

By Email

M Mortimer
M3 Consulting
Dashwood House
69 Old Broad Street
London
EC2M 1QS

Dear Mark,

Re: The Redevelopment of Triton Square and St Anne’s – Daylight and Sunlight Impact to St Mary Magdalene Church

Introduction and Instructions

GIA have undertaken detailed daylight and sunlight assessments to understand the alterations the introduction of the proposed 1 Triton Square and St Anne’s developments will have on the neighbouring properties daylight amenity.

This letter has been produced with an understanding there are specific concerns relating to the daylight levels of St Mary Magdalene Church, and specifically the sunlight reaching the main east facing stained-glass window which is of cultural and historical importance. This letter is therefore predicated solely against the potential impacts of the above proposed developments against St Mary Magdalene Church, and specifically, the main stained-glass window on the eastern façade.

GIA have assessed the eastern stained-glass window on St Mary Magdalene Church for daylight and sunlight. This elevation is relevant for assessment, as it faces towards the proposed St Anne’s development site. For the purposes of our Vertical Sky Component assessment, the primary daylighting methodology, this window is labelled as W15/4300, serving Room 1 (R1/4300) and is shown in figure 01 below.

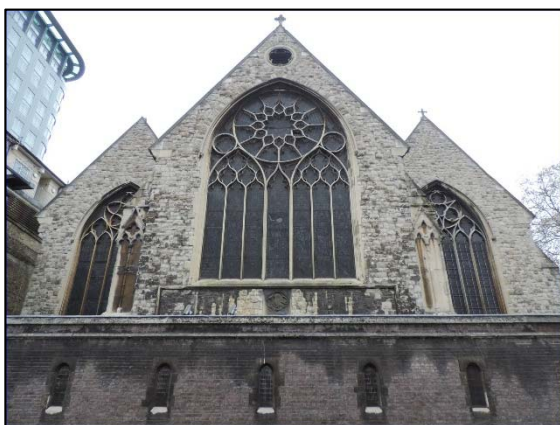


Figure 01 – St Mary Magdalene Church Stained Glass Window

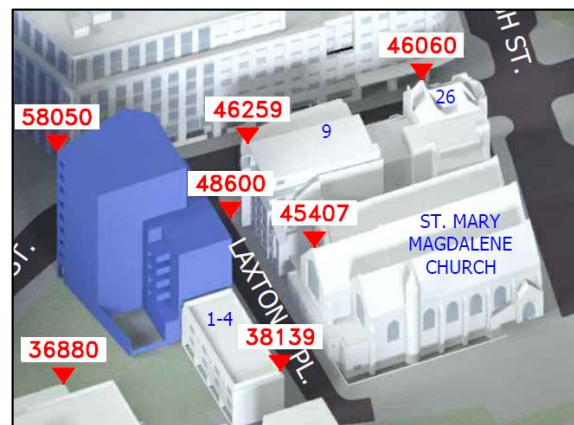


Figure 02 – Proposed Development

Summary of Technical Analysis

When assessed against the primary daylight methodology, the Vertical Sky Component (VSC), this window demonstrates total BRE compliance.

This room is also served by a further 15 smaller windows so naturally there should always be plentiful light available from other directions, irrespective of what is being proposed on the site of St Anne's Church. When looking to the secondary daylighting assessment, the No Sky Line, Room 1 is fully compliant with the BRE guidelines.

Both the VSC and NSL analysis demonstrates that the daylight reaching the main eastern stained-glass window serving St Mary Magdalene Church will not be unduly compromised by the proposed developments. In planning terms, specifically in relation to the BRE Guidelines which inform the planning process for daylight, this window is fully compliant with both of the key daylight assessment criteria.

When looking to sunlight analysis, the Annual Probable Sunlight Hours (APSH), St Mary Magdalene Church is 100% compliant with the BRE guidelines. Not only does it satisfy the BRE criteria, it is worth noting that the retained sunlight will be more than treble BRE recommendations for habitable space (84% Annual Sun against a 25% target value, and 17% Winter Sun against a 5% target value). Both this and the daylight assessment results demonstrate that the stained glass window and the room it serves on the eastern elevation will not be unduly impacted should the St Anne's development be realised.

Sun Path Diagram

To further explore the effect of the proposed developments, GIA have created a sun path diagram, shown in figure 03 below, for the main stained glass window on the eastern elevation of St Mary Magdalene Church. The purpose of this sun path diagram is to provide greater understanding of how sun will reach the key eastern stained-glass window serving the Church.

