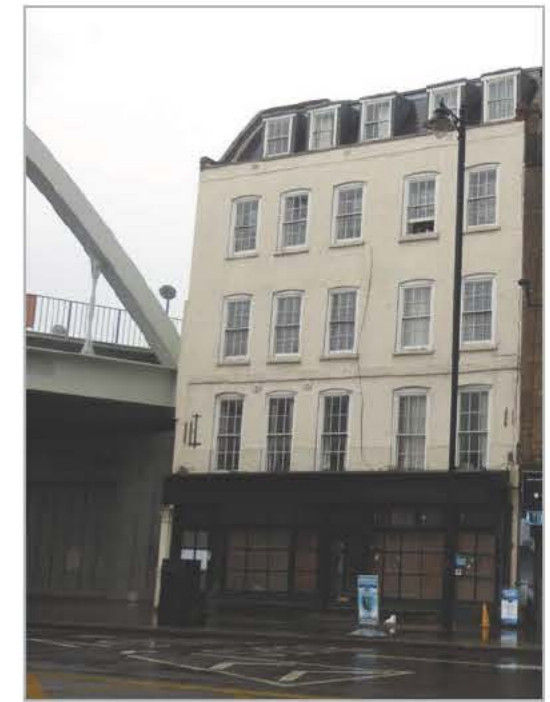


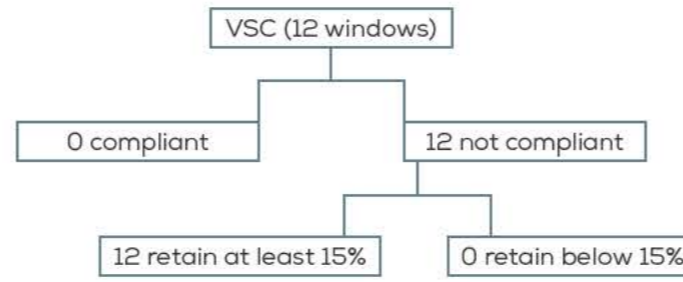
- **All BRE compliant.**





- **All windows retain 15% VSC.**

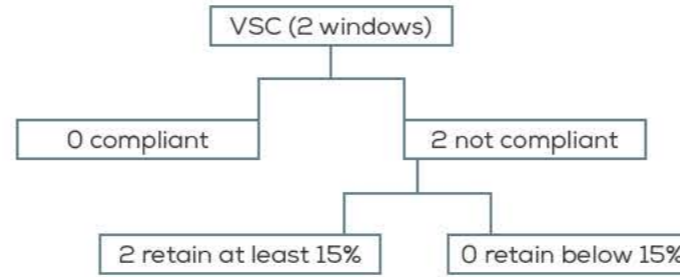




- **All windows retain 15% VSC.**

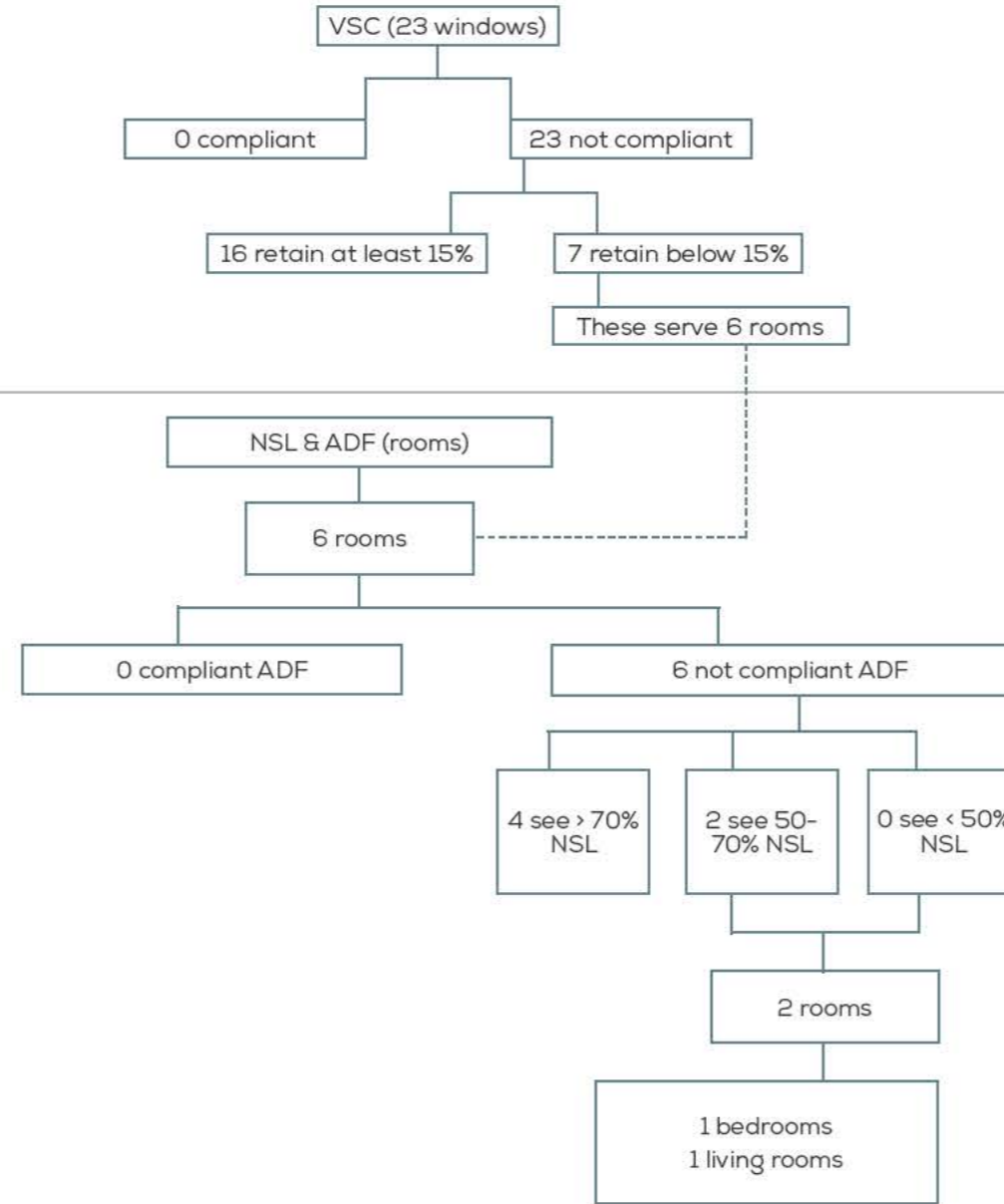




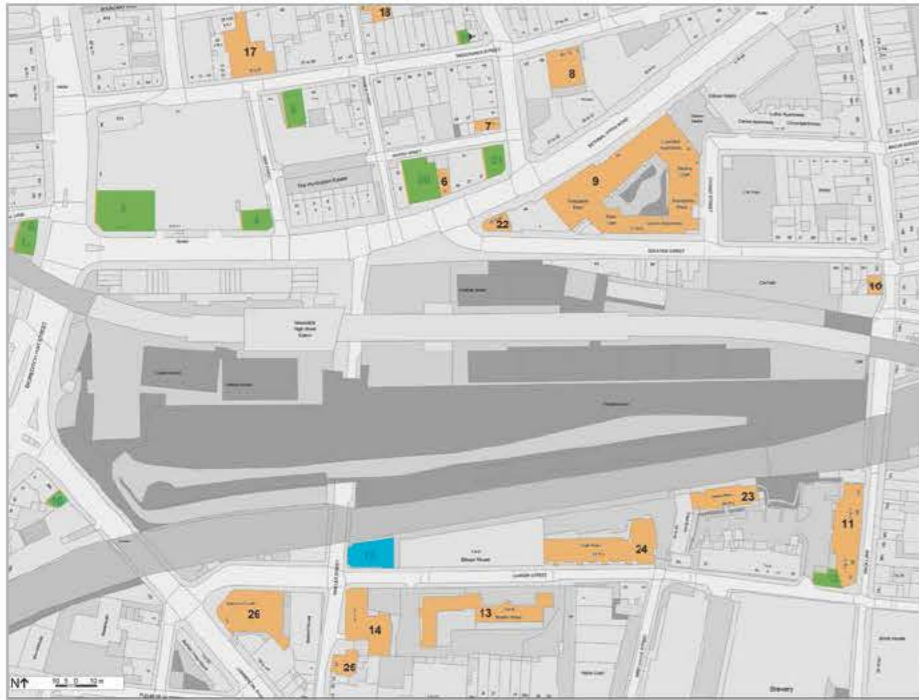


- **All windows retain 15% VSC.**

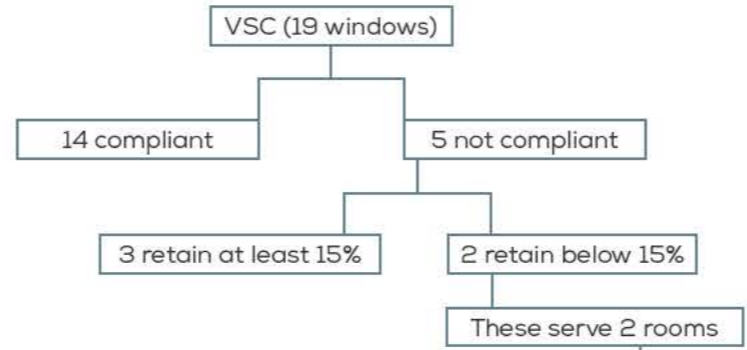
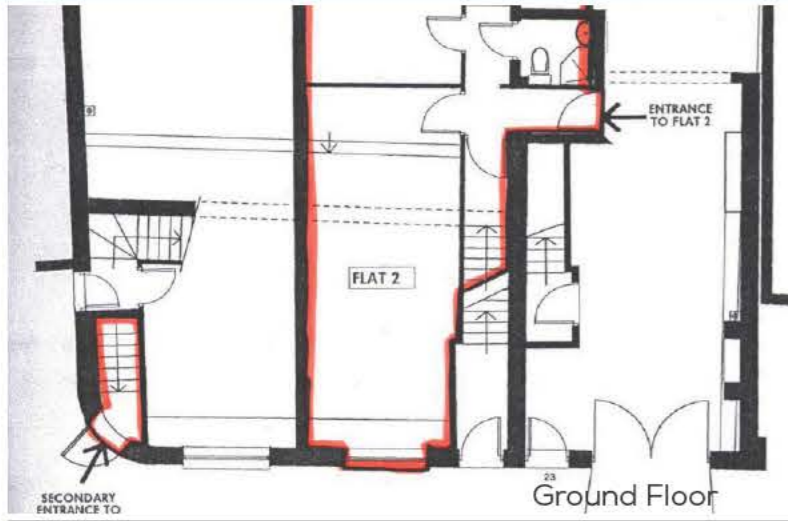




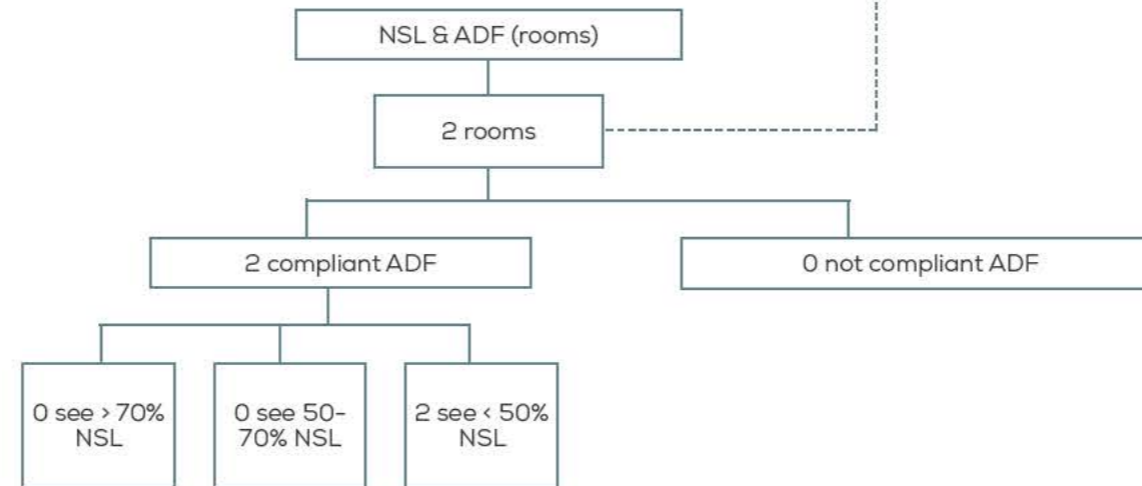
- Retain NSL >50% of room.
- 1 unit affected.



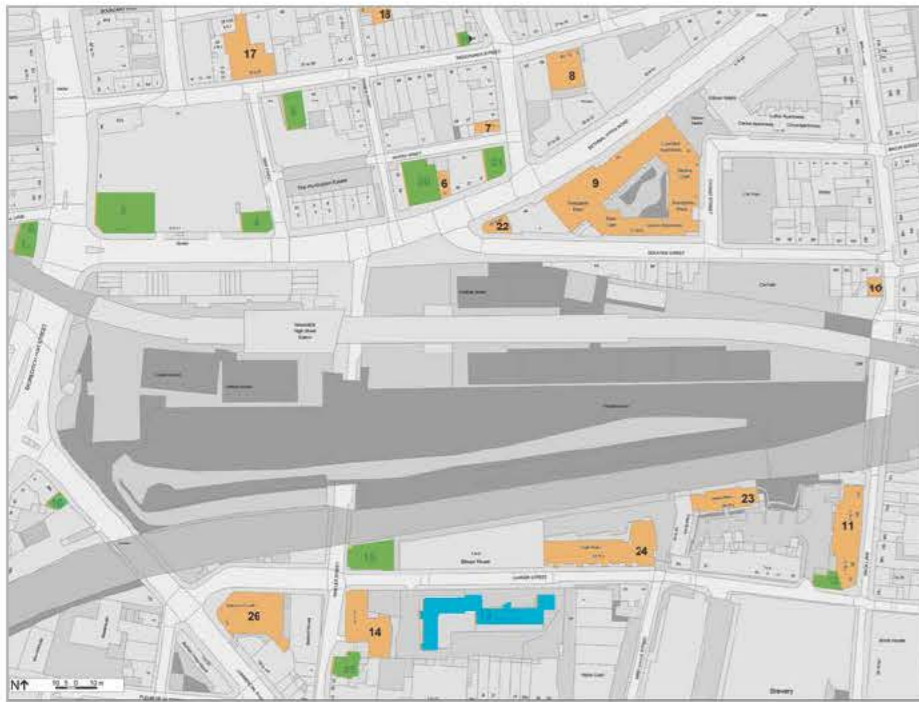
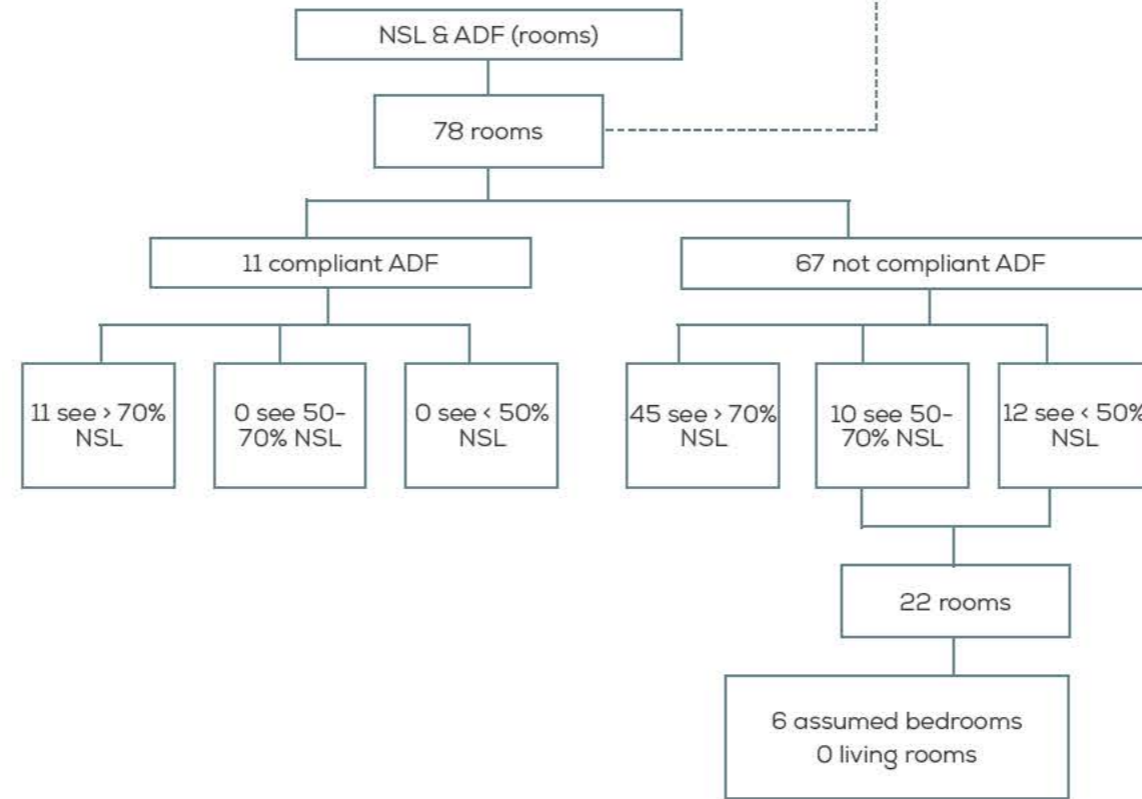
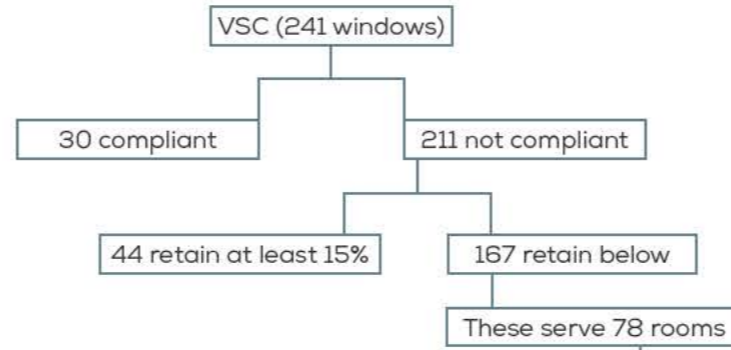
Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
10 QUAKER STREET	R4/161	W6/161	BEDROOM	36.23	13.75	22.48	62.05	90.01	50.26	39.75	44.16	0.86	0.42	0.43	50.47
	R6/161	W8/161	LKD	33.59	10.15	23.44	69.78								
		W9/161		21.32	15.56	5.76	27.02	90.31	67.92	22.39	24.79	1.39	0.97	0.42	30.12



- Almost all windows VSC compliant or retain 15% VSC.
- Remaining two rooms meet ADF criteria.

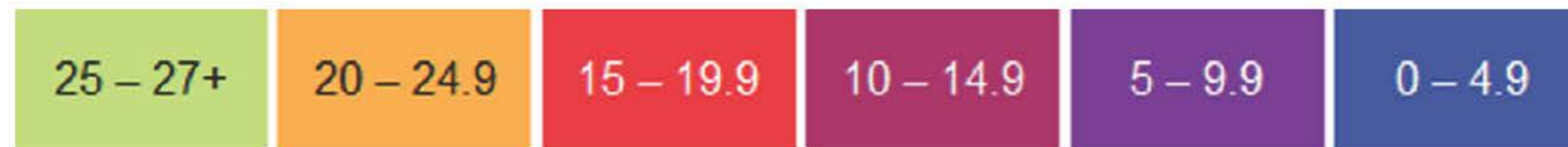
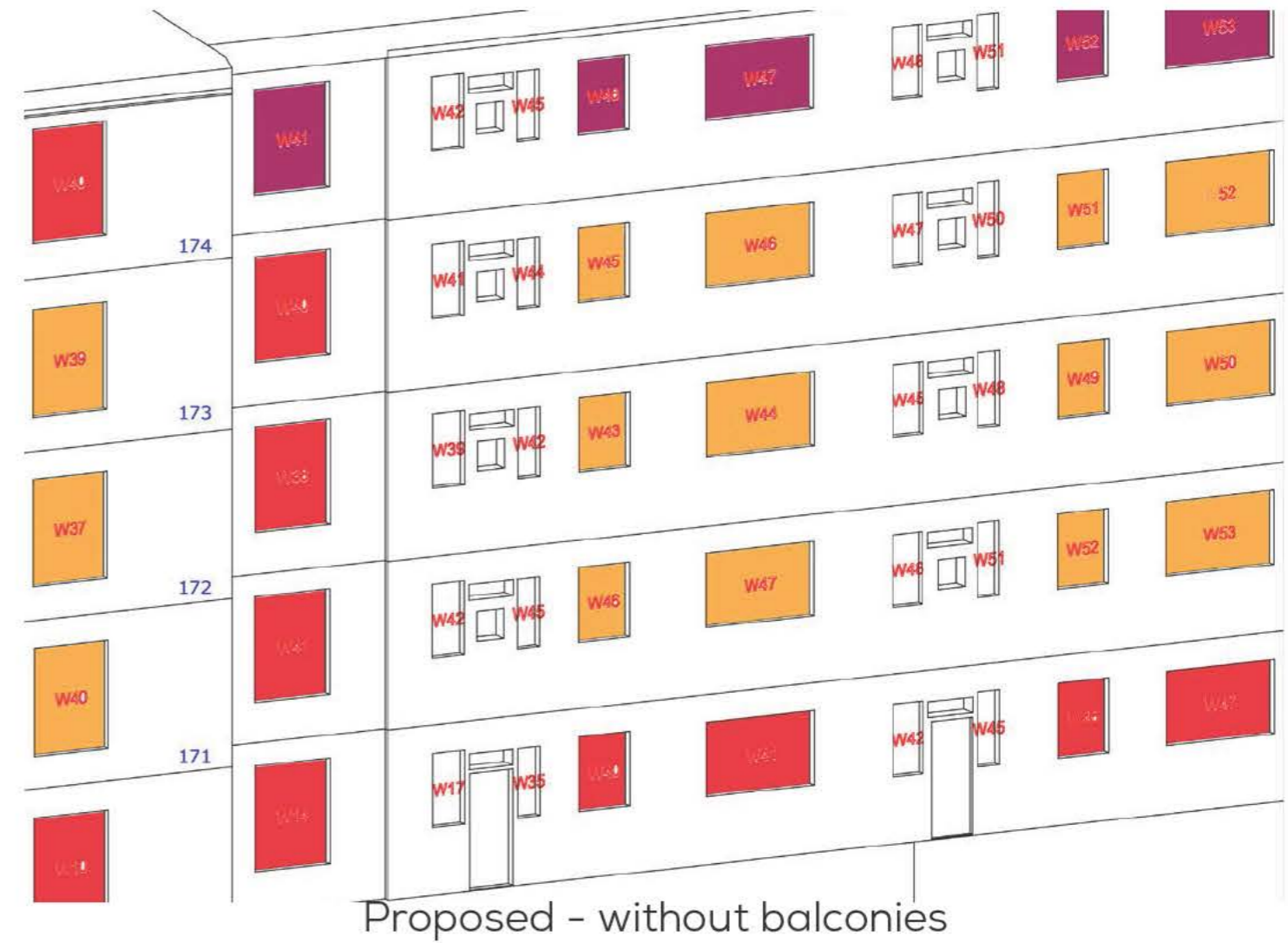
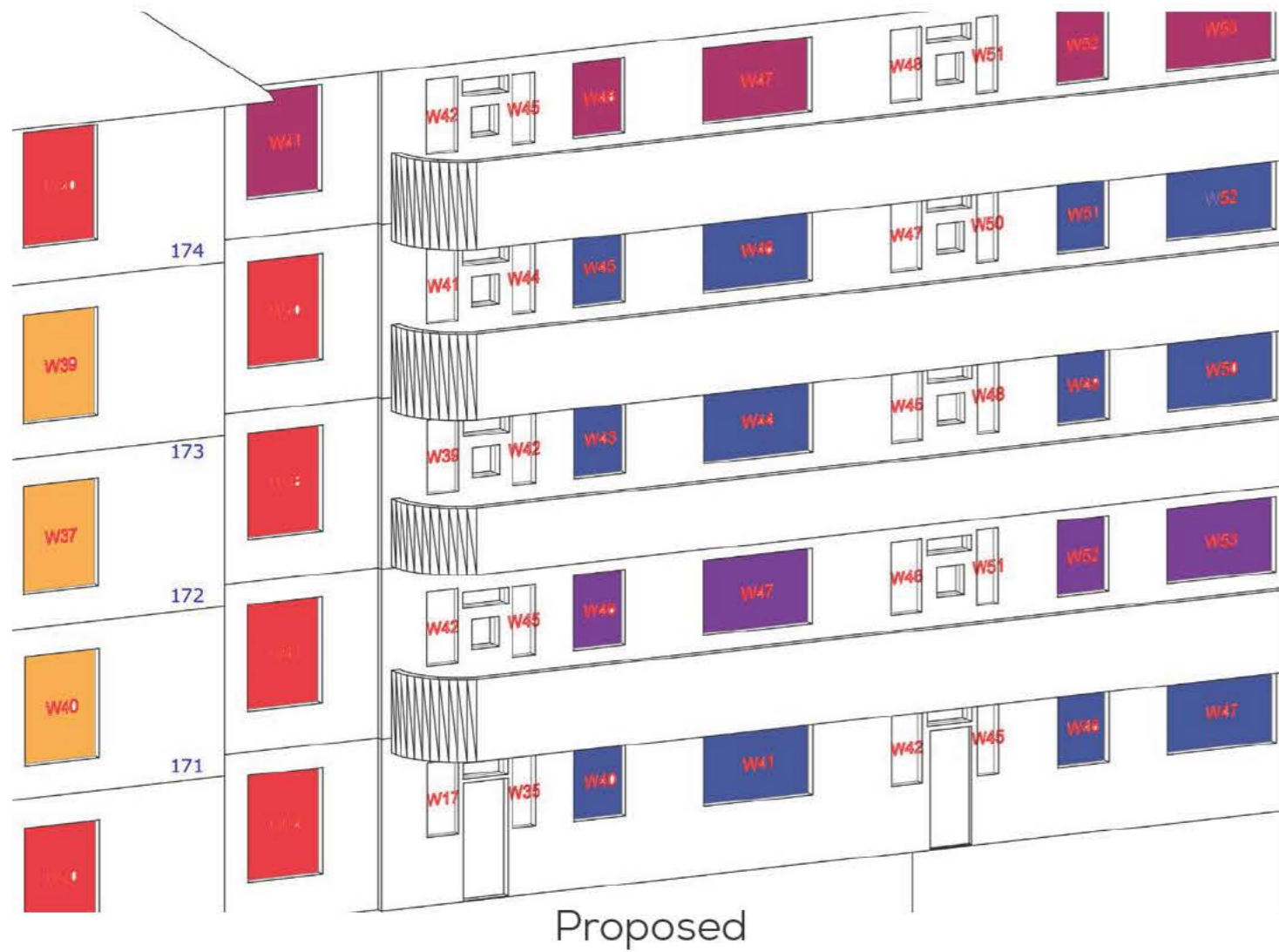


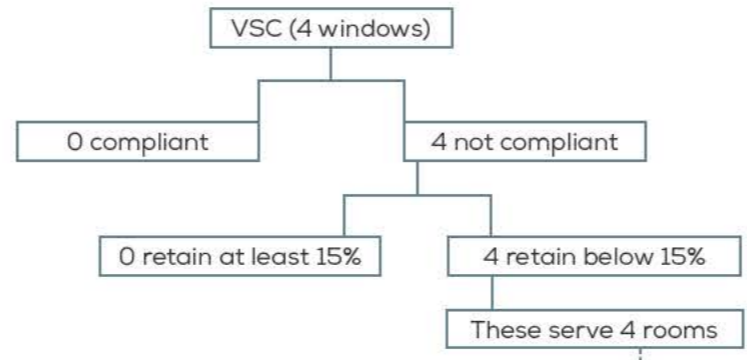
- Without balconies the majority of windows retain approximately 15% VSC.



