



DATE / REF

21/05/2026

JD/18329

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By Email

james.leuenberger@montagu-evans.co.uk

Mr J Leuenberger
Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear James,

Re: Proposed Development at Shoreditch Works - GLA Queries on Daylight, Sunlight and Overshadowing

Introduction

GIA have undertaken detailed Daylight, Sunlight and Overshadowing assessments on the relevant surrounding receptors to the Proposed Development site. The results from these assessments formed the basis for the Environmental Statement Chapter ('ES Chapter') and Supplementary Planning Note, issued by GIA on the 15th August 2025, in support of the planning application (Hackney planning reference: 2024/2201). In addition, the quality of natural light within the Proposed Development was also assessed and discussed within the submitted Internal Daylight, Sunlight and Overshadowing Report.

In the context of delivering much needed housing and development, designers are increasingly required to respond to a range of efficiency and sustainability objectives. Achieving these objectives often requires a careful balance between competing design considerations, including housing typology, density, site configuration and the relationship with surrounding development.

In this context, lower light levels are often a natural consequence of balancing different design constraints. This is explicitly acknowledged by the BRE, which explain the advisory nature of its guidance in section 1.6;

"The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example [...] in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

The architecture and massing of the scheme respond directly to the dense character of the context. In dense urban contexts such as this, the National Planning Policy Framework (NPPF) calls for making the best use of land with the aim of delivering much needed residential accommodation and in paragraph 130, part C states that;

"When considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site".

It is against this background that both the BRE Guidelines and the Mayor of London's Housing Supplementary Planning Guidance ('SPG') advocate for contextually appropriate daylight and sunlight targets, rather than relying on rigid numerical standards that may be less suitable for higher-density urban environments.

Whilst the ES Chapter deals primarily with the binary application of the compliance thresholds of the Guidance, the Supplementary Planning Note was produced to provide additional contextual considerations aimed at assisting the London Borough of Hackney in their understanding of the impacts. This has been appended to this letter at Appendix 01, and will be referred to throughout.

Daylight and Sunlight Impacts to Neighbouring Properties

Throughout the design process, GIA worked closely with KPF to assess the potential daylight and sunlight impacts to relevant neighbouring sensitive receptors and to identify opportunities for mitigation where practicable. This iterative process allowed daylight and sunlight considerations to be integrated into the design evolution, including through measures such as:

- Iterative design assessments to minimise, where possible, reductions in daylight and/or sunlight to the rear of residential properties on Holywell Row;
- Analysis of the daylight and sunlight benefits associated with setting the massing back from Curtain Road, including the extent and location of any setback required to maximise benefits to neighbouring properties; and
- A reduction in the height and refinement of the massing form along Curtain Road.

Given the Site's dense urban context, some impacts beyond the BRE guidance were unavoidable if the Site's development potential was to be appropriately realised. The positioning of the tallest and most impactful elements of the proposed massing has therefore required a careful balance between daylight and sunlight considerations and other relevant planning objectives.

The Hackney Local Plan references the BRE Guidelines as the means by which the Council will 'assess *whether acceptable levels of daylight and sunlight are available to habitable spaces*.' (para 5.14).

As set out within the Supplementary Planning Note, the Site falls within the area covered by the GLA's City Fringe Opportunity Area Planning Framework ("OAPF"). The OAPF provides guidance on the implementation of the Opportunity Area designation within the London Plan and identifies a key objective of "*ensuring there is space for continued employment and business growth*".

This objective is particularly relevant in the context of the surrounding area, where recent development has included a number of high-density residential-led schemes, including The Stage and Principal Place along Curtain Road. Against this backdrop, the employment-led nature of the Proposed Scheme directly responds to the OAPF's stated objective of supporting "*continued employment and business growth*", and would contribute to maintaining the area's capacity to accommodate such uses in the future.

From a daylight and sunlight perspective, the Site is well-suited to redevelopment owing to its predominantly commercial surrounding context. Commercial properties are generally less sensitive to changes in natural light than residential uses, particularly given their reliance on artificial lighting to support internal working environments. Consequently, the number of affected residential properties and other sensitive receptors is relatively limited, particularly having regard to the dense urban context of the Site.

Of the 37 total properties deemed relevant for assessment, eight properties experienced daylight and sunlight impacts that would be considered significant in ES terms. All eight are located across either Curtain Road or Holywell Row, meaning the key areas of impact are isolated to two locations.

Both locations are characterised by similar streetscape conditions, comprising narrow streets and closely spaced buildings. As a result, any meaningful increase in massing above the existing low-rise condition would unavoidably result in material daylight and sunlight impacts to nearby receptors.

The acceptability of the impacts to sensitive receptors in these locations is considered in detail within GIA's Supplementary Planning Note, at pages 2–4, included at Appendix 01.

Furthermore, the impacts arising from the proposal are in line with those of consented applications for neighbouring schemes of a similar scale. The detailed discussion of the contextual schemes and their results has been interwoven within the discussion the acceptability of impacts across Curtain Road and Holywell Row, found at pages 2–4 of the Supplementary Planning Note.

When compared with the context of the surrounding area, local planning policy, and site allocations, it is evident that the existing site is underdeveloped and inefficiently utilised. The proposed development seeks to bring the Site in line with the aims of the Local Development Plan and the NPPF.

Having regard to the scale of the proposed massing and the substantial benefits the development would deliver, the daylight and sunlight impacts are relatively limited in both their extent and severity. These impacts have been robustly assessed and have informed an iterative design process, through which the effects were understood and reduced

where feasible. The residual impacts are considered acceptable in the context of the surrounding urban environment, the optimisation of the Site in accordance with planning policy, and the wider heritage, townscape and regeneration benefits delivered by the Proposed Scheme.

Overshadowing Impacts to surrounding Amenity Areas

In relation to overshadowing, impacts have been assessed in detail by means of a Transient Overshadowing Assessment, which forms part of the EIA Appendices, and has been re-attached for ease of reference at Appendix 02.

This assessment presents shadow plots at hourly intervals from sunrise to sunset across three key assessment dates: the Spring Equinox and the summer and winter solstices. The Spring Equinox is identified by the BRE as an appropriate benchmark for considering overall overshadowing effects, while the solstices represent the periods of highest and lowest solar altitude, illustrating the shortest and longest shadow extents experienced throughout the year.

Shadows cast by the proposed development are plotted in a different colour from those generated by the surrounding buildings, allowing the extent of change to be clearly identified compared against the existing baseline condition.

The principal sensitive amenity areas identified as part of the scoping process experience no significant effects in accordance with the BRE Guidelines.

Overall, therefore, it is considered that the Site lends itself well to meaningful development from an overshadowing perspective.

Internal Daylight Amenity Performance

The residential units proposed are contained within five plots, three of which are existing buildings with retained façades, with the remaining two being new buildings. With such varied architecture, it follows that the levels of light seen also vary. Where façades are retained, it also follows that the design flexibility is inevitably restricted and so it is more difficult to improve the access to natural light.

Overall, 53% achieve the levels of daylight - Median Daylight Illuminance ('MDI') - recommended by the BRE. When looking at the results in greater detail, it becomes apparent that the units within the new buildings proposed perform better than those units located within the retained buildings.

This is to be expected, however, as the new buildings have been able to respond to the dense urban environment through increasing window sizes and locating windows in the optimum locations for daylight ingress. The windows in the retained buildings (24-26 Holywell Row, 87-89 Worship Street and 91-105 Worship Street) are unable to be altered and as such it is not possible to increase the levels of light beyond those seen today other than by seeking to position the most sensitive rooms (living areas) in the areas with greatest daylight potential, in order to maximise internal amenity. The levels of light within these retained buildings, therefore, are considered to reflect an optimised response to the constraints of the retained façades and are in line with those likely to be experienced today, which is a relevant consideration.

In relation to overshadowing, the ground floor area within the Site boundary and the communal terraces have been assessed for sun hours on ground.

The public realm is crafted to serve the diverse needs of its users through interconnected spaces with distinct roles and functions. The most prominent space, Rose Yard, is located at the heart of the Site and provides flexible open space for events and various seating options, bordered by the active frontages of the surrounding buildings.

Owing to the built up nature of the environment, the levels of sunlight at ground floor level on the equinox are lower than recommended by the BRE, but it is important to note that this target is equally applicable to a new park as it is to the courtyards and mews areas being assessed here.

Rose Yard has been strategically located in the area with the greatest sunlight access. As a result, 36% of the space receives two or more hours of sunlight on the equinox, thus just marginally below the 50% target, which is met 11 days later, on April 1st.

The amenity offer is complemented by several terraces, which generally provide excellent sunlight access throughout the year.

It is important to note that lower-than-recommended sunlight levels do not imply that these spaces will be dark or unwelcoming. The assessments undertaken for the summer solstice reveal that large parts of the amenity areas will receive over six hours of sunlight during the peak summer months, when outdoor spaces are most utilised. In addition, reflected sunlight is not considered within the assessment and, given the built up nature of the environment, this will be a common occurrence helping to ensure spaces feel light.

Conclusion

Overall, the development has responded to a number of daylight and sunlight constraints, including the retained façades of the existing buildings and the dense urban grain of the Site and its surroundings. The scheme has been carefully refined through an iterative design process, balancing daylight and sunlight performance with heritage retention, townscape considerations and the optimisation of the Site. In this context, the resulting internal and external amenity provision is considered appropriate and in line with expectations for a development of this nature and location.

Through extensive collaboration across the wider design team, impacts to relevant neighbouring receptors have been identified, assessed and, where practicable, mitigated. It is GIA's opinion that this approach has enabled the development of a Proposed Scheme that appropriately optimises daylight, sunlight and overshadowing performance to a level that is acceptable within the local planning context.

Yours sincerely

For and on behalf of GIA



Jessica Doyle MRICS

Director

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Encl. Appendix 01 – Supplementary Planning Note
 Appendix 02 – Transient Overshadowing Study

APPENDIX 01

SUPPLEMENTARY PLANNING NOTE

21/05/2026 / JD/18329



DATE / REF

15/08/2025
JD/18329

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Mr G Allison
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Dear Graham,

Re: Shoreditch Works - Supplementary Daylight and Sunlight Planning Note

This supplementary note has been written to support the Daylight, Sunlight, Overshadowing, Solar Glare, Light Pollution and PV Panel Environmental Statement Chapter 10 ('ES Chapter') that has been drafted to accompany the planning application for the employment led mixed use redevelopment of city block bounded by Worship Street, Curtain Road, Scrutton Street and Holywell Row, Hackney, London EC2A (reference: 2024/2201). This note has been updated to reflect the 2025 Amended Proposed Development massing, as submitted, and supersedes the planning note dated 18th July 2024.

