

GS/CW/4622/13

20th June 2013

Ms F Wright
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Faye

RE: 4622: CENTRE POINT EIA – 52-58 ST.GILES HIGH STREET SUPPLEMENTARY INFORMATION

Following the issuing of previous information in respect of this project on 14th June 2013, please find enclosed supplementary analysis undertaken in respect of the impact from schemes A and B on the daylight levels of 52-58 St. Giles High Street.

As requested, GIA have updated the internal layouts of these properties based on the detailed information received from the planning website. I attach plans showing the detailed internal layout of this property. In addition, I attach the daylight (VSC and NSL) results for both Scheme A and B)

I summarise the results as follows:

Scheme A

The results demonstrate that, of the 74 windows assessed for this scheme option, 70 windows achieve the BRE recommended VSC level. Therefore, the impact to these windows is negligible. In respect of the remaining 4 windows, 3 of these windows are to rooms that achieve the BRE recommended NSL level (W1/421, W2/421, W1,422).

In total therefore, all but one of the rooms achieves the BRE recommended VSC and/or NSL level. The impact to these rooms is considered to be **negligible**.

There is an impact to the VSC and NSL levels of 1 room (R1/423). Whilst these impacts exceed the BRE recommended 20% maximum change, the impacts are minimally in excess of this (21.30% VSC, 25.3% NSL). Accordingly, these impacts are considered to be **minor adverse**.

Overall, the impact to the daylight levels of this property are **negligible** to **minor adverse** with only 1 room experiencing a minor reduction in both VSC and NSL beyond the BRE guidelines.

Scheme B

Due to the similarity between Scheme A and B, the impacts from Scheme B are similar with all but one of the rooms within 52-58 St. Giles High Street achieving the BRE recommended VSC and/or NSL level. The impact to these rooms is considered to be **negligible**.

There is an impact to the VSC and NSL levels of 1 room (R1/423). Whilst these impacts exceed the BRE recommended 20% maximum change, the impacts are minimally in excess of this (21.30% VSC, 25.3% NSL). Accordingly, these impacts are considered to be **minor adverse**.

Overall, the impact to the daylight levels of this property are **negligible** to **minor adverse** with only 1 room experiencing a reduction in both VSC and NSL beyond the BRE guidelines.

Summary

GIA have assessed the impact from the proposed schemes A and B, Centre Point on the daylight levels of the rooms within 52-58 St. Giles High Street.

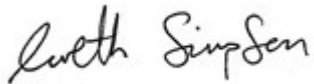
In summary, the results demonstrate that the scheme A and B proposals will have no impact to almost all of the rooms within this building with only 1 room experiencing reductions of both VSC and NSL beyond the BRE guidelines in both scenarios.

Given this, the impacts to this property are **negligible** to **minor adverse**.

I trust this is helpful, however please contact either myself or Jerome if you have any further queries.

Kind regards

Yours sincerely
On behalf of GIA

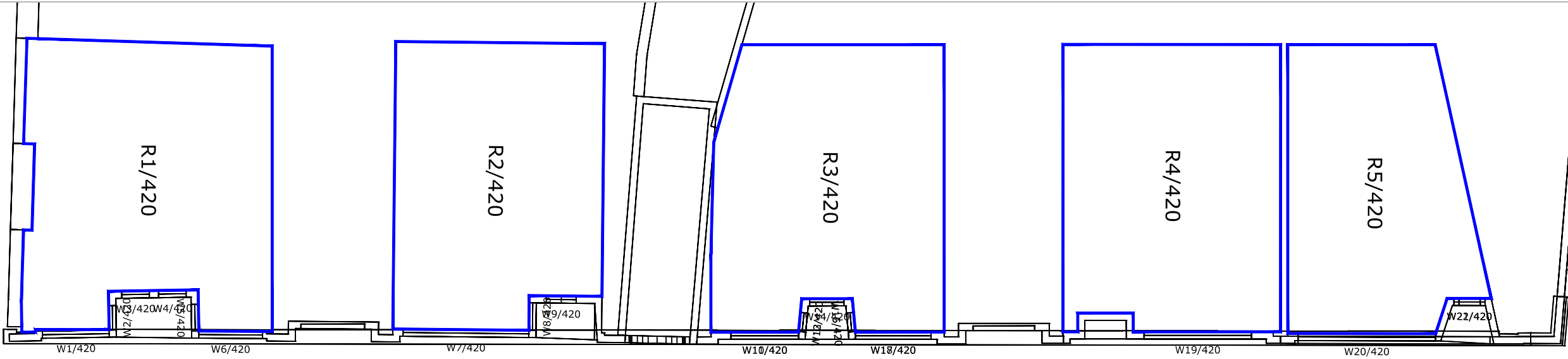
A handwritten signature in black ink that reads "Gareth Simpson". The signature is written in a cursive, flowing style.

