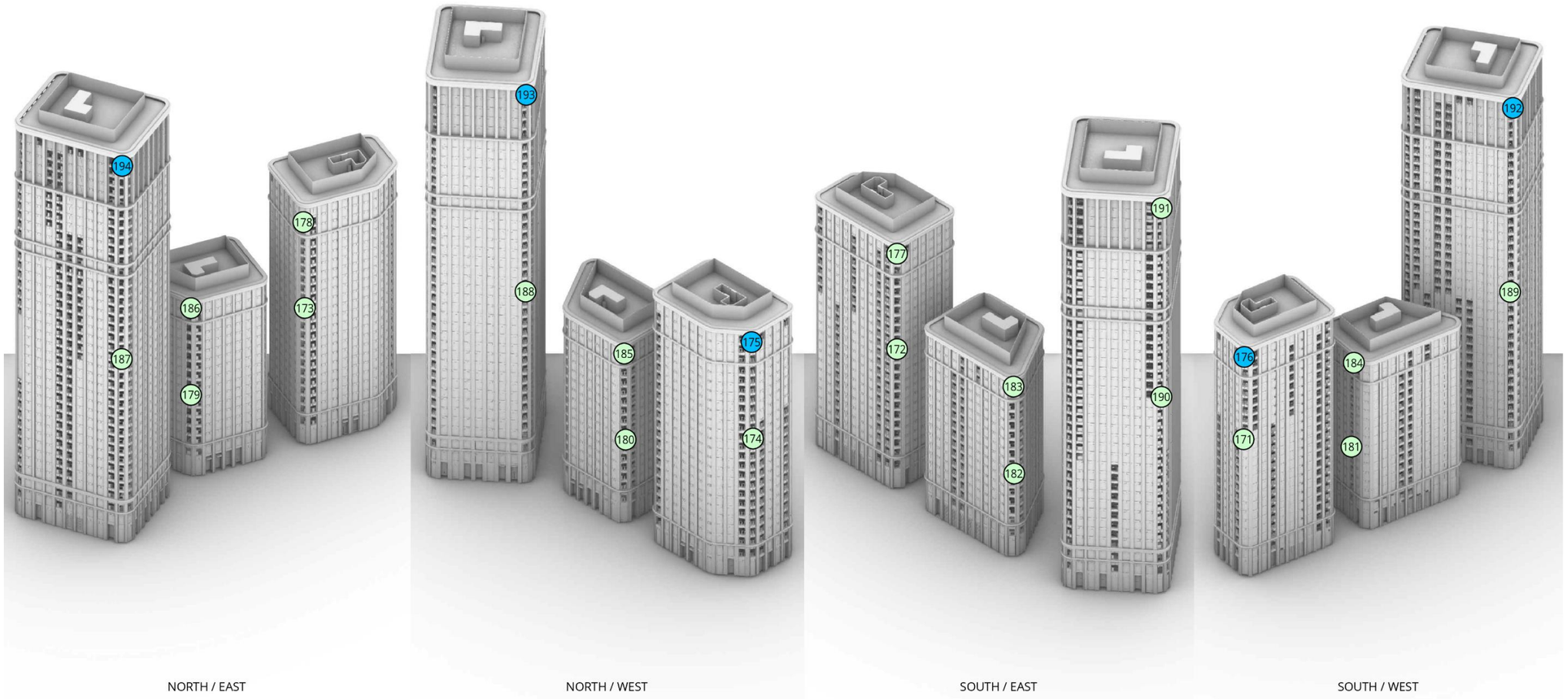
Figure 9.19: Configuration 5: 2022 Amended Proposed Development with Cumulative Surrounding Buildings and Mitigation Measures–Wind Conditions at Ground Level During Summer Season



LDDC COMFORT CATEGORIES:

- Sitting
- Standing
- Strolling
- Walking
- Uncomfortable

Pedestrian Wind Comfort Conditions - Isometric Views

Configuration 5: Proposed Development with Cumulative Surrounding Buildings Including WEG and 14 -17 PG and their Associated Landscaping and Mitigation Measures

Summer Season

2201683 Paddington Green Police Station - London, UK

Figure 9.20: Configuration 5: 2022 Amended Proposed Development with Cumulative Surrounding Buildings and Mitigation Measures–Wind Conditions at Balconies During Summer Season

Summary of Assessment

Background

9.178 This chapter has detailed the potential wind microclimate effects due to the demolition and construction stage and the completed development stage of the 2022 amended proposed development. The assessment has been undertaken taking into account the relevant national and local guidance and regulations.

9.179 For the demolition and construction stage wind conditions have been assessed qualitatively, using professional judgement of an experienced wind engineer, based on an assessment of the background wind climate at the site, and the results from the wind tunnel tests.

9.180 For the completed development stage, wind tunnel testing was undertaken. Five configurations were tested using a 1:300 scale model of the development and the study area taking into account the existing baseline and future baseline (with WEG and 14-17 PG schemes completed); existing landscaping; 2022 amended proposed development; cumulative schemes; and mitigation measures.

9.181 Meteorological data for the site shows prevailing winds from the south-west throughout the year with a secondary peak from the north-east, mainly during the spring months.

Demolition and Construction Effects

9.182 During demolition and construction works, there would be no public access to the site. Hoarding (or other sheltering measures) would be implemented around the site during demolition and construction works to restrict site access to demolition and construction workers. Wind conditions on-site would be suitable for a construction site. Off-site receptor locations are predicted to be suitable for the intended pedestrian uses.

9.183 As construction of the 2022 amended proposed development proceeds, the wind conditions of the 2022 amended proposed development and the study area would gradually adjust to those described below for the completed development taking into account proposed design mitigation.

9.184 Therefore wind conditions both on-site and off-site during the phased occupation would likely be direct, temporary, medium-term and range from **Negligible** (not significant) to **Minor Adverse** (significant) in the absence of mitigation.

Completed Development Effects

9.185 With the 2022 amended proposed development complete and operational (Configuration 2), the majority of the site would have suitable wind conditions. There would be windier than suitable entrance locations (measurement locations 91 and 168), bus stops (measurement location 57) and seating areas (measurement locations 29, 35, 70, 86, 87, 88, 94, 111, 115, 131, 155, 156, 157, 158, 160, 161, 164, 165, 166, 167). Additionally, there would be two locations (58 and 169) with strong wind exceedances which would pose safety concerns.

9.186 With the introduction of the proposed landscaping scheme and mitigation measures incorporated into planning drawings such as recessed entrances at Block K, wind conditions would improve. However, windier than suitable seating areas would persist at measurement locations 88, 94, 111, 115, 161 and 166.

9.187 With the exception of the six seating areas, the 2022 amended proposed development would be suitable for the intended pedestrian uses, and as such would not give rise to significant effects in respect of wind microclimate. At the six seating areas south of Block K, occupants would be expected to use nearby spaces which would have suitable conditions on days when these locations are windy.

9.188 Accordingly, residual effects would be **Moderate Beneficial** to **Negligible** for locations suitable for their intended uses and **Minor Adverse** (significant) for the windier than suitable six seating areas.

9.189 Additional wind mitigation to improve wind conditions within seating areas south of Block K would include the implementation of localised landscaping and screening around windier than suitable seating. These measures, if secured by planning condition and implemented, would be expected to result in suitable wind conditions.

Cumulative Effects

9.190 With the inclusion of nearby cumulative schemes (Configuration 4), wind conditions would remain similar to those reported for the scheme in isolation.

9.191 Wind conditions in the cumulative scenario would be similar to, or calmer than, those in the existing scenario.

9.192 The inclusion of the proposed landscaping and mitigation measures (Configuration 5) would improve conditions. Four isolated seating areas (measurement locations 94, 111, 161 and 166) would remain windier than suitable; however would benefit from the additional screening proposed for the completed development in isolation.

10R DAYLIGHT, SUNLIGHT, OVERSHADOWING AND SOLAR GLARE

Introduction

10.1 This chapter of the 2022 Replacement ES reports on the likely significant daylight, sunlight, overshadowing and solar glare effects to arise from the demolition and construction stage and the completed development stage of the 2022 amended proposed development. It fully replaces the chapter presented in the 2021 ES.

10.2 The chapter describes the daylight, sunlight, overshadowing and solar glare policy context; the methods used to assess the potential impacts and likely effects; the baseline conditions at the site and in the study area; the likely daylight, sunlight, overshadowing and solar glare effects taking into consideration embedded mitigation; the need for additional mitigation and enhancement; the significance of residual effects; and inter-project cumulative effects.

10.3 The chapter is supported by the following technical appendices in ES Volume 3(R):

- Appendix 10.1: Pre-Application Consultation;
- Appendix 10.2(R): Drawings Daylight and Sunlight Assessment (Surrounding Properties);
- Appendix 10.3(R): Daylight and Sunlight Assessment (Surrounding Properties);
- Appendix 10.4(R): Window Maps (Surrounding Properties);
- Appendix 10.5(R): Overshadowing Assessment;
- Appendix 10.6(R): Solar Glare Assessment;
- Appendix 10.7(R): Daylight and Sunlight Assessment (West End Gate and Merchant Square);
- Appendix 10.8(R): Alternative Method Justification; and
- Appendix 10.9(N): Summary of Existing vs Proposed.

Methodology

10.4 The assessment has been informed by the following legislation, policies and published guidance:

- National Legislation and Policy:
  - NPPF (2021)[1].
- Regional Policy:
  - The London Plan (2021)[2] in particular policies 'D6 - Housing Quality and Standards' and 'D9 - Tall buildings';
  - Housing SPG (2016)[3], in particular policy '7.6Bd and Standard 32';
  - Good Quality Homes for All Londoners SPG consultation draft (2020)[4], in particular policy 'C5.3 - Daylight, sunlight and overshadowing'; and
  - Sustainable Design and Construction SPG (2014)[5].
- Local Policy:
  - Westminster City Plan 2019-2040 (2021)[6] in particular policy '7 - Managing development for Westminster's people'; and
  - Westminster Code of Construction Practice (2022)[7].
- National Guidance and Industry Standards:
  - PPG[8];
  - Historic England Guidance on Tall Buildings – Historic England Advice Note 4 (2022)[9];
  - Building Research Establishment (BRE) Guidelines (2022)[10]; and
  - International Commission on Illumination (CIE) CIE Collection on Glare (2002)[11].

Consultation

Pre-Submission Consultation

10.5 Prior to the submission of the 2021 ES, an EIA Scoping Opinion Report was submitted to the WCC in September 2020 in support of a request for a formal EIA Scoping Opinion (Technical Appendix 2.1, ES Volume 3(R)). Avison Young was appointed by WCC to undertake an independent review of the EIA Scoping Opinion Report. Correspondence was undertaken with Avison Young as part of this review. The final Avison Young report is presented in Technical Appendix 2.2, ES Volume 3(R).

10.6 WCC adopted their EIA Scoping Opinion on 25 March 2021 (Technical Appendix 2.3, ES Volume 3(R)), informed by Avison Young's Independent Review. The inclusion of a daylight, sunlight, overshadowing and solar glare technical assessment chapter was confirmed.

Post-Submission Consultations

10.7 Following the submission of the 2021 ES, Avison Young completed an Independent Environmental Statement Review Report in June 2021. Avison Young's review included comments requesting clarification on the Daylight, Sunlight, Overshadowing and Solar Glare ES Chapter of the 2021 ES. Responses to this review were provided by the Applicant team (Technical Appendix 2.3(N).

10.8 Following the 'call in' by the GLA, no further consultation comments have been provided by the GLA.

10.9 The pre- and post-submission consultation comments and responses are summarised in Table 10.1. The responses confirm where the comments have been addressed within this Chapter.

Table 10.1: Summary of Pre-Submission and Post-Submission Consultation

Consultee and Form/ Date of Consultation	Summary of Comments	Where in this Chapter Comments are addressed
Informal Scoping Letter from Nathan Barrett at	Given the location of this site, the Applicant should demonstrate typical VSC levels to be expected in central	In more urban environments, large factor reductions are difficult to avoid and, as such, weight is given to the retained

[1] Ministry of Housing, Communities and Local Government, 2021. The National Planning Policy Framework. London. HMSO.
[2] Greater London Authority, 2021. The London Plan. The Spatial Development Framework for Greater London. London. GLA.
[3] Greater London Authority, 2016. Housing Supplementary Planning Guidance. London. GLA.
[4] Greater London Authority, 2020. Good Quality Homes for All Londoners. London Plan Guidance. London. GLA.
[5] Greater London Authority, 2014. Sustainable Design and Construction Supplementary Planning Guidance. London. GLA.
[6] Westminster City Council, 2021. Westminster City Plan 2019-2040. London. WWC.
[7] Westminster City Council, 2022. Westminster Code of Construction Practice. London. WCC.
[8] Ministry of Housing, Communities and Local Government (live document, first published 2014). National Planning Practice Guidance (2021 Update).
[9] Historic England, 2022. Guidance on Tall Buildings – Historic England Advice Note 4.
[10] Littlefair, P.J, King, S, Howlett G, Ticleanu, C. & Longfield, A 2022. Building Research Establishment – Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice. Third Edition. (2022)
[11] International Commission on Illumination (CIE), 2002. CIE Collection on Glare.

Table 10.1: Summary of Pre-Submission and Post-Submission Consultation

Consultee and Form/ Date of Consultation	Summary of Comments	Where in this Chapter Comments are addressed
Westminster Council (February 2021)	London to indicate whether VSC to surrounding sites are appropriate. This would give a more appropriate benchmark for acceptable VSC levels to neighbouring properties, rather than the 27% figure indicated in the BRE Guide which is intended to apply across the country. As noted in the pre-application meeting on 27 November 2020, the use of ADF over NSL is also queried. Paragraph F7 to Appendix F of the BRE Guide notes that ADF is generally not recommended when considering light loss to existing buildings.	values rather than just the percentage change. The urban typology of the site and a review of the existing daylight levels of properties surrounding the site have been adopted as alternative targets and taken into consideration in the classification of effects. The use of ADF is not applicable for established existing neighbours, such as terraced houses. Therefore, the range of typical VSC levels found at existing properties (i.e. the VSC levels with WEG *in situ*) is provided as an appropriate target for the levels retained with the 2022 amended proposed development *in situ.* For development neighbours within WEG Blocks A-F, 14-17 PG Blocks G and H, and One and Six Merchant Square, the typical VSC and ADF levels, approved through their respective consents, have been used as alternative targets. This is addressed in further detail within Appendix 10.8(R).
	Due to the significant height proposed on both sides of the street, information on the overshadowing and daylight impact on Newcastle Place should be provided.	The amenity area on Newcastle Place has not been assessed within this Chapter, as this space forms part of the 2022 amended proposed development and is discussed within the standalone 'Internal Daylight, Sunlight and Overshadowing Report' that accompanies the application.
Avison Young Report and Independent Review of Scoping Report (March 2021)	Clarification requested in relation to baseline conditions and how WEG will be assessed.	It is noted in the Avison Young review that the WEG development is 'in flux'. Given the evolving baseline conditions surrounding the site, both the existing baseline conditions (Scenario 1) and the future baseline conditions (Scenario 2) were considered in the 2021 ES (as outlined in the response to the Avison Young review at the time). Previously: • Scenario 1 considered the 'existing baseline' WEG Blocks A-F built out but with only Block C occupied. • Scenario 2 considered a 'future baseline' with WEG Blocks A-F built out and fully occupied as well as 14-17 PG built out and fully occupied, plus the proposed development. • Scenario 3 considered the 'future baseline' plus the proposed development and cumulative development. This approach was accepted by Avison Young. The scenarios considered in this Chapter are outlined in further detail within the Assessment Scope section of this Chapter.
Avison Young Report and Independent Review of 2021 ES (June 2021)	Please confirm why the daylight assessment criteria have not involved developing appropriate VSC levels based on the local context as requested by WCC at the EIA Scoping stage.	At the scoping stage, the relevant contextual analysis had not yet been undertaken. Throughout the design of the 2021 proposed development, contextual analysis regarding retained levels of daylight in the surrounding area was assessed and compared with the retained levels at windows and rooms of neighbours facing the 2021 proposed development. This is addressed in further detail within Appendix 10.8(R).
	Please clarify the purpose of presenting assessment scenarios that appear to be unnecessary.	The scenarios assessed in the 2021 ES were consistent with the assessment scenarios set out at Scoping stage and ES Chapter 2 of the 2021 ES. The assessment scenarios for the existing baseline, future baseline, proposed development and cumulative development took into account the phasing of immediately surrounding schemes currently under construction, in order to provide an understanding of the evolution of immediate context. As the delivery of these schemes are under the control of the Applicant, it was possible to more accurately predict future baseline conditions and therefore more informed consideration of both existing and future receptors. On this basis, the scenarios were considered to be appropriate and necessary. Based on this feedback and as WEG is now fully completed and occupied, for the purposes of the 2022 Replacement ES, the scenarios have been simplified. Refer to the Assessment Scope section of this Chapter.
	Paragraph 10.137 [of the 2021 ES] appears to have a typing error: *"For sunlight, 279 of the 250 (79.9%) …".* Please clarify with correct data.	For the 2021 ES, it was confirmed that 240 of the 310 (77.4 %) rooms would meet the BRE recommendations of APSH and WPSH.

Table 10.1: Summary of Pre-Submission and Post-Submission Consultation

Consultee and Form/ Date of Consultation	Summary of Comments	Where in this Chapter Comments are addressed
	Paragraphs 10.98 to 10.100 [of the 2021 ES] explain that the significance of daylight and sunlight effects are assessed for an individual property only (even where a property has a large number of dwellings contained within it) although consideration is given to windows and rooms. However, no explanation of how windows and rooms are considered within the evaluation of significance. The presentation of the assessment results and evaluation of significance therefore makes the assessment outcomes very difficult to understand. In addition, the description of the 'Receptor' in paragraph 10.69 to 10.71 [of the 2021 ES] doesn't appear to acknowledge that residents are the receptor, not a window, room or property. Please clarify how significance has been evaluated with regard to these observations and provide justification.	As stated in the Scoping report, professional judgement was used when determining the overall effect at each receptor. The BRE Guidelines do not advise on assigning significance of buildings of multiple dwellings. Therefore, buildings are typically considered as a whole to assign an overall significance. This is determined using professional judgement taking a view of the affected windows and rooms and the factors listed in paragraph 10.93 of the 2021 ES. For all buildings where this applies, the discussion reports the magnitude of impact, split by minor, moderate and major effects to all affected windows/ rooms across the entirety of the building. The daylight and sunlight technical results in the accompanying technical appendix (Appendix 10.3(R) and 10.7(R)) report on the specific windows and rooms which impacts occur, which are mapped on corresponding illustrations whereby the individual effects can be identified. Whilst it is noted that the residents are receptors, the technical assessment is undertaken on the geometry of the building.
	Paragraph 10.543 [of the 2021 ES] onwards describes that for the assessment of Scenario 2 (which takes account of the Future Baseline) only three properties are considered further to those already considered for Scenario 1. An assessment of Scenario 1 (which takes account of the existing baseline conditions) is presented in the previous section (Paragraphs 10.167 to 10.542 [of the 2021 ES]). However, Scenario 1 is unnecessary as that is not the 'do nothing' baseline. This means that to understand the correct results of the assessment of daylight and sunlight effects once the proposed development is completed, the reader has to read part of the Scenario 1 assessment and part of the Scenario 2 assessment. This is very unwieldy and could be avoided if the	The scenarios assessed in the 2021 ES were in line with those set out at Scoping stage and within Chapter 2 of the 2021 ES. The assessment scenarios for the existing baseline, future baseline, proposed development and cumulative development took into account the phasing of immediately surrounding schemes currently under construction, in order to provide an understanding of the evolution of immediate context. As the delivery of these schemes are under the control of the Applicant, it was possible to more accurately predict future baseline conditions and therefore more informed consideration of both existing and future receptors. On this basis, the scenarios were considered to be appropriate and necessary. Based on this feedback and as WEG is now fully completed and occupied, for the purposes of the 2022 Replacement

Table 10.1: Summary of Pre-Submission and Post-Submission Consultation

Consultee and Form/ Date of Consultation	Summary of Comments	Where in this Chapter Comments are addressed
	assessment for the correct Scenario only was provided. Please clarify why the assessment is not consistent with the approach on 'Assessment Scenarios' set out in Chapter 2.	ES, the scenarios have been simplified. Refer to the Assessment Scope section of this Chapter.
	Please clarify if the three cumulative schemes (One, Two and Six Merchant Square) are or aren't likely to combine with the proposed development to have cumulative effects.	There would be additional impacts as a result of cumulative schemes coming forward in conjunction with the 2021 proposed development. However, as demonstrated in the cumulative assessment scenario (Scenario 3) of the 2021 ES, the overall significance of effect would not change as the impact would remain in the same banding in terms of the scale of effect.

10.10 No further consultation relating to the daylight, sunlight, overshadowing and solar glare assessment has been undertaken since the previous submission. Due to the similar nature of the 2022 amended proposed development, the scope and methodology agreed in March 2021 are considered to remain valid. In response to the Avison and Young review and the updated baseline position at the adjacent WEG development, assessment scenarios reported in this Chapter have been simplified, to avoid potential for confusion.

Assessment Scope

10.11 In undertaking the assessment of daylight, sunlight and overshadowing, reference has been made to the most up-to-date BRE Guidelines (2022). Professional judgement has been applied in determining the overall effect to surrounding sensitive receptors.

Technical Scope

10.12 The assessment considers the impacts and effects of the 2022 amended proposed development in isolation, as well as in combination with surrounding cumulative schemes in respect of the following:

- Daylight and sunlight availability at adjacent existing and future receptors;
- Overshadowing at adjacent existing and future external amenity area receptors; and
- Solar glare within the views of existing and future road users at sensitive locations.

Spatial Scope

10.13 For daylight and sunlight, the study area was defined by the extent of residential properties which have windows facing the site and that were considered in close enough proximity to the site to be potentially affected by the 2022 amended proposed development.

10.14 The distance between the site and receptors considered in close enough proximity of the site was determined by including surrounding properties whereby the 2022 amended proposed development subtends more than 25° at the lowest window, as BRE Guidelines suggests that a property may be adversely affected. The extent was refined by application of professional judgement based on the scale and height of the 2022 amended proposed development. The spatial scope extends to approximately 180 m from the site boundary.

10.15 In relation to the overshadowing assessment, outdoor amenity areas considered in close enough proximity to be affected by shadow cast from the 2022 amended proposed development were identified.

This was defined by professional judgement where amenity areas with the potential to be affected by the 2022 amended proposed development (i.e. within an approximate 150 m distance from the site boundary and are located north from due east to due west) have been included in the study area.

10.16 Locations at surrounding road junctions and approaches from which the 2022 amended proposed development is visible within a road user's line of sight are considered sensitive to solar glare. Therefore, viewpoints have been placed at surrounding sensitive locations within an approximate 600 m distance from the site boundary.

Temporal Scope

Demolition and Construction

10.17 The demolition and construction assessment has considered impacts arising during the demolition and construction stage which would be temporary and short- to medium-term in nature.

10.18 Impacts and effects occurring during the demolition and construction stage would gradually increase over time as the 2022 amended proposed development is built out, reaching completion in 2030.

Completed Development

10.19 The completed development assessment has considered impacts arising from the completed 2022 amended proposed development which would be permanent and long-term in nature.

10.20 The effects of the completed 2022 amended proposed development stage have been assessed against the following scenarios, which are considered within this chapter as agreed through the scoping process:

- Scenario 1: Existing Baseline (which includes WEG Blocks A to F built out and occupied);
- Scenario 2: Future Baseline (2030) (which includes WEG Blocks A to F + 14-17 PG Blocks G and H built out and occupied);
- Scenario 3: Future Baseline (2030) + 2022 Amended Proposed Development; and
- Scenario 4: Future Baseline (2030) + 2022 Amended Proposed Development + Cumulative Development.

Baseline Characterisation Method

Desk Study

10.21 In order to establish baseline conditions in the study area, relevant data was reviewed and assessed. Data was obtained from the following sources:

- Property uses as determined through Valuation Office Agency (VOA)[12] and planning portal search[13]; and
- Google Maps, planning portal and real estate websites to identify windows facing towards the site.

10.22 These sources were used to establish the property uses and the likely internal configurations of the sensitive receptors. Where room layout information was unavailable, reasonable assumptions have been made as to the likely use and internal layouts of the rooms behind the fenestration.

10.23 In addition:

- as a guide, the 25° subtend angle was mapped from continuous obstructions of the 2022 amended proposed development; and
- three-dimensional (3D) computer models were used to establish where existing buildings in the forefront obscure the 2022 amended proposed development from the view of windows.

[12] Valuation Office Agency, 2020. Search the Council Tax Valuation List. www.cti.voa.gov.uk/cti/inits.
[13] Westminster City Council, 2021. Planning Search. https://idoxpa.westminster.gov.uk/online-applications/.

Field Study

10.24 A 3D computer model of the site and surrounding study area was developed for all scenarios comprising existing and future surroundings and the 2022 amended proposed development, based on the following information:

- Full measured survey;
- Photogrammetric survey;
- Site photographs; and
- Layouts where possible through the Westminster Planning Portal or Estate Agency websites.

10.25 Recently consented schemes were modelled using plans available on the planning portal.

Assessment Method

10.26 The daylight, sunlight, overshadowing and solar glare assessments have been based on the information and planning application drawings as presented in ES Chapter 4(R): 2022 Amended Proposed Development Description, as well as the framework CEMP reported in ES Chapter 5(R): Demolition and Construction Description.

Demolition and Construction Stage

10.27 Given the evolving and changing nature of demolition and construction activities, the assessment of potential impacts and likely effects during demolition and construction of the 2022 amended proposed development to surrounding sensitive receptors has not been modelled. Instead, a qualitative assessment has been undertaken using professional judgement and experience. This is standard industry practice.

10.28 The qualitative assessments take into consideration the gradually increasing structure of the 2022 amended proposed development, as well as any construction equipment such as cranes which have the potential to result in temporary impacts in relation to daylight, sunlight and overshadowing.

Completed Development Stage

10.29 The following scenarios have been assessed for the 2022 Replacement ES, and are discussed further below:

- Scenario 1: Existing Baseline Scenario;
- Scenario 2: Future Baseline Scenario (2030);
- Scenario 3: Complete Development Scenario; and
- Scenario 4: Cumulative Scenario.

Existing Baseline Scenario

10.30 The Existing Baseline is depicted in drawings 15876/23/01/01-03 in Appendix 10.2(R): Drawings

10.31 This scenario considers the existing (2022) condition of the site and surrounding context assumed for the purposes of this ES Chapter, whereby WEG Blocks A to F are built out.

Future Baseline Scenario

10.32 The Future Baseline is depicted in drawings 15876/23/02/01-03 in Appendix 10.2(R): Drawings

10.33 This scenario considers the condition of the site and surrounding study area in 2030, whereby 14-17 PG would be built out alongside WEG Blocks A to F.

10.34 It is important to note that 14-17 PG Block G and H would be occupied by 2026, which is prior to the completion of the 2022 amended proposed development in 2030. Therefore, the 2030 Future Baseline

(Scenario 2), when the 2022 amended proposed development would be completed, is considered the most relevant baseline scenario to undertake an assessment of the 2022 amended proposed development.

10.35 It is noted that due to the scale of 14-17 PG Blocks G and H, which are currently under construction, there would be a change in the existing baseline values at surrounding receptors, which currently overlook the 14-17 PG. Further commentary is provided in the baseline conditions section.

Completed Development Scenario

10.36 The Completed Development scenario is depicted in drawings 15876/23/02/04-06 in Appendix 10.2(R): Drawings.

10.37 This scenario consists of the completed 2022 amended proposed development in the context of the 2030 surrounding environment (as described above) and assesses the potential daylight, sunlight, overshadowing and solar glare effects of the 2022 amended proposed development on the surrounding residential receptors, amenity spaces and viewpoints.

10.38 In ascertaining daylight, sunlight and overshadowing effects at surrounding sensitive receptors, comparisons are made with the completed 2022 amended proposed development *in situ*, expressed as a percentage change.

10.39 Consideration of solar glare is required owing to the proximity of the 2022 amended proposed development to surrounding sensitive road user viewpoints. This assessment is not comparative and therefore considers the 2022 amended proposed development in absolute terms.

Cumulative Scenario

10.40 Owing to the cumulative schemes' relationship to sensitive receptors, scale and proximity, the following cumulative schemes have the potential to result in additional effects at surrounding sensitive receptors:

- One Merchant Square;
- Two Merchant Square; and
- Six Merchant Square.

10.41 The cumulative daylight, sunlight and overshadowing effects of the completed development in combination with these consented schemes have been assessed.

10.42 In addition, due to the residential accommodation proposed within One and Six Merchant Square, the daylight effects of the 2022 amended proposed development is assessed. As these consented residential cumulative schemes are located south of the site, they would not be affected for sunlight or overshadowing.

10.43 Solar glare is not considered in the cumulative scenario, as the assessment is undertaken on the façades of the 2022 amended proposed development only and the inclusion of cumulative schemes may serve to shield road user's view of the 2022 amended proposed development. The 2022 amended proposed development is therefore considered to represent the reasonable worst-case scenario, as the addition of cumulative schemes may serve to shield instances of solar reflection.

Methodology

10.44 The completed 2022 amended proposed development effects have been assessed with reference to the BRE Guidelines, as per industry standard. As noted within the BRE Guidelines and supported by relevant planning policy, the application of the BRE Guidelines should be treated flexibly as the advice presented is not mandatory and should not be used as an instrument of planning policy. Notably, the NPPF (2021) states in paragraph 125, part C that:

"…local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, 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."

10.45 Additionally, the London Plan (2021) places emphasis on the retained values of light to surrounding neighbours in Part D of Policy 'D6 - Housing Quality and Standards':

"the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst [..] minimising overshadowing and maximising the usability of outside amenity space"

10.46 As such, the BRE Guidelines are to be applied initially; however, consideration should be given to contextually appropriate levels of light in relation to a densely built environment.

10.47 The following BRE methodologies have been used to assess the daylight effects on the sensitive receptors when the 2022 amended proposed development is completed and operational:

- Daylight
  - Vertical Sky Component (VSC); and
  - No Sky Line (NSL) Method.

10.48 In addition, a supplementary Average Daylight Factor (ADF) daylight assessment has been applied. ADF is a detailed form of daylight assessment applicable to new developments where internal layouts are known and accounts for the most factors in establishing a quantitative output. Whilst this method of daylight assessment has been superseded by Median Daylight Factor (MDF) and Illuminance in the 3rd and current edition of the BRE Guidelines published in June 2022, it is still considered to be an appropriate supplementary assessment for neighbours which were designed and permitted in accordance with ADF targets, in order to understand the change from their targeted daylight levels. The BRE Guidelines 2022 states in relation to the replacement of the 2nd edition that "*the main aim is the same: to help ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions*" and the main author of the BRE Guidelines has stated that "the minimum daylight recommendations in the UK National Annex of BS EN 17037 (as used in BRE 2022) are intended to result in similar levels of compliance to those in BS 8206 Part 2 (as used in BRE 2011)"[14]

10.49 In terms of applying the ADF method for the purposes of the 2022 Replacement ES, recently implemented or consented neighbours within WEG and 14-17 PG have been assessed. These neighbours form part of the strategic development area (Church Street/Edgware Rd Housing Renewal Area) and were designed in the knowledge that a new development of increased scale and density would likely come forward upon the site.

10.50 Therefore, the ADF method of assessment set out in Appendix F9 of BRE Guidelines (2011) has been applied, secondary to VSC and NSL.

10.51 The following methodologies have been used to assess the sunlight, overshadowing and solar glare effects on the sensitive receptors when the 2022 amended proposed development is completed and operational:

- Sunlight
  - Annual Probable Sunlight Hours (APSH); and
  - Winter Probable Sunlight Hours (WPSH).
- Overshadowing
  - Transient Overshadowing; and
  - Sun Hours on Ground.
- Solar Glare
  - Technical Solar Glare analysis.

[14] Vastern Court, Reading Appeal, Statement of Common Ground: Daylight standards, September 2022 (ref: APP/E0345/W/21/3289748)

Assessment Criteria

Daylight and Sunlight

10.52 The technical analyses carried out to inform the assessments have been undertaken by creating a digital 3D model of the existing site, 2022 amended proposed development and surrounding study areas, based on measured survey data.

10.53 The following paragraphs outline the methods and criteria used to assess daylight and sunlight at surrounding properties found in BRE Guidelines, as per industry standard. The BRE Guidelines advice is predicated on a 2-3 storey suburban model, rather than inner city urban development. Therefore, whilst the methods outlined below are adhered to, the BRE Guidelines criteria for what should be considered acceptable levels of daylight and sunlight are not considered appropriate for the location and context of this application. This view is supported by relevant planning policy, including the NPPF (2021) and the London Plan (2021), which both highlight that retained levels of daylight and sunlight should be taken into consideration when evaluating impacts upon neighbours.

10.54 Therefore, as requested by WCC, a supplementary study has been undertaken to establish contextually appropriate retained levels of light for the area. Further detail on contextually appropriate retained levels of daylight and sunlight is provided in Appendix 10.8(R): Alternative Justification Method.

Daylight

Vertical Sky Component

10.55 The VSC method of assessment is defined in BRE Guidelines as the:

"*…ratio of that part of illuminance at a point on a given vertical plane that is received directly from a CIE standard overcast sky, to illuminate on a horizontal plane due to an unobstructed hemisphere of this sky…*".

10.56 The 3D model uses Waldram Diagrams to establish the VSC and 3D geometric calculations for daylight distribution.

10.57 Only those surrounding properties which have windows facing towards the site were included in the assessment. If a nearby property has no windows facing the site, these properties would not be affected by the 2022 amended proposed development in terms of light.

10.58 The assessment is calculated from the centre of a window on the outward face and measures the amount of light available on a vertical wall or window following the introduction of visible barriers, such as buildings. Trees can be ignored unless they form dense continuous belts.

10.59 The maximum VSC value is almost 40 % for a completely unobstructed vertical wall or window. In terms of assessment criteria, the BRE Guidelines state that:

"*If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either*:

- *the VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; or*
- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value*."

No Sky Line

10.60 The BRE Guidelines state that where room layouts are known, the effect on the daylight distribution can be calculated by plotting the no sky line (NSL). In terms of the surrounding receptors, it has not been possible to obtain room layouts for all of the properties and therefore layouts have been assumed where information was not available.

10.61 The NSL method is a measure of the distribution of daylight at the 'working plane' within a room. The 'working plane' is a horizontal plane 0.85 m above finished floor level for residential properties. The NSL divides those areas of the working plane which can receive direct sky light from those which cannot. If a significant area of the working plane lies beyond the NSL (i.e. it receives no direct sky light), then the distribution of daylight in the room can be poor and supplementary electric lighting may be required.

10.62 Where actual room layouts were available, these have been considered in the modelling of the internal layouts within the surrounding properties. Obtaining these room layouts enables precise evaluation of the diffuse levels of daylight within each of the rooms via the NSL. Where layout information was not available, assumptions have been made as to the use and internal configuration of the rooms (from external observations) behind the fenestration observed. In such cases, a standard 4.2 m (14 ft) room depth has been assumed, unless the building form dictated otherwise. This is common practice where access to buildings for surveying is unavailable.

10.63 The likely effects of daylight distribution in an existing building can be determined by plotting the NSL in each of the main rooms. For houses, this includes living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although they are less important. The BRE Guidelines identify that if the area of a room that does receive direct sky light is reduced to less than 0.8 times its former value, then this would be noticeable to its occupants.

10.64 Only those surrounding properties with rooms served by windows facing towards the site were included in the assessment. If a nearby property includes a room with no windows facing the site, this room would not be affected by the 2022 amended proposed development in relation to NSL.

Average Daylight Factor

10.65 The average daylight factor (ADF) method of assessment is referenced in BRE Guidance 2nd edition (2011). ADF takes into account the total glazed area to the room, the visible light transmittance of the glazing proposed, the total area and reflectance properties of the room surfaces including all walls, ceilings and floors for the room being assessed, as well as the VSC and the quantum of reflected light. The ADF analysis has been undertaken using specialist software, Radiance. This is, therefore, a significantly more detailed method of assessment than the VSC method.

10.66 The BRE Guidelines (2011) state the following in Appendix C:

"…If a predominantly day lit appearance is required, then ADF should be 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary electric lighting is provided. There are additional recommendations for dwellings of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. These additional recommendations are minimum values of Average Daylight Factor, and should be attained even if a predominantly day lit appearance is not achievable..."

10.67 Only those recently implemented or consented surrounding properties with rooms served by windows facing towards the site were included in the ADF assessment. If a nearby property includes a room with no windows facing the site, this room would not be affected by the 2022 amended proposed development in relation to ADF.

Sunlight

Annual Probable Sunlight Hours

10.68 Annual Probable Sunlight Hours (APSH) is measured using a sun indicator containing 100 spots, each representing 1 % of APSH. Therefore, where no obstruction exists the total annual probable sunlight hours would amount to 1,486 hours and therefore each spot equates to 14.86 hours of the total annual sunlight hours.

10.69 The number of spots is calculated at sensitive properties during the year (APSH) and also during the winter period (WPSH). In ascertaining the magnitude of impact, comparisons are made against the impacts occurring as a result of the 2022 amended proposed development and in the 2022 amended

proposed development in combination with cumulative schemes. This provides a percentage of APSH for each room assessed.

10.70 The BRE Guidelines note that:

- *"…In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon...";*
- *"…all main living rooms of dwellings…should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun...";*
- *"…If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked…"; and*
- *"…a south facing window will, in general, receive most sunlight, while a north facing one will receive it only on a handful of occasions. East and west facing windows will receive sunlight only at certain times of day…".*

10.71 In relation to existing surrounding receptors, the BRE Guidelines state that a window may be adversely affected if a point at the centre of the window receives for the whole year, less than 25 % of the APSH, including at least 5 % of the APSH during the winter months (WPSH) (21st September to 21st March) and less than 0.8 times its former sunlight hours during either period, and if there is an absolute reduction in total APSH which is greater than 4 %.

10.72 Only those surrounding properties with rooms served by windows facing towards the site within 90 degrees of due south can be affected by the 2022 amended proposed development in relation to direct sunlight and were included in the assessment. If a nearby property (north of the site) includes a room with no windows facing the site, this room would not be affected by the 2022 amended proposed development in relation to sunlight.

Overshadowing

10.73 Both transient overshadowing and Sun Hours on Ground assessments determine the extent of overshadowing on surrounding public and private amenity areas. Transient overshadowing is initially used as a screening exercise to determine the approximate hours of the day an amenity area is cast in shadow from the 2022 amended proposed development. Where significant effects are expected to occur on an amenity area with distinct boundaries, a Sun Hours on Ground assessment is undertaken to quantify any additional overshadowing owing to the 2022 amended proposed development.

10.74 Both methods are described below.

Transient Overshadowing

10.75 The BRE Guidelines suggests that where large buildings are proposed that may affect open spaces, it is useful to plot a shadow plan to illustrate the location of shadows at different times of the day and year. For the purpose of this assessment the hourly shadows were mapped for the following three key dates:

- 21st March (Spring Equinox);
- 21st June (Summer Solstice); and
- 21st December (Winter Solstice).

10.76 21st September (Autumn Equinox) provides the same overshadowing images as March 21st (Spring Equinox) as the sun follows the same path at these corresponding times of year. Therefore, 21st March is used within the overshadowing assessment.

10.77 Transient overshadowing has been calculated at hourly intervals from sunrise, throughout the day, until sunset, as illustrated in Appendix 10.5(R). On December 21st, the sun would be at its lowest point causing long shadows to be cast and represents the worst-case scenario in terms of overshadowing.

Sun Hours on Ground

10.78 The BRE Guidelines suggest that 'sun hours on ground' (SHOG) assessment should be undertaken on the Equinox (21st March and 21st September). Using specialist software, Radiance, the path of the sun was tracked to determine where the sun would reach the ground and where it would not on these dates.

10.79 It is recommended that at least half of an amenity area should receive at least 2 hours of sunlight on March 21st or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20 % reduction).

Summary of Criteria for Daylight, Sunlight and Overshadowing

10.80 Table 10.2 provides a summary of the criteria set out within the BRE Guidelines for daylight, sunlight and overshadowing.

