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Paul Collins
Take Two Interactive Software Europe Limited
Take-Two House,
30 Cleveland Street, London
W1T 4JD

30th March 2023

Dear Paul,

**Re: Proposed works at 52 Tottenham Street, London affecting 30 Cleveland Street, London –
Daylight & Sunlight – Planning Reference: 2020/3043/P**

I refer to your recent instruction where you have asked us to consider the likely impact on overshadowing to your two roof terraces to the north west of the proposed development at 52 Tottenham Street, London.

In carrying out any detailed assessments, we have not been provided with any survey information or any AutoCAD drawings from the project architect. We have therefore utilised photogrammetry modelling only, site measurements, and the drawings available on the planning portal. A degree of flexibility therefore needs to be applied to our assessment contained herein, however, we are satisfied that it will sit within a reasonable tolerance to ascertain the likely impacts.

Background

I attended your property on Monday 13th March 2023 to take measurements of both rear terraced areas and at the same time understand, visually, how the space works in relation to your business. It was noted that both areas were being used as valuable amenity space throughout the course of the day and not just during the lunch time period. We also note these areas provide key break-out spaces contributing, quite significantly, to the well-being of your

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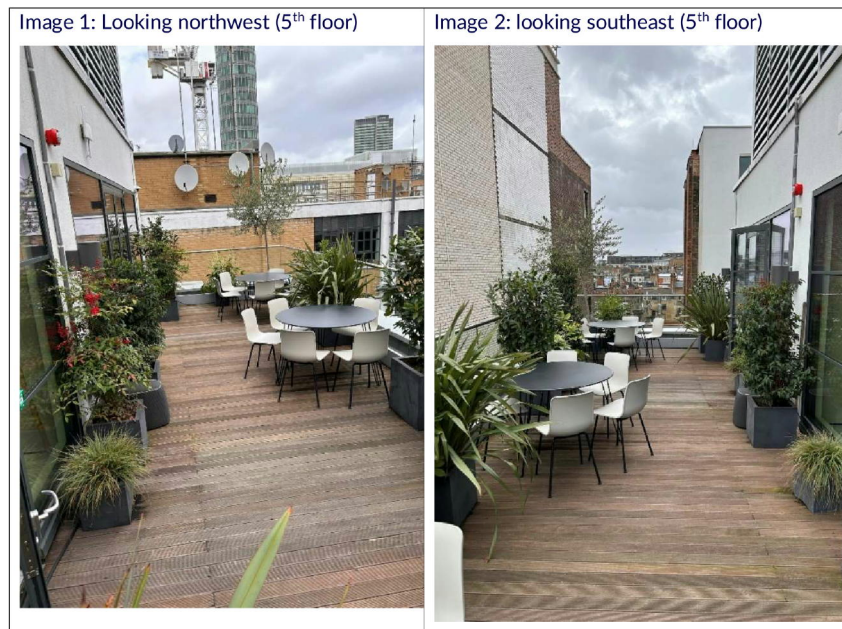
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workforce allowing them to separate the working environment from their day-to-day tasks at their desks on computer monitors.

There is also a large array of foliage / planting, seating, and tables, all of which were being used by your staff throughout the day during the fair weather months.

In carrying out my inspection, I took photographs of the areas in question and noted the quality and design of these spaces, which quite clearly had the well-being of your work-force at the forefront of your mind when designing these individual spaces.

Below shows some examples of the quality of each space in question.





Policy / Guidance

You have asked me to undertake a detailed overshadowing assessment of the amenity spaces in question and in doing so, I have been mindful of the following guidance and policy documentation:

- Camden Planning Guidance – Amenity (Jan 21).
- Camden Local Plan 2017
- Site layout planning for daylight and sunlight “A guide to good practice” (BR 209 2022 Edition).

Within the Camden Planning Guidance – Amenity (Jan 21) it states that:

“1.1 The Council has prepared this guidance to support the policies in the Camden Local Plan 2017. It is a formal Supplementary Planning Document (SPD), which is therefore a “material consideration” in planning decisions.”

“1.3 Standards of amenity (the features of a place that contribute to its attractiveness and comfort) are major factors in the health and quality of life of a borough’s residential, workers and visitors and fundamental to Camden’s attractiveness and success...”

“3. The council expects applications to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should

be submitted which should follow the guidance in the BRE's - Site layout planning for daylight and sunlight: A guide to good practice".

"3.1 The Council aims to protect the quality of life of occupiers and neighbours through Local Plan policy A1 Managing the Impact of Development, which seeks to ensure that development does not cause unacceptable harm to amenity, including in terms of daylight and sunlight."

