gia CHARTERED SURVEYORS

DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES REPORT

16-24 Whitfield Street and 55 Tottenham Court Road

Mayhunt Properties Limited

August 2023

GIA No: **17868** Fee Quote: FQ0006818

PROJECT DATA:

Client	**Mayhunt Properties Limited**
Architect	**Hale Brown Architects**
Project Title	**16-24 Whitfield Street and 55 Tottenham Court Road**
Project Number	**17868**

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gia CHARTERED SURVEYORS

1 EXECUTIVE SUMMARY

GIA have assessed the proposed Hale Brown Architects scheme "proposed development" for the 16-24 Whitfield Street and 55 Tottenham Court Road site to understand the potential changes in light to the relevant surrounding properties.

1.1 GIA have been instructed by Mayhunt Properties Limited to provide daylight and sunlight advice in relation to the 16-24 Whitfield Street and 55 Tottenham Court Road development in the London Borough of Camden.

1.2 GIA have undertaken a technical daylight and sunlight assessment of the Hale Brown Architects scheme for 16-24 Whitefield Street and 55 Tottenham Court Road "the site" to understand the potential effect of the development on the daylight and sunlight amenity of the relevant neighbouring properties.

1.3 The requirement in London boroughs for significantly more living and working spaces necessitates higher density development. The Site is located within The London Borough of Camden.

1.4 The daylight and sunlight analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidelines (2022), which when published, recognised that it should not form a mandatory set of criteria, rather it should be used to help and inform design.

1.5 Overall the scheme will achieve a good level of daylight compliance, given the central urban London location. Of the 136 windows assessed for VSC, 107 (78.7%) will meet the BRE Guidelines. Of the 73 rooms assessed for NSL, 54 (74%) will meet the BRE Guidance.,

1.6 With regards to sunlight (APSH) the scheme will achieve a good level of BRE compliance given the central urban London location. Of the 33 rooms assessed, 24 (72.7%) will meet the BRE Guidance.

1.7 Where transgressions from guidance occur for daylight and sunlight these are primarily located to those properties which sit in very close proximity to the development site. In the majority of instances the windows and rooms which face the site are understood to likely serve secondary rooms such as bedrooms which have a lower expectation for daylight (NSL) and sunlight (APSH). The main habitable spaces of these properties, for example 53-54 Tottenham Court Road, such as living rooms likely, face away from the development site and will not be impacted by the scheme.

1.8 Where there are properties which do have main living spaces facing the site, such as 11-13 Goodge Street, detailed design amendments have been undertaken to lessen the impact. In doing these additional studies with the architect, all primary living spaces in this property will experience minor losses in VSC when considering the without balcony assessments. Therefore, the impacts need to be considered against whether they will cause unacceptable harm to the occupiers of this property.

1.9 In reviewing this report it is important to note that daylight and sunlight is only one consideration when reviewing the amenity of neighbours as a result of the proposed scheme. As such, GIA would urge that the daylight and sunlight impacts should not be viewed in isolation, and instead should be considered on the wider planning balance. The rigid application of BRE Guidelines does not create sufficient flexibility for higher density development.

1.10 Consequently, in GIA's opinion, the technical alterations in daylight and sunlight should be considered against this backdrop. A strict application of the BRE Guidelines should not be applied and weight should be given to the demands of planning policy/guidance at a national, regional and local level (see Section 3) and to what is considered contextually appropriate for a site of this nature within a central London Borough.

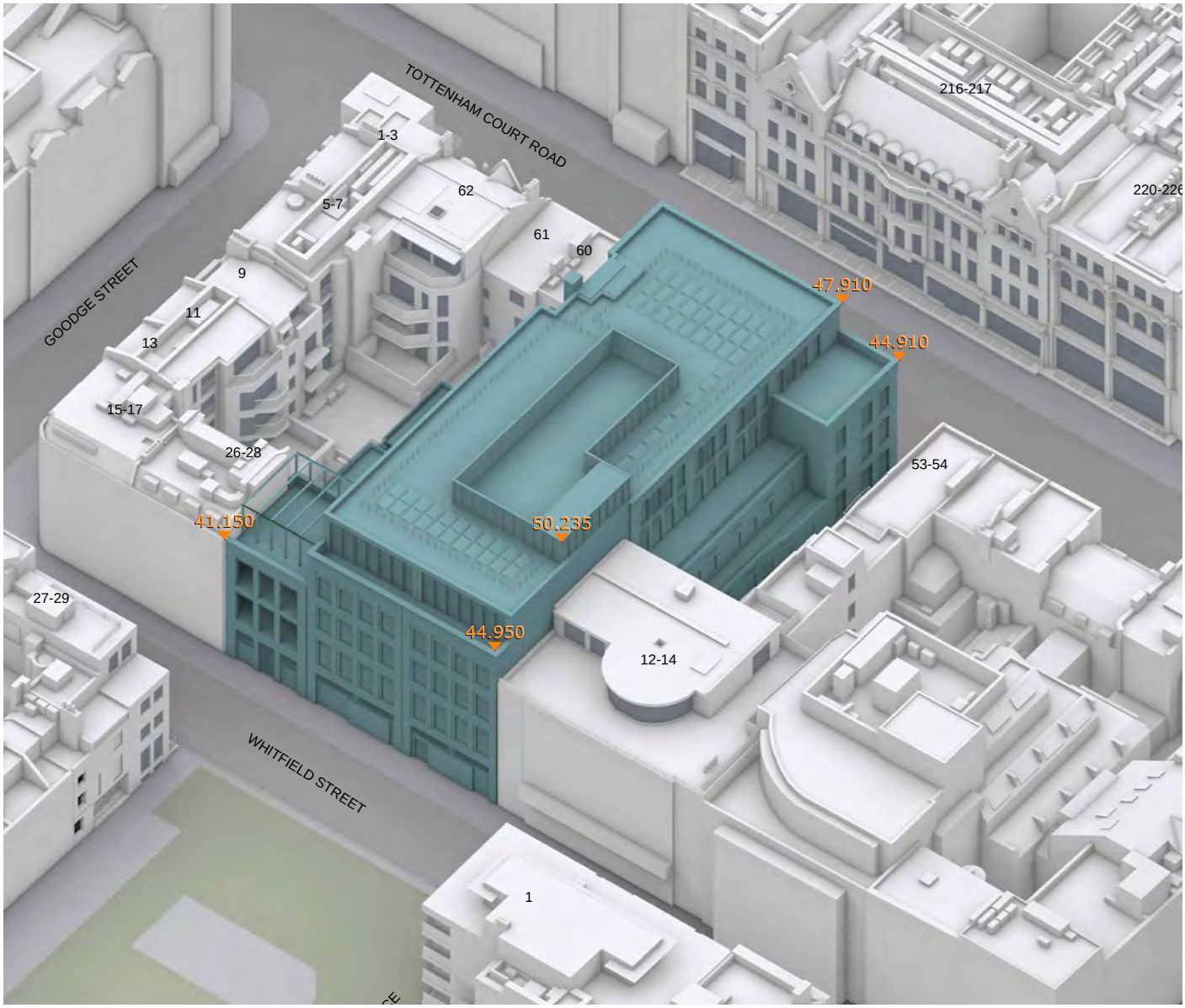


Figure 01: Illustration of the proposed 16-24 Whitfield Street and 55 Tottenham Court Road development designed by Hale Brown Architects

2 THE SITE

GIA have been instructed to review and advise on the daylight and sunlight impacts associated with the implementation of the proposed development at 16-24 Whitfield Street and 55 Tottenham Court Road.

THE SITE

2.1 The Site is located in the London Borough of Camden and is bounded by Tottenham Court Road to the east, Whitfield Street to the west, Goodge Street to the north and Kirkman Place to the south.

2.2 Figure 02 below illustrates the Site. Further drawings are enclosed at Appendix 03 of this report.

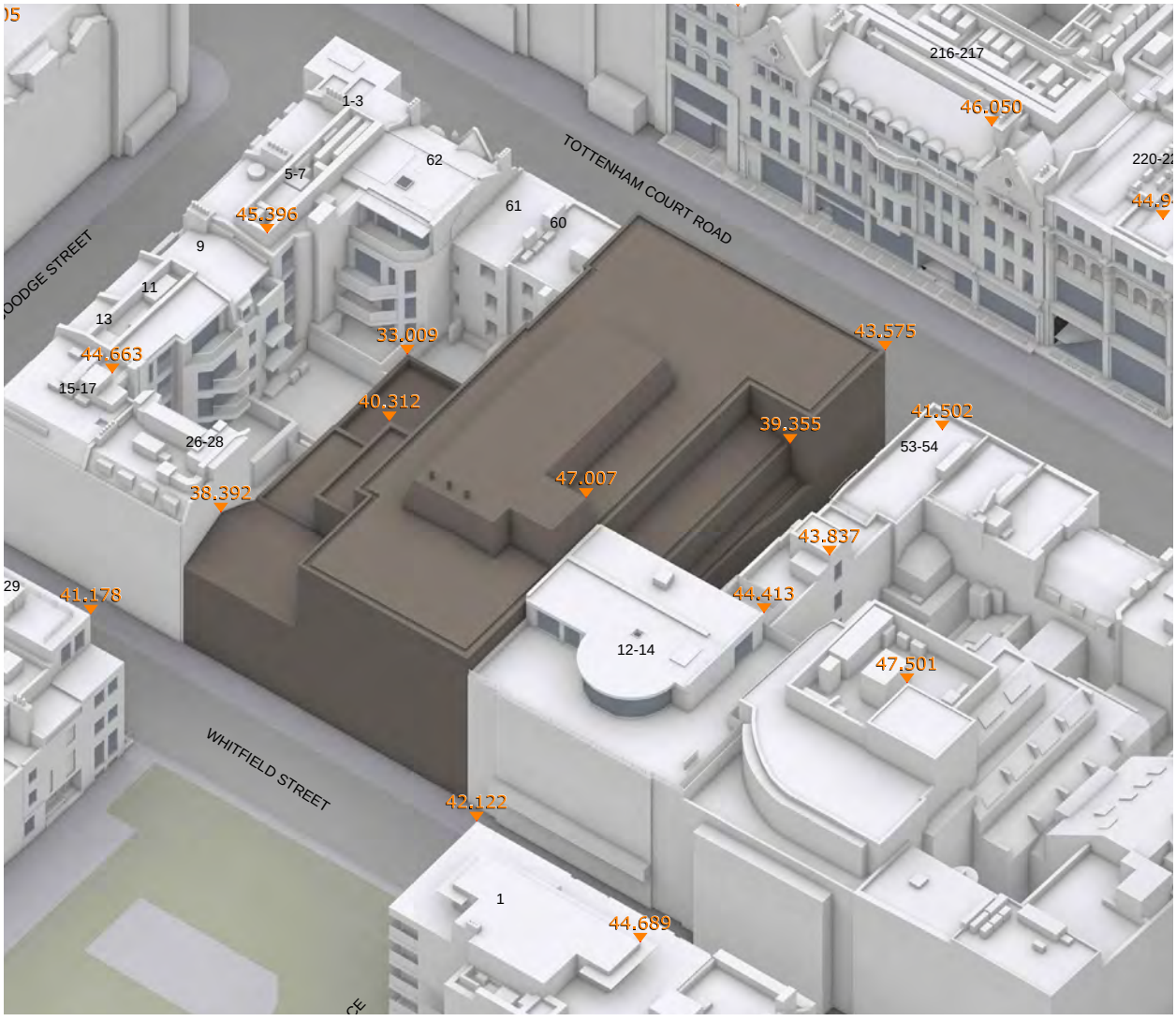


Figure 02: 3D model of the site and Existing Property

CONSENTED DEVELOPMENT

2.3 The consented development of the site consists of changes to the the Tottenham Court Road, Whitfield Street and Kerkman Place Elevations, an extension of the second floor level along Whitfield Street, and a replacement of the fourth floor plant rooms with a fourth floor office extension.