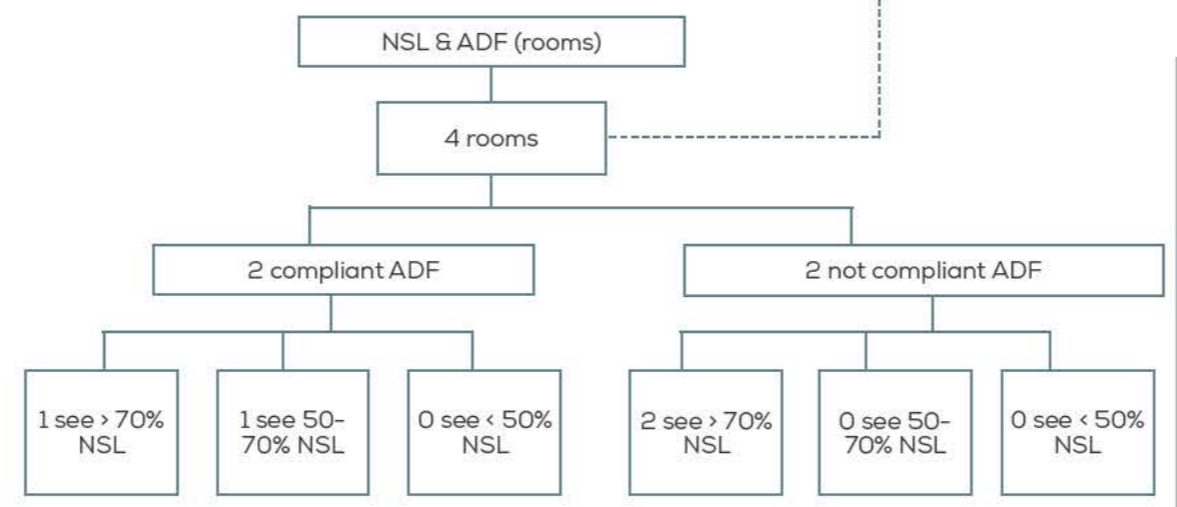
Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
1 to 48 Wheler House (west part)	R1/170	W48/170	BEDROOM	2.86	0.89	1.97	68.88	72.95	34.23	38.72	53.07	0.38	0.05	0.33	87.11
	R2/170	W47/170	BEDROOM	2.93	1.30	1.63	55.63	70.77	60.24	10.53	14.74	0.28	0.15	0.14	48.06
	R4/170	W46/170	KITCHEN	2.96	1.37	1.59	53.72	55.01	43.45	11.56	21.01	0.15	0.05	0.10	65.79
	R6/170	W41/170	BEDROOM	3.10	1.53	1.57	50.65	63.50	49.95	13.55	21.48	0.26	0.11	0.16	59.77
	R7/170	W40/170	KITCHEN	3.31	1.57	1.74	52.57	54.05	47.44	6.61	11.93	0.19	0.10	0.09	49.20
	R2/6400	W2/6400	BEDROOM	1.92	0.61	1.31	68.23	54.59	50.15	4.44	8.14	0.28	0.13	0.16	54.58
	R6/6400	W7/6400	KITCHEN	2.26	0.95	1.31	57.96	24.82	21.79	3.04	12.23	0.22	0.10	0.12	53.24
	R7/6400	W8/6400	KITCHEN	2.29	1.17	1.12	48.91	26.82	24.88	1.94	7.23	0.21	0.12	0.08	40.58
	R2/6401	W2/6401	BEDROOM	3.37	2.16	1.21	35.91	68.41	66.63	1.78	2.60	0.31	0.20	0.12	37.26
	R6/6401	W7/6401	KITCHEN	4.22	2.61	1.61	38.15	42.32	42.32	0.00	0.00	0.29	0.18	0.10	36.36
	R7/6401	W8/6401	KITCHEN	4.28	2.83	1.45	33.88	44.10	43.46	0.65	1.47	0.28	0.20	0.08	26.98

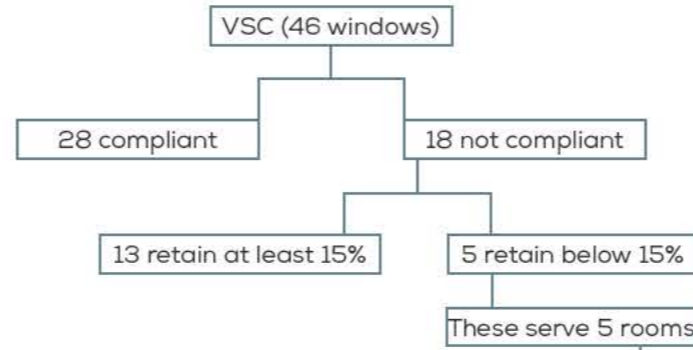
Property	Room	Window	Room Use	VSC				NSL				ADF						
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss			
1 to 48 Wheler House	R11/170	W36/170	Assumed hall/bathroom	0.88	0.01	0.87	98.86											
		W37/170		6.29	2.50	3.79	60.25											
		W38/170		2.13	0.28	1.85	86.85											
		W39/170		1.59	0.08	1.51	94.97	52.73	22.97	29.76	56.57	0.13	0.02	0.11	83.46			
	R30/170	W23/170	Assumed hall/bathroom	10.36	6.63	3.73	36.00											
		W24/170		3.97	1.19	2.78	70.03											
		W26/170		0.10	0.00	0.10	100.00											
		W27/170		3.86	1.70	2.16	55.96	69.69	34.50	35.19	50.42	0.08	0.04	0.05	55.95			
	R31/170	W21/170	Assumed kitchen	6.64	2.86	3.78	56.93											
		W22/170		6.39	2.77	3.62	56.65	73.46	67.06	6.40	8.71	0.32	0.16	0.16	50.46			
	R32/170	W16/170	Assumed hall/bathroom	5.51	2.00	3.51	63.70											
		W18/170		0.06	0.00	0.06	100.00											
		W19/170		11.56	7.45	4.11	35.55											
		W20/170		4.31	1.17	3.14	72.85	67.26	49.04	18.23	26.99	0.12	0.06	0.06	49.15			
	R33/170	W13/170	Assumed bedroom	6.80	3.41	3.39	49.85	79.06	64.47	14.59	18.56	0.33	0.19	0.14	41.99			
	R34/170	W8/170	Assumed hall/bathroom	13.17	8.65	4.52	34.32											
		W9/170		5.47	1.95	3.52	64.35											
		W11/170		0.24	0.07	0.17	70.83											
		W12/170		8.03	3.82	4.21	52.43	75.90	61.38	14.52	19.13	0.14	0.08	0.06	44.53			
	R36/170	W1/170	Assumed hall/bathroom	4.77	1.63	3.14	65.83											
		W3/170		0.33	0.02	0.31	93.94											
		W4/170		11.42	6.90	4.52	39.58											
		W5/170		5.02	1.60	3.42	68.13	74.71	47.80	26.91	36.02	0.11	0.06	0.05	45.61			
	R17/171	W34/171	Assumed hall/bathroom	10.08	4.91	5.17	51.29											
W35/171		4.11		0.94	3.17	77.13												
W36/171		9.28		4.23	5.05	54.42												
W37/171		5.42		1.62	3.80	70.11												
W38/171		3.63		0.56	3.07	84.57	73.29	62.88	10.42	14.21	0.24	0.10	0.13	57.02				
R15/172	W6/172	Assumed kitchen	13.22	4.85	8.37	63.31	78.04	59.71	18.33	23.39	0.26	0.13	0.13	49.81				
R17/172	W31/172	Assumed hall/bathroom	10.10	4.23	5.87	58.12												
	W32/172		3.05	0.28	2.77	90.82												
	W33/172		9.53	3.73	5.80	60.86												
	W34/172		4.93	1.08	3.85	78.09												
	W35/172		3.55	0.27	3.28	92.39	75.85	64.28	11.57	15.33	0.23	0.08	0.15	65.09				
R25/172	W19/172	Assumed hall/bathroom	15.42	8.00	7.42	48.12												
	W20/172		8.91	2.26	6.65	74.64												
	W21/172		12.71	5.77	6.94	54.60												
	W24/172		3.97	0.51	3.46	87.15												
	W25/172		7.82	2.87	4.95	63.30	89.47	67.89	21.58	24.12	0.25	0.11	0.14	56.40				



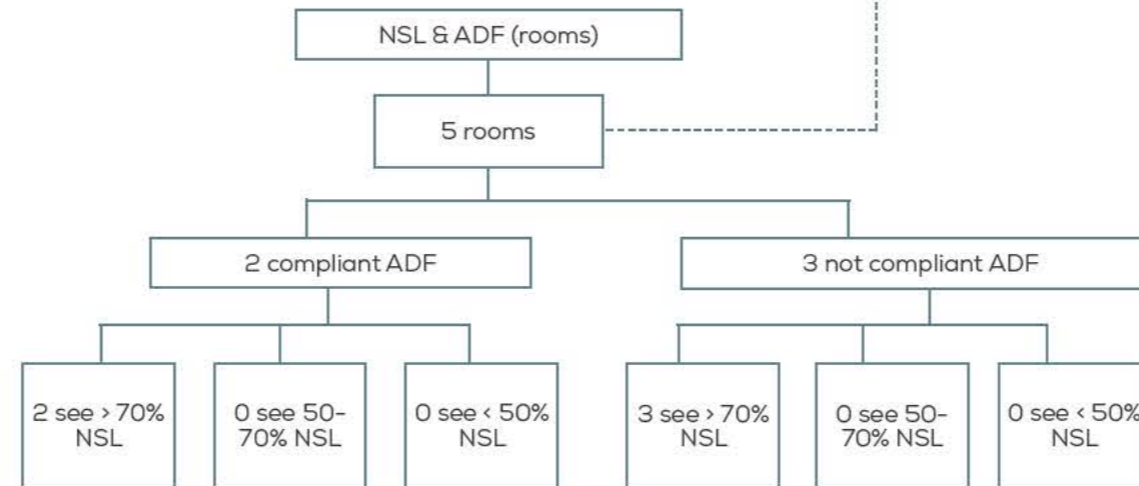


- Over 100m from site.
- Recessed balconies.
- Without balconies meet VSC criteria or retain at least 15%.





• **Affected rooms retain distribution to >80% room area.**





25 – 27+

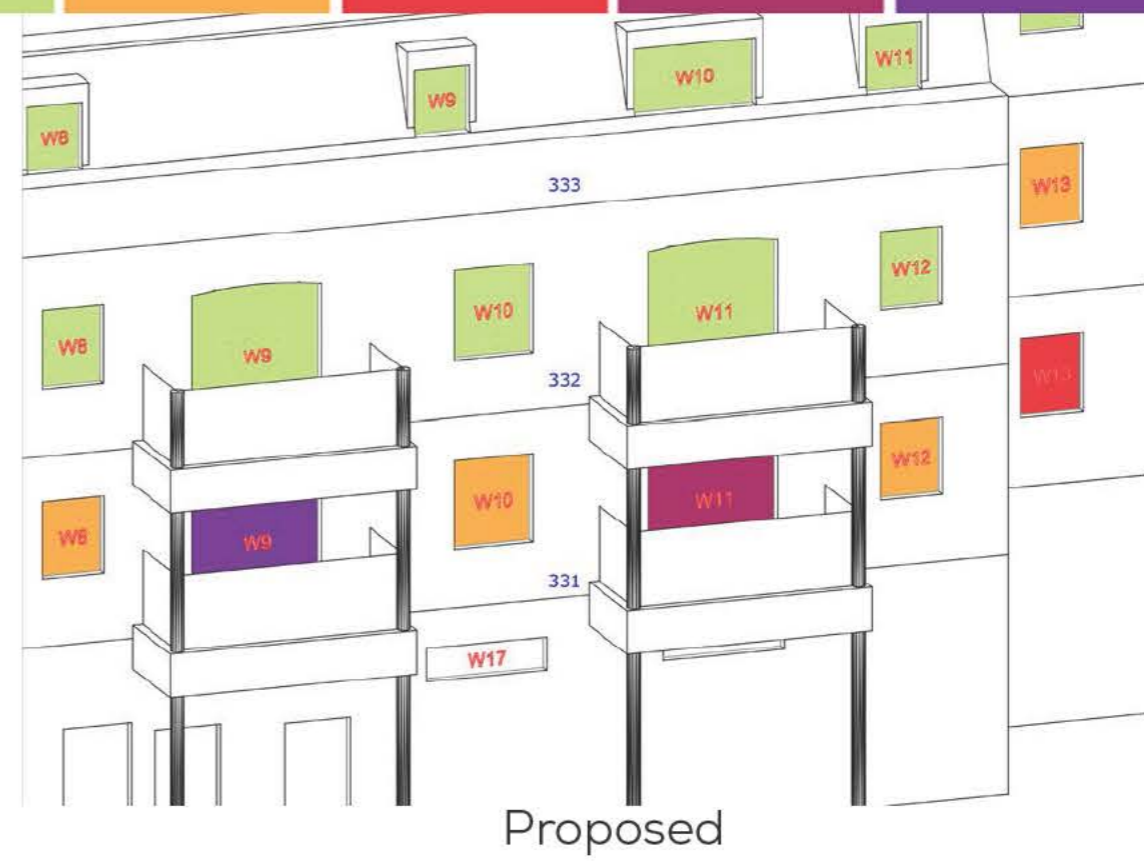
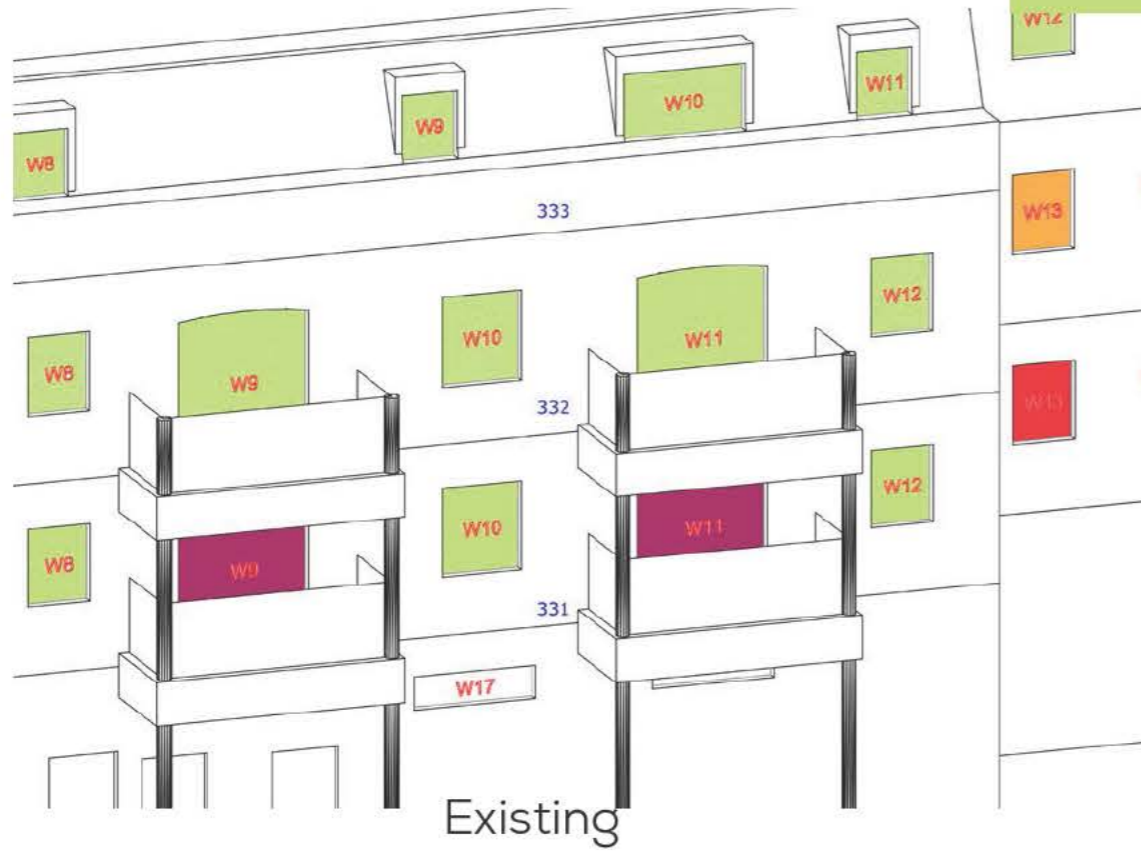
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15 – 19.9

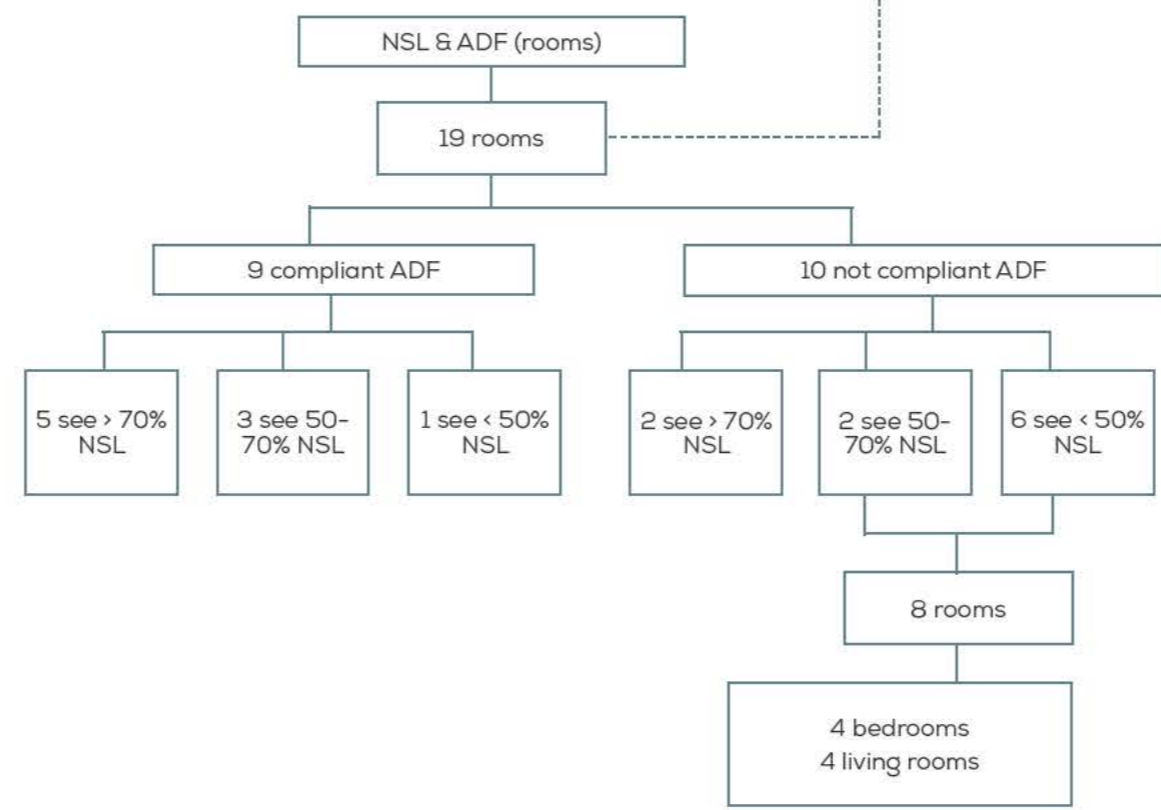
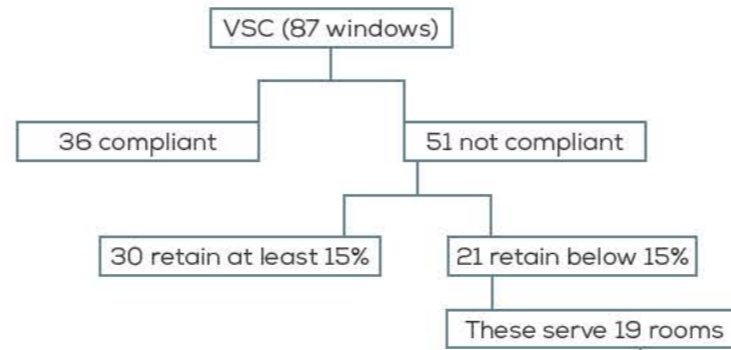
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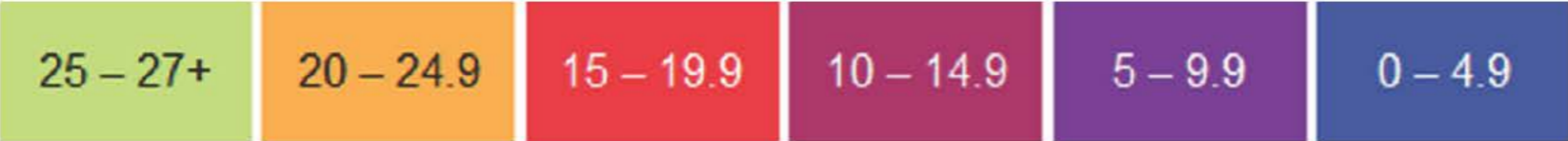
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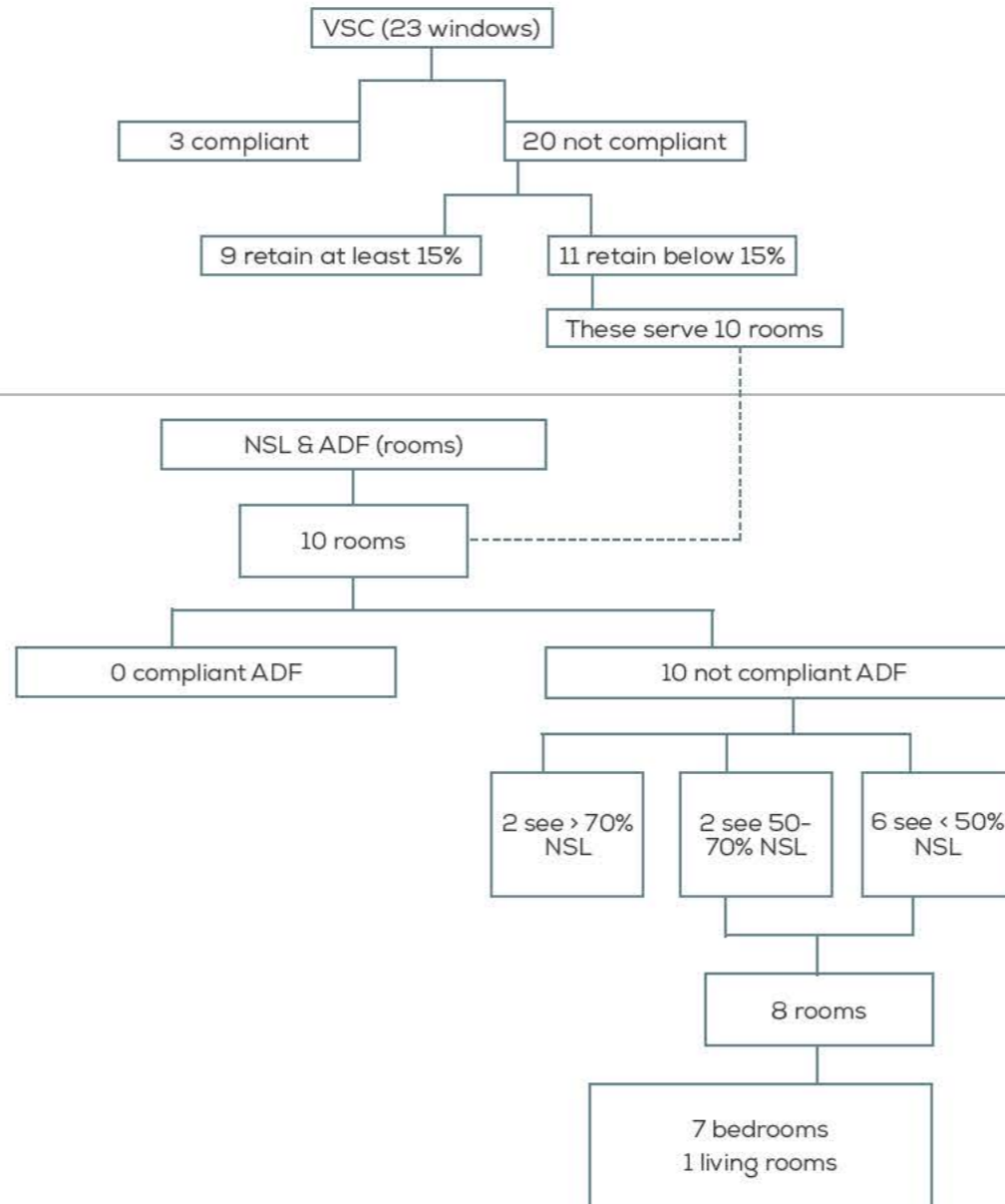


