Chapter 10: Daylight, Sunlight and Overshadowing

DAYLIGHT, SUNLIGHT AND OVERSHADOWING	
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SUPPORTING APPENDIX	**ES Volume 3, Appendix: Daylight, Sunlight and Overshadowing:** Annex 1: Drawings of the Existing Buildings and the Proposed Development ; Annex 2: Drawings Showing Locations of Windows Assessed; Annex 3: Daylight and Sunlight Analyses of Proposed Development in relation to Surrounding Properties; Annex 4: No skyline contour drawings Annex 5: Overshadowing Assessment
KEY CONSIDERATIONS	The following are the key daylight, sunlight and overshadowing issues which have been assessed within this chapter: • Changes to daylight and sunlight amenity to the surrounding properties and open space amenity areas/gardens as a result of the Proposed Development once complete.
CONSULTATION	An EIA Scoping Report was prepared and submitted to the London Borough of Southwark (LBS) on 11th January 2024 to confirm the general acceptance of the proposed scope of the EIA. The EIA Scoping Report is appended to this ES in **ES Volume 3, Appendix: EIA Methodology – Annex 1** and sets out the proposed scope and methodology for the Daylight and Sunlight assessment and this ES chapter. An EIA Scoping Opinion was issued by LBS on 27th March 2024 and is provided in **ES Volume 3, Appendix: EIA Methodology – Annex 2**. The EIA Scoping Opinion confirmed that the proposed approach and methodology for daylight and sunlight assessment is deemed robust and acceptable. In response to the EIA Scoping Opinion, clarifications have been provided regarding the neighbouring residential units considered, including those located at 8-10 Rye Lane and within the new Bull Yard development at 112 Peckham High Street. A further point was raised regarding roof terraces and gardens serving receptors close to the site boundary and it is confirmed that all external amenity areas identified from external observation that are relevant for overshadowing assessment have been considered in the assessments. Regarding surrounding cumulative schemes, it is considered that none of those identified would have a detrimental impact on the daylight and sunlight position presented here due to being a fair distance from the site. A point regarding light spillage was raised in the EIA Scoping Opinion, however it is of Point 2's professional opinion that this need not be analysed due to the Proposed Development being a residential led scheme. Residential uses are not required to be assessed themselves due to typical use, i.e. there is an expectation that occupants turn their lights off and close blinds and curtains at nighttime leading to minimal light spill. Commercial uses tend to have larger areas of glazing and can have lights on at later hours. However, the Proposed Development proposes residential uses opposite commercial uses only in two limited areas, at ground floor level Building J and Building P. The residential units in question do not have bedrooms at ground floor level and are either oriented away from the commercial units or are situated a fair distance away meaning that the effect would be minimal. Although limited information is available on detailed lighting plans, it is anticipated that light spillage from commercial units at the ground floor level will be typical of that for an urban environment and therefore will not give rise to unacceptable conditions. In terms of solar glare, this need not be analysed due to the external façade materials being predominantly brick, which is not a reflective material. The proposed scheme does not propose buildings with extensive areas of reflective materials, such as fully glazed facades, and therefore it is not anticipated that there will be prolonged instances of solar reflection. Instances of solar glare would be typical of this urban location. Further, throughout the pre-application consultation process with LBS planning officers, an appropriate alternative daylight target value of 15% VSC has been discussed and agreed on. It was agreed that assessing the significance of impact to existing neighbouring amenity by way of retained values is appropriate for the site in the context of the low-level existing site condition and urban setting, which will naturally give rise to larger proportional reductions. This is referenced throughout the chapter. A review of nearby new developments and consented schemes (including all major applications) has been undertaken and a list of those identified are included within **ES Volume 1, Chapter 2: EIA Methodology**). All developments identified are a significant distance from the application site, apart from one. The sites located further away will not give rise to a cumulative impact due to their relative distance. The one development identified in closer proximity is a Southwark Council scheme located at the rear of 1-51 Peckham High Street, bounded by Sumner Avenue and Melon Road and open land adjacent to 59 Peckham High Street and Sumner House located on Sumner Road. This development is consented under planning reference: 16/AP/4018 and at the time of writing is significantly progressed. However, due to the distance from the Application Site and orientation of the consented scheme, there will be no cumulative impact on the scope of receptors assessed for the Proposed Development. On this basis, no cumulative assessment is necessary.

ASSESSMENT METHODOLOGY

Defining the Baseline

10.1 The existing baseline conditions are defined as the current site conditions at the time of the planning submission (June 2024). The extents of the area/surrounding properties requiring consideration for each of the assessments has been determined using professional judgement, based on a site inspection, a review of online aerial photography and a review of the surrounding land uses using information and data sourced from the Valuation Office Agency website[1] and the London Borough of Southwark's planning portal.

10.2 It is appropriate to assess daylight, sunlight and overshadowing in relation to the guidelines contained within the 2022 Building Research Establishment (BRE) Report *'Site layout planning for daylight and sunlight - A guide to good practice'*[2].

10.3 Nearby existing residential properties and open space amenity areas have been analysed and considered as sensitive receptors. Commercial properties are generally deemed to have a greater reliance upon supplementary electric lighting and have therefore not been included within the daylight and sunlight assessment.

10.4 To quantify the effects of the Proposed Development a three-dimensional computer model of the site and relevant neighbouring properties has been constructed. Technical analysis has then been undertaken to measure the light received by neighbouring properties both before and after the Proposed Development is constructed.

10.5 A 3D Laser Scan Site survey was undertaken, and the existing site buildings and the neighbouring sensitive receptors (including their windows) have been modelled using this information. A 3D context model provided by Zmapping Limited was used to establish the massing of the more distant buildings surrounding the site.

10.6 The Existing Baseline Condition is illustrated by drawings presented within **ES Volume 3, Appendix: Daylight, Sunlight and Overshadowing – Annex 1**.

Evolution of the Baseline

10.7 In relation to the built environment, any alterations made to the properties surrounding the site in the absence of the Proposed Development (either in terms of massing, or window sizes and locations) would have the potential to change the baseline condition in relation to the altered property, and potentially certain other neighbouring properties.

10.8 However, it should be noted that the assessment undertaken to determine likely significant effects has been undertaken in the existing baseline, rather than any likely future baseline. This is due to the cumulative schemes (as identified within **ES Volume 1, Chapter 2: EIA Methodology**) which are located too distant from the site to materially affect the results of the daylight, sunlight and overshadowing assessments for the existing receptors assessed.

Impact Assessment Methodology

Demolition and Construction

10.9 During the demolition and construction phases, the daylight, sunlight and overshadowing potential effects would be constantly changing owing to the constantly evolving and changing nature of the demolition and construction activities and therefore, they would be similar to or less than the effects of the completed Proposed Development. Accordingly, the effects to the surrounding properties and receptors during these phases have not been modelled and analysed.

[1] *VOA website, http://cti.voa.gov.uk/cti/refs.asp?lcn=0, accessed December 2023*

[2] *Building Research Establishment (BRE) Guidelines: Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice, by Paul Littlefair et al., Third Edition, 2022*

10.10 In some cases, scaffolding, cranes, and hoarding may marginally increase the size of the Proposed Development's maximum massing, however, this would be a temporary situation and it is unlikely to result in additional noticeable effects due to the scale of these temporary structures and their transient nature. On this basis, there is no need to separately consider the daylight and sunlight effects throughout the demolition and construction work within this ES chapter.

Completed Development

10.11 The effects of the completed Proposed Development have been considered in the context of the surrounding environment.

10.12 Levels of daylight and sunlight to the neighbouring receptors have been calculated before and after the Proposed Development. The current light levels have then been compared to those following the construction of the Proposed Development.

10.13 Daylight and sunlight have been assessed with reference to the guidance set out within the Building Research Establishment (BRE) Report, *'Site layout planning for daylight and sunlight - A guide to good practice*[2]. This document provides advice on site layout planning to achieve good daylighting and sunlighting within buildings, and to the open spaces between them.

10.14 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the Proposed Development subtends an angle of more than 25˚ from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to determine whether this is the case and quantify the extent of any impact.

Daylight

10.15 The BRE guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL).

10.16 These measures of daylight are discussed in the following paragraphs.

Vertical Sky Component (VSC)

10.17 VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

10.18 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.

10.19 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable to the occupants, and the existing building may be adversely affected.

No-Sky Line (NSL)

10.20 NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.

10.21 The BRE guidelines suggest that the area of the working plane (assumed to be 850mm above floor level) within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

Sunlight

10.22 In terms of sunlight, the BRE Annual Probable Sunlight Hours (APSH) method of assessment is used.

10.23 The BRE guidelines state at paragraph 3.2.3 that:

"to assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings and conservatories 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. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space".

10.24 Section 3.2.5 continues:

"[…] 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."

Annual Probable Sunlight Hours (APSH)

10.25 In relation to sunlight, the BRE guidelines recommend that the APSH received at a given window in the proposed case should be at least 25 % of the total available, including at least 5 % in winter.

10.26 Where the proposed values fall short of these, and the absolute loss is greater than 4 %, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

10.27 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria (outlined in the two previous paragraphs) are applied to the room based figures.

10.28 While for completeness kitchens and bedrooms have been included in the assessment, the results for these rooms are given less weight in the classification of impact and effect, in line with paragraph 3.2.3 of the BRE guidelines.

Balconies / Overhangs and Projecting Wings

10.29 The BRE guidelines recognise that balconies and overhangs inherently restrict levels of daylight and sunlight to windows below. With regard to daylight, the BRE notes at paragraph 2.2.13:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light."

10.30 Similarly in relation to sunlight, the BRE guidelines note at paragraph 3.2.11:

"Balconies and overhangs above an existing window tend to block sunlight, especially in summer above south facing windows. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.80, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight."

10.31 Therefore, where appropriate, additional calculations have been undertaken discounting the effects of balconies/overhangs from the calculations.

Overshadowing

10.32 Section 3.3 of the BRE guidelines describes the method of assessment of the availability of sunlight within garden/amenity spaces. This relates to the proportion of shading on March 21st.

10.33 The BRE criteria for gardens or amenity areas are as follows (see paragraph 3.3.17): "It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity space should receive at least two hours of sunlight on 21 March. If as a result of a new development an existing garden or amenity space does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of amenity is likely to be noticeable."

10.34 A summary of the BRE Daylight, Sunlight and Overshadowing Criteria is presented in Table 10.1 below.

Table 10.1 Summary of BRE Daylight, Sunlight and Overshadowing Criteria

Topic	Method	2022 BRE Assessment Criteria
Daylight	Vertical Sky Component (VSC)	A window may be adversely affected if the VSC measured at the centre of the window is less than 27%, and less than 0.8 times its former value.
	No-Sky Line (NSL)	A room may be adversely affected if the area able to receive direct skylight (i.e., that contained within the NSL contour) is reduced less than 0.8 times its existing area.
Sunlight	Annual Probable Sunlight Hours (APSH)	If a window receives less than 25% of total APSH, or less than 5% of APSH during the winter months, then it may be adversely affected if – • There is an absolute reduction in total APSH of greater than 4%; and • It receives less than 0.8 times its former sunlight hours during either period.
Overshadowing	2 Hour Sun on Ground Test	If less than half (50%) of the area of a garden or amenity space is able to receive two hours of sunlight on 21st March, and the area able to do so is reduced to less than 0.8 times its former value, then the space may be adversely affected.

Assumptions and Limitations

10.35 A 3D computer model has been created to enable the various assessments.

10.36 A 3D Laser Scan Site survey was undertaken, and the existing site buildings and the neighbouring sensitive receptors (including their windows) have been modelled using this information. A 3d context model provided by Zmapping Limited was used to establish the massing of the more distant buildings surrounding the site.

10.37 The proposed massing was taken directly from 3D models provided by the architects. The Proposed Development has since undergone some minor design alterations following technical assessment as follows:

- Relocated balconies on Building N and Q;
- Building N: solid balustrade proposed to the inset balconies on first floor;
- Addition of balcony dividers to the terraces of several buildings: E, H, J, N;
- Wind mitigation screens to be added to a small number of balconies on Building L;
- Building M internal layout reconfigured at Level 19;
- Parapet of Building L top roof and Building K lower roof lowered by 1m;
- Parapet of Building K on the north-eastern edge lowered by 1m; and
- Staircase of building L extended to roof level.

10.38 A qualitative review has been undertaken of the updated model provided. It is considered that the changes to the scheme are slight and will not result in a material change to results for impacts to neighbours.

10.39 Where available, floor plan information relating to the properties neighbouring the site was sourced from the LBS online planning database, estate agent particulars and lease plans. Where floor plan information could not be obtained, reasonable assumptions have been made as to the internal configuration of the rooms behind the fenestration. Unless the building form dictates otherwise, rooms have generally been assumed to be 4.2m deep or half the depth of the building. In the absence of floor plans, room uses have been assumed from external observations. This is common practice where access to the neighbouring properties is unavailable.

Methodology for Defining Effects

Receptors and Receptor Sensitivity

10.40 In relation to daylight, sunlight and overshadowing, nearby existing residential properties and open space amenity areas have been analysed and considered as sensitive receptors. These are all considered as being of high sensitivity and given equal weight.

10.41 Commercial properties are generally deemed to have a greater reliance upon supplementary electric lighting and have therefore not been included within the daylight and sunlight assessment.

Magnitude of Impact

Daylight, Sunlight and Overshadowing

10.42 As all receptors are deemed to be of 'high' sensitivity, the impact criteria directly equate to the classification of the effects.

10.43 Where there is a reduction in light levels to a neighbouring receptor, and the retained levels do not meet the default targets as set out within BRE guidance (so that any impact can be considered negligible), as a starting point, the magnitude of impact is defined by the proportional change experienced from the current baseline condition.

10.44 However, the BRE guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted flexibly. While local planning authorities will consider the acceptability of a proposed scheme in relation to BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of a number of planning considerations. Of particular relevance, the BRE guidelines state: *"This guide is a comprehensive revision of the 2011 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*."