2.4 GIA's understanding of the Consented Development is illustrated in Figure 03 and further drawings are enclosed at Appendix 03.

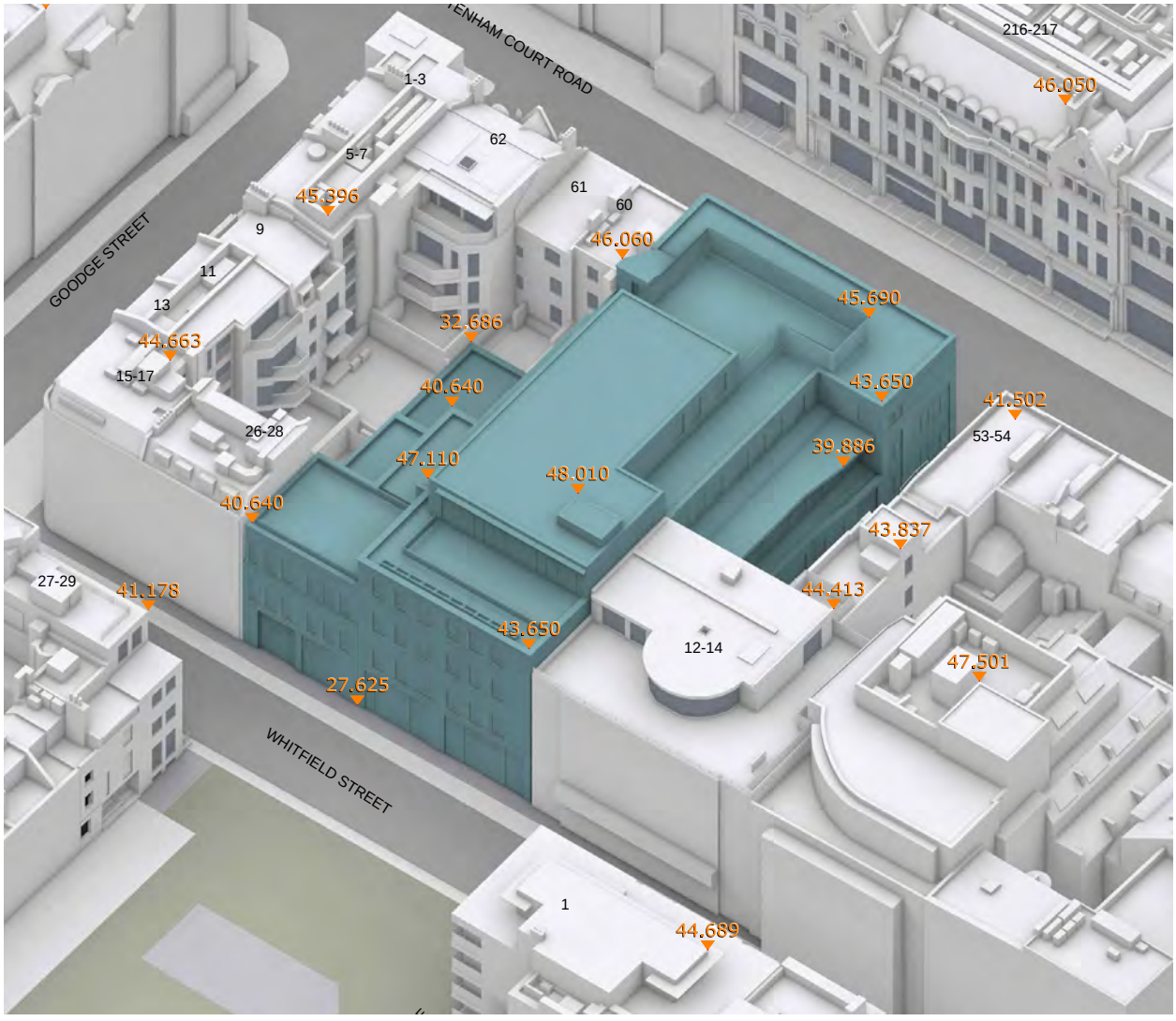


Figure 03: 3D Perspective View of the Consented Scheme

PROPOSED DEVELOPMENT

2.5 The proposed development of the site consists of Refurbishment of the existing building to deliver high quality commercial office accommodation, including 255 sqm of affordable workspace, retain ground floor retail space and provide improvements to the façades. The proposals include improved cycle and active travel provision, new amenity terraces, energy efficiency improvements and a biodiverse roof.

2.6 GIA's understanding of the Proposed Development is illustrated in Figure 04 and further drawings are enclosed at Appendix 03.

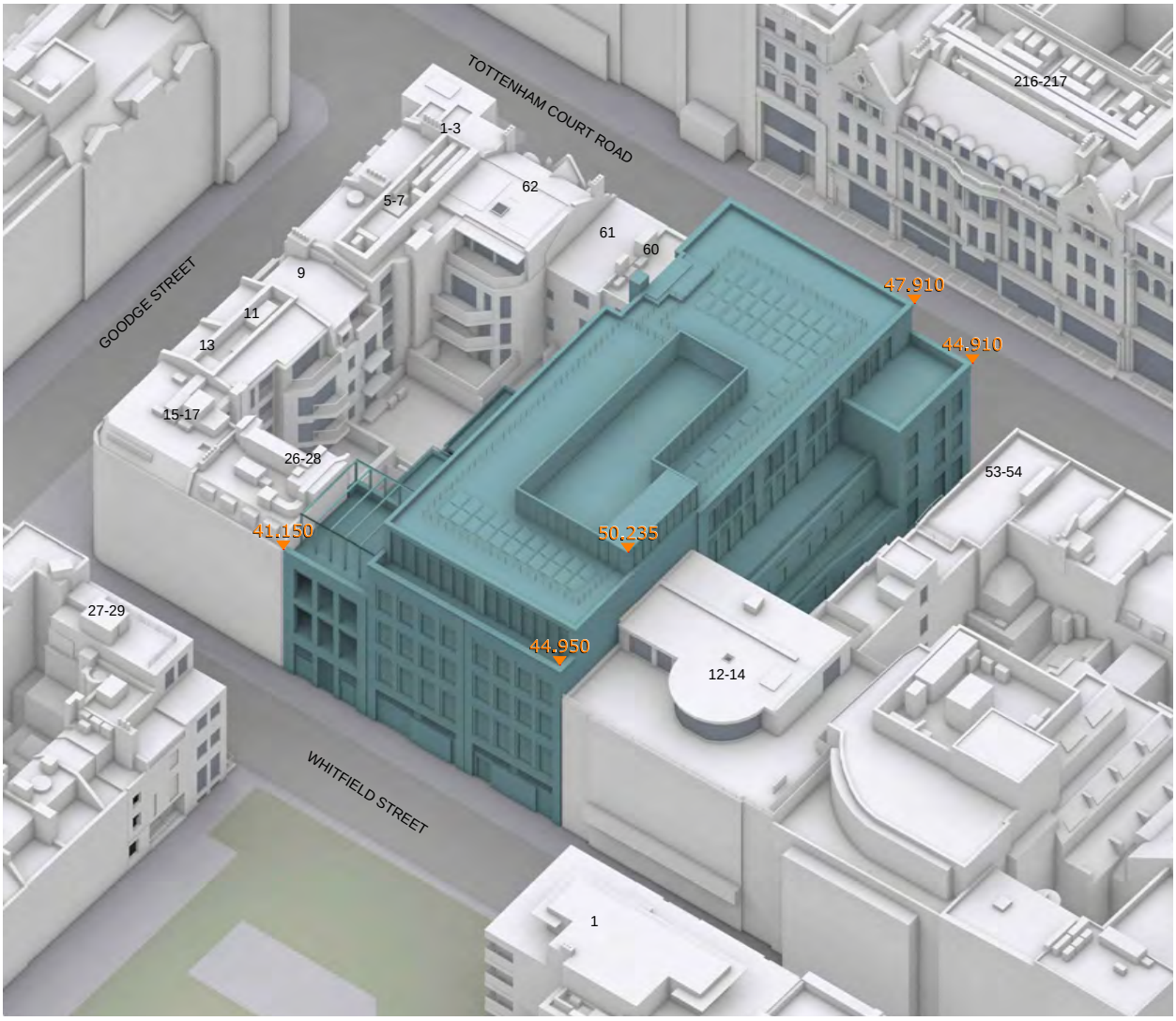


Figure 04: 3D Perspective View of the Proposed Scheme

3 POLICY & GUIDANCE

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

- National Planning Policy Framework (July 2021);
- Planning Practice Guidance (June 2021);
- London Plan 2021 (March 2021)
- Housing SPG (March 2016)
- Camden Local Plan (July 2017) and
- Building Research Establishment Guidelines 2022.

3.2 In addition to the above, it is considered relevant to review the emerging housing guidance from the GLA;

- Housing Design Standards LPG (consultation draft February 2022).

3.3 The key headlines from each of the documents can be summarised as follows:

1. The NPPF highlights the Government's recognition that increased flexibility is required on daylight and sunlight in response to the requirement for higher density development. By stating that *"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)"*[4] (our emphasis).
2. The PPG outlines that all developments should *"maintain acceptable living standards"* and that assessing appropriate daylight and sunlight amenity *"will depend to some degree on context"*[5].
3. It is clear from the London Plan 2021 that the GLA's focus is on "sufficient" or retained daylight and sunlight to neighbouring properties *"that is appropriate for its context"* by reference to criterion 'd' of Policy D6 (Housing Quality and Standards);
4. The GLA's Housing SPG advocates a flexible approach to daylight and sunlight matters, advising that: *"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."* (our emphasis);
5. Camden Local Plan - Policy A1 in section 6.5 of Camden's Local Plan 2017 outlines that the Council will *"Grant permission for development unless this causes unacceptable harm to amenity."*

3.4 The GLA's emerging Housing Design Standards LPG recognises that considering of daylight and sunlight impacts involves a two-stage approach:

> *"Firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts."*[6]

3.5 Paragraph A1.8 states that *"particular consideration should be given to the impact of new development on the level of daylight and sunlight received by the existing residents in surrounding homes".*

3.6 The Camden Local Plan (2017) outlines in paragraph 6.5 that it recommends that the BRE Guidelines are utilised to determine whether changes to daylight, sunlight and overshadowing amenity may be considered acceptable:

> *"To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity"*

3.7 We consider the use of the BRE Guidelines to be consistent with the Camden Local Plan 2017.

3.8 Policy A1 in section 6.5 of Camden's Local Plan 2017 outlines that the Council will:

> *"Grant permission for development unless this causes unacceptable harm to amenity.*

4 MHCLG. (2019). National Planning Policy Framework (2021), p 37, para 125(c)
5 MHCLG. (2021). National Planning Policy Guidance (2021), para 66-007-20190722
6 Greater London Authority. (2022). London Plan Guidance – Housing Design Standards (Consultation Draft). London: GLA, p 19, para 4.1.2

3.9 Throughout this report we have considered whether or not the scheme will cause unacceptable harm to amenity by reference to the BRE Guidelines.