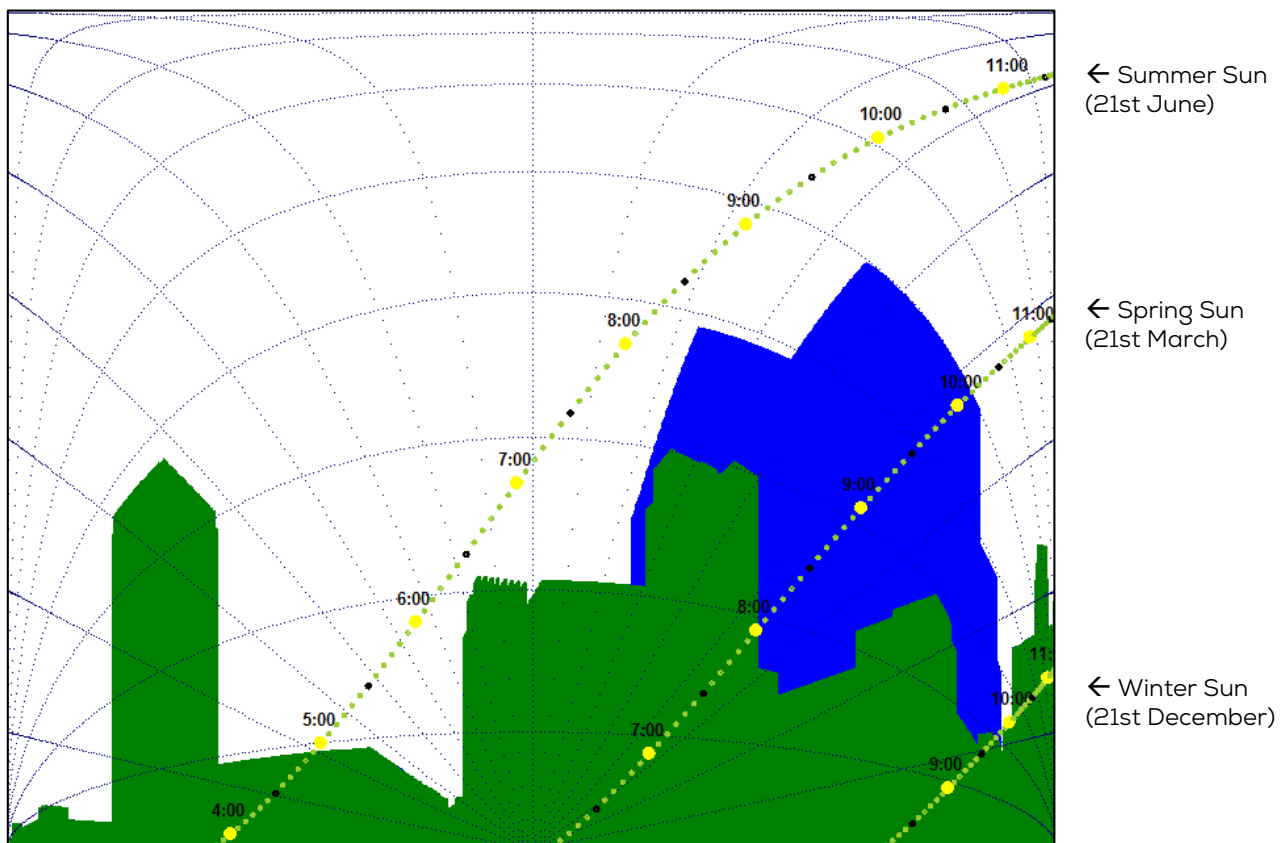


Figure 03 – Eastern stained-glass window sun path diagram

Figure 03 above demonstrates the sun's path during three key intervals throughout the year; June 21st (Summer Solstice), March 21st (Spring Equinox) and December 21st (Winter Solstice). The green mass shown on the above represents the buildings visible from the window that are already existing. The blue mass is that of the proposed St Anne's development. The three sun paths are shown from left to right in the order of Summer, Spring and Winter.

GIA's analysis of the sun path diagram demonstrates that there is a narrow window in time between the hours of 8am and 10am on 21st March in which the proposed St Anne's development will reduce the level of sunlight reaching the eastern stained-glass window,. During all other hours of the day on 21st March, the sunlight reaching the eastern stained-glass window will not be affected by the proposed St Anne's development. On the Winter and Summer Solstice, the proposed St Anne's development will have no perceivable effect on the levels of sunlight reaching the eastern stained-glass window of the Church.

We trust the above provides sufficient clarity on the matter, but should you wish to discuss anything further, please do not hesitate to contact us.

Yours sincerely
For and on behalf of GIA



Kevin Francis
Associate Partner
kevin.francis@gia.uk.com