10.45 In addition, paragraph 1.6 of the BRE guidelines state "*[…] The advice given here is not mandatory [...] Although it gives numerical guidelines, these should be interpreted flexibly …. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."*

10.46 Accordingly, and well as considering the proportional change in light levels, in determining the magnitude of impact it is also important to consider the retained levels of light and whether they are commensurate with those appropriate for the site location.

10.47 It is also important to consider the absolute change in light levels. This is particularly relevant in instances where existing light levels are low, meaning that even a very minor absolute change can result in a large proportional reduction.

10.48 While, in relation to sunlight, BRE APSH guidance accounts for this to some extent by allowing for an absolute reduction of 4% (irrespective of the proportional reduction) there is no similar allowance within the guidelines in relation to daylight.

10.49 While this should be considered on a case-by-case basis, an absolute reduction in VSC of circa 4% would generally represent no more than a minor impact, and any reduction below circa 2% would represent a negligible impact.

10.50 The criteria for defining the Magnitude of impact are set out in Table 10.2 below.

10.51 Where an increase in the amount of skylight and sunlight compared to the existing situation is experienced, the effect is considered to be 'Beneficial', no magnitude of impact or scale of effect is defined for beneficial effects.

Table 10.2 Daylight, Sunlight and Overshadowing Magnitude of Impact Criteria

Magnitude of Impact (Associated Scale Provided in Brackets)	Description
Negligible	No alteration or a small alteration from the existing scenario which is within the numerical levels suggested by the BRE (i.e. <20% proportional reduction from existing baseline)
Low (Minor Adverse)	20-30% proportional reduction from existing baseline, which should be viewed in context. This includes consideration of the retained light levels and the absolute changes.
Medium (Moderate Averse)	30-40% proportional reduction from existing baseline, which should be viewed in context. This includes consideration of the retained light levels and the absolute changes.
High (Major Averse)	40%+ proportional reduction from existing baseline, which should be viewed in context. This includes consideration of the retained light levels and the absolute changes.

Defining the Effect

Daylight, Sunlight and Overshadowing

10.52 The assessment criteria specified within the BRE guidelines only suggest where a change in daylight and sunlight may be noticeable to the occupants. It does not further define effects beyond this, apart from within Appendix H – Environmental Impact Assessment paragraphs H3-H4, where it 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."

10.53 Appendix H (paragraph H6) further states:

"Where the loss of skylight or sunlight does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse."

10.54 The Appendix H definitions of beneficial, negligible, minor adverse and major adverse impacts are shown in Table 10.3. Moderate adverse effects are not specifically defined by the BRE.

Table 10.3 BRE Appendix H Daylight and Sunlight Criteria

Scale of Effect	2022 BRE Criteria
Beneficial (paragraph H8)	*"… when there is a significant increase 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."*
Negligible (paragraph H5)	*"Where the loss of light is well within the guidelines, or only a small number of windows or a limited area of open space lose light (within the guidelines)"*
Minor Adverse (paragraphs H5-H6)	*"Where the loss of light is only just within the guidelines, and a larger number of windows or open space area are affected…especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space"* *"Where the loss of skylight or sunlight does not meet the guidelines…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…the affected building or open space only has a low level requirement for skylight or sunlight…there are particular reasons why an alternative, less stringent, guideline should be applied…"*
Major Adverse (paragraph H7)	*"Where the loss of skylight or sunlight does not meet the guidelines…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… the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight..."*

10.55 As the approach is to categorise all receptors being assessed as high sensitivity (i.e., not assign individual levels of sensitivity as per general EIA methodology), as a starting point the scale effect is directly correlated to the magnitude of impact.

10.56 However, it is acknowledged that the BRE guidelines are predicated upon a suburban environment. Therefore, a degree of flexibility should be applied when assessing the significance of daylight and sunlight effects in *urban locations. Appendix H of the 2022 BRE guidelines 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."

10.57 The relatively modest existing site massing means that existing levels of daylight and sunlight light reaching the potentially affected residential properties in the vicinity of the site will generally be very good. Therefore, it is considered that any redevelopment that optimises the massing on the site in line with the Site Allocation and the density of the wider urban context, would have a noticeable effect on the amenity to some surrounding properties.

10.58 Therefore, while the daylight, sunlight and overshadowing scale of effects are defined first with reference to the Magnitude of Impact, as defined by Table 10.3, consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, existing levels, retained levels and other relevant factors such as the presence of balconies and overhangs.

10.59 As such, the assessment criteria / thresholds are not applied mechanistically, and professional judgement is used from review of all the numerical analyses.

10.60 In relation to the Geographic Extent and Duration of the effect, in each case these are defined as Local and Long Term.

Categorising Likely Significant Effects

10.61 In relation to daylight, sunlight and overshadowing, negligible or minor adverse effects as defined above are considered to be not significant. Moderate to major adverse effects are considered to be significant. However, the final classification of the significance of the effects is based on professional judgement in consideration of all the relevant factors.

RECEPTORS AND RECEPTOR SENSITIVITY

Existing

Daylight, Sunlight

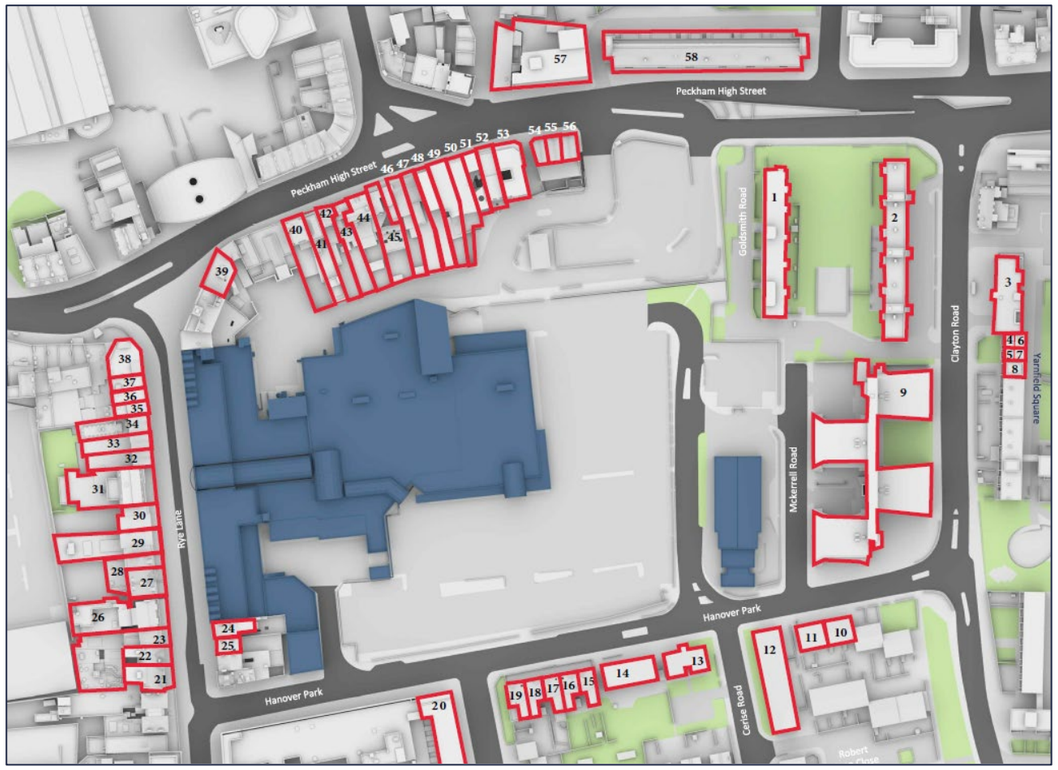
10.62 The uses of the properties surrounding the site have been established using external observations and Valuation Office Agency (VOA) checks. Any properties without a valid council tax entry have been assumed to be in commercial, retail, or light industrial use and have therefore not been included.

10.63 The residential properties assessed for daylight and sunlight are detailed in Table 10.4 and shown in Figure 10.1.

Table 10.4 Sensitive Receptors – Daylight and Sunlight

	Address		
1	Purdon House, Goldsmith Road	**31**	8-10 Rye Lane
2	Flamborough House, Clayton Road	**32**	6 Rye Lane
3	Parish Apartments	**33**	4 Rye Lane
4	36 Yarnfield Square	**34**	2 Rye Lane
5	35 Yarnfield Square	**35**	5 Central Buildings
6	46 Yarnfield Square	**36**	4 Central Buildings
7	45 Yarnfield Square	**37**	3 Central Buildings
8	44 Yarnfield Square	**38**	1-2 Central Buildings
9	81 Hanover Park	**39**	74 Peckham High Street
10	46 Hanover Park	**40**	86 Peckham High Street
11	46 Hanover Park	**41**	88 Peckham High Street
12	11-12 Robert Keen Close	**42**	90 Peckham High Street
13	40 Hanover Park	**43**	92 Peckham High Street
14	30-36 Hanover Park	**44**	96 Peckham High Street
15	28 Hanover Park	**45**	98 Peckham High Street
16	26 Hanover Park	**46**	102 Peckham High Street
17	24 Hanover Park	**47**	104 Peckham High Street
18	22 Hanover Park	**48**	106 Peckham High Street
19	20 Hanover Park	**49**	108 Peckham High Street
20	14-16 Hanover Park	**50**	110 Peckham High Street
21	24 Rye Lane	**51**	112 Peckham High Street
22	22a Rye Lane	**52**	114 Peckham High Street
23	22 Rye Lane	**53**	116 Peckham High Street
24	43 Rye Lane	**54**	118 Peckham High Street
25	45 Rye Lane	**55**	120 Peckham High Street
26	20 Rye Lane	**56**	122 Peckham High Street
27	18A,18B Rye Lane	**57**	121-125 Peckham High Street (ex.122)
28	18 Rye Lane	**58**	Dunstall House
29	14-16 Rye Lane		
30	12-12A Rye Lane		

Figure 10.1 Location of Existing Sensitive Receptors for Daylight and Sunlight



Overshadowing (Sun on Ground)

10.64 The areas of private and communal external amenity that have been assessed in relation to overshadowing are detailed in Table 10.5 and shown in Figure 10.2.

Table 10.5 Sensitive Receptors – Overshadowing

	Address		
A1	Rear gardens of 8-14 Highshore Road terraced properties	**A6**	Purdon House and Flamborough House Courtyard
A2	Peckham Square and Surrey Canal Walk	**A7**	81 Hanover Park amenity space fronting Clayton Road
A3	Rear garden of 114 Peckham Hill Street	**A8**	Martock Court Amenity Space
A4	Wakefield House Courtyard	**A9**	Rear gardens of 17-30 Winford Court
A5	Goldsmith Square and Marmont Playground	**A10**	Rear gardens of 27-46 Yarnfield Square

Figure 10.2 Location of Existing Sensitive Receptor for Overshadowing

BASELINE CONDITIONS

10.65 The existing buildings and structures have been modelled from 3D Point Cloud survey data which form the baseline assessment conditions.

10.66 Detailed drawings of the existing baseline scenario can be found at **ES Volume 3, Appendix: Daylight, Sunlight and Overshadowing – Annex 1**. The drawings indicate the position of the existing surrounding receptors in relation to the site.

Daylight

10.67 The existing baseline VSC and NSL daylight conditions have been assessed. Full detailed results can be found in **ES Volume 3, Appendix: Daylight, Sunlight and Overshadowing – Annex 2**.

10.68 The baseline daylight results for VSC and NSL are summarised in Table 10.6 and Table 10.7 respectively.

Table 10.6 Summary Baseline VSC Results

Address	No. of Windows	No. of Windows that meet VSC criterion (>27%)
Purdon House, Goldsmith Road	47	18
Flamborough House, Clayton Road	80	57
Parish Apartments	12	11
36 Yarnfield Square	3	1
35 Yarnfield Square	3	3
46 Yarnfield Square	5	3
45 Yarnfield Square	5	3
44 Yarnfield Square	1	1
81 Hanover Park	252	151
46 Hanover Park	3	3
44 Hanover Park	3	3
11-12 Robert Keen Close	8	7
40 Hanover Park	12	12
30-36 Hanover Park	13	13
28 Hanover Park	8	8
26 Hanover Park	8	7
24 Hanover Park	8	8
22 Hanover Park	8	7
20 Hanover Park	8	8
14-16 Hanover Park	28	24
24 Rye Lane	18	18
22a Rye Lane	9	9
22 Rye Lane	6	6
43 Rye Lane	3	2
45 Rye Lane	5	4
20 Rye Lane	12	12
18A,18B Rye Lane	12	12
18 Rye Lane	5	5
14-16 Rye Lane	6	6
12-12A Rye Lane	6	6
8-10 Rye Lane	18	14
6 Rye Lane	4	4
4 Rye Lane	4	4
2 Rye Lane	4	4
5 Central Buildings	6	4
4 Central Buildings	4	4
3 Central Buildings	4	4
1-2 Central Buildings	18	12
74 Peckham High Street	3	3
86 Peckham High Street	3	3

Address	No. of Windows	No. of Windows that meet VSC criterion (>27%)
88 Peckham High Street	4	4
90 Peckham High Street	2	1
92 Peckham High Street	2	2
96 Peckham High Street	7	7
98 Peckham High Street	2	2
102 Peckham High Street	3	0
104 Peckham High Street	1	1
106 Peckham High Street	5	5
108 Peckham High Street	6	0
110 Peckham High Street	6	6
112 Peckham High Street	12	4
114 Peckham High Street	6	6
116 Peckham High Street	25	16
118 Peckham High Street	8	6
120 Peckham High Street	7	7
122 Peckham High Street	3	3
121-125 Peckham High Street	33	33
Dunstall House	107	90
TOTAL	**905**	**675**

10.69 The baseline VSC results confirm that a total of 675 of the 905 (75%) habitable windows tested currently meet the BRE guideline target of at least 27% VSC.

