



Daylight and Sunlight

Regents Wharf

Prepared by: Brónágh McGivern

Reference: 9771

Date: 18/08/2017



By Email: Simon.Greenwood@islington.gov.uk

Mr S. Greenwood
Principal Planning Officer
Major Applications Team
Environment and Regeneration Department
London Borough of Islington
222 Upper Street
LONDON
N1 1YA

Dear Mr Greenwood,

**Re: The Proposed Redevelopment of Regents Wharf, London
Daylight Clarification Note**

GIA have been asked to provide clarification on number of queries that have been raised by residents surrounding the Regents Wharf development site. Within this letter I will seek to address the following matters:

1. Labelling of 53-66 Treaty Street
2. Updated layouts of 67-77 Treaty Street

Labelling of 53-66 Treaty Street

Within our Daylight and Sunlight report (dated 5th May 2017) we have assessed 11 surrounding properties one of which includes 35-66 Tiber Gardens. GIA can confirm that this property has been mislabelled within our analysis and model. The property should be addressed as 53-66 Treaty Street.

The window map in Appendix 01 illustrates which windows within this property have been assessed. Our technical analysis illustrates that this property will experience full BRE compliance by reference the daylighting methodologies (Vertical Sky Component (VSC) and No Skyline (NSL)) and the sunlight methodology (Annual Probable Sunlight Hours (APSH)). The property will therefore experience excellent level of daylight and sunlight post implementation of the proposed scheme.

Updated layouts of 67-77 Treaty Street

In our May 2017 Daylight and Sunlight report, GIA assessed 67-77 Treaty Street based on assumed room layouts (which is industry practice when floor plans cannot be sourced). Since then, GIA have been provided with accurate room layouts for the ground floor of this property, by a resident and we have updated our model accordingly (see Appendix 02 for floor plan). We have also been provided with additional façade information from a Measured Survey company and updated the model. With this new information in place, GIA have run additional daylight and sunlight assessments.

In terms of daylight, the updated analysis demonstrates that (against the primary methodology, the Vertical Sky Component (VSC)), all windows in 67-77 Treaty Street show full BRE compliance. When we consider the second daylight methodology (the No Skyline (NSL)) for the rooms that have been updated on the ground floor, all rooms are fully compliant and show improvements in comparison to the May 2017 report.

When we review the sunlight analysis for this property, 11 of the 12 rooms (92%) show full BRE compliance to the APSH assessment. The one remaining room (R2/20) will illustrate excellent levels of retained annual APSH of 61% (against a target value of 25%). It is only against the winter APSH that a small transgression will occur. This is likely due to the layout of the room behind the fenestration and the architectural obstruction in front of one window W2/20 (which consists of a balcony and flank wall). Overall there will be a good level of sunlight to this room throughout the year.

DATE / REF

18/08/2017
BMC/9771

ADDRESS

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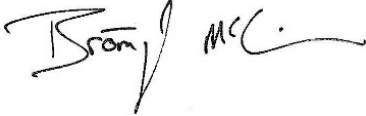
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Following receipt of the internal layouts and façade information the overall daylight and sunlight figures show improvements to 67-77 Treaty Street, which will mean a good level of daylight and sunlight will be received to the residents of this property post implementation of the Regents Wharf scheme.

I trust the above is satisfactory and assists in answering the queries from residents.

