



Mr. Terry McMillan  
Studio One  
197 Long Lane  
London  
SE1 4PD

**DATE / REF**

•  
10/05/18  
9297

**ADDRESS**

•  
**THE WHITEHOUSE  
BELVEDERE ROAD  
LONDON SE1 8GA**

**CONTACT**

•  
**TEL 020 7202 1400  
FAX 020 7202 1401  
MAIL@GIA.UK.COM**  
•  
**WWW.GIA.UK.COM**

Dear Mr McMillan,

**Re: Streatley Place - Daylight and Overshadowing Impacts Assessments**

GIA have been instructed to provide an assessment of the possible daylight and sunlight impacts caused by the proposed amendment to the development at Streatley Place on the neighbouring Streatley Flats, New Court Flats and 3 Streatley Place. This assessment has been undertaken with reference to both the current existing levels of light and the 2017 consented scheme.

As was previously presented by this practice in both 2015 and 2017, each assessment has been undertaken within two scenarios; one considering the impact of trees and the second reviewing the impacts should no trees be considered. Of these it is our opinion that the assessment including trees is the most pertinent as the trees on site form a dense obstruction to light and so omitting these provides an unrealistic scenario with which to compare.

To understand the possible impacts in terms of daylight, Vertical Sky Component (VSC) façade assessments have been undertaken on the relevant façades of all buildings to ascertain the levels of daylight in the existing, consented and proposed conditions. From this information, and as provided previously, five windows within Streatley Flats and New Court Flats and six windows within 3 Streatley Place have been identified as the most likely to be adversely impacted and the figures for these have been provided on the subsequent pages.

The five windows within Streatley Flats and New Court Flats have also been assessed for Annual Probable Sunlight Hours (APSH) in order to understand the potential levels of sunlight reaching the rooms behind. It should be noted here that sunlight assessments are generally only undertaken within living rooms, as this is where the majority of time is spent by occupants and therefore where the light will be valued most. As it is not known for certain which of these windows serve living rooms, sunlight assessments have been undertaken for all. The six windows of 3 Streatley Place face north and so have not been assessed for sunlight.

New Court Flats

The façade assessments undertaken have shown no significant change to the levels of light reaching the façade of New Court Flats when compared with the 2017 consented scheme. This is exemplified further with the window identified as being impacted the greatest, the western-most ground floor window, seeing no additional loss of VSC either with or without the trees being taken into consideration.

The sunlight assessments undertaken for this window have shown a very slight (1%) improvement to the consented winter sunlight levels because of the amendment. However, this is a very minor change and overall the effect of the amended scheme is considered not to change from that consented in 2017.

As such, the effect of the proposed amended scheme will be identical to that of the 2017 consent which was considered negligible.

### Streatley Flats

The façade assessments undertaken have shown no significant change to the levels of light reaching the façade of Streatley Flats.

When the four most impacted windows are assessed numerically, without the trees in place, two windows see a marginal gain of 1% VSC and, when the trees are considered, one window sees a marginal loss of 1% when compared with the 2017 consent. Overall, however, these fluctuations are very minor and will not lead to a noticeable alteration in daylight.

Similarly for sunlight, only very marginal changes can be seen to the consented position as a result of the proposed amendment. With or without the trees, three windows see a gain of up to 2% total APSH and one sees a loss of 1% total APSH when compared with the 2017 consent.

As such, there will be no noticeable change to the 2017 consented levels of light reaching the Streatley Flats because of the proposed amendment.

### 3 Streatley Place

With no change in VSC registered, the proposed amendment will have no effect upon the levels of light reaching 3 Streatley Place. The levels of light will therefore remain as per the 2017 consented position.

### Overshadowing of Streatley Place

As a result of the proposed amendment, the area of Streatley Place seeing at least two hours of sunlight on 21st March reduces slightly from 16.9% to 15.8%. However, this is very marginal and, as can be seen from the gradient studies on 21st March and June, technical in nature with no significant alteration in the levels of sunlight reaching Streatley Place.

As such, there will be no noticeable change to the 2017 consented levels of sunlight as a result of the proposed amendment.

### Conclusion

Overall, therefore, the assessments undertaken have shown that when comparing the proposed amendment with the 2017 consented scheme, only very small technical fluctuations can be seen to the levels of daylight, sunlight and shadow surrounding the site. None of these are considered significant or likely noticeable and as such the amendment will cause no additional effects to those of the consented scheme reported in 2017.

Yours sincerely,

For and on behalf of GIA,



Alex Buckley

**Partner**

alex.buckley@gia.uk.com



**Daylight and Overshadowing  
Impacts Assessments**

**Streatley Place**

Project No: 9297

10 May 2018



Client	
Architect	Martin Evans Architects
Project Title	Streatley Place
Project Number	9297
Report Title	Daylight and Overshadowing Impacts Assessments
Dated	10 May 2018

Prepared by	NC
Checked by	AB
Type	Planning

Revisions		Date:	Notes:	Signed:



## Assessments Considering Trees



Figure 1: Existing - Top View



Figure 2: Consented - Top View



Figure 3: Proposed - Top View



Figure 4: Existing - Perspective View



Figure 5: Consented - Perspective View

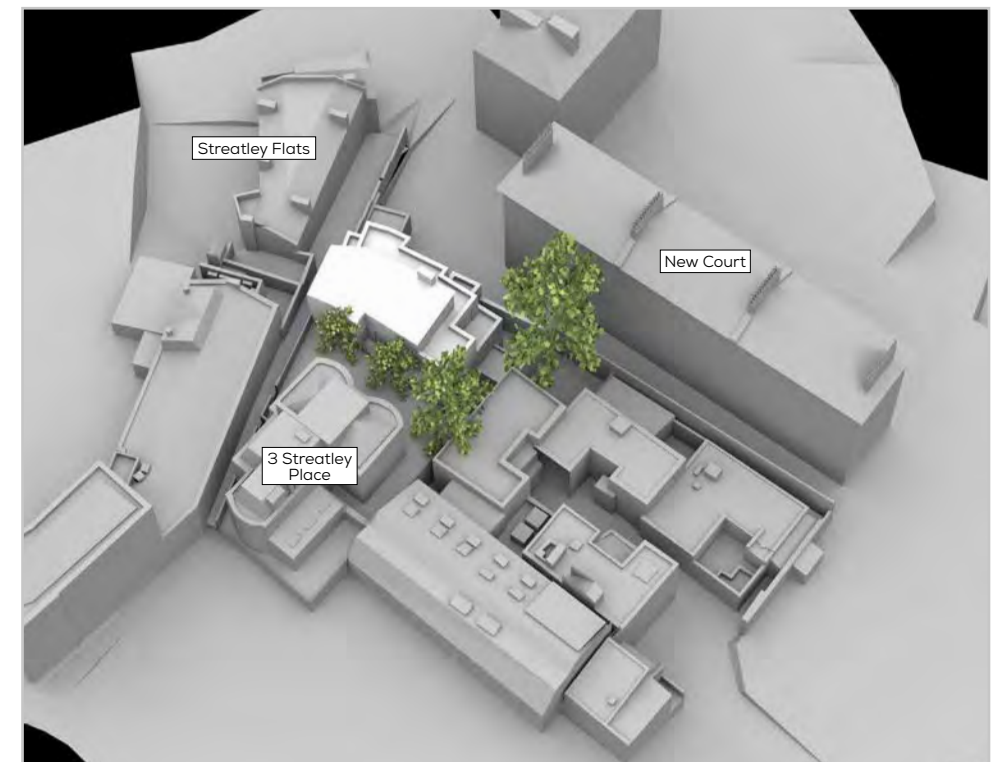


Figure 6: Proposed - Perspective View



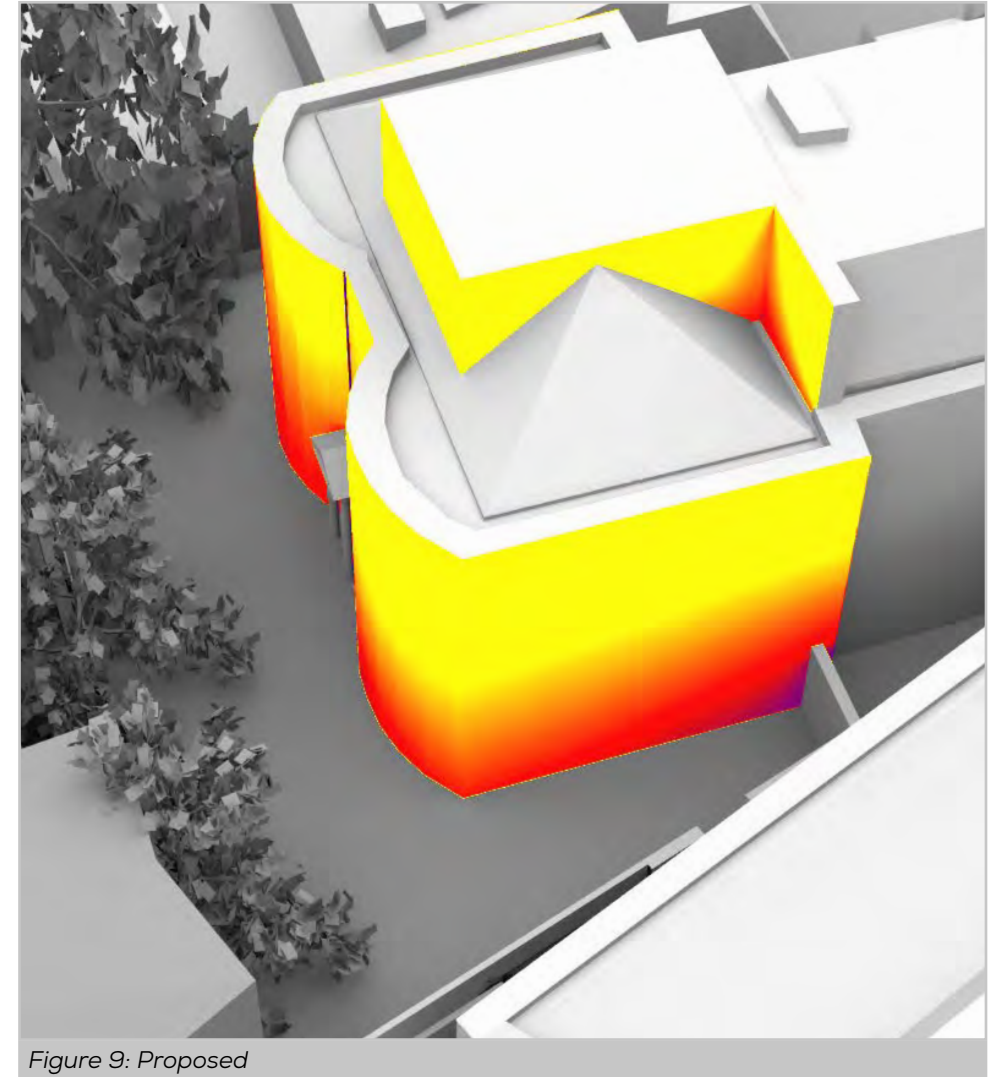
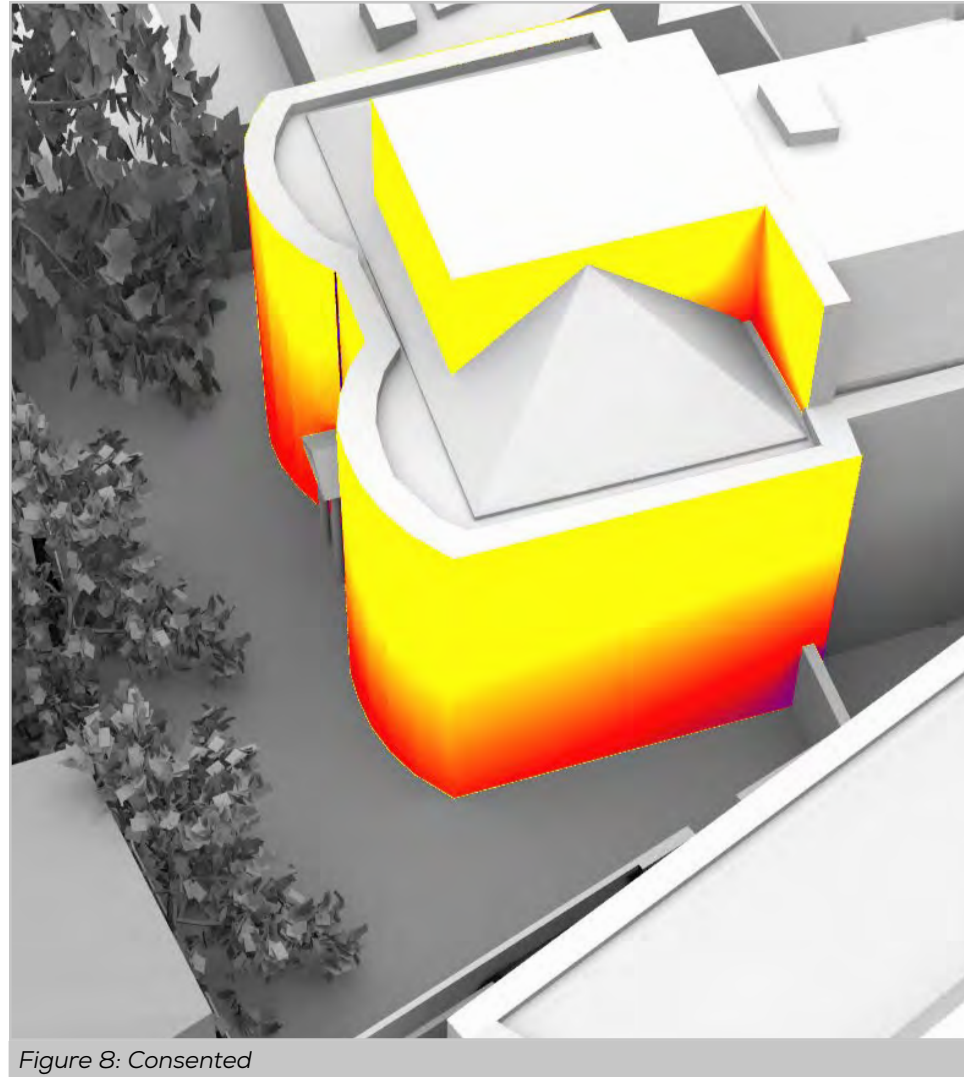
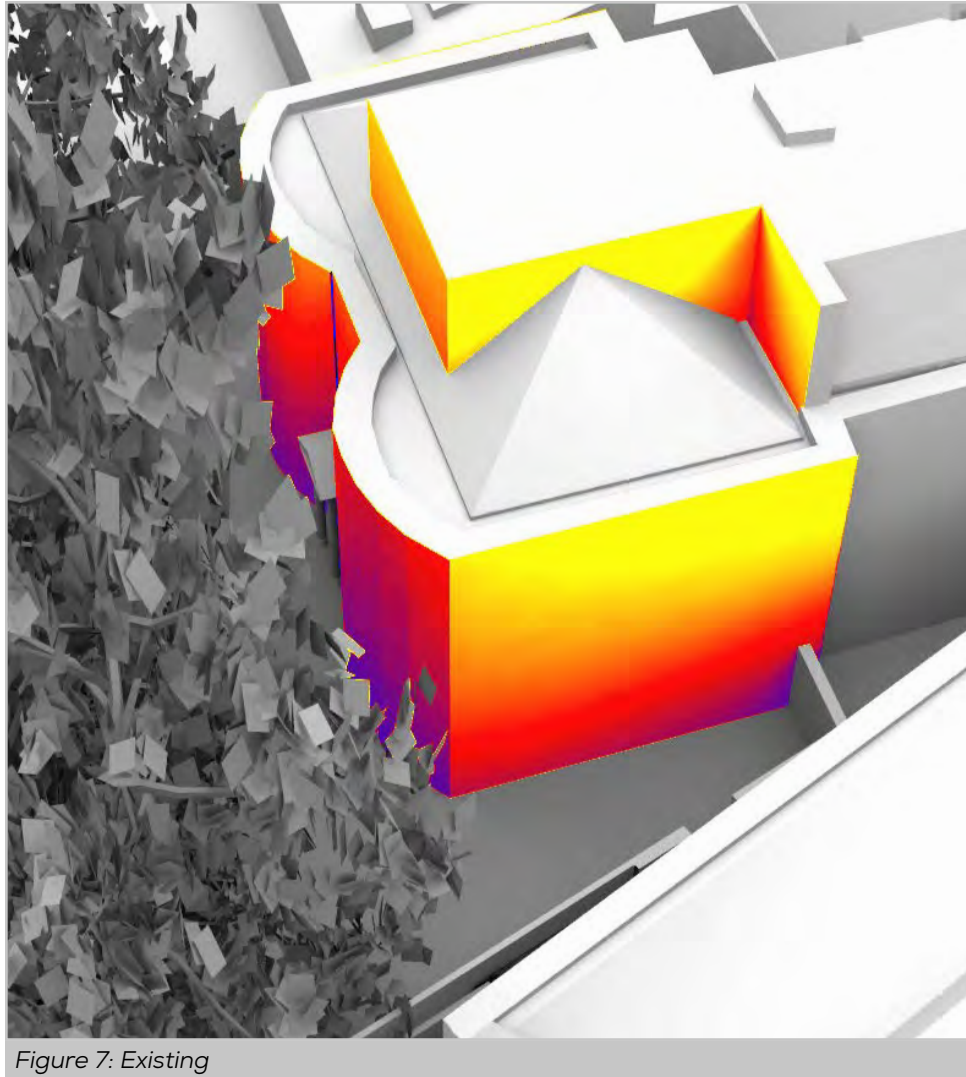


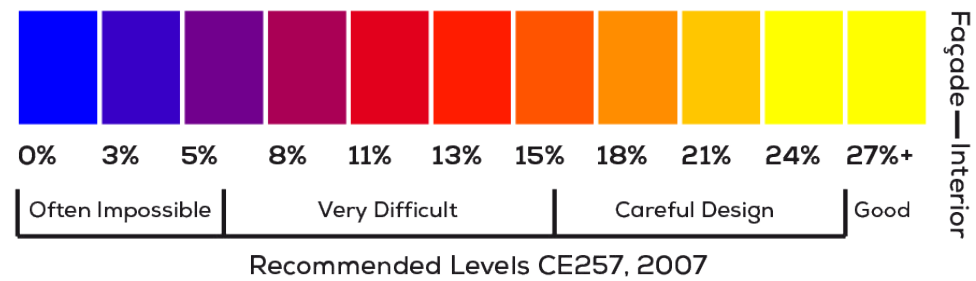
Figure 7: Existing

Figure 8: Consented

Figure 9: Proposed

**DAYLIGHTING**

VERTICAL SKY COMPONENT (VSC)





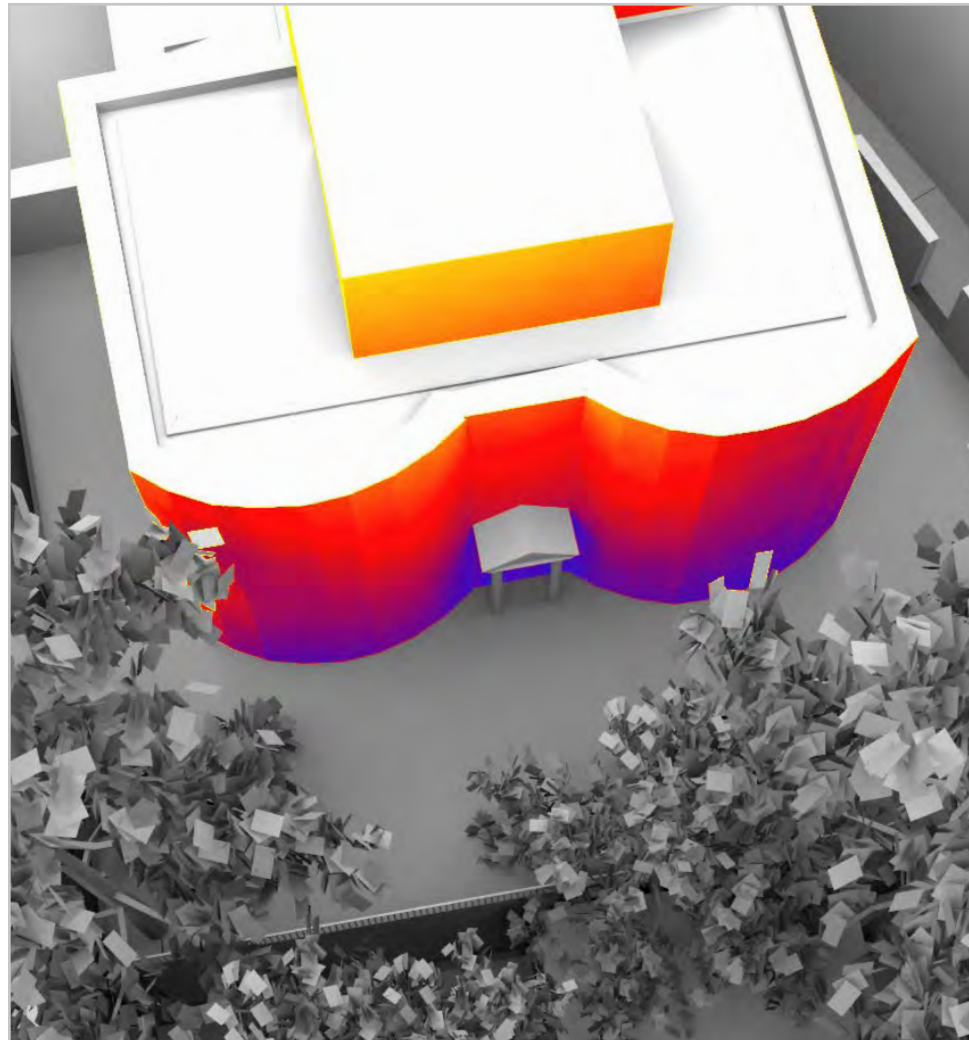


Figure 10: Existing

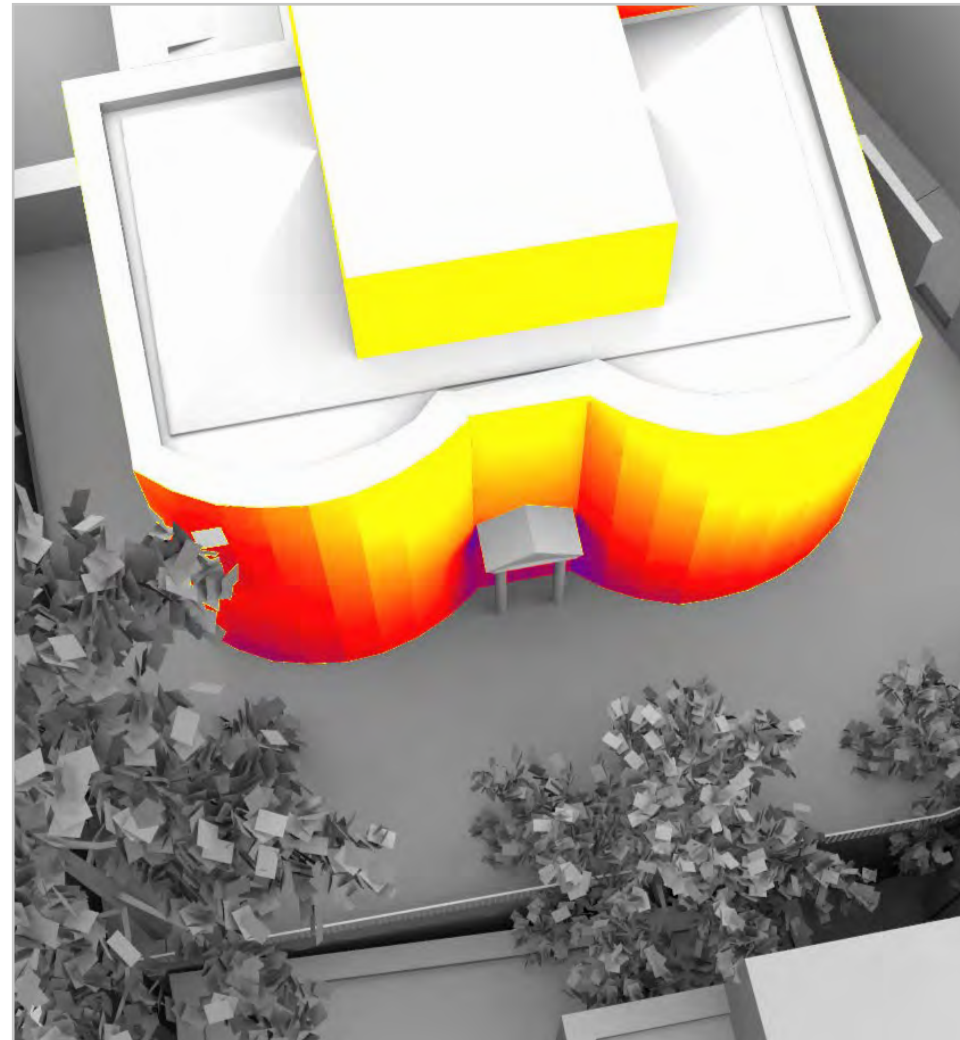


Figure 11: Consented

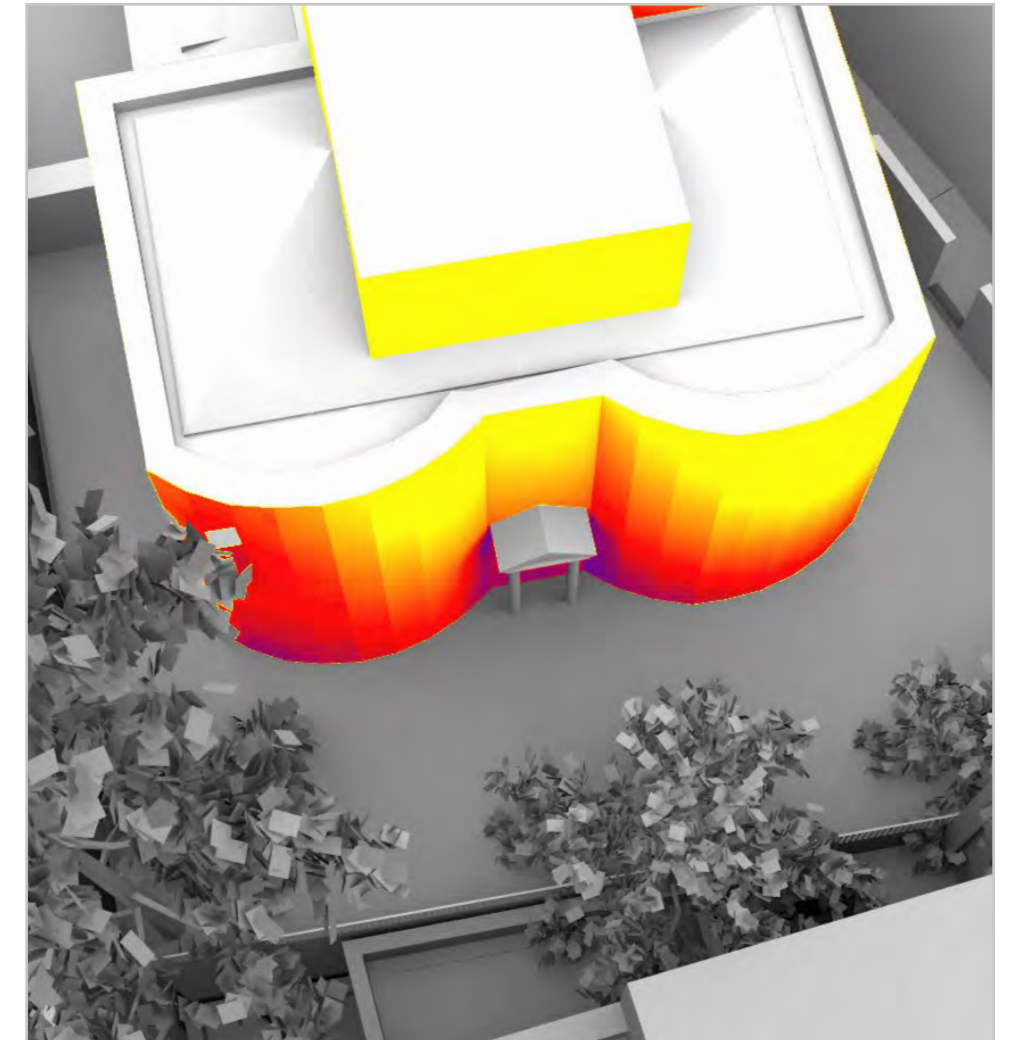
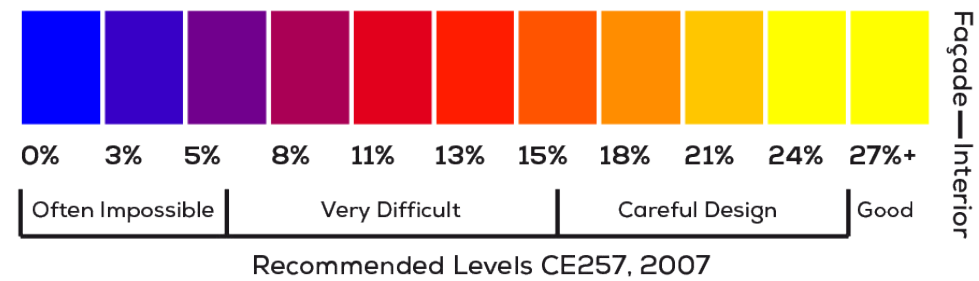


