




THE GOODSYARD

Environmental Statement Addendum Volume 2

September 2019 – Chapter 11 of 21



ballymore.



CHAPTER 11: DAYLIGHT, SUNLIGHT, OVERSHADOWING, SOLAR GLARE AND LIGHT POLLUTION

11.2 INTRODUCTION

- 11.2.1
- Since the preparation of the 2015 ES accompanying the previous application, there has been no changes to the assessment methodology for daylight, sunlight, overshadowing, solar glare and light pollution. The baseline position has altered, however, as the following neighbouring developments in close proximity to the site have since commenced construction and so are included within the baseline:
 - Land within former Truman's Brewery site;
 - Principal Tower;
 - The Stage; and
 - 168-178 Shoreditch High Street.
- 11.2.2
- Additionally, further information has become available on the uses of neighbouring properties leading to a number of previously assumed residential properties now being identified as commercial in use.
- 11.2.3
- The above alterations have been incorporated throughout this chapter.

11.3 SCOPE OF ASSESSMENT

- 11.3.1
- This chapter of the ES Addendum assesses the likely significant effects of the Revised Scheme in terms of Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution and is supported by **ES Volume 4 - Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution** (Parts 1 to 4).
- 11.3.2
- The chapter describes: the assessment methodology; the baseline conditions currently existing at the application site and in the surrounding area; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the cumulative effects associated with the Revised Scheme in combination with other developments within close proximity to the site.

11.4 KEY LEGISLATION, POLICY AND GUIDANCE CONSIDERATIONS

- 11.4.1
- The Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution assessments have been undertaken within the context of relevant planning policies, guidance documents and legislative instruments. These are summarised below.

Legislation and Regulation

Clean Neighbourhoods and Environment Act, Section 102 (2005)
- 11.4.2
- Section 79 of the Environmental Protection Act, 1990 as amended by the Clean Neighbourhoods and Environment Act, 2005, states the following with regards to light pollution:

“Artificial light emitted from premises so as to be prejudicial to health and nuisance constitutes a ‘Statutory Nuisance’ and it shall be the duty of every local authority to cause its area to be inspected from time to time to detect any statutory nuisances which ought to be dealt with under section 80 [or sections 80 and 80A) and, where a complaint of a statutory nuisance is made to it by a person living within its area, to take such steps as are reasonably practicable to investigate the complaint”.

National Planning Policy

National Planning Policy Framework (MHCLG, 2019)
- 11.4.3
- The National Planning Policy Framework (NPPF) was adopted in February 2019, and stipulates 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.”
- Planning Practice Guidance (MHCLG, 2015)**
- 11.4.4
- Paragraph 26 of the Design guidance within the National Planning Practice Guidance (NPPG) states that:

“account should be taken of local climatic conditions, including daylight and sunlight”.

Draft Planning Practice Guidance (MHCLG, 2018)
- 11.4.5
- There are no relevant policies in the Draft Planning Practice Guidance.

Regional Planning Policy

The London Plan (GLA, 2016)
- 11.4.6
- The key policies from the adopted London Plan of relevance to this assessment are:
- 11.4.7
- Policy ‘7.6 - Architecture’ which states that:
- “...buildings and structures should...not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and micro-climate.”; and
- 11.4.8
- Policy ‘7.7 - Location and Design of Tall Buildings’ which states that large buildings should not adversely affect their surroundings in terms of overshadowing and solar reflected glare:

“Location and design of tall buildings should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference.”

Draft London Plan (GLA, 2018)
- 11.4.9
- The key policies from the draft London Plan of relevance to this assessment are detailed below:
- 11.4.10
- Policy D4 Housing Quality and Standards, states:

“The design of development should provide sufficient daylight and sunlight to new housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.”
- 11.4.11
- Policy D8 Tall buildings, states:

“Wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building...” and that, “...buildings should not cause adverse reflected glare.”

Housing Supplementary Planning Guidance (GLA, 2016)
- 11.4.12
- The Housing Supplementary Planning Guidance (SPG) draws on the London Plan, primarily the relevant Policy 7.6Bd, and provides further guidance on standards to daylight and sunlight.
- 11.4.13
- Paragraph 1.3.45 of the guidance states that:

“an appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves.”
- 11.4.14
- The paragraph continues, stating that:

“guidelines should be applied sensitively to higher density development...where BRE advice suggests considering the use of alternative targets’ taking in to account the ‘local circumstances; the need to optimise housing capacity; and scope for character and form of an area to change over time.”
- 11.4.15
- The paragraph also states:

“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.”

- 11.4.16 Section 2.3 of the Sustainable Design and Construction SPG provides guidance on key areas such as site layout and micro-climate in relation to site layout and building design.
- 11.4.17 With regard to site layout, paragraph 2.3.6 refers to measures to reduce carbon dioxide emissions:
- “include enabling access to daylight and sunlight for uses that require [light].” In addition, the guidance states that “site planning can minimise the impact of the shadow created by the new buildings to protect existing features such as open space and renewable solar technologies on roofs.” It goes on to say that “developers should ensure the layout of their site and buildings maximises the opportunities provided by natural systems, such as light.”
- 11.4.18 Paragraph 2.3.8 of the SPG continues with effects on the micro-climate caused by new buildings which include:
- “overshadowing and reducing access to sunlight.”
- 11.4.19 The guidance states that the above effects should:
- “be considered during the design of a development and assessed once the designed is finalised.”
- 11.4.20 For light pollution, the SPG provides additional information of types of light pollution including glare, light trespass and sky glow. The guidance goes on to the potential harmful effects from light pollution and how to design lighting appropriately to minimise nuisance following the Institution of Lighting Engineers, Guidance Notes for the Reduction of Obtrusive Light (2011)

Local policy and guidance

London Borough of Tower Hamlets

London Borough of Tower Hamlets Core Strategy, 2010

- 11.4.21 The application site is located within the London Borough of Tower Hamlets (LBTH) and this assessment has therefore been undertaken with regard to the LBTH adopted Core Strategy. In particular, Policy SP10.4 seeks to:
- “Ensure that buildings and neighbourhoods promote good design principles to create buildings, spaces and places that are high-quality, sustainable, accessible, attractive, durable and well-integrated with their surrounds. This will be achieved through ensuring development: ...Protects amenity, and promotes well-being (including preventing loss of privacy and access to daylight and sunlight).”
- London Borough of Tower Hamlets Managing Development Plan Document, 2013
- 11.4.22 The LBTH MDD was adopted in April 2013. It sets out the detailed policies to guide development in the LBTH.
- 11.4.23 Policy DM25 Amenity outlines the LBTH's aim to minimise the daylight, sunlight and overshadowing impacts caused by new developments. The LBTH's aim is “to ensure the design of new development optimises the levels of daylight and sunlight”. Policy DM25 Amenity states that:
- “Development should seek to protect, and where possible improve, the amenity of surrounding existing and future residents and building occupants, as well as the amenity of the surrounding public realm by:
- ensuring adequate levels of daylight and sunlight for new residential developments; and
 - not resulting in an unacceptable material deterioration of the sunlighting and daylighting conditions of surrounding development including habitable rooms of residential dwellings, schools, community uses and offices and not result in an unacceptable level of overshadowing to surrounding open space...”
- London Borough of Hackney*
- Proposed Submission Local Plan (LP33)
- 11.4.24 Policy LP2 – Development and Amenity states that:
- “A. All new development must be appropriate to its location and should be designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours. The individual and cumulative impacts of development proposals on amenity will be considered in assessing their acceptability. Consideration of the merits of

development proposals will be balanced against the impact on amenity. These considerations will also be applied to waterways and canals

B. Amenity considerations include the impact of development on:”

“...ii. Overshadowing and outlook;

iii. Sunlight and daylight, and artificial light, levels; ...”

“The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing.”

- 11.4.25 Policy LP52 – Waterways, Canals and Residential Moorings states that:

“Development alongside the waterways and their riparian areas will only be permitted where all of the following criteria are met:

...The development does not cause additional overshadowing of the canal. A daylight and sunlight assessment must be submitted with all applications and mitigation or compensatory measures may be necessary; ...”

“All canal side developments must therefore be accompanied by a daylight and sunlight assessment that identifies the waterspace as a sensitive receptor and sets out the mitigation measures that will be implemented if a development is likely to cause additional overshadowing of the canal.”

- 11.4.26 Policy LP1 – Design Quality and Local Character states in Taller Buildings that:

“ Buildings taller than the existing context will be assessed using the design criteria set out above and against the following additional criteria. All new taller buildings must respect the setting of the borough's historic townscapes and landscapes. Taller buildings will only be permitted where they meet all of the following criteria. A taller building must:

... ii. relate and respond to its immediate and wider surrounding context: the base of the building must enhance the existing streetscape, and the top of a tall building must enhance the skyline; be of exceptional design quality both in materiality and form and not lead to unacceptable overshadowing of public spaces, especially public open spaces and watercourses/canals;”

Core Strategy: Hackney's Strategic Planning Policies for 2010-25 (Adopted Nov 2010)

- 11.4.27 There are no relevant policies relating to Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution within this policy document.

Guidance

Historic England Guidance on Tall Buildings – Historic England Advice Note 4 (2015)

- 11.4.28 Paragraph 4.10 of the Historic England Advice Note 4 recommends that the following should be addressed in relation to tall buildings:

“consideration of the impact on the local environment, including microclimate, overshadowing, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building”.

Building Research Establishment (BRE) Guidelines: Site Layout Planning for Daylight and Sunlight 2011, A Guide to Good Practice. Second Edition (2011)

- 11.4.29 The BRE Guidelines 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011, 2nd edition' (released October 2011) provides advice on site layout planning to achieve good sunlighting and daylighting within buildings, and in the open spaces between them. It is intended for use by building designers, developers, consultants and Local Planning Authorities (LPAs). The advice it gives is not mandatory and should not be used as an instrument of planning policy, it states:

“This guide is a comprehensive revision of the 1991 edition of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location.”

11.4.30	It also states: <i>“The advice is given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. In special circumstances the developer or planning authority may wish to use different target values... in an area with modern high rise buildings, a higher degree of obstruction maybe unavoidable if new developments are to match the height and proportions of existing building” (para.1.6).</i>
11.4.31	In addition, the BRE Guidelines state (para. 1.3) that: <i>“it is intended to be read in conjunction with the interior daylighting recommendations in the British Standard 8206-2 Code of practice for daylighting, and in the CIBSE publication Lighting guide: daylighting and window design”.</i> <u>British Standard (BS) 8206 Part 2: Lighting for buildings. Code of practice for daylighting (2008)</u> The British Standard 8206 part 2 provides recommendations regarding the design for daylight in buildings and sets out various methods for assessing daylight. The document states: <i>“Daylighting gives to a building a unique variety and interest. An interior which looks gloomy, or which does not have a view to the outside when this could reasonably be expected, will be considered unsatisfactory by its users.”</i> <u>Daylighting and window design: Lighting Guide LG10 (CIBSE) (2014)</u> This guide replaces the CIBSE Applications Manual Window Design (1999) and provides a daylight design guide. It states: <i>“There are three main drivers for improving the daylighting of buildings:</i> <ul style="list-style-type: none">• energy consumption• benefits to human health and wellbeing• appearance of the space.” The guide also lists ‘establishing potential impacts on neighbours’ in terms of reflected sunlight, spacing and building form early within the daylighting design process.’ <u>Commission Internationale de L'Eclairage (CIE) 146:2002 & CIE 147:2002 Collection on glare (2002)</u> The CIE 146:2002 Collection on glare states: <i>“Disability glare is glare that impairs vision (CIE, 1987). It is caused by scattering of light inside the eye [...]. The veiling luminance of scattered light will have a significant effect on visibility when intense light sources are present in the peripheral visual field and the contrast of objects to be seen is low”</i> <i>“Disability glare is most often of importance at night when contrast sensitivity is low and there may well be one or more bright light sources near to the line of sight, such as car headlights, streetlights or floodlights. But even in daylight conditions disability glare may be of practical significance: think of traffic lights when the sun is close to them, or the difficulty viewing paintings hanging next to windows.”</i> <u>Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (2011)</u> The ILP document entitled “Guidance Notes for the Reduction of Obtrusive Light” provides quantitative criteria for acceptable levels of light pollution and distinguishes between rural and dense urban areas.

11.5 CONSULTATION

11.5.1	In January 2014 a Scoping Opinion was issued jointly by the LBTH (Ref: PA/14/107) and LBH (Ref: 2014/0249) on the Revised Scheme (see ES Addendum Volume 4 - Appendix A Scoping). A review of the Scoping Opinion was requested by the Applicant in March 2019 subject to the Revised Scheme. Table 11.1 outlines the comments received in the 2014 Scoping Opinion and the 2019 Scoping Opinion Review and where they have been addressed within the documentation.
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Table 11.1 Scoping Opinion Comments and Response

Topic / Section	Summary of Comment	Location within the ES where comments are addressed
Light Pollution	[...] should demonstrate the Institute of Lighting Professionals (ILP) standard to be used and its impact on surrounding buildings as well as nuisance during post curfew periods	Assessment Methodology Assessment of Likely Significant Effects
Daylight, Sunlight and Overshadowing	surrounding residential receptors should be checked again to ensure that no properties are omitted including amenity areas	Baseline Assessment and Identification of Key Receptors
Daylight, Sunlight and Overshadowing	the residential properties to be included in the assessment of the impacts of the development on daylight and sunlight levels at sensitive receptors should include residential components of schemes identified and agreed with LBTH and LBH for cumulative impacts assessment	Cumulative Effects
Daylight, Sunlight and Overshadowing	An internal daylight and sunlight assessment must be included in the ES.	This comment related back to the 2015 Proposed Development whereby you had residual homes being provided in detail. All residential plots are being provided in outline and therefore an internal daylight and sunlight assessment has not been included within the ES Addendum Chapter.
Daylight, Sunlight and Overshadowing	The appropriate bands that should be used for VSC and NSL are: <ul style="list-style-type: none">• 0% to 19.9% - Negligible significance;• 20-29.9%reduction - Minor significance;• 30-39.9%reduction - Moderate significance; and• above 40% reduction - Major significance.	Prediction Methodology
Daylight, Sunlight and Overshadowing	For sunlight, the Annual Probability of Sunlight Hours (APSH) in summer and winter should be assessed for windows that face within 90 degrees of due south.	Assessment Methodology Assessment of Likely Significant Effects
Daylight, Sunlight and Overshadowing	With respect to the assessment a scenario is to be tested showing the existing scenario with cumulative schemes but without the Revised Scheme. The effects would be understood an additional scenario presented, i.e. The Revised Scheme vs Cumulative	With no neighbouring consents with residential elements close enough to the Revised Scheme to be affected, technical assessments for neighbouring consents are not considered necessary and so this scenario is not required. A cumulative scenario is presented to understand cumulative effects comparing with the Baseline.

11.6 SCENARIOS ASSESSED

11.6.1	<p>The following scenarios have been assessed within this chapter for Daylight, Sunlight and Overshadowing:</p> <ul style="list-style-type: none">• Baseline;• Construction;• Revised Scheme; and• Cumulative. <p>Baseline</p>
11.6.2	<p>This scenario has considered the current baseline condition (as at the time of writing) at identified sensitive receptors. It is depicted on drawings 2971/103/01/01 (ES Volume 4 - Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution Part 1 Appendix 02).</p> <p>Demolition and Construction</p>
11.6.3	<p>The construction scenario has been assessed qualitatively and is based on professional judgement.</p> <p>Revised Scheme</p>
11.6.4	<p>The scenario consists of the detailed and outline elements in the context of the surrounding existing environment. This scenario assesses the potential daylight, sunlight, overshadowing, effects of the Revised Scheme on the surrounding residential receptors and amenity spaces as well as sensitive road junctions.</p>
11.6.5	<p>This scenario is illustrated within ES Volume 4 - Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution Part 1 Appendices 02.</p> <p>Cumulative</p>
11.6.6	<p>The cumulative scenario considers the effect of the Revised Scheme and the surrounding consented schemes cumulatively on sensitive receptors, and compares results against the baseline.</p>
11.6.7	<p>This scenario is illustrated within ES Volume 4 - Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution Part 1 Appendices 01.</p>

11.7 ASSESSMENT METHODOLOGY

11.7.1	<p>The technical analyses carried out to inform the assessments have been undertaken by creating a digital three-dimensional (3D) model of the existing site and the complete and operational Development, based on measured survey data.</p> <p>Daylight</p>
11.7.2	<p>The BRE Guidelines specify two primary methods for assessing daylight within an existing sensitive receptor:</p> <ul style="list-style-type: none">• Vertical Sky Component (VSC); and• No Sky Line (NSL) Method.
11.7.3	<p>These are described in further detail below.</p> <p>Vertical Sky Component (VSC) Method</p>
11.7.4	<p>The VSC method of assessment is defined in the BRE Guidelines as the:</p> <p>“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”.</p>

11.7.5	<p>The 3D model uses Waldram Diagrams to establish the VSC and 3D geometric calculations for daylight distribution. This model (which is orientated to north by the use of Ordnance Survey (OS) information) enables the path of the sun to be tracked throughout the year to establish the shadow cast by existing and proposed buildings, and thus calculate the sun hours on ground in each scenario and how the development would affect the amount of daylight being received at surrounding sensitive receptors.</p>
11.7.6	<p>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 Development in terms of light.</p>
11.7.7	<p>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.</p>
11.7.8	<p>The maximum VSC value is 39.9% for a completely unobstructed vertical wall or window. In terms of assessment criteria, the BRE Guidelines state that:</p> <p>“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:</p> <ul style="list-style-type: none">• the VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value• 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 (NSL) Method

11.7.9	<p>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 0.85m 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 may be poor and supplementary electric lighting may be required.</p>
11.7.10	<p>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 4.2m (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.</p>
11.7.11	<p>The potential effects of daylighting distribution in an existing building can be found by plotting the NSL in each of the main rooms. For houses, this would include 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.</p>
11.7.12	<p>British Standard (BS) 8206 Part 2 Lighting for Buildings, Code of Practice for Daylighting also states that the:</p> <p>“uniformity of daylight is considered to be unsatisfactory if a significant part of the working plane (normally more than 20%) lies behind the no-sky line”.</p>
11.7.13	<p>Therefore, an NSL of at least 80% would be considered satisfactory.</p>
11.7.14	<p>In relation to deep rooms lit by windows on one side, the BRE Guidelines state:</p> <p>“If an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable.”</p>

Sunlight

Annual Probable Sunlight Hours (APSH)

11.7.15	<p>The 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 PSH).</p>
11.7.16	<p>The number of spots is calculated for all scenarios during the year and also during the winter period, and a comparison made between the two. This provides a percentage of APSH for each of the time periods for each window assessed.</p>
11.7.17	<p>The BRE Guidelines note that:</p>

- “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.”

“...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”.
- 11.7.18

In regard to existing surrounding receptors, the BRE Guidelines provide 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 (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and if there is a reduction in Total PSH which is greater than 4%.
- 11.7.19

BS 8206 Part 2 states that:

“Provided that the entry of sunlight is properly controlled, it is generally welcome in most buildings in the UK. Dissatisfaction can arise as much from the permanent exclusion of sunlight as from its excess. The provision of sunlight is important in dwellings, particularly during winter months. Sunlight is especially valued in habitable rooms used for long periods during the day.”

“Interiors in which the occupants have a reasonable expectation of direct sunlight should receive at least 25% of probable sunlight hours (see 2.10.2). At least 5% of probable sunlight hours should be received during the winter months, between 21 September and 21 March. Sunlight is taken to enter an interior when it reaches one or more window reference points.”
- 11.7.20

It is often not possible to determine the room uses within each of the neighbouring properties, nor is it clear which windows should be considered as the ‘main windows’. Therefore, regardless of use, all the rooms with windows facing the site and within 90 degrees of due south have been considered in the assessment.
- 11.7.21

In terms of educational facilities, the same criteria as housing using the BRE Guidelines has been used.

Summary of Criteria for Daylight and Sunlight

- 11.7.22

Table 11.2 provides a summary of the criteria set out within the BRE Guidelines for daylight and sunlight.

Table 11.2 Summary of Daylight and Sunlight Assessment Criteria

Method	BRE Criteria
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.
APSH	A window may be adversely affected if a point at the centre of the window received for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 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 PSH which is greater than 4%.

Overshadowing

Transient overshadowing

- 11.7.23

The BRE Guidelines suggests that where large buildings are proposed that may affect a number of gardens or 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 in the year:

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

- 11.7.24

21 September (Autumn Equinox) provides the same overshadowing images as March 21 (Spring Equinox) as the sun follows the same path at these corresponding times of year. Therefore, 21 March is used within the overshadowing assessment.
- 11.7.25

The transient overshadowing has been calculated at hourly intervals throughout the day from 08:00 to 19:00, and visual representations are provided in **ES Volume 4 - Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution Part 2**. Where there are gaps in timings in **ES Volume 4 - Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution Part 2**, this is because the sun would not be present during these times (for example. from approximately 16:00 onwards on 21 December) and thus no shadow can be cast. On December 21, the sun is at its lowest point causing long shadows to be cast and represents the worst-case scenario in terms of overshadowing.

Sun Hours on Ground

- 11.7.26

The BRE Guidelines suggest that ‘sun hours on ground’ assessment should be undertaken on the Equinox (21 March and 21 September). Using specialist software, Radiance, the path of the sun has been tracked to determine where the sun would reach the ground and where it would not on these dates.
- 11.7.27

It is recommended that at least half of a garden or amenity area should receive at least 2 hours of sunlight on March 21 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).

Solar Glare

- 11.7.28

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 metal cladding.
- 11.7.29

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...”
- 11.7.30

Solar glare is not a comparative assessment; the fact it may occur in the baseline does not justify its occurrence as a result of a Development. Therefore, the assessment presented in this Chapter considers the effect of the Development in absolute terms, by reference to the relevant guidance levels.

Viewpoints for Road Users and Pedestrians

- 11.7.31

As indicated previously, the assessment considers potentially sensitive viewpoints for road users and pedestrians surrounding the site. The viewpoints are generally located at the minimum stopping distance (see paragraph 15.67 of this Chapter for further information) and at the driver’s eye level. The focal point is a relevant traffic element, such as signals or incoming traffic.
- 11.7.32

Identifying the viewpoints based on the stopping distance is calculated as the combination of thinking and braking distances, using the following formula:

$$D_{total} = D_{thinking} + D_{braking} = V*T + V^2/(2\mu*g)$$
- 11.7.33

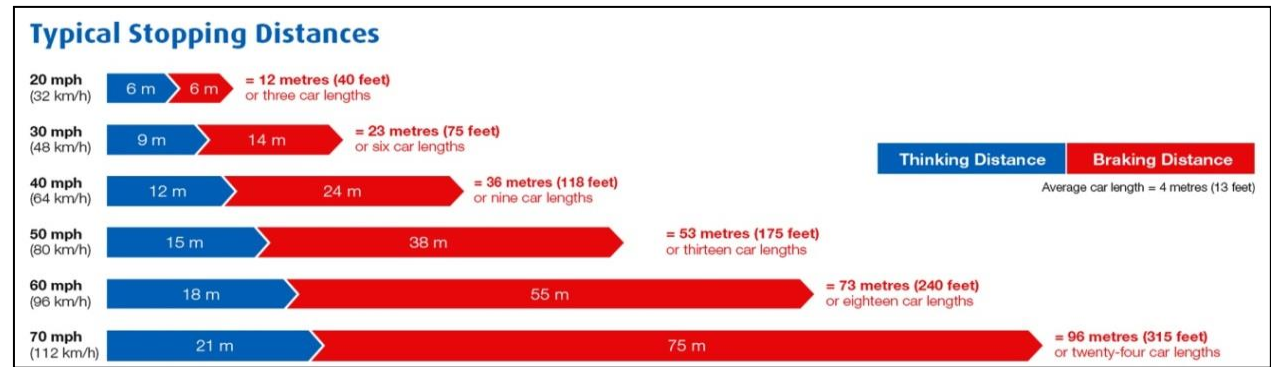
Where each component is:

 - V = Relevant vehicle speed, typically the road speed limit;
 - T = Thinking time (0.67 seconds);
 - μ = Braking effort (considered 0.65 for cars and 0.5 for buses); and
 - g = Gravity acceleration.
- 11.7.34

The height of the viewpoint is considered to be 1.5m for cars and 2.0 m for buses. **Figure 11.1** identifies the typical stopping distance range for a car travelling at different speeds. Therefore, a viewpoint for a car driving at 20mph (32km/h) (i.e. speed limit for a dense urban location) would be placed at 12m from a traffic light and 1.5m above the ground.

11.7.35 The assessment also considers a driver's / pedestrian's field of vision which takes the angular extent seen at any given time, which for humans facing forwards is approximately 180 degrees.

Figure 11.1 Typical Stopping Distances for a car¹



Viewpoints for Train Drivers

11.7.36 In the case of a train driver the view direction is defined by the rail tracks. UK recommendations set the eye level of the driver at 2.75 m above the rails. The view point is centred between the tracks for ease of reference. Although train drivers sit slightly to the left within the cabin, this bears no material effect on the analysis of the images as the signals are visible at a distance of hundreds of metres at which point the slight shift in the cabin equates to a very small angular change.

