



By Email: ian.absolon@gvasb.co.uk

I Absolon Esq
GVA Schatunowski Brooks
65 Gresham Street
London
EC2V 7NQ

Dear Ian,

Re: Bishopsgate Goodsyrd – Daylighting Impacts Summary Note

Following on from the recent meeting at our office on Wednesday 17th February 2016, I had indicated that GIA would provide an additional summary note addressing the daylight impacts of those described as “unacceptable” and “potentially unacceptable” by Alistair Redler (Delva Patman Redler) within his report dated 21st September 2015.

The main premise of this letter is to provide a high level, succinct summary of the daylighting impacts within each of the 26 properties denoted within the aforementioned report by DPR.

As you will note from yesterday’s meeting, there were a number of properties that GIA had previously considered relevant for assessment where further due diligence has indicated that the use is non-residential. In addition to this, there were a number of properties from which the ground floor had been considered relevant for assessment whereas further research has now indicated that in some of the properties, the ground floor level serves commercial space.

The following report has therefore been split into two sections; section one provides commentary into the 16 properties considered “unacceptable” by DPR and the second section considers the additional ten properties considered as “potentially unacceptable”. Within each property there will be a short commentary into the daylighting impacts and where there are other material considerations relevant for discussion, these have also been inserted to provide general context.

