



**Daylight & Sunlight Report
Bishopsgate Goodsynd
Review on behalf of the GLA**

November 2020

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Draft Date: 2 November 2020

For and on behalf of Avison Young

1. Introduction and Scope of Report

- 1.1 Avison Young have been instructed by the GLA to undertake a review of the Daylight and Sunlight impacts that will be caused should the current proposals, called in for review by the GLA, proceed. I have also been asked to review the EIA submitted for the current proposals and to confirm its compliance.
- 1.2 There have been several iterations of the scheme since my first report in March 2016 which have tried to address concerns about the scheme, one of which was Daylight impact on neighbours which in some locations was felt to be too high.
- 1.3 The standard process of analysis of impact was originally undertaken between the developer and the Local authorities in control of the site. As is normal in such cases for a large scheme of redevelopment the local authority took advice on this subject from an external specialist consultant.
- 1.4 That consultant, Delva Patman Redler (DPR), was provided with the full technical analysis of the consultant to the developer, Gordon Ingram Associates (GIA). They then reported to the local authority giving their professional view as to the level of the various impacts around the site.
- 1.5 The DPR report highlighted a number of properties that, in their view, would be impacted to a greater degree than is normally acceptable.
- 1.6 In response GIA produced a report on these individual properties titled Bishopsgate Goodsynd, Daylight and Sunlight ref 2971 dated 14/12/2015.
- 1.7 It is that report and any back up analysis that the GLA originally asked me to advise them on.
- 1.8 I have used the same principles for my analysis in this iteration of the scheme.

2. Standard BRE Principles

- 2.0 The analysis of Daylight and Sunlight Impact is usually carried out by using the methodology in the Building Research Establishment Document "Site Layout Planning for Sunlight and Daylight, A guide to good Practice."
- 2.1 This is very much the industry standard methodology although many local Authorities have now removed reference to this from their development plans. There is however no other accredited method of checking the impact on neighbouring buildings to a development.
- 2.2 In this case GIA have rightly used the BRE guide to test the Daylight and Sunlight to surrounding buildings.
- 2.3 In its basic form the BRE guide uses a relatively simple method to assess impact. The existing level of Daylight or Sunlight is assessed at the relevant window and expressed in percentage terms of either available sky visibility for Daylight or available sun hours for sunlight. This is re-analysed for the proposal and the reduction in either daylight or sunlight again expressed as a percentage of the baseline figure.
- 2.4 The Daylight also carries with it a test for the depth of penetration within any room of visible sky. The test of available sky at the window is called "Vertical Sky Component (VSC)" and the penetration within the room The No-Sky Line (NSL).
- 2.5 If in any circumstance the proposals would reduce either of the above percentages by more than 20% of the existing values, then the BRE guide tells us that this would be a "noticeable "change.
- 2.6 If therefore a development needs to show that there is no impact on amenity, which is in effect what most Local Authorities seek, then there should be no loss beyond this 20% level.
- 2.7 The BRE guide recognises that in certain locations, inner cities etc, that this is not always possible and that potentially one might be able to set one's own guide levels. It appreciates the need for flexibility as if in every single case the loss of daylight was restricted to less than 20% then this would cause a restriction on development that may be disproportionate to the actual loss of light. For example, one kitchen window may prevent hundreds of flats being constructed.
- 2.8 The latest national planning guidance refers specifically to this point as it seeks to make best use of development land and suggests that flexibility must be given in tight urban locations where there is an overriding need for housing.
- 2.9 Many local authorities, in my experience, do also allow flexibility and quite rightly set the loss of amenity into the planning balance with all the benefits, to the public, of the scheme.
- 2.10 In such circumstances Consultants in the field have to show that despite there being losses that are in excess of the 20% guide, which would be deemed as "noticeable "the level of retained light is still sufficient for use and habitation. It is a matter of some debate as to what level of daylight is actually acceptable and indeed expected. The level of expectation will undoubtedly change with location, a City Centre use expecting a far lower level of Daylight than a Suburban or rural setting.

3. Scheme Analysis

GIA Analysis

- 3.1 Given the backdrop of the above and that the original analysis showed many transgressions of the 20% test, GIA have sought to set their own level of acceptability for the local area to the Goodsyard.
- 3.2 To the North of the site is the extensive residential Boundary Estate and GIA have analysed this to see what levels of Daylight are currently received in this urban environment.
- 3.3 These calculated out to be between 17% VSC and 25 % VSC from ground to Second floor levels. In addition they use an example of a central London location where consent has been granted and where retained levels of Daylight are at 11%.
- 3.4 They use these to suggest that a VSC value of 15%-18% might be the expectation for habitation in an area such as Shoreditch on the City fringe.
- 3.5 I have no objection to this type of analysis, and it has become a method often used to check the level of impact or acceptability of large schemes which may unavoidably create daylighting issues.
- 3.6 On that basis I would accept that a target value for neighbouring residential use in such a location and with the desired level of redevelopment might be between 15% VSC and 18% VSC.
- 3.7 I have therefore looked at the levels of compliance with these criteria across those properties highlighted by DPR as being significantly impacted.

GVASB Analysis

- 3.8 GIA have set out in their EIA documentation all the results of their analysis for all the relevant properties around the site. It is possible from the results to select all those windows and properties that will see a reduction of daylight that is in excess of the guidance.
- 3.9 I have taken these and also checked the actual levels of daylight to see what the residual levels of daylight are like compared to the GIA assessed local level. In doing so, I have assessed the number of windows per property that will be below the 15% level.
- 3.10 The BRE guidance also discusses situations where the design configuration of a neighbouring property may be of such a physical shape that it really prevents the access to good daylight generally and where in some instances the light available is only available from across the development site. These can be loosely termed as "bad neighbours "and can be discounted in most circumstances.
- 3.11 In a similar way windows and rooms with extremely low levels of existing light will be disproportionately impacted by a development and as such , by dint of their existing design, currently receive a low level of VSC. These will record a high percentage reduction whatever the scale of development proposed but will see a very small actual change in light. In addition, they clearly could not be said to enjoy any usable level of amenity in the existing condition.

3.12 I have used these principles to guide my assessment of the following neighbouring buildings that may be impacted, I would reiterate these are those buildings seen previously to have suffered the impacts that caused concern and any other additional ones now apparent :-

28 Shoreditch High Street

3.13 All impacted rooms retain in excess of 24% VSC, these remain well lit.

148-150 Commercial St

3.14 5 windows within this building do not meet any of the criteria, these are all bedrooms and can be seen as being significant from a daylighting perspective. These are quoted as minor adverse in the EIA and I would agree.

154 Commercial St

3.15 Of 43 affected windows only one could be classed as having a minor adverse impact, all the rest are moderate to major adverse with the level of daylighting reduced to virtually non-existent levels across the whole of the north facing elevation of the building. This applies to lounge / diner rooms in the main and the levels of retained light are significantly below that required for normal habitation. The rooms will be dark and require artificial lighting for almost the whole time.

3.16 This position has not altered since my first report.

3.17 In the context of the NPPF it should be noted that the impacts to this building are in the main caused by a proposed office block as opposed to any new residential use.

3.18 It should also be noted that the minimum -parameter scheme does not cause any less impact to this set of flats

Warehouse Fleur de Lis St

3.19 Impacts here are above the guidance levels but retained light is sufficiently high to be considered as minor adverse and satisfactory.

1-3 Elder St

3.20 There are 23 windows which have a greater than 20% loss of light. Retained values are significantly high and as such this is a satisfactory and minor adverse impact.

159 Commercial St

3.21 Some windows see a greater than 20% reduction in VSC, however, retained levels are high enough for this to be deemed acceptable and a negligible impact.

8 Fleur de Lis St

3.22 There is only one room impacted to a moderate adverse level and as such this building can be categorised as being satisfactory and only having a minor adverse impact.

1-20 Burhan Uddin House

- 3.23 The technical analysis shows 11 major adverse impacts with losses of greater than 20% and low retained levels. This would appear a serious issue, however, the windows are all basement windows which do not have any expectation of access to usable light in the existing condition. Three do not appear to use light at all I would agree this is not an issue.

Principle House – Block 4

- 3.24 There are 10 impacted windows within this building all to a moderate to major degree. Their design however includes balcony overhangs which when removed and retested would show BRE compliance. This shows that it is the inherent design and not the scheme that is the defining factor.
- 3.25 These can be treated as acceptable.

The Stage

- 3.26 This has 64 affected windows, a large number, 5 of them are above 30% loss however most retain mid teen VSC levels so can be treated as acceptable. In addition, many are sat under balcony overhangs and when the figures are assessed for immediately adjacent non balconied windows it is seen that there is no issue, again this indicated that the balconies contribute most to the loss. The BRE would allow this on the basis of self-harm.

Principle Tower – Block 3

- 3.27 As with block 4 the 3 windows that do fail the criteria are below balcony overhangs so the same BRE self-harm principle would apply.

225 Shoreditch High Street

- 3.28 There are only 3 impacted windows in this building, they retain between 25% and 26% VSC so will remain very well-lit rooms.

224 Shoreditch High Street

- 3.29 All windows fail the guidance in this building, but all retain in excess of 20% VSC and so can be considered as remaining well lit.

97-105 Brick Lane

- 3.30 There are two very heavily impacted windows in percentage terms, however, the level of existing light is extremely small. There will be no noticeable loss of light in this instance.

The Fusion

- 3.31 There are 8 windows that it is admitted see a major adverse loss, that is a loss over 40% of their existing level.
- 3.32 The building does have balconies but even when these are considered there is a significant loss and little retained light for two flats.
- 3.33 There is no mitigation for these impacts, and this must be considered as a serious issue.

Principle Tower

- 3.34 This new tower development sees impacts that are beyond the guidance level, however once again when balconies are removed the building is BRE compliant, as such the impacts can be considered as acceptable.

1-16 Sheba Place

- 3.35 This is no impact here as all windows virtually pass the guidance.

43-54 Eagle Works

- 3.36 There is a small overall impact with the majority of losses less than 20% and retained levels over 17%VSC.

1-42 Eagle Works

- 3.37 There are a number of windows here that see an impact of a more than 40% loss , however I would agree with the comments that the existing levels are extremely low and that in practical terms there will not be a significant change to the usability of the light .

10 Quaker Street

- 3.38 9 windows have greater than 40% losses and two retain less than 15% VSC.
- 3.39 These are however windows serving only bedrooms and as such the retained levels of light can be considered as satisfactory.

31-39 Redchurch St

- 3.40 All windows here retain in excess of 15% VSC and so are considered to remain satisfactorily lit.

19-29 Redchurch St

- 3.41 This property has balcony overhangs to the main windows and as such may be tested without those balconies in place. In that scenario all windows here pass the guidance.

Fairchild Place

- 3.42 There is no real impact to this property.

2-4 Chance Street

- 3.43 There are large percentage losses to the windows here, but the building has an extremely unusual and unsympathetic design. The arrangement means there are extremely low levels of existing light and as such these do not constitute a level of usable amenity. Impacts are therefore acceptable.

17-21 Whitby St

- 3.44 The commentary to these results talk about the "illustrative "scheme and not the revised one, in the illustrative scenario all windows retain in excess of 18% VSC so would be considered acceptable.

48-50 Redchurch Street

3.45 There is one major impact here but contextually the loss is acceptable with the availability of light via secondary windows and retention of good levels of daylight.

3 Club Row

3.46 The majority of these windows pass the basic BRE guidance leaving no significant issue.

30 Redchurch Street

3.47 Where any impacts occur the retained levels of VSC remain above 20%, this is all acceptable.

32 Redchurch Street

3.48 Two windows suffer major adverse losses in percentage terms, however the level of retained light for the relevant rooms is enough to be deemed acceptable.

36 Redchurch Street

3.49 All the windows here retain in excess of 18% VSC and this can be seen as acceptable.

38 Redchurch Street

3.50 Where any impacts occur the retained levels of VSC remain above 15%, this is all acceptable.

70 Redchurch Street

3.51 One room only is impacted beyond the guidelines, but this retains a high VSC level so can be considered as acceptable. Where any other impacts occur the retained levels of VSC remain above 20%, this is all acceptable.

28-30 Bethnal Green Road

3.52 This building sees major losses with seven rooms being reduced to single figure VSC levels from very high existing levels.

3.53 In addition, there are significantly high levels of sun loss to the same areas. This is considered to me a major adverse impact.

Telford Block "A"

3.54 This is a large and relatively new development located to the north of the site. Its current outlook to the South is relatively unimpeded and thus one would expect, with a major development, that losses will occur.

3.55 This is indeed the case with 111 windows suffering an over 40% loss.

3.56 In addition, 137 windows will retain less than 15 % VSC.

- 3.57 In terms of flats within the block this means that on the Sclater Street elevation for floor 2 the four flats on the elevation are impacted . There do not appear to be any other flats analysed in the Bethnal Green Road wing and it is assumed that none exist here.
- 3.58 Floor 3 has the same 4 flats on Sclater Street impacted along with the west end flat on Bethnal Green road and the adjacent flats facing into the scheme in the Bethnal Green Road wing.
- 3.59 In terms of floor 4 it is the west end flat of the Sclater Street elevation plus the end flat on Bethnal Green Road and again its adjacent flat facing back toward Sclater st
- 3.60 Floor 5 to 10 inclusive all have the West end flat on the Bethnal Green Road wing impacted.
- 3.61 This amounts to 19 flats impacted to beyond the agreed level of retained light and it should be noted this applies to them where they have lounge areas impacted , any with solely bedrooms impacted have been discounted.
- 3.62 This is clearly a major impact for a significant number of residents.
- 3.63 The contour plots for the No sky lines as laid over the flat layout plans are appended at the end of this report.