- **Balconies/overhang on ground floor.**
- **Almost all retain 15% without balconies.**



Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
25 WHELER STREET	R5/910	W9/910	BEDROOM	4.42	0.60	3.82	86.43	40.49	5.15	35.34	87.28	0.27	0.05	0.22	80.60
	R6/910	W8/910	BEDROOM	5.11	0.52	4.59	89.82	20.81	16.25	4.56	21.90	0.35	0.06	0.29	83.95
	R7/910	W6/910	LIVINGROOM	7.10	0.44	6.66	93.80	94.14	48.97	45.18	47.94	1.31	0.40	0.91	69.59
		W7/910		13.78	3.85	9.93	72.06								
	R8/910	W5/910	LKD	3.29	0.00	3.29	100.00	40.71	5.81	34.90	85.62	0.39	0.01	0.38	97.16
	R9/910	W4/910	BEDROOM	0.96	0.00	0.96	100.00	30.70	0.00	30.70	100.00	0.27	0.00	0.27	99.63
	R12/911	W6/911	LKD	27.27	16.71	10.56	38.72	94.52	53.50	41.02	43.40	1.39	0.78	0.61	43.89
		W7/911		16.97	6.48	10.49	61.81								
	R10/912	W6/912	LKD	29.98	19.60	10.38	34.62	94.66	63.22	31.44	33.21	1.51	0.96	0.56	36.81
W7/912		18.81		8.40	10.41	55.34									
R3/914	W13/914	BEDROOM	9.74	2.24	7.50	77.00	36.27	35.09	1.18	3.25	0.43	0.17	0.25	59.48	

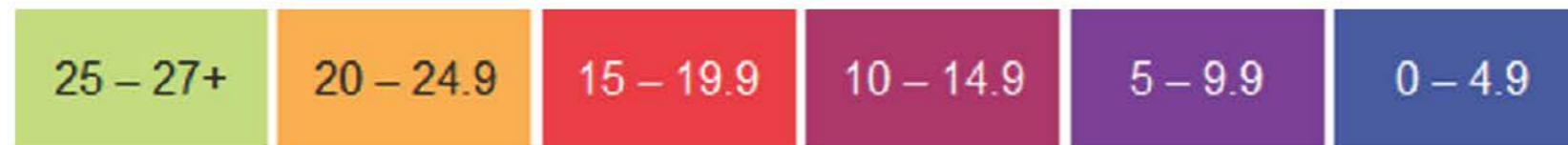
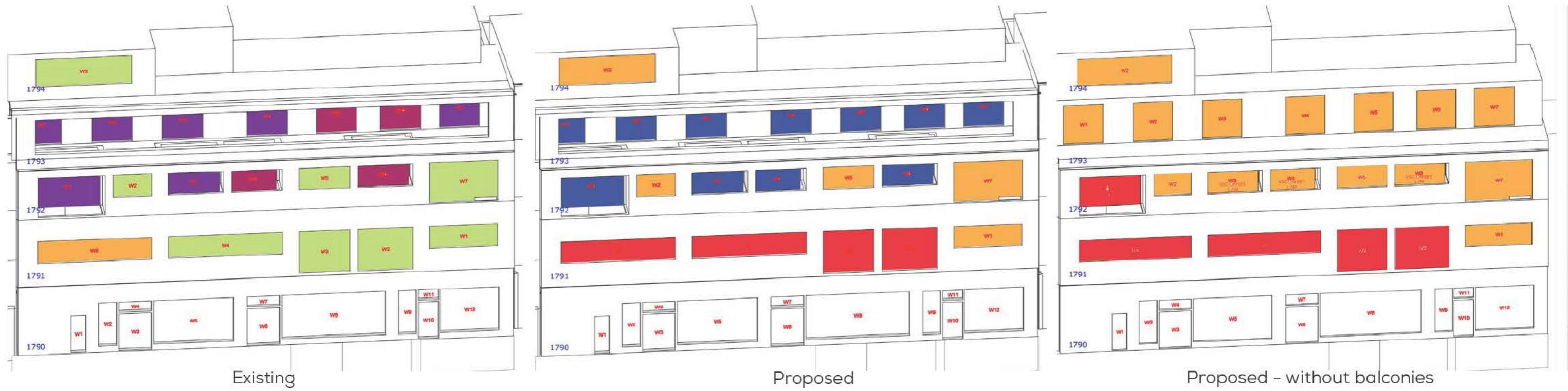




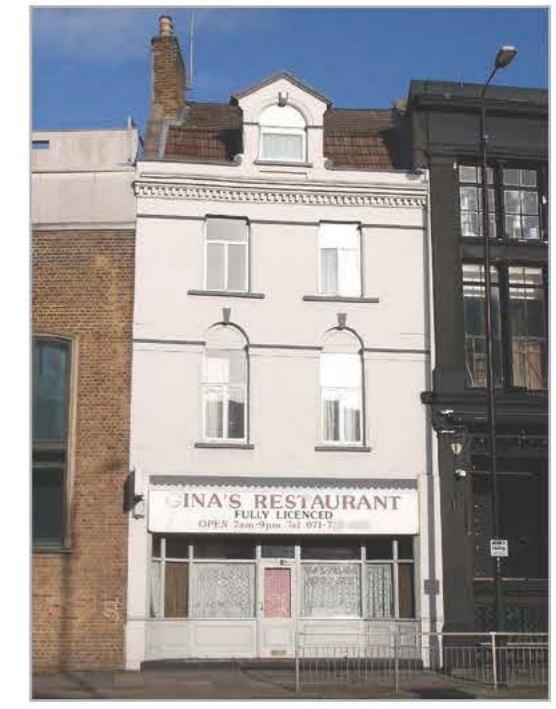
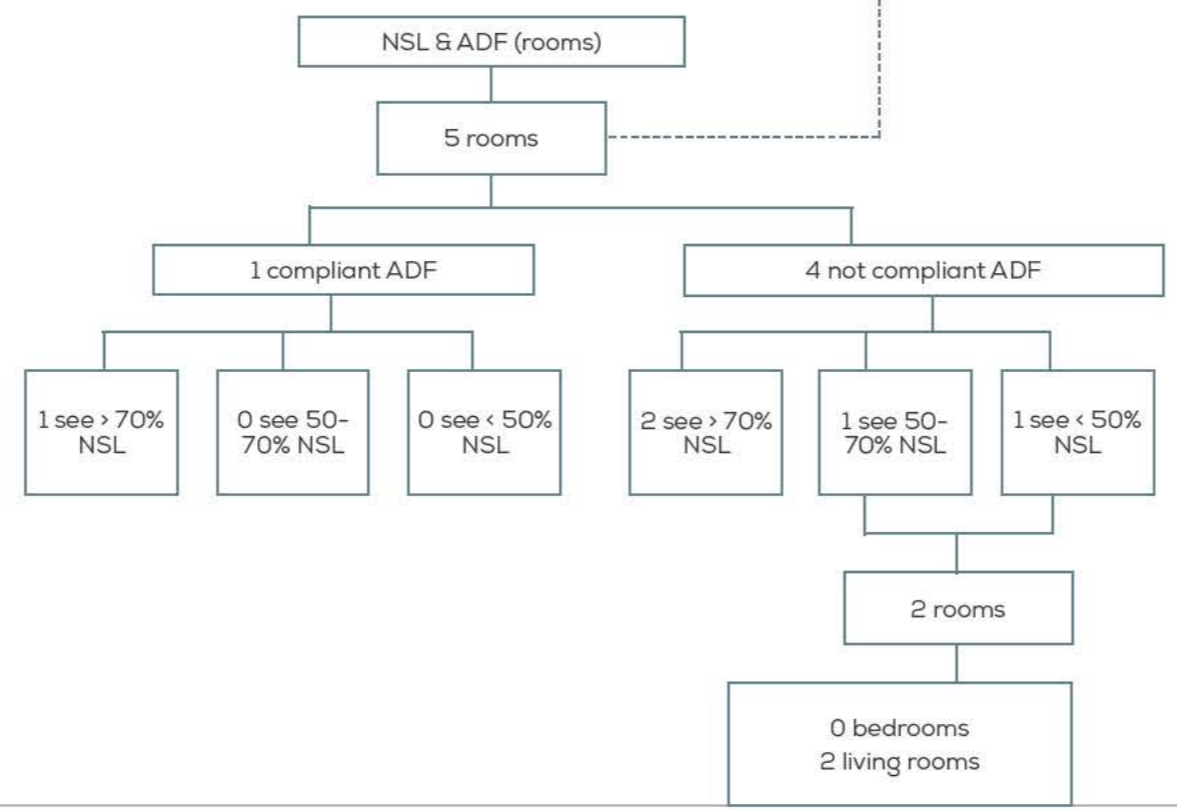
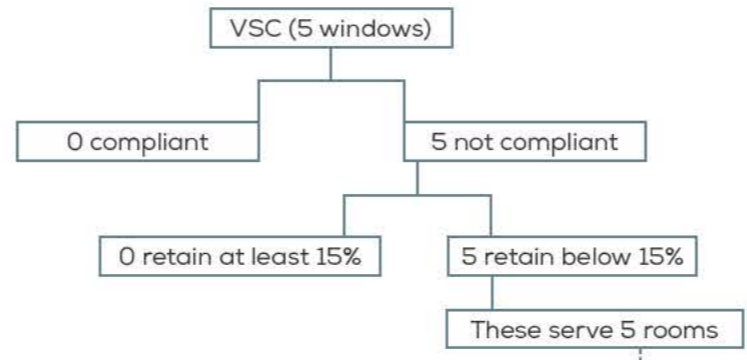
- **Balconies and tunnelled perspective down Ebor Street.**
- **All retain 15% VSC without balconies.**



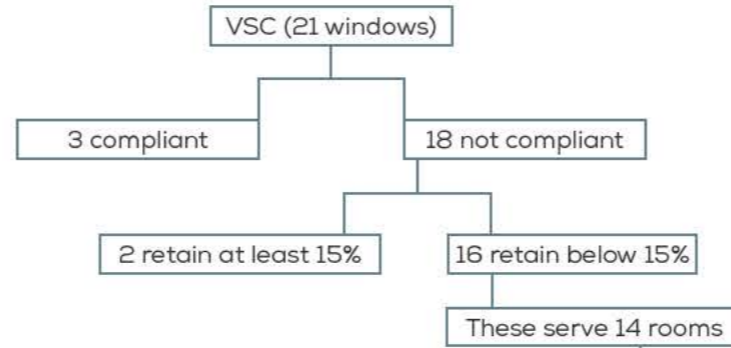
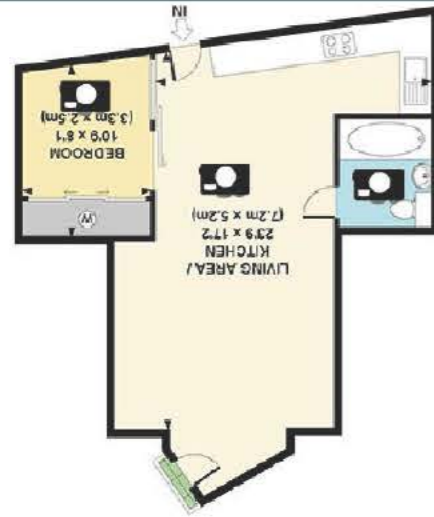
Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
19-29 REDCHURCH STREET	R1/1792	W1/1792	LKD	6.70	1.31	5.39	80.45	92.47	12.23	80.25	86.75	0.81	0.19	0.63	77.12
	R3/1792	W3/1792	BEDROOM	9.68	1.90	7.78	80.37	99.83	20.13	79.70	79.83	1.29	0.28	1.01	78.27
	R4/1792	W4/1792	BEDROOM	10.29	1.97	8.32	80.86	99.67	38.14	61.53	61.73	1.33	0.41	0.91	68.83
	R1/1793	W1/1793	BEDROOM	5.35	0.53	4.82	90.09	68.09	14.48	53.61	78.73	0.62	0.17	0.45	72.73
	R2/1793	W2/1793	BEDROOM	7.84	0.91	6.93	88.39	91.60	26.01	65.59	71.60	0.81	0.21	0.60	73.96
	R3/1793	W3/1793	BEDROOM	8.72	0.79	7.93	90.94	74.81	16.99	57.82	77.29	0.82	0.18	0.64	77.62
	R4/1793	W4/1793	BEDROOM	9.51	0.75	8.76	92.11	99.48	58.86	40.62	40.91	1.13	0.29	0.84	74.47
	R5/1793	W5/1793	BEDROOM	10.05	0.75	9.30	92.54	96.68	68.62	28.07	29.03	0.94	0.29	0.65	69.50



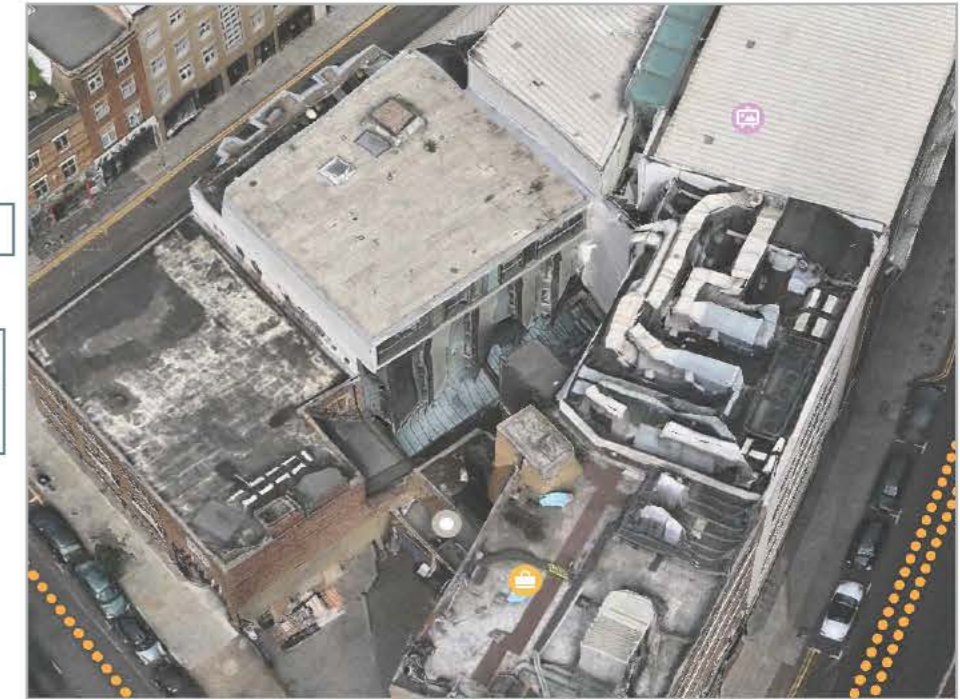
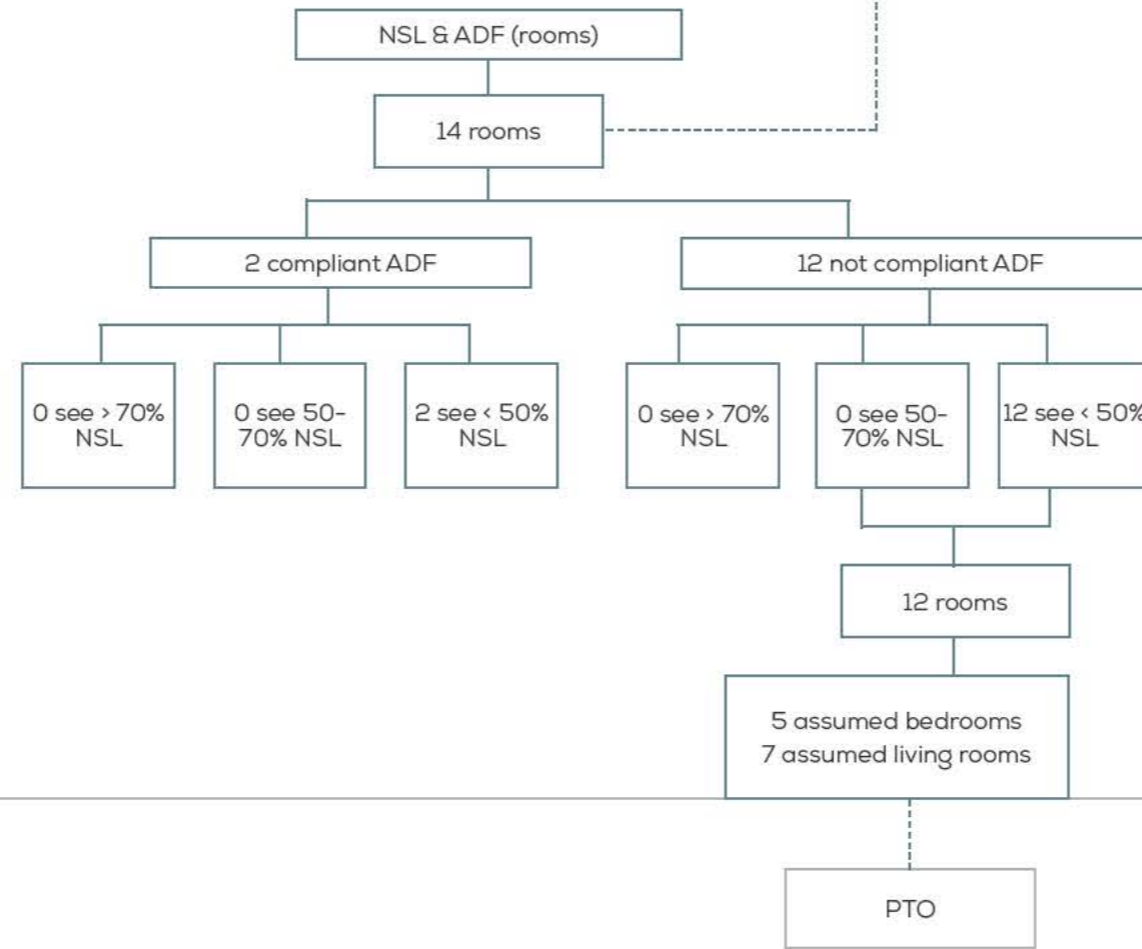
- All rooms retain >50% daylight distribution with the exception of the top floor dormer (48% distribution).



Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
17 BETHNAL GREEN ROAD	R1/402	W1/402	LKD	33.63	12.84	20.79	61.82	97.08	68.35	28.73	29.59	1.08	0.56	0.52	48.24
	R1/403	W1/403	LIVINGROOM	34.84	13.53	21.31	61.17	88.24	47.82	40.42	45.75	0.47	0.21	0.26	54.70

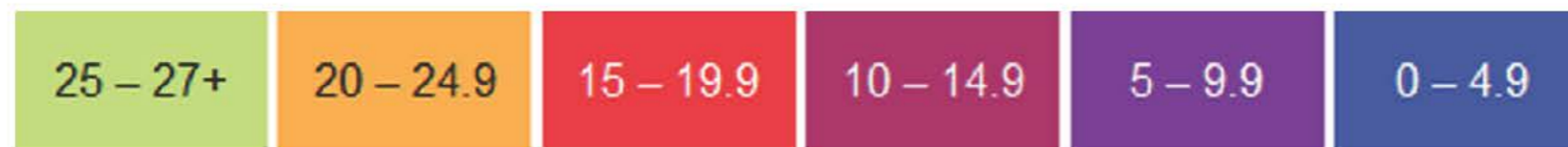
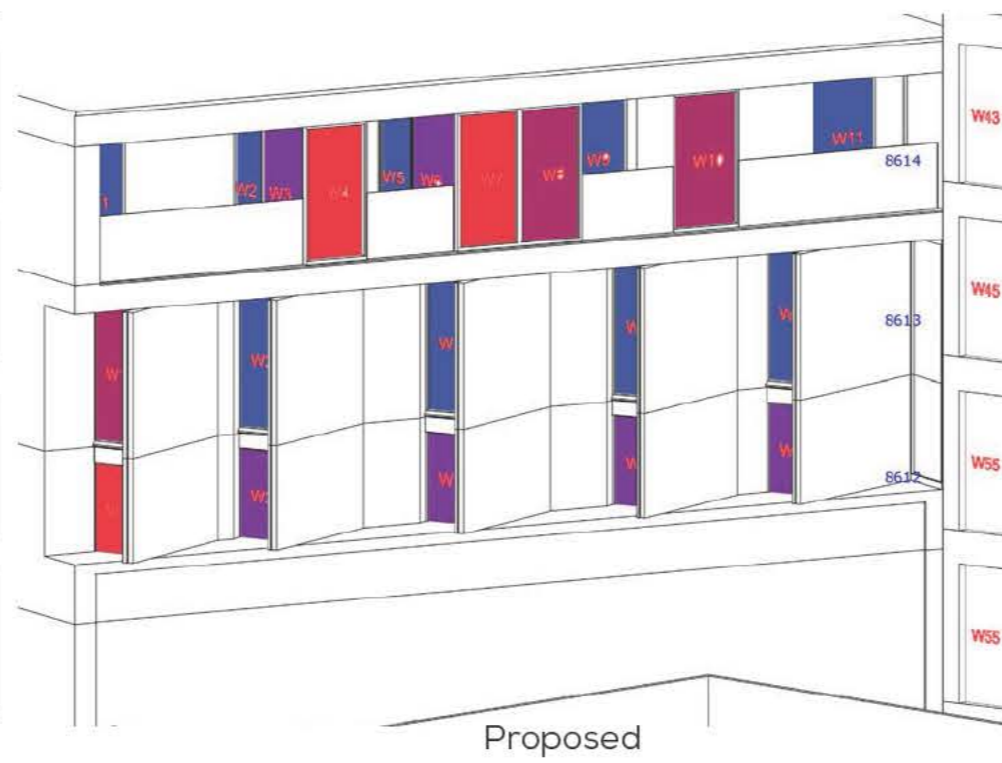
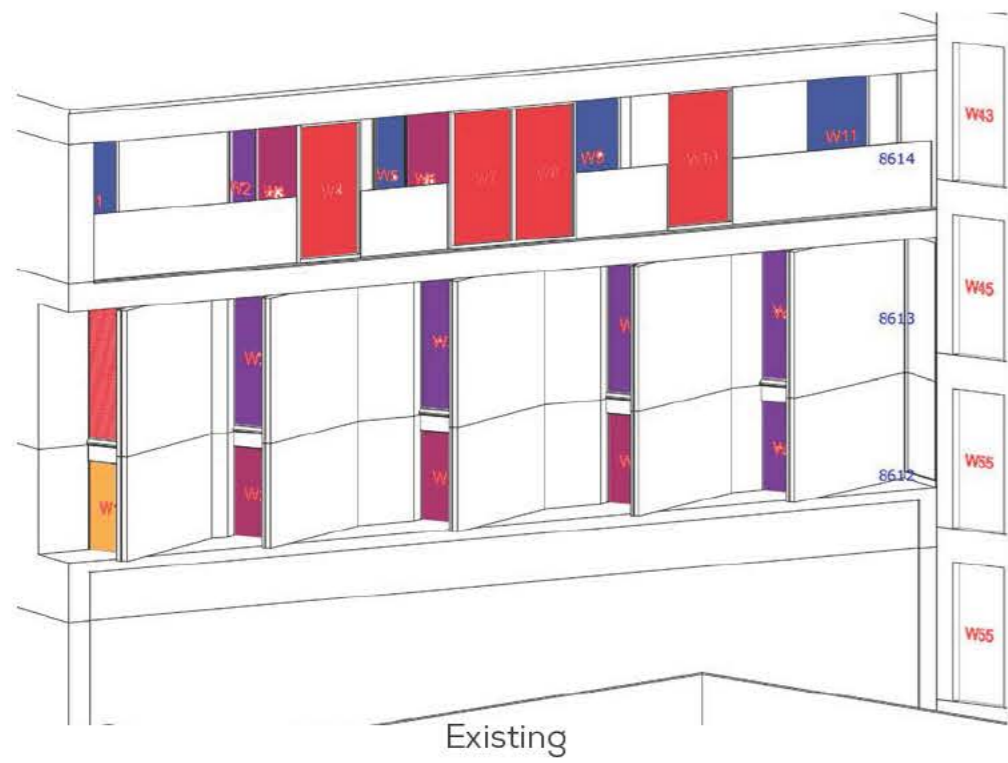


- Overhung narrow angled apertures overlooking blocks A and B.
- Over 140m away from site.
- Located in an existing constrained courtyard.