GARETH SIMPSON
SENIOR SURVEYOR

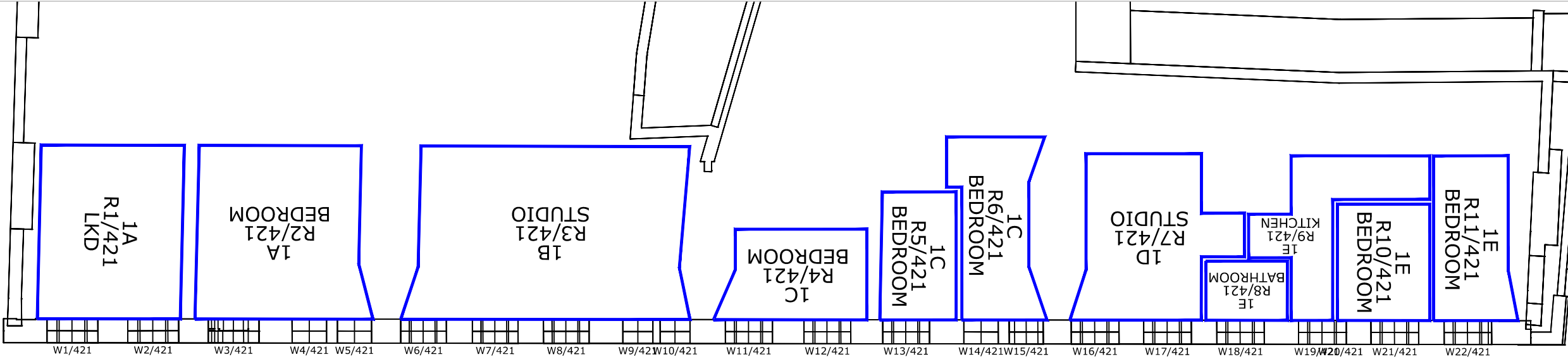
gareth.simpson@gia.uk.com

APPENDIX 1

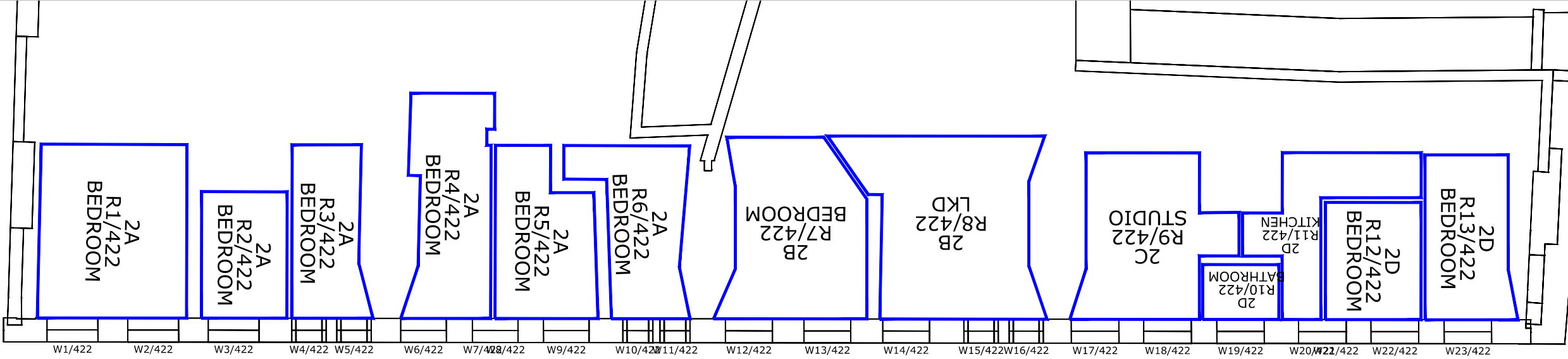
DRAWINGS



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Sources of Information
GIA
Various Site Photographs