10.70 It is clear from these results that a number of the surrounding properties experience lower levels of VSC in the existing condition. This is typical of an urban environment such as this, particularly where windows are located beneath overhangs which is the case for a number of the buildings included within the scope of analysis.

Table 10.7 Summary Baseline NSL Results

Address	No. of Rooms	No. of Rooms that Receive NSL in excess of 80%
Purdon House, Goldsmith Road	47	42
Flamborough House, Clayton Road	80	80
Parish Apartments	12	12
36 Yarnfield Square	3	3
35 Yarnfield Square	3	3
46 Yarnfield Square	2	2
45 Yarnfield Square	2	2
44 Yarnfield Square	1	1
81 Hanover Park	208	153
46 Hanover Park	3	3
44 Hanover Park	3	3
11-12 Robert Keen Close	6	6
40 Hanover Park	12	12
30-36 Hanover Park	13	13
28 Hanover Park	3	3
26 Hanover Park	3	3
24 Hanover Park	3	3
22 Hanover Park	3	3
20 Hanover Park	3	3
14-16 Hanover Park	20	20
24 Rye Lane	8	6
22a Rye Lane	5	4
22 Rye Lane	2	2
43 Rye Lane	3	3
45 Rye Lane	4	4
20 Rye Lane	6	6
18A,18B Rye Lane	6	5
18 Rye Lane	3	2
14-16 Rye Lane	4	4
12-12A Rye Lane	3	3
8-10 Rye Lane	12	2
6 Rye Lane	4	4
4 Rye Lane	4	4
2 Rye Lane	4	4
5 Central Buildings	2	2
4 Central Buildings	2	2
3 Central Buildings	2	2
1-2 Central Buildings	8	8
74 Peckham High Street	3	3
86 Peckham High Street	3	3
88 Peckham High Street	4	4
90 Peckham High Street	2	0
92 Peckham High Street	2	1
96 Peckham High Street	4	4
98 Peckham High Street	2	2
102 Peckham High Street	2	0
104 Peckham High Street	1	1
106 Peckham High Street	5	5
108 Peckham High Street	3	3
110 Peckham High Street	6	6
112 Peckham High Street	4	3
114 Peckham High Street	6	6

Address	No. of Rooms	No. of Rooms that Receive NSL in excess of 80%
116 Peckham High Street	13	13
118 Peckham High Street	8	6
120 Peckham High Street	7	7
122 Peckham High Street	3	3
121-125 Peckham High Street	28	28
Dunstall House	76	76
TOTAL	**694**	**611**

10.71 The baseline NSL results confirm that a total of 611 of the 694 (88%) habitable rooms tested currently have daylight penetrating to in excess of 80% of the working plane.

Sunlight

10.72 The existing baseline APSH sunlight conditions have been assessed. Full detailed results can be found in **ES Volume 3, Appendix: Daylight, Sunlight and Overshadowing – Annex 2**.

10.73 The baseline results for the properties relevant for APSH are summarised in Table 10.8 below.

Table 10.8 Summary Baseline APSH Results

Address	No. of Rooms	No. of Rooms that Meet APSH Criteria
Purdon House, Goldsmith Road	6	6
46 Yarnfield Square	1	1
45 Yarnfield Square	1	1
81 Hanover Park	112	102
11-12 Robert Keen Close	4	4
18A,18B Rye Lane	2	2
74 Peckham High Street	3	3
86 Peckham High Street	3	3
88 Peckham High Street	4	4
90 Peckham High Street	2	2
92 Peckham High Street	2	2
96 Peckham High Street	4	4
98 Peckham High Street	2	2
102 Peckham High Street	2	2
104 Peckham High Street	1	1
106 Peckham High Street	5	5
108 Peckham High Street	3	3
110 Peckham High Street	6	6
112 Peckham High Street	4	4
114 Peckham High Street	6	6
116 Peckham High Street	6	6
118 Peckham High Street	8	7
120 Peckham High Street	7	7
122 Peckham High Street	3	3
121-125 Peckham High Street	28	28
Dunstall House	76	64
TOTAL	**302**	**278**

10.74 For sunlight, there are 302 habitable rooms surrounding the site, which have a southerly orientation (i.e., at least one window that is orientated within 90 degrees of due south) and are therefore a consideration in sunlight terms. These have all been assessed in terms of both winter and annual APSH.

10.75 278 of the 302 rooms assessed (92%) meet the APSH criteria in the existing condition.

Overshadowing

10.76 In terms of overshadowing, 8 of the 10 areas tested will achieve 2 hours of direct sunlight to over 50% of the area on 21st March. The remaining 2 areas achieve 2 hours direct sunlight to 0% and 36.1% of the area. This is not uncommon in urban settings, particularly where areas are surrounded by taller buildings.

Table 10.9 Summary Baseline Overshadowing Results

Area	Baseline Conditions (% of Area Receiving two Hours of sun on 21 March)	>50% of the Area in the Existing
Rear gardens of 8-14 Highshore Road terraced properties	80.8%	Yes
Peckham Square and Surrey Canal Walk	99.9%	Yes
Rear garden of 114 Peckham Hill Street	96.0%	Yes
Wakefield House Courtyard	0.0%	No
Goldmsith Square and Marmont Playground	93.2%	Yes
Purdon House and Flamborough House Courtyard	78.3%	Yes
81 Hanover Park amenity space fronting Clayton Road	100.0%	Yes
Martock Court Amenity Space	36.1%	No
Rear gardens of 17-30 Winford Court	92.0%	Yes
Rear gardens of 27-46 Yarnfield Square	98.7%	Yes

POTENTIAL EFFECTS

Completed Development

Daylight

10.77 A total of 58 properties have been assessed. There are 905 windows serving 694 residential habitable rooms surrounding the site which are relevant for assessment in daylight terms. These have all been assessed in

terms of both VSC and NSL. Full detailed results are available within **ES Volume 3, Appendix: Daylight, Sunlight and Overshadowing – Annex 2**, and the daylight results are summarised in Table 10.10 (VSC) and Table 10.11 (NSL) below.

10.78 Rows shaded in green demonstrate full compliance with the BRE Guidelines.

Table 10.10 Existing Baseline + Proposed Development VSC Summary

Address	Total No. of Windows	Total that Meet BRE Guidelines	Below BRE Guidelines			
			20-29% Loss	30-39.9% Loss	>=40% Loss	Total
Purdon House, Goldsmith Road	47	18	13	6	10	29
Flamborough House, Clayton Road	80	60	16	4	0	20
Parish Apartments	12	12	0	0	0	0
36 Yarnfield Square	3	3	0	0	0	0
35 Yarnfield Square	3	3	0	0	0	0
46 Yarnfield Square	5	5	0	0	0	0
45 Yarnfield Square	5	5	0	0	0	0
44 Yarnfield Square	1	1	0	0	0	0
81 Hanover Park	252	136	28	17	71	116
46 Hanover Park	3	0	0	3	0	3
44 Hanover Park	3	0	0	3	0	3
11-12 Robert Keen Close	8	2	4	0	2	6
40 Hanover Park	12	0	0	0	12	12
30-36 Hanover Park	13	0	0	0	13	13
28 Hanover Park	8	0	0	0	8	8
26 Hanover Park	8	0	0	0	8	8
24 Hanover Park	8	0	0	0	8	8
22 Hanover Park	8	0	0	0	8	8
20 Hanover Park	8	0	0	1	7	8
14-16 Hanover Park	28	15	1	0	12	13
24 Rye Lane	18	18	0	0	0	0
22a Rye Lane	9	9	0	0	0	0
22 Rye Lane	6	6	0	0	0	0
43 Rye Lane	3	0	0	1	2	3
45 Rye Lane	5	3	2	0	0	2
20 Rye Lane	12	8	4	0	0	4
18A,18B Rye Lane	12	3	2	5	2	9
18 Rye Lane	5	0	0	2	3	5
14-16 Rye Lane	6	0	0	0	6	6
12-12A Rye Lane	6	0	0	0	6	6
8-10 Rye Lane	18	0	0	4	14	18
6 Rye Lane	4	0	0	0	4	4
4 Rye Lane	4	0	0	0	4	4
2 Rye Lane	4	0	0	0	4	4
5 Central Buildings	6	0	0	0	6	6
4 Central Buildings	4	0	0	4	0	4
3 Central Buildings	4	0	4	0	0	4
1-2 Central Buildings	18	18	0	0	0	0
74 Peckham High Street	3	2	1	0	0	1
86 Peckham High Street	3	1	2	0	0	2
88 Peckham High Street	4	0	1	3	0	4
90 Peckham High Street	2	0	2	0	0	2
92 Peckham High Street	2	0	2	0	0	2
96 Peckham High Street	7	3	4	0	0	4
98 Peckham High Street	2	0	0	2	0	2
102 Peckham High Street	3	2	1	0	0	1
104 Peckham High Street	1	0	0	1	0	1
106 Peckham High Street	5	0	0	5	0	5
108 Peckham High Street	6	0	0	3	3	6
110 Peckham High Street	6	0	0	6	0	6
112 Peckham High Street	12	8	0	1	3	4
114 Peckham High Street	6	0	0	5	1	6
116 Peckham High Street	25	17	1	6	1	8
118 Peckham High Street	8	4	2	2	0	4
120 Peckham High Street	7	4	1	2	0	3
122 Peckham High Street	3	1	1	1	0	2
121-125 Peckham High Street	33	33	0	0	0	0
Dunstall House	107	95	8	4	0	12
TOTAL	**905**	**495 (55%)**	**102 (11%)**	**89 (10%)**	**219 (24%)**	**410 (45%)**

10.79 The VSC results confirm that a total of 495 of the 905 (55%) habitable windows tested meet the BRE guidelines so experience a Negligible effect (not significant). 102 (11%) of the remaining windows would experience a Minor Adverse (not significant) effect meaning 597 windows (66%) in total experience effects that are not considered significant.

10.80 89 (10%) would experience a Moderate Adverse effect (significant) and 219 (24%) would experience a Major Adverse (significant) effect.

Table 10.11 Existing Baseline + Proposed Development NSL Summary

Address	Total No. of Rooms	Total that Meet BRE Guidelines	Below BRE Guidelines			
			20-29% Loss	30-39.9% Loss	>=40% Loss	Total
Purdon House, Goldsmith Road	47	47	0	0	0	0
Flamborough House, Clayton Road	80	80	0	0	0	0
Parish Apartments	12	12	0	0	0	0
36 Yarnfield Square	3	3	0	0	0	0

Address	Total No. of Rooms	Total that Meet BRE Guidelines	Below BRE Guidelines			
			20-29% Loss	30-39.9% Loss	>=40% Loss	Total
35 Yarnfield Square	3	3	0	0	0	0
46 Yarnfield Square	2	2	0	0	0	0
45 Yarnfield Square	2	2	0	0	0	0
44 Yarnfield Square	1	1	0	0	0	0
81 Hanover Park	208	176	7	10	15	32
46 Hanover Park	3	2	0	1	0	1
44 Hanover Park	3	1	1	0	1	2
11-12 Robert Keen Close	6	6	0	0	0	0
40 Hanover Park	12	0	0	0	12	12
30-36 Hanover Park	13	3	0	1	9	10
28 Hanover Park	3	2	0	1	0	1
26 Hanover Park	3	2	0	0	1	1
24 Hanover Park	3	1	1	0	1	2
22 Hanover Park	3	0	0	1	2	3
20 Hanover Park	3	0	0	1	2	3
14-16 Hanover Park	20	19	1	0	0	1
24 Rye Lane	8	8	0	0	0	0
22a Rye Lane	5	5	0	0	0	0
22 Rye Lane	2	2	0	0	0	0
43 Rye Lane	3	0	2	0	1	3
20 Rye Lane	6	6	0	0	0	0
18A,18B Rye Lane	6	1	1	2	2	5
18 Rye Lane	3	0	2	1	0	3
14-16 Rye Lane	4	0	0	0	4	4
12-12A Rye Lane	3	0	1	1	1	3
8-10 Rye Lane	12	0	0	2	10	12
6 Rye Lane	4	0	0	0	4	4
4 Rye Lane	4	0	0	0	4	4
2 Rye Lane	4	0	0	0	4	4
5 Central Buildings	2	0	0	0	2	2
4 Central Buildings	2	0	0	1	1	2
3 Central Buildings	2	2	0	0	0	0
1-2 Central Buildings	8	8	0	0	0	0
74 Peckham High Street	3	3	0	0	0	0
86 Peckham High Street	3	1	0	1	1	2
88 Peckham High Street	4	2	1	0	1	2
90 Peckham High Street	2	0	0	2	0	2
92 Peckham High Street	2	0	2	0	0	2
96 Peckham High Street	4	4	0	0	0	0
98 Peckham High Street	2	0	1	1	0	2
102 Peckham High Street	2	1	0	0	1	1
104 Peckham High Street	1	0	0	0	1	1
106 Peckham High Street	5	2	2	1	0	3
108 Peckham High Street	3	0	1	1	1	3
110 Peckham High Street	6	0	2	1	3	6
112 Peckham High Street	4	1	2	1	0	3
114 Peckham High Street	6	3	3	0	0	3
116 Peckham High Street	13	11	2	0	0	2
118 Peckham High Street	8	6	2	0	0	2
120 Peckham High Street	7	7	0	0	0	0
122 Peckham High Street	3	3	0	0	0	0
121-125 Peckham High Street	28	28	0	0	0	0
Dunstall House	76	73	3	0	0	3
Total	**694**	**549 (79%)**	**35 (5%)**	**26 (4%)**	**84 (12%)**	**145 (21%)**

10.81 The NSL results confirm that a total of 549 of the 964 (79%) habitable rooms tested meet the BRE guideline so experience a Negligible effect (not significant), 35(5%) of the remaining rooms would experience a Minor Adverse (not significant) effect. A total of 584 rooms (84%) would therefore experience effects that are not considered significant. 26 (4%) rooms would experience a Moderate Adverse (significant) effect and 84 (12%) would experience a Major Adverse (significant) effect.