The purpose of this note is to provide additional context relating primarily to daylight and sunlight impacts as a result of the above redevelopment beyond what is generally considered acceptable to include within an ES Chapter under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This is to aid the London Borough of Hackney in their understanding of the impacts to enable determination of the application.

Policy and Guidance

The BRE Guidelines, which were updated in 2022, are the primary authority to which a Local Authority will refer when considering the potential daylight, sunlight and overshadowing impacts caused by a proposed development. The BRE Guidelines are not mandatory and note that they should not be seen as an instrument of planning policy. Instead, they are intended to help rather than constrain the designer. The Guidelines state:

'Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.'

The Hackney Local Plan references the BRE Guidelines as the means by which the Council will 'assess whether acceptable levels of daylight and sunlight are available to habitable spaces.' (para 5.14).

In reference to the BRE Guidelines, quoting the 2011 but on the assumption the same principles apply to the 2022 guidelines - which are virtually unchanged in relation to impacts on neighbours - the local plan states:

'BRE Guidance needs to be applied with regard to the site context. Sunlight and daylight target criteria as found in the BRE Guidance have been developed with lower density suburban situations in mind. In denser inner urban contexts, sunlight and daylight levels may struggle to meet these target criteria in both existing and proposed situations. The target criteria will therefore be operated flexibly in relation to planning applications in dense inner urban locations such as that found in Hackney.' (para 5.14)

The GLA's Housing SPG advocates a flexible approach to daylight and sunlight matters, advising that: 'Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets.'

This is of particular relevance here, where the development site sits within The Central Activities Zone and City Fringe Opportunity Area.

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The Site is also subject to the GLA's City Fringe Opportunity Planning Framework (OAPF). This framework provides guidance on the designation set out in the London Plan and is orientated towards "ensuring there is space for continued employment and business growth". This is especially pertinent for the surrounding contextual area, as the recent trend depicts high-density residential-led developments demonstrated by the large scale The Stage and Principal Place developments along Curtain Road. As a result, the employment-led focus of the Proposed Scheme fulfils the overarching aims of the OAPF and ensures that sustained employment and business growth is achievable within the local area.

The NPPF highlights the Government's recognition that increased flexibility is required on daylight and sunlight in response to the requirement for higher density development. By stating that 'when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)'.

The Housing Design Standards, published by the Mayor in June 2023, aim to complement the consideration of daylight and sunlight impacts using the BRE guidance. They state that:

'This process involves a two-stage approach; firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts. With extreme weather events becoming increasingly common, design must balance daylight, passive solar gain and overheating impacts.'

The Housing Design Standards provide comprehensive guidance on design standards that aim to optimise the availability of good levels of daylight and sunlight within proposed dwellings.

Whilst less focus is provided on impacts to neighbouring properties daylight and sunlight amenity, it is a meaningful step forward in daylight and sunlight terms that the Housing Design Standards LPG acknowledge the importance of a two-stage approach and applying contextual judgment in conjunction with considering impacts in line with BRE guidance.

The BRE Guidelines 2022 maintains the reference to use judgment and flexibility in its application; it is not just numerical matters which are relevant but also contextual matters. The BRE Guidelines endorse the need for alternative target values in certain contexts and provides clear guidance on this within its Appendix F. In short, acceptability of a given development is not to be equated to 'meeting' the values within the BRE Guidelines. Rather, the latter is one of many tools which assists the wider judgement of whether a scheme and the associated impacts are acceptable.

Discussion on Impacts

The site lends itself very well to redevelopment from a daylight and sunlight perspective, due to the majority of neighbouring properties being commercial in use. Commercial properties have a lesser requirement for high levels of daylight and sunlight due to their use and reliance on artificial lighting. Impacts to neighbouring residential properties, or properties of another 'sensitive' use, are therefore very limited.

This summary note reviews only impacts that have been determined as moderate or major adverse within the ES Chapter for either/both daylight and sunlight. These properties are:

- 24 Curtain Road,
- 28 Curtain Road,
- 45 Curtain Road (The Curtain Hotel),
- 14 Holywell Row,
- 21 Holywell Row,
- 22-23 Holywell Row.

The key locations for impacts around the site are therefore isolated to just two locations, which are discussed in turn below.

Curtain Road

24 and 28 Curtain Road are two mixed use properties to the east of the site. They contain commercial space on the ground floor, with residential accommodation situated above. The flat situated at each address will experience the largest percentage daylight losses (Vertical Sky Component) compared to any other residential properties around the site, ranging from 69.3% - 78.7% for windows falling below guidance, by virtue of their location opposite the proposed tower within Shoreditch Works. The retained VSC levels to the majority of impacted windows are reduced to single figures.

The tallest element of the proposed scheme has been positioned opposite these properties on Curtain Road for a number of wider planning reasons, including:

- The retention of heritage buildings;
- The need to avoid expending embodied carbon as far as possible;
- Limiting impacts on as many of the sensitive nearby receptors from a daylight and sunlight perspective as possible;
- To limit and manage the impacts on views of the buildings on the conservation area.

Through the design process and detailed reviews, GIA have worked with KPF to limit the number of neighbouring receptors that would experience daylight and/or sunlight reductions beyond BRE guidance. However, for the full potential of the development site to be realised, impacts beyond BRE guidance will be unavoidable in a dense urban location such as this and therefore the proposed massing has sought to limit the number of impacted neighbours.

Looking at comparable schemes within Hackney to understand what level of daylight and sunlight impact has previously been considered acceptable, EDGE Shoreditch recently received planning permission (reference: 2023/0362), amending an earlier planning application which had been granted in 2021 (reference: 2021/0116). The case officer within the committee report for the 2021 application noted:

'...it is clear that the proposals will result in very significant daylight impacts to rooms on some units within the northern facade of 1 Crown Place. However impacts are unavoidable if development is to take place to a similar scale as other buildings in the surrounding area. Therefore impacts should be reasonably expected by future occupiers of flats within 1 Crown Place. Retained levels of daylight appear to be largely appropriate for new building development.'

Having reviewed the original 2021 application, it is clear that a number of windows within 1 Crown Place experienced large percentage reductions beyond those experienced by 24 and 28 Curtain Road with the Shoreditch Works development, combined with lower retained VSC levels (which at times were reduced to 0%). This application was then varied with a larger massing under the 2023 permission, which allowed for further reductions to 1 Crown Place beyond those originally consented.

Whilst it is acknowledged that key variations exist such as 1 Crown Place being a new development and the use of mirror massing to argue the acceptability of these impacts, the consent of EDGE Shoreditch demonstrates that very low daylight levels have been considered acceptable nearby in Hackney. Furthermore, the number of units impacted within 1 Crown Place was significant, particularly in comparison to the two units in question within 24 and 28 Curtain Road.

GIA also believe numerous comparisons can be drawn from the conclusions of The Stage committee report (planning references: 2012/3871; 2012/3872; 2012/3873) which states at paragraph 6.6.24:

'The masterplan and massing of the proposed development has been informed by careful modelling of Daylight and Sunlight impacts at the pre-application stage. As a result the proposed development, despite its scale has a relatively minor impact upon the surrounding area in terms of daylight, sunlight and overshadowing. As discussed in previous sections the application site is within an area identified as suitable for tall buildings, comprehensive redevelopment and intensification. As such the impact of the proposed development is considered acceptable in terms of daylight, sunlight and overshadowing.'

Whilst GIA therefore acknowledge that impacts occur to these two units that exceed BRE guidance, we would highlight how isolated impacts of this nature are in relation to the Shoreditch Works application, particularly when considering the scale of the redevelopment and the immeasurable benefits it will bring the surrounding area and borough.

The Curtain (Mondrian Hotel, Shoreditch) located at 45 Curtain Road to the north of the site is the only hotel within sufficient proximity to warrant testing for daylight and sunlight. Paragraph 2.2.2 of the 2022 BRE Guidelines states:

'The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices.'

For completeness, The Curtain hotel was therefore included in GIA's daylight and sunlight assessment and the resulting ES Chapter. Major adverse impacts are recorded to this neighbouring property, primarily due to the positioning of the majority of windows serving the hotel sitting on the facade at the extent of their site boundary, overlooking a narrow single lane road across to the development site. The proposed development at this location would infill the currently vacant corner at the junction between Curtain Road and Scrutton Street, maximising the site's development potential in line with planning policy. The massing steps down at this location towards Scrutton Street to architecturally respect

the lower rise neighbours at this location, when compared with the tall buildings to the east and south of the site.

Whilst hotels are recommended for daylight and sunlight assessment within the BRE guidance, their primary use at night time with transitory occupants is considered to make them considerably less sensitive to daylight or sunlight alterations when compared with residential properties. This is primarily due to the fact they will be in use at night time, when artificial lighting is relied upon, coupled with the fact occupants do not reside long enough to experience alterations in existing daylight or sunlight levels.

Holywell Row

Many of the properties along Holywell Row are commercial in use, and therefore were not relevant for daylight and sunlight assessment. In terms of properties which experience moderate or major adverse impacts for either daylight or sunlight reductions, these are restricted to just numbers 14, 21 and 22-23 Holywell Row.

GIA worked closely with KPF to amend the massing in a way that would optimise the site's potential, whilst simultaneously respecting the existing daylight and sunlight levels to the sensitive neighbouring properties at this location as far as possible.

14 Holywell Row has been categorised as moderate adverse for daylight only (and negligible to minor adverse for sunlight). With only three of the 16 windows falling below BRE Guidance for VSC, two of which serve bedrooms. Whilst bedrooms are required for daylight and sunlight assessment, it is acknowledged that they have a lesser expectation for good levels of daylight and sunlight when compared with primary residential space, such as living rooms and kitchens. The last remaining window serves a third floor living room which is served by multiple non-impacted mitigating windows, and retains a very good VSC level of 18%.

21 Holywell Row has been categorised as moderate adverse for sunlight only (and minor to moderate adverse for daylight). For sunlight, two rooms (a living/kitchen/dining room and bedroom) are relevant for assessment. Both rooms experience no winter probable sunlight hours (WPSH) losses and instead only experience reductions in relation to annual probable sunlight hours (APSH). The bedroom will retain 41% APSH far exceeding the BRE target 25% and the LKD will retain 20% APSH which is considered very good in this dense urban context.