Website:-
www.findmaps.co.uk
www.maps.live.com

MSA Surveys DWGs
Received 17/10/08 -
2806_3D_ALL_171008.dwg
Received 22/10/08 -
2806_E_151008.dwg,2806_R_151008.dwg
2806_F_151008.dwg,2806_F_171008-with OS.dwg

Rick Mather Architects:
568_model_for_GIA_130123.dwg
568_model_for_GIA_130128 opt 2.dwg
IR11-4622 (Rick Mather Architects - Affordable
Housing Massing and Centre Point House 01.03.13)

Notes

Rev	Date	Description	Initials

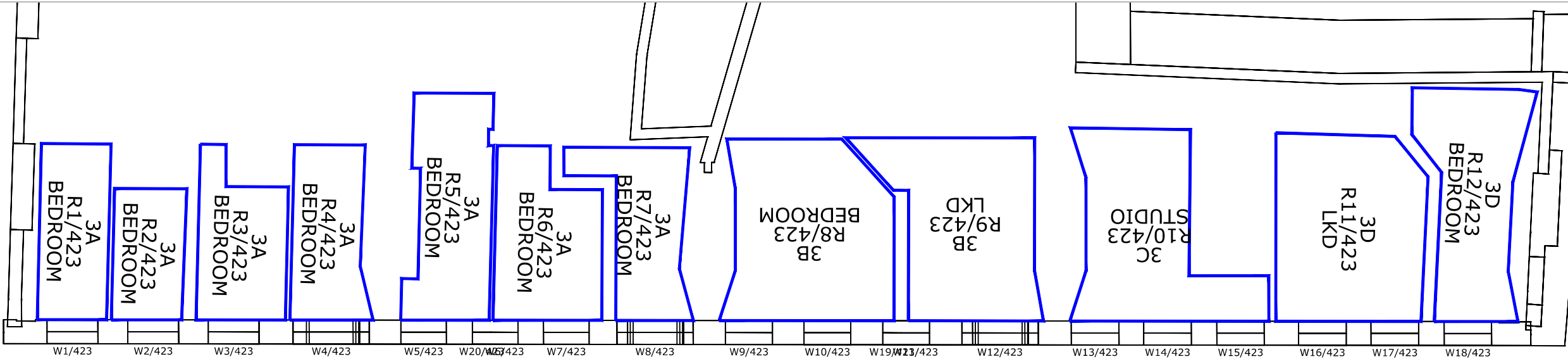
Project
Centre Point
103 Oxford Street
London
W1C 1DD

Title
Floor Plans
52-58 High Street

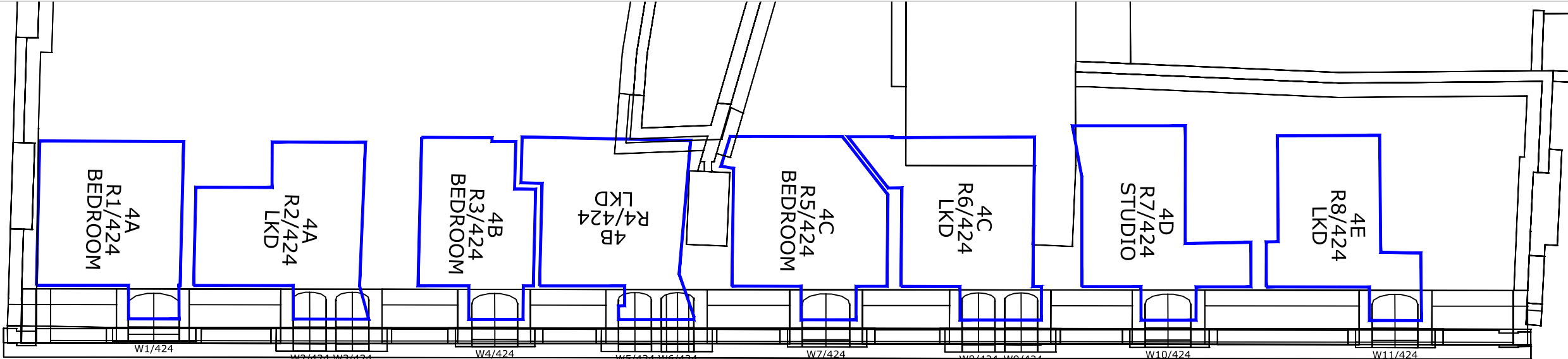
Scale	Date
1:100 @A3	JUN 13
Drawn	Checked
BW	-