Figure 12: Proposed

**DAYLIGHTING**

VERTICAL SKY COMPONENT (VSC)





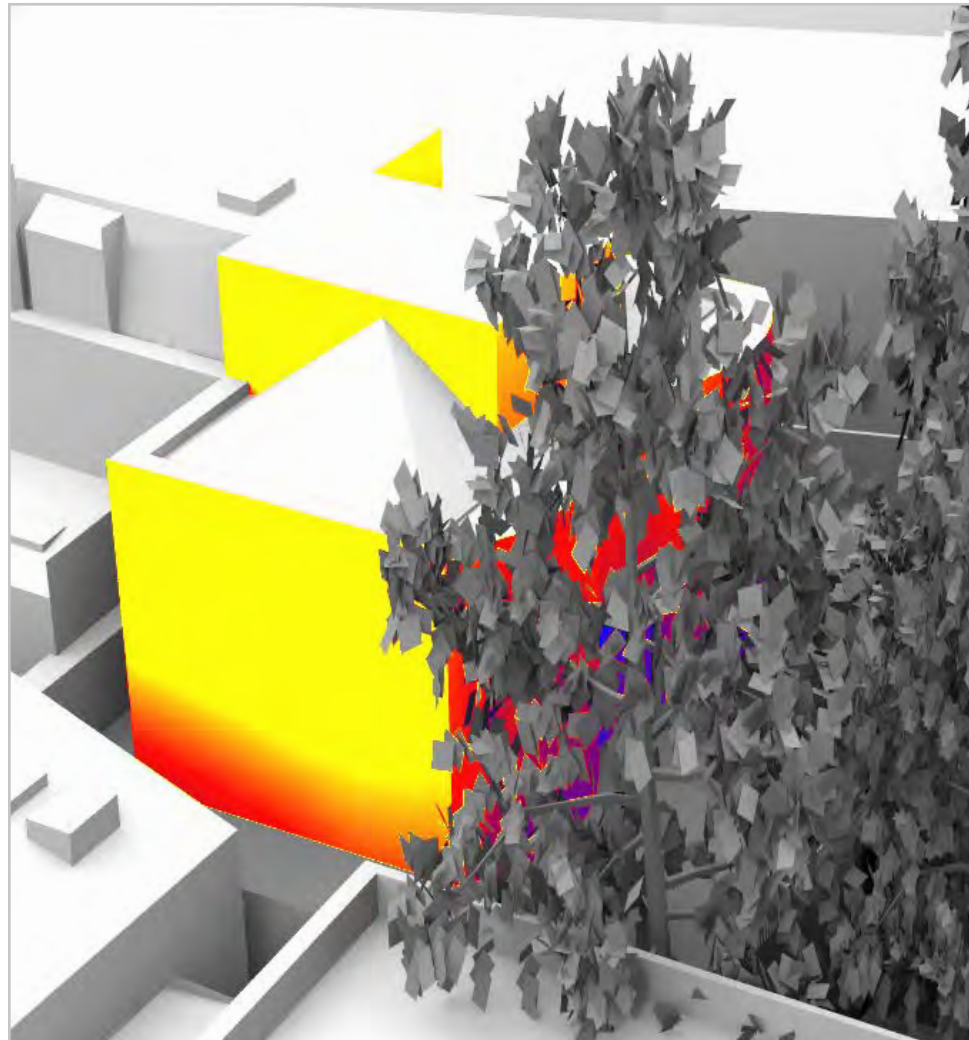


Figure 13: Existing

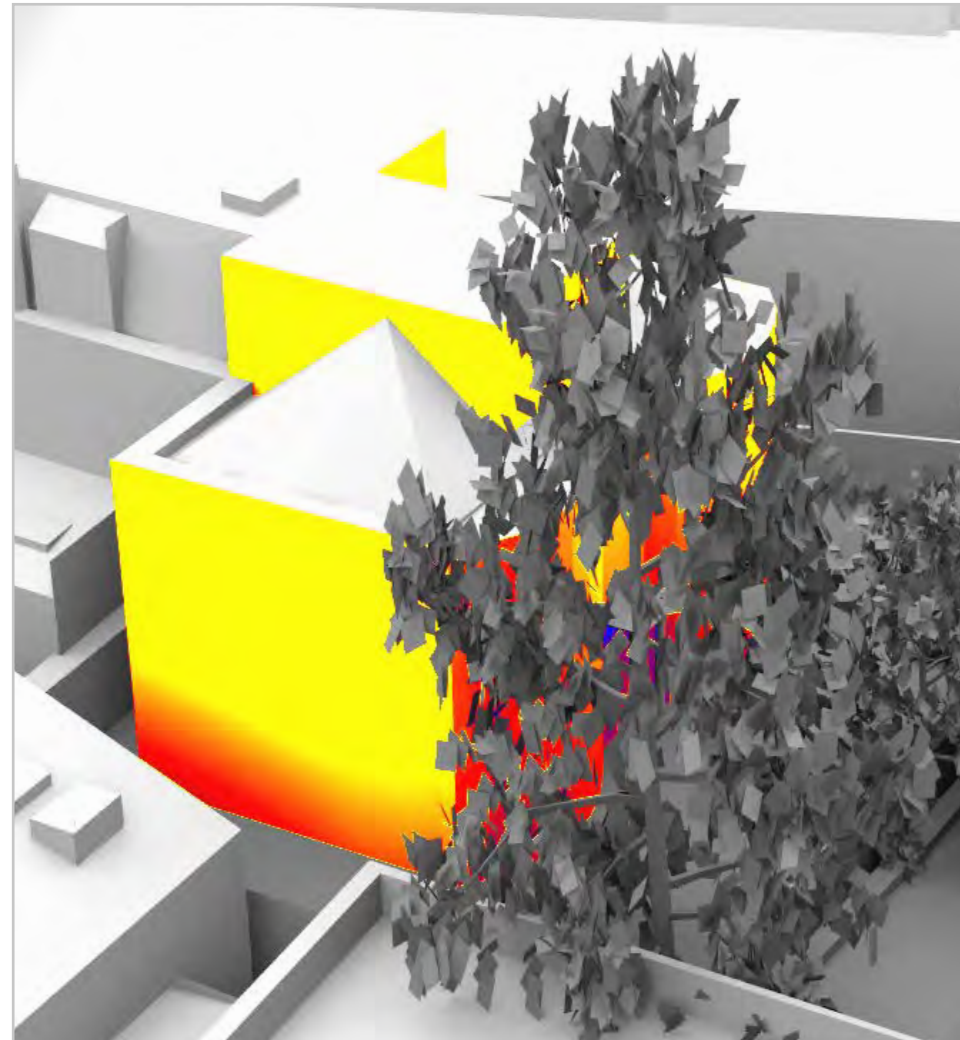


Figure 14: Consented

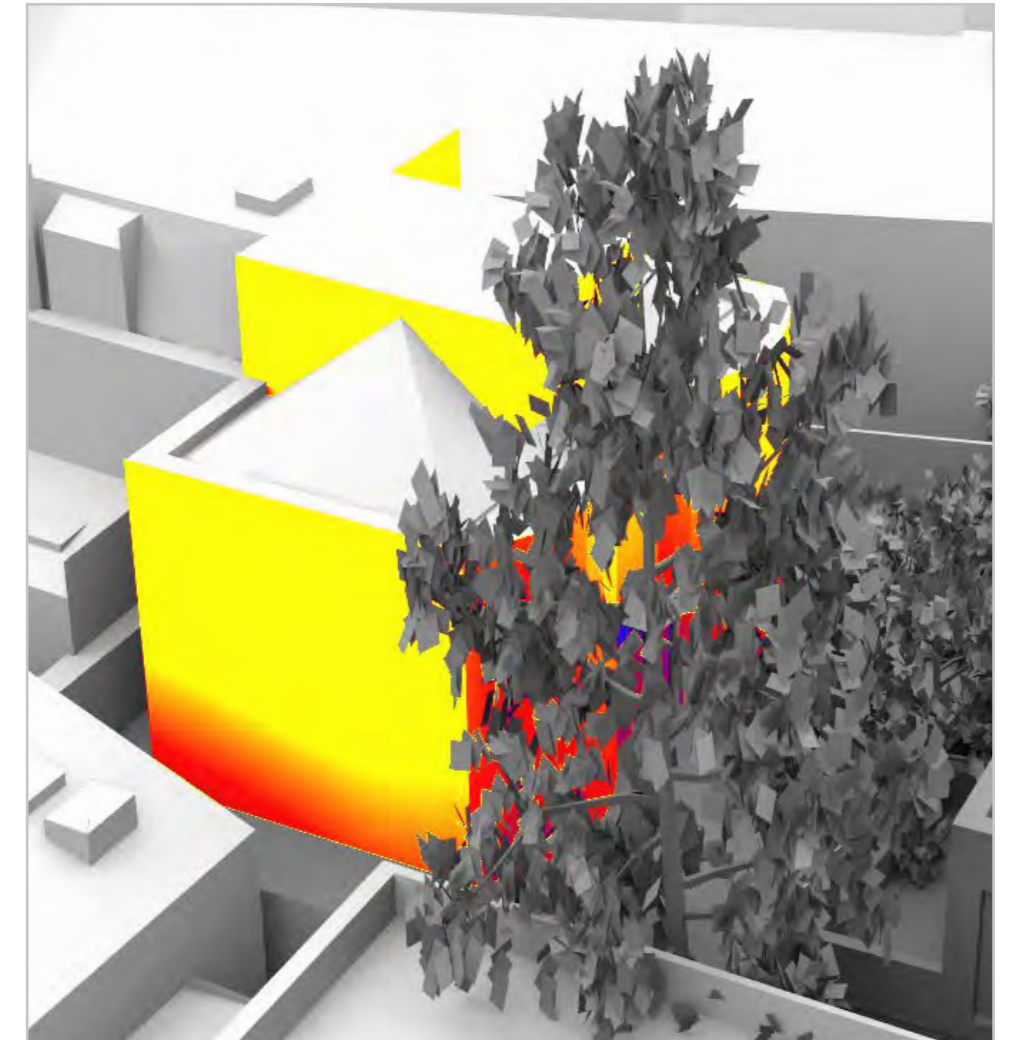
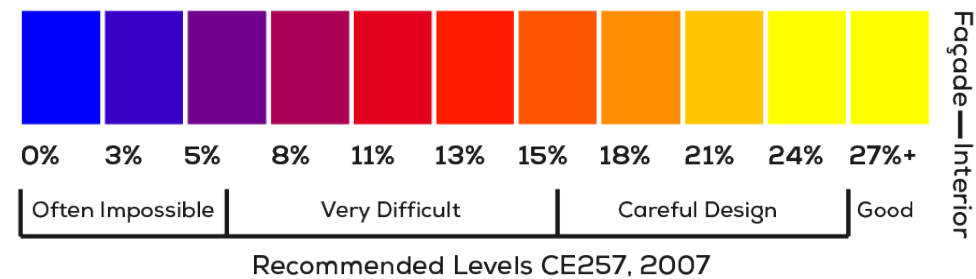


Figure 15: Proposed

**DAYLIGHTING**

VERTICAL SKY COMPONENT (VSC)



VSC	Consented	Proposed	Loss	% Loss
Window 1	13	13	0	0.0
Window 2	15	15	0	0.0
Window 3	19	19	0	0.0
Window 4	16	16	0	0.0
Window 5	19	19	0	0.0
Window 6	22	22	0	0.0

Table 1: VSC Assessment Results



Figure 16: Elevation - No. 3 Streatley Place



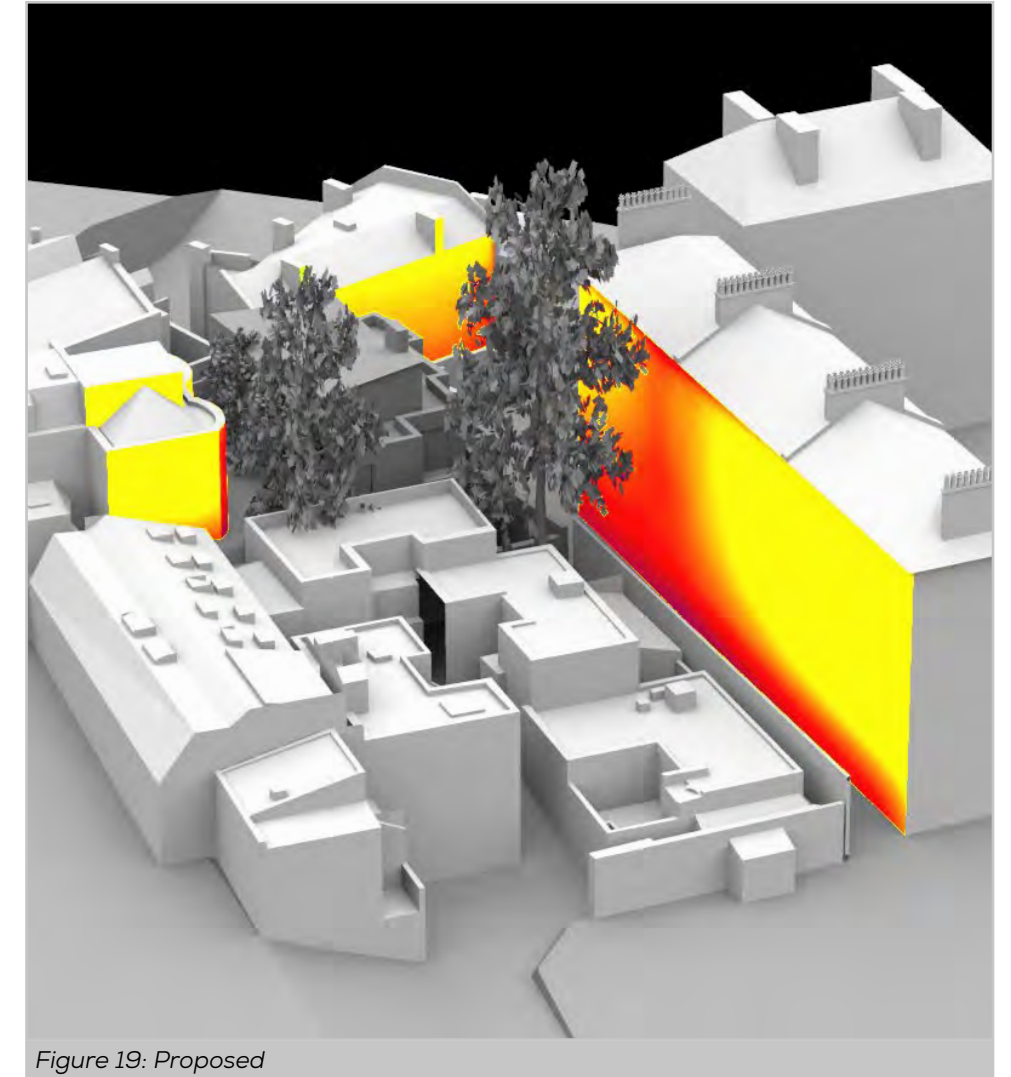
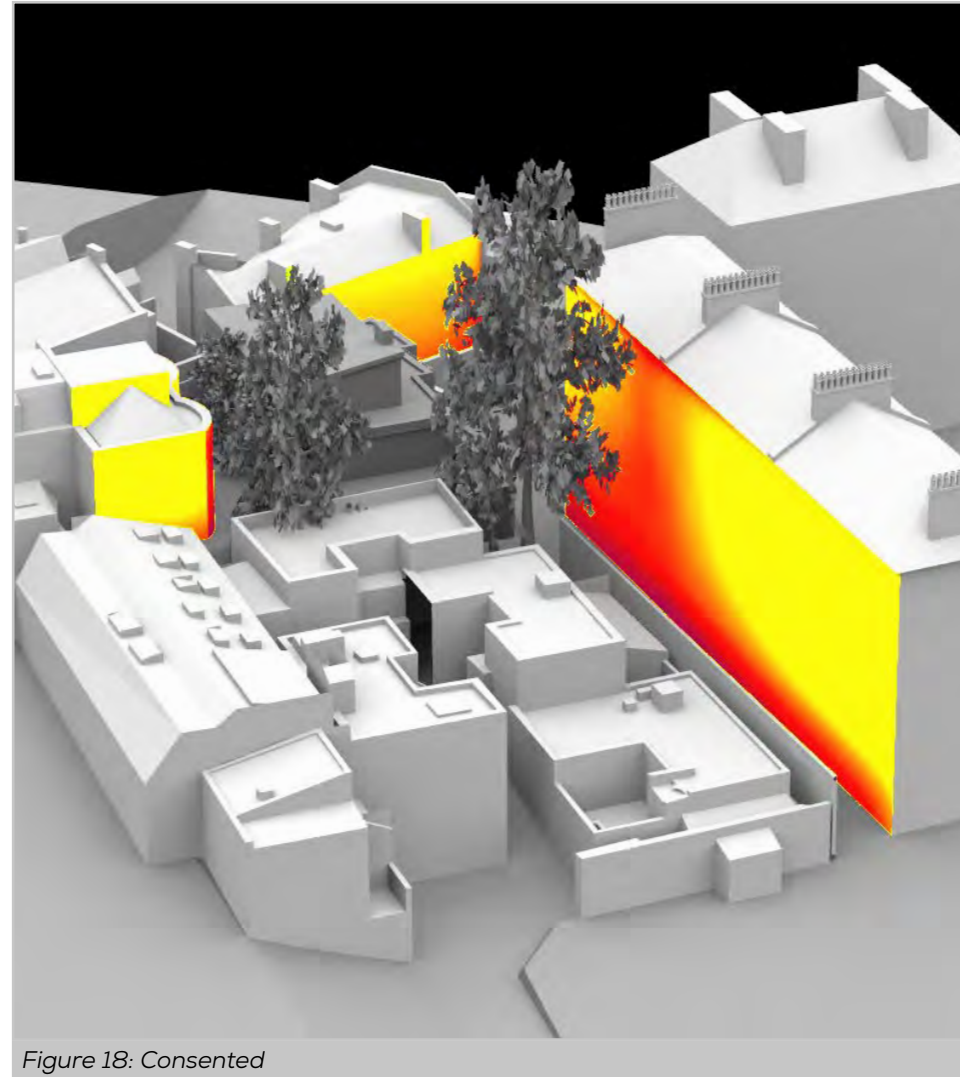
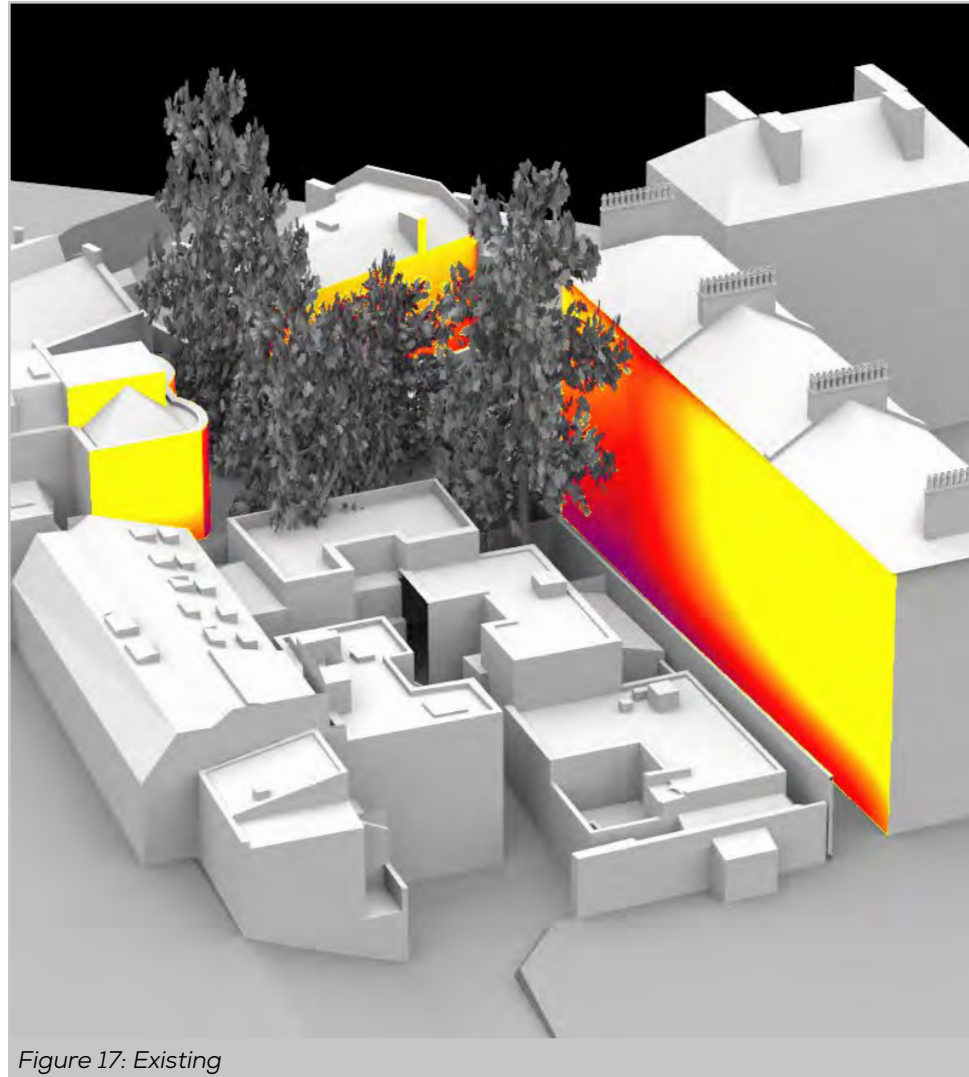


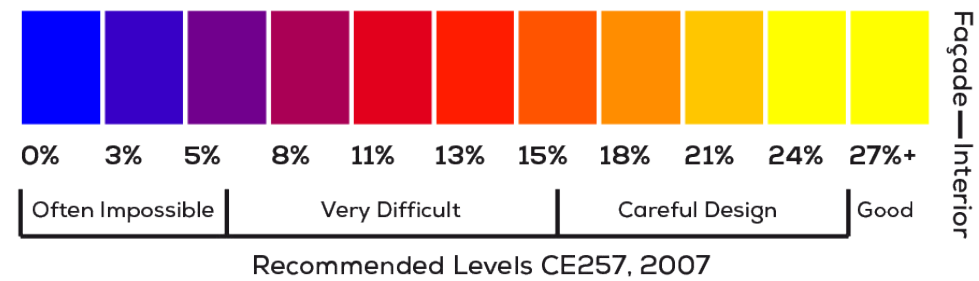
Figure 17: Existing

Figure 18: Consented

Figure 19: Proposed

**DAYLIGHTING**

VERTICAL SKY COMPONENT (VSC)