"3.7 Major developments and proposals for new dwellings are expected to provide daylight and sunlight reports...The reports should also include any nearby existing residential properties that may be affected. Although it is normally only residential properties that are assessed, there may also be non-residential uses, existing nearby or proposed as part of the application, that are particularly sensitive to light and so justify a report."

"3.9 The BRE guidance should form the basis for daylight and sunlight reports... 2. The extent that the proposed development is likely to cause on levels of daylight and sunlight entering windows of neighbouring properties, gardens, and open spaces (where relevant).

The Camden Local Plan states:

6. Protecting amenity

"6.2 Policy A1 therefore seeks to ensure that standards of amenity are protected".

Policy A1 Managing the impact of development.

"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

- a. Seek to ensure that the amenity of communities, occupiers and neighbours is protected.

The factors we will consider include:

f. sunlight, daylight, and overshadowing.

Within the BRE guide, it states within section 2.2.2 that:

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

In section 3.2.1 the BRE guide state:

“In designing a new development or extension to a building, care should be taken to safeguard the access to sunlight both for existing dwellings, and for any nearby non-domestic buildings where there is a particular requirement for sunlight...”

Following a review of the above policy and guidance it is our opinion that both the Council and the BRE intends for a “non-domestic” amenity area to be included within a traditional overshadowing assessment. This is particularly the case where it can be demonstrated that there is a reasonable expectation for sunlight, which, in your case, has been justified. This is because both of your two terraces give excellent benefits to your workforce to help to combat any health and wellbeing concerns that they may be faced with during a typical day within the traditional office environment.

On that basis, we consider that a BRE overshadowing assessment is essential to understand whether any unacceptable harm would arise to the overall use of these spaces which can be directly attributable to the proposed scheme at 52 Tottenham Street.

We have therefore carried out a detailed assessment in accordance with the recommendations suggested in the BRE guide and the results of which are presented below.

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Assessment

The BRE guide states that as a check, it is recommended that at least half (50%) of the amenity area in question, should receive at least 2 hours of sun on the Spring Equinox (21 March). To demonstrate the impacts, the BRE suggests drawing “two hours sun contours” on a plan. This is achieved using specialist software where the locations within the specific amenity area show areas that can and cannot achieve more than two hours of sun on 21 March.

The software does this by dividing the particular space up into a grid of points and show the proportion of these points that can see 2 hours of sun.

Attached to this report are our illustrative plots that show the areas of loss (hatched in magenta) in all months ranging from 21 March to 21 August. This is so that it is possible to understand the proposed impact throughout the fair weather months, which is the time in which the space gets used the most.

The below table sets out the individual impacts for each month.

Overshadowing assessment for 30 Cleveland Street					
Floor	Ref	Area	Existing lit area	Proposed lit area	Pr/Ex
21-Mar					
Fourth	A1	35.1	0%	0%	1
Fifth	A1	37.24	39%	0%	0
21-Apr					
Fourth	A1	35.1	14%	0%	0
Fifth	A1	37.24	66%	0%	0
21-May					
Fourth	A1	35.1	35%	0%	0
Fifth	A1	37.27	86%	11%	0.13
21-Jun					
Fourth	A1	35.1	41%	0%	0
Fifth	A1	37.24	94%	26%	0.27
21-Jul					
Fourth	A1	35.1	35%	0%	0
Fifth	A1	37.24	86%	12%	0.14
21-Aug					
Fourth	A1	35.1	14%	0%	0
Fifth	A1	37.24	66%	0%	0

As it can be seen from the above table, and the illustrative plots attached, there is likely to be an extremely high amount of unacceptable harm caused to both the amenity areas in question rendering the fourth floor area not achieving 2 hours of sun in any of the months considered above. Furthermore, only May, June and July will see 2 hours of sun on the fifth floor area, but they will be well below the target of 50% of the area at 11%, 26% and 12% respectively.