Drawing No.	Rel No.	Revision
4622/12/01	12	A

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3RD FLOOR



4TH FLOOR

Sources of Information

GIA
Various Site Photographs

Website:-
www.findmaps.co.uk
www.maps.live.com

MSA Surveys DWGs
Received 17/10/08 -
2806_3D_ALL_171008.dwg
Received 22/10/08 -
2806_E_151008.dwg,2806_R_151008.dwg
2806_F_151008.dwg,2806_F_171008-with OS.dwg

Rick Mather Architects:
568_model_for_GIA_130123.dwg
568_model_for_GIA_130128 opt 2.dwg
IR11-4622 (Rick Mather Architects - Affordable
Housing Masssing and Centre Point House 01.03.13)

Notes

Rev	Date	Description	Initials

Project
Centre Point
103 Oxford Street
London
W1C 1DD

Title
Floor Plans
52-58 High Street

Scale	Date
1:100 @A3	JUN 13
Drawn	Checked
BW	-

Drawing No.	Rel No.	Revision
4622/12/02	12	A



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APPENDIX 2

VSC RESULTS

Vertical Sky Component						
Room	Window	Room Use	Existing	Proposed	Loss	%
52-58 ST. GILES HIGH STREET						
R1/421	W1/421	LKD	14.72	11.46	3.26	22.15
R1/421	W2/421	LKD	14.74	11.75	2.99	20.28
R2/421	W3/421	BEDROOM	14.86	12.07	2.79	18.78
R2/421	W4/421	BEDROOM	14.99	12.39	2.60	17.34
R2/421	W5/421	BEDROOM	15.02	12.51	2.51	16.71
R3/421	W6/421	STUDIO	15.20	12.88	2.32	15.26
R3/421	W7/421	STUDIO	15.42	13.31	2.11	13.68
R3/421	W8/421	STUDIO	15.63	13.67	1.96	12.54
R3/421	W9/421	STUDIO	15.85	14.08	1.77	11.17
R3/421	W10/421	STUDIO	15.98	14.26	1.72	10.76
R4/421	W11/421	BEDROOM	16.19	14.65	1.54	9.51
R4/421	W12/421	BEDROOM	16.49	15.18	1.31	7.94
R5/421	W13/421	BEDROOM	16.77	15.57	1.20	7.16
R6/421	W14/421	BEDROOM	17.05	15.96	1.09	6.39
R6/421	W15/421	BEDROOM	17.26	16.27	0.99	5.74
R7/421	W16/421	STUDIO	17.57	16.65	0.92	5.24
R7/421	W17/421	STUDIO	17.84	17.00	0.84	4.71
R9/421	W19/421	KITCHEN	18.52	17.85	0.67	3.62
R10/421	W20/421	BEDROOM	18.59	17.97	0.62	3.34
R10/421	W21/421	BEDROOM	18.73	18.16	0.57	3.04
R11/421	W22/421	BEDROOM	19.00	18.46	0.54	2.84