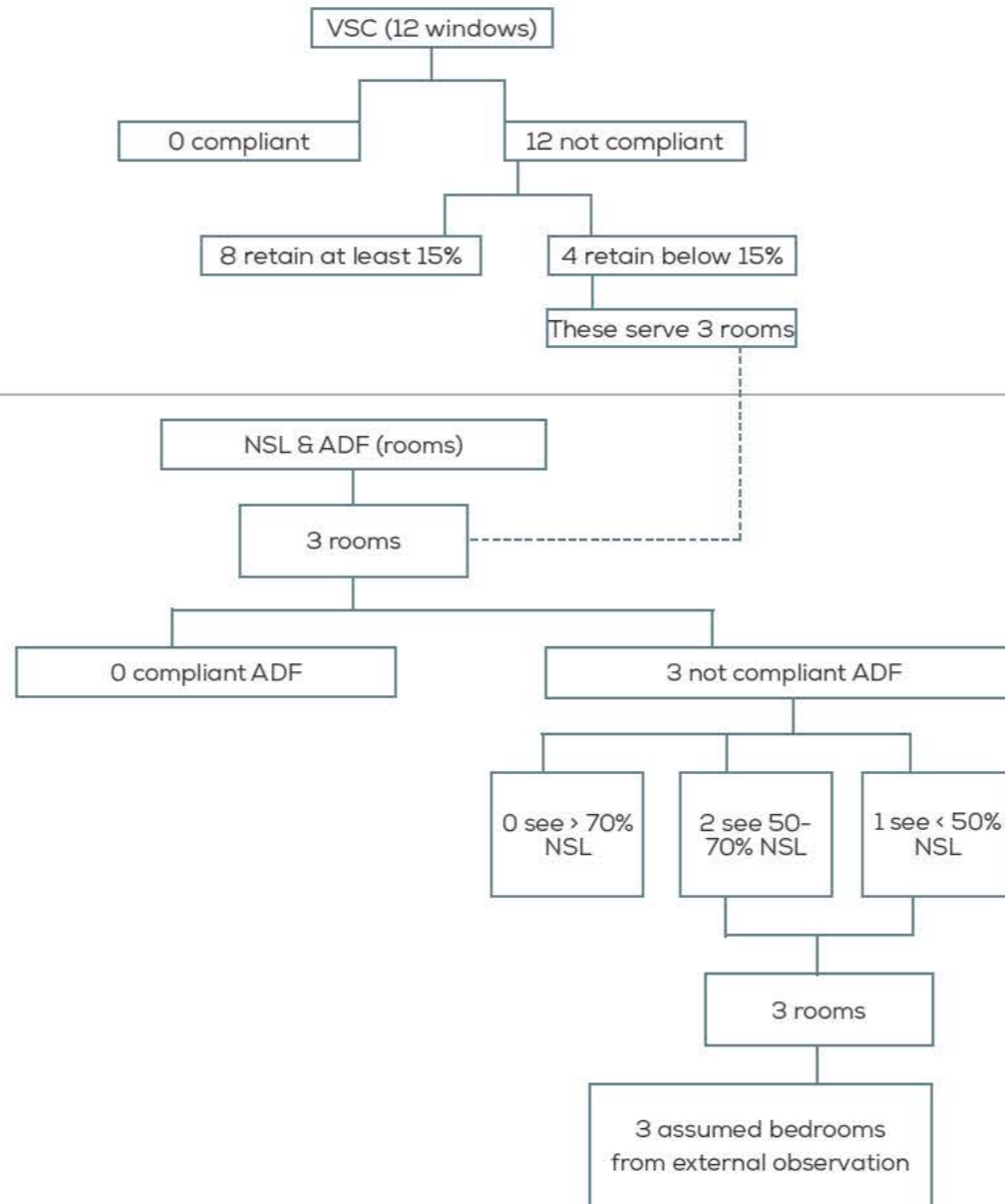


Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
70 Redchurch Street	R2/8612	W2/8612	Assumed Bedroom	11.67	7.38	4.29	36.76	54.56	33.27	21.28	39.13	0.47	0.36	0.11	23.89
	R3/8612	W3/8612	Assumed Bedroom	11.83	8.12	3.71	31.36	48.08	32.80	15.28	31.79	0.49	0.39	0.10	20.98
	R1/8613	W1/8613	Assumed Livingroom	19.40	13.34	6.06	31.24	42.65	20.36	22.29	52.26	0.62	0.44	0.18	29.58
	R2/8613	W2/8613	Assumed Livingroom	9.38	4.11	5.27	56.18	55.29	19.82	35.47	64.16	0.45	0.16	0.29	64.73
	R3/8613	W3/8613	Assumed Livingroom	8.81	4.40	4.41	50.06	47.90	19.55	28.34	59.17	0.44	0.17	0.27	61.36
	R4/8613	W4/8613	Assumed Livingroom	7.27	3.79	3.48	47.87	37.33	19.63	17.70	47.42	0.43	0.17	0.26	60.61
	R5/8613	W5/8613	Assumed Livingroom	6.97	4.30	2.67	38.31	33.21	20.63	12.58	37.89	0.41	0.20	0.21	51.94
	R1/8614	W1/8614	Assumed Bedroom	2.88	1.52	1.36	47.22	53.08	13.56	39.53	74.61	0.24	0.10	0.15	60.66
	R2/8614	W2/8614	Assumed Livingroom	7.89	1.64	6.25	79.21								
		W3/8614		14.75	8.49	6.26	42.44								
		W4/8614		19.83	15.57	4.26	21.48	47.27	28.85	18.42	38.97	1.76	1.18	0.58	32.93
	R3/8614	W5/8614	Assumed Livingroom	3.81	0.94	2.87	75.33								
		W6/8614		13.58	8.19	5.39	39.69								
		W7/8614		18.50	15.06	3.44	18.59								
		W8/8614		17.91	14.72	3.19	17.81	53.48	29.58	23.90	44.60	1.83	1.39	0.44	24.04
R4/8614	W9/8614	Assumed Bedroom	1.53	0.54	0.99	64.71									
	W10/8614		16.22	13.55	2.67	16.46	35.81	18.77	17.04	47.78	0.94	0.75	0.19	20.02	
R5/8614	W11/8614	Assumed Bedroom	2.18	0.20	1.98	90.83	12.46	3.62	8.83	71.36	0.17	0.05	0.11	67.47	



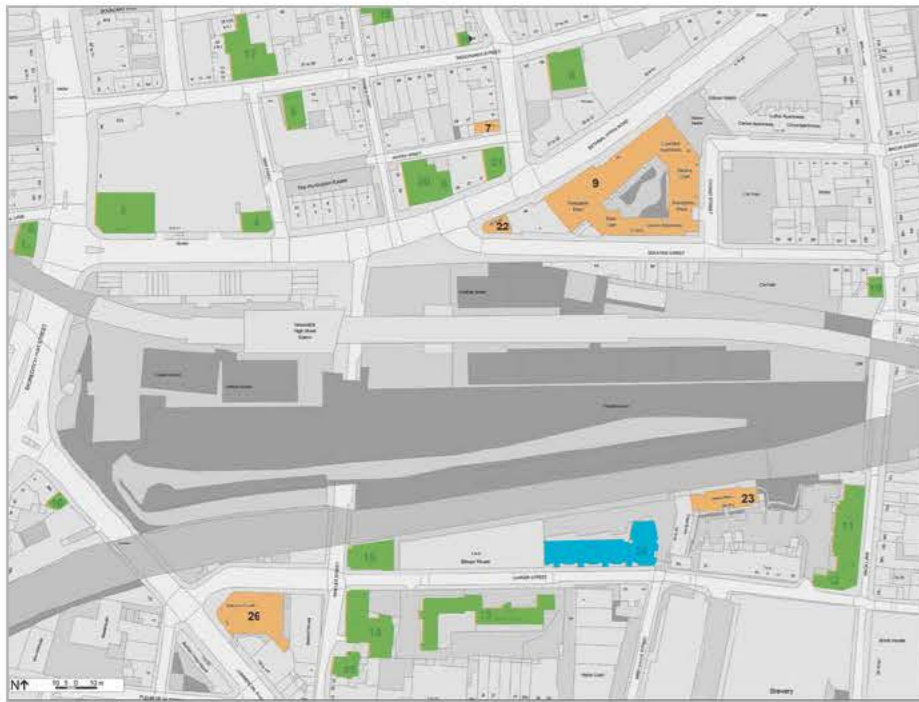
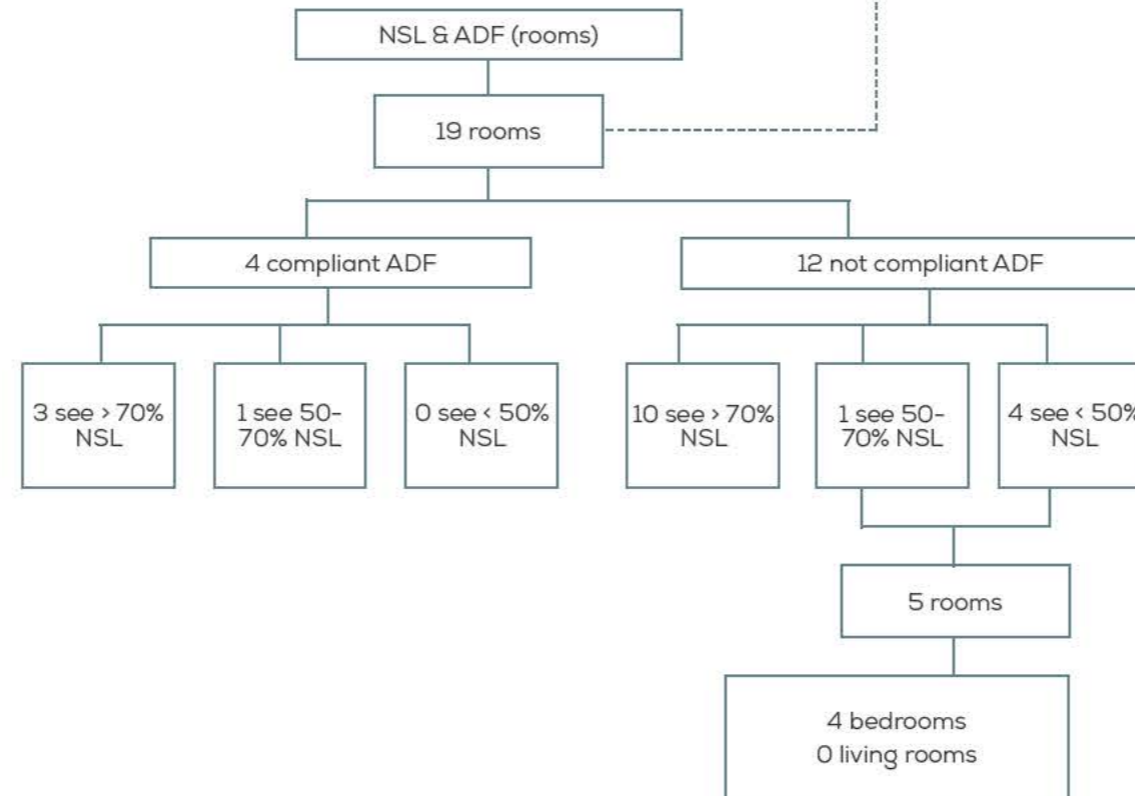
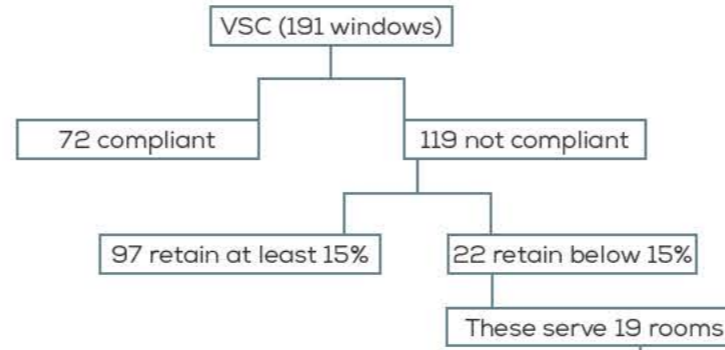


- Daylight potential completely reliant across site due to obstruction on flank.
- Development raised above railway and any development would result in an impact to this property.

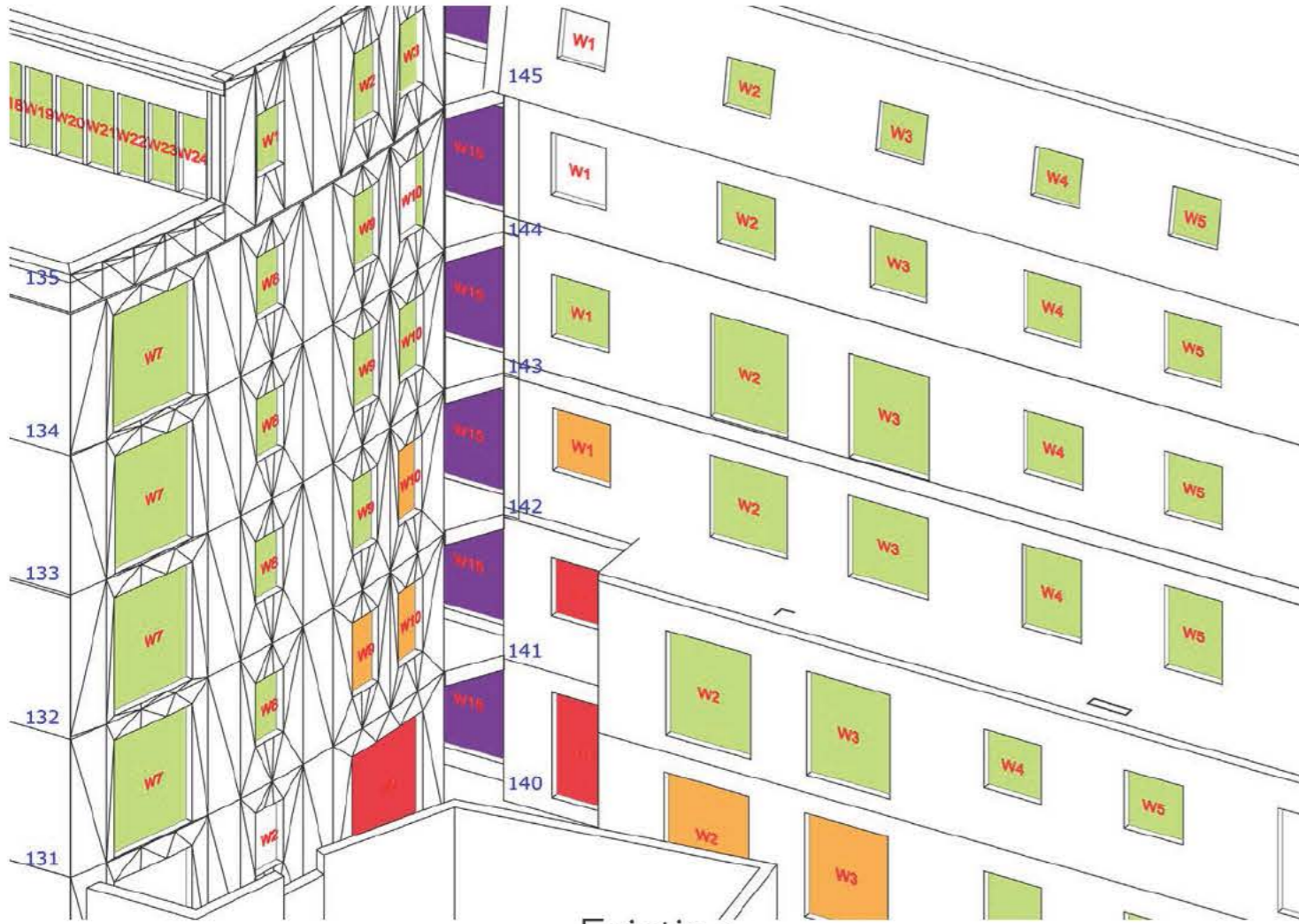


Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
119 BRICK LANE	R2/211	W1/211	Bedroom from ext. observation	16.50	9.62	6.88	41.70	87.36	51.07	36.29	41.45	1.27	0.93	0.35	27.20
		W2/211		19.68	11.62	8.06	40.96								
	R2/212	W1/212	Bedroom from ext. observation	19.19	11.17	8.02	41.79	96.75	65.84	30.91	31.95	1.35	0.98	0.37	27.33
		W2/212		23.60	14.60	9.00	38.14								
	R1/221	W1/221	Bedroom from ext. observation	22.44	12.87	9.57	42.65	88.27	44.94	43.33	49.09	0.78	0.56	0.23	28.81

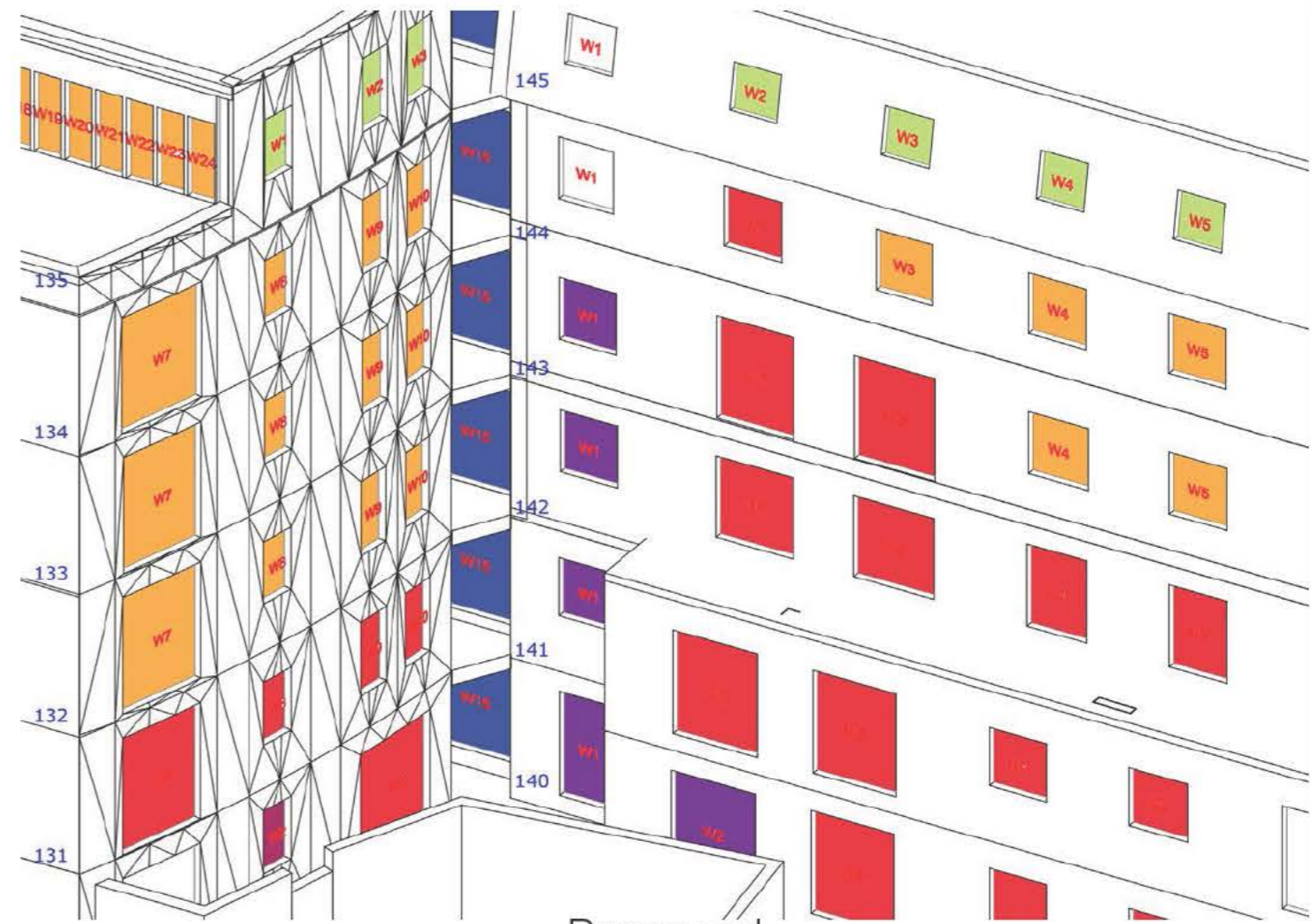
- Directly facing onto vacant development site.
- Recess in corner of building restricts potential for good daylight.
- Remaining rooms located adjacent flank elevation



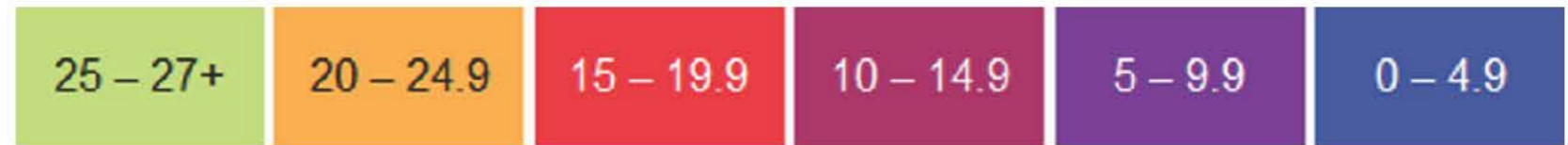
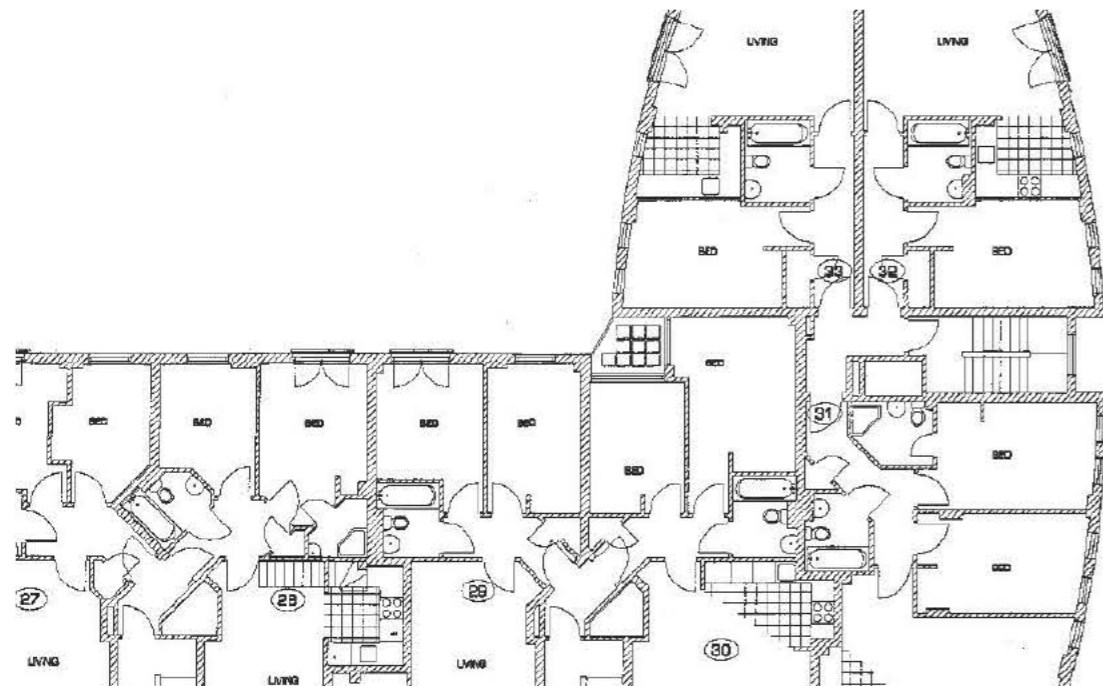
Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
1 to 42 Eagle House	R16/140	W16/140	BEDROOM	2.06	0.52	1.54	74.76	41.79	17.67	24.13	57.73	0.23	0.02	0.20	89.33
	R8/141	W15/141	OFFICE	7.38	1.51	5.87	79.54								
		W16/141		0.68	0.17	0.51	75.00								
		W17/141		0.34	0.00	0.34	100.00	56.56	23.77	32.79	57.98	0.47	0.13	0.34	72.81
	R16/142	W16/142	BEDROOM	5.12	2.24	2.88	56.25	61.67	49.32	12.35	20.02	0.41	0.21	0.20	48.79
R16/143	W16/143	BEDROOM	5.20	2.22	2.98	57.31	60.90	49.58	11.32	18.59	0.42	0.22	0.20	48.33	
R16/144	W16/144	BEDROOM	5.75	2.66	3.09	53.74	60.96	50.61	10.35	16.98	0.45	0.25	0.20	45.07	