100 Sclater Street

- 3.64 When considering the max parameter scheme all 5 rooms form ground to second floor are heavily impacted all retaining only single figure VSC percentages.

102 Sclater St

- 3.65 This is impacted as with no 100 but there are two rooms that suffer this significant reduction.

104-106 Sclater St

- 3.66 Again, there are significant impacts with 4 rooms being left inadequately lit. It is noted that in the illustrative scheme these are just satisfactory.

119 Brick Lane

- 3.67 This building follows then same pattern as Sclater St, with the max parameter scheme it suffers significantly with less than 10% VSC at all floors as a retained level.
- 3.68 The illustrative scheme just allows these to be just about acceptable.

180 Brick Lane

- 3.69 This building is also heavily impacted in terms of percentage loss, but it can be deemed as acceptable as the existing levels of VSC are very low.

178 Brick Lane

3.70 This building is impacted in terms of percentage loss, but it retains sufficiently high levels of VSC to be considered acceptable.

192-197 Shoreditch High Street

3.71 All rooms here retain in excess of 18% VSC and are deemed acceptable.

10 Holywell Lane

3.72 Retained levels here are over 23%, clearly a high level of daylight.

194 Shoreditch High Street

3.73 All rooms here retain in excess of 15% VSC and are deemed satisfactory.

195 Shoreditch High Street

3.74 All rooms here retain in excess of 16% VSC and are deemed acceptable.

196 Shoreditch High Street

3.75 All rooms here retain in excess of 16% VSC and are deemed acceptable.

1-7 Great Eastern Street

3.76 In all cases 17% VSC is retained and is again deemed satisfactory.

11-15 Great Eastern Street

3.77 There are 14 windows here that see a loss of more than 40 % and retain wo major impacts here, in all cases 17% VSC is retained and is again deemed satisfactory.

1-48 Wheler House

3.78 There are major percentage impacts here, but the existing levels of Daylight are so low to be of no amenity in the existing condition. The changes are not relevant.

41 Quaker Street

3.79 There are no loses of any note in this building.

30-32 Calvin Street

3.80 There is no loss of any significance here.

21 Wheler St

3.81 No impact is noted in this building.

23-24 Wheler St

3.82 There is one major adverse impact to one window however the existing level is so low as to not constitute any existing amenity.

25 Wheler St

3.83 There are 4 major adverse impacts in this building, however close analysis shows that these are mitigated by the relevant rooms either having secondary windows or low existing values.

45 Redchurch St

3.84 One window is impacted in a major way, but its existing levels are very low, and this can be deemed acceptable.

12 Chance St

3.85 There are no issues here.

14 Chance St

3.86 There are losses here, but the existing levels are extremely low so again this is acceptable.

226 Shoreditch High Street

3.87 The retained values here are all virtually over 27% so there is no issue.

227 Shoreditch High Street

3.88 The retained values here are all virtually over 27% so there is no issue.

Sunlight

3.89 Sunlight figures are all shown along with the daylight analysis for each relevant property.

3.90 Properties are only analysed where their windows face in the appropriate direction so not all windows considered for daylight impact will be considered for sunlight.

3.91 BRE guidance places less significance on sunlight to bedrooms and as such commentary is only made on lounges.

3.92 Listed below are those that have any significant impact

The Stage

3.93 There are 25 rooms that see a reduction of 20-29%, whilst this is above the guidance in the BRE it is agreed that in the context of such a development the impact is minor adverse and can be accepted.

The Fusion

- 3.94 This has three rooms that suffer up to 39% loss and one at over 40%, the occupants will see a significant change in their existing sunlight levels.

19-29 Redchurch St

- 3.95 There are two windows here that lose up to 39% of their sunlight but the building is one with balconies and these will undoubtedly cause the issue to be exacerbated given their design.

Telford

- 3.96 Located to the north with a lot of south facing windows across the site this has 11 rooms that see a greater than 40% loss of sunlight. This is clearly significant impact, noticeable to the occupants. They do not seem to be located in an area of balcony design and as such there is no mitigation.

100 Sclater Street

- 3.97 Six rooms see a greater than 40% reduction in sunlight **with** no mitigation, again a significant change.

102 Sclater St

- 3.98 One window here has over 40% loss.

104-106 Sclater St

- 3.99 A further two windows also see a greater than 40% loss, as above there is no mitigation for this.

119 Brick Lane

- 3.100 Seven of the windows in this building see a loss of over 40%, a significant number out of the whole building.

194 Shoreditch High St

- 3.101 Three rooms see a greater than 40% reduction, this is a flat fronted building so there is no mitigation available for design.

195 Shoreditch high St

- 3.102 This sees the same number of losses as its neighbour.

196 Shoreditch High St

- 3.103 This has 10 windows losing more than 40% of its sunlight hours a significant number in the context of the size of the building.

Overshadowing

- 3.104 This analysis applies to any neighbouring open amenity space that has the expectation of sunlight. Only two are analysed in this document, Shoreditch House Swimming Pool and the Shoreditch New Roof terrace.

- 3.105 In terms of the pool the test is failed in that at least 50 % of the area should get 2 hrs sun on March 21st and the result is significantly under this level. The mitigation offered is that the pool will be well sunlit in summer, this is true, but it will be a colder less inviting place outside the summer months.
- 3.106 In terms of the roof terrace it will not be a well sunlit space and the only mitigation is that it does receive some degree of summer sun, it is unlikely to be an inviting space for the majority of the year.

Solar Glare

- 3.107 Solar glare has no standards by which to assess impacts. The analysis is therefore correctly set down as a professional view of the likely occurrences of sun reflection at critical points of coincidence for transport, drivers and train drivers. This analysis is critical for ensuring no potential problems arise post development.
- 3.108 I have assessed the viewpoints used for the analysis in the EIA and would confirm that in my view these are satisfactory for the assessment.
- 3.109 The glare assessment is undertaken using specialist software, this is industry standard and my practice uses the same software.
- 3.110 An inspection of the viewpoints would lead me to concur with the conclusions within the EIA in that any glare would be minimal and peripheral and as it is possible to mitigate the issue within the façade designs this will be acceptable.
- 3.111 Ideally the façade designs should be conditioned to ensure compliance.

Light Pollution

- 3.112 A light pollution assessment has been undertaken for the office element that forms the detailed application. This is only Plot 2 which sits at the junction of Commercial street and Shoreditch High st.
- 3.113 The assessment correctly looks at the level of light fall on neighbouring residential windows both pre and post curfew and checks if any would see a greater than allowable level of light.
- 3.114 I agree that the relevant neighbours to this building have been correctly assessed and I agree that these do not see any unreasonable level of light pollution in the worst case scenario of a fully lit building that has been used in the assessment .
- 3.115 It is clear however that the second lower office building , that is not in the detailed application and thus not tested , located immediately to the south of Plot 2 ,could have a significant light pollution impact on 154 Commercial Road , a building that also has severe loss of daylight .

4. Summary and Conclusions

- 4.1 I would reiterate the basis of the analysis in that this site is in a location whereby new dense development will inevitably cause losses of daylight that will be in excess of the percentage reduction guidelines as laid out in the BRE guidance.
- 4.2 In keeping with the NPPF and indeed the BRE guidance itself one is entitled to look at the residual levels of daylight to check that a development is leaving sufficient light to neighbours despite taking a high percentage of the existing available daylight or Sunlight.
- 4.3 Since my original report there has been a significant reduction in the bulk and massing of the proposed scheme and as such the quantity of properties suffering unacceptable losses has significantly reduced.
- 4.4 There do still remain properties that give concern that the level of retained light is insufficient for human habitation in that artificial light would be required for the majority of the time and that in some cases there will be no acceptable view of the sky or sky penetration. These are as follows: -
- 154 Commercial Street
28-30 Bethnal Green Road
Telford Block "A"
100-106 Sclater St
119 Brick Lane
11-15 Gt Eastern St
- 4.5 In terms of Sunlight those with loss of sunlight that would be unacceptable are: -
- The Fusion
Telford Block "A"
- 4.6 In any development and probably to a greater degree in this one there will undoubtedly be compromise in terms of levels of impact and the amount of development required.
- 4.7 This is undoubtedly a difficult site to create a dense development on given its narrow width, the structural issues and the number of surrounding residential neighbours.
- 4.8 It will be a planning balance decision as to whether the benefits of the scheme outweigh the disadvantages, that is not for me to say, however it is clear that the properties listed above will suffer significantly noticeable losses of daylight and sunlight (where applicable) and that the levels of light retained will be below those levels agreed by myself and the developer's surveyors as being those that one should expect in an area of this height and nature.
- 4.9 Flexibility in the application of the guidance is, as discussed earlier, allowable both within the guidance and under national guidance. It must be remembered that the use of target figures, the allowance of failure due to unusual building configuration and unhelpful design all make up the flexibility allowed. If there are properties

that are still falling outside of any of these "flexibilities "then they must be deemed to be unacceptable impacts.

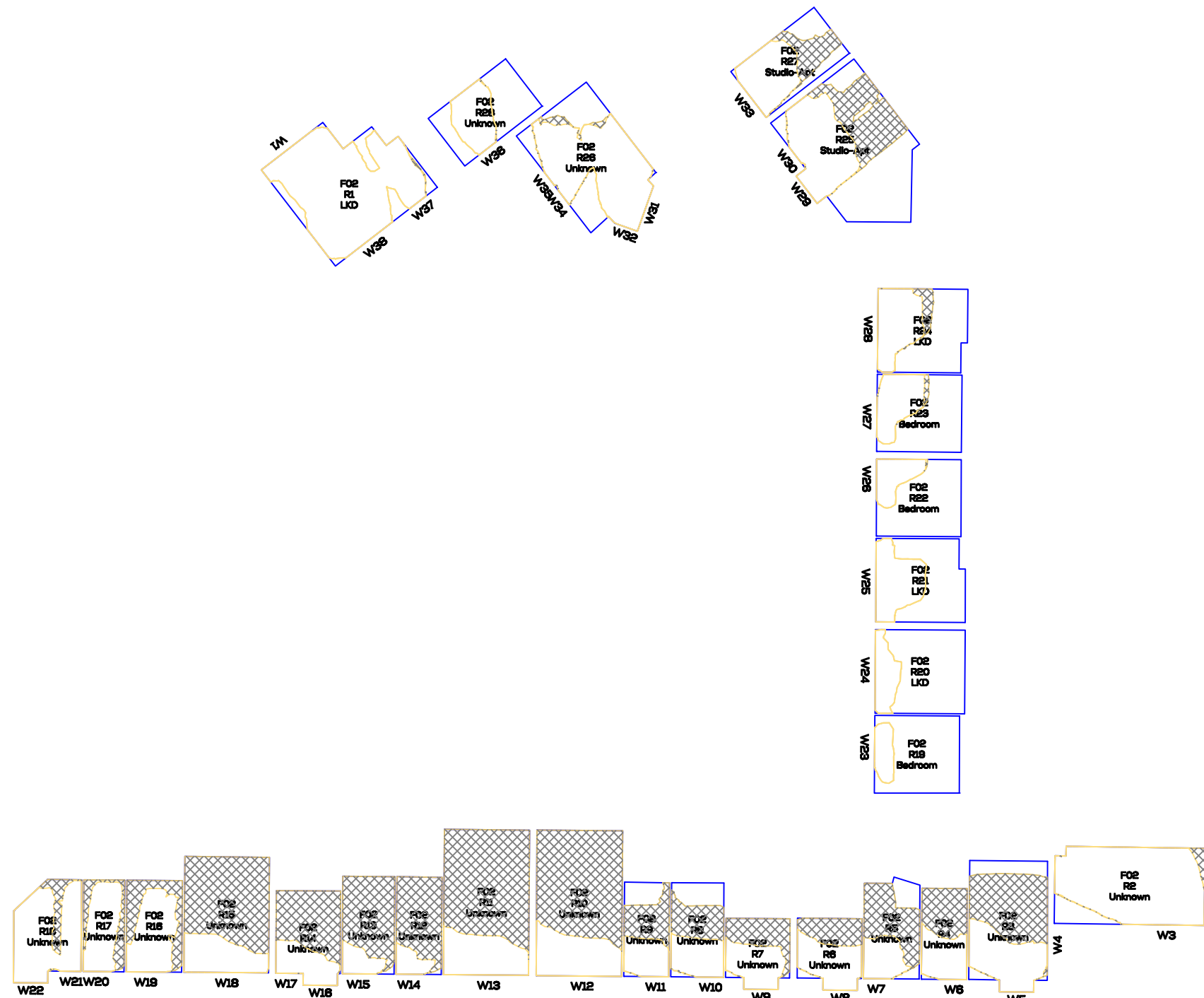
- 4.10 I would also reiterate comments about the impacts on 154 Commercial Road as these are very significant with very little light left available, this is caused by the adjacent proposed office building as opposed to the residential blocks.

EIA Assessment

- 4.11 It is confirmed that the process and methodology of the EIA for Sunlight and Daylight as part of the microclimate EIA has in my opinion been undertaken correctly utilising an enough and reasonable area of testing for both baseline and impact analysis. The parameters of impact for the testing is also confirmed as being at a reasonable and industry standard level.
- 4.12 A sufficient cumulative analysis has also been undertaken.