22-23 Holywell Row has been categorised as major adverse for daylight only (and negligible to minor adverse for sunlight). The six windows within this property will fall below BRE guidance for VSC and two of the three rooms will fall below BRE guidance for NSL. Three of the six windows will retain a VSC level in excess of 15% (mid teens level) with the proposal in place, which is a level considered contextually appropriate by local authorities and the GLA previously for a dense urban environment, and one window will retain 14% VSC. The three windows that fall below the contextually appropriate 15% level are all situated on the second floor of this property and serve a room of unknown use, due to lack of publicly available floorplans. When assessed against the NSL criteria, this room falls marginally beyond BRE guidance with a 31.4% reduction and retains a very good daylight distribution level of 68%. The second room which falls below BRE criteria for NSL is a bedroom on the third floor. This bedroom experiences a 52.6% NSL reduction but the two windows that serve it both retain very good VSC levels of 18%. When considering that a bedroom is primarily used at night and the high retained VSC levels, we do not believe undue harm will be caused to this rooms daylight amenity.

Whilst impacts beyond BRE guidance occur to the above properties situated on Holywell Row, they are restricted to very limited locations. Where these impacts do occur, the retained daylight and/or sunlight levels are generally very good or in keeping with what may be considered reasonable given the dense urban location of the site.

Summary and Conclusions

The Shoreditch Works site is surrounded primarily by commercial properties, meaning that daylight and sunlight impacts to neighbouring properties will inevitably be more limited. From a daylight and sunlight perspective, GIA therefore believe this site lends itself well to meaningful redevelopment.

In this area of Shoreditch, streets are narrow and properties sit within close proximity to one another. When compared with the surrounding area, and taking into account planning policy and site allocation, the site is underdeveloped/inefficiently used, with low rise buildings and vacant land forming the current building typology. As such, larger percentage alterations to the limited number of neighbouring residential properties is unavoidable if the proposed development is to make efficient use of the site, in line with the NPPF and aims of the development plan.

We hope that this letter demonstrates the isolated nature of any meaningful daylight and sunlight impacts surrounding the site, in line with The Stage committee report *'despite its scale has a relatively minor impact upon the surrounding area in terms of daylight, sunlight and overshadowing'* and that, in line with the 1 Crown Place committee report

'impacts are unavoidable if development is to take place to a similar scale as other buildings in the surrounding area.'

We trust this letter provides helpful additional context to supplement the ES Chapter but would welcome discussion on any queries that may arise

Yours sincerely,

For and on behalf of GIA



Jessica Doyle

Director

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DISCLAIMER:

N.B This report has been prepared for Linea Properties Ltd by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for Linea Properties Ltd and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

APPENDIX 02

TRANSIENT OVERSHADOWING STUDY

21/05/2026 / JD/18329

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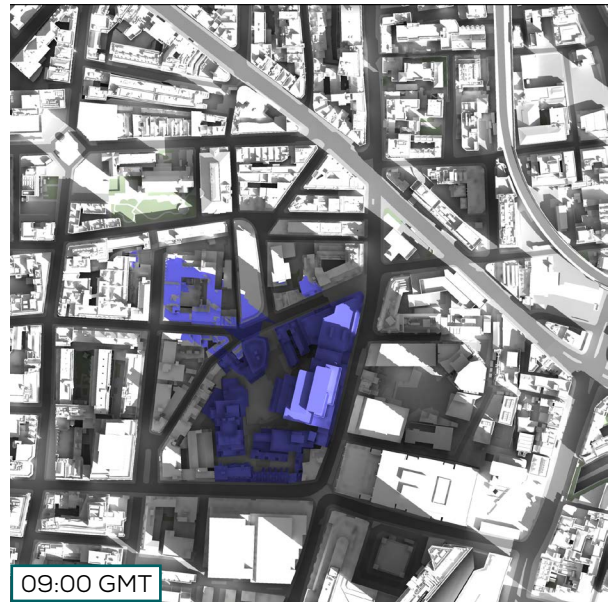
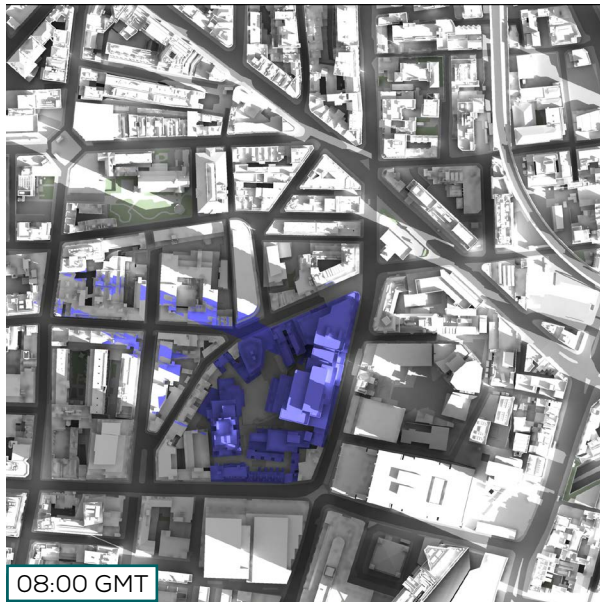
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TRANSIENT OVERSHADOWING ASSESSMENT
21ST MARCH (08:00 - 11:00 GMT)

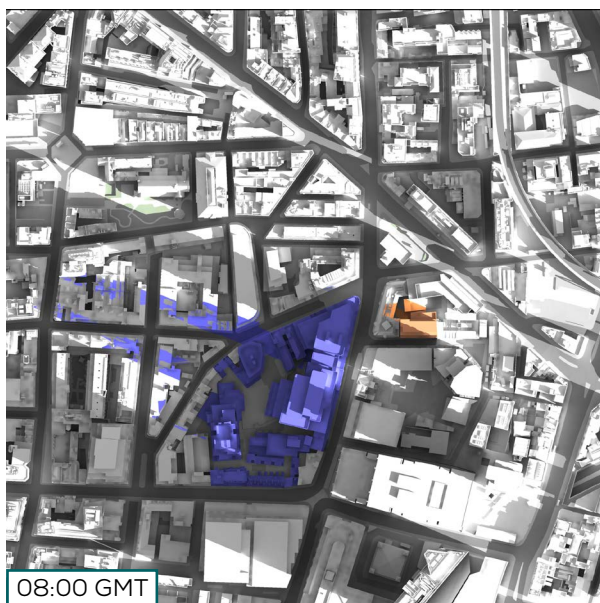
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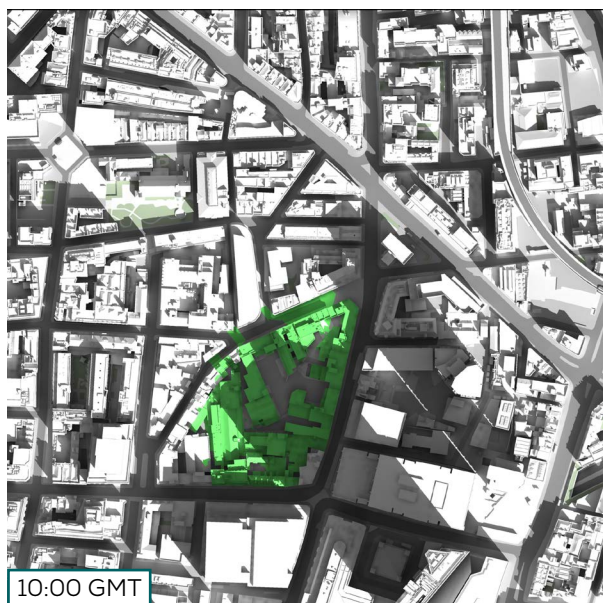
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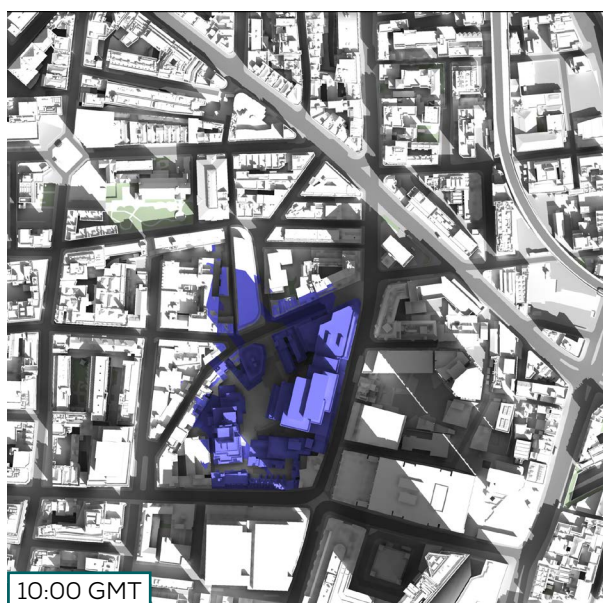
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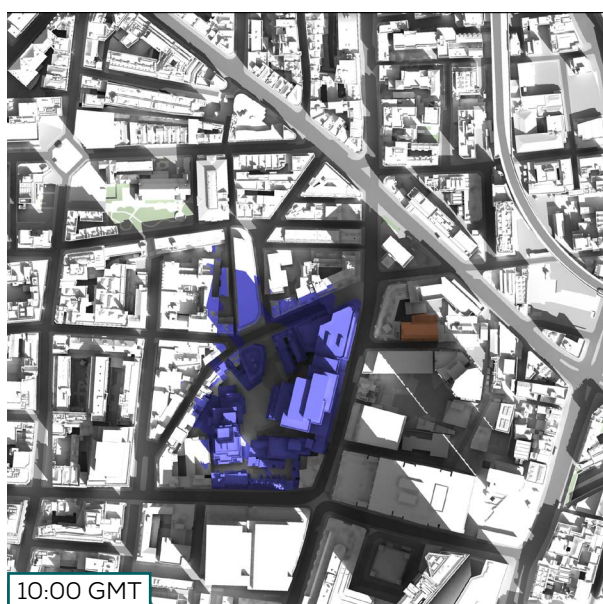
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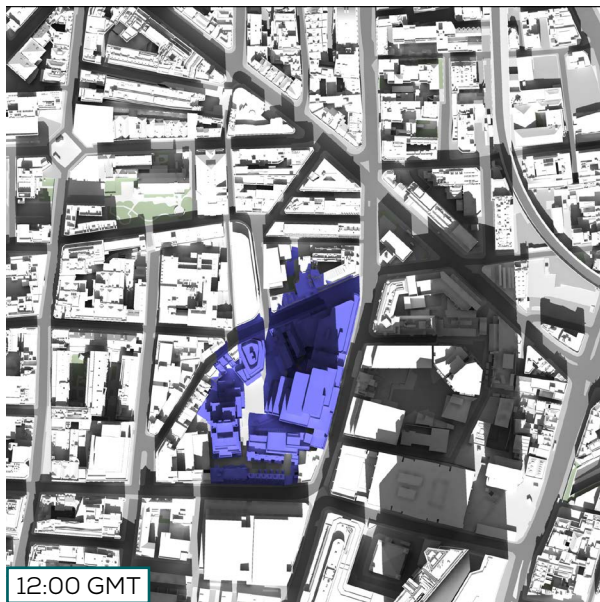