Sunlight

10.82 For sunlight, a total of 26 properties have been assessed. There are 302 habitable rooms surrounding the site, which have a southerly orientation (i.e., at least one window that is orientated within 90 degrees of due south) and are therefore a consideration in sunlight terms. These have all been assessed in terms of both winter and annual APSH.

10.83 Full detailed results are available within **ES Volume 3, Appendix: Daylight, Sunlight and Overshadowing – Annex 2** and are summarised in Table 10.12 below. Rows shaded in green demonstrate full compliance with the BRE Guidelines.

Table 10.12 Existing Baseline + Proposed Development APSH Summary

Address	Total No. Rooms	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines							
			Below Threshold for Winter APSH				Below Threshold for Total APSH			
			20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total
Purdon House, Goldsmith Road	6	6	0	0	0	0	0	0	0	0
46 Yarnfield Square	1	1	0	0	0	0	0	0	0	0
45 Yarnfield Square	1	1	0	0	0	0	0	0	0	0
81 Hanover Park	112	93	0	1	18	19	8	1	8	17
11-12 Robert Keen Close	4	4	0	0	0	0	0	0	0	0
18A,18B Rye Lane	2	2	0	0	0	0	0	0	0	0
74 Peckham High Street	3	3	0	0	0	0	0	0	0	0

Address	Total No. Rooms	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines							
			Below Threshold for Winter APSH				Below Threshold for Total APSH			
			20-30%	30-40%	>40%	Total	20-30%	30-40%	>40%	Total
86 Peckham High Street	3	3	0	0	0	0	0	0	0	0
88 Peckham High Street	4	4	0	0	0	0	0	0	0	0
90 Peckham High Street	2	2	0	0	0	0	0	0	0	0
92 Peckham High Street	2	2	0	0	0	0	0	0	0	0
96 Peckham High Street	4	4	0	0	0	0	0	0	0	0
98 Peckham High Street	2	2	0	0	0	0	0	0	0	0
102 Peckham High Street	2	0	0	0	2	2	1	0	0	1
104 Peckham High Street	1	1	0	0	0	0	0	0	0	0
106 Peckham High Street	5	5	0	0	0	0	0	0	0	0
108 Peckham High Street	3	3	0	0	0	0	0	0	0	0
110 Peckham High Street	6	6	0	0	0	0	0	0	0	0
112 Peckham High Street	4	3	0	0	1	1	0	0	1	1
114 Peckham High Street	6	5	0	0	1	1	0	1	0	1
116 Peckham High Street	6	5	0	0	1	1	0	0	1	1
118 Peckham High Street	8	8	0	0	0	0	0	0	0	0
120 Peckham High Street	7	7	0	0	0	0	0	0	0	0
122 Peckham High Street	3	3	0	0	0	0	0	0	0	0
121-125 Peckham High Street	28	28	0	0	0	0	0	0	0	0
Dunstall House	76	74	2	0	0	2	2	0	0	2
TOTAL	**302**	**276 (91%)**	**2**	**1**	**23**	**26**	**11**	**2**	**10**	**23**

10.84 The existing and Proposed Development APSH results confirm that a total of 276 of the 302 (91%) southerly orientated rooms tested meet the BRE guideline so experience a Negligible (not significant) effect. A further 2 rooms experience a Minor Adverse (not significant) effect, 1 room experiences a Moderate Adverse (significant) effect and the remaining 23 rooms experience a Major Adverse (significant) effect.

Summary

10.85 Of the 58 properties assessed, the effect to the daylight amenity of the 11 properties listed within Table 10.13 would be permanent, direct, Negligible (not significant).

10.86 Of the 26 properties assessed, the effect to the sunlight amenity of the 20 properties listed within Table 10.13 would be permanent, direct, Negligible (not significant).

Table 10.13 Properties Experiencing a Negligible Daylight or Sunlight Effects

Addresses Experiencing Negligible Daylight Effects	
Parish Apartments	24 Rye Lane
36 Yarnfield Square	22a Rye Lane
35 Yarnfield Square	22 Rye Lane
46 Yarnfield Square	1-2 Central Buildings
45 Yarnfield Square	121 – 125 Peckham High Street
44 Yarnfield Square	
Addresses Experiencing Negligible Sunlight Effects	
Purdon House, Goldsmith Road	96 Peckham High Street
46 Yarnfield Square	98 Peckham High Street
45 Yarnfield Square	104 Peckham High Street
11-12 Robert Keen Close	106 Peckham High Street
18A,18B Rye Lane	108 Peckham High Street
74 Peckham High Street	110 Peckham High Street
86 Peckham High Street	
88 Peckham High Street	118 Peckham High Street
90 Peckham High Street	120 Peckham High Street
92 Peckham High Street	122 Peckham High Street
121-125 Peckham High Street	

10.87 The remaining 47 properties (Table 10.14) experience some effects that could be considered significant and are discussed below in more detail with a conclusion drawn on the overall impact and its significance on each property, once more detailed consideration has been given on a case-by-case basis.

Table 10.14 Addresses Considered Further for Daylight and Sunlight

Addresses Considered further for Daylight and Sunlight	
Purdon House	104 Peckham High Street
81 Hanover Park	106 Peckham High Street
11-12 Robert Keen Close	108 Peckham High Street
74 Peckham High Street	110 Peckham High Street
86 Peckham High Street	112 Peckham High Street
88 Peckham High Street	114 Peckham High Street
90 Peckham High Street	116 Peckham High Street
92 Peckham High Street	118 Peckham High Street
96 Peckham High Street	120 Peckham High Street
98 Peckham High Street	122 Peckham High Street
102 Peckham High Street	Dunstall House
Addresses Considered further for Daylight	
Flamborough House	20 Rye Lane
46 Hanover Park	18A and 18B Rye Lane
44 Hanover Park	18 Rye Lane
40 Hanover Park	14-16 Rye Lane
30-36 Hanover Park	12-12A Rye Lane
28 Hanover Park	8-10 Rye Lane

Addresses Considered further for Daylight and Sunlight	
26 Hanover Park	6 Rye Lane
24 Hanover Park	4 Rye Lane
22 Hanover Park	2 Rye Lane
20 Hanover Park	5 Central Buildings
14-16 Hanover Park	4 Central Buildings
43 Rye Lane	3 Central Buildings
45 Rye Lane	

Purdon House

10.88 This residential building comprises a block of flats. Layouts have been modelled according to external observation. It is noted that the main living rooms and vast majority of bedrooms in this building are not site facing, being oriented east, and therefore remain unaffected by the Proposed Development. Site facing room uses are predominantly small kitchens, separate from the main living space and non-habitable areas including hallways and bathrooms.

Daylight

10.89 A total of 47 windows serving 47 habitable rooms (bedrooms and kitchens) face the site and have been included within the technical analysis.

10.90 A total of 18 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.91 13 of the remaining 29 windows that do not meet the BRE recommendations, experience a relative change of between 20-30%, which is considered Minor Adverse. A further 6 windows experience a relative change of between 30-40% which is considered Moderate Adverse. The remaining 10 windows, experience a relative change of more than 40%, which is considered Major Adverse.

10.92 All of the affected windows are located beneath access decks which restricts their receipt of daylight. As outlined within the BRE Guidelines an additional 'without balconies' assessment has been undertaken which is discussed further below.

10.93 An additional assessment has been undertaken to demonstrate the limiting effect of the access decks present. As outlined within the BRE Guidelines, additional calculations have been taken for VSC with the balconies removed.

10.94 In this assessment, 35 of the 47 windows assessed would satisfy the typical BRE Guidelines for VSC. Of those remaining, 1 window experiences a minor relative reduction of between 20-30%. A further 4 windows experience a moderate reduction of 30-40% and 7 windows experience relative reductions of more than 40%.

10.95 This additional assessment demonstrates that the relative changes in VSC beyond the BRE Guideline targets, as a result of the Proposed Development, can be partly attributed to the existing architectural features of the building rather than the proposed massing itself.

10.96 Further, it should be noted that when the effect of access decks is removed, affected windows retain at least 22.5% VSC which is considered appropriate for an urban setting, particularly in this context where 15% retained VSC values are agreed as acceptable in most cases.

10.97 In summary, the proportional effects upon VSC are Minor to Major Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the effect of the self-limiting design of access decks and good retained VSC values.

10.98 In regard to NSL, all 47 site facing habitable rooms (100%) will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.99 Accordingly, the overall scale of effect to the property is considered Moderate Adverse and significant.

Sunlight

10.100 There are 6 southernly oriented rooms that have been considered for sunlight.

10.101 All 6 rooms (100%) will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

Flamborough House

10.102 This residential building comprises a block of flats. Layouts have been modelled according to external observation.

Daylight

10.103 A total of 80 windows serving 80 habitable rooms (living rooms and bedrooms) face the site and have been included within the technical analysis.

10.104 A total of 60 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.105 16 of the remaining 20 windows that do not meet the BRE recommendations, experience a relative change of between 20-30%, which is considered Minor Adverse. The remaining 4 windows experience a relative change of between 30-40% which is considered Moderate Adverse.

10.106 Two of the affected windows experiencing Moderate Adverse reductions serve bedrooms, which the BRE recognises as less important in daylight terms and therefore the effect on overall daylight amenity is lessened.

10.107 The remaining two affected windows experience Moderate Adverse relative reductions are living rooms and retain good levels of daylight of 14.63% and 16.28%, respectively. On this basis the impacts should be considered acceptable. These two rooms are however obstructed by overhanging balconies and as outlined within the BRE Guidelines an additional 'without balconies' assessment has been undertaken which is discussed further below.

10.108 When the effect of the overhanging balconies is removed, 67 windows satisfy the typical BRE guidelines of VSC. A further 12 windows experience Minor Adverse relative reductions of between 20-30% and 1 window experiences a Moderate Adverse relative reduction.

10.109 This additional assessment demonstrates that the relative changes in VSC beyond the BRE Guideline targets, as a result of the Proposed Development, can be partly attributed to the existing architectural features of the building rather than the proposed massing itself.

10.110 Further, it should be noted that when the effect of access decks is removed, affected windows retain at least 21.72% VSC which is considered appropriate for an urban setting, particularly in this context where 15% retained VSC values are agreed as acceptable in most cases.

10.111 In summary, the proportional effects upon VSC are Minor to Major Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the effect of the self-limiting design of overhanging balconies and good retained VSC values.

10.112 In regard to NSL, all 80 site-facing habitable rooms (100%) will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.113 Accordingly, the overall scale of effect to the property is considered Moderate Adverse and significant.

81 Hanover Park

10.114 This residential building comprises a block of flats. Layouts have been modelled according to plans appended to lease documentation obtained from HM Land Registry Website. It is noted that the majority of units within this development are studio flats, intended for short-term lets to key workers.

10.115 The site-facing blocks of this development are built very close to their boundary with single-aspect living spaces overlooking the currently low-level petrol station on the south-eastern portion of the site. The results should therefore be considered within the appropriate context, i.e. these neighbouring windows experience very good daylight levels currently, uncharacteristic for the urban setting due to an unobstructed outlook, and close proximity to their site boundary. It is therefore somewhat inevitable that new massing erected on the site opposite, will give rise to large proportional reductions beyond the typical BRE Guideline.

Daylight

10.116 A total of 252 windows serving 208 habitable rooms (predominantly studio flats) face the site and have been included within the technical analysis.

10.117 A total of 136 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.118 28 of the remaining 116 windows that do not meet the BRE recommendations, experience a relative change of between 20-30%, which is considered Minor Adverse. A further 17 windows experience a relative change of between 30-40% which is considered Moderate Adverse. The remaining 71 windows, experience a relative change of more than 40%, which is considered Major Adverse.

10.119 A small number of the site facing windows serving rooms in the centre of the site facing, west facades of this building are partially obstructed by overhanging balconies, however these are not considered to be a large obstruction being shallow depth and are therefore unlikely to be the predominant factor for relative light loss.

10.120 However, deeper overhanging balconies are present on the side return (south and north facing) facades of this building and therefore an additional 'no balconies' assessment has been completed which removes the effect of both balconies.

10.121 The results of this additional assessment show that the presence of balconies exacerbate the proportional reduction in daylight for a small number of windows, although the Proposed Development is shown as the main factor in light loss.

10.122 While the Proposed Development does result in noticeable and significant daylight impact to this building, the retained VSC values demonstrate that the vast majority of windows, 184 (73%) will retain at least 15% VSC once the proposed Development is in place and the effect of balconies is removed. This level of retained daylight is considered appropriate for this location and type of accommodation.

10.123 A further 58 windows will retain between 10-15% and 10 windows will retain between 5-10% VSC. The scheme has been designed to carefully safeguard the retained VSC values to this neighbouring building as far as possible, whilst also optimising the site potential. A balance has been struck between some windows experiencing slightly lower retained VSC values than 15% and ensuring that the south-eastern portion of the site is not unduly sterilised by the neighbouring building being built very close to the boundary with single aspect units directly relying solely on light over the site.

10.124 In summary, the proportional effects upon VSC are largely Major Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on mostly good retained VSC values.

10.125 In regard to NSL, proportional reductions to 176 (85%) of the 208 rooms tested are small and in full accordance with BRE Guidance. These rooms therefore experience a negligible effect (not significant).

10.126 7 of the remaining 32 rooms experience relative reductions of between 20-30% which is considered Minor Adverse. A further 10 rooms experience Moderate reductions of between 30-39% and the remaining 15 rooms experience more than 40% NSL reduction.

10.127 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

Sunlight

10.128 There are 112 southernly oriented rooms that have been considered for sunlight.

10.129 A total of 93 rooms (83%) will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to these rooms is considered to be Negligible (not significant).