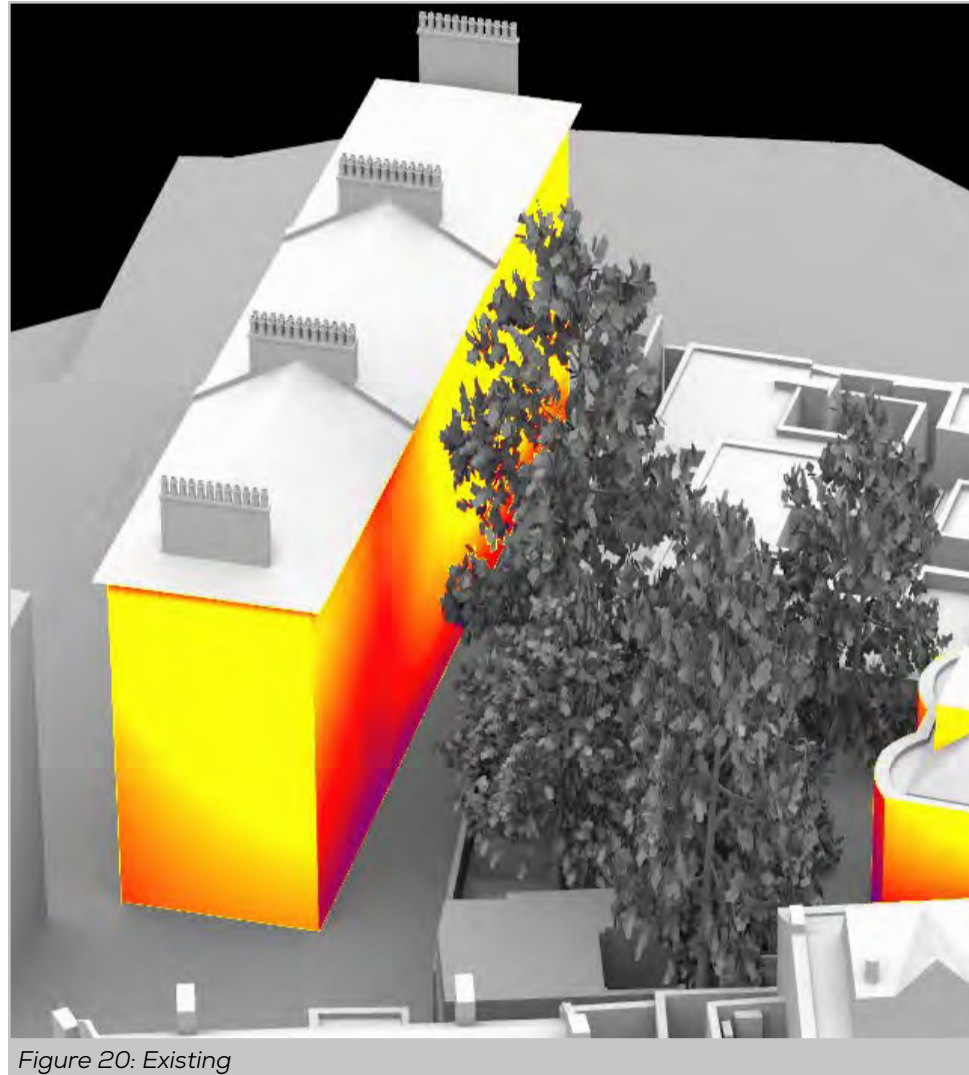


Figure 20: Existing

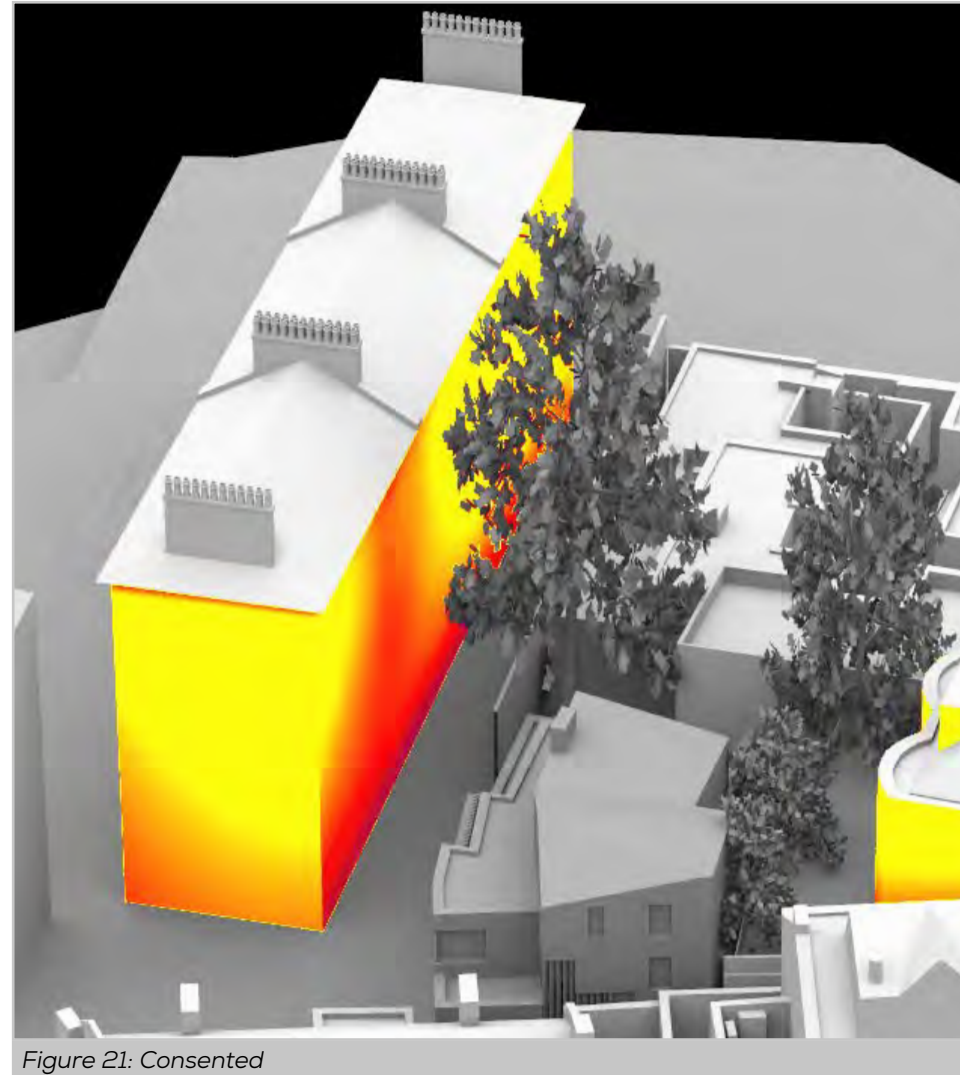


Figure 21: Consented

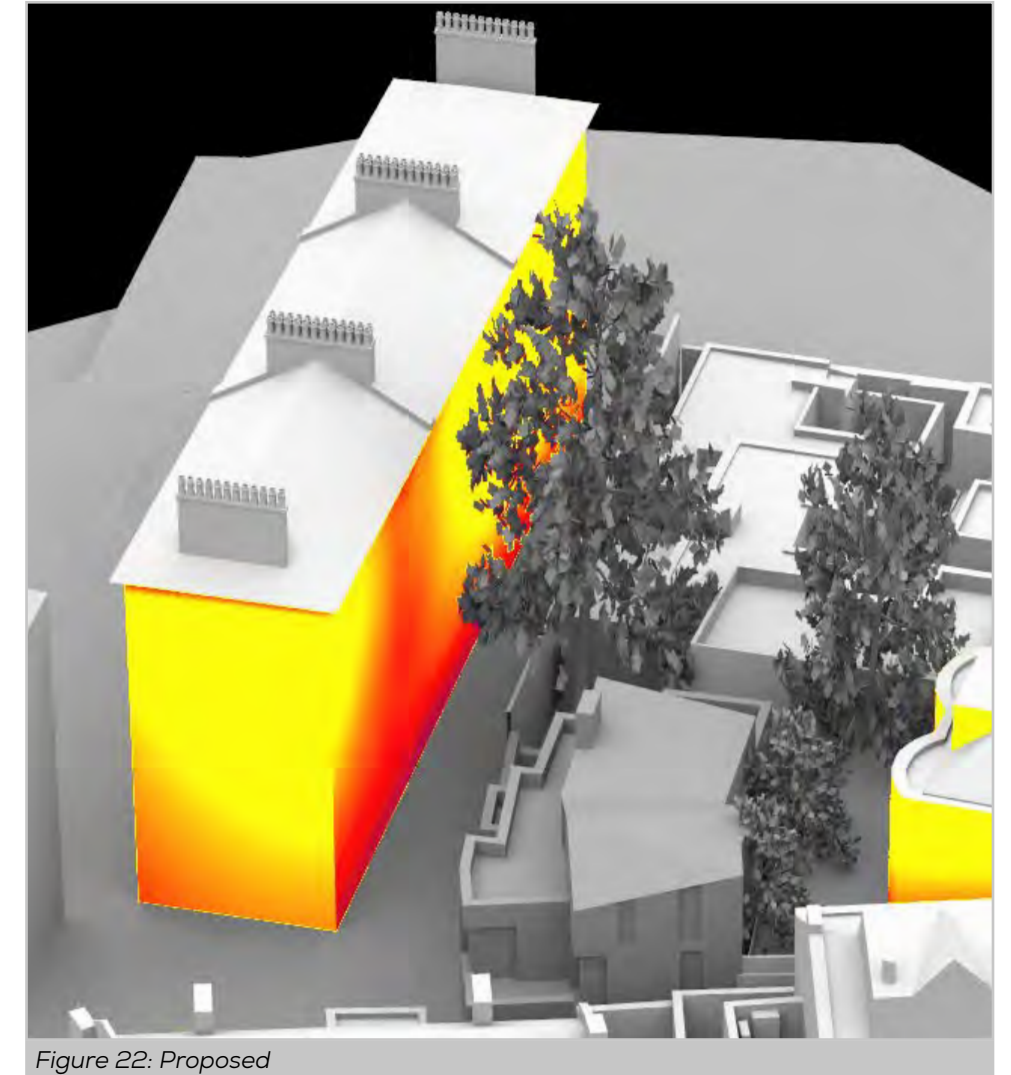
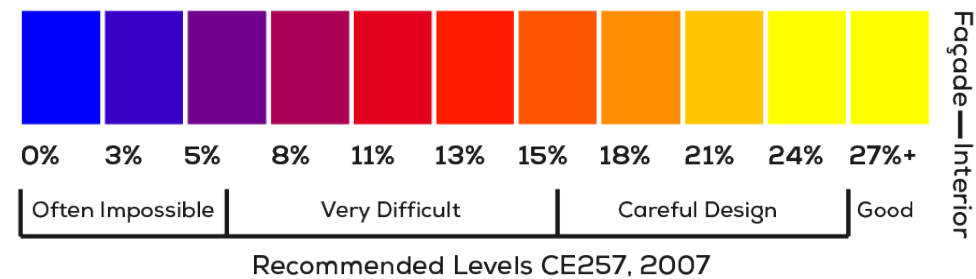


Figure 22: Proposed

**DAYLIGHTING**

VERTICAL SKY COMPONENT (VSC)





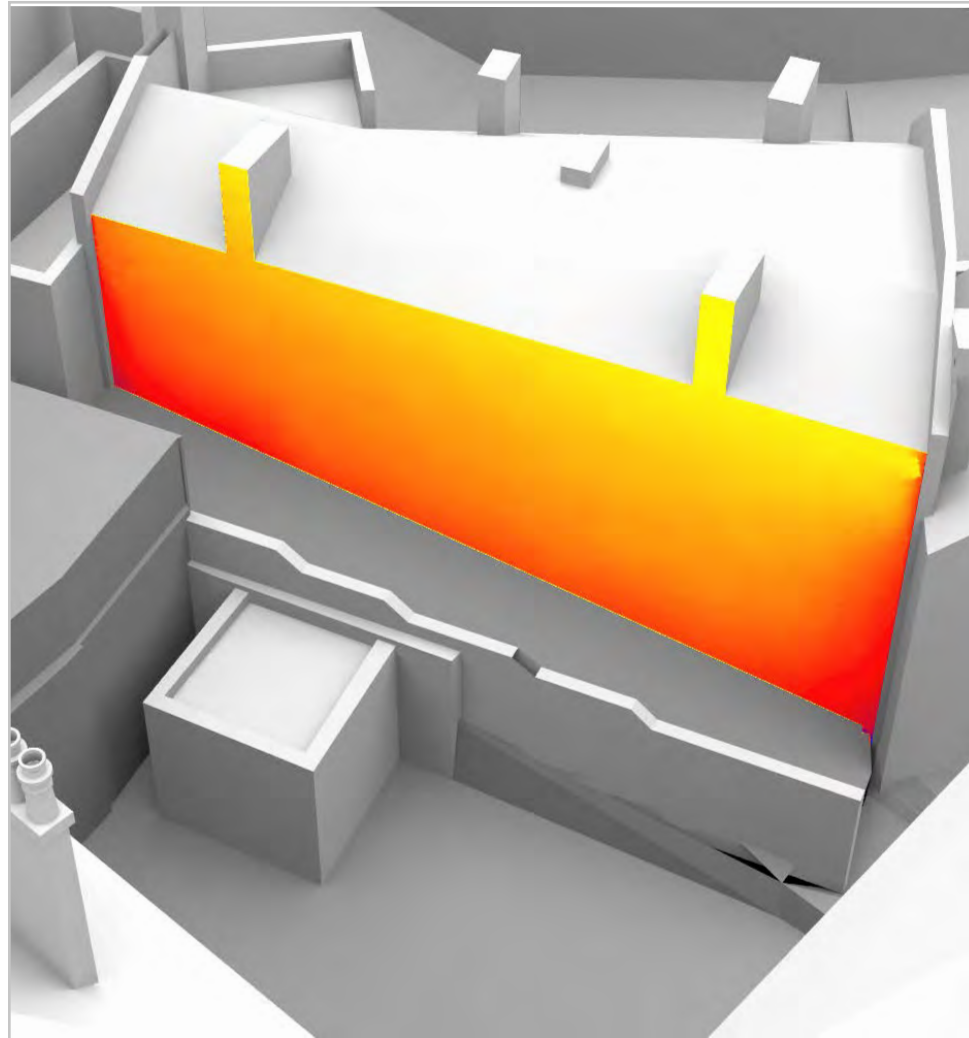


Figure 23: Existing

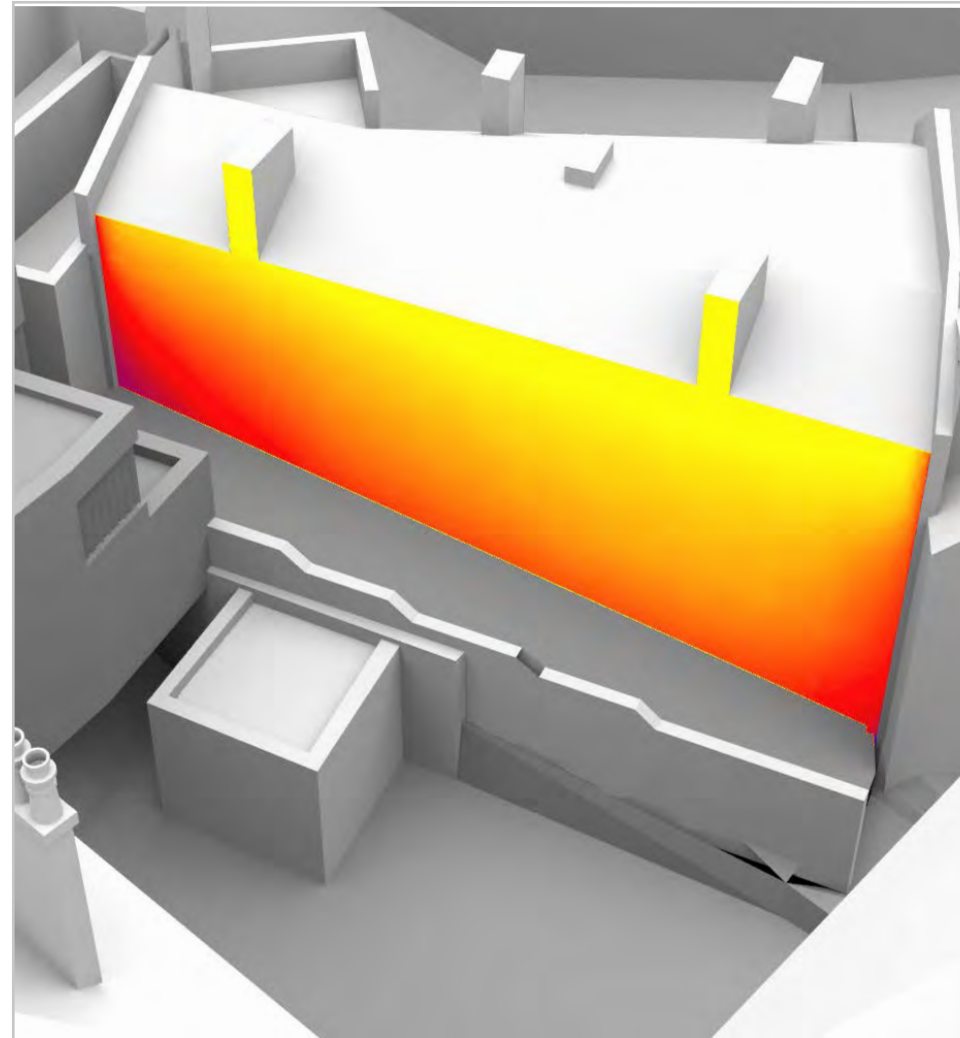


Figure 24: Consented

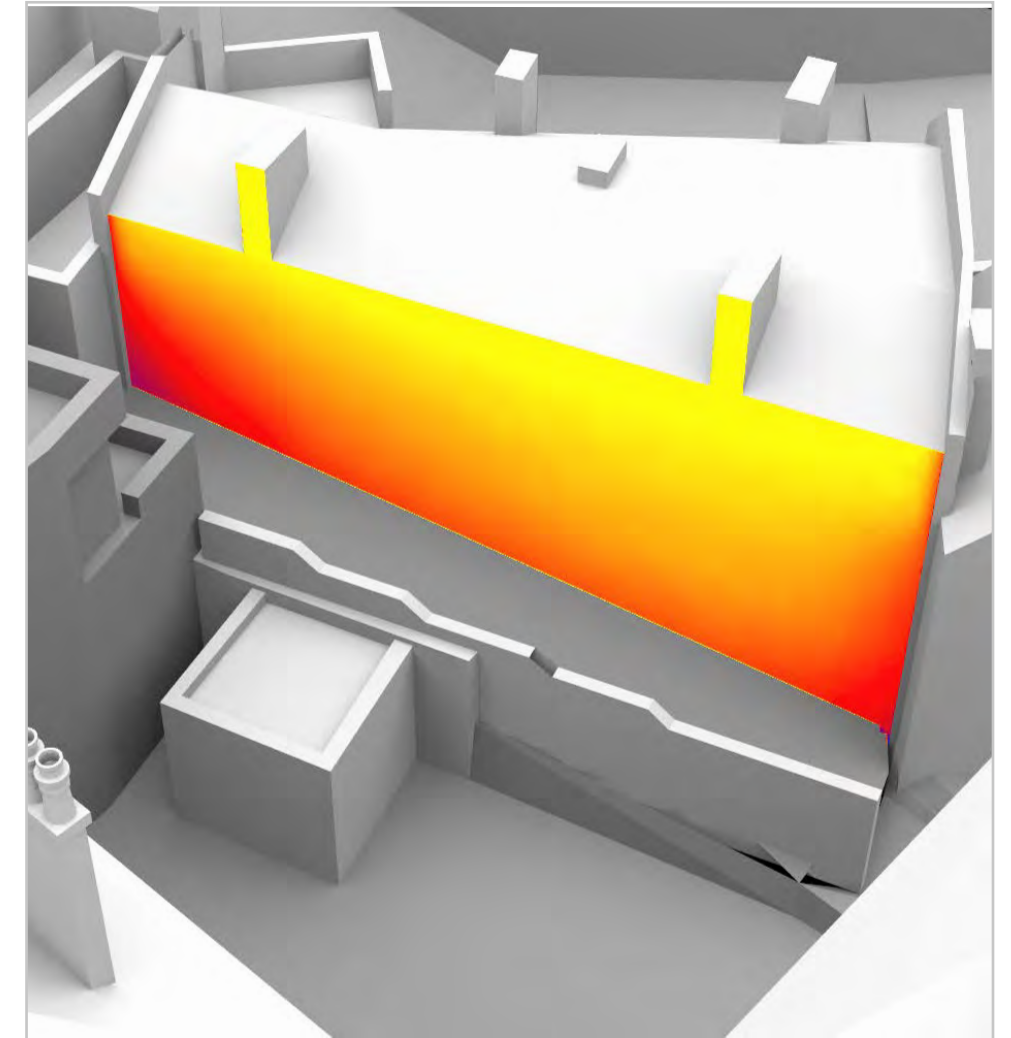
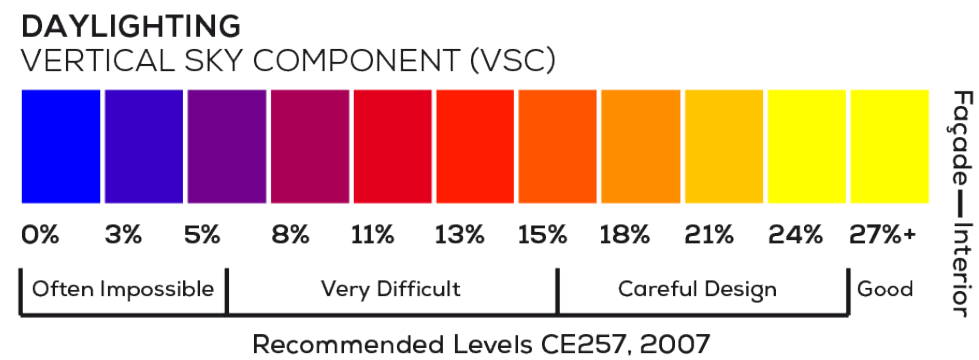


Figure 25: Proposed



VSC	Existing	Proposed	Loss	% Loss
Window 1	14	14	0	0.0
Window 2	21	20	1	4.8
Window 3	17	15	2	11.8
Window 4	25	26	-1	-4.0
Window 5	22	23	-1	-4.5

Table 2: VSC Assessment Results

APSH	Existing		Proposed		Loss		% Loss	
	Total	Winter	Total	Winter	Total	Winter	Total	Winter
Window 1	32	9	30	8	2	1	6.3	11.1
Window 2	32	4	33	3	-1	1	-3.1	25.0
Window 3	17	0	12	0	5	0	29.4	0.0
Window 4	40	6	41	7	-1	-1	-2.5	-16.7
Window 5	27	3	37	5	-10	-2	-37.0	-66.7

Table 3: APSH Assessment Results

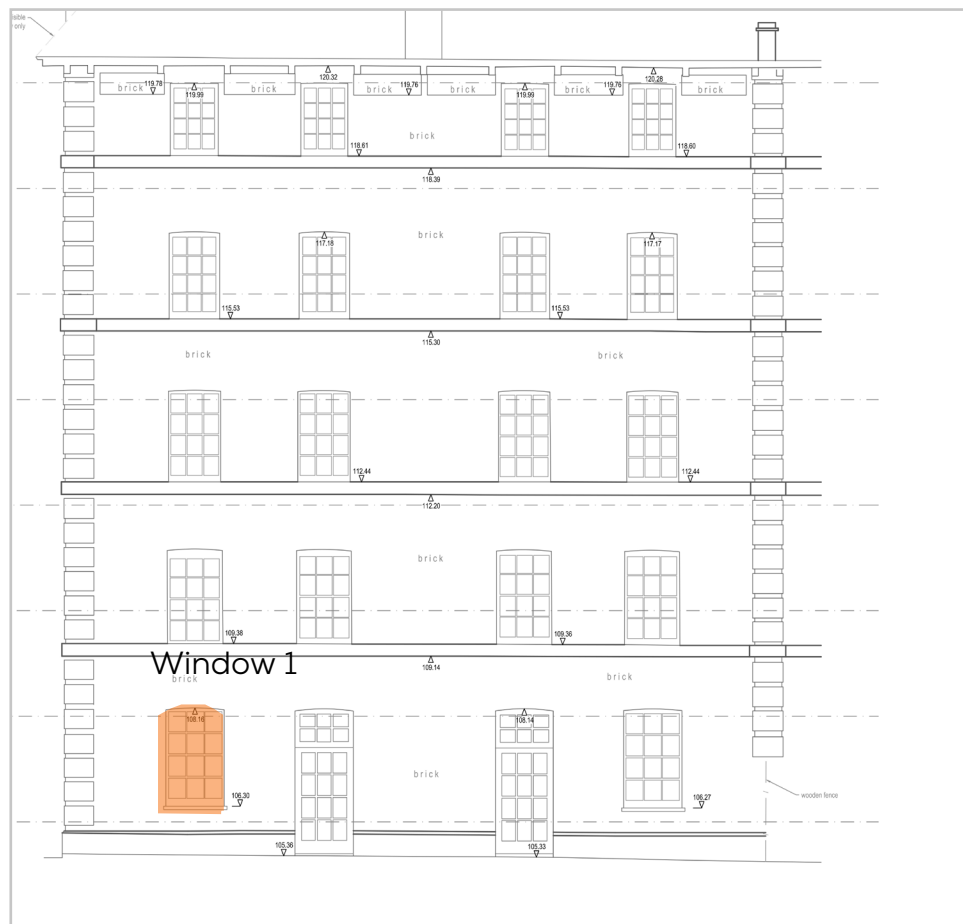


Figure 26: Elevation - New Court



Figure 27: Elevation - Streatley Flats



VSC	Consented	Proposed	Loss	% Loss
Window 1	14	14	0	0.0
Window 2	21	20	1	4.8
Window 3	15	15	0	0.0
Window 4	26	26	0	0.0
Window 5	23	23	0	0.0

Table 4: VSC Assessment Results

APSH	2017 Consented		Proposed		Loss		% Loss	
	Total	Winter	Total	Winter	Total	Winter	Total	Winter
Window 1	30	7	30	8	0	-1	0.0	-14.3
Window 2	31	2	33	3	-2	-1	-6.5	-50.0
Window 3	10	0	12	0	-2	0	-20.0	0.0
Window 4	42	8	41	7	1	1	2.4	12.5
Window 5	36	5	37	5	-1	0	-2.8	0.0