DATE / REF

18/02/2016

SF/2971

ADDRESS

THE WHITEHOUSE
BELVEDERE ROAD
LONDON SE1 8GA

CONTACT

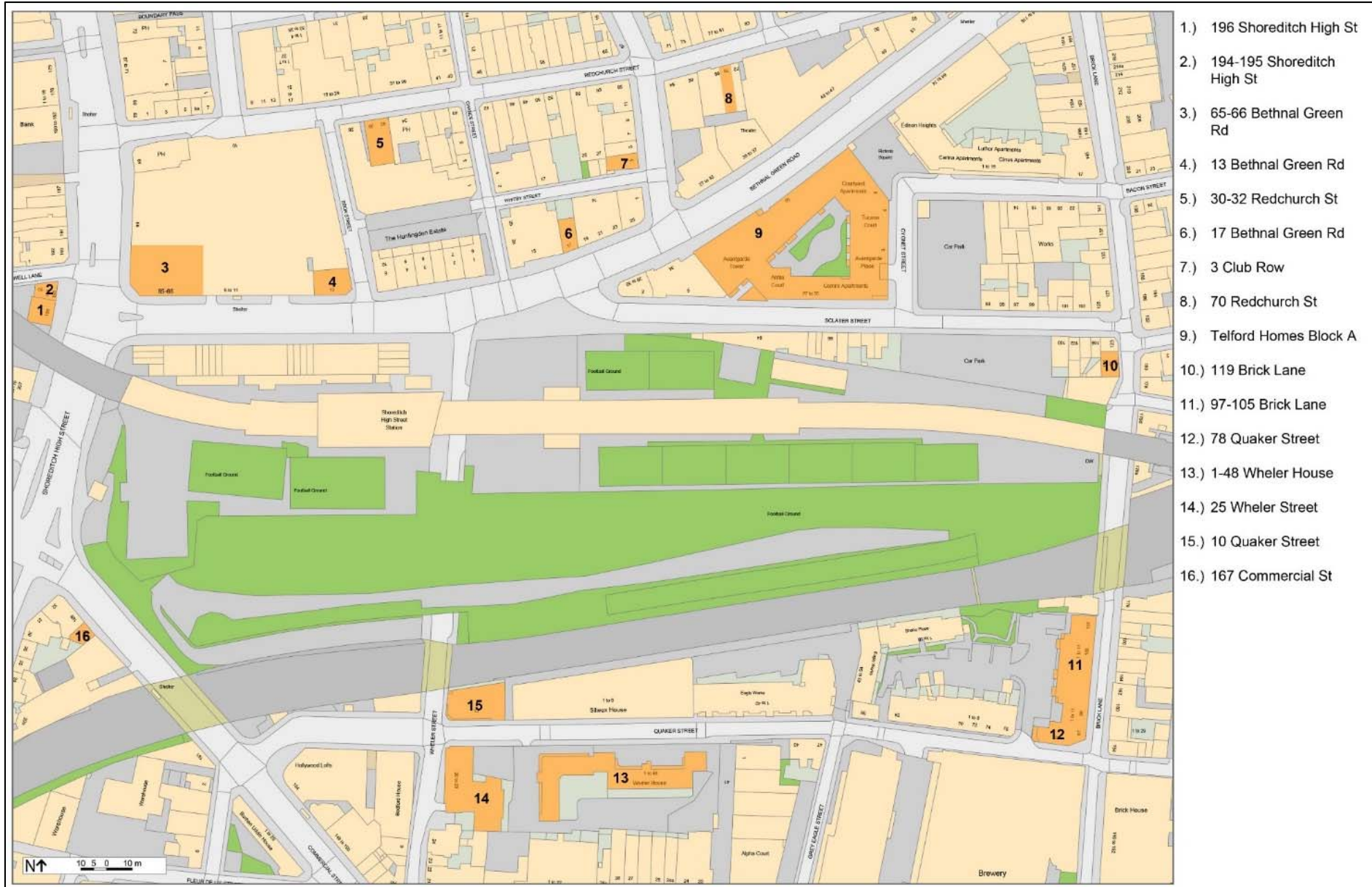
TEL 020 7202 1400

FAX 020 7202 1401

MAIL@GIA.UK.COM

WWW.GIA.UK.COM

Properties considered "Unacceptable" by DPR



1 & 2: 194-196 Shoreditch High Street



Distance from site: 26-32m
Use: Ground floor commercial, residential above
Significance (ES): Moderate to Major Adverse

- 32 windows within these properties all have a retained VSC of at least 15%.

3: 65-66 Bethnal Green Road



Distance from site: 15m
Use: Commercial

- This property is commercial in use and therefore not relevant for daylight assessment.

4: 13 Bethnal Green Road



Distance from site: 15m
Use: Commercial (Cowshed Spa)

- This property is commercial in use and therefore not relevant for daylight assessment.

5: 30-32 Redchurch Street



Distance from site: 15m
Use: 30 Redchurch Street – Top floor residential
32 Redchurch Street - Commercial
Significance (ES): Moderate to Major Adverse

- Two windows on top floor experience alterations beyond the BRE guidelines. Both retain at least 15-16% VSC.
- 32 Redchurch Street is commercial in nature and therefore not relevant for daylight assessment.

6: 17 Bethnal Green Road



Distance from site: 21m
Use: Ground floor commercial, upper floors residential
Significance (ES): Major Adverse

- Five windows serving five rooms within this property have been assessed in terms of daylight.
- All five windows experience alterations beyond the VSC target value, but retain between 12-14% VSC.
- Two of the five rooms pass NSL.
- Of the three remaining rooms, two will experience more than 68% retained view of the sky dome at the working plane. The one remaining room will have a daylight distribution slightly less than half of the room at 48%.

7: **3 Club Row**



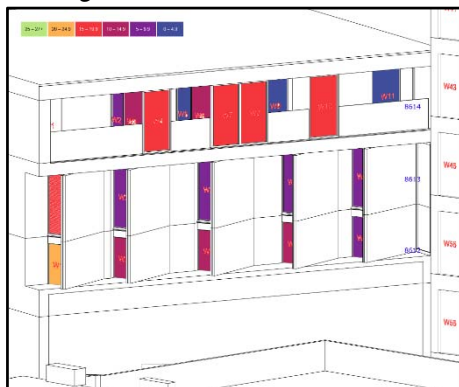
Distance from site: 65m
 Use: Commercial from Council Tax records but markets as residential
 Significance (ES): Moderate Adverse

- This property is 65m from the site boundary and a review of Council tax suggests it has been commercial since 2007 however it is being marketed as residential on Zoopla.
- There are 12 windows serving 10 rooms within this property.
- 7 of the 12 windows are fully compliant to the VSC.
- Three apertures experience alterations of between 20-30% VSC. Of the two remaining windows one serves a room which passes NSL and the final window experiences an absolute change of less than 3% VSC.