Table 10.2: Summary of Daylight, Sunlight and Overshadowing Assessment Criteria

Method	BRE Criteria
Daylight	
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27 % and less than 0.8 times is former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
ADF[15]	The recommended ADF levels for dwellings are 2 % for kitchens, 1.5 % for living rooms and 1 % for bedrooms. No criteria are given to measure alterations in ADF levels.
Sunlight	
APSH	A window may be adversely affected if a point at the centre of the window receives for the whole year, less than 25 % of the APSH including at least 5 % of the APSH during the winter months (21st September to 21st March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4 %.
Overshadowing	
SHOG	An area of amenity space or garden may be adversely affected if less than half (50 %) of the area is prevented by buildings from receiving two hours of sunlight on the 21st March (as suggested by the BRE Guidelines) and the area which can receive some sun on the 21st March is less than 0.8 times its former value.

Solar Glare

10.81 Solar glare is particularly important at pedestrian and road junctions, where glare can cause temporary blinding of drivers or pedestrians. Typically, elements considered to be reflective are either glazed apertures or specular metal cladding.

10.82 The BRE Guidelines includes the following statement in regard to the potential for reflected solar glare from a new development:

"…Glare or solar dazzle can occur when sunlight is reflected from a glazed façade. This can affect road users outside and the occupants of adjoining buildings. The problem can occur either when there are large areas of reflective glass or cladding on the façade, or when there are areas of glass or cladding which slope back so that high altitude sunlight can be reflected along the ground. Thus solar dazzle is only a long term problem only for some heavily glazed (or mirror clad) buildings…"

[15] Average Daylight Factor (ADF) criteria from the BRE Guidelines 2nd Edition (2011) which was superseded in June 2022.

10.83 Typically, only highly glazed buildings are considered which are visible from sensitive receptors such as surrounding road junctions. As such, the solar glare assessment only considers the potential effects of the 2022 amended proposed development.

10.84 The potential for reflected solar glare or dazzle from glazed or reflective façades from the 2022 amended proposed development has been assessed using specialist lighting software, Radiance, showing the path of the sun for the entire year. From this, two computer generated angular images have been produced for each selected viewpoint, indicating the area which would see the reflection of the sun path at any point during the year. A modified diagram portraying a standardised extent of human vision is then overlaid onto the image.

10.85 Figure 10 within Appendix 10.6(R) highlights the degrees of vision corresponding to the foveal view, with a red circle of 3° of angle in order to identify the area most sensitive to reflected solar glare. Another red circle represents the incidence of the 30° radius of our typical field of view in order to identify a secondary area of sensitivity to potential reflected glare instances.

10.86 As stated in the International Commission on Illumination (CIE) CIE Collection on Glare (CIE 146:2002), occurrences at angles beyond 30° would be of little significance in most situations but may be relevant in exceptional circumstances. When seated in a driving seat of a typical car, for example, the limits of the windscreen would generally obstruct the driver's view at angles beyond 30° from the line of sight.

10.87 The methodology for solar glare is not aimed at addressing the intensity of an instance of reflected solar glare, but rather its occurrence, duration throughout the year and the location of this occurrence in respect of an individual's line of sight. It is also to be noted that the hours presented reflect solar time and therefore do not take Daylight Saving Hours into account.

10.88 It must be noted that the solar glare assessments undertaken assume a worst-case scenario whereby the sun will shine every day during daylight hours which is not the case within the UK.

Receptor Sensitivity/Value Criteria

Daylight and Sunlight Receptors

10.89 In terms of sensitivity, adjoining residential properties have been considered sensitive to daylight and sunlight levels, specifically habitable rooms within the properties such as living rooms, kitchens and bedrooms, in accordance with the BRE Guidelines.

10.90 All of the existing and future receptors tested (outlined in the following section) are considered of high sensitivity due to the expectation of natural light and have therefore been given equal weighting and sensitivity.

10.91 It should be noted that for residential buildings assessed, which are not yet occupied, no reduction in light would be experienced by occupants. On this basis, the assessment undertaken represents a worst-case approach and the receptors are still considered of high sensitivity.

Overshadowing Receptors

10.92 In relation to overshadowing, all public and private amenity areas in proximity and within 90° of due north to the site have been considered within the assessment. All the amenity areas are considered to be of high sensitivity and therefore each individual receptor is not assigned a level of sensitivity as per the usual EIA methodology i.e. high, medium or low. On this basis, the assessment undertaken represents a worst-case approach.

Solar Glare Receptors

10.93 In relation to solar glare, a sensitive receptor is typically found at a road junction, pedestrian crossing or on railway lines. All viewpoints are considered to be of high sensitivity and therefore each individual receptor is not assigned a level of sensitivity as per the usual EIA methodology i.e. high, medium or low. On this basis, the assessment has adopted a worst-case approach.

Impact Magnitude Criteria

10.94 Magnitude of impacts in relation to Daylight, Sunlight, Overshadowing and Solar Glare, have been assigned on a per property, open area or viewpoint basis.

Daylight, Sunlight and Overshadowing

10.95 The magnitude of impact criteria adopted for the assessment is presented in Table 10.3.

Table 10.3: Daylight, Sunlight and Overshadowing Magnitude of Impact Criteria

Magnitude of Impact	Assessment	Criteria
Negligible	VSC, NSL, APSH and SHOG	Alterations up to 20 % from the existing scenario or the target values within BRE Guidelines
Low	VSC, NSL, APSH and SHOG	Marginal alterations (>20 and ≤30 %) from the existing scenario or the target values within the BRE Guidelines
Medium	VSC, NSL, APSH and SHOG	Moderate alterations (>30 and ≤40 %) from the existing scenario or the target values within the BRE Guidelines
High	VSC, NSL, APSH and SHOG	Substantial alterations (>40 %) from the existing scenario or the target values within the BRE Guidelines

Solar Glare

10.96 There are no quantitative criteria within the BRE Guidelines or elsewhere regarding magnitude of impact thresholds for solar glare. Magnitude has therefore been based on professional judgement.

10.97 The magnitude of impact criteria adopted for the assessment is presented in Table 10.4.

Table 10.4: Solar Glare Magnitude of Impact Criteria

Magnitude of Impact	Criteria
Negligible	No reflections are visible or if visible all occur at angles greater than 30° from the driver's line of sight.
Low	Solar reflections are visible within 30° to 10° or between 10° to 5° of the driver's line of sight for a short period of time.
Medium	Solar reflections are visible within 10° and 5° of the driver's line of sight occurring for a long period of time.
High	Solar reflections are visible within 5° of a driver's line of sight.

10.98 The duration has been determined based on professional judgement.

Scale of Effect Criteria

10.99 The scale of effects has been assessed on the basis of the sensitivity/value of receptors against the magnitude of impact as presented in Table 10.5.

Table 10.5: Scale of Effects Matrix

Magnitude of Impact	Sensitivity/Value of Receptor		
	Low	**Medium**	**High**
Negligible	N/A	N/A	Negligible
Low	N/A	N/A	Minor
Medium	N/A	N/A	Moderate
High	N/A	N/A	Major

Daylight, Sunlight and Overshadowing

BRE Guidelines

10.100 For daylight, sunlight and overshadowing, the BRE Guidelines outline their approach in terms of scale of effects and assigning significance criteria as follows:

"…Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required, or in the amount of sunlight reaching an open space… The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied..."

"…Where the loss of skylight or sunlight fully meets the guidelines, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines and a larger number of windows or open space are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space…"

"…Where the loss of skylight or sunlight does not meet the guidelines in this book, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- *Only a small number of windows or limited area of open space are affected;*
- *The loss of light is only marginally outside the guidelines;*
- *An affected room has other sources of skylight or sunlight; and*
- *The affected building or open space only has a low level of requirement for skylight or sunlight…"*

10.101 The classification of major adverse is documented within paragraph H7 of the BRE Guidelines. Factors tending towards a major adverse impact include:

- *"…a large number of windows or large area of open space are affected;*
- *the loss of light is substantially outside the guidelines;*
- *all the windows in a particular property are affected; and*
- *the affected indoor or outdoor spaces have a particular strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children's playground…".*

10.102 Overshadowing is tested by reference to two separate studies; the Transient Overshadowing (TOS) test and where necessary the Sun Hours on Ground (SHOG) test.

10.103 For transient overshadowing, the BRE Guidelines do not include criteria for the magnitude or significance of impact other than to identify the different times of the day and year when shadow would be cast over a surrounding area. The assessment of magnitude or significance of impact has therefore been based on professional judgement, taking into consideration the extent of shadow from the 2022 amended proposed development that would be cast and the duration of the shadow cast.

10.104 Where, using the TOS assessment, a sensitive area has been deemed to see large alterations, a study of the SHOG has been provided.

10.105 For SHOG, the BRE Guidelines recommend that for an area to appear adequately sunlit, 50 % of its area should see at least two hours of direct sunlight on the 21st March.

Significance Criteria

10.106 BRE's Guidelines require a number of daylight and sunlight tests to be run for each property, some being measured at the window, and some measured within a room as a whole.

10.107 While tests and results are reported within the appendices by window and room, they are also grouped into individual properties where demises are known, available, or relevant, in order to assign an appropriate magnitude or significance of impact.

10.108 For buildings comprising a large number of individual dwellings (a flatted block for instance), or where the demises are unknown, significance has been assigned to the building overall. However, consideration has been given to the impacts relating to the individual windows and rooms.

10.109 The above factors and criteria set out in Table 10.3. have been used to assign the significance of effect for each building.

10.110 The significance criteria have been defined as follows:

- '**Negligible'** effects are considered to be 'not significant' as the changes would not be noticeable;
- '**Minor'** effects are considered to be 'not significant' as the changes can be perceptible, but not to a material degree; and
- '**Moderate'** or '**Major'** effects are considered to be 'significant' as the changes would be noticeable.

10.111 Where changes in daylight, sunlight and overshadowing levels fall within the range of change allowed for by the BRE Guidelines, effects have been reported as Negligible given that a particular threshold, absolute value or target criteria has been met.

Solar Glare

10.112 There are no quantitative criteria within the BRE Guidelines or elsewhere regarding acceptable levels of solar glare.

10.113 Multiple viewpoints can be chosen for each of the road junctions or signals affected. Factors that could influence the significance of effect may include:

- Sunlight availability probability;
- Area of façade off which reflections are visible;
- Period of time reflections are visible;
- Angle at which reflections are visible from line of sight;
- Views of the development being obscured for example by trees; and
- The time of day at which the solar reflection will occur for example during peak traffic times.

10.114 The above factors, in combination with the criteria set out in Table 10.4. have been used to assign the significance of effect for each viewpoint.

10.115 Therefore, the significance criteria have been defined as follows:

- '**Negligible'** effects are considered to be 'not significant' as the effects would not be noticeable;
- '**Minor'** effects are considered to be 'not significant' as the effects would likely be visible but unlikely to affect a driver's vision; and
- '**Moderate'** or '**Major'** effects are considered to be 'significant' as the effects would likely affect a driver's vision.

Nature of Effect Criteria

10.116 The nature of the effect has been described as either adverse, neutral or beneficial as follows:

- **Beneficial** – An advantageous effect to a receptor;
- **Neutral** – An effect that on balance, is neither beneficial nor adverse to an environmental resource or receptor or an effect that is equally beneficial and adverse to an environmental resource or receptor; and
- **Adverse** – A detrimental effect to a receptor.

Assumptions and Limitations

10.117 It is assumed that the 2022 amended proposed development once completed, would represent the worst-case scenario for daylight, sunlight and overshadowing and, therefore, the demolition and construction stage has not been quantitatively assessed within this chapter. The nature of any temporary structures used throughout demolition and construction e.g. cranes would not be likely to cause any greater impact than that of the completed proposed development.

10.118 For the existing surrounding sensitive receptors where layout information was not available, assumptions have been made as to the use and internal configuration of the rooms (from external observations) behind the fenestration observed. In such cases a standard 4.3 m (14ft) room depth has been assumed, unless the building form dictated otherwise. This is common practice where access to buildings for surveying is unavailable. Obtaining these room layouts enables precise evaluation of the diffuse levels of daylight within each of the rooms via the NSL method. Layout information has only been obtained for the following properties:

- WEG Blocks A-F and 14-17 PG Blocks G and H; and
- One and Six Merchant Square.

10.119 Floor levels have been assumed for surrounding properties where access has not been obtained. With the working plane located 850 mm above the finished floor level, this has the potential to affect the assessment of NSL.

10.120 For solar glare, although great care has been taken in identifying typical viewpoints, this does not guarantee that there are no additional sensitive locations where reflected solar glare could present a particular risk. For practical reasons, the area of the assessment has been limited to the area surrounding the 2022 amended proposed development. At greater distances, the likelihood of solar reflections causing significant glare is reduced as the time that buildings will reflect is reduced and the area of façade visible constitutes a reduced angle and so reduces the possibility of the whole solar disc being reflected. This is the standard approach adopted to solar glare assessment within EIA.

10.121 In addition, the methodology for solar glare is not aimed at addressing the intensity of an instance of reflected solar glare, but rather its occurrence, duration throughout the year, and the location of this occurrence in respect of an individual's line of sight. It must also be noted that the hours presented reflect solar time and therefore do not take Daylight Saving Hours into account.

Sensitive Receptors

Daylight and Sunlight

10.122 The BRE Guidelines state that habitable rooms within surrounding residential properties that can expect to receive a reasonable amount of daylight should be assessed. As stated in the methodology, all receptors are classed as being of high sensitivity.

10.123 Sensitive properties, which include existing residential buildings in the surrounding environment, WEG Blocks A-F and 14-17 PG Blocks G and H are assessed due to their occupants' sensitivity to daylight and sunlight changes. These daylight and sunlight residential receptors are shown on Figure 10.1 and listed in Table 10.

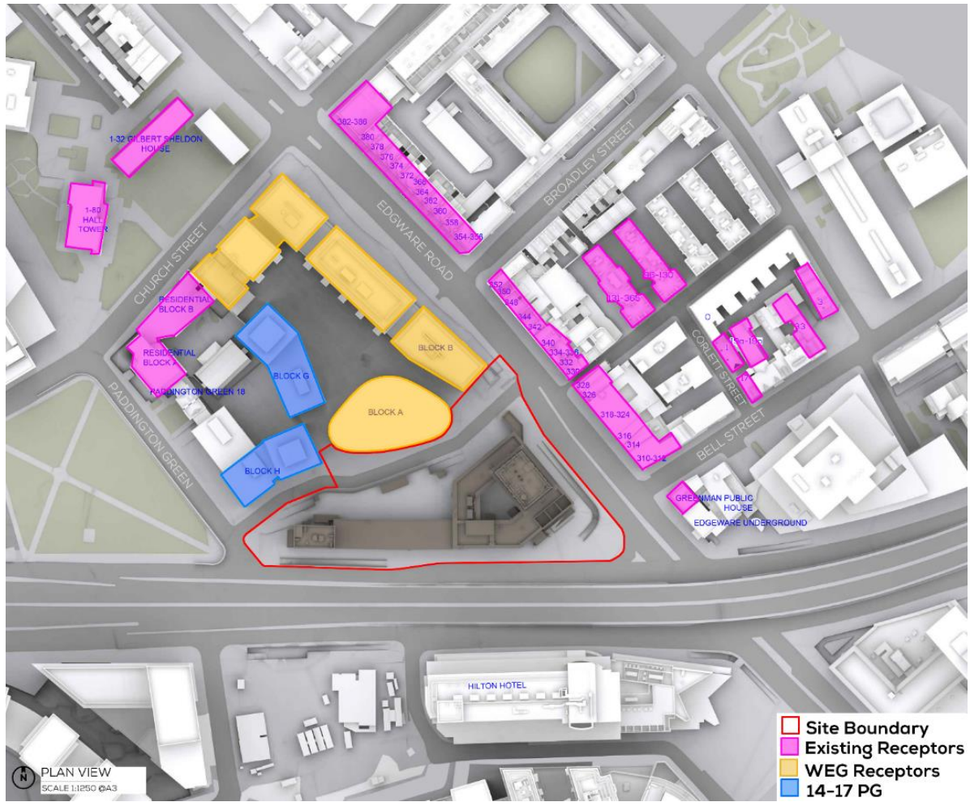


Figure 10.1: Existing and Future Daylight and Sunlight Residential Receptors

Table 10.6: Existing and Future Daylight and Sunlight Receptors
Existing Residential Receptors (Pink)
1 Corlett Street
11-64 Penfold Place
131-365 Penfold Place
1-32 Gilbert Sheldon House
17 Bell Street
1-80 Hall Tower
19a-19o Corlett Street
3 Penfold Street
33 Bell Street
96-130 Penfold Place
Edgware Road 310 to 316 (evens)
Edgware Road 326 to 364 (evens)
Edgware Road 368
Edgware Road 372 to 830 (evens)

Table 10.6: Existing and Future Daylight and Sunlight Receptors
Existing Residential Receptors (Pink)
Green Man Public House
Paddington Green 18
Network Homes Residential Block A and B.
WEG Residential Receptors (Orange)
WEG Block A
WEG Block B
WEG Block C
WEG Block D
WEG Block E-F
14-17 PG Receptors (Blue)
14-17 PG Block G
14-17 PG Block H

Overshadowing

10.124 Figure 10.2 shows the sensitive amenity areas assessed for changes in overshadowing as a result of the 2022 amended proposed development.

Figure 10.2: Existing and Future Overshadowing Receptors

10.125 The sensitive amenity areas are:

- Area 1: Paddington Green;
- Area 2: 14-17 PG Block H Courtyard;
- Area 3: WEG Blocks A and B Amenity Areas;
- Area 4: 1-32 Gilbert Sheldon House communal area; and
- Area 5: Marylebone Road/Edgware Road green wall public square.

Solar Glare

10.126 The assessment viewpoints (denoted as viewpoints 01-29) located at surrounding road junctions and approaches are shown on Figure 10.3.

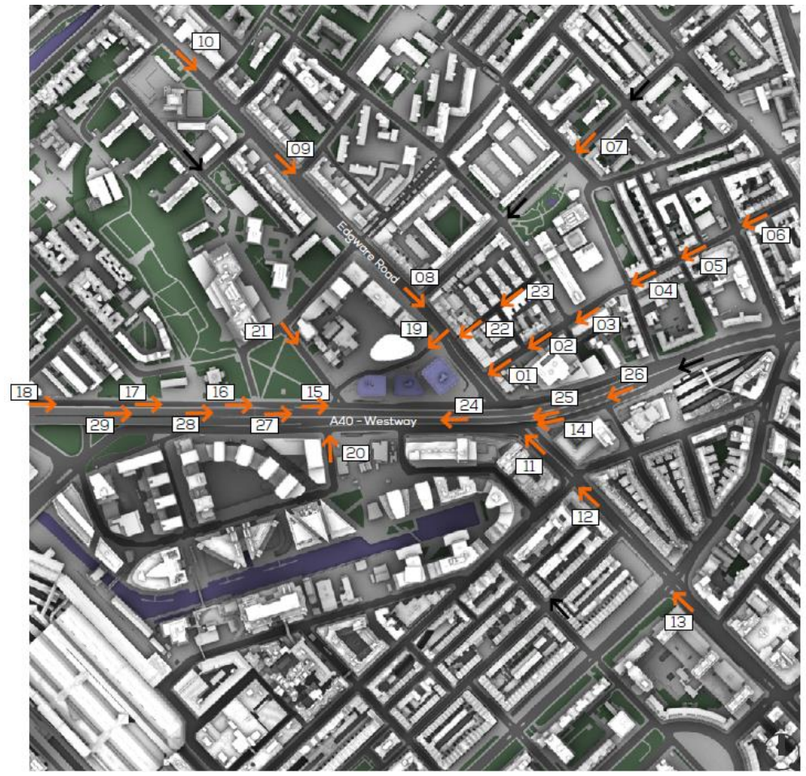


Figure 10.3: Solar Glare Receptors

Baseline Conditions

Scenario 1: Existing Baseline

10.127 In the existing baseline, the site comprises low rise massing and a short tower at 85.3 m AOD, as well as areas of hardstanding. The site is bounded by the WEG development to the north, Edgware Road to the east, Harrow Road to the south, and Paddington Green to the west.

10.128 The existing surrounding buildings comprise residential medium rise terraced properties and apartment blocks along surrounding roads to the north-east and north-west. To the immediate north, WEG Blocks A to F are completed and occupied in the existing baseline condition at the time of writing this Chapter.

10.129 The existing baseline conditions represent the current condition of the site and surrounding conditions in November 2022. It is expected that 14-17 PG Blocks G and H would be built out by 2026, prior to the completion of the 2022 amended proposed development in 2030. The existing baseline is included for completeness; however, the relevant baseline assessment is the 2030 future baseline, which is discussed further in the following section.

Daylight and Sunlight

Existing Residential Receptors

10.130 All 41 surrounding existing residential properties are considered in the existing baseline scenario. Within these residential properties, a total of 708 windows serving 464 rooms have been assessed for daylight. For the 40 residential buildings sensitive to sunlight, 410 rooms have been assessed.

10.131 In relation to daylight, for VSC 95 of the 708 (13.4 %) windows would meet the BRE recommendation of 27 % in the existing baseline condition and 284 of the 464 (61.2 %) rooms would meet the BRE recommendation for NSL. For sunlight, 323 of the 410 (78.8 %) rooms would meet the BRE recommendations for APSH and WPSH.

10.132 These baseline daylight and sunlight compliance values are typical of terraced houses or low-rise apartment buildings in an inner-city location, where densification is taking place. Most of these existing residential receptors relevant for assessment look towards the built-up area of WEG Blocks A-F, which is adjacent to the site. Therefore, the built-up nature of this strategic development zone already limits daylight and sunlight availability within these sensitive residential buildings.

WEG Residential Receptors

10.133 WEG Blocks A-F are occupied. Due to the different typologies of these buildings to the established existing neighbours discussed above, these buildings have been considered separately.

10.134 For the five residential blocks tested, a total of 1,249 windows serving 793 rooms have been assessed for daylight. For sunlight 781 rooms have been assessed.

10.135 In relation to daylight, for VSC 476 of the 1,249 (38.1 %) of the windows would meet the BRE recommendation of 27 % in the existing baseline condition and 686 of the 793 (86.5 %) would meet the BRE recommendation for NSL. For sunlight, 513 of the 781 (65.7 %) rooms would meet the BRE recommendations for APSH and WPSH.

10.136 These baseline daylight and sunlight compliance values are typical of new developments in an inner-city location, where densification is taking place. The windows and rooms assessed within Blocks B-F look towards Block A, which limits daylight and sunlight from the south. The southern façade of Block A is completed unobstructed, due to the low-rise nature of the existing site and so these windows and rooms receive uncharacteristically high levels of light for an inner-city location.

Overshadowing

Existing Amenity Area Receptors

10.137 In the existing baseline condition, small areas of shadow from the existing buildings within the site can be seen within Area 1 (Paddington Green) on 21st March and 21st June in the early morning. No shadow is seen from the existing buildings within the site within Area 1 on 21st December. This amenity area would be well sunlit in through the year, whereby 100 % of its area would see two or more hours of direct sunlight on 21st March and would therefore be compliant with the BRE recommendation.

10.138 Some areas of shadow can be seen within Area 3 from the existing buildings within the site on 21st March at 09:00 GMT and 12:00 GMT, and on 21st December at 12:00 GMT and 13:00 GMT. On the 21st June, no shadow would be seen within this amenity area from the existing buildings within the site but would be well sunlit with 85.5 % of its area would see two or more hours of direct sunlight on 21st March and would therefore be compliant with the BRE recommendation.

10.139 Shadow from the existing buildings within the site would not reach Areas 4 (1-32 Gilbert Sheldon house communal area) and 5 (Marylebone Road/Edgware Road green wall public square) on 21st March, 21st June or 21st December. Both areas would be partially shaded throughout the year from existing surrounding buildings.

Scenario 2: Future Baseline

10.140 In the future baseline (2030), 14-17 PG Blocks G and H would be built out and occupied, alongside the existing baseline conditions described above.

10.141 The future baseline conditions represent a realistic and reasonably foreseeable condition of the site and surrounding conditions by the time the completed 2022 amended proposed development is implemented and generating potential effects in 2030. Therefore, the main assessment of the 2022 amended proposed development is compared against the future baseline.

Daylight and Sunlight

Existing Residential Receptors

10.142 All 41 surrounding existing residential properties are considered in the future baseline scenario. Within these residential properties, a total of 708 windows serving 464 rooms have been assessed for daylight. For the 40 residential buildings sensitive to sunlight, 410 rooms have been assessed.

10.143 In relation to daylight, for VSC 93 of the 708 (13.1 %) windows would meet the BRE recommendation of 27 % in the future baseline condition and 240 of the 464 (51.7 %) rooms would meet the BRE recommendation for NSL. For sunlight, 320 of the 410 (78.0 %) rooms would meet the BRE recommendations for APSH and WPSH.

10.144 For most of the existing residential properties (such as those along Edgware Road), the future baseline values remain the same or virtually identical as Scenario 1, as they would not see 14-17 PG and would therefore not be affected by this scheme coming forward.

10.145 The following four surrounding existing residential properties would experience a change from the existing baseline condition following the introduction of 14-17 PG.

- **Edgware Road 378**: three rooms would see reductions between 25%-29 % NSL. Therefore, the daylight distribution would be lower in the future baseline scenario compared to the existing baseline.
- **Paddington Green 18**: all windows would see reductions between 0.7-10.5 % VSC and all rooms would see reductions of 1.1-51 % NSL. Therefore, the daylight (VSC and NSL) would be reduced in the future baseline scenario compared to the existing baseline scenario.
- **Residential Block A**: most windows would see reductions between 0.1-8.7 % VSC and most rooms would see reductions of 4.7-3.8 % NSL. Therefore, the daylight (VSC and NSL) would be reduced in the future baseline scenario compared to the existing baseline scenario.
- **Residential Block B**: most windows would see reductions between 4-7.5 % VSC and most rooms would see reductions of 8.2-36.8 % NSL. Most rooms would see reductions between 4-14 % APSH and 1-6 % Winter PSH. Therefore, the daylight (VSC and NSL) and sunlight (APSH and Winter PSH) would be reduced in the future baseline scenario compared to the existing baseline scenario.

WEG and 14-17 PG Residential Receptors

10.146 Alongside WEG Blocks A-F, 14-17 PG Blocks G and H would be built out and occupied in 2030. Due to their similar typology and relation to the site, these receptors have been considered together.

10.147 Within the seven residential buildings, a total of 1,520 windows serving 941 rooms have been assessed for daylight. For sunlight 904 rooms have been assessed.

10.148 In relation to daylight, for VSC 476 of the 1,520 (31.3 %) of the windows would meet the BRE recommendation of 27 % in the future baseline condition and 635 of the 941 (67.5 %) would meet the BRE recommendation for NSL. For sunlight, 475 of the 904 (52.5 %) would meet the BRE recommendations for APSH and WPSH.

10.149 Similarly, residential receptors within WEG would see a change in the levels of light with 14-17 PG coming forward. The baseline daylight and sunlight compliance for Block B would remain unchanged, due to

Block A and other existing buildings obstructing views of 14-17 PG Blocks G and H. The future baseline compliance at WEG Blocks A, C and E-F would change for VSC and NSL. The sunlight compliance for Block A would remain unchanged, and Blocks C and E-F would reduce. Finally, Block D would not change in terms of VSC and sunlight but see a reduction in NSL compliance.

Overshadowing

Future Amenity Area Receptors

10.150 In the future baseline condition, small areas of shadow from the existing buildings within the site can be seen within Area 1 (Paddington Green) on 21st March and 21st June in the early morning. No shadow would be seen from the existing buildings within the site within Area 1 on 21st December. This amenity area would be well sunlit in through the year, whereby 100 % of its area would see two or more hours of direct sunlight on 21st March and would therefore be compliant with the BRE recommendation.

10.151 No shadow from the existing buildings within the site is cast within Area 2 (14-17 PG Block H Amenity Area) on 21st March, 21st June or 21st December. This amenity area would be overshadowed throughout the year by surrounding buildings of the WEG development and 14-17 PG itself, this is evidenced by the low baseline sun hours on ground level whereby 5.8 % of the total area would see two or more hours on 21st March, which is well below the BRE recommendation of 50 %.

10.152 Small areas of shadow can be seen within Area 3 from the existing buildings within the site on 21st March at 09:00 GMT and 12:00 GMT, and on 21st December at 12:00 GMT. On 21st June, no shadow would be seen within this amenity area from the existing buildings within the site. This amenity area is overshadowed throughout the year by surrounding buildings of the WEG development itself and 14-17 PG, this is evidenced by the low baseline sun hours on ground level whereby 4.8 % of the total area would see two or more hours on 21st March, which is well below the BRE recommendation of 50 %. The portions of this amenity area seeing two or more hours are circulation space located between 14-17 PG Block H and WEG Block A, and WEG Blocks A and B.

10.153 Shadow from the existing buildings within the site do not reach Areas 4 (1-32 Gilbert Sheldon House communal area) and (5 Marylebone Road/Edgware Road green wall public square) on 21st March, 21st June or 21st December. Both areas would be partially shaded throughout the year from existing surrounding buildings.

Assessment of Effects

Demolition and Construction Effects

10.154 The magnitude of impact and resultant likely effects in relation to the daylight, sunlight and overshadowing at surrounding sensitive receptors would vary throughout the demolition and construction stage, depending on the level of obstruction caused. The impact would almost certainly be less than that of the completed proposed development, given that the extent of permanent massing would increase throughout the construction stage, until the buildings are completed. During the demolition and construction stage, a number of tall cranes are also likely to be present on site; however, their size and temporary presence would lead to imperceptible effects of a temporary nature.

10.155 In terms of solar glare, as construction works progress, and the facades of the 2022 amended proposed development are installed, the potential solar glare effects would be similar to those of the completed 2022 amended proposed development, as presented below. As such, the overall effect in terms of solar glare would range from negligible to those occurring as a result of the completed 2022 amended proposed development. It is therefore considered that the 2022 amended proposed development represents the worst-case assessment in terms of likely solar glare effects.

10.156 Therefore, for daylight, sunlight and overshadowing impacts would range from low, throughout demolition and commencement of construction, gradually increasing as the 2022 amended proposed development is constructed, with effects ranging from negligible to those presented in the Completed Development Effects section. On this basis, no further consideration is given in this assessment to effects to daylight, sunlight, overshadowing and solar glare as a result of the demolition and construction works. The remainder of this chapter focuses on the effects relating to the completed 2022 amended proposed development.

10.157 The demolition and construction effects of the 2022 amended proposed development would therefore be temporary, medium-term **Negligible** (not significant) at the point of demolition and commencement of construction. Throughout the duration of the construction period, as the 2022 amended proposed development superstructure is built out and clad, the effects would increase until reaching those represented in the completed development section below i.e. temporary, medium-term **Negligible** (not significant) to **Major Adverse** (significant).

Completed Development Effects

10.158 As described in the baseline conditions section, the daylight, sunlight and overshadowing assessments of the 2022 amended proposed development are compared against the future baseline in Scenario 3.

10.159 Commentary on the effects of the 2022 amended proposed development compared against the existing baseline, where 14-17 PG is not built out, is provided in Appendix 10.9 for completeness.

Daylight Effects

Existing Residential Receptors

10.160 The full daylight results for surrounding existing sensitive receptors is presented within Appendix 10.3(R) and summarised within Table 10.7 and in the commentary below.

10.161 A total of 708 windows serving 464 rooms were assessed within 41 existing residential buildings. For VSC, 599 (84.6 %) of the 708 windows assessed would meet the BRE criteria and for NSL, 373 (80.4 %) of the 464 rooms assessed would meet the BRE criteria.

10.162 Of the 41 existing receptor buildings, the 19 highlighted in blue in Table 10.7 would meet BRE criteria (alterations below 20 %) for both VSC and NSL and have not been discussed further. The effects at these receptors would be permanent, long-term **Negligible** (not significant):

- 1 Corlett Street;
- 17 Bell Street;
- 1-80 Hall Tower;
- 3 Penfold Street;
- 33 Bell Street;
- Edgware Road 352;
- Edgware Road 354-356;
- Edgware Road 358;
- Edgware Road 360;
- Edgware Road 362;
- Edgware Road 364;
- Edgware Road 368;
- Edgware Road 372;
- Edgware Road 374;
- Edgware Road 376;
- Edgware Road 378;
- Edgware Road 380;

- Paddington Green 18[16]; and
- Network Homes Residential Block A.

10.163 The remaining 22 buildings would experience alterations above 20 % in the levels of daylight they receive with the completed 2022 amended proposed development in place and have therefore been discussed in further detail below.

Table 10.7: Scenario 3 - Summary Daylight Results to Existing Residential Receptors

Address	VSC						NSL					
	Total No. Of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. Of Rooms	No. Rooms that meet 0.8 times former value criteria	Below BRE Guidelines			
			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total
1 Corlett Street	9	9	0	0	0	0	5	5	0	0	0	0
11-64 Penfold Place	28	27	1	0	0	1	23	20	2	1	0	3
131-365 Penfold Place	75	42	33	0	0	33	50	25	18	3	4	25
1-32 Gilbert Sheldon House	64	64	0	0	0	0	48	47	1	0	0	1
17 Bell Street	9	9	0	0	0	0	6	6	0	0	0	0
1-80 Hall Tower	64	64	0	0	0	0	48	48	0	0	0	0
19a-19o Corlett Street	24	16	4	2	2	8	24	17	5	2	0	7
3 Penfold Street	14	14	0	0	0	0	12	12	0	0	0	0
33 Bell Street	7	7	0	0	0	0	6	6	0	0	0	0
96-130 Penfold Place	85	84	1	0	0	1	45	44	1	0	0	1
Edgware Road 310-312	9	3	6	0	0	6	6	6	0	0	0	0
Edgware Road 314	3	0	3	0	0	3	3	3	0	0	0	0
Edgware Road 316	6	0	1	5	0	6	3	0	1	1	1	3
Edgware Road 326	6	0	0	5	1	6	3	0	0	2	1	3
Edgware Road 328	5	0	0	5	0	5	3	0	0	2	1	3
Edgware Road 330	2	0	0	2	0	2	1	0	0	0	1	1
Edgware Road 332	1	0	0	0	1	1	1	0	0	0	1	1
Edgware Road 334-336	5	0	0	1	4	5	5	0	0	0	5	5
Edgware Road 338	2	0	0	2	0	2	2	0	0	1	1	2
Edgware Road 340	2	0	0	2	0	2	2	0	0	0	2	2
Edgware Road 342	6	0	0	6	0	6	4	0	0	0	4	4
Edgware Road 344	4	0	0	4	0	4	2	0	0	0	2	2
Edgware Road 346	6	0	3	3	0	6	3	0	0	0	3	3
Edgware Road 348	6	0	6	0	0	6	3	0	0	0	3	3
Edgware Road 350	4	0	4	0	0	4	2	0	0	0	2	2
Edgware Road 352	9	9	0	0	0	0	3	3	0	0	0	0
Edgware Road 354-356	21	21	0	0	0	0	12	12	0	0	0	0
Edgware Road 358	6	6	0	0	0	0	5	5	0	0	0	0

[16] This residential building would see a different effect to daylight in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

Table 10.7: Scenario 3 - Summary Daylight Results to Existing Residential Receptors

Address	VSC						NSL					
	Total No. Of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. Of Rooms	No. Rooms that meet 0.8 times former value criteria	Below BRE Guidelines			
			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total
Edgware Road 360	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 362	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 364	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 368	7	7	0	0	0	0	3	3	0	0	0	0
Edgware Road 372	10	10	0	0	0	0	5	5	0	0	0	0
Edgware Road 374	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 376	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 378	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 380	9	9	0	0	0	0	4	4	0	0	0	0
Green Man Public House	11	9	2	0	0	2	6	6	0	0	0	0
Paddington Green 18	22	22	0	0	0	0	20	20	0	0	0	0
Network Homes Residential Block A	44	44	0	0	0	0	30	30	0	0	0	0
Network Homes Residential Block B	69	69	0	0	0	0	42	22	12	8	0	20
Total	**708**	**599**	**64**	**37**	**8**	**109**	**464**	**373**	**40**	**20**	**31**	**91**

11-64 Penfold Place

10.164 A total of 28 windows serving 23 rooms were assessed for daylight within this building.

10.165 For VSC, 27 of the 28 (96.4 %) windows assessed would meet BRE's criteria and so would experience a Negligible effect.

10.166 The remaining window would experience an alteration in VSC of 21.1 % which is considered a Minor Adverse effect, however, only marginally beyond BRE's criteria and so the change is unlikely to be noticeable.

10.167 For NSL, 20 of the 23 (87 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.168 Of the three affected rooms, two would experience an alteration in NSL of 21.6 and 23.1 % respectively which is considered a Minor Adverse effect. However, both of these rooms are unaffected for VSC and so the change in daylight is unlikely to be perceptible. The remaining room would experience an alteration of 30.0 % which is considered a Moderate Adverse effect. This room is at ground level where lower levels of sky visibility can be anticipated, it retains an NSL of 46.9% which can be considered acceptable given the inner-city urban location.

10.169 Owing to the BRE Guidelines compliance for VSC and retained NSL levels, with the alterations unlikely to result in a perceptible change, the overall effect would be permanent, long-term **Negligible** (not significant).

131-365 Penfold Place[17]

10.170 A total of 75 windows serving 50 rooms were assessed for daylight within this building.

10.171 For VSC, 42 of the 75 (56.0 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.172 All 33 affected windows would experience an alteration in VSC of 20-29.9% which is considered a Minor Adverse effect. Most of the 33 affected windows (23) would retain 15.3-22 % VSC, which can be considered acceptable given the inner-city urban location (Appendix 10.8(R)). The remaining 10 windows would retain 11.8-14.9 % VSC.

10.173 For NSL, 25 of the 50 (50.0 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.174 Of the 25 affected rooms, 18 would experience an alteration in NSL of 20-29.9 % which is considered a Minor Adverse effect. These rooms would retain 56.1-76.5 % NSL and so daylight would remain well distributed within these rooms.

10.175 Three of the remaining would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect and four would experience an alteration between 40-47 % which is considered a Major Adverse effect. These seven rooms retain 49.5%-56.0 % which can be considered acceptable given the inner-city urban location.

10.176 Owing to the retained levels of daylight at those windows affected for VSC and rooms affected for NSL, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

[17] This residential building would see a different effect to daylight in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

1-31 Gilbert Sheldon House

10.177 A total of 64 windows serving 48 rooms were assessed for daylight within this building.

10.178 For VSC, all 64 windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.179 For NSL, 47 of the 48 (97.9 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.180 The affected room would experience an alteration in NSL of 20.2 % which would be a Minor Adverse effect; however, is only marginally beyond BRE's threshold of a noticeable change and retains 72.7 % NSL and so daylight would remain well distributed within this room.

10.181 Owing the VSC compliance and only one technical transgression for NSL, where the occupant would be unlikely to perceive a change, the overall effect would be permanent, long-term **Negligible** (not significant).

19a-19o Corlett Street

10.182 A total of 24 windows serving 24 rooms were assessed for daylight within this building.

10.183 For VSC, 16 of the 24 (66.7 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.184 Of the eight affected windows, four would experience an alteration in VSC of 20-29.9 % which is considered a Minor Adverse effect and two would experience an alteration of 30-39.9 % which is considered a Moderate Adverse effect. The remaining two windows would experience an alteration between 40-50 % which is considered a Major Adverse effect.

10.185 Seven of these windows have existing levels of VSC below 11.3 % and therefore the percentage alterations would be disproportionate to what the occupants would be likely to experience. The absolute alteration in VSC would be 3.2 % or below which is unlikely to be noticeable. The remaining window, which sees an alteration of 21.9 %, only marginally beyond BRE's criteria for a noticeable change, would see a small absolute reduction of 3.5 % VSC.

10.186 For NSL, 17 of the 24 (70.8 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.187 Of the seven affected rooms, five would experience an alteration in NSL of 20-29.9 % which is considered a Minor Adverse effect and two would experience an alteration of 30-39.9 % which is considered a Moderate Adverse effect.

10.188 These rooms are single aspect and served by windows either located beneath overhangs or obstructed by 1 Corlett Street directly opposite in close proximity, thereby inherently limiting a view of the sky and so even a modest obstruction can result in alterations beyond BRE's criteria. The two rooms experiencing Moderate Adverse effects would retain 46.8 % and 55.6 % NSL respectively and so daylight remains relatively well distributed for the inner-city location.