Appendix I

Appendix 1



SOURCES OF INFORMATION

GIA
SITE SURVEY
IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
SITE PHOTOGRAPHS

VERTEX MODELLING
IR10-VERTEX
ZMAPPING
AERIAL SURVEY
BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS
— EXISTING CONTOUR
— PROPOSED CONTOUR
▨ HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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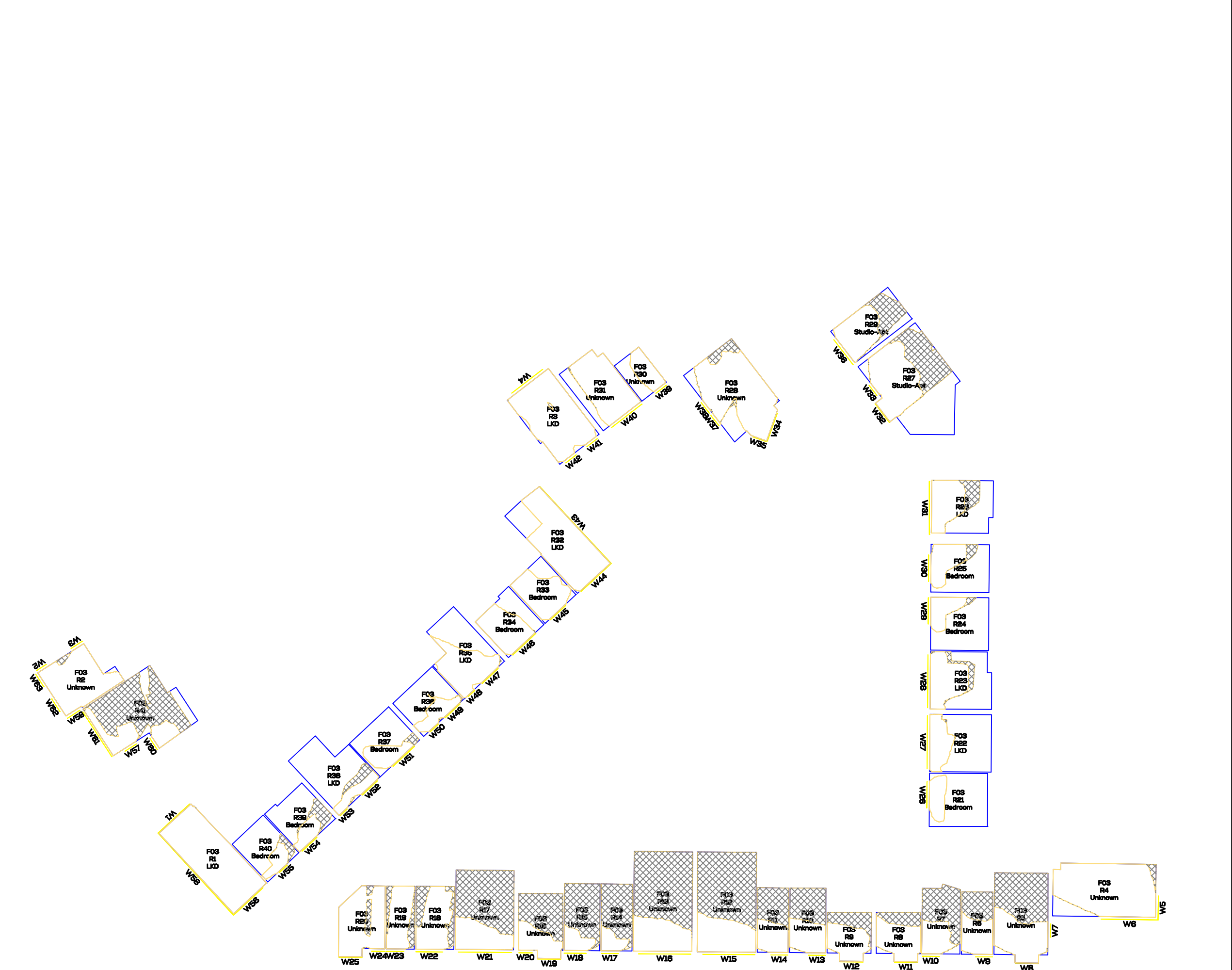
N.B. DO NOT SCALE OFF THIS DRAWING
PROJECT:
**PROJECT BISHOPSGATE
GOODSYARD
LONDON**

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS
MAXIMUM PARAMETER SCENARIO
PROPOSED SCHEME IR103
TELFORD HOMES 'BLOCK A' - FLOOR 2 (REPLICATED)

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:250@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	02

 The Whitehouse
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f 020 7202 1401
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L O N D O N • M A N C H E S T E R



Telford Homes 'Block A' Plan F03
SCALE 1:250

SOURCES OF INFORMATION

GIA
SITE SURVEY
IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
SITE PHOTOGRAPHS

VERTEX MODELLING
IR10-VERTEX
ZMAPPING
AERIAL SURVEY
BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
UPDATED SURROUNDING CONTEXT

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- EXISTING CONTOUR
- PROPOSED CONTOUR
- HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

N.B. DO NOT SCALE OFF THIS DRAWING

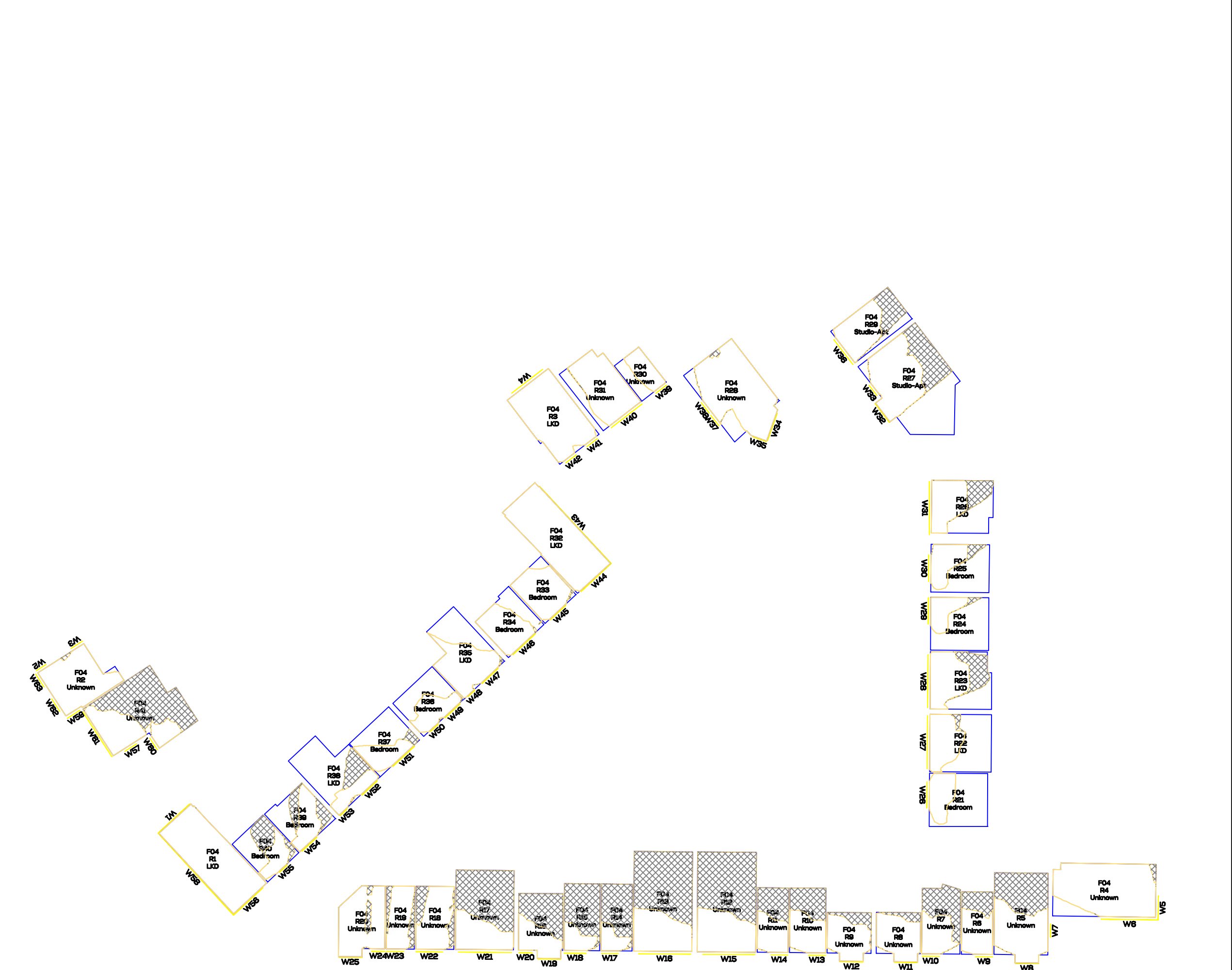
PROJECT:
PROJECT BISHOPSGATE
GOODSYARD
LONDON

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS
MAXIMUM PARAMETER SCENARIO
PROPOSED SCHEME IR103
TELFORD HOMES 'BLOCK A' - FLOOR 3 (REPLICATED)

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:250@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	03

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f 020 7202 1401
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L O N D O N • M A N C H E S T E R



SOURCES OF INFORMATION

GIA
 SITE SURVEY
 IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
 SITE PHOTOGRAPHS

VERTEX MODELLING
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DAYLIGHT DISTRIBUTION CONTOURS

- EXISTING CONTOUR
- PROPOSED CONTOUR
- HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
 PROJECT BISHOPSGATE
 GOODSYARD
 LONDON

DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 4 (REPLICATED)

DWN BY	SCALE	CHK BY	DATE	REV No.
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PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	04



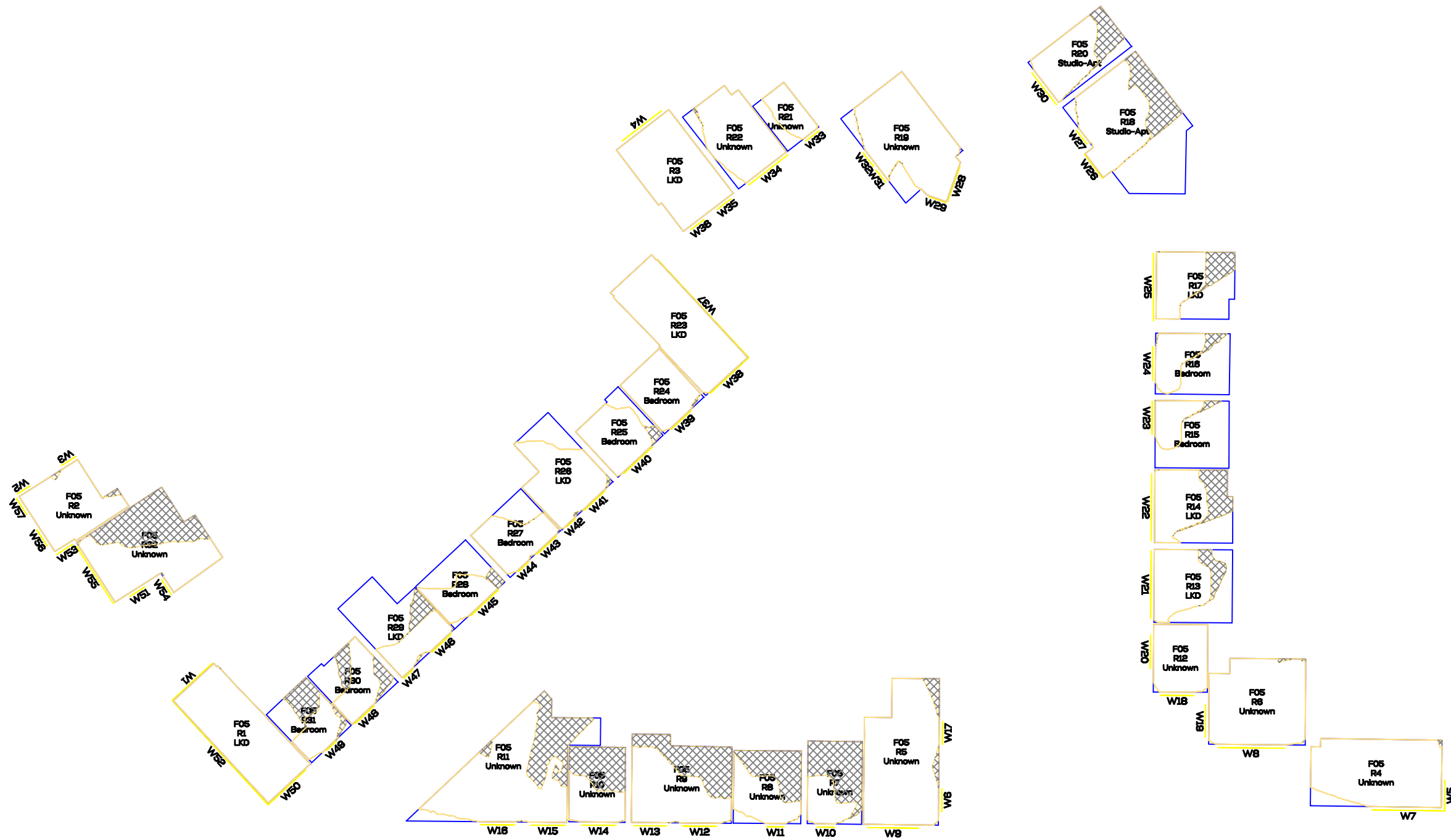
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Telford Homes 'Block A' Plan F04
 SCALE 1:250