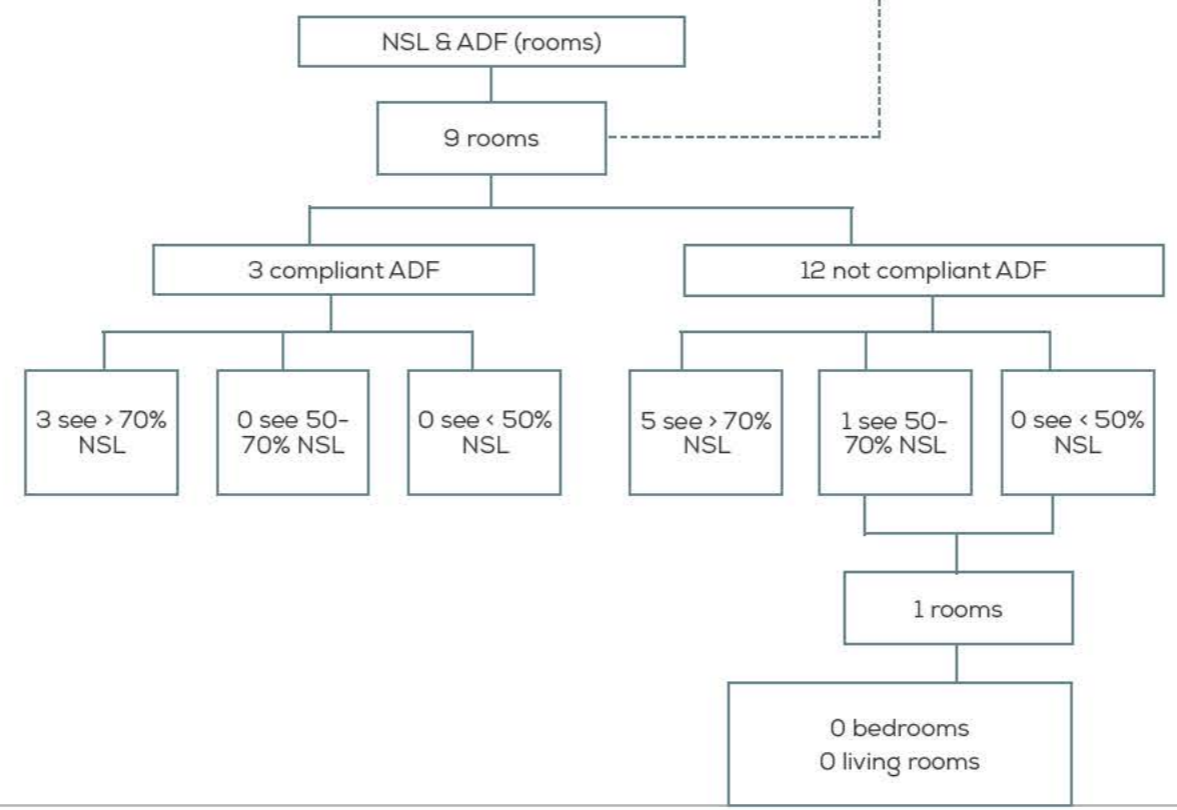
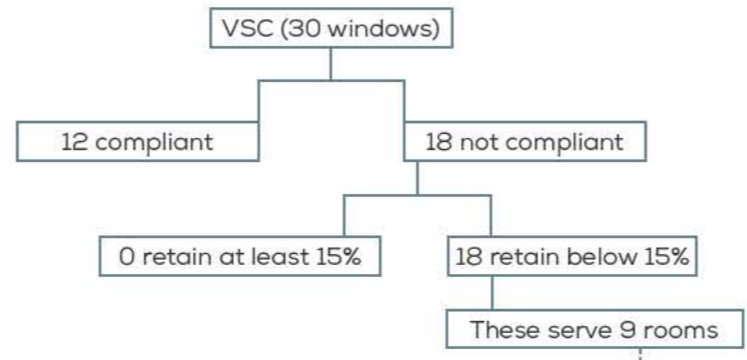
Existing



Proposed

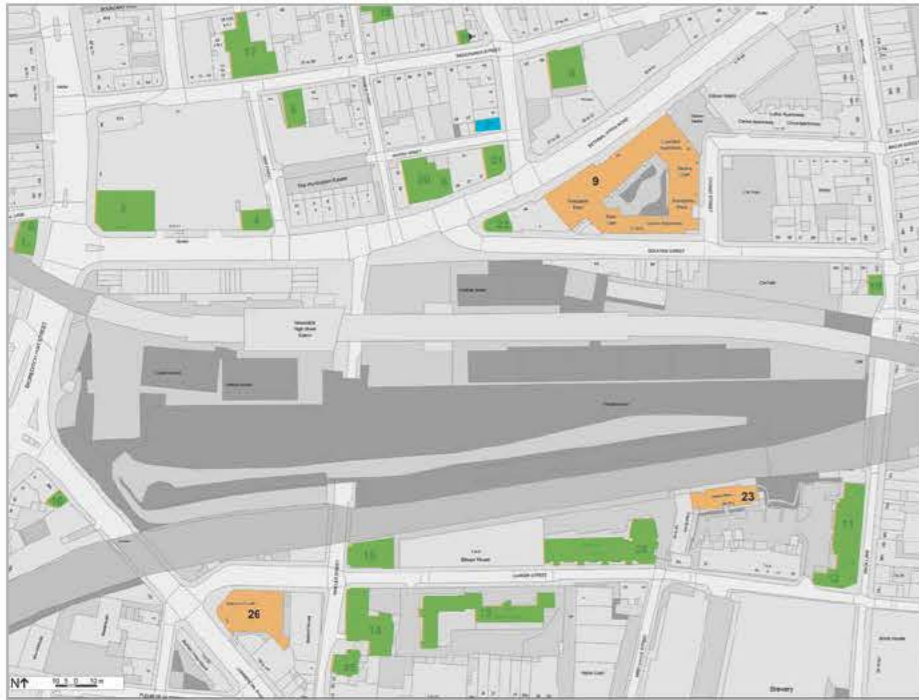
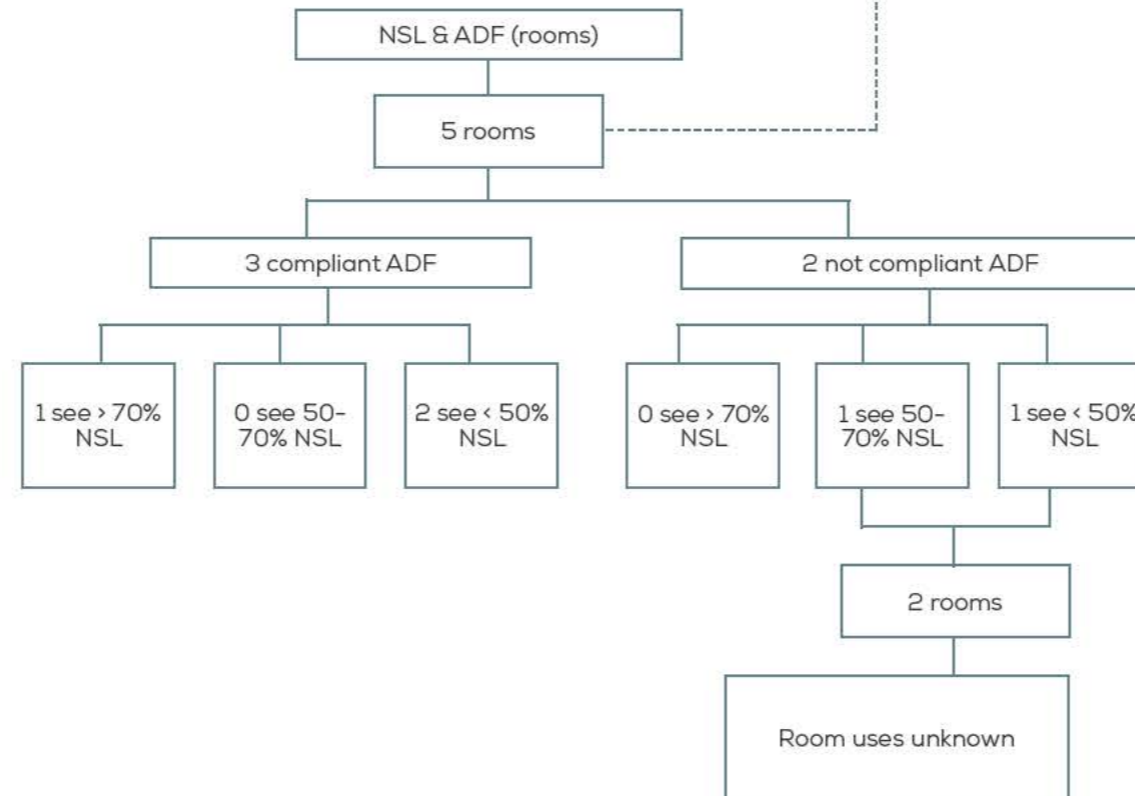
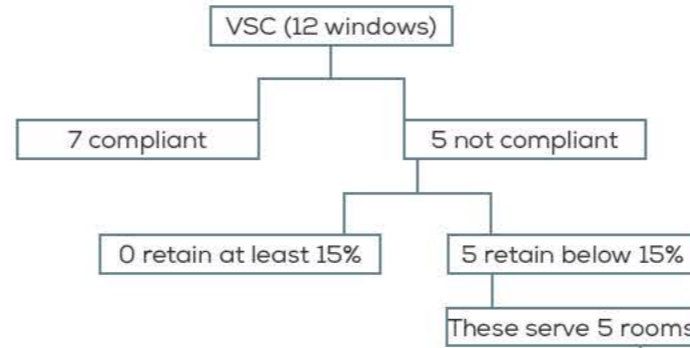


- All living rooms retain good daylight by reference to ADF given mitigating windows unaffected by the development.



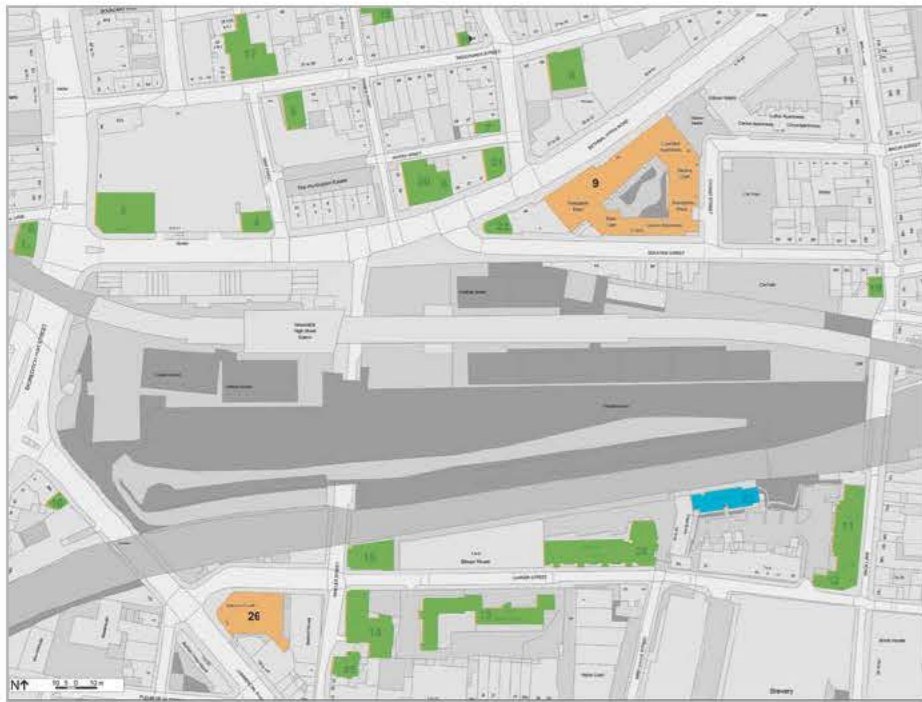
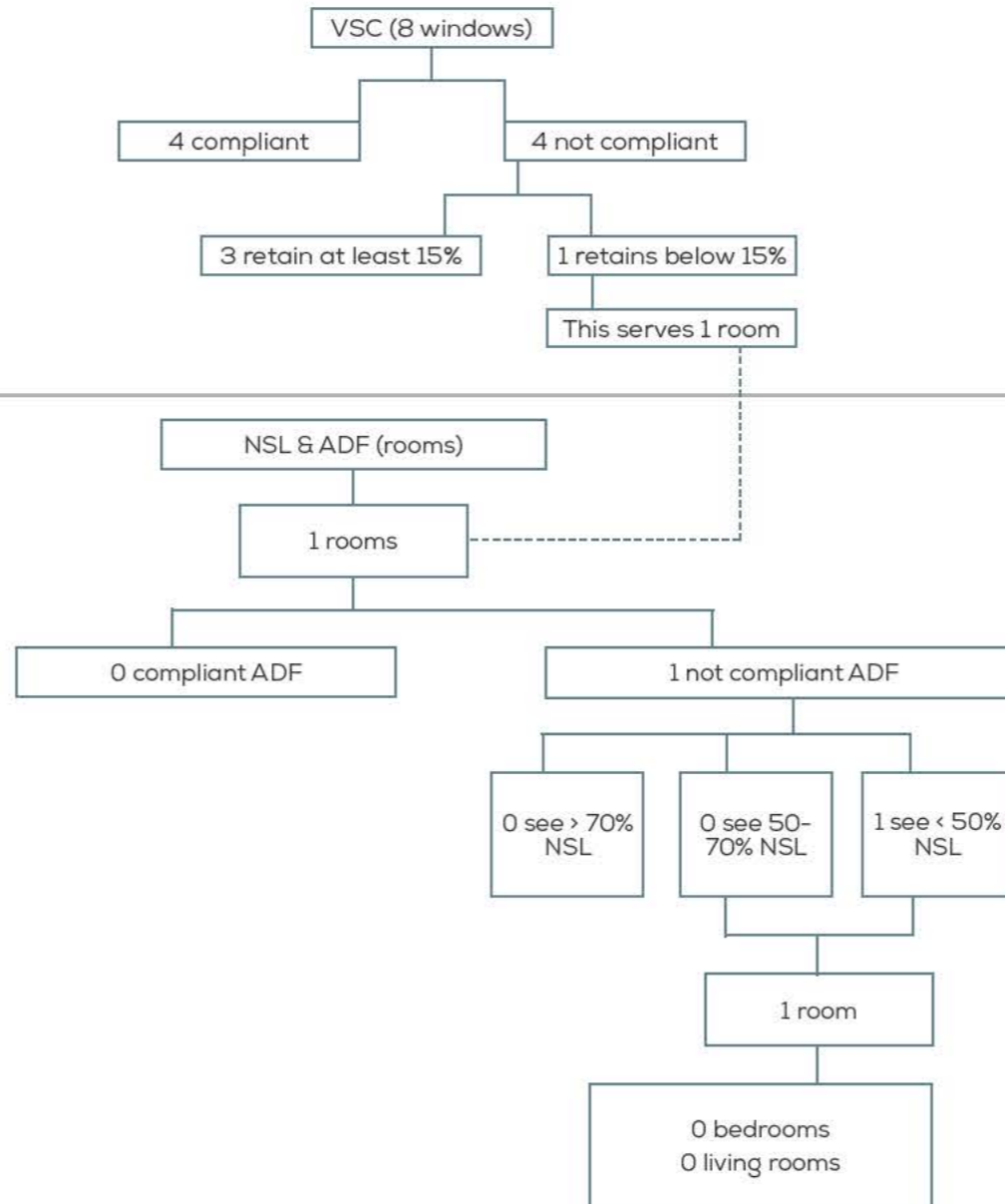
Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
28-30 BETHNAL GREEN ROAD	R1/905	W1/905	hall	33.37	6.39	26.98	80.85	97.33	60.13	37.21	38.17	1.15	0.32	0.84	72.57
		W2/905	bathroom	33.36	6.30	27.06	81.12								

• Commercial, however marketed as residential on Zoopla.



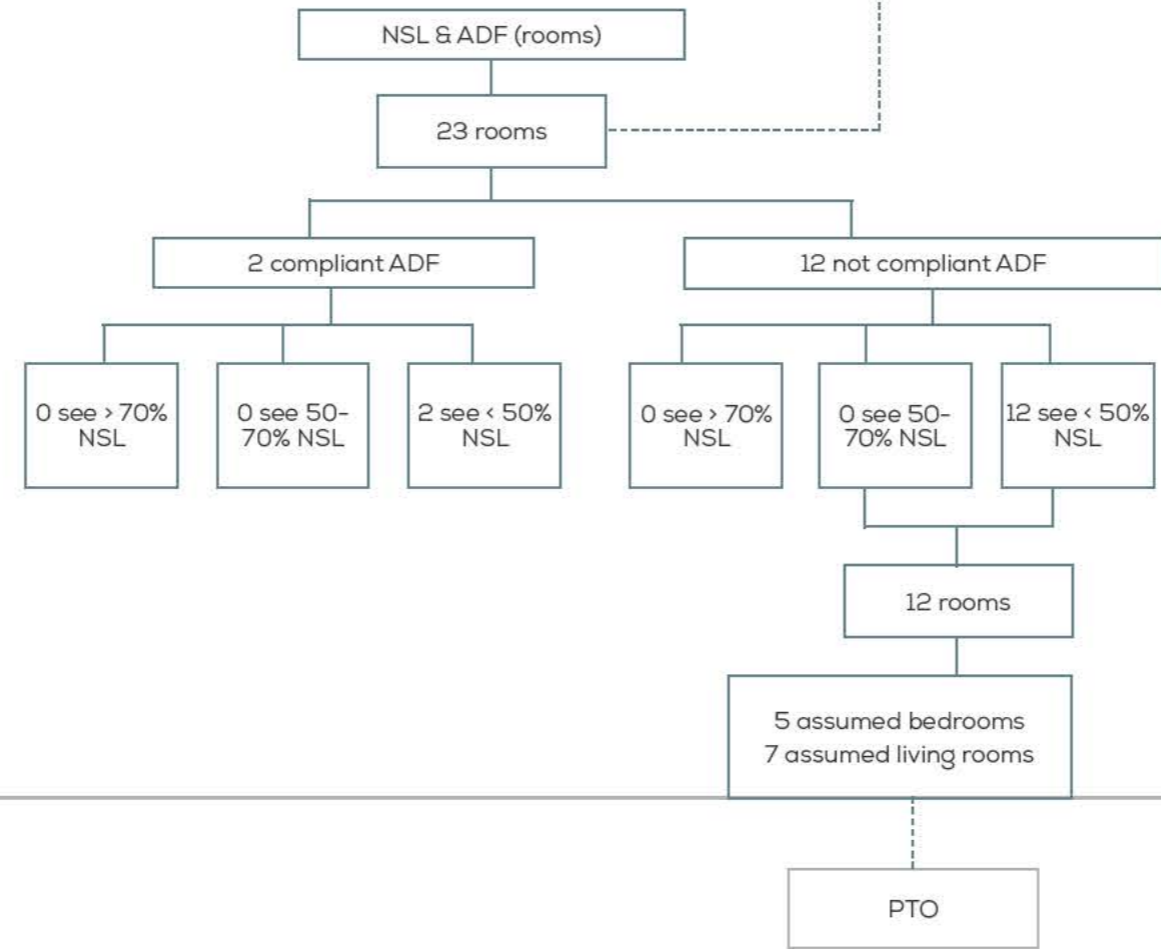
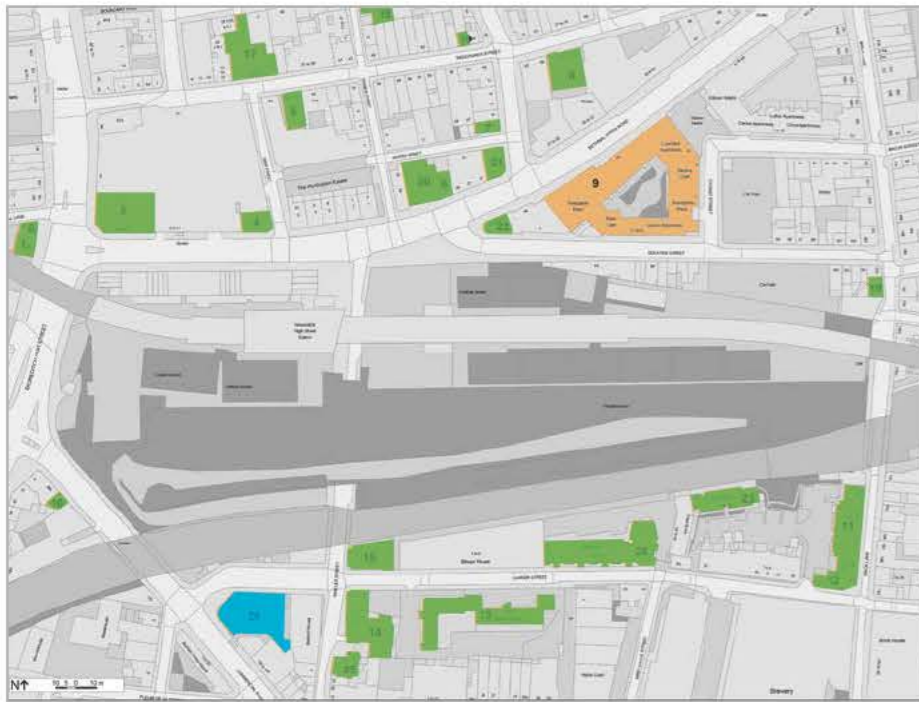
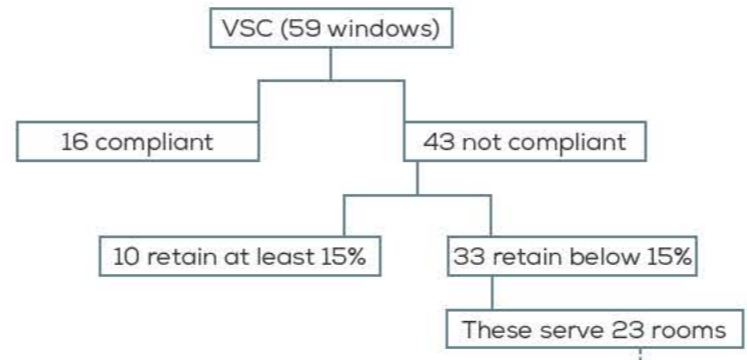
Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
3 Club Row	R2/8620	W2/8620		10.86	8.38	2.48	22.84	39.87	34.80	5.07	12.71	0.87	0.68	0.19	21.84
	R2/8621	W2/8621		15.85	11.63	4.22	26.62	65.65	56.49	9.16	13.81	0.67	0.49	0.18	26.87

- **Windows primarily for circulation and windows on southern facade are main light source.**
- **All rooms retain good levels of daylight by reference to ADF if we tested through LKD.**



Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
1-16 SHEBA PLACE	R8/100	W3/100	KITCHEN	30.77	1.19	29.58	96.13	87.06	24.53	62.53	71.83	0.46	0.16	0.30	65.94

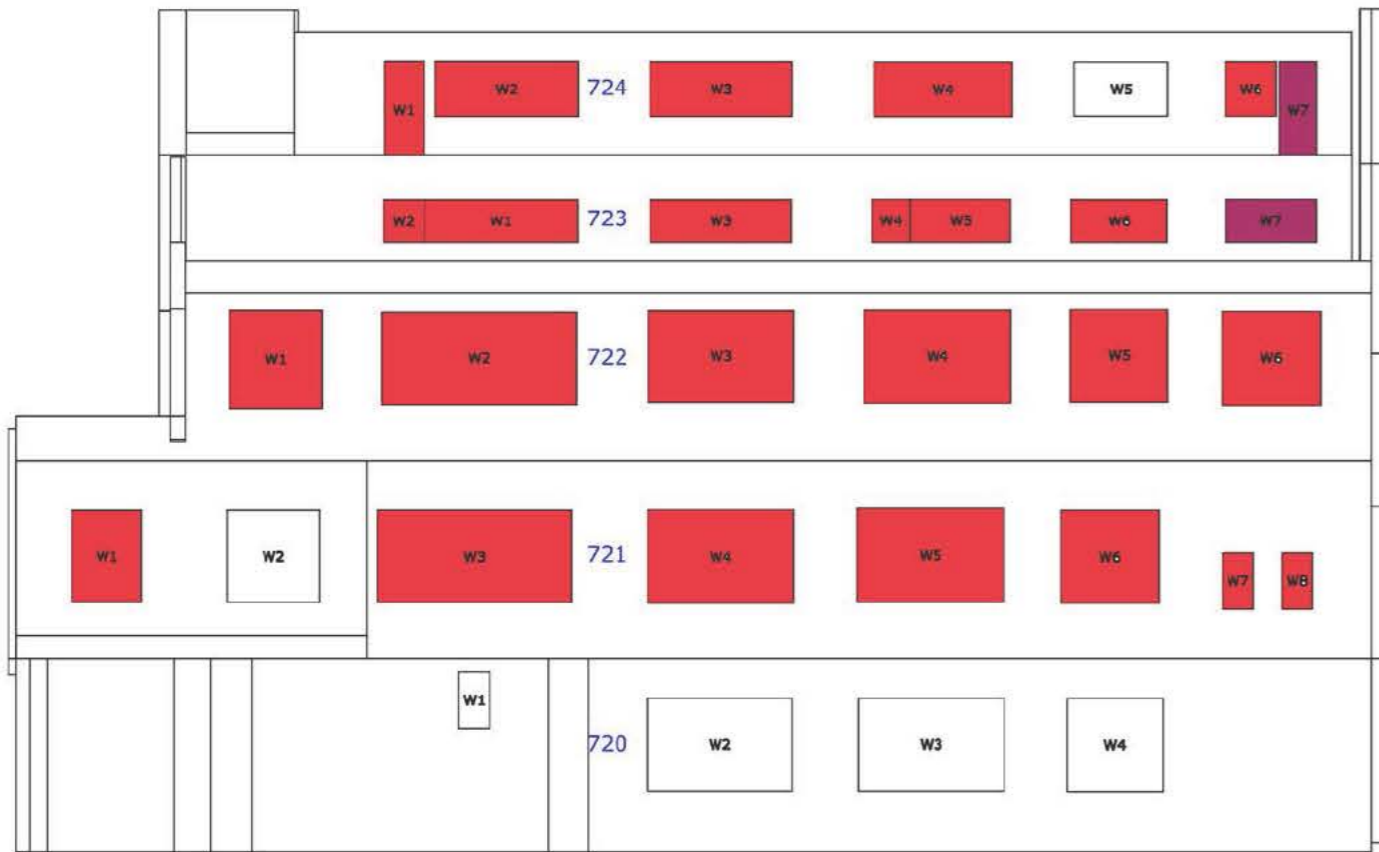
- Deep living room spaces of approximately 10m.
- Provision of office space in Plot K key driver.