Vertical Sky Component						
Room	Window	Room Use	Existing	Proposed	Loss	%
R1/422	W1/422	BEDROOM	16.27	12.78	3.49	21.45
R1/422	W2/422	BEDROOM	16.27	13.08	3.19	19.61
R2/422	W3/422	BEDROOM	16.44	13.50	2.94	17.88
R3/422	W4/422	BEDROOM	16.59	13.87	2.72	16.40
R3/422	W5/422	BEDROOM	16.63	14.03	2.60	15.63
R4/422	W6/422	BEDROOM	16.84	14.48	2.36	14.01
R4/422	W7/422	BEDROOM	17.04	14.87	2.17	12.73
R5/422	W8/422	BEDROOM	17.12	15.01	2.11	12.32
R5/422	W9/422	BEDROOM	17.32	15.38	1.94	11.20
R6/422	W10/422	BEDROOM	17.59	15.84	1.75	9.95
R6/422	W11/422	BEDROOM	17.72	16.04	1.68	9.48
R7/422	W12/422	BEDROOM	17.98	16.49	1.49	8.29
R7/422	W13/422	BEDROOM	18.31	17.05	1.26	6.88
R8/422	W14/422	LKD	18.62	17.49	1.13	6.07
R8/422	W15/422	LKD	18.93	17.90	1.03	5.44
R8/422	W16/422	LKD	19.17	18.23	0.94	4.90
R9/422	W17/422	STUDIO	19.49	18.63	0.86	4.41
R9/422	W18/422	STUDIO	19.79	19.01	0.78	3.94
R11/422	W20/422	KITCHEN	20.41	19.79	0.62	3.04
R12/422	W21/422	BEDROOM	20.55	19.98	0.57	2.77
R12/422	W22/422	BEDROOM	20.73	20.21	0.52	2.51
R13/422	W23/422	BEDROOM	21.01	20.51	0.50	2.38

Vertical Sky Component						
Room	Window	Room Use	Existing	Proposed	Loss	%
R1/423	W1/423	BEDROOM	17.18	13.52	3.66	21.30
R2/423	W2/423	BEDROOM	17.15	13.84	3.31	19.30
R3/423	W3/423	BEDROOM	17.35	14.35	3.00	17.29
R4/423	W4/423	BEDROOM	17.57	14.93	2.64	15.03
R5/423	W5/423	BEDROOM	17.84	15.52	2.32	13.00
R5/423	W20/423	BEDROOM	18.08	15.95	2.13	11.78
R6/423	W6/423	BEDROOM	18.16	16.11	2.05	11.29
R6/423	W7/423	BEDROOM	18.39	16.52	1.87	10.17
R7/423	W8/423	BEDROOM	18.79	17.18	1.61	8.57
R8/423	W9/423	BEDROOM	19.14	17.75	1.39	7.26
R8/423	W10/423	BEDROOM	19.51	18.34	1.17	6.00
R8/423	W19/423	BEDROOM	19.78	18.71	1.07	5.41
R9/423	W11/423	LKD	19.92	18.91	1.01	5.07
R9/423	W12/423	LKD	20.26	19.36	0.90	4.44
R10/423	W13/423	STUDIO	20.77	19.98	0.79	3.80
R10/423	W14/423	STUDIO	21.08	20.36	0.72	3.42
R10/423	W15/423	STUDIO	21.38	20.77	0.61	2.85
R11/423	W16/423	LKD	21.81	21.25	0.56	2.57
R11/423	W17/423	LKD	22.02	21.56	0.46	2.09
R12/423	W18/423	BEDROOM	22.29	21.85	0.44	1.97

Vertical Sky Component						
Room	Window	Room Use	Existing	Proposed	Loss	%
R1/424	W1/424	BEDROOM	20.22	16.92	3.30	16.32
R2/424	W2/424	LKD	20.55	17.87	2.68	13.04
R2/424	W3/424	LKD	20.63	18.11	2.52	12.22
R3/424	W4/424	BEDROOM	21.25	19.31	1.94	9.13
R4/424	W5/424	LKD	21.76	20.27	1.49	6.85
R4/424	W6/424	LKD	21.99	20.59	1.40	6.37
R5/424	W7/424	BEDROOM	22.68	21.61	1.07	4.72
R6/424	W8/424	LKD	23.35	22.55	0.80	3.43
R6/424	W9/424	LKD	23.54	22.75	0.79	3.36
R7/424	W10/424	STUDIO	24.19	23.58	0.61	2.52
R8/424	W11/424	LKD	25.05	24.65	0.40	1.60