3.10 Finally, the BRE Guidelines 2022 offer a numerical methodology to calculate changes in Daylight condition and are widely used in the industry. The key criteria within the BRE (Vertical Sky Component "VSC", No Sky Line "NSL" and Annual Probable Sunlight Hours "APSH") have been used to understand and compare the existing and retained levels of light once the Proposed Development has been implemented. A summary of the BRE Guidelines 2022 are provided within Appendix 02.

4 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

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

MODELLING

4.1 A three-dimensional computer model of the Site and surrounding properties was produced based on a point cloud survey. Where available we have included floor plans of the relevant properties and this context model has been used to carry out the technical assessments.

4.2 Only properties that have residential uses have been considered for assessment. This has been determined via a review of the valuation office agency (VOA) to determine which properties pay council tax.

4.3 GIA have discounted rooms that appear to be or are confirmed to be bathrooms, hallways, circulation space etc. These rooms are not considered to be habitable and thus do not require assessment in accordance with the BRE Guidelines.

4.4 As a result of this, the closest properties to the development site, being 60 and 61 Tottenham Court Road, have not been assessed for daylight and sunlight as these buildings are understood to be commercial in use.

4.5 All relevant assumptions made in producing this model can be found in Appendix 01.

TWO-STAGE APPROACH

4.6 We have considered the relevant neighbouring properties in two stages:

Stage 1 - Is there a strict compliance with the BRE Guidelines?

- We apply the national numerical assessments for daylight and sunlight as outlined in the BRE Guidelines. Where properties, windows and/or rooms meet the recommendations of the BRE Guidelines, these are not discussed further.

Stage 2 - Is there "unacceptable harm" to daylight and sunlight amenity?

- Where properties, windows and rooms do not meet the recommendations of the BRE Guidelines, we examine wider material considerations to determine whether there is "unacceptable harm" by reference to Policy 6.5 of the Camden Local Plan (July 2017).

SURROUNDING PROPERTIES

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

- 1 Crabtree Place (Map ID 6)
- 53-54 Tottenham Court Road (Map ID 4)
- 12-14 Whitfield Street (Map ID 5)
- 62 Tottenham Court Road (Map ID 15)
- 5-7 Goodge Street (Map ID 13)
- 9 Goodge Street (Map ID 12)
- 11 -13Goodge Street (Map ID 10 & 11)
- 15-17 Goodge Street (Map ID 9)
- 26-28 Whitfield Street (Map ID 8)

4.8 The locations of the properties are illustrated in Figure 05 on the page opposite.

4.9 The following property fully adheres to the numerical values set out within the BRE Guidelines and are not discussed further within this report:

- 26-28 Whitfield Street

4.10 The properties which do not meet the numerical recommendations set out within the BRE Guidelines are considered in further detail. These properties are:

- 1 Crabtree Place (Map ID 6)
- 53-54 Tottenham Court Road (Map ID 4)
- 12-14 Whitfield Street (Map ID 5)
- 62 Tottenham Court Road (Map ID 15)
- 5-7 Goodge Street (Map ID 13)
- 9 Goodge Street (Map ID 12)
- 11 -13Goodge Street (Map ID 10 & 11)
- 15-17 Goodge Street (Map ID 9)

4.11 To assist the readers understanding of the surrounding properties and window locations, we have produced window maps which are enclosed at Appendix 06 of this report.

DISCUSSION OF RESULTS

4.12 In order to establish whether the Proposed Development will result in unacceptable harm (Stage 2), we have examined and applied the following material considerations (where relevant):

1 If a VSC impact is to a room which is served by more than one window in accordance with

Figure 05: Property Use Map

paragraph 2.2.8 of the BRE Guidelines;

2 If architectural features (e.g. inset / overhanging balconies or protruding side returns) exist which would restrict daylight or sunlight to rooms lit by windows beneath them in accordance with paragraph 2.2.17 of the BRE Guidelines;

3 If the change in daylight distribution (NSL) is to a bedroom; the BRE Guidelines note that although they should be analysed, bedrooms are "less important" when considering impacts to daylight distribution as outlined in paragraph 2.2.10 of the BRE Guidelines;

4 Whether the impact is to the main habitable spaces of a dwelling or secondary rooms;

5 If the change in sunlight is to a bedroom or kitchen; the BRE Guidelines note that the receipt of sunlight is "less important" in bedrooms and kitchens in line with paragraph 3.1.2 of the BRE Guidelines

6 Where there are low existing VSC values we have reviewed whether the change in daylight will be perceptible to the occupant i.e. where there is less than a 3% VSC change, it is GIA's opinion that this will not be perceptible;

7 Where a room is served by two or more windows, the mean VSC can be calculated to understand the true picture of the daylight to that room in line with paragraph 2.2.6 of the BRE Guidelines:

DISCUSSION OF RESULTS

1 Crabtree Place

4.13 This property is a five-storey purpose built residential building. It is located to the south of the site.

4.14 The majority of the windows in this property do not directly face the site, however, light is available from an oblique angle over the site.

4.15 The internal configurations are based on floor plans sourced from the planning portal and have been used in our context model.

4.16 A full set of window maps can be found in Appendix 05 and daylight distribution contours are in Appendix 04.

4.17 The technical results for this property can be found in Appendix 04

Daylight (VSC & NSL)

4.18 There are 29 rooms relevant for daylight analysis in accordance with the BRE Guide, 28 rooms (96.6%) will meet the BRE Guidelines for both VSC and NSL.

4.19 Of the 48 windows assessed for VSC, all 48 windows (100%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC.

4.20 In terms of NSL, 28 of the 29 rooms (96.6%) will meet the BRE criteria for NSL. The remaining room (R7/F01) serves a bedroom and will experience an alteration of 22.8% against a BRE target of 20%, which is considered minor.

Sunlight (APSH)

4.21 There are nine rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which all nine will meet the guidance (100%).

Summary

4.22 Overall, 1 Crabtree Place enjoys a very high level of compliance for daylight and sunlight amenity. We would not consider the small breach in NSL to be an unacceptable impact. We would therefore consider the property to be compliant with Section 6.5 of Camden's Local Plan 2017.

Figure 06: Window Maps of 1 Crabtree Place

Figure 07: Location map of 1 Crabtree Place

53-54 Tottenham Court Road

4.23 This four storey mixed use property is located to the south east of the site.

4.24 The residential elements of the property are situated on the first to third floors. GIA have located floor plans of one flat (Appendix 05). This plan has been replicated throughout the property. The floor plans do not denote the room use therefore this remains unknown.

Daylight (VSC & NSL)

4.25 There are nine rooms relevant for daylight analysis in accordance with the BRE Guide, three rooms (33.3%) will meet the BRE Guidelines for both VSC and NSL.

4.26 Of the 15 windows assessed for VSC, 10 windows (66.7%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC.

4.27 Two of the five remaining windows (W4/F02 and W4/F03) see transgressions of 22.1% and 23.9% against a 20% BRE target which is considered minor. The remaining three windows (W5/F01, W5/F02 and W5/F03) will experience transgressions between 30.6 and 32.5% which is considered moderate.

4.28 When considering the retained VSC levels, none of the five windows will retain a VSC in excess of 15%, which has been considered acceptable by the GLA for an urban area. The windows will retain between 7.2% and 14.5%. However, two of the windows (W5/F01 and W4/F02) have existing VSC levels below 15% and therefore this target is not possible. This is partly due to the very close proximity between the building and the proposed scheme. The other three windows have existing VSC levels between 15.1% and 20.9% and therefore the change could be considered noticeable.

4.29 Judging from the floor plans sourced, it appears that the site facing rooms are unlikely to serve the main habitable spaces of the apartments. These are more likely to be located on the Tottenham Court Road facing elevation. It is therefore likely that these rooms serve bedrooms or secondary rooms and therefore the level of impact could potentially be lessened, if this is confirmed. The assumed main habitable spaces would not be impacted by the development as they face away from the site.

4.30 With regard to NSL, there are nine rooms relevant for assessment. Three (33.3%) of the rooms will meet the BRE Guidelines. Three of the six remaining rooms (R2/F01, R2/F02 and R2/F03) will experience transgressions between 30.3% and 34.1% which is considered moderate. The remaining three rooms (R3/F01, R3/F02 and R3/F03) will see alterations between 43.6% and 52.5% which is considered major.

4.31 When considering the retained daylight distribution, ideally a room will retain +50%, therefore over half the rooms will have a view of the sky at the working plane. For R3/F03, this room will retain 42.7% which is marginally below this level. The remaining four rooms, however, have low existing NSL levels between 16.4% and 35.7% and therefore cannot meet this level.

4.32 Similarly to the VSC results, the site facing rooms are assumed to likely serve secondary rooms such as bedrooms. If this is the case, the sensitivity for these rooms may be considered lower. The main habitable spaces "Main Room" on the floor plans in Appendix 06, will not be impacted by the proposed scheme.

Sunlight (APSH)

4.33 The property does not contain site facing windows that face within 90 degrees of due south. As such 53-54 Tottenham Court Road is not relevant for Sunlight (APSH) analysis.

Summary

4.34 Overall, the majority of the windows within 53-54 Tottenham Court Road will meet the BRE VSC criteria. Where there are impacts beyond guidance, these are located facing the alleyway between the proposed site and the building which is in very close proximity (circa 4m). Due to this, some larger alterations may be unavoidable for any meaningful massing on site.

4.35 For NSL, the majority of the impacted rooms have very low existing levels of sky visibility given the close proximity. This may result in disproportionate percentage alterations. However, the results for three of the rooms are likely to be noticeable.

4.36 Whilst we have sourced a floor plan, it does not denote the room uses in this building. However, it is assumed that the main habitable spaces of the apartments likely face over Tottenham Court Road and therefore the impacts will likely be to secondary rooms such as bedrooms.