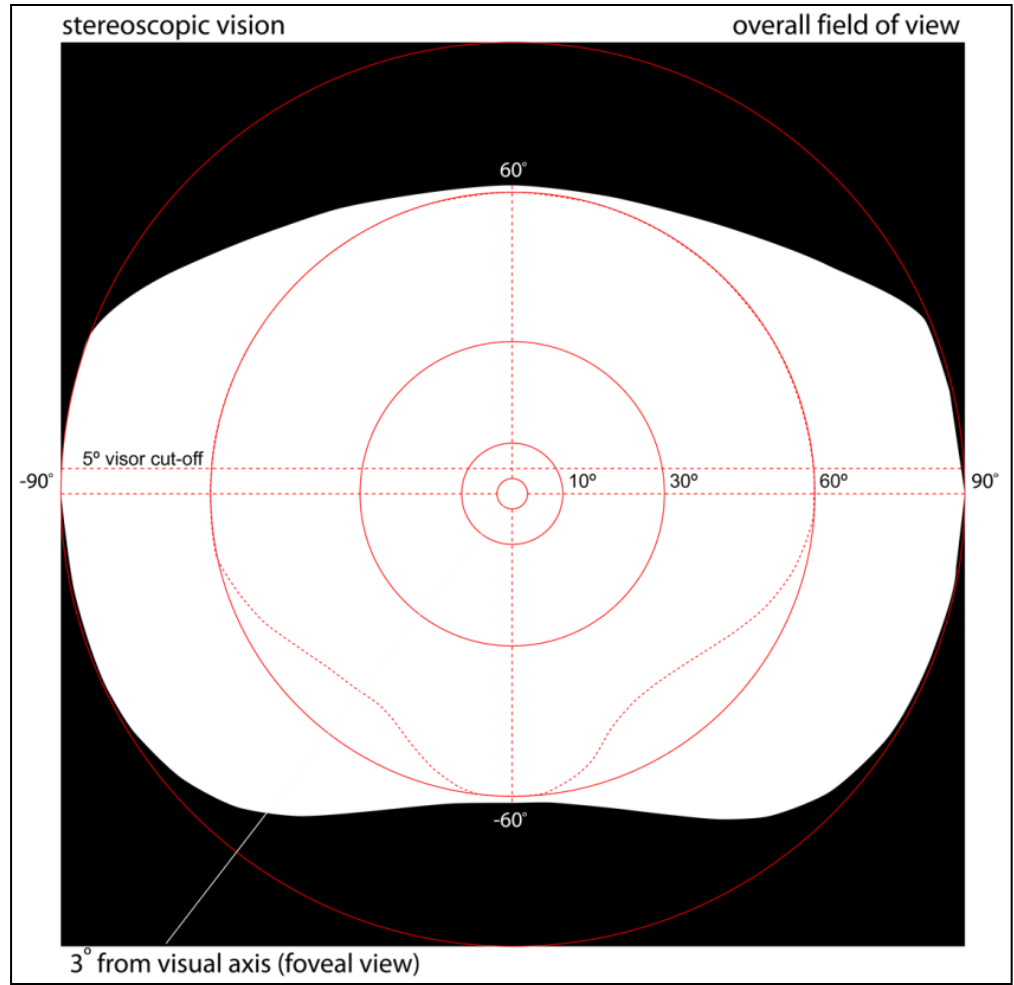
Solar Glare Technical Assessment

11.7.37 The potential for reflected solar glare or dazzle from glazed or reflective façades from the Revised Scheme has been assessed using specialist lighting software. The assessment shows the path of the sun for the entire year around the development. From this, two computer generated angular images have been produced for each selected viewpoint, indicating the area which sees the reflection of the sunpath at any point during the year. A modified diagram portraying a standardised extent of human vision is then overlaid onto the image.

11.7.38 The assessment has been undertaken on the basis that the fovea centralis (also generally known as the fovea) is a part of the eye, located in the centre of the macula region of the retina. The fovea is responsible for sharp central vision (also called foveal vision), which is necessary in humans for reading, watching television, driving, and any activity where visual detail is of primary importance. The macula corresponds to the central 13° of the visual field; the fovea to the central 3°.

11.7.39 **Figure 11.2** 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.

Figure 11.2 Field of Vision Diagram



11.7.40 The degrees of vision provide a reference from which significant effects can be identified. At 3°, the potential for the reflected glare to cause a hazard is high and mitigation would be required. Between 3° and 30°, there is the potential that there could be an issue and mitigation may be necessary.

11.7.41 As stated in the 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. Therefore, the risk of reflective solar glare causing a hazard is reduced and, as such, mitigation would make only a minor difference.

11.7.42 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.

Light Pollution

11.7.43 Light pollution is defined as any light emitting from artificial sources into spaces where it is unwanted, such as spillage of light from office or commercial buildings onto residential accommodation, where this would cause nuisance to the occupants. The ILP Guidance Notes² provide suggested lighting level values to ascertain the acceptability of lighting levels of light pollution.

11.7.44 It should be noted that artificial light is not always perceived as being negative, particularly in areas of high crime where good street lighting and light into street environments is seen as a positive attribute. Adverse effects caused as a result of electric lighting include the intrusion of light into sensitive locations such as adjacent residential accommodation, areas of special night-time interest, or needless spillage into the night sky.

¹ Department for Transport, The Highway Code, updated December 2016
² Institute of Lighting Professionals (ILP), 2011, Guidance Notes for the Reduction of Obtrusive Light GN01:2011, 2011.

- 11.7.45
- It should also be noted that the ILP Guidance relates and refers to external luminaires. However, Commercial buildings with large areas of glazing and possible night-time usage can sometimes cause light intrusion from their internal luminaires. For this reason, quantitative light pollution assessments can be undertaken in relation to these internal luminaires.
- 11.7.46
- Potential light pollution effects of a new development are typically assessed in relation to four specific criteria:

Sky Glow is the brightening of the night sky over our 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;

Light Intrusion is the spilling of light beyond the boundary of a Revised Scheme. It is assessed as vertical illuminance in lux (Ev) measured flat at the centre of the sensitive receptor;

Luminaire Intensity is the uncomfortable brightness of a light source when viewed against a dark background. It is applied to each source visible from a sensitive receptor and is measured as source intensity (I) (kcd); and

Building Luminance which can cause an increase in the brightness of a general area and is measured in cd per metre squared (L) as an average over the building facade caused only by external lighting.

11.7.47

The Revised Scheme will include external lighting, however as this is yet to be designed it cannot be technically assessed. Any proposed lighting will however be designed and installed according to the ILP's specifications and as such the effects are considered to be negligible.
- Light Intrusion Methodology
- 11.7.48

Light pollution is not a comparative assessment; the fact it may occur in the baseline does not necessarily justify its occurrence as a result of the Revised Scheme. Therefore, the assessment considers the effect of the Revised Scheme in absolute terms, by reference to the relevant guidance levels.

11.7.49

The assessment has been undertaken by preparing a computer generated 3D model of the Revised Scheme and using specialist lighting simulation software. The light fittings used for this lighting simulation represent typical recessed office luminaires regularly spaced on the proposed office ceilings within the proposed commercial building in order to achieve an average illuminance of 500 lux across the working plane. This assessment assumes that all luminaires are switched on at once and no blinds or shading devices are deployed for the purpose of the light pollution assessment. For this reason, it should be considered a worst-case scenario.

11.7.50

The table below sets out the environmental zones as per the ILP Guidance which have been applied in this assessment.
- Table 11.3 ILP Light Pollution Criteria for Environmental Zones
- | Environmental Zone | Sky Glow ULR (Max %) (1) | Light Intrusion (into windows) Ev (Lux) (2) | | Luminaire Intensity (candelas) (3) | | Building Luminance Pre-curfew (4) |
|---|--------------------------|---|-------------|------------------------------------|-------------|-----------------------------------|
| | | Pre-curfew | Post-curfew | Pre-curfew | Post-curfew | Average L[cd/m2] |
| E0 – Dark areas (e.g. UNESCO Starlight Reserves, IDA Dark Sky Parks) | 0 | 0 | 0 | 0 | 0 | 0 |
| E1- Intrinsically dark areas (e.g. National Parks, areas of outstanding natural beauty) | 0 | 2 | 0 (1*) | 2,500 | 0 | 0 |
| E2- Low district brightness (e.g. rural or small village locations) | 2.5 | 5 | 1 | 7,500 | 500 | 5 |
| E3- Medium district brightness (e.g. small town centres or urban locations) | 5.0 | 10 | 2 | 10,000 | 1,000 | 10 |
- ³ Department for Communities and Local Government [Online]. Available at: <https://www.gov.uk/topic/local-government/council-tax>
- | Environmental Zone | Sky Glow ULR (Max %) (1) | Light Intrusion (into windows) Ev (Lux) (2) | | Luminaire Intensity (candelas) (3) | | Building Luminance Pre-curfew (4) |
|--|--------------------------|---|-------------|------------------------------------|-------------|-----------------------------------|
| | | Pre-curfew | Post-curfew | Pre-curfew | Post-curfew | Average L[cd/m2] |
| E4- High district brightness (e.g. town/city centres with high levels of night time activity) | 15.0 | 25 | 5 | 25,000 | 2,500 | 25 |
| <div>Notes:</div> <div>ULR = Upward Light Ratio of the Installation is the maximum permitted percentage of luminaire flux for the total installation that goes directly into the sky</div> <div>Ev = Vertical Illuminance in Lux and is measure flat on the glazing at the centre of the window</div> <div>I = Light Intensity in Cd</div> <div>L = Luminance in Cd/m²</div> <div>Curfew = The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied by the planning authority. If not otherwise stated – 23.00 hrs is suggested.</div> <div>* = From Public road lighting installations only.</div> | | | | | | |
- 11.7.51

With reference to **Table 11.3** taken from the ILP guidance, the site is classified as environmental zone E4. This zone allows for a maximum pre-curfew light intrusion level of 25 lux and a maximum post-curfew light intrusion level of 5 lux.
- 11.8 ASSESSMENT METHODOLOGY
- Determination of Baseline
- 11.8.1

Baseline characterisation was completed by firstly undertaking a review of the surrounding land uses using information and data sourced from the Council Tax website³. This review was undertaken for all surrounding properties in close enough proximity to the site to be affected by the Development, to identify any residential or other sensitive properties (such as educational facilities) to be assessed as potential sensitive receptors.

11.8.2

This was followed by a site visit to confirm existing conditions around the site. The conditions recorded are not considered to have changed from the day of the site visit to the time of writing this ES chapter.

11.8.3

Based on the above, a three-dimensional (3D) AutoCAD model was developed for the existing surrounding properties and existing buildings on-site using a full topographical survey, photogrammetric survey and site photographs.
- Prediction Methodology
- Effect Significance Terminology Overview
- 11.8.4

In terms of sensitivity, surrounding properties are considered highly sensitive to daylight and sunlight levels, and specifically habitable rooms within the properties such as living rooms, kitchens and bedrooms, in accordance with the BRE Guidelines. All existing residential receptors and schools assessed within this Chapter are considered highly sensitive due to the expectation of natural light and given equal weighting, and therefore each individual receptor is not assigned a level of sensitivity as per the usual EIA methodology i.e. high, medium, low or very low. However, buildings with transient occupants such as hotels and student accommodation, are considered low sensitivity as they are not permanent residences.

11.8.5

For transient overshadowing, all public areas of open space such as playgrounds, playing fields, parks, squares and private gardens in proximity to the site are considered highly sensitive and are considered within the assessment.

11.8.6

The key terminology to be used to describe the magnitude of effects is as follows and is further described in the below sections of this chapter:
- 7
- ES Addendum Volume 2
- The Goodsyard

- Major;
 - Moderate;
 - Minor; and
 - Negligible.
- 11.8.7 The nature of the effects may be either adverse (negative) or beneficial (positive).
- 11.8.8 Following the classification of an effect using this methodology, a clear statement is then made as to whether the effect is significant or not significant. As a general rule, in relation to sunlight, daylight, overshadowing and solar glare the following criteria is applied:
- ‘Moderate’ or ‘major’ effects are deemed to be ‘significant’;
 - ‘Minor’ effects are considered to be ‘significant’ unless otherwise stated; and
 - ‘Negligible’ effects are considered to be ‘not significant’.

Evaluating Effects and Significance – Daylight, Sunlight and Overshadowing

Daylight and Sunlight

- 11.8.9 For daylight and sunlight, the BRE Guidelines outline the approach within the accompanying Appendix I, in terms of assigning criteria to assess the effects:
- Section 3 of Appendix I states: *“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.”*
 - Paragraph 5 of Appendix I states: *“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.”*
 - Paragraph 6 of Appendix I states: “Where the loss of skylight or sunlight does not meet the guidelines in this book, the impact is assessed as minor, moderate or long-term, local, adverse or major significance. 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.”
- 11.8.10 The classification of major adverse is documented within Paragraph 7 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”.*
- 11.8.11 Where the BRE Guidelines are met, the effects would be considered negligible.
- 11.8.12 With regard to the BRE Guidelines, professional judgement has been used to determine whether the potential effects would result in adverse or beneficial effects. The initial numerical criteria for determining the category of effect for VSC, NSL and APSH is based on percentage alterations, as follows:

- 20 - 29.9% alteration = Minor;
- 30 - 39.9% alteration = Moderate; and
- Greater than 40% alteration = Major.

- 11.8.13 For instances where existing VSC, NSL and APSH levels within a property are low, any alteration may result in a disproportionate percentage change, whereby the actual change in daylight or sunlight within the property experienced by the occupant may not be as noticeable as the percentage change would suggest. This is one example of when professional judgement is taken into account.
- 11.8.14 Therefore, when assigning an overall significance per property, consideration has been given to the proportion of rooms / windows affected, as well as the percentage alterations, absolute changes, and any other relevant factors, such as there may be mitigating factors such as balconies, overhangs or design features which may also affect the determination of assigning the criteria.
- 11.8.15 Where room uses are unknown, all rooms assessed within the property or building are considered habitable to give the worst-case scenario for potential daylight and sunlight effects caused by the Development.
- 11.8.16 Where the scale of VSC levels and NSL levels within a property differ, professional judgement has also been used to determine an overall significance. In addition, if the scale of Total PSH and Winter PSH differ greatly, professional judgement has also been used to determine the significance of the effect. This has been based on the factors previously stated.

Overshadowing

Transient Overshadowing

- 11.8.17 The BRE Guidelines do not include criteria for the significance of transitory overshadowing other than to identify the different times of the day and year when shadow would be cast over a surrounding area.
- 11.8.18 The assessment of potential effects as a result of transient overshadowing is therefore based on professional judgement, taking into consideration the conditions of the existing site and surrounding area, and comparing these conditions against the effect of the transient overshadowing arising from the Development.

Sun Hours on Ground

- 11.8.19 It is suggested in the BRE Guidelines that for an area to appear adequately sunlit throughout the year, at least half (50%) of any assessment area should see direct sunlight for at least two hours on the 21 March. If, as a result of new development, an existing assessment area would not meet BRE Guidelines and the area which can receive two hours of direct sunlight on the 21 March is reduced to less than 0.8 times its former area, then the loss of sunlight is likely to be noticeable.
- 11.8.20 Where the results show compliance with the BRE Guidelines criteria, the occupants are unlikely to experience any noticeable change to their sunlight amenity levels. For the purposes of this assessment, such an effect would be considered Negligible. Should the relevant criteria not be achieved, a judgment has been made as to the significance of the effect based on the level of loss, retained sunlight levels and the relevant baseline scenario.
- 11.8.21 **Table 11.4** sets out the numerical BRE criteria adopted in relation to the sun hours on ground assessment.

Table 11.4 Numerical BRE criteria for Sun Hours on Ground assessment

	Numerical criteria on 21 March
Negligible	Over 50 % of the amenity area would receive 2 hours of sunlight or less than 20 % alteration in area which receives 2 hours of direct sunlight.
Minor Adverse	20-29.9 % reduction in the area which receives 2 hours of direct sunlight (and below 50 % retained area).
Moderate Adverse	30-39.9 % reduction in the area which receives 2 hours of direct sunlight (and below 50 % retained area).
Major Adverse	40 %+ reduction in the area which receives 2 hours of direct sunlight (and below 50 % retained area).

Light Pollution

11.8.22 The ILP Guidance Notes do not provide details on assigning of significance of effects for light pollution, therefore this is based on professional judgement considering the extent of the residential façade adversely affected as well as the extent to which the thresholds set out in the guidance are exceeded.

Solar Glare

11.8.23 There are no quantitative criteria within the BRE Guidelines or elsewhere regarding acceptable levels of solar glare. Generally, however, solar reflections at high altitudes are less likely to cause nuisance or distraction as one has to look upwards to see it.

11.8.24 Professional judgement has therefore been applied to assign the significance of solar glare arising from the Revised Scheme and to determine the criteria for assessing the significance of solar glare set out in **Table 11.5** below.

11.8.25 Multiple viewpoints may be chosen for each of the traffic lanes or signals affected. In terms of significance criteria however, professional judgement has been used to determine the effect at the location rather than the individual perspectives at a signal traffic junction. 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.

11.8.26 Initially, the following guide will be used to ascertain the possible significance for each view and the factors listed above will then be taken into consideration to determine the overall significance for the designated viewpoint.

Table 11.5 Criteria Used for Determining the Effect of Solar Glare

Significance guidance	Possible factors
Negligible	No reflections are visible or if visible all occur at angles greater than 30° from the driver's line of sight and so, as stated by the CIE, will be of "little significance"
Minor	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
Moderate	Solar reflections are visible within 10° and 5° of the driver's line of sight occurring for a long period of time.
Major	Solar reflections are visible within 5° of a driver's line of sight.
Note – mitigating factors such as alternative and unaffected signals/traffic lights and car visor angle may result in the assignment of significance which differs from the above.	

Limitations and Assumptions

11.8.27 Where actual room layouts were available, these have been considered when modelling the internal layouts of surrounding properties. 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 4.2m (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.

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

11.8.29 For Solar Glare, although great care is 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. This assessment is based on the assumption that in an urban environment moving traffic represents the biggest risk factor and so viewpoints and focus points are selected accordingly. For practical reasons the area of the assessment is limited to the area surrounding the Revised Scheme. The occurrence of reflected solar glare at greater distances is not the subject of this assessment.

11.8.30 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 should also be noted that the hours presented reflect solar time and therefore do not take Daylight Saving Hours into account.

11.8.31 The solar glare assessment was carried out based on the specifications of materials and finishes of the external facades provided by the architects. Windows have been considered to be fully reflective elements to provide a worst case scenario. The horizontal fins on the southwestern facade and brise soleil on Building 2 are not considered to be of high reflectivity based on specifications provided by the architects and therefore have been assessed as solid elements.

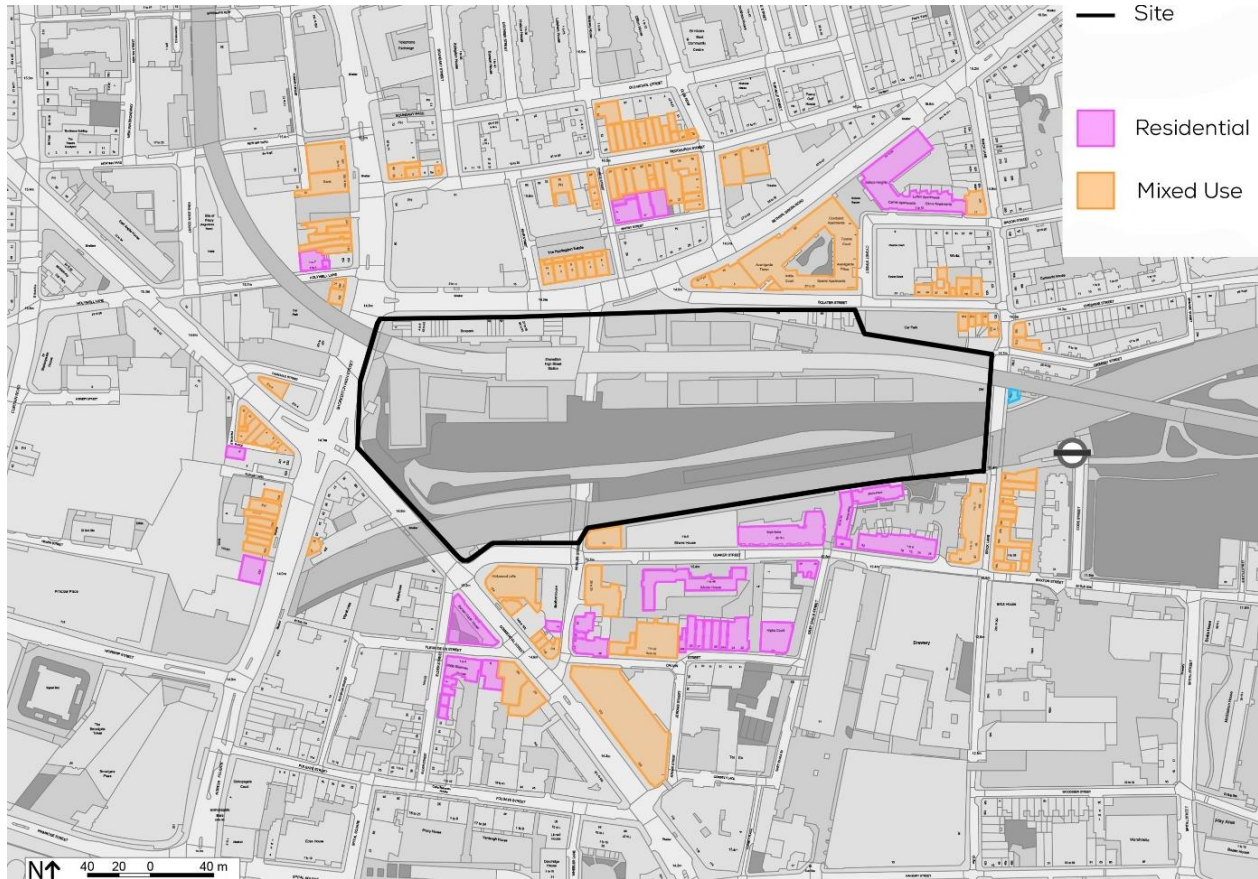
Baseline Assessment and Identification of Key Receptors

Existing Baseline

11.8.32 The study area is comprised of an urban area with buildings of multiple tenures and scales ranging from two storey houses to larger blocks of flats adjacent the application site.

11.8.33 The sensitive receptors assessed can be seen in **Figure 11.3**.

Figure 11.3 Map of sensitive receptors for daylight and sunlight



11.8.34 The existing baseline is shown in **ES Addendum Volume 4, Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution** (Part 1: Appendices 01).

Existing Daylight and Sunlight to Surrounding Sensitive Receptors

11.8.35 The baseline daylight and sunlight conditions for the 136 identified surrounding sensitive receptors have been assessed, as summarised in **Table 11.6**.

Table 11.6 Summary of the Baseline Results for Daylight and Sunlight

Address	Total No. Windows that meet VSC criteria (>27%)		Total No. of Rooms that receive NSL in excess of 80%		Total No. of Rooms that meet APSH criteria	
	Total Assessed	Total that meet criteria	Total Assessed	Total that meet criteria	Total Assessed	Total that meet criteria
25 Shoreditch High St	2	2	2	2	2	2
23 Shoredich High Street	1	1	1	1	1	1
Bedford House	6	0	6	6	3	3
176 Brick Lane	9	9	7	7	0	0
148-150 Commercial Street	22	8	15	13	0	0
154 Commercial Street	59	55	35	33	10	9
172 Brick Lane	6	5	4	4	0	0
174 Brick Lane	6	6	3	3	1	1
164-170 Brick Lane	23	11	13	9	0	0
154 Brick Lane	13	2	8	4	3	3
156 Brick Lane	12	8	6	5	0	0
160 Brick Lane	12	8	11	7	0	0
Warehousing- Fleur De Lis Street	9	8	6	6	3	3
132 Commercial Street West	53	32	41	39	4	1
26 Shoreditch High Street	1	0	1	0	1	1
159 Commercial Street	28	19	15	15	0	0
157 Commercial Street	16	9	13	11	0	0
8 Fleur De Lis Street	16	6	11	9	0	0
1-20 Burhan Uddin House	146	69	79	64	60	48
Principle House - Block 4	84	37	52	45	41	25
Daniel Gilbert House	109	37	55	31	2	0
The Stage	415	153	198	198	108	88
Principle House - Block 3	149	53	78	71	59	26
8 Elder Street	18	16	8	8	8	8
225 Shoreditch High St	6	6	3	3	3	3
6 Elder Street	10	10	6	6	6	6
224 Shoreditch High St	12	8	4	4	4	4
97-105 Brick Lane	52	30	39	32	0	0
The Fusion	108	27	68	32	68	36
Principal Tower	597	181	248	244	244	210
62-76 Quaker Street	55	48	47	46	0	0
1-16 Sheba Place	8	8	8	8	0	0

Address	Total No. Windows that meet VSC criteria (>27%)		Total No. of Rooms that receive NSL in excess of 80%		Total No. of Rooms that meet APSH criteria	
	Total Assessed	Total that meet criteria	Total Assessed	Total that meet criteria	Total Assessed	Total that meet criteria
43-54 Eagle Works	19	7	14	10	9	9
1-42 Eagle Works	187	127	89	78	10	5
10 Quaker Street	30	23	19	19	4	4
41-43 Redchurch Street	18	13	7	7	5	5
31-39 Redchurch Street	14	8	13	13	13	13
15-17 Redchurch Street	20	1	10	2	10	6
19-29 Redchurch Street	19	7	14	12	14	10
Fairchild Place	3	0	1	1	1	0
64 Shoreditch High St	3	2	3	2	3	3
2-4 Chance St	3	0	1	1	1	0
17-21 Whitby Street	16	7	16	10	13	10
48-50 Redchurch Street	17	12	9	9	8	7
7-9 Club Row	25	17	9	7	5	5
5 Club Row	6	0	6	4	2	2
3 Club Row	26	8	18	6	12	6
30 Redchurch Street	4	1	4	2	4	2
32 Redchurch Street	4	1	4	2	4	2
36 Redchurch Street	3	2	3	3	3	3
38 Redchurch Street	3	1	3	2	3	2
40 Redchurch Street	2	0	2	1	2	1
70 Redchurch Street	21	0	15	0	15	4
28-30 Bethnal Green Road	30	30	9	9	9	9
Telford Homes Scheme 'Block A'	788	358	413	331	375	339
Telford Homes Scheme 'Block B'	191	47	173	113	173	119
93-95 Sclater St	17	13	15	12	15	12
97-99 Sclater St	14	14	11	11	11	11
101-103 Sclater St	30	15	18	13	18	16
100 Sclater St	11	9	8	6	8	8
102 Sclater St	3	0	2	2	2	2
104-106 Sclater St	8	5	8	8	8	8
119 Brick Lane	10	4	8	7	8	6
180 Brick Lane	26	6	11	6	0	0
178 Brick Lane	19	11	9	8	7	7
125-127 Brick Lane	6	0	5	1	4	3
182 Brick Lane	18	12	9	8	9	9
184-186 Brick Lane	9	6	9	5	9	9
188 Brick Lane	9	3	9	3	9	9
190 Brick Lane	4	0	4	0	4	4
192 Brick Lane	15	2	7	2	7	5
194 Brick Lane	12	6	6	3	6	4
196 Brick Lane	12	6	6	3	6	4

Address	Total No. Windows that meet VSC criteria (>27%)		Total No. of Rooms that receive NSL in excess of 80%		Total No. of Rooms that meet APSH criteria	
	Total Assessed	Total that meet criteria	Total Assessed	Total that meet criteria	Total Assessed	Total that meet criteria
198 Brick Lane	11	9	8	5	8	8
7 Brick Lane	6	4	3	3	0	0
180 Shoreditch High St	18	12	6	6	0	0
186 Shoreditch High St	2	0	1	1	0	0
187 Shoreditch High St	5	0	3	0	0	0
188 Shoreditch High St	5	0	3	0	0	0
189 Shoreditch High St	5	0	3	0	0	0
190 Shoreditch High St	6	0	3	0	0	0
191 Shoreditch High St	6	0	3	0	0	0
192-193 Shoreditch High St	41	25	6	4	4	4
10 Holywell Lane	22	15	10	10	10	10
194 Shoreditch High St	6	4	3	3	3	3
195 Shoreditch High St	5	5	3	3	3	3
196 Shoreditch High St	21	21	12	12	12	12
1-3-5-7 Great Eastern St	27	24	14	10	3	3
11-15 Great Eastern St	48	30	20	11	4	1
3 Plough Yard	23	0	21	9	21	17
1-48 Wheler House	125	17	90	56	26	0
43-47 Quaker Street	27	4	21	9	6	4
41 Quaker Street (Unit 5-6)	87	36	57	28	37	35
23 Calvin Street	18	7	16	12	0	0
24 Calvin Street	8	3	5	2	1	0
25 Calvin Street	8	7	4	2	2	0
26 Calvin Street	8	7	4	3	2	1
27 Calvin Street	9	7	6	4	1	0
28 Calvin Street	9	5	5	4	0	0
28a Calvin Street	8	5	4	4	1	0
30-32 Calvin Street	41	21	33	26	0	0
21 Wheler Street	35	12	19	11	6	5
36 Calvin Street	11	7	6	5	2	1
23-24 Wheler Street	49	13	26	6	11	6
25 Wheler Street	94	35	68	29	22	14
45 Redchurch Street	12	2	8	5	8	7
47-49 Redchurch Street	14	2	12	6	12	8
51 Redchurch Street	7	0	4	1	4	1
53 Redchurch Street	10	0	5	0	5	2
55 Redchurch Street	9	0	5	2	5	2
57 Redchurch Street	6	0	6	2	6	2
59 Redchurch Street	6	0	5	4	5	4
61 Redchurch Street	8	0	6	4	6	4
63 Redchurch Street	8	0	6	0	6	3

Address	Total No. Windows that meet VSC criteria (>27%)		Total No. of Rooms that receive NSL in excess of 80%		Total No. of Rooms that meet APSH criteria	
	Total Assessed	Total that meet criteria	Total Assessed	Total that meet criteria	Total Assessed	Total that meet criteria
65 Redchurch Street	13	0	6	0	6	0
12 Chance Street	13	0	3	0	3	1
14 Chance Street	6	0	5	3	5	0
5-7 Redchurch Street	54	0	11	4	11	1
1 Redchurch Street	32	12	12	7	12	8
17 Anning Street	6	6	5	5	5	5
147 Brick Lane	12	12	6	6	6	6
52 Redchurch Street	6	2	5	2	4	3
54 Redchurch Street	5	1	4	3	4	3
The Old Truman Brewery 1	15	7	5	3	2	0
The Old Truman Brewery 2	121	90	84	79	3	3
226 Shoreditch High Street	7	7	3	3	3	3
232 Shoreditch High Street	20	9	11	7	11	8
231 Shoreditch High St	6	6	3	3	3	3
228 Shoreditch High St	7	7	4	4	4	4
229-230 Shoreditch High St	12	12	6	6	6	6
233 Shoreditch High Street	45	38	10	9	10	10
227 Shoreditch High St	6	6	4	4	4	4
223 Shoreditch High Street	45	15	36	32	17	11
21-22 Shoreditch High Street	2	1	2	1	2	2
Total	5132	2259	2904	2221	129	1407

11.8.36 Of the 136 properties considered as sensitive receptors, a total of 5,132 windows serving 2,904 rooms were assessed for daylight and 1,829 rooms were assessed for sunlight.