Vertical Sky Component						
Room	Window	Room Use	Existing	Proposed	Loss	%
52-58 ST. GILES HIGH STREET						
R1/421	W1/421	LKD	14.72	11.46	3.26	22.15
R1/421	W2/421	LKD	14.74	11.75	2.99	20.28
R2/421	W3/421	BEDROOM	14.86	12.07	2.79	18.78
R2/421	W4/421	BEDROOM	14.99	12.39	2.60	17.34
R2/421	W5/421	BEDROOM	15.02	12.51	2.51	16.71
R3/421	W6/421	STUDIO	15.20	12.88	2.32	15.26
R3/421	W7/421	STUDIO	15.42	13.31	2.11	13.68
R3/421	W8/421	STUDIO	15.63	13.67	1.96	12.54
R3/421	W9/421	STUDIO	15.85	14.08	1.77	11.17
R3/421	W10/421	STUDIO	15.98	14.26	1.72	10.76
R4/421	W11/421	BEDROOM	16.19	14.65	1.54	9.51
R4/421	W12/421	BEDROOM	16.49	15.18	1.31	7.94
R5/421	W13/421	BEDROOM	16.77	15.57	1.20	7.16
R6/421	W14/421	BEDROOM	17.05	15.96	1.09	6.39
R6/421	W15/421	BEDROOM	17.26	16.27	0.99	5.74
R7/421	W16/421	STUDIO	17.57	16.65	0.92	5.24
R7/421	W17/421	STUDIO	17.84	17.00	0.84	4.71
R9/421	W19/421	KITCHEN	18.52	17.85	0.67	3.62
R10/421	W20/421	BEDROOM	18.59	17.97	0.62	3.34
R10/421	W21/421	BEDROOM	18.73	18.16	0.57	3.04
R11/421	W22/421	BEDROOM	19.00	18.46	0.54	2.84

Vertical Sky Component						
Room	Window	Room Use	Existing	Proposed	Loss	%
R1/422	W1/422	BEDROOM	16.27	12.78	3.49	21.45
R1/422	W2/422	BEDROOM	16.27	13.08	3.19	19.61
R2/422	W3/422	BEDROOM	16.44	13.50	2.94	17.88
R3/422	W4/422	BEDROOM	16.59	13.87	2.72	16.40
R3/422	W5/422	BEDROOM	16.63	14.03	2.60	15.63
R4/422	W6/422	BEDROOM	16.84	14.48	2.36	14.01
R4/422	W7/422	BEDROOM	17.04	14.87	2.17	12.73
R5/422	W8/422	BEDROOM	17.12	15.01	2.11	12.32
R5/422	W9/422	BEDROOM	17.32	15.38	1.94	11.20
R6/422	W10/422	BEDROOM	17.59	15.84	1.75	9.95
R6/422	W11/422	BEDROOM	17.72	16.04	1.68	9.48
R7/422	W12/422	BEDROOM	17.98	16.49	1.49	8.29
R7/422	W13/422	BEDROOM	18.31	17.05	1.26	6.88
R8/422	W14/422	LKD	18.62	17.49	1.13	6.07
R8/422	W15/422	LKD	18.93	17.90	1.03	5.44
R8/422	W16/422	LKD	19.17	18.23	0.94	4.90
R9/422	W17/422	STUDIO	19.49	18.63	0.86	4.41
R9/422	W18/422	STUDIO	19.79	19.01	0.78	3.94
R11/422	W20/422	KITCHEN	20.41	19.79	0.62	3.04
R12/422	W21/422	BEDROOM	20.55	19.98	0.57	2.77
R12/422	W22/422	BEDROOM	20.73	20.21	0.52	2.51
R13/422	W23/422	BEDROOM	21.01	20.51	0.50	2.38

Vertical Sky Component						
Room	Window	Room Use	Existing	Proposed	Loss	%
R1/423	W1/423	BEDROOM	17.18	13.52	3.66	21.30
R2/423	W2/423	BEDROOM	17.15	13.84	3.31	19.30
R3/423	W3/423	BEDROOM	17.35	14.35	3.00	17.29
R4/423	W4/423	BEDROOM	17.57	14.93	2.64	15.03
R5/423	W5/423	BEDROOM	17.84	15.52	2.32	13.00
R5/423	W20/423	BEDROOM	18.08	15.95	2.13	11.78
R6/423	W6/423	BEDROOM	18.16	16.11	2.05	11.29
R6/423	W7/423	BEDROOM	18.39	16.52	1.87	10.17
R7/423	W8/423	BEDROOM	18.79	17.18	1.61	8.57
R8/423	W9/423	BEDROOM	19.14	17.75	1.39	7.26
R8/423	W10/423	BEDROOM	19.51	18.34	1.17	6.00
R8/423	W19/423	BEDROOM	19.78	18.71	1.07	5.41
R9/423	W11/423	LKD	19.92	18.91	1.01	5.07
R9/423	W12/423	LKD	20.26	19.36	0.90	4.44
R10/423	W13/423	STUDIO	20.77	19.98	0.79	3.80
R10/423	W14/423	STUDIO	21.08	20.36	0.72	3.42
R10/423	W15/423	STUDIO	21.38	20.77	0.61	2.85
R11/423	W16/423	LKD	21.81	21.25	0.56	2.57
R11/423	W17/423	LKD	22.02	21.56	0.46	2.09
R12/423	W18/423	BEDROOM	22.29	21.85	0.44	1.97