10.130 1 of the remaining 19 rooms experiences a Moderate relative reduction in annual APSH of between 30-40% and the remaining 18 rooms experience a more than 40% reduction in annual APSH.

10.131 Of the affected rooms, 17 experience proportional reductions in winter sunlight. 8 of these rooms experience Minor relative reductions of between 20-30%, 1 room experiences a Moderate relative reduction of between 30-40% and the remaining 8 rooms experience a larger relative reduction of more than 40%.

10.132 The overall scale of effect to sunlight to this property is considered Moderate Adverse and significant.

46 Hanover Park

10.133 This residential property comprises a two-storey dwelling. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.134 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.135 A total of 3 windows serving 3 rooms on the ground and first floor levels face the site and have been included within the technical analysis.

10.136 The 3 windows tested experience relative VSC reductions of between 30-40%, which is considered Moderate Adverse. However, each of the windows retained between 20.26% and 21.62% which are considered good for the urban setting and exceed the 15% alternative target value agreed as appropriate in most cases for this site.

10.137 In regard to NSL, 2 of the 3 rooms tested will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.138 The 1 remaining room located at first floor level experiences a relative NSL change of 30.7%, which is considered Moderate Adverse. This room is likely a bathroom and therefore non-habitable and not relevant for assessment in any event, however, has been included for completeness due to not being able to obtain floor plans.

10.139 In summary, the proportional effects upon VSC are Moderate Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.140 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

44 Hanover Park

10.141 This residential property comprises a two-storey dwelling. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.142 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable

if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.143 A total of 3 windows serving 3 rooms on the ground and first floor levels face the site and have been included within the technical analysis.

10.144 The 3 windows tested experience relative VSC reductions of between 30-40%, which is considered Moderate Adverse. However, each of the windows retained between 19.93% and 21.61% which are considered good for the urban setting and exceed the 15% alternative target value agreed as appropriate in most cases for this site.

10.145 In regard to NSL, 1 of the 3 rooms tested will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.146 The 2 remaining rooms located at first floor level experience relative NSL changes of 42.6% and 21.3% respectively. One room at first floor level which experiences 42.6% NSL change, is likely a bathroom based on external observation; however, it has been included for completeness due not being able to obtain floor plans.

10.147 A change of 21.3% is considered Minor Adverse and marginally beyond the BRE permitted change of 20%.

10.148 In summary, the proportional effects upon VSC are Moderate Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.149 Accordingly, the overall scale of effect to the property is considered Moderate Adverse and significant.

11-12 Robert Keen Close

10.150 These residential properties comprise two-storey dwellings. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.151 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.152 A total of 8 windows serving 6 rooms on the ground and first floor levels have a view of the site and have been included within the technical analysis.

10.153 2 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.154 4 of the remaining 6 windows experience relative reductions between 20-30%, which is considered Minor Adverse. The other two windows experience larger relative VSC changes of more than 40%.

10.155 However, each of the affected windows retains between 17.27% 26.5% VSC, which is considered good for an urban setting and exceed the 15% alternative target value agreed as appropriate in most cases for this site.

10.156 In regard to NSL, all 6 site-facing habitable rooms (100%) will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.157 In summary, the proportional effects upon VSC are Moderate Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.158 Accordingly, the overall scale of effect to the property is considered Moderate Adverse and significant.

Sunlight

10.159 There are 4 southerly oriented rooms that have been considered for sunlight.

10.160 All 4 rooms (100%) will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

40 Hanover Park

10.161 This residential property comprises a block of flats with accommodation located between ground and second floor. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.162 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.163 A total of 12 windows serving 12 rooms face the site and have been included within the technical analysis.

10.164 The 12 windows tested experience relative VSC reductions of more than 40%, which are considered Major Adverse changes. However, 8 of the windows retain at least 15.1% VSC, which is considered acceptable in consideration of the agreed 15% alternative target VSC value applied for this site.

10.165 The remaining 4 windows retain between 10.50% and 13.80% VSC. Three of these windows are located next to an existing entrance hallway at the front of the building, which restricts daylight availability by blocking out part of the sky. This will exacerbate any light loss as a result of new massing erected opposite on the site. If the effect of the building projection was removed, these windows would retain a similar VSC value to adjacent windows, which are unobstructed by it.

10.166 In regard to NSL, each of the 12 rooms tested will experience a more than 40% proportional change, which is considered to be Major Adverse.

10.167 It should be noted that 6 of the 12 windows and rooms tested are likely to be bedrooms, based on external observation, which the BRE recognises are less important in daylight terms when compared to living rooms/main living spaces and on this basis the impact to these rooms is lessened.

10.168 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.169 In summary, the proportional effects upon daylight are Major Adverse. While there will be noticeable and significant effects, overall, these are considered acceptable based on the good retained VSC values to all windows except for 1 and suspected room use for some rooms.

30-36 Hanover Park

10.170 This residential property comprises a block of flats with accommodation located between ground and second floor. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.171 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.172 A total of 12 windows serving 12 rooms face the site and have been included within the technical analysis.

10.173 The 12 windows tested experience relative VSC reductions of more than 40%, which are considered Major Adverse changes. 1 window retains 15.35% VSC, which is considered acceptable in consideration of the agreed 15% alternative target VSC value applied for this site.

10.174 The remaining 11 windows retain VSC values of between 10.10% and 14.91%. When designing a large scale scheme such as the Proposed Development which optimises the site potential as well as fulfilling the site allocation for number of units and uses in an urban setting, it is inevitable that larger relative losses and overall impact will occur to isolated neighbours which fall below the desired alternative target value of 15% retained VSC. However, it is notable that 4 of these windows retain at least 14.02% VSC, which is marginally below the alternative target of 15%.

10.175 In regard to NSL, 3 site-facing habitable rooms will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.176 1 room will experience a Moderate relative change of 37.9% and the remaining 8 rooms will experience relative changes of more than 40%.

10.177 It should be noted that 6 of the 12 windows and rooms tested are likely to be bedrooms, based on external observation, which the BRE recognises are less important in daylight terms when compared to living rooms/main living spaces and on this basis the impact to these rooms is lessened.

10.178 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.179 In summary, the proportional effects upon daylight are Major Adverse. There will be noticeable and significant effects that should be assessed in the context of the nature and scale of the Proposed Development, site allocation and the current benefit to the property of enjoying uncharacteristically good access to daylight over the car park part of the site.

28 Hanover Park

10.180 This residential property comprises an end of terrace dwelling, arranged over ground, first and second floor levels. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.181 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.182 A total of 8 windows serving 3 rooms face the site and have been included within the technical analysis.

10.183 The 8 windows tested experience relative VSC reductions of more than 40%, which are considered Major Adverse changes. However, 5 of the windows retain at least 15.07% VSC, which is considered acceptable in consideration of the agreed 15% alternative target VSC value applied for this site.

10.184 The remaining 3 windows form a bay window serving a room at ground floor. The main window in the bay configuration directly facing the Proposed Development retains 14.63% VSC, which is only marginally below the alternative target value of 15%.

10.185 In regard to NSL, 2 of the rooms tested will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.186 The 1 room which falls short of the typical BRE Guideline for NSL, is located at second floor level an assumed to be a bedroom. The dormer style window to this room will naturally restrict the amount of daylight reaching to room behind due to the tunnel effect created. This room experience a Moderate relative NSL change of 37.0%.

10.187 Accordingly, the overall scale of effect to the property is considered Moderate Adverse and significant.

10.188 In summary, the proportional effects upon daylight are Moderate Adverse. While there will be noticeable and significant effects, overall, these are considered acceptable based on the good retained VSC values and adherence to the NSL Guidelines for the main living space at ground floor level.

26 Hanover Park

10.189 This residential property comprises a terraced dwelling, arranged over ground, first and second floor levels. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.190 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.191 A total of 8 windows serving 3 rooms face the site and have been included within the technical analysis.

10.192 The 8 windows tested experience relative VSC reductions of more than 40%, which are considered Major Adverse changes. However, 5 of the windows retain at least 15.02% VSC, which is considered acceptable in consideration of the agreed 15% alternative target VSC value applied for this site.

10.193 2 of the remaining 3 windows form a bay style window at ground floor with another window, which retains 16.72% VSC.

10.194 The 1 other window forms part of a bay window serving a bedroom at first floor, which overlooks the south-eastern portion of the site. Bedrooms are not considered as important as main living spaces in daylight terms.

10.195 In regard to NSL, 2 of the rooms tested will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.196 The 1 room which falls short of the typical BRE Guideline for NSL, is located at second floor level an assumed to be a bedroom. The dormer style window to this room will naturally restrict the amount of daylight reaching to room behind due to the tunnel effect created. This room experience a Major relative NSL change of 40.7%.

10.197 Accordingly, the overall scale of effect to the property is considered Moderate Adverse and significant.

10.198 In summary, the proportional effects upon daylight are Moderate Adverse. While there will be noticeable and significant effects, overall, these are considered acceptable based on the good retained VSC values and adherence to the NSL Guidelines for the main living space at ground floor level.

24 Hanover Park

10.199 This residential property comprises a terraced dwelling, arranged over ground, first and second floor levels. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.200 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.201 A total of 8 windows serving 3 rooms face the site and have been included within the technical analysis.

10.202 The 8 windows tested experience relative VSC reductions of more than 40%, which are considered Major Adverse changes. However, 4 of the windows retain at least 15.16% VSC, which is considered acceptable in consideration of the agreed 15% alternative target VSC value applied for this site.

10.203 1 window which falls short of the typical BRE VSC Guideline forms part of a bay window serving a bedroom at first floor, which overlooks the south-eastern portion of the site. Bedrooms are not considered as important as main living spaces in daylight terms and therefore any impact is considered lessened. Regardless, the 3 other windows serving this room all retain good VSC values.

10.204 The 3 remaining windows form a bay window serving a room at ground floor level, each retaining between 12.23% and 13.55%.

10.205 In regard to NSL, 1 room at first floor level will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.206 The ground floor room will experience a Minor relative NSL change of 27.2%. The 1 remaining room is located at second floor level and assumed to be a bedroom. The dormer style window to this room will naturally restrict the amount of daylight reaching to room behind due to the tunnel effect created. This room experience a Major relative NSL change of 46.5%.

10.207 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.208 In summary, the proportional effects upon daylight are largely Major Adverse. While there will be noticeable and significant effects, overall, these can be considered acceptable based on the good retained VSC values and adherence to the NSL Guidelines for some rooms.

22 Hanover Park

10.209 This residential property comprises a terraced dwelling, arranged over ground, first and second floor levels. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.210 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.211 A total of 8 windows serving 3 rooms face the site and have been included within the technical analysis.

10.212 The 8 windows tested experience relative VSC reductions of more than 40%, which are considered Major Adverse changes. However, 4 of the windows retain at least 15.41% VSC, which is considered acceptable in consideration of the agreed 15% alternative target VSC value applied for this site.

10.213 1 window which falls short of the typical BRE VSC Guideline serves an assumed bedroom at first floor level and retains 14.99% VSC% which only marginally short of the 15% alternative target value.

10.214 A further window which falls short of the alternative target, forms part of a bay window serving a bedroom at first floor, which overlooks the south-eastern portion of the site. Bedrooms are not considered as important as main living spaces in daylight terms and therefore any impact is considered lessened.

10.215 The 2 remaining windows form a bay window serving a room at ground floor level, each retaining between 8.23% and 13.66%.

10.216 In regard to NSL, 2 rooms experience a more than 40% relative NSL change which is considered Major Adverse.

10.217 The ground floor room will experience a Moderate relative NSL change of 35.3%.

10.218 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.219 In summary, the proportional effects upon daylight are largely Major Adverse. While there will be noticeable and significant effects, overall, these can be considered acceptable based on the good retained VSC values for most windows.

20 Hanover Park

10.220 This residential property comprises an end of terrace dwelling, arranged over ground, first and second floor levels. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.221 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.222 A total of 8 windows serving 3 rooms face the site and have been included within the technical analysis.

10.223 7 of the 8 windows tested experience relative VSC reductions of more than 40%, which are considered Major Adverse changes. 1 window experiences a Moderate proportional change of 37.98%. However, 5 of these windows retain at least 15.25% VSC, and 2 further windows retain 14.45% and 14.84% VSC, which are only marginally below the alternative target values of 15%.

10.224 The 1 remaining window forms part of the bay configuration at ground floor level and retains 12.69% VSC. When the average VSC for the room as a whole is considered however, this room retains 15.67%, which is in line with expectations for this location and the alterative target value.

10.225 In regard to NSL, 2 rooms experience a more than 40% relative NSL change which is considered Major Adverse.

10.226 The ground floor room will experience a Moderate relative NSL change of 39.6% %.

10.227 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.228 In summary, the proportional effects upon daylight are largely Major Adverse. While there will be noticeable and significant effects, overall, these can be considered acceptable based on the good retained VSC values for most windows.

14-16 Hanover Park

10.229 This residential property comprises a mixed-use building with commercial uses at ground floor and residential accommodation between first and third floor levels. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.230 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.231 A total of 28 windows serving 20 rooms face the site and have been included within the technical analysis.

10.232 A total of 15 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.233 1 of the remaining 13 windows that do not meet the BRE recommendations, experience a relative change of between 20-30%, which is considered Minor Adverse. The remaining 12 windows experience a relative change of more than 40% which is considered Major Adverse.

10.234 Of the windows which do not meet the typical BRE VSC Guideline, 9 retain at least 18.51% VSC, which is considered good for an urban setting and is in excess of the agreed alternative target value of 15%. The remaining 4 windows are located underneath an overhang which limits daylight access and sky visibility. This inherently exacerbates any impact as a result of new massing erected opposite on the site and gives rise to larger impacts. These windows retain between 9.76% and 10.71% VSC. Should the effect of the overhang be removed, these windows would retain similar VSC values as those not obstructed by it.