11.8.37 For daylight in the baseline condition, 2,259 of the 5,132 windows assessed (43%) for VSC and 2,267 of the 2,981 rooms assessed (76%) for NSL would meet BRE criteria for daylight. For sunlight, 1,415 of the 1,862 rooms assessed (76%) meet BRE criteria.

11.9 IDENTIFICATION AND DESCRIPTION OF CHANGES LIKELY TO GENERATE EFFECT

Construction Phase

11.9.1 Construction phase changes are likely to consist of:

- Changes to the daylight and sunlight amenity within surrounding residential properties and other properties identified which have a reasonable expectation to natural light throughout the demolition and construction works; and
- Changes to overshadowing of surrounding outdoor amenity spaces throughout the demolition and construction works.

Operational Phase

- 11.9.2
- Operation phase changes are likely to consist of:
- Changes to the daylight and sunlight amenity within surrounding residential properties and other properties identified which have a reasonable expectation to natural light once the Revised Scheme is operational;
- Changes to overshadowing of surrounding outdoor amenity spaces once the Revised Scheme is operational including outdoor amenity areas which comprise part of the Revised Scheme;
- The potential for solar glare effects to sensitive viewpoints surrounding the site, particularly road users and train driver's once the Revised Scheme is complete; and
- The potential for light pollution effects to surrounding residential properties and other properties identified as a result of the Revised Scheme once complete.

11.10ASSESSMENT OF LIKELY SIGNIFICANT EFFECT

Construction Phase

Embedded Mitigation Measures

- 11.10.1
- The embedded mitigation within this scheme includes alterations to the overall massing and layout of the Revised Scheme. This overall reduction in the massing of the scheme has been implemented to reduce the overall effects experiences to neighbouring properties, while maintaining the implementation of a viable scheme.

Anticipated Effects

- 11.10.2
- The magnitude of impact and resultant potential effect in relation to the daylight and sunlight amenity and overshadowing for the surrounding properties and amenity areas will vary throughout the construction phase, depending on the level of obstruction caused. The impact will almost certainly be less than that of the completed Revised Scheme, given that the extent of permanent massing will increase throughout the construction phase, until the buildings are complete.
- 11.10.3
- The impacts of the construction of the Revised Scheme will steadily increase in magnitude as the superstructure is built and then clad. Those effects that are perceptible, as the superstructure and cladding progress, will be similar to those during the completion and occupation of the Revised Scheme as presented below. It is therefore considered that the completed Revised Scheme represents the worst-case assessment in terms of likely daylight, sunlight overshadowing, solar glare and light pollution effects.
- 11.10.4
- On this basis, no further consideration is given in this chapter of effects to daylight, sunlight, overshadowing, solar glare and light pollution as a result of the demolition and construction works. The remainder of this chapter focuses on the effects relating to the completed Revised Scheme.

Operational Phase

Daylight to Surrounding Sensitive Receptors

- 11.10.5
- The full daylight assessment for the Revised Scheme can be found within **ES Addendum Volume 4, Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution** (Part 1) and is summarised in Table 11.1.7.
- 11.10.6
- A total of 136 buildings have been assessed for daylight and all windows and rooms assessed, of these 75 buildings would meet BRE's criteria for both VSC and NSL. The buildings in **Table 11.7** highlighted in blue are therefore considered to experience a Negligible effect and haven't been considered further in this assessment.
- 11.10.7
- The remaining 61 buildings are discussed below.

Table 11.7 Summary of Daylight Results for the Revised Scheme

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet the 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
25 Shoreditch High St	2	0	2	0	0	2	2	2	0	0	0	0
23 Shoreditch High Street	1	1	0	0	0	0	1	1	0	0	0	0
132 Commercial Street	15	15	0	0	0	0	12	12	0	0	0	0
Bedford House	6	6	0	0	0	0	6	6	0	0	0	0
176 Brick Lane	9	9	0	0	0	0	7	7	0	0	0	0
148-150 Commercial Street	22	17	5	0	0	5	15	15	0	0	0	0
154 Commercial Street	59	16	1	4	38	43	35	8	0	3	24	27
172 Brick Lane	6	6	0	0	0	0	4	4	0	0	0	0
174 Brick Lane	6	6	0	0	0	0	3	3	0	0	0	0
164-170 Brick Lane	23	23	0	0	0	0	13	13	0	0	0	0
154 Brick Lane	13	13	0	0	0	0	8	8	0	0	0	0
156 Brick Lane	12	12	0	0	0	0	6	6	0	0	0	0
160 Brick Lane	12	12	0	0	0	0	11	11	0	0	0	0
Warehousing- Fleur De Lis Street	9	3	0	6	0	6	6	6	0	0	0	0
132 Commercial Street West	53	53	0	0	0	0	41	41	0	0	0	0
26 Shoreditch High Street	1	1	0	0	0	0	1	1	0	0	0	0
1-3 Elder Street	72	49	23	0	0	23	33	19	6	6	2	14
159 Commercial Street	28	23	5	0	0	5	15	14	1	0	0	1
157 Commercial Street	16	16	0	0	0	0	13	13	0	0	0	0
8 Fleur De Lis Street	16	15	1	0	0	1	11	10	0	1	0	1
1-20 Burhan Uddin House	146	104	16	15	11	42	79	73	3	0	3	6
Principle House - Block 4	84	74	8	1	1	10	52	50	0	2	0	2
Daniel Gilbert House	109	109	0	0	0	0	55	55	0	0	0	0
The Stage	415	351	59	5	0	64	198	198	0	0	0	0
Principle House - Block 3	149	137	11	1	0	12	78	78	0	0	0	0
8 Elder Street	18	18	0	0	0	0	8	8	0	0	0	0
225 Shoreditch High St	6	3	3	0	0	3	3	3	0	0	0	0
6 Elder Street	10	10	0	0	0	0	6	6	0	0	0	0
224 Shoreditch High St	12	0	7	3	2	12	4	4	0	0	0	0
97-105 Brick Lane	52	47	3	0	2	5	39	39	0	0	0	0
The Fusion	108	71	11	1	25	37	68	51	5	4	8	17
Principal Tower	597	554	31	10	2	43	248	248	0	0	0	0
62-76 Quaker Street	55	55	0	0	0	0	47	47	0	0	0	0
1-16 Sheba Place	8	7	1	0	0	1	8	4	0	2	2	4
43-54 Eagle Works	19	17	2	0	0	2	14	14	0	0	0	0
1-42 Eagle Works	187	108	67	2	10	79	89	58	14	12	5	31
10 Quaker Street	30	7	3	0	20	23	19	2	3	4	10	17
41-43 Redchurch Street	18	18	0	0	0	0	7	7	0	0	0	0
31-39 Redchurch Street	14	7	7	0	0	7	13	13	0	0	0	0

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet the 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
15-17 Redchurch Street	20	20	0	0	0	0	10	10	0	0	0	0
19-29 Redchurch Street	19	5	5	5	4	14	14	1	5	6	2	13
Fairchild Place	3	2	1	0	0	1	1	1	0	0	0	0
64 Shoreditch High St	3	3	0	0	0	0	3	3	0	0	0	0
2-4 Chance St	3	0	1	0	2	3	1	0	0	0	1	1
17-21 Whitby Street	16	7	2	7	0	9	16	8	1	1	6	8
48-50 Redchurch Street	17	13	3	0	1	4	9	9	0	0	0	0
7-9 Club Row	25	25	0	0	0	0	9	9	0	0	0	0
5 Club Row	6	6	0	0	0	0	6	6	0	0	0	0
3 Club Row	26	25	1	0	0	1	18	14	0	1	3	4
30 Redchurch Street	4	2	0	2	0	2	4	1	0	1	2	3
32 Redchurch Street	4	2	0	2	0	2	4	3	1	0	0	1
36 Redchurch Street	3	1	0	2	0	2	3	2	1	0	0	1
38 Redchurch Street	3	1	1	1	0	2	3	3	0	0	0	0
40 Redchurch Street	2	2	0	0	0	0	2	2	0	0	0	0
70 Redchurch Street	21	14	6	0	1	7	15	8	4	2	1	7
28-30 Bethnal Green Road	30	12	0	0	18	18	9	8	0	1	0	1
Telford Homes Scheme 'Block A'	788	601	37	39	111	187	413	326	24	17	46	87
Telford Homes Scheme 'Block B'	191	191	0	0	0	0	173	173	0	0	0	0
93-95 Sclater St	17	13	4	0	0	4	15	9	2	4	0	6
97-99 Sclater St	14	8	6	0	0	6	11	8	2	1	0	3
101-103 Sclater St	30	30	0	0	0	0	18	14	1	3	0	4
100 Sclater St	11	0	0	0	11	11	8	0	0	0	8	8
102 Sclater St	3	0	0	0	3	3	2	1	0	0	1	1
104-106 Sclater St	8	0	2	1	5	8	8	2	0	0	6	6
119 Brick Lane	10	2	0	4	4	8	8	8	0	0	0	0
180 Brick Lane	26	22	2	1	1	4	11	7	1	0	3	4
178 Brick Lane	19	13	3	3	0	6	9	9	0	0	0	0
125-127 Brick Lane	6	6	0	0	0	0	5	5	0	0	0	0
182 Brick Lane	18	18	0	0	0	0	9	9	0	0	0	0
184-186 Brick Lane	9	9	0	0	0	0	9	9	0	0	0	0
188 Brick Lane	9	9	0	0	0	0	9	9	0	0	0	0
190 Brick Lane	4	4	0	0	0	0	4	4	0	0	0	0
192 Brick Lane	15	15	0	0	0	0	7	7	0	0	0	0
194 Brick Lane	12	12	0	0	0	0	6	6	0	0	0	0
196 Brick Lane	12	12	0	0	0	0	6	6	0	0	0	0
198 Brick Lane	11	11	0	0	0	0	8	8	0	0	0	0
7 Brick Lane	6	6	0	0	0	0	3	3	0	0	0	0
180 Shoreditch High St	18	18	0	0	0	0	6	6	0	0	0	0
186 Shoreditch High St	2	2	0	0	0	0	1	1	0	0	0	0
187 Shoreditch High St	5	5	0	0	0	0	3	3	0	0	0	0

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet the 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
188 Shoreditch High St	5	5	0	0	0	0	3	3	0	0	0	0
189 Shoreditch High St	5	5	0	0	0	0	3	3	0	0	0	0
190 Shoreditch High St	6	6	0	0	0	0	3	3	0	0	0	0
191 Shoreditch High St	6	6	0	0	0	0	3	3	0	0	0	0
192-193 Shoreditch High St	41	22	3	16	0	19	6	3	2	0	1	3
10 Holywell Lane	22	10	12	0	0	12	10	10	0	0	0	0
194 Shoreditch High St	6	0	0	5	1	6	3	0	1	1	1	3
195 Shoreditch High St	5	0	0	3	2	5	3	3	0	0	0	0
196 Shoreditch High St	21	1	0	6	14	20	12	11	1	0	0	1
1-3-5-7 Great Eastern St	27	0	7	18	2	27	14	9	1	3	1	5
11-15 Great Eastern St	48	44	2	0	2	4	20	17	3	0	0	3
3 Plough Yard	23	23	0	0	0	0	21	21	0	0	0	0
1-48 Wheler House	125	66	22	26	11	59	90	84	4	1	1	6
43-47 Quaker Street	27	27	0	0	0	0	21	21	0	0	0	0
41 Quaker Street (Unit 5-6)	87	87	0	0	0	0	57	56	1	0	0	1
23 Calvin Street	18	18	0	0	0	0	16	16	0	0	0	0
24 Calvin Street	8	8	0	0	0	0	5	5	0	0	0	0
25 Calvin Street	8	8	0	0	0	0	4	4	0	0	0	0
26 Calvin Street	8	8	0	0	0	0	4	4	0	0	0	0
27 Calvin Street	9	9	0	0	0	0	6	6	0	0	0	0
28 Calvin Street	9	9	0	0	0	0	5	5	0	0	0	0
28a Calvin Street	8	8	0	0	0	0	4	4	0	0	0	0
30-32 Calvin Street	41	41	0	0	0	0	33	32	1	0	0	1
21 Wheler Street	35	35	0	0	0	0	19	18	1	0	0	1
36 Calvin Street	11	11	0	0	0	0	6	6	0	0	0	0
23-24 Wheler Street	49	44	4	1	0	5	26	25	1	0	0	1
25 Wheler Street	94	52	11	16	15	42	68	49	4	3	12	19
45 Redchurch Street	12	11	0	0	1	1	8	8	0	0	0	0
47-49 Redchurch Street	14	14	0	0	0	0	12	12	0	0	0	0
51 Redchurch Street	7	7	0	0	0	0	4	4	0	0	0	0
53 Redchurch Street	10	10	0	0	0	0	5	5	0	0	0	0
55 Redchurch Street	9	9	0	0	0	0	5	5	0	0	0	0
57 Redchurch Street	6	6	0	0	0	0	6	6	0	0	0	0
59 Redchurch Street	6	6	0	0	0	0	5	5	0	0	0	0
61 Redchurch Street	8	8	0	0	0	0	6	6	0	0	0	0
63 Redchurch Street	8	8	0	0	0	0	6	6	0	0	0	0
65 Redchurch Street	13	13	0	0	0	0	6	6	0	0	0	0
12 Chance Street	13	13	0	0	0	0	3	2	1	0	0	1
14 Chance Street	6	3	0	0	3	3	5	4	1	0	0	1
5-7 Redchurch Street	54	54	0	0	0	0	11	11	0	0	0	0
1 Redchurch Street	32	32	0	0	0	0	12	12	0	0	0	0

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet the 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
17 Anning Street	6	6	0	0	0	0	5	5	0	0	0	0
147 Brick Lane	12	12	0	0	0	0	6	6	0	0	0	0
52 Redchurch Street	6	6	0	0	0	0	5	5	0	0	0	0
54 Redchurch Street	5	5	0	0	0	0	4	4	0	0	0	0
The Old Truman Brewery 1	15	15	0	0	0	0	5	5	0	0	0	0
The Old Truman Brewery 2	121	121	0	0	0	0	84	84	0	0	0	0
226 Shoreditch High Street	7	4	3	0	0	3	3	3	0	0	0	0
232 Shoreditch High Street	20	20	0	0	0	0	11	11	0	0	0	0
231 Shoreditch High St	6	6	0	0	0	0	3	3	0	0	0	0
228 Shoreditch High St	7	7	0	0	0	0	4	4	0	0	0	0
229-230 Shoreditch High St	12	12	0	0	0	0	6	6	0	0	0	0
233 Shoreditch High Street	45	45	0	0	0	0	10	10	0	0	0	0
227 Shoreditch High St	6	6	0	0	0	0	4	4	0	0	0	0
223 Shoreditch High Street	45	37	0	8	0	8	36	36	0	0	0	0
21-22 Shoreditch High Street	2	2	0	0	0	0	2	2	0	0	0	0
TOTAL	5133	4191	414	214	324	952	2905	2580	96	79	150	325

25 Shoreditch High St

- 11.10.8 A total of two windows serving two rooms were assessed for daylight within this building.
- 11.10.9 For VSC, both windows assessed see losses greater than recommended by BRE.
- 11.10.10 Of the two affected windows, both would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect. It should be noted that both windows would retain very good levels of VSC, ranging from 24.2 to 25.9, marginally below the recommended 27% and would therefore be considered to provide adequate / good levels of daylight for a dense urban location.
- 11.10.11 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.12 Overall, given the effects described above and using professional judgement, the effect to this building is considered to be **Minor Adverse**.

148-150 Commercial Street

- 11.10.13 A total of 22 windows serving 15 rooms were assessed for daylight within this building.
- 11.10.14 For VSC, 17 of the 22 (77%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.15 Of the five affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 11.10.16 Importantly, all affected windows serve bedrooms which according to the BRE Guidelines have a lower requirement for daylight. In addition, three of the five affected windows retain good levels of VSC ranging from 17.8% to 25.6%.
- 11.10.17 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.18 Overall, given the effects described above and using professional judgement, the effect to this building is considered to be **Minor Adverse**.

154 Commercial Street

- 11.10.19 A total of 59 windows serving 35 rooms were assessed for daylight within this building.
- 11.10.20 For VSC, 16 of the 59 (27%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.21 Of the 43 affected windows, one would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and four would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 38 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect. 22 of these 38 remaining windows will serve bedrooms.
- 11.10.22 For NSL, eight of the 35 (23%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.23 Of the 27 affected rooms, three would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst 24 would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.24 Overall, given the effects described above and using professional judgement, the effect to this building is considered to be **Major Adverse**.

Warehousing- Fleur De Lis Street

- 11.10.25 A total of nine windows serving six rooms were assessed for daylight within this building.
- 11.10.26 For VSC, three of the nine (33%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.27 Of the six affected windows, all would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect.
- 11.10.28 It should be noted that all of the affected windows retain very good levels of VSC ranging from 20.7% to 24.9%, which could be considered above average in dense urban locations.
- 11.10.29 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.30 Overall, given the very good retain levels of daylight, the effect to this building is considered to be **Minor Adverse**.

11.10.31	A total of 72 windows serving 33 rooms were assessed for daylight within this building.
11.10.32	For VSC, 49 of the 72 (68%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.10.33	Of the 23 affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
11.10.34	It should be noted that all of the 23 affected windows have very good VSC levels for a dense urban location, ranging from 18.1% to 25.1%.
11.10.35	For NSL, 19 of the 33 (58%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.10.36	Of the 14 affected rooms, six would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and six would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining two rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
11.10.37	It should be noted that 10 of the 14 affected rooms have retained NSL levels of over 51% which is considered adequate daylight levels for a dense urban location.
11.10.38	Overall, given the good retained levels of VSC and NSL, the effect to this building is considered to be Minor Adverse .

11.10.39	A total of 28 windows serving 15 rooms were assessed for daylight within this building.
11.10.40	For VSC, 23 of the 28 (82%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.10.41	Of the five affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
11.10.42	It should be noted that all the affected windows are only marginally above the BRE threshold of 20% loss with losses from 20.2% to 21.6%. In addition, all of the affected windows experience very good retained levels of VSC ranging from 20.8% to 24.3% which could be considered to provide above average daylight levels for a dense urban location.
11.10.43	For NSL, 14 of the 15 (93%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.10.44	The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
11.10.45	Overall, given the very good retained levels of VSC and relatively unaffected NSL levels, the effect to this building is considered to be Negligible .

11.10.46	A total of 16 windows serving 11 rooms were assessed for daylight within this building.
11.10.47	For VSC, 15 of the 16 (94%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.10.48	The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect. However, this affected window experiences a borderline breach of the BRE guidelines with an alteration of 20.4% and would retain a good level of VSC of 25.8%, which is marginally below the recommended 27%.
11.10.49	For NSL, 10 of the 11 (91%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.10.50	The affected room would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect.
11.10.51	Overall, given that just two rooms would experience significant effects in terms of VSC or NSL, and the good retained level of VSC, the effect to this building is considered to be Minor Adverse .

11.10.52 A total of 146 windows serving 79 rooms were assessed for daylight within this building.

11.10.53	For VSC, 104 of the 146 (71%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.10.54	Of the 42 affected windows, 16 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 15 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 11 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
11.10.55	Importantly, 32 of the 42 affected windows experience good retained levels of daylight with VSC levels ranging from 15.2% to 26.9%. The lower bound of these retained levels could be considered adequate for a dense urban location, whilst the higher retained levels are very marginally lower than the BRE recommendations of 27% VSC.

Figure 11.4 Window Map showing 10 most affected windows highlighted in red.



11.10.56 The location of the remaining 10 affected windows can be seen in Figure 11.4 which indicates that seven are in the basement floor and would therefore have a lower expectation for daylight. In addition, the three larger ground floor windows highlighted in red appear to be blocked from daylight as see in Figure 11.4 below

Figure 11.5 Three larger ground floor windows highlighted in red within Figure 11.4, which appear to be boarded.



11.10.57	For NSL, 73 of the 79 (92%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.10.58	Of the six affected rooms, three would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst three would experience an alteration greater than 40% which is considered a Major Adverse Effect.

- 11.10.59 It should be noted that two of the three rooms experiencing a Major Adverse effect have low existing levels of 10.7% and 15.8% NSL. These low existing values may result in disproportionate percentage changes, as the absolute losses are only 0.5 and 0.7 m²
- 11.10.60 Overall, the alterations to this building are considered acceptable given the good retained levels of VSC and relatively limited effects to NSL, and the windows without good retained levels of VSC either being basement windows or boarded up and therefore already using artificial lighting. The effect to this building is considered to be **Moderate Adverse**.

Principle House - Block 4

- 11.10.61 A total of 84 windows serving 52 rooms were assessed for daylight within this building.
- 11.10.62 For VSC, 74 of the 84 (88%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.63 Of the 10 affected windows, eight would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining window would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.64 It should be noted that all of the 10 affected windows are located behind large balconies which would reduce daylight availability. Should the balconies not be present, the retained values of VSC would resemble adjacent windows that meet the BRE Guidelines. Therefore, the reductions in daylight to Block 4 are largely due to the balconies in front of windows of the affected windows.
- 11.10.65 For NSL, 50 of the 52 (96%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.66 Of the two affected rooms, both would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect.
- 11.10.67 A no-balcony assessment shows that once balconies are removed, all windows and rooms meet the BRE Guidelines, the results of which can be seen in **ES Volume 4 - Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution Part 1**.
- 11.10.68 Overall, due all of the affected windows for VSC being located behind large balconies and all other windows being largely unaffected, the effect to this building as a result of the Revised Scheme is considered to be **Minor Adverse**.

The Stage

- 11.10.69 A total of 415 windows serving 198 rooms were assessed for daylight within this building.
- 11.10.70 For VSC, 351 of the 415 (84.6%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.71 Of the 64 affected windows, 59 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst five would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 11.10.72 Of the affected windows, 45 would experience retained levels above 15% which could be considered commensurate with a dense urban location. In addition, all five windows that would experience a Moderate Adverse effect serve bedrooms, which according to the BRE Guidelines have a lower requirement for daylight.
- 11.10.73 In addition, all of the 64 affected windows are recessed behind large balconies which would reduce daylight availability. Should the balconies not be present, the retained values of VSC would resemble adjacent windows that meet the BRE Guidelines due to not being recessed. Therefore, it could be suggested that the reductions in daylight to The Stage are largely due to the balconies and recessed nature of the windows.
- 11.10.74 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.75 Overall, given the good retained levels of VSC for the majority of windows assessed and unaffected NSL levels, the effect to this building is considered to be **Minor Adverse**.