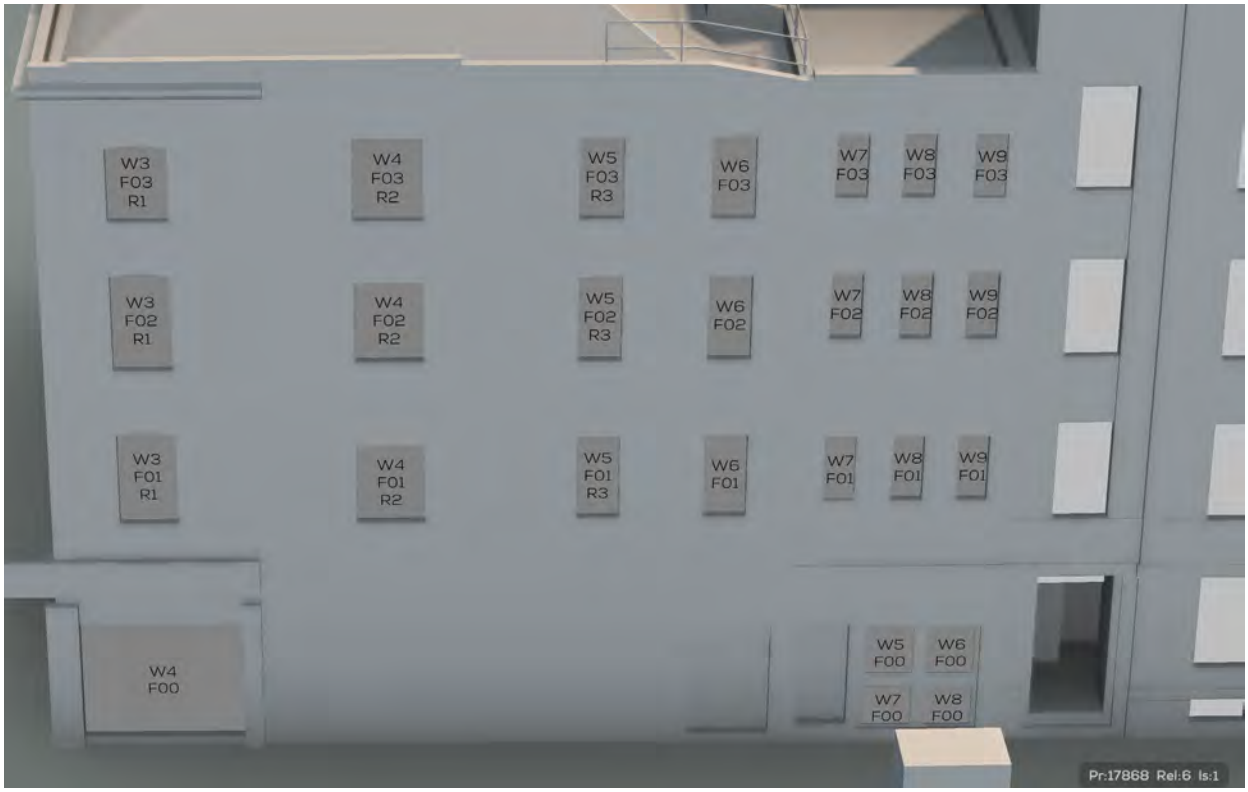


Figure 09: Window Maps of 53-54 Tottenham Court Road

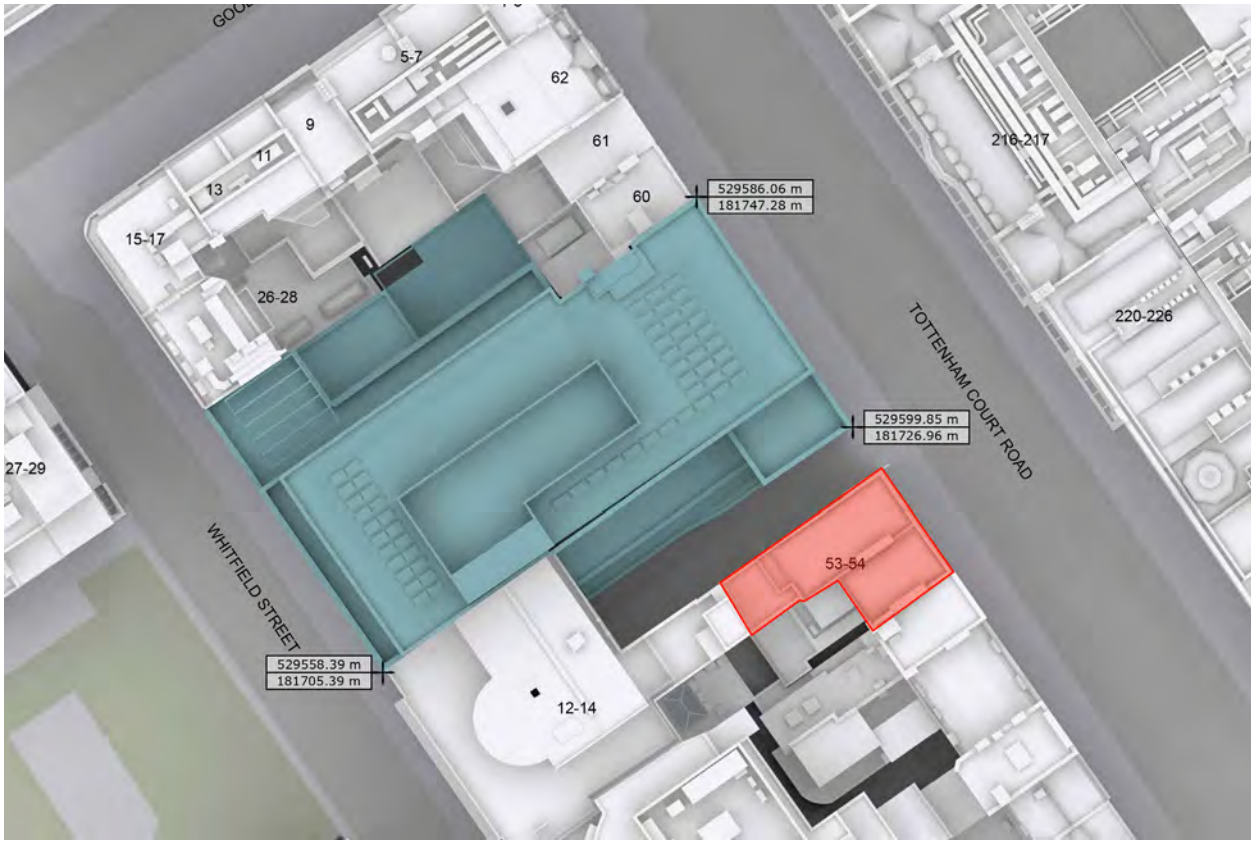


Figure 08: Location map of 53-54 Tottenham Court Road

4.37 This property will see losses in daylight (VSC and NSL) which will be noticeable to some of the rear facing rooms. However, given the close proximity and the location of windows facing in the courtyard/light-well to the development site, daylight and sunlight losses to this property are likely unavoidable for any meaningful massing on site.

4.38 It is therefore considered that the impact to the windows/ rooms should be viewed on balance as to whether this would cause unacceptable harm to the occupants of 53-54 Tottenham Court Road. It is GIA's view that the BRE transgressions should not be considered in isolation but against planning policy, guidance and the benefits being brought forward by the scheme.

Figure 11: NSL % alteration

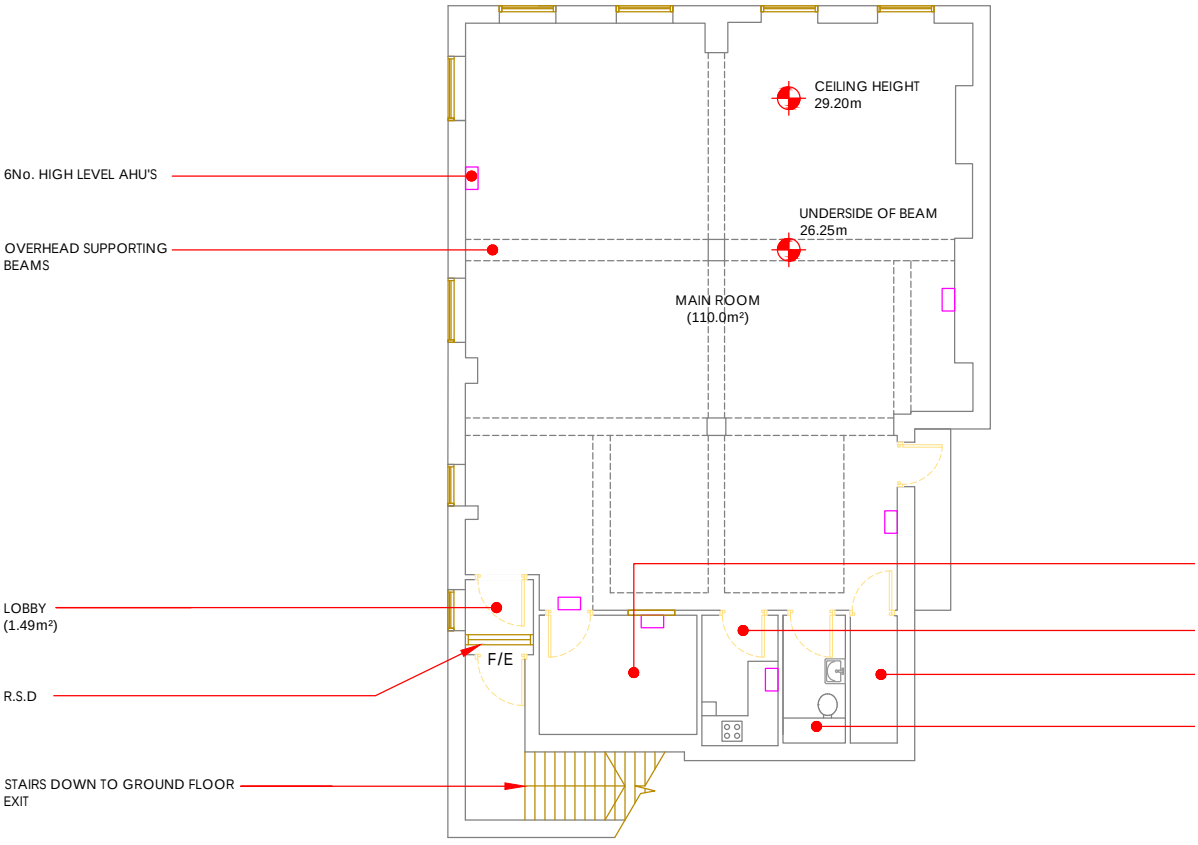


Figure 10: Floor plan showing Main Room and Lobby areas only

12-14 Whitfield Street

4.39 This six storey mixed use property is located adjacent to the south of the site.

4.40 The residential elements of the property are situated on the top floor only. The internal configurations of the top floor apartment are based on reasonable assumptions. Where the room uses are unknown, we have assumed that all rooms facing the site are habitable, however, in reality this may not be the case.

Daylight (VSC & NSL)

4.41 There are six rooms relevant for daylight analysis in accordance with the BRE Guide, three rooms (50%) will meet the BRE Guidelines for both VSC and NSL.

4.42 Of the 16 windows assessed for VSC, 12 windows (75%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC.

4.43 Two of the four remaining windows (W3/F04 and W5/F04) see transgressions of 21.4% and 22.7% against a 20% BRE target which is considered minor. The remaining two windows (W4/F04 and W7/F04)will experience transgressions between 31.3% and 34% which is considered moderate.

4.44 When considering the retained VSC levels, the four windows which see transgressions will retain between 15.5% and 25.2% which has been considered between acceptable and good retained VSC levels by the GLA for an urban area.

4.45 In each of these cases, the four impacted windows are understood to serve three rooms which are served by additional windows. As stated in 2.2.6 of the BRE, the mean can be considered across a room that is served by multiple windows. When considering the VSC to the rooms served by W3/F04, W4/F04, W5/F04 and W7/F04, one of the rooms will meet the BRE criteria. The remaining two rooms served by W3/F04, W4/F04 and W5/F04 will experience alterations of 28.1% and 22.7% which are considered minor. Both rooms will retain VSC levels of 21.7% and 25.2% which is considered good for an urban area.

4.46 In terms of NSL, all 24 rooms will meet the BRE criteria for NSL

Sunlight (APSH)

4.47 There are three rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which all will meet the guidance (100%).

Summary

4.48 Overall, 12-14 Whitfield Street enjoys a very high level of compliance for daylight and sunlight amenity. We would not consider the small breach in VSC to be an unacceptable impact. We would therefore consider the property to be compliant with Section 6.5 of Camden's Local Plan 2017.