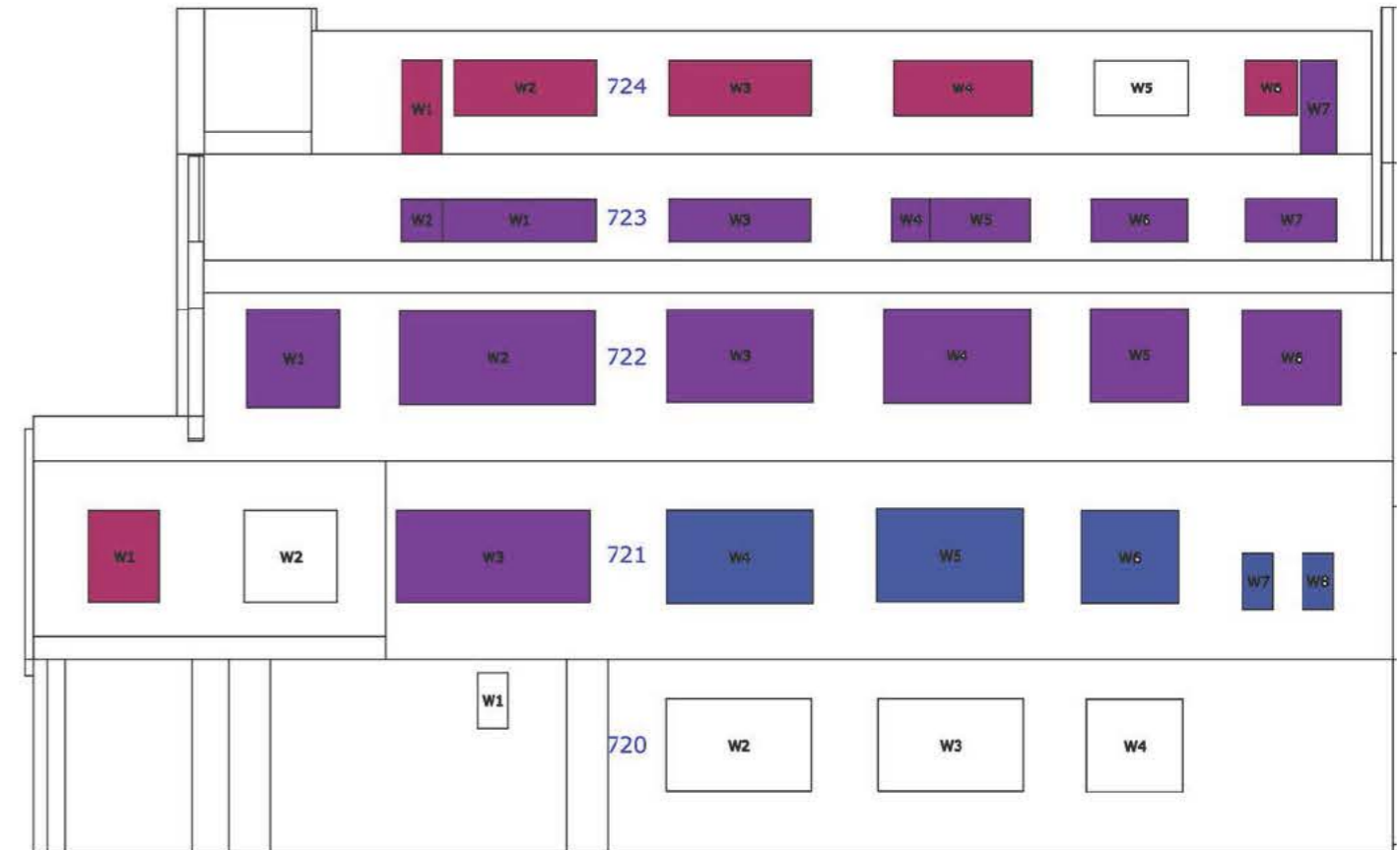
- Located opposite site boundary facing a vacant site
- Ground floor is commercial
- Deep floor plate configuration (circa 10m deep living spaces). If these were curtailed the daylight distribution would be better.



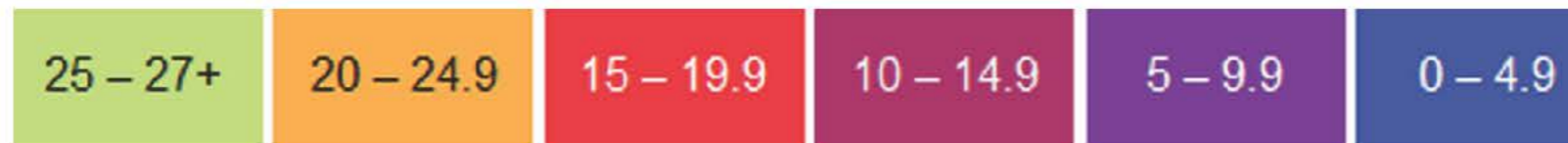
Property	Room	Window	Room Use	VSC				NSL				ADF					
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss		
154 COMMERCIAL STREET (Hollywood Lofts)	R1/718	W1/718	BEDROOM	36.64	6.55	30.09	82.12										
		W2/718		36.84	5.97	30.87	83.79										
		W3/718		7.72	7.72	0.00	0.00	98.77	64.47	34.30	34.73	2.81	0.90	1.91	68.13		
	R2/721	W3/721	LKD	36.97	5.42	31.55	85.34	99.49	11.99	87.51	87.95	2.75	0.66	2.09	76.08		
	R3/721	W4/721	BEDROOM	37.06	4.99	32.07	86.54	99.34	13.05	86.29	86.86	3.02	0.67	2.36	77.99		
	R4/721	W5/721	LKD	37.18	4.78	32.40	87.14	99.59	7.96	91.63	92.01	2.12	0.44	1.68	79.24		
	R5/721	W6/721	BEDROOM	37.23	4.60	32.63	87.64	99.31	11.44	87.87	88.48	2.57	0.49	2.08	80.95		
	R6/721	W1/721	BEDROOM	36.43	10.39	26.04	71.48										
		W7/721		37.13	4.36	32.77	88.26										
		W8/721		37.16	4.30	32.86	88.43	97.89	29.39	68.50	69.98	1.22	0.18	1.04	85.19		
	R1/722	W1/722	LKD	37.75	7.29	30.46	80.69										
		W2/722		37.81	6.69	31.12	82.31										
		W7/722		27.40	21.42	5.98	21.82	96.77	50.98	45.79	47.32	3.47	1.12	2.35	67.65		
	R3/722	W3/722	BEDROOM	37.85	6.23	31.62	83.54	99.34	17.81	81.54	82.08	3.03	0.79	2.24	73.81		
	R4/722	W4/722	LKD	37.92	5.90	32.02	84.44	99.64	10.36	89.28	89.61	2.17	0.54	1.63	75.17		
	R5/722	W5/722	BEDROOM	37.96	5.74	32.22	84.88	99.31	16.82	82.49	83.07	2.60	0.61	1.99	76.67		
	R6/722	W6/722	BEDROOM	37.99	5.57	32.42	85.34	98.85	19.69	79.16	80.13	2.80	0.64	2.16	77.10		
	R1/723	W1/723	LIVINGROOM	38.22	9.68	28.54	74.67										
		W2/723		38.24	9.95	28.29	73.98	96.27	29.69	66.57	69.11	1.76	0.34	1.43	80.88		
	R2/723	W3/723	BEDROOM	38.23	9.09	29.14	76.22	97.29	16.14	81.16	83.42	1.37	0.24	1.13	82.49		
	R3/723	W4/723	LIVINGROOM	38.12	8.65	29.47	77.31										
		W5/723		37.98	8.47	29.51	77.70	96.91	13.58	83.33	85.99	1.48	0.19	1.29	87.31		
	R4/723	W6/723	BEDROOM	37.10	7.98	29.12	78.49	96.17	15.32	80.85	83.98	1.32	0.16	1.17	88.07		
	R5/723	W7/723	BEDROOM	31.01	6.94	24.07	77.62	87.53	9.28	78.25	89.46	0.84	0.11	0.73	86.44		
	R1/724	W6/724	BEDROOM	33.61	10.44	23.17	68.94										
		W7/724		28.00	9.09	18.91	67.54	87.27	15.66	71.61	82.05	1.19	0.42	0.77	64.59		
	R3/724	W4/724	BEDROOM	38.35	11.41	26.94	70.25	98.93	23.90	75.03	75.84	2.13	0.72	1.41	66.09		
	R4/724	W3/724	KITCHEN	38.50	11.87	26.63	69.17	98.94	25.49	73.44	74.23	2.12	0.75	1.36	64.37		
	R5/724	W1/724	LIVINGROOM	35.71	10.14	25.57	71.60										
		W2/724		38.04	12.14	25.90	68.09	99.29	26.20	73.09	73.56	2.64	0.98	1.66	62.94		



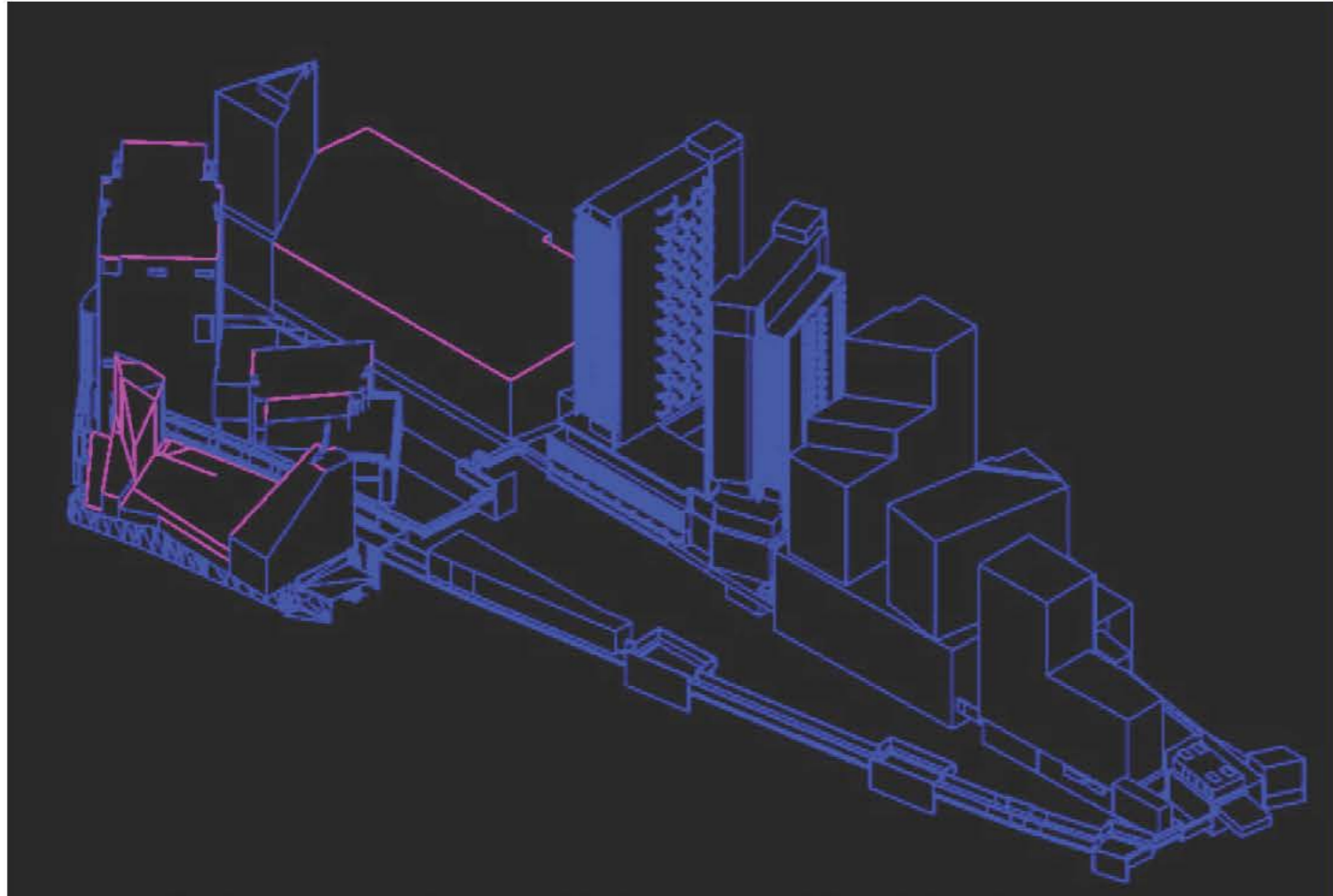
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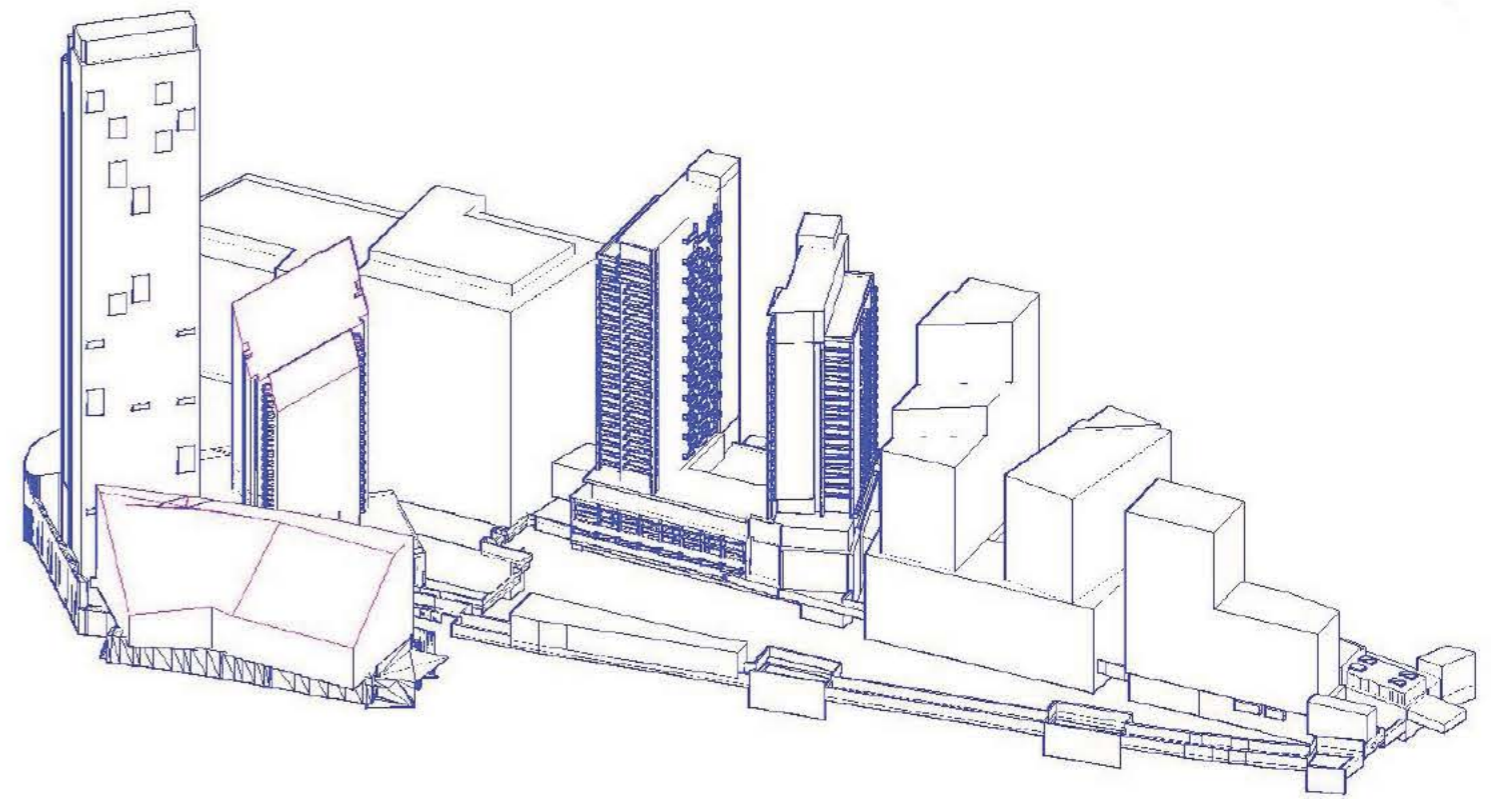
Proposed



Cutbacks

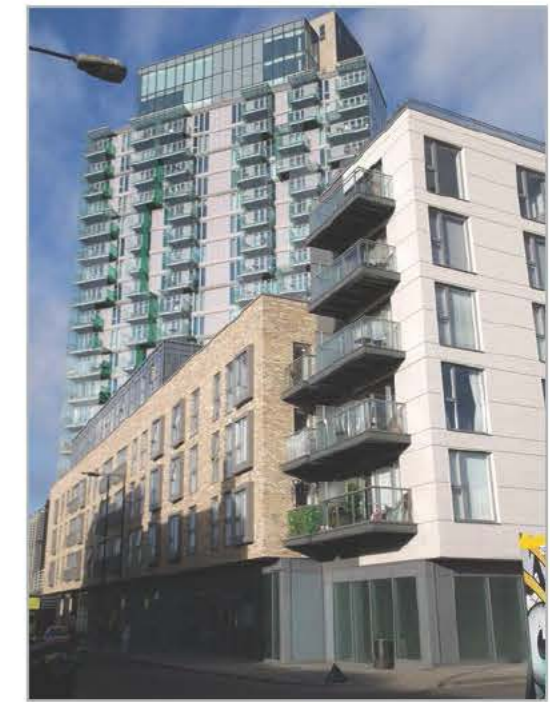
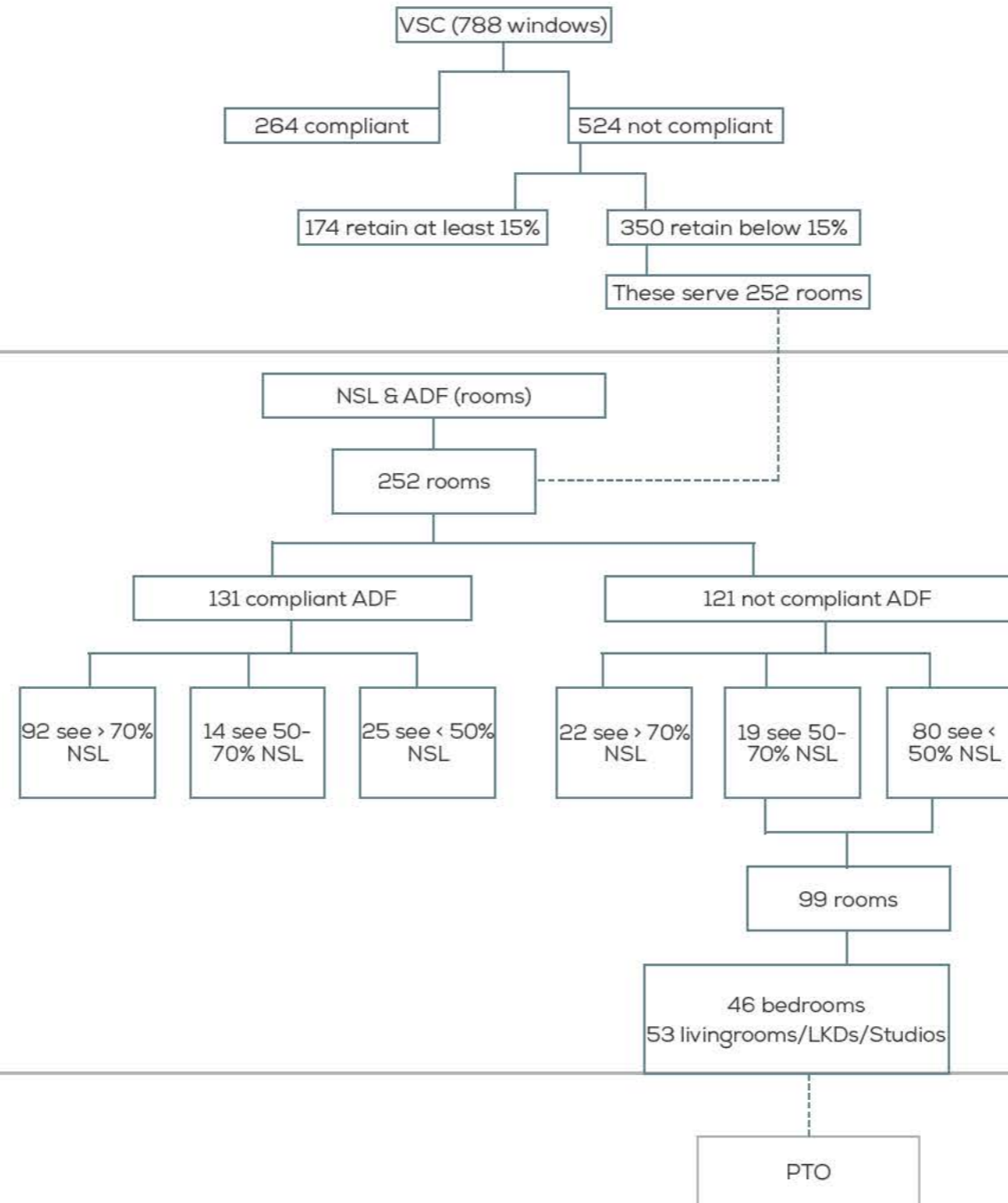


154 Commercial Street VSC Compliant (27% VSC or 20% loss)



Halfway position for 154 Commercial Street ( approximately 15 % retained VSC or 3% absolute loss)

- Existing low levels of VSC and balconies restrict the view of the sky dome.