Table 5: APSH Assessment Results

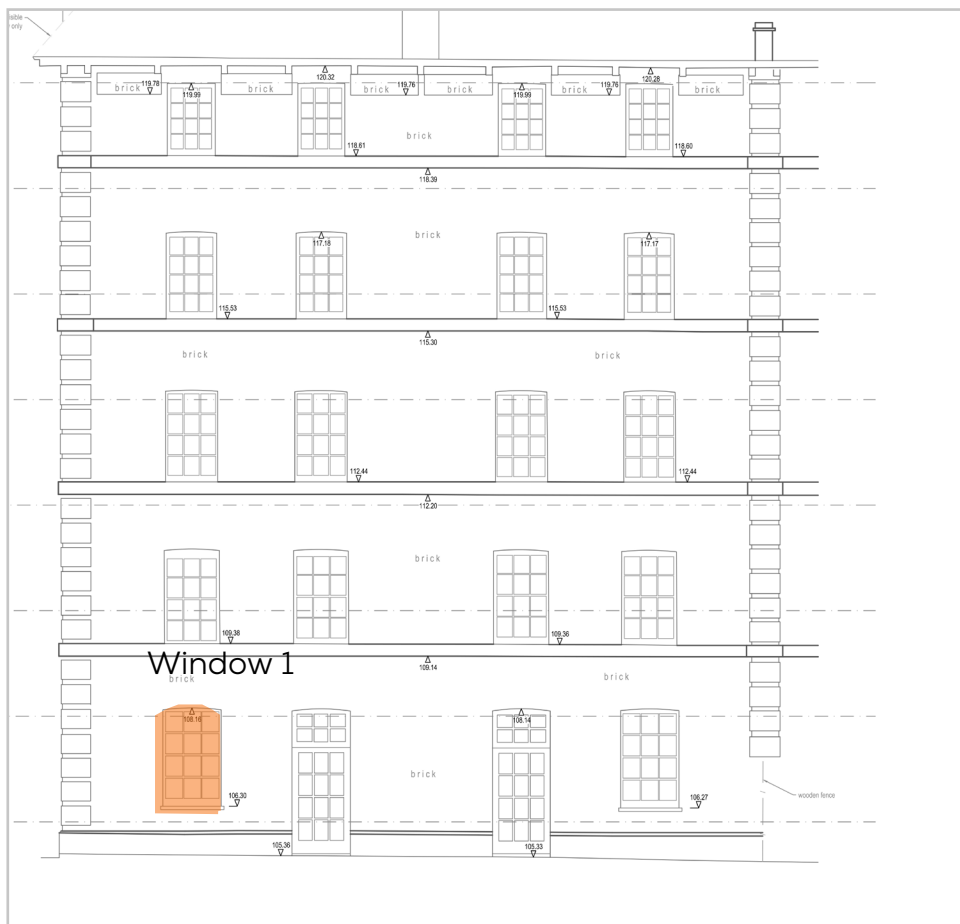
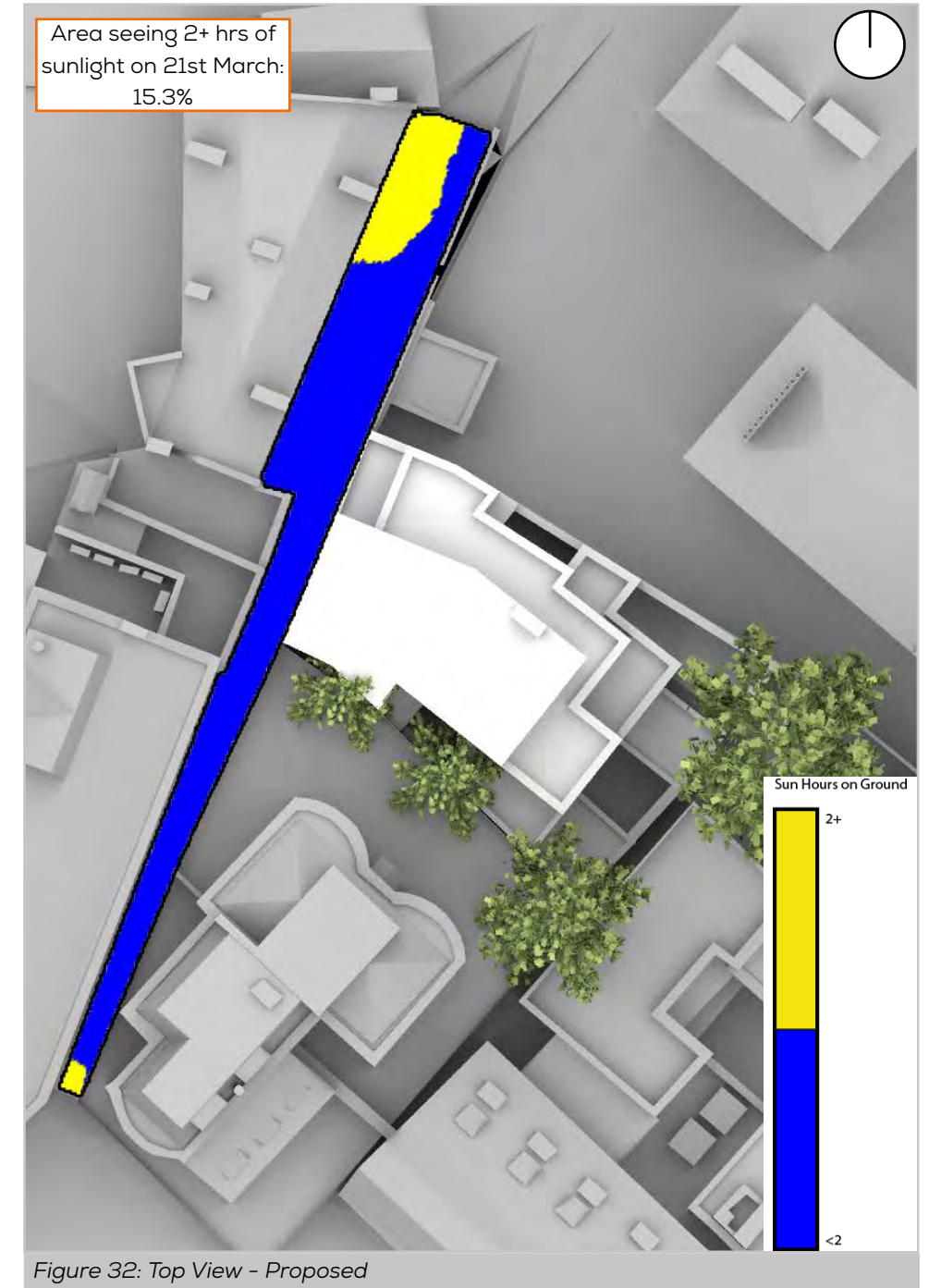
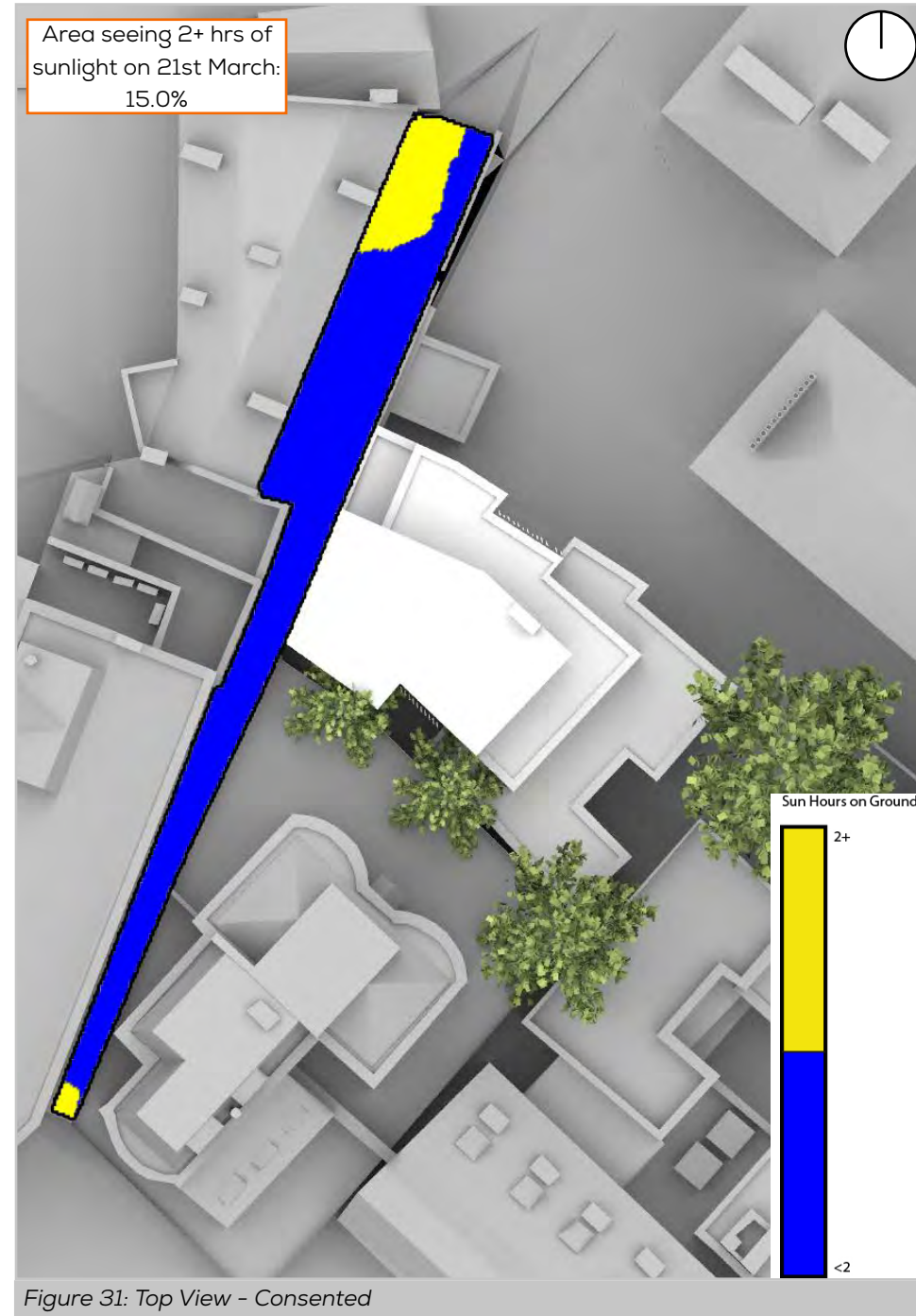