Principle House - Block 3

- 11.10.76 A total of 149 windows serving 78 rooms were assessed for daylight within this building.
- 11.10.77 For VSC, 137 of the 149 (91.9%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 11.10.78 Of the 12 affected windows, 11 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect.
- 11.10.79 It should be noted that all of the 12 affected windows are located behind large balconies which would reduce daylight availability. Should the balconies not be present, the retained values of VSC would resemble adjacent windows that meet the BRE Guidelines. Therefore, it could be suggested that the reductions in daylight to Block 3 are largely due to the balconies in front of windows of the affected windows.
- 11.10.80 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.81 Overall, due all of the affected windows for VSC being located behind large balconies and all other windows being largely unaffected, the effect to this building as a result of the Revised Scheme is considered to be **Minor Adverse**.

225 Shoreditch High St

- 11.10.82 A total of six windows serving three rooms were assessed for daylight within this building.
- 11.10.83 For VSC, three of the six (50%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.84 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect. It should be notes that all three of the affected windows would experience very good retain levels of daylight, ranging from 25.1% to 26.7% VSC, only marginally below the BRE recommended 27%.
- 11.10.85 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.86 Overall, due to the very good retained levels of daylight, the effect to this building is considered **Negligible**.

224 Shoreditch High St

- 11.10.87 A total of 12 windows serving four rooms were assessed for daylight within this building.
- 11.10.88 For VSC, all 12 windows assessed see losses greater than recommended by BRE.
- 11.10.89 Of the 12 affected windows, seven would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and three would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining two windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.90 It is important to note that nine of the 12 affected windows would retain very good levels of VSC ranging from 20.4% to 26.9% which would be considered above average for a dense urban location. In addition, the three windows that retain lower levels of VSC serve rooms that are accompanied by windows that retain levels of VSC above 20%.
- 11.10.91 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.92 Overall, given that the majority of the affected windows would achieve very good levels of VSC and NSL is unaffected, the effect to daylight for this building is considered **Minor Adverse**.

97-105 Brick Lane

- 11.10.93 A total of 52 windows serving 39 rooms were assessed for daylight within this building.
- 11.10.94 For VSC, 47 of the 52 (90%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.95 Of the five affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst two would experience an alteration greater than 40% which is considered a Major Adverse Effect. It should be noted that the two windows that would experience Major Adverse effects have extremely low existing VSC levels of 0.8% and 1.1% which would result in disproportionate percentage alterations and small absolute reductions that are unlikely be noticeable to occupants.
- 11.10.96 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.97 Overall, given that two of the five affected windows are unlikely to result in noticeable changes to daylight and that NSL is unaffected, the effect to daylight for this building is considered to be **Negligible**.

The Fusion

- 11.10.98 A total of 108 windows serving 68 rooms were assessed for daylight within this building.

- 11.10.99 For VSC, 71 of the 108 (65.7%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.100 Of the 37 affected windows, 11 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 25 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.101 It should be noted that 19 of the windows that would experience Major Adverse effects have low existing VSC levels ranging from 0.1% to 6.6% which would result in disproportionate percentage alterations and small absolute reductions that in reality, are unlikely be noticeable to occupants. In addition, eight windows would retain very good levels of VSC ranging from 16.2% to 26.9%.
- 11.10.102 For NSL, 51 of the 68 (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.103 Of the 17 affected rooms, five would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and four would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining eight rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.104 A no-balconies assessment shows that once balconies are removed 20 windows are affected by the Revised Scheme, with 12 experiencing Minor Adverse effects, and four experiencing Major Adverse effects. Therefore, it is suggested that all other effects are a results of this buildings architectural features.
- 11.10.105 Overall, due to 19 of the 25 Major Adverse windows having low existing values resulting in effects unlikely to be noticeable and the no-balcony assessment showing that balconies play a large role in the effects, the effect to this building are considered **Moderate Adverse**.

Principal Tower

- 11.10.106 A total of 597 windows serving 248 rooms were assessed for daylight within this building.
- 11.10.107 For VSC, 554 of the 597 (92.8%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.108 Of the 43 affected windows, 31 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 10 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining two windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.109 In addition, all of the 43 affected windows are recessed behind large balconies which would reduce daylight availability. Should the balconies not be present, the retained values of VSC would resemble adjacent windows that meet the BRE Guidelines due to not being recessed. Therefore, it could be suggested that the reductions in daylight to Principal Tower are largely due to the balconies and recessed nature of the windows.
- 11.10.110 The no-balconies assessment shows that all windows would meet the BRE Guidelines and therefore, any effects experienced by this building are due to the large recessed balconies. The results of this assessment can be seen in **ES Volume 4 - Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution Part 1**.
- 11.10.111 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.112 Overall, the VSC impacts are mainly caused by balconies which reduce the daylight availability in the baseline, the effect to this building is considered **Minor Adverse**.

1-16 Sheba Place

- 11.10.113 A total of eight windows serving eight room were assessed for daylight within this building.
- 11.10.114 For VSC, seven of the eight (88%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.115 The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect. However, it should be noted that the one affected window would still retain a very good VSC level of 26.6%, marginally below the BRE recommended 27%.
- 11.10.116 For NSL, four of the eight (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.117 Of the four affected rooms, two would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst two would experience an alteration in excess of 40% which is considered a Major Adverse effect.

- 11.10.118 It should be noted that all of the affected rooms for NSL retain over 50% NSL which could be considered commensurate with a dense urban location.

- 11.10.119 Overall, due to the very good levels of VSC for all of the windows assessed for this building, and acceptable levels of NSL for all rooms assessed given the urban location, the effect to this property is considered **Negligible**.

43-54 Eagle Works

- 11.10.120 A total of 19 windows serving 14 rooms were assessed for daylight within this building.
- 11.10.121 For VSC, 17 of the 19 (90%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.122 Of the two affected windows, both would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 11.10.123 Both of the affected window would retain VSC levels above 15% which could be considered commensurate with a dense urban location.
- 11.10.124 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.125 Overall, due to the good retained levels for VSC and unaffected NSL, the effect to this property is considered **Negligible**.

1-42 Eagle Works

- 11.10.126 A total of 187 windows serving 89 rooms were assessed for daylight within this building.
- 11.10.127 For VSC, 108 of the 187 (58%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.128 Of the 79 affected windows, 67 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and two would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining 10 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.129 It should be noted that eight of the 10 windows that would experience a Major Adverse effect have very low existing VSC levels ranging from 0.3% to 6.5% which would result in disproportionate percentage alterations. The low absolute changes are unlikely to be noticeable.
- 11.10.130 In addition, 65 of the affected windows have retained levels above 15% which is considered commensurate with a dense urban location. Of these 65 windows, 48 would retain VSC levels above 20% which would be considered above average for a dense urban location.
- 11.10.131 For NSL, 58 of the 89 (65%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.132 Of the 31 affected rooms, 14 would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and 12 would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining five rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.133 Importantly for NSL, 25 of the 31 affected rooms have retained NSL levels above 50% which could be considered commensurate with a dense urban location. Of these 25 affected rooms, 12 would retain NSL levels above 70% which could be considered above average for a dense urban location.
- 11.10.134 Overall, given the good retained levels for both VSC and NSL, the effect to this building would be considered **Moderate Adverse**.

10 Quaker Street

- 11.10.135 A total of 31 windows serving 20 rooms were assessed for daylight within this building.
- 11.10.136 For VSC, seven of the 30 (23.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.137 Of the 23 affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst 20 would experience an alteration greater than 40% which is considered a Major Adverse effect.
- 11.10.138 11 of the 20 windows that would experience Major Adverse effects retain VSC levels of 15% or greater, which could be considered adequate for a dense urban location. it should be noted that with the Illustrative Scheme in place, 14 windows with effects greater that 40% VSC would retain over 15% VSC.

- 11.10.139 For NSL, two of the 19 (10.5%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.140 Of the 17 affected rooms, three would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and four would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 10 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.141 Overall the effect to this building is considered to be **Major Adverse**.
- 31-39 Redchurch Street*
- 11.10.142 A total of 14 windows serving 13 rooms were assessed for daylight within this building.
- 11.10.143 For VSC, seven of the 14 (50%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.144 Of the seven affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 11.10.145 It is important to note that all seven of the affected windows would experience excellent retained levels of daylight ranging from 25% to 26.6% which would be considered very good for a dense urban location.
- 11.10.146 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.147 Overall, given the excellent retained levels for VSC and unaffected NSL levels, the effect to this building is considered **Negligible**.
- 19-29 Redchurch Street*
- 11.10.148 A total of 19 windows serving 14 rooms were assessed for daylight within this building.
- 11.10.149 For VSC, five of the 19 (26.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.150 Of the 14 affected windows, five would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and five would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining four windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.151 It should be noted that this building has architectural features such as deep recessed balconies which would greatly affect daylight availability. For this reason, a 'no balconies' assessment has been undertaken to demonstrate the effect the balconies have on daylight availability.
- 11.10.152 The no-balconies assessment shows that all windows would meet the BRE criteria and therefore, any effects are due to the large recessed balconies. For NSL, only one room would experience a Minor Adverse effect.
- 11.10.153 For NSL, one of the 14 (7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.154 Of the 13 affected rooms, five would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and six would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining two rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.155 It should be noted that 11 of the 13 affected rooms have retained NSL levels over 52% which is considered commensurate with a dense urban location.
- 11.10.156 Overall, given the 'no balconies' assessment and the good retained levels for NSL, the effect to this building is considered **Minor Adverse**.
- Fairchild Place*
- 11.10.157 A total of three windows serving one rooms were assessed for daylight within this building.
- 11.10.158 For VSC, two of the three (67%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.159 The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 11.10.160 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.161 Overall, the effect to this building would be considered **Minor Adverse**.

2-4 Chance St

- 11.10.162 A total of three windows serving one room were assessed for daylight within this building.
- 11.10.163 For VSC, all three windows assessed see losses greater than recommended by BRE.
- 11.10.164 Of the three affected windows, one would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst two would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 11.10.165 It is important to note that all of this property's windows are located below a large overhang which would greatly reduce any daylight. Without this large architectural feature affected daylight availability, the effects to daylight would not be of the same magnitude. In fact, low VSC levels are seen in the baseline, ranging between 5.3% and 7.6%. The large percentage reductions are therefore due to the low initial daylight levels as a result of the overhang.
- 11.10.166 Due to the large overhang and recessed windows daylight availability is greatly reduced. A development of any viable size in front of these windows, would cause considerable losses to daylight due to these architectural features.
- 11.10.167 For NSL, the single room assessed see losses greater than recommended by BRE.
- 11.10.168 The affected room would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 11.10.169 As with VSC, the large overhang and recessed windows greatly reduces sky visibility and therefore any viable development would cause considerably reductions in daylight to this building.
- 11.10.170 Overall, the alterations to this building are considered acceptable, as most developments on the cleared site would cause significant effects due to the large overhang and recessed windows reducing the availability of daylight to this building. The effect to this building is considered to be **Major Adverse**.

17-21 Whitby Street

- 11.10.171 A total of 16 windows serving 16 rooms were assessed for daylight within this building.
- 11.10.172 For VSC, seven of the 16 (44%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.173 Of the nine affected windows, two would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst seven would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect.
- 11.10.174 It should be noted that five of the nine affected rooms have very good retained levels above 20% which could be considered above average for a dense urban location.
- 11.10.175 With the illustrative scheme in place, all affected windows would retain over 18.4% VSC, which is considered good for a dense urban location.
- 11.10.176 For NSL, eight of the 16 (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.177 Of the eight affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining six rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.178 Of the affected rooms, four of the eight would retain NSL levels above 50% which is considered commensurate with a dense urban location.
- 11.10.179 Overall, given the levels of retained levels of VSC and low alteration to NSL to all affected windows, the effect to this building is considered **Moderate Adverse**.

48-50 Redchurch Street

- 11.10.180 A total of 17 windows serving 17 rooms were assessed for daylight within this building.
- 11.10.181 For VSC, 13 of the 17 (77%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.182 Of the four affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration greater than 40% which is considered a Major Adverse effect.

11.10.183 It should be noted that three of the four rooms would experience very good retained levels of VSC over 23% which could be considered above average for a dense urban location.

11.10.184 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.185 Overall, due to the very good retained levels of VSC and unaffected NSL, the effect to this building is considered **Minor Adverse**.

3 Club Row

11.10.186 A total of 26 windows serving 26 rooms were assessed for daylight within this building.

11.10.187 For VSC, 25 of the 26 (96.2%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.188 The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.

11.10.189 For NSL, 14 of the 18 (77.8%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.190 Of the four affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst three would experience an alteration in excess of 40% which is considered a Major Adverse effect.

11.10.191 Overall, due to the alterations to NSL, the effect to this building would be considered **Minor Adverse**.

30 Redchurch Street

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

11.10.193 For VSC, two of the four (50%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.194 Of the two affected windows, both would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect. It should be noted that one of the affected windows would experience a retained VSC level of 20.3% which could be considered above average for a dense urban location.

11.10.195 For NSL, one of the four (25%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.196 Of the three affected rooms, one would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect whilst two would experience an alteration in excess of 40% which is considered a Major Adverse effect. Importantly, two of the three affected rooms would retain over 53% NSL which is considered commensurate with a dense urban location.

11.10.197 Overall, due to the retained levels of both VSC and NSL, the effect to this building is considered **Moderate Adverse**.

32 Redchurch Street

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

11.10.199 For VSC, two of the four (50%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.200 Of the two affected windows, both would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect.

11.10.201 For NSL, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.202 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect. It should be noted that the one affected room would retain 74% NSL which could be considered above average for a dense urban location.

11.10.203 Overall, the effect to this building is considered to be **Moderate Adverse**.

36 Redchurch Street

11.10.204 A total of three windows serving one room were assessed for daylight within this building.

11.10.205 For VSC, one of the three (33%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.206 Of the two affected windows, both would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect. It should be noted that both windows would retain levels above 18% which could be considered commensurate with a dense urban location.

11.10.207 For NSL, two of the three (67%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.208 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.

11.10.209 Overall, the effect to this building is considered **Moderate Adverse**.

38 Redchurch Street

11.10.210 A total of three windows serving one room were assessed for daylight within this building.

11.10.211 For VSC, one of the three (33.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.212 Of the two affected windows, one would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. It should be noted that both windows would retain levels above 15% which could be considered commensurate with a dense urban location.

11.10.213 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.214 Overall, due to the retained levels of VSC and unaffected NSL, the effect to this building is considered to be **Minor Adverse**.

70 Redchurch Street

11.10.215 A total of 21 windows serving one room were assessed for daylight within this building.

11.10.216 For VSC, 14 of the 21 (66.7%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.217 Of the seven affected windows, six would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration greater than 40% which is considered a Major Adverse Effect.

11.10.218 For NSL, eight of the 15 (53.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.219 Of the seven affected rooms, four would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and two would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining room would experience an alteration in excess of 40% which is considered a Major Adverse effect.

11.10.220 Overall, the effect to this building is considered to be **Minor Adverse**.

28-30 Bethnal Green Road

11.10.221 A total of 30 windows serving nine rooms were assessed for daylight within this building.

11.10.222 For VSC, 12 of the 30 (40%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.223 Of the 18 affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

11.10.224 For NSL, eight of the nine (88.9%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.225 The affected room would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect.

11.10.226 Overall, due to the VSC effects experienced, the effect to this building is considered **Major Adverse**.

Telford Homes Scheme 'Block A'

11.10.227 A total of 788 windows serving one room were assessed for daylight within this building.

11.10.228 For VSC, 601 of the 788 (76.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.229 Of the 187 affected windows, 37 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 39 would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining 111 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.

11.10.230 57 of the 187 affected windows would retain at least 15% VSC, which could be considered adequate for a dense urban location.

11.10.231 For NSL, 326 of the 413 (78.9%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.232 Of the 87 affected rooms, 24 would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and 17 would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining 46 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.

11.10.233 Overall, the effect to this building is considered **Major Adverse**.

93-95 Sclater St

11.10.234 A total of 17 windows serving 15 rooms were assessed for daylight within this building.

11.10.235 For VSC, 13 of the 17 (76.5%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.236 Of the four affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect. It should be noted that all four affected windows would retain over 25% VSC which is very good for an urban location.

11.10.237 For NSL, nine of the 15 (60%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.238 Of the six affected rooms, two would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst four would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect.

11.10.239 Overall, the retained levels of light are good for an urban location, therefore the daylight effects to this building are considered **Minor Adverse**.

97-99 Sclater St

11.10.240 A total of 14 windows serving 11 rooms were assessed for daylight within this building.

11.10.241 For VSC, eight of the 14 (57.1%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.242 Of the six affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect. It should be noted that all six affected windows would retain over 24% VSC which is very good for an urban location.

11.10.243 For NSL, eight of the 11 (72.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.244 Of the three affected rooms, two would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect.

11.10.245 Overall, the retained levels of light are good for an urban location, and therefore the daylight effects to this building are considered **Minor Adverse**.

101-103 Sclater St

11.10.246 A total of 30 windows serving 18 rooms were assessed for daylight within this building.

11.10.247 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.248 For NSL, 14 of the 18 (77.8%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.249 Of the four affected rooms, one (at second floor) would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst three (at first floor) would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. It should be noted, however, that all but one of these rooms retain at least 53% NSL, an acceptable level in an urban environment, whilst the other room retains only 45% owing to lower existing levels.

11.10.250 Overall, owing to the full adherence to the VSC methodology and only four rooms being affected in terms of NSL, the daylight effects to this property are considered **Minor Adverse**.

100 Sclater St

11.10.251 A total of 11 windows serving eight rooms were assessed for daylight within this building.

11.10.252 For VSC, all 11 windows assessed see losses greater than recommended by BRE.

11.10.253 Of the 11 affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

11.10.254 For NSL, all eight rooms assessed see losses greater than recommended by BRE.

11.10.255 Of the eight affected rooms, all would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

11.10.256 It is important to note that with the Illustrative scheme in place, eight of the 10 windows would be affected for VSC, however six of the eight would retain very good levels of VSC ranging between 19.5% and 25.5%. As such, the effect from the Illustrative Scheme is considered lower than the maximum parameter scheme discussed within this chapter. The overall effect to this building with the illustrative scheme in place would be considered Moderate Adverse.

11.10.257 Overall, the daylight effects to this building are considered **Major Adverse** with the maximum parameter scheme in place.

102 Sclater St

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

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

11.10.260 All three would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.

11.10.261 For NSL, none of the rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.262 The affected rooms would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

11.10.263 It is important to note that with the Illustrative scheme in place, the three affected windows would experience a Minor to Moderate Adverse effect, rather than Major Adverse. As such, the effect from the Illustrative Scheme is considered lower than the maximum parameter scheme discussed within this chapter. The overall effect to this building with the illustrative scheme in place would be considered Moderate Adverse.

11.10.264 Overall, the daylight effects to this building are considered **Major Adverse** with the maximum parameter scheme in place.

104-106 Sclater St

11.10.265 A total of eight windows serving eight rooms were assessed for daylight within this building.

11.10.266 For VSC, all eight windows assessed see losses greater than recommended by BRE.

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

11.10.268 For NSL, two of the eight (25%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.269 Of the six affected rooms, all would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.

11.10.270 It is important to note that with the Illustrative scheme in place, six of the eight windows would be affected for VSC. However, four of the six would retain good levels of VSC ranging between 15.3% and 25.1%. As such, the effect from the Illustrative Scheme is considered lower than the maximum parameter scheme discussed within this chapter. The overall effect to this building with the illustrative scheme in place would be considered Moderate Adverse.

11.10.271 Overall, the daylight effects to this building are considered **Major Adverse** with the maximum parameter scheme in place.

119 Brick Lane

11.10.272 A total of 10 windows serving eight rooms were assessed for daylight within this building.

11.10.273 For VSC, two of the 10 (20%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.274 Of the eight affected windows, four would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining four windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.

11.10.275 Four of the eight affected windows would retain at least 15% VSC, which could be considered adequate for a dense urban location.

11.10.276 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.277 It is important to note that with the Illustrative scheme in place, eight of the 10 windows would be affected for VSC. However, six of the eight would retain good levels of VSC ranging between 15% and 22.3%. As such, the effect from the Illustrative Scheme is considered lower than the maximum parameter scheme discussed within this chapter. The overall effect to this building with the illustrative scheme in place would be considered Moderate Adverse.

11.10.278 Overall, the daylight effects to this building are considered **Moderate Adverse** with the maximum parameter scheme in place.

180 Brick Lane

11.10.279 A total of 26 windows serving 11 rooms were assessed for daylight within this building.

11.10.280 For VSC, 22 of the 26 (84.6%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.281 Of the four affected windows, two would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining window would experience an alteration in excess of 40% which is considered a Major Adverse effect. It should be noted, however, that the two windows seeing losses greater than minor adverse all do so owing to lower existing levels of light (VSC at 1.4% and 12.1%).

11.10.282 For NSL, seven of the 11 (63.6%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.283 Of the four affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst three would experience an alteration greater than 40% which is considered a Major Adverse effect. It is important to note that the three rooms that would experience a Major Adverse effect, have very low existing NSL levels ranging from 2.1% to 15.4%, considerably lower than the BRE recommended 80%.

11.10.284 Overall, the daylight effects to this building due to the low existing levels of VSc and NSL are considered **Minor Adverse**.

178 Brick Lane

11.10.285 A total of 19 windows serving nine rooms were assessed for daylight within this building.

11.10.286 For VSC, 13 of the 19 (68.4%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.287 Of the six affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst three would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. However, the retained levels of light reaching all these windows are good for an urban environment, ranging from 17.5% at first floor to 23.8% at second. All windows at third floor retain excellent levels of VSC at 30-35.9%.

11.10.288 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.289 Overall, owing to the good levels of retained VSC and all rooms being unaffected in terms of NSL, the daylight effects to this property are considered **Minor Adverse**.

192-193 Shoreditch High Street

11.10.290 A total of 41 windows serving six rooms were assessed for daylight within this building.

11.10.291 For VSC, 22 of the 41 (54%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.292 Of the 19 affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 16 would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect.

11.10.293 It should be noted that all the affected windows would experience retained levels of VSC above 18.5%, with the majority being over 20%, which is considered above average for a dense urban location.

11.10.294 For NSL, three of the six rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.295 Of the three affected rooms, two would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect. The remaining room would experience an alteration in excess of 40% which is considered a Major Adverse effect.

11.10.296 Overall, due to the very good levels of retained VSC, the daylight effects to this building are considered **Minor Adverse**.

10 Holywell Lane

11.10.297 A total of 22 windows serving 10 rooms were assessed for daylight within this building.

11.10.298 For VSC, 10 of the 22 (45.5%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.10.299 Of the 12 affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and retain good levels of VSC at 23.4-25.2%.

11.10.300 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.301 Overall, the daylight effect to this building is considered **Minor Adverse**.

194 Shoreditch High St

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

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

11.10.304 Of the six affected windows, five would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect. However, the retained levels of light reaching all these windows are considered in line with expectations for an urban environment, ranging from 15.7% at first floor to 18.9% at third.

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

11.10.306 Of the three affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining room would experience an alteration in excess of 40% which is considered a Major Adverse effect.

11.10.307 Overall, the daylight effects to this building are considered **Moderate Adverse**.

195 Shoreditch High St

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

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

11.10.310 Of the five affected windows, three would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst two would experience an alteration in excess of 40% which is considered a Major Adverse effect. However, the retained levels of light reaching all these windows are considered in line with expectations for an urban environment, ranging from 16.2% at first floor to 19.4% at third.

11.10.311 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.312 Overall, owing to the good levels of retained VSC and all rooms being unaffected in terms of NSL, the daylight effects to this property are considered **Moderate Adverse**.

196 Shoreditch High St

11.10.313 A total of 21 windows serving 12 rooms were assessed for daylight within this building.

- 11.10.314 For VSC, one of the 21 (4.8%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.315 Of the 20 affected windows, six would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst 14 would experience an alteration in excess of 40% which is considered a Major Adverse effect. However, the retained levels of light reaching all these windows are good for a dense urban environment, ranging from 16.5% at first floor to 21% at fourth.
- 11.10.316 For NSL, 11 of the 12 (91.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The single affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect but would retain 74.5% NSL which is only just short of the 80% recommended.
- 11.10.317 Overall, owing to the good levels of retained VSC and the majority of rooms being unaffected in terms of NSL, the daylight effects to this property are considered **Moderate Adverse**.

1-3-5-7 Great Eastern St

- 11.10.318 A total of 27 windows serving 14 rooms were assessed for daylight within this building.
- 11.10.319 For VSC, all 27 windows assessed see losses greater than recommended by BRE.
- 11.10.320 Of the 27 affected windows, seven would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 18 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining two windows would experience an alteration in excess of 40% which is considered a Major Adverse effect. However, the retained levels of light reaching all these windows are good for an urban environment, ranging from 17.5% at first floor to 24% at third.
- 11.10.321 For NSL, nine of the 14 (64.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.322 Of the five affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and three would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining room would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.323 Overall, the daylight effects to this building are considered **Moderate Adverse**.

11-15 Great Eastern St

- 11.10.324 A total of 48 windows serving 20 rooms were assessed for daylight within this building.
- 11.10.325 For VSC, 44 of the 48 (91.7%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.326 Of the four affected windows, two would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst two would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 11.10.327 For NSL, 17 of the 20 (85%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.328 Of the three affected rooms, all would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 11.10.329 Overall, the effect to this building is considered **Minor Adverse**.

1-48 Wheler House

- 11.10.330 A total of 125 windows serving 90 rooms were assessed for daylight within this building.
- 11.10.331 For VSC, 66 of the 125 (52.8%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.332 Of the 59 affected windows, 22 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 26 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 11 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.333 It should be noted that of the affected windows, 24 have low existing VSC levels ranging from 0.1% to 7.4%, far below the BRE recommended 27%. The majority of the Major Adverse losses are therefore due to low existing values.
- 11.10.334 For NSL, 84 of the 90 (93.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 11.10.335 Of the six affected rooms, four would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining room would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.336 A no-balcony assessment shows that once balconies are removed from the building, only 12 are affected and are all Minor Adverse. Therefore, all other affected windows with effects greater than Minor Adverse is a direct result of this building's architectural features.
- 11.10.337 Overall, due to the low existing values of VSC causing disproportionate percentage alterations in the majority of windows experiencing a Major Adverse effect, and the limited effects once balconies are removed, the effect to this building is considered **Minor Adverse**.