TRANSIENT OVERSHADOWING ASSESSMENT
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EXISTING



PROPOSED



CUMULATIVE



EXISTING



PROPOSED



CUMULATIVE

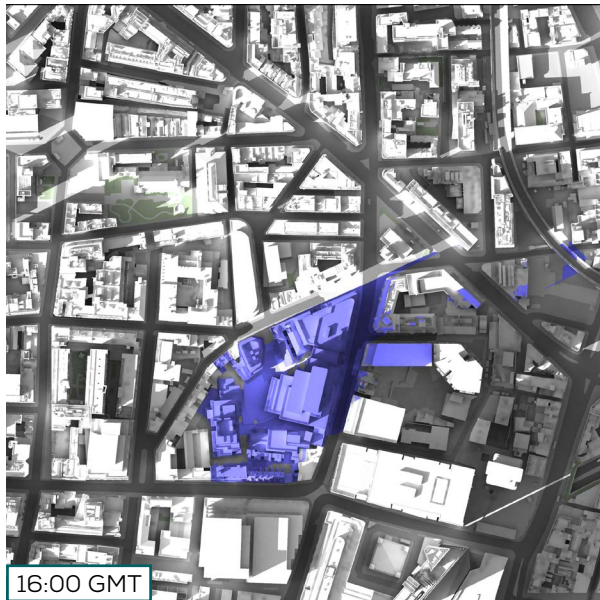


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21ST MARCH (16:00 - 17:00 GMT)

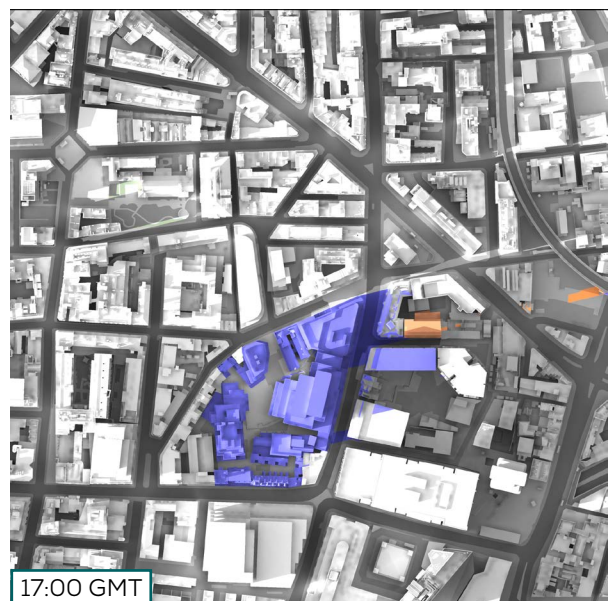
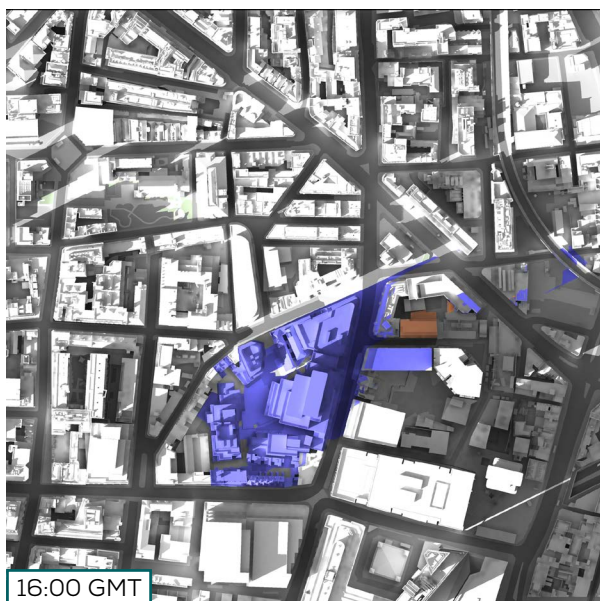
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TRANSIENT OVERSHADOWING ASSESSMENT
21ST JUNE (06:00 - 09:00 BST)

EXISTING



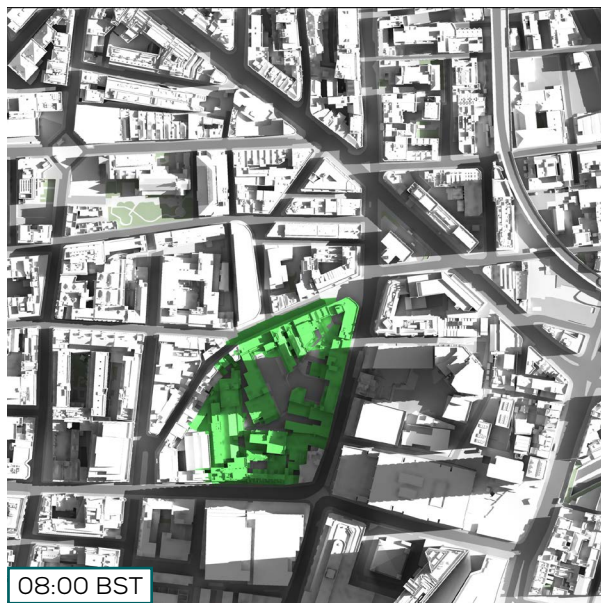
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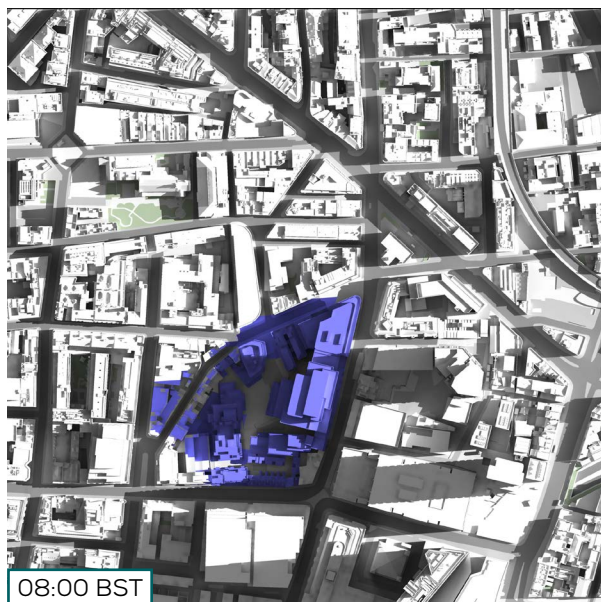
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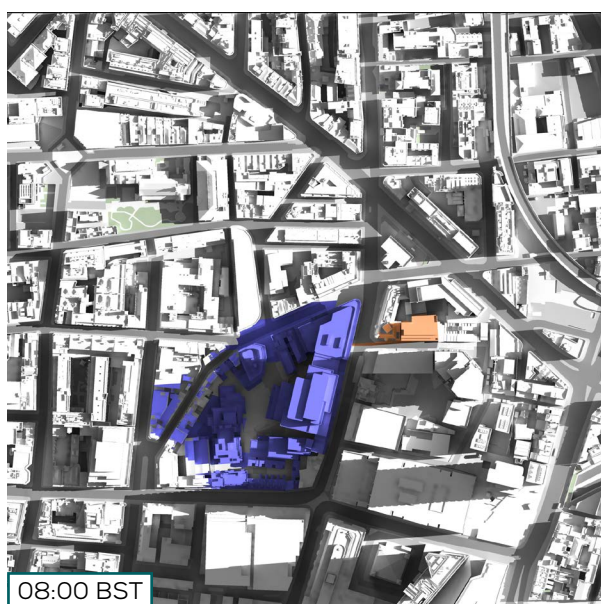
EXISTING



PROPOSED



CUMULATIVE

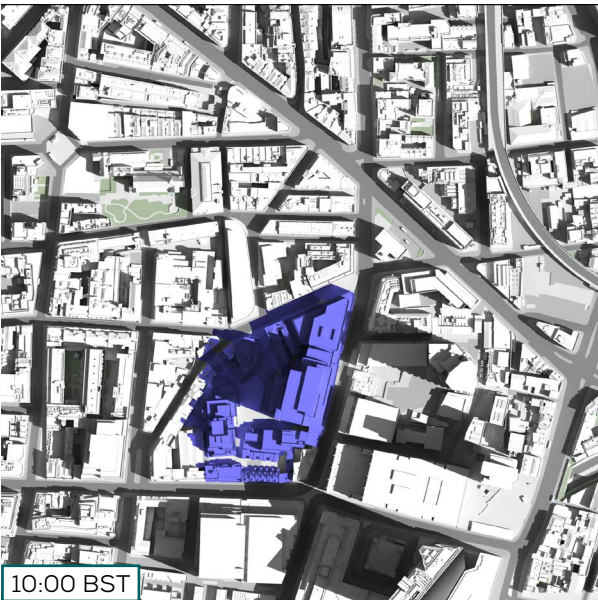


TRANSIENT OVERSHADOWING ASSESSMENT
21ST JUNE (10:00 - 13:00 BST)