Figure 28: Elevation - New Court



Figure 29: Elevation - Streatley Flats





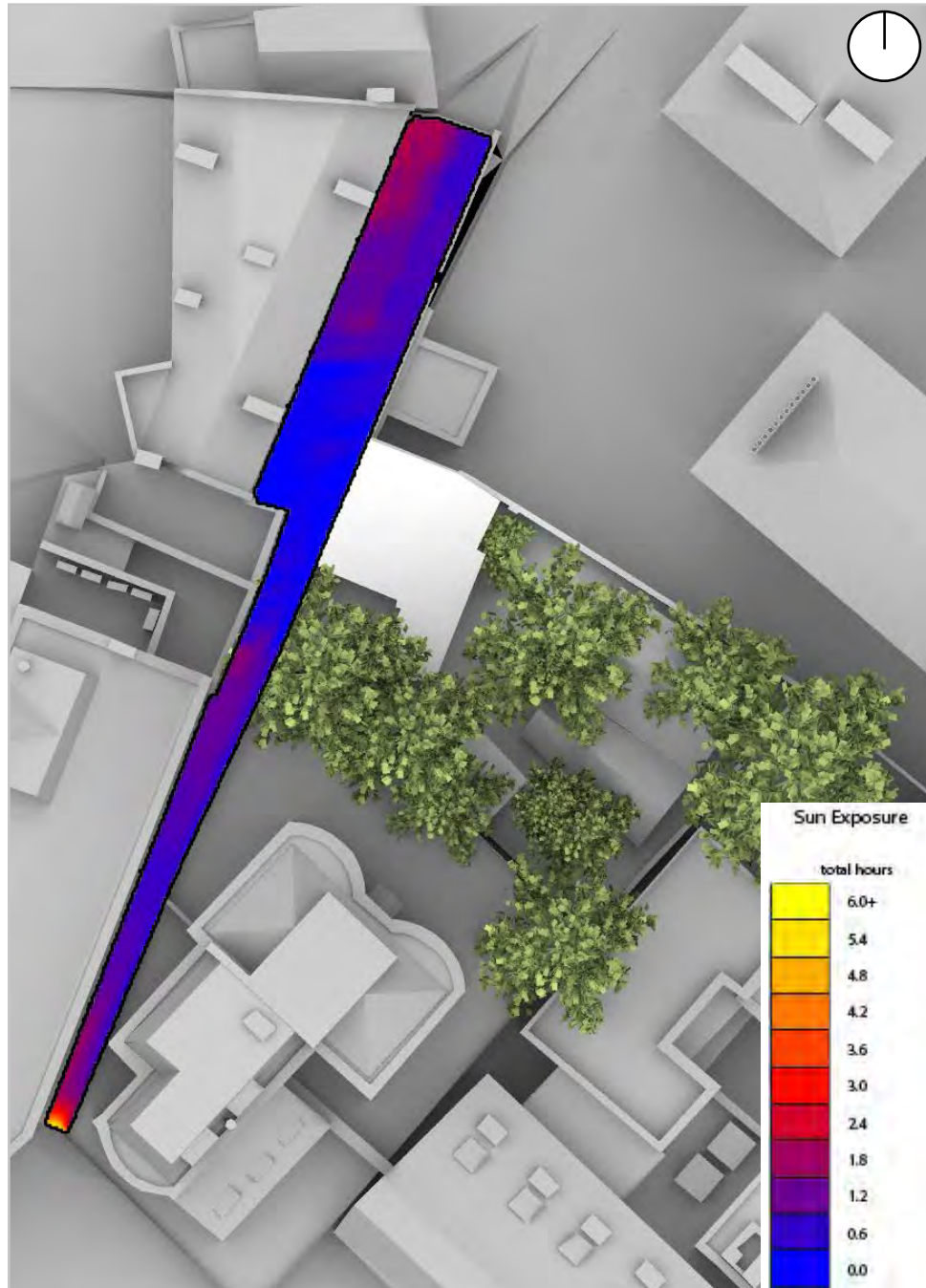


Figure 33: Top View - Existing



Figure 34: Top View - Consented

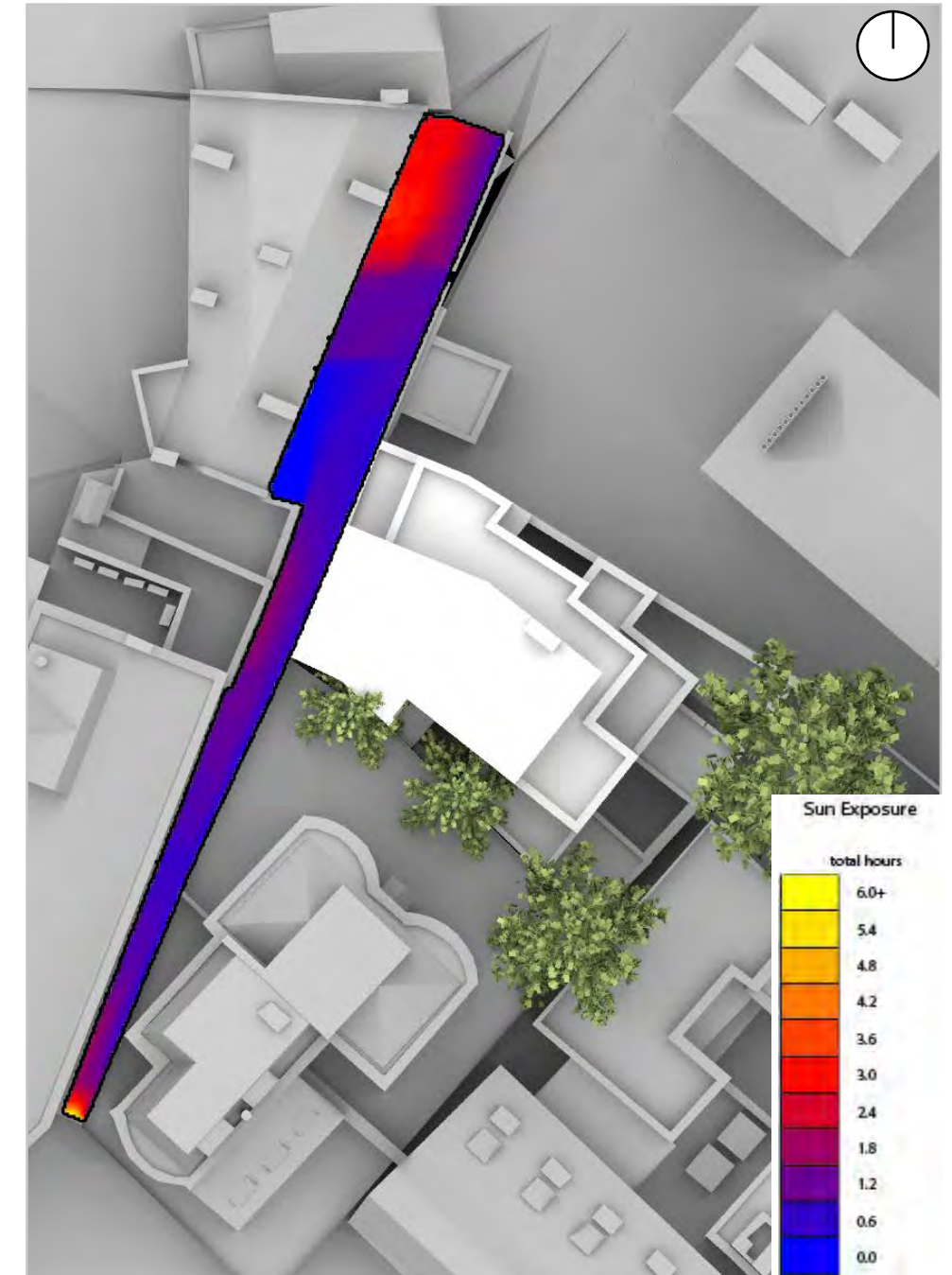


Figure 35: Top View - Proposed



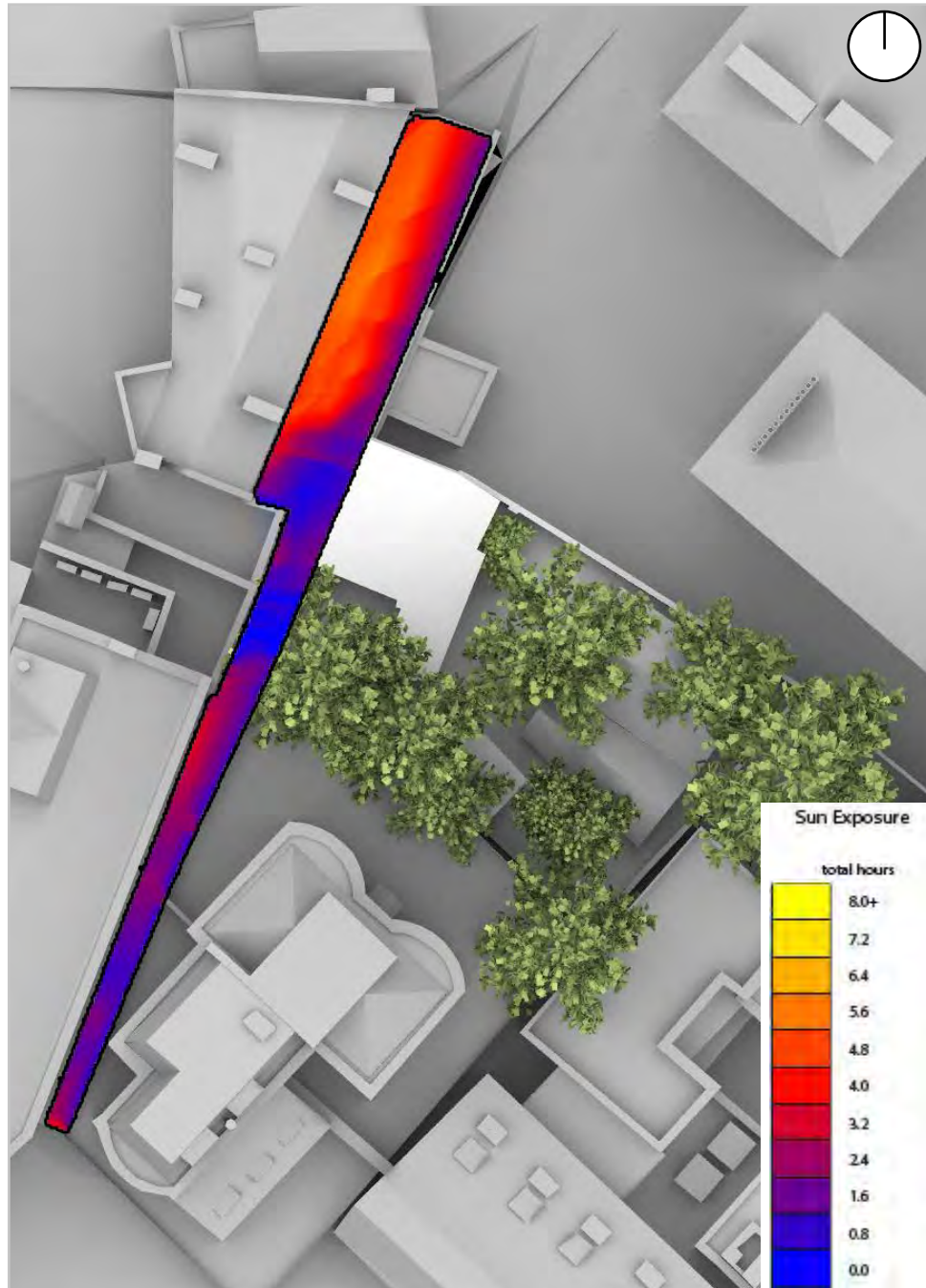


Figure 36: Top View - Existing

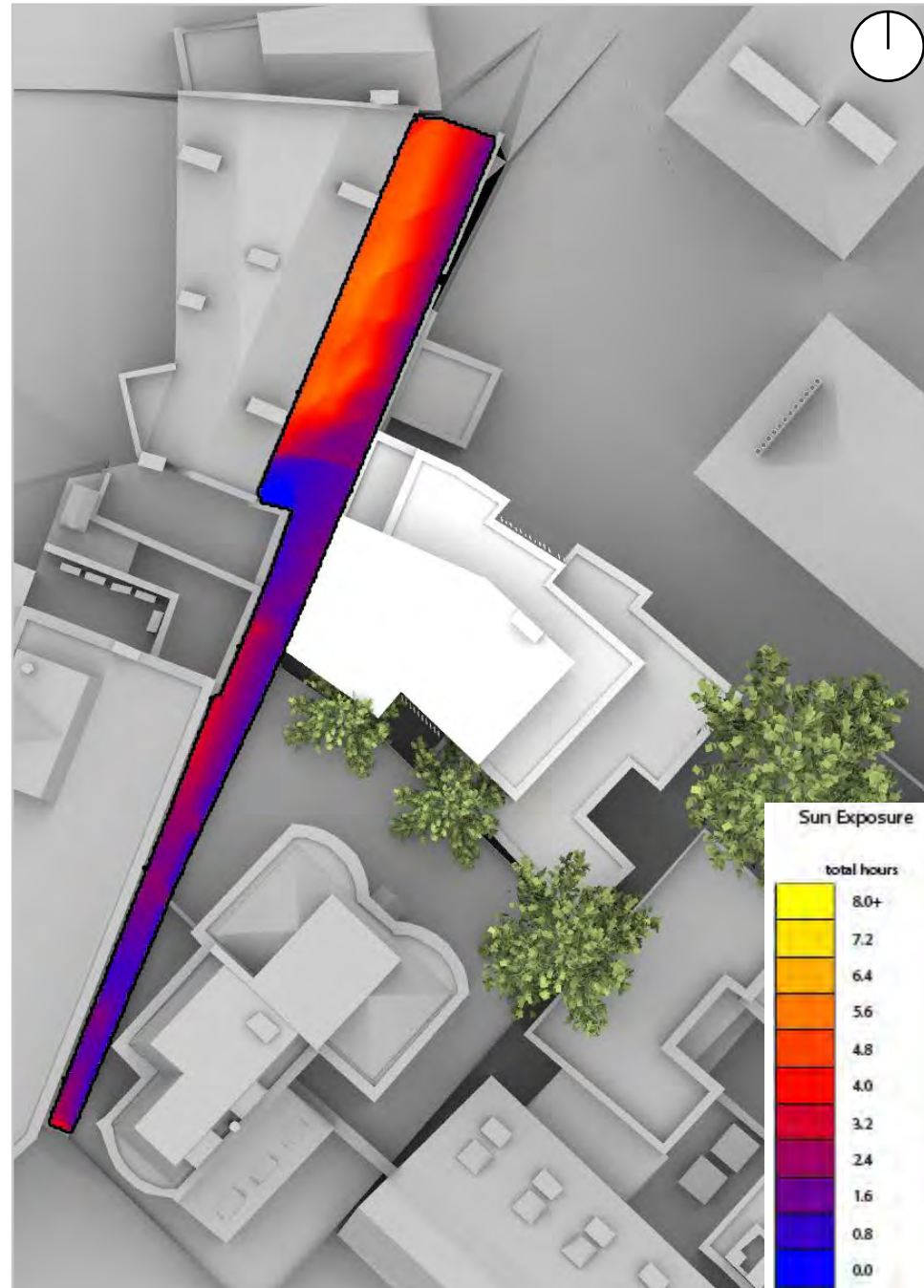


Figure 37: Top View - Consented

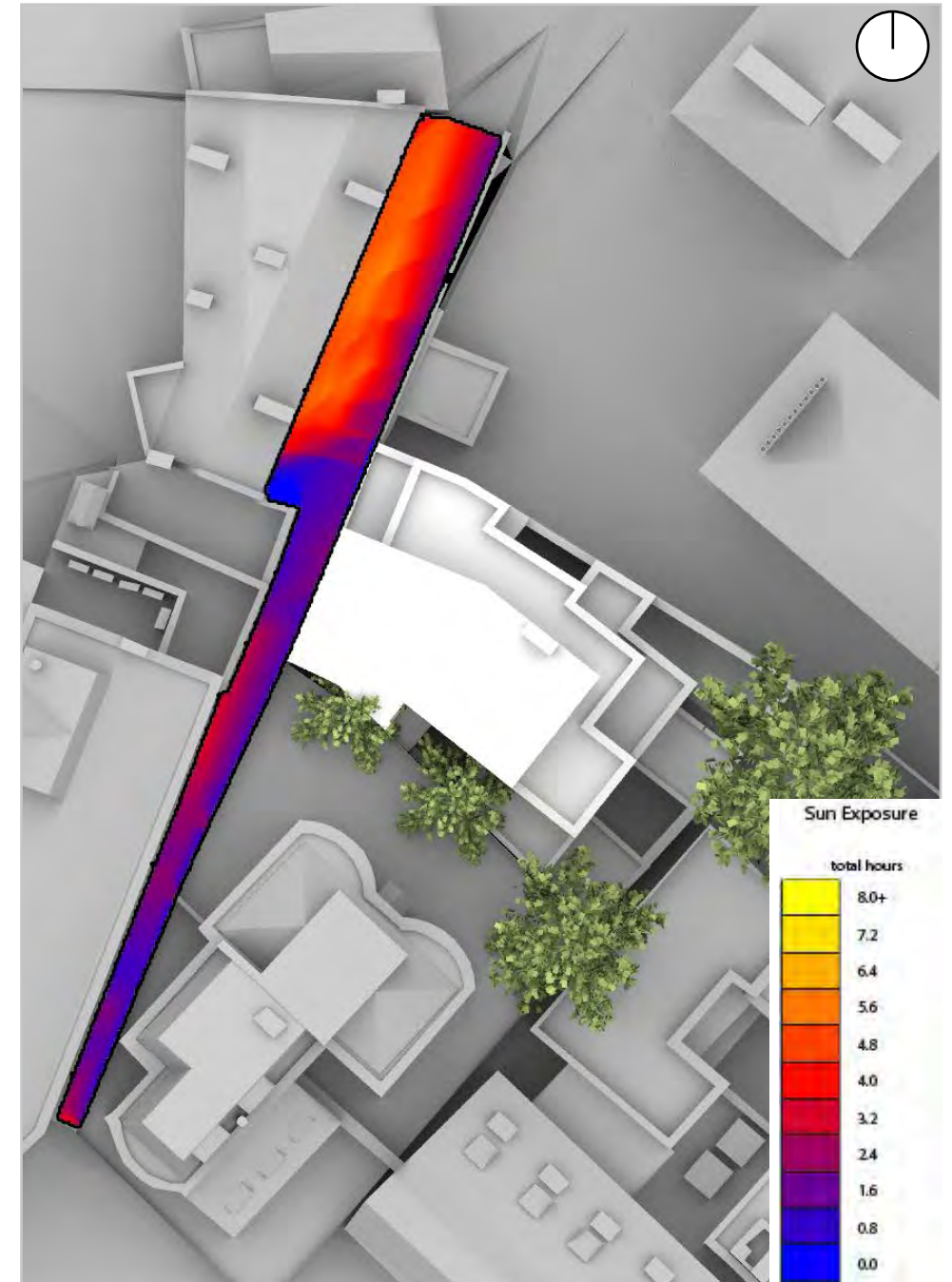
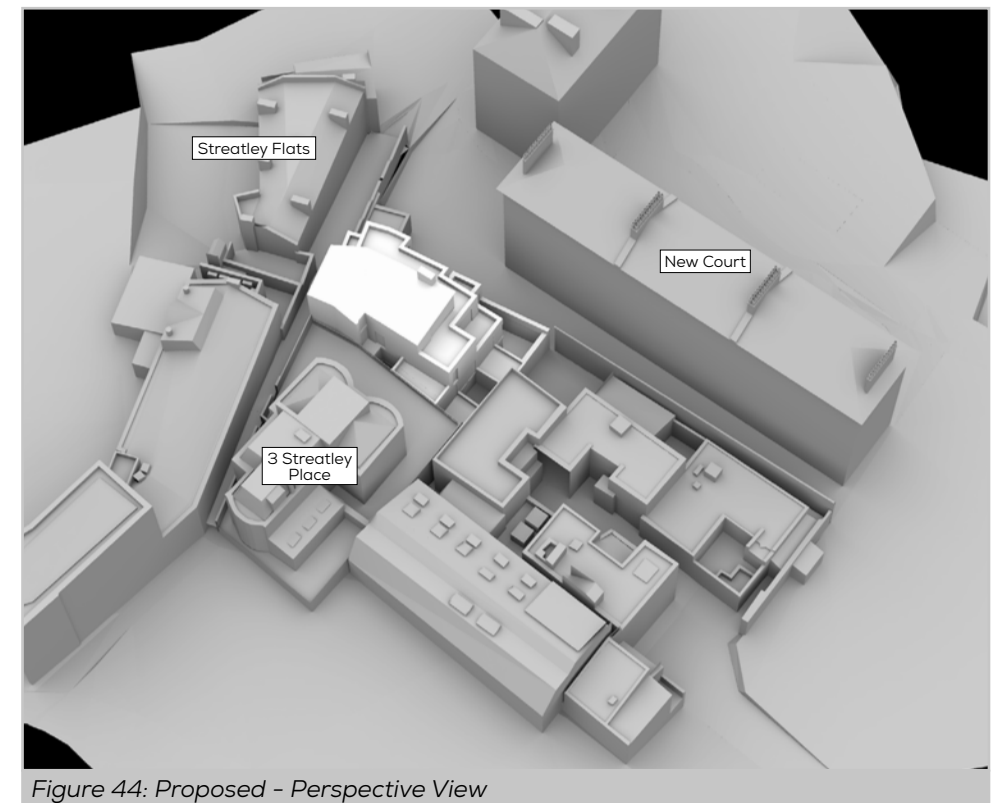
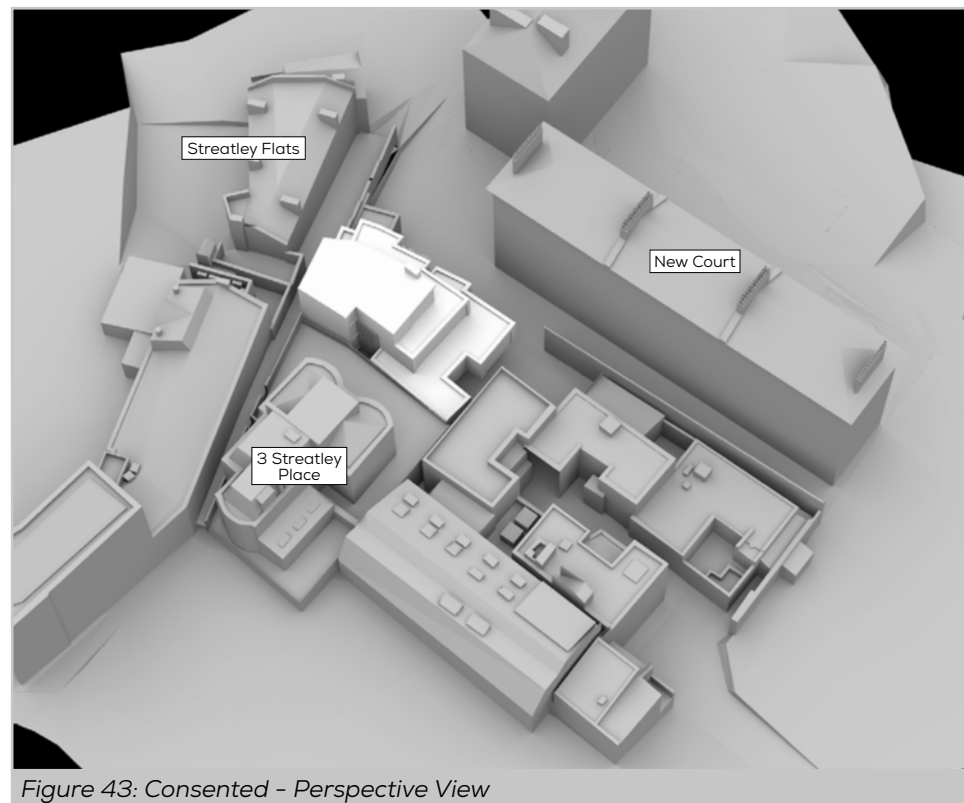
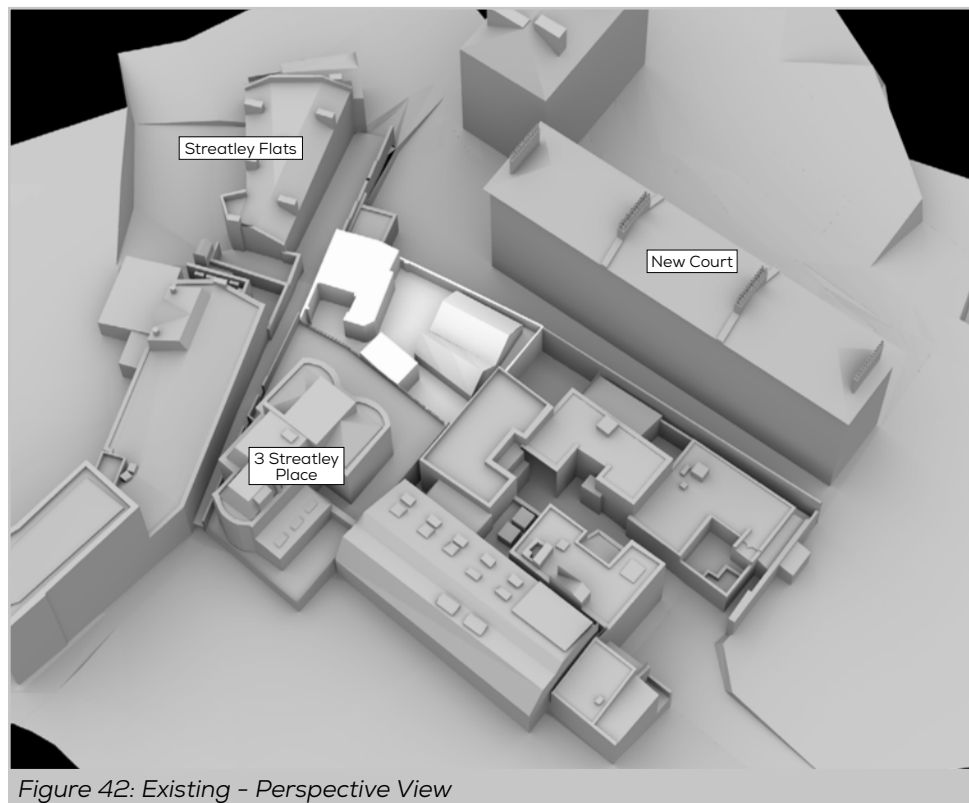
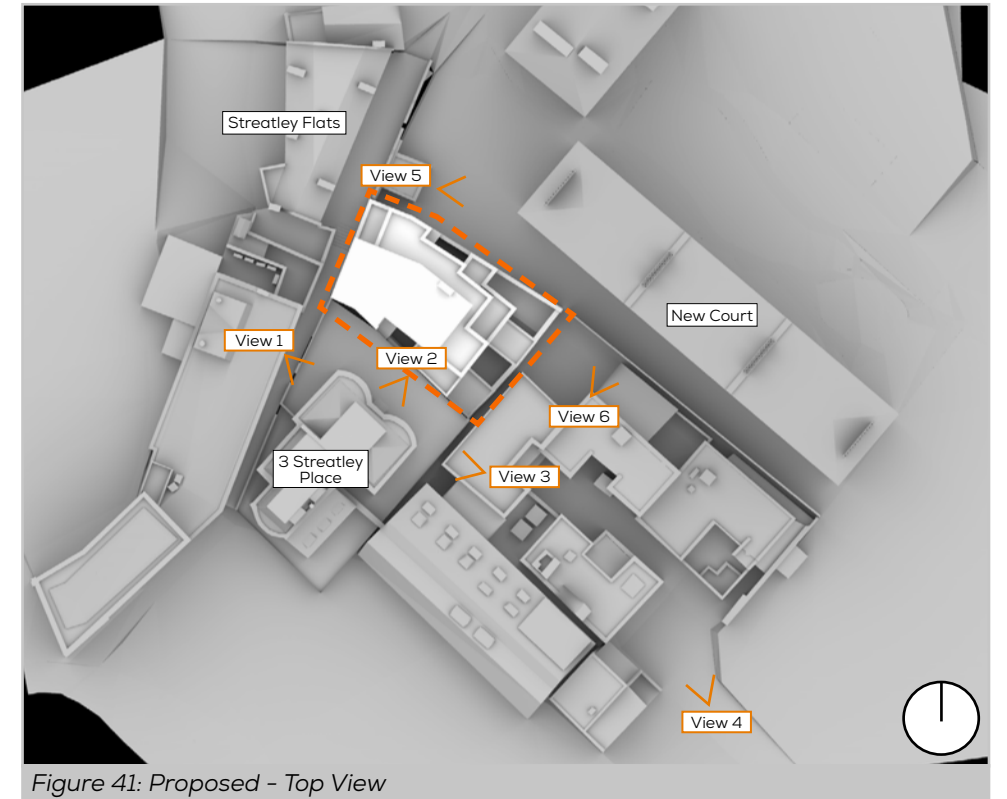
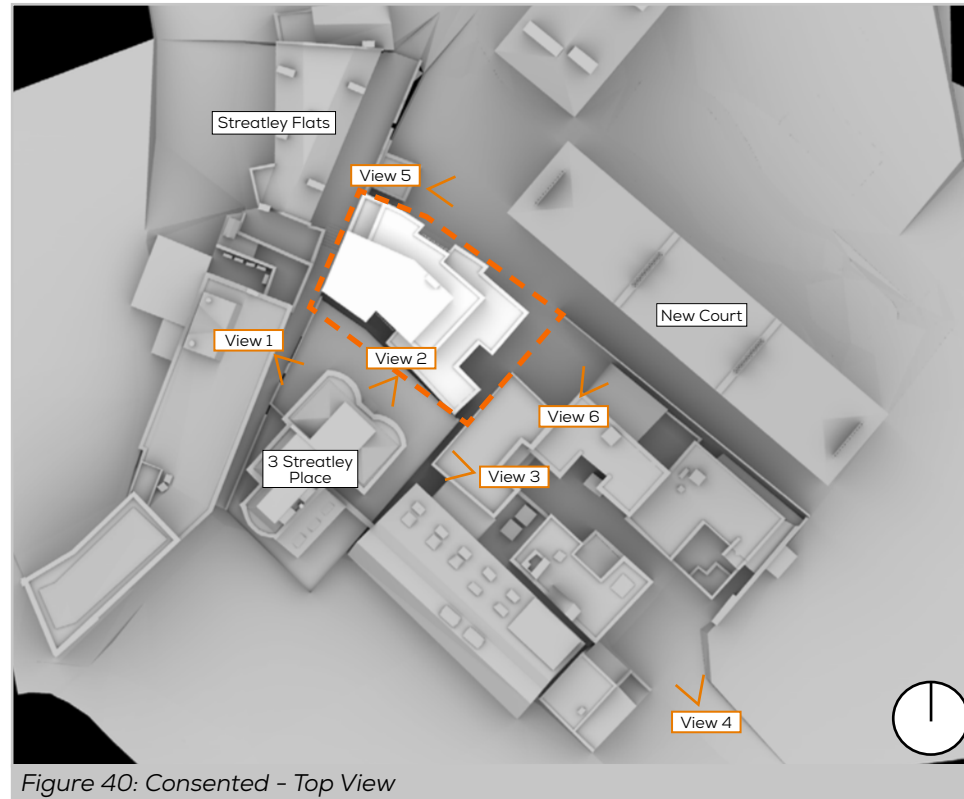
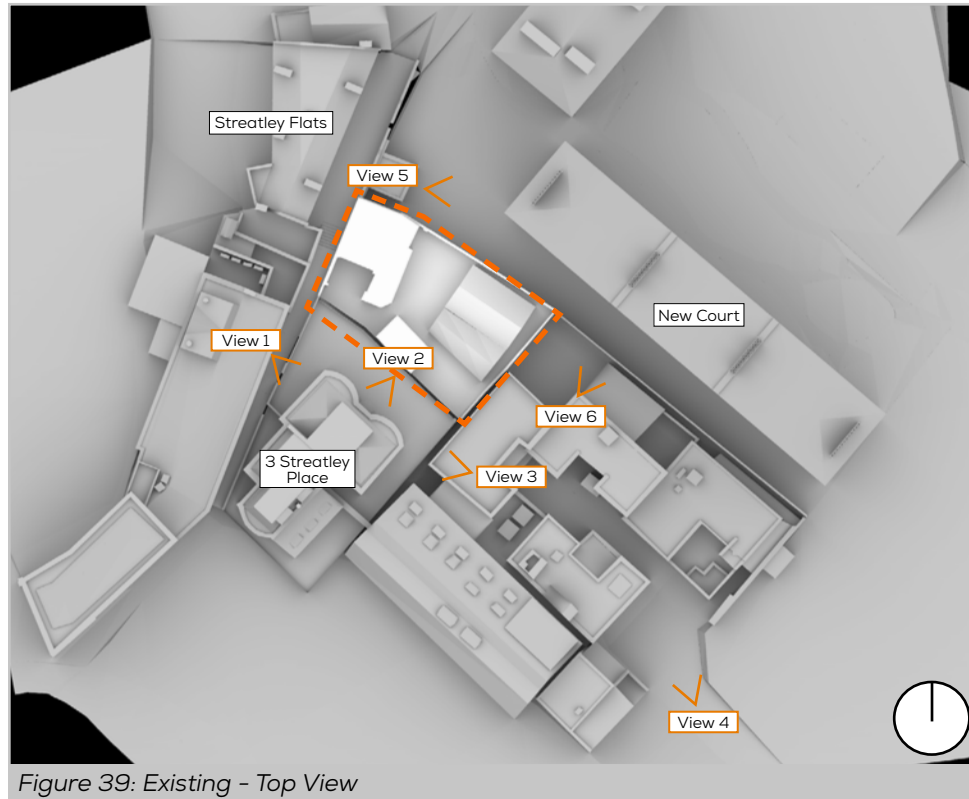