Figure 13: Window Maps of 12-14 Whitfield Street

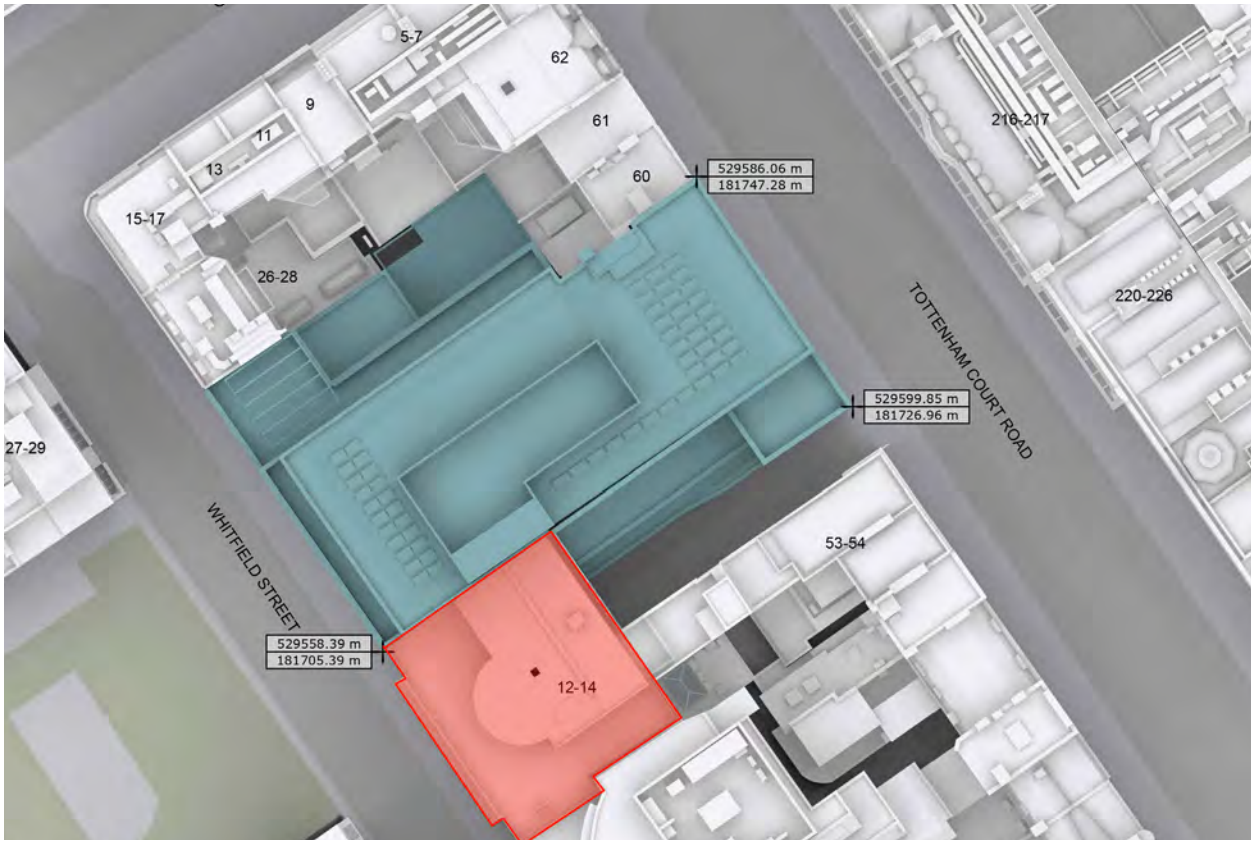


Figure 12: Location map of 12-14 Whitfield Street

62 Tottenham Court Road

4.49 This five storey mixed use property is located to the north of the site.

4.50 The residential elements of the property are situated on the first to fourth floors. The rooms are based on reasonable assumptions. Where the room uses are unknown, we have assumed that all rooms facing the site are habitable, however, in reality this may not be the case.

Daylight (VSC & NSL)

4.51 There are four rooms relevant for daylight analysis in accordance with the BRE Guide, one rooms (25%) will meet the BRE Guidelines for both VSC and NSL.

4.52 Of the 13 windows assessed for VSC, 8 windows (61.5%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC.

4.53 The five remaining windows (W1/F01, W2/F01, W1/F02, W3/F02 and W3/F03) see transgressions between 21.7% and 26.2% against a 20% BRE target which is considered minor.

4.54 In terms of NSL, three of the four rooms will meet the BRE criteria for NSL The remaining room (R1/F01), will experience a transgression of 20.4% against a 20% BRE target, which is considered minor. In regard to retained NSL, the room will retain 77.4% NSL

Sunlight (APSH)

4.55 There are four rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which three will meet the guidance (75%).

4.56 The one impacted room (R1/F01) will retain in excess of the BRE target of 25% APSH for annual sunlight with 35%. For winter sunlight, the room will retain 4% against the winter target of 5%.

4.57 Given the good annual retained sunlight, it is considered that the sunlight impact is minor in nature given the urban location.

Summary

4.58 Overall, 62 Tottenham Court Road enjoys a very high level of compliance for daylight and sunlight amenity. We would not consider the small breach in VSC, NSL and APSH to be an unacceptable impact. We would therefore consider the property to be compliant with Section 6.5 of Camden's Local Plan 2017.

Figure 15: Window Maps of 62 Tottenham Court Road

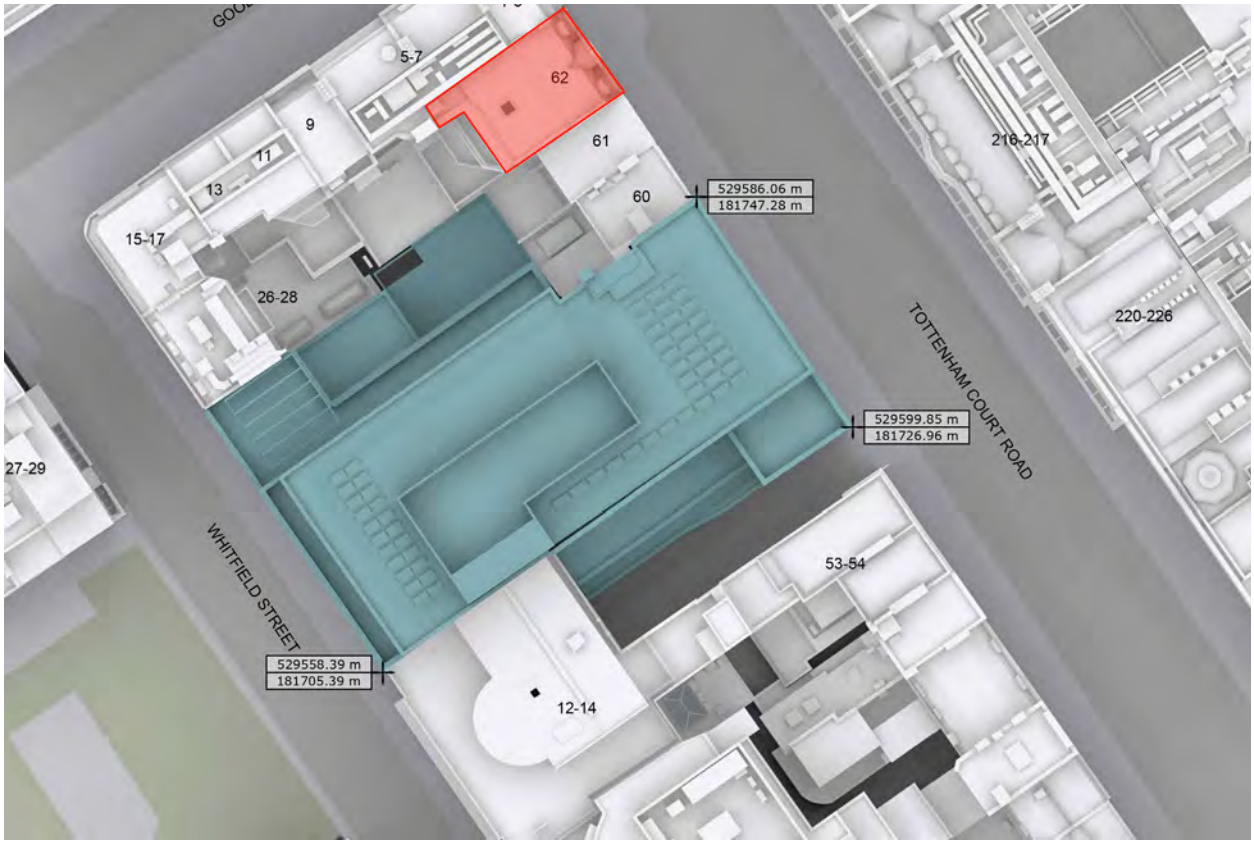


Figure 14: Location map of 62 Tottenham Court Road

5-7 Goodge Street

4.59 This five storey mixed use property is located to the north of the site.

4.60 The residential elements of the property are situated on the first to fourth floors. GIA have located floor plans for this property from the planning portal and have included this within our 3D model.

Daylight (VSC & NSL)

4.61 There are four rooms relevant for daylight analysis in accordance with the BRE Guide, two rooms (50%) will meet the BRE Guidelines for both VSC and NSL.

4.62 Of the four windows assessed for VSC, two windows (50%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC.

4.63 The two remaining windows (W1/F01 and W1/F02) see transgressions of 26.6% and 22.6% against a 20% BRE target which is considered minor.

4.64 With regard to NSL, two of the four rooms (50%) will meet the BRE Guidelines. The two remaining rooms (R1/F01 and R1/F02) will experience transgressions of 35.8% and 36.7% which is considered moderate.

4.65 When considering the retained daylight distribution, one room (R1/F02) will retain 53.2%. As such, over half the room will have a view of the sky at the working plane. The remaining room (R1/F01), will retain 40% which is marginally below a 50% level.

4.66 Both these rooms are understood to serve bedrooms, If the change in daylight distribution (NSL) is to a bedroom; the BRE Guidelines note that although they should be analysed, bedrooms are "less important" when considering impacts to daylight distribution as outlined in paragraph 2.2.10 of the BRE Guidelines.

Sunlight (APSH)

4.67 There are four rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which two will meet the guidance (50%).

4.68 Both impacted rooms (R1/F01 and R1/F02) will retain in excess of the BRE target of 25% APSH for annual sunlight with 26% and 35% respectively. For winter sunlight, R1/F01 will retain 1% winter sunlight against a 5% BRE target, which could be considered noticeable. R1/F02 will retain 4% against the winter target of 5%.

4.69 The BRE states in paragraph 3.1.2 that if the change in sunlight is to a bedroom or kitchen; the receipt of sunlight is "less important". Given the use as bedrooms in these site facing rooms and given the good annual retained sunlight, it is considered that the sunlight impact is minor in nature given the central urban location.

Summary

4.70 Overall, 5-7 Goodge Street enjoys a good level of compliance for daylight and sunlight amenity, given the central urban location. We would not consider the minor breaches to the bedrooms in this building for VSC, NSL and APSH to be an unacceptable impact. We would therefore consider the property to be compliant with Section 6.5 of Camden's Local Plan 2017.