EXISTING



PROPOSED



CUMULATIVE



EXISTING



PROPOSED

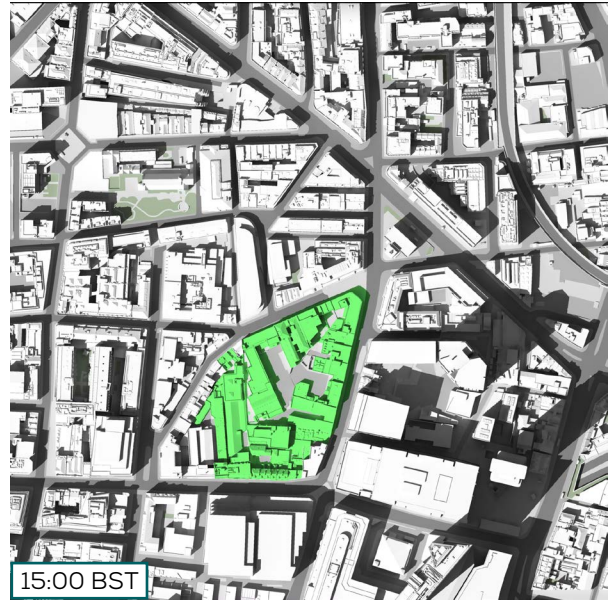


CUMULATIVE

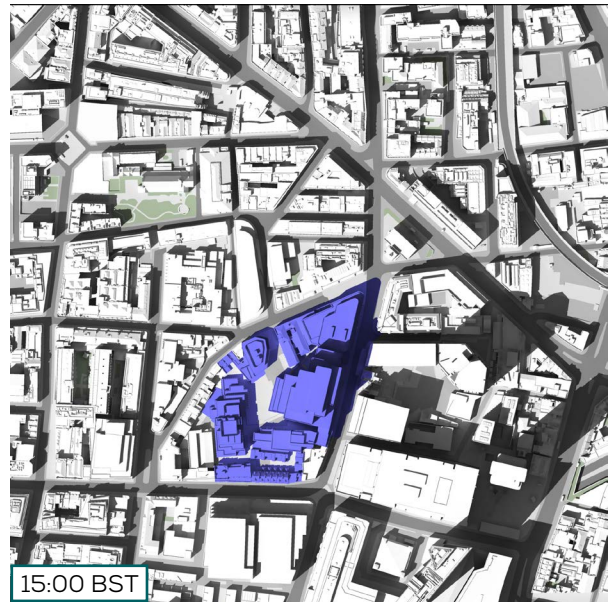
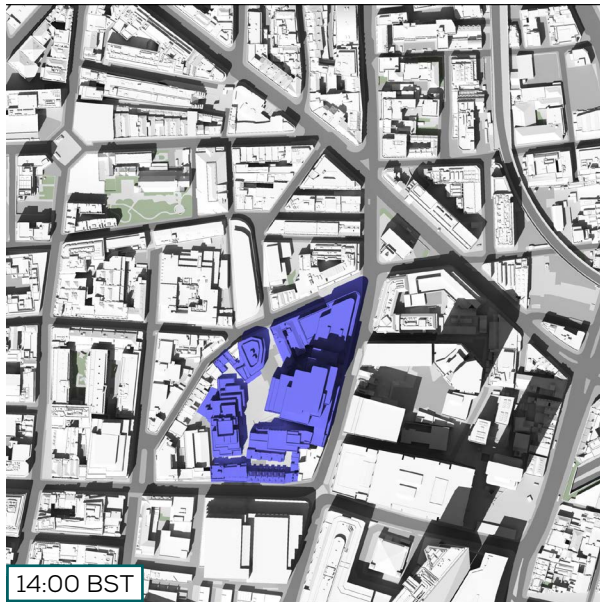


TRANSIENT OVERSHADOWING ASSESSMENT
21ST JUNE (14:00 - 17:00 BST)

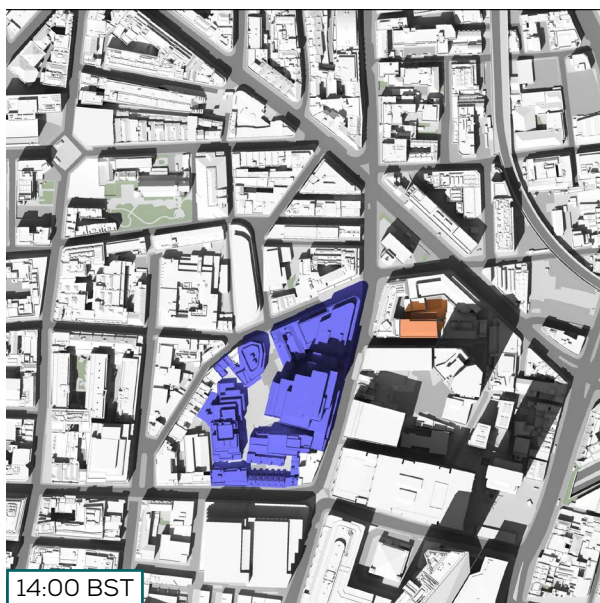
EXISTING



PROPOSED



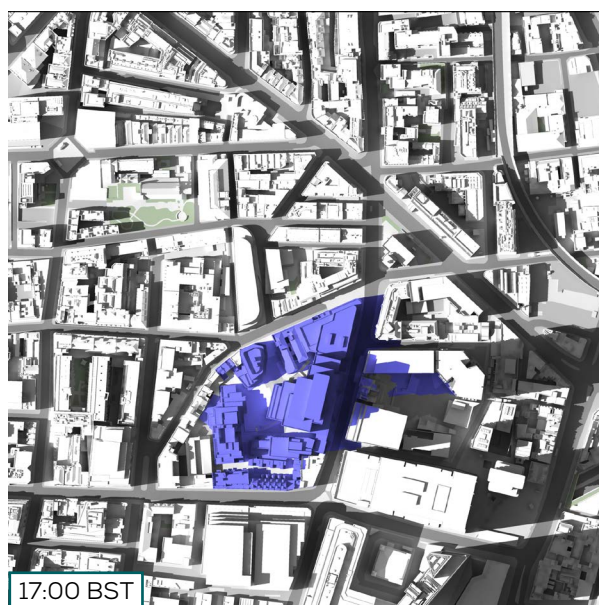
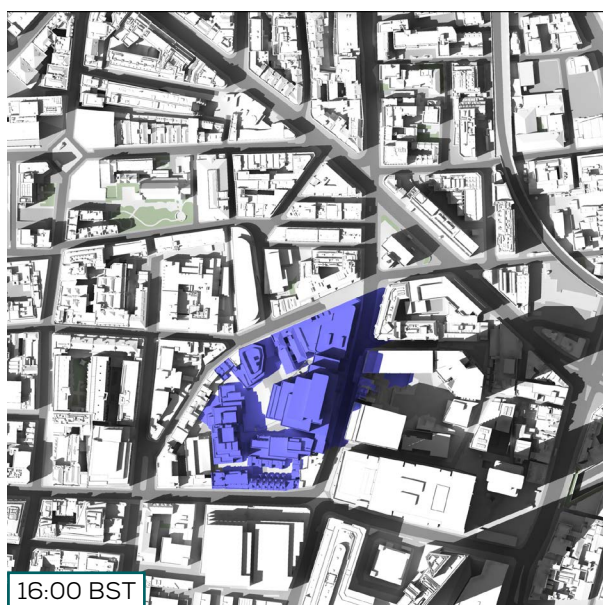
CUMULATIVE



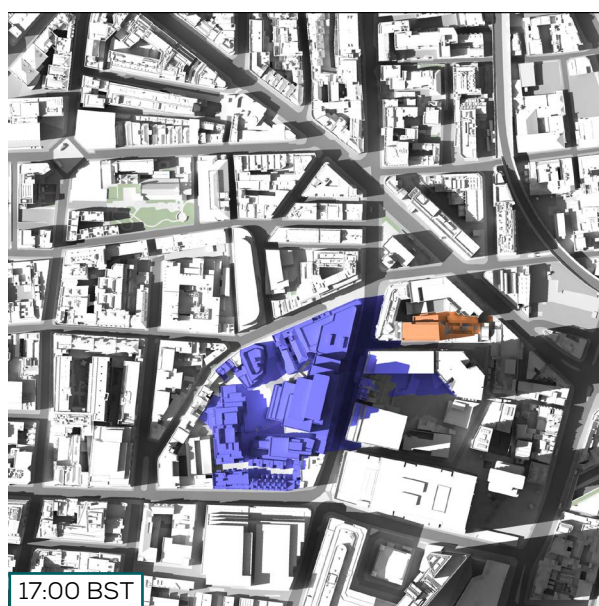
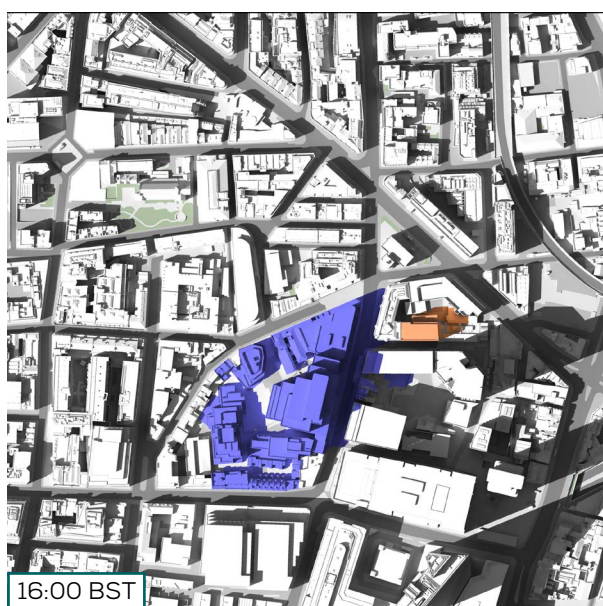
EXISTING



PROPOSED



CUMULATIVE

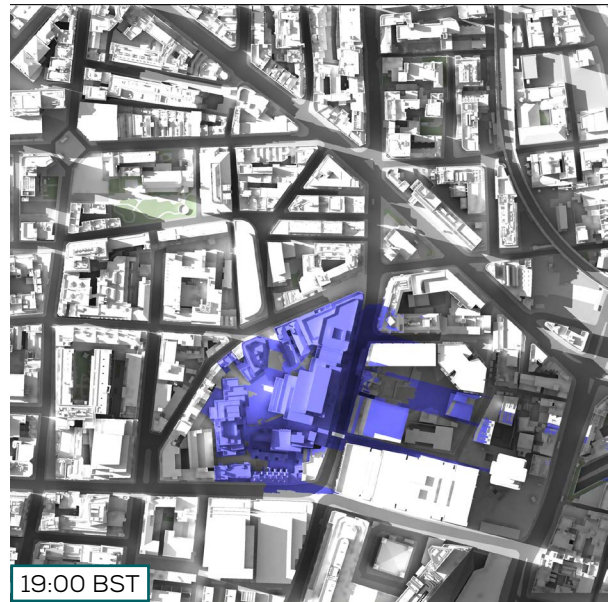
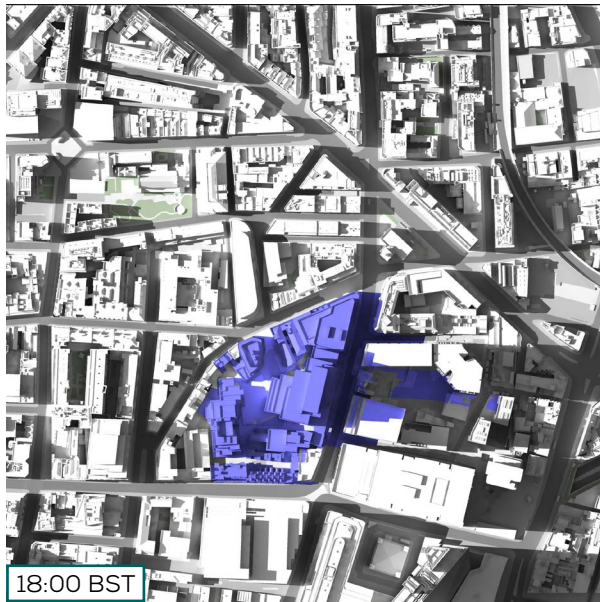