10.235 In regard to NSL, 19 site-facing habitable rooms (100%) will satisfy the BRE recommendations and therefore experience a negligible effect (not significant). A room located at third floor level will experience a Minor relative NSL change of 22.3%.

10.236 Accordingly, the overall scale of effect to the property is considered Moderate Adverse and significant.

10.237 In summary, the proportional effects upon daylight are largely Moderate to Major Adverse. While there will be noticeable and significant effects, overall, these can be considered acceptable based on the good retained VSC values for most windows in excess of the alternative target value of 15%.

43 Rye Lane

10.238 This mixed-use building comprises commercial uses at ground floor level and three flats above, arranged over first, second and third floors. Layouts have been obtained for this property from the Southwark online planning portal.

10.239 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.240 A total of 3 windows serving 3 rooms on the first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.241 1 window, serving a bedroom, experiences a Moderate relative reduction of 37.03% and the 2 other windows, one of which serves an open plan living/kitchen/dining room ("LKD"), and one which serves a bedroom, experience relative reductions of more than 40% which is considered Major Adverse. Impacts to the two bedrooms are not considered significant due to the room use and the BRE's recognition that they are less important in daylight terms.

10.242 The LKD however retains a VSC value of 14.88% which is only marginally below the alternative target value of 15%.

10.243 In regard to NSL, 2 of the rooms tested (bedrooms) experience a Minor relative reduction of between 20-30% and the LKD experiences a more than 40% NSL reduction.

10.244 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.245 In summary, the proportional effects upon VSC are mostly Major Adverse. While the effects will be noticeable, overall, these could be considered acceptable based on the good retained VSC value to the LKD and bedroom uses.

45 Rye Lane

10.246 This mixed-use building comprises commercial uses at ground floor level and three flats above, arranged over first, second and third floors. Layouts have been assumed for this property in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.247 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.248 A total of 5 windows serving 4 rooms on the first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.249 A total of 3 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.250 The 2 remaining windows experience Minor relative reductions of 26.92% and 22.43%. Both windows retain at least 16.83% VSC, which is good for the urban location.

10.251 In regard to NSL, 2 of the rooms tested satisfy the BRE recommendations and therefore experience a Negligible effect (not significant). One room will experience a Minor relative NSL reduction of 21.4%. The one remaining room will experience a more than 40% relative reduction.

10.252 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

10.253 In summary, the proportional effects upon VSC are Minor Adverse. While the effects will be noticeable, overall, these could be considered acceptable based on the good retained VSC values.

20 Rye Lane

10.254 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.255 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.256 A total of 12 windows serving 6 rooms on the first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.257 8 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.258 The remaining 4 windows experience relative reductions between 20-30%, which is considered Minor Adverse. Each of these 4 windows retain at least 22.98% VSC, which is considered very good for the urban location and exceeds the alternative target value of 15%.

10.259 In regard to NSL, all 6 site-facing habitable rooms (100%) will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.260 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

10.261 In summary, the proportional effects upon VSC are Minor Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

18A and 18B Rye Lane

10.262 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.263 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.264 A total of 12 windows serving 6 rooms on the first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.265 3 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.266 2 windows experience relative reductions between 20-30%, which is considered Minor Adverse. 5 windows experience Moderate relative reductions of between 30-40% and the remaining 2 windows experience relative reductions of more than 40%. However, each affected window retains at least 17.35% VSC, which is considered good for the urban location and in excess of the alternative target value of 15%.

10.267 In regard to NSL,1 site-facing habitable room will satisfy the BRE recommendations and therefore experience a negligible effect (not significant). A further window will experience a Minor relative reduction of between 20-30%, 2 windows will experience a Moderate relative reduction of between 30-40% and the 2 remaining windows will experience a more than 40% relative reduction.

10.268 In summary, the proportional effects upon VSC ranges between Minor to Major Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.269 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

18 Rye Lane

10.270 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.271 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.272 A total of 5 windows serving 3 rooms on the first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.273 2 windows experience Moderate relative reductions of between 30-40% and the remaining 3 windows experience relative reductions of more than 40%. However, each affected window retains at least 18.65% VSC, which is considered good for the urban location and in excess of the alternative target value of 15%.

10.274 In regard to NSL, 2 windows will experience a Minor relative reduction of between 20-30% and the 1 remaining window will experience a Moderate relative reduction of between 30-40%.

10.275 In summary, whilst the magnitude of impact is high when proportional reductions are considered in isolation, giving consideration to the retained levels of daylight reaching the property, which are all above the alternative agreed target value 15% VSC, the overall scale of effect is considered Minor and not significant.

14-16 Rye Lane

10.276 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.277 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.278 A total of 6 windows serving 4 rooms on the first and second floor levels have a view of the site and have been included within the technical analysis.

10.279 All 6 windows experience relative reductions of more than 40%, which is considered Major Adverse. However, each affected window retains at least 17.47% VSC, which is considered good for the urban location and in excess of the alternative target value of 15%.

10.280 In regard to NSL, all 4 rooms will experience relative reductions of more than 40%.

10.281 In summary, whilst the magnitude of impact is high when proportional reductions are considered in isolation, giving consideration to the retained levels of daylight reaching the property, which are all above the alternative agreed target value 15% VSC, the overall scale of effect is considered minor and not significant.

12-12A Rye Lane

10.282 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.283 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.284 A total of 6 windows serving 3 rooms on the first and second floor levels have a view of the site and have been included within the technical analysis.

10.285 All 6 windows experience relative reductions of more than 40%, which is considered Major Adverse. However, each affected window retains at least 16.80% VSC, which is considered good for the urban location and in excess of the alternative target value of 15%.

10.286 In regard to NSL, 1 room experiences a Minor relative reduction of between 20-30%, 1 room experiences a Moderate relative reduction of between 30-40% and the 1 remaining room experiences a more than 40% relative reduction.

10.287 In summary, whilst the magnitude of impact is high when proportional reductions are considered in isolation, giving consideration to the retained levels of daylight reaching the property, which are all above the alternative agreed target value 15% VSC, the overall scale of effect is considered Minor and not significant.

8-10 Rye Lane

10.288 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.289 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.290 A total of 18 windows serving 12 rooms on the first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.291 4 windows experience Moderate relative reductions of between 30-40% and the remaining 14 windows experience relative reductions of more than 40%, which is considered Major Adverse. 12 of the windows retain between 15.05% and 23.56% VSC, which is in line with or exceeding the alternative target value of 15%. Of the remaining windows, 2 retain 14.18% and 14.55%, which is marginally below the target value of 15%. The remaining 3 windows experience larger impacts.

10.292 In regard to NSL, 2 rooms experience Moderate relative reductions of between 30-40%. The remaining 10 rooms experience more than 40% relative NSL reductions.

10.293 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.294 In summary, the proportional effects upon VSC are Moderate to Major Adverse. While there will be some noticeable effects, overall, these could be considered acceptable based on the good retained VSC values in excess of the alternative target value of 15%.

6 Rye Lane

10.295 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.296 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.297 A total of 4 windows serving 4 rooms on the first and second floor levels have a view of the site and have been included within the technical analysis.

10.298 All 4 windows experience relative reductions of more than 40%, which is considered Major Adverse. However, 2 of these windows retain at least 15.21% VSC and the remaining 2 windows retain at least 12.17% VSC which is not uncommon in urban settings, particularly where large scale development is proposed which is denser than the existing surrounding building grain.

10.299 In regard to NSL, all 4 rooms assessed experience more than 40% relative NSL reductions.

10.300 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.301 In summary, the proportional effects upon VSC are Major Adverse. While there will be some noticeable effects, overall, these could be considered acceptable based on the good retained VSC values in excess of the alternative target value of 15%.

4 Rye Lane

10.302 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.303 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.304 A total of 4 windows serving 4 rooms on the first and second floor levels have a view of the site and have been included within the technical analysis.

10.305 All 4 windows experience relative reductions of more than 40%, which is considered Major Adverse. However, 2 of these windows retain at least 15.55% VSC and the remaining 2 windows retain at least 13.02% VSC which is not uncommon in urban settings, particularly where large scale development is proposed which is denser than the existing surrounding building grain.

10.306 In regard to NSL, all 4 rooms assessed experience more than 40% relative NSL reductions.

10.307 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.308 In summary, the proportional effects upon VSC are Major Adverse. While there will be some noticeable effects, overall, these could be considered acceptable based on the good retained VSC values in excess of the alternative target value of 15%.

2 Rye Lane

10.309 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.310 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.311 A total of 4 windows serving 4 rooms on the first and second floor levels have a view of the site and have been included within the technical analysis.

10.312 All 4 windows experience relative reductions of more than 40%, which is considered Major Adverse. However, 2 of these windows retain at least 17.43% VSC and the remaining 2 windows retain at least 13.91% VSC which

is not uncommon in urban settings, particularly where large scale development is proposed which is denser than the existing surrounding building grain.

10.313 In regard to NSL, all 4 rooms assessed experience more than 40% relative NSL reductions.

10.314 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.315 In summary, the proportional effects upon VSC are Major Adverse. While there will be some noticeable effects, overall, these could be considered acceptable based on the good retained VSC values in excess of the alternative target value of 15%.

5 Central Buildings

10.316 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.317 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.318 A total of 6 windows serving 2 rooms on the first and second floor levels have a view of the site and have been included within the technical analysis.

10.319 All 6 windows experience relative reductions of more than 40%, which is considered Major Adverse. However, 1 window retains 16.71% VSC, which is considered good for an urban location and is in line with the 15% alternative target VSC value. The remaining 5 windows retain between 12.73% and 14.77% VSC.

10.320 In regard to NSL, both rooms assessed experience more than 40% relative NSL reductions.

10.321 Accordingly, the overall scale of effect to the property is considered Major Adverse and significant.

10.322 In summary, the proportional effects upon VSC are Major Adverse. While there will be some noticeable effects, overall, these could be considered acceptable in the context of the large scale of the Proposed Development and site allocation.

4 Central Buildings

10.323 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.324 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.325 A total of 4 windows serving 2 rooms on the first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.326 All 4 windows experience Moderate relative reductions of between 30-40%. However, each affected window retains between 31.61% and 37.18% VSC, which is considered good for the urban location and in excess of the alternative target value of 15%.

10.327 In regard to NSL, 1 window will experience a Moderate relative reduction of between 30-40% and the 1 remaining window will experience a more than 40% relative reduction.

10.328 In summary, whilst the magnitude of impact is high when proportional reductions are considered in isolation, giving consideration to the retained levels of daylight reaching the property, which are all above the alternative agreed target value 15% VSC, the overall scale of effect is considered minor and not significant.

3 Central Buildings

10.329 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.330 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.331 A total of 3 windows serving 3 rooms on the first and second floor levels have a view of the site and have been included within the technical analysis.

10.332 All 4 windows experience Minor relative reductions of between 20-30%. However, each affected window retains between 20.68% and 22.74% VSC, which is considered good for the urban location and in excess of the alternative target value of 15%.

10.333 In regard to NSL, both of the rooms tested will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.334 In summary, the proportional effects upon VSC are Minor Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values in excess of the alternative target value of 15%.

10.335 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

74 Peckham High Street

10.336 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.337 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site (car park/service yard). Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.338 A total of 3 windows serving 3 rooms at first floor level have a view of the site and have been included within the technical analysis.

10.339 2 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.340 The 1 remaining window experiences a Minor relative reduction of 24.69% VSC. However, this window retains a value of 22.60%, which is good for an urban location and in excess of the agree alternative target value of 15%.

10.341 In regard to NSL, all 3 site-facing habitable rooms (100%) will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.342 In summary, the proportional effects upon VSC are Minor Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.343 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.344 There are 3 southerly oriented rooms that have been considered for sunlight.

10.345 All 3 rooms (100%) will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

86 Peckham High Street

10.346 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.347 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.348 A total of 3 windows serving 3 rooms at first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.349 1 window satisfies the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experiences a Negligible effect (not significant).

10.350 The 2 remaining windows experience Minor relative reductions of between 20-30% VSC. However, both windows retain at least 24.24% VSC, which is good for an urban location and in excess of the agree alternative target value of 15%.

10.351 In regard to NSL, 1 site-facing habitable room will satisfy the BRE recommendations and therefore experience a negligible effect (not significant). 1 of the 2 remaining rooms will experience a Moderate relative NSL reduction of 37.5% and the 1 remaining room will experience a relative reduction of more than 40%.

10.352 In summary, the proportional effects upon VSC are Minor Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.353 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.354 There are 3 southerly oriented rooms that have been considered for sunlight.

10.355 All 3 rooms (100%) will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

88 Peckham High Street

10.356 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.357 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.358 A total of 4 windows serving 4 rooms at first and second floor levels have a view of the site and have been included within the technical analysis.

10.359 1 of the windows assessed experiences a Minor relative reduction of 29.96%. However, retains 26.21% which is marginally below the BRE recommended 27% VSC and well in excess of the alternative target value of 15% applied for this site.

10.360 Each of the remaining 3 windows experience Moderate relative reductions of between 30-40% VSC. However, all windows retain at least 22.70% VSC, which is good for an urban location and in excess of the agreed alternative target value of 15%.

10.361 In regard to NSL, 2 site-facing habitable rooms will satisfy the BRE recommendations and therefore experience a negligible effect (not significant). 1 of the 2 remaining rooms will experience a Minor relative NSL reduction of 23.8% and the 1 remaining room will experience a relative reduction of more than 40%.

10.362 In summary, the proportional effects upon VSC are Minor to Moderate Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.363 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.364 There are 4 southerly oriented rooms that have been considered for sunlight.

10.365 All 4 rooms (100%) will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

90 Peckham High Street

10.366 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.367 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.368 A total of 2 windows serving 2 rooms at first and second floor levels have a view of the site and have been included within the technical analysis.

10.369 Both of the windows assessed experience a Minor relative reduction of between 20-30%, however each retains at least 18.15% VSC, which is good for an urban setting and in excess of the alternative target value of 15% applied for this site.