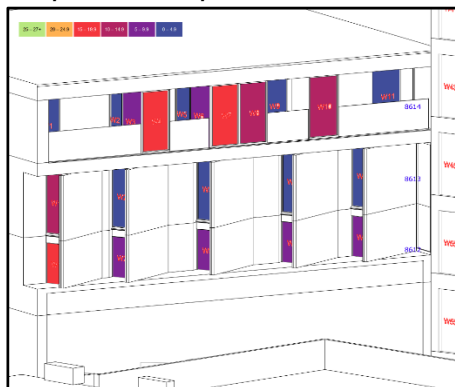
8: **70 Redchurch Street**



Existing VSC Levels



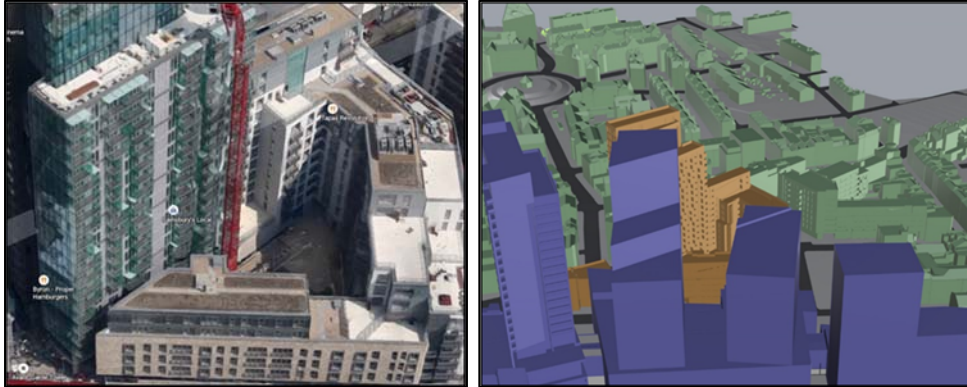
Proposed Development VSC Levels



Distance from site: 82m
 Use: Residential
 Significance (ES): Major Adverse

- There are 21 windows serving 15 rooms within this property.
- Three of the 21 windows are fully compliant to the VSC.
- Four experience alterations of between 20-30% VSC.
- The average absolute change in VSC is 3.7%.
- There are very low existing levels of daylight to the windows in this property due to the design of the façade and the orientation of the windows which are located to the rear of the property and are already obscured by overhangs as well as overlooking a constrained courtyard.

9: Telford Homes – Block A



Distance from site: 10m
 Use: Residential
 Significance (ES): Moderate to Major Adverse

- 264 of 788 windows will meet BRE criteria for VSC.
- 222 windows that do not meet BRE are understood to serve bedrooms.
- Many of the affected windows are within a courtyard.
- Presence of balconies blinkers view of the sky dome.
- 89 windows have low existing levels (below 10%) which results in a disproportionate percentage change.
- Almost half of the windows will retain a VSC of at least 15%.
- Scheme has responded by creating a gap between the two taller elements on Block D to enable light to penetrate into these units.
- The planning application was submitted in September 2007, Committee resolution to grant was in March 2008 and permission issued was in May 2008.
- The committee report and Committee Report Addendum makes it clear that when LBTH determined this application, this was done in the knowledge of discussions on BGY.
- Within the Committee Report, paragraphs 6.18 sets out English Heritage objection on the basis that the scheme could impact future redevelopment around the Braithwaite Viaduct. Additionally, in paragraph 8.45 it is recognised that there will be tall buildings in BGY and within paragraph 8.60 'Impact on the Goods Yard Site' it was advised that LBTH were working with LBH on the IPG.
- The Committee Report Addendum also makes special reference at Section 2 (p.10) 'Additional Considerations' 'Additional Information concerning the Bishopsgate Goodyard site'
- Within the above report, paragraph 2.2.6 refers to the alterations made to the scheme to improve internal daylight levels but also ensure that development rights for Bishopsgate Goodyard Site would not be unduly compromised.
- Additionally, paragraph 2.2.7 – quotes a letter that was sent in to LBTH on behalf of BGYRL – “welcome the recent changes made by the applicants to improve the internal daylight levels within the shared ownership units in Block A on Sclater Street to recognise future development on Bishopsgate Goods Yard.”
- In addition to the above, it is appreciated that there is also an agreement in place between Telford Homes and the JV Partnership in relation to the redevelopment of each of their sites.

10: 119 Brick Lane



Distance from site: Directly adjacent
Use: Ground floor commercial, residential above
Significance (ES): Moderate Adverse

- There are 12 windows serving 9 rooms within this property.
- 8 of 12 windows have a retained VSC of at least 15%.
- 3 of the 9 rooms pass NSL.
- All 6 remaining rooms retain a view of the sky dome to at least 50% at the working plane which is not uncharacteristic of an inner urban area.