TRANSIENT OVERSHADOWING ASSESSMENT
21ST JUNE (18:00 - 20:00 BST)

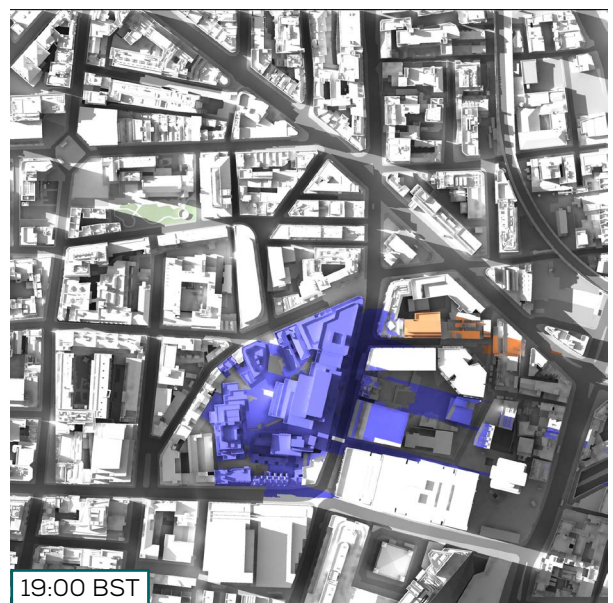
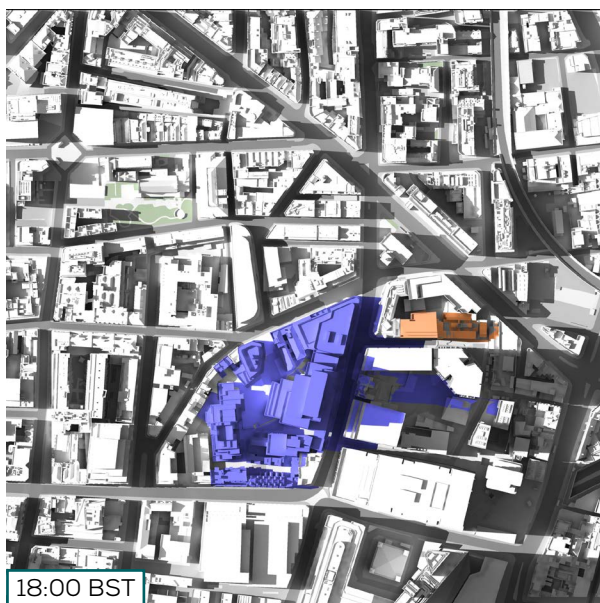
EXISTING



PROPOSED



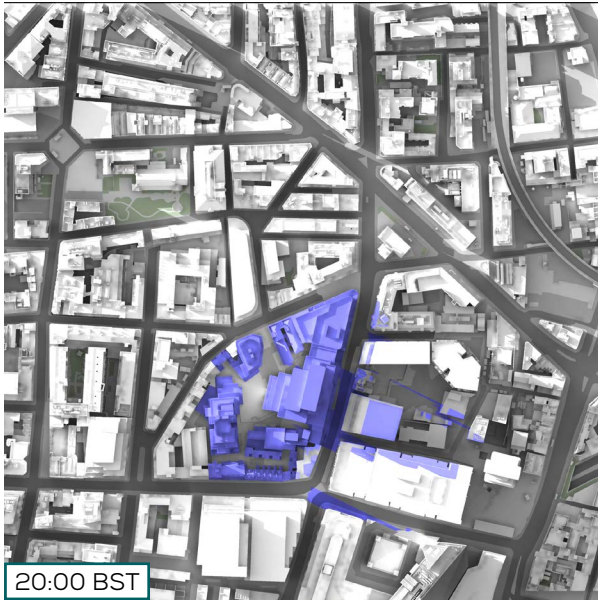
CUMULATIVE



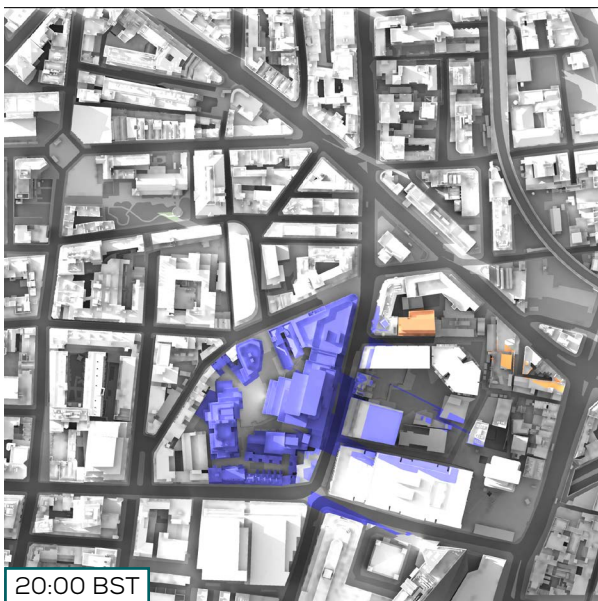
EXISTING



PROPOSED



CUMULATIVE

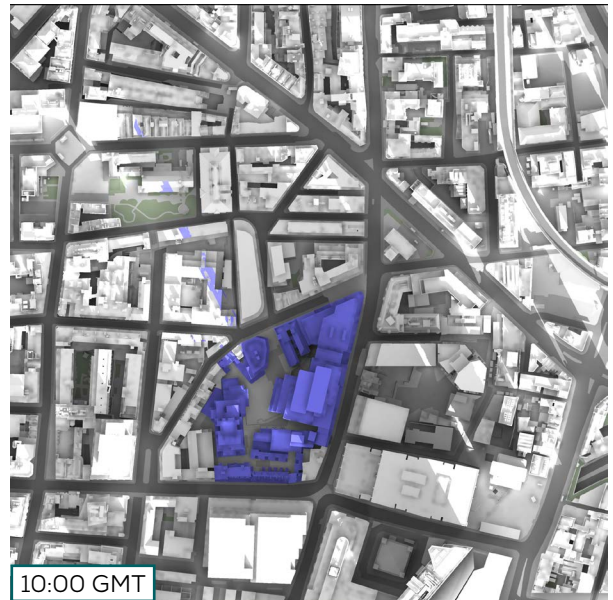


TRANSIENT OVERSHADOWING ASSESSMENT
21ST DECEMBER (09:00 - 12:00 GMT)

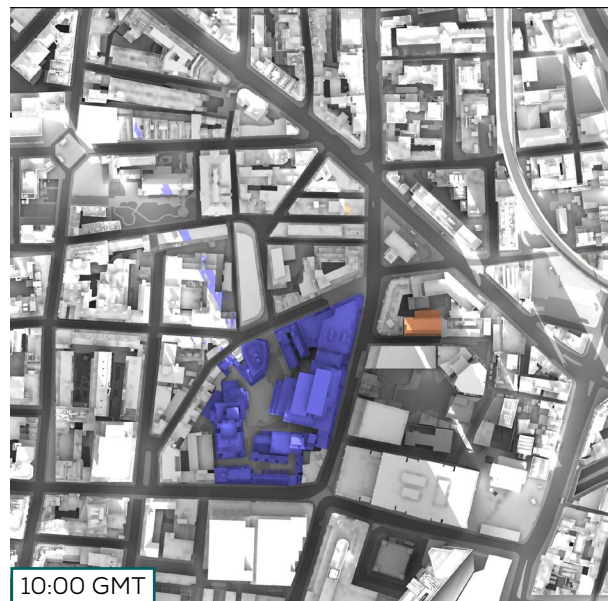
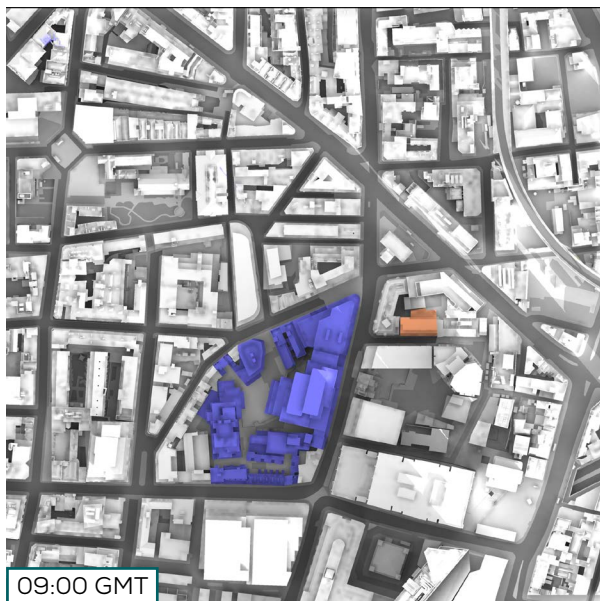
EXISTING