Figure 17: Window Maps of 5-7 Goodge Street

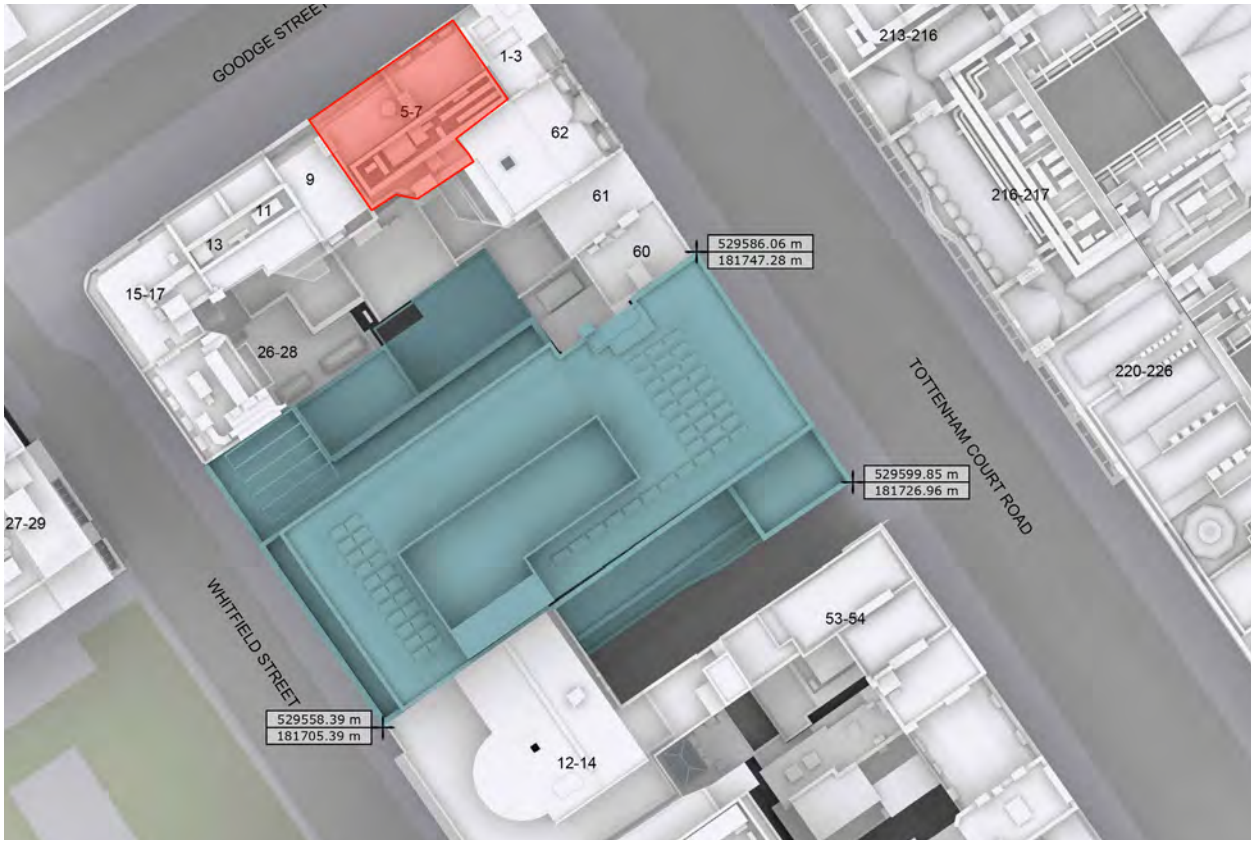


Figure 16: Location map of 5-7 Goodge Street

9 Goodge Street

4.71 This five storey mixed use property is located to the north of the site.

4.72 The residential elements of the property are situated on the first to fourth floors. GIA have located floor plans for this property from the planning portal and have included this within our 3D model.

Daylight (VSC & NSL)

4.73 There are four rooms relevant for daylight analysis in accordance with the BRE Guide, one room (25%) will meet the BRE Guidelines for both VSC and NSL.

4.74 Of the four windows assessed for VSC, two windows (50%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC.

4.75 The two remaining windows (W2/F01 and W2/F02) see transgressions of 37.2% and 31.1% against a 20% BRE target which is considered moderate.

4.76 When considering the retained VSC level, the windows will retain 9.3% and 12.6% respectively, which could be considered noticeable.

4.77 Whilst these impacts could be considered noticeable, it is important to note the existing architecture of 9 Goodge Street with overhanging balconies over these rear bedroom windows. If architectural features such as overhanging balconies exist which would restrict daylight or sunlight to rooms lit by windows beneath them an additional assessment can be undertaken to remove the obstruction in accordance with paragraph 2.2.17 of the BRE Guidelines.

4.78 When considering the without balcony assessment for 9 Goodge Street, both the impacted windows (W2/F01 and W2/F02) will experience minor alterations of 25.6% and 22.4% respectively. Both windows will also retain 15.7% and 19.8% VSC which has been considered acceptable by the GLA in urban areas.

4.79 This additional assessment therefore demonstrates that the overhanging balconies are limiting access to daylight and with them removed, the impact to the windows would be minor.

4.80 With regard to NSL, one of the four rooms (25%) will meet the BRE Guidelines. One of the three remaining rooms (R2/F03) will experience a transgression of 36.8. The remaining two rooms (R2/F01 and R2/F02) will experience alterations of 40.3% and 44.3% which is considered major. % and 36.7% which is considered moderate.

4.81 When considering the retained daylight distribution, one room (R2/F03) will retain 57.3%. As such, over half the room will have a view of the sky at the working plane. The remaining rooms, will retain 29.3% and 37.5% which could be considered noticeable.

4.82 However, it should be noted that these three rooms are understood to serve bedrooms, If the change in daylight distribution (NSL) is to a bedroom; the BRE Guidelines note that although they should be analysed, bedrooms are "less important" when considering impacts to daylight distribution as outlined in paragraph 2.2.10 of the BRE Guidelines.

Sunlight (APSH)

4.83 There are four rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which three will meet the guidance (75%).

4.84 The impacted room (R2/F01) will retain in excess of the BRE target of 25% APSH for annual sunlight with 29%. For winter sunlight, the room will retain 1% winter sunlight against a 5% BRE target, which could be considered noticeable.

4.85 The BRE states in paragraph 3.1.2 that if the change in sunlight is to a bedroom or kitchen; the receipt of sunlight is "less important". Given the use as bedrooms in these site facing rooms and given the good annual retained sunlight, it is considered that the sunlight impact is minor in nature given the central urban location.

Summary

4.86 Given that the impacted rooms are obstructed by overhanging balconies in the existing condition and that they serve bedrooms, we would not consider the breaches for VSC, NSL and APSH to be an unacceptable impact given the central urban location. The main habitable space in this property, would not be impacted by the proposed scheme. We would therefore consider the property to be compliant with Section 6.5 of Camden's Local Plan 2017.

Figure 19: Window Maps of 9 Goodge Street

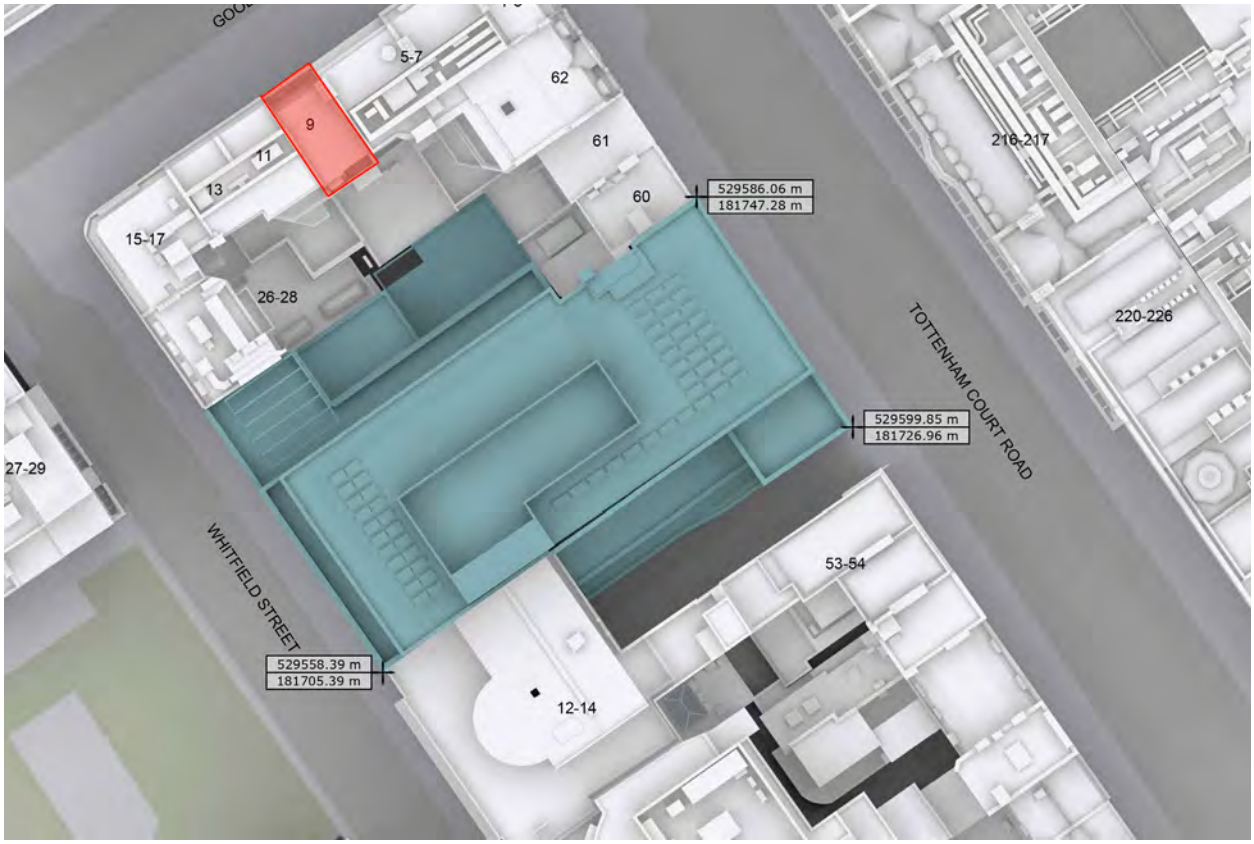


Figure 18: Location map of 9 Goodge Street

11-13 Goodge Street

4.87 11-3 Goodge Street is a five storey mixed use property located to the north-west of the site.

4.88 The residential elements of the property are situated on the first to fourth floors. GIA have located floor plans for this property from the planning portal and have included this within our 3D model.

Daylight (VSC & NSL)

4.89 There are eight rooms relevant for daylight analysis in accordance with the BRE Guide, three rooms (37.5%) will meet the BRE Guidelines for both VSC and NSL.

4.90 Of the 23 windows assessed for VSC, 12 windows (52.2%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC.

4.91 Four of the 11 remaining windows (W2/F01, W3/F01, W4/F02 and W7/F03) see transgressions between 20.4% and 29% against a 20% BRE target which is considered minor. A further window (W4/F01) will experience a transgression of 38.8% which is considered moderate. The remaining six windows (W5/F01, W6/F01, W7/F01, W5/F02, W6/F02 and W7/F02) experience transgressions between 41.7% and 72.2% which is considered major.

4.92 When considering the retained VSC levels, one window will retain 19.1% (W7/F03) which has been considered acceptable by the GLA for an urban area. The remaining 10 windows retain between 1.5% and 13%. However, nine of these ten windows have existing VSC levels below 15%, between 5.4% and 14.1% and therefore this target is not possible. The remaining window (W4/F02) has an existing VSC of 18.3% which will dip to 13% which is marginally below a 15% target.

4.93 The windows which experience the largest impacts in VSC are understood to serve living kitchen diners (LKD). There are five windows which serve the LKD room, the BRE states in paragraph 2.2.6 that where a room is served by two or more windows, the mean VSC can be calculated to understand the true picture of the daylight to that room.

4.94 When considering the room assessment, the first floor LKD (R3/F01) will experience a 42.2% alteration which is considered major. The room will retain 5.2% against an existing VSC of 9%. The second floor LKD (R3/F02) will experience ea 33.1% alteration which is considered moderate. The room will retain 9.5% VSC against an existing VSC of 14.2%. The remaining two LKDs (R3/F03 and R4/F04) will meet the BRE criteria for VSC.