11: 97-105 Brick Lane



Distance from site: 23m
Use: Ground floor commercial, residential above
Significance (ES): Moderate Adverse

- There are 51 windows serving 39 rooms within this property.
- 31 of the 51 windows are fully compliant to the VSC.
- 13 of 20 remaining windows have a retained VSC of at least 15%.
- 6 of the 7 remaining windows serve rooms that pass NSL.
- The remaining window serves a room that experiences a slight alteration beyond the NSL target value of 20.1%.
- Of 39 rooms assessed only 3 rooms fall short of the NSL guidelines – 20.1, 20.6 & 22.2% reduction.

12: 78 Quaker Street



Distance from site: 73m
Use: Commercial Housing Associated offices

- Further desktop studies have found that this property is commercial in use as the offices for the Spitalfields Housing Association and therefore not considered sensitive for daylight.

13: 1-48 Wheler House



Distance from site: 50m
Use: Residential – confirmed by Council Tax search and external observation
Significance (ES): Moderate to Major Adverse

- The majority of these windows experienced VSC alterations beyond 40% however there are overhanging walkways which restrict the view of the sky dome.
- When we removed these balconies, the retained VSC values went from circa 10% to 15-22%. GIA consider it to be the architectural form of this building which restricts daylight rather than the proposed development alone.

14: 25 Wheeler Street



Distance from site: 40m
Use: Residential – confirmed by Council Tax search and external observation
Significance (ES): Moderate to Major Adverse

- This property experiences high levels of existing daylight due to the current site conditions.
- In the majority of cases the retained daylight levels will remain between 15-20% which we consider acceptable in the context.
- The majority of windows which fall short of this threshold appear to serve bedrooms.
- The most sensitive windows are located beneath balconies and if we were run an assessment which removes the balconies the results would be likely to improve.
- In addition the majority of rooms experience good daylight distribution.

15: 10 Quaker Street



Distance from site: 18m
Use: Residential from first floor
Significance (ES): Moderate to Major Adverse

- This property is commercial on the ground floor and residential above, located directly south of the site separated only by a railway line.
- 16 of the 23 windows which fail to meet the VSC criteria serve bedrooms all of which have retained values of c 13-17%.
- The remaining seven windows serve four living rooms, two of which satisfy the NSL criteria.
- One of the remaining two rooms has an NSL change of 24% which we consider to be within the flexibility of the BRE Guidelines and the remaining living room which fails to meet the NSL criteria will be served by one window with a retained VSC of 16% which we consider to be commensurate with a dense urban environment.

16: 167 Commercial Street



Distance from site: 16m
Use: Ground floor commercial, residential above
Significance (ES): Moderate to Major Adverse

- 167 Commercial Street has been identified as commercial on the ground floor and residential above and is located 16meters from the site opposite an area of the site which has been allocated for taller building, and on a busy traffic junction where expectations of amenity is likely to be considered low.
- Our interpretation of the IPG massing results in retained VSC levels of c14% on the six windows relevant for assessment.
- Against the proposal, all six windows which do not meet the VSC criteria will continue to have 12-13% retained, which is marginally short of the IPG massing suggestion.
- It is considered that any redevelopment of the proposed site will have the potential to cause disproportionate percentage alterations to the daylight enjoyment within this property.

Properties considered "potentially unacceptable" by DPR

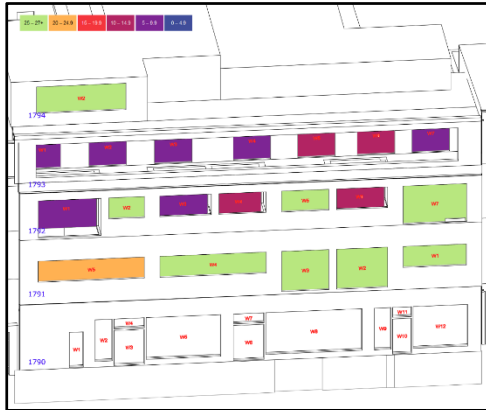


- 1.) 19-29 Redchurch Street
- 2.) 14 Chance Street
- 3.) 63 Redchurch Street
- 4.) 15 Bethnal Green Road
- 5.) 25 Bethnal Green Road
- 6.) 28-30 Bethnal Green Road
- 7.) 1-16 Sheba Place
- 8.) 1-42 Eagle House
- 9.) 23-24 Wheler Street
- 10.) 154 Commercial Street