10.189 Owing to the BRE Guidelines compliance, small absolute alterations in VSC to the affected windows and retained levels of NSL, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

96-130 Penfold Place[18]

10.190 A total of 85 windows serving 45 rooms were assessed for daylight within this building.

10.191 For VSC, 84 of the 85 (98.8 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.192 The affected window would experience an alteration in VSC of 20.2% which would be a Minor Adverse effect, however, only marginally beyond BRE's criteria of a noticeable change and retains 17.4 % VSC which can be considered acceptable given the inner-city urban location.

10.193 For NSL, 44 of the 45 (97.8 %) rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.194 The affected room would experience an alteration of 23.5 % which is considered a Minor Adverse effect, however, would retain 73 % NSL and so daylight remains well distributed.

10.195 Owing to the VSC and NSL compliance, with the one alteration in VSC unlikely to result in a perceptible change, and retained NSL values, the overall effect would be permanent, long-term **Negligible** (not significant).

Edgware Road 310-312

10.196 A total of nine windows serving six rooms were assessed for daylight within this building.

10.197 For VSC, three of the nine (33.3 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.198 All six affected windows would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect. These windows would retain 17.1-19.4 % VSC which can be considered acceptable given the inner-city urban location (Appendix 10.8(R)).

10.199 For NSL, all rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.200 Owing to the BRE Guidelines compliance rate for NSL and retained VSC values, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

Edgware Road 314

10.201 A total of three windows serving three rooms were assessed for daylight within this building.

10.202 For VSC, all three windows assessed would see losses greater than recommended by BRE.

10.203 All three affected windows would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect. These windows would retain 15.3-16.3 % VSC which can be considered acceptable given the inner-city urban location (Appendix 10.8(R)).

10.204 For NSL, all three rooms would meet BRE's criteria and so would experience a Negligible effect.

10.205 Owing to the NSL compliance and retained VSC values, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

Edgware Road 316

10.206 A total of six windows serving three rooms were assessed for daylight within this building.

10.207 For VSC, all six windows assessed would see losses greater than recommended by BRE.

10.208 Of the six affected windows, one would experience an alteration of 29.1 % which would be a Minor Adverse effect, whilst the remaining five would experience an alteration in VSC of 30-39.9 % which would be a Moderate Adverse effect. All six windows would retain 13.9-15.4 % VSC which can be considered acceptable given the inner-city urban location (Appendix 10.8(R)).

10.209 For NSL, all three rooms assessed would see losses greater than recommended by BRE.

10.210 Of the three affected rooms, one would experience an alteration in NSL of 28.4 % which would be a Minor Adverse effect whilst one would experience an alteration in NSL of 38.0 % which would be a Moderate Adverse effect. The remaining room would experience an alteration of 41.2 % which would be a Major Adverse effect.

[18] This residential building would see a different effect to daylight in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

10.211 All three rooms would retain 50.5-67.3 % NSL and so daylight would remain relatively well distributed within these rooms.

10.212 Owing to the alterations to both VSC and NSL for all window and rooms within this building and taking into consideration the retained levels of daylight, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 326

10.213 A total of six windows serving three rooms were assessed for daylight within this building.

10.214 For VSC, all six windows assessed see losses greater than recommended by BRE.

10.215 Of the six affected windows, five would experience an alteration between 30-39.9 % which would be a Moderate Adverse effect and one would experience an alteration in VSC of 43.1 % which would be a Major Adverse effect.

10.216 The four windows at first and second storey would retain 11.8-12.3 % VSC. The two windows affected on the third storey, where the largest effects occur, are located adjacent to the taller commercial building next door and given the elevation is set back, rely on daylight from predominantly over the site, which explains the marginally lower retained values of 9.1 and 11.4 % VSC which can be considered acceptable given the inner-city urban location (Appendix 10.8(R)).

10.217 For NSL, all three rooms assessed would see losses greater than recommended by BRE.

10.218 Of the three affected rooms, two would experience an alteration in NSL of 30-39.9 % which would be a Moderate Adverse effect whilst one would experience an alteration of 46.8 % which would be a Major Adverse effect.

10.219 The affected rooms at first and second storey would retain 55.4 and 56.6 % NSL respectively so daylight would remain relatively well distributed within these rooms. The room at third storey, which experiences a Major Adverse effect, is served by two dormer windows which inherently limit daylight distribution within a room, therefore the greater effects to this room are a function of this buildings' architectural features.

10.220 Owing to the magnitude of impact for VSC and NSL and taking into consideration obstructions in the existing condition and the impact of the architectural features of this building, the effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 328

10.221 A total of five windows serving three rooms were assessed for daylight within this building.

10.222 For VSC, all five windows assessed would see losses greater than recommended by BRE.

10.223 All five windows would experience an alteration in VSC between 30-39.9 % which would be a Moderate Adverse effect. These windows would retain 11.7-12.9 % which can be considered acceptable given the inner-city urban location (Appendix 10.8(R)).

10.224 For NSL, all three rooms assessed would see losses greater than recommended by BRE.

10.225 Of the three affected rooms, two at first and second storey would experience an alteration in NSL of 30-39.9 % which would be a Moderate Adverse effect and would retain 63.6 and 64.7 % NSL, so daylight remains well distributed. The remaining room at third storey is served by a dormer window and would experience an alteration of 45.1 % which would be a Major Adverse effect. Dormer windows inherently limit daylight distribution within a room, therefore the greater effects to this room are a function of this building's architectural features.

10.226 Owing to the magnitude of impact for VSC and NSL and taking into consideration the impact of the architectural features of this building, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 330

10.227 A total of two windows serving one room were assessed for daylight within this building.

10.228 For VSC, both windows assessed would see losses greater than recommended by BRE.

10.229 Both affected windows would experience an alteration in VSC between 30-39.9 % which would be a Moderate Adverse effect and would retain 10.9 and 11 % VSC which can be considered acceptable given the inner-city urban location (Appendix 10.8(R)). Both windows have baseline VSC levels of 18 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.230 For NSL, the single room assessed would see a loss greater than 40 % which would be a Major Adverse effect.

10.231 This room is served by two very narrow windows, both on the street elevation facing the 2022 amended proposed development. As such, this room relies on daylight from across the site, which is partially limited by its own design.

10.232 Owing to the magnitude of impact for VSC and NSL, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 332

10.233 One window serving one room was assessed for daylight within this building.

10.234 For VSC, the single window assessed sees a loss greater than recommended by BRE.

10.235 The affected window would experience an alteration in VSC of 40.3 % which would be a Major Adverse effect and would retain 10.8 % VSC which can be considered acceptable given the inner-city urban location (Appendix 10.8(R)). This window has a baseline VSC level of 18.1 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.236 For NSL, the single room assessed would see a loss of 61.7 % which would be a Major Adverse effect. This single aspect room is served by one window on the street elevation facing the 2022 amended proposed development. As such, this room relies on daylight from across the site, which is partially limited by its own design.

10.237 Owing to the magnitude of impact for VSC and NSL, the overall effect would be permanent, long-term **Major Adverse** (significant).

Edgware Road 334-336

10.238 A total of five windows serving five rooms were assessed for daylight within this building.

10.239 For VSC, all five windows assessed would see losses greater than recommended by BRE.

10.240 Of the five affected windows, one would experience an alteration in VSC of 39.7 % which would be a Moderate Adverse effect whilst four would experience an alteration in VSC between 40.3-40.8 % which would be a Major Adverse effect. These five windows face WEG and therefore rely on daylight from across the site, they would retain 10.6-11.1 % VSC which can be considered acceptable given the inner-city urban location (Appendix 10.8(R)). All five windows have baseline VSC levels between 17.8-18.6 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.241 For NSL, all five rooms assessed see losses greater than recommended by BRE.

10.242 All five rooms would experience an alteration in NSL greater than 40 % which would be a Major Adverse effect. These rooms, which would retain 17.8 to 27 % NSL, face WEG and therefore rely on sky visibility from across the site.

10.243 Owing to the magnitude of impact for VSC and NSL, the overall effect would be permanent, long-term **Major Adverse** (significant).

Edgware Road 338

10.244 A total of two windows serving two rooms were assessed for daylight within this building.

10.245 For VSC, both windows assessed would see losses greater than recommended by BRE.

10.246 Both affected windows would experience an alteration in VSC of 38.7 and 39.9 % respectively which would be a Moderate Adverse effect. These two windows face WEG and therefore rely on daylight from across the site, they would retain 10.7 and 11.4 % VSC which can be considered acceptable given the inner-city urban location. Both affected windows have baseline VSC levels between 17.8-18.6 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.247 For NSL, both rooms assessed would see losses greater than recommended by BRE.

10.248 Of the two affected rooms, one would experience an alteration in NSL of 39.1 % which would be a Moderate Adverse effect whilst one would experience an alteration greater than 40 % which would be a Major Adverse effect. These rooms face WEG and therefore rely on sky visibility from across the site, they would retain 33 and 49 % NSL.

10.249 Owing to the magnitude of impact for VSC and NSL, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 340

10.250 A total of two windows serving two rooms were assessed for daylight within this building.

10.251 For VSC, both windows assessed would see losses greater than recommended by BRE.

10.252 Both affected windows would experience an alteration in VSC of 38.0 and 38.9 % respectively which would be a Moderate Adverse effect. These two windows face WEG and therefore rely on daylight from across the site, they would retain 10.7 and 11.4 % VSC which can be considered acceptable given the inner-city urban location. Both windows have baseline VSC levels between 17.5-18.4 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.253 For NSL, both rooms assessed see losses greater than recommended by BRE.

10.254 Both affected rooms would experience an alteration of 40.1 and 53.4 % respectively which would be a Major Adverse effect. These rooms face WEG and therefore rely on sky visibility from across the site, they would retain 48 and 33 % NSL.

10.255 Owing to the magnitude of impact for VSC and NSL, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 342

10.256 A total of six windows serving four rooms were assessed for daylight within this building.

10.257 For VSC, all six windows assessed would see losses greater than recommended by BRE.

10.258 All six affected windows would experience an alteration in VSC of 35.2 to 37.8 % which would be a Moderate Adverse effect. These six windows facing WEG and therefore rely on daylight from across the site, they would retain 10.7 to 11.4 % VSC which can be considered acceptable given the inner-city urban location. All six windows have baseline VSC levels between 16.8-18.0 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.259 For NSL, all four rooms assessed would see losses greater than recommended by BRE.

10.260 All four affected rooms would experience an alteration in NSL in excess of 40 % which would be a Major Adverse effect. These four rooms face WEG and therefore rely on sky visibility from across the site, they would retain 29 to 36 % NSL.

10.261 Owing to the magnitude of impact for VSC and NSL, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 344

10.262 A total of four windows serving two rooms were assessed for daylight within this building.

10.263 For VSC, all four windows assessed would see losses greater than recommended by BRE.

10.264 All four affected windows would experience an alteration in VSC of 33.3 to 35.2 % which would be a Moderate Adverse effect. These four windows face WEG and therefore rely on daylight from across the site, they would retain 10.7 to 11.4 % VSC which can be considered acceptable given the inner-city urban location. All four windows have baseline VSC levels between 16.3-17.3 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.265 For NSL, both rooms assessed would see losses greater than recommended by BRE.

10.266 Both affected rooms would experience an alteration in NSL greater than 40 % which would be a Major Adverse effect. Both rooms face WEG and therefore rely on sky visibility from across the site, they would retain 36 and 28 % NSL.

10.267 Owing to the magnitude of impact for VSC and NSL, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 346

10.268 A total of six windows serving three rooms were assessed for daylight within this building.

10.269 For VSC, all six windows assessed would see losses greater than recommended by BRE.

10.270 Of the six affected windows, three would experience an alteration in VSC of 27.9 to 29.3 % which would be a Minor Adverse effect whilst three would experience an alteration of 30.2 to 32.3 % which would be a Moderate Adverse effect. These six windows facing WEG and therefore rely on daylight from across the site, they would retain 10.4 to 12 % VSC which can be considered acceptable given the inner-city urban location (Appendix 10.8(R)). All four windows have baseline VSC levels between 14.7-17.2 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.271 For NSL, all three rooms assessed would see losses greater than recommended by BRE.

10.272 All three affected rooms would experience an alteration in NSL greater than 40 % which would be a Major Adverse effect. These three rooms face WEG and therefore rely on sky visibility from across the site, they would retain 25 to 29 % NSL. All three rooms have baseline NSL levels between 58-65 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.273 Owing to the magnitude of impact for VSC and the NSL effects being disproportionate due to low baseline values, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 348

10.274 A total of six windows serving three rooms were assessed for daylight within this building.

10.275 For VSC, all six windows assessed would see losses greater than recommended by BRE.

10.276 All six windows would experience an alteration in VSC of 22.2 to 27.1 % which would be a Minor Adverse effect. These six windows face WEG and therefore rely on daylight from across the site, they would retain 10.2 to 11.9 % VSC which can be considered acceptable given the inner-city urban location. All six windows have baseline VSC levels between 13.4-15.8 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.277 For NSL, all three rooms assessed would see losses greater than recommended by BRE.

10.278 All three affected rooms would experience an alteration in NSL between 45 to 48 % which would be a Major Adverse effect. These three rooms look directly towards WEG Blocks A and B, which obscure a large portion of sky visibility (as shown by their baseline values of 42 to 47 % NSL) and so rely on sky visibility from across the site, therefore leading to a disproportionate percentage alteration. These rooms would retain 22 to 26 % NSL with the 2022 amended proposed development *in situ*.

10.279 Owing to the magnitude of impact for VSC and the NSL effects being disproportionate due to low baseline values, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

Edgware Road 350

10.280 A total of four windows serving two rooms were assessed for daylight within this building.

10.281 For VSC, all four windows assessed would see losses greater than recommended by BRE.

10.282 All four affected windows would experience an alteration in VSC of 20.1 to 22.1 % which would be a Minor Adverse effect, however, only marginally beyond BRE's threshold of what would be considered a noticeable change. These windows face WEG and therefore rely on daylight from across the site, they would retain 10.2 to 11.1 % VSC which can be considered acceptable given the inner-city urban location. All four windows have baseline VSC levels between 12.9-14.1 % due to the obstruction caused by WEG, therefore leading to a disproportionate percentage alteration.

10.283 For NSL, both rooms assessed would see losses greater than recommended by BRE.

10.284 Both affected rooms would experience an alteration in NSL of 41.6 and 42.6 % which would be a Major Adverse effect. These rooms look directly towards WEG Blocks A and B, which obscure a large portion of sky visibility (as shown by their baseline values of 42 and 36 % NSL) and so rely on sky visibility from across the site, therefore leading to a disproportionate percentage alteration. Both rooms would retain 24 and 21 % NSL with the 2022 amended proposed development in situ.

10.285 Owing to the VSC alterations being only marginally beyond BRE's criteria, with the NSL percentage reductions disproportionate due to the low baseline values, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

Green Man Public House

10.286 A total of 11 windows serving six rooms were assessed for daylight within this building.

10.287 For VSC, nine of the 11 (81.8 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.288 Both affected windows would experience an alteration in VSC of 22.0 and 22.9 % which would be a Minor Adverse effect, however, only marginally beyond BRE's threshold for what is considered a noticeable change. Both affected windows would retain 18.9 and 20.6 % VSC which can be considered acceptable given the inner-city urban location.

10.289 For NSL, all rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.290 Owing to the BRE compliance rate, and levels retained at the two affected windows, the overall effect would be permanent, long-term **Negligible** (not significant).

Network Homes Residential Block B[19]

10.291 A total of 69 windows serving 42 rooms were assessed for daylight within this building.

10.292 For VSC, all windows assessed would meet BRE's criteria and so would experience a Negligible effect.

10.293 For NSL, 22 of the 42 (52.4 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.294 Of the 20 affected rooms, 12 would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect whilst eight would experience an alteration of 30-39.9 % which is considered a Moderate Adverse effect.

10.295 Ten of the affected rooms would retain an NSL greater than 44 % whilst the remaining 10 affected rooms face into the courtyard of 14-17 PG which inherently limits sky visibility, as evidenced by their baseline NSL levels between 44.6-63.5 %, therefore leading to a disproportionate percentage alteration.

10.296 Owing to the BRE compliance rate for VSC, and levels of NSL retained, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

WEG and 14-17 PG Residential Receptors

10.297 The full daylight results for WEG (Blocks A, B, C, D and E-F) and 14-17 PG (Blocks G and H) residential receptors is presented within Appendix 10.7(R) and is summarised within Table 10.8 and in the commentary below.

10.298 A total of 1,520 windows serving 941 rooms were assessed within the five WEG residential receptors buildings and two residential buildings within 14-17 Paddington Green. For VSC, 901 (59.3 %) of the 1,520 windows assessed would meet the BRE criteria and for NSL 703 (74.7 %) of the 941 rooms assessed would meet the BRE criteria. For ADF, 594 (63.1 %) of the 941 rooms assessed would meet the recommended targets or do not see a change in their ADF level.

10.299 Of the seven buildings, Block D[20], highlighted in blue in Table 10.8 would meet BRE's criteria (alterations below 20 %) for VSC and NSL and is not discussed further. The effects at Block D would be permanent, long-term **Negligible** (not significant).

10.300 The remaining six buildings would experience alterations above 20 % in the levels of daylight (VSC and NSL) they receive with the completed 2022 amended proposed development in place and have therefore been discussed in further detail below.

Table 10.8: Scenario 3 - Summary Daylight Results to WEG & 14-17 PG Residential Receptors

Address	VSC						NSL						ADF		
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet 0.8 times former value criteria	Below BRE Guidelines				Total No. Of Rooms	No loss or pass	Compliance (%)
			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			
Block A	720	376	12	45	287	344	450	334	33	32	51	116	450	260	57.8
Block B	134	35	45	16	38	99	71	43	11	6	11	28	71	34	47.9
Block C	170	159	5	2	4	11	128	108	10	3	7	20	128	105	82
Block D	48	48	0	0	0	0	30	30	0	0	0	0	30	28	93.3

[19] This residential building would see a different effect to daylight in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

[20] This residential building would see a different effect to daylight in the existing baseline and is therefore discussed further in Appendix 10.9. The overall effect is increased in the existing baseline assessment.

Table 10.8: Scenario 3 - Summary Daylight Results to WEG & 14-17 PG Residential Receptors

Address	VSC						NSL						ADF		
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet 0.8 times former value criteria	Below BRE Guidelines				Total No. Of Rooms	No loss or pass	Compliance (%)
			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			
Block E-F	177	170	1	1	5	7	114	110	1	1	2	4	114	102	89.5
Block G	118	71	0	0	47	47	63	45	0	3	15	18	63	42	66.7
Block H	153	42	7	16	88	111	85	33	12	5	35	52	85	23	27.1
Totals	**1520**	**901**	**70**	**80**	**469**	**619**	**941**	**703**	**67**	**50**	**121**	**238**	**941**	**594**	**63.1**

WEG Block A[21]

10.301 This 30-storey residential building is located north of the site. A total of 720 windows serving 450 rooms were assessed for daylight within this building. Only rooms within the eastern, western and southern elevations of this building have the potential to be affected by the 2022 amended proposed development, all other elevations remain unaffected.

10.302 For VSC, 376 of the 720 (52.2 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.303 Of the 344 affected windows, 12 would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect and 45 would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining 287 windows would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.304 These affected windows comprise 162 living-kitchen-dining room (LKD)windows, one living room window and the remaining 181 windows serve bedrooms. These windows are located on the south-east, south-west and south facing elevation of Block A. Prior to the implementation of the 2022 amended proposed development, a number of these windows face directly over the site and therefore receive unobstructed access to daylight.

10.305 147 of the 344 affected windows retain in excess of 15 % VSC which can be considered acceptable given the inner-city urban location. A further 58 LKDs on the southern façade have low baseline VSC levels, due to recessed balconies or their proximity to 14-17 Paddington Green, they therefore already have inherently limited daylight access. Even a modest obstruction would therefore result in alterations of this magnitude. The levels of residual VSC at the affected windows would be in line with comparable windows located on the north facing windows, despite the magnitude of impact (Appendix 10.8(R)).

10.306 For NSL, 334 of the 450 (74.2 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.307 Of the 116 affected rooms, 33 would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect and 32 would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining 51 rooms would experience an alteration in excess of 40% which would be a Major Adverse effect.

10.308 The affected rooms comprise 59 LKDs and the remaining 57 are bedrooms, which the BRE Guidelines suggest are less important in relation to daylight (BRE Guidelines 2.2.8). 31 LKDs would retain sky visibility in more than half of the room, with only those single aspect LKDs behind recessed balconies on the southern façade seeing lower levels. The residual NSL levels within the affected rooms are in line with the approved NSL levels at comparable rooms on the north facing elevation within Block A.

10.309 Turning to the ADF levels within the 450 rooms assessed, 63.1 % (260 out of 450) would meet the BRE Guidelines 2011 criteria for their room use or would see no change in their ADF levels with the 2022 amended proposed development in situ. The 190 rooms which do not meet the BRE's criteria comprise 141 LKDs and 38 bedrooms. Of the 141 LKDs, 72 would not meet the BRE's criteria of 1.5 % ADF for living rooms in the existing baseline condition. These are the single aspect LKDs located behind recessed balconies and thereby inherently receive lower levels of daylight. However, with the 2022 amended proposed development *in situ* these rooms would retain levels in line with the approved ADF levels at comparable rooms on the north facing elevation within Block A. Of the remaining 69 LKDs, 38 are served by multiple windows and would continue to meet the BRE's criteria for living rooms of 1.5 % ADF and a further five are only marginally below the recommended level with 1.3 % or 1.4 % ADF so would remain well daylit for an inner-city urban location. The remaining 26 LKDs would achieve ADF levels in line with or greater than the approved ADF levels at comparable rooms on the north facing elevation within Block A (Appendix 10.8(R)).

10.310 Regarding bedrooms, of the 49 which do not meet the BRE's criteria, 16 are only marginally below the recommended level of 1.0 % ADF, with 0.8 % or 0.9 % and so would remain well daylit for an inner-city urban location. The remaining 33 would achieve ADF levels in line with or greater than the approved ADF levels at comparable rooms on the north facing elevation within Block A (refer to Appendix 10.8(R)).

10.311 Owing to the close proximity of Block A to the 2022 amended proposed development, impacts to VSC and NSL of this magnitude would be expected with any meaningful scale of development as the windows and rooms receive unobstructed daylight access from across the site in the baseline condition. It should be noted that just over half of the reductions occur to bedrooms which have a lower requirement for daylight. The supplementary ADF assessment has demonstrated that the majority of rooms would remain well daylit for an inner-city urban location. Many of those seeing lower daylight levels do so due to their location behind recessed balconies and all would retain ADF levels that are comparable with the approved levels within similar rooms on the northern elevation of this building. Given the magnitude of impact in relation to VSC and NSL, the effect to those rooms on the southern façade would be permanent, long-term **Major Adverse** (significant).

[21] This residential building would see a different effect to daylight in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

WEG Block B[22]

10.312 A total of 134 windows serving 71 rooms were assessed for daylight within this building. Only rooms within the western and southern elevations of this building have the potential to be affected by the 2022 amended proposed development, all other elevations remain unaffected.

10.313 For VSC, 35 of the 134 (26.1 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.314 Of the 99 affected windows, 45 would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect and 16 would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining 38 windows would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.315 The 99 affected windows comprise 55 LKD windows and 44 windows serve bedrooms. A total of 59 windows (21 LKD windows and 38 bedroom windows) are located on the south west facing elevation, looking towards Block A. The windows receive light from the south, across the site, at an oblique angle between Blocks A and B. Each of these windows already received limited daylight (below 11 % VSC) in the baseline and the alteration with the 2022 amended proposed development coming forward is disproportionate, and the change is unlikely to be perceptible, with only four of the 18 south west facing LKD windows seeing absolute reductions in VSC greater than 2.5 %. These four LKD windows are located on the south-west corner of the ninth and tenth storey and receive marginally higher baseline values than comparable windows, which face Block A, due to receiving a small amount of daylight from across the site. The 29 south west facing bedroom windows would see absolute reductions no greater than 4.7 % VSC, which would be a nominal change.

10.316 The remaining 40 windows affected are located on the south-eastern flank elevation, facing directly over the site, and serve 34 LKD windows and six bedrooms windows. These windows are all largely unobstructed and receive uncharacteristically high levels of VSC for the inner-city urban location. With the 2022 amended proposed development in situ, these windows would continue to receive good levels of daylight for an inner-city urban location between 17.7 and 23.3 % VSC.

10.317 For NSL, 43 of the 71 (60.6 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.318 Of the 28 affected rooms, 11 would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect and six would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining 11 rooms would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.319 All of the affected rooms are located on the south-west elevation looking towards Block A. Greater reductions occur to the rooms served by windows located beneath recessed balconies, which limit a view of the sky. The LKDs served by windows flush to the façade would see only minor to moderate adverse NSL alterations.

10.320 Turning to the ADF levels within the 71 rooms assessed, 47.9 % (34 out of 71) would meet the BRE Guidelines 2011 criteria for their room use or would see no change in their ADF levels with the 2022 amended proposed development *in situ*. The 37 rooms which do not meet the BRE 2011 criteria comprise 13 LKDs and 24 bedrooms. Eight of the 13 LKDs would not meet the BRE 2011 criteria of 1.5 % ADF for living rooms in the existing baseline condition. These are eight LKDs that have their south-western windows located beneath balconies and facing Block A, and thereby inherently receive lower levels of daylight, three are dual aspect with secondary windows facing south, over the site. However, with the 2022 amended proposed development *in situ* these rooms would retain levels in line with the approved ADF levels at similar rooms within the WEG development (Appendix 10.8(R)). The five remaining LKDs are on the top five storeys and are served by multiple windows, these rooms are only marginally below the recommended level with 1.3 % or 1.4 % ADF so would remain well daylit for an inner-city urban location.

10.321 Regarding bedrooms, of the 24 which do not meet the BRE Guidelines criteria, three are only marginally below the recommended level of 1.0 % ADF, with 0.8 % or 0.9 % and so would remain well daylit for an inner-city urban location. The remaining 21 would achieve ADF levels in line with or greater than the approved ADF levels at comparable rooms within the WEG development (Appendix 10.8(R)).

10.322 Owing to the close proximity of Block B to the 2022 amended proposed development and WEG Block A, impacts to VSC and NSL of this magnitude would be expected with any meaningful scale of development as the windows and rooms receive unobstructed daylight access from across the site in the baseline condition. It should be noted that nearly half of the reductions occur to bedrooms which have a lower requirement for daylight. The supplementary ADF assessment has demonstrated that the majority of rooms would remain well daylit for an inner-city urban location. Many of those seeing lower daylight levels do so due to their location beneath balconies and all would retain ADF levels that are comparable with the approved levels within similar rooms of the WEG development. Owing to the magnitude of impact in relation to VSC and NSL, the effect would be permanent, long-term **Moderate Adverse** (significant).

WEG Block C[23]

10.323 A total of 170 windows serving 128 rooms were assessed for daylight within this building. Only rooms within the western and southern elevations of this building have the potential to be affected by the 2022 amended proposed development, all other elevations remain unaffected.

10.324 For VSC, 159 of the 170 (93.5 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.325 Of the 11 affected windows, five would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect whilst two would experience an alteration of 30-39.9 % which is a Moderate Adverse effect. The remaining four windows would experience an alteration greater than 40 % which is a Major Adverse effect.

10.326 All affected windows serve LKDs and are located beneath a projecting balcony, facing into the WEG courtyard. Each of these windows already received very limited daylight (below 2 % VSC), as such the alteration with the 2022 amended proposed development coming forward is disproportionate. The affected LKD windows would see absolute reductions in VSC less than 0.5 % which is not perceptible.

10.327 For NSL, 108 of the 128 (84.4 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.328 Of the 20 affected rooms, 10 would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect whilst three would experience an alteration of 30-39.9 % which is a Moderate Adverse effect. The remaining seven rooms would experience an alteration greater than 40 % which is a Major Adverse effect.

10.329 All of the affected rooms are the same LKDs, located beneath balconies that were affected in terms of VSC, where the balconies limit a view of the sky.

10.330 Turning to the ADF levels within the 128 rooms assessed, 82 % (105 out of 158) would meet the BRE 2011 criteria for their room use or would see no change in their ADF levels with the 2022 amended proposed development *in situ*. The 23 rooms which do not meet the BRE 2011 criteria comprise 10 LKDs and 13 bedrooms. All 23 rooms would see an absolute alteration of 0.1% ADF which is not perceptible.

10.331 Owing to the BRE 2011 compliance rate, and the small absolute alteration in VSC level at the 11 affected windows, the effect would be permanent, long-term **Minor Adverse** (not significant).

[22] This residential building would see a different effect to daylight in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

[23] This residential building would see a different effect to daylight in the existing baseline and is therefore discussed further in Appendix 10.9. The overall effect is reduced in the existing baseline assessment.

WEG Block E-F[24]

10.332 A total of 177 windows serving 114 rooms were assessed for daylight within this building. Only rooms within the southern elevation of this building have the potential to be affected by the 2022 amended proposed development, all other elevations remain unaffected.

10.333 For VSC, 170 of the 177 (96 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.334 Of the seven affected windows, one would experience an alteration in VSC of 29.4 % which would be a Minor Adverse effect, another would experience an alteration of 38.5 % which would be a Moderate Adverse effect. The remaining five windows would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.335 Each of the affected windows are located on the south-east facing elevation, serving seven LKDs. The affected windows are on the lowest seven floors, beneath a projecting balcony and the LKDs are served by two additional windows that are not affected by the 2022 amended proposed development. All seven affected windows look towards Block A with an oblique view of Blocks B, C and G. As such, they have very low baseline VSC levels of less than 2.0 %. The absolute alteration in VSC level to these windows would therefore be no greater than 0.5 % VSC, which is unlikely to be perceptible.

10.336 For NSL, 110 of the 114 (96.5 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.337 Of the four affected rooms, one would experience an alteration in NSL of 26.1 % which would be a Minor Adverse effect, another would experience an alteration of 39.2 % which would be a Moderate Adverse effect. The remaining two rooms would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.338 All of the affected rooms are the same LKDs, located beneath balconies that were affected in terms of VSC, where the balconies limit a view of the sky.

10.339 Turning to the ADF levels within the 114 rooms assessed, 89.5 % (102 out of 114) would meet the BRE 2011 criteria for their room use or would see no change in their ADF levels with the 2022 amended proposed development *in situ*. The 12 rooms which do not meet the BRE 2011 criteria comprise four LKDs and eight bedrooms. All 12 rooms would see an absolute alteration of 0.1% ADF which is not perceptible.

10.340 Owing to the BRE compliance rate, and the small absolute alteration in VSC level at the affected windows, the effect would be permanent, long-term **Minor Adverse** (not significant).

14-17 PG Block G

10.341 A total of 118 windows serving 63 rooms were assessed for daylight within this building. Only rooms within two dual-aspect dwellings per floor, within the southern elevation of this building, have the potential to be affected by the 2022 amended proposed development, all other elevations remain unaffected.

10.342 For VSC, 71 of the 118 (60.2 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.343 All 47 affected windows would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.344 A total of 47 windows (26 LKD windows and 21 bedroom windows) are located on the south-east facing elevation, looking towards Blocks A and H. The affected windows are on the flank wall of Block G and receive their light across the site, through the narrow gap between Blocks A and H. In total 34 of these windows serve a dual-aspect room where the other larger window is not affected by the 2022 amended proposed development. All 47 windows have baseline VSC levels below the BRE level of 27 %, and 32 have low baseline VSC levels of less than 15 %, resulting in a disproportionate percentage alteration.

10.345 For NSL, 45 of the 63 (71.4 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.346 Three of the 18 affected rooms would experience an alteration in NSL of 30-39.9 % which is a Moderate Adverse effect whilst 15 would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.347 Five of the affected rooms are dual-aspect LKDs, which have their southerly windows receive their light through the narrow gap between Blocks A and H, and their easterly windows obstructed by a balcony overhead. These five LKDs retain an NSL greater than 50 % NSL and so daylight would remain well distributed within these rooms. The other 13 are bedrooms, facing south and receive their light through the narrow gap between Blocks A and H. The BRE Guidelines suggest bedrooms are less important in relation to daylight (BRE Guidelines 2.2.8)

10.348 Turning to the ADF levels within the 63 rooms assessed, 66.7 % (42 out of 63) would meet the BRE 2011 criteria for their room use or would see no change in their ADF levels with the 2022 amended proposed development *in situ*. The 21 rooms which do not meet the BRE 2011 criteria comprise 13 LKDs and eight bedrooms.

10.349 Of the 13 LKDs, five would retain in excess of the BRE Guidelines criteria of 1.5 % ADF for living rooms so are considered to remain well daylit for their primary function as living spaces. A further three would not meet the BRE 2011 criteria of 1.5 % ADF for living rooms in the baseline condition. These are the dual aspect LKDs which have their southerly windows receive their light across the site, through the narrow gap between Blocks A and H, and their easterly windows obstructed by a balcony overhead. These three LKDs and the remaining five would retain levels with the 2022 amended proposed development *in situ* in line with the approved ADF levels at similar rooms within the WEG development (refer to Appendix 10.8(R)).

10.350 Regarding bedrooms, of the eight which do not meet the BRE 2011 criteria, one is only marginally below the recommended level of 1.0 % ADF, with 0.8 % and so would remain well daylit for an inner-city urban location. The remaining seven have their southerly windows receive their light across the site, through the narrow gap between Blocks A and H and would achieve ADF levels in line with or greater than the approved ADF levels at similar rooms within the 14-17 PG development (Appendix 10.8(R)).

10.351 Therefore, in consideration of the BRE Guidelines compliance rate in terms of NSL, the magnitude of impact in relation to VSC and the majority of windows affected in terms of VSC serving dual-aspect rooms with at least one unaffected window, the overall effect for this building would be permanent, long-term **Moderate Adverse** (significant).

14-17 PG Block H

10.352 A total of 153 windows serving 85 rooms were assessed for daylight within this building. Only rooms within the western and southern elevations of this building have the potential to be affected by the 2022 amended proposed development, all other elevations remain unaffected.

10.353 For VSC, 42 of the 153 (27.5 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.354 Of the 111 affected windows, seven would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect and 16 would experience an alteration in VSC of 30-39.9 % which would be a Moderate Adverse effect. The remaining 88 windows would experience an alteration in excess of 40 % which would be a Major Adverse effect.

[24] This residential building would see a different effect to daylight in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

10.355 A total of 77 windows (23 LKD windows and 54 bedroom windows) are located on the south-west facing elevation, facing directly over the site. The windows are therefore reliant on light receive from the south, across the site. These windows receive uncharacteristically high levels of VSC for the inner-city urban location, with the exception of 21 windows (nine LKD windows and 12 bedrooms) that see low VSC levels in the future baseline condition owing to their location behind a recessed balcony. These 21 windows would therefore experience a disproportionate percentage change due to their low baseline levels. It should be noted that 11 of these windows serve rooms that are dual-aspect. The 56 windows (14 LKD windows and 42 bedroom windows) facing south and not obstructed by a balcony retain between 2.2 % and 17 %, with 22 retaining in excess of 11 %.

10.356 The remaining 26 windows are located within the easterly elevation, facing Block A. These 26 windows, all serving dual-aspect LKDs, see low VSC levels (less than 12 %) in the future baseline condition owing to their location opposite and in close proximity to Block A, thus relying on light received at an oblique angle across the site. These 26 windows would therefore experience a disproportionate percentage change due to their low baseline levels.

10.357 For NSL, 33 of the 85 (38.8 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.358 Of the 52 affected rooms, 12 would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect and five would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining 35 rooms would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.359 The affected rooms comprise 23 LKDs and the remaining 29 are bedrooms, which the BRE Guidelines suggest are less important in relation to daylight (BRE Guidelines 2.2.8). 11 of the 23 LKDs would retain sky visibility in more than half of the room, the remaining LKDs are either single aspect, behind a recessed balcony or dual-aspect with their south facing window behind a recessed balcony and their east facing windows in close proximity to Block A. These 12 retain between 29 and 48.8 % NSL, the five single aspect LKDs would have low baseline levels due their location behind the recessed balcony and so experience a disproportionated percentage alteration.

10.360 Turning to the ADF levels within the 85 rooms assessed, 27.1 % (23 out of 85) would meet the BRE 2011 criteria for their room use or would see no change in their ADF levels with the 2022 amended proposed development *in situ*. The 62 rooms which do not meet the BRE 2011 criteria comprise 25 LKDs and 37 bedrooms. Of the 25 LKDs, 17 would not meet the BRE 2011 criteria of 1.5 % ADF for living rooms in the future baseline condition. 15 of the 25 LKDs have their south facing or only window located behind recessed balconies and thereby inherently receive lower levels of daylight, nine of the remaining seven are in the north-east corner and receive their light through the gap between Blocks A and H and the final LKD is at first storey facing the site, it retains an ADF of 1.2 %. With the 2022 amended proposed development *in situ* these rooms would retain levels in line with the approved ADF levels at comparable rooms within 14-17 PG not facing the site (refer to Appendix 10.8(R)).

10.361 Regarding bedrooms, of the 37 which do not meet the BRE 2011 criteria, four are only marginally below the recommended level of 1.0 % ADF, with 0.8 % or 0.9 % and so would remain well daylit for an inner-city urban location. The remaining 33 would achieve ADF levels in line with or greater than the approved ADF levels at comparable rooms within 14-17 PG not facing the site (Appendix 10.8(R)).

10.362 Owing to the close proximity of Block H to the 2022 amended proposed development and WEG Block A, impacts to VSC and NSL of this magnitude would be expected with any meaningful scale of development as the windows and rooms receive unobstructed daylight access from across the site in the baseline condition. It should be noted that the majority of the reductions occur to bedrooms which have a lower requirement for daylight. The supplementary ADF assessment has demonstrated that those rooms seeing lower daylight levels of ADF do so due to their location beneath balconies or within constrained locations, and all would retain ADF levels that are comparable with the approved levels within similar rooms of the 14-17 PG development. Therefore, owing to the magnitude of impact in relation to VSC and NSL the overall effect for this building would be permanent, long-term **Major Adverse** (significant).

Sunlight Effects

Existing Residential Receptors

10.363 The full sunlight results for existing residential receptors assessment is presented within Appendix 10.3(R) and is summarised within Table 10.9 and in the commentary below.

10.364 Of the 410 rooms assessed for sunlight, 347 (84.6 %) would meet the BRE criteria for both APSH and WPSH. A total of 40 buildings have been assessed and all windows and rooms assessed within the below 20 buildings would meet BRE's criteria for both APSH and WPSH (alterations below 20 %), and therefore the effects at these receptors would be permanent, long-term **Negligible** (not significant) and have not been considered further (highlighted in blue in Table 10.9):

- 1 Corlett Street;
- 1-32 Gilbert Sheldon House;
- 17 Bell Street;
- 1-80 Hall Tower;
- 3 Penfold Street;
- 96-130 Penfold Place;
- Edgware Road 310-312;
- Edgware Road 314;
- Edgware Road 316;
- Edgware Road 326;
- Edgware Road 328;
- Edgware Road 368;
- Edgware Road 372;
- Edgware Road 374;
- Edgware Road 376;
- Edgware Road 378;
- Edgware Road 380;
- Green Man Public House;
- Residential Block A[25]; and
- Residential Block B[26].

10.365 The remaining 20 would experience alterations beyond 20 % with the completed 2022 amended proposed development in place and are therefore discussed in further detail below.

[25] This residential building would see a different effect to sunlight in the existing baseline and is therefore discussed further in Appendix 10.9. The overall effect is increased in the existing baseline assessment.