Vertical Sky Component						
Room	Window	Room Use	Existing	Proposed	Loss	%
R1/424	W1/424	BEDROOM	20.22	16.92	3.30	16.32
R2/424	W2/424	LKD	20.55	17.87	2.68	13.04
R2/424	W3/424	LKD	20.63	18.11	2.52	12.22
R3/424	W4/424	BEDROOM	21.25	19.31	1.94	9.13
R4/424	W5/424	LKD	21.76	20.27	1.49	6.85
R4/424	W6/424	LKD	21.99	20.59	1.40	6.37
R5/424	W7/424	BEDROOM	22.68	21.61	1.07	4.72
R6/424	W8/424	LKD	23.35	22.55	0.80	3.43
R6/424	W9/424	LKD	23.54	22.75	0.79	3.36
R7/424	W10/424	STUDIO	24.19	23.58	0.61	2.52
R8/424	W11/424	LKD	25.05	24.65	0.40	1.60

APPENDIX 3

DAYLIGHT DISTRIBUTION RESULTS

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
52-58 ST. GILES HIGH STREET						
R1/421	LKD	116.8	62.9	55.1	7.7	12.2
R2/421	BEDROOM	134.4	87.2	84.1	3.1	3.6
R3/421	STUDIO	218.1	177.3	176.9	0.3	0.2
R4/421	BEDROOM	58.5	54.9	54.4	0.6	1.1
R5/421	BEDROOM	45.1	30.3	30.3	0.0	0.0
R6/421	BEDROOM	65.2	38.8	38.8	0.0	0.0
R7/421	STUDIO	101.0	70.8	70.8	0.0	0.0
R9/421	KITCHEN	60.7	26.4	26.4	0.0	0.0
R10/421	BEDROOM	50.5	48.3	48.3	0.0	0.0
R11/421	BEDROOM	58.9	44.4	44.4	0.0	0.0
R1/422	BEDROOM	120.4	62.4	58.0	4.4	7.1
R2/422	BEDROOM	50.8	27.2	20.3	6.8	25.0
R3/422	BEDROOM	57.0	27.5	26.5	1.0	3.6
R4/422	BEDROOM	82.3	30.4	30.1	0.3	1.0
R5/422	BEDROOM	71.9	43.0	42.4	0.6	1.4
R6/422	BEDROOM	68.5	32.5	32.5	0.0	0.0
R7/422	BEDROOM	109.5	69.0	68.5	0.5	0.7
R8/422	LKD	140.2	111.2	111.2	0.0	0.0
R9/422	STUDIO	98.7	70.0	70.0	0.0	0.0
R11/422	KITCHEN	59.5	22.7	22.7	0.0	0.0
R12/422	BEDROOM	52.7	51.1	51.1	0.0	0.0
R13/422	BEDROOM	65.6	50.4	50.4	0.0	0.0
R1/423	BEDROOM	57.5	23.7	17.7	6.0	25.3
R2/423	BEDROOM	43.9	24.5	21.6	2.9	11.8
R3/423	BEDROOM	61.0	29.9	24.5	5.4	18.1
R4/423	BEDROOM	59.1	27.0	26.1	0.9	3.3
R5/423	BEDROOM	82.7	32.5	32.3	0.2	0.6
R6/423	BEDROOM	77.1	48.6	47.9	0.7	1.4
R7/423	BEDROOM	63.0	30.0	30.0	0.0	0.0
R8/423	BEDROOM	131.3	104.4	104.4	0.0	0.0
R9/423	LKD	119.1	84.6	84.6	0.0	0.0
R10/423	STUDIO	114.4	88.8	88.8	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R11/423	LKD	127.8	111.7	111.7	0.0	0.0
R12/423	BEDROOM	94.0	44.8	44.8	0.0	0.0