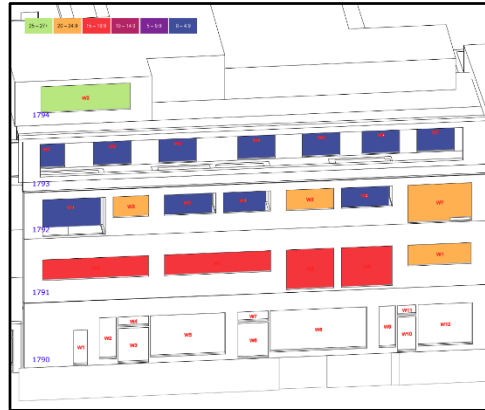
1: 19-29 Redchurch Street



Existing VSC Levels



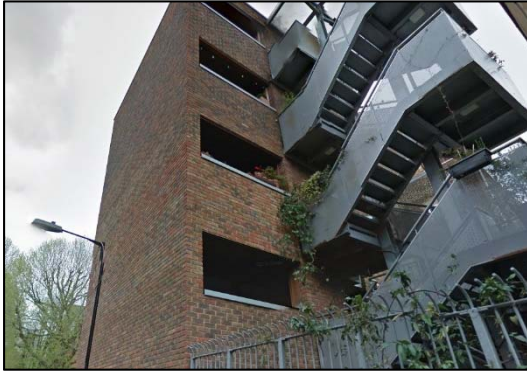
Proposed Development VSC Levels



Distance from site: 91m
 Use: Ground floor commercial, residential above
 Significance (ES): Moderate to Major Adverse

- Majority of windows known to be bedrooms which are less sensitive in terms of daylight.
- Property located several rows of buildings away from the site therefore perception of impact lower.
- Tunnelled perspective and current open site result in daylight impacts.
- All apertures save the second and third floor (due to recessed walkways) will experience at least 15% retained VSC.
- Should a revised assessment be undertaken with calculation points moved to the outer face of the balcony, the retained VSC is likely to be in excess of the first floor which is at least 15%.

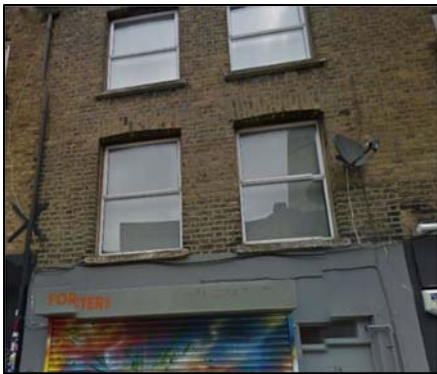
2: 14 Chance Street



Distance from site: 117m
Use: Residential
Significance (ES): Minor to Moderate Adverse

- 4 windows serving 4 rooms assessed for daylight.
- Windows have low existing levels of VSC (less than 8%) whereby any alteration could result in a disproportionate percentage changes.
- Windows are inset behind deep reveals
- Three of the four rooms assessed meet the NSL criteria. The remaining one room will experience alterations just above the target 20% value.

3: 63 Redchurch Street



Distance from site: 100m
Use: Ground floor commercial
Significance (ES): Minor Adverse

- All four apertures satisfy the VSC daylight methodology.
- The ES Chapter included two apertures on the ground floor which our due diligence indicates are commercial in use.

4: 15 Bethnal Green Road



Distance from site: 19m
Use: No residential rooms facing site from external observation
Significance (ES): Moderate Adverse

- External observation suggests no habitable and residential rooms with windows overlooking the site.
- No further consideration required with regards to daylight.

5: 25 Bethnal Green Road



Distance from site: 37m
Use: Commercial
Significance (ES): Moderate Adverse

- Not paying council tax therefore commercial use.
- No further consideration required with regards to daylight impacts.

6: 28-30 Bethnal Green Road



Distance from site: 17m
Use: Ground floor commercial, residential above
Significance (ES): Moderate to Major Adverse

- This property is located immediately opposite the development site.
- The property is considered to contain three apartments.
- In the existing scenario all three apartments experience an uncharacteristically high level of VSC for a dense urban environment.
- Many of the apertures within the three apartments will experience daylight alterations in excess of 40%.
- Any redevelopment of the BGY site is likely to produce disproportionate percentage alterations.
- Situated on a busy road junction – expectation of amenity may be lower.