Property	Room	Window	Room Use	VSC				NSL				ADF					
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss		
Telford Homes Scheme 'Block A'	R1/5500	W1/5500	LKD	2.67	0.91	1.76	65.92										
		W2/5500		4.94	3.21	1.73	35.02	29.57	19.52	10.05	34.15	0.87	0.54	0.33	37.93		
	R2/5500	W3/5500	BEDROOM	6.15	4.54	1.61	26.18	29.90	22.75	7.15	23.92	1.06	0.83	0.23	21.70		
	R5/5500	W6/5500	BEDROOM	0.93	0.51	0.42	45.16	27.04	14.69	12.34	45.65	0.32	0.15	0.18	56.25		
	R2/5501	W3/5501	BEDROOM	33.87	6.62	27.25	80.45	97.05	24.04	73.02	75.12	2.18	0.58	1.60	73.39		
	R3/5501	W4/5501	BEDROOM	33.95	7.61	26.34	77.58	97.74	40.02	57.73	59.06	2.88	0.93	1.95	67.71		
	R4/5501	W5/5501	LIVINGROOM	33.78	8.43	25.35	75.04	99.00	47.55	51.45	51.97	3.68	1.33	2.35	63.86		
	R6/5501	W8/5501	BEDROOM	32.18	8.51	23.67	73.56	96.81	40.22	56.59	58.54	2.18	0.83	1.34	61.47		
	R7/5501	W9/5501	BEDROOM	32.80	9.04	23.76	72.44	96.53	38.48	58.05	60.14	1.89	0.71	1.18	62.43		
	R8/5501	W10/5501	LIVINGROOM	32.09	9.46	22.63	70.52	98.87	39.16	59.70	60.39	2.93	1.21	1.72	58.70		
	R9/5501	W11/5501	LIVINGROOM	30.90	8.85	22.05	71.36	98.94	27.94	71.01	71.76	2.84	1.12	1.71	60.21		
	R10/5501	W12/5501	BEDROOM	29.71	8.84	20.87	70.25	78.11	24.00	54.12	69.28	1.82	0.71	1.11	60.99		
	R11/5501	W13/5501	BEDROOM	28.84	8.73	20.11	69.73	73.73	25.75	47.98	65.08	1.66	0.68	0.98	59.04		
	R14/5501	W16/5501	BEDROOM	28.22	9.55	18.67	66.16	83.27	14.44	68.82	82.65	1.51	0.69	0.82	54.30		
	R15/5501	W17/5501	BEDROOM	29.95	10.58	19.37	64.67	96.59	29.65	66.94	69.30	1.88	0.86	1.02	54.26		
	R16/5501	W18/5501	LIVINGROOM	30.56	11.21	19.35	63.32										
		W19/5501		8.42	5.32	3.10	36.82	85.20	22.05	63.14	74.12	1.86	1.05	0.81	43.55		
	R20/5501	W24/5501	LIVINGROOM	4.21	2.93	1.28	30.40	42.01	22.58	19.43	46.11	1.29	1.03	0.26	20.16		
	R22/5501	W26/5501	BEDROOM	8.08	5.68	2.40	29.70	39.36	21.73	17.64	44.81	0.93	0.69	0.24	25.81		
	R23/5501	W27/5501	LIVINGROOM	6.07	3.52	2.55	42.01	48.61	23.43	25.17	51.79	1.50	0.96	0.55	36.67		
	R24/5501	W28/5501	STUDIO	11.60	6.69	4.91	42.33										
		W29/5501		11.46	6.38	5.08	44.33	61.69	28.69	33.00	53.49	0.96	0.69	0.27	28.13		
	R25/5501	W30/5501	LIVINGROOM	9.52	5.19	4.33	45.48	76.59	33.17	43.41	56.69	1.38	0.92	0.46	33.33		
	R26/5501	W31/5501	LKD	6.08	4.71	1.37	22.53										
		W32/5501		15.07	8.84	6.23	41.34										
		W33/5501		7.36	4.21	3.15	42.80										
		W34/5501		6.43	3.84	2.59	40.28	73.40	39.84	33.56	45.72	1.70	1.31	0.39	22.94		
	R2/5502	W3/5502	BEDROOM	35.92	7.32	28.60	79.62	97.05	30.50	66.55	68.46	2.29	0.63	1.65	72.05		
	R4/5502	W5/5502	LIVINGROOM	35.93	9.40	26.53	73.84	99.00	61.13	37.87	38.26	3.89	1.44	2.44	62.72		
	R6/5502	W8/5502	BEDROOM	34.63	9.50	25.13	72.57	96.81	50.63	46.18	47.70	2.31	0.90	1.41	61.04		
	R7/5502	W9/5502	BEDROOM	35.46	10.04	25.42	71.69	96.53	48.89	47.64	49.35	2.01	0.77	1.25	62.19		
	R8/5502	W10/5502	LIVINGROOM	35.20	10.52	24.68	70.11	98.87	48.92	49.95	50.52	3.17	1.30	1.87	58.99		
	R9/5502	W11/5502	LIVINGROOM	34.70	10.11	24.59	70.86	98.94	40.75	58.19	58.82	3.12	1.25	1.88	60.26		
R10/5502	W12/5502	BEDROOM	34.20	10.17	24.03	70.26	96.59	29.02	67.57	69.85	2.04	0.80	1.24	60.78			
R11/5502	W13/5502	BEDROOM	33.65	10.08	23.57	70.04	95.79	30.04	65.75	68.73	1.88	0.76	1.12	59.57			
R14/5502	W16/5502	BEDROOM	33.29	10.84	22.45	67.44	94.48	20.21	74.27	78.53	1.73	0.77	0.97	56.07			
R15/5502	W17/5502	BEDROOM	34.84	11.81	23.03	66.10	96.59	32.64	63.95	66.20	2.14	0.94	1.20	56.07			
R16/5502	W18/5502	LIVINGROOM	35.35	12.37	22.98	65.01											
	W19/5502		9.29	6.09	3.20	34.45	95.72	28.78	66.94	69.98	2.08	1.12	0.96	46.15			

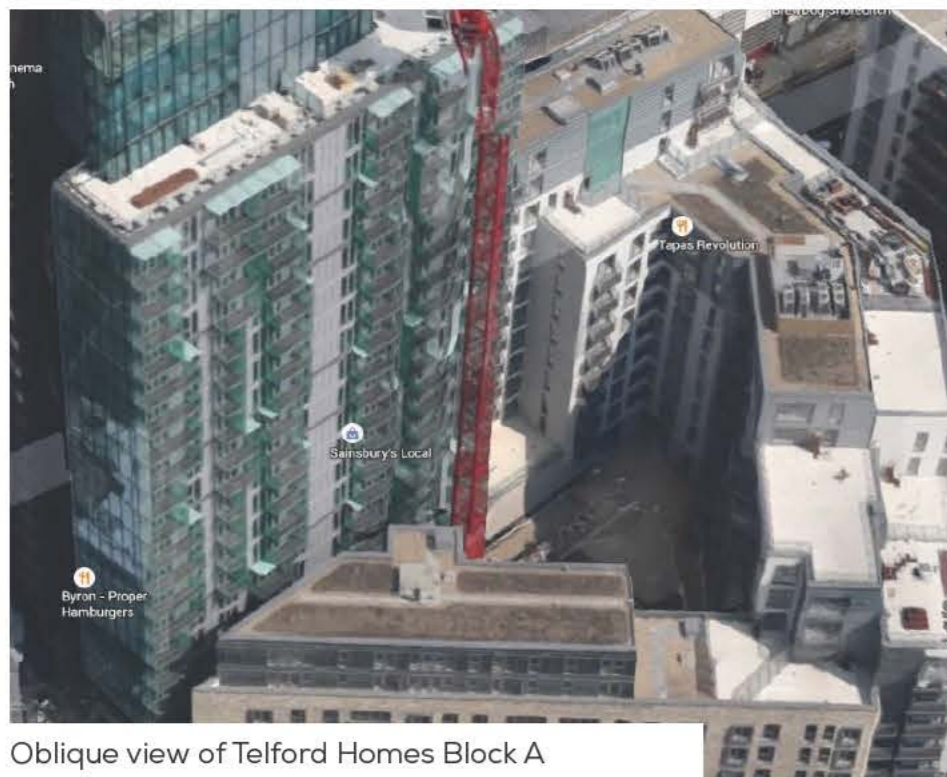
Property	Room	Window	Room Use	VSC				NSL				ADF				
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	
Telford Homes Scheme 'Block A'	R20/5502	W24/5502	LIVINGROOM	5.26	3.21	2.05	38.97	58.63	24.85	33.78	57.51	1.47	1.08	0.38	25.85	
	R22/5502	W26/5502	BEDROOM	9.64	6.46	3.18	32.99	43.73	24.16	19.57	44.59	1.12	0.81	0.31	27.68	
	R23/5502	W27/5502	LIVINGROOM	7.01	3.81	3.20	45.65	62.20	25.35	36.86	59.25	1.76	1.08	0.68	38.64	
	R24/5502	W28/5502	STUDIO	13.14	7.31	5.83	44.37									
		W29/5502		12.86	6.91	5.95	46.27	64.86	31.34	33.51	51.67	1.02	0.72	0.31	30.39	
	R25/5502	W30/5502	LIVINGROOM	10.66	5.60	5.06	47.47	85.16	34.70	50.45	59.25	1.47	0.97	0.51	34.69	
	R26/5502	W31/5502	LKD	7.44	5.77	1.67	22.45									
		W32/5502		17.49	9.87	7.62	43.57									
		W33/5502		8.53	4.62	3.91	45.84									
		W34/5502		7.42	4.18	3.24	43.67	85.90	47.06	38.85	45.22	1.88	1.43	0.45	23.94	
	R28/5502	W36/5502	LIVINGROOM	4.66	1.85	2.81	60.30	82.03	29.43	52.60	64.12	0.70	0.24	0.46	65.71	
	R36/5502	W48/5502	LIVINGROOM	3.91	2.06	1.85	47.31									
		W49/5502		5.40	3.06	2.34	43.33	22.87	12.81	10.07	44.01	0.64	0.47	0.17	26.56	
	R37/5502	W50/5502	BEDROOM	6.79	3.30	3.49	51.40	35.70	13.36	22.34	62.59	0.83	0.51	0.33	39.76	
	R38/5502	W51/5502	BEDROOM	7.30	3.32	3.98	54.52	28.36	15.54	12.83	45.22	0.43	0.27	0.16	37.21	
	R40/5502	W55/5502	LKD	14.67	3.92	10.75	73.28									
		W56/5502		12.12	2.56	9.56	78.88									
		W57/5502		7.20	2.15	5.05	70.14	97.68	24.67	73.01	74.70	1.64	0.68	0.96	58.54	
	R2/5503	W3/5503	BEDROOM	37.59	8.10	29.49	78.45	97.05	32.99	64.06	66.00	2.37	0.69	1.68	70.89	
	R6/5503	W8/5503	BEDROOM	36.53	10.53	26.00	71.17	96.81	67.93	28.88	29.92	2.42	0.97	1.45	59.92	
	R7/5503	W9/5503	BEDROOM	37.49	11.02	26.47	70.61	96.53	66.54	29.99	31.07	2.11	0.82	1.29	61.14	
	R8/5503	W10/5503	LIVINGROOM	37.61	11.50	26.11	69.42	98.87	63.38	35.49	35.89	3.36	1.39	1.97	58.63	
	R9/5503	W11/5503	LIVINGROOM	37.64	11.35	26.29	69.85	98.94	53.90	45.04	45.56	3.35	1.36	1.99	59.40	
	R10/5503	W12/5503	BEDROOM	37.75	11.49	26.26	69.56	96.59	38.55	58.03	60.08	2.21	0.88	1.33	60.18	
	R11/5503	W13/5503	BEDROOM	37.37	11.47	25.90	69.31	96.14	37.25	58.88	61.16	2.05	0.84	1.21	59.02	
	R14/5503	W16/5503	BEDROOM	36.57	12.08	24.49	66.97	94.48	28.73	65.75	69.59	1.86	0.82	1.04	55.91	
	R16/5503	W18/5503	LIVINGROOM	38.20	13.34	24.86	65.08									
		W19/5503		15.49	12.33	3.16	20.40	95.72	32.88	62.84	65.69	2.36	1.33	1.03	43.64	
	R19/5503	W23/5503	LIVINGROOM	7.67	4.44	3.23	42.11	48.53	42.53	6.00	12.35	1.77	1.17	0.60	33.90	
	R20/5503	W24/5503	LIVINGROOM	6.64	3.47	3.17	47.74	78.18	25.79	52.39	67.01	1.68	1.13	0.54	32.14	
R22/5503	W26/5503	BEDROOM	11.41	7.37	4.04	35.41	49.46	27.96	21.51	43.48	1.25	0.90	0.35	28.00		
R23/5503	W27/5503	LIVINGROOM	7.97	4.10	3.87	48.56	68.18	27.74	40.44	59.32	1.91	1.14	0.77	40.31		
R24/5503	W28/5503	STUDIO	14.78	7.95	6.83	46.21										
	W29/5503		14.31	7.45	6.86	47.94	64.80	32.51	32.29	49.82	1.09	0.75	0.34	31.19		
R25/5503	W30/5503	LIVINGROOM	11.78	6.01	5.77	48.98	86.13	35.75	50.38	58.50	1.56	1.01	0.56	35.90		

Property	Room	Window	Room Use	VSC				NSL				ADF						
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss			
Telford Homes Scheme 'Block A'	R26/5503	W31/5503	LKD	9.12	7.14	1.98	21.71											
		W32/5503		20.05	10.99	9.06	45.19											
		W33/5503		9.73	5.05	4.68	48.10											
		W34/5503		8.40	4.54	3.86	45.95	87.38	56.75	30.63	35.06	2.07	1.57	0.51	24.64			
	R28/5503	W36/5503	LIVINGROOM	6.27	2.62	3.65	58.21	85.19	51.10	34.09	40.01	0.89	0.42	0.46	51.69			
	R36/5503	W48/5503	LIVINGROOM	6.18	3.37	2.81	45.47											
		W49/5503		8.46	4.85	3.61	42.67	37.53	20.19	17.34	46.20	0.92	0.69	0.23	25.00			
	R37/5503	W50/5503	BEDROOM	10.81	5.06	5.75	53.19	68.59	19.62	48.97	71.39	1.14	0.72	0.42	36.84			
	R38/5503	W51/5503	BEDROOM	12.55	5.58	6.97	55.54	66.03	24.57	41.46	62.65	0.63	0.39	0.24	38.10			
	R40/5503	W55/5503	LKD	17.72	4.29	13.43	75.79											
		W56/5503		13.38	2.88	10.50	78.48											
		W57/5503		15.12	5.05	10.07	66.60	98.95	43.96	54.99	55.58	2.34	1.04	1.30	55.56			
	R4/5504	W6/5504	BEDROOM	38.36	12.72	25.64	66.84	92.75	47.50	45.26	48.72	1.16	0.50	0.66	56.90			
	R5/5504	W7/5504	BEDROOM	38.36	12.93	25.43	66.29	94.67	50.61	44.06	46.54	1.22	0.54	0.69	56.56			
	R19/5504	W17/5504	LIVINGROOM	11.27	4.97	6.30	55.90	78.11	63.97	14.14	18.10	2.23	1.27	0.95	42.60			
	R20/5504	W18/5504	LIVINGROOM	8.80	3.81	4.99	56.70	79.05	30.05	49.01	61.99	1.93	1.19	0.74	38.34			
	R23/5504	W21/5504	LIVINGROOM	8.90	4.44	4.46	50.11	70.13	29.75	40.38	57.58	2.04	1.21	0.83	40.69			
	R24/5504	W22/5504	STUDIO	16.42	8.70	7.72	47.02											
		W23/5504		15.70	8.08	7.62	48.54	64.80	33.11	31.69	48.90	1.15	0.78	0.37	32.17			
	R25/5504	W24/5504	LIVINGROOM	12.75	6.43	6.32	49.57	86.34	36.86	49.48	57.22	1.64	1.05	0.59	35.98			
	R26/5504	W25/5504	LKD	11.14	8.88	2.26	20.29											
		W26/5504		22.44	12.17	10.27	45.77											
		W27/5504		10.89	5.50	5.39	49.49											
		W28/5504		9.40	4.92	4.48	47.66	87.83	65.78	22.05	25.11	2.27	1.71	0.56	24.67			
	R36/5504	W42/5504	LIVINGROOM	10.44	6.37	4.07	38.98											
		W43/5504		13.64	8.62	5.02	36.80	43.57	34.79	8.78	20.03	1.29	1.02	0.27	20.93			
	R37/5504	W44/5504	BEDROOM	16.81	8.31	8.50	50.57	73.12	32.81	40.31	55.24	1.48	0.99	0.49	33.11			
	R38/5504	W46/5504	BEDROOM	20.25	8.36	11.89	58.72	72.81	32.52	40.29	55.33	0.84	0.51	0.32	38.10			
	R40/5504	W50/5504	LKD	19.49	4.68	14.81	75.99											
		W51/5504		14.14	3.23	10.91	77.16											
		W52/5504		21.32	6.68	14.64	68.67	98.95	61.03	37.92	38.28	2.71	1.23	1.48	54.61			
	R4/5505	W6/5505	BEDROOM	38.57	13.56	25.01	64.84	92.75	48.16	44.60	48.08	1.23	0.53	0.70	56.91			
R5/5505	W7/5505	BEDROOM	38.57	13.80	24.77	64.22	94.67	51.12	43.56	46.01	1.30	0.57	0.73	56.15				
R19/5505	W17/5505	LIVINGROOM	13.21	5.33	7.88	59.65	82.35	67.08	15.27	18.54	2.47	1.35	1.13	45.75				
R20/5505	W18/5505	LIVINGROOM	10.51	4.32	6.19	58.90	79.35	31.45	47.90	60.44	2.14	1.27	0.87	40.65				
R23/5505	W21/5505	LIVINGROOM	9.73	4.78	4.95	50.87	72.01	32.52	39.50	54.76	2.16	1.29	0.87	40.28				
R24/5505	W22/5505	STUDIO	17.99	9.62	8.37	46.53												

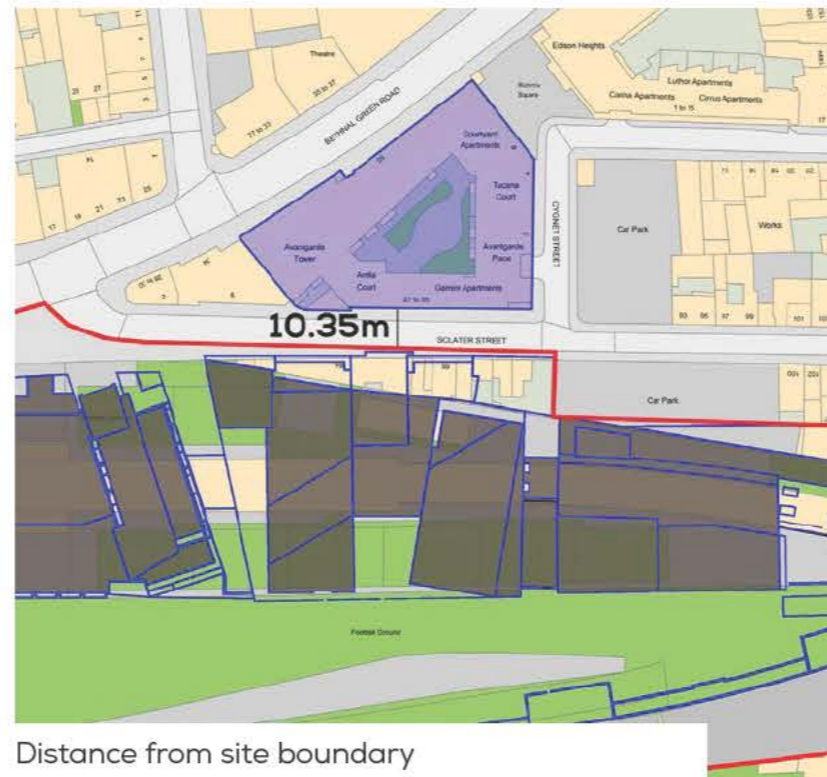
Property	Room	Window	Room Use	VSC				NSL				ADF			
				Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss	Existing	Proposed	Loss	% Loss
Telford Homes Scheme 'Block A'	R24/5505	W23/5505	STUDIO	16.96	8.81	8.15	48.05	64.83	34.09	30.75	47.42	1.21	0.82	0.39	32.23
	R25/5505	W24/5505	LIVINGROOM	13.57	7.06	6.51	47.97	86.41	38.47	47.94	55.48	1.70	1.10	0.60	35.29
	R37/5505	W44/5505	BEDROOM	18.06	7.34	10.72	59.36	95.30	39.74	55.56	58.30	1.44	0.79	0.65	45.14
	R38/5505	W46/5505	BEDROOM	21.12	11.42	9.70	45.93	94.76	50.23	44.53	47.00	0.84	0.62	0.22	26.19
	R1/5506	W16/5506	BEDROOM	11.56	6.11	5.45	47.15	67.28	41.51	25.77	38.30	0.97	0.64	0.33	34.02
	R5/5506	W10/5506	LIVINGROOM	19.59	10.94	8.65	44.16	58.93	24.21	34.72	58.92	1.33	0.93	0.40	30.08
	R6/5506	W11/5506	BEDROOM	18.02	9.65	8.37	46.45	85.54	59.53	26.01	30.41	1.27	0.85	0.41	32.28
	R20/5506	W6/5506	LIVINGROOM	12.68	5.67	7.01	55.28	80.22	35.49	44.73	55.76	2.48	1.47	1.00	40.32
	R23/5506	W9/5506	LIVINGROOM	10.30	5.20	5.10	49.51	73.45	36.85	36.60	49.92	2.19	1.35	0.83	37.90
	R25/5506	W12/5506	LIVINGROOM	14.46	7.78	6.68	46.20	86.41	39.65	46.76	54.19	1.76	1.16	0.60	34.09
	R37/5506	W33/5506	BEDROOM	29.23	12.40	16.83	57.58	95.30	53.92	41.38	43.43	1.80	0.94	0.86	47.78
	R1/5507	W14/5507	BEDROOM	11.85	6.58	5.27	44.47	68.36	42.90	25.46	37.02	0.98	0.66	0.32	32.65
	R5/5507	W8/5507	LIVINGROOM	21.42	12.97	8.45	39.45	61.21	27.38	33.83	55.27	1.40	1.02	0.38	27.14
	R6/5507	W9/5507	BEDROOM	19.18	11.05	8.13	42.39	85.95	62.45	23.50	27.35	1.31	0.92	0.39	29.77
	R10/5507	W7/5507	BEDROOM	8.18	3.34	4.84	59.17	49.51	34.64	14.87	29.90	1.31	0.65	0.66	50.38
	R25/5507	W10/5507	LIVINGROOM	15.28	8.76	6.52	42.67	86.48	41.18	45.30	52.30	1.81	1.24	0.57	31.49
	R37/5507	W31/5507	BEDROOM	29.63	13.25	16.38	55.28	95.30	58.62	36.69	38.58	1.82	0.98	0.84	46.15
	R1/5508	W12/5508	BEDROOM	12.13	7.10	5.03	41.47	68.36	43.83	24.54	35.89	0.97	0.67	0.30	30.93



- Presence of balconies and inherent design restrict the view of the sky dome and potential daylight
- Scheme responded by creating a gap between both taller elements on Block D to enable light penetration
- The planning application was submitted in September 2007, Committee resolution to grant was in March 2008 and permission issued was in May 2008.
- The committee report and Committee Report Addendum makes it clear that when LBTH determined this application, this was done in the knowledge of discussions on BGY.
- Within the Committee Report, paragraphs 6.18 sets out English Heritage objection on the basis that the scheme could impact future redevelopment around the Braithwaite Viaduct. Additionally, in paragraph 8.45 it is recognised that there will be tall buildings in BGY and within paragraph 8.60 'Impact on the Goods Yard Site' it was advised that LBTH were working with LBH on the IPG.
- The Committee Report Addendum also makes special reference at Section 2 (p.10) 'Additional Considerations' 'Additional Information concerning the Bishopsgate Goodsyard site'
- Within the above report, paragraph 2.2.6 refers to the alterations made to the scheme to improve internal daylight levels but also ensure that development rights for Bishopsgate Goodyard Site would not be unduly compromised.
- Additionally, paragraph 2.2.7 – quotes a letter that was sent in to LBTH on behalf of BGYRL – “welcome the recent changes made by the applicants to improve the internal daylight levels within the shared ownership units in Block A on Sclater Street to recognise future development on Bishopsgate Goods Yard.”
- It is appreciated that there is also an agreement in place between Telford Homes and the JV Partnership in relation to the redevelopment of each of their sites.