10.370 In regard to NSL, the 2 site-facing habitable rooms will experience a Moderate relative NSL reduction of between 30-40%.

10.371 In summary, the proportional effects upon VSC are Minor Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.372 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.373 There are 2 southerly oriented rooms that have been considered for sunlight.

10.374 All 2 rooms (100%) will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

92 Peckham High Street

10.375 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.376 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.377 A total of 2 windows serving 2 rooms at first and second floor levels have a view of the site and have been included within the technical analysis.

10.378 Both of the windows assessed experience a Minor relative reduction of between 20-30%, however each retains at least 25.50% VSC, which is good for an urban setting and in excess of the alternative target value of 15% applied for this site.

10.379 In regard to NSL, the 2 site-facing habitable rooms will experience a Minor relative NSL reduction of between 20-30%.

10.380 In summary, the proportional effects upon VSC are Minor Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.381 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.382 There are 2 southerly oriented rooms that have been considered for sunlight.

10.383 All 2 rooms (100%) will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

96 Peckham High Street

10.384 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.385 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.386 A total of 7 windows serving 4 rooms at first and second floor levels have a view of the site and have been included within the technical analysis.

10.387 A total of 3 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.388 The remaining 4 windows assessed experience a Minor relative reduction of between 20-30%, however each retains at least 19.45% VSC, which is good for an urban setting and in excess of the alternative target value of 15% applied for this site.

10.389 In regard to NSL, each of the 4 rooms assessed experiences no change in NSL.

10.390 In summary, the proportional effects upon VSC are Minor Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.391 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.392 There are 4 southerly oriented rooms that have been considered for sunlight.

10.393 All 4 rooms (100%) will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

98 Peckham High Street

10.394 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.395 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.396 A total of 2 windows serving 2 rooms at first and second floor levels have a view of the site and have been included within the technical analysis.

10.397 The 2 windows assessed experience a Moderate relative reduction of between 30-40%, however each retains at least 20.54% VSC, which is good for an urban setting and in excess of the alternative target value of 15% applied for this site.

10.398 In regard to NSL, 1 room experiences a Minor relative reduction of 24.4% and the 1 remaining room experiences a Moderate relative change of 30.1%.

10.399 In summary, the proportional effects upon VSC are Moderate Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.400 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.401 There is 1 southerly oriented room that has been considered for sunlight.

10.402 The room assessed will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

102 Peckham High Street

10.403 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.404 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.405 A total of 3 windows serving 2 rooms at ground floor level have a view of the site and have been included within the technical analysis.

10.406 A total of 2 windows satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.407 The 1 remaining window experiences a Minor relative VSC reduction of 20.48%, which is marginally beyond the 20% permitted change.

10.408 In regard to NSL, 1 site-facing habitable room will satisfy the BRE recommendations and therefore experience a negligible effect (not significant). The 1 remaining room will experience a more than 40% relative NSL change.

10.409 In summary, the proportional effects upon VSC are Minor Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on the good retained VSC values.

10.410 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.411 There are 2 southerly oriented rooms that have been considered for sunlight.

10.412 All 2 rooms (100%) will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

104 Peckham High Street

10.413 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.414 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.415 A total of 1 window serving 1 room at first floor level has a view of the site and have been included within the technical analysis.

10.416 The 1 window assessed experiences a Moderate relative reduction of between 30-40%, however the retained VSC value is 22.91%, which is good for an urban setting and in excess of the alternative target value of 15% applied for this site.

10.417 In regard to NSL, the 1 room assessed experiences a more than 40% relative NSL change.

10.418 In summary, the proportional effects upon VSC are Moderate Adverse. While the effect may be noticeable, overall, it is considered acceptable based on the good retained VSC values.

10.419 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.420 There is 1 southerly oriented room that has been considered for sunlight.

10.421 The room assessed will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

106 Peckham High Street

10.422 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.423 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.424 A total of 5 windows serving 5 rooms at first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.425 Each of the 5 windows assessed experience a Moderate relative reduction of between 30-40%, however each windows retains between 19.44% and 25.95% VSC, which is good for an urban setting and in excess of the alternative target value of 15% applied for this site.

10.426 In regard to NSL, 2 site-facing habitable rooms will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.427 2 further rooms experience Minor relative NSL changes of 21.7% and 23.6%. The 1 remaining room experiences moderate NSL change of 36.8%.

10.428 In summary, the proportional effects upon VSC are Moderate Adverse. While the effect may be noticeable, overall, it is considered acceptable based on the good retained VSC values.

10.429 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.430 There are 5 southerly oriented rooms that have been considered for sunlight.

10.431 The 5 rooms (100%) assessed will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

108 Peckham High Street

10.432 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.433 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.434 A total of 6 windows serving 3 rooms at first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.435 3 of the 5 windows assessed experience a Moderate relative reduction of between 30-40%, however each window retains between 19.44% and 25.95% VSC, which is good for an urban setting and in excess of the alternative target value of 15% applied for this site.

10.436 3 site-facing LKDs in the rear façade of this property are obstructed by overhanging balconies and therefore an additional 'no balconies' assessment has been completed which removes the effect of the balconies.

10.437 The results of this additional assessment show that the presence of balconies exacerbates the proportional reduction in daylight to windows, although the Proposed Development is shown as the main factor in light loss.

10.438 While the Proposed Development does result in noticeable and significant daylight impact to this building, the retained VSC values demonstrate that the vast majority of windows, 5 out of 6 assessed, will retain at least 15.62% VSC once the proposed Development is in place and the effect of balconies is removed. This level of retained daylight is considered appropriate for this location and type of accommodation.

10.439 The 1 remaining window will retain 14.54% VSC, which is marginally below the alternative target value of 15%.

10.440 In regard to NSL, 1 room will experience a Minor relative reduction of 29.0% , a further room will experience a Moderate relative reduction of 36.8% and the 1 remaining room will experience a more than 405 relative change.

10.441 In summary, the proportional effects upon VSC are Moderate to Major Adverse. While there will be some noticeable effects, overall, these are considered acceptable based on mostly good retained VSC values.

10.442 Accordingly, the overall scale of effect to the property is considered Moderate Adverse and significant.

Sunlight

10.443 There are 3 southernly oriented rooms that have been considered for sunlight.

10.444 All 3 rooms will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to these rooms is considered to be Negligible (not significant).

10.445 The overall scale of effect to sunlight to this property is considered Negligible and not significant.

110 Peckham High Street

10.446 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.447 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.448 A total of 6 windows serving 6 rooms at first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.449 Each of the 6 windows assessed experience a Moderate relative reduction of between 30-40%, however each window retains between 21.80% and 25.24% VSC, which is good for an urban setting and in excess of the alternative target value of 15% applied for this site.

10.450 In regard to NSL, 2 rooms assessed experience Minor relative NSL reductions. 1 room experiences Moderate NSL relative reductions, and the remaining 3 rooms experience a more than 40% relative change.

10.451 In summary, the proportional effects upon VSC are Moderate Adverse. While the effect may be noticeable, overall, it is considered acceptable based on the good retained VSC values.

10.452 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.453 There are 6 southerly oriented rooms that have been considered for sunlight.

10.454 The 6 rooms (100%) assessed will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

112 Peckham High Street

10.455 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.456 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.457 A total of 12 windows serving 4 rooms between ground and third floor levels have a view of the site and have been included within the technical analysis.

10.458 8 of the windows assessed satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.459 1 window experiences a Moderate relative reduction of between 30-40%, however retains 24.45% VSC, which is good for an urban setting and in excess of the alternative target value of 15% applied for this site. It should

also be noted that the room is also served by 6 additional windows which all experience either no change or an unnoticeable VSC change, meaning that the impact to one window is not considered significant.

10.460 The remaining 3 windows experience a more than 40% VSC change, however each is obstructed by an overhanging balcony. An additional analysis has been completed which demonstrates the effect of the balcony removed according to the BRE guideline.

10.461 The results of this additional assessment show that the presence of balconies exacerbates the proportional reduction in daylight to windows.

10.462 While the Proposed Development does result in noticeable and significant daylight impact to this building, the retained VSC values demonstrate that the vast majority of windows, 3 out of 4 affected windows assessed, will retain at least 21.59% VSC once the proposed Development is in place and the effect of balconies is removed. This level of retained daylight is considered appropriate for this location and type of accommodation.

10.463 The 1 remaining window will retain 14.52% VSC, which is marginally below the alternative target value of 15%.

10.464 In regard to NSL, 1 site-facing habitable room will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.465 2 further rooms assessed experience Minor relative NSL reductions of between 20-30% and the 1 remaining room experiences a Moderate relative NSL change of 34.7%.

10.466 Accordingly, the overall scale of effect to the property is considered Moderate Adverse and significant.

10.467 In summary, the proportional effects upon VSC are Moderate to Major Adverse. While the effect may be noticeable, overall, it is considered acceptable based on the good retained VSC values.

Sunlight

10.468 There are 4 southerly oriented rooms that have been considered for sunlight.

10.469 A total of 3 rooms assessed will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

10.470 The 1 remaining room, located at ground floor level is heavily obstructed by an inset and overhanging balcony structure and is therefore particularly sensitive to light loss. When the effect of the balcony is removed, the room meets the BRE recommendation for annual sunlight but experiences a 100% relative loss of winter sunlight. This is to be expected where this window is located at ground level in an urban environment and heavily obstructed in the existing situation.

10.471 The overall scale of effect to sunlight to this property is considered Moderate Adverse and significant.

114 Peckham High Street

10.472 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.473 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.474 A total of 6 windows serving 6 rooms at first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.475 5 of the 6 windows assessed experience a Moderate relative reduction of between 30-40%, however each window retains between 18.13% and 25.64% VSC, which is good for an urban setting and in excess of the alternative target value of 15% applied for this site.

10.476 The 1 remaining window experiences a more than 40% relative change in VSC, however retains 16.04% VSC in the proposed situation, which is in excess of the alternative target value of 15%.

10.477 In regard to NSL, 3 site-facing habitable rooms will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.478 The 3 remaining rooms assessed experience Minor relative NSL reductions of between 20-30%.

10.479 In summary, whilst the magnitude of impact is high when proportional reductions are considered in isolation, giving consideration to the retained levels of daylight reaching the property, which are all above the alternative agreed target value 15% VSC, the overall scale of effect is considered minor and not significant.

Sunlight

10.480 There are 6 southerly oriented rooms that have been considered for sunlight.

10.481 5 rooms assessed rooms will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

10.482 The 1 remaining room, located at ground floor level is partially obstructed by the neighbouring building and is therefore sensitive to light loss as a result of massing erected on the site opposite. The room meets the BRE recommendation for annual sunlight but experiences an 82.4% relative loss of winter sunlight. This is to be expected where this window is located at a lower floor level in an urban environment and is obstructed in the existing situation.

10.483 The overall scale of effect to sunlight to this property is considered Minor Adverse and not significant.

116 Peckham High Street

10.484 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.485 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level part of the site. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.486 A total of 25 windows serving 13 rooms at ground, first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.487 17 windows assessed satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.488 1 remaining window experiences a Minor relative reduction of 29.96% but retains 26.60% VSC in the proposed situation. This is marginally short of BRE recommended 27% VSC and in excess of the alternative target value of 15%.

10.489 6 further windows experience Moderate relative VSC changes of between 30-40%, but each of them either retains a good VSC value of at least 19.00%, or experiences a small absolute VSC change of 3.47%, which is considered unlikely to be noticeable.

10.490 The 1 remaining room experiences a more then 40% relative VSC change. It is noted that his room is a bedroom and therefore the impact is not considered to be significant to the overall daylight amenity to the property as a whole as bedrooms are considered less important than main living spaces in daylight terms.

10.491 In regard to NSL,11 site-facing habitable rooms will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.492 1 of the remaining rooms assessed experiences a Minor relative NSL reduction of 22.2% and the 1 remaining room experiences a Moderate NSL change of 30.0%.

10.493 In summary, the proportional effects upon VSC are largely Moderate Adverse. While the effect may be noticeable, overall, it is considered acceptable based on the good retained VSC values.

10.494 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.495 There are 6 southerly oriented rooms that have been considered for sunlight.

10.496 5 rooms assessed rooms will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

10.497 The 1 remaining room, located at first floor level is partially obstructed by an overhanging balcony structure and is therefore sensitive to light loss as a result of massing erected on the site opposite. The room is identified as a bedroom which the BRE states is not necessary to test for sunlight, however it is included for completeness. When the effect of the balcony is removed, the room meets the BRE recommendations for both annual and winter sunlight.

10.498 The overall scale of effect to sunlight to this property is considered Minor Adverse and not significant.

118 Peckham High Street

10.499 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.500 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site and the clear bus station. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.501 A total of 6 windows serving 8 rooms at first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.502 4 windows assessed satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.503 2 further windows experience a Minor relative reduction in VSL of between 20-30%, but retain at least 23.95%, which is considered good for an urban location and is in excess of the alternative target value of 15%.

10.504 In regard to NSL, all site-facing habitable rooms will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.505 In summary, the proportional effects upon VSC are Moderate Adverse. While the effect may be noticeable, overall, it is considered acceptable based on the good retained VSC values.

10.506 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.507 There are 6 southerly oriented rooms that have been considered for sunlight.

10.508 The 6 rooms (100%) assessed will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

120 Peckham High Street

10.509 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.510 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site and the clear bus station. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.511 A total of 7 windows serving 87rooms at ground, first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.512 4 windows assessed satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.513 1 further window experiences a Minor relative reduction in VSL of between 20-30%, but retain at least 24.94% VSC, which is considered good for an urban location and is in excess of the alternative target value of 15%.

10.514 The remaining 2 windows experience Moderate relative reductions of between 30-40%, however they retain 22.61% and 22.65% VSC in the proposed situation.