[26] This residential building would see a different effect to sunlight in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

Table 10.9: Scenario 3 - Summary Sunlight Results to Surrounding Existing Receptors

Address	Total No. Rooms	Meet BRE Guidelines Total & Winter	Rooms that do not meet BRE criteria					
			Below threshold for Total APSH			Below threshold for Winter APSH		
			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction
1 Corlett Street	5	5	0	0	0	0	0	0
11-64 Penfold Place	23	21	1	1	0	0	0	0
131-365 Penfold Place	50	43	0	7	0	0	1	6
1-32 Gilbert Sheldon House	48	48	0	0	0	0	0	0
17 Bell Street	6	6	0	0	0	0	0	0
1-80 Hall Tower	48	48	0	0	0	0	0	0
19a-19o Corlett Street	24	14	5	1	4	0	0	0
3 Penfold Street	12	12	0	0	0	0	0	0
33 Bell Street	5	1	3	0	1	0	0	0
96-130 Penfold Place	45	45	0	0	0	0	0	0
Edgware Road 310-312	6	6	0	0	0	0	0	0
Edgware Road 314	3	3	0	0	0	0	0	0
Edgware Road 316	3	3	0	0	0	0	0	0
Edgware Road 326	3	3	0	0	0	0	0	0
Edgware Road 328	3	3	0	0	0	0	0	0
Edgware Road 330	1	0	0	1	0	0	0	0
Edgware Road 332	1	0	0	1	0	0	0	0
Edgware Road 334-336	5	0	0	0	5	0	0	0
Edgware Road 338	2	0	0	0	2	0	0	0
Edgware Road 340	2	0	0	0	2	0	0	0
Edgware Road 342	4	0	0	0	4	0	0	0
Edgware Road 344	2	0	0	0	2	0	0	0
Edgware Road 346	3	0	0	0	3	0	0	0
Edgware Road 348	3	0	0	0	3	0	0	0
Edgware Road 350	2	0	0	0	2	0	0	2
Edgware Road 352	3	0	0	3	0	0	2	1
Edgware Road 354-356	12	11	0	0	0	0	0	1
Edgware Road 358	5	0	0	0	0	0	2	3
Edgware Road 360	4	0	0	0	0	0	3	1
Edgware Road 362	4	3	0	0	0	0	1	0
Edgware Road 364	4	3	0	0	0	0	0	1
Edgware Road 368	3	3	0	0	0	0	0	0
Edgware Road 372	5	5	0	0	0	0	0	0
Edgware Road 374	4	4	0	0	0	0	0	0
Edgware Road 376	4	4	0	0	0	0	0	0
Edgware Road 378	4	4	0	0	0	0	0	0
Edgware Road 380	4	4	0	0	0	0	0	0
Green Man Public House	4	4	0	0	0	0	0	0
Network Homes Residential Block A	4	4	0	0	0	0	0	0
Network Homes Residential Block B	37	37	0	0	0	0	0	0
Total	**410**	**347**	**9**	**14**	**28**	**0**	**9**	**15**

11-64 Penfold Place

10.366 A total of 23 rooms were assessed for sunlight within this building of which 21 (91.3 %) would meet the BRE's criteria for both APSH and WPSH.

10.367 For APSH, 21 of the 23 (91.3 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. For WPSH, all rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.368 One of the affected rooms would see a loss of 27.3 % which would be a Minor Adverse effect whilst the second would see a loss of 31 % which would be a Moderate Adverse effect.

10.369 These two rooms would retain 20 and 24 % APSH respectively, which is only marginally below BRE's recommendation.

10.370 Owing to the BRE compliance rate and retained values, the overall effect would be permanent, long-term **Negligible** (not significant).

131-365 Penfold Place

10.371 A total of 50 rooms were assessed for sunlight within this building of which 43 (86 %) would meet the BRE's criteria for both APSH and WPSH and would experience a Negligible effect.

10.372 For APSH, 43 of the 50 (86 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. For WPSH, 43 of the 50 (86 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.373 For APSH, the seven affected windows would see a loss of 30-39.9 % which would be a Moderate Adverse effect.

10.374 Of the seven affected rooms for WPSH, one would experience an alteration of 33.3 % which would be a Moderate Adverse effect whilst the remaining six would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.375 These seven affected rooms would retain 13 to 22 % APSH and mostly therefore remain relatively well sunlit throughout the year. For WPSH, only two rooms exceed BRE's recommendation in the baseline condition, and these two retain 4 % WPSH with the 2022 amended proposed development in situ. The remaining rooms are served by windows on a setback location and so are already shaded as shown by their comparatively lower baseline values. Due to the south-westerly orientation of this building, these rooms are limited in the sunlight they can receive which would be in the afternoon only.

10.376 Owing to the BRE compliance rate and retained levels of APSH, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

19a-19o Corlett Street

10.377 A total of 24 rooms were assessed for sunlight within this building of which 14 (58.3 %) would meet the BRE's criteria for both APSH and WPSH.

10.378 For APSH, 14 of the 24 (58.3 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. For WPSH, all rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.379 Of the seven rooms affected annually, five would experience an alteration in APSH of 20-29.9 % which would be a Minor Adverse effect and one would experience an alteration of 31.3 % which would be a Moderate Adverse effect. The remaining four rooms would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.380 All affected rooms are located beneath balconies and therefore the reductions are partially a function of the shading present in the baseline condition.

10.381 Owing to the BRE compliance rate with impacts occurring only to rooms shaded in the baseline condition, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

33 Bell Street

10.382 A total of five rooms were assessed for sunlight within this building of which one (20 %) would meet the BRE's criteria for both APSH and WPSH.

10.383 For APSH, one of the five (20 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. For WPSH, all rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.384 Of the four rooms affected annually, three would experience an alteration in APSH of 20-29.9 % which would be a Minor Adverse effect whilst one would experience an alteration of 45.5 % which would be a Major Adverse effect.

10.385 All affected rooms are located on a setback elevation and therefore rely on sunlight from across the site. The room which sees a major adverse loss has a comparatively lower level of sunlight in the baseline condition resulting in a disproportionate change.

10.386 Owing to the BRE compliance rate with impacts occurring only to rooms shaded in the baseline condition, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 330

10.387 One room was assessed for sunlight within this building which would not meet the BRE's criteria for both APSH and WPSH.

10.388 For APSH, this room assessed would see a loss of 38.5 % which would be a Moderate Adverse effect, however, would retain 24 % APSH which is only marginally below BRE's recommendation and is considered to remain well sunlit for an inner-city location.

10.389 For WPSH, this room would meet BRE's criteria and so would experience a Negligible effect.

10.390 Owing to the BRE compliance rate for WPSH and retained APSH levels, the overall effect would be permanent, long-term **Negligible** (not significant).

Edgware Road 332

10.391 One room was assessed for sunlight within this building which would not meet the BRE's criteria for both APSH and WPSH.

10.392 For APSH, this room assessed would see a loss between 38.9 % which would be a Moderate Adverse effect, however, would retain 22 % APSH which is only marginally below BRE's recommendation and is considered to remain well sunlit for an inner-city location.

10.393 For WPSH, this room would meet BRE's criteria and so would experience a Negligible effect.

10.394 Owing to the BRE compliance rate for WPSH and retained APSH levels, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

Edgware Road 334-336

10.395 A total of five rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.396 For APSH, all five rooms assessed would see losses greater than 40 % which would be a Major Adverse effect. For WPSH, all rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.397 All four rooms would retain 18-22 % APSH which is only marginally below BRE's recommendation and is considered to remain well sunlit for an inner-city location.

10.398 Owing to the BRE compliance rate for WPSH and retained APSH levels, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

Edgware Road 338

10.399 A total of two rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.400 For APSH, both rooms assessed would see losses greater than 40 % which would be a Major Adverse effect.

10.401 Both rooms would retain 19 and 20 % APSH respectively and so are considered to remain well sunlit for an inner-city location.

10.402 For WPSH, both rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.403 Owing to the BRE compliance rate for WPSH and retained APSH levels, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

Edgware Road 340

10.404 A total of two rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.405 For APSH, both rooms assessed would see losses greater than 40 % which would be a Major Adverse effect. For WPSH, both rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.406 Both rooms would retain 19 and 20 % APSH and so are considered to remain well sunlit for an inner-city location.

10.407 Owing to the BRE compliance rate for WPSH and retained APSH levels, despite the magnitude of impact for APSH the overall effect would be permanent, long-term **Minor Adverse** (not significant).

Edgware Road 342

10.408 A total of four rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.409 For APSH, all four rooms assessed would see losses greater than 40 % which would be a Major Adverse effect. For WPSH, these four rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.410 The four rooms affected for APSH are west facing and shaded in the afternoon by the WEG development, and therefore have limited sunlight potential. The four rooms affected for APSH would retain 17 % APSH and so are considered to remain relatively well sunlit for an inner-city location.

10.411 Owing to the BRE compliance rate for WPSH and retained APSH levels despite the magnitude of impact, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 344

10.412 A total of two rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.413 For APSH, both rooms assessed would see losses greater than recommended by BRE and would see losses greater than 40 % which would be a Major Adverse effect. For WPSH, these two rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.414 Both rooms affected for APSH are west facing and shaded in the afternoon by the WEG development, and therefore have limited sunlight potential. The affected rooms would retain 16 % APSH and so are considered to remain relatively well sunlit for an inner-city location.

10.415 Owing to the BRE compliance rate for WPSH and taking into consideration the retained APSH levels, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 346

10.416 A total of three rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.417 For APSH, all three rooms assessed would see losses greater than recommended by BRE and would see losses greater than 40 % which would be a Major Adverse effect. For WPSH, these three rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.418 All three rooms are west facing and shaded in the afternoon by the WEG development, and therefore have limited sunlight potential. The affected rooms would retain 16 to 17 % APSH so are considered to remain relatively well sunlit for an inner-city location.

10.419 Owing to the BRE compliance rate for WPSH and retained APSH levels, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 348

10.420 A total of three rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.421 For APSH, all three rooms assessed would see losses greater than recommended by BRE and would experience an alteration in excess of 40 % which would be a Major Adverse effect. For WPSH, all rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.422 All three rooms affected are west facing and shaded in the afternoon by the WEG development, and therefore have limited sunlight potential. The affected rooms would retain 13 to 15 % so are considered to remain relatively well sunlit for an inner-city location.

10.423 Owing to the BRE compliance rate for WPSH and retained APSH levels, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 350

10.424 A total of two rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.425 For both APSH and WPSH, both rooms assessed would see losses greater than recommended by BRE and would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.426 Both rooms affected are west facing and shaded in the afternoon by the WEG development, and therefore have limited sunlight potential. The affected rooms would retain 13 and 15 % APSH respectively and 4 % WPSH, which is only marginally below BRE’s recommendation in winter, so are considered to remain relatively well sunlit for an inner-city location.

10.427 Owing to the magnitude of impact and taking into consideration the retained APSH and WPSH levels, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 352

10.428 A total of three rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.429 For APSH, all three rooms assessed would see losses of 30-39.9 % which would be a Moderate Adverse effect.

10.430 Of the three rooms affected in the winter, two would experience an alteration in WPSH of 30-39.9 % which would be a Moderate Adverse effect whilst one would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.431 The three rooms affected are west facing and shaded in the afternoon by the WEG development, and therefore have limited sunlight potential. The affected rooms would retain 14 % APSH and 3 to 4 % WPSH respectively which is only marginally below BRE’s recommendation in winter, so are considered to remain relatively well sunlit for an inner-city location.

10.432 Owing to the magnitude of impact and taking into consideration the retained APSH and WPSH levels, the overall effect would be permanent, long-term **Moderate Adverse** (significant).

Edgware Road 354-356

10.433 A total of 12 rooms were assessed for sunlight within this building of which 11 (91.7 %) would meet the BRE's criteria for both APSH and WPSH.

10.434 For APSH, all 12 rooms would meet BRE’s criteria and therefore experience a Negligible effect. For WPSH, 11 of the 12 (91.7 %) rooms would meet BRE’s criteria and therefore experience a Negligible effect. The one room affected in the winter would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.435 This room would retain 3 % WPSH which is only marginally below BRE’s recommendation in winter. This rooms retains 43 % APSH so is considered to remain very well sunlit for an inner-city location.

10.436 Owing to the BRE compliance rate for APSH and taking into consideration the retained APSH and WPSH levels for the one affected room, the overall effect would be permanent, long-term **Negligible** (not significant).

Edgware Road 358

10.437 A total of five rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.438 For APSH, all five rooms would meet BRE’s criteria and therefore experience a Negligible effect. For WPSH, two of the affected rooms would experience an alteration between 30-39.9 % which is considered a Moderate Adverse effect and three would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.439 The five rooms affected would retain 3 to 4 % WPSH respectively which is only marginally below BRE's recommendation in winter, with all rooms seeing APSH levels between 20 and 27 % APSH so are considered well sunlit for an inner-city location.

10.440 Owing to the BRE compliance rate for APSH and taking into consideration the retained WPSH levels, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

Edgware Road 360

10.441 A total of four rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both APSH and WPSH.

10.442 For APSH, all four rooms would meet BRE's criteria and therefore experience a Negligible effect. For WPSH, three of the affected rooms would experience an alteration between 30-39.9 % which is considered a Moderate Adverse effect and one would experience an alteration of 42.9 % which would be a Major Adverse effect.

10.443 The four rooms affected would retain 4 % WPSH, which is only marginally below BRE's recommendation in winter, with all rooms seeing APSH levels between 21 and 29 % APSH so are considered to remain well sunlit for an inner-city location.

10.444 Owing to the BRE compliance rate for APSH and taking into consideration the retained WPSH levels, the overall effect would be permanent, long-term **Minor Adverse** (not significant).

Edgware Road 362

10.445 A total of four rooms were assessed for sunlight within this building of which three (75 %) would meet the BRE's criteria for both APSH and WPSH.

10.446 For APSH, all four rooms would meet BRE's criteria and therefore experience a Negligible effect. For WPSH, three rooms would meet BRE's criteria and therefore experience a Negligible effect. The one affected room would experience an alteration between 33.3 % which is considered a Moderate Adverse effect.

10.447 This room would retain 4 % WPSH, which is only marginally below BRE's recommendation in winter, and 24 % APSH so is considered to remain well sunlit for an inner-city location.

10.448 Owing to the BRE compliance rate for APSH and taking into consideration the retained APSH and WPSH levels for the one affected room, the overall effect would be permanent, long-term **Negligible** (not significant).

Edgware Road 364

10.449 A total of four rooms were assessed for sunlight within this building of which three (75 %) would meet the BRE's criteria for both APSH and WPSH.

10.450 For APSH, all four rooms would meet BRE's criteria and therefore experience a Negligible effect. For WPSH, three rooms would meet BRE's criteria and therefore experience a Negligible effect. The one affected room would experience an alteration of 50 % which is considered a Major Adverse effect.

10.451 This room would retain 3 % WPSH, which is only marginally below BRE's recommendation in winter, and 29 % APSH so is considered to remain well sunlit for an inner-city location.

10.452 Owing to the BRE compliance rate for APSH and taking into consideration the retained APSH and WPSH levels for the one affected room, the overall effect would be permanent, long-term **Negligible** (not significant).

WEG and 14-17 PG Residential Receptors

10.453 The full sunlight results for WEG and 14-17 PG residential receptors is presented within Appendix 10.7(R) and is summarised within Table 10.10 and in the following commentary below.

10.454 Of the 904 rooms assessed, 651 (72 %) would meet the BRE recommendations (alterations in APSH and WPSH below 20 %). A total of seven buildings have been assessed and all windows and rooms assessed within the below three blocks would meet BRE's criteria for both APSH and WPSH and therefore the effects at these receptors would be permanent, long-term **Negligible** (not significant).

- WEG Block C;
- WEG Block D[27]; and
- WEG Block E-F[28].

10.455 The remaining four would experience alterations beyond 20 % with the completed 2022 amended proposed development in place and are therefore discussed in further detail below.

Table 10.10: Scenario 3 - Summary Sunlight Results to WEG Receptors

Address	Total No. Rooms	Meet BRE Guidelines Total & Winter	Rooms that do not meet BRE criteria					
			Below threshold for Total APSH			Below threshold for Winter APSH		
			20-29.9% Reduction	30-39.9 % Reduction	>40 % Reduction	20-29.9% Reduction	30-39.9 % Reduction	>40 % Reduction
WEG Block A	438	279	0	0	146	0	0	147
WEG Block B	71	40	0	1	28	0	0	26
WEG Block C	128	128	0	0	0	0	0	0
WEG Block D	30	30	0	0	0	0	0	0
WEG Block E-F	114	114	0	0	0	0	0	0
14-17 PG Block G	47	22	0	3	22	0	0	16
14-17 PG Block H	76	38	0	0	38	0	0	17
Total	**904**	**651**	**0**	**4**	**234**	**0**	**0**	**206**

WEG Block A[29]

10.456 A total of 438 rooms were assessed for sunlight within this building of which 279 (63.7 %) would meet the BRE's criteria for both APSH and WPSH.

10.457 For APSH, 292 of the 438 (66.7 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. The remaining 146 would see losses greater than 40 % which would be a Major Adverse effect.

10.458 For WPSH, 291 of the 438 (66.4 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. The remaining 147 would see losses greater than 40 % which would be a Major Adverse effect.

[27] This residential building would see a different effect to sunlight in the existing baseline and is therefore discussed further in Appendix 10.9. The overall effect is increased in the existing baseline assessment.
[28] This residential building would see a different effect to sunlight in the existing baseline and is therefore discussed further in Appendix 10.9. The overall effect is increased in the existing baseline assessment.

[29] This residential building would see a different effect to sunlight in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

10.459 The reductions in annual and winter sunlight primarily occur on the southern elevation (128 rooms), which receive unobstructed sunlight from the south in the baseline condition, which is uncharacteristic of an inner-city location. Therefore, with any meaningful development taking place on the site, reductions of the magnitude and the levels of sunlight retained would be expected.

10.460 Of these 128 rooms on the south facing elevation, 66 are LKDs and 62 are bedrooms, where sunlight may be considered less important. The greatest reductions to annual and winter sunlight occur to rooms served by windows behind the four banks of recessed balconies on the first to 10th storey. Although the windows flush to the façade are also impacted, the retained values are higher, demonstrating that the recessed balconies account for a proportion of the loss. Above the 10th storey, only windows behind recessed balconies are affected.

10.461 On the south-east facing elevation, twelve bedrooms, where sunlight is considered to be less important, are affected both annually and in winter. These rooms would retain 11 to 28 % APSH and 2 to 3 % WPSH.

10.462 Six LKDs on the south-west facing elevation would see reduction in WPSH only, retaining 3 % WPSH and 26 to 31 % APSH, and so are considered to remain well sunlit for an inner-city location.

10.463 Finally, a bank of 11 LKDs on the east facing elevation, each served by two north facing windows which would not receive sunlight, and one east facing window behind a recessed balcony see annual and winter effects would retain 17 to 32 % APSH and 1 to 4 % WPSH, with the lower levels seen at the bottom of the building, which is also shaded by WEG Block B, gradually increasing to the 11th storey. These LKDs are already limited in the sunlight they can receive however continue to remain well sunlit.

10.464 Overall, the reductions occur primarily to south facing rooms, where significant reductions can be anticipated to occur with any meaningful development coming forward within the site. Owing to the magnitude of impact in relation to APSH and WPSH, the effect would be permanent, long-term **Major Adverse** (significant).

WEG Block B[30]

10.465 A total of 71 rooms were assessed for sunlight within this building of which 40 (56.3 %) would meet the BRE's criteria for both APSH and WPSH.

10.466 For APSH, 42 of the 71 (59.2 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.467 Of the 29 rooms affected annually, one would experience an alteration in APSH of 33.3 % which would be a Moderate Adverse effect. The remaining 28 would experience an alteration greater than 40% which would be a Major Adverse effect.

10.468 For WPSH, 45 of the 71 (63.4 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. The remaining 26 would see losses greater than 40 % which would be a Major Adverse effect.

10.469 The majority (27) of affected rooms are bedrooms, which are considered less important in terms of sunlight. The remaining four rooms are LKDs which see alteration both annually and in winter. These are located on the south-west facing elevation looking towards Block A and so are already shaded in the baseline condition and rely on sunlight from due south across the site. This magnitude of change would be expected with any meaningful development coming forward within the site.

10.470 Owing to the magnitude of impact in relation to APSH and WPSH, the effect would be permanent, long-term **Major Adverse** (significant).

14-17 PG Block G

10.471 A total of 47 rooms were assessed for sunlight within this building of which 22 (46.8 %) would meet the BRE's criteria for both APSH and WPSH.

10.472 For APSH, 22 of the 47 (46.8 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.473 Of the 25 rooms affected for APSH, three would experience an alteration in APSH of 30-39.9 % which would be a Moderate Adverse effect, whilst the remaining 22 rooms would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.474 For WPSH, 31 of the 47 (66 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. The remaining 16 would see losses greater than 40 % which would be a Major Adverse effect.

10.475 Each of these rooms are served by windows located on the north-east, south-east and south-west facing elevations, comprising 18 bedrooms, where sunlight is considered less important, and seven LKDs.

10.476 On the south-east facing elevation, 12 single aspect bedrooms on the ground to 11th storey are affected. However, these windows are set back into the façade and look directly onto 14-17 PG Block H, which already blocks sunlight availability and remain relatively well sunlit further up the building. Two LKDs on the 5th and 6th storey on this south-eastern façade are dual aspect (with south-west facing windows), however, both LKDs would retain 17 and 23 % APSH and 5 % WPSH, through the mitigating windows and so remain well sunlit overall. A bank of dual aspect rooms with windows on the north-east which receive no sunlight, and south-east elevation would also see alterations. These comprise six bedrooms on 5th to 10th storey, which mostly remain relatively well sunlit, and five LKDs on the ground to 4th storey. Each of these rooms rely on all of their sunlight from the south-east facing windows across the site, in the small gap between 14-17 PG Block H and WEG Block A and so this magnitude of change would be expected with any meaningful development coming forward within the site.

10.477 Owing to the magnitude of impact in relation to APSH and WPSH, the effect would be permanent, long-term **Major Adverse** (significant).

14-17 PG Block H

10.478 A total of 76 rooms were assessed for sunlight within this building of which 38 (50 %) would meet the BRE's criteria for both APSH and WPSH.

10.479 For APSH, 38 of the 76 (50 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. The remaining 38 would see losses greater than 40 % which would be a Major Adverse effect.

10.480 For WPSH, 59 of the 76 (77.6 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. The remaining 17 would see losses greater than 40 % which would be a Major Adverse effect.

10.481 A total 23 bedrooms, where sunlight is considered less important have windows on the south-eastern elevation. Lower levels of APSH would be retained in the bedrooms at ground floor or behind recessed balconies, which inherently limits sunlight availability and so lower levels can be expected. However, 12 bedrooms would retain 14 to 24 % APSH and meet or exceed the recommendation in winter so are considered to remain relatively well sunlit

10.482 A total of nine dual aspect LKDs on the south-eastern corner, have north-east and south-east facing windows, the south-east facing window is situated behind recessed balconies and so already receive limited sunlight. Significant alterations can therefore be expected with meaningful development coming forward within the site. The remaining four LKDs affected are located in the centre of Block H. Although

[30] This residential building would see a different effect to sunlight in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

they are single aspect, they retain 23 to 24 % APSH and 8 to 9 % WPSH, therefore remaining well sunlit overall.

10.483 Owing to the magnitude of impact, but taking into consideration the retained levels of sunlight at half of the bedrooms, the architectural features already limiting sunlight within the dual aspect LKDs, the effect would be permanent, long-term **Moderate Adverse** (significant).

Overshadowing to Surrounding Existing Sensitive Receptors

10.484 The full overshadowing assessment of the 2022 amended proposed development is presented in Appendix 10.5(R).

10.485 The potential overshadowing impacts of the 2022 amended proposed development on surrounding existing amenity areas have been assessed against the future baseline scenario. Therefore, the areas assessed are:

- Area 1: Paddington Green[31];
- Area 2: 14-17 PG Blocks H courtyard;
- Area 3: WEG Block A and B amenity area[32];
- Area 4: 1-32 Gilbert Sheldon house communal area; and
- Area 5: Marylebone Road/Edgware Road green wall public square.

Transient Overshadowing

21st March

10.486 On this day shadow would be cast from the 2022 amended proposed development from 08:00 GMT in a westerly direction. At this time approximately a small area of Paddington Green (Area 1) would be cast in shadow from the 2022 amended proposed development; however, this would quickly move away clearing from the area shortly after 09:00 GMT. For the remainder of the day, the 2022 amended proposed development would not affect Paddington Green.

10.487 14-17 PG Block H courtyard (Area 2) would already be overshadowed throughout the majority of the day with no additional shadow from the 2022 amended proposed development.

10.488 The WEG Blocks A and B amenity area (Area 3) would see very small strips of shadow cast from the 2022 amended proposed development at 09:00 GMT and again 13:00 GMT; however, they would be predominantly affected by shadows cast from other surrounding buildings.

10.489 Shadows from the 2022 amended proposed development would not reach 1-32 Gilbert Sheldon House communal area or Marylebone Road/Edgware Road green wall public square on this day.

21st June

10.490 On this day shadow is cast from the 2022 amended proposed development from 06:00 BST in a south-westerly direction. No areas would be affected until 08:00 BST at which time the 2022 amended proposed development would partially overshadow Paddington Green (Area 1). This shadow would move across the area and clear completely by 11:00 BST.

10.491 No additional shadow would be cast from the 2022 amended proposed development over the 14-17 PG Block H courtyard (Area 2) due to surrounding buildings already shading this area. Area 2 would see a short period of sunlight at 11:00 BST to 12:00 BST.

10.492 WEG Block A and B amenity area (Area 3) would already be overshadowed throughout most of the day with a period of direct sunlight between 10:00 BST and 11:00 BST through the gap between WEG Block A and B. As the sun moves, there would be some additional shadow from the 2022 amended proposed development between this gap, but with most of the shadow within this area coming from WEG Block A. By 12:00 BST, the space between WEG Block A and 14-17 PG Block G would see a very small portion of additional shadow from the 2022 amended proposed development, which clears by 13:00 BST for the remainder of the day.

10.493 Shadows from the 2022 amended proposed development would not reach 1-32 Gilbert Sheldon House communal area on this day. At 18:00 BST Marylebone Road/Edgware Road green wall public square would be cast in a shadow from the 2022 amended proposed development, alongside existing shadows, for a very short period of time.

21st December

10.494 On this day shadow would be cast from the 2022 amended proposed development from 09:00 GMT in a north-westerly direction. At this time all areas would be cast in shadows from existing structures.

10.495 14-17 PG Block H courtyard (Area 2) and WEG Block A and B amenity area (Area 3) would see no additional shadow from the 2022 amended proposed development.

10.496 Shadows from the 2022 amended proposed development would not reach Paddington Green, Marylebone Road/Edgware Road green wall public square or 1-32 Gilbert Sheldon House communal area on this day.

Summary

10.497 Due to shadow cast by the 2022 amended proposed development falling within Paddington Green (Area 1), 14-17 PG Block H courtyard (Area 2) and WEG Blocks A and B amenity area (Area 3) a sun hours on ground assessment has been undertaken.

10.498 With no shadow from the 2022 amended proposed development reaching Areas 4 (1-32 Gilbert Sheldon House communal area) and 5 (Marylebone Road/Edgware Road green wall public square) on 21st March and 21st December, and marginal shadow only reaching Area 5 on 21st June, both Areas 4 (1-32 Gilbert Sheldon House communal area) and 5 (Marylebone Road/Edgware Road green wall public square) would experience a **Negligible** (not significant) effect in terms of overshadowing.

Sun Hours on Ground

10.499 The full sun hours on ground assessment of the 2022 amended proposed development is presented in Appendix 10.5(R).

10.500 The BRE Guidelines suggest that for new developments, surrounding amenity areas should receive two hours of sun on the Equinox (21st March and 21st September) on at least 50 % of the total area or the area which receives two hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20 % reduction).

10.501 Paddington Green (Area 1) would see 100 % of its area with two or more hours of direct sunlight on 21st March in the future baseline condition and is therefore complaint with BRE Guidelines. With the 2022 amended proposed development *in situ*, there would be no alteration in the percentage of area which would see two hours of sun. Therefore, whilst additional shadowing of Paddington Green would occur on March 21st and June 21st, as evidenced by the transient overshadowing assessment, the area remains fully compliant with the BRE Guidelines and thus would experience a permanent, long-term **Negligible** (not significant) effect in terms of overshadowing.

10.502 14-17 Paddington Green Block H courtyard (Area 2) would see no change in the percentage of the area which receives at least two hours of sun on March 21st with the 2022 amended proposed development. Therefore, the area remains compliant with BRE guidance and the effect is considered to be permanent, long-term **Negligible** (not significant).

10.503 WEG Block A and B (Area 3) would see a very small absolute reduction in the area seeing two or more hours of direct sunlight on 21st March. This is because prior to the implementation of the 2022 amended proposed development, only 4.8 % of the total area would see two or more hours of sun on 21st March. The reduction occurs on a very small section at the south-west corner between WEG Block A and B and

[31] This amenity area would see a different effect to overshadowing in the existing baseline and is therefore discussed further in Appendix 10.9. However, the overall effect remains unchanged.

[32] This amenity area would see a different effect to overshadowing in the existing baseline and is therefore discussed further in Appendix 10.9. The overall effect is reduced in the existing baseline assessment.

also between Block A and 14-17 PG Block H which would be primarily used for circulation. The alteration in this area equates to a 100% reduction, which is a Major Adverse effect. However, given it would see well below BRE recommendation in the future baseline condition, the reduction is disproportionate and unlikely to change the usability and enjoyment of the space overall. Therefore, in consideration of the 2022 amended proposed development casting only a small portion of additional shadowing within this area on 21st March and very little to no additional shadowing on 21st June and 21st December as evidenced by the transient overshadowing assessment, as well as the small relative alteration in sun hours on ground to a portion predominantly used for circulation, the effect is considered permanent, long-term and **Minor Adverse** (not significant).

Solar Glare

10.504 The full solar glare assessment is provided in Appendix 10.6(R), with the sensitive locations assessed shown in Figure 10.2.

10.505 The assessment has been undertaken from nearby locations which are considered sensitive in terms of solar glare (numbered 1-29.). The assessment considers the potential occurrence, proximity and duration of solar reflections from the 2022 amended proposed development owing to its size and large areas of glazed façade at nearby road traffic junctions and approaches.

10.506 At the locations where there is more than one road traffic signal from which the 2022 amended proposed development is visible, several viewpoints have been tested (denoted by 1a, 1b etc) in order to have a better understanding of the likely impact that the 2022 amended proposed development might have upon road users' responsiveness where there would be an option of deferring to an unaffected viewpoint. The number of viewpoints tested per location varies according to the number of lanes, direction of travel and number of traffic lights. This is specified in the discussion below where appropriate.

10.507 Following a review of the study area, a total of 29 locations (1-29) have been assessed from which the 2022 amended proposed development would be visible.

10.508 At the following eight viewpoints, no reflections would be visible from the sensitive viewpoints and so there would be No effect (not significant):

- Viewpoints 01 – Bell Street;
- Viewpoints 02 – Bell Street;
- Viewpoints 03 – Bell Street;
- Viewpoints 04 – Bell Street;
- Viewpoints 08(A and B) – Edgware Road;
- Viewpoints 09(A and B) – Edgware Road;
- Viewpoint 10 – Edgware Road; and
- Viewpoint 20 – North Wharf Road.

10.509 Of the remaining 21 viewpoints, a further seven would experience a Negligible effect. This is because there are only very limited reflective portions of the façade (windows), which would result in minimal reflections. Any reflections would occur only for a very short period and would be broken up by solid elements of the façade. The effects to the following viewpoints are therefore considered to be **Negligible** (not significant).

- Viewpoint 05 – Bell Street;
- Viewpoint 06 – Bell Street;
- Viewpoint 14 – Harrow Road;
- Viewpoint 19 – Newcastle Place;
- Viewpoint 21 – Paddington Green;
- Viewpoint 22 – Penfold Place;
- Viewpoint 24 – Westway.

10.510 The remaining 14 viewpoints are discussed in more detail.

Viewpoints 07 – Broadley Street

10.511 At this location on Broadley Street, there would be potential for instances of solar glare visible on the façade between 05:00 GMT and 07:00 GMT from mid-April to mid-August between 15° to 25° of a driver's line of sight. There is also potential for reflections between 09:00 GMT and 10:00 GMT from mid-October to mid-January between 10° to 15°. Although there would be potential for reflections on a large portion of the façade, all potential instances would be broken up by solid elements of the façade and therefore occurring only for a short duration. Therefore, the effect to this viewpoint approaching the 2022 amended proposed development would be permanent, long-term **Minor Adverse** (not significant). Additionally, all reflections occur above the 5° visor cut off line, which would mitigate any effects when deployed.

Viewpoint 11 (A and B) – Edgware Road

10.512 Two views from this viewpoint have been tested along Edgware Road travelling north. At both viewpoints 11A and 11B, reflections would be potentially visible between 10:00 GMT and 11:00 GMT from mid-September to mid-March. At 11A these would occur from 20° to 30° of a road users' line of sight, whilst at 11B reflections would be visible from between 7° and 30° of a driver's line of sight. At 11B there is also potential for isolated instances of reflection at 15:00 GMT to 16:00 GMT during the mid-seasons beyond 10° and from 18:00 GMT to 19:00 GMT from mid-May to mid-July from 5° on individual windows. Although there would be potential for reflections on a large portion of the façade, all potential instances would be broken up by solid elements of the façade and therefore occurring only for a short duration. Those potential reflections closest to the road user's line of sight are very limited. Therefore, the effect to this viewpoint would be permanent, long-term **Minor Adverse** (not significant). Additionally, most reflections occur above the 5° visor cut off line, which would mitigate most effects when deployed.

Viewpoints 12 (A and B) – Edgware Road

10.513 Two views at this location travelling north along Edgware Road have been tested. At both viewpoints 12A and 12B, reflections would be potentially visible between 09:00 GMT and 11:00 GMT from mid-September to mid-March. At 12A these would occur from 17° to 30° of a road users' line of sight, whilst at 12B reflections would be visible from between 6° and 26° of a driver's line of sight. Although there would be potential for reflections on a large portion of the façade, all potential instances would be broken up by solid elements of the façade and also partially obscured by existing buildings. Therefore, reflections would occur only for a short duration and the effect to this viewpoint would be permanent, long-term **Minor Adverse** (not significant). Additionally, all reflections occur above the 5° visor cut off line, which would mitigate any effects when deployed.

Viewpoint 13 (A and B) – Edgware Road

10.514 Two views at this location travelling north along Edgware Road have been tested. At both viewpoints, reflections would be potentially visible between 09:00 GMT and 11:00 GMT from mid-October to mid-November and mid-January to mid-February. At 13A these would occur from 14° to 22° of a road users' line of sight, whilst at 11B reflections would be visible from between 6° and 15° of a driver's line of sight. At both viewpoints there is also potential for isolated instances of reflection at 15:00 GMT to 16:00 GMT during the mid-seasons (mid-October to mid-November and mid-January to mid-February) beyond 22° in view 13A and between 7° and 8° on individual windows. Only a very small portion of the façade, where the potential reflections would occur, would be visible. This is due to the 2022 amended proposed development being mostly hidden behind an existing building, which shield reflections at these viewpoints. All instances of reflection would be broken up by solid elements of the façade and would occur only for a short duration. Therefore, the effect to this viewpoint would be permanent, long-term **Minor Adverse** (not significant). Additionally, most reflections occur above the 5° visor cut off line, which would mitigate most effects when deployed.

Viewpoint 15 – Harrow Road

10.515 At this viewpoint, 15, there would be potential for instances of solar glare visible at two banks of windows from 13:00 GMT to 14:00 GMT from mid-September to mid-March between 15° and 30° of a driver's line

of sight. Between 20° to 26° of a road user's line of sight there would be potential for reflections at 18:00 GMT to 19:00 GMT during the summer months (mid-April to mid-August). All instances of reflection would be broken up by solid elements of the façade and would occur only for a short duration. Therefore, the effect to this viewpoint would be permanent, long-term **Minor Adverse** (not significant). Additionally, all reflections occur above the 5° visor cut off line, which would mitigate any effects when deployed.

Viewpoints 16 – Harrow Road

10.516 At this viewpoint, 16, there would be potential for instances of solar glare visible at two banks of windows from 13:00 GMT to 14:00 GMT from mid-September to mid-March between 15° and 30° of a driver's line of sight. Between 7° to 26° of a road user's line of sight there would be potential for reflections at 17:00 GMT to 19:00 GMT during the summer months (mid-March to mid-September). Although a large portion of the façade would result in the potential for reflections, all instances would be broken up by solid elements of the façade and would occur only for a short duration. Therefore, the effect to this viewpoint would be permanent, long-term **Minor Adverse** (not significant). Additionally, the majority of reflections occur above the 5° visor cut off line, which would mitigate most effects when deployed.

Viewpoints 17 – Harrow Road

10.517 At this viewpoint, 17, there would be potential for instances of solar glare visible on an upper portion of the façade between 12:00 GMT to 14:00 GMT from mid-October to mid-November and again between mid-January to mid-February between 18° and 22° of a driver's line of sight. Between 4° to 18° of a road user's line of sight there would be potential for reflections at 17:00 GMT to 19:00 GMT from mid-March to mid-May and mid-July to mid-September. Although a large portion of the façade would result in the potential for reflections, all instances would be broken up by solid elements of the façade and would occur only for a short duration. However, due to the potential for reflections occurring for a short period within 5° of a road users' line of a sight, the effect to this viewpoint would be permanent, long-term **Moderate Adverse** (significant). Additionally, most reflections occur above the 5° visor cut off line, which would mitigate most effects when deployed.

Viewpoint 18 – Harrow Road

10.518 At this viewpoint, 18, there would be potential for instances of solar glare visible on an upper portion of the façade between 12:00 GMT to 14:00 GMT mid-November to mid-January between 15° and 18° of a driver's line of sight. Between 3° to 15° of a road user's line of sight there would be potential for reflections at 17:00 GMT to 19:00 GMT from mid-March to mid-April and mid-August to mid-September. Although a large portion of the façade would result in the potential for reflections, all instances would be broken up by solid elements of the façade and would occur only for a short duration. However, due to the potential for reflections occurring for a short period within 5° of a road users' line of a sight, the effect to this viewpoint would be permanent, long-term **Moderate Adverse** (significant). Additionally, most reflections occur above the 5° visor cut off line, which would mitigate most effects when deployed.

Viewpoint 23 – Penfold Place

10.519 At this viewpoint, 23, on Penfold Place travelling west, reflections would be visible on very limited portions of the façade between 08:00 GMT and 09:00 GMT from mid-February to mid-March and mid-September to mid-October between 18° and 25° of a driver's line of sight. Owing to the limited portion of the façade where reflections would occur and broken up nature of the reflections, with any reflections occurring for a short duration, the effect to both viewpoints would be permanent, long-term **Minor Adverse** (not significant). Additionally, all reflections occur above the 5° visor cut off line, which would mitigate any effects when deployed.

Viewpoint 25 – Westway

10.520 At this viewpoint, 25, travelling on Westway, there would be potential for instances of solar glare visible on the façade between 11:00 GMT and 13:00 GMT between mid-October to mid-February from 25° to 30° of a driver's line of sight. Owing to the limited portion of the façade where reflections would occur and broken up nature of the reflections, with any reflections occurring for a short duration, the effect to all six viewpoints would be permanent, long-term **Minor Adverse** (not significant). Additionally, all reflections occur above the 5° visor cut off line, which would mitigate any effects when deployed.

Viewpoint 26 – Westway

10.521 At this viewpoint, 26, travelling on Westway, there would be potential for instances of solar glare visible on the façade between 12:00 GMT and 13:00 GMT between mid-October to mid-February from 24° to 30° of a driver's line of sight. Owing to the limited portion of the façade where reflections would occur and broken up nature of the reflections, with any reflections occurring for a short duration, the effect to all six viewpoints would be permanent, long-term **Minor Adverse** (not significant). Additionally, all reflections occur above the 5° visor cut off line, which would mitigate any effects when deployed.

Viewpoint 27 – Westway

10.522 At this viewpoint, 27, there would be potential for instances of solar glare visible from 13:00 GMT to 14:00 GMT from mid-September to mid-March between 15° and 30° of a driver's line of sight. Between 15° to 25° of a road user's line of sight there would be potential for reflections just before 18:00 GMT to 19:00 GMT during the summer months (mid-April to mid-August). All instances of reflection would be broken up by solid elements of the façade and would occur only for a short duration. Therefore, the effect to this viewpoint would be permanent, long-term **Minor Adverse** (not significant). Additionally, most reflections occur above the 5° visor cut off line, which would mitigate most effects when deployed.

Viewpoint 28 – Westway

10.523 At this viewpoint, 28, there would be potential for instances of solar glare visible from 13:00 GMT to 14:00 GMT from mid-September to mid-March between 15° and 25° of a driver's line of sight. Between 7° to 22° of a road user's line of sight there would be potential for reflections at 17:00 GMT to 19:00 GMT during the summer months (mid-March to mid-September). All instances of reflection would be broken up by solid elements of the façade and would occur only for a short duration. Therefore, the effect to this viewpoint would be permanent, long-term **Minor Adverse** (not significant). Additionally, most reflections occur above the 5° visor cut off line, which would mitigate most effects when deployed.