Yours sincerely
For and on behalf of GIA

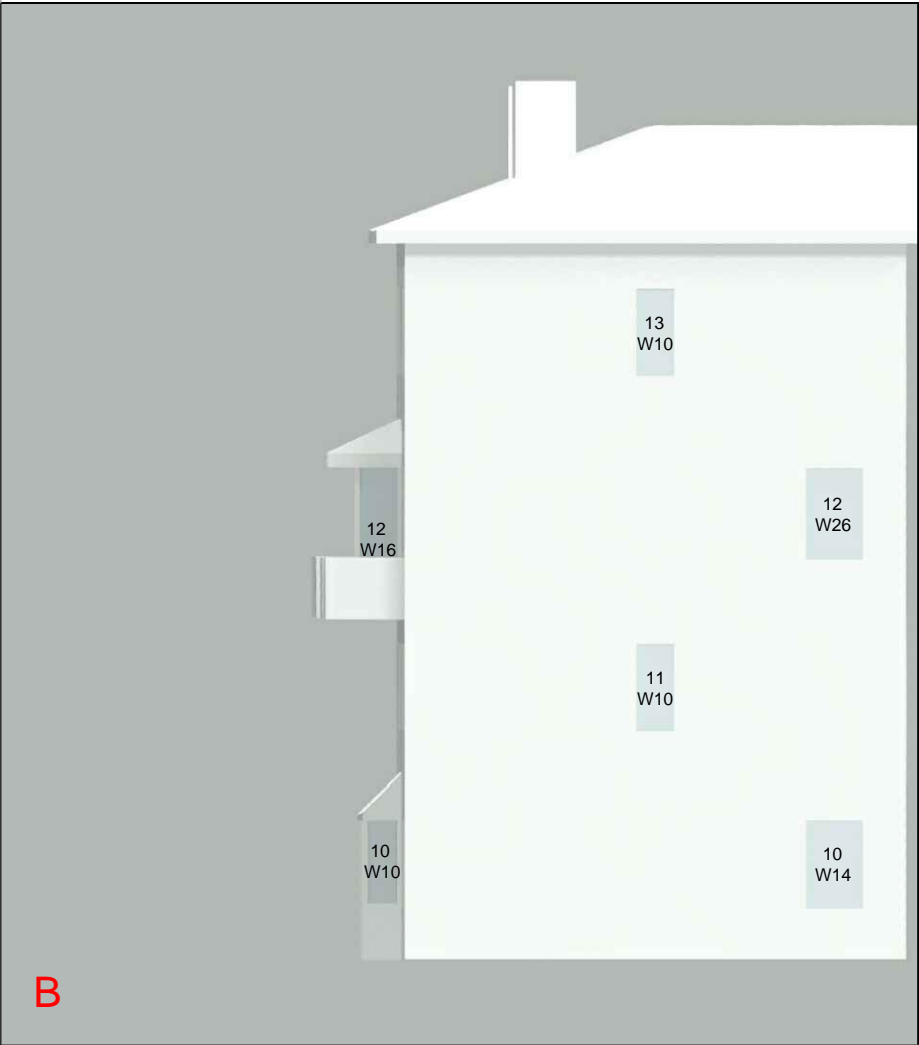