Telford Homes 'Block A' Plan F05
SCALE 1:250



SOURCES OF INFORMATION

GIA
SITE SURVEY
IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
SITE PHOTOGRAPHS

VERTEX MODELLING
IR10-VERTEX
ZMAPPING
AERIAL SURVEY
BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
IR103-190702-Faulkner Brown - Max parameters

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

DAYLIGHT DISTRIBUTION CONTOURS
— EXISTING CONTOUR
— PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
GOODSYARD
LONDON**

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS
MAXIMUM PARAMETER SCENARIO
PROPOSED SCHEME IR103
TELFORD HOMES 'BLOCK A' - FLOOR 5 (REPLICATED)

DWN BY	SCALE	CHK BY	DATE	REV No.
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PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	05

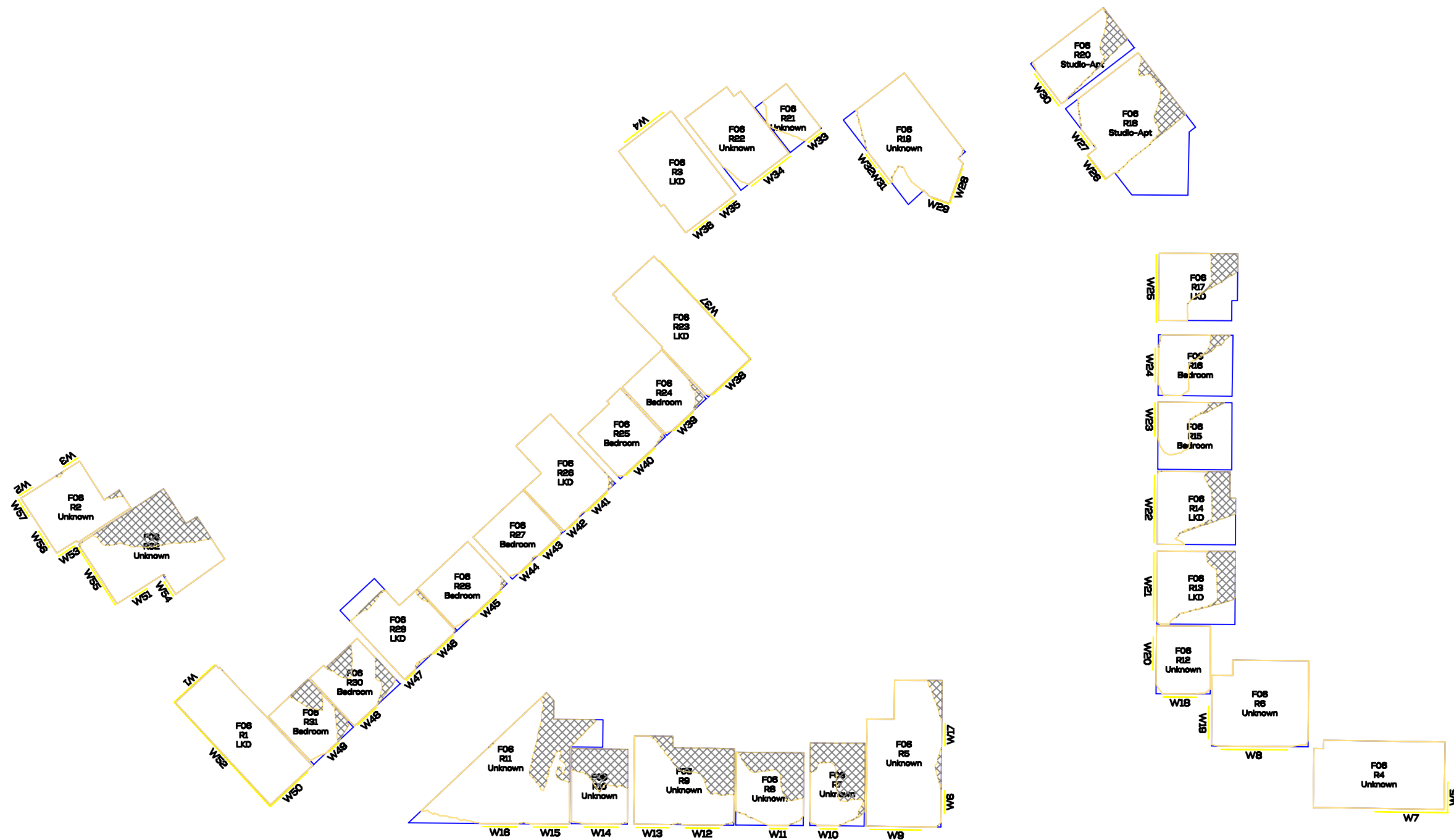
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Telford Homes 'Block A' Plan F06

SCALE 1:250



SOURCES OF INFORMATION

GIA
 SITE SURVEY
 IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
 SITE PHOTOGRAPHS

VERTEX MODELLING
 IR10-VERTEX
 ZMAPPING
 AERIAL SURVEY
 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS
 — EXISTING CONTOUR
 — PROPOSED CONTOUR
 HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
 GOODSYARD
 LONDON**

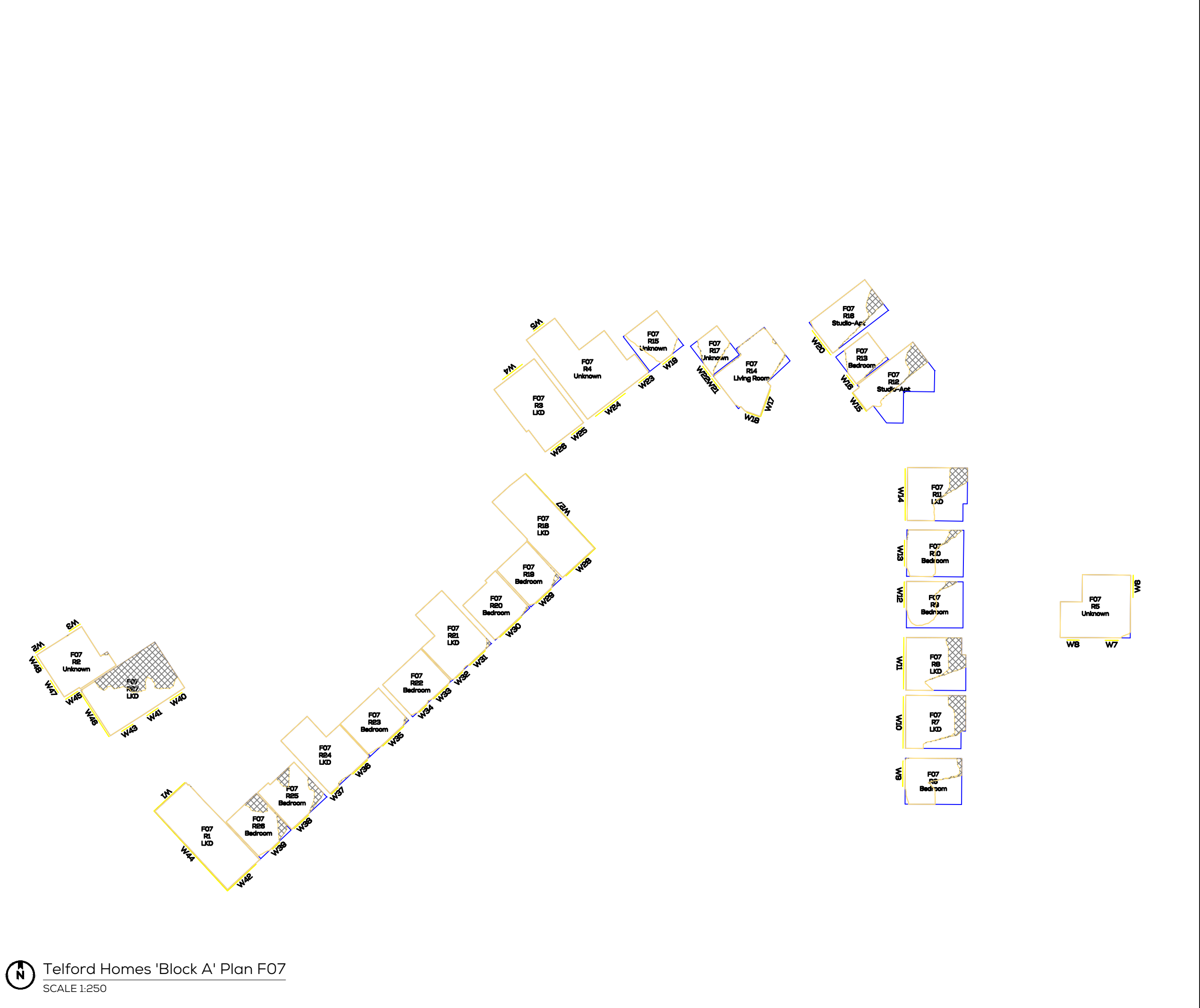
DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 6 (REPLICATED)

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:250@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	06



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SOURCES OF INFORMATION

GIA
 SITE SURVEY
 IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
 SITE PHOTOGRAPHS

VERTEX MODELLING
 IR10-VERTEX
 ZMAPPING
 AERIAL SURVEY
 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS

- EXISTING CONTOUR
- PROPOSED CONTOUR
- HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
 GOODSYARD
 LONDON**

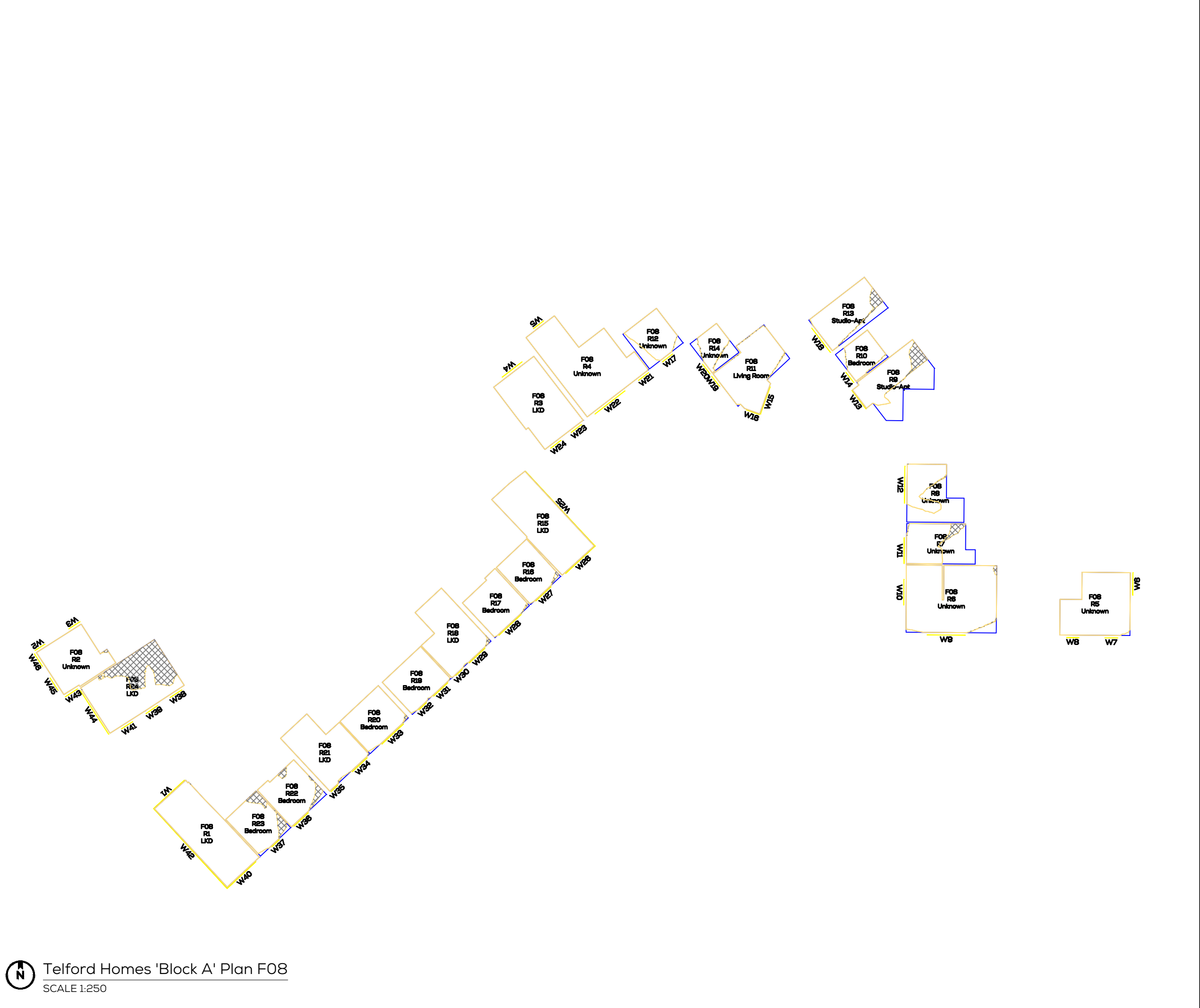
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 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 7

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:250@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	07



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SOURCES OF INFORMATION

GIA
 SITE SURVEY
 IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
 SITE PHOTOGRAPHS

VERTEX MODELLING
 IR10-VERTEX
 ZMAPPING
 AERIAL SURVEY
 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS

- EXISTING CONTOUR
- PROPOSED CONTOUR
- HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