4.95 With regard to NSL, three (37.5%) of the eight rooms will meet the BRE Guidelines. One of the five remaining rooms (R2/F02) will experience a transgression of 27.4% which is considered minor. A further room (R2/F01) will experience a transgression of 39.5% which is considered moderate. The remaining three rooms (R3/F01, R3/F02 and R3/F03) will see alterations between 47.4% and 54.2% which is considered major.

4.96 When considering the retained sky visibility, two of the five impacted rooms (R2/F01 and R2/F02) will retain 55.4% and 72% NSL. As such, over half the room will have a view of the sky at the working plane. Both rooms are understood to serve bedrooms. The remaining three rooms (R3/F01, R3/F02 and R3/F03) serve LKDs and will retain between 16.8% and 39% which could be considered noticeable.

Sunlight (APSH)

4.97 There are eight rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which three will meet the guidance (37.5%).

4.98 Four of the five remaining rooms will retain in excess of the BRE target of 25% APSH for annual sunlight with levels between 27% and 43%. The remaining rooms (R2/F01 is understood to serve a bedroom and will retain 20% annual PSH.

4.99 For winter sunlight, the five rooms will retain levels between 0%-3% winter sunlight against a 5% BRE target, which could be considered noticeable. Three of these rooms, however, have winter sunlight levels below or at 5% in the existing and therefore any meaningful massing on site would make the BRE 5% target impossible.

4.100 Three of the impacted rooms (R2/F01, R2/F02 and R2/03) serve bedrooms. The BRE states in paragraph 3.1.2 that if the change in sunlight is to a bedroom or kitchen; the receipt of sunlight is "less important". The remaining two rooms serve the LKDs, both these rooms will exceed the annual APSH target of 25% with 27% and 43%.

Figure 21: Window Maps of 11-13 Goodge Street

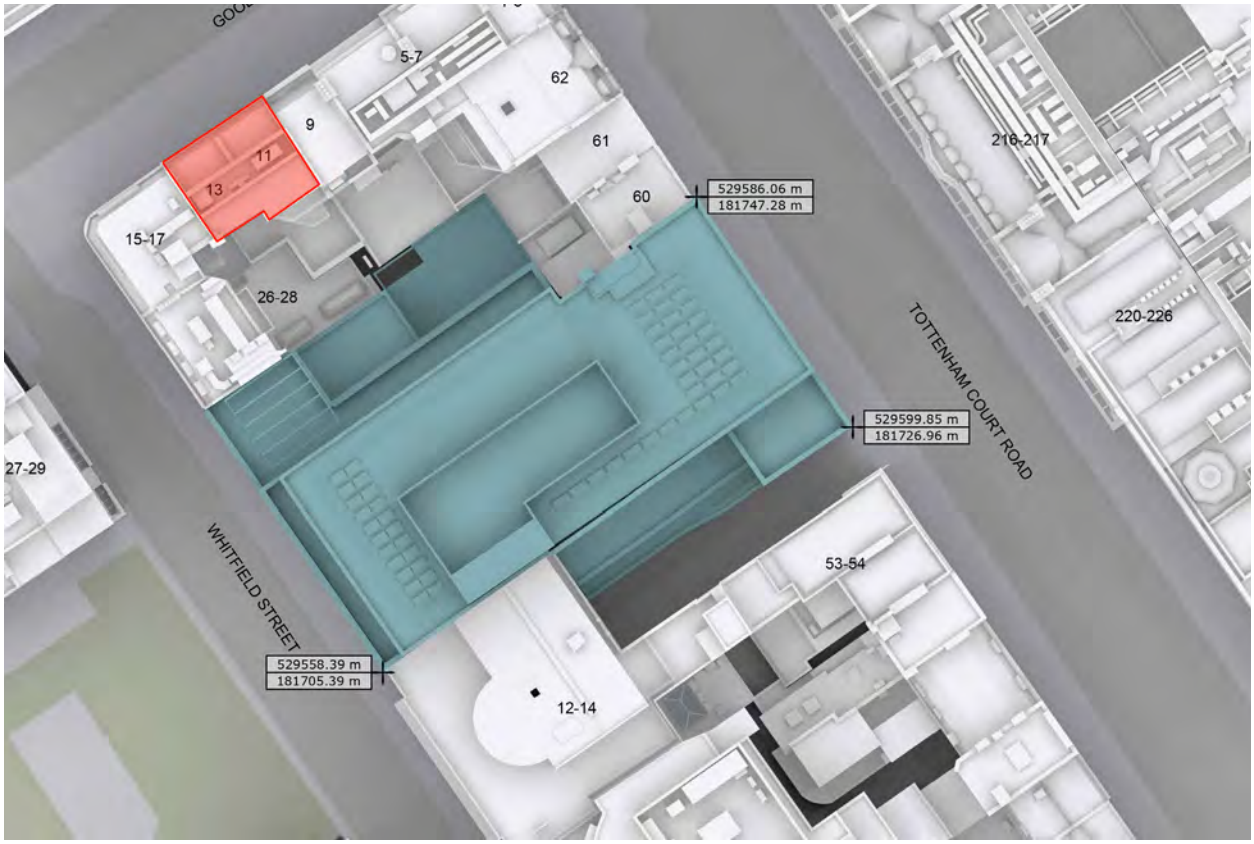


Figure 20: Location map of 11-13 Goodge Street

4.101 Given the uses and given the good annual retained sunlight, it is considered that the sunlight impact is minor in nature given the central urban location.

Without Obstruction assessment

4.102 What is important to note for 11-13 Goodge Street, is that the windows that serve these LKD rooms are located under overhanging balconies which serve to limit access to daylight. As stated in paragraph 2.2.17 of the BRE Guidelines, an additional assessment can be completed, which removes the balcony in order to review how obstructive this is for access to daylight.

4.103 GIA has undertaken a without balcony assessment to understand the level to which these windows are obstructed by the existing architectural features of this building.

4.104 When considering the no-balcony assessment, 10 of the 11 window which experienced an impact will now see minor adverse transgressions between 20.4% and 29%. The one remaining window (W7/F01) will experience a 31.3% loss which is considered moderate.

4.105 When considering the room assessment without the balconies, the first floor LKD (R3/F01) will experience a 27.4% alteration which is considered minor. The second floor LKD (R3/F02) will experience ea 23.6% alteration which is considered minor. The remaining two LKDs (R3/F03 and R4/F04) will meet the BRE criteria for VSC.

4.106 This significant improvement in the results with all rooms now either meeting the VSC criteria or experiencing a minor adverse impact clearly demonstrates that the overhanging balconies limit access to daylight over the site.

Summary

4.107 This property will see losses in daylight and sunlight (VSC, NSL and APSH) which will be noticeable to some of the rear facing rooms. However, given the close proximity and the location of windows facing in the courtyard/light-well to the development site, daylight and sunlight losses to this property are likely unavoidable for any meaningful massing on site.

4.108 Where there are impacts beyond guidance, these are primarily located to the windows and rooms that serve two living/kitchen/dining areas of the first and second floor apartments in this building. These losses are likely noticeable, however, it is important to note that due to the existing architecture of this building with overhanging balconies daylight access is limited over the site. When running an additional assessment to remove the balconies, the two impacted LKDs will result in minor adverse losses, which given the central urban location could be considered acceptable.

4.109 It is therefore considered that the impact to the windows/rooms should be viewed on balance as to whether this would cause unacceptable harm to the occupants of 11-13 Goodge Street. It is GIA's view that the BRE transgressions should not be considered in isolation but against planning policy, guidance and the benefits being brought forward by the scheme.

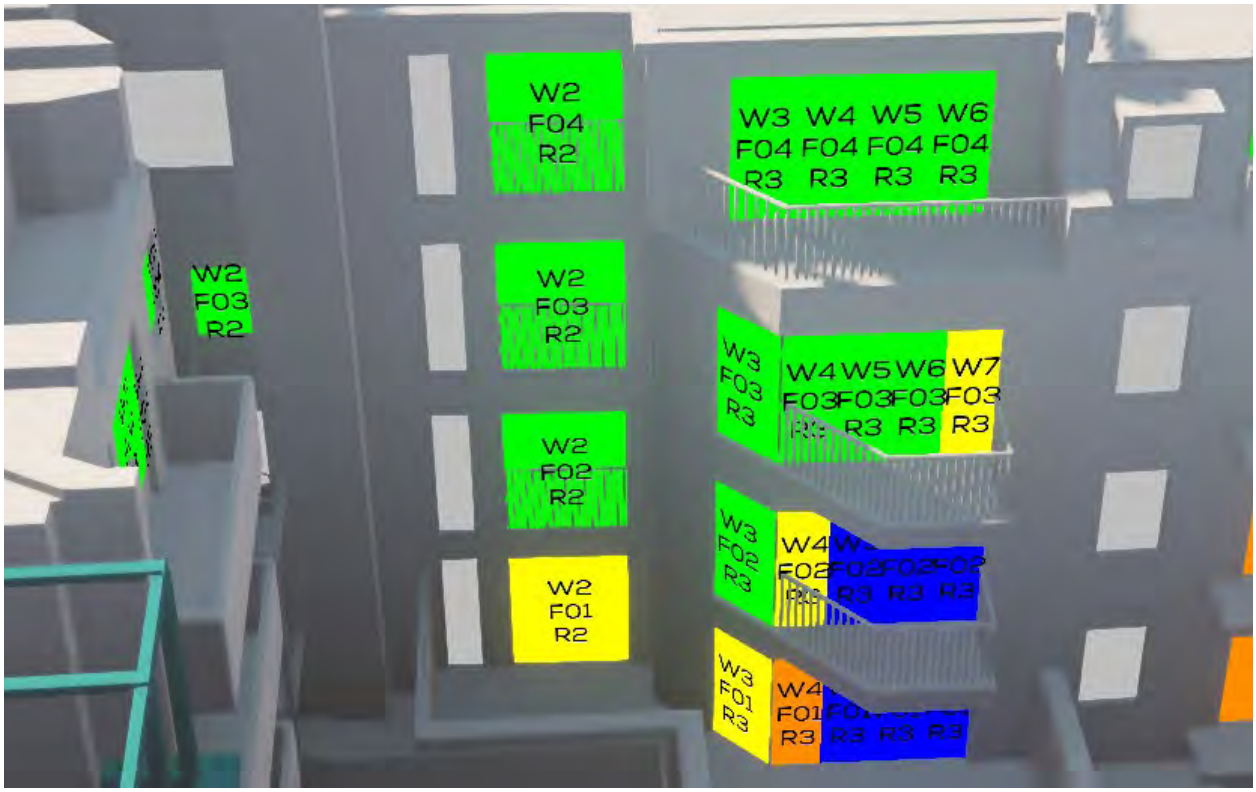
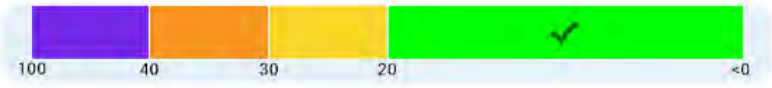