Figure 38: Top View - Proposed



## Assessments without Trees







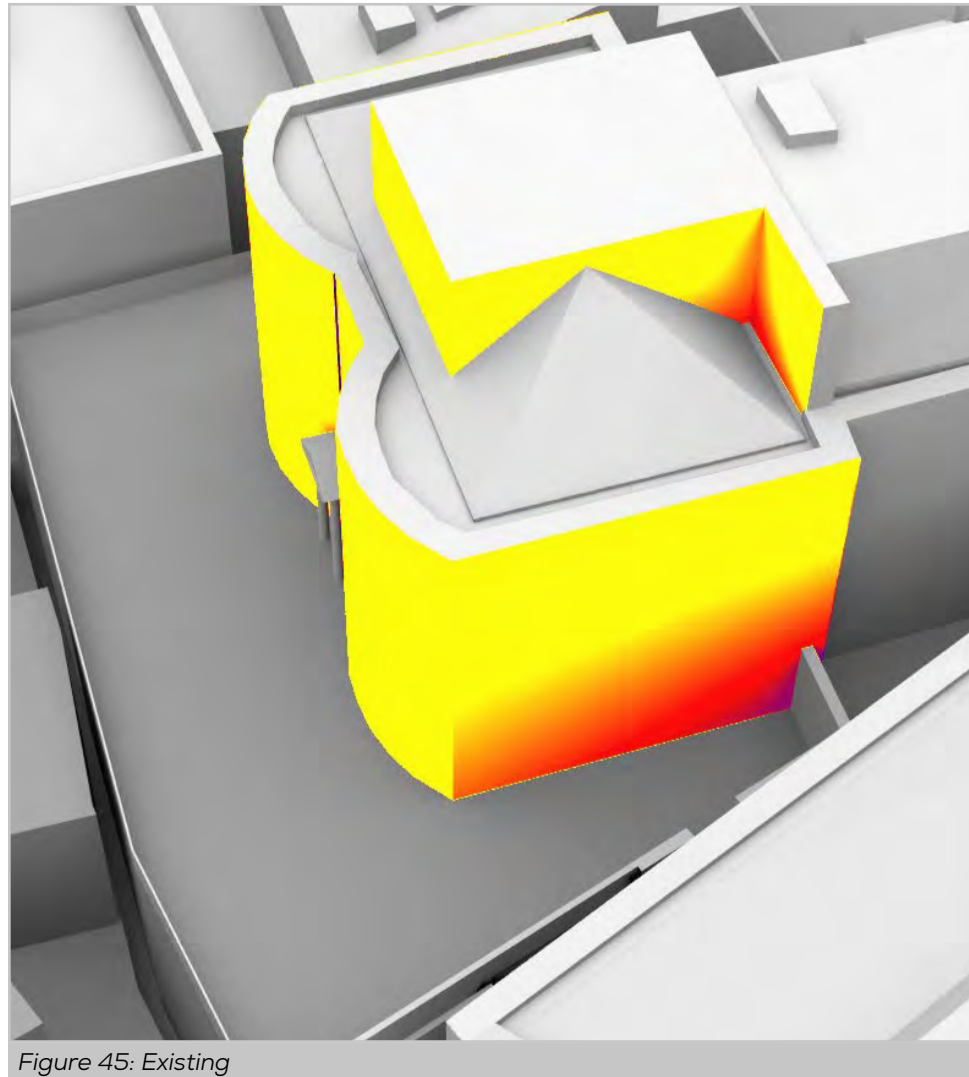


Figure 45: Existing

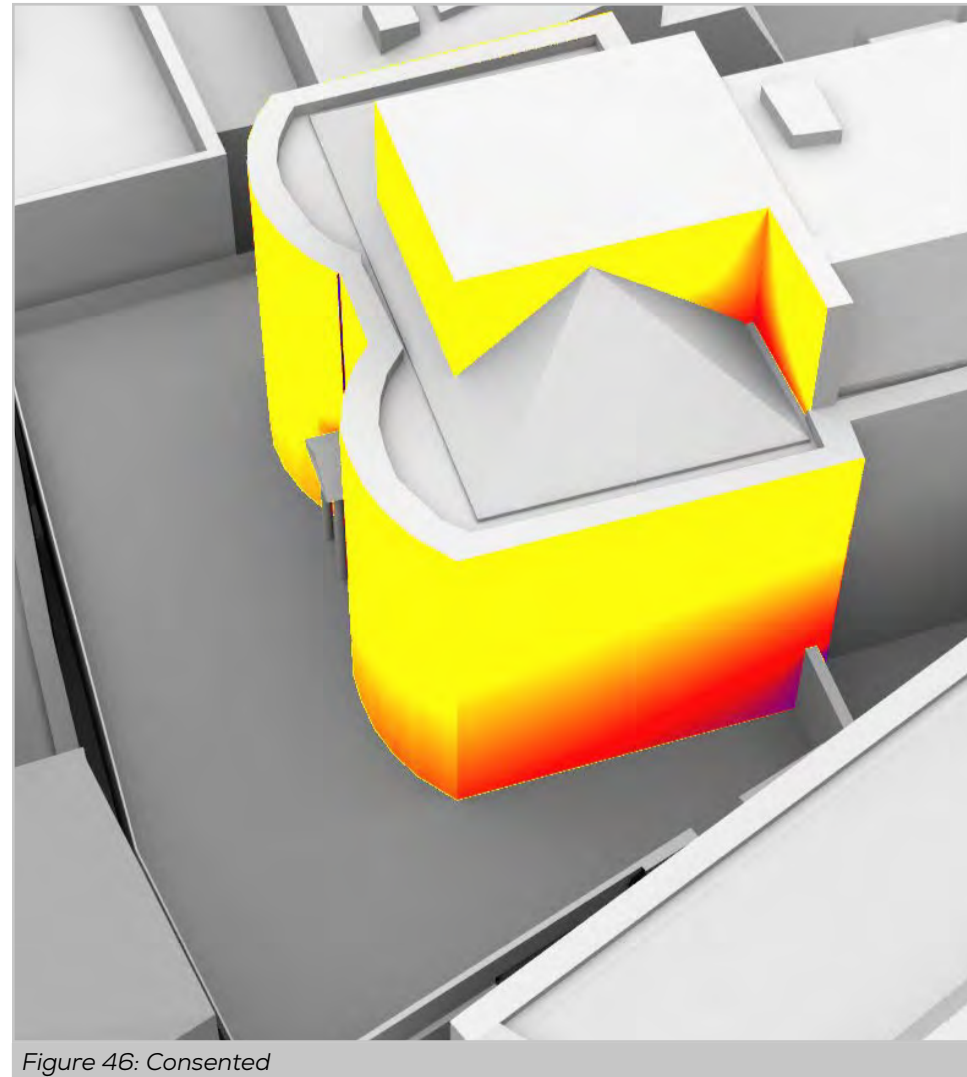


Figure 46: Consented

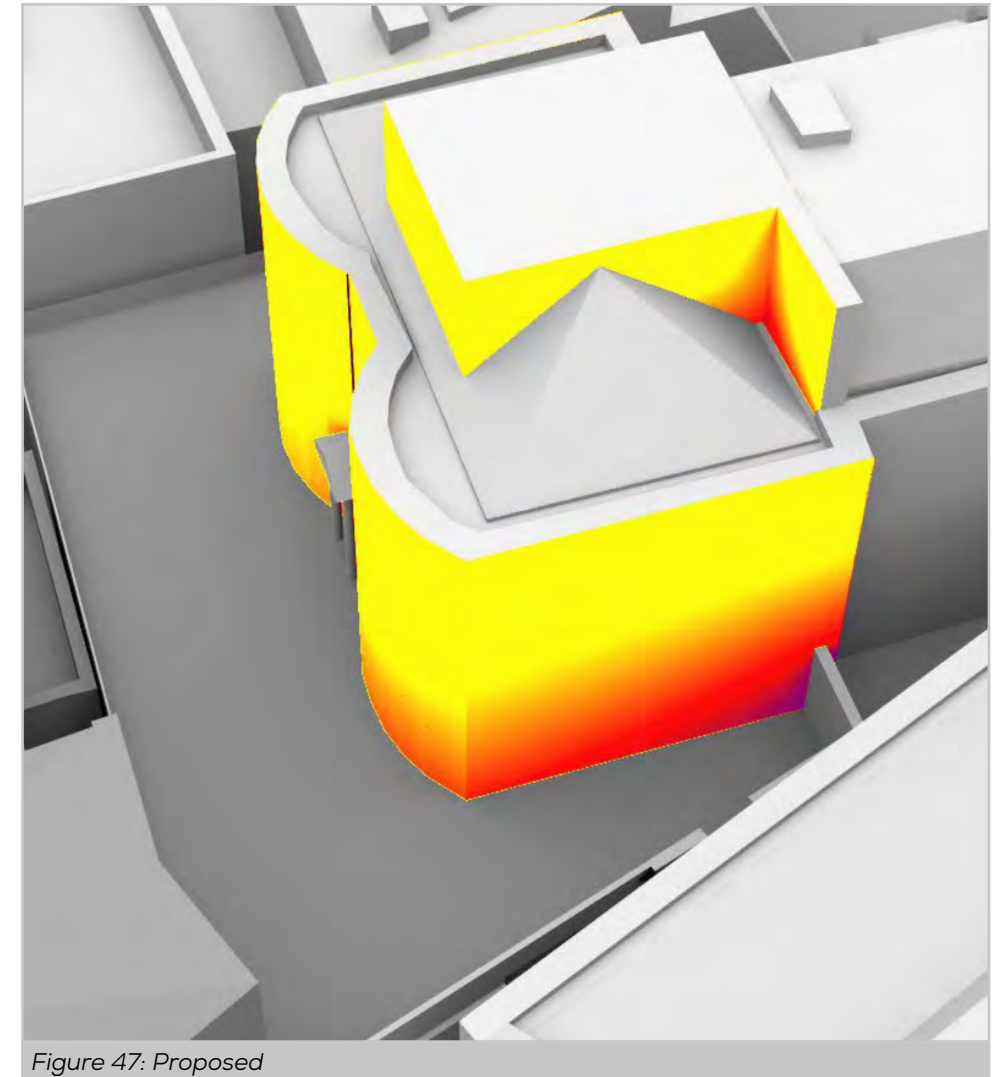


Figure 47: Proposed

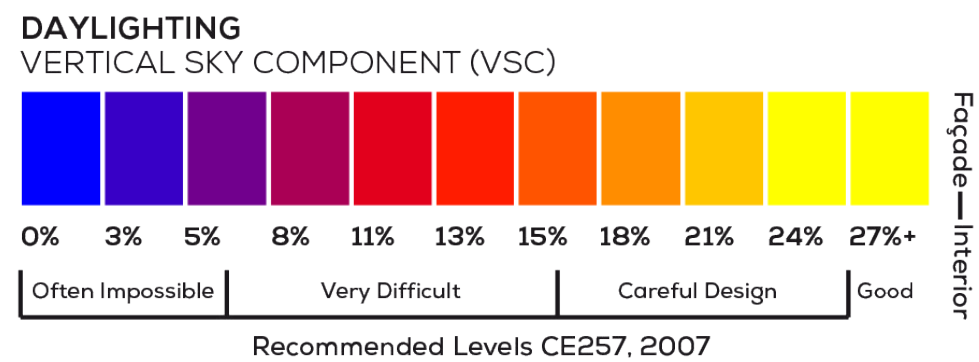




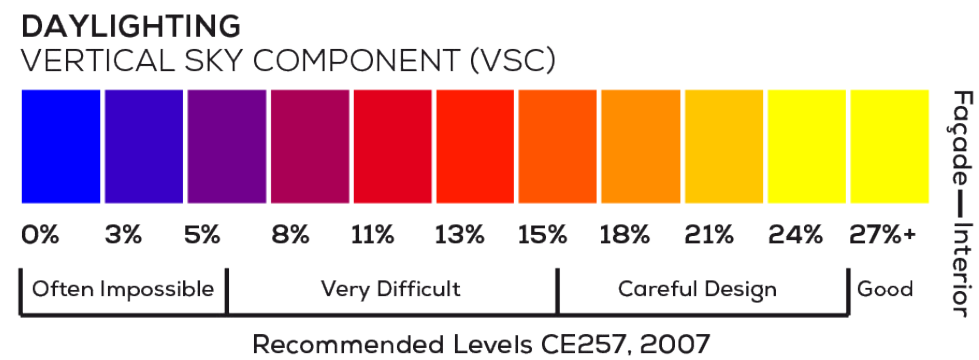
Figure 48: Existing



Figure 49: Consented



Figure 50: Proposed





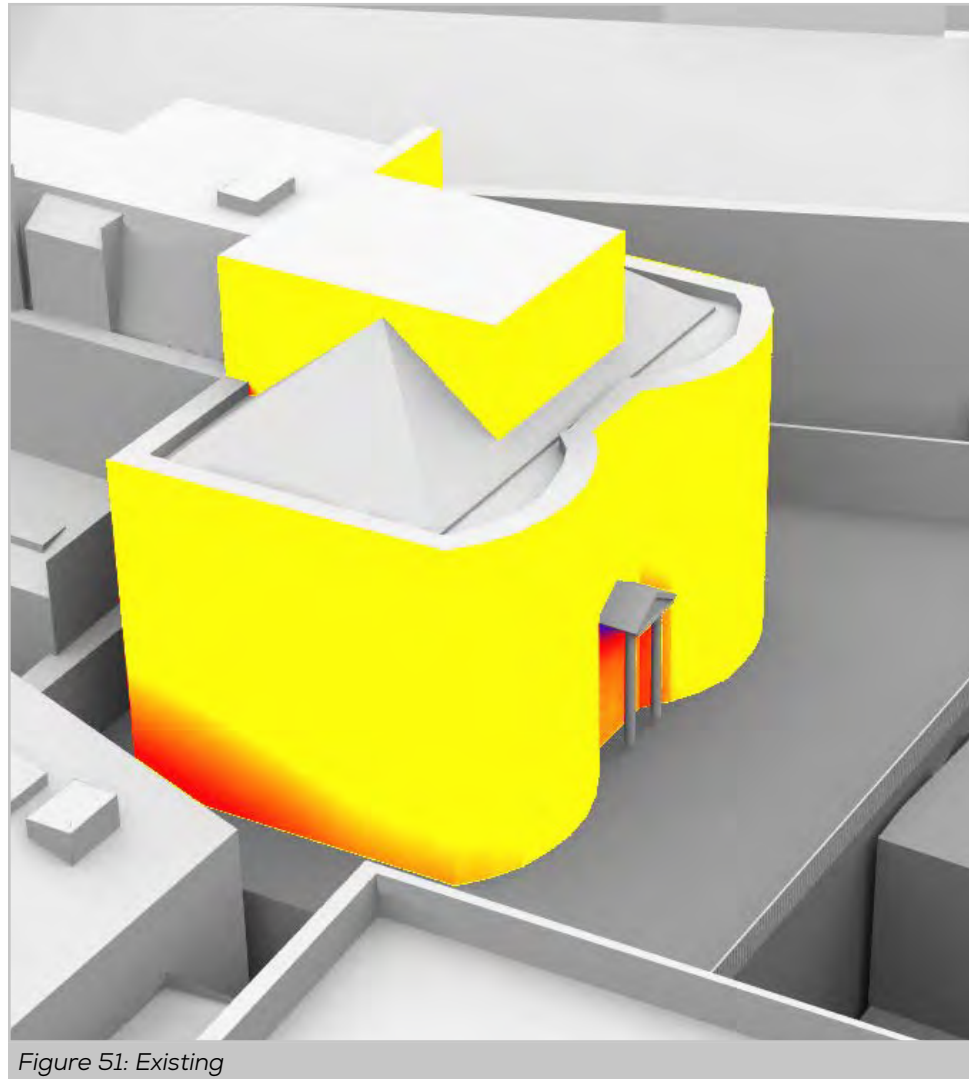


Figure 51: Existing

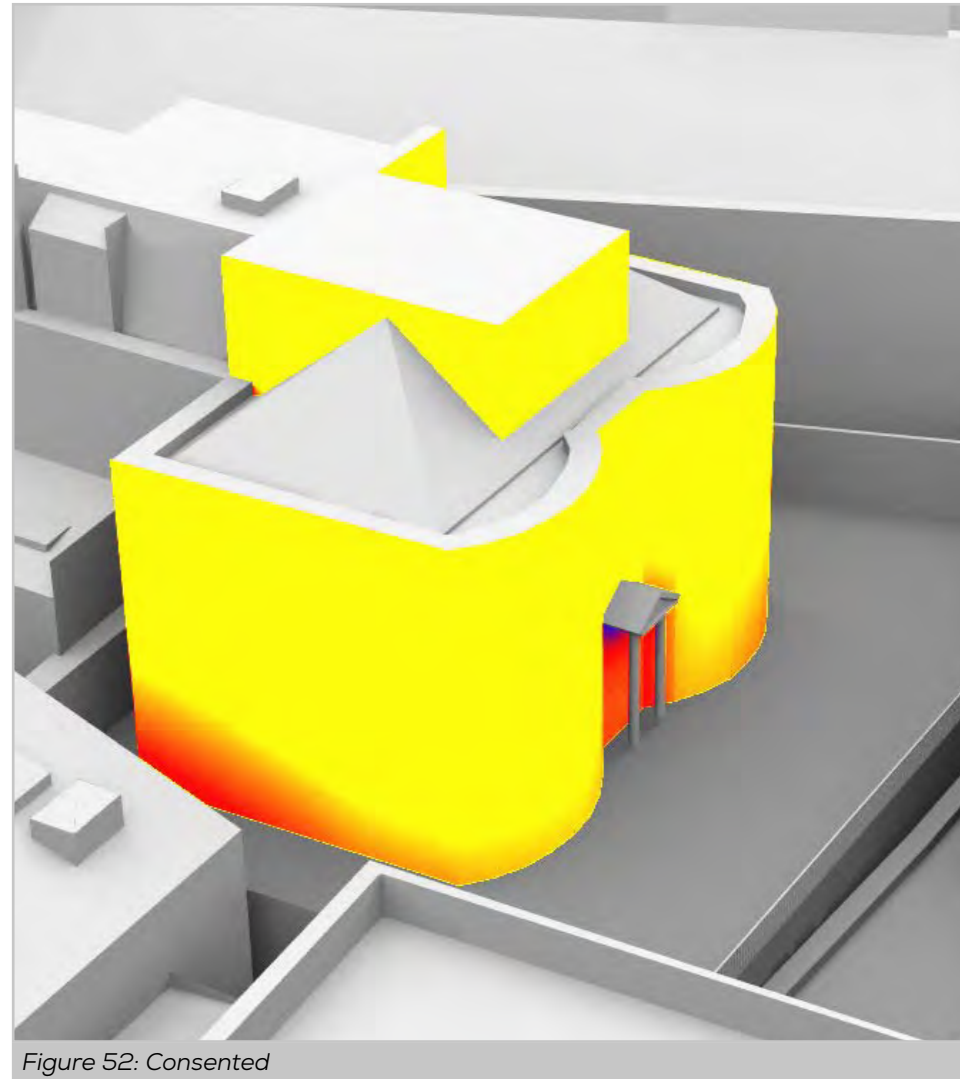


Figure 52: Consented

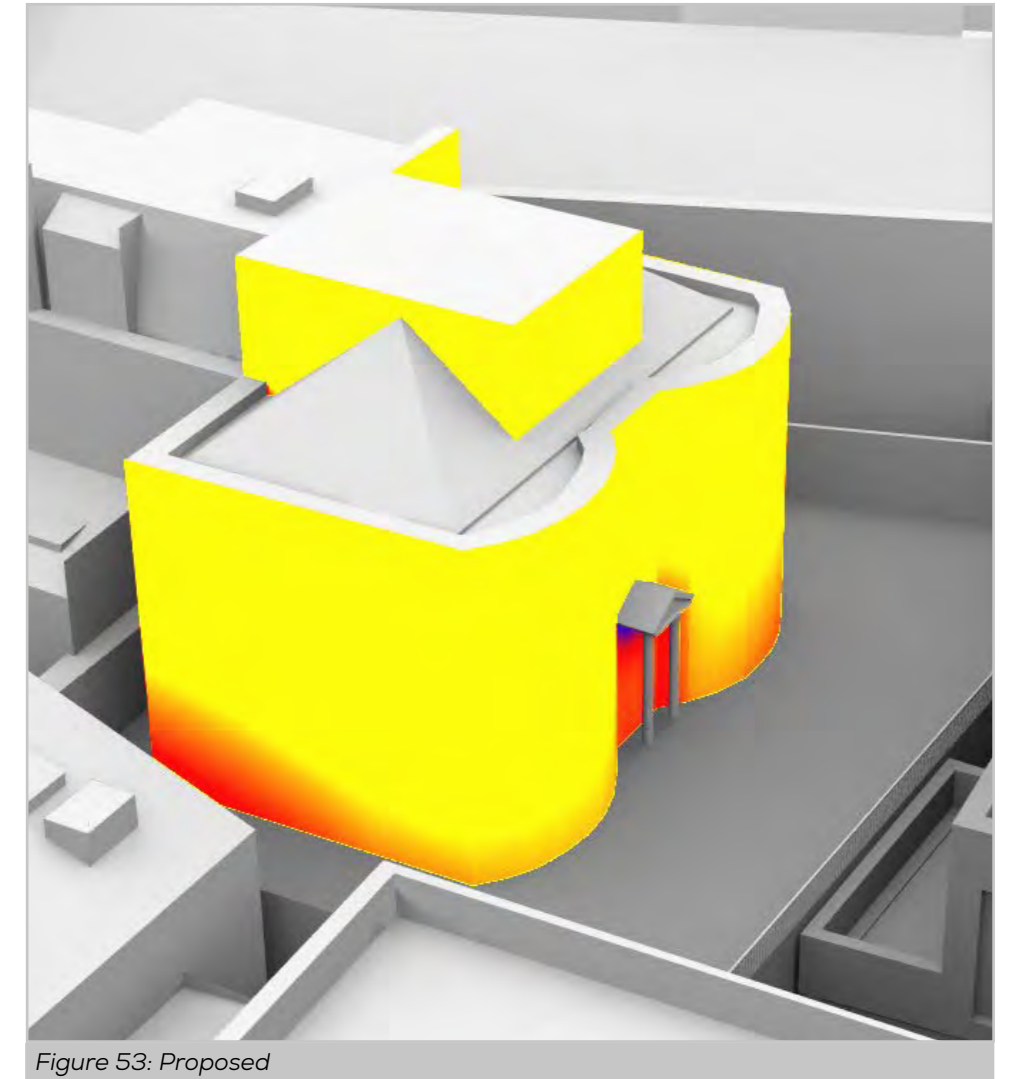
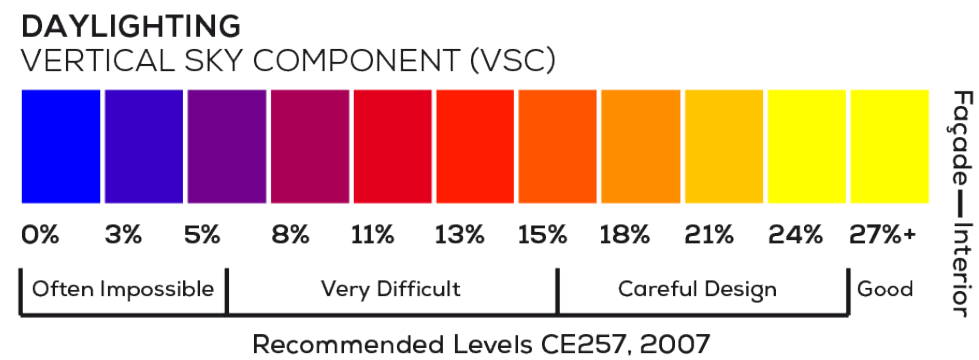


Figure 53: Proposed



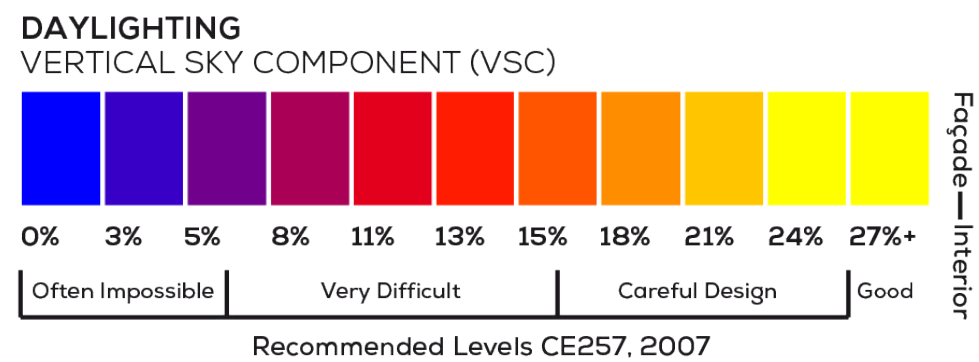
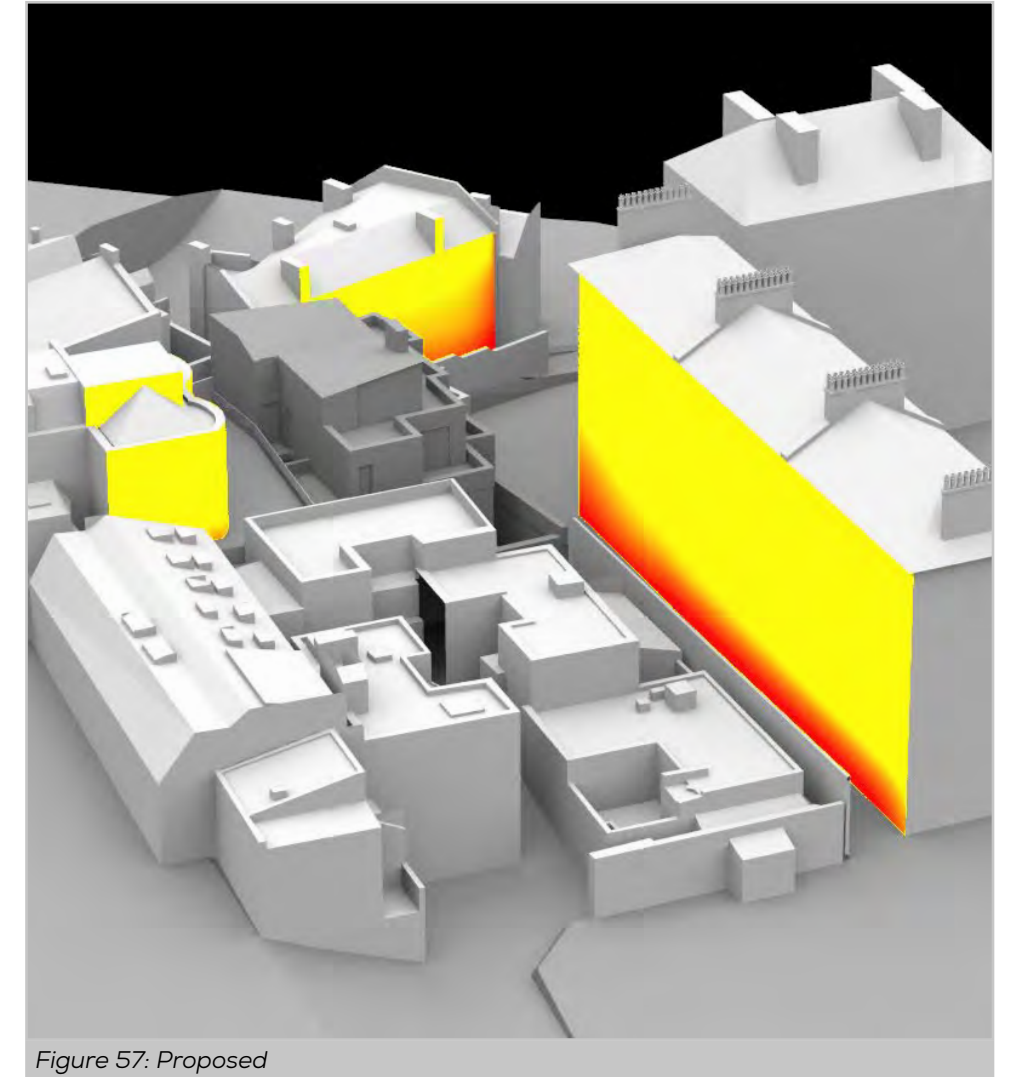
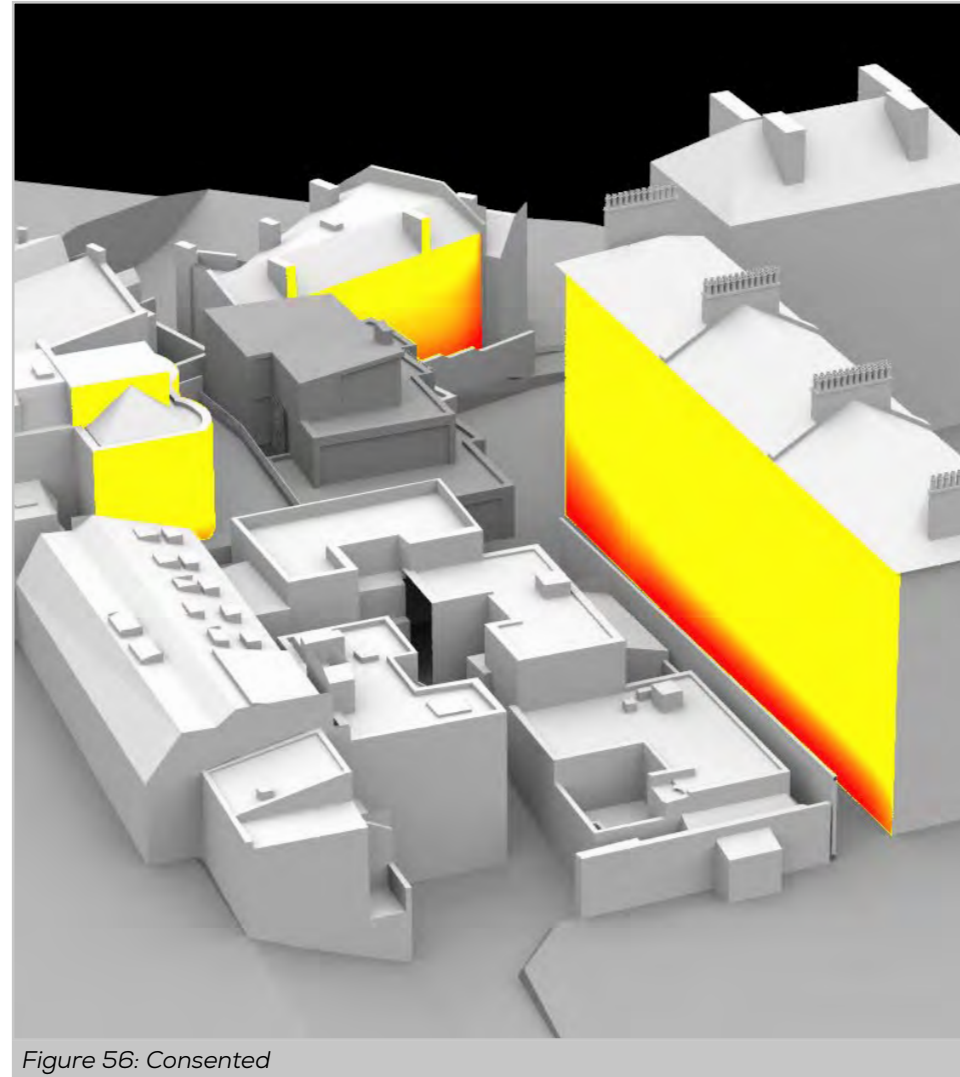
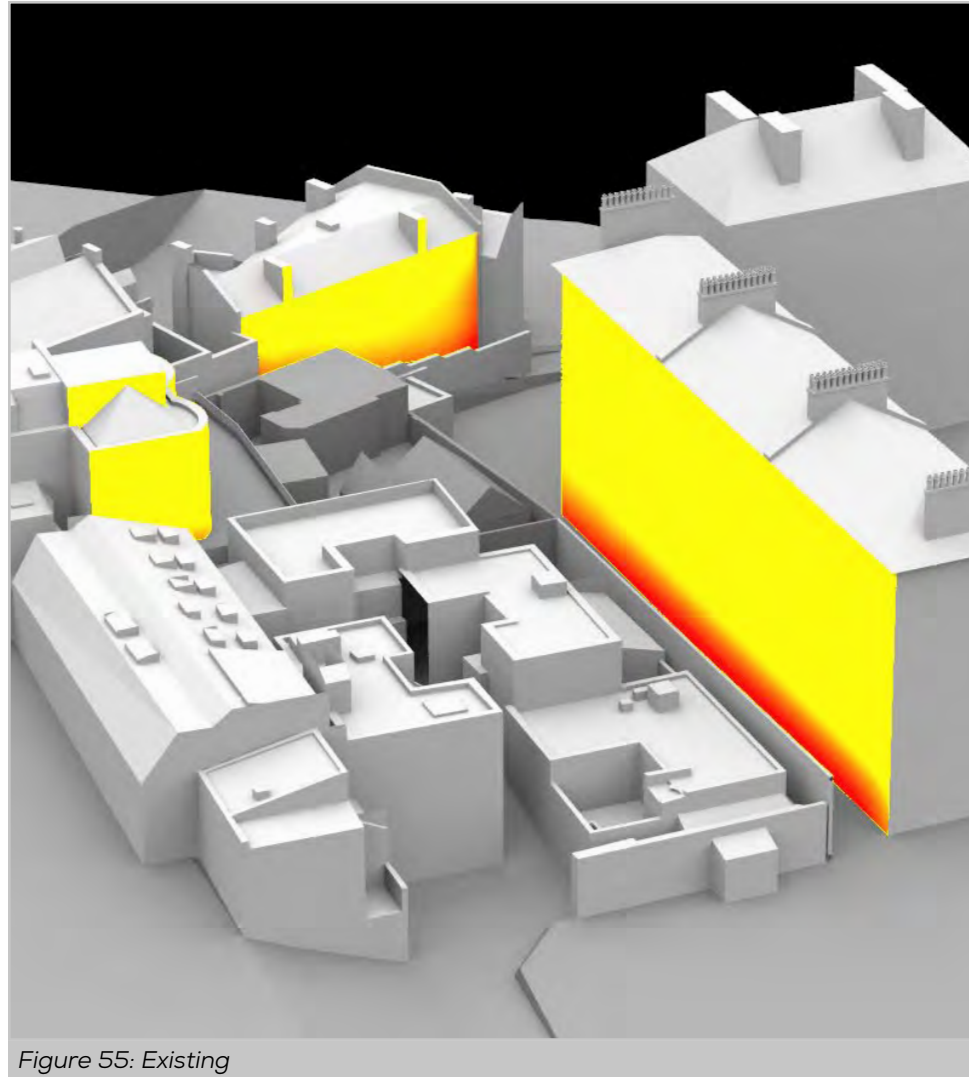
VSC	Consented	Proposed	Loss	% Loss
Window 1	30	30	0	0.0
Window 2	29	29	0	0.0
Window 3	27	27	0	0.0
Window 4	28	28	0	0.0
Window 5	27	27	0	0.0
Window 6	25	25	0	0.0