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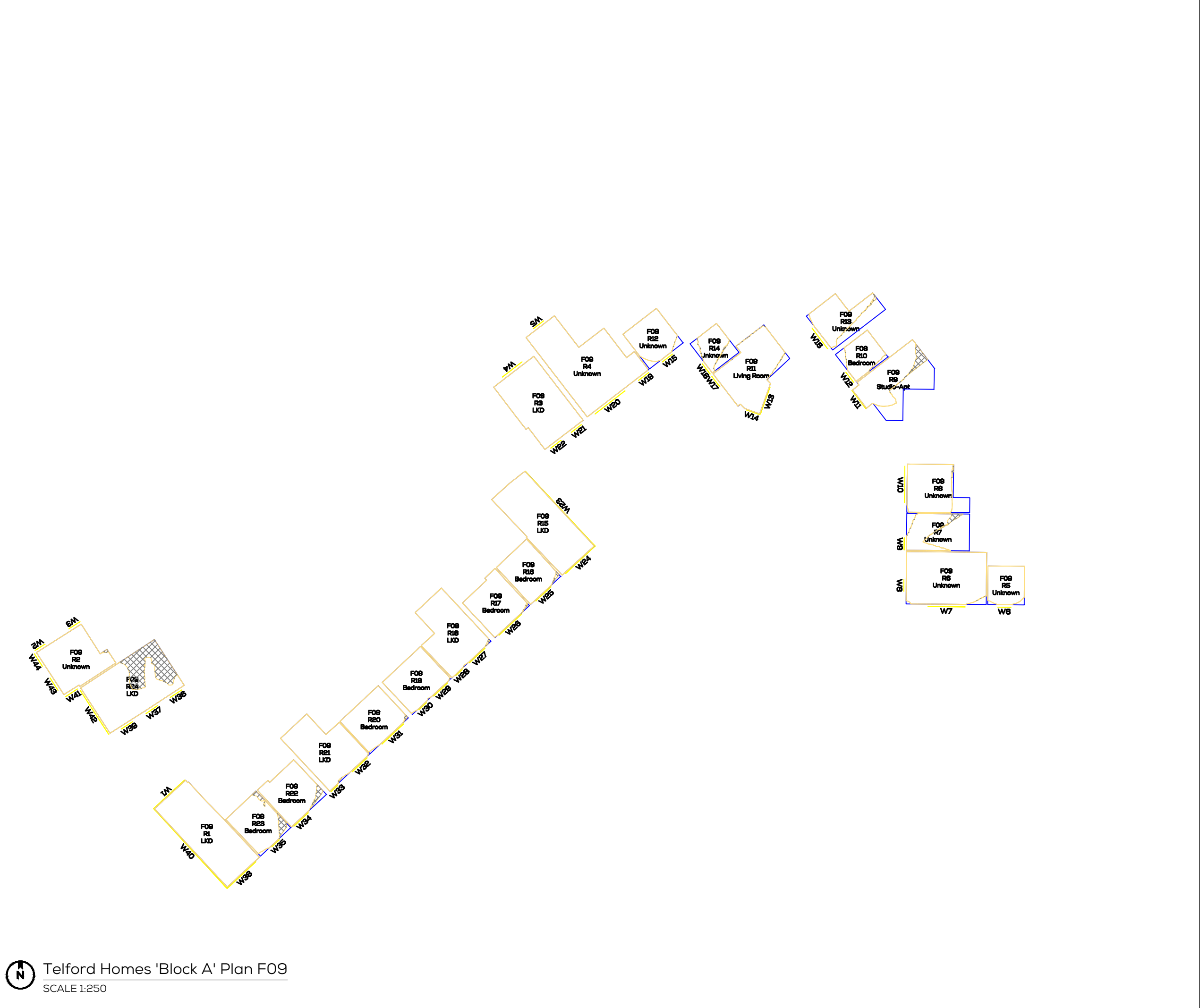
DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 8

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:250@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	08



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Telford Homes 'Block A' Plan F09
SCALE 1:250

SOURCES OF INFORMATION

GIA
SITE SURVEY
IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
SITE PHOTOGRAPHS

VERTEX MODELLING
IR10-VERTEX
ZMAPPING
AERIAL SURVEY
BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS

- EXISTING CONTOUR
- PROPOSED CONTOUR
- HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

N.B. DO NOT SCALE OFF THIS DRAWING

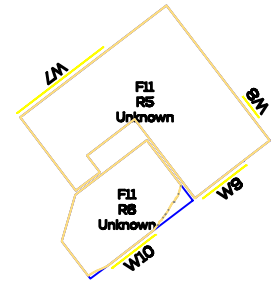
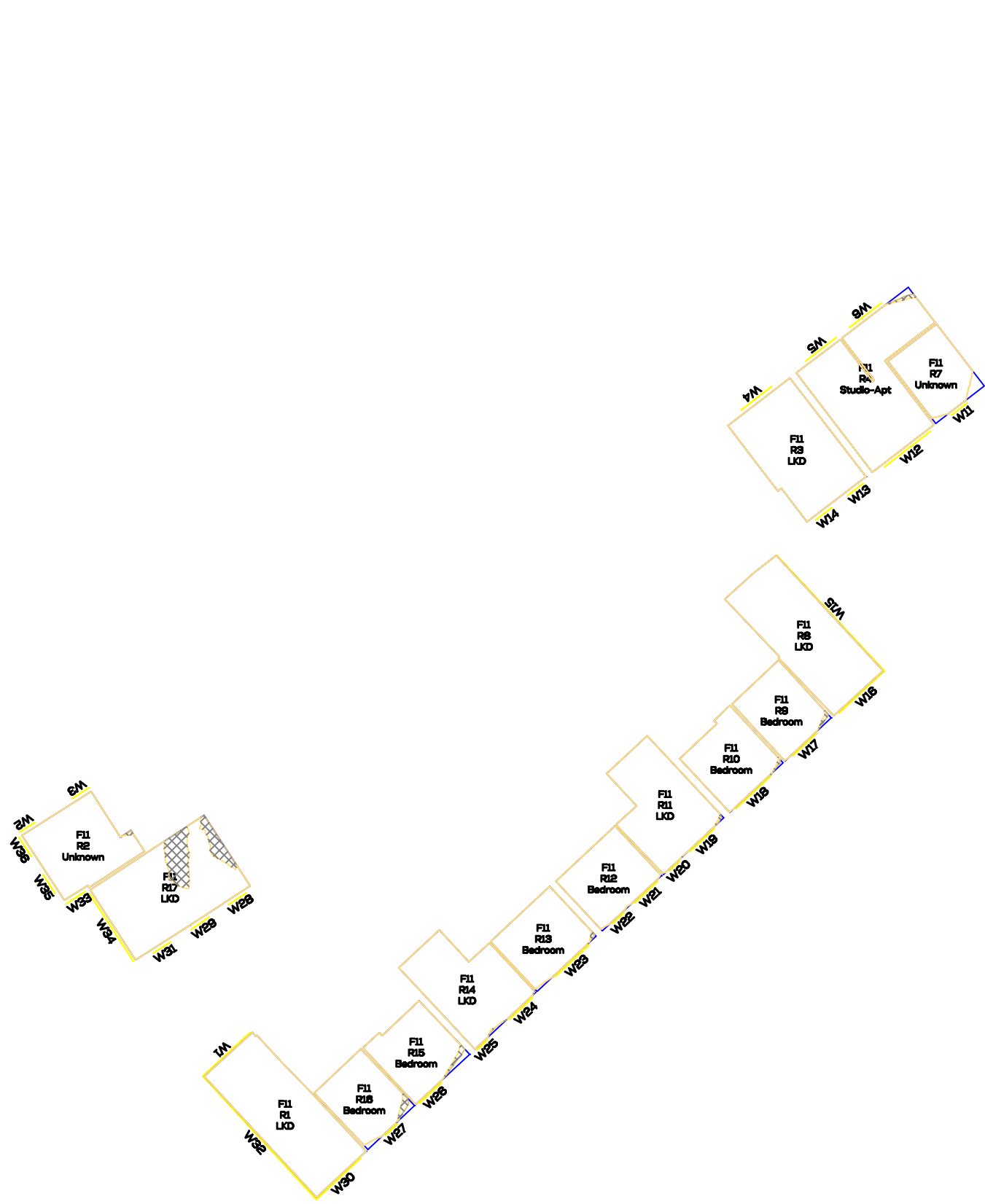
PROJECT:
PROJECT BISHOPSGATE
GOODSYARD
LONDON

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS
MAXIMUM PARAMETER SCENARIO
PROPOSED SCHEME IR103
TELFORD HOMES 'BLOCK A' - FLOOR 9

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:250@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	09

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SOURCES OF INFORMATION

GIA
 SITE SURVEY
 IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
 SITE PHOTOGRAPHS

VERTEX MODELLING
 IR10-VERTEX
 ZMAPPING
 AERIAL SURVEY
 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS

- EXISTING CONTOUR
- PROPOSED CONTOUR
- HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:

**PROJECT BISHOPSGATE
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DRAWING NAME:

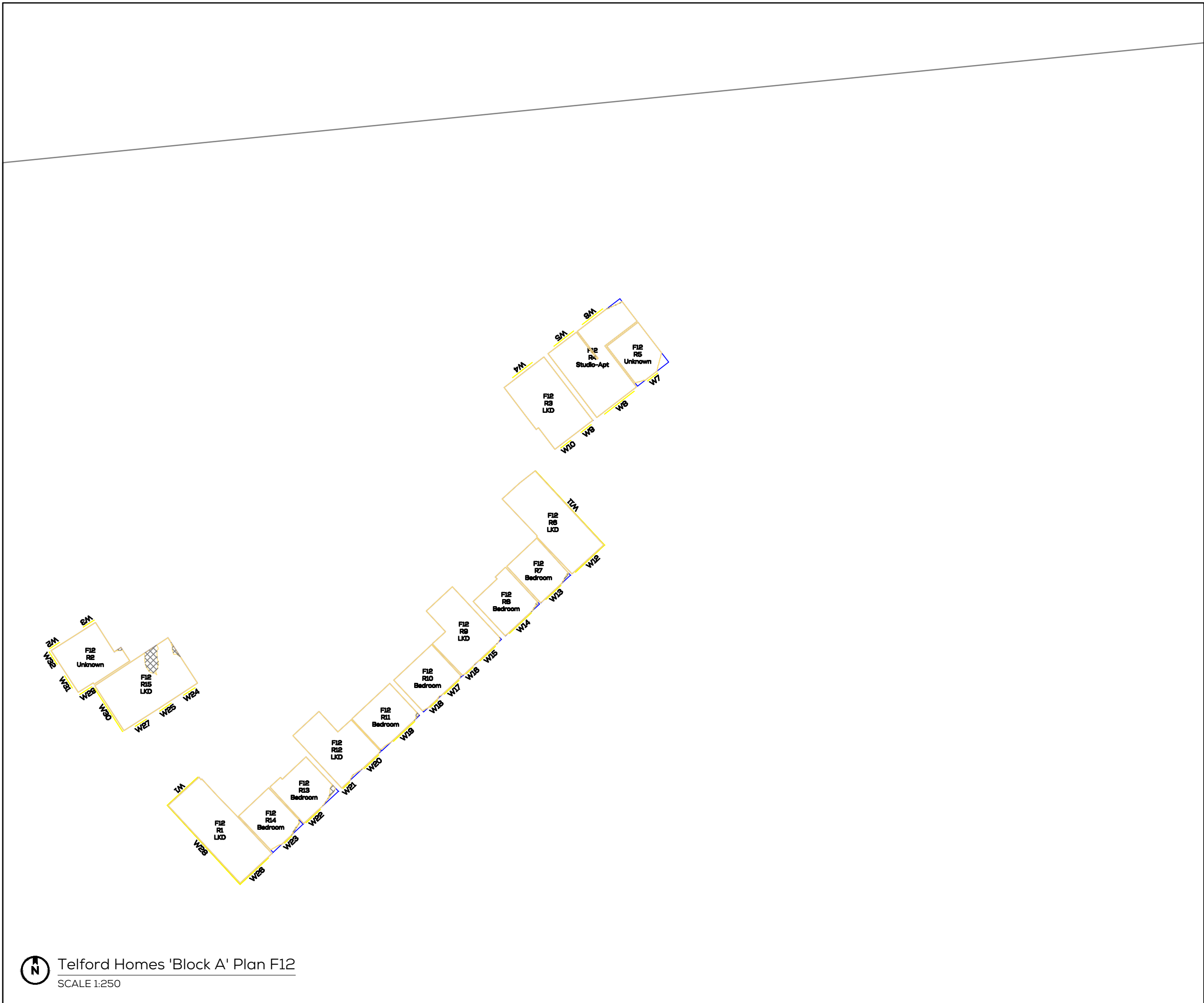
DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 11

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:250@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	11



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Telford Homes 'Block A' Plan F12
 SCALE 1:250

SOURCES OF INFORMATION

GIA
 SITE SURVEY
 IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
 SITE PHOTOGRAPHS


VERTEX MODELLING
 IR10-VERTEX
 ZMAPPING
 AERIAL SURVEY
 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS

- EXISTING CONTOUR
- PROPOSED CONTOUR
-  HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:

**PROJECT BISHOPSGATE
GOODSYARD
LONDON**

DRAWING NAME:

DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR03
 TELFORD HOMES 'BLOCK A' - FLOOR 12

DWN BY	SCALE	CHK BY	DATE	REV No.
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PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	12



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SOURCES OF INFORMATION

GIA
 SITE SURVEY
 IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
 SITE PHOTOGRAPHS