Figure 23: VSC % loss with balconies



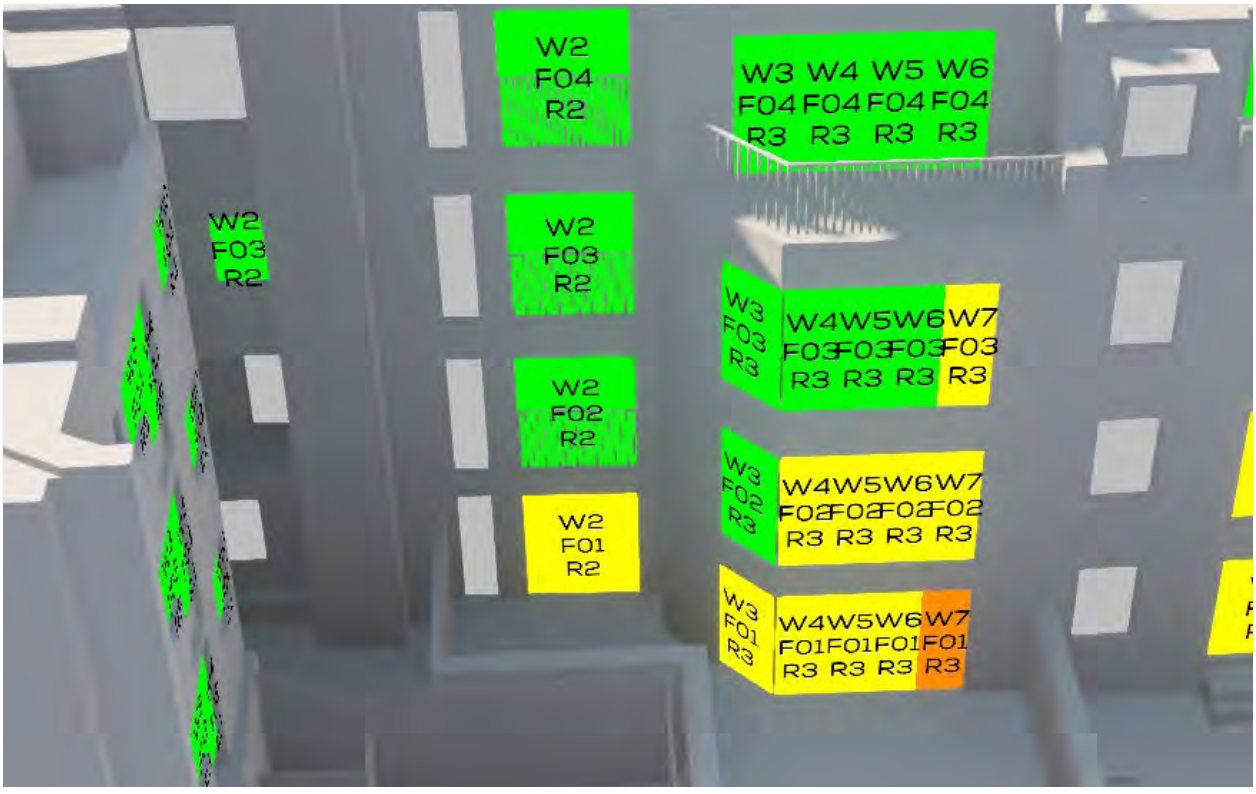


Figure 22: VSC % loss without balconies

15-17 Goodge Street

4.110 This five storey mixed use property is located to the north west of the site.

4.111 The internal configurations are based on reasonable assumptions for the majority of floors, however, from our site visit, we do not believe all rear apertures are likely to serve habitable rooms. However, where we have not been able to confirm this, we have assessed the windows and rooms. We therefore have only assessed the third floor.

Daylight (VSC & NSL)

4.112 There are two rooms relevant for daylight analysis in accordance with the BRE Guide, one rooms (50%) will meet the BRE Guidelines for both VSC and NSL.

4.113 Of the two windows assessed for VSC, both (100%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC.

4.114 In terms of NSL, one of the two rooms (50%) will meet the BRE criteria for NSL. The remaining room (R2/F03) will experience an alteration of 30.3% against a BRE target of 20%, which is considered moderate. When considering the retained daylight distribution, the room will retain 41.9%.

Sunlight (APSH)

4.115 There is one rooms relevant for sunlight analysis in accordance with the BRE Guidelines, this room will meet the guidance (100%).

Summary

4.116 Overall, 15-17 Goodge Street enjoys a good level of compliance for daylight and sunlight amenity with all windows meeting the VSC criteria. Given that we are unsure of the use and whether these rooms serve habitable spaces, we would not consider the breach in NSL to be an unacceptable impact. We would therefore consider the property to be compliant with Section 6.5 of Camden's Local Plan 2017.

Figure 25: Window Maps of 15-17 Goodge Street

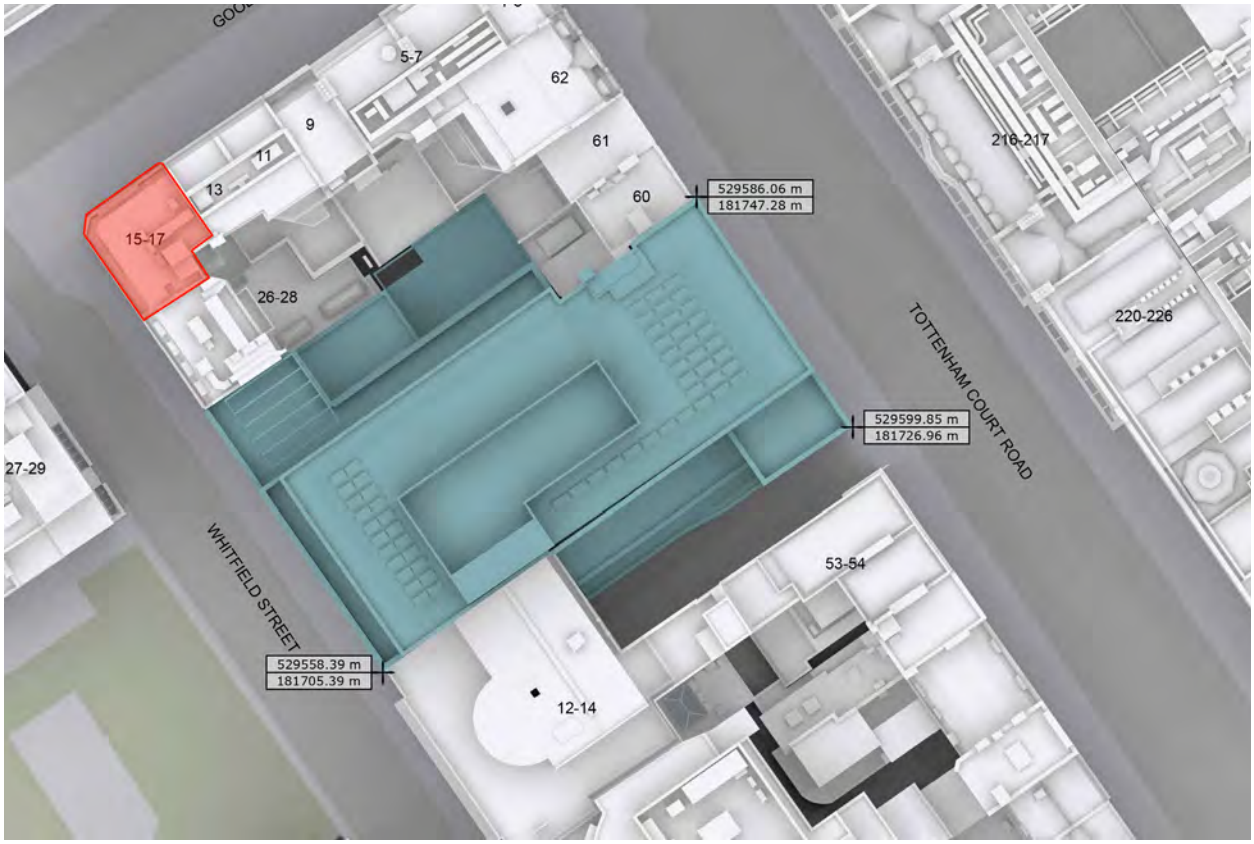


Figure 24: Location map of 15-17 Goodge Street

5 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the Proposed Development at 16-24 Whitfield Street and 55 Tottenham Court Road. The technical analysis has been undertaken in accordance with the BRE Guidelines.

5.1 Throughout the design process, the scheme has been subjected to extensive testing to minimise the daylight and sunlight impacts to the surrounding residential properties.

5.2 When constructing buildings in an urban environment, alterations in daylight and sunlight to adjoining properties are often unavoidable. The numerical guidance given in the BRE document should be treated flexibly, especially in dense urban environments.

5.3 Our technical analysis shows that following the implementation of the Proposed Development, eight surrounding properties will experience changes in daylight and sunlight amenity outside of the BRE recommendations.

5.4 Overall the scheme will achieve a good level of daylight compliance, given the central urban London location. Of the 136 windows assessed for VSC, 107 (78.7%) will meet the BRE Guidelines. Of the 73 rooms assessed for NSL, 54 (74%) will meet the BRE Guidance.

5.5 With regards to sunlight (APSH) the scheme will achieve a good level of BRE compliance given the central urban London location. Of the 33 rooms assessed, 24 (72.7%) will meet the BRE Guidance.

5.6 Where transgressions from guidance occur for daylight and sunlight these are primarily located to those properties which sit in very close proximity to the development site. In the majority of instances the windows and rooms which face the site are understood to likely serve secondary rooms such as bedrooms which have a lower expectation for daylight (NSL) and sunlight (APSH). The main habitable spaces of these properties, for example 53-54 Tottenham Court Road, such as living rooms likely, face away from the development site and will not be impacted by the scheme.

5.7 Where there are properties which do have main living spaces facing the site, such as 11-13 Goodge Street, detailed design amendments have been undertaken to lessen the impact. In doing these additional studies with the architect, the majority of the living spaces in this property will experience minor losses in VSC when considering the without balcony assessments. Therefore, the impacts need to be considered against whether they will cause unacceptable harm to the occupiers of this property.

5.8 In reviewing this report it is important to note that daylight and sunlight is only one consideration when reviewing the amenity of neighbours as a result of the proposed scheme. As such, GIA would urge that the daylight and sunlight impacts should not be viewed in isolation, and instead should be considered on the wider planning balance. The rigid application of BRE Guidelines does not create sufficient flexibility for higher density development.

5.9 The technical alterations should not be considered in isolation and other context factors such as building form, room use and depth are relevant. For example bedrooms are less important in relation to daylight distribution (NSL). Bedrooms and kitchens are also less important in relation to sunlight in accordance with the BRE.

5.10 Consequently, in GIA's opinion, the technical alterations in daylight and sunlight should be considered against this backdrop. A strict application of the BRE Guidelines should not be applied and weight should be given to the demands of planning policy/guidance at a national, regional and local level (see Section 3) and to what is considered contextually appropriate for a site of this nature within a central London Borough.

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gia
CHARTERED SURVEYORS

For further details please contact us on:

LONDON

T 020 7202 1400
E mail@gia.uk.com

The Whitehouse
Belvedere Road
London SE1 8GA

MANCHESTER

T 0161 672 5100
E manchester@gia.uk.com

2 Commercial Street
Manchester
M15 4RQ

BELFAST

T 02892 449 674
E belfast@gia.uk.com

River House
48-60 High Street
Belfast BT1 2BE

BRISTOL

T 0117 374 1504
E bristol@gia.uk.com

33 Bristol
Colston Avenue
Bristol BS1 4UA

DUBLIN

T 020 7202 1400
E hello@giasurveyors.ie

77 Lower Camden Street
Dublin Ireland
D02 XE80