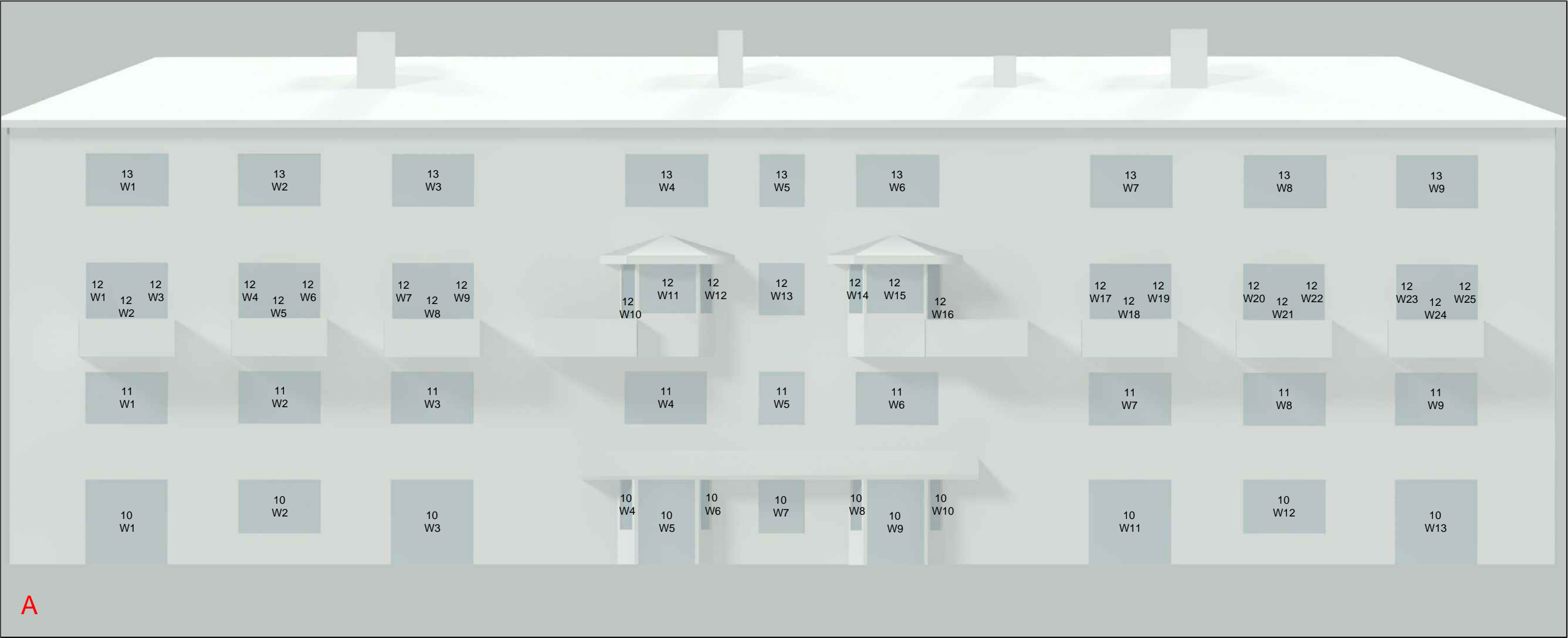
A handwritten signature in black ink, appearing to read 'Bronagh McGivern'.