10.515 In regard to NSL, all site-facing habitable rooms will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.516 In summary, the proportional effects upon VSC are Minor to Moderate Adverse. While the effect may be noticeable, overall, it is considered acceptable based on the good retained VSC values.

10.517 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.518 There are 7 southerly oriented rooms that have been considered for sunlight.

10.519 The 7 rooms (100%) assessed will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

122 Peckham High Street

10.520 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

10.521 Windows and rooms in this property have the benefit of fairly unobstructed access to daylight over a low-level and underdeveloped part of the site and the clear bus station. Therefore, larger proportional changes in daylight are somewhat inevitable if the site is to be meaningfully redeveloped. On this basis, retained daylight levels are the most appropriate indicator to assess the acceptability of impact.

Daylight

10.522 A total of 3 windows serving 3 rooms at first, second and third floor levels have a view of the site and have been included within the technical analysis.

10.523 1 window assessed satisfies the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.524 1 of the 2 remaining windows experiences a Minor relative reduction of 27.80% and the 1 remaining window experiences a Moderate relative reduction of 30.63%. However, both affected windows retain at least 24.48% VSC, which is considered good for an urban location and is in excess of the alternative target value of 15%.

10.525 In regard to NSL, all site-facing habitable rooms will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.526 In summary, the proportional effects upon VSC are Minor to Moderate Adverse. While the effect may be noticeable, overall, it is considered acceptable based on the good retained VSC values.

10.527 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.528 There are 3 southerly oriented rooms that have been considered for sunlight.

10.529 The 3 rooms (100%) assessed will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

Dunstall House

10.530 This mixed-use property comprises commercial retail uses at ground floor level and residential accommodation above. Layouts have been assumed in line with industry standard assumptions for residential uses, i.e. 4.2m room depth and partitioned according to building type and architecture.

Daylight

10.531 A total of 107 windows serving 76 rooms have a view of the site and have been included within the technical analysis.

10.532 95 windows assessed satisfy the typical BRE Guideline recommendations in terms of the VSC assessment and therefore experience a Negligible effect (not significant).

10.533 Of the remaining 12 windows, 8 experience Minor relative VSC and 4 experience Moderate changes of between 30-40%. All of these windows are situated behind an inset balcony structure which severely restricts the amount of daylight available and exacerbates the impact of any massing erected opposite on the site. Accordingly, an additional 'no balconies' assessment has been completed.

10.534 The results of this additional assessment show that all but 1 window meets the BRE recommended VSC guidelines when the effect of the balconies is removed. The 1 remaining window experiences a Minor relative reduction of 21.02%, which is marginally beyond the 20% permitted change. This demonstrates that the balconies are the predominant factor in large relative daylight reductions and not the Proposed Development.

10.535 In regard to NSL, 73 out of 76 site-facing habitable rooms will satisfy the BRE recommendations and therefore experience a negligible effect (not significant).

10.536 The 3 remaining rooms experience Minor relative NSL changes of between 20-30%.

10.537 In summary, the proportional effects upon VSC are Minor Adverse. While the effect may be noticeable, overall, it is considered acceptable based on the good retained VSC values.

10.538 Accordingly, the overall scale of effect to the property is considered Minor Adverse and not significant.

Sunlight

10.539 There are 76 southerly oriented rooms that have been considered for sunlight.

10.540 74 of the 76 rooms assessed will satisfy the typical BRE recommendations for both winter and total APSH assessment. Therefore, the effect of the Proposed Development on the sunlight amenity to this property is considered to be Negligible (not significant).

10.541 The 2 remaining rooms experience Minor relative reductions to annual APSH of 21.7% and 20.8%, which are marginally beyond the 20% BRE permitted change.

10.542 The overall scale of effect to sunlight to this property is considered Minor Adverse and not significant.

Overshadowing (Sun on Ground)

10.543 Full detailed sun on the ground assessment results can be found at ES Volume 3, Appendix: Daylight, Sunlight and Overshadowing – Annex 4.

10.544 As discussed at paragraph 10.32, the typical date for assessing sun on ground recommended by the BRE is 21 March. A summary of the sun on ground results for the 10 surrounding amenity spaces relevant for assessment is presented in Table 10.15.

10.545 Table 10.15 shows that on the 21 March all ten amenity spaces assessed will either meet the BRE criteria or experience no change and therefore will experience Negligible effects (not significant).

Table 10.15 Completed Development Sun on Ground summary (Surrounding Areas)

Area	Pre-Deconstruction Baseline Conditions (% of Area Receiving two Hours of sun on 21 March)	With Proposed Development Conditions (% of area receiving two hours of sun on 21 March)	% Alteration between Baseline and With Development Conditions	Scale of Effect
Rear gardens of 8-14 Highshore Road terraced properties	80.8	80.9	0.0	Negligible
Peckham Square and Surrey Canal Walk	96	96.0	0.0	Negligible
Rear garden of 114 Peckham Hill Street	0.0	0.0	0.0	Negligible
Wakefield House Courtyard	93.2	93.2	0.0	Negligible
Goldmsith Square and Marmont Playground	78.3*	78.4*	-0.1*	Negligible
Purdon House and Flamborough House Courtyard	100.0	100.0	0.0	Negligible
81 Hanover Park amenity space fronting Clayton Road	36.1	36.1	0.0	Negligible
Martock Court Amenity Space	92.0	92.1	0.0	Negligible
Rear gardens of 17-30 Winford Court	98.7	98.7	0.0	Negligible
Rear gardens of 27-46 Yarnfield Square	99.9	99.9	0.0	Negligible

**Figures as a result of a rounding-up mechanism within the software used.*

MITIGATION, MONITORING AND RESIDUAL EFFECTS

Demolition and Construction Mitigation

10.546 No technical analysis of the likely significant effects on the surrounding properties, amenity spaces during the demolition and construction phases was carried out. However, general comments on the likely effects during the demolition and construction phases have been discussed within the Potential Effects section of this chapter. No specific construction related mitigation is proposed.

Completed Development Mitigation

10.547 In relation to daylight, sunlight and overshadowing no additional mitigation is proposed, as relevant mitigation is embedded in the design. Therefore, the residual effects remain as per the effects reported in the 'Potential Effects' section.

10.548 Point 2 has worked closely with dRMM (the project architects) during the design evolution to produce a scheme that minimises adverse daylight, sunlight and overshadowing effects to neighbouring buildings and surrounding amenity spaces.

10.549 Whilst there will be a number of Moderate and Major Adverse effects, these are considered acceptable in the context of the low-level/underdeveloped existing site condition and urban setting.

10.550 No further design mitigation is considered necessary.

Residual Effects

10.551 The residual effects resulting from the Proposed Development are presented in Table 10.16, identifying whether the effect is significant or not.

Table 10.16 Residual Effects

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D I	P T	St Mt Lt
Demolition and Construction							
Refer to Completed (Proposed) Development for potential daylight, sunlight, overshadowing effects below.							
Completed Development							
Purdon House, Goldsmith Road	Reduction in Daylight	Moderate Adverse	**Significant**	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
Flamborough House, Clayton Road	Reduction in Daylight	Moderate Adverse	**Significant**	L	D	P	Lt
Parish Apartments	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
36 Yarnfield Square	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
35 Yarnfield Square	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
46 Yarnfield Square	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
45 Yarnfield Square	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
44 Yarnfield Square	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
81 Hanover Park	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
	Reduction in Sunlight	Moderate Adverse	**Significant**	L	D	P	Lt
46 Hanover Park	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
44 Hanover Park	Reduction in Daylight	Moderate Adverse	**Significant**	L	D	P	Lt
11-12 Robert Keen Close	Reduction in Daylight	Moderate Adverse	**Significant**	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
40 Hanover Park	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
30-36 Hanover Park	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
28 Hanover Park	Reduction in Daylight	Moderate Adverse	**Significant**	L	D	P	Lt
26 Hanover Park	Reduction in Daylight	Moderate Adverse	**Significant**	L	D	P	Lt
24 Hanover Park	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
22 Hanover Park	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
20 Hanover Park	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
14-16 Hanover Park	Reduction in Daylight	Moderate Adverse	**Significant**	L	D	P	Lt
24 Rye Lane	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
22a Rye Lane	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
22 Rye Lane	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
43 Rye Lane	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
45 Rye Lane	Reduction in Daylight	Minor Adverse	Not Significant				
20 Rye Lane	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
18A,18B Rye Lane	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
18 Rye Lane	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
14-16 Rye Lane	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
12-12A Rye Lane	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
8-10 Rye Lane	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
6 Rye Lane	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
4 Rye Lane	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
2 Rye Lane	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt
5 Central Buildings	Reduction in Daylight	Major Adverse	**Significant**	L	D	P	Lt

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D I	P T	St Mt Lt
4 Central Buildings	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
3 Central Buildings	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
1-2 Central Buildings	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
74 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
86 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
88 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
90 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
92 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
96 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
98 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
102 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
104 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
106 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
108 Peckham High Street	Reduction in Daylight	Moderate Adverse	**Significant**	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
110 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
112 Peckham High Street	Reduction in Daylight	Moderate Adverse	**Significant**	L	D	P	Lt
	Reduction in Sunlight	Moderate Adverse	**Significant**	L	D	P	Lt
114 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Minor Adverse	Not Significant	L	D	P	Lt
116 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Minor Adverse	Not Significant	L	D	P	Lt
118 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
120 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
122 Peckham High Street	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
121-125 Peckham High Street	Reduction in Daylight	Negligible	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Negligible	Not Significant	L	D	P	Lt
Dunstall House	Reduction in Daylight	Minor Adverse	Not Significant	L	D	P	Lt
	Reduction in Sunlight	Minor Adverse	Not Significant	L	D	P	Lt
Rear gardens of 8-14 Highshore Road terraced properties	Reduction on Sun on Ground	Negligible	Not Significant	L	D	P	Lt
Peckham Square and Surrey Canal Walk	Reduction on Sun on Ground	Negligible	Not Significant	L	D	P	Lt
Rear garden of 114 Peckham Hill Street	Reduction on Sun on Ground	Negligible	Not Significant	L	D	P	Lt
Wakefield House Courtyard	Reduction on Sun on Ground	Negligible	Not Significant	L	D	P	Lt
Goldmsith Square and Marmont Playground	Reduction on Sun on Ground	Negligible	Not Significant	L	D	P	Lt
Purdon House and Flamborough House Courtyard	Reduction on Sun on Ground	Negligible	Not Significant	L	D	P	Lt
81 Hanover Park amenity space fronting Clayton Road	Reduction on Sun on Ground	Negligible	Not Significant	L	D	P	Lt
Martock Court Amenity Space	Reduction on Sun on Ground	Negligible	Not Significant	L	D	P	Lt
Rear gardens of 17-30 Winford Court	Reduction on Sun on Ground	Negligible	Not Significant	L	D	P	Lt
Rear gardens of 27-46 Yarnfield Square	Reduction on Sun on Ground	Negligible	Not Significant	L	D	P	Lt

Notes:

Residual Effect

- Scale = Negligible / Minor / Moderate / Major
- Nature = Beneficial or Adverse

Geo (Geographic Extent) = Local (L), Borough (B), Regional (R), National (N)

D = Direct / I = Indirect

P = Permanent / T = Temporary

St = Short Term / Mt = Medium Term / Lt = Long Term

N/A = not applicable / not assessed

ASSESSMENT OF THE FUTURE ENVIRONMENT

Evolution of the Baseline Scenario

10.552 As set out within the *'Assessment Methodology'* section, the cumulative schemes are considered too distant to materially affect the daylight, sunlight and overshadowing results for the key sensitive receptors identified for the Main Assessment. The existing baseline is therefore not considered to change in the absence of the Proposed Development coming forward.

Cumulative Effects Assessment

10.553 A qualitative review indicates that the cumulative schemes (as identified within **ES Volume 1, Chapter 2: EIA Methodology**) are too distant to materially affect the results of the daylight, sunlight and overshadowing assessments for the existing receptors assessed; and too distant for any future receptors contained therein to be affected by the Proposed Development. Therefore, a technical assessment of cumulative effects is not considered necessary.

LIKELY SIGNIFICANT EFFECTS

10.554 In relation to daylight, of the 58 properties assessed, the following would experience significant adverse effects:

- Purdon House;
- Flamborough House;
- 81 Hanover Park;
- 14-16, 20, 22, 24, 26, 28, 30-36, 40 and 46 Hanover Park;
- 11-12 Robert Keen Close;
- 2, 4, 6, 8-10, 12-12A, and 43 Rye Lane;
- 5 Central Buildings; and
- 108 and 112 Peckham High Street.

10.555 In terms of sunlight, the following properties would experience a significant adverse effect:

- 112 and 114 Peckham High Street; and
- 81 Hanover Park.

10.556 The Proposed Development has been designed with careful consideration of neighbouring daylight and sunlight amenity to existing residential receptors. The low-level and under-developed site condition in the existing situation means that larger proportional changes in amenity are inevitable in the event that the site is meaningfully redeveloped. Where neighbouring windows currently overlook a low-level and partially clear site, they will enjoy high levels of daylight and sunlight which are not necessarily characteristic of an urban setting. Therefore, an appropriate way to assess the potential effects of redevelopment is to consider retained daylight levels as opposed to the significance of change. A retained daylight value of 15% VSC has been agreed with LBS officers as an appropriate retained value to inform scheme design. Accordingly, the vast majority of neighbouring windows assessed, 700 retain at least 15% VSC (77%). On this basis, whilst noticeable effects occur, these are generally considered to be acceptable.

10.557 Where windows fall below this level, they are generally either obstructed by existing balconies/overhangs which exacerbate reductions caused by new massing opposite or are located close to the boundary, directly overlooking the site and therefore solely reliant on light received over the site. Therefore, in some cases lower retained VSC levels were somewhat unavoidable in order to balance effect on daylight and sunlight amenity and other planning considerations.

10.558 In terms of overshadowing, no significant adverse effects have been identified.