Oblique view of Telford Homes Block A



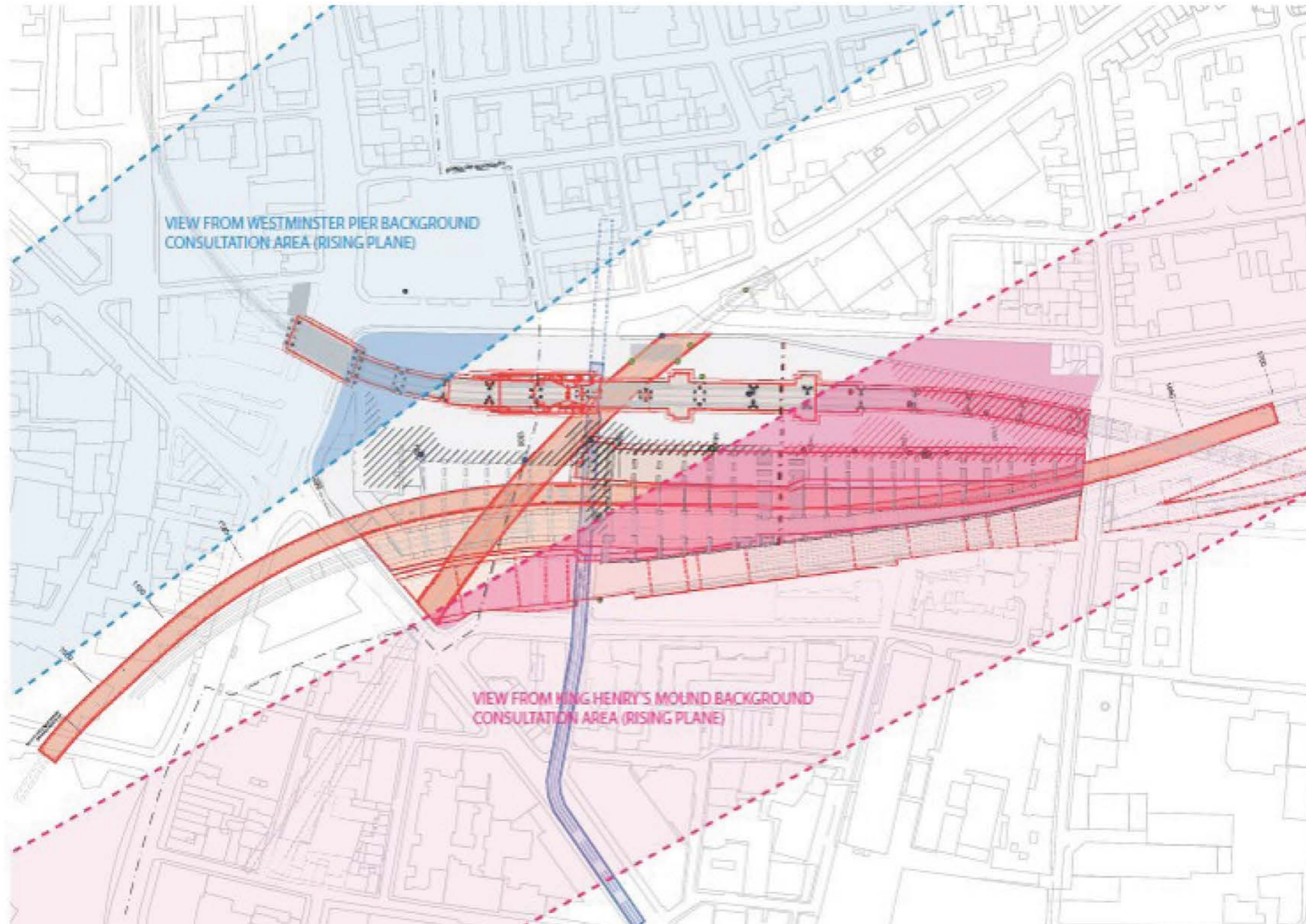
Distance from site boundary



Block D design and Telford Homes Block A

Site constraints as per IPG 2010

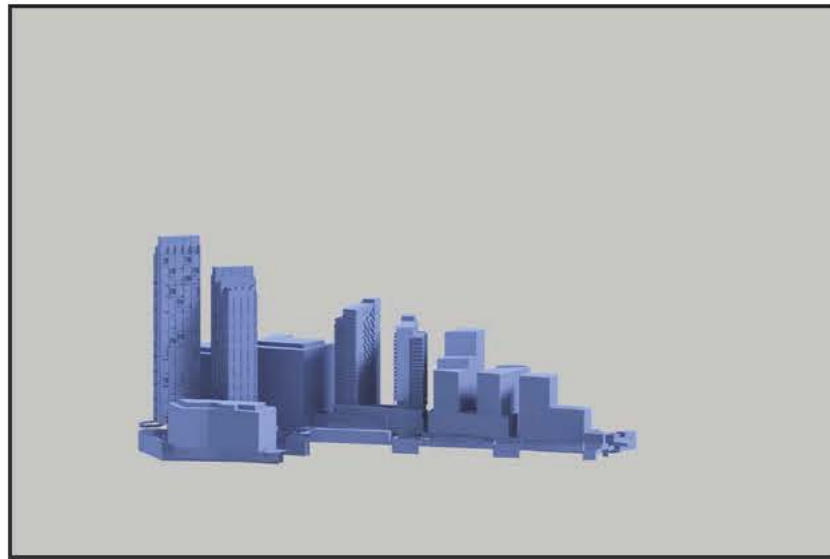
- Physical constraints include rail networks, heritage and limitation on the location of foundations
- Location of park to the south of the site above viaduct
- Taller buildings located to the west of the site with a step down in height eastwards
- Viewing corridors



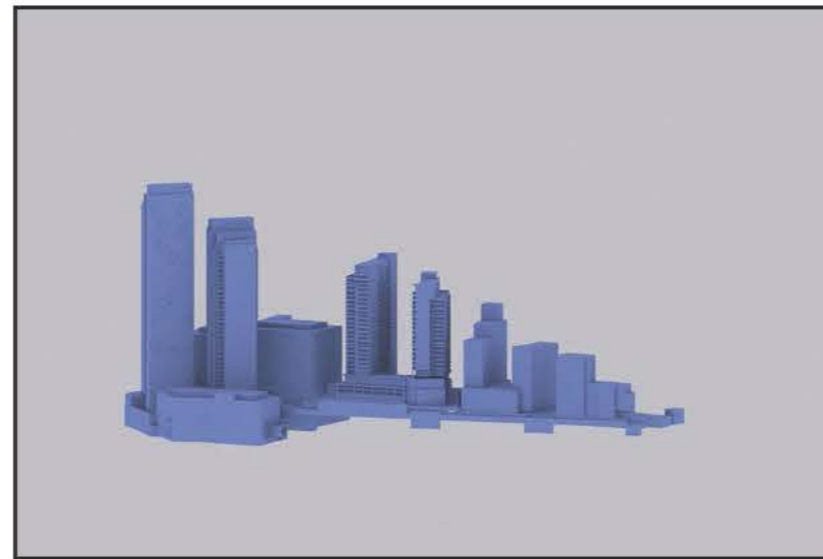
Comparison exercise to understand impacts of maximum and minimum parameters as well as adjustment to Block D on Telford Homes.

As shown below, whilst removing the tall tower of Block D would reduce the impacts to Telford Homes, the minimum parameter would improve the levels of daylight further.

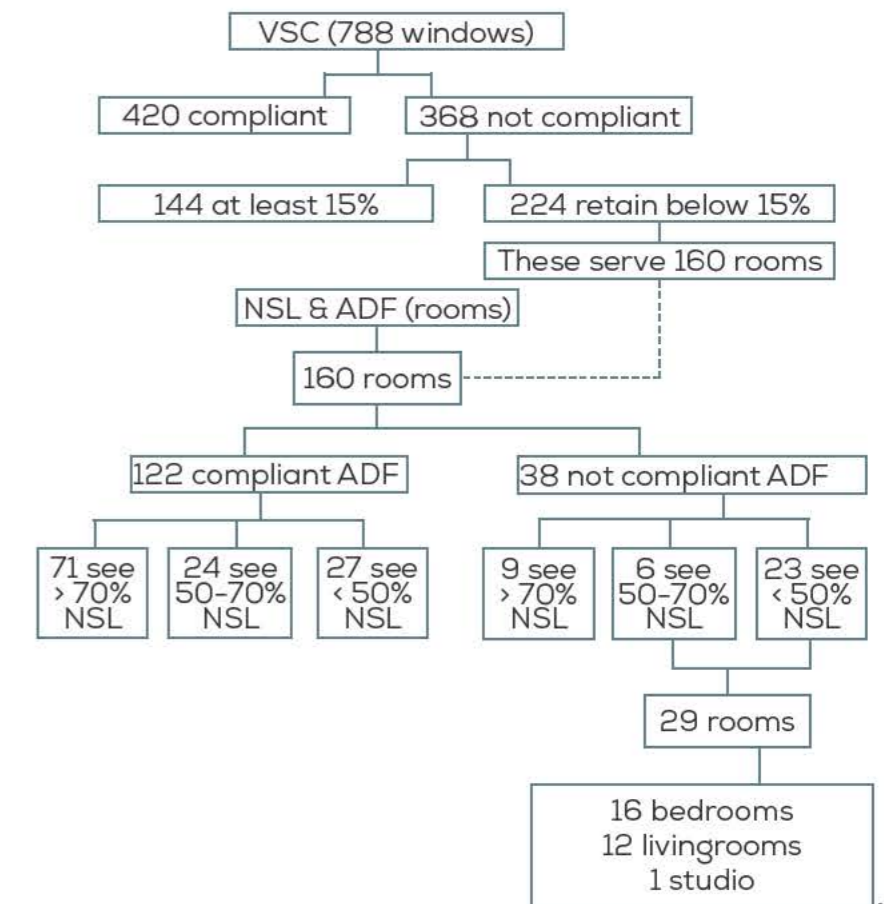
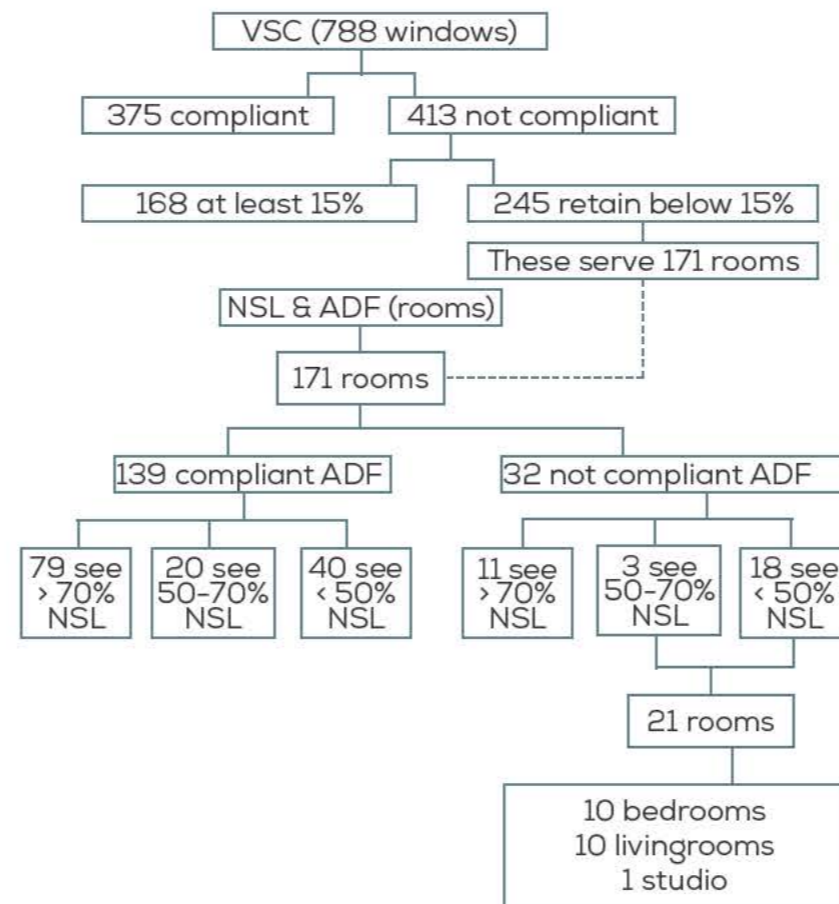
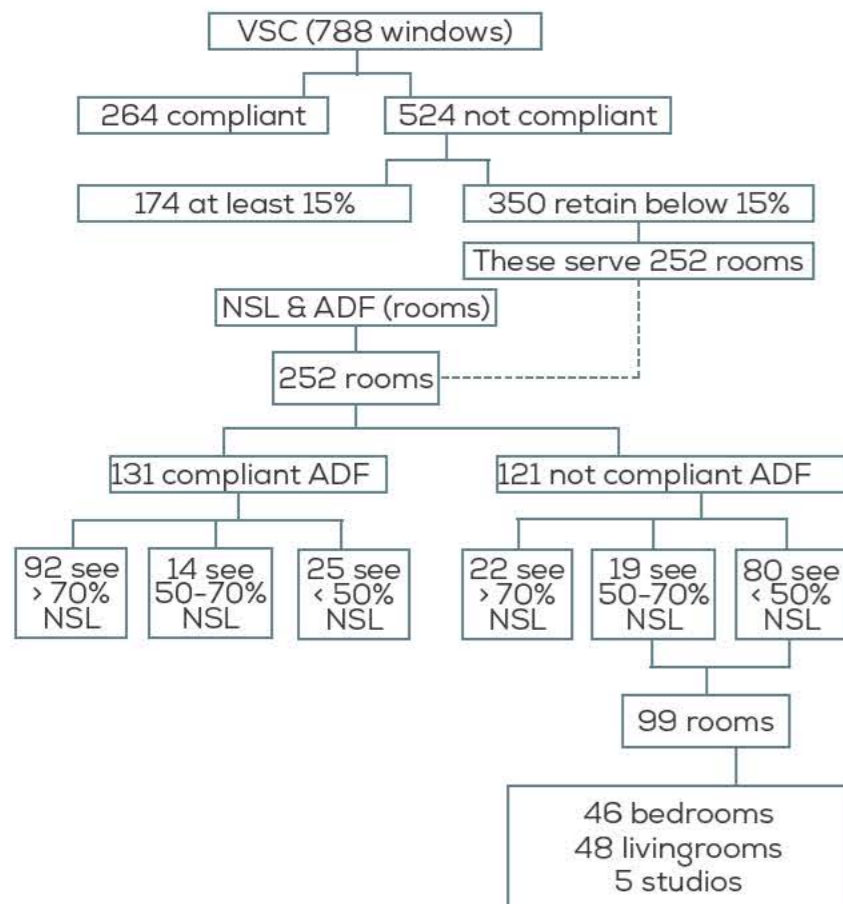
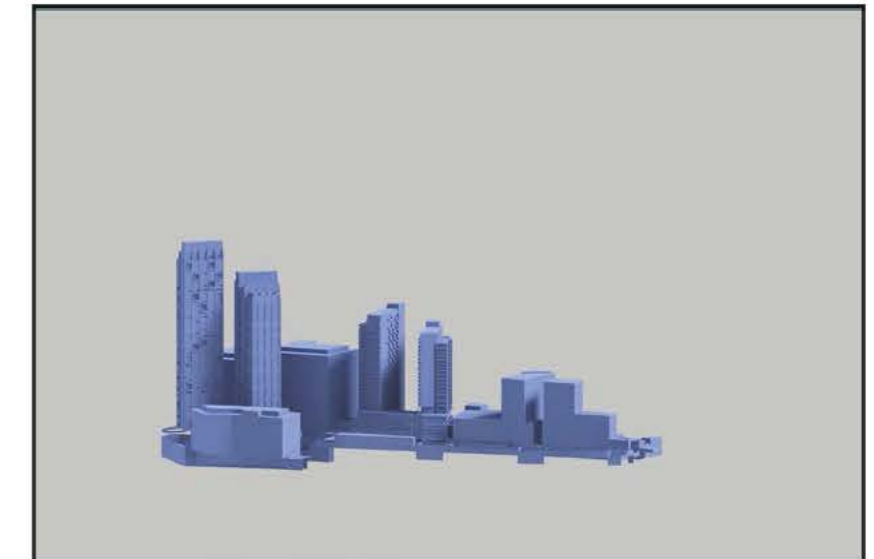
MAXIMUM PARAMETER



MINIMUM PARAMETER



REMOVE TALL TOWER BLOCK D



## The Fusion – Galliard Homes Redevelopment

- PA/13/02529/A1 – ‘The erection of a building up to six storeys to provide a basement gym / ground floor commercial (use classes A1, A2, A3 and B1) and 39 dwellings’.
- Decision – Permitted 30/09/14

### Daylight and Sunlight Impacts

#### Telford Homes ‘Avant Garde’ (1-15 Bacon Street)

- Ground floor kitchen dining room alteration 18.78% to 1.99% VSC

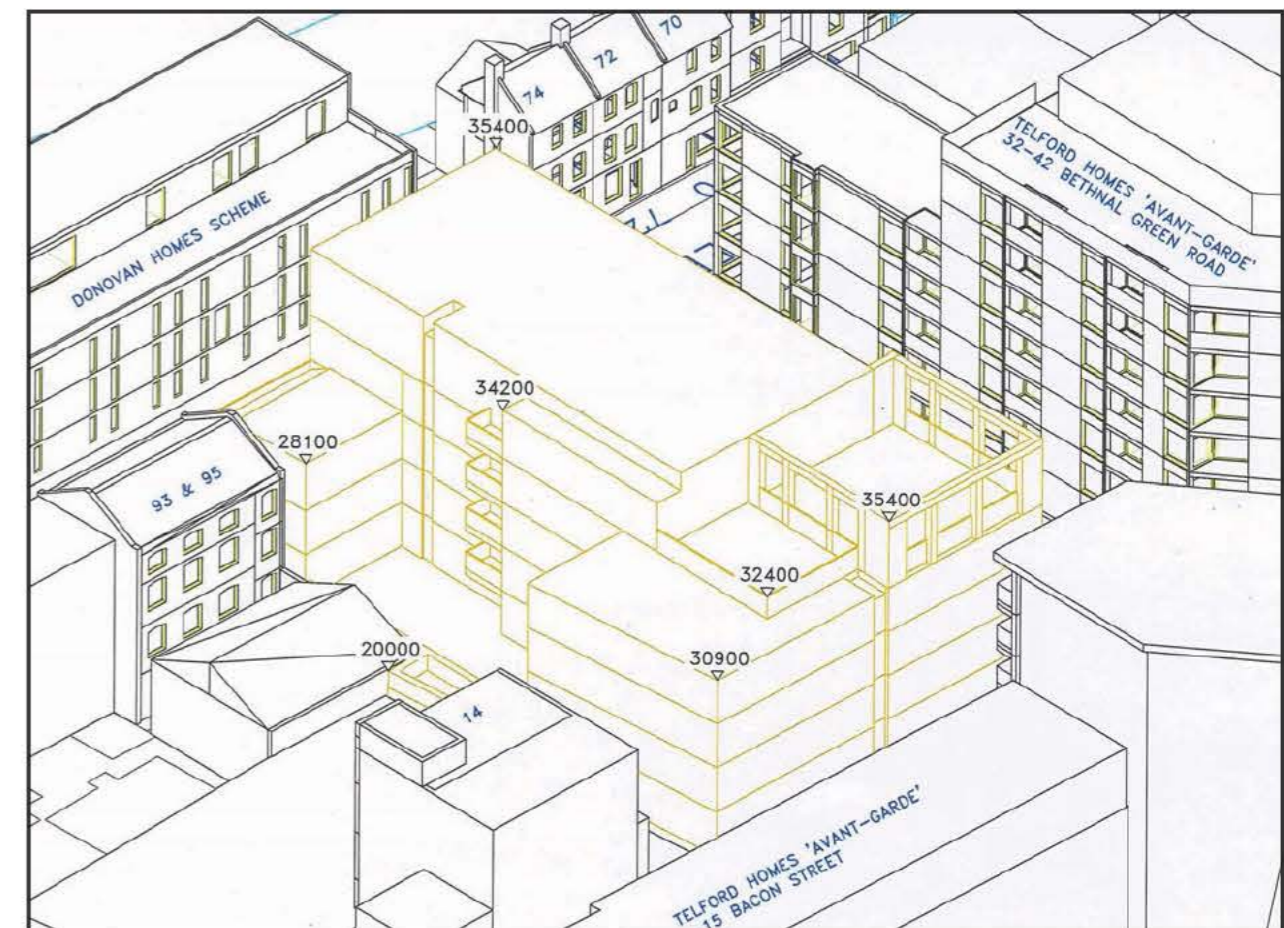
#### Telford Homes ‘Avant Garde’ (32-42 Bethnal Green Road)

- Bedroom R7/11 goes from 14.96% to 0.08% VSC
- 20 of the 31 apertures on the 1st floor will experience <15% retained VSC post implementation of the proposal.

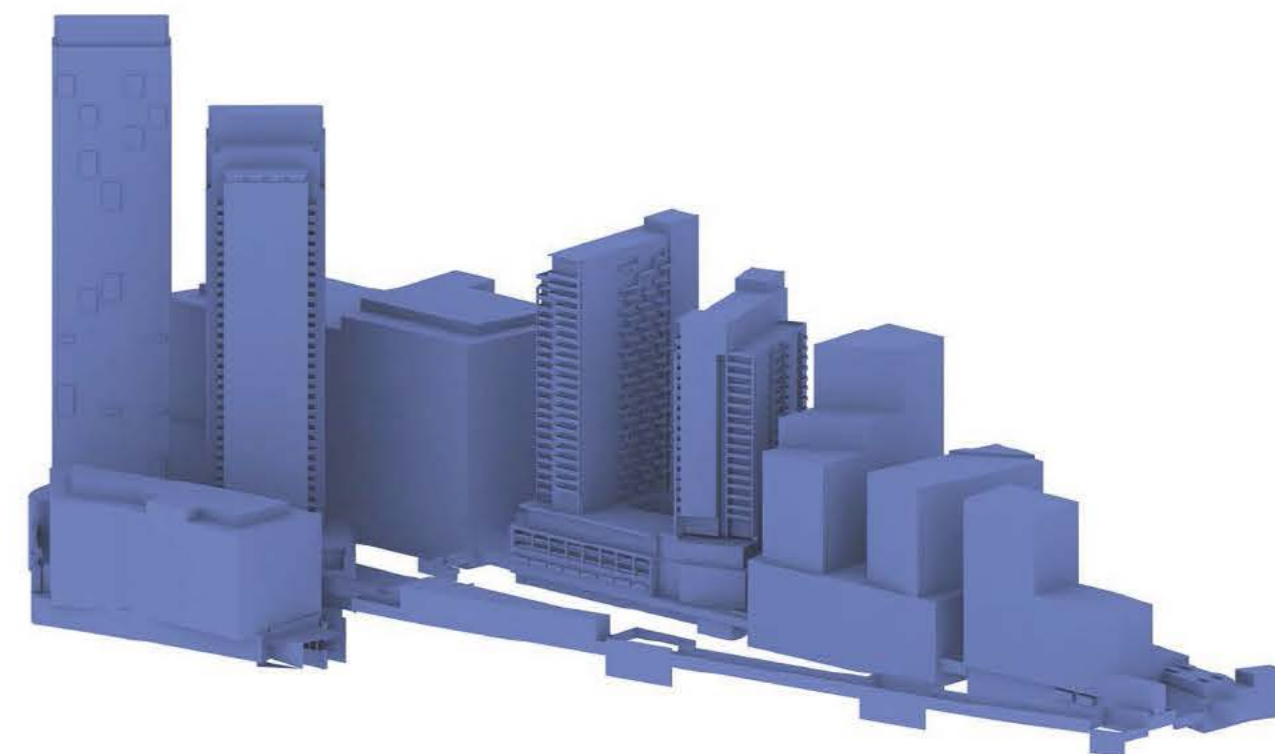
### Case officer Report:

Kate Harrison; 25-06/14

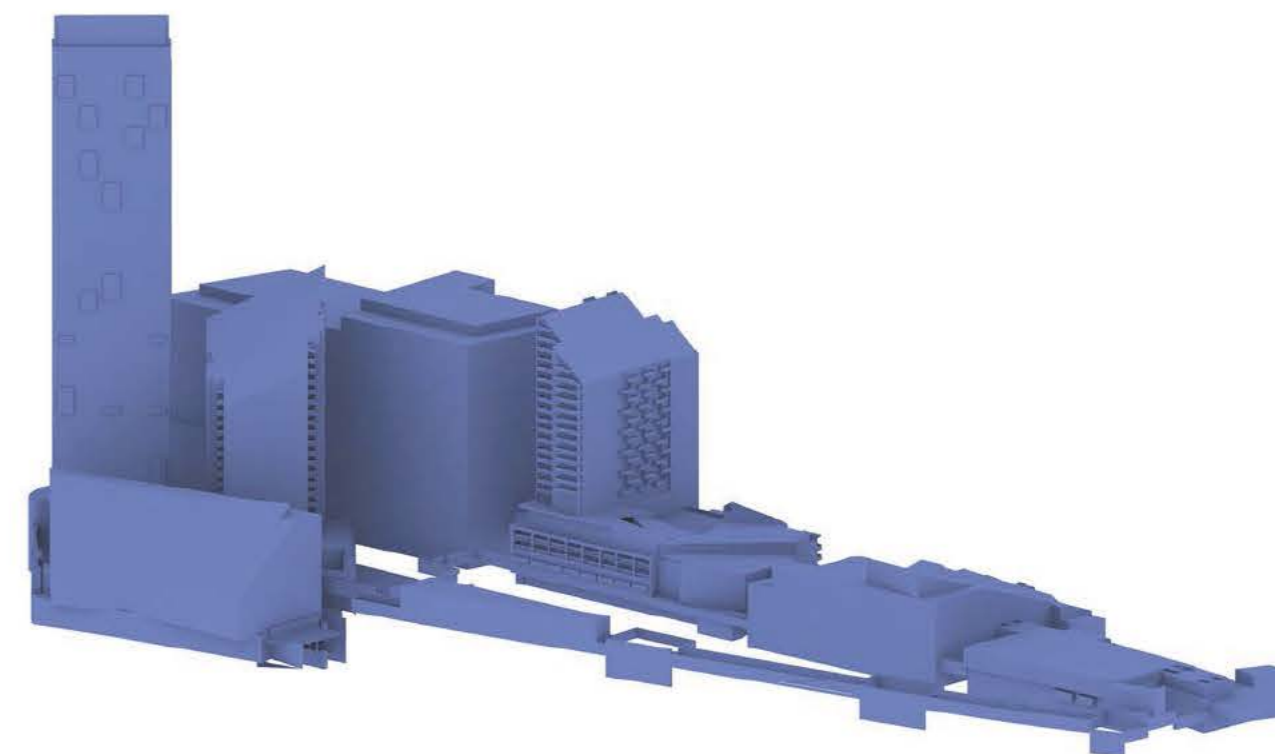
‘The worse affected rooms are at a lower floor level. In this development (Telford Homes Block A) the rooms are set back behind balconies, have a very low level of direct sky visibility and will therefore have an impression of a very closed outlook’.



- The contextual points raised on page one of this report are highly relevant to understanding the nature and degree of impact to the daylight/sunlight to neighbouring properties.
- Considering the size and extent of the proposed scheme, there are only 20 affected properties.
- The residual levels of daylight to the majority of affected properties is clearly commensurate with urban living.
- In relation to the 2 remaining properties (Hollywood Lofts & Telford Homes Block A) which have some windows where there are noticeable reductions and lower residual values, there are mitigating arguments to consider.
- The mitigating points include the fact that other adjacent consents have permitted similar levels of impacts and retained light. In fact, with Telford Homes there are actually existing values of light which are similar. In addition, there are no small modifications to the scheme which can easily address the position with these two properties.
- The perception of such a large scheme, where currently nothing exists, can distort the view in relation to daylight. The presence of any development of this magnitude is bound to create effects like this and consequently unless major modifications are made, this issue will always present itself.
- It is our clear view that when taking these points into account, whilst there will undoubtedly be noticeable reductions in light and thus harm, the overall impact is acceptable and supportable.



BGY Scheme 2015



Cutback to BGY scheme (retained 15% VSC or <3% absolute change in Telford Homes Block A and Hollywood Lofts)