41 Quaker Street (Unit 5-6)

- 11.10.338 A total of 87 windows serving 57 rooms were assessed for daylight within this building.
- 11.10.339 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.340 For NSL, 56 of the 57 (98.2%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The one affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect. However, this is a result of a lower existing level of NSL (36.8%) and, as discussed above, all windows serving this room are fully in line with guidance for VSC.
- 11.10.341 Overall, the daylight effects to this building are considered **Negligible**.

30-32 Calvin Street

- 11.10.342 A total of 41 windows serving 33 rooms were assessed for daylight within this building.
- 11.10.343 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.344 For NSL, 32 of the 33 (97%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The one affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect but retains a level of NSL in line with the rest of the building at 62.8%.
- 11.10.345 Overall, the daylight effects to this building are considered **Negligible**.

21 Wheler Street

- 11.10.346 A total of 35 windows serving 19 rooms were assessed for daylight within this building.
- 11.10.347 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.348 For NSL, 18 of the 19 (94.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The single affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect but only just falls short of the BRE's recommendation of 80%, retaining 78.7%. This room will continue to be well daylit and as such the effect is considered Negligible.
- 11.10.349 Overall, the daylight effects to this building are considered **Negligible**.

23-24 Wheler Street

- 11.10.350 A total of 49 windows serving 26 rooms were assessed for daylight within this building.
- 11.10.351 For VSC, 44 of the 49 (89.8%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.352 Of the five affected windows, four would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. However, it should be noted that the moderate adverse effect in fact sees a less of an absolute loss than the minor adversely affected windows, but the percentage reduction is increased slightly owing to a lower existing level of VSC.
- 11.10.353 For NSL, 25 of the 26 (96.2%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The single affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 11.10.354 Overall, the daylight effects to this building are considered **Minor Adverse**.

25 Wheler Street

- 11.10.355 A total of 94 windows serving 68 rooms were assessed for daylight within this building.
- 11.10.356 For VSC, 52 of the 94 (55.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.357 Of the 42 affected windows, 11 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 16 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 15 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect. It should be noted that seven of the 15 Major Adverse windows have very low existing values ranging from 0.9% to 6.1% which would cause disproportionate percentage changes, which are unlikely to be noticeable to occupants.
- 11.10.358 In addition, 22 of the 42 affected windows would retain good levels of VSC above 15%, ranging from 15.8% to 25.2%, which is considered good for a dense urban location.
- 11.10.359 With the above in mind, only four windows would still experience a Major Adverse without mitigating factors.
- 11.10.360 For NSL, 49 of the 68 (72.1%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.361 Of the 19 affected rooms, four would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and three would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 12 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.362 A no-balcony assessment shows that once balconies are removed from the building, only two windows would experience breaches of the BRE Guidelines, with one Minor Adverse effects and another experiencing a Major Adverse effect. Therefore, all other affected windows with effects greater than those seen in the no-balcony assessment, are a direct result of this building's architectural features.
- 11.10.363 Overall, the majority of the affected windows for VSC have either low existing values or good retained levels of VSC, and the majority of rooms for NSL are either not affected or experience Minor to Moderate Adverse effects. In addition, given the limited alterations with the no-balcony assessment which shows that the majority of effects are due to architectural features, the effect to this building is considered **Minor Adverse**.

45 Redchurch Street

- 11.10.364 A total of 12 windows serving eight rooms were assessed for daylight within this building.
- 11.10.365 For VSC, 11 of the 12 (91.7%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The single affected window would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect but only owing to the very low existing level of 0.7%. An absolute loss of 0.5% VSC is not considered noticeable and so this effect is considered Negligible.
- 11.10.366 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.367 Overall, the daylight effects to this property are considered **Negligible**.

12 Chance Street

- 11.10.368 A total of 13 windows serving three rooms were assessed for daylight within this building.
- 11.10.369 For VSC, all windows assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.370 For NSL, two of the three (66.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect with the single affected room experiencing an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect. However, this is a result of a lower existing level of NSL (42%) and, as discussed above, all windows serving this room are fully in line with guidance for VSC.
- 11.10.371 Overall, the daylight effects to this building are considered **Negligible**.

14 Chance Street

- 11.10.372 A total of six windows serving five rooms were assessed for daylight within this building.
- 11.10.373 For VSC, three of the six (50%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The three affected windows would all experience an alteration in VSC greater than 40% which is considered a Major Adverse effect. However, all three of these windows only see such high percentage losses owing to low existing levels (3.9%, 6% and 7.6%) and all three achieve full compliance with the NSL methodology (discussed below).

- 11.10.374 For NSL, four of the five (80%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The single room not achieving BRE's criteria sees a loss of 24% and retains 55% NSL which could be considered acceptable for an urban environment.
- 11.10.375 Overall, the daylight effects to this building are considered **Minor Adverse**.

226 Shoreditch High Street

- 11.10.376 A total of seven windows serving three rooms were assessed for daylight within this building.
- 11.10.377 For VSC, four of the seven (57.1%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.378 Of the three affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect. However, the retained levels of light are very good and only marginally below the 27% recommended by BRE (25.7-26.4% VSC).
- 11.10.379 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience an Negligible effect.
- 11.10.380 Overall, given the high levels of retained light at the few windows seeing losses beyond those recommended by BRE, the effects to this building are considered **Negligible**.

223 Shoreditch High St

- 11.10.381 A total of 45 windows serving 36 rooms were assessed for daylight within this building.
- 11.10.382 For VSC, all eight windows assessed see losses greater than recommended by BRE and would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect. The retained levels of light are very good for an urban location, however, with all windows retaining 22-25.4% VSC.
- 11.10.383 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.384 Overall, the daylight effects to this property are considered **Minor Adverse**.

Sunlight

- 11.10.385 The full sunlight assessment can be found in **ES Addendum Volume 4, Appendix G: Daylight, Sunlight, overshadowing, Solar Glare and Light Pollution** (Part 1) and the results are presented in **Table 11.8**.
- 11.10.386 Of the 1829 rooms assessed for sunlight, 1664 (91%) would meet the BRE criteria for both total and winter PSH and are considered to experience a Negligible effect.
- 11.10.387 Of the buildings assessed in **Table 11.8**, 85 experience little to no change in sunlight levels with the completed Revised Scheme in place and are therefore considered to experience a Negligible effect and are not discussed further. The remaining 26 properties are affected and discussed in further detail below.

Table 11.8 Summary of Sunlight results with the Revised Scheme in place.

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Total PSH			Winter PSH		
			Below BRE Guidelines (% Reduction)			Below BRE Guidelines (% Reduction)		
			20-29.9%	30-39.9%	>40%	20-29.9%	30-39.9%	>40%
25 Shoreditch High St	2	2	0	0	0	0	0	0
23 Shoreditch High Street	1	1	0	0	0	0	0	0
132 Commercial Street	6	6	0	0	0	0	0	0
Bedford House	3	3	0	0	0	0	0	0
154 Commercial Street	10	10	0	0	0	0	0	0
174 Brick Lane	1	1	0	0	0	0	0	0
154 Brick Lane	3	3	0	0	0	0	0	0
Warehousing- Fleur De	3	3	0	0	0	0	0	0

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Total PSH			Winter PSH		
			Below BRE Guidelines (% Reduction)			Below BRE Guidelines (% Reduction)		
			20-29.9%	30-39.9%	>40%	20-29.9%	30-39.9%	>40%
Lis Street								
132 Commercial Street West	4	4	0	0	0	0	0	0
26 Shoreditch High Street	1	1	0	0	0	0	0	0
1-20 Burhan Uddin House	60	60	0	0	0	0	0	0
Principle House - Block 4	41	41	0	0	0	0	0	0
Daniel Gilbert House	2	2	0	0	0	0	0	0
The Stage	108	83	25	0	0	0	0	0
Principle House - Block 3	59	59	0	0	0	0	0	0
8 Elder Street	8	8	0	0	0	0	0	0
225 Shoreditch High St	3	3	0	0	0	0	0	0
6 Elder Street	6	6	0	0	0	0	0	0
224 Shoreditch High St	4	4	0	0	0	0	0	0
The Fusion	68	62	1	3	1	0	0	3
Principal Tower	244	244	0	0	0	0	0	0
43-54 Eagle Works	9	9	0	0	0	0	0	0
1-42 Eagle Works	10	10	0	0	0	0	0	0
10 Quaker Street	4	4	0	0	0	0	0	0
41-43 Redchurch Street	5	5	0	0	0	0	0	0
31-39 Redchurch Street	13	13	0	0	0	0	0	0
15-17 Redchurch Street	10	10	0	0	0	0	0	0
19-29 Redchurch Street	14	8	0	1	2	0	0	3
Fairchild Place	1	0	0	0	1	0	0	1
64 Shoreditch High St	3	3	0	0	0	0	0	0
2-4 Chance St	1	0	0	0	1	0	0	1
17-21 Whitby Street	13	11	0	0	0	0	0	2
48-50 Redchurch Street	8	6	0	0	0	0	0	2
7-9 Club Row	5	3	0	0	0	0	0	2
5 Club Row	2	0	0	0	0	0	0	2
3 Club Row	12	6	1	0	0	0	0	6
30 Redchurch Street	4	3	0	0	0	0	0	1
32 Redchurch Street	4	3	1	0	0	0	0	1
36 Redchurch Street	3	3	0	0	0	0	0	0
38 Redchurch Street	3	3	0	0	0	0	0	0

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Total PSH			Winter PSH		
			Below BRE Guidelines (% Reduction)			Below BRE Guidelines (% Reduction)		
			20-29.9%	30-39.9%	>40%	20-29.9%	30-39.9%	>40%
40 Redchurch Street	2	1	0	0	0	0	0	1
70 Redchurch Street	15	13	1	0	0	0	0	2
28-30 Bethnal Green Road	9	0	0	0	6	0	0	9
Telford Homes Scheme 'Block A'	375	321	0	1	11	0	0	54
Telford Homes Scheme 'Block B'	173	173	0	0	0	0	0	0
93-95 Sclater St	15	15	0	0	0	0	0	0
97-99 Sclater St	11	11	0	0	0	0	0	0
101-103 Sclater St	18	18	0	0	0	0	0	0
100 Sclater St	8	0	0	0	6	0	0	8
102 Sclater St	2	0	0	0	1	0	0	2
104-106 Sclater St	8	3	0	0	2	0	0	5
119 Brick Lane	8	0	0	0	7	0	0	8
178 Brick Lane	7	7	0	0	0	0	0	0
125-127 Brick Lane	4	4	0	0	0	0	0	0
182 Brick Lane	9	9	0	0	0	0	0	0
184-186 Brick Lane	9	9	0	0	0	0	0	0
188 Brick Lane	9	9	0	0	0	0	0	0
190 Brick Lane	4	4	0	0	0	0	0	0
192 Brick Lane	7	7	0	0	0	0	0	0
194 Brick Lane	6	6	0	0	0	0	0	0
196 Brick Lane	6	6	0	0	0	0	0	0
198 Brick Lane	8	8	0	0	0	0	0	0
192-193 Shoreditch High St	4	4	0	0	0	0	0	0
10 Holywell Lane	10	10	0	0	0	0	0	0
194 Shoreditch High St	3	0	0	0	3	0	0	3
195 Shoreditch High St	3	0	0	0	3	0	0	3
196 Shoreditch High St	12	2	0	0	10	0	0	2
1-3-5-7 Great Eastern St	3	3	0	0	0	0	0	0
11-15 Great Eastern St	4	4	0	0	0	0	0	0
3 Plough Yard	21	21	0	0	0	0	0	0
1-48 Wheler House	26	26	0	0	0	0	0	0
43-47 Quaker Street	6	6	0	0	0	0	0	0
41 Quaker Street(Unit 5-6)	37	37	0	0	0	0	0	0

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Total PSH			Winter PSH		
			Below BRE Guidelines (% Reduction)			Below BRE Guidelines (% Reduction)		
			20-29.9%	30-39.9%	>40%	20-29.9%	30-39.9%	>40%
24 Calvin Street	1	1	0	0	0	0	0	0
25 Calvin Street	2	2	0	0	0	0	0	0
26 Calvin Street	2	2	0	0	0	0	0	0
27 Calvin Street	1	1	0	0	0	0	0	0
28a Calvin Street	1	1	0	0	0	0	0	0
21 Wheler Street	6	6	0	0	0	0	0	0
36 Calvin Street	2	2	0	0	0	0	0	0
23-24 Wheler Street	11	11	0	0	0	0	0	0
25 Wheler Street	22	22	0	0	0	0	0	0
45 Redchurch Street	8	6	2	0	0	0	0	1
47-49 Redchurch Street	12	12	0	0	0	0	0	0
51 Redchurch Street	4	4	0	0	0	0	0	0
53 Redchurch Street	5	5	0	0	0	0	0	0
55 Redchurch Street	5	5	0	0	0	0	0	0
57 Redchurch Street	6	6	0	0	0	0	0	0
59 Redchurch Street	5	5	0	0	0	0	0	0
61 Redchurch Street	6	6	0	0	0	0	0	0
63 Redchurch Street	6	6	0	0	0	0	0	0
65 Redchurch Street	6	6	0	0	0	0	0	0
12 Chance Street	3	2	1	0	0	0	0	1
14 Chance Street	5	3	0	0	2	0	0	2
5-7 Redchurch Street	11	11	0	0	0	0	0	0
1 Redchurch Street	12	12	0	0	0	0	0	0
17 Anning Street	5	5	0	0	0	0	0	0
147 Brick Lane	6	6	0	0	0	0	0	0
52 Redchurch Street	4	4	0	0	0	0	0	0
54 Redchurch Street	4	4	0	0	0	0	0	0
The Old Truman Brewery 1	2	2	0	0	0	0	0	0
The Old Truman Brewery 2	3	3	0	0	0	0	0	0
226 Shoreditch High Street	3	3	0	0	0	0	0	0
232 Shoreditch High Street	11	11	0	0	0	0	0	0
231 Shoreditch High St	3	3	0	0	0	0	0	0
228 Shoreditch High St	4	4	0	0	0	0	0	0
229-230 Shoreditch	6	6	0	0	0	0	0	0

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Total PSH			Winter PSH		
			Below BRE Guidelines (% Reduction)			Below BRE Guidelines (% Reduction)		
			20-29.9%	30-39.9%	>40%	20-29.9%	30-39.9%	>40%
High St								
233 Shoreditch High Street	10	10	0	0	0	0	0	0
227 Shoreditch High St	4	4	0	0	0	0	0	0
223 Shoreditch High Street	17	17	0	0	0	0	0	0
21-22 Shoreditch High Street	2	2	0	0	0	0	0	0
Total	1829	1664	32	5	56	0	0	125

The Stage

- 11.10.388
A total of 108 rooms were assessed for sunlight within this building of which 83 (76.9%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.10.389
For Annual PSH, 83 of the 108 (76.9%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining 25 see losses between 20-29.9% which is considered a Minor Adverse effect.
- 11.10.390
For Winter PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.10.391
Overall, the effect to this property is considered Minor Adverse.

The Fusion

- 11.10.392
A total of 68 rooms were assessed for sunlight within this building of which 62 (91.2%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.10.393
For Annual PSH, 63 of the 68 (92.6%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.394
Of the five rooms affected annually, one would experience an alteration in Annual PSH between 20-29.9% which is considered a Minor Adverse effect and three would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining room would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.395
For Winter PSH, 65 of the 68 (95.6%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining three see losses greater than 40% which is considered a Major Adverse effect.
- 11.10.396
Overall, the only three living rooms seeing significant effects retain good levels of sunlight for an urban location (21% total and 3% winter in the worst-performing room) and so the overall effect to this building is considered Minor Adverse.

19-29 Redchurch Street

- 11.10.397
A total of 14 rooms were assessed for sunlight within this building of which 8 (57.1%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.10.398
For Annual PSH, 11 of the 14 (78.6%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.10.399
Of the three rooms affected annually, one would experience an alteration in Annual PSH between 30-39.9% which is considered a Moderate Adverse effect whilst two would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.10.400
For Winter PSH, 11 of the 14 (78.6%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining three see losses greater than 40% which is considered a **Major Adverse** effect.

11.10.401 However, it should be noted that the effects to this building are exacerbated by the set-back nature of many windows and those windows not obstructed by the property’s architecture, the levels of sunlight retained are very high. Overall, the effect to this building is considered **Moderate Adverse**.

Fairchild Place

11.10.402 One room was assessed for sunlight within this building.

11.10.403 The room tested is predominantly north facing but has one east facing window within one degree of due east and so becomes technically relevant for sunlight assessment. Owing to the orientation of this building, however, it is reliant on low angle morning sunlight over the application site. Therefore, with any development on this site, this will be obstructed to some extent.

11.10.404 The single room assessed sees a loss greater than 40% for both Annual and Winter PSH which is considered a Major Adverse effect.

11.10.405 Overall, the assessed room has limited expectation of sunlight owing to its orientation and therefore the effect to this property is considered **Moderate Adverse**.

2-4 Chance St

11.10.406 One room was assessed for sunlight within this building.

11.10.407 The single room assessed sees a loss greater than 40% for both Annual and Winter PSH which is considered a Major Adverse effect, but this room’s windows are all set back beneath a roof overhang which is serving to block any high-altitude sunlight.

11.10.408 Overall, the effect to this property is considered **Major Adverse**.

17-21 Whitby Street

11.10.409 A total of 13 rooms were assessed for sunlight within this building of which 11 (84.6%) would meet the BRE's criteria for both Annual and Winter PSH.

11.10.410 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.411 For Winter PSH, 11 of the 13 (84.6%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two rooms see losses greater than 40% which is considered a Major Adverse effect but the levels retained are 3% and 4% which is only marginally below the 5% recommended.

11.10.412 Overall, the effect to this property is considered **Minor Adverse**.

48-50 Redchurch Street

11.10.413 A total of eight rooms were assessed for sunlight within this building of which six (75%) would meet the BRE's criteria for both Annual and Winter PSH.

11.10.414 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.415 For Winter PSH, six of the eight (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two see losses greater than 40% which is considered a Major Adverse effect but the Annual APSH retained at these two windows is excellent at 56 and 51%.

11.10.416 Overall, the effect to this property is considered **Minor Adverse**.

7-9 Club Row

11.10.417 A total of five rooms were assessed for sunlight within this building of which 3 (60%) would meet the BRE's criteria for both Annual and Winter PSH.

11.10.418 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.419 For Winter PSH, three of the five (60%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two see losses greater than 40% which is considered a Major Adverse effect but retain 4% which is only marginally below the 5% recommended.

11.10.420 Overall, the effect to this property is considered **Minor Adverse**.

5 Club Row

11.10.421 A total of two rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.

11.10.422 For Annual PSH, both rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.423 For Winter PSH, both rooms assessed see losses greater than 40% which is considered a Major Adverse effect but retain 3% Winter PSH and 27% Annual PSH which is considered a good level of sunlight for an urban environment.

11.10.424 Overall, the effect to this property is considered **Minor Adverse**.

3 Club Row

11.10.425 A total of 12 rooms were assessed for sunlight within this building of which 6 (50%) would meet the BRE's criteria for both Annual and Winter PSH.

11.10.426 For Annual PSH, 11 of the 12 (91.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss between 20-29.9% which is considered a Minor Adverse effect.

11.10.427 For Winter PSH, six of the 12 (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining six rooms see losses greater than 40% which is considered a Major Adverse effect.

11.10.428 Overall, this building retains generally good levels of Annual PSH but the effect to this property is considered Moderate Adverse.

30 Redchurch Street

11.10.429 A total of four rooms were assessed for sunlight within this building of which 3 (75%) would meet the BRE's criteria for both Annual and Winter PSH.

11.10.430 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.431 For Winter PSH, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect but retains 30% Annual PSH which is well above the 25% recommended.

11.10.432 Overall, the effect to this property is considered **Minor Adverse**.

32 Redchurch Street

11.10.433 A total of four rooms were assessed for sunlight within this building of which 3 (75%) would meet the BRE's criteria for both Annual and Winter PSH.

11.10.434 For Annual PSH, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss between 20-29.9% which is considered a Minor Adverse effect.

11.10.435 For Winter PSH, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect but retains 3% which is only marginally below the 5% recommended.

11.10.436 Overall, the effect to this property is considered **Minor Adverse**.

40 Redchurch Street

11.10.437 A total of two rooms were assessed for sunlight within this building of which 1 (50%) would meet the BRE's criteria for both Annual and Winter PSH.

11.10.438 For Annual PSH, both rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.10.439 For Winter PSH, one of the two (50%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect but retains 32% Annual PSH which is well above the 25% recommended.

11.10.440 Overall, the effect to this property is considered **Minor Adverse**.

	<i>70 Redchurch Street</i>
11.10.441	A total of 15 rooms were assessed for sunlight within this building of which 13 (86.7%) would meet the BRE's criteria for both Annual and Winter PSH.
11.10.442	For Annual PSH, 14 of the 15 (93.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss between 20-29.9% which is considered a Minor Adverse effect.
11.10.443	For Winter PSH, 13 of the 15 (86.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two rooms see losses greater than 40% which are considered Major Adverse effects.
11.10.444	Overall, given that the vast majority of rooms see a negligible effect, the effect to this property is considered Minor Adverse.
	<i>28-30 Bethnal Green Road</i>
11.10.445	A total of nine rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.
11.10.446	For Annual PSH, three of the nine (33.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining six see losses between 30-39.9% which is considered a Moderate Adverse effect.
11.10.447	For Winter PSH, all nine rooms assessed see losses greater than 40% which is considered a Moderate Adverse effect.
11.10.448	Overall, the effect to this property is considered Major Adverse.
	<i>Telford Homes Scheme 'Block A'</i>
11.10.449	A total of 375 rooms were assessed for sunlight within this building of which 321 (85.6%) would meet the BRE's criteria for both Annual and Winter PSH.
11.10.450	For Annual PSH, 363 of the 375 (96.8%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.10.451	Of the 12 rooms affected annually, one would experience an alteration in Annual PSH between 30-39.9% which is considered a Moderate Adverse effect whilst 11 would experience an alteration in excess of 40% which is considered a Major Adverse effect.
11.10.452	For Winter PSH, 321 of the 375 (85.6%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining 54 see losses greater than 40% which is considered a Major Adverse effect.
11.10.453	Overall, given that the vast majority of rooms see a negligible effect, the effect to this property is considered Moderate Adverse.
	<i>100 Sclater St</i>
11.10.454	A total of eight rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.
11.10.455	For Annual PSH, two of the eight (25%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining six see losses greater than 40% which is considered a Major Adverse effect.
11.10.456	For Winter PSH, all eight rooms assessed see losses greater than 40% which is considered a Major Adverse effect.
11.10.457	Overall, the effect to this property is considered Major Adverse.
	<i>102 Sclater St</i>
11.10.458	A total of two rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.
11.10.459	For Annual PSH, one of the two (50%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.

11.10.460	For Winter PSH, both rooms assessed see losses greater than 40% which is considered a Major Adverse effect.
11.10.461	Overall, the effect to this property is considered Major Adverse.
	<i>104-106 Sclater St</i>
11.10.462	A total of eight rooms were assessed for sunlight within this building of which 3 (38%) would meet the BRE's criteria for both Annual and Winter PSH.
11.10.463	For Annual PSH, six of the eight (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two see losses greater than 40% which is considered a Major Adverse effect.
11.10.464	For Winter PSH, three of the eight (37.5%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining five see losses greater than 40% which is considered a Major Adverse effect.
11.10.465	Overall, the levels of annual sunlight retained on the second floor and above are excellent and so the effect to this property is considered Moderate Adverse.
	<i>119 Brick Lane</i>
11.10.466	A total of eight rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.
11.10.467	For Annual PSH, one of the eight (12.5%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining seven see losses greater than 40% which is considered a Major Adverse effect.
11.10.468	For Winter PSH, all eight rooms assessed see losses greater than 40% which is considered a Major Adverse effect. Overall, the effect to this property is considered Major Adverse .
	<i>194 Shoreditch High St</i>
11.10.469	A total of three rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.
11.10.470	For both Annual and Winter PSH, all three rooms assessed see losses above 40% which is considered a Major Adverse effect.
11.10.471	Overall, the effect to this property is considered Major Adverse .
	<i>195 Shoreditch High St</i>
11.10.472	A total of three rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.
11.10.473	For both Annual and Winter PSH, all three rooms assessed see losses above 40% which is considered a Major Adverse effect.
11.10.474	Overall, the effect to this property is considered Major Adverse .
	<i>196 Shoreditch High St</i>
11.10.475	A total of 12 rooms were assessed for sunlight within this building of which 2 (16.7%) would meet the BRE's criteria for both Annual and Winter PSH.
11.10.476	For Annual PSH, two of the 12 (16.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining 10 see losses greater than 40% which is considered a Major Adverse effect.
11.10.477	For Winter PSH, 10 of the 12 (83.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two see losses greater than 40% which is considered a Major Adverse effect.
11.10.478	Overall, the effect to this property is considered Major Adverse .
	<i>45 Redchurch Street</i>

- 11.10.479 A total of eight rooms were assessed for sunlight within this building of which 6 (75%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.10.480 For Annual PSH, six of the eight (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two see losses between 20-29.9% which is considered a Minor Adverse effect.
- 11.10.481 For Winter PSH, seven of the eight (88%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect but retains 4% which is only marginally below the 5% recommended.
- 11.10.482 Overall, the effect to this property is considered **Minor Adverse**.

12 Chance Street

- 11.10.483 A total of three rooms were assessed for sunlight within this building of which 2 (66.7%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.10.484 For Annual PSH, two of the three (66.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss between 20-29.9% which is considered a Minor Adverse effect.
- 11.10.485 For Winter PSH, two of the three (66.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect but retains 4% which is only marginally below the 5% recommended.
- 11.10.486 Overall, the effect to this property is considered **Minor Adverse**.

14 Chance Street

- 11.10.487 A total of five rooms were assessed for sunlight within this building of which 3 (60%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.10.488 For both Annual and Winter PSH, three of the five (60%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two see losses greater than 40% which is considered a Major Adverse effect. The existing levels of sunlight are very low, however, owing to the existing context blocking the majority of morning sunlight. With low existing levels, even small losses can lead to proportional changes and the absolute losses here are only 5% PSH, marginally above the 4% absolute loss recommended.
- 11.10.489 Overall, the effect to this property is considered **Minor Adverse**.