Viewpoint 29 – Westway

10.524 At this viewpoint, 29, there would be potential for instances of solar glare visible from 13:00 GMT to 14:00 GMT from early-November to late-January between 15° and 19° of a driver's line of sight. Between 5° to 15° of a road user's line of sight there would be potential for reflections at 17:00 GMT to 19:00 GMT from mid-March to mid-May and again from mid-July to mid-September. All instances of reflection would be broken up by solid elements of the façade and would occur only for a short duration. Therefore, the effect to this viewpoint would be permanent, long-term **Minor Adverse** (not significant).

Assessment of Residual Effects

Additional Mitigation

Demolition and Construction Stage

10.525 In terms of the demolition and construction stage, scaffolding, hoardings and cranes would only be in use for as long as is necessary to facilitate demolition and construction. No additional mitigation is required and therefore the effects as presented in the Assessment of Effects section remain valid.

Completed Development Stage

10.526 During the design process, expert advice was given on alternative massing options, which were technically assessed to understand how the daylight, sunlight and overshadowing effects could be reduced and mitigated.

10.527 A number of technical iterations were undertaken, the analysis of the daylight, sunlight and overshadowing results achieved with different massing options have all informed the final massing. As such, daylight, sunlight and overshadowing mitigation is embedded in the design.

10.528 As such, no additional mitigation is proposed and the residual effects as presented in the Assessment of Effects section remain valid.

Enhancement Measures

10.529 No enhancement measures are proposed in respect of daylight, sunlight, overshadowing and solar glare.

Summary of Residual Effects

10.530 Table 10.11 provides a tabulated summary of the outcomes of the daylight, sunlight, overshadowing and solar glare assessment of the 2022 amended proposed development.

Table 10.11: Summary of Residual Daylight, Sunlight, Overshadowing and Solar Glare Effects

Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
				+ -	D I	P T	R I R	St Mt Lt
Demolition and Construction								
Surrounding Residential receptors, amenity areas and view points	Changes in daylight, sunlight, and overshadowing levels and creation of solar glare	None	Negligible (not significant) to Major (significant)	N/A -	D	T	IR	Mt
Completed 2022 amended proposed development								
1 Corlett Street	Changes in Daylight	None	Negligible (not significant)	N/A	D	P	IR	Lt
11-64 Penfold Place				-	D	P	IR	Lt
17 Bell Street				N/A	D	P	IR	Lt
1-80 Hall Tower				N/A	D	P	IR	Lt
1-32 Gilbert Sheldon House				-	D	P	IR	Lt
3 Penfold Street				N/A	D	P	IR	Lt
33 Bell Street				N/A	D	P	IR	Lt
96-130 Penfold Place				-	D	P	IR	Lt
Edgware Road-352				N/A	D	P	IR	Lt
Edgware Road-354-356				N/A	D	P	IR	Lt
Edgware Road-358				N/A	D	P	IR	Lt
Edgware Road-360				N/A	D	P	IR	Lt
Edgware Road-362				N/A	D	P	IR	Lt
Edgware Road-364				N/A	D	P	IR	Lt
Edgware Road-368	Changes in Daylight	None	Negligible (not significant)	N/A	D	P	IR	Lt
Edgware Road-372				N/A	D	P	IR	Lt
Edgware Road-374				N/A	D	P	IR	Lt
Edgware Road-376				N/A	D	P	IR	Lt
Edgware Road-378				N/A	D	P	IR	Lt
Edgware Road-380				N/A	D	P	IR	Lt
Green Man Public House				-	D	P	IR	Lt
Paddington Green 18				N/A	D	P	IR	Lt
Residential Block A				N/A	D	P	IR	Lt
WEG Block D				N/A	D	P	IR	Lt
131-365 Penfold Place	Changes in Daylight	None	Minor (not significant)	-	D	P	IR	Lt
19a-19o Corlett Street				-	D	P	IR	Lt
Edgware Road 310-312				-	D	P	IR	Lt
Edgware Road 314				-	D	P	IR	Lt
Edgware Road 348				-	D	P	IR	Lt
Edgware Road 350				-	D	P	IR	Lt
Residential Block B				-	D	P	IR	Lt
WEG Block C				-	D	P	IR	Lt
WEG Block E-F				-	D	P	IR	Lt
Edgware Road 316	Changes in Daylight	None	Moderate (significant)	-	D	P	IR	Lt
Edgware Road 326				-	D	P	IR	Lt
Edgware Road 328				-	D	P	IR	Lt
Edgware Road 330				-	D	P	IR	Lt
Edgware Road 338				-	D	P	IR	Lt
Edgware Road 340				-	D	P	IR	Lt
Edgware Road 342				-	D	P	IR	Lt
Edgware Road 344				-	D	P	IR	Lt
Edgware Road 346				-	D	P	IR	Lt
WEG Block B				-	D	P	IR	Lt

Table 10.11: Summary of Residual Daylight, Sunlight, Overshadowing and Solar Glare Effects

Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
				+ -	D I	P T	R I R	St Mt Lt
14-17 PG Block G				-	D	P	IR	Lt
Edgware Road 332	Changes in Daylight	None	Major (significant)	-	D	P	IR	Lt
Edgware Road 334-336				-	D	P	IR	Lt
WEG Block A				-	D	P	IR	Lt
14-17 PG Block H				-	D	P	IR	Lt
1 Corlett Street	Changes in Sunlight	None	Negligible (not significant)	N/A	D	P	IR	Lt
11-64 Penfold Place				-	D	P	IR	Lt
1-32 Gilbert Sheldon House				N/A	D	P	IR	Lt
17 Bell Street				N/A	D	P	IR	Lt
1-80 Hall Tower				N/A	D	P	IR	Lt
3 Penfold Street				N/A	D	P	IR	Lt
96-130 Penfold Place				N/A	D	P	IR	Lt
Edgware Road-310-312				N/A	D	P	IR	Lt
Edgware Road-314				N/A	D	P	IR	Lt
Edgware Road-316				N/A	D	P	IR	Lt
Edgware Road-326				N/A	D	P	IR	Lt
Edgware Road-328				N/A	D	P	IR	Lt
Edgware Road 330				-	D	P	IR	Lt
Edgware Road 354-356				-	D	P	IR	Lt
Edgware Road 362				-	D	P	IR	Lt
Edgware Road 364				-	D	P	IR	Lt
Edgware Road 368				N/A	D	P	IR	Lt
Edgware Road 372				N/A	D	P	IR	Lt
Edgware Road 374				N/A	D	P	IR	Lt
Edgware Road 376				N/A	D	P	IR	Lt
Edgware Road 378				N/A	D	P	IR	Lt
Edgware Road 380				N/A	D	P	IR	Lt
Green Man Public House				N/A	D	P	IR	Lt

Table 10.11: Summary of Residual Daylight, Sunlight, Overshadowing and Solar Glare Effects

Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
				+ -	D I	P T	R I R	St Mt Lt
Residential Block A	Changes in Sunlight	None	Negligible (not significant)	N/A	D	P	IR	Lt
Residential Block B				N/A	D	P	IR	Lt
WEG Block C				N/A	D	P	IR	Lt
WEG Block D				N/A	D	P	IR	Lt
WEG Block E-F				N/A	D	P	IR	Lt
131-365 Penfold Place	Changes in Sunlight	None	Minor (not significant)	-	D	P	IR	Lt
Edgware Road 332				-	D	P	IR	Lt
Edgware Road 334-336				-	D	P	IR	Lt
Edgware Road 338				-	D	P	IR	Lt
Edgware Road 340				-	D	P	IR	Lt
Edgware Road 358				-	D	P	IR	Lt
Edgware Road 360				-	D	P	IR	Lt
19a-19o Corlett Street	Changes in Sunlight	None	Moderate (significant)	-	D	P	IR	Lt
33 Bell Street				-	D	P	IR	Lt
Edgware Road 342				-	D	P	IR	Lt
Edgware Road 344				-	D	P	IR	Lt
Edgware Road 346				-	D	P	IR	Lt
Edgware Road 348				-	D	P	IR	Lt
Edgware Road 350				-	D	P	IR	Lt
Edgware Road 352				-	D	P	IR	Lt
14-17 PG Block H				-	D	P	IR	Lt
WEG Block A	Changes in Sunlight	None	Major (significant)	-	D	P	IR	Lt
WEG Block B				-	D	P	IR	Lt
14-17 PG Block G				-	D	P	IR	Lt
Area 1	Changes in Overshadowing	None	Negligible (not significant)	N/A	D	P	IR	Lt
Area 2				N/A	D	P	IR	Lt
Area 4				N/A	D	P	IR	Lt
Area 5				N/A	D	P	IR	Lt
Area 3		None	Minor Adverse (not significant)	-	D	P	IR	Lt

Table 10.11: Summary of Residual Daylight, Sunlight, Overshadowing and Solar Glare Effects

Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
				+ -	D I	P T	R I R	St Mt Lt
Viewpoints 01 – Bell Street	Creation of Solar Glare	None	None (not significant)	N/A	D	P	IR	Lt
Viewpoints 02 – Bell Street				N/A	D	P	IR	Lt
Viewpoints 03 – Bell Street				N/A	D	P	IR	Lt
Viewpoints 04 – Bell Street				N/A	D	P	IR	Lt
Viewpoints 08(A and B) – Edgware Road				N/A	D	P	IR	Lt
Viewpoints 09(A and B) – Edgware Road				N/A	D	P	IR	Lt
Viewpoint 10 – Edgware Road				N/A	D	P	IR	Lt
Viewpoint 20 – North Wharf Road				N/A	D	P	IR	Lt
Viewpoint 05 – Bell Street	Creation of Solar Glare	None	Negligible (not significant)	-	D	P	IR	Lt
Viewpoint 06 – Bell Street				-	D	P	IR	Lt
Viewpoint 14 – Harrow Road				-	D	P	IR	Lt
Viewpoint 19 – Newcastle Place				-	D	P	IR	Lt
Viewpoint 21 – Paddington Green				-	D	P	IR	Lt
Viewpoint 22 – Penfold Place				-	D	P	IR	Lt
Viewpoint 24 – Westway				-	D	P	IR	Lt
Viewpoints 07 – Broadley Street	Creation of Solar Glare	None	Minor (not significant)	-	D	P	IR	Lt
Viewpoint 11 (A and B) – Edgware Road				-	D	P	IR	Lt
Viewpoints 12 (A and B) – Edgware Road				-	D	P	IR	Lt
Viewpoint 13 – Edgware Road	Creation of Solar Glare	None	Minor (not significant)	-	D	P	IR	Lt
Viewpoint 15 – Harrow Road				-	D	P	IR	Lt
Viewpoints 16 – Harrow Road				-	D	P	IR	Lt
Viewpoint 23 – Penfold Place				-	D	P	IR	Lt
Viewpoint 25 – Westway				-	D	P	IR	Lt
Viewpoint 26 – Westway				-	D	P	IR	Lt
Viewpoint 27 – Westway				-	D	P	IR	Lt
Viewpoint 28 – Westway				-	D	P	IR	Lt
Viewpoint 29 – Westway				-	D	P	IR	Lt
Viewpoints 17 – Harrow Road	Creation of Solar Glare	None	Moderate (significant)	-	D	P	IR	Lt
Viewpoint 18 – Harrow Road				-	D	P	IR	Lt

Notes:

* - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St = Short-term/ Mt = Medium-term/ Lt = Long-term.

**Negligible/Minor/Moderate/Major

Cumulative Effects

Intra-Project Effects

10.531 As explained in Chapter 2(R): EIA Process and Methodology, intra-project cumulative effects are discussed in Chapter 11(R): Cumulative Effects.

Inter-Project Effects

10.532 The following cumulative schemes noted in Chapter 2(R): EIA Process and Methodology have been considered in conjunction with the 2022 amended proposed development in relation to daylight, sunlight and overshadowing:

- One Merchant Square;
- Two Merchant Square; and

- Six Merchant Square.

10.533 All other cumulative schemes are located too far away to combine with the 2022 amended proposed development to give rise to cumulative effects.

10.534 Table 10.12 provides a summary of the likely cumulative effects resulting from the 2022 amended proposed development and the three cumulative schemes.

Table 10.12: Summary of Cumulative Effects

Demolition and Construction		Completed Development	
Cumulative Effects Likely?	**Reason**	**Cumulative Effects Likely?**	**Reason**
Yes	Demolition and construction phases could overlap and therefore daylight, sunlight and overshadowing effects resulting from massing would gradually increase in combination with the 2022 amended proposed development.	Yes	All three cumulative schemes are close enough to generate daylight, sunlight and overshadowing effects in combination with the 2022 amended proposed development and have therefore been assessed. However, no cumulative effects, which would be significantly beyond the effect of the 2022 amended proposed development are considered likely.

Demolition and Construction Cumulative Effects

10.535 The cumulative assessment in relation to demolition and construction effects does not differ from that of the 2022 amended proposed development in isolation. Any effects arising from temporary equipment present during construction e.g. cranes or hoarding would almost certainly be less than that of the completed proposed development in combination with cumulative schemes.

10.536 Therefore, demolition and construction effects of the 2022 amended proposed development in combination with cumulative schemes would range from temporary, medium-term **Negligible** (not significant) to those reported for the cumulative effects, namely **Major Adverse** (significant).

Completed Development Cumulative Effects

10.537 The effects of the completed development in combination with cumulative schemes has been assessed against the future baseline in Scenario 4. The existing sensitive receptors, WEG and 14-17 PG receptors are assessed in this scenario.

Daylight Effects

Existing Residential Receptors

10.538 The full cumulative daylight assessment for surrounding sensitive receptors is presented within Appendix 10.3(R) and is summarised within Table 10.13 and in the commentary below. A total of 708 windows serving 464 rooms were assessed within 41 existing residential buildings. For VSC, 518 (73.2 %) of the 708 windows assessed would meet the BRE criteria and for NSL 346 (74.6 %) of the 464 rooms assessed would meet the BRE criteria.

10.539 Of the 41 existing receptor buildings, the effects to the 32 highlighted in green in Table 10.13 would not change from the 2022 amended proposed development in isolation and are therefore not discussed further:

- 1 Corlett Street;
- 11-64 Penfold Place
- 17 Bell Street;
- 1-80 Hall Tower;
- 3 Penfold Street;
- 33 Bell Street;
- Edgware Road 316;
- Edgware Road 326 to 368 (evens);
- Edgware Road 372 to 380 (evens); and
- Paddington Green 18.

10.540 Therefore, the remaining nine buildings would experience alterations above 20 % in daylight levels on account of the 2022 amended proposed development and the cumulative schemes. These are discussed in further detail below.

Table 10.13: Scenario 4 - Summary Cumulative Daylight Results to Existing Sensitive Receptors

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet 0.8 times former value criteria	Below BRE Guidelines			
			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total
1 Corlett Street	9	9	0	0	0	0	5	5	0	0	0	0
11-64 Penfold Place	28	27	1	0	0	1	23	20	2	1	0	3
131-365 Penfold Place	75	33	42	0	0	42	50	17	24	4	5	33
1-32 Gilbert Sheldon House	64	64	0	0	0	0	48	45	3	0	0	3
17 Bell Street	9	9	0	0	0	0	6	6	0	0	0	0
1-80 Hall Tower	64	64	0	0	0	0	48	48	0	0	0	0
19a-19o Corlett Street	24	15	5	2	2	9	24	15	4	3	2	9
3 Penfold Street	14	14	0	0	0	0	12	12	0	0	0	0
33 Bell Street	7	7	0	0	0	0	6	6	0	0	0	0

Table 10.13: Scenario 4 - Summary Cumulative Daylight Results to Existing Sensitive Receptors

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet 0.8 times former value criteria	Below BRE Guidelines			
			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total
96-130 Penfold Place	85	84	1	0	0	1	45	42	3	0	0	3
Edgware Road 310-312	9	3	6	0	0	6	6	3	3	0	0	3
Edgware Road 314	3	0	3	0	0	3	3	0	2	1	0	3
Edgware Road 316	6	0	1	5	0	6	3	0	1	1	1	3
Edgware Road 326	6	0	0	5	1	6	3	0	0	2	1	3
Edgware Road 328	5	0	0	5	0	5	3	0	0	2	1	3
Edgware Road 330	2	0	0	2	0	2	1	0	0	0	1	1
Edgware Road 332	1	0	0	0	1	1	1	0	0	0	1	1
Edgware Road 334-336	5	0	0	1	4	5	5	0	0	0	5	5
Edgware Road 338	2	0	0	2	0	2	2	0	0	1	1	2
Edgware Road 340	2	0	0	2	0	2	2	0	0	0	2	2
Edgware Road 342	6	0	0	6	0	6	4	0	0	0	4	4
Edgware Road 344	4	0	0	4	0	4	2	0	0	0	2	2
Edgware Road 346	6	0	3	3	0	6	3	0	0	0	3	3
Edgware Road 348	6	0	6	0	0	6	3	0	0	0	3	3
Edgware Road 350	4	0	4	0	0	4	2	0	0	0	2	2
Edgware Road 352	9	9	0	0	0	0	3	3	0	0	0	0
Edgware Road 354-356	21	21	0	0	0	0	12	12	0	0	0	0
Edgware Road 358	6	6	0	0	0	0	5	5	0	0	0	0
Edgware Road 360	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 362	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 364	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 368	7	7	0	0	0	0	3	3	0	0	0	0
Edgware Road 372	10	10	0	0	0	0	5	5	0	0	0	0
Edgware Road 374	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 376	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 378	9	9	0	0	0	0	4	4	0	0	0	0
Edgware Road 380	9	9	0	0	0	0	4	4	0	0	0	0
Green Man Public House	11	3	8	0	0	8	6	5	1	0	0	1
Paddington Green 18	22	22	0	0	0	0	20	20	0	0	0	0
Network Homes Residential Block A	44	42	2	0	0	2	30	30	0	0	0	0
Network Homes Residential Block B	69	6	63	0	0	63	42	16	18	8	0	26

Table 10.13: Scenario 4 - Summary Cumulative Daylight Results to Existing Sensitive Receptors

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet 0.8 times former value criteria	Below BRE Guidelines			
			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total
Total	**708**	**518**	**145**	**37**	**8**	**190**	**464**	**346**	**61**	**23**	**34**	**118**

131-365 Penfold Place

10.541 A total of 75 windows serving 50 rooms were assessed for daylight within this building.

10.542 For VSC, 33 of the 75 (44 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.543 The 42 affected windows would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect. Most of the windows (23) would continue to receive 15 to 22 % VSC which is considered acceptable in an inner-city location. The remining 19 would retain 11.7 to 14.7 % VSC.

10.544 For NSL, 17 of the 50 (34 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.545 Of the 33 affected rooms, 24 would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect whilst four would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining five rooms would experience an alteration greater than 40 % which would be a Major Adverse effect. All affected rooms would retain 47 to 78 % NSL, which can be considered acceptable given the inner-city urban location.

10.546 Owing to the retained levels of daylight at those windows affected for VSC and NSL, the overall cumulative effect would be permanent, long-term **Minor Adverse** (not significant). Although an additional 11 windows and 9 rooms are affected for VSC and NSL respectively, due to the retained values this conclusion is unchanged from the assessment of the 2022 amended proposed development.

1-32 Gilbert Sheldon House

10.547 A total of 64 windows serving 48 rooms were assessed for daylight within this building.

10.548 For VSC, all windows assessed would meet BRE's criteria and so would experience a Negligible effect.

10.549 For NSL, 45 of the 48 (93.8 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.550 All three affected rooms would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect.

10.551 All three rooms would retain 66-72 % NSL which is only marginally below the BRE Guidelines recommendation.

10.552 Overall, although there are two additional rooms affected for NSL, due to the compliance for VSC and retained values for NSL, the cumulative effect to this property would remain **Negligible** (not significant), which is unchanged from the assessment of the 2022 amended proposed development.

19a-19o Corlett Street

10.553 A total of 24 windows serving 24 rooms were assessed for daylight within this building.

10.554 For VSC, 15 of the 24 (62.5 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.555 Of the nine affected windows, five would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect and two would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining two windows would experience an alteration in excess of 40% which would be a Major Adverse effect.

10.556 Seven of these windows have existing levels of VSC below 11.3 % and therefore the percentage alterations would be disproportionate to what the occupants would be likely to experience. The absolute alteration in VSC would be 3.4 % or below which is unlikely to be noticeable. The remaining two windows, which would see an alteration of 21.1 and 23.8 % which is only marginally beyond BRE's criteria for a noticeable change and would see an absolute reduction of 3.8 % VSC.

10.557 For NSL, 15 of the 24 (62.5 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.558 Of the nine affected rooms, four would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect and three would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining two rooms would experience an alteration in excess of 40% which would be a Major Adverse effect.

10.559 These rooms are single aspect and served by windows either located beneath overhangs or looking towards 1 Corlett Street directly opposite in close proximity, thereby inherently limiting a view of the sky and so even a modest obstruction can result in alterations beyond BRE's criteria. These rooms would retain 25.6 to 72 % NSL and so daylight is mostly relatively well distributed for the inner-city location.

10.560 Overall, although there is a slightly greater magnitude of impact, with one additional window / room affected as a result of cumulative schemes, the cumulative effect to this property would remain permanent, long-term **Minor Adverse** (not significant) and therefore unchanged from the 2022 amended proposed development.

96-130 Penfold Place

10.561 A total of 85 windows serving 45 rooms were assessed for daylight within this building.

10.562 For VSC, 84 of the 85 (98.9 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.563 The affected window would experience an alteration in VSC of 20.6% which would be a Minor Adverse effect, however, only marginally beyond BRE's threshold of a noticeable change and retains 17.3 % VSC which can be considered acceptable given the inner-city urban location.

10.564 For NSL, 42 of the 45 (93.3 %) rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.565 The three affected rooms would experience an alteration of 20-29.9 % which is considered a Minor Adverse effect, however, would retain 70 to 72 % NSL and so daylight remains well distributed.

10.566 Owing to the VSC and NSL compliance, with the one alteration in VSC unlikely to result in a perceptible change, and retained NSL values, the overall effect would be permanent, long-term **Negligible** (not

significant). Although two additional rooms see NSL losses, the conclusion does not change from the 2022 amended proposed development.

Edgware Road 310-312

10.567 A total of nine windows serving six rooms were assessed for daylight within this building.

10.568 For VSC, three of the nine (33.3 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.569 All six affected windows would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect. These windows would retain 16.5-18.2 % VSC which can be considered acceptable given the inner-city urban location.

10.570 For NSL, three of the six (50 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.571 All three affected rooms would experience an alteration in NSL of 20-29.9% which would be a Minor Adverse effect. These rooms are not affected by the 2022 amended proposed development in isolation and each would retain 65-72 % NSL.

10.572 Owing to the retained VSC and NSL values, the overall effect would be permanent, long-term **Minor Adverse** (not significant). Although the retained VSC values are slightly lower and three additional rooms see NSL losses, the conclusion does not change from the 2022 amended proposed development.

Edgware Road 314

10.573 A total of three windows serving three rooms were assessed for daylight within this building.

10.574 For VSC, all three windows assessed would see losses greater than recommended by BRE.

10.575 All three affected windows would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect. These rooms would retain 15.2 to 16.2 % VSC, which can be considered acceptable in an inner-city location.

10.576 For NSL, all three rooms assessed would see losses greater than recommended by BRE.

10.577 Of the three affected rooms, two would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect and one would experience an alteration in NSL of 32.1 % which would be a Moderate Adverse effect. These rooms are not affected by the 2022 amended proposed development in isolation and each would retain 58 to 65 % NSL.

10.578 Overall, due to the scale of VSC and NSL effects, and taking into consideration the retained values, the cumulative effect is considered to remain permanent, long-term **Minor Adverse** (not significant). This is because the retained VSC values are unchanged from the 2022 amended proposed development in isolation and daylight remains well distributed, with only one Moderate Adverse NSL impact.

Green Man Public House

10.579 A total of 11 windows serving six rooms were assessed for daylight within this building.

10.580 For VSC, three of the 11 (27.3 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.581 All eight affected windows would experience an alteration in VSC of 20-29.9% which would be a Minor Adverse effect.

10.582 An additional six windows would be affected as a function of the cumulative schemes when compared to the 2022 amended proposed development in isolation. However, all affected windows would retain 17.7-21.5 % VSC which is considered good within an inner-city urban location.

10.583 For NSL, five of the six (83.3 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.584 The affected room would experience an alteration in NSL of 20.7 % which would be a Minor Adverse effect. However, the alteration is unlikely to perceptible as the room would retain 70.5 % NSL.

10.585 Overall, whilst there are greater impacts occurring as a result of cumulative schemes, the levels of light retained would be similar to those of the 2022 amended proposed development in isolation, which is considered good for an inner-city urban location. The overall cumulative effect would therefore remain **Negligible** (not significant).

Network Homes Residential Block A

10.586 A total of 44 windows serving 30 rooms were assessed for daylight within this building.

10.587 For VSC, 42 of the 44 (95.5 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.588 Both affected windows would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect. These windows would see an absolute reduction of 3.4 and 4.1 % VSC.

10.589 For NSL, all rooms assessed would meet BRE's criteria and so would experience a Negligible effect.

10.590 Overall, whilst is two windows would see additional impacts as a result of cumulative schemes, the levels of light retained would be similar to those of the 2022 amended proposed development in isolation and so the cumulative effect would remain **Negligible** (not significant).

Network Homes Residential Block B

10.591 A total of 69 windows serving 42 rooms were assessed for daylight within this building.

10.592 For VSC, six of the 69 (8.7 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.593 Of the 63 affected windows, all would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect.

10.594 Each of the affected windows would experience reductions only marginally beyond the BRE Guidelines threshold of 20 % alteration (no more than 22.9 %).

10.595 For NSL, 16 of the 42 (38.1 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.596 Of the 26 affected rooms, 18 would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect whilst eight would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect.

10.597 All rooms affected for NSL would retain levels of 34-66 % NSL. Where lower levels are seen, this is because they are looking into the courtyard of 14-17 PG and so are already limited in sky visibility.

10.598 Owing to the BRE Guidelines compliance rate, and levels of NSL retained, the overall cumulative effect would remain **Minor Adverse** (not significant) and unchanged from the 2022 amended proposed development in isolation. Although additional windows would be affected in terms of VSC, the magnitude of impact would be only marginally beyond what BRE considers to be a noticeable change, with the additional reductions in NSL occurring partially as a result of low baseline values which result in disproportionate alterations.

Cumulative Daylight at WEG and 14-17 PG Receptors

10.599 The full daylight assessment for the surrounding seven WEG and 14-17 Paddington Green buildings sensitive to daylight alterations is presented within Appendix 10.7(R) and is summarised within Table 10.14 and in the commentary below.

10.600 A total of 1,520 windows serving 941 rooms have been assessed. For VSC, 865 (50.4 %) of the 1,520 windows assessed would meet the BRE criteria and for NSL 672 (71.4 %) of the 941 rooms assessed would meet the BRE criteria.

10.601 WEG Blocks B and D, highlighted in green in Table 10.14, would see no change in daylight effect from the future baseline condition and is therefore not discussed further in this section.

Table 10.14: Summary Cumulative Daylight Results to WEG Receptors

Address	VSC						NSL						ADF		
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet 0.8 times former value criteria	Below BRE Guidelines				Total No. Of Rooms	No loss or pass	Compliance (%)
			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			
WEG Block A	720	363	16	48	293	357	450	329	27	31	63	121	450	260	57.8
WEG Block B	134	35	45	16	38	99	71	43	11	6	11	28	71	37	52.1
WEG Block C	170	159	5	2	4	11	128	107	11	3	7	21	128	106	82.8
WEG Block D	48	48	0	0	0	0	30	30	0	0	0	0	30	27	90
WEG Block E-F	177	160	1	4	12	17	114	100	8	4	2	14	114	102	89.5
14-17 PG Block G	118	68	3	0	47	50	63	45	0	3	15	18	63	41	65.1
14-17 PG Block H	153	32	6	6	109	121	85	18	17	12	38	67	85	10	11.8
Totals	**1520**	**865**	**76**	**76**	**503**	**655**	**941**	**672**	**74**	**59**	**136**	**269**	**941**	**583**	**62**

WEG Block A

10.602 This 30 storey residential building is located north of the site. A total of 720 windows serving 450 rooms were assessed for daylight within this building.

10.603 For VSC, 373 of the 720 (50.4 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.604 Of the 357 affected windows, 16 would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect and 48 would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining 293 windows would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.605 In addition to the windows affected for VSC by the 2022 amended proposed development, 13 windows would be affected by cumulative schemes coming forward, which were previously BRE compliant. These are 12 bedroom windows and one living room which all retain 24.9 to 26.9 % VSC and so are considered to remain well daylit.

10.606 For NSL, 329 of the 450 (73.1 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.607 Of the 121 affected rooms, 27 would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect and 31 would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining 63 rooms would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.608 In addition to the rooms affected for NSL by the 2022 amended proposed development, five rooms would be affected by cumulative schemes coming forward, which were previously BRE compliant. These are all bedroom rooms which all retain 71 to 79 % NSL and so are considered to retain good daylight distribution.

10.609 Turning to ADF, three additional rooms (one bedroom and two LKDs) would be not meet the criteria compared to the 2022 amended proposed development. All three rooms would see an additional 0.1 % ADF reduction with cumulative schemes. However, the bedroom would retain 0.9 % ADF which is only marginally below the recommended target and is therefore considered to remain well daylit. The two LKDs do not meet the recommended target in the future baseline condition (0.4 % ADF), which is reduced to 0.3 % ADF which is not considered to be a noticeable change.

10.610 Whilst additional windows and rooms would see alterations, this is not considered to be noticeable beyond the 2022 amended proposed development in isolation and so the effect on the southern façade would remain permanent, long-term **Major Adverse** (significant).

WEG Block C

10.611 A total of 170 windows serving 128 rooms were assessed for daylight within this building.

10.612 For VSC, 159 of the 170 (93.5 %) windows assessed would meet BRE's criteria and would experience a Negligible effect. The affected windows for VSC would remain the same as for the 2022 amended proposed development.

10.613 For NSL, 107 of the 128 (83.6 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. The rooms affected for NSL would remain the same as for the same as for the 2022 amended proposed development, except for one additional LKD which would see a 22.1 % loss, which is considered a Minor Adverse effect. This LKD would retain 49.3 % NSL and would see no change in terms of NSL.

10.614 Turning to the ADF levels within the 128 rooms assessed, 106 (82.8 %) would meet the BRE 2011 target criteria for their room use or see no change in their ADF levels. The rooms not meeting the target criteria would remain the same as for the same as for the 2022 amended proposed development, except for one additional bedroom. This bedroom does not meet the criteria in the future baseline (0.9 % ADF) and would see a 0.1 % ADF reduction which is unlikely to be noticeable.

10.615 Whilst additional rooms would see alterations, this is not considered to be noticeable beyond the 2022 amended proposed development in isolation and so the effect on this building would remain permanent, long-term **Minor Adverse** (not significant).

WEG Block E-F

10.616 A total of 177 windows serving 114 rooms were assessed for daylight within this building.

10.617 For VSC, 160 of the 177 (90.4 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.618 Of the 17 affected windows, one would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect and four would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining 12 windows would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.619 Therefore, ten additional windows would be affected beyond the 2022 amended proposed development in isolation. Each of the affected windows serve bedrooms located on the south-east facing elevation, beneath a projecting balcony with very low baseline VSC levels of less than 1.5 %. The absolute alteration in VSC level to these windows would therefore be no greater than 0.5 % VSC, which is unlikely to be perceptible.

10.620 For NSL, 100 of the 114 (87.7 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.621 Therefore, ten additional rooms would be affected beyond the 2022 amended proposed development in isolation. Of the 14 affected rooms, eight would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect and four experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining two rooms would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.622 These affected bedrooms are served by the windows discussed above, which are located beneath balconies, limiting a view of the sky as shown by their low baseline values of 27 % NSL or below.

10.623 Turning to the ADF levels within the 114 rooms assessed, 102 (89.5 %) would meet the BRE 2011 target criteria for their room use or would see no change in their ADF levels with the 2022 amended proposed development *in situ*. Therefore, there would be no change in the ADF compliance compared to with the 2022 amended proposed development in isolation.

10.624 Whilst 10 additional bedrooms would see alterations in VSC and NSL, this is not considered to be noticeable beyond the 2022 amended proposed development in isolation due to their low baseline values. The ADF compliance would not change and so the effect on this building would remain permanent, long-term **Minor Adverse** (not significant).

14-17 PG Block G

10.625 A total of 118 windows serving 63 rooms were assessed for daylight within this building.

10.626 For VSC, 68 of the 118 (57.6 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.627 Beyond the 47 that would experience an alteration in excess of 40 % which would be a Major Adverse effect from the 2022 amended proposed development in isolation, three additional windows would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect in the cumulative scenario.

10.628 Two of these windows serve dual aspect LKDs on the south-east elevation which would retain 16.2 and 17.1 % VSC, which is 1 % VSC lower than the retained values of the 2022 amended proposed development in isolation. The third is a south-west facing window of a dual aspect living room which has a low baseline value of 4.9 % and therefore sees a disproportionate change.

10.629 The 47 windows seeing Major Adverse losses have baseline VSC levels below the BRE level of 27 %, and 32 have low baseline VSC levels of less than 15.0 %, resulting in a disproportionate percentage alteration.

10.630 For NSL, 45 of the 63 (71.4 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. The rooms affected for NSL would remain the same as for the 2022 amended proposed development in isolation.

10.631 Five of the affected rooms are dual-aspect LKDs, which have their southerly windows receive their light through the narrow gap between WEG Block A and 14-17 PG Block H, and their easterly windows obstructed by a balcony overhead. These five LKDs retain an NSL greater than 50 % NSL and so daylight would remain well distributed within these rooms. The other 13 are bedrooms, facing south and receive their light through the narrow gap between WEG Block A and 14-17 PG Block H. The BRE Guidelines suggest bedrooms are less important in relation to daylight (BRE Guidelines 2.2.8)

10.632 Turning to the ADF levels within the 63 rooms assessed, 41 (65.1 %) would meet the BRE 2011 target criteria for their room use or would see no change in their ADF levels. Therefore, one addition room would not meet the criteria compared with the 2022 amended proposed development in isolation.

10.633 This room is a bedroom which would see a 0.1 % ADF reduction beyond the 2022 amended proposed development, retaining 0.9 % ADF which is only marginally below the target and so this alteration is unlikely to be noticeable.

10.634 Whilst an additional three windows would see VSC alterations, and one bedroom would see a small reduction in ADF, these are not considered to be noticeable beyond the 2022 amended proposed development in isolation and so the effect would remain permanent, long-term **Moderate Adverse** (significant).

14-17 PG Block H

10.635 A total of 153 windows serving 85 rooms were assessed for daylight within this building.

10.636 For VSC, 32 of the 153 (20.9 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.637 Therefore, ten additional windows would be affected beyond the 2022 amended proposed development in isolation. Of the 121 affected windows, six would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect and six would experience an alteration in VSC of 30-39.9 % which would be a Moderate Adverse effect. The remaining 109 windows would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.638 These ten additional windows seeing VSC alterations serve eight bedrooms and two LKDs which each have very low baseline values below 3.3 % VSC and so the absolute alteration in the cumulative scenario is unlikely to be perceptible.

10.639 For NSL, 18 of the 85 (21.2 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.640 Therefore, 15 additional rooms would be affected beyond the 2022 amended proposed development in isolation. Of the 67 affected rooms, 17 would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect and 12 would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining 38 rooms would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.641 The 15 rooms affected beyond the 2022 amended proposed development in isolation are bedrooms, where daylight distribution is considered less important but would retain 41 to 79 % NSL.

10.642 Turning to the ADF levels within the 85 rooms assessed, 10 (11.8 %) would meet the BRE 2011 target criteria for their room use or would see no change in their ADF level. Therefore, 13 additional rooms would not meet the target for ADF compared to the 2022 amended proposed development in isolation. These comprise 12 bedrooms which would retain 0.7 to 0.9 % ADF, and so remain relatively well daylit against the target of 1 % ADF, and one LKD which would retain 1.9 % ADF against the target of 2 % and so is considered to retain acceptable levels of daylight for an inner-city location.

10.643 Whilst ten additional windows would see alterations in terms of VSC, due to their low baseline values, the percentage change would be disproportionate, and the reduction is unlikely to be noticeable. For NSL, the additional rooms affected beyond the 2022 amended proposed development are bedrooms, where daylight distribution may be considered less important. The ADF levels to 12 bedrooms would be

affected in the cumulative scenario, however, only one additional LKD would see a reduction and would remain relatively well daylit. Therefore, the cumulative effect to this building would be permanent, long-term **Major Adverse** (significant).

Sunlight Effects

Existing Residential Receptors

10.644 There is no change to the in the magnitude of impact when compared to the sunlight assessment of the completed 2022 amended proposed development in isolation. Therefore, the significance of effects is unchanged and is not discussed further in this section.

Cumulative Sunlight to WEG and 14-17 PG Receptors

10.645 The full cumulative sunlight assessment for the seven sensitive WEG and 14-17 PG buildings is presented within Appendix 10.7(R) and is summarised within Table 10.15 and in the commentary below.

10.646 Of the 904 rooms assessed, 627 (69.4 %) would meet the BRE recommendations (alterations in APSH and WPSH below 20 %).

10.647 WEG Blocks B, C, D and E-F highlighted in green in Table 10.15, would see no change in sunlight effect from the future baseline condition and are therefore not discussed further in this section.

Table 10.15: Scenario 4 - Summary Cumulative Sunlight Results to WEG Receptors

Address	Total No. Rooms	Meet BRE Guidelines Total & Winter	Rooms that do not meet BRE criteria					
			Below threshold for Total APSH			Below threshold for Winter APSH		
			20-29.9% Reduction	30-39.9 % Reduction	>40 % Reduction	20-29.9% Reduction	30-39.9 % Reduction	>40 % Reduction
WEG Block A	438	279	0	0	146	0	0	149
WEG Block B	71	40	0	1	28	0	0	26
WEG Block C	128	128	0	0	0	0	0	0
WEG Block D	30	30	0	0	0	0	0	0
WEG Block E-F	114	114	0	0	0	0	0	0
14-17 PG Block G	47	20	0	4	23	0	0	16
14-17 PG Block H	76	16	0	0	60	0	0	51
Total	**904**	**627**	**0**	**5**	**257**	**0**	**0**	**242**

WEG Block A

10.648 A total of 438 rooms were assessed for sunlight within this building of which 279 (63.7 %) would meet the BRE's criteria for both APSH and WPSH.

10.649 For APSH, 292 of the 438 (66.7 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. The remaining 146 see losses greater than 40 % which would be a Major Adverse effect, which remains the same as for the 2022 amended proposed development in isolation.

10.650 For WPSH, 289 of the 438 (66 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.651 The remaining 149 would see losses greater than 40 % which would be a Major Adverse effect. Therefore, two additional rooms would see alterations in winter sunlight. These equate to less than 1 % WPSH, which is not considered to be noticeable.

10.652 Overall, the change would not be noticeable and so the cumulative effect would remain permanent, long-term **Major Adverse** (not significant).

14-17 PG Block G

10.653 A total of 47 rooms were assessed for sunlight within this building of which 20 (42.6 %) would meet the BRE's criteria for both APSH and WPSH.

10.654 For APSH, 20 of the 47 (42.6 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.655 Therefore, two additional rooms would see alterations beyond the 2022 amended proposed development. Of the remaining 27, four would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect and 23 rooms would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.656 The two additional rooms affected are bedrooms which would retain 23 % APSH which is only marginally below recommendation.

10.657 For WPSH, 31 of the 47 (66 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. The remaining 16 would see losses greater than 40% which would be a Major Adverse effect, which is unchanged from the 2022 amended proposed development in isolation.

10.658 Overall, due only two additional rooms seeing alterations which would remain well sunlit, the cumulative effect would be unchanged and remain permanent, long-term **Major Adverse** (not significant).

14-17 PG Block H

10.659 A total of 76 rooms were assessed for sunlight within this building of which 16 (21.1 %) would meet the BRE's criteria for both APSH and WPSH.

10.660 For APSH, 16 of the 76 (21.1 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.661 Therefore, 22 additional rooms would see alterations beyond the 2022 amended proposed development. All of the remaining 60 would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.662 The 22 additional rooms affected are all bedrooms, 16 of which would retain 15 % APSH which is only marginally below recommendation. The other six are located behind recessed balconies which each have very low baseline values of 6 % APSH or less and so the change in sunlight is disproportionate to what would likely be perceptible.