VERTEX MODELLING
 IR10-VERTEX
 ZMAPPING
 AERIAL SURVEY
 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

DAYLIGHT DISTRIBUTION CONTOURS
 — EXISTING CONTOUR
 — PROPOSED CONTOUR
 [Hatched Area] HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
 GOODSYARD
 LONDON**

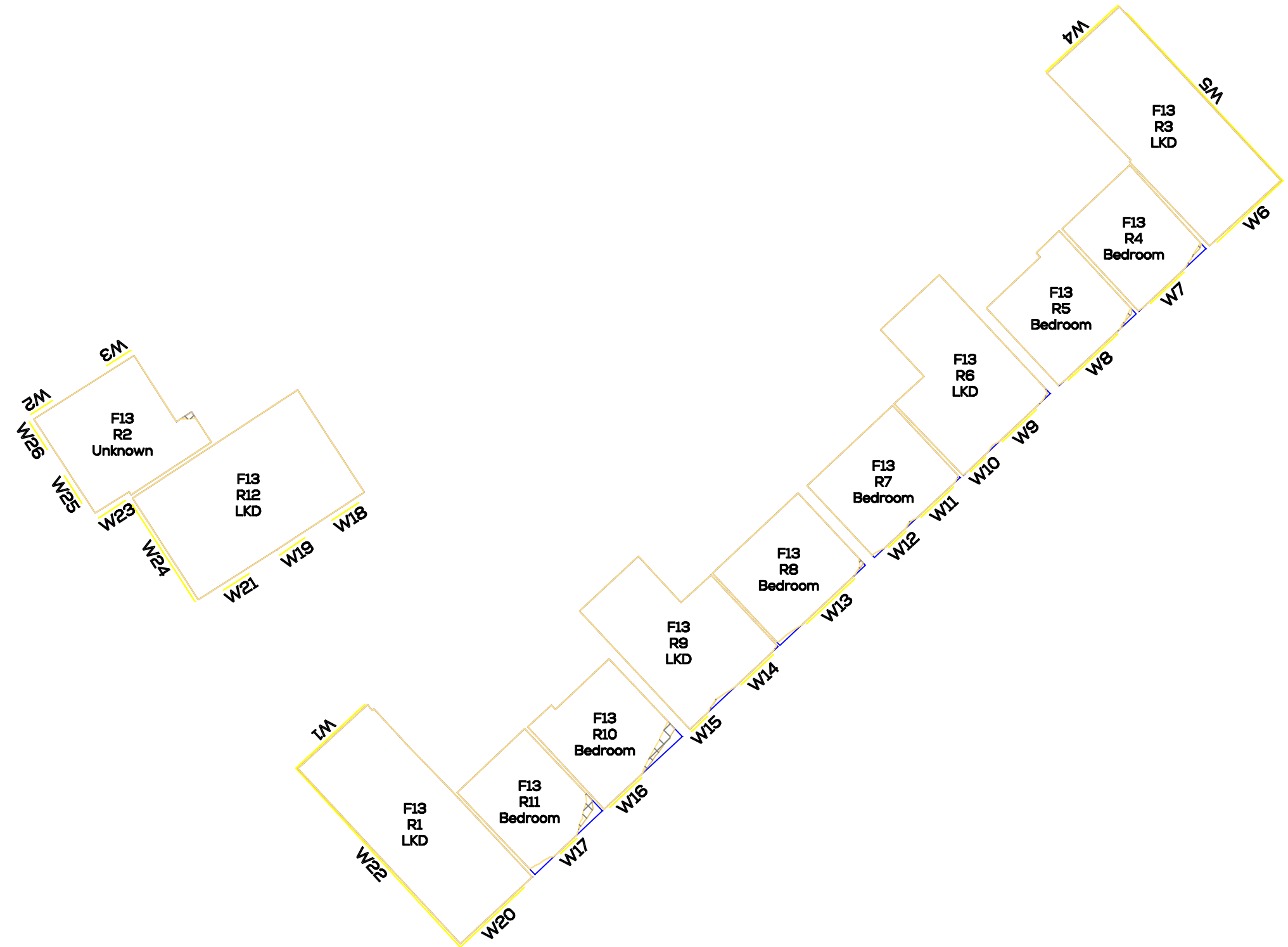
DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 13

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	13



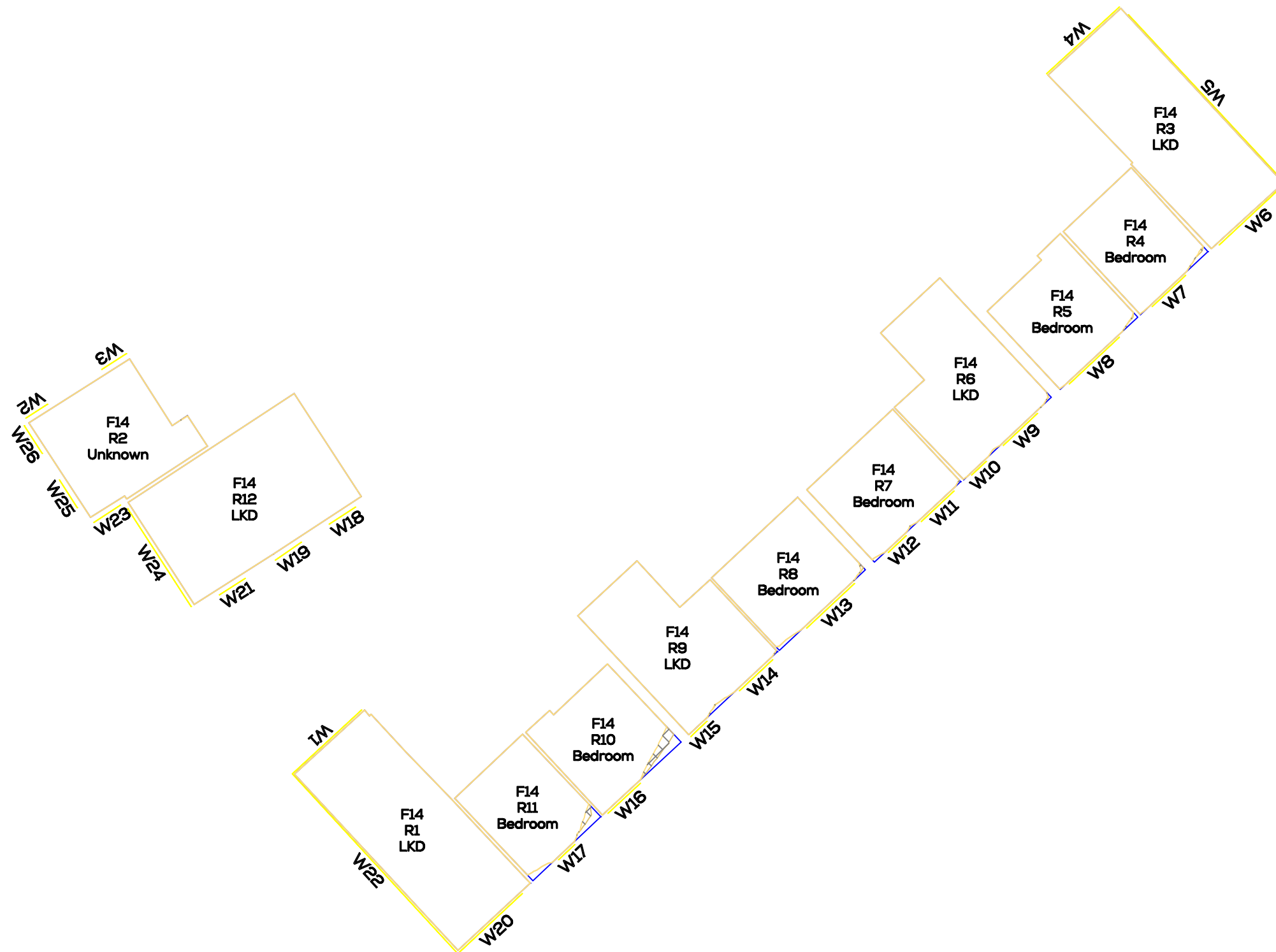
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Telford Homes 'Block A' Plan F14
SCALE 1:150



SOURCES OF INFORMATION

GIA
SITE SURVEY
IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
SITE PHOTOGRAPHS

VERTEX MODELLING
IR10-VERTEX
ZMAPPING
AERIAL SURVEY
BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS
— EXISTING CONTOUR
— PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
GOODSYARD
LONDON**

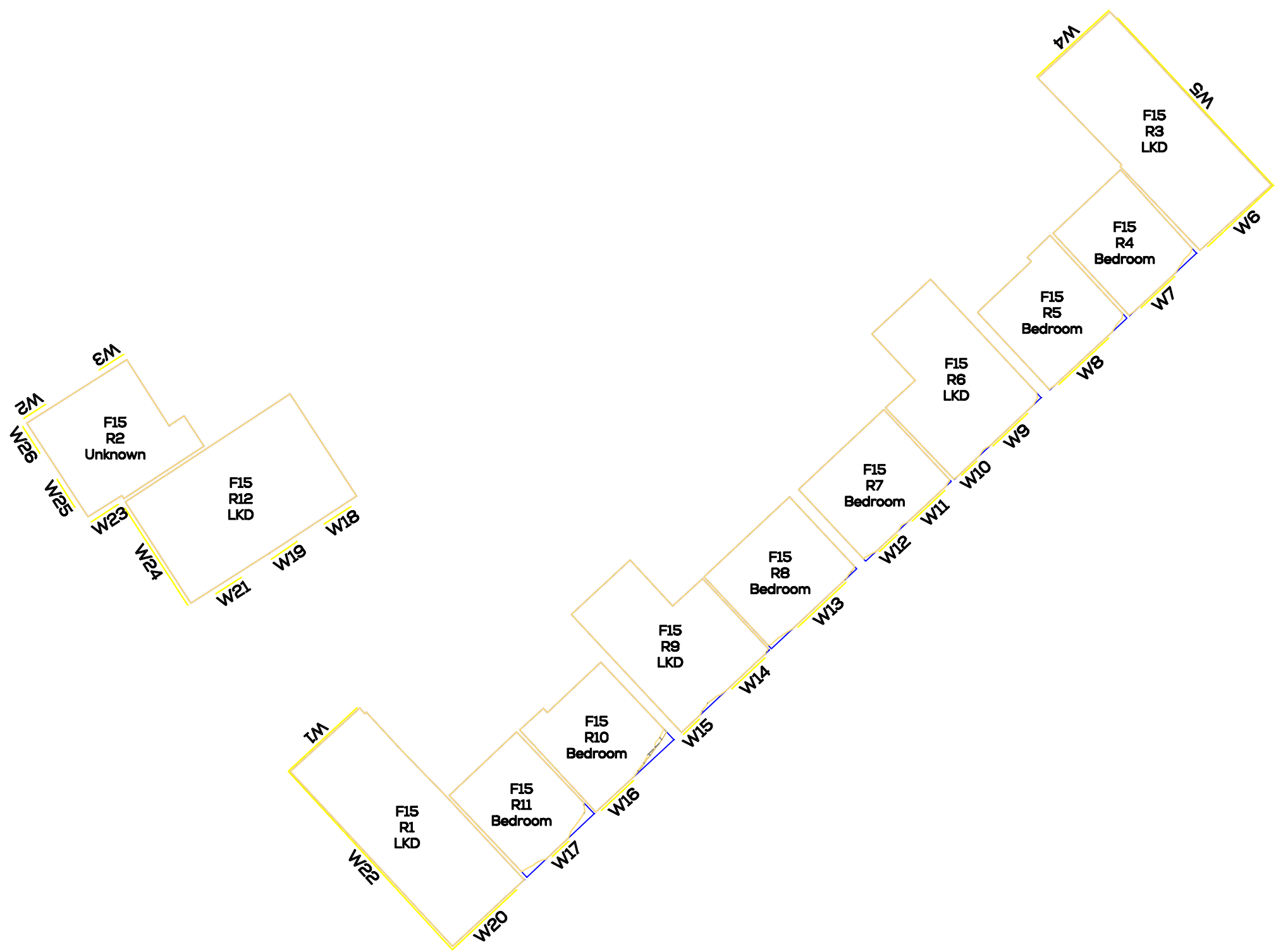
DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS
MAXIMUM PARAMETER SCENARIO
PROPOSED SCHEME IR103
TELFORD HOMES 'BLOCK A' - FLOOR 14

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	14



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Telford Homes 'Block A' Plan F15
 SCALE 1:150

SOURCES OF INFORMATION


GIA
 SITE SURVEY
 IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
 SITE PHOTOGRAPHS