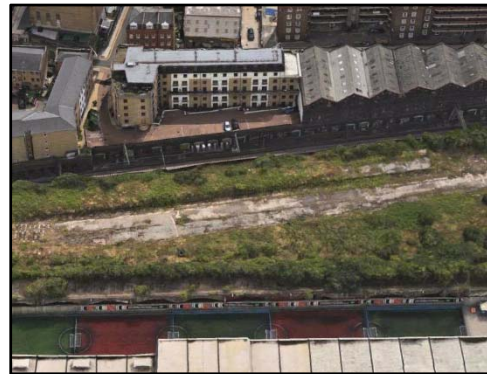
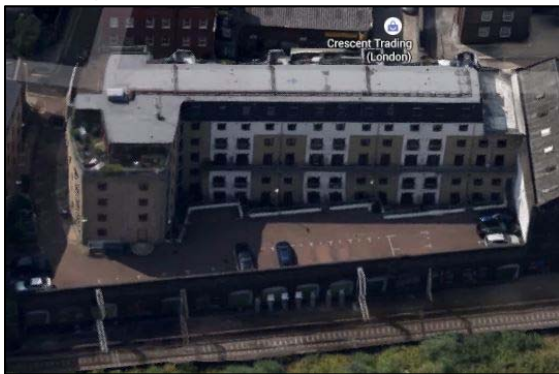
7: 1-16 Sheba Place



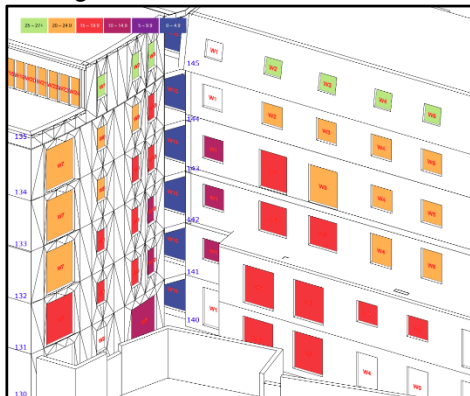
Distance from site: 17m
 Use: Residential
 Significance (ES): Major Adverse

- Four apertures which fall short of the BRE Guidelines serve kitchens on four floors.
- The impacted apertures are secondary windows serving a large open plan living/kitchen/diner where the greater reliance on daylight comes from the larger apertures to the south.

8: 1-42 Eagle House



Existing VSC Levels



Proposed Development VSC Levels



Distance from site: 32m
Use: Residential
Significance (ES): Moderate Adverse

- Currently enjoy high existing values of VSC (circa 30%) due to relatively unobscured aspect.
- 161 of the 191 apertures will retain a VSC of at least 15%.
- The majority of apertures which have a retained value of less than 5% (do so in the existing scenario) are considered to serve bedrooms and are located either under balconies or adjacent to a flank elevation already limiting daylight enjoyment.

9: 23-24 Wheeler Street



Distance from site: 73m
Use: Residential
Significance (ES): Minor to Moderate Adverse

- 10 of the 16 apertures satisfy the VSC daylight methodology.
- Three of the remaining four apertures will experience a retained VSC of at least 22%.
- The remaining aperture which falls short of guidance serves a room containing three further apertures which all satisfy the NSL criteria.

10: 154 Commercial Street



Distance from site: 16m
Use: Ground floor commercial, residential above
Significance (ES): Moderate to Major Adverse

- Unobstructed view resulting in high existing levels of VSC (35-40%).
- 24 of the 63 apertures assessed will retain VSC levels of at least 15%.
- 30 windows are understood to serve bedrooms.
- There are seven living rooms across three floors which will experience alterations from BRE Guidance.

I trust this high level description of the daylighting impacts within each of the 26 properties above provides further clarification as to why GIA consider the impacts to be acceptable to the surrounding residential receptors in consideration of the proposal and the wider urban and development context.

Should you require any additional clarification on anything above, please do not hesitate to get in contact.

Yours sincerely,
For and on behalf of GIA

A handwritten signature in black ink, appearing to read 'Stephen Friel', written in a cursive style.

Stephen Friel
Partner
stephen.friel@gia.uk.com