10.663 For WPSH, 25 of the 76 (32.9 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect. Therefore, 34 additional rooms would see alterations beyond the 2022 amended proposed development. The remaining 51 would see losses greater than 40% which would be a Major Adverse effect. The 34 additional rooms affected are seven LKDs and 27 bedrooms. Four LKDs and 10 bedrooms would retain 4 % WPSH which is only marginally below recommendation.

10.664 Overall, as only two additional rooms seeing alterations which would remain well sunlit, the cumulative effect would be unchanged and remain permanent, long-term **Major Adverse** (not significant).

Cumulative Overshadowing

10.665 The full overshadowing assessment of the 2022 amended proposed development in combination with cumulative schemes 1, 2 and 6 Merchant Square is presented in Appendix 10.5(R).

10.666 The potential overshadowing impacts of the 2022 amended proposed development in combination with cumulative schemes on surrounding amenity areas have been assessed. The areas assessed are:

- Area 1: Paddington Green;
- Area 2: 14-17 PG Blocks H amenity area;
- Area 3; WEG Block A and B amenity area;
- Area 4: 1-32 Gilbert Sheldon house communal area; and
- Area 5: Marylebone Road/Edgware Road green wall public square.

Transient Overshadowing

21st March

10.667 On this day shadow would be cast from the 2022 amended proposed development and cumulative schemes from 08:00 GMT in a westerly direction. At this time approximately half of Paddington Green (Area 1) would be cast in shadow from the 2022 amended proposed development and cumulative schemes. The 2022 amended proposed development shadow would quickly move away clearing from the area shortly after 09:00 GMT, with cumulative shadow clearing by 12:00 GMT. For the remainder of the day, Paddington Green (Area 1) would be unaffected.

10.668 14-17 PG Block H courtyard (Area 2) would already been overshadowed throughout most of the day with no additional shadow from the 2022 amended proposed development and cumulative schemes.

10.669 The WEG Blocks A and B amenity area (Area 3) would see small strips of shadow cast from the 2022 amended proposed development at 09:00 GMT and again at 13:00 GMT from cumulative schemes; however, would be predominantly affected by shadows cast from other surrounding buildings.

10.670 Shadows from the 2022 amended proposed development and cumulative schemes would not reach 1-32 Gilbert Sheldon House communal area and Marylebone Road/Edgware Road public square on this day would see a very short period of overshadowing at 16:00 GMT.

21st June

10.671 On this day shadow is cast from the 2022 amended proposed development and cumulative schemes from 06:00 BST in a south-westerly direction. No areas would be affected until 07:00 BST at which time the 2022 amended proposed development would partially overshadow Paddington Green (Area 1). This shadow would move across the area and clear completely by 11:00 BST. Cumulative schemes would overshadow a small portion of this area between 10:00 BST and 13:00 BST.

10.672 No additional shadow would be cast from the 2022 amended proposed development or cumulative schemes over the 14-17 PG Block H courtyard (Area 2) due to surrounding buildings already shading this area. Area 2 would see a short period of sunlight at 11:00 BST to 12:00 BST.

10.673 WEG Block A and B amenity area (Area 3) would already be overshadowed throughout most of the day with a period of direct sunlight between 10:00 BST and 11:00 BST through the gap between WEG Block A and B. As the sun moves, there would be some additional shadow from the 2022 amended proposed development between this gap, but with most of the shadow within this area coming from WEG Block A. By 11:00 BST, the space between WEG Block A and 14-17 PG Block G would see a very small portion of additional shadow from the 2022 amended proposed development, which clears by 13:00 BST for the remainder of the day. There would be no additional shadow from cumulative schemes.

10.674 Shadows from the 2022 amended proposed development pe cumulative schemes would not reach 1-32 Gilbert Sheldon House communal area on this day. At 18:00 BST Marylebone Road/Edgware Road green wall public square would be cast in a shadow from the 2022 amended proposed development, alongside existing shadows, for a very short period of time.

21st December

10.675 On this day shadow would be cast from the 2022 amended proposed development from 09:00 GMT in a north-westerly direction. At this time all areas would be cast in shadows from existing structures.

10.676 Cumulative schemes would overshadow Paddington Green (Area 1) for a short period at 10:00 GMT.

10.677 14-17 PG Block H courtyard (Area 2) and would see no additional shadow from the 2022 amended proposed development or cumulative schemes.

10.678 WEG Block A and B amenity area (Area 3) would see a very small shadow from cumulative schemes at 12:00 GMT to 13:00 GMT.

10.679 Shadows from the 2022 amended proposed development would not reach Paddington Green, Marylebone Road/Edgware Road green wall public square or 1-32 Gilbert Sheldon House communal area on this day.

Summary

10.680 Due to shadow cast by the 2022 amended proposed development falling within Areas 1 (Paddington Green) and 2 (WEG Blocks A and B amenity area) and Area 3 (14-17 PG Block H amenity area), a sun hours on ground assessment has been undertaken.

10.681 With no shadow from the 2022 amended proposed development and cumulative schemes reaching Areas 4 (1-32 Gilbert Sheldon House communal area) and 5 (Marylebone Road/Edgware Road green wall public square) on 21st March and 21st December, and marginal shadow only reaching Area 5 on 21st June, both Areas 4 (1-32 Gilbert Sheldon House communal area) and 5 (Marylebone Road/Edgware Road green wall public square) would experience a **Negligible** (not significant) effect in terms of overshadowing.

Sun Hours on Ground

10.682 The full sun hours on ground assessment of the cumulative scenario is presented in Appendix 10.5(R).

10.683 Paddington Green (Area 1) would see 100 % of its area with two or more hours of direct sunlight on 21st March in the future baseline condition and is therefore complaint with BRE Guidelines. In the cumulative scenario, there would be a reduction of 14 %, with the area retaining 2 or more hours of sunlight on 86.1 % of the total area and therefore remaining compliant with BRE Guidance. Therefore, whilst additional shadowing of Paddington Green would occur from cumulative schemes, the area remains fully compliant with the BRE Guidelines and thus would experience a permanent, long-term **Negligible** (not significant) effect in terms of overshadowing.

10.684 4-17 Paddington Green Block H courtyard (Area 2) would see a 29 % reduction in the percentage of the area which receives at least two hours of sun on March 21st in the cumulative scenario, which is a Minor Adverse effect. However, this equates to a very small absolute loss of 1.7 %, which would be a very small portion and unlikely to be noticeable. Therefore, the overall effect is considered to be permanent, long-term **Negligible** (not significant).

10.685 WEG Block A and B (Area 3) would see no change in terms of percentage alterations, compared to the 2022 amended proposed development and so the overall effect is considered permanent, long-term and **Minor Adverse** (not significant).

Impacts to Cumulative Residential Receptors

Daylight Effects

10.686 The full daylight results for impacts to cumulative schemes is presented within Appendix 10.7(R) and summarised within Table 10.16 and in the commentary below.

10.687 It is important to note that these neighbours are consented but not yet built out or occupied and so there are no residents to experience a change.

10.688 A total of 267 windows serving 203 rooms were assessed within two consented residential buildings. For VSC, 206 (77.2 %) of the 267 windows assessed would meet the BRE criteria and for NSL 171 (84.2 %) of the 203 rooms assessed would meet the BRE criteria.

10.689 Both buildings would experience alterations above 20 % in the levels of daylight they receive with the completed 2022 amended proposed development in place and have therefore been discussed in further detail below.

Table 10.16: Scenario 4 - Daylight Impacts Results to Cumulative Residential Receptors

Address	VSC						NSL						ADF		
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet 0.8 times former value criteria	Below BRE Guidelines				Total No. Of Rooms	No loss or pass	Compliance (%)
			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			20-29.9 % Reduction	30-39.9 % Reduction	>40 % Reduction	Total			
1 Merchant Square	152	91	15	11	35	61	127	106	12	4	5	21	127	84	68.5
6 Merchant Square	115	115	0	0	0	0	76	65	2	4	5	11	76	61	80.3
Totals	**267**	**206**	**15**	**11**	**35**	**61**	**203**	**171**	**14**	**8**	**10**	**32**	**203**	**148**	**72.9**

One Merchant Square

10.690 A total of 152 windows serving 127 rooms were assessed for daylight within this building.

10.691 For VSC, 91 of the 152 (59.9 %) windows assessed would meet BRE's criteria and would experience a Negligible effect.

10.692 Of the 61 affected windows, 15 would experience an alteration in VSC of 20-29.9 % which would be a Minor Adverse effect and 11 would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining 35 windows would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.693 The affected windows are located on the north and north eastern elevation, thereby partially obstructed by the neighbour 2 Merchant Square building. Additionally, due to the staggered shape of the building, which is narrower at the bottom, daylight availability to these windows limited. A total of 33 the affected windows serve bedrooms, whilst 26 serve LKDs and two serve living rooms. Over half of the living rooms and LKDs (15) have baseline values below 15 % VSC resulting in disproportionate percentage changes.

10.694 For NSL, 106 of the 127 (83.5%) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.695 Of the 32 affected rooms, 12 would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect whilst four would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining five would experience an alteration greater than 40 % which would be a Major Adverse effect.

10.696 Six bedrooms would be affected, however, NSL is considered less important in these rooms. 13 LKDs and two living rooms would also be impacted. Eight of these LKDs and one living room would retain 69 to 77 % NSL and so daylight would remain well distributed within these rooms. The remaining six LKDs and living rooms would retain lower NSL values due their being served by windows on the eastern elevation and therefore inherently limited in sky visibility by Two Merchant Square.

10.697 Finally, for ADF, of the 127 rooms, 87 (68.5 %) would meet the target criteria. Of the 40 affected rooms, 10 are bedrooms, of which eight already do not meet the recommended level as a result of the buildings own design. The remaining two bedrooms would retain 0.6 and 0.7 % ADF.

10.698 The remaining 30 rooms which do not meet the target are 28 LKDs and two living rooms. Only five of these LKDs already meet the target of 2 % ADF and would retain 1.5 to 1.9 % ADF and so are considered to remain well daylit for their primary function as living spaces. Of the 25 which do not meet the target, eight LKDs and one living room would see alterations no greater than 0.2 to 0.3 % ADF. The remaining 11 rooms are all single aspect located on the lower portion of the north-eastern elevation and so are already limited in the daylight they can receive and would retain 0.6 to 1.2 % ADF. With the 2022 amended proposed development *in situ* these rooms would retain levels in line with the approved ADF levels at comparable rooms within One Merchant Square not facing the site (refer to Appendix 10.8(R)).

10.699 Whilst this building would see alterations in the levels of VSC, NSL and ADF, this is shown to occur primarily to the windows and rooms of the north-eastern elevation, which is obstructed by Two Merchant Square, however retained levels in line with the approved levels at comparable rooms within One Merchant Square not facing the site. Additionally, the staggered shape of the building being narrower bottom limits daylight availability and so the effect of the 2022 amended proposed development would be permanent, long-term and **Minor to Moderate Adverse** (significant).

Six Merchant Square

10.700 A total of 115 windows serving 76 rooms were assessed for daylight within this building.

10.701 For VSC, all windows assessed would meet BRE's criteria and so would experience a Negligible effect.

10.702 For NSL, 65 of the 76 (85.5 %) rooms assessed would meet BRE's criteria and would experience a Negligible effect.

10.703 Of the 11 affected rooms, two would experience an alteration in NSL of 20-29.9 % which would be a Minor Adverse effect, whilst four would experience an alteration of 30-39.9 % which would be a Moderate Adverse effect. The remaining five rooms would experience an alteration in excess of 40 % which would be a Major Adverse effect.

10.704 The seven bedrooms affected, where daylight distribution is considered less important, would retain 35 to 64 % NSL. One kitchen which has a low baseline value due to its second storey location and presence of Two Merchant Square in close proximity, it would retain 25 % NSL. The three affected living rooms would retain 51 to 60 % NSL and so daylight would remain well distributed within these primary living spaces.

10.705 In relation to ADF, of the 76 rooms, 61 (80.3 %) would meet the target criteria. For the 15 rooms falling short, none would meet the target criteria prior to the implementation of the 2022 amended proposed development. These comprise nine bedrooms and six LKDs, which would see a reduction of no more than 0.1 % ADF which would not be noticeable. With the 2022 amended proposed development *in situ* these rooms would retain levels in line with the approved ADF levels at comparable rooms within Six Merchant Square not facing the site (refer to Appendix 10.8(R)).

10.706 Overall, due to the VSC compliance, retained NSL values and very small absolute reduction in ADF occurring as a result of One and Two Merchant Square limiting daylight availability, the effect would be permanent, long term **Negligible** (not significant).

Summary of Assessment

Background

10.707 This chapter has detailed the potential daylight, sunlight, overshadowing and solar glare effects due to the demolition and construction stage and the completed 2022 amended proposed development stage

of the 2022 amended proposed development. The assessment has been undertaken in line with BRE Guidance (2022) and taking into account the relevant national, regional and local policy.

10.708 The site is located within the Church Street/Edgware Road Housing Renewal Area, where national, regional and local policy suggest it's appropriate for a new development of increased scale and density to be implemented to make optimum use of land for housing. In instances such as this, a flexible approach should be used in the application of daylight and sunlight guidance, where residual daylight and sunlight levels should be appropriate for the context.

10.709 Research undertaken has determined the typical values of daylight found at the existing properties along Edgware Road and the new development neighbours in the emerging context (WEG and 14-17 PG), prior to the implementation of the 2022 amended proposed development. Whilst reductions in the levels of natural light would occur at neighbouring buildings as a result of the 2022 amended proposed development coming forward, this is considered typical of an urban context where the 2022 amended proposed development seeks to ensure the optimum use of appropriate land for housing. At the majority of these properties, the levels of retained light have been found to be in line with the typical values found in the surrounding context. Therefore, whilst significant effects would occur, the alterations are considered acceptable owing to the levels of light retained being in line with comparable windows and rooms within the surrounding properties and emerging developments within the study area.

10.710 Surrounding residential receptors have been assessed for daylight and sunlight effects arising from the 2022 amended proposed development. These include existing neighbours on Corlett Street, Penfold Place, Church Street, Bell Street, Penfold Street and Edgware Road. Residential neighbours within West End Gate have also been assessed. As it is anticipated that 14-17 Paddington Green would be built and occupied prior to the completion of the 2022 amended proposed development, this development has been included in the assessment. Additionally, the consented residential accommodation within the Merchant Square development have been assessed as future sensitive receptors.

10.711 The baseline daylight and sunlight compliance values would be typical of an inner-city location, where densification is taking place. Most of these existing residential receptors relevant for assessment look towards the built-up area of WEG Blocks A-F, which is adjacent to the site. Therefore, the built-up nature of this strategic development zone already limits daylight and sunlight availability within these residential buildings. The windows and rooms assessed within WEG Blocks B-F and 14-17 PG look towards WEG Block A or 14-17 PG Block H, which limit daylight and sunlight from the south and west. The southern façade of WEG Blocks A and B, and 14-17 PG Block H are completed unobstructed, due to the low-rise nature of the existing site and so these windows and rooms receive uncharacteristically high levels of light for an inner-city location.

10.712 Amenity areas within 90 degrees of due north of the 2022 amended proposed development which would potentially be affected have been considered within the assessment. These include public amenity spaces and private/communal amenity spaces.

10.713 Finally, the potential for solar glare from the façade of the 2022 amended proposed development upon surrounding road junctions, where reflections could potentially result in adverse effects have been assessed.

Demolition and Construction Effects

10.714 During demolition and construction works, there would be temporary, medium-term **Negligible** (not significant) at the point of demolition and commencement of construction. Throughout the duration of the construction period, as the 2022 amended proposed development superstructure is built out and clad, the effects would increase until reaching those of the completed development.

10.715 Overall, the demolition of the existing site and construction of the 2022 amended proposed development would result in temporary, medium-term **Negligible** (not significant) to **Major Adverse** (significant) daylight effects and **Negligible** (not significant) to **Major Adverse** (significant) sunlight effects. In terms of overshadowing, the effects would range from **Negligible** (not significant) to **Minor Adverse** (not significant). The solar glare effects would be **Negligible** (not significant) to **Moderate Adverse** (significant).

Completed Development Effects

Daylight

Existing Receptors

10.716 Of the 41 existing residential receptors assessed for daylight effects, a total of 23 existing receptors would experience **Negligible** (not significant) effects and seven would experience **Minor Adverse** (not significant) effects. A further nine would experience **Moderate Adverse** (significant) effects and the remaining two, Edgware Road 332 and Edgware Road 334-336 would experience **Major Adverse** (significant) effects.

10.717 Where significant effects occur, the levels of light remaining are in most instances considered acceptable given the inner-city urban location. The few isolated areas where lower levels of light occur are predominantly a function of architectural features of the buildings themselves, as evidenced by low baseline levels also, which increase the impact of the proposed development. It is to be expected, where a building currently faces an underdeveloped site, that impacts of this magnitude of impact would occur if any proposal comes forward seeking to make optimum use of land.

WEG Receptors

10.718 Of the five residential blocks assessed for daylight effects within WEG, Block D would experience **Negligible** (not significant) effects and Blocks C and E-F would experience **Minor Adverse** (not significant) effects. Block B would experience a **Moderate Adverse** (significant) effect and Block A would experience a **Major Adverse** (significant) effect.

10.719 Where significant effects occur, the levels of light remaining are in most instances considered acceptable given the inner-city urban location. Many of the affected rooms are known to be bedrooms which are less sensitive to changes in light or are dual-aspect LKDs that receive light from more than one direction. The few isolated areas where lower levels of light occur are predominantly a function of architectural features such as balconies of the buildings themselves and / or significant obstructions that occur from other blocks of WEG and 14-17 PG, as evidenced by low baseline levels also, which increase the impact of the proposed development. Comparable levels can be found along other elevations of WEG, facing away from the site, therefore the residual levels of light are considered appropriate for the context. It is to be expected, where a building receives its light across an underdeveloped site, that impacts of this magnitude would occur if any proposal comes forward seeking to make optimum use of land.

14-17 PG Receptors

10.720 Of the two residential blocks assessed for daylight effects within 14-17 PG, Block G would experience a **Moderate Adverse** (significant) effect and Block H would experience a **Major Adverse** (significant) effect.

10.721 Where significant effects occur, the levels of light remaining are in most instances considered acceptable given the inner-city urban location. Many of the affected rooms are known to be bedrooms which are less sensitive to changes in light or are dual-aspect LKDs that receive light from more than one direction. The few isolated areas where lower levels of light occur are predominantly a function of architectural features such as balconies of the buildings themselves and / or significant obstructions that occur from other blocks of WEG and 14-17 PG, as evidenced by low baseline levels also, which increase the impact of the proposed development. Comparable levels can be found along other elevations of 14-17 PG, facing away from the site, therefore the residual levels of light are considered appropriate for the context. It is to be expected, where a building receives its light across an underdeveloped site, that impacts of this magnitude would occur if any proposal comes forward seeking to make optimum use of land.

Sunlight

Existing Receptors

10.722 Of the 39 existing residential receptors assessed for sunlight, a total of 25 existing receptors would experience **Negligible** (not significant) effects and seven would experience **Minor Adverse** (not significant) effects which are not significant. The remaining eight would experience **Moderate Adverse** (significant) effects.

10.723 Where significant effects occur, the levels of sunlight remaining are in most instances considered acceptable given the inner-city urban location. The few isolated areas where lower levels of sunlight occur are predominantly a function of existing buildings within the immediate context restricting sunlight availability, therefore, the majority of sunlight received in the baseline is received across the low-rise buildings within the site, as evidenced by low baseline levels also. It is to be expected, where a building currently faces an underdeveloped site, that impacts of this magnitude would occur if any proposal comes forward seeking to make optimum use of land.

WEG Receptors

10.724 Of the five residential blocks within WEG assessed for sunlight effects, Blocks C, D and E-F would experience **Negligible** (not significant) effects. Blocks A and B would experience a **Major Adverse** (significant) effect.

10.725 Where significant effects occur, the levels of sunlight remaining are in most instances considered acceptable given the inner-city urban location. Many of the affected rooms are known to be bedrooms which are less important in terms of sunlight or are dual-aspect LKDs that receive light from more than one direction. The few isolated areas where lower levels of sunlight occur are predominantly a function of architectural features such as balconies of the buildings themselves and / or significant obstructions that occur from other blocks of WEG and 14-17 PG, as evidenced by low baseline levels also, which increase the impact of the proposed development. It is to be expected, where a building receives its sunlight across an underdeveloped site, that impacts of this magnitude would occur if any proposal comes forward seeking to make optimum use of land.

14-17 PG Receptors

10.726 Of the two residential blocks assessed for sunlight effects within 14-17 PG, Block G would experience a **Moderate Adverse** (significant) effect and Block H would experience a **Major Adverse** (significant) effect.

10.727 Where significant effects occur, the levels of sunlight remaining are in most instances considered acceptable given the inner-city urban location. Many of the affected rooms are known to be bedrooms which are less important in terms of light or are dual-aspect LKDs that receive light from more than one direction. The few isolated areas where lower levels of light occur are predominantly a function of architectural features such as balconies of the buildings themselves and / or significant obstructions that occur from other blocks of WEG and 14-17 PG, as evidenced by low baseline levels also, which increase the impact of the proposed development. It is to be expected, where a building receives its light across an underdeveloped site, that impacts of this magnitude would occur if any proposal comes forward seeking to make optimum use of land.

Overshadowing

10.728 Of the five amenity areas assessed for sunlight, Paddington Green (Area 1), 14-17 PG Blocks H courtyard (Area 2), 1-32 Gilbert Sheldon house communal area (Area 4) and Marylebone Road/Edgware Road green wall public square (Area 5) would experience **Negligible** (not significant) effects. The remaining area WEG Block A and B amenity area (Area 3) would experience a **Minor Adverse** (not significant) effect.

Solar Glare

10.729 Of the 29 viewpoints assessed for solar glare, eight would experience no effect and seven would experience **Negligible** (not significant) effects. A further 12 would experience **Minor Adverse** (not significant) effects and the remaining two, viewpoints 17 and 18 Harrow Road would experience **Moderate Adverse** (significant) effects.

Cumulative Effects

Cumulative Daylight, Sunlight and Overshadowing

10.730 Additional impacts would occur in the cumulative scenario, however, the overall significance of effect to residential receptors and amenity areas remains unchanged from the Completed Development scenario.

Daylight Impacts to Cumulative Residential Receptors

10.731 The daylight effect to One Merchant Square would be **Minor** to **Moderate Adverse** (significant) and **Negligible** (not significant) to Six Merchant Square.

11(R) CUMULATIVE EFFECTS

Introduction

11.1 The EIA Regulations require that the likely significant environmental effects of a development are taken into account, including cumulative effects.

11.2 There is no prescriptive guidance on the methodology for the assessment of cumulative effects; however, The Planning Inspectorate (PINS) document 'Using the 'Rochdale Envelope' (July 2018)[1] which was drafted in relation to Nationally Significant Infrastructure developments, states the following:

"The potential cumulative impacts with other major developments will also need to be carefully identified such that the likely significant impacts can be shown to have been identified and assessed against the baseline position (which would include built and operational development). In assessing cumulative impacts, other developments should be identified through consultation with the local planning authorities and other relevant authorities."

11.3 PINS have also published an Advice Note (17)[2] on the approach to cumulative effects assessment relevant to nationally significant infrastructure projects, which provides further useful context.

11.4 The Institute of Environmental Management and Assessment (IEMA) Guidance[3] identifies two types of cumulative effects:

- Inter-project effects - incremental changes caused by other development schemes occurring together with the proposed development and the cumulative effects combining to worsen the effect of a particular impact; and
- Intra-project effects - those effects that occur as a result of impact interaction between different environmental topics within the same project. For example, a project might affect bird species as a result of direct loss of habitat and by noise and light disturbance. Each of these when considered in isolation may have a limited effect but taken together the sum is greater than the parts.

Inter-Project Cumulative Effects

11.5 A list of cumulative schemes for consideration in the inter-project cumulative effect assessment of the 2021 proposed development was presented to the WCC as part of the EIA Scoping Opinion Request Report in 2021 (ES Volume 3(R): Technical Appendix 2.1). Following the EIA Scoping Process the agreed list was maintained and updated to account for the status of each scheme and any new potential, qualifying schemes. Details of the most up-to-date list of cumulative schemes considered in the updated 2022 EIA is presented in Chapter 2(R): EIA Process and Methodology of this ES Volume.

11.6 Inter-project effects have been addressed in each technical chapter of the Replacement ES (Chapters 6(R)-10(R) of ES Volume 1(R) and ES Volume 2(R)), as appropriate. To avoid significant repetition, information on the potential combined effects of the 2022 amended proposed development together with cumulative schemes is not presented within this chapter of the 2022 Replacement ES.

Intra-Project Cumulative Effects

11.7 The potential for intra-project cumulative effects is considered within this chapter.

Intra-Project Cumulative Effects

Assessment Approach

11.8 As indicated earlier, there is no established EIA methodology for assessing and quantifying the combined effects of individual effects on sensitive receptors. Accordingly, Ramboll has developed an approach which uses the defined residual effects of the 2022 amended proposed development to determine the potential for interactions between effects and consequently the potential for significant intra-project cumulative effects to arise. This is a tried, tested and robust approach that has been implemented and accepted on a wide range of urban development applications over many years.

11.9 The approach comprised the following steps:

- First, a review of the likely residual effects (and in particular the likely significant environmental effects) presented within the updated assessments of the 2022 Replacement ES was undertaken;
- Second, the likely receptors or receptor groups were identified;
- Third, the individual effects which may impact a singular receptor or receptor group were listed in a matrix format;
- Fourth, the potential for individual effects to interact for a given receptor was identified; and
- Fifth, the scale of the combined intra-project cumulative effects was assessed.

11.10 To ensure a proportionate approach, no/none and negligible effects have been disregarded. Where a range of effects has been predicted, the full range has been considered. In respect of air quality, where scales of effects have not been reported, consideration was given to the scale of impacts reported in accordance with IAQM/EPUK Guidance.

11.11 It is noted that intra-project cumulative effects are more likely to arise when the receptor or receptor group is of higher sensitivity to change, such as human receptors.

11.12 Where there is more than one effect likely to arise on a particular receptor or receptor group, the potential for effect interactions and the scale of the combined effect have been determined based on professional judgement and experience. The results of the assessment are presented within a matrix format in the Assessment Results section of this chapter.

Assessment Results

11.13 Based on the methodology detailed above, Figure 11.1 and Figure 11.2 present the results of the potential for interactions of individual effects on receptors during the demolition and construction works and once the 2022 amended proposed development is complete and operational, respectively. For the avoidance of doubt, slight adverse impacts in relation to air quality have been recorded as minor adverse.

[1] The Planning Inspectorate. July 2018. Using the 'Rochdale Envelope'.
[2] The Planning Inspectorate, August 2019. Cumulative Effects Assessment.
[3] Institute of Environmental Management and Assessment. The State of Environmental Impact Assessment Practice in the UK. 2011.

Demolition and Construction

Likely Residual Effects		Receptors and Receptor Groups												
		Construction Industry and Employees	Local Economy	Existing Off-Site Commercial Uses /Users/Occupiers	Existing Off-Site Community Uses /Users/ Occupiers	Future On-Site Commercial Uses/ Occupiers	Existing/Future Off-Site Residents	Future On-Site Residents	Pedestrians	Road Users	Existing Users of Off-Site Open/Amenity Space	Future Users of On-Site Open/ Amenity Space	Existing Townscape Character	Existing Conservation Areas
Socio-Economics	Generation of demolition and construction employment													
Air Quality	Dust Soiling and PM10 due to demolition and construction works													
Noise and Vibration	Demolition and construction plant noise													
	Demolition and construction vibration													
Wind	Conditions suitable for sitting to strolling use (windiest season)													
Daylight, Sunlight and Overshadowing	Changes in daylight, sunlight, overshadowing levels at surrounding residential receptors, amenity areas, and solar glare													
Townscape, Visual and Built Heritage	Change in view as a result of demolition and construction plant and works													
	Change in townscape character due to demoltion and construction plant and works													
	Change to significance of heritage receptor													
Potential for Effect Interaction and so Combined Cumulative Effect?		**No**	**No**	**Yes**	**Yes**	**No**	**Yes**	**Yes**	**No**	**No**	**Yes**	**No**	**No**	**No**

Major Beneficial
Moderate to Major Beneficial
Moderate Beneficial
Minor to Moderate Beneficial
Minor Beneficial

Major Neutral
Moderate to Major Neutral
Moderate Neutral
Minor to Moderate Neutral
Minor Neutral

Major Adverse
Moderate to Major Adverse
Moderate Adverse
Minor to Moderate Adverse
Minor Adverse

Negligible to Minor Adverse
Negligible to Moderate Adverse
Negligible to Major Adverse

Figure 11.1: Demolition and Construction Intra-Project Cumulative Effects

11.14 As shown in Table 11.1, effect interactions are likely to arise at the following receptors/receptor groups:

- **Existing off-site commercial and community uses/users/occupiers** in respect of demolition and construction plant noise, as well as changes to views.

  The off-site receptors would be those at the City of Westminster College, St. Mary's Church, North Wharf Gardens East (Hotel and School), Hilton Hotel, Princess Louise Close and Paddington Green Health Centre. The air quality and noise assessments have been based on worst-case assumptions, in the absence of sub-contractor and detailed method statements.

  Air quality and noise emission would be carefully managed throughout the demolition and construction programme and through the implementation of the CEMP. Furthermore, significant effects from demolition and construction plant noise would be limited to enabling/demolition and overlapping construction works and would be temporary, occurring intermittently over the total development programme. The site would be hoarded and a tidy site maintained, limiting the effect on views.

  The Applicant has established communication protocols with the local community and would apply experience gained from WEG and 14-17 PG to minimise effects to receptors during the implementation of the 2022 amended proposed development. Accordingly, on the basis of the above considerations, the intra-project cumulative effects are likely to be temporary, medium-term **Minor** to **Moderate Adverse** and not significant during enabling/demolition and overlapping works**.**

- **Existing off-site residents** in respect of the creation of employment opportunities during the demolition and construction process; demolition and construction dust soiling and PM_{10}; plant noise and vibration; and changes in daylight, sunlight and overshadowing. The effects would be both beneficial and adverse, with significant beneficial effects arising in respect of employment creation, and significant adverse effects arising in respect of demolition and construction plant noise and vibration, daylight and sunlight as the building massing reaches completion.

  However, the potential for intra-cumulative effects arising in respect of air quality, noise, vibration, daylight, sunlight and overshadowing would be unlikely given that significant effects from demolition and construction air quality, noise and vibration would be limited to initial enabling/demolition, overlapping and substructure works whereas the daylight, sunlight and overshadowing effects would arise as the 2022 amended proposed development massing reaches completion.

  Furthermore, air quality, noise and vibration emissions would be carefully managed throughout the demolition and construction programme, through the implementation of appropriate working methods, piling methods and the CEMP, based on the Applicant's experience at WEG and 14-17 PG. Accordingly, on the basis of the above considerations, the intra-project cumulative effects are likely to be temporary, medium-term **Moderate Adverse** and significant.

- **Future on-site residents (of Phase 1 occupants)** in respect of demolition and construction dust soiling, $PM_{10;}$ and plant noise. Considerations are similar to those discussed for existing off-site

residents, but here, residents would knowingly move into an area subject to ongoing construction. Accordingly, the intra-project cumulative effects for on-site residents are likely to be temporary, short-term **Moderate Adverse** and significant.

Existing users of off-site open/amenity space in respect of demolition and construction dust soiling and PM_{10}; overshadowing to the WEG Amenity Areas and changes to views. As before, air quality would be carefully managed throughout the demolition and construction programme and through the implementation of the CEMP and the overshadowing effects would range from negligible at the beginning of the demolition and construction works to minor adverse once the proposed development has reached completion. The site would be hoarded and a tidy site maintained, limiting the effect on views. Accordingly, on the basis of the above considerations, the intra-project cumulative effects are likely to be temporary, short-term **Minor Adverse** and not significant due to the temporary nature of the effects.

Completed Development

Lik+B2:AG20ely Residual Effects		**Receptors and Receptor Groups**											
		Local Economy and New Workers	Future On-Site Commercial and Community Uses/ Occupiers	Existing and Future Off-Site Residents	Future On-Site Residents	Pedestrians and Cyclists	Future Users of On-Site Open/ Amenity Space	ExistingUsers of Off-site Open/ Amenity Space	Existing Townscape Character	Existing Views	Existing Listed Buildings	Existing Registered Parks and Gardens	Existing Conservation Areas
Socio-Economics	Housing Delivery												
	Provision of play space												
	Generation of resident and employee expenditure												
	Reductions in crime through site safety improvements												
Wind Microclimate	Wind conditions at ground level amenity seating												
	Wind conditions in thoroughfares												
	Wind conditions at entrances												
	Wind conditionsat pedestrian crossings												
	Wind conditions on balconies												
Daylight, Sunlight, Overshadowing. Solar Glare	Changes in daylight levels at surronding receptors												
	Changes in sunlight levels at surronding receptors												
	Solar Glare												
	Overshadowing												
Townscape, Heritage and Visual	New development appearing in the setting of the built heritage receptor												
	New uses and development in the wider setting of the townscape receptor												
	Appearance of the proposed development in the view and subsequent change to visual amenity												
Potential for Effect Interaction and so Combined Cumulative Effect?		**No**	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**	**No**	**Yes**	**No**	**No**	**No**

Major Beneficial
Moderate to Major Beneficial
Moderate Beneficial
Minor to Moderate Beneficial
Minor Beneficial

Major Neutral
Moderate to Major Neutral
Moderate Neutral
Minor to Moderate Neutral
Minor Neutral

Major Adverse
Moderate to Major Adverse
Moderate Adverse
Minor to Moderate Adverse
Minor Adverse

Negligible to Minor Adverse
Negligible to Moderate Adverse
Negligible to Major Adverse

Figure 11.2: Completed Development Intra-Project Cumulative Effects

11.15 As shown in Table 11.2, effect interactions are likely to arise at the following receptors/receptor groups:

- **Future on-site commercial and community uses/occupiers** in respect of wind conditions; and visual effects. The majority of effects would be beneficial with the exception of six external amenity seating locations where marginally windier than the required conditions are predicted. Further wind mitigation measures would be adopted. Accordingly, the intra-project cumulative effects would be permanent, long-term **Minor to Moderate Beneficial** and not significant.
- **Existing off-site residents** in respect of housing delivery; provision of play space; reductions in crime through site safety improvements; changes in daylight and sunlight levels; overshadowing; wind conditions; and visual effects.

  Only six external amenity seating locations would be marginally windier than the required conditions.

  Adverse daylight, sunlight and overshadowing effects would be limited to those receptors in close proximity to the 2022 amended proposed development, in particular residential properties along Corlett Street, Bell Street, Edgware Road, WEG and 14-17 PG. Given the constrained nature of the site and seeking to maximise the productive use of the site, in close proximity to WEG and 14-17 PG, these effects are not unexpected. Taking into account the contextual factors in respect of existing daylight and sunlight levels, the effects are considered commensurate with a highly accessible, urban location.

  Considering both the beneficial and adverse effects, the intra-project cumulative effects for off-site residents are considered to be permanent, long-term **Minor to Moderate Adverse** and not significant, on balance.
- **Future on-site residents** in respect of provision of housing and play space; reductions in crime through site safety; and on-site wind conditions.

  For the same reasons cited in respect of off-site residents, the intra-project cumulative effects for future on-site residents are considered to be permanent, long-term **Minor Beneficial** and not significant.
- **Future users of on-site open/amenity space** in respect of the provision of play space; wind conditions and visual effects.

  Considering both the beneficial and isolated adverse effects, the intra-project cumulative effects for future users of on-site open/amenity space are likely to be permanent, long-term **Minor Beneficial** and not significant.
- **Existing users of off-site open/amenity space** in respect of the provision of play space; overshadowing and visual effects.

  Considering both the beneficial and adverse effects, the intra-project cumulative effects are likely to be permanent, long-term **Minor Neutral** and not significant.
- **Existing views** in respect of the creation of solar glare and visual effects, limited to car users. Most of the reported adverse solar glare reflections would occur above the 5° visor cut off line, which would mitigate effects when deployed. At only two viewpoints along Harrow Road, a large portion of the façade would result in the potential for reflections. However, all instances would be broken up by solid elements of the façade and would occur only for a short duration. Accordingly, the intra-project cumulative effects would be permanent, long-term **Minor Adverse** and not significant.

Conclusions

11.16 From the assessment of intra-project cumulative effects, two significant adverse effects have been identified during the demolition and construction stage in respect of existing off-site residents and future early phase on-site residents during demolition and construction stage. These effects are based on worst-case assumptions for noise and are not unexpected given the nature of works and the close proximity of receptors to the site. The majority of the identified receptors would be accustomed to demolition and construction impacts due to the ongoing works at WEG and 14-17 PG. The Applicant has established communication protocols with the local community and would apply experience gained from WEG and 14-17 PG to minimise effects to receptors as part of the delivery of the 2022 amended proposed development.

11.17 In respect of the completed development, no significant intra-cumulative effects have been identified.

12(R) RESIDUAL EFFECTS

Introduction

12.1 This chapter summarises the additional mitigation measures, the enhancement measures and the residual effects identified in the technical assessments of ES Volume 1(R) (Chapters 6(R)-10(R)) and ES Volume 2(R): Townscape, Visual and Built Heritage Assessment.

Additional Mitigation and Enhancement

12.2 As set out in Chapter 2(R): EIA Process and Methodology, the aim of an EIA is to develop measures to avoid, offset or reduce the significant adverse environmental effects of a project and to enhance any beneficial effects.

12.3 Within each of the technical assessments, the need for additional mitigation measures has been considered in respect of likely significant adverse effects as far as reasonably possible. In addition, opportunities for environmental enhancement have been explored where practicable. The proposed additional mitigation and enhancement measures are in addition to the embedded design and operational mitigation measures (as described in ES Chapter 4(R): 2022 Amended Proposed Development Description) and standard embedded demolition and construction mitigation measures (as described in ES Chapter 5(R): Demolition and Construction Description), which have been considered within the technical assessments.

12.4 Table 12.1 presents a summary of the additional mitigation measures that have been identified over the course of the EIA of the 2022 amended proposed development categorised under the following stages:

- Demolition and Construction; and
- Completed Development.

12.5 Reference should be made to individual technical assessment chapters for more detail.

Table 12.1: Summary of Proposed Additional Mitigation

Topic	Proposed Additional Mitigation
Demolition and Construction	
Socio Economics	• None required.
Air Quality	• None required.
Noise and Vibration	• Additional Vibration mitigation measures to be included in the CEMP, secured by means of an appropriately worded planning condition. • A Condition Survey is recommended.
Wind Microclimate	• None required.
Daylight, Sunlight, Overshadowing	• None required.
Townscape, Visual and Built Heritage Assessment	• None required.
Completed Development	
Socio Economics	• Financial contributions towards primary and secondary education facilities, healthcare facilities and the provision of play space. The financial contributions for healthcare and education are likely to be secured through CIL. The CIL contributions collected from the 2022 amended proposed development can be used at the discretion of WCC to fund provision, improvement or operation of new or existing community facilities and other types of social infrastructure.
Air Quality	• None required. • An updated air quality assessment is recommended to be secured by means of an appropriately worded planning condition.
Noise and Vibration	• None required as the following would be secured by means of appropriately worded planning conditions: – Façade and ventilation specifications; – Plant noise rating levels; and – Standard Building Regulations Approved Document E Party Floor Sound Insulation Requirements .
Wind Microclimate	• The entrances to Block K would be recessed by at least 1.2m which would be expected to provide suitable shelter for users. • The existing bus stop south of Block K (measurement location 57) would have a bus shelter integrated into the design when the 2022 amended proposed development is *in situ* which would be expected to provide suitable shelter for waiting passengers. • Proposed landscaping scheme, including mitigation measures agreed during wind mitigation workshop to be secured by means of an appropriately worded planning condition. • Inclusion of localised landscaping measures, similar to those included during the mitigation workshop for six windier than suitable seating areas, to be secured by means of an appropriately worded planning condition.
Daylight, Sunlight, Overshadowing	• None required.
Townscape, Visual and Built Heritage Assessment	• None required.

12.6 The following enhancement measures have been identified within the individual technical assessments:

- Socio-Economics: Advertisement of job vacancies and provision of skills training locally.

