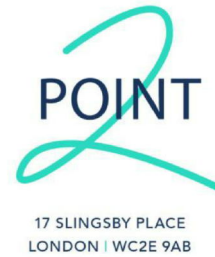


Stuart Minty  
Director  
SM Planning  
80-83 Long Lane  
London  
EC1A 9ET



(Our Ref: PS1704)

24th May 2023

Dear Stuart,

**RE: PROPOSED 52 TOTTENHAM STREET AND THE NEIGHBOURING 30 CLEVELAND STREET –  
OVERSHADOWING ANALYSIS**

I write in relation to the 52 Tottenham Street proposal (“the proposal”) and the objection submitted by the neighbouring 30 Cleveland Street. The recent objection (dated 30<sup>th</sup> March 2023) has been assembled by Schofield Surveyors (“Schofield”), instructed by the neighbours at 30 Cleveland Street, to review the Point 2 daylight and sunlight technical assessments that were undertaken to accompany the 52 Tottenham Street planning application (2020/3043/P).

The Schofield review focuses on the overshadowing assessment (2 hour in sun) that has been undertaken to consider the neighbouring outdoor terraces serving the commercial offices at 30 Cleveland Street. Schofield have undertaken their own technical analysis and the results are outlined within their March 2023 objector document.

The purpose of this letter is to provide further context on the 30 Cleveland Street commercial terrace sunlight amenity position as a result of the implementation of the 52 Tottenham Street proposal. Notwithstanding the non-domestic nature of the neighbouring 30 Cleveland Street, Point 2 have undertaken extended transient overshadowing analysis, separate to the 2 hour in sun assessment that is recognised to be a cliff-edge analysis, that shows the shadow cast at hourly intervals on March 21<sup>st</sup>. This assessment methodology assists in identifying the obstructions adjoining the amenity spaces that have a shadow effect. The transient overshadowing assessment has been undertaken to consider the existing shadow cast (ie as the baseline stands today) experienced by 30 Cleveland Street and providing comparison against the shadow cast produced as a result of the proposal (ie once the proposal has been constructed). Drawings P1704/38-39 shows the shadow cast at hourly intervals from 10am – 1pm within the existing baseline and the proposed baseline.

The Point 2 extended analysis identifies key points:

1. Existing 30 Cleveland Street orientation and configuration
2. Proposed 52 Tottenham Street shadow cast that falls within the existing shade

#### Existing 30 Cleveland Street Orientation and Configuration

It is noted that the orientation of the commercial terraces at 30 Cleveland Street face easterly and are situated at the rear the confined streetscape setting that is self-inhibited by the configuration of its own building (the southern front façade return). The results of the extended technical analysis show that the orientation and the configuration of 30 Cleveland Street are a key factor contributing to the existing marginalised sunlight availability from late morning onwards. The extent of the shadow cast is shown on P1704/38-39.

#### Proposed 52 Tottenham Street Scheme Shadow Cast

The extended overshadowing analysis also considers the shadow cast produced as a result of the proposed 52 Tottenham Street. The assessment shows that the majority of the shadow falls within the existing shade cast (shown within the existing baseline) and does not show substantial extended shadow cast beyond the existing baseline. It is therefore arguable whether there is a material overshadowing worsening to the commercial amenity spaces at 30 Cleveland Street as a result of the 52 Tottenham Street proposal. Rather the extent of the overshadowing is largely caused by 30 Cleveland Street's own configuration.

I trust the above provides clarity on the 30 Cleveland Street overshadowing position.

Yours sincerely



Elliot Smith  
Senior Surveyor  
For and on behalf of Point 2 Surveyors

## Appendix 1