R1/424	BEDROOM	105.4	31.8	30.0	1.7	5.3
R2/424	LKD	107.8	44.5	44.4	0.1	0.2
R3/424	BEDROOM	83.4	37.9	37.7	0.2	0.5
R4/424	LKD	114.2	62.1	62.1	0.0	0.0
R5/424	BEDROOM	112.5	57.1	57.1	0.0	0.0
R6/424	LKD	113.6	86.7	86.7	0.0	0.0
R7/424	STUDIO	101.6	67.8	67.8	0.0	0.0
R8/424	LKD	90.0	59.4	59.4	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
52-58 ST. GILES HIGH STREET						
R1/421	LKD	116.8	62.9	55.1	7.7	12.2
R2/421	BEDROOM	134.4	87.2	84.1	3.1	3.6
R3/421	STUDIO	218.1	177.3	176.9	0.3	0.2
R4/421	BEDROOM	58.5	54.9	54.4	0.6	1.1
R5/421	BEDROOM	45.1	30.3	30.3	0.0	0.0
R6/421	BEDROOM	65.2	38.8	38.8	0.0	0.0
R7/421	STUDIO	101.0	70.8	70.8	0.0	0.0
R9/421	KITCHEN	60.7	26.4	26.4	0.0	0.0
R10/421	BEDROOM	50.5	48.3	48.3	0.0	0.0
R11/421	BEDROOM	58.9	44.4	44.4	0.0	0.0
R1/422	BEDROOM	120.4	62.4	58.0	4.4	7.1
R2/422	BEDROOM	50.8	27.2	20.3	6.8	25.0
R3/422	BEDROOM	57.0	27.5	26.5	1.0	3.6
R4/422	BEDROOM	82.3	30.4	30.1	0.3	1.0
R5/422	BEDROOM	71.9	43.0	42.4	0.6	1.4
R6/422	BEDROOM	68.5	32.5	32.5	0.0	0.0
R7/422	BEDROOM	109.5	69.0	68.5	0.5	0.7
R8/422	LKD	140.2	111.2	111.2	0.0	0.0
R9/422	STUDIO	98.7	70.0	70.0	0.0	0.0
R11/422	KITCHEN	59.5	22.7	22.7	0.0	0.0
R12/422	BEDROOM	52.7	51.1	51.1	0.0	0.0
R13/422	BEDROOM	65.6	50.4	50.4	0.0	0.0
R1/423	BEDROOM	57.5	23.7	17.7	6.0	25.3
R2/423	BEDROOM	43.9	24.5	21.6	2.9	11.8
R3/423	BEDROOM	61.0	29.9	24.5	5.4	18.1
R4/423	BEDROOM	59.1	27.0	26.1	0.9	3.3
R5/423	BEDROOM	82.7	32.5	32.3	0.2	0.6
R6/423	BEDROOM	77.1	48.6	47.9	0.7	1.4
R7/423	BEDROOM	63.0	30.0	30.0	0.0	0.0
R8/423	BEDROOM	131.3	104.4	104.4	0.0	0.0
R9/423	LKD	119.1	84.6	84.6	0.0	0.0
R10/423	STUDIO	114.4	88.8	88.8	0.0	0.0

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R11/423	LKD	127.8	111.7	111.7	0.0	0.0
R12/423	BEDROOM	94.0	44.8	44.8	0.0	0.0
R1/424	BEDROOM	105.4	31.8	30.0	1.7	5.3
R2/424	LKD	107.8	44.5	44.4	0.1	0.2
R3/424	BEDROOM	83.4	37.9	37.7	0.2	0.5
R4/424	LKD	114.2	62.1	62.1	0.0	0.0
R5/424	BEDROOM	112.5	57.1	57.1	0.0	0.0
R6/424	LKD	113.6	86.7	86.7	0.0	0.0
R7/424	STUDIO	101.6	67.8	67.8	0.0	0.0
R8/424	LKD	90.0	59.4	59.4	0.0	0.0