Residual Effects

12.7 This section summarises the likely residual environmental effects of the 2022 amended proposed development following the adoption and inclusion of the additional mitigation measures that are set out in Table 12.1.

12.8 Reference should be made to ES Chapters 6(R)-10(R) in ES Volume 1(R) and ES Volume 2(R) for a detailed description of likely significant residual environmental effects.

Demolition and Construction Residual Effects

12.9 Tables 12.2 and 12.3 summarise the residual effects which have been identified by the technical assessments as likely to arise from the demolition and construction stage of the 2022 amended proposed development.

12.10 The following significant beneficial environmental effects have been identified and are highlighted in green text in these tables:

- Generation of demolition and construction employment at a local economic level providing jobs for existing local residents and new workers.

12.11 The following significant adverse environmental effects have been identified and are highlighted in red text in these tables:

- On-site demolition and construction plant and activity noise at existing off-site receptors at City of Westminster College, Paddington Green Campus, North Wharf Gardens East (Hotel and School), Hilton, Residential premises on Edgware Road, WEG, 14-17 PG, Princess Louise Close, Paddington Green Health Centre and Phase 1 (on-site occupiers) of the 2022 amended proposed development;
- On-site conditions suitable for sitting to strolling use (windiest season) as the massing of the 2022 amended proposed development is constructed and reaches completion; and
- Changes in daylight, sunlight overshadowing levels and likely solar glare at surrounding residential receptors, amenity areas and viewpoints as the massing of the 2022 amended proposed development is constructed and reaches completion.

12.12 In respect of construction vibration, a building condition survey has been recommended for WEG Block A and 14-17 PG Block H.

Table 12.2: ES Volume 1(R) Demolition and Construction Residual Effects

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
Socio-Economics	Local Economy, Existing Local Residents and New Workers	Generation of demolition and construction employment.	Mitigation: None required Enhancement Measure: Advertisement of job vacancies and provision of skills training locally.	Local Authority Level: Moderate (significant)	+	D	T	R	Mt
Air Quality	Existing Off-site and Future On-site Human Health and Amenity	Dust Soiling and PM_{10} due to demolition and construction works.	None required.	Not significant	-	D	T	R	Mt
	Existing Off-site and Future On-site Human Health	Change in NO_2, PM_{10} and $PM_{2.5}$ levels due to vehicle emissions.		Not significant	-	D	T	R	Mt
Noise and Vibration	City of Westminster College, Paddington Green Campus (R1)	Demolition and Construction Plant Noise.	None required.	Major for enabling/ demolition and overlapping works (significant) Minor - Moderate for all other works (not significant)	-	D	T	R	St
	St. Mary's Church, Little Venice (R2)			Minor for all works (not significant)	-	D	T	R	St
	North Wharf Gardens East (Hotel and School) (R3)			Moderate for enabling/ demolition and overlapping works (significant) Minor for all other works (not significant)	-	D	T	R	St
	Hilton (R5)			Moderate for enabling/ demolition and overlapping works (significant) Minor for all other works (not significant)	-	D	T	R	St
	Residential Premises on Edgware Road (R6)			Major for enabling/ demolition and overlapping works (significant) Minor - Moderate for all other works (not significant)	-	D	T	R	St
	WEG (R7) and 14-17 PG (R8)			Major for much of the demolition and construction period and for overlapping works (significant)	-	D	T	R	St
	Princess Louise Close (R9) and Paddington Green Health Centre (R10)			Major during demolition and overlapping works (significant)	-	D	T	R	St

Table 12.2: ES Volume 1(R) Demolition and Construction Residual Effects

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
				Minor - Moderate for all other works (not significant)					
	Phase 1 (on-site occupiers) of proposed development	Demolition and Construction Plant Noise.	None required.	Major for much of the demolition and construction period and for overlapping works (significant)	-	D	T	R	St
	All receptors	Demolition and Construction Traffic Noise.	None required.	Negligible (not significant)	-	D	T	R	St
	WEG (R7) and 14-17 PG (R8)	Demolition and Construction Vibration effects to Humans.	Additional Vibration mitigation measures to be included in the CEMP, secured by means of an appropriately worded planning condition.	Minor (not significant)	-	D	T	R	St
		Demolition and Construction Vibration effects to Buildings.	Condition Survey recommended.	Minor (not significant)	-	D	T	R	St
	R1-R6, R9-R10	Demolition and Construction Vibration to Humans and Buildings.	None required.	Negligible (not significant)	-	D	T	R	St
Wind Microclimate	On-site workers and off-site pedestrians	Conditions suitable for Sitting to Strolling use (windiest season).	None required.	Negligible (not significant) to Minor (Significant)	N/A -	D	T	IR	St
Daylight, Sunlight and Overshadowing	Surrounding residential receptors, amenity areas and view points	Changes in daylight, sunlight, and overshadowing levels and potential for solar glare.	None required.	Negligible (not signficant) to Major (significant)	N/A -	D	T	IR	MT

Notes:
* - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St = Short-term/ Mt = Medium-term/ Lt = Long-term
**Negligible/Minor/Moderate/Major

Table 12.3: ES Volume 2(R) Demolition and Construction Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
Views										
1	Marylebone Road	Pedestrians	Change in view as a result of demolition and construction plant and works.	None required.	Negligible (not significant)	-	D	T	R	Mt
		Road Users			Negligible (not significant)	-	D	T	R	Mt
		Commuters			Negligible (not significant)	-	D	T	R	Mt
2	Old Marylebone Road	Pedestrians			Negligible (not significant)	-	D	T	R	Mt
		Road Users			Negligible (not significant)	-	D	T	R	Mt
		Commuters			Negligible (not significant)	-	D	T	R	Mt

Table 12.3: ES Volume 2(R) Demolition and Construction Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
3	Edgware Road/Chapel Street	Pedestrians	Change in view as a result of demolition and construction plant and works.	None required.	Minor (not significant)	-	D	T	R	Mt
		Road Users			Minor (not significant)	-	D	T	R	Mt
		Commuters			Minor (not significant)	-	D	T	R	Mt
3N	Edgware Road/Chapel Street	Pedestrians			Minor (not significant)	-	D	T	R	Mt
		Road Users			Minor (not significant)	-	D	T	R	Mt
		Commuters			Minor (not significant)	-	D	T	R	Mt
4	Edgware Road/Crawford Place	Pedestrians			Minor (not significant)	-	D	T	R	Mt
		Road Users			Minor (not significant)	-	D	T	R	Mt
		Commuters			Minor (not significant)	-	D	T	R	Mt
5	Sussex Gardens/Sale Place	Road users			Minor (not significant)	-	D	T	R	Mt
		Pedestrians			Minor (not significant)	-	D	T	R	Mt
		Residents			Minor (not significant)	-	D	T	R	Mt
6	Westbourne Terrace Road Bridge, Little Venice	Pedestrians			Negligible (not significant)	-	D	T	R	Mt
		Residents			Negligible (not significant)	-	D	T	R	Mt
6W	Westbourne Terrace Road Bridge, Little Venice	Pedestrians			Negligible (not significant)	-	D	T	R	Mt
		Residents			Negligible (not significant)	-	D	T	R	Mt
7	Blomfield Road	Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
		Residents			None (not significant)	N/A	N/A	T	R	Mt
7W	Blomfield Road (Winter)	Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
		Residents			None (not significant)	N/A	N/A	T	R	Mt
8	Bishops Bridge Road near roundabout	Pedestrians			Minor (not significant)	-	D	T	R	Mt
		Road Users			Minor (not significant)	-	D	T	R	Mt
		Commuters			Minor (not significant)	-	D	T	R	Mt
8N	Bishops Bridge Road near roundabout	Pedestrians			Minor (not significant)	-	D	T	R	Mt
		Road Users			Minor (not significant)	-	D	T	R	Mt
		Commuters			Minor (not significant)	-	D	T	R	Mt
9	Lanark Road	Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
		Residents			None (not significant)	N/A	N/A	T	R	Mt
10	Hall Place/Crompton Street	Pedestrians			Negligible (not significant)	-	D	T	R	Mt
		Residents			Negligible (not significant)	-	D	T	R	Mt

Table 12.3: ES Volume 2(R) Demolition and Construction Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
11	Adpar Street	Pedestrians	Change in view as a result of demolition and construction plant and works.	None required.	Minor (not significant)	-	D	T	R	Mt
		Residents			Minor (not significant)	-	D	T	R	Mt
12	Edgware Road	Pedestrians			Negligible (not significant)	-	D	T	R	Mt
		Road Users			Negligible (not significant)	-	D	T	R	Mt
		Commuters			Negligible (not significant)	-	D	T	R	Mt
13	Edgware Road, near junction with Frampton Street	Pedestrians			Minor (not significant)	-	D	T	R	Mt
		Commuters			Minor (not significant)	-	D	T	R	Mt
		Road Users			Minor (not significant)	-	D	T	R	Mt
13N	Edgware Road, near junction with Frampton Street (Night)	Pedestrians			Minor (not significant)	-	D	T	R	Mt
		Commuters			Minor (not significant)	-	D	T	R	Mt
		Road Users			Minor (not significant)	-	D	T	R	Mt
14	Bell Street	Pedestrians			Negligible (not significant)	-	D	T	R	Mt
		Commuters			Negligible (not significant)	-	D	T	R	Mt
		Road Users			Negligible (not significant)	-	D	T	R	Mt
		Residents			Negligible (not significant)	-	D	T	R	Mt
14.1	Bell Street	Pedestrians			Negligible (not significant)	-	D	T	R	Mt
		Road users			Negligible (not significant)	-	D	T	R	Mt
		Residents			Negligible (not significant)	-	D	T	R	Mt
		Commuters			Negligible (not significant)	-	D	T	R	Mt
15	Lisson Grove/Ashmill Street	Road users			Minor (not significant)	-	D	T	R	Mt
		Pedestrians			Minor (not significant)	-	D	T	R	Mt
		Residents			Minor (not significant)	-	D	T	R	Mt
16	Broadley Street/ Salisbury Street	Road users			Negligible (not significant)	-	D	T	R	Mt
		Pedestrians			Negligible (not significant)	-	D	T	R	Mt
		Residents			Negligible (not significant)	-	D	T	R	Mt
16W	Broadley Street/ Salisbury Street (Winter)	Road users			Negligible (not significant)	-	D	T	R	Mt
		Pedestrians			Negligible (not significant)	-	D	T	R	Mt
		Residents			Negligible (not significant)	-	D	T	R	Mt
16.1	Broadley Street Gardens	Amenity space users			Negligible (not significant)	-	D	T	R	Mt
17	Paddington Green/ St. Mary's Churchyard	Amenity Space users			Minor (not significant)	-	D	T	R	Mt
		Pedestrians			Minor (not significant)	-	D	T	R	Mt

Table 12.3: ES Volume 2(R) Demolition and Construction Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
17W	Paddington Green/ St. Mary's Churchyard (Winter)	Amenity Space users	Change in view as a result of demolition and construction plant and works.	None required.	Minor (not significant)	-	D	T	R	Mt
		Pedestrians			Minor (not significant)	-	D	T	R	Mt
18	Harrow Road	Road users			Minor (not significant)	-	D	T	R	Mt
19	East of Long Water, Kensington Gardens	Amenity Space users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
20	Serpentine Bridge, Hyde Park	Amenity Space users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
21	Serpentine Bridge, Hyde Park	Amenity Space users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
22	In the Vicinity of Reformers Tree, Hyde Park	Amenity Space users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
23.1	Amended Regent's Park in vicinity of Parsee Monument, Board Walk	Amenity Space users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
24	Long Bridge across Regent's Park Lane	Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
24W	Long Bridge across Regent's Park Lane (Winter)	Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
25	Queen Mary's Gardens, Regents Park	Amenity Space users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
26	Primrose Hill (LVMF 4A.1)	Amenity Space users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
27	Regent's Park playing field	Amenity Space users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
28	Terrace of the Hub, Regent's Park	Amenity Space users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
29	Gloucester Terrace at junction with Chilworth Street	Road Users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
30	Edgware Road at junction with Old Marylebone Road	Road Users			Minor (not significant)	-	D	T	R	Mt
		Pedestrians			Minor (not significant)	-	D	T	R	Mt

Table 12.3: ES Volume 2(R) Demolition and Construction Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
31	Lisson Street	Visitors to the school	Change in view as a result of demolition and construction plant and works.	None required.	Minor (not significant)	-	D	T	R	Mt
		Pedestrians			Minor (not significant)	-	D	T	R	Mt
32	Paddington Green	Amenity Space users			Minor (not significant)	-	D	T	R	Mt
		Pedestrians			Minor (not significant)	-	D	T	R	Mt
33	Marble Arch	Road Users			Negligible (not significant)	-	D	T	R	Mt
		Pedestrians			Negligible (not significant)	-	D	T	R	Mt
34	SE corner Dorset Square	Road Users			Negligible (not significant)	-	D	T	R	Mt
		Pedestrians			Negligible (not significant)	-	D	T	R	Mt
35	Blomfield Road just West of Warwick Avenue	Road Users			Negligible (not significant)	-	D	T	R	Mt
		Pedestrians			Negligible (not significant)	-	D	T	R	Mt
36	Delamere Terrace	Road Users			Negligible (not significant)	-	D	T	R	Mt
		Pedestrians			Negligible (not significant)	-	D	T	R	Mt
37	Blomfield Road/ Clifton Villas	Road Users			Negligible (not significant)	-	I	T	R	Mt
		Pedestrians			Negligible (not significant)	-	I	T	R	Mt
38	Orsett Terrace	Road Users			Negligible (not significant)	-	I	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
		Residents			None (not significant)	N/A	N/A	T	R	Mt
39	Westbourne Grove	Road Users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			Negligible (not significant)	-	I	T	R	Mt
		Shoppers			Negligible (not significant)	-	I	T	R	Mt
		Users of leisure premises			Negligible (not significant)	-	I	T	R	Mt
40	Norfolk Square	Road Users			Negligible (not significant)	-	I	T	R	Mt
		Pedestrians			Negligible (not significant)	-	I	T	R	Mt
		Hotel guests			Negligible (not significant)	-	I	T	R	Mt
41	Sussex Gardens	Road Users			Negligible (not significant)	-	I	T	R	Mt
		Pedestrians			Negligible (not significant)	-	I	T	R	Mt
		Residents			Negligible (not significant)	-	I	T	R	Mt
42	Lords Cricket Pavilion	People at leisure premises			None (not significant)	N/A	N/A	T	R	Mt
43	Melcombe Place	Road Users			Negligible (not significant)	-	I	T	R	Mt
		Pedestrians Residents			Negligible (not significant)	-	I	T	R	Mt

Table 12.3: ES Volume 2(R) Demolition and Construction Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
44	Lisson Grove, junction with Ashmill Street	Pedestrians	Change in view as a result of demolition and construction plant and works.	None required.	Negligible (not significant)	-	I	T	R	Mt
45	West Carriage Drive	Amenity space users			None (not significant)	N/A	N/A	T	R	Mt
46	St Mary's Churchyard	Road users	Change in view as a result of demolition and construction plant and works.	None required.	Minor (not significant)	-	I	T	R	Mt
		Residents			Minor (not significant)	-	I	T	R	Mt
		Pedestrians			Minor (not significant)	-	I	T	R	Mt
Townscape Character										
1	Paddington Green		Change in townscape character due to demolition and construction plant and works.	None required.	Minor (not significant)	-	D	T	R	Mt
2	Lisson Grove				Negligible (not significant)	-	I	T	R	Mt
3	Paddington Basin and surrounding areas				Negligible (not significant)	-	I	T	R	Mt
4	Marylebone Road				Negligible (not significant)	-	I	T	R	Mt
5	Maida Vale and Little Venice				None (not significant)	N/A	N/A	T	R	Mt
6	Bayswater				None (not significant)	N/A	N/A	T	R	Mt
Conservation Areas										
A	St John's Wood Conservation Area		Change to significance of heritage receptor.	None required.	Negligible (not significant)	-	I	T	R	Mt
B	Maida Vale Conservation Area				Negligible (not significant)	-	I	T	R	Mt
D	Regent's Park Conservation area				Negligible (not significant)	-	I	T	R	Mt
G	Paddington Green Conservation Area				Minor (not significant)	-	D	T	R	Mt
F	Lisson Grove Conservation Area				Negligible (not significant)	-	I	T	R	Mt
J	Bayswater Conservation Area				Negligible (not significant)	-	I	T	R	Mt
L	Queensway Conservation Area				Negligible (not significant)	-	I	T	R	Mt
M	Westbourne Conservation Area				None (not significant)	N/A	N/A	T	R	Mt
N	Dorset Square Conservation Area				Negligible (not significant)	-	I	T	R	Mt
	All other heritage receptors (Conservation Areas)				None (not significant)	N/A	N/A	T	R	Mt
Registered Historic Parks and Gardens										
81	Regent's Park (RPG)		Change to significance of heritage receptor.	None required.	Negligible (not significant)	-	I	T	R	Mt
82	Kensington Gardens (RPG)				None (not significant)	N/A	N/A	T	R	Mt
83	Hyde Park (RPG)				Negligible (not significant)	-	I	T	R	Mt
84	Primrose Hill (RPG)				None (not significant)	N/A	N/A	T	R	Mt

Table 12.3: ES Volume 2(R) Demolition and Construction Residual Effects

Receptor		Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
					+ -	D I	P T	R IR	St Mt Lt
Listed Buildings									
8	Church of St Mary (Grade II*)	Change to significance of heritage receptor.	None required.	Negligible (not significant)	-	I	T	R	Mt
9	Marylebone Lower House North Westminster Community School (Grade II*)			Negligible (not significant)	-	I	T	R	Mt
22	The Children's Hospital (Grade II)			Negligible (not significant)	-	I	T	R	Mt
21	17 and 18 Paddington Green (Grade II)			Negligible (not significant)	-	I	T	R	Mt
76	Nos. 14 and 16 Warwick Avenue (Grade II)	Change to significance of heritage receptor.	None required.	Negligible (not significant)	-	I	T	R	Mt
76	Nos. 4 to 12 (even) and 32 Warwick Avenue, and 20 Howley Place (Grade II)			Negligible (not significant)	-	I	T	R	Mt
10	Christ Church (Grade II*)			Negligible (not significant)	-	I	T	R	Mt
16	The Pavilion at Lord's Cricket Ground (Grade II*)			None (not significant)	N/A	N/A	T	R	Mt
51	22-42 Norfolk Square (Grade II)			Negligible (not significant)	-	I	T	R	Mt
77	3-33 Orsett Terrace (Grade II)			None (not significant)	N/A	N/A	T	R	Mt
78	18-42 Orsett Terrace (Grade II)			None (not significant)	N/A	N/A	T	R	Mt
79	168-213 Sussex Gardens (Grade II)			None (not significant)	N/A	N/A	T	R	Mt
80	2 Warwick Crescent			Negligible (not significant)	-	I	T	R	Mt
	All other heritage receptors (listed buildings)			None (not significant)	N/A	N/A	T	R	Mt
Non-Designated Heritage Assets									
131	Grand Union Canal	Change to significance of heritage receptor.	None required.	Negligible (not significant)	-	I	T	R	Mt

Notes:
* - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St = Short-term/ Mt = Medium-term/ Lt = Long-term.
**Negligible/Minor/Moderate/Major

Completed Development Residual Effects

12.13 Tables 12.4 and 12.5 summarise the residual effects which have been identified by the technical assessments as likely to arise upon completion and operation of the 2022 amended proposed development.

12.14 The following significant beneficial environmental effects for the completed development stage have been identified and are highlighted in green text in these tables:

- Housing delivery at the neighbourhood level;
- Changes to views from Views 6 and 6 W: Westbourne Terrace Road Bridge, Little Venice; and
- Changes to the townscape character of the Paddington Green character area.

12.15 The following significant adverse environmental effects for the completed development have been identified and are highlighted in red text in Table 14.3:

- Wind conditions at six locations 88, 94, 111, 115, 161 and 166;
- Changes to daylight:
  - Edgware Road (316, 326, 328, 330, 332, 334-336, 338, 340, 342, 344 and 346);
  - WEG Block A and B;
  - 14-17 PG Block G and H;
- Changes to sunlight:
  - 19a-19o Corlett Street;
  - 33 Bell Street;

  - Edgware Road (342, 344, 348, 350 and 352);
  - WEG Block A, B;
  - 14-17 PG Block G and H;
- Creation of solar glare:
  - Viewpoint 17 – Harrow Road; and
  - Viewpoint 18 – Harrow Road.

12.16 An updated Air Quality Assessment has been recommended to determine the need for mitigation against $PM_{2.5}$ 2005 WHO guidelines. This assessment should be secured by means of an appropriately worded planning condition and be submitted to the WCC prior to works commencing

Table 12.4: Volume 1(R) Completed Development Residual Effects

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
Socio-Economics	New Residents	Provision of new housing.	None required.	Neighbourhood Level: Moderate (significant) Local Authority Level: Minor (not significant)	+	D	P	IR	Lt
	Local Social Infrastructure, Existing Local Residents and New Residents	Increased demand for primary education facilities.	Financial contributions.	Negligible (not significant)	+/-	D	P	IR	Lt
	Local Social Infrastructure, Existing Local Residents and New Residents	Increased demand for secondary education facilities.	Financial contributions.	Negligible (not significant)	+/-	D	P	IR	Lt
	Local Social Infrastructure, Existing Local Residents and New Residents	Increased demand for healthcare facilities.	Financial contributions.	Negligible (not significant)	+/-	D	P	IR	Lt
	Existing Local Residents and New Residents	Provision of open space.	None required.	Negligible (not significant)	+/-	D	P	IR	Lt
	Existing Local Residents and New Residents	Provision of playspace.	Financial contributions.	Minor (not significant)	+	D	P	IR	Lt
	Local Economy, Existing Local Residents and New Workers	Generation of operational employment.	None required.	Negligible (not significant)	+	D	P	IR	Lt
	Local Economy, Existing Local Residents and New Workers	Generation of resident and employee expenditure.	None required.	Minor (not significant)	+	D	P	IR	Lt
	Existing Local Residents, Workers, New Residents and Workers	Crime - improvements in site safety.	None required.	Minor (not significant)	+	D	P	IR	Lt
Air Quality	Existing Off-site Human Health	Change in NO_2, PM_{10} and $PM_{2.5}$ levels due to vehicle emissions.	None required.	Not Significant	N/A	D	P	IR	Lt
	Future On-site Human Health	Change in NO_2, PM_{10} and $PM_{2.5}$ effects due to local air quality.	None required. Updated air quality assessment recommended to be secured by means of an appropriately worded planning condition.	N/A Site Suitable for proposed uses	N/A	D	P	IR	Lt
Noise and Vibration	All receptors	Plant noise.	None required.	Negligible (not significant)	-	D	P	IR	Lt
	All receptors	Site suitability.	On the assumption that suitable façade, ventilation design as well as plant noise limits would be secured by means of an appropriately worded planning condition.	Negligible (not significant)	N/A	D	P	IR	Lt
	All receptors	Commercial noise transfer.	Standard Building Regulations Approved Document E Party Floor	Negligible (not significant)	N/A	D	P	IR	Lt

Table 12.4: Volume 1(R) Completed Development Residual Effects

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
			sound insulation requirements are achieved.						
Wind Microclimate	**On-Site (Configuration 3)**								
	Thoroughfares	Conditions suitable for Sitting use (windiest season).	Proposed landscaping scheme, including mitigation measures agreed during wind mitigation workshop to be secured by means of an appropriately worded planning condition.	Moderate – at measurement locations 9, 10, 21, 22, 30, 41, 42, 49, 50, 51, 98 (not significant)	+	D	P	IR	Lt
		Conditions suitable for Standing use (windiest season).		Minor - at measurement locations 14, 15, 19, 23, 25, 27, 31, 36, 45, 55, 56, 61, 68, 95, 96, 99, 112 (not significant)	+	D	P	IR	Lt
		Conditions suitable for Strolling use (windiest season).		Negligible - at measurement locations 32, 58, 65, 67, 113, 129, 130, 169 (not significant)	N/A	D	P	IR	Lt
	Entrances	Conditions suitable for Sitting use (windiest season).	None required.	Minor - at measurement locations 20, 40, 43, 52, 53 (not significant)	+	D	P	IR	Lt
		Conditions suitable for Standing use (windiest season).		Negligible - at measurement locations 24, 26, 33, 34, 37, 39, 44, 60, 63, 64, 66, 69, 71, 91, 92, 114, 127, 128, 162, 163 (not significant)	N/A	D	P	IR	Lt
		Conditions suitable for Strolling use (windiest season).	Windier than suitable entrances to Block K recessed by at least 1.2 m, as per planning drawings.	Negligible (not significant) (Measurement locations 93, 168)	N/A	D	P	IR	Lt
	Ground Level Amenity	Conditions suitable for Sitting use (summer season).	None required.	Minor – at measurement locations 16, 18, 62, 72, 73, 83 (not significant)	+	D	P	IR	Lt
		Conditions suitable for Standing use (summer season).		Negligible - at measurement locations 89, 90, 109, 126 (not significant)	N/A	D	P	IR	Lt
Wind Microclimate	Ground Level Amenity - Seating	Conditions suitable for Sitting use (summer season).	Proposed landscaping scheme, including mitigation measures agreed during wind mitigation workshop included in planning drawings.	Negligible - at measurement locations 17, 28, 29, 35, 38, 48, 59, 70, 74, 75, 76, 86, 87, 97, 131, 155, 156, 157, 158, 160, 164, 165, 167 (not significant)	N/A	D	P	IR	Lt
		Conditions suitable for Standing use (summer season).	Inclusion of localised landscaping measures, similar to those included during the mitigation workshop for other windier than suitable seating areas, to be secured by means of an appropriately worded planning condition.	Minor - at measurement locations 84, 94, 111, 115, 161, 166 (significant)	-	D	P	IR	Lt

Table 12.4: Volume 1(R) Completed Development Residual Effects

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
Wind Microclimate	Balconies	Conditions suitable for Sitting use (summer season).	None required.	Minor - at measurement locations 172, 173, 174, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 189, 190, 191 (not significant)	+	D	P	IR	Lt
		Conditions suitable for Standing use (summer season).		Minor- at measurement locations 171, 175, 176, 177, 188, 192, 193, 194 (not significant)					
	Off Site (Configuration 3)								
	Thoroughfares	Conditions suitable for Sitting use (windiest season).	Proposed landscaping scheme, including mitigation measures agreed during wind mitigation workshop to be secured by means of an appropriately worded planning condition.	Negligible - at measurement locations 7, 27, 28, 29, 34, 39 (not significant)	N/A	D	P	IR	Lt
		Conditions suitable for Standing use (windiest season).		Negligible - at measurement locations (not significant)	N/A	D	P	IR	Lt
		Conditions suitable for Strolling use (windiest season).		Negligible (not significant) (Measurement location 170)	N/A	D	P	IR	Lt
	Entrances	Conditions suitable for Sitting use (windiest season).	None required.	Negligible - at measurement locations 105, 107, 118, 119, 133, 136, 137, 138, 139, 145, 147, 148 (not significant)	N/A	D	P	IR	Lt
		Conditions suitable for Standing use (windiest season).		Negligible - at measurement locations 85, 102, 103, 120, 121, 122, 135, 140, 141, 144, 149 (not significant)	N/A	D	P	IR	Lt
	Crossings	Conditions suitable for Sitting use (windiest season).	None required.	Negligible - at measurement location 100 (not significant)	N/A	D	P	IR	Lt
		Conditions suitable for Standing use (windiest season).		Negligible - at measurement locations 104, 150, 152, 154 (not significant)	N/A	D	P	IR	Lt
	Bus Stops	Conditions suitable for Standing use (windiest season).	None required.	Negligible - at measurement location 123 (not significant)	N/A	D	P	IR	Lt
		Conditions suitable for Strolling use (windiest season).	Implementation of a bus shelter or relocating the bus stop to a location with suitable wind conditions.	Negligible - at measurement location 57 (not significant)	N/A	D	P	IR	Lt
	Ground Level Amenity	Conditions suitable for Sitting use (summer season).	None required.	Negligible - at measurement locations 1, 2, 6, 7(not significant)	N/A	D	P	IR	Lt
	Ground Level Amenity - Seating	Conditions suitable for Sitting use (summer season).		Negligible - at measurement location 3, 4 (not significant)	N/A	D	P	IR	Lt

Table 12.4: Volume 1(R) Completed Development Residual Effects

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
Daylight, Sunlight, Overshadowing, Solar Glare	**Completed 2022 amended proposed development**								
	1 Corlett Street	Changes in Daylight.	None.	Negligible (not significant)	N/A	D	P	IR	Lt
	11-64 Penfold Place				-	D	P	IR	Lt
	17 Bell Street				N/A	D	P	IR	Lt
	1-80 Hall Tower				N/A	D	P	IR	Lt
	1-32 Gilbert Sheldon House				-	D	P	IR	Lt
	3 Penfold Street				N/A	D	P	IR	Lt
	33 Bell Street				N/A	D	P	IR	Lt
	96-130 Penfold Place				-	D	P	IR	Lt
	Edgware Road-352				N/A	D	P	IR	Lt
	Edgware Road-354-356				N/A	D	P	IR	Lt
	Edgware Road-358				N/A	D	P	IR	Lt
	Edgware Road-360				N/A	D	P	IR	Lt
	Edgware Road-362				N/A	D	P	IR	Lt
	Edgware Road-364				N/A	D	P	IR	Lt
	Edgware Road-368				N/A	D	P	IR	Lt
	Edgware Road-372				N/A	D	P	IR	Lt
	Edgware Road-374				N/A	D	P	IR	Lt
	Edgware Road-376				N/A	D	P	IR	Lt
	Edgware Road-378				N/A	D	P	IR	Lt
	Edgware Road-380				N/A	D	P	IR	Lt
	Green Man Public House				-	D	P	IR	Lt
	Paddington Green- 18				N/A	D	P	IR	Lt
	Residential Block A				N/A	D	P	IR	Lt
	WEG Block D				N/A	D	P	IR	Lt
	131-365 Penfold Place	Changes in Daylight.	None.	Minor (not significant)	-	D	P	IR	Lt
	19a-19o Corlett Street				-	D	P	IR	Lt
	Edgware Road-310-312				-	D	P	IR	Lt
	Edgware Road-314				-	D	P	IR	Lt
	Edgware Road-348				-	D	P	IR	Lt
	Edgware Road-350				-	D	P	IR	Lt

Table 12.4: Volume 1(R) Completed Development Residual Effects

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
	Residential Block B	Changes in Daylight.	None.	Minor (not significant)	-	D	P	IR	Lt
	WEG Block C				-	D	P	IR	Lt
	WEG Block E-F				-	D	P	IR	Lt
Daylight, Sunlight, Overshadowing, Solar Glare	Edgware Road-316	Changes in Daylight.	None.	Moderate (significant)	-	D	P	IR	Lt
	Edgware Road-326				-	D	P	IR	Lt
	Edgware Road-328				-	D	P	IR	Lt
	Edgware Road-330				-	D	P	IR	Lt
	Edgware Road-338				-	D	P	IR	Lt
	Edgware Road-340				-	D	P	IR	Lt
	Edgware Road-342				-	D	P	IR	Lt
	Edgware Road-344				-	D	P	IR	Lt
	Edgware Road-346				-	D	P	IR	Lt
	WEG Block B				-	D	P	IR	Lt
	14-17 PG Block G				-	D	P	IR	Lt
	Edgware Road-332	Changes in Daylight.	None.	Major (significant)	-	D	P	IR	Lt
	Edgware Road-334-336				-	D	P	IR	Lt
	WEG Block A				-	D	P	IR	Lt
	14-17 PG Block H				-	D	P	IR	Lt
	1 Corlett Street	Changes in Sunlight.	None.	Negligible (not significant)	N/A	D	P	IR	Lt
	11-64 Penfold Place				-	D	P	IR	Lt
	1-32 Gilbert Sheldon House				N/A	D	P	IR	Lt
	17 Bell Street				N/A	D	P	IR	Lt
	1-80 Hall Tower				N/A	D	P	IR	Lt
	3 Penfold Street				N/A	D	P	IR	Lt
	96-130 Penfold Place				N/A	D	P	IR	Lt
	Edgware Road-310-312				N/A	D	P	IR	Lt
	Edgware Road-314				N/A	D	P	IR	Lt
	Edgware Road-316				N/A	D	P	IR	Lt
	Edgware Road-326				N/A	D	P	IR	Lt
	Edgware Road-328				N/A	D	P	IR	Lt
	Edgware Road 330				-	D	P	IR	Lt

Table 12.4: Volume 1(R) Completed Development Residual Effects

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
Daylight, Sunlight, Overshadowing, Solar Glare	Edgware Road 354-356	Changes in Sunlight	None	Negligible (not significant)	-	D	P	IR	Lt
	Edgware Road 362				-	D	P	IR	Lt
	Edgware Road 364				-	D	P	IR	Lt
	Edgware Road-368				N/A	D	P	IR	Lt
	Edgware Road-372				N/A	D	P	IR	Lt
	Edgware Road-374				N/A	D	P	IR	Lt
	Edgware Road-376				N/A	D	P	IR	Lt
	Edgware Road-378				N/A	D	P	IR	Lt
	Edgware Road-380				N/A	D	P	IR	Lt
	Green Man Public House				N/A	D	P	IR	Lt
	Residential Block A	Changes in Sunlight.	None.	Negligible (not significant)	N/A	D	P	IR	Lt
	Residential Block B				N/A	D	P	IR	Lt
	WEG Block C				N/A	D	P	IR	Lt
	WEG Block D				N/A	D	P	IR	Lt
	WEG Block E-F				N/A	D	P	IR	Lt
	131-365 Penfold Place	Changes in Sunlight.	None.	Minor (not significant)	-	D	P	IR	Lt
	Edgware Road 332				-	D	P	IR	Lt
	Edgware Road 334-336				-	D	P	IR	Lt
	Edgware Road 338				-	D	P	IR	Lt
	Edgware Road 340				-	D	P	IR	Lt
	Edgware Road 358				-	D	P	IR	Lt
	Edgware Road 360				-	D	P	IR	Lt
	19a-19o Corlett Street	Changes in Sunlight.	None.	Moderate (significant)	-	D	P	IR	Lt
	33 Bell Street				-	D	P	IR	Lt
	Edgware Road 342				-	D	P	IR	Lt
	Edgware Road 344				-	D	P	IR	Lt
	Edgware Road 346				-	D	P	IR	Lt
	Edgware Road 348				-	D	P	IR	Lt
	Edgware Road 350				-	D	P	IR	Lt
	Edgware Road 352				-	D	P	IR	Lt
	14-17 PG Block H				-	D	P	IR	Lt

Table 12.4: Volume 1(R) Completed Development Residual Effects

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
Daylight, Sunlight, Overshadowing, Solar Glare	WEG Block A	Changes in Sunlight.	None.	Major (significant)	-	D	P	IR	Lt
	WEG Block B				-	D	P	IR	Lt
	14-17 PG Block G				-	D	P	IR	Lt
	Area 1	Changes in Overshadowing.	None.	Negligible (not significant)	N/A	D	P	IR	Lt
	Area 2				N/A	D	P	IR	Lt
	Area 4				N/A	D	P	IR	Lt
	Area 5				N/A	D	P	IR	Lt
	Area 3	Changes in Overshadowing.	None.	Minor (not significant)	-	D	P	IR	Lt
	Viewpoints 01 – Bell Street	Creation of Solar Glare.	None.	None (not significant)	N/A	D	P	IR	Lt
	Viewpoints 02 – Bell Street				N/A	D	P	IR	Lt
	Viewpoints 03 – Bell Street				N/A	D	P	IR	Lt
	Viewpoints 04 – Bell Street				N/A	D	P	IR	Lt
	Viewpoints 08(A and B) – Edgware Road				N/A	D	P	IR	Lt
	Viewpoints 09(A and B) – Edgware Road				N/A	D	P	IR	Lt
	Viewpoint 10 – Edgware Road				N/A	D	P	IR	Lt
	Viewpoint 20 – North Wharf Road				N/A	D	P	IR	Lt
	Viewpoint 05 – Bell Street	Creation of Solar Glare.	None.	Negligible (not significant)	-	D	P	IR	Lt
	Viewpoint 06 – Bell Street				-	D	P	IR	Lt
	Viewpoint 14 – Harrow Road				-	D	P	IR	Lt
	Viewpoint 19 – Newcastle Place				-	D	P	IR	Lt
	Viewpoint 21 – Paddington Green				-	D	P	IR	Lt
	Viewpoint 22 – Penfold Place				-	D	P	IR	Lt
	Viewpoint 24 – Westway				-	D	P	IR	Lt
	Viewpoints 07 – Broadley Street	Creation of Solar Glare.	None.	Minor (not significant)	-	D	P	IR	Lt
	Viewpoint 11 (A and B) – Edgware Road				-	D	P	IR	Lt
	Viewpoints 12 (A and B) – Edgware Road				-	D	P	IR	Lt
	Viewpoint 13 – Edgware Road				-	D	P	IR	Lt
	Viewpoint 15 – Harrow Road				-	D	P	IR	Lt
	Viewpoints 16 – Harrow Road				-	D	P	IR	Lt
	Viewpoint 23 – Penfold Place				-	D	P	IR	Lt
	Viewpoint 25 – Westway				-	D	P	IR	Lt

Table 12.4: Volume 1(R) Completed Development Residual Effects

Topic	Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
					+ -	D I	P T	R IR	St Mt Lt
Daylight, Sunlight, Overshadowing, Solar Glare	Viewpoint 26 – Westway	Creation of Solar Glare.	None.	Minor (not significant)	-	D	P	IR	Lt
	Viewpoint 27 – Westway				-	D	P	IR	Lt
	Viewpoint 28 – Westway				-	D	P	IR	Lt
	Viewpoint 29 – Westway				-	D	P	IR	Lt
	Viewpoints 17 – Harrow Road		None.	Moderate (significant)	-	D	P	IR	Lt
	Viewpoint 18 – Harrow Road				-	D	P	IR	Lt

Notes:
* - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St = Short-term/ Mt = Medium-term/ Lt = Long-term
**Negligible/Minor/Moderate/Major

Table 12.5: ES Volume 2(R) Completed Development Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
Views										
1	Marylebone Road	Pedestrians	Change in view as a result of completed development.	None required.	Negligible (not significant)	+	D	P	IR	Lt
		Road Users			Negligible (not significant)	+	D	P	IR	Lt
		Commuters			Negligible (not significant)	+	D	P	IR	Lt
2	Old Marylebone Road	Pedestrians			Negligible (not significant)	+	D	P	IR	Lt
		Road Users			Negligible (not significant)	+	D	P	IR	Lt
		Commuters			Negligible (not significant)	+	D	P	IR	Lt
3	Edgware Road/Chapel Street	Pedestrians			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Road Users			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Commuters			Minor-Moderate (not significant)	+	D	P	IR	Lt
3N	Edgware Road/Chapel Street	Pedestrians			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Road Users			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Commuters			Minor-Moderate (not significant)	+	D	P	IR	Lt
4	Edgware Road/Crawford Place	Pedestrians			Minor (not significant)	+	D	P	IR	Lt
		Road Users			Minor (not significant)	+	D	P	IR	Lt
		Commuters			Minor (not significant)	+	D	P	IR	Lt