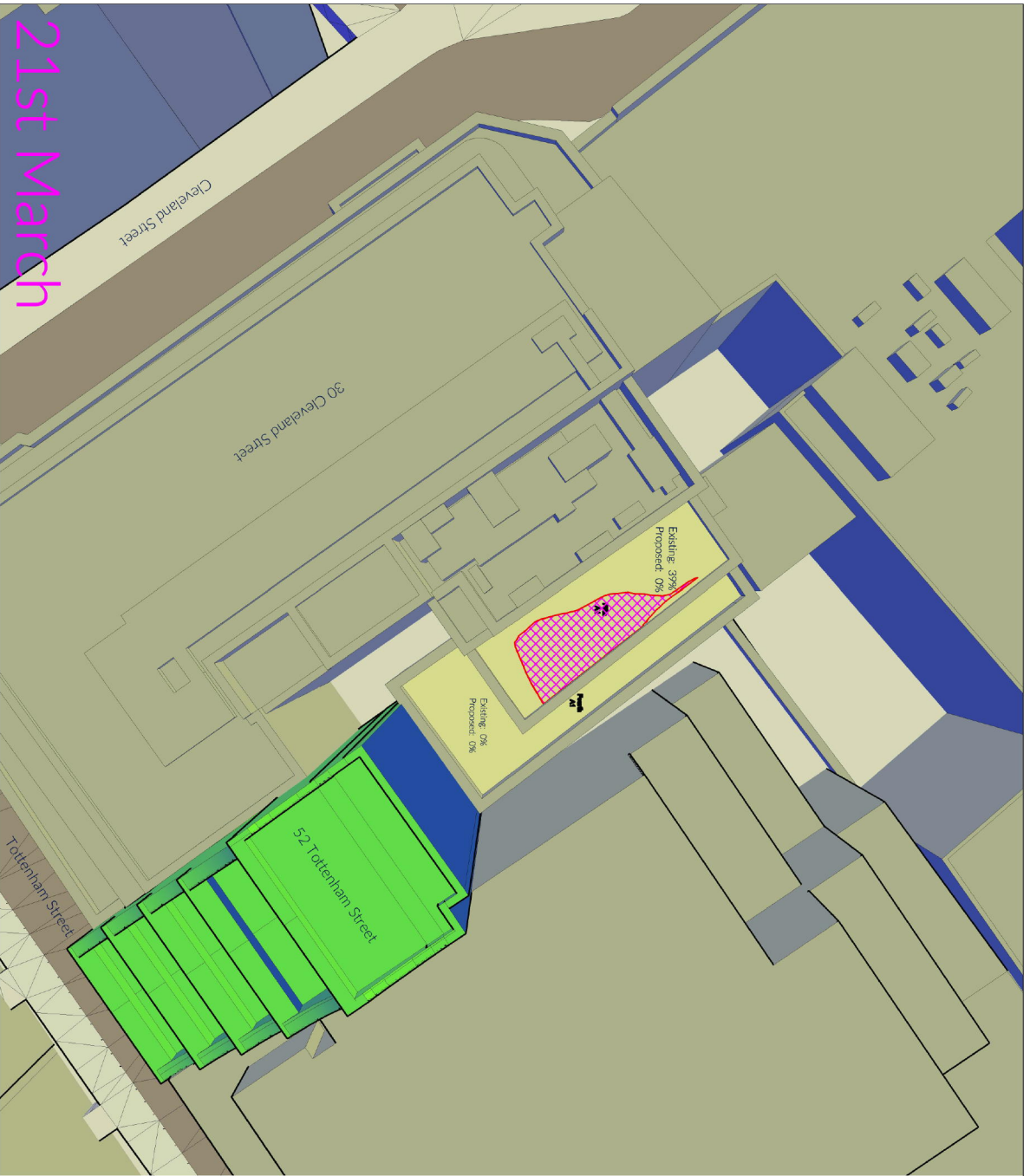
This, in our view, is a very significant impact and a clear indication that the scheme does not comply with Camden policy. Therefore, if the scheme was to achieve consent, then it is likely that each space specifically set aside for the health and wellbeing of your staff will be rendered unusable for its intended purpose and be completely overshadowed by the proposed development at 52 Tottenham Street.

Yours sincerely

A solid black rectangular box used to redact the signature of Stephen Parker.

Stephen Parker MRICS

Enc.



Notes:

- Existing
- Proposed
- Area of Loss

Rev	Description	Date
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Project:
 30 Cleveland Street
 London
 W1T 4JD

Title:
 2-hour sun-on-ground contour
 21st March
 EXISTING + PROPOSED

Date: 22/03/2023
Scale: N.T.S.
Drawing: 23.074.SHA.01

Rev



21st April

Notes:

- Existing
- Proposed
- Area of Loss

Rev / Description Date



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Project:
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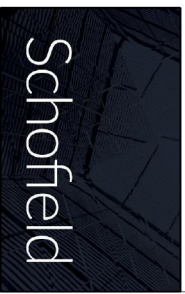
Title:
 2-hour sun-on-ground contour
 21st April
 EXISTING + PROPOSED

Date: 22/03/2023
Scale: N.T.S.
Drawing: 23.074.SHA.02

Rev



- Notes:
- Existing
 - Proposed
 - Area of Loss



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Project:
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 London
 W1T 4JD

Title:
 2-hour -sun-on-ground contour
 21st May
 PROPOSED + EXISTING

Date: 22/03/2023
Scale: N.T.S.
Drawing: 23.074.SHA.03

Rev	Description	Date



Notes:

- Existing
- Proposed
- Area of Loss



Rev	Description	Date

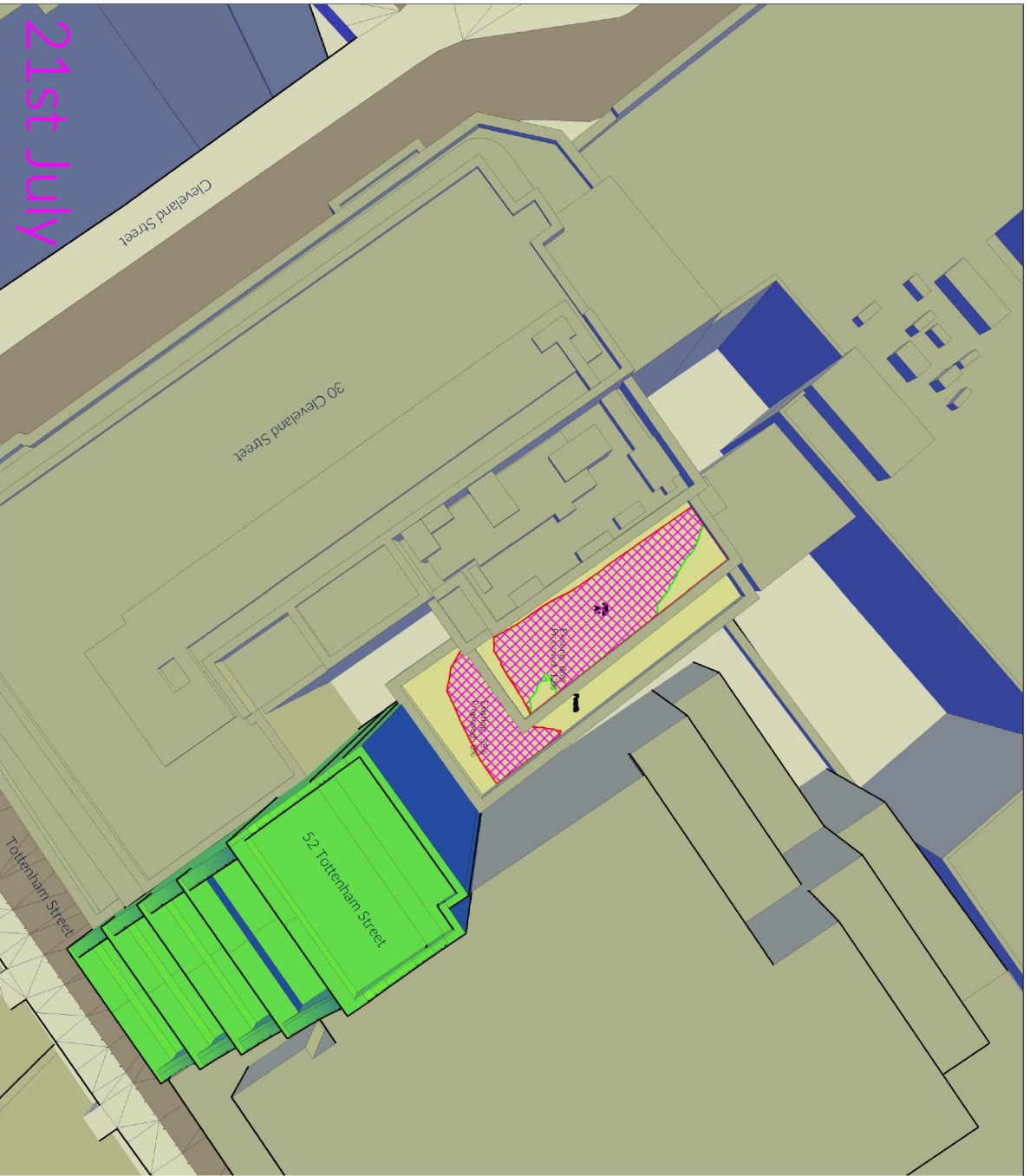
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Project:
 30 Cleveland Street
 London
 W1T 4JD

Title:
 2-hour -sun-on-ground contour
 21st June
 EXISTING + PROPOSED

Date: 22/03/2023
Scale: N.T.S.
Drawing: 23.074.SHA.04

Rev



- Notes:
- Existing
 - Proposed



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Project:
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 W1T 4JD

Title:
 2-hour -sun-on-ground contour
 21st July
 EXISTING + PROPOSED

Date: 22/03/2023
Scale: N.T.S.
Drawing: 23.074.SHA.05

Rev	Description	Date



Notes:

- Existing
- Proposed
- Area of Loss

Rev / Description	Date
	

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Project:
 30 Cleveland Street
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Title:
 2-hour -sun-on-ground contour
 21st August
 EXISTING + PROPOSED

Date: 22/03/2023
Scale: N.T.S.
Drawing: 23.074.SHA.06

Rev