Table 6: VSC Assessment Results



Figure 54: Elevation - No. 3 Streatley Place





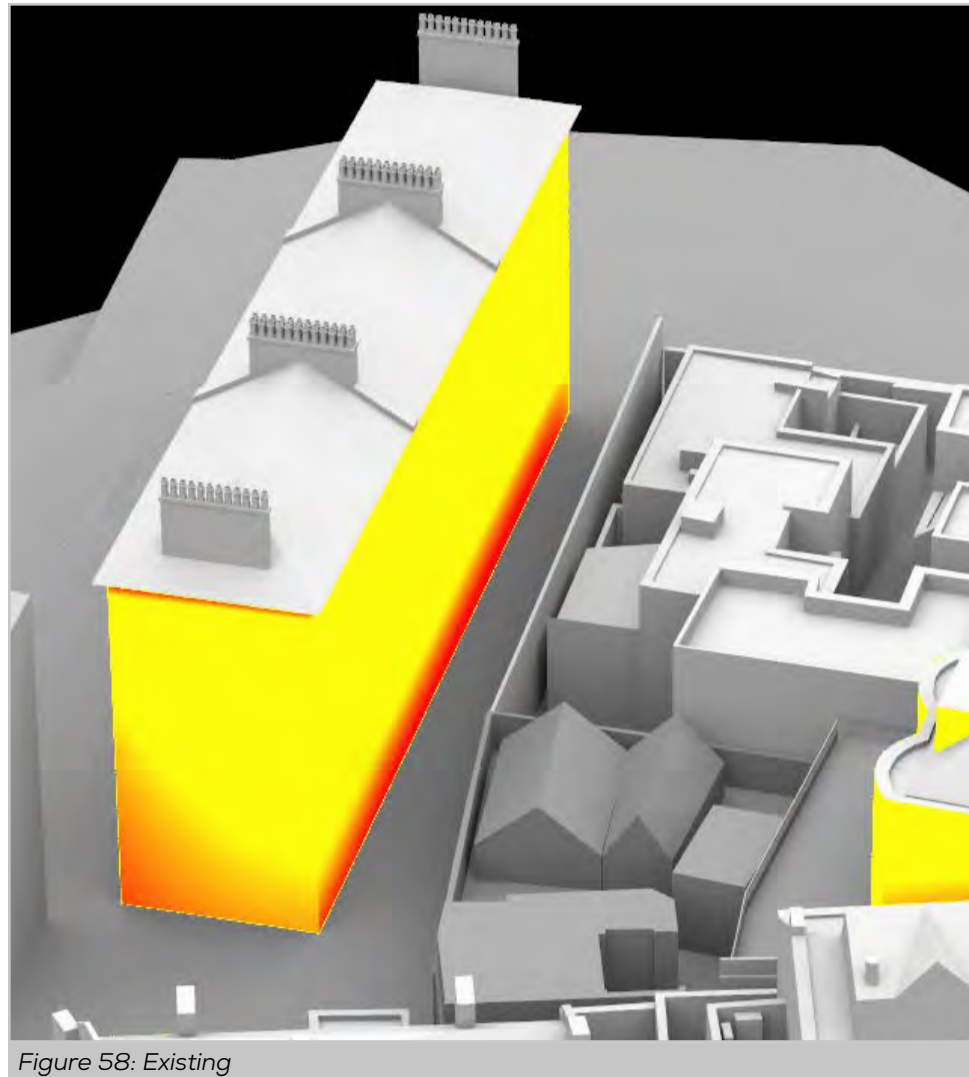


Figure 58: Existing

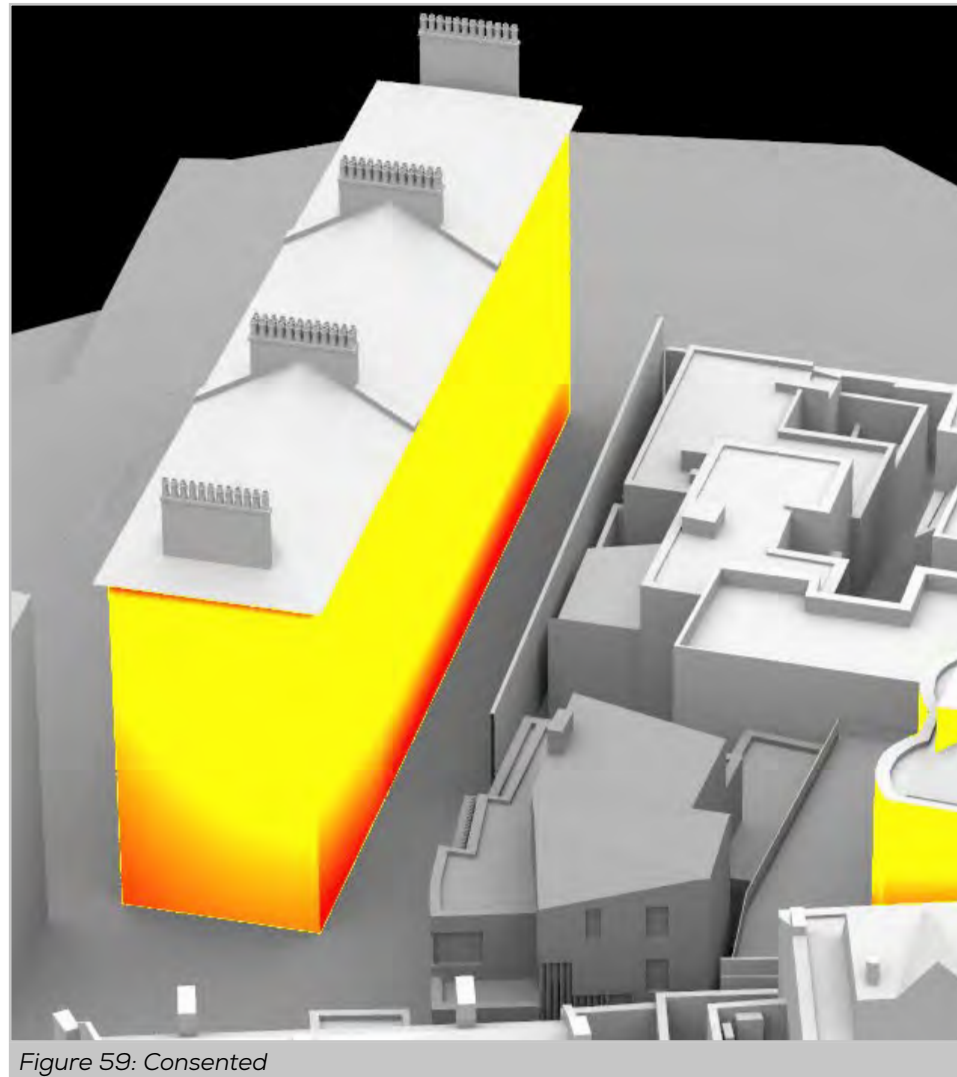


Figure 59: Consented

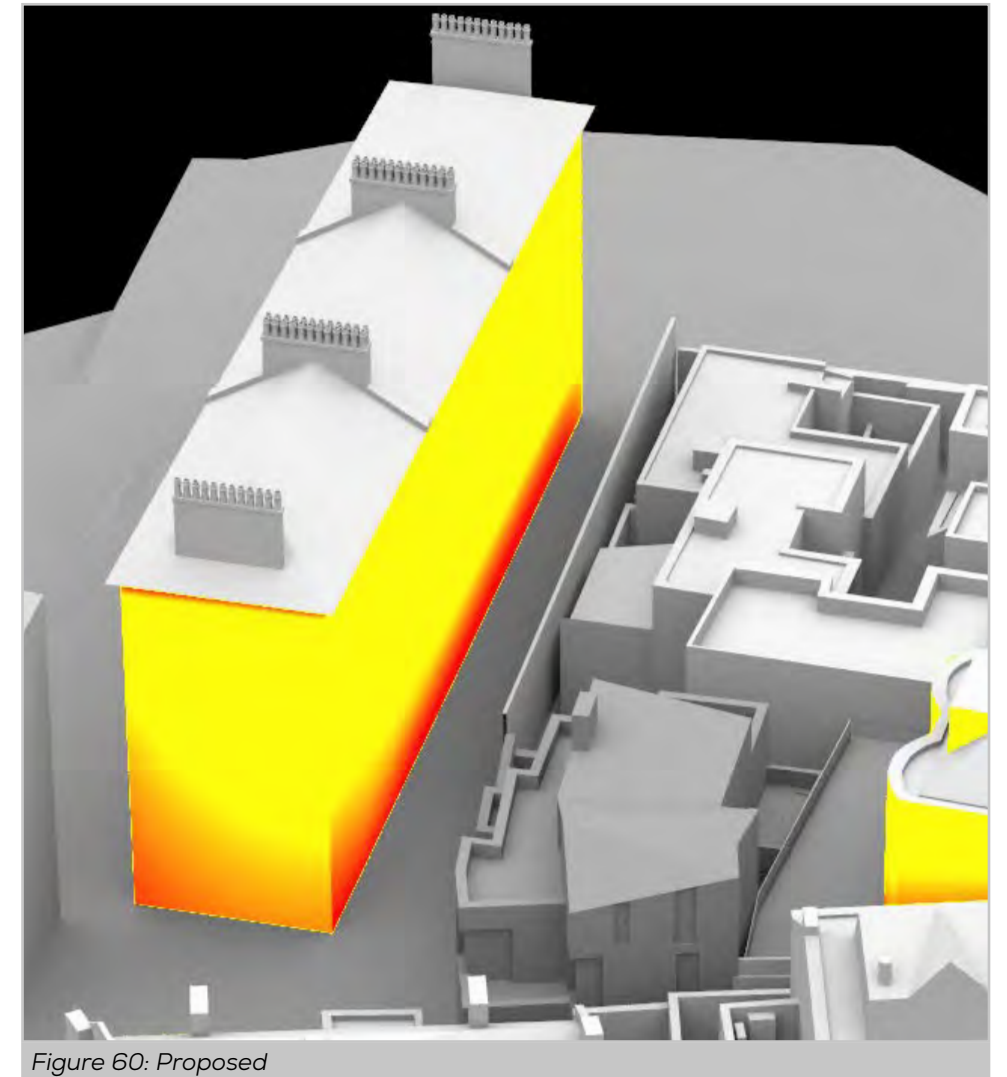
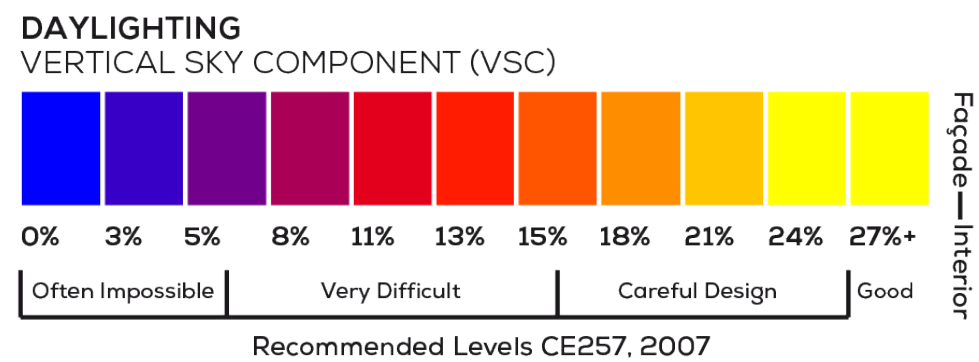


Figure 60: Proposed





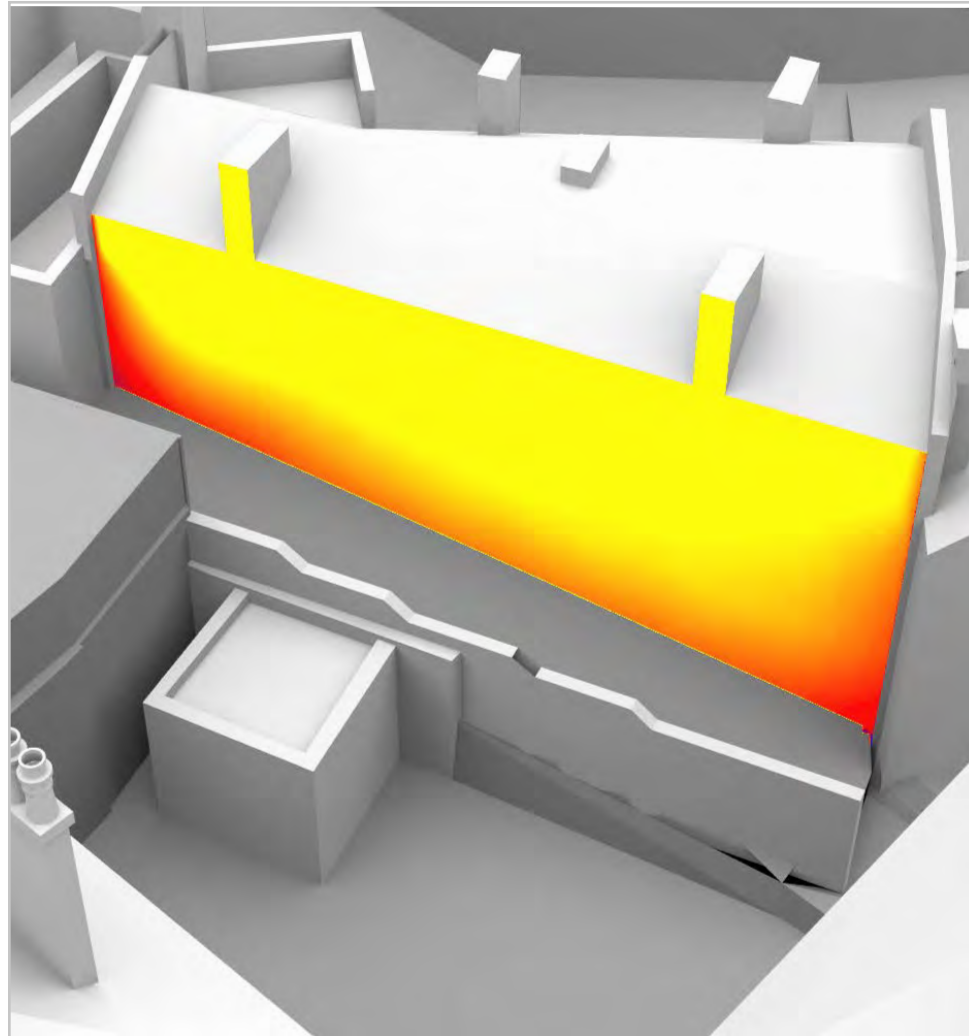


Figure 61: Existing

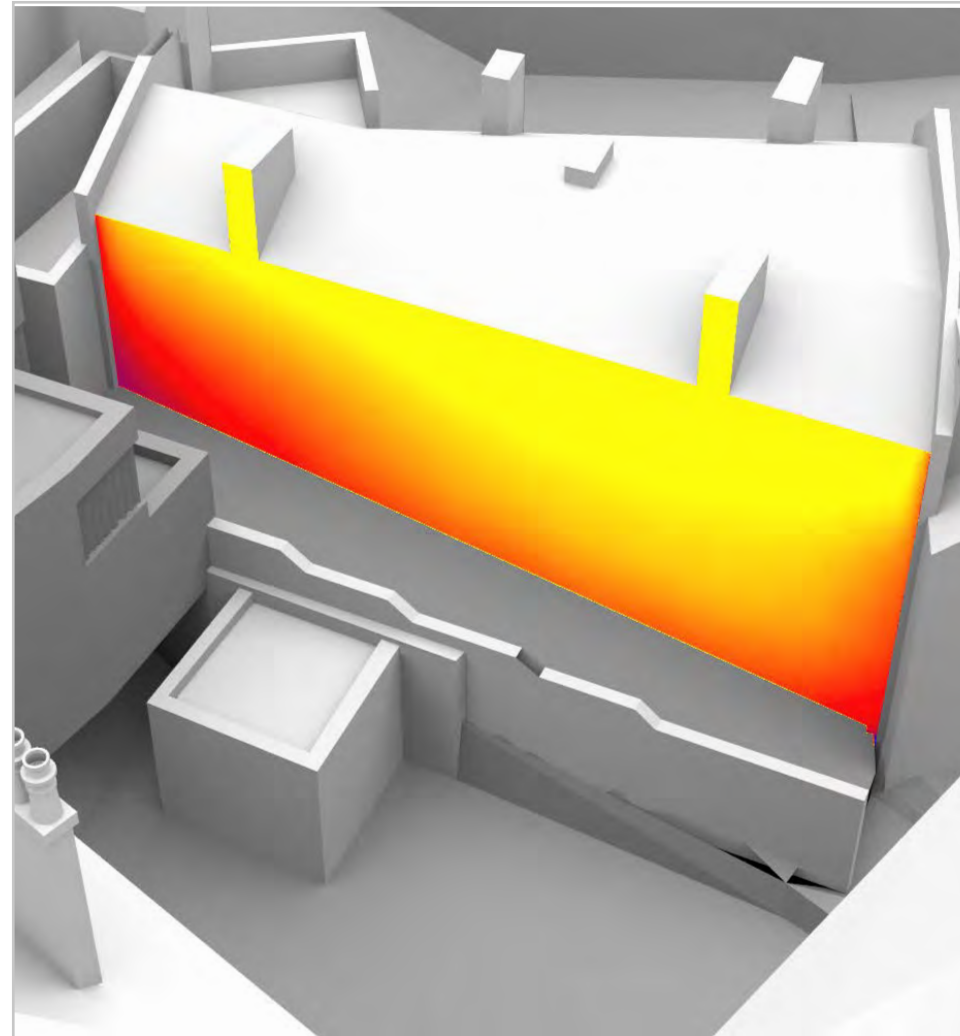


Figure 62: Consented

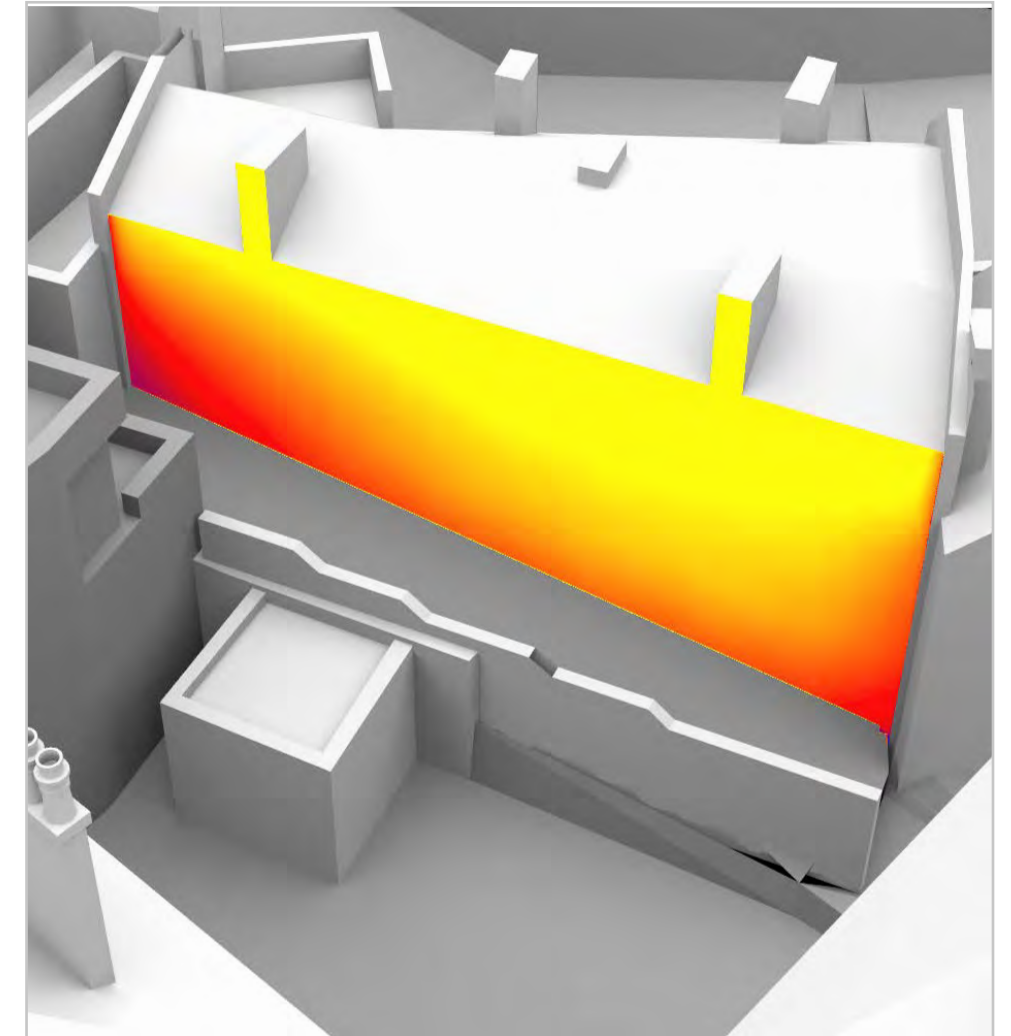
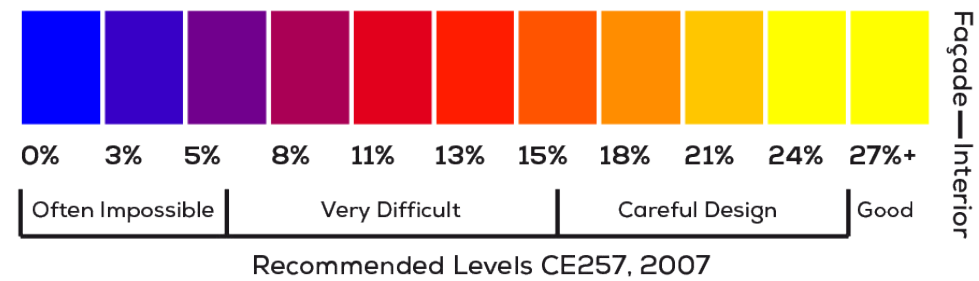


Figure 63: Proposed

**DAYLIGHTING**

VERTICAL SKY COMPONENT (VSC)



VSC	Existing	Proposed	Loss	% Loss
Window 1	25	20	5	20.0
Window 2	25	22	3	12.0
Window 3	21	15	6	28.6
Window 4	31	28	3	9.7
Window 5	32	24	8	25.0

Table 7: VSC Assessment Results

APSH	Existing		Proposed		Loss		% Loss	
	Total	Winter	Total	Winter	Total	Winter	Total	Winter
Window 1	55	13	41	13	14	0	25.5	0.0
Window 2	41	9	34	3	7	6	17.1	66.7
Window 3	25	2	12	0	13	2	52.0	100.0
Window 4	53	18	45	10	8	8	15.1	44.4
Window 5	49	15	38	5	11	10	22.4	66.7