PROPOSED



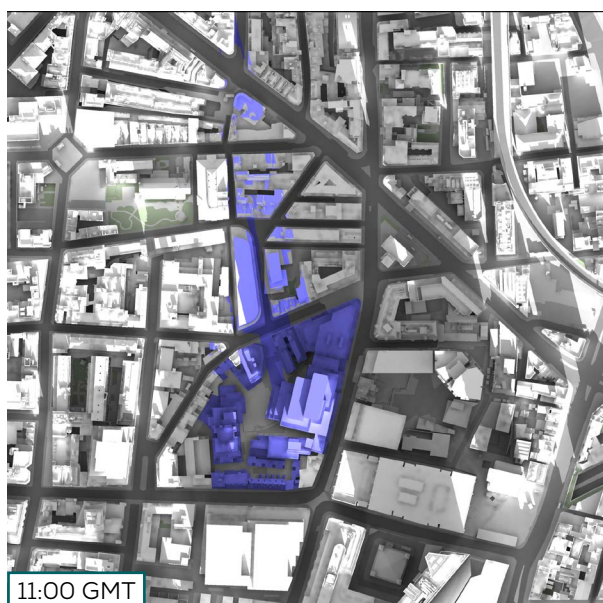
CUMULATIVE



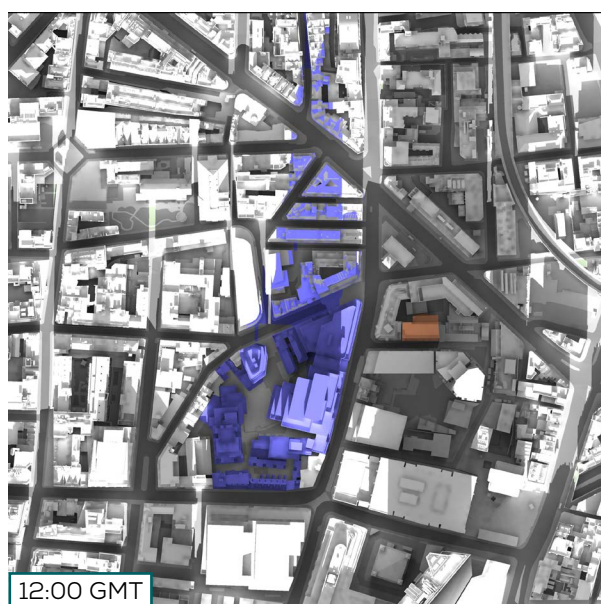
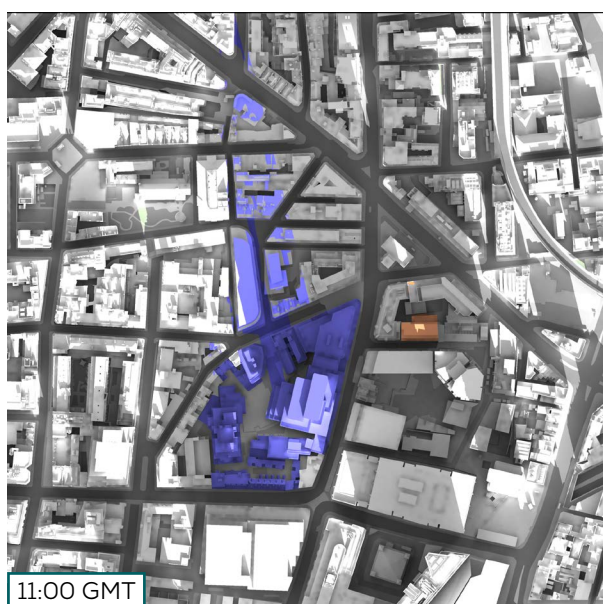
EXISTING



PROPOSED

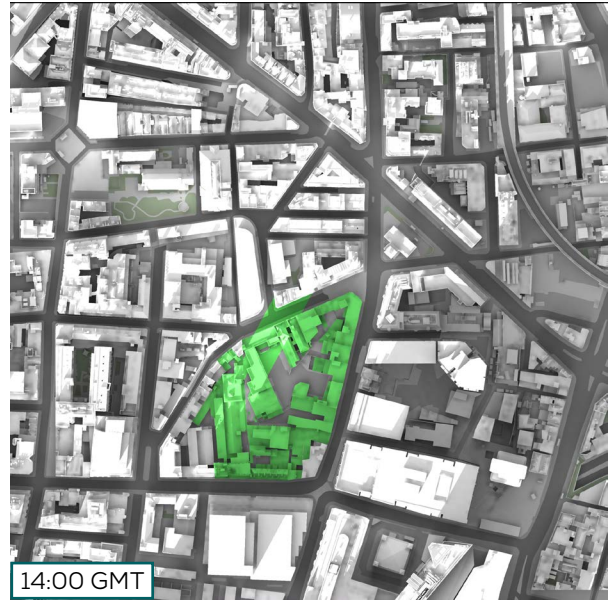


CUMULATIVE



TRANSIENT OVERSHADOWING ASSESSMENT
21ST DECEMBER (13:00 - 15:00 GMT)

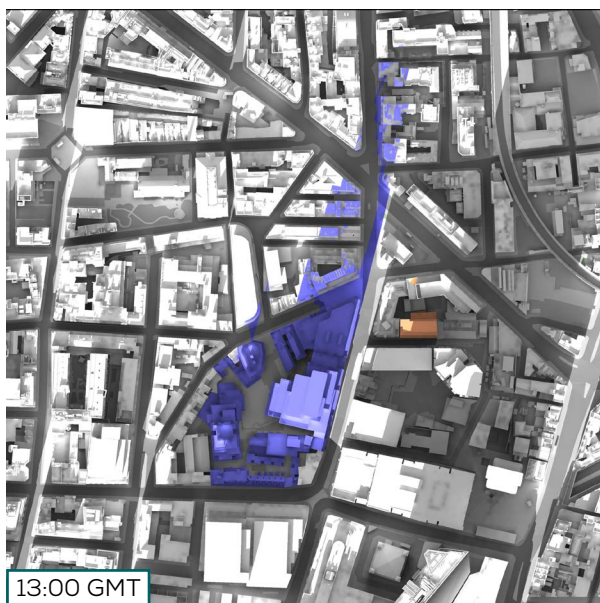
EXISTING



PROPOSED



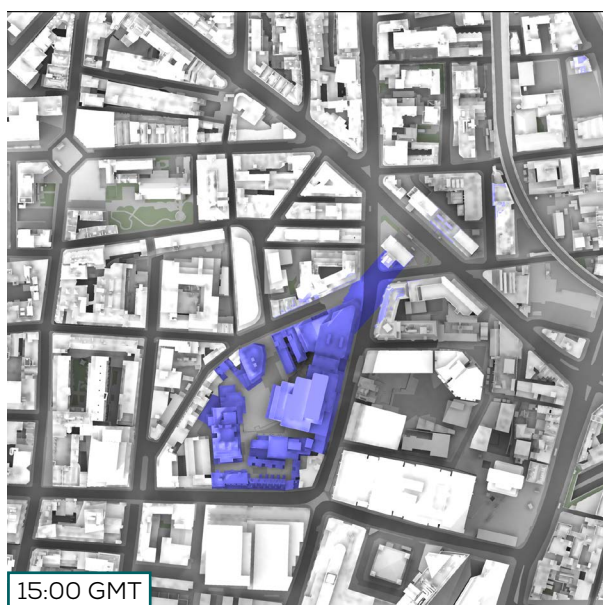
CUMULATIVE



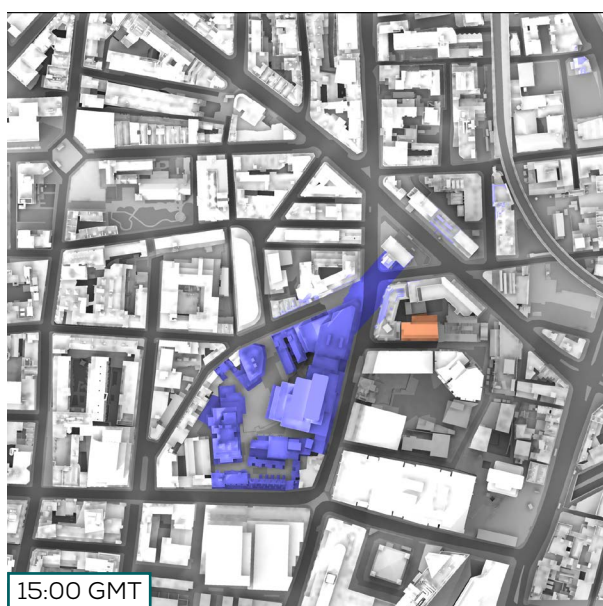
EXISTING



PROPOSED



CUMULATIVE



1 OVERSHADOWING ASSESSMENTS

OPEN SPACE -EXISTING BRE TEST



(BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE)

AREA 1:ROOF TERRACE -30 SCRUTTON STREET-61%

AREA 2:THE STAGE PUBLIC PLAZA-0%

AREA	OPEN SPACES	Area seeing 2+ hours of sunlight on 21st March			
		EXISTING [%]	PROPOSED [%]	ABS. LOSS	% LOSS
1	Roof terrace -30 Scrutton Street	61	60	1	2%
2	The Stage Public Plaza	0	0	0	-

OPEN SPACE -PROPOSED
BRE TEST



(BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE)

AREA 1: ROOF TERRACE -30 SCRUTTON STREET-60%
AREA 2:THE STAGE PUBLIC PLAZA- 0%

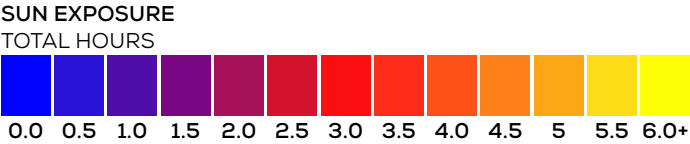
SUN HOURS ON GROUND
BRE TEST - 21ST MARCH



OPEN SPACE- EXISTING
SUN EXPOSURE - 21ST MARCH (SPRING EQUINOX)



OPEN SPACE- PROPOSED
SUN EXPOSURE - 21ST MARCH (SPRING EQUINOX)



21st March
(SPRING EQUINOX)