Overshadowing

- 11.10.490 The overshadowing effects of the Revised Scheme have been assessed by means of Transient Overshadowing and Sun Hours on Ground assessments. These are presented within **ES Addendum Volume 4, Appendix G: Daylight, Sunlight, overshadowing, Solar Glare and Light Pollution (Part 2)**.
- 11.10.491 The Transient Overshadowing assessments demonstrate that the additional shadows cast by the Revised Scheme would not reach farther than Redchurch Street on 21st March. Therefore, any amenity areas beyond Redchurch Street would not be impacted on the equinox and have not been assessed for Sun Hours on Ground.
- 11.10.492 The additional shadows cast by the Revised Scheme would not reach farther than Bethnal Green Road on 21st June.
- 11.10.493 In winter, when the shadows are longer, the majority of the public realm is in shade in the baseline condition owing to the density of the urban grain.
- 11.10.494 The Boundary Estate to the north of the site would receive marginal additional overshadowing caused by the Revised Scheme between 11 am and 2 pm on the winter solstice. In mid-season and summer, the Boundary Estate would not be affected by the Revised Scheme. The overall effect of the on the overshadowing of the Boundary Estate is considered of **negligible** significance.
- 11.10.495 Nine areas to the south of Redchurch Street have been assessed through the Sun Hours on Ground metric. The results are shown in the **Table 11.9**.

Table 11.9 Summary of Sun Hours on Ground (SHOG) Assessment

AREA REF.	BASELINE	PROPOSED	LOSS	% LOSS
1	7.3	6.2	1.1	15.1
2	8.8	7.5	1.3	14.8
3	25.5	25.5	0.0	0
4	88.4	88.4	0.0	0
5	81.5	81.5	0.0	0
6	65.8	65.8	0.0	0
7	17.1	17.1	0.0	0
8	74.6	0.4	74.2	99.5
9	94.5	0.0	94.5	100

- 11.10.496 The seven amenity areas highlighted in **Table 11.9** would not experience noticeable alterations in the overshadowing levels (below 20%). Therefore, likely effect of the Revised Scheme on these areas would be **negligible**.
- 11.10.497 The remaining two amenity areas are discussed in detail below.

Shoreditch House – Pool area

- 11.10.498 The Sun Hours on Ground assessment shows that 74.6% of the pool area located on the rooftop of Shoreditch House receives direct sunlight for two hours or more on the equinox in the baseline scenario. With the Revised Scheme in place, this would be reduced to 0.4%, with a loss of 99.5%.
- 11.10.499 The Transient Overshadowing assessment shows that on the summer solstice the Revised Scheme would cast minimal shadow on the southern section of this area, between 12 and 1 pm. The Sun Exposure assessment for 21st June demonstrates that the great majority of the pool area would receive direct sunlight for six hours or more in the summer.
- 11.10.500 In winter, the near totality of this area is in shadow in the baseline scenario. The Revised Scheme would cast additional shadows in the norther section of the pool.
- 11.10.501 Overall, additional shadows would be cast by the Revised Scheme on the pool area in winter and mid-season. The sunlight availability in the summer, when outdoor pools are most likely to be in use, would remain excellent.
- 11.10.502 The overshadowing effect on this area is considered to be of **Major Adverse** significance.

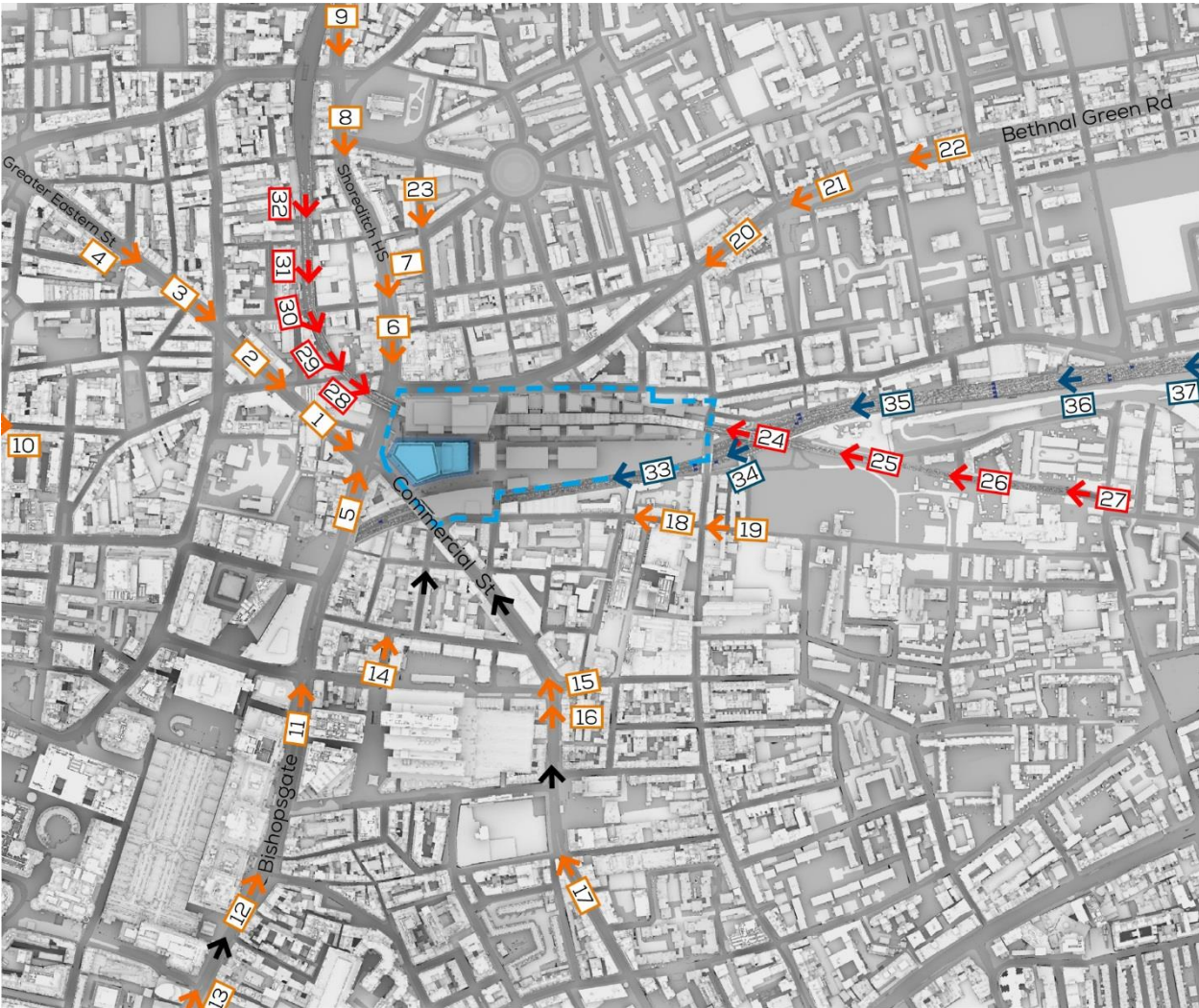
Shoreditch House – Roof terrace

- 11.10.503 The Sun Hours on Ground assessment shows that 94.5% of the roof terrace at Shoreditch House receives direct sunlight for two hours or more on the equinox in the baseline scenario. With the Revised Scheme in place, this would be reduced to 0%, with a loss of 100%.
- 11.10.504 The Transient Overshadowing assessment shows that on the summer solstice the Revised Scheme would cast minimal shadow on the southern section of this area, between 11 am and 12 pm. The Sun Exposure assessment for 21st June demonstrates that the great majority of the terrace would receive direct sunlight for six hours or more in the summer.
- 11.10.505 In winter, the near totality of this area is in shadow in the baseline scenario. The Revised Scheme would cast additional shadows in the norther section of the pool.
- 11.10.506 Overall, additional shadows would be cast by the Revised Scheme on the terrace in winter and mid-season. The sunlight availability in the summer would remain excellent.
- 11.10.507 The overshadowing effect on this area is considered to be of **Major Adverse** significance.

Solar Glare

- 11.10.508 The full solar glare assessment can be found in **ES Addendum Volume 4, Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution** (Part 3).
- 11.10.509 The assessment has been undertaken from signalised railways, road junctions and pedestrian crossings nearby which are considered sensitive in terms of solar glare (noted by the reference 1, 2, etc.). However, at each identified location more than one view may be assessed as there may be multiple traffic signals or lanes which may be adversely affected (noted by the reference 1A, 1B, etc.). The receptor locations are shown in **Figure 11.6**.

Figure 11.6 Locations Assessed for Solar Glare



- Building NOT visible from the viewpoint
→ View from the street
→ View from the Overground
→ View from the Railway
▶ Train Signals
- Viewpoints:
- | | |
|-------|----------------------|
| 1-4 | > Greater Eastern St |
| 5-9 | > Shoreditch High St |
| 10 | > Epworth St |
| 11-13 | > Bishopsgate |
| 14 | > Spital Square |
| 15-17 | > Commercial St |
| 18 | > Quaker St |
| 19 | > Buxton St |
| 20-22 | > Bethnal Green Rd |
| 23 | > Boundary St |
| 24-30 | > Overground |
| 31-35 | > Railway |

- 11.10.510 Out of the 41 sensitive locations tested, the building is not visible from four of them (black arrows in Figure 11.3,1). These are:
- Bishopsgate (Northbound);
 - Elder Street (Northbound);
 - Commercial Street (Northbound); and
 - Commercial Street (Northeast-bound).
- 11.10.511 The effects on these locations are therefore considered **Negligible**. Therefore 37 remaining junctions require consideration for solar glare.
- 11.10.512 In accordance with the solar glare significance criteria highlighted in the methodology section, solar reflections occurring at angles greater than 30° from the driver's line of sight will not affect the driver's responsiveness and therefore can be considered Negligible. In addition, viewpoints where the portion of the façade of the Revised Scheme visible is very small and the distance is greater than 15° of a driver's line of sight are also considered to give rise to a negligible effect. The list of the junctions from where this approach is applicable and therefore are considered to have **Negligible** effects are the 29 listed below:
- Greater Eastern Street, Viewpoint 2;
 - Greater Eastern Street, Viewpoint 3;
 - Greater Eastern Street, Viewpoint 4;
 - Shoreditch High Street, Viewpoint 5;
 - Shoreditch High Street, Viewpoint 6;
 - Shoreditch High Street, Viewpoint 7;
 - Shoreditch High Street, Viewpoint 8;
 - Shoreditch High Street, Viewpoint 9;
 - Epworth Street, Viewpoint 10;
 - Bishopsgate, Viewpoint 11;
 - Bishopsgate, Viewpoint 12;
 - Bishopsgate, Viewpoint 13;
 - Spital Square, Viewpoint 14;
 - Commercial Street, Viewpoint 16;
 - Commercial Street, Viewpoint 17;
 - Quaker Street, Viewpoint 18;
 - Bethnal Green Road, Viewpoint 22;
 - Boundary Street, Viewpoint 23;
 - Overground Rail, Viewpoint 24;
 - Overground Rail, Viewpoint 25;
 - Overground Rail, Viewpoint 26;
 - Overground Rail, Viewpoint 27;
 - Overground Rail, Viewpoint 28;
 - Overground Rail, Viewpoint 30;
 - Railway, Viewpoint 31;
 - Railway, Viewpoint 32;
 - Railway, Viewpoint 33;
 - Railway, Viewpoint 34; and
 - Railway, Viewpoint 35.
- 11.10.513 The number of sensitive locations to be considered is therefore reduced to eight junctions.
- 11.10.514 Of the remaining eight junctions to be considered for solar glare, all are considered to have a **Minor Adverse** effect. This is because solar reflections occur within 30° to 10° or between 10° to 5° of the driver's line of sight for a short period of time, due to the broken-up nature of the façade which will further reduce the amount of time when the solar reflections can be visible. In addition, the minor adverse significance is due to mitigating factors such as reflections occurring from a small section of façade, potential reflections occurring over a short period of time, unaffected traffic signals and being able to deploy a car's visors which would shield the majority or all of the reflections, and the direct view of the sun in the sky if the building is not built. As the locations below fall into this category and are not borderline, further discussion is not needed. The list of these viewpoint is as follows:
- Greater Eastern Street, Viewpoint 1;
 - Commercial street, Viewpoint 15;
 - Buxton Street, Viewpoint 19;
 - Bethnal Green Road, Viewpoint 20;
 - Bethnal Green Road, Viewpoint 21;
 - Overground Eastbound, Viewpoint 29;
 - Railway Up Main, Viewpoint 36; and
 - Railway up Main, Viewpoint 37.

11.10.515 Overall, it is considered that as the Revised Scheme would only cause effects ranging from **Negligible** to **Minor Adverse**.

Light Pollution

- 11.10.516 The full light pollution assessment can be found in **ES Addendum Volume 4, Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution** (Part 4) and is discussed in detail below.
- 11.10.517 The results of the assessment indicate that pre-curfew (before 11pm), the levels of light trespass would be within the 25 lux level suggested by the ILP for a city centre location for all 18 external and four internal buildings assessed.
- 11.10.518 The assessment also indicates that post-curfew (after 11pm), the levels of light trespass would be below the 5 lux level suggested by the ILP for a city centre location for all external and all but one (SH8) of the internal properties assessed. As such, the effects of light pollution for the following properties (pre and post curfew) are considered Negligible:
- 195/196 Shoreditch High Street;
 - 221/222/223 Shoreditch high street; and
 - 1/3/5/7/11/15 Greater Eastern street.

- 11.10.519 For building Plot 8a located within the site, 10 floors exceed the 5 lux post-curfew criteria.
- 11.10.520 Overall the effect of light pollution (pre and post curfew) on Plot 8 is considered **Moderate Adverse**.
- 11.10.521 Mitigation will be needed, details of which are described in the mitigation section of this chapter.

- 11.10.522 It should be noted that, the assessment considers the worst-case scenario considering all the office areas within the Revised Scheme remaining fully lit after 11 pm as a worst-case scenario. However, it is unlikely that the space would be entirely occupied and thus would not be fully lit at this time, therefore the levels of light intrusion are likely to be less than those presented in this ES Addendum Chapter.

Daylight, Sunlight and Overshadowing within the Revised Scheme

- 11.10.523 Preliminary daylight and sunlight assessments have been undertaken for the illustrative massing in the proposed scenario. A standalone Internal Daylight, Sunlight and Overshadowing report accompanies the Revised Scheme Submission and discusses the results in more detail.
- Daylight within the proposed accommodation*
- 11.10.524 Overall, the daylight assessments show that there is potential for good daylight amenity within the proposed residential accommodation. This is due to the site layout and the proposed variation in buildings' height which allow for good sky visibility for most of the proposed facades.
- 11.10.525 There are a few instances where daylight availability is lower due to the proximity to the East London Line train box at the lowest floors of plots 4,5 and 10, the relationship between the western façade of plot 8 residential tower and the commercial building on plot 2, and where the residential blocks face each other within short distance.
- 11.10.526 The illustrative plans accompanying the outline application show how the design can respond to those instances of lower daylight levels in future Reserve Matter applications. Strategies that are suggested to this end include:
- cores and service areas are proposed where lower daylight is expected;
 - dual aspect flats, where living areas are located in the portion of the buildings with greater daylight availability; and
 - dual aspect living areas, where one façade has greater daylight availability than the other.

- 11.10.527 Other factors that can be refined to increase daylight amenity in detailed design include balconies' location, fenestration and glazing specifications.

Sunlight within the proposed accommodation

- 11.10.528 Similarly, the sunlight tests show that most of the proposed scheme will benefit from good sunlight availability, with only few areas seeing levels lower than those recommended by BRE. Where possible, bedrooms and bathrooms should be located in those areas.

Overshadowing of the proposed open space

- 11.10.529 The overshadowing assessment shows that 83% of the proposed open space achieves two or more hours of sunlight on 21st March, where 50% is the recommendation from BRE. In addition, the sunlight exposure diagrams show that the majority of the area will be very well sunlit throughout the summer months, when most of the area will receive more than six hours of sunlight.
- 11.10.530 Overall the Revised Scheme has the potential to perform well for internal daylight and sunlight. The few areas seeing levels lower than those recommended by the BRE can be mitigated through the strategies outlined above. Detailed assessments and discussion will be provided with future reserved matters applications.

Embedded Mitigation Measures

- 11.10.531 Embedded mitigation measures for this discipline have taken form by way of amendments to the massing size, height and overall design since the 2015 Revised Scheme.

Anticipated Effects of Applying the Minimum Development Parameter

- 11.10.532 The assessment has been based on the maximum parameters for the outline development as these present the worst-case scenario for likely significant impacts. To provide a complete assessment, however, the minimum parameters for the outline plots have been qualitatively assessed using professional judgement. The difference between the residual impacts of the maximum parameters and those of the minimum parameters on daylight, sunlight, overshadowing, solar glare and light pollution are as follows.

Daylight, Sunlight and Overshadowing

- 11.10.533 Whilst the overall impact of the minimum parameters would be reduced from the maximum parameter, given the scale of the development and the non-developed nature of the baseline the overall significance of effect may not alter from those reported within this chapter.
- 11.10.534 The reduction in effect would be greatest for the daylight and sunlight effects to 100-106 Sclater Street where the minimum parameters show a significant reduction in massing of Building 6. As above, however, despite a large reduction in impact, the overall effect would likely be **Moderate Adverse**.
- 11.10.535 Overall, the difference in the minimum and maximum parameters will not present a significant difference in residual effect, and reducing the development extent to the minimum parameters will present an overall effect of negligible difference in comparison to the maximum parameters.

Light Pollution and Solar Glare

- 11.10.536 These assessments are relevant only for buildings submitted in detail and so the effects identified within this chapter would not be affected by a difference in minimum or maximum parameters.

11.11 SCOPE FOR ADDITIONAL MITIGATION MEASURES

- 11.11.1 No additional mitigation is possible for Daylight, Sunlight and Overshadowing, as all mitigation is embedded into the design of the scheme.
- 11.11.2 The majority of the sensitive receptors assessed would not be affected by light pollution from the Revised Scheme. Only Plot 8 within the Revised Scheme would experience Moderate Adverse light pollution effects. The effects to Plot 8 would need to be mitigated.
- 11.11.3 These measures will need to be secured by the local planning authority.

Potential Additional Mitigation Measures

- 11.11.4 For light pollution, mitigation would be required as part of the detailed lighting design for the offices. Should the below options be implemented, the effects from light pollution would be reduced to a Negligible effect:
- Providing a detailed lighting design designed to minimise the illuminance levels to the south-east end of the floor plan;
 - The dimming of lights at the perimeter of the floor plan post-curfew; and
 - Automatic blinds post-curfew.

11.11.5 The light pollution mitigation measures detailed in paragraph 11.11.4 would reduce the potential effect from **Moderate Adverse** to **Negligible**.

11.12 RESIDUAL EFFECTS

11.12.1 **Table 11.10** provides a summary of the residual effects resulting from the Revised Scheme after effective implementation of the embedded and additional mitigation measures proposed above.

Table 11.10 Significant Residual Effects

Phase	Resource or Receptor Affected	Residual Effect
Construction	Daylight	Temporary effects that would gradually change from Negligible to those expected once the Revised Scheme is complete and operational.
	Sunlight	Temporary effects that would gradually change from Negligible to those expected once the Revised Scheme is complete and operational.
	Overshadowing	Temporary effects that would gradually change from Negligible to those expected once the Revised Scheme is complete and operational.
	Solar Glare	Temporary effects that would gradually change from Negligible to those expected once the Revised Scheme is complete and operational.
	Light pollution	Temporary effects during construction that should be monitored until completion of the Revised Scheme.
Operation	Daylight	Permanent effects – Negligible to 88 properties, Minor Adverse to 28 properties, Moderate Adverse to 11 properties, and Major Adverse to 9 properties.
	Sunlight	Permanent effects – Negligible to 85 properties, Minor Adverse to 13 properties, Moderate Adverse to 4 properties and Major Adverse to 9 properties
	Overshadowing	Permanent effects ranging from Negligible to Major Adverse .
	Solar Glare	Permanent effects ranging from Negligible to Minor Adverse .
	Light Pollution	Permanent Negligible effect to all external receptors, and Moderate Adverse to 1 receptor internal to the site. Reduced to Negligible should mitigation be included.

11.13 COMPARISON OF RESIDUAL EFFECTS BETWEEN 2015 PROPOSED DEVELOPMENT AND THE 2019 REVISED SCHEME

11.13.1 Since the preparation of the 2015 ES accompanying the previous application, a number of changes to the baseline and neighbouring properties have occurred. In particular, a number of neighbouring developments have started construction and so are included within the baseline. Additionally, further information has become available on the uses of neighbouring properties leading to a number of previously assumed residential properties now being identified as commercial in use. These buildings have therefore been removed from the assessment. As a consequence of this, a direct and quantitative comparison of effects would not be appropriate and so the below comparison has been provided in a qualitative manner.

Daylight, Sunlight and Overshadowing Effects to Neighbours

11.13.2 The western elements of the Revised Scheme are of a similar scale to those of the 2015 Revised Scheme and so the overall significance of effects resulting from these buildings will also be similar. Whilst the numerical figures would alter between the two schemes, this would not alter the overall significance of an effect resulting from these elements. The eastern part of the Revised Scheme, however, is significantly smaller than the 2015 Revised Scheme previously submitted and so the effects resulting from this portion of the Revised Scheme would be reduced to varying degrees.

11.13.3 Overall, the effects of the Revised Scheme are reduced from those of the previous scheme. This is shown by an increase in number of properties with a negligible daylight and sunlight overall effects as shown in the below table.

Table 11.11 Summary of comparison between the 2015 Revised Scheme and 2019 Revised Scheme

Effect	Properties with a Negligible Effect	
	Revised Scheme (2015)	Revised Scheme (2019)
Daylight	82	88
Sunlight	71	85

11.13.4 The above is particularly relevant given that fewer properties have been assessed for the Revised Scheme (136 for daylight where 166 were tested previously).

11.13.5 In terms of overshadowing, with significantly smaller buildings proposed to the east of the site, the overshadowing effects are greatly reduced.

Solar Glare

11.13.6 No effect greater than Minor Adverse can be seen from the Revised Scheme whilst the 2015 Revised Scheme identified two potentially Moderate Adverse effects. However, with most of the Revised Scheme submitted in outline only, solar glare assessments were not possible from those plots. As discussed elsewhere in this chapter, these plots will be tested fully and reported on within any subsequent reserved matters application.

Light Pollution

11.13.7 With no commercial buildings proposed in detail within the previous application, the potential for light pollution was not tested. The potential for light pollution was proposed to be considered fully within any subsequent reserved matters application as is standard practise for outline applications.

11.13.8 The Revised Scheme proposes a detailed design for Building 2 and the assessment of this has shown the potential for significant effects to Plot 8 within the Revised Scheme. Being only an indicative assessment, however, this will be mitigated through the detailed lighting design when developed.

11.14 CUMULATIVE EFFECTS

11.14.1	Cumulative effects are the combined effects of several development schemes (in conjunction with the Revised Scheme) which may, on an individual basis be Negligible but, cumulatively, have a significant effect.
Construction Phase	
Embedded Mitigation Measures	
11.14.2	The embedded mitigation within this scheme includes alterations to the overall massing and layout of the scheme. This overall reduction in the massing of the scheme has been implemented to reduce the overall effects experiences to neighbouring properties, while maintaining the implementation of a viable scheme.
Anticipated Cumulative Effects	
11.14.3	The magnitude of impact and resultant potential effect in relation to the daylight and sunlight amenity and overshadowing for the surrounding properties and amenity areas will vary throughout the construction phase, depending on the level of obstruction caused. The impact will almost certainly be less than that of the completed Revised Scheme and cumulative schemes, given that the extent of permanent massing will increase throughout the construction phase, until the buildings are complete.
11.14.4	The impacts of the construction of the Revised Scheme and cumulative schemes will steadily increase in magnitude as the superstructure is built and then clad. Those effects that are perceptible, as the superstructure and cladding progress, will be similar to those during the completion and occupation of the Revised Scheme and cumulative schemes as presented below. It is therefore considered that the completed Revised Scheme and cumulative schemes represents the worst-case assessment in terms of likely daylight, sunlight and overshadowing effects.
11.14.5	On this basis, no further consideration is given in this chapter to effects to daylight, sunlight and overshadowing, as a result of the demolition and construction works. The remainder of this chapter focuses on the effects relating to the completed Revised Scheme in conjunction with cumulative schemes.
Operational Phase	
<i>Daylight to Surrounding Sensitive Receptors (Cumulative)</i>	
11.14.6	The full daylight assessment for the Revised Scheme and Cumulative Developments can be found within ES Addendum Volume 4, Appendix G: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution (Part 1) and is summarised in Table 11.12 .
11.14.7	A total of 133 buildings have been assessed for daylight and all windows and rooms assessed, 61 would either experience no change from the Revised Scheme scenario or would meet BRE's criteria for both VSC and NSL. The buildings in Table 11.6 highlighted in blue are therefore considered to experience a Negligible effect.
11.14.8	Of the remaining 72 affected buildings, 35 would experience different effects to those seen in the Revised Scheme scenario and are discussed below.
11.14.9	It is understood that a revised planning application for the Huntingdon Industrial Estate site will shortly be submitted. As the design is not yet in the public domain, it is not possible to accurately model the scheme and include it within the technical cumulative analysis, but the following paragraph provides a qualitative assessment of the potential cumulative effects.
11.14.10	<p>It is likely that the effects to daylight and sunlight would increase to buildings located to the north of the Huntingdon Industrial Estate site. The following properties are likely to be affected by both the Revised Scheme site and Huntingdon Industrial Estate:</p> <ul style="list-style-type: none">• 30 Redchurch Street;• 32 Redchurch Street;• 36 Redchurch Street;• 38 Redchurch Street;• 40 Redchurch Street; and• 2-4 Chance Street.
11.14.11	It should be noted that a cumulative scenario including the Revised Scheme, will likely be included within the Huntingdon Industrial Estate planning application which will include technical assessments of both the Revised Scheme and the Huntingdon Industrial Estate.

Table 11.12 Summary of Daylight results with the Revised Scheme and Cumulative schemes in place.