 VERTEX MODELLING
 IR10-VERTEX
 ZMAPPING
 AERIAL SURVEY
 BISHOPSGATE_LONDON_CITY_MACCREANOR

 IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

 FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS
 — EXISTING CONTOUR
 — PROPOSED CONTOUR
 HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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 N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
 PROJECT BISHOPSGATE
 GOODSYARD
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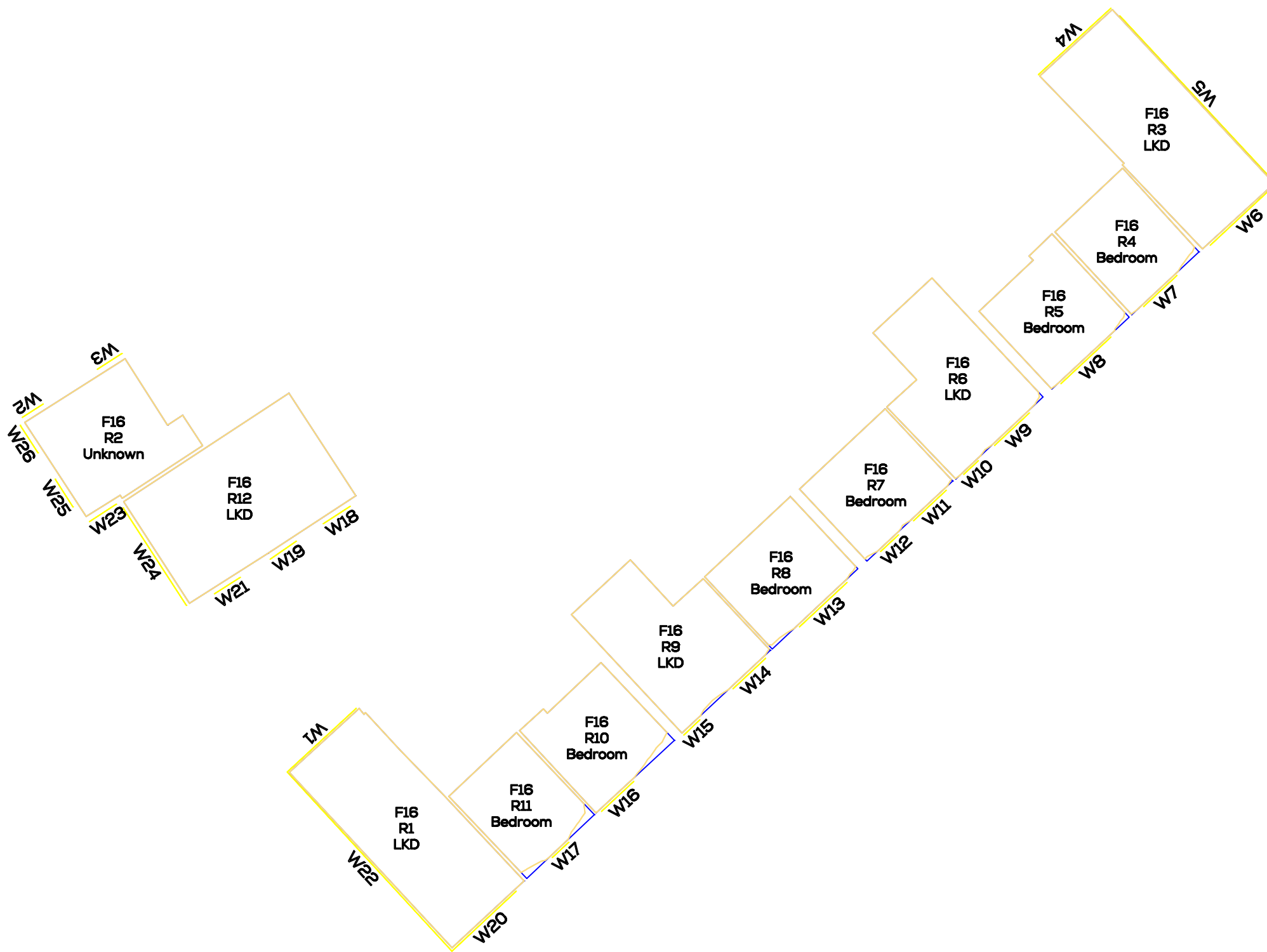
DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 15

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	15


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Telford Homes 'Block A' Plan F16
SCALE 1:150



SOURCES OF INFORMATION

GIA
SITE SURVEY
IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
SITE PHOTOGRAPHS

VERTEX MODELLING
IR10-VERTEX
ZMAPPING
AERIAL SURVEY
BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS
— EXISTING CONTOUR
— PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
GOODSYARD
LONDON**

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS
MAXIMUM PARAMETER SCENARIO
PROPOSED SCHEME IR103
TELFORD HOMES 'BLOCK A' - FLOOR 16

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150 @ A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	16



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SOURCES OF INFORMATION

GIA
 SITE SURVEY
 IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
 SITE PHOTOGRAPHS

VERTEX MODELLING
 IR10-VERTEX
 ZMAPPING
 AERIAL SURVEY
 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS
 — EXISTING CONTOUR
 — PROPOSED CONTOUR
 [Hatched Box] HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
 GOODSYARD
 LONDON**

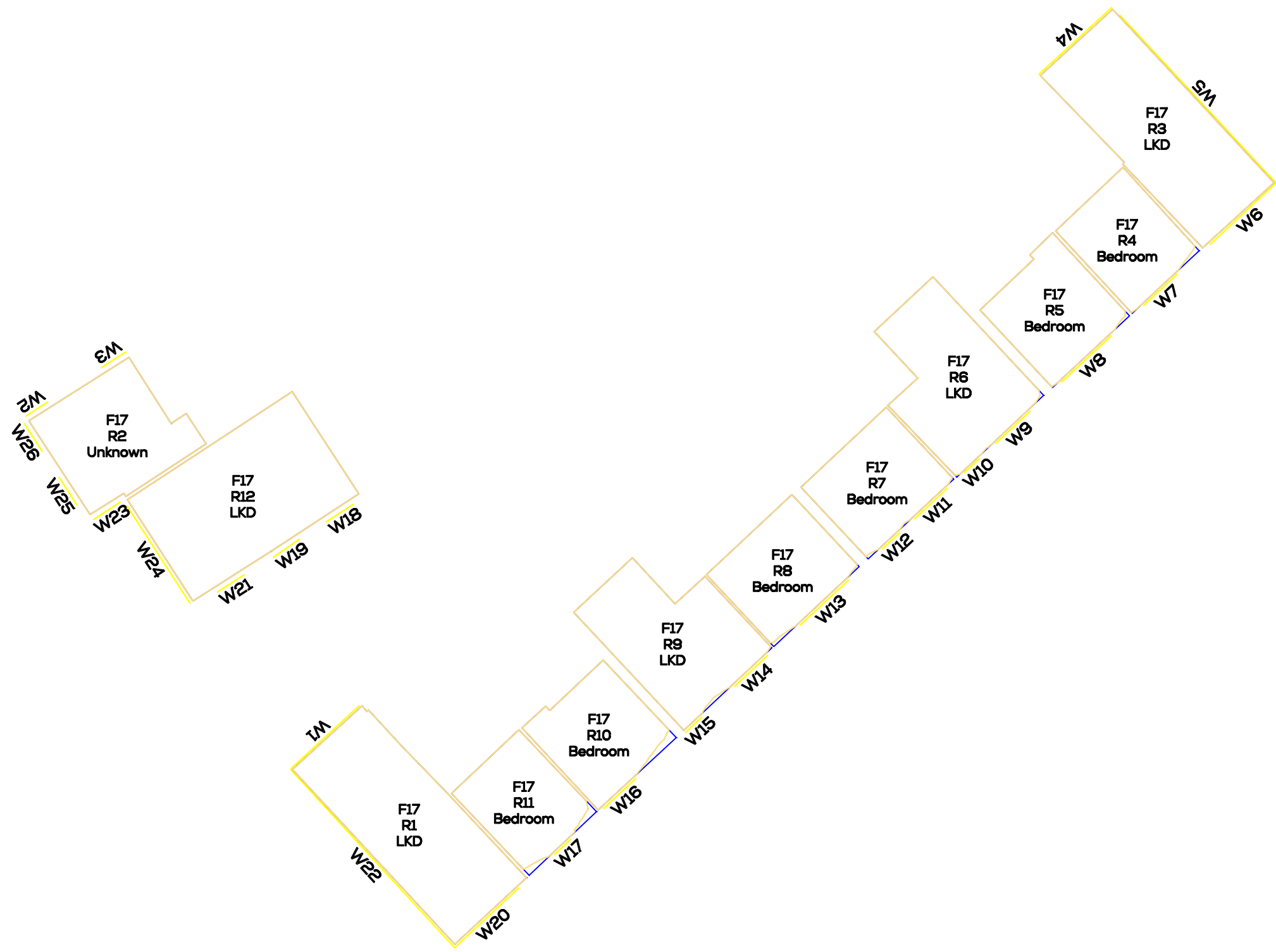
DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 17

DWN BY	SCALE	CHK BY	DATE	REV No.
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PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
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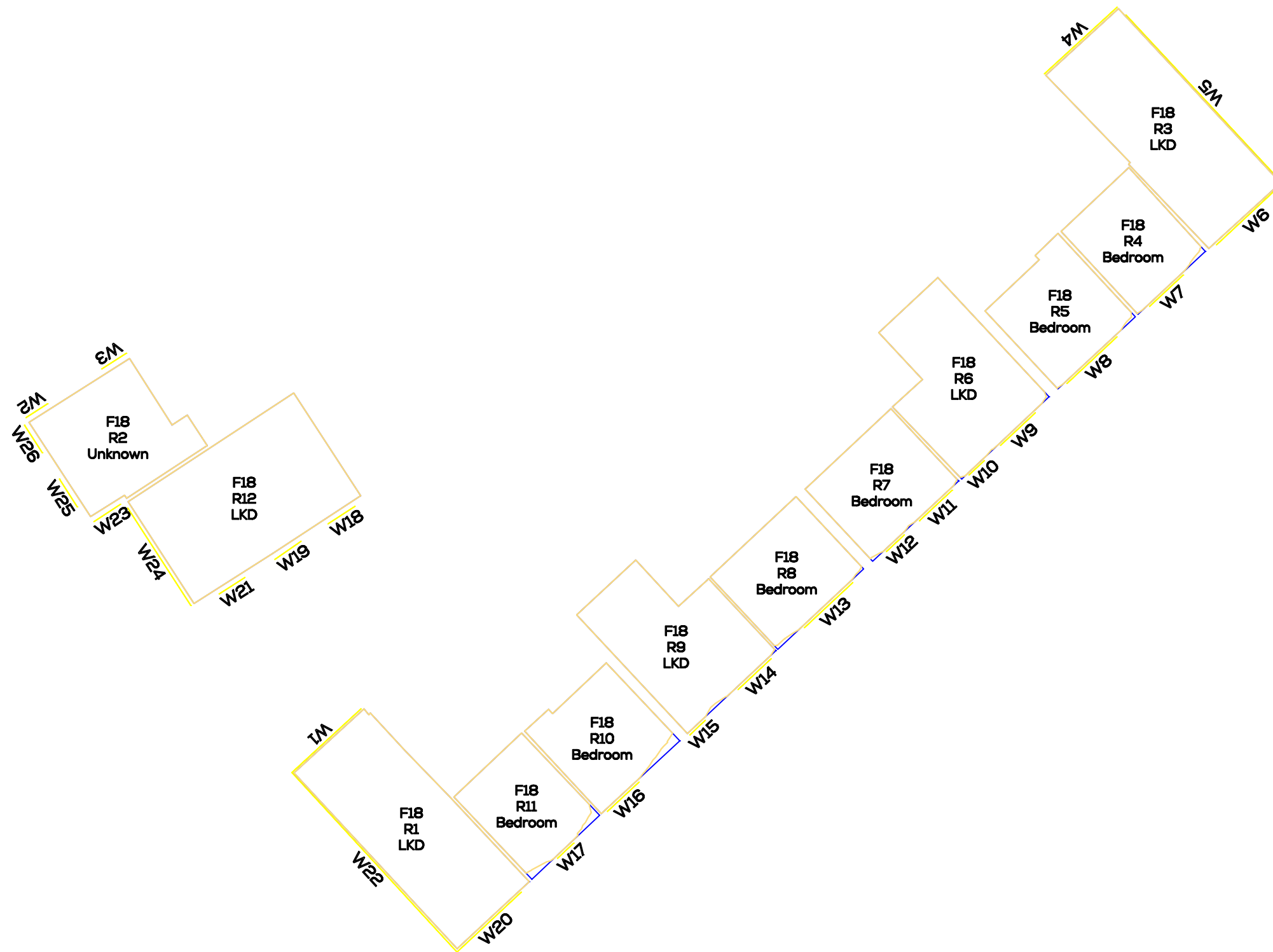
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Telford Homes 'Block A' Plan F18
SCALE 1:150



SOURCES OF INFORMATION

GIA
SITE SURVEY
IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
SITE PHOTOGRAPHS

VERTEX MODELLING
IR10-VERTEX
ZMAPPING
AERIAL SURVEY
BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
IR103-190702-Faulkner Brown - Max parameters

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

DAYLIGHT DISTRIBUTION CONTOURS
— EXISTING CONTOUR
— PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
GOODSYARD
LONDON**

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS
MAXIMUM PARAMETER SCENARIO
PROPOSED SCHEME IR103
TELFORD HOMES 'BLOCK A' - FLOOR 18