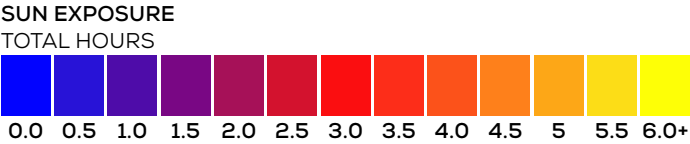
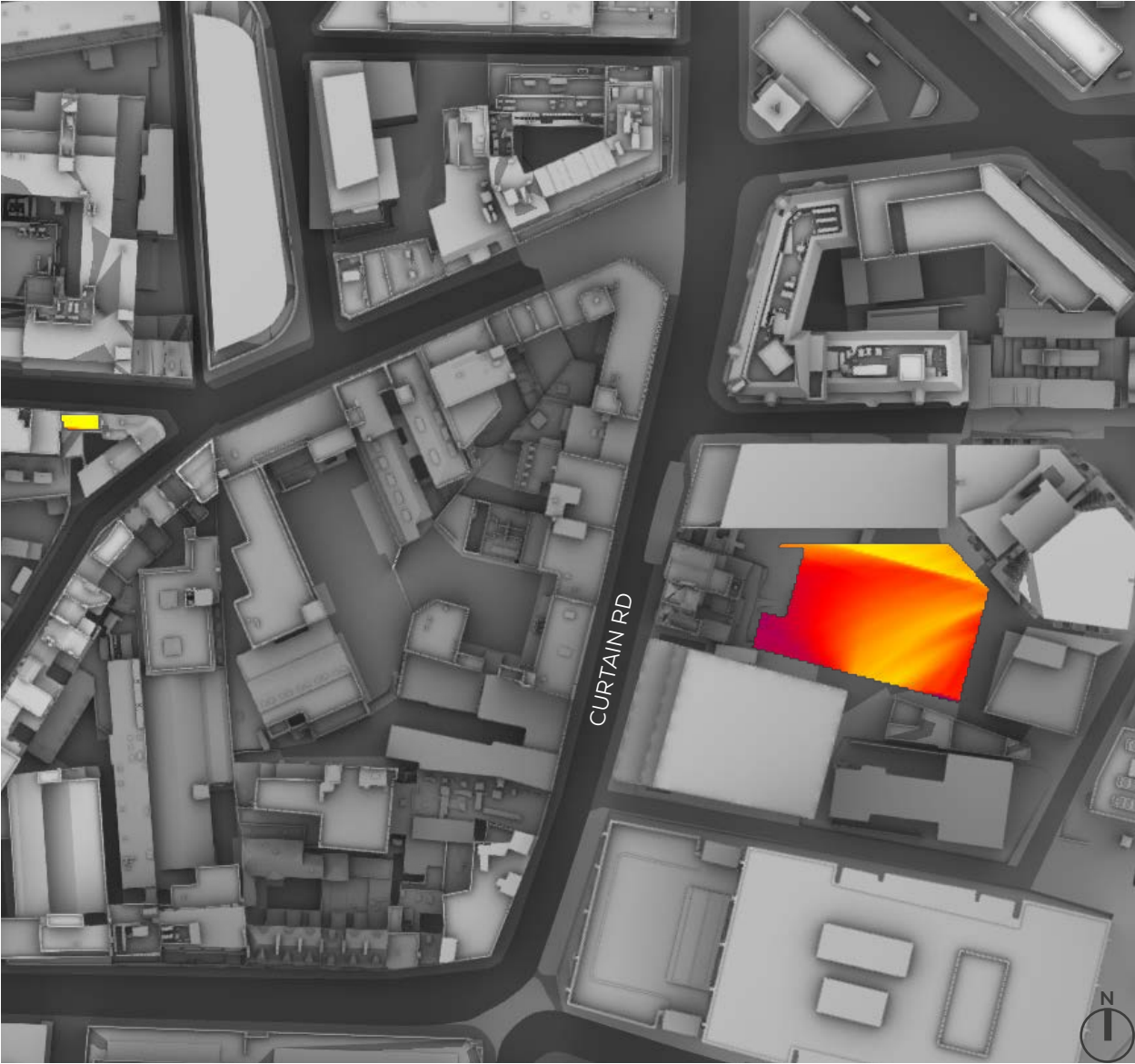
LONDON
Latitude: 51.5
Longitude: 0.0
Sunrise: 06:02 GMT
Sunset: 18:14 GMT

Total Available Sunlight:
12hrs 12mins

OPEN SPACE-EXISTING
SUN EXPOSURE - 21ST JUNE (SUMMER SOLSTICE)



OPEN SPACE-PROPOSED
SUN EXPOSURE - 21ST JUNE (SUMMER SOLSTICE)



21st June
(SUMMER SOLSTICE)

LONDON
Latitude: 51.5
Longitude: 0.0
Sunrise: 04:43 GMT
Sunset: 21:21 GMT

Total Available Sunlight:
16hrs 38mins

OPEN SPACE -EXISTING
BRE TEST



(BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE)

AREA 1:ROOF TERRACE -30 SCRUTTON STREET-61%
AREA 2:THE STAGE PUBLIC PLAZA-0%

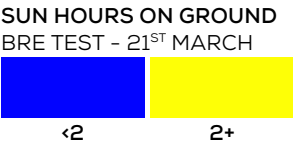
AREA	OPEN SPACES	Area seeing 2+ hours of sunlight on 21st March			
		EXISTING [%]	CUMULATIVE [%]	ABS. LOSS	% LOSS
1	Roof terrace -30 Scrutton Street	61	60	1	2%
2	The Stage Public Plaza	0	0	0	-

OPEN SPACE -CUMULATIVE
BRE TEST



(BRE RECOMMENDS 2+ HOURS OF SUNLIGHT ON 21ST MARCH FOR AT LEAST 50% OF THE OPEN SPACE)

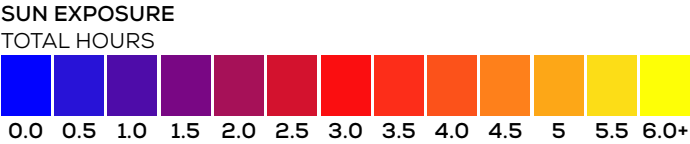
AREA 1: ROOF TERRACE -30 SCRUTTON STREET-60%
AREA 2:THE STAGE PUBLIC PLAZA- 0%



OPEN SPACE- EXISTING
SUN EXPOSURE - 21ST MARCH (SPRING EQUINOX)



OPEN SPACE- CUMULATIVE
SUN EXPOSURE - 21ST MARCH (SPRING EQUINOX)



21st March
(SPRING EQUINOX)

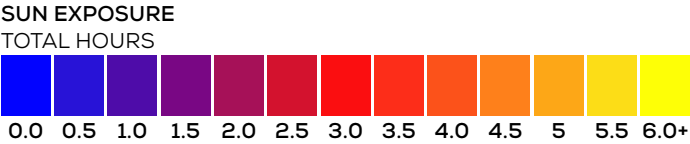
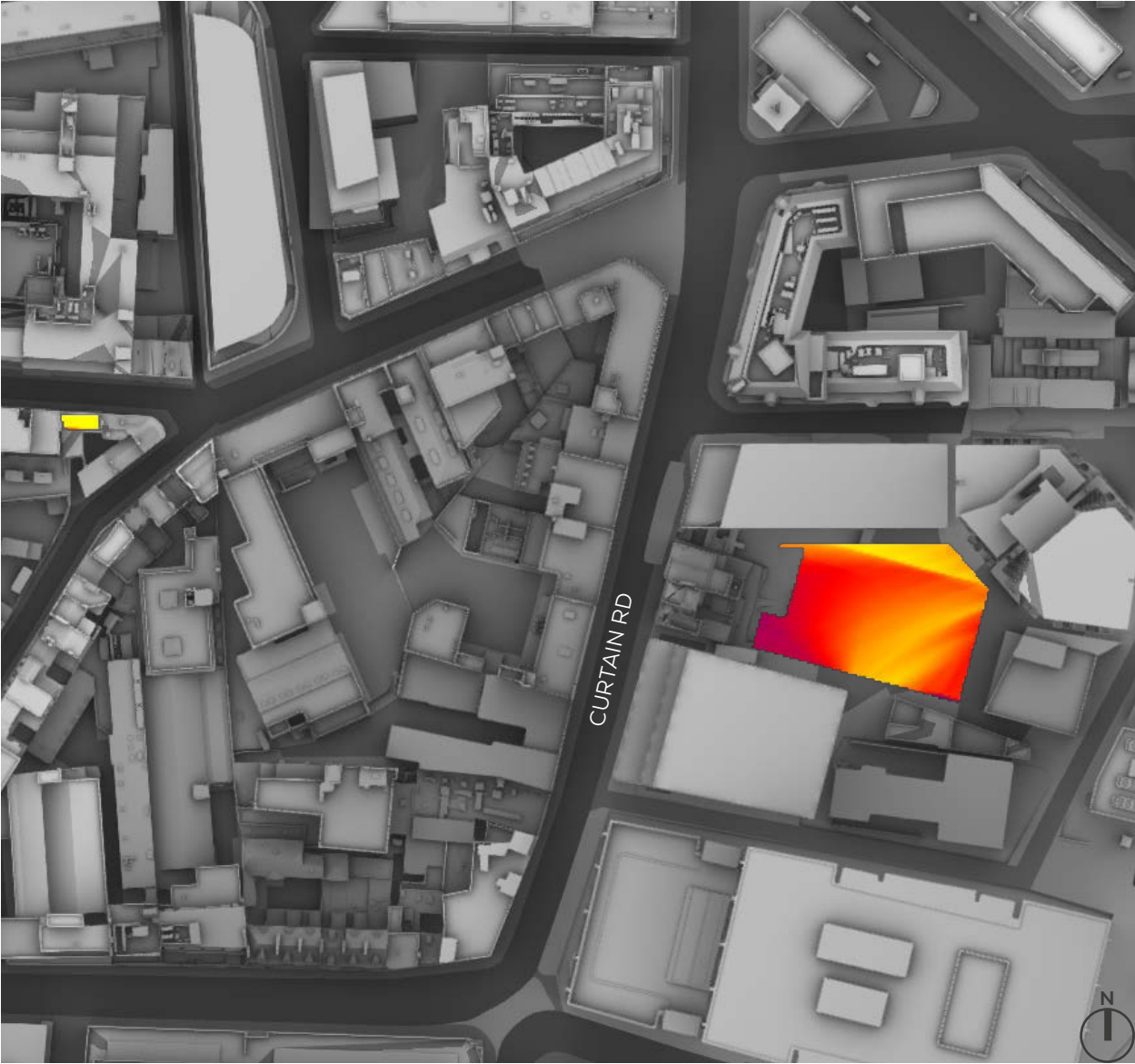
LONDON
Latitude: 51.5
Longitude: 0.0
Sunrise: 06:02 GMT
Sunset: 18:14 GMT

Total Available Sunlight:
12hrs 12mins

OPEN SPACE-EXISTING
SUN EXPOSURE - 21ST JUNE (SUMMER SOLSTICE)



OPEN SPACE-CUMULATIVE
SUN EXPOSURE - 21ST JUNE (SUMMER SOLSTICE)



21st June
(SUMMER SOLSTICE)

LONDON
Latitude: 51.5
Longitude: 0.0
Sunrise: 04:43 GMT
Sunset: 21:21 GMT

Total Available Sunlight:
16hrs 38mins