Table 12.5: ES Volume 2(R) Completed Development Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
5	Sussex Gardens/Sale Place	Road users	Change in view as a result of completed development.	None required.	Minor (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor (not significant)	+	D	P	IR	Lt
		Residents			Minor (not significant)	+	D	P	IR	Lt
6	Westbourne Terrace Road Bridge, Little Venice	Pedestrians			Moderate (significant)	+	D	P	IR	Lt
		Residents			Moderate (significant)	+	D	P	IR	Lt
6W	Westbourne Terrace Road Bridge, Little Venice	Pedestrians			Moderate (significant)	+	D	P	IR	Lt
		Residents			Moderate (significant)	+	D	P	IR	Lt
7	Blomfield Road	Pedestrians			Negligible (not significant)	+/-	D	P	IR	Lt
		Residents			Negligible (not significant)	+/-	D	P	IR	Lt
7W	Blomfield Road (Winter)	Pedestrians			Negligible (not significant)	+/-	D	P	IR	Lt
		Residents			Negligible (not significant)	+/-	D	P	IR	Lt
8	Bishops Bridge Road near roundabout	Pedestrians			Minor (not significant)	+	D	P	IR	Lt
		Road Users			Minor (not significant)	+	D	P	IR	Lt
		Commuters			Minor (not significant)	+	D	P	IR	Lt
8N	Bishops Bridge Road near roundabout	Pedestrians			Minor (not significant)	+	D	P	IR	Lt
		Road Users			Minor (not significant)	+	D	P	IR	Lt
		Commuters			Minor (not significant)	+	D	P	IR	Lt
9	Lanark Road	Pedestrians			Negligible (not significant)	+/-	D	P	IR	Lt
		Residents			Negligible (not significant)	+/-	D	P	IR	Lt
10	Hall Place/Crompton Street	Pedestrians			Negligible (not significant)	+	D	P	IR	Lt
		Residents			Negligible (not significant)	+	D	P	IR	Lt
11	Adpar Street	Pedestrians			Minor (not significant)	+	D	P	IR	Lt
		Residents			Minor (not significant)	+	D	P	IR	Lt
12	Edgware Road	Pedestrians			Negligible (not significant)	+	D	P	IR	Lt
		Road Users			Negligible (not significant)	+	D	P	IR	Lt
		Commuters			Negligible (not significant)	+	D	P	IR	Lt
13	Edgware Road, near junction with Frampton Street	Pedestrians			Minor (not significant)	+	D	P	IR	Lt
		Commuters			Minor (not significant)	+	D	P	IR	Lt
		Road Users			Minor (not significant)	+	D	P	IR	Lt
13N	Edgware Road, near junction with Frampton Street (Night)	Pedestrians			Minor (not significant)	+	D	P	IR	Lt
		Commuters			Minor (not significant)	+	D	P	IR	Lt

Table 12.5: ES Volume 2(R) Completed Development Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
		Road Users			Minor (not significant)	+	D	P	IR	Lt
14	Bell Street	Pedestrians	Change in view as a result of completed development.	None required.	Minor-Moderate (not significant)	+	D	P	IR	Lt
		Commuters			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Road Users			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Residents			Minor-Moderate (not significant)	+	D	P	IR	Lt
14.1	Bell Street	Pedestrians			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Road users			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Residents			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Commuters			Minor-Moderate (not significant)	+	D	P	IR	Lt
15	Lisson Grove/Ashmill Street	Road users			Minor (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor (not significant)	+	D	P	IR	Lt
		Residents			Minor (not significant)	+	D	P	IR	Lt
16	Broadley Street/ Salisbury Street	Road users			Negligible (not significant)	+/-	D	P	IR	Lt
		Pedestrians			Negligible (not significant)	+/-	D	P	IR	Lt
		Residents			Negligible (not significant)	+/-	D	P	IR	Lt
16W	Broadley Street/ Salisbury Street (Winter)	Road users			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Residents			Minor-Moderate (not significant)	+	D	P	IR	Lt
16.1	Broadley Street Gardens	Amenity Space users			Minor-Moderate (not significant)	+	D	P	IR	Lt
17	Paddington Green/ St. Mary's Churchyard	Amenity Space users			Minor (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor (not significant)	+	D	P	IR	Lt
17W	Paddington Green/ St. Mary's Churchyard (Winter)	Amenity Space users			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor-Moderate (not significant)	+	D	P	IR	Lt
18	Harrow Road	Road users			Minor-Moderate (not significant)	+	D	P	IR	Lt
19	East of Long Water, Kensington Gardens	Amenity Space users			Minor-Moderate (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor-Moderate (not significant)	+	D	P	IR	Lt
20	Serpentine Bridge, Hyde Park	Amenity Space users			None (not significant)	N/A	N/A	P	IR	Lt
		Pedestrians			None (not significant)	N/A	N/A	P	IR	Lt
21	Serpentine Bridge, Hyde Park	Amenity Space users			Negligible (not significant)	+	D	P	IR	Lt
		Pedestrians			Negligible (not significant)	+	D	P	IR	Lt

Table 12.5: ES Volume 2(R) Completed Development Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
22	In the Vicinity of Reformers Tree, Hyde Park	Amenity Space users	Change in view as a result of completed development.	None required.	Negligible (not significant)	+	D	P	IR	Lt
		Pedestrians			Negligible (not significant)	+	D	P	IR	Lt
23.1	Amended Regent's Park in vicinity of Parsee Monument, Board Walk	Amenity Space users			Negligible (not significant)	+	D	P	IR	Lt
		Pedestrians			Negligible (not significant)	+	D	P	IR	Lt
24	Long Bridge across Regent's Park Lane	Pedestrians			None (not significant)	N/A	N/A	P	IR	Lt
24W	Long Bridge across Regent's Park Lane (Winter)	Pedestrians			Negligible (not significant)	+	D	P	IR	Lt
25	Queen Mary's Gardens, Regents Park	Amenity Space users			Negligible (not significant)	+	D	P	IR	Lt
		Pedestrians			Negligible (not significant)	+	D	P	IR	Lt
26	Primrose Hill (LVMF 4A.1)	Amenity Space users			Negligible (not significant)	+	D	P	IR	Lt
		Pedestrians			Negligible (not significant)	+	D	P	IR	Lt
27	Regent's Park playing field	Amenity Space users			Minor (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor (not significant)	+	D	P	IR	Lt
28	Terrace of the Hub, Regent's Park	Amenity Space users			Minor (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor (not significant)	+	D	P	IR	Lt
29	Gloucester Terrace at junction with Chilworth Street	Road Users			None (not significant)	N/A	N/A	P	IR	Lt
		Pedestrians			None (not significant)	N/A	N/A	P	IR	Lt
30	Edgware Road at junction with Old Marylebone Road	Road Users			Minor (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor (not significant)	+	D	P	IR	Lt
31	Lisson Street	Visitors to the school			Minor (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor (not significant)	+	D	P	IR	Lt
32	Paddington Green	Amenity Space users			Minor (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor (not significant)	+	D	P	IR	Lt
33	Marble Arch	Road Users			Minor (not significant)	+	D	P	IR	Lt
		Pedestrians			Minor (not significant)	+	D	P	IR	Lt
34	SE corner Dorset Square	Road Users			Negligible (not significant)	+	D	P	IR	Lt
		Pedestrians			Negligible (not significant)	+	D	P	IR	Lt
35	Blomfield Road just West of Warwick Avenue	Road Users			Negligible (not significant)	+	D	P	IR	Lt
		Pedestrians			Negligible (not significant)	+	D	P	IR	Lt

Table 12.5: ES Volume 2(R) Completed Development Residual Effects

Receptor			Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
						+ -	D I	P T	R IR	St Mt Lt
36	Delamere Terrace	Road Users	Change in view as a result of completed development.	None required.	Negligible (not significant)	+	D	P	IR	Lt
		Pedestrians			Negligible (not significant)	+	D	P	IR	Lt
37	Blomfield Road/ Clifton Villas	Road Users			None (not significant)	N/A	N/A	P	IR	Lt
		Pedestrians			None (not significant)	N/A	N/A	P	IR	Lt
38	Orsett Terrace	Road Users			None (not significant)	N/A	N/A	T	R	Mt
		Pedestrians			None (not significant)	N/A	N/A	T	R	Mt
		Residents			None (not significant)	N/A	N/A	T	R	Mt
39	Westbourne Grove	Road Users			Negligible (not significant)	+	I	T	R	Mt
		Pedestrians			Negligible (not significant)	+	I	T	R	Mt
		Shoppers			Negligible (not significant)	+	I	T	R	Mt
		Users of leisure premises			Negligible (not significant)	+	I	T	R	Mt
40	Norfolk Square	Road Users			Negligible (not significant)	+/-	I	T	R	Mt
		Pedestrians			Negligible (not significant)	+/-	I	T	R	Mt
		Hotel guests			Negligible (not significant)	+/-	I	T	R	Mt
41	Sussex Gardens	Road Users			Negligible (not significant)	+/-	I	T	R	Mt
		Pedestrians			Negligible (not significant)	+/-	I	T	R	Mt
		Residents			Negligible (not significant)	+/-	I	T	R	Mt
42	Lords Cricket Pavilion	People at leisure premises			Negligible (not significant)	+/-	I	T	R	Mt
43	Melcombe Place	Residents			Minor (not significant)	+	I	T	R	Mt
		Road Users			Minor (not significant)	+	I	T	R	Mt
		Pedestrians			Minor (not significant)	+	I	T	R	Mt
44	Lisson Grove, junction with Ashmill Street	Pedestrians			Minor (not significant)	+	I	T	R	Mt
45	West Carriage Drive	Amenity space users			Minor (not significant)	+	I	T	R	Mt
46	St Mary's Churchyard	Residents			Minor (not significant)	+	I	T	R	Mt
		Road users			Minor (not significant)	+	I	T	R	Mt
		Pedestrians			Minor (not significant)	+	I	T	R	Mt
Townscape Character										
1	Paddington Green		Change in townscape character due to completed development.	None required.	Moderate (significant)	+	I	P	IR	Lt

Table 12.5: ES Volume 2(R) Completed Development Residual Effects

Receptor		Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
					+ -	D I	P T	R IR	St Mt Lt
2	Lisson Grove	Change in townscape character due to completed development.	None required.	Negligible (not significant)	+	I	P	IR	Lt
3	Paddington Basin and surrounding areas			Minor-Moderate (not significant)	+	I	P	IR	Lt
4	Marylebone Road			Minor (not significant)	+	I	P	IR	Lt
5	Maida Vale and Little Venice			Negligible (not significant)	+	I	P	IR	Lt
6	Bayswater			Negligible (not significant)	+/-	I	P	IR	Lt
Conservation Areas									
G	Paddington Green Conservation Area	Change to significance of heritage receptors.	None required.	Minor (not significant)	+	D	P	IR	Lt
F	Lisson Grove Conservation Area			Negligible (not significant)	-	I	P	IR	Lt
B	Maida Vale Conservation Area			Negligible (not significant)	+	I	P	IR	Lt
J	Bayswater Conservation Area			Negligible (not significant)	+/-	I	P	IR	Lt
D	Regent's Park Conservation area			Minor (not significant)	-	I	P	IR	Lt
A	St John's Wood Conservation Area			None (not significant)	N/A	N/A	P	IR	Lt
L	Queensway Conservation Area			Negligible (not significant)	+/-	I	P	IR	Lt
M	Westbourne Conservation Area			None (not significant)	N/A	N/A	P	IR	Lt
N	Dorset Square Conservation Area			Negligible (not significant)	-	I	P	IR	Lt
	All other heritage receptors (Conservation Areas)			None (not significant)	N/A	N/A	P	IR	Lt
Registered Historic Parks and Gardens									
81	Regent's Park (RPG)	Change to significance of heritage receptors.	None required.	Minor (not significant)	-	I	P	IR	Lt
82	Kensington Gardens (RPG)			Negligible (not significant)	+/-	I	P	IR	Lt
83	Hyde Park (RPG)			Negligible (not significant)	-	I	P	IR	Lt
84	Primrose Hill (RPG)			Negligible (not significant)	+/-	I	P	IR	Lt
Listed Buildings									
8	Church of St Mary (Grade II*)	Change to significance of heritage receptors.	None required.	Negligible (not significant)	+	I	P	IR	Lt
9	Marylebone Lower House North Westminster Community School (Grade II*)			Minor-Moderate (not significant)	+	I	P	IR	Lt
22	The Children's Hospital (Grade II)			Minor (not significant)	+	I	P	IR	Lt
21	17 and 18 Paddington Green (Grade II)			Minor (not significant)	+	I	P	IR	Lt
	All other heritage receptors (listed buildings)			None (not significant)	N/A	N/A	P	IR	Lt
10	Christ Church (grade II*)			Negligible (not significant)	+/-	I	T	IR	Lt
16	The Pavilion at Lord's Cricket Ground (grade II*)			Negligible (not significant)	+/-	I	T	IR	Lt
51	22-42 Norfolk Square (grade II)			Negligible (not significant)	+/-	I	T	IR	Lt

Table 12.5: ES Volume 2(R) Completed Development Residual Effects

Receptor		Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Likely Effect (Cumulative)				
					+ -	D I	P T	R IR	St Mt Lt
76	Nos. 4 to 12 (even) and 32 Warwick Avenue, and 20 Howley Place	Change to significance of heritage receptors.	None required.	Negligible (not significant)	+/-	I	T	IR	Lt
76	Nos. 14 and 16 Warwick Avenue			Minor (not significant)	-	I	P	IR	Lt
77	3-33 Orsett Terrace (grade II)			None (not significant)	N/A	N/A	T	R	Mt
78	18-42 Orsett Terrace			None (not significant)	N/A	N/A	T	R	Mt
79	168-213 Sussex Gardens			None (not significant)	N/A	N/A	T	R	Mt
80	2 Warwick Crescent			Negligible (not significant)	+/-	I	T	IR	Lt
32	6 and 7 Sale Place			Negligible (not significant)	N/A	I	P	IR	Lt
32	72 St Michaels Street			Negligible (not significant)	N/A	I	P	IR	Lt
Non-Designated Heritage Assets									
131	Grand Union Canal	Change to significance of heritage receptors.	None required.	Negligible (not significant)	+/-	I	T	IR	Lt

Notes:

* - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St = Short-term/ Mt = Medium-term/ Lt = Long-term.

**Negligible/Minor/Moderate/Major

GLOSSARY OF TERMS

2021 Proposed Development	The development as described in full planning application reference PA/21/02193/FULL submitted in April 2021.
2022 Amended Proposed Development	The 2021 proposed development as amended and described within Chapter 4R and 5R of the 2022 Replacement ES.
Accurate Visual Representations	A static or moving image which shows the location of a proposed development as accurately as possible; it may also illustrate the degree to which the development will be visible, its detailed form or the proposed use of materials. AVRs are produced by accurately combining images of the proposed building with a representation of its context.
Acoustic Class A-E	Classification of sound absorbers into Sound Absorption Classes A-E, according to BS EN ISO 11654, including frequencies 200-5000 Hz.
Air Source Heat Pumps	Air source heat pumps is a kind of renewable energy technology that absorbs heat from outside a structure and release it inside using the same vapor-compression refrigeration process and much the same equipment as air conditioners but used in the opposite direction. Unlike an air conditioning unit, most air source heat pumps are reversible and are able to either warm or cool buildings and in some cases also provide domestic hot water.
Ambient Noise Level	The totally encompassing sound in a given situation at a given time, usually composed of a sound from many sources both distant and near (LAFeq,T).
Amenity	A pleasant or advantageous aspect of the environment.
Annual Probable Sunlight Hours	The Annual Probable Sunlight Hours (APSH) is a measure of sunlight that a given window may expect over the period of a year, and where there is no obstruction, equates to a maximum of 1,486 hours. Sunlight is measured using a sun indicator which contains 100 spots, each representing 1 % of APSH (i.e. 14.86 hours of the total APSH).
Applicant	Berkeley Homes (Central London) Limited
Application	Means the full planning application, for the 2022 amended proposed development.
A-weighting Sound Pressure Level	The sound pressure level with the A-weighting applied. The A-weighting is used for most environmental noise measurements and is used to weight a spectrum of sound to match the sensitivity of the human ear.
Background Sound/Noise Level	These are amongst the lowest noise levels measured over a given period of time and exclude short term, intermittent noise sources. The background noise level is quantified by the LA90 descriptor and is therefore the level which is exceeded for 90% of a given period of time.
Baseline Studies	Studies of existing environmental conditions which are designed to establish the baseline conditions against which any future changes can be measured or predicted.
Biodiversity	The diversity, or variety of plants and animals and other living things in a particular area of region. It encompasses landscape diversity, ecosystem diversity, species diversity and genetic diversity.
Biodiversity Net Gain	An approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.
Central Activity Zone	As defined in the London Plan, this is the central zone of London. It contains the seat of national Government and is renowned worldwide for its shopping, culture and heritage.
Circular Economy Assessment	A Circular Economy is defined as reducing waste, retaining materials retained in use at their highest value for as long as possible and reusing/recycled materials, leaving a minimum of residual waste. The end goal is to retain the value of materials and resources indefinitely, with no residual waste at all. This is possible, requiring transformational change in the way that buildings are designed, built, operated and deconstructed.
Completed Development	A development scheme which has been build out and is operational.
Conservation Area	An area designated by the Local Authority as being of special architectural or historic interest under the provisions of the Planning (Listed Buildings and Conservation Areas 1990) Act, the character or appearance of which it is desirable to preserve or enhance.
Construction Environmental Management Plan	A documented management system with environmental procedures to monitor residual effects of the demolition and construction stage of a development.
Construction Logistics Plan	A documented travel plan specific for a construction site.
Construction Method Statement	A document which addresses the health and safety risks to workers and other personnel on-site during the demolition and construction stage of the development.
Cumulative Effects	Effects that result from incremental changes caused by other existing or approved projects, or caused by effect interactions.
Cumulative Schemes	Developments that have received a resolution to grant planning permission or have a signed legal agreement in place. They are likely to be delivered concurrently with the proposed development assessed in the EIA.
Decibel	A scale for comparing the ratios of two quantities, including sound pressure and sound power. The difference in level between two sounds s1 and s2 is given by 20 log10 (s1 / s2). The decibel can also be used to measure absolute quantities by specifying a reference value that fixes one point on the scale. For sound pressure, the reference value is 20μPa.
Desk Study	A non-intrusive study and review of all available information pertaining to a site, including historical records, collated and monitored data, and consultation with relevant stakeholders.
Diffusion Tube	A passive sampler used for collecting NO_2 in the air.
EIA Scoping	An initial stage in determining the nature and potential scale of the environmental impacts arising from a proposed development, and

GLOSSARY OF TERMS

2021 Proposed Development	The development as described in full planning application reference PA/21/02193/FULL submitted in April 2021.
2022 Amended Proposed Development	The 2021 proposed development as amended and described within Chapter 4R and 5R of the 2022 Replacement ES.
Accurate Visual Representations	A static or moving image which shows the location of a proposed development as accurately as possible; it may also illustrate the degree to which the development will be visible, its detailed form or the proposed use of materials. AVRs are produced by accurately combining images of the proposed building with a representation of its context.
Acoustic Class A-E	Classification of sound absorbers into Sound Absorption Classes A-E, according to BS EN ISO 11654, including frequencies 200-5000 Hz.
Air Source Heat Pumps	Air source heat pumps is a kind of renewable energy technology that absorbs heat from outside a structure and release it inside using the same vapor-compression refrigeration process and much the same equipment as air conditioners but used in the opposite direction. Unlike an air conditioning unit, most air source heat pumps are reversible and are able to either warm or cool buildings and in some cases also provide domestic hot water.
Ambient Noise Level	The totally encompassing sound in a given situation at a given time, usually composed of a sound from many sources both distant and near (LAFeq,T).
Amenity	A pleasant or advantageous aspect of the environment.
Annual Probable Sunlight Hours	The Annual Probable Sunlight Hours (APSH) is a measure of sunlight that a given window may expect over the period of a year, and where there is no obstruction, equates to a maximum of 1,486 hours. Sunlight is measured using a sun indicator which contains 100 spots, each representing 1 % of APSH (i.e. 14.86 hours of the total APSH).
Applicant	Berkeley Homes (Central London) Limited
Application	Means the full planning application, for the 2022 amended proposed development.
A-weighting Sound Pressure Level	The sound pressure level with the A-weighting applied. The A-weighting is used for most environmental noise measurements and is used to weight a spectrum of sound to match the sensitivity of the human ear.
Background Sound/Noise Level	These are amongst the lowest noise levels measured over a given period of time and exclude short term, intermittent noise sources. The background noise level is quantified by the LA90 descriptor and is therefore the level which is exceeded for 90% of a given period of time.
Baseline Studies	Studies of existing environmental conditions which are designed to establish the baseline conditions against which any future changes can be measured or predicted.
Biodiversity	The diversity, or variety of plants and animals and other living things in a particular area of region. It encompasses landscape diversity, ecosystem diversity, species diversity and genetic diversity.
Biodiversity Net Gain	An approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.
Central Activity Zone	As defined in the London Plan, this is the central zone of London. It contains the seat of national Government and is renowned worldwide for its shopping, culture and heritage.
Circular Economy Assessment	A Circular Economy is defined as reducing waste, retaining materials retained in use at their highest value for as long as possible and reusing/recycled materials, leaving a minimum of residual waste. The end goal is to retain the value of materials and resources indefinitely, with no residual waste at all. This is possible, requiring transformational change in the way that buildings are designed, built, operated and deconstructed.
Completed Development	A development scheme which has been build out and is operational.
Conservation Area	An area designated by the Local Authority as being of special architectural or historic interest under the provisions of the Planning (Listed Buildings and Conservation Areas 1990) Act, the character or appearance of which it is desirable to preserve or enhance.
Construction Environmental Management Plan	A documented management system with environmental procedures to monitor residual effects of the demolition and construction stage of a development.
Construction Logistics Plan	A documented travel plan specific for a construction site.
Construction Method Statement	A document which addresses the health and safety risks to workers and other personnel on-site during the demolition and construction stage of the development.
Cumulative Effects	Effects that result from incremental changes caused by other existing or approved projects, or caused by effect interactions.
Cumulative Schemes	Developments that have received a resolution to grant planning permission or have a signed legal agreement in place. They are likely to be delivered concurrently with the proposed development assessed in the EIA.
Decibel	A scale for comparing the ratios of two quantities, including sound pressure and sound power. The difference in level between two sounds s1 and s2 is given by 20 log10 (s1 / s2). The decibel can also be used to measure absolute quantities by specifying a reference value that fixes one point on the scale. For sound pressure, the reference value is 20μPa.
Desk Study	A non-intrusive study and review of all available information pertaining to a site, including historical records, collated and monitored data, and consultation with relevant stakeholders.
Diffusion Tube	A passive sampler used for collecting NO_2 in the air.
EIA Scoping	An initial stage in determining the nature and potential scale of the environmental impacts arising from a proposed development, and

	assessing what further studies are required to establish their significance.
EIA Scoping Opinion	A written statement of the opinion of the relevant planning authority as to the information to be provided in the Environmental Statement.
EIA Screening	An initial stage in which the need for EIA is considered in respect of a development. Some developments are automatically subject to EIA by means of their inevitable size, nature and effects (Schedule 1 developments). Other projects are made subject to EIA because it is anticipated that they are likely to have significant effects on the environment (Schedule 2 developments).
Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
Environmental Impact Assessment	A process by which information about the environmental effects of a development is collected and taken into account by the relevant decision-making body before a decision is given on whether the development should go ahead.
Environmental Statement	A statement that includes such information that is reasonably required to assess the environmental effects of a development as outlined in the EIA Regulations, 2017.
Equivalent Continuous A-Weighted Sound Pressure Level	The L_{Aeq} is an energy average and defined as the level of sound which, over a given period of time, would equate to the same A-weighted sound energy as the actual fluctuating sound.
Façade	The front or face of a building.
Fit-out	Installation of all non-substructure and non-superstructure items such as electrical water services, as well as final internal finishings.
Frequency	In sound, the number of cycles per second of a pressure fluctuation and frequency in sound is proportional to its pitch. Different frequencies are divided into octave and one third octave bands.
Frequency Weightings	Weightings can be applied to a spectrum of sound and act as a filter to account for different sensitivities and conditions.
Grade I Listed Building	A listed building that is of exceptional interest.
Grade II Listed Building	A listed building that is of special interest.
Grade II* Listed Building	A listed building that is of particular importance and of more than special interest.
Greater London Authority	The regional planning authority for Greater London.
Gross External Area	A measure of area of a building measured externally at each floor level.
Gross Internal Area	A measure of the area of a building measured to the internal face of the perimeter walls at each floor level.
Heavy Goods Vehicle	A vehicle with a gross vehicle weight greater than 3.5 tonnes.
Hoarding	A temporary board fence set up on the perimeter of a building site.
In-situ	In the natural, original or appropriate position.
Lawson Comfort Criteria	The so called 'Lawson' criteria which define whether a space is comfortable for business walking, strolling or sitting by a threshold wind speed i.e. the hourly mean wind speed exceeded 5 % of the time.
Local Nature Reserve	A statutory designation by local planning authorities which gives protection to wildlife habitats and natural features. It allows local planning authorities to apply local bye-laws to manage and protect sites.
London Plan	The London Plan is the statutory spatial development strategy for the Greater London area that is written by the Mayor of London and published by the Greater London Authority. The regional planning document was first published in final form in February 2004 and has most recently been updated in July 2022.
London Review Panel	A panel that provides independent expert advice on the design quality of Mayor funded projects or projects with particular significance for Londoners.
Lowest Observed Adverse Effect Level	This is the level above which adverse effects on health and quality of life can be detected.
Maximum Noise Level	The maximum instantaneous noise level measured during a given period of time. The time weighting to which the meter is set for this measurement parameter is always indicated by either an F or S.
Mechanical Ventilation Heat Recovery	An energy recovery ventilation system using equipment known as a heat recovery ventilator, heat exchanger, air exchanger, or air-to-air heat exchanger which employs a cross flow or counter-flow heat exchanger (counter-current heat exchange) between the inbound and outbound air flow. The system provides fresh air and improved climate control, while also saving energy by reducing heating (and cooling) requirements.
Minimum Noise Level	The minimum instantaneous noise level measured during a given period of time. The time weighting to which the meter is set for this measurement parameter is always indicated by either an F or S.
Mitigation	Any process, activity of thing designed to avoid, reduce or remedy adverse environmental effects likely to be caused by a development project.
Mitigation Measure	Measure aiming at reducing an adverse environmental effect.
National Planning Policy Framework	Came into force on 27 March 2012 and was revised in July 2018, February 2019 and June 2021. It sets out the Government's economic, environmental and social planning policies for England and summarises, in a single document, all previous national planning policy advice (Planning Policy Statements and Planning Policy Guidance notes).
Nitrogen dioxide	Road transport and the burning of fossil fuels for power are the main sources of Nitrogen dioxide. In addition to being a greenhouse gas it also contributes to photochemical smog formation. It is an irritant to the respiratory system.
No Observed Adverse Effect Level	This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.
Noise Rating Level	This is a single figure value derived by plotting a noise spectrum against a set of curves. The curve under which the spectrum fits is the resulting Noise Rating Level.
Non-Technical Summary	A summary of the Environmental Statement in 'non-technical language'.

Normalised Element Level Difference	The normalised difference in sound level between a pair of rooms via a small element such as a trickle ventilator. The level difference in octave bands is normalised to a reference amount of absorption.
No-Sky Line	The outline on the working plane of the area for which no sky can be seen. If a significant area of the working plane lies beyond the No-Sky Line NSL (i.e. it receives no direct sky light), then the distribution of daylight in the room may be poor and supplementary electric lighting may be required.
Open Space	Includes all open spaces, plus other spaces that provide a break from the densely built-up urban form, such as pedestrianised areas and station concourses; hard-landscaped areas with private access; pedestrian/cycle and wildlife routes; and all the green infrastructure that links open spaces together, including green corridors, private residential gardens, trees, green roofs, and green landscaped areas.
Ordnance Datum	Land levels are measured relative to the average sea level at Newlyn, Cornwall. This average level is referred to as 'Ordnance Datum'.
Overshadowing	Overshadowing occurs when a structure blocks out sunlight from neighbouring properties on the northern side of that structure. It can affect the amount of daylight let into neighbouring properties when the shadow cast falls across windows or glazed doors.
Particulate Matter	Discrete particles in ambient air, sizes ranging between nanometres (nm, billionths of a metre) to tens of micrometres (µm, millionths of a metre).
Pathways	The routes by which impacts are transmitted through air, water, soils or plants and organisms to their receptors.
Pedestrian Level Wind Microclimate	Mean or gust wind speed measured at 1.5 m above ground level.
Percentile Level	A-weighted sound pressure level obtained using time-weighting F, which is exceeded for N% of a specified time interval. An example of this is background noise which is quantified with the LA90 descriptor, which is the A-weighted level which is exceeded for 90% of the measurement period.
Planning Practice Guidance	A web-based resource that came into force in 2014 and is periodically updated. It seeks to consolidate existing technical guidance into a consolidated online format and provides further detail on the policies contained within the NPPF.
Plant	A building's generator, heating, ventilation, and/or electricity-production system.
Preservation *in situ*	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved in situ for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
Public Realm	The space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.
Receptor (Sensitive)	A component of the natural, created, or built environment such as human being, water, air, a building, or a plant that is affected by an impact.
Registered Historic Parks and Gardens	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
Residual Effects	Those effects of a development that cannot be mitigated following implementation of mitigation proposals.
Reverberation Time	The time that would be required for the sound pressure level to de-crease by 60 dB after the sound source has stopped. The descriptor T, often includes other nomenclature to describe the type of reverberation time measurement or if the reverberation time is an average taken for specific frequencies.
Risk Assessment	An assessment of the likelihood and severity of an occurrence.
Significant Observed Adverse Effect Level	This is the level above which significant adverse effects on health and quality of life occur.
Site	Means the 0.83 ha area at 2 - 4 Harrow Road, Paddington, London, W2 1XJ.
Site of Important for Nature Conservation	Designations used by local planning authorities for sites of substantive local nature conservation and geological value.
Sky Glow	Means the brightening of the night sky over towns, cities and countryside. It can be quantified by measuring the Upward Light Ratio (ULR), which is the maximum permitted percentage (%) of Luminaire flux for the total installation that goes directly into the sky.
Solar Glare/Source Intensity	The uncomfortable brightness of a light source or illuminated area when viewed against a dark background.
Sound Exposure Level	A level of a sound, of 1 s duration, that has the same sound energy as the actual noise event considered.
Sound Power Level	This is the total sound energy radiated from a given source. The sound power Level is 10 times the logarithm to base 10 of the ratio of the reference sound power level (1x10-12) and the measured power.
Sound Pressure Level	This is the unweighted or linear level which is measured prior to any weightings being applied. The sound pressure level is 20 times the logarithm to base 10 of the ratio of the reference sound pressure (2x10-5) and the measured sound pressure.
Sound Reduction Index	The laboratory measured sound insulation properties of a material or building element in octave or third octave bands.
Specific Noise Level	The equivalent continuous A-weighted sound pressure level at the assessment position produced by the specific noise source (the noise source under investigation) over a given time interval (LAeq,T).
Standardised Weighted Level Difference	The standardised, weighted difference in sound level between a pair of rooms, stated as a single figure. The level difference in octave bands is first normalised to a reference reverberation time and then plotted against a set of reference curves to establish a single figure value.
Statutory Consultees	Groups or bodies that, by law, must be consulted as part of the planning application process for EIA development.
Statutory Development Plan	The London Plan 2021, the Westminster City Plan 2019-2040 and Policies Map.
Structure Borne Noise	Audible noise caused by the vibration of elements of a structure, the source of which is within a building or structure with common elements.
Study Area	Defined impact assessment area surrounding the site relative to the technical topic in question and determined based professional judgement.

Substructure	Elements of a development below ground level, typically basements and foundations.
Sun Hours on Ground	The two-hour sun hours on ground test is a measure of the sunlight received at ground level within an external amenity area (private garden, communal amenity or public open space). The assessment is expressed as a percentage of the amenity area that receives two or more hours of direct sunlight on ground on 21 March.
Superstructure	Elements of a development above ground principally the mega frame, supporting core and outer shell cladding.
Supplementary Planning Document/ Supplementary Planning Guidance	Documents which seek to give guidance and support on the local and regional planning authority's planning processes and policies.
Sustainable Development	Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
Tactile	A system of textured ground surface indicators found on many footpaths, stairs and pedestrian walkways to assist and guide pedestrian movement around an area.
Time Weightings	A time weighting to denote the response of the sound level meter. For most measurements the Fast time weighting is selected (F) how-ever, a slow time weighting (S) is often used to for the measurement train noise and vibration.
Topography	The natural and man-made features of an area collectively.
Vertical Sky Component	Ratio of that part of illuminance, at a point on a given vertical plan, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the 'given vertical plane' is the outside of a window wall. The Vertical Sky Component (VSC) does not include reflected light, either from the ground or from other buildings.
Vibration	The periodic movements of structures transferred by ground and parts of the building, due to events such as train pass-by, piling, blasting or use of heavy machinery.
Vibration Dose Value	The Vibration Dose Value is the vibration dose a person is expected to be exposed to over the course of the day or night. It is given by the fourth root of the time integral of the fourth power of the acceleration after it has been frequency-weighted.
West End Gate (WEG) Masterplan	Refers to the WEG development (16/12162/FULL) to the north of the site and the 14 – 17 Paddington Green development (18/08004/FULL) and associated Listed Building Consent (18/080110/LBC) which is under the control of the Applicant.
Westminster City Council	The Westminster City Council (WCC) which is the local planning authority for the City of Westminster.
Westminster Local Plan	The City Plan 2019-2040 is the Local Plan for the City of Westminster and upon adoption in April 2021 has replaced all policies in Westminster's City Plan (2016) and saved Unitary Development Plan policies (2007)
Weighted Level Difference	The weighted level difference between a pair of rooms, stated as a single figure.
Weighted Normalised Flanking Level Difference	The normalised, weighted difference in sound level between a pair of rooms via a flanking element, such as mullion or ceiling detail. The level difference in octave bands is first normalised to a reference amount of absorption and then plotted against a set of reference curves to establish a single figure value.
Weighted Sound Reduction Index	A single number which represents the sound reduction of a material. It is derived by plotting the sound reduction index against a set of reference curves. The curves are shifted until a best-fit is established and the curve which best fits the sound reduction spectrum is used to represent the single figure value.
Weighted Standardised Impact Sound Pressure Level	A single-number quantity used to characterise the impact sound insulation of floors over a range of frequencies.
Weighted, Normalised Element Level Difference	The normalised, weighted difference in sound level between a pair of rooms via a small element such as a trickle ventilator, stated as a single figure. The level difference in octave bands is normalised to a reference amount of absorption and then plotted against a set of reference curves to establish a single figure value.
Whole Life Carbon Assessment	Whole Life-Cycle Carbon emissions are the carbon emissions resulting from the materials, construction and the use of a building over its entire life, including its demolition and disposal. The assessment provides a true picture of a building's carbon impact on the environment.

ABBREVIATIONS

AADT	Annual Average Daytime Traffic Flows
ABS	Annual Business Survey
ACC	Air Cooled Chillers
ADF	Average Daylight Factor
ADMS	Atmospheric Dispersion Modelling System
AOD	Above Ordnance Datum
APA	Archaeological Priority Area
APEC	Air Pollution Exposure Criteria
APSH	Annual Probable Sunlight Hours
AQMA	Air Quality Management Area
AQO	Air Quality Objective
ASHE	Annual Survey of Hours and Earnings
ASHP	Air Source Heat Pump
ASR	Air Quality Annual Status Report
AURN	Automatic Urban and Rural Network
AVO	Acoustics, Ventilation and Overheating: Residential Deign Guide
AVR	Accurate Visual Representation
BGL	Below Ground Level
BMS	Building Management Systems
BMU	Building Maintenance Unit
BNG	Biodiversity Net Gain
BPM	Best Practicable Means
BRE	Building Research Establishment
BS	British Standard
BSI	British Standard Institution
CA	Conservation Area
CAZ	Central Activity Zone
CCO	Conjunction of Criminal Activity
CCTV	Closed Circuit Television
CDA	Critical Drainage Area
CDM	Construction Design and Management
CEMP	Construction Environmental Management Plan
CES	Circular Economy Statement
CFA	Continuous Flight Auger
CGI	Computer Generated Illustration
CHP	Combined Heating and Power
CIE	Commission on Illumination
CIL	Community Infrastructure levy
CIU	Cooling Interface Units
CLOCS	Construction Logistics and Community Safety
CLP	Construction Logistics Plan
COCP	Code of Construction Practice
COSHH	Control of Substances Hazardous to Health
COVID 19	Coronavirus Disease
CoW	City of Westminster
CRT	Canal and Rivers Trust
DAS	Design and Access Statement
DCLG	Department for Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs
DfT	Department for Transport
DHW	Domestic Hot Water
DMP	Dust Management Plan
DMRB	Design Manual for Roads and Bridges
DNO	Distribution Network Operator
DRP	Design Review Panel
DSMP	Delivery and Servicing Management Plan
EA	Environment Agency
ECIA	Ecological Impact Assessment
EIA	Environmental Impact Assessment
EFT	Emission Factor Toolkit
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
EPUK	Environment Protection UK
ES	Environmental Statement
EVCP	Electric Charging Point
FCU	Fan Coil Units
FM	Facilities Management
FRA	Flood Risk Assessment
FTE	Full Time Equivalent
GDNO	Gas Distribution Network Operator
GEA	Gross External Area
GHG	Greenhouse Gases

GIA	Gross Internal Area
GL	Ground Level
GLA	Greater London Authority
GLAAS	Greater London Archaeology Advisory Service
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GRC	Glass Reinforced Concrete
GP	General Practitioner
HA	Hectare
HCA	Homes and Communities Agency
HDV	Heavy Duty Vehicles
HE	Historic England
HGV	Heavy Goods Vehicle
HIA	Health Impact Assessment
HIU	Heat Interface Unit
HMP	Habitat Management Plan
HRP	Historic Royal Palaces
HUDU	Healthy Urban Development Unit
HV	High Voltage
Hz	Hertz
IAQM	Institute of Air Quality Management
IEMA	Institute of Environmental Management and Assessment
IMD	Indices of Multiple Deprivation
JSA	Job Seekers Allowance
LAEI	London Atmospheric Emissions Inventory
LAQM	Local Air Quality Management
LBB	London Borough of Brent
LCN	London Cycle Network
LKD	Livingroom-Kitchen-Diners
LNR	Local Nature Reserve
LOAEL	Lowest Observed Adverse Effect Level
LPA	Local Planning Authority
LSOA	Lower Super Output Area
LT	Long-term
LTHW	Low Temperature Hot Water
LUL	London Underground Line
LV	Low Voltage
LVMF	London View Management Framework
M	Metre
MAOD	Metres Above Ordnance Datum
MBGL	Metres Below Ground Level
MHCLG	Ministry of Housing, Communities and Local Government
MP	Member of Parliament
MT	Medium-Term
MUC	Mechanical Utility Cupboard
MVHR	Mechanical Ventilation and Heat Recovery
(N)	New Document
N/A	Not applicable
NAQO	National Air Quality Objectives
NHS	National Health Service
NIA	Net Internal Area
NOAEL	No Observed Adverse Effect Level
NPPF	National Planning Policy Framework
NRMM	Non-Road Mobile Machinery
NSL	No-Sky Line
NSR	Noise Sensitive Receptor
NTS	Non-Technical Summary
ONS	Office of National Statistics
OS	Ordnance Survey
OWMP	Operational Waste Management Plan
PC	Process Contribution
PEC	Process Environmental Contribution
PEM	Project Environmental Manager
PG	Paddington Green
PGPS	Paddington Green Police Station
$PM_{2.5}/PM_{10}$	Particulate Material of a particular size fraction
POC	Point of Connection
PPE	Personal Protective Equipment
PPG	Planning Practice Guidance
PPV	Peak Particle Velocity
PRA	Preliminary Risk Assessment
PRACT	Paddington Residents Active Concern on Transport
PRU	Pupil Referral Unit
PSH	Probable Sunlight Hours
PT	Post Tension
PTAL	Public Transport Accessibility Level
PV	Photovoltaic

(R)	Replacement Document
RBKC	Royal Borough of Kensington and Chelsea
RC	Reinforced Concrete
RICS	Royal Institute of Chartered Surveyors
RPG	Registered Park and Garden
SCI	Statement of Community Involvement
SEBRA	South East Bayswater Residents Association
SEN	Special Educational Needs
SFRA	Strategic Flood Risk Assessment
SINC	Site of Importance for Nature Conservation
SMR	Sites and Monuments Record
SOAEL	Significant Observed Adverse Effect Level
SPD	Supplementary Planning Documents
SPG	Supplementary Planning Guidance
ST	Short-Term
SuDS	Sustainable Drainage Systems
SWMP	Site Waste Management Plan
TA	Transport Assessment
TCA	Townscape Character Area
TfL	Transport for London
TVBHIA	Townscape, Visual and Built Heritage Impact Assessment
UDP	Unitary Development Plan
UK	United Kingdom
UKCP	UK Climate Projections
ULEZ	Ultra Low Emission Zone
UXO	Unexploded Ordnance
VOA	Valuation Office Agency
VSC	Vertical Sky Component
WCC	Westminster County Council
WEG	West End Gate
WHO	World Health Organisation
WLCA	Whole Life Carbon Assessment
WPSH	Winter Probable Sunlight Hours
WSHP	Water Source Heat Pumps
ZVI	Zone of Visual Influence