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	18

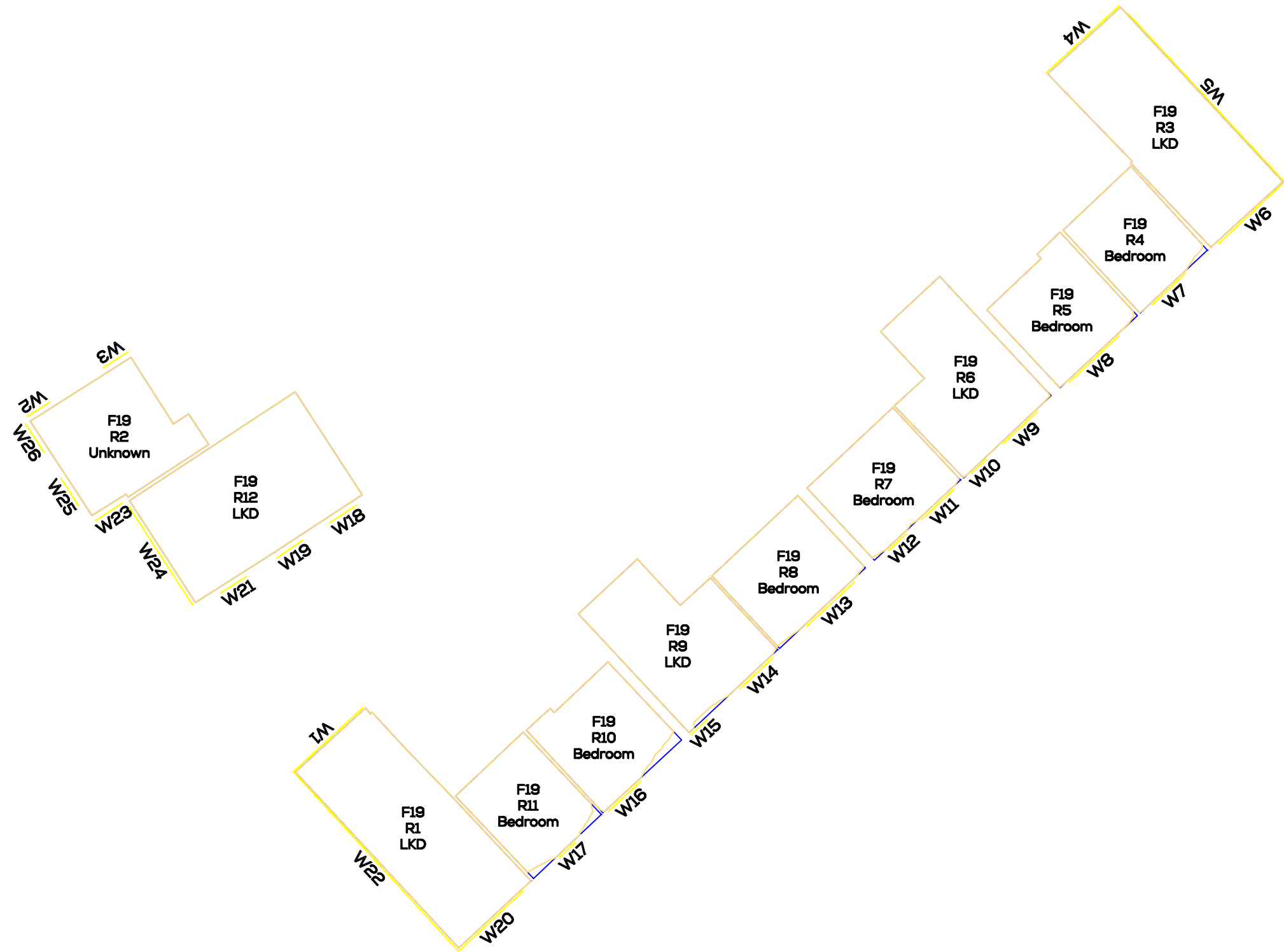


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Telford Homes 'Block A' Plan F19
SCALE 1:150



SOURCES OF INFORMATION

GIA
SITE SURVEY
IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
SITE PHOTOGRAPHS

VERTEX MODELLING
IR10-VERTEX
ZMAPPING
AERIAL SURVEY
BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS
— EXISTING CONTOUR
— PROPOSED CONTOUR
HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:

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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
GOODSYARD
LONDON**

DRAWING NAME:
DAYLIGHT DISTRIBUTION CONTOUR PLOTS
MAXIMUM PARAMETER SCENARIO
PROPOSED SCHEME IR103
TELFORD HOMES 'BLOCK A' - FLOOR 19

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150@A3	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	19

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SOURCES OF INFORMATION

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 ZMAPPING
 AERIAL SURVEY
 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

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DAYLIGHT DISTRIBUTION CONTOURS
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
 GOODSYARD
 LONDON**

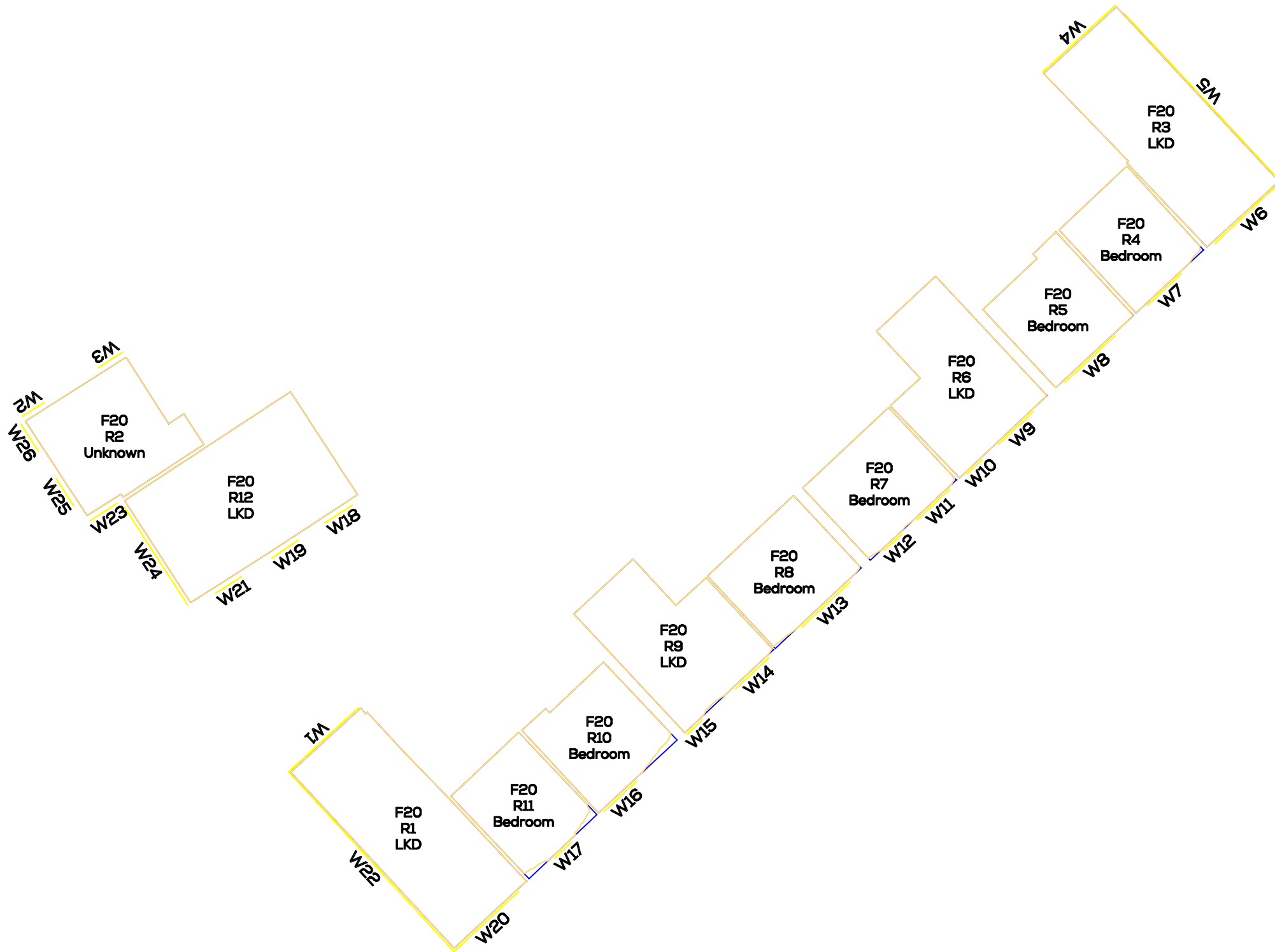
DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 20

DWN BY	SCALE	CHK BY	DATE	REV No.
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PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	20

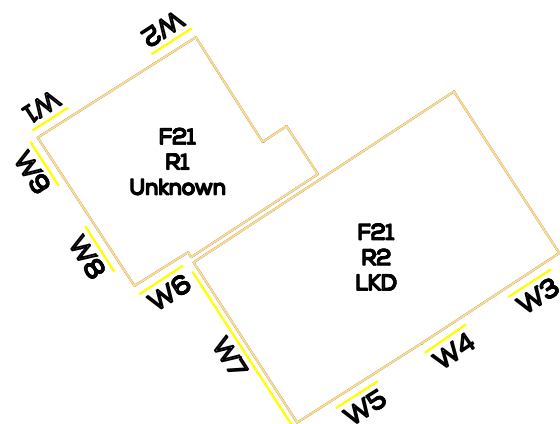


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 Telford Homes 'Block A' Plan F20
 SCALE 1:150



SOURCES OF INFORMATION

GIA
 SITE SURVEY
 IR34-110214-PLOWMAN CRAVEN (UPDATED MODEL)
 SITE PHOTOGRAPHS

VERTEX MODELLING
 IR10-VERTEX
 ZMAPPING
 AERIAL SURVEY
 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS
 — EXISTING CONTOUR
 — PROPOSED CONTOUR
 [Hatched Box] HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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PROJECT:
**PROJECT BISHOPSGATE
 GOODSYARD
 LONDON**

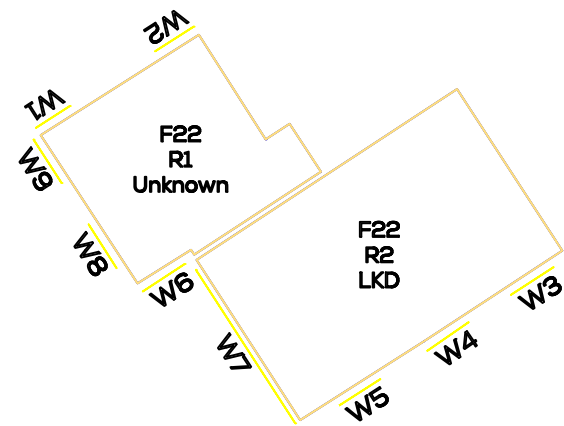
DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR03
 TELFORD HOMES 'BLOCK A' - FLOOR 21

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	21



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 SITE PHOTOGRAPHS

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 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
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FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS
 — EXISTING CONTOUR
 — PROPOSED CONTOUR
 ▨ HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

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PROJECT:
**PROJECT BISHOPSGATE
 GOODSYARD
 LONDON**

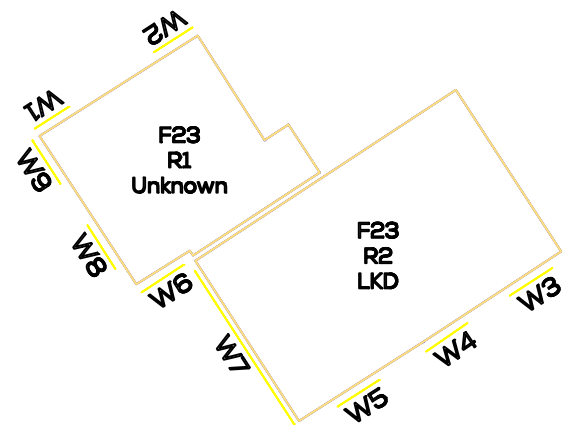
DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR03
 TELFORD HOMES 'BLOCK A' - FLOOR 22

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	22



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 BISHOPSGATE_LONDON_CITY_MACCREANOR

IR93-VERTEX
 UPDATED SURROUNDING CONTEXT

FAULKNERBROWN ARCHITECTS
 IR103-190702-Faulkner Brown - Max parameters

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DAYLIGHT DISTRIBUTION CONTOURS
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 HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

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PROJECT:
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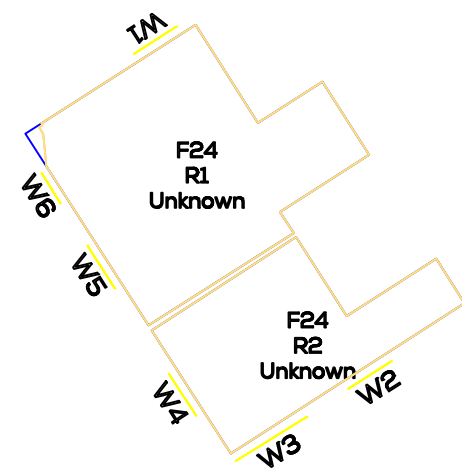
DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 23

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	23



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IR93-VERTEX
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DAYLIGHT DISTRIBUTION CONTOURS
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 — PROPOSED CONTOUR
 [Hatched Box] HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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N.B. DO NOT SCALE OFF THIS DRAWING

PROJECT:
**PROJECT BISHOPSGATE
 GOODSYARD
 LONDON**

DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 24

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	24



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IR93-VERTEX
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DAYLIGHT DISTRIBUTION CONTOURS
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 — PROPOSED CONTOUR
 HATCHED AREA SHOWS LIGHT LOST BETWEEN EXISTING & PROPOSED CONTOURS

NOTES:
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PROJECT:
**PROJECT BISHOPSGATE
 GOODSYARD
 LONDON**

DRAWING NAME:
 DAYLIGHT DISTRIBUTION CONTOUR PLOTS
 MAXIMUM PARAMETER SCENARIO
 PROPOSED SCHEME IR103
 TELFORD HOMES 'BLOCK A' - FLOOR 25

DWN BY	SCALE	CHK BY	DATE	REV No.
MO	1:150	MT	30.10.20	A
PROJ No.	REL No.	ADDR No.	IS No.	DWG No.
2971	103	-	13	25



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