Table 8: APSH Assessment Results

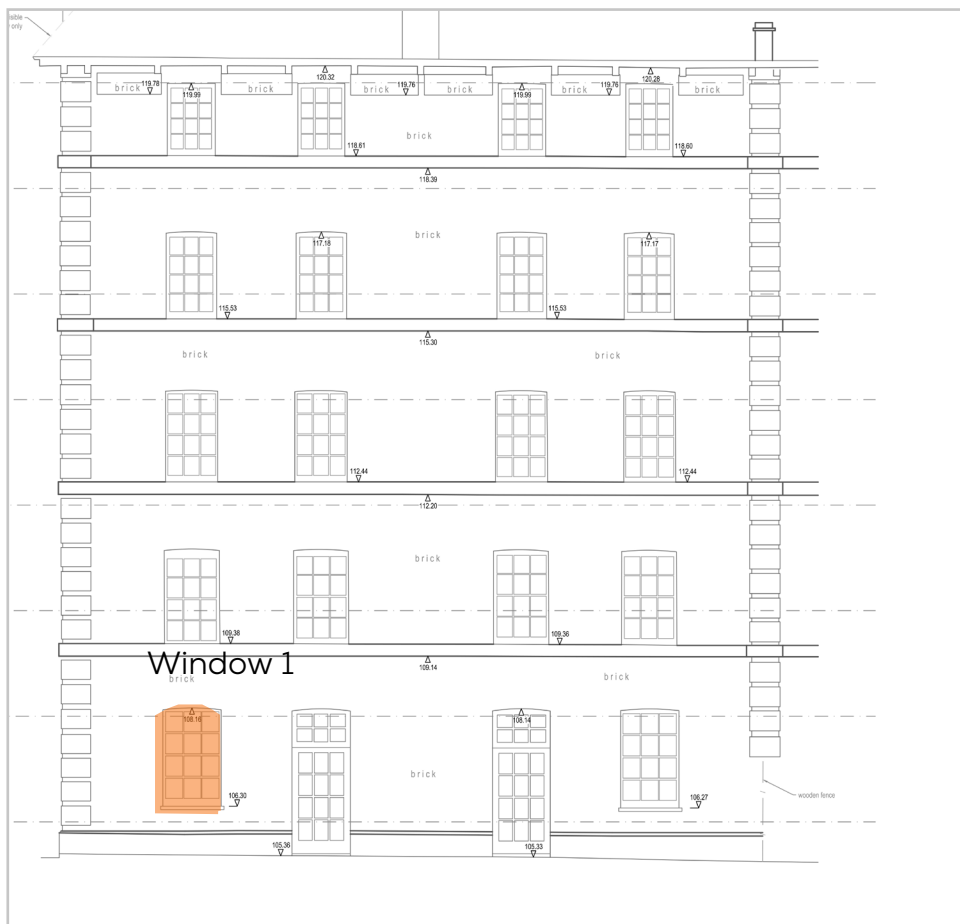


Figure 64: Elevation - New Court

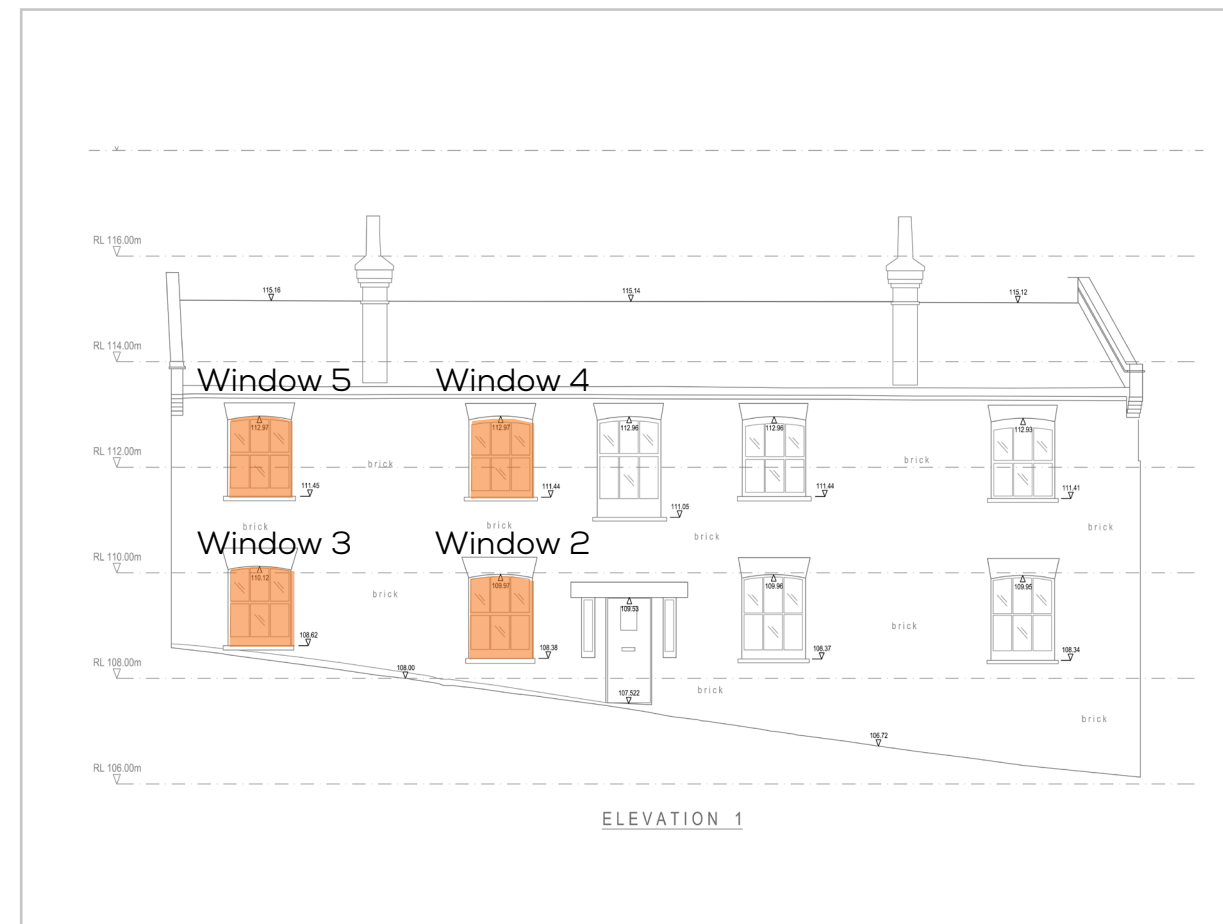


Figure 65: Elevation - Streatley Flats



VSC	Consented	Proposed	Loss	% Loss
Window 1	20	20	0	0.0
Window 2	21	22	-1	-4.8
Window 3	15	15	0	0.0
Window 4	28	28	0	0.0
Window 5	23	24	-1	-4.3

Table 9: VSC Assessment Results

APSH	2017 Consented		Proposed		Loss		% Loss	
	Total	Winter	Total	Winter	Total	Winter	Total	Winter
Window 1	41	12	41	13	0	-1	0.0	-8.3
Window 2	32	2	34	3	-2	-1	-6.3	-50.0
Window 3	10	0	12	0	-2	0	-20.0	0.0
Window 4	46	11	45	10	1	1	2.2	9.1
Window 5	36	5	38	5	-2	0	-5.6	0.0

Table 10: APSH Assessment Results

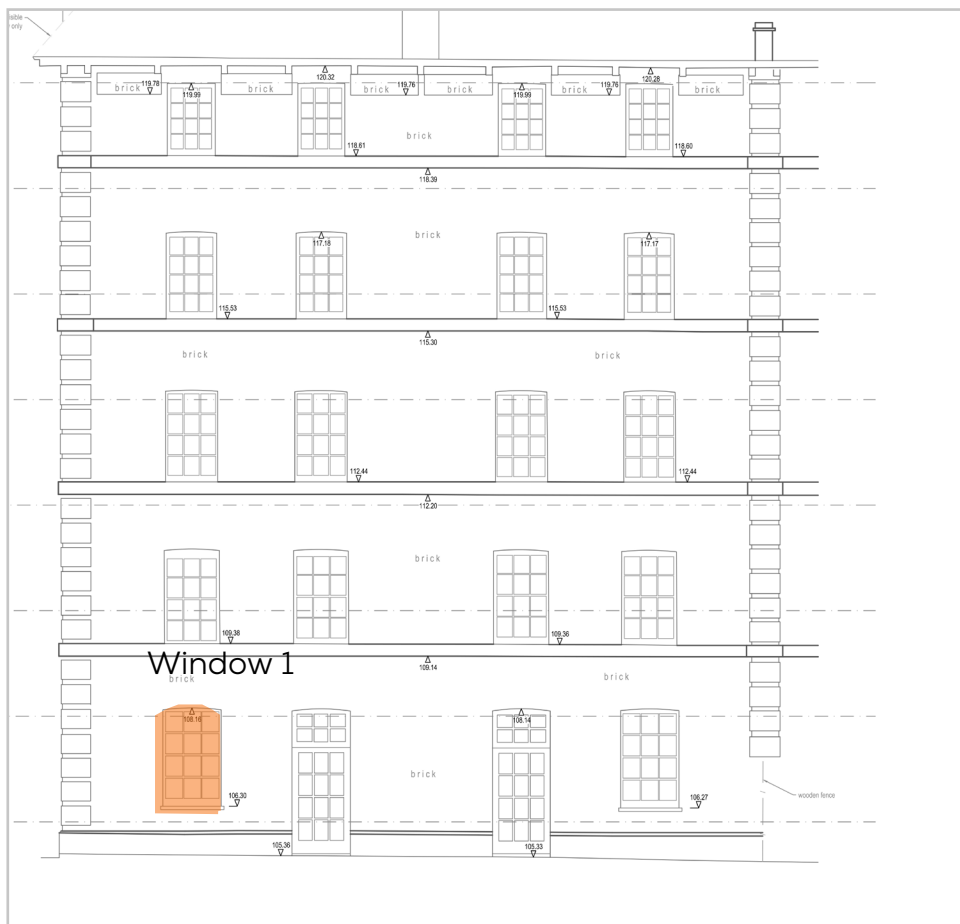
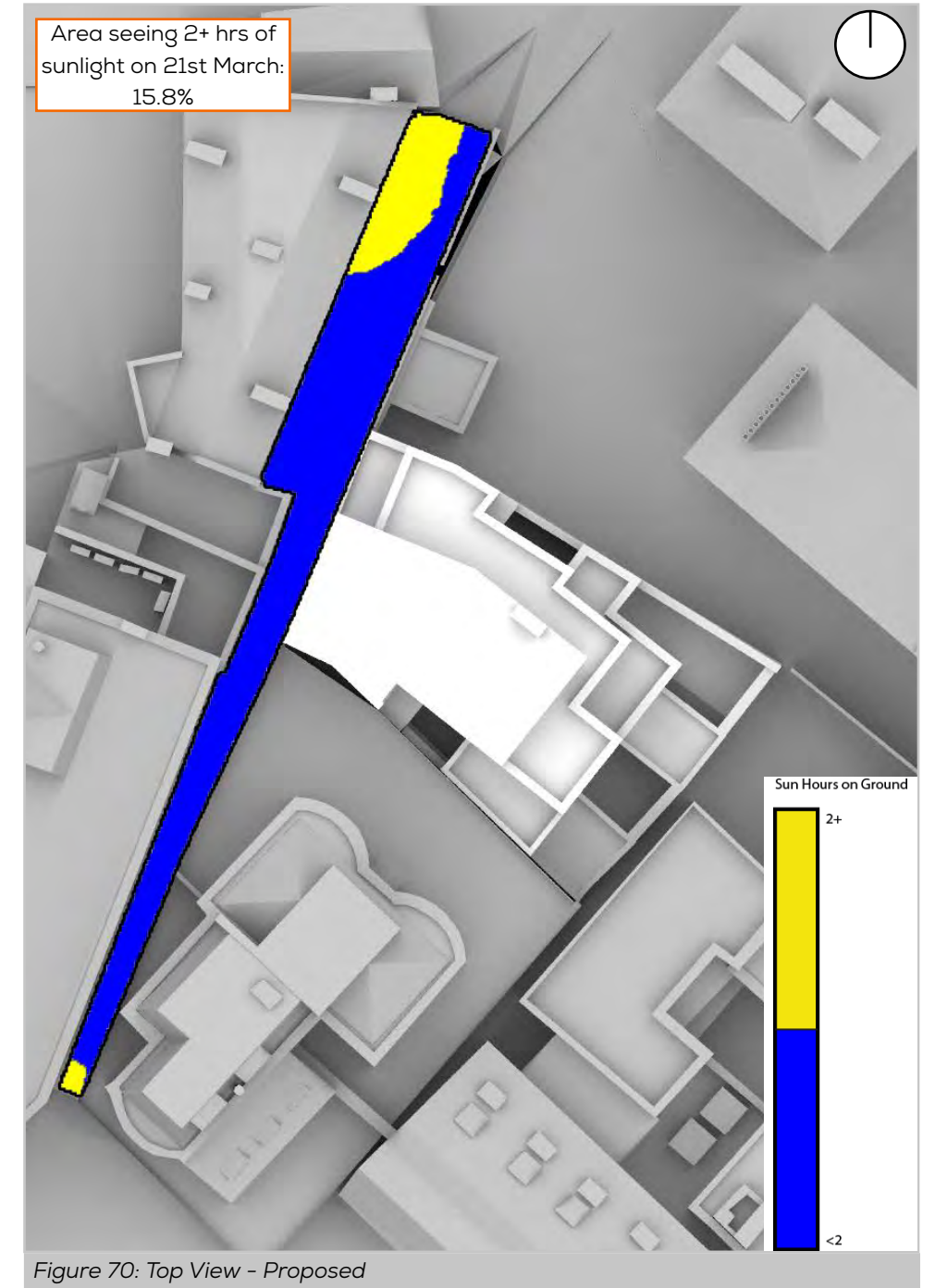


Figure 66: Elevation - New Court



Figure 67: Elevation - Streatley Flats





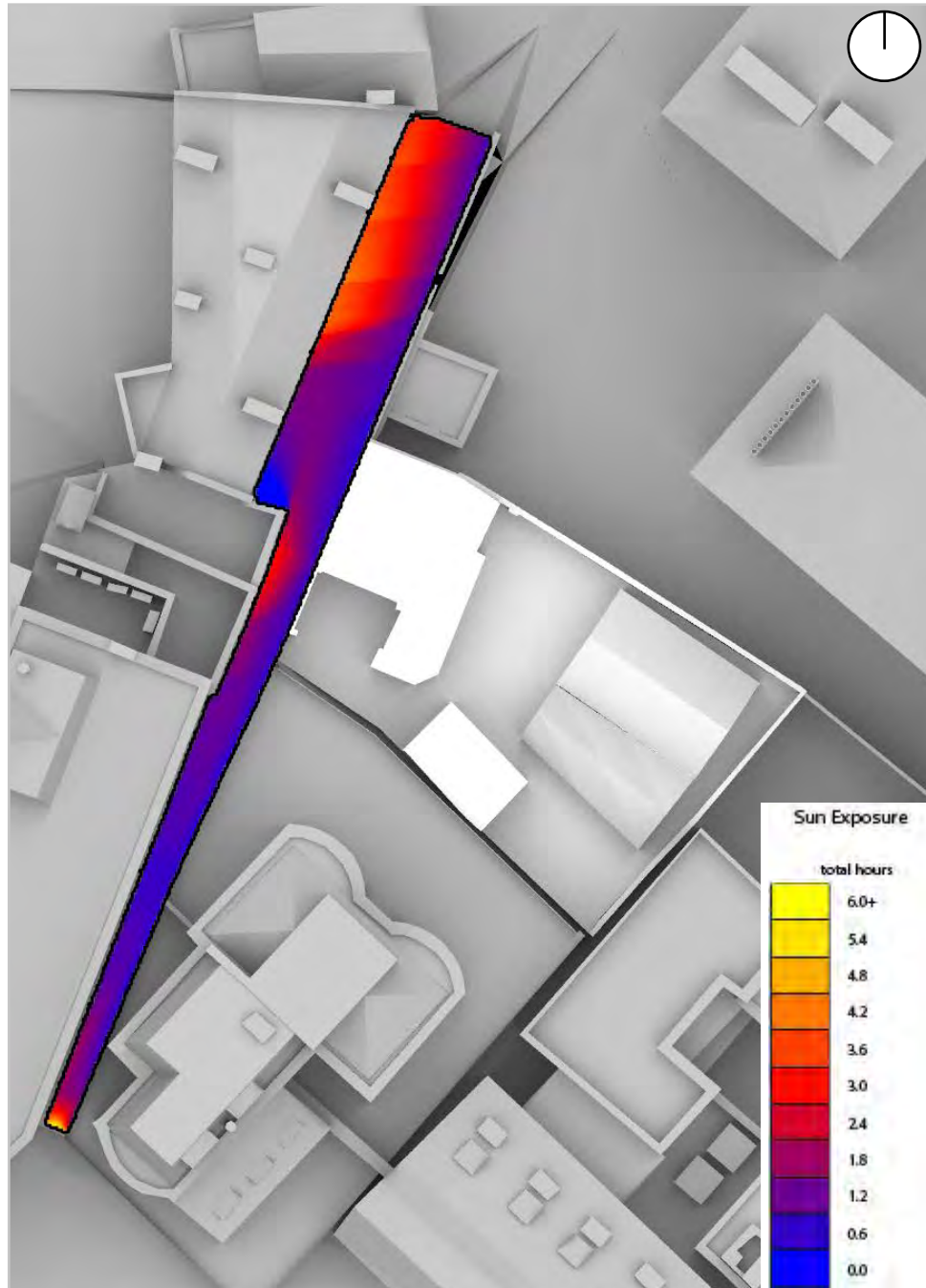


Figure 71: Top View - Existing



Figure 72: Top View - Consented

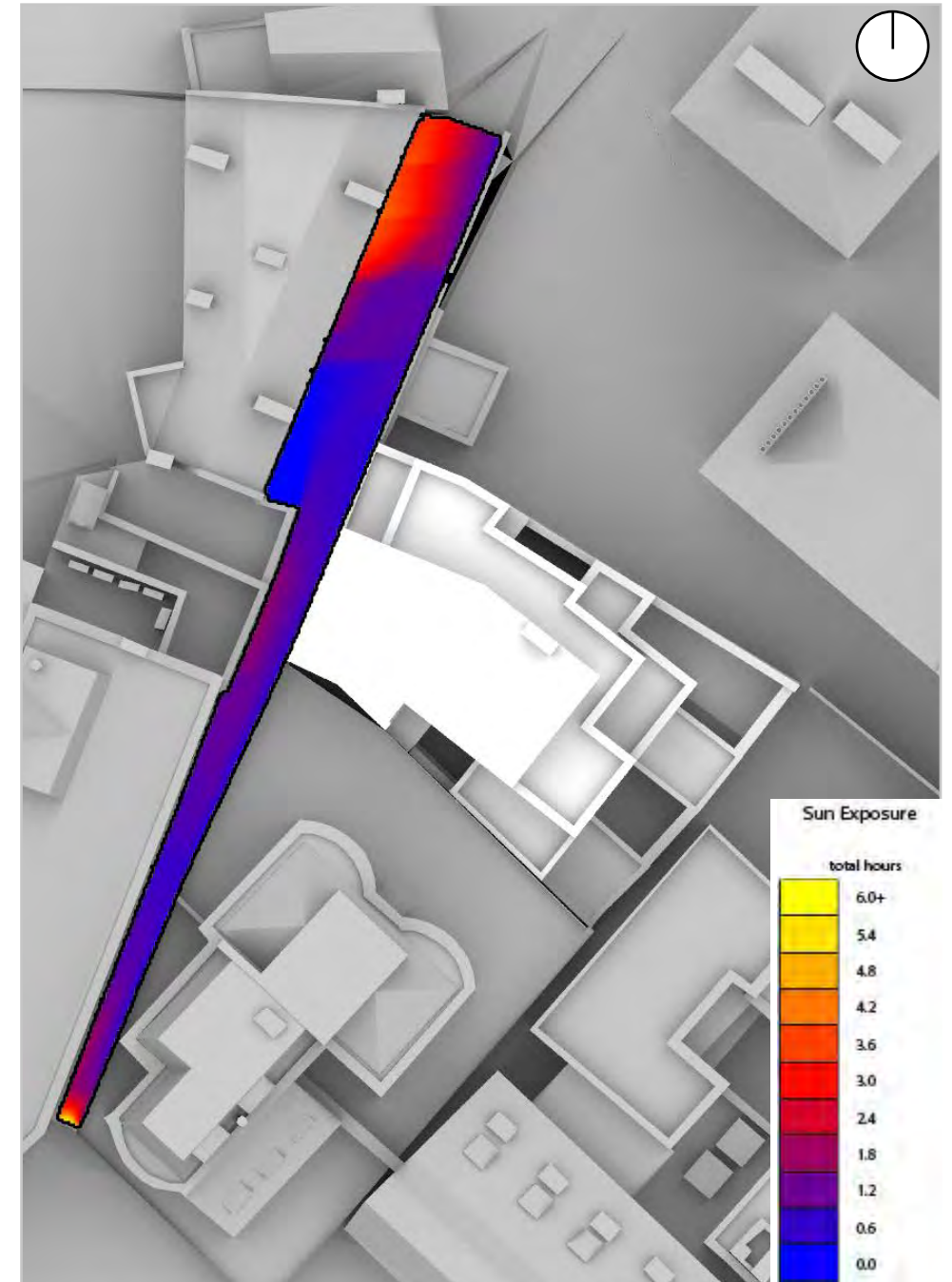


Figure 73: Top View - Proposed



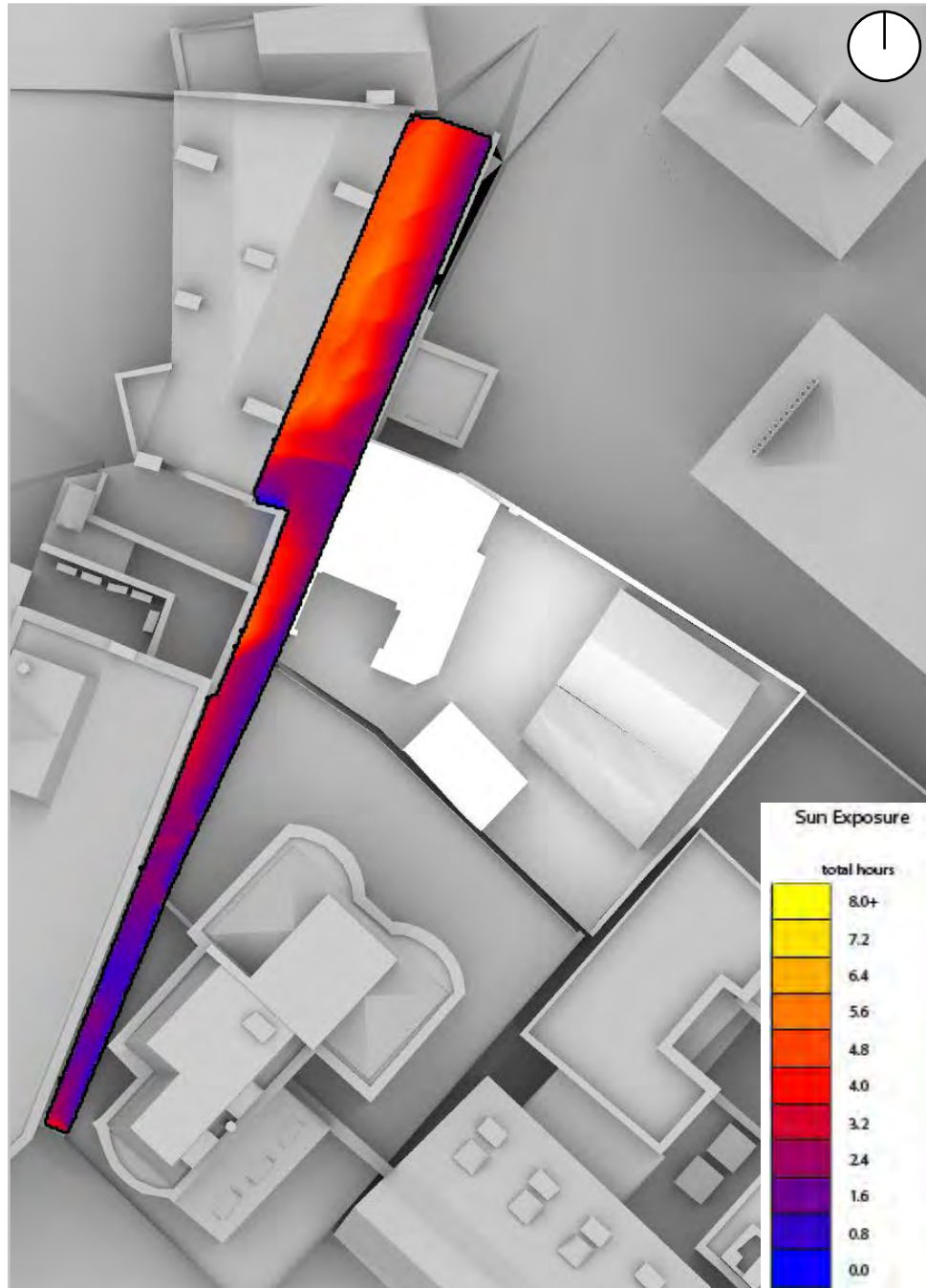


Figure 74: Top View - Existing

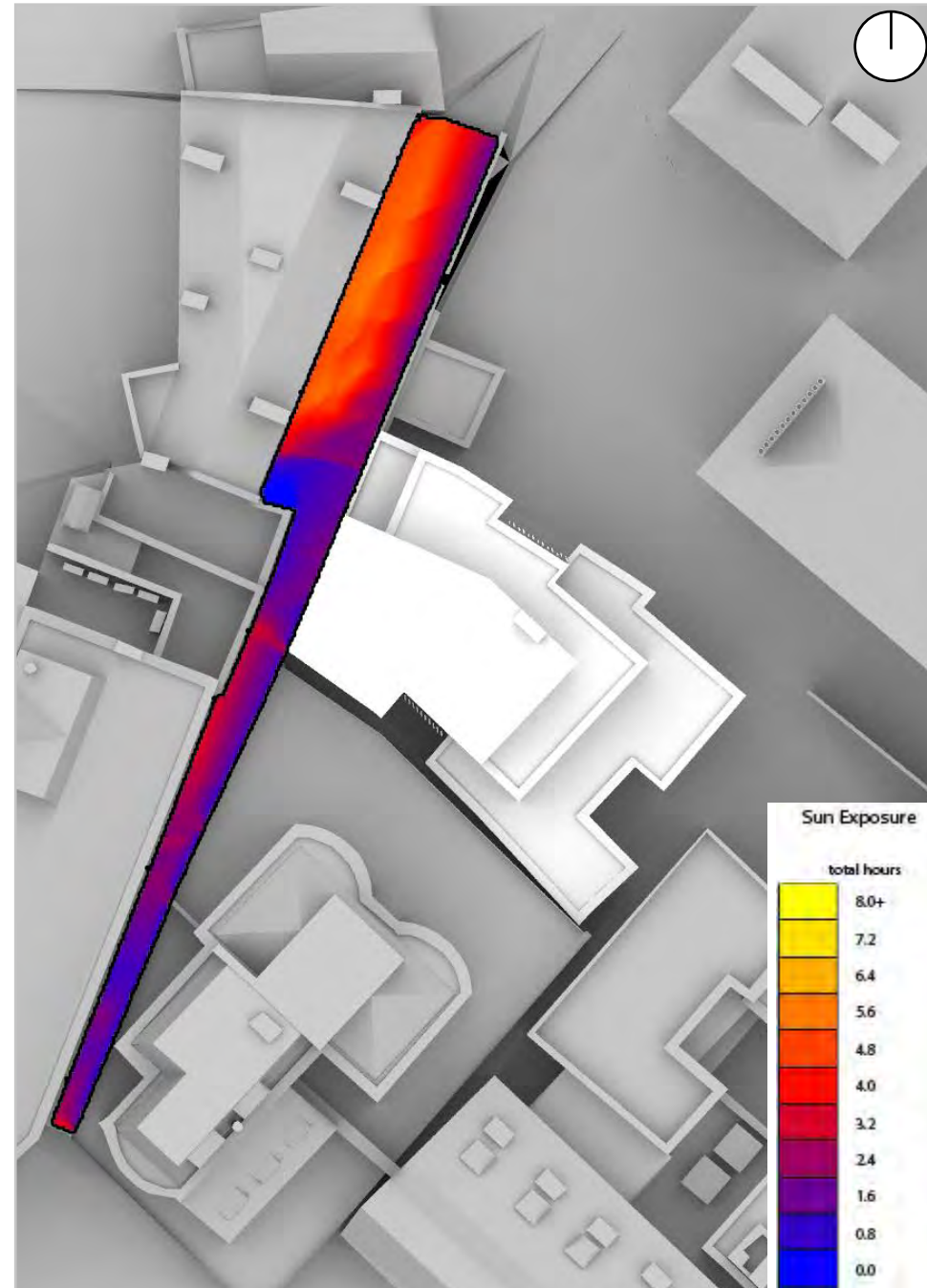


Figure 75: Top View - Consented



Figure 76: Top View - Proposed



ADDRESS

•

THE WHITEHOUSE

BELVEDERE ROAD

LONDON SE1 8GA

•

CONTACT

•

TEL 020 7202 1400

FAX 020 7202 1401

MAIL@GIA.UK.COM

•

WWW.GIA.UK.COM