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet the 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
25 Shoreditch High St	2	0	0	2	0	2	2	0	0	2	0	2
23 Shoreditch High Street	1	0	0	0	1	1	1	0	0	1	0	1
132 Commercial Street	15	15	0	0	0	0	12	12	0	0	0	0
Bedford House	6	6	0	0	0	0	6	6	0	0	0	0
176 Brick Lane	9	9	0	0	0	0	7	7	0	0	0	0
148-150 Commercial Street	22	17	5	0	0	5	15	15	0	0	0	0
154 Commercial Street	59	12	5	1	41	47	35	7	1	3	24	28
172 Brick Lane	6	6	0	0	0	0	4	4	0	0	0	0
174 Brick Lane	6	6	0	0	0	0	3	3	0	0	0	0
164-170 Brick Lane	23	23	0	0	0	0	13	13	0	0	0	0
154 Brick Lane	13	13	0	0	0	0	8	8	0	0	0	0
156 Brick Lane	12	12	0	0	0	0	6	6	0	0	0	0
160 Brick Lane	12	12	0	0	0	0	11	11	0	0	0	0
132 Commercial Street West	53	53	0	0	0	0	41	41	0	0	0	0
26 Shoreditch High Street	1	0	1	0	0	1	1	1	0	0	0	0
1-3 Elder Street	72	29	34	9	0	43	33	9	9	10	5	24
159 Commercial Street	28	18	10	0	0	10	15	14	1	0	0	1
157 Commercial Street	16	16	0	0	0	0	13	13	0	0	0	0
8 Fleur De Lis Street	16	12	4	0	0	4	11	9	1	1	0	2
1-20 Burhan Uddin House	146	98	19	13	16	48	79	73	3	0	3	6
Principle House - Block 4	84	46	31	6	1	38	52	50	0	2	0	2
Daniel Gilbert House	109	109	0	0	0	0	55	55	0	0	0	0
The Stage	415	156	135	117	7	259	198	192	6	0	0	6
Principle House - Block 3	149	108	33	8	0	41	78	78	0	0	0	0
225 Shoreditch High St	6	0	0	6	0	6	3	3	0	0	0	0
224 Shoreditch High St	12	0	0	10	2	12	4	4	0	0	0	0
97-105 Brick Lane	52	47	3	0	2	5	39	39	0	0	0	0
The Fusion	108	71	11	1	25	37	68	50	6	4	8	18
Principal Tower	597	493	36	34	34	104	248	246	2	0	0	2
62-76 Quaker Street	55	55	0	0	0	0	47	47	0	0	0	0
1-16 Sheba Place	8	7	1	0	0	1	8	4	0	2	2	4
43-54 Eagle Works	19	17	2	0	0	2	14	14	0	0	0	0
1-42 Eagle Works	187	108	67	2	10	79	89	58	14	12	5	31
10 Quaker Street	30	7	3	0	20	23	19	4	2	3	10	15
41-43 Redchurch Street	18	17	1	0	0	1	7	7	0	0	0	0
31-39 Redchurch Street	14	6	8	0	0	8	13	13	0	0	0	0
15-17 Redchurch Street	20	20	0	0	0	0	10	10	0	0	0	0
19-29 Redchurch Street	19	5	5	5	4	14	14	1	5	6	2	13

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet the 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
Fairchild Place	3	0	0	0	3	3	1	1	0	0	0	0
64 Shoreditch High St	3	3	0	0	0	0	3	3	0	0	0	0
2-4 Chance St	3	0	1	0	2	3	1	0	0	0	1	1
17-21 Whitby Street	16	7	2	7	0	9	16	8	1	1	6	8
48-50 Redchurch Street	17	13	3	0	1	4	9	9	0	0	0	0
7-9 Club Row	25	25	0	0	0	0	9	9	0	0	0	0
5 Club Row	6	6	0	0	0	0	6	6	0	0	0	0
3 Club Row	26	25	1	0	0	1	18	14	0	1	3	4
30 Redchurch Street	4	2	0	2	0	2	4	1	0	1	2	3
32 Redchurch Street	4	2	0	2	0	2	4	3	1	0	0	1
36 Redchurch Street	3	1	0	2	0	2	3	2	1	0	0	1
38 Redchurch Street	3	1	1	1	0	2	3	3	0	0	0	0
40 Redchurch Street	2	2	0	0	0	0	2	2	0	0	0	0
70 Redchurch Street	21	14	6	0	1	7	15	8	4	2	1	7
28-30 Bethnal Green Road	30	12	0	0	18	18	9	8	0	1	0	1
Telford Homes Scheme 'Block A'	788	599	38	40	111	189	413	325	25	16	47	88
Telford Homes Scheme 'Block B'	191	191	0	0	0	0	173	173	0	0	0	0
93-95 Sclater St	17	13	4	0	0	4	15	9	2	4	0	6
97-99 Sclater St	14	8	6	0	0	6	11	8	2	1	0	3
101-103 Sclater St	30	30	0	0	0	0	18	14	1	3	0	4
100 Sclater St	11	0	0	0	11	11	8	0	0	0	8	8
102 Sclater St	3	0	0	0	3	3	2	1	0	0	1	1
104-106 Sclater St	8	0	2	1	5	8	8	2	0	0	6	6
119 Brick Lane	10	2	0	4	4	8	8	8	0	0	0	0
180 Brick Lane	26	22	2	1	1	4	11	7	1	0	3	4
178 Brick Lane	19	13	3	3	0	6	9	9	0	0	0	0
125-127 Brick Lane	6	6	0	0	0	0	5	5	0	0	0	0
182 Brick Lane	18	18	0	0	0	0	9	9	0	0	0	0
184-186 Brick Lane	9	9	0	0	0	0	9	9	0	0	0	0
188 Brick Lane	9	9	0	0	0	0	9	9	0	0	0	0
190 Brick Lane	4	4	0	0	0	0	4	4	0	0	0	0
192 Brick Lane	15	15	0	0	0	0	7	7	0	0	0	0
194 Brick Lane	12	12	0	0	0	0	6	6	0	0	0	0
196 Brick Lane	12	12	0	0	0	0	6	6	0	0	0	0
198 Brick Lane	11	11	0	0	0	0	8	8	0	0	0	0
7 Brick Lane	6	6	0	0	0	0	3	3	0	0	0	0
180 Shoreditch High St	18	18	0	0	0	0	6	6	0	0	0	0
186 Shoreditch High St	2	2	0	0	0	0	1	1	0	0	0	0
187 Shoreditch High St	5	5	0	0	0	0	3	3	0	0	0	0
188 Shoreditch High St	5	5	0	0	0	0	3	3	0	0	0	0
189 Shoreditch High St	5	5	0	0	0	0	3	3	0	0	0	0

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet the 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
190 Shoreditch High St	6	6	0	0	0	0	3	3	0	0	0	0
191 Shoreditch High St	6	6	0	0	0	0	3	3	0	0	0	0
192-193 Shoreditch High St	41	22	3	3	13	19	6	3	2	0	1	3
10 Holywell Lane	22	0	0	0	22	22	10	2	2	0	6	8
194 Shoreditch High St	6	0	0	5	1	6	3	0	1	1	1	3
195 Shoreditch High St	5	0	0	3	2	5	3	3	0	0	0	0
196 Shoreditch High St	21	1	0	4	16	20	12	11	1	0	0	1
1-3-5-7 Great Eastern St	27	0	0	0	27	27	14	8	1	1	4	6
11-15 Great Eastern St	48	4	1	1	42	44	20	10	4	5	1	10
3 Plough Yard	23	23	0	0	0	0	21	21	0	0	0	0
1-48 Wheler House	125	666	22	26	11	59	90	84	4	1	1	6
43-47 Quaker Street	27	27	0	0	0	0	21	21	0	0	0	0
41 Quaker Street (Unit 5-6)	87	87	0	0	0	0	57	56	1	0	0	1
23 Calvin Street	18	18	0	0	0	0	16	16	0	0	0	0
24 Calvin Street	8	8	0	0	0	0	5	5	0	0	0	0
25 Calvin Street	8	8	0	0	0	0	4	4	0	0	0	0
26 Calvin Street	8	8	0	0	0	0	4	4	0	0	0	0
27 Calvin Street	9	9	0	0	0	0	6	6	0	0	0	0
28 Calvin Street	9	9	0	0	0	0	5	5	0	0	0	0
28a Calvin Street	8	8	0	0	0	0	4	4	0	0	0	0
30-32 Calvin Street	41	41	0	0	0	0	33	32	1	0	0	1
21 Wheler Street	35	35	0	0	0	0	19	18	1	0	0	1
36 Calvin Street	11	11	0	0	0	0	6	6	0	0	0	0
23-24 Wheler Street	49	44	4	1	0	5	26	25	1	0	0	1
25 Wheler Street	94	52	11	16	15	42	68	49	4	3	12	19
45 Redchurch Street	12	11	0	0	1	1	8	8	0	0	0	0
47-49 Redchurch Street	14	14	0	0	0	0	12	12	0	0	0	0
51 Redchurch Street	7	7	0	0	0	0	4	4	0	0	0	0
53 Redchurch Street	10	10	0	0	0	0	5	5	0	0	0	0
55 Redchurch Street	9	9	0	0	0	0	5	5	0	0	0	0
57 Redchurch Street	6	6	0	0	0	0	6	6	0	0	0	0
59 Redchurch Street	6	6	0	0	0	0	5	5	0	0	0	0
61 Redchurch Street	8	8	0	0	0	0	6	6	0	0	0	0
63 Redchurch Street	8	8	0	0	0	0	6	6	0	0	0	0
65 Redchurch Street	13	13	0	0	0	0	6	6	0	0	0	0
12 Chance Street	13	13	0	0	0	0	3	2	1	0	0	1
14 Chance Street	6	3	0	0	3	3	5	4	1	0	0	1
5-7 Redchurch Street	54	54	0	0	0	0	11	11	0	0	0	0
1 Redchurch Street	32	31	1	0	0	1	12	12	0	0	0	0
17 Anning Street	6	1	5	0	0	5	5	5	0	0	0	0
147 Brick Lane	12	12	0	0	0	0	6	6	0	0	0	0

Address	VSC						NSL					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines				Total No. of Rooms	No. Rooms that meet the 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
52 Redchurch Street	6	6	0	0	0	0	5	5	0	0	0	0
54 Redchurch Street	5	5	0	0	0	0	4	4	0	0	0	0
The Old Truman Brewery 1	15	15	0	0	0	0	5	5	0	0	0	0
The Old Truman Brewery 2	121	121	0	0	0	0	84	84	0	0	0	0
226 Shoreditch High Street	7	0	0	7	0	7	3	3	0	0	0	0
232 Shoreditch High Street	20	4	3	2	11	16	11	9	1	0	1	2
231 Shoreditch High St	6	0	0	3	3	6	3	3	0	0	0	0
228 Shoreditch High St	7	0	0	7	0	7	4	3	1	0	0	1
229-230 Shoreditch High St	12	0	0	12	0	12	6	6	0	0	0	0
233 Shoreditch High Street	45	18	0	7	20	27	10	6	1	0	3	4
227 Shoreditch High St	6	0	0	6	0	6	4	4	0	0	0	0
223 Shoreditch High Street	45	20	5	18	2	25	36	35	1	0	0	1
21-22 Shoreditch High Street	2	0	0	1	1	2	2	0	0	0	2	2
TOTAL	5089	3639	538	399	513	1450	2884	2508	118	88	170	376

- 25 Shoreditch High St
- 11.14.12 A total of two windows serving two rooms were assessed for daylight within this building.
- 11.14.13 For VSC, both windows assessed see losses greater than recommended by BRE.
- 11.14.14 Of the two affected windows, both would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect.
- 11.14.15 All of the affected windows would retain over 19% VSC which is considered above average for an urban location.
- 11.14.16 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 11.14.17 Of the two affected rooms, both would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect.
- 11.14.18 Overall, given the effects described above and using professional judgement, the effect to this building is considered to be **Minor Adverse**.

- 23 Shoreditch High Street
- 11.14.19 One window serving one room was assessed for daylight within this building.
- 11.14.20 For VSC, the single window assessed sees losses greater than recommended by BRE.
- 11.14.21 The affected window would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 11.14.22 It should be noted that this affected window would retain 19.4% VSC which is considered above average in a dense urban location.
- 11.14.23 For NSL, the single room assessed see losses greater than recommended by BRE.
- 11.14.24 The affected room would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect.
- 11.14.25 Overall, the effect to daylight to this building is considered **Major Adverse**.

154 Commercial Street

- 11.14.26 A total of 59 windows serving 35 rooms were assessed for daylight within this building.
- 11.14.27 For VSC, 12 of the 59 (20.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.28 Of the 47 affected windows, five would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining 41 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.29 For NSL, seven of the 35 (20%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.30 Of the 28 affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and three would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining 24 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.31 Overall the effect to this property is considered **Major Adverse**.

- 26 Shoreditch High Street
- 11.14.32 One window serving one room was assessed for daylight within this building.
- 11.14.33 For VSC, the single window assessed sees losses greater than recommended by BRE.
- 11.14.34 The affected window would experience an alteration in VSC between 20-29.9% which is considered a minor adverse effect.
- 11.14.35 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.36 Overall the effect to this property is considered **Minor Adverse**.

- 1-3 Elder Street
- 11.14.37 A total of 72 windows serving 33 rooms were assessed for daylight within this building.
- 11.14.38 For VSC, 29 of the 72 (40.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.14.39	Of the 43 affected windows, 34 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst nine would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect.
11.14.40	It should be noted that 41 of the 43 affected windows have retained levels above 15% which is considered commensurate with an urban location
11.14.41	For NSL, nine of the 33 (27.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.42	Of the 24 affected rooms, nine would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and 10 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining five rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
11.14.43	Overall the effect to this property is considered Moderate Adverse
	<i>159 Commercial Street</i>
11.14.44	A total of 28 windows serving 15 rooms were assessed for daylight within this building.
11.14.45	For VSC, 18 of the 28 (64.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.46	Of the 10 affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
11.14.47	It should be noted that all of the affected windows retain VSC levels above 20% which is above average for an urban location.
11.14.48	For NSL, 14 of the 15 (93.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.49	The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
11.14.50	Overall the effect to this property is considered Minor Adverse
	<i>8 Fleur De Lis Street</i>
11.14.51	A total of 16 windows serving 11 rooms were assessed for daylight within this building.
11.14.52	For VSC, 12 of the 16 (75%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.53	Of the four affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
11.14.54	For NSL, nine of the 11 (81.8%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.55	Of the two affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect.
11.14.56	Overall the effect to this property is considered Minor Adverse .
	<i>1-20 Burhan Uddin House</i>
11.14.57	A total of 146 windows serving 79 rooms were assessed for daylight within this building.
11.14.58	For VSC, 98 of the 146 (67.1%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.59	Of the 48 affected windows, 19 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 13 would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining 16 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
11.14.60	It should be noted that 32 of the 48 affected windows have a VSC level above 15% which is considered Commensurate with an urban location.
11.14.61	For NSL, 73 of the 79 (92.4%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

11.14.62	Of the six affected rooms, three would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst three would experience an alteration greater than 40% which is considered a Major Adverse effect.
11.14.63	Overall the effect to this property is considered Major Adverse .
	<i>Principle House - Block 4</i>
11.14.64	A total of 84 windows serving 52 rooms were assessed for daylight within this building.
11.14.65	For VSC, 46 of the 84 (54.8%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.66	Of the 38 affected windows, 31 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and six would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining window would experience an alteration in excess of 40% which is considered a Major Adverse effect.
11.14.67	It should be noted that this property has large balconies that would restrict daylight availability. According to a no-balconies assessment, with balconies are removed from this building, 82 of the 84 (98%) windows would meet the BRE Guidelines. The two failing windows experiencing a Minor Adverse effect.
11.14.68	For NSL, 50 of the 52 (96.2%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.69	Of the two affected rooms, both would experience an alteration in NSL between 30-39.9% which is considered a Moderate Adverse effect.
11.14.70	Overall the effect to this property is considered Minor Adverse .
	<i>The Stage</i>
11.14.71	A total of 415 windows serving 198 rooms were assessed for daylight within this building.
11.14.72	For VSC, 156 of the 415 (37.6%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.73	Of the 259 affected windows, 135 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 117 would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining seven windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
11.14.74	For NSL, 192 of the 198 (97%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.75	Of the six affected rooms, all would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
11.14.76	Overall the effect to this property is considered Moderate Adverse .
	<i>Principle House - Block 3</i>
11.14.77	A total of 149 windows serving 78 rooms were assessed for daylight within this building.
11.14.78	For VSC, 108 of the 149 (72.5%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
11.14.79	Of the 41 affected windows, 33 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect whilst eight would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect.
11.14.80	It should be noted that this property has large balconies that would restrict daylight availability.
11.14.81	For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
11.14.82	Overall the effect to this property is considered Minor Adverse .
	<i>225 Shoreditch High St</i>
11.14.83	A total of six windows serving three rooms were assessed for daylight within this building.
11.14.84	For VSC, all six windows assessed see losses greater than recommended by BRE.

- 11.14.85 Of the six affected windows, all would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect.
- 11.14.86 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.87 Overall the effect to this property is considered **Moderate Adverse**.

224 Shoreditch High St

- 11.14.88 A total of 12 windows serving four rooms were assessed for daylight within this building.
- 11.14.89 For VSC, all 12 windows assessed see losses greater than recommended by BRE.
- 11.14.90 Of the 12 affected windows, 10 would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst two would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.91 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect. Overall the effect to this property is considered **Moderate Adverse**.

The Fusion

- 11.14.92 A total of 108 windows serving 68 rooms were assessed for daylight within this building.
- 11.14.93 For VSC, 71 of the 108 (65.7%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.94 Of the 37 affected windows, 11 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining 25 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.95 It should be noted that due to the location or large balconies, this property has a range of windows with either very low existing levels which would result in disproportionate percentage change or high retained levels.
- 11.14.96 For NSL, 50 of the 68 (73.5%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.97 Of the 18 affected rooms, six would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and four would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining eight rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.98 Overall the effect to this property is considered **Moderate Adverse**.

Principal Tower

- 11.14.99 A total of 597 windows serving 248 rooms were assessed for daylight within this building.
- 11.14.100 For VSC, 493 of the 597 (82.6%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.101 Of the 104 affected windows, 36 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 34 would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining 34 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.102 It should be noted that this property has large balconies that would greatly restrict daylight availability.
- 11.14.103 For NSL, 246 of the 248 (99.2%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.104 Of the two affected rooms, both would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 11.14.105 Overall the effect to this property is considered **Moderate Adverse**.

41-43 Redchurch Street

- 11.14.106 A total of 18 windows serving seven rooms were assessed for daylight within this building.
- 11.14.107 For VSC, 17 of the 18 (94.4%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.

- 11.14.108 The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 11.14.109 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.110 Overall the effect to this property is considered **Minor Adverse**.

31-39 Redchurch Street

- 11.14.111 A total of 14 windows serving 13 rooms were assessed for daylight within this building.
- 11.14.112 For VSC, six of the 14 (42.9%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.113 Of the eight affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 11.14.114 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.115 Overall the effect to this property is considered **Minor Adverse**

Fairchild Place

- 11.14.116 A total of three windows serving one room were assessed for daylight within this building.
- 11.14.117 For VSC, all three windows assessed see losses greater than recommended by BRE.
- 11.14.118 Of the three affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 11.14.119 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.120 Overall the effect to this property is considered **Major Adverse**

Telford Homes Scheme 'Block A'

- 11.14.121 A total of 788 windows serving 413 rooms were assessed for daylight within this building.
- 11.14.122 For VSC, 599 of the 788 (76%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.123 Of the 189 affected windows, 38 would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 40 would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining 111 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.124 For NSL, 325 of the 413 (78.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.125 Of the 88 affected rooms, 25 would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and 16 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 47 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.126 Overall the effect to this property is considered **Major Adverse**.

10 Holywell Lane

- 11.14.127 A total of 22 windows serving 10 rooms were assessed for daylight within this building.
- 11.14.128 For VSC, all 22 windows assessed see losses greater than recommended by BRE.
- 11.14.129 Of the 22 affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 11.14.130 For NSL, two of the 10 (20%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.131 Of the eight affected rooms, two would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst six would experience an alteration greater than 40% which is considered a Major Adverse effect.
- 11.14.132 Overall the effect to this property is considered **Major Adverse**.

196 Shoreditch High St

- 11.14.133 A total of 21 windows serving 12 rooms were assessed for daylight within this building.
- 11.14.134 For VSC, one of the 21 (4.8%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.135 Of the 20 affected windows, four would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst 16 would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.136 It should be noted that all affected windows would still retain over 16.5% VSC which is considered above average for a dense urban location.
- 11.14.137 For NSL, 11 of the 12 (91.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.138 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 11.14.139 Overall the effect to this property is considered **Moderate Adverse**.

1-3-5-7 Great Eastern St

- 11.14.140 A total of 27 windows serving 14 rooms were assessed for daylight within this building.
- 11.14.141 For VSC, all 27 windows assessed see losses greater than recommended by BRE.
- 11.14.142 Of the 27 affected windows, all would experience an alteration in VSC greater than 40% which is considered a Major Adverse effect.
- 11.14.143 It should be noted that with the exception of 6 windows, all windows would retain over 15% VSC which is considered commensurate with a dense urban location.
- 11.14.144 For NSL, eight of the 14 (57.1%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.145 Of the six affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining four rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.146 Overall the effect to this property is considered **Moderate Adverse**.

11-15 Great Eastern St

- 11.14.147 A total of 48 windows serving 20 rooms were assessed for daylight within this building.
- 11.14.148 For VSC, four of the 48 (8.3%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.149 Of the 44 affected windows, one would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 42 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.150 It should be noted that vast majority of affected windows would retain over 15% VSC which is considered commensurate with a dense urban location.
- 11.14.151 For NSL, 10 of the 20 (50%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.152 Of the 10 affected rooms, four would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect and five would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect. The remaining room would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.153 Overall the effect to this property is considered **Major Adverse**

1 Redchurch Street

- 11.14.154 A total of 32 windows serving 12 rooms were assessed for daylight within this building.

- 11.14.155 For VSC, 31 of the 32 (96.9%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.156 The affected window would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 11.14.157 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.158 Overall the effect to this property is considered **Negligible**.

17 Anning Street

- 11.14.159 A total of six windows serving five rooms were assessed for daylight within this building.
- 11.14.160 For VSC, one of the six (16.7%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.161 Of the five affected windows, all would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect.
- 11.14.162 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.163 Overall the effect to this property is considered **Negligible**.

226 Shoreditch High Street

- 11.14.164 A total of seven windows serving three rooms were assessed for daylight within this building.
- 11.14.165 For VSC, all seven windows assessed see losses greater than recommended by BRE.
- 11.14.166 Of the seven affected windows, all would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect.
- 11.14.167 It should be noted that all affected windows would retain over 21% VSC which is considered above average for an urban location.
- 11.14.168 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.169 Overall the effect to this property is considered **Moderate Adverse**.

232 Shoreditch High Street

- 11.14.170 A total of 20 windows serving 11 rooms were assessed for daylight within this building.
- 11.14.171 For VSC, four of the 20 (20%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.172 Of the 16 affected windows, three would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and two would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 11 windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.173 It should be noted that eight of the 11 windows over 40% would retain levels of VSC over 19% which is considered above average for an urban location.
- 11.14.174 For NSL, nine of the 11 (81.8%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.175 Of the two affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst one would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 11.14.176 Overall the effect to this property is considered **Moderate Adverse**.

231 Shoreditch High St

- 11.14.177 A total of six windows serving three rooms were assessed for daylight within this building.
- 11.14.178 For VSC, all six windows assessed see losses greater than recommended by BRE.
- 11.14.179 Of the six affected windows, three would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst three would experience an alteration in excess of 40% which is considered a Major Adverse effect.

- 11.14.180 It should be noted that all of affected windows would retain over 20% VSC which is considered above average in a dense urban location.
- 11.14.181 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.182 Overall the effect to this property is considered **Minor Adverse**.

228 Shoreditch High St

- 11.14.183 A total of seven windows serving four rooms were assessed for daylight within this building.
- 11.14.184 For VSC, all seven windows assessed see losses greater than recommended by BRE.
- 11.14.185 Of the seven affected windows, all would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect.
- 11.14.186 It should be noted that all of affected windows would retain over 20% VSC which is considered above average in a dense urban location.
- 11.14.187 For NSL, three of the four (75%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.188 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 11.14.189 Overall the effect to this property is considered **Minor Adverse**.

229-230 Shoreditch High St

- 11.14.190 A total of 12 windows serving six rooms were assessed for daylight within this building.
- 11.14.191 For VSC, all 12 windows assessed see losses greater than recommended by BRE.
- 11.14.192 Of the 12 affected windows, all would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect.
- 11.14.193 It should be noted that all of affected windows would retain over 20% VSC which is considered above average in a dense urban location.
- 11.14.194 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.195 Overall the effect to this property is considered **Minor Adverse**.

233 Shoreditch High Street

- 11.14.196 A total of 45 windows serving 10 rooms were assessed for daylight within this building.
- 11.14.197 For VSC, 18 of the 45 (40%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.198 Of the 27 affected windows, seven would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst 20 would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.199 It should be noted that 19 of the 20 Major Adverse windows would retain over 15% VSC which is considered commensurate with a dense urban location.
- 11.14.200 In addition, this property would experience a Negligible effect in the Revised Scheme scenario.
- 11.14.201 For NSL, six of the 10 (60%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.202 Of the four affected rooms, one would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect whilst three would experience an alteration greater than 40% which is considered a Major Adverse effect.
- 11.14.203 Overall the effect to this property is considered **Moderate Adverse**.

227 Shoreditch High St

- 11.14.204 A total of six windows serving four rooms were assessed for daylight within this building.
- 11.14.205 For VSC, all six windows assessed see losses greater than recommended by BRE.

- 11.14.206 Of the six affected windows, all would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect.
- 11.14.207 It should be note the all of affected windows would retain over 20% VSC which is considered above average in a dense urban location.
- 11.14.208 For NSL, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.209 Overall the effect to this property is considered **Minor Adverse**.

223 Shoreditch High Street

- 11.14.210 A total of 45 windows serving 36 rooms were assessed for daylight within this building.
- 11.14.211 For VSC, 20 of the 45 (44.4%) windows assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.212 Of the 25 affected windows, five would experience an alteration in VSC between 20-29.9% which is considered a Minor Adverse effect and 18 would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining two windows would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.213 It should be noted that 22 of the 25 affected windows would retain over 16% VSC which is considered above average in a dense urban location.
- 11.14.214 For NSL, 35 of the 36 (97.2%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.215 The affected room would experience an alteration in NSL between 20-29.9% which is considered a Minor Adverse effect.
- 11.14.216 Overall the effect to this property is considered **Moderate Adverse**.

21-22 Shoreditch High Street

- 11.14.217 A total of two windows serving two rooms were assessed for daylight within this building.
- 11.14.218 For VSC, both windows assessed see losses greater than recommended by BRE.
- 11.14.219 Of the two affected windows, one would experience an alteration in VSC between 30-39.9% which is considered a Moderate Adverse effect whilst one would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.220 For NSL, both rooms assessed see losses greater than recommended by BRE.
- 11.14.221 Of the two affected rooms, both would experience an alteration in NSL greater than 40% which is considered a Major Adverse effect.
- 11.14.222 Overall the effect to this property is considered **Major Adverse**.

Sunlight to Surrounding Sensitive Receptors (Cumulative)

- 11.14.223 The full sunlight assessment for the Revised Scheme and Cumulative Developments can be found within **ES Addendum Volume 4, Appendix G: Daylight, Sunlight, overshadowing, Solar Glare and Light Pollution** (Part 1) and is summarised in **Table 11.12**.
- 11.14.224 A total of 108 buildings have been assessed for sunlight and of all rooms assessed,94 would either experience no change from the Revised Scheme scenario or would meet BRE's criteria for both VSC and NSL. The buildings in **Table 11.13** highlighted in blue are therefore considered to experience a Negligible effect.
- 11.14.225 The remaining 15 buildings would experience different effects to those seen in the Revised Scheme scenario are discussed below.

Table 11.13 Summary of Cumulative Sunlight Results

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Total APSH			Winter APSH		
			Below BRE Guidelines			Below BRE Guidelines		
			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	20-29.9% Reduction	30-39.9% Reduction	>40% Reduction
25 Shoreditch High St	2	2	0	0	0	0	0	0
23 Shoreditch High Street	1	0	0	0	0	0	0	1
132 Commercial Street	6	6	0	0	0	0	0	0
Bedford House	3	3	0	0	0	0	0	0
154 Commercial Street	10	10	0	0	0	0	0	0
174 Brick Lane	1	1	0	0	0	0	0	0
154 Brick Lane	3	3	0	0	0	0	0	0
132 Commercial Street West	4	4	0	0	0	0	0	0
26 Shoreditch High Street	1	1	0	0	0	0	0	0
1-20 Burhan Uddin House	60	60	0	0	0	0	0	0
Principle House - Block 4	41	37	0	2	0	1	0	2
Daniel Gilbert House	2	2	0	0	0	0	0	0
The Stage	108	78	26	4	0	0	0	0
Principle House - Block 3	59	46	1	0	0	6	0	6
225 Shoreditch High St	3	3	0	0	0	0	0	0
224 Shoreditch High St	4	4	0	0	0	0	0	0
The Fusion	68	62	1	3	1	0	0	3
Principal Tower	244	228	1	1	10	0	0	11
43-54 Eagle Works	9	9	0	0	0	0	0	0
1-42 Eagle Works	10	10	0	0	0	0	0	0
10 Quaker Street	4	4	0	0	0	0	0	0
41-43 Redchurch Street	5	5	0	0	0	0	0	0
31-39 Redchurch Street	13	13	0	0	0	0	0	0
15-17 Redchurch Street	10	10	0	0	0	0	0	0
19-29 Redchurch Street	14	8	0	1	2	0	0	3
Fairchild Place	1	0	0	0	1	0	0	1
64 Shoreditch High St	3	3	0	0	0	0	0	0
2-4 Chance St	1	0	0	0	1	0	0	1
17-21 Whitby Street	13	10	0	0	0	0	0	3
48-50 Redchurch Street	8	6	0	0	0	0	0	2
7-9 Club Row	5	2	0	0	0	0	0	3
5 Club Row	2	0	0	0	0	0	0	2
3 Club Row	12	6	1	0	0	0	0	6
30 Redchurch Street	4	3	0	0	0	0	0	1
32 Redchurch Street	4	3	1	0	0	0	0	1
36 Redchurch Street	3	3	0	0	0	0	0	0
38 Redchurch Street	3	3	0	0	0	0	0	0
40 Redchurch Street	2	1	0	0	0	0	0	1
70 Redchurch Street	15	12	1	0	0	0	0	3
28-30 Bethnal Green Road	9	0	0	0	6	0	0	9
Telford Homes Scheme 'Block A'	375	321	0	1	11	0	0	54
Telford Homes Scheme 'Block B'	173	173	0	0	0	0	0	0

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Total APSH			Winter APSH		
			Below BRE Guidelines			Below BRE Guidelines		
			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	20-29.9% Reduction	30-39.9% Reduction	>40% Reduction
93-95 Sclater St	15	15	0	0	0	0	0	0
97-99 Sclater St	11	11	0	0	0	0	0	0
101-103 Sclater St	18	18	0	0	0	0	0	0
100 Sclater St	8	0	0	0	6	0	0	8
102 Sclater St	2	0	0	0	1	0	0	2
104-106 Sclater St	8	3	0	0	2	0	0	5
119 Brick Lane	8	0	0	0	7	0	0	8
178 Brick Lane	7	7	0	0	0	0	0	0
125-127 Brick Lane	4	4	0	0	0	0	0	0
182 Brick Lane	9	9	0	0	0	0	0	0
184-186 Brick Lane	9	9	0	0	0	0	0	0
188 Brick Lane	9	9	0	0	0	0	0	0
190 Brick Lane	4	4	0	0	0	0	0	0
192 Brick Lane	7	7	0	0	0	0	0	0
194 Brick Lane	6	6	0	0	0	0	0	0
196 Brick Lane	6	6	0	0	0	0	0	0
198 Brick Lane	8	8	0	0	0	0	0	0
192-193 Shoreditch High St	4	4	0	0	0	0	0	0
10 Holywell Lane	10	0	0	0	0	0	0	10
194 Shoreditch High St	3	0	0	0	3	0	0	3
195 Shoreditch High St	3	0	0	0	3	0	0	3
196 Shoreditch High St	12	2	0	0	10	0	0	2
1-3-5-7 Great Eastern St	3	3	0	0	0	0	0	0
11-15 Great Eastern St	4	4	0	0	0	0	0	0
3 Plough Yard	21	21	0	0	0	0	0	0
1-48 Wheler House	26	26	0	0	0	0	0	0
43-47 Quaker Street	6	6	0	0	0	0	0	0
41 Quaker Street(Unit 5-6)	37	37	0	0	0	0	0	0
24 Calvin Street	1	1	0	0	0	0	0	0
25 Calvin Street	2	2	0	0	0	0	0	0
26 Calvin Street	2	2	0	0	0	0	0	0
27 Calvin Street	1	1	0	0	0	0	0	0
28a Calvin Street	1	1	0	0	0	0	0	0
21 Wheler Street	6	6	0	0	0	0	0	0
36 Calvin Street	2	2	0	0	0	0	0	0
23-24 Wheler Street	11	11	0	0	0	0	0	0
25 Wheler Street	22	22	0	0	0	0	0	0
45 Redchurch Street	8	6	2	0	0	0	0	1
47-49 Redchurch Street	12	12	0	0	0	0	0	0
51 Redchurch Street	4	4	0	0	0	0	0	0
53 Redchurch Street	5	5	0	0	0	0	0	0
55 Redchurch Street	5	5	0	0	0	0	0	0
57 Redchurch Street	6	6	0	0	0	0	0	0

Address	Total No. of Rooms	No. Rooms that meet BRE criteria	Total APSH			Winter APSH		
			Below BRE Guidelines			Below BRE Guidelines		
			20-29.9% Reduction	30-39.9% Reduction	>40% Reduction	20-29.9% Reduction	30-39.9% Reduction	>40% Reduction
59 Redchurch Street	5	5	0	0	0	0	0	0
61 Redchurch Street	6	6	0	0	0	0	0	0
63 Redchurch Street	6	6	0	0	0	0	0	0
65 Redchurch Street	6	6	0	0	0	0	0	0
12 Chance Street	3	2	1	0	0	0	0	1
14 Chance Street	5	3	0	0	2	0	0	2
5-7 Redchurch Street	11	11	0	0	0	0	0	0
1 Redchurch Street	12	12	0	0	0	0	0	0
17 Anning Street	5	5	0	0	0	0	0	0
147 Brick Lane	6	6	0	0	0	0	0	0
52 Redchurch Street	4	4	0	0	0	0	0	0
54 Redchurch Street	4	4	0	0	0	0	0	0
The Old Truman Brewery 1	2	2	0	0	0	0	0	0
The Old Truman Brewery 2	3	3	0	0	0	0	0	0
226 Shoreditch High Street	3	3	0	0	0	0	0	0
232 Shoreditch High Street	11	6	0	0	0	0	0	5
231 Shoreditch High St	3	2	0	0	0	0	0	1
228 Shoreditch High St	4	1	0	0	0	0	0	3
229-230 Shoreditch High St	6	0	0	0	0	0	0	6
233 Shoreditch High Street	10	7	0	0	2	0	0	3
227 Shoreditch High St	4	4	0	0	0	0	0	0
223 Shoreditch High Street	17	17	0	0	0	0	0	0
21-22 Shoreditch High Street	2	0	0	0	1	0	0	2
TOTAL	1812	1575	35	12	69	7	0	178

23 Shoreditch High Street

- 11.14.226 One room was assessed for sunlight within this building.
- 11.14.227 For Annual PSH, the single room assessed would meet BRE's criteria and so is considered to experience a Negligible effect.
- 11.14.228 For Winter PSH, the single room assessed sees a loss greater than 40% which is considered a Major Adverse effect.
- 11.14.229 However, the overall levels of sunlight retained are considered very good for an urban location (34% total and 3% winter) and as such the overall effect is considered Minor Adverse.

Principle House - Block 4

- 11.14.230 A total of 41 rooms were assessed for sunlight within this building of which 37 (90.2%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.14.231 For Annual PSH, 39 of the 41 (95.1%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two see losses between 30-39.9% which is considered a Moderate Adverse effect.
- 11.14.232 For Winter PSH, 38 of the 41 (92.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.233 Of the three rooms affected in the winter, one would experience an alteration in Winter PSH between 20-29.9% which is considered a Minor Adverse effect whilst two would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 11.14.234 The levels of sunlight retained, however, are considered good for an urban location and so in consideration of this and the majority of rooms seeing a Negligible effect, the overall effect is considered Minor Adverse.

The Stage

- 11.14.235 A total of 108 rooms were assessed for sunlight within this building of which 78 (72.2%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.14.236 For Annual PSH, 78 of the 108 (72.2%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.237 Of the 30 rooms affected annually, 26 would experience an alteration in Annual PSH between 20-29.9% which is considered a Minor Adverse effect whilst four would experience an alteration between 30-39.9% which is considered a Moderate Adverse effect.
- 11.14.238 For Winter PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.239 Many of the rooms affected, however, are bedrooms and the few living areas affected all retain levels of Total PSH considered good for an urban location (above 20%). Given this, the overall effect is considered Minor Adverse.

Principle House - Block 3

- 11.14.240 A total of 59 rooms were assessed for sunlight within this building of which 46 (78%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.14.241 For Annual PSH, 58 of the 59 (98.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss between 20-29.9% which is considered a Minor Adverse effect.
- 11.14.242 For Winter PSH, 47 of the 59 (79.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.243 Of the 12 rooms affected in the winter, six would experience an alteration in Winter PSH between 20-29.9% which is considered a Minor Adverse effect whilst six would experience an alteration greater than 40% which is considered a Major Adverse Effect.
- 11.14.244 Overall, the majority of rooms see Negligible effects and the only winter effects beyond Minor occur to six rooms which all other than one bedroom retains excellent levels of Total PSH (above the 25% recommended). Given this, the overall effect is considered Minor Adverse.

Principal Tower

- 11.14.245 A total of 244 rooms were assessed for sunlight within this building of which 228 (93.4%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.14.246 For Annual PSH, 232 of the 244 (95.1%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect.
- 11.14.247 Of the 12 rooms affected annually, one would experience an alteration in Annual PSH between 20-29.9% which is considered a Minor Adverse effect and one would experience an alteration between 30-39.9% which is considered a Moderate Adverse Effect. The remaining 10 rooms would experience an alteration in excess of 40% which is considered a Major Adverse effect.
- 11.14.248 For Winter PSH, 233 of the 244 (95.5%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining 11 see losses greater than 40% which is considered a Major Adverse effect.
- 11.14.249 It should be noted, however, that these adverse effects are a direct consequence of Principal Tower's balconies which serve to shade the windows behind. In cases such as these, sunlight losses are inevitable and, given the negligible effects to the windows directly adjacent which are not beneath balconies, the overall effect is considered Minor Adverse.

17-21 Whitby Street

- 11.14.250 A total of 13 rooms were assessed for sunlight within this building of which 10 (76.9%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.14.251 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.252 For Winter PSH, 10 of the 13 (76.9%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining three see losses greater than 40% which is considered a Major Adverse effect.
- 11.14.253 However, the retained levels of sunlight are excellent overall (all affected windows retaining at least 41% Total PSH) and low angle sunlight being blocked would be a direct consequence of developments coming forward. Overall, therefore the effect to this building is considered Minor Adverse.

7-9 Club Row

- 11.14.254 A total of five rooms were assessed for sunlight within this building of which 2 (40%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.14.255 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.256 For Winter PSH, two of the five (40%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining three see losses greater than 40% which is considered a Major Adverse effect but all three retain 4% Winter PSH which is only marginally below the 5% recommended by BRE.
- 11.14.257 Given the excellent levels of sunlight retained, the overall effect to this building is considered Minor Adverse.

70 Redchurch Street

- 11.14.258 A total of 15 rooms were assessed for sunlight within this building of which 12 (80%) would meet the BRE's criteria for both Annual and Winter PSH.
- 11.14.259 For Annual PSH, 14 of the 15 (93.3%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss between 20-29.9% which is considered a Minor Adverse effect.
- 11.14.260 For Winter PSH, 12 of the 15 (80%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining three see losses greater than 40% which is considered a Major Adverse effect.
- 11.14.261 Given the Negligible effects to the majority of rooms, the overall effect to this building is considered Minor Adverse.

10 Holywell Lane

- 11.14.262 A total of 10 rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.
- 11.14.263 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.
- 11.14.264 For Winter PSH, all 10 rooms assessed see losses greater than 40% which is considered a Major Adverse effect.

11.14.265 The total levels of sunlight retained are very high (all above 29%), however, and so the overall effect is considered Minor Adverse.

232 Shoreditch High Street

11.14.266 A total of 11 rooms were assessed for sunlight within this building of which 6 (54.5%) would meet the BRE's criteria for both Annual and Winter PSH.

11.14.267 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.14.268 For Winter PSH, six of the 11 (54.5%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining five see losses greater than 40% which is considered a Major Adverse effect.

11.14.269 The total levels of sunlight retained are very high (all above 29%), however, and so the overall effect is considered Minor Adverse.

231 Shoreditch High St

11.14.270 A total of three rooms were assessed for sunlight within this building of which 2 (66.7%) would meet the BRE's criteria for both Annual and Winter PSH.

11.14.271 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.14.272 For Winter PSH, two of the three (66.7%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect but retains 4% which is only marginally below the 5% recommended by BRE.

11.14.273 Overall, therefore the effect to this building is considered Minor Adverse.

228 Shoreditch High St

11.14.274 A total of four rooms were assessed for sunlight within this building of which 1 (25%) would meet the BRE's criteria for both Annual and Winter PSH.

11.14.275 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.14.276 For Winter PSH, one of the four (25%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining three see losses greater than 40% which is considered a Major Adverse effect but retain 4% which is only marginally below the 5% recommended by BRE.

11.14.277 Overall, therefore the effect to this building is considered Minor Adverse.

229-230 Shoreditch High St

11.14.278 A total of six rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.

11.14.279 For Annual PSH, all rooms assessed would meet BRE's criteria and so are considered to experience a Negligible effect.

11.14.280 For Winter PSH, all six rooms assessed see losses greater than 40% which is considered a Major Adverse effect but retain 3% which is only marginally below the 5% recommended by BRE.

11.14.281 When considering the very high Total PSH levels retained (at least 33%), the overall effect is considered Minor Adverse.

233 Shoreditch High Street

11.14.282 A total of 10 rooms were assessed for sunlight within this building of which 7 (70%) would meet the BRE's criteria for both Annual and Winter PSH.

11.14.283 For Annual PSH, eight of the 10 (80%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining two see losses greater than 40% which is considered a Major Adverse effect.

11.14.284 For Winter PSH, seven of the 10 (70%) rooms assessed would meet BRE's criteria and are therefore considered to experience a Negligible effect. The remaining three see losses greater than 40% which is considered a Major Adverse effect.

11.14.285 With a negligible effect from the Revised Scheme, however, these effects can be directly attributed to the neighbouring consented developments. Overall, the effect is considered Moderate Adverse.

21-22 Shoreditch High Street

11.14.286 A total of two rooms were assessed for sunlight within this building of which none would meet the BRE's criteria for both Annual and Winter PSH.

11.14.287 For Annual PSH, one of the two (50%) rooms assessed would meet BRE's criteria and is therefore considered to experience a Negligible effect. The remaining room sees a loss greater than 40% which is considered a Major Adverse effect.

11.14.288 For Winter PSH, both rooms assessed see losses greater than 40% which is considered a Major Adverse effect.

11.14.289 The levels of sunlight retained are considered good for an urban environment however (20% total and 2% winter in the worst affected room) and, with the second room retaining 29% Total PSH, the overall effect is considered Moderate Adverse.

Overshadowing (Cumulative)

11.14.290 The cumulative overshadowing effects of the Revised Scheme and neighbouring consented schemes have been assessed by means of Transient Overshadowing and Sun Hours on Ground assessments. These are presented within **ES Addendum Volume 4, Appendix G: Daylight, Sunlight, overshadowing, Solar Glare and Light Pollution** (Part 2).

11.14.291 The shadows cast by the consented neighbouring buildings would not reach the Boundary Estate to the north of the site. Therefore, the cumulative overshadowing effect on the Boundary Estate would remain unvaried from the baseline v proposed scenario and is considered of negligible significance.

11.14.292 Nine areas have been assessed through the Sun Hours on Ground metric. are shown in the table below.

Table 11.14 Summary of Sun Hours on Ground (SHOG) results

AREA REF.	BASELINE	CUMULATIVE	LOSS	% LOSS
1	7.3	6.2	1.1	15.1
2	8.8	7.5	1.3	14.8
3	25.5	25.5	0.0	0
4	88.4	88.4	0.0	0
5	81.5	81.5	0.0	0
6	65.8	65.8	0.0	0
7	17.1	17.1	0.0	0
8	74.6	0.4	74.2	99.5
9	94.5	0.0	94.5	100

11.14.293 The results do not differ from those of the baseline v proposed scenario and the significance of effects would remain unvaried.

11.14.294 Therefore, the cumulative overshadowing effect on the areas highlighted in green in **Table 11.14** is considered of **Negligible** significance.

11.14.295 The cumulative overshadowing effects on the pool area and terrace at Shoreditch House are considered **Major Adverse**.

11.15 SUMMARY AND CONCLUSIONS

- 11.15.1

Assessments have been undertaken to establish the likely significant effects of the Revised Scheme upon the amount of daylight, sunlight, overshadowing solar glare and light pollution received by properties, amenity areas and road and rail receptors neighbouring the site.
- 11.15.2

Daylight and sunlight effects on surrounding properties have been assessed based on the number of windows facing the Development. The relevant guidelines which set the standards for daylight and sunlight are known as the BRE Guidelines.
- 11.15.3

The effects to daylight, sunlight and overshadowing during construction are likely to steadily increase in magnitude as the Revised Scheme is built. As the construction works continue the levels of daylight, sunlight and overshadowing received by neighbours for the site would trend towards those of the complete and operational development which are set out below.
- 11.15.4

Once the Revised Scheme is complete and operational, it is likely that there would be 28 instances where neighbouring properties would experience a Minor Adverse effect, 11 instances of Moderate Adverse effects and nine instances of Major Adverse effects for Daylight. The effect to the remaining 88 properties would be Negligible.
- 11.15.5

For sunlight, once the Revised Scheme is complete and operational, it is likely that there would be 13 instances where neighbouring properties would experience a Minor Adverse effect, four instances of Moderate Adverse effects and nine instances of Major Adverse effects. The effect to the remaining 109 properties would be Negligible.
- 11.15.6

In terms of overshadowing at nearby amenity areas once the Revised Scheme is complete and operational, it is likely that the effects would range from Negligible to Major Adverse.
- 11.15.7

For solar glare, all sensitive viewpoints would range in effect from Negligible to Minor Adverse. in terms of light pollution, all external receptors would see a Negligible effect, and one property internal to the site would experience a Moderate Adverse effect.
- 11.15.8

The table below summarises the topic effects resulting from the Revised Scheme.

Table 11.15 Summary of Residual Effects of the Revised Scheme on Daylight, Sunlight and Overshadowing

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction								
Residential Receptors	High	Construction of Revised Scheme impacted Daylight and Sunlight Availability.	Mitigation is embedded within the design of the Revised Scheme.	High	Daylight- Negligible to 88 properties, Minor Adverse to 28 Properties, Moderate Adverse to 11 properties and Major Adverse to 9 properties. Sunlight- Negligible to 85 properties, Minor Adverse to 13 Properties, Moderate Adverse to 4 properties and Major Adverse to 9 properties. Light Pollution – Negligible to all external receptors, Moderate to 1 receptor internal to the site	None	Daylight- Negligible to 88 properties, Minor Adverse to 28 Properties, Moderate Adverse to 11 properties and Major Adverse to 9 properties. Sunlight- Negligible to 85 properties, Minor Adverse to 13 Properties, Moderate Adverse to 4 properties and Major Adverse to 9 properties. Light Pollution – Negligible to all external receptors, Moderate to 1 receptor internal to the site	Daylight- Negligible to 88 properties, Minor Adverse to 28 Properties, Moderate Adverse to 11 properties and Major Adverse to 9 properties. Sunlight- Negligible to 85 properties, Minor Adverse to 13 Properties, Moderate Adverse to 4 properties and Major Adverse to 9 properties. Light Pollution – Negligible to all external receptors, Moderate to 1 receptor internal to the site
				Direct				
				Local				
				Temporary				
				Likely				
Amenity Areas	High	Construction of Revised Scheme casting shadow on amenity areas.	Mitigation is embedded within the design of the Revised Scheme.	High	Negligible to Major Adverse	None	Negligible to all amenity areas.	Negligible to Major Adverse.
				Direct				
				Local				
				Temporary				
				Likely				
Road and Rail Receptors	High	Construction of Revised Scheme causing Solar Glare	Mitigation is embedded within the design of the Revised Scheme.	High	Negligible to Minor Adverse	None	Negligible to Minor Adverse	Negligible to Minor Adverse
				Direct				
				Local				
				Temporary				
				Likely				
Operational								
Residential Receptors	High	Construction of Revised Scheme impacted Daylight and Sunlight Availability.	Mitigation is embedded within the design of the Revised Scheme.	High	Daylight- Negligible to 88 properties, Minor Adverse to 28 Properties, Moderate Adverse to 11 properties and Major Adverse to 9 properties. Sunlight- Negligible to 85 properties, Minor Adverse to 13 Properties, Moderate Adverse to 4 properties and Major Adverse to 9 properties. Light Pollution – Negligible to all external receptors, Moderate to 1 receptor internal to the site	None	Daylight- Negligible to 88 properties, Minor Adverse to 28 Properties, Moderate Adverse to 11 properties and Major Adverse to 9 properties. Sunlight- Negligible to 85 properties, Minor Adverse to 13 Properties, Moderate Adverse to 4 properties and Major Adverse to 9 properties. Light Pollution – Negligible to all external receptors, Moderate to 1 receptor internal to the site	Daylight- Negligible to 88 properties, Minor Adverse to 28 Properties, Moderate Adverse to 11 properties and Major Adverse to 9 properties. Sunlight- Negligible to 85 properties, Minor Adverse to 13 Properties, Moderate Adverse to 4 properties and Major Adverse to 9 properties. Light Pollution – Negligible to all external receptors, Moderate to 1 receptor internal to the site
				Direct				
				Local				
				Permanent				
				Likely				

Amenity Areas	High	Construction of Revised Scheme casting shadow on amenity areas.	Mitigation is embedded within the design of the Revised Scheme.	High	Negligible to Major Adverse.	None	Negligible to all amenity areas.	Negligible to Major Adverse.
				Direct				
				Local				
				Permanent				
				Likely				
Road and Rail Receptors	High	Construction of Revised Scheme causing Solar Glare	Mitigation is embedded within the design of the Revised Scheme.	High	Negligible to Minor Adverse	None	Negligible to Minor Adverse	Negligible to Minor Adverse
				Direct				
				Local				
				Permanent				
				Likely				
Cumulative								
Residential Receptors	High	Construction of Revised Scheme impacted Daylight and Sunlight Availability.	Mitigation is embedded within the design of the Revised Scheme.	High	Daylight- Negligible to 72 properties, Minor Adverse to 27 Properties, Moderate Adverse to 20 properties and Major Adverse to 14 properties. Sunlight- Negligible to 71 properties, Minor Adverse to 22 Properties, Moderate Adverse to 6 properties and Major Adverse to 9 properties.	None	Daylight- Negligible to 72 properties, Minor Adverse to 27 Properties, Moderate Adverse to 20 properties and Major Adverse to 14 properties. Sunlight- Negligible to 71 properties, Minor Adverse to 22 Properties, Moderate Adverse to 6 properties and Major Adverse to 9 properties	Daylight- Negligible to 72 properties, Minor Adverse to 27 Properties, Moderate Adverse to 20 properties and Major Adverse to 14 properties. Sunlight- Negligible to 71 properties, Minor Adverse to 22 Properties, Moderate Adverse to 6 properties and Major Adverse to 9 properties
				Direct				
				Local				
				Permanent				
				Likely				
Amenity Areas	High	Construction of Revised Scheme casting shadow on amenity areas.	Mitigation is embedded within the design of the Revised Scheme.	High	Negligible to Major Adverse.	None	Negligible to all amenity areas.	Negligible to Major Adverse.
				Direct				
				Local				
				Permanent				
				Likely				

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