Brónagh McGivern
Associate Partner
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Encl. Appendix 01 to 03

Appendix 01

Window Map



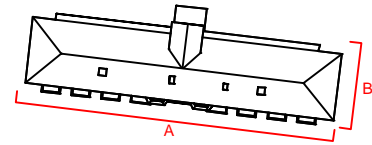
SOURCES OF INFORMATION

GIA PHOTOGRAPHS
BM - 25.06.15

VERTEX MODELLING
IR04-9771 - 20.07.15

FIND MAP
IR05-9771 - 23.07.15

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

PROJECT:
REGENT'S WHARF
LONDON

DRAWING NAME:
WINDOW MAP

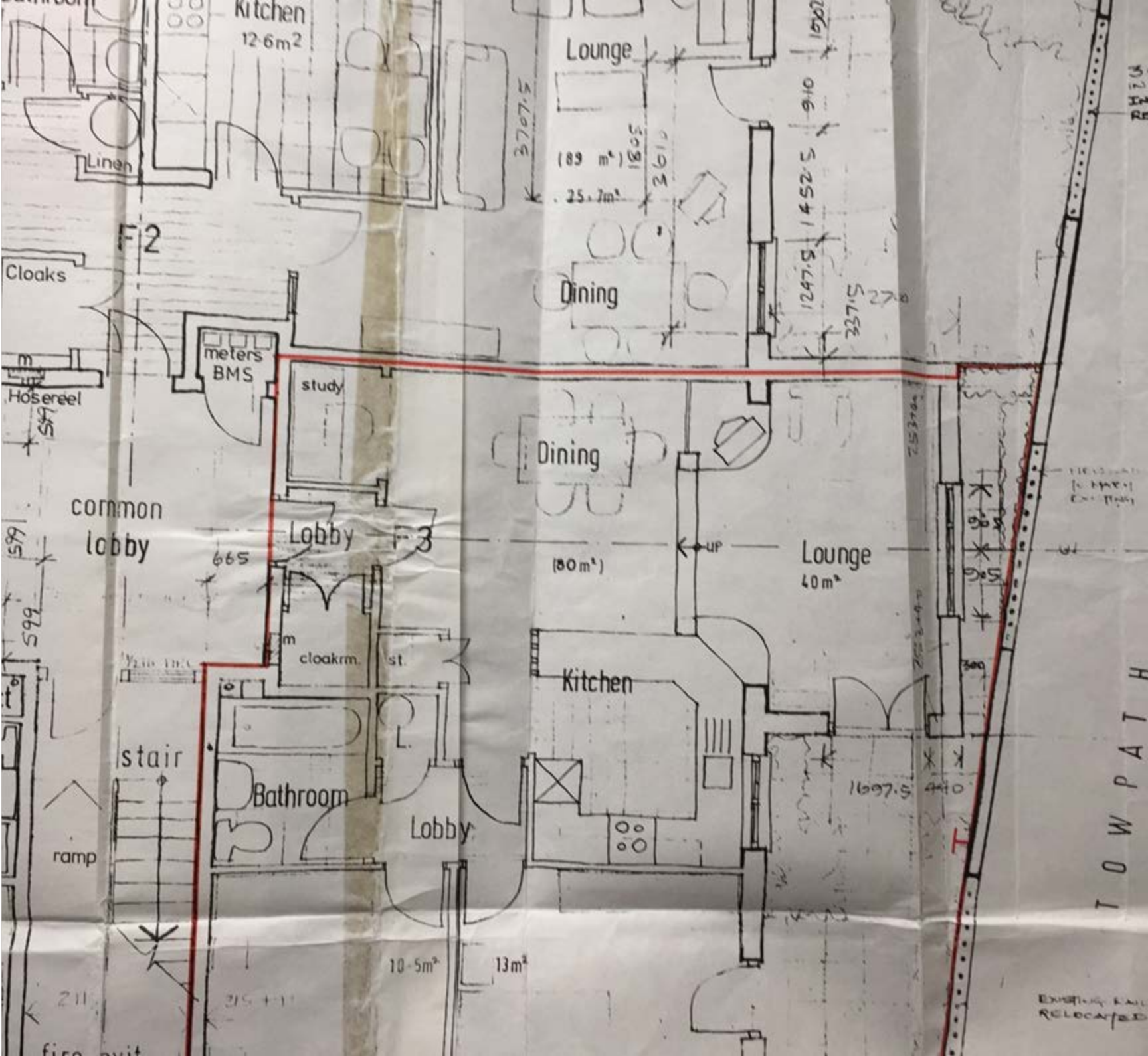
35-66 TIBER GARDENS

DWN BY	SCALE	CHK BY	STATUS	DATE
CRC	1:120 @ A3		WM	26.07.16
PROJ No.	REL No.	IS No.	DWG No.	REV No.
9771	RELO3	IS003	001	A

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L O N D O N • M A N C H E S T E R

Appendix 02

Floor Plan – 66-77 Treaty Street



Appendix 03

*Daylight and Sunlight
Results*

*Vertical Sky Component (VSC) and
Average Daylight Factor (ADF)*

Daylight Analysis

Vertical Sky Component							Average Daylight Factor								
Room	Window	Room Use	Existing	Proposed	Loss	%	Room	Window	Room Use	Glazed Area	ADF Existing	ADF Proposed	Total	Loss	%
67-77 TREATY STREET							67-77 TREATY STREET								
R1/20	W1/20	Bedroom	14.0	12.5	1.5	10.7	R1/20	W1/20	Bedroom	2.9	0.7	0.7			
R1/20	W6/20	Bedroom	29.7	29.5	0.2	0.7	R1/20	W6/20	Bedroom	1.3	1.1	1.8	1.1	1.7	0.1 5.6
R2/20	W2/20	LKD	5.9	4.9	1.0	16.9	R2/20	W2/20	LKD	1.1	0.2	0.2			
R2/20	W3/20	LKD	22.3	20.7	1.6	7.2	R2/20	W3/20	LKD	2.5	0.9	1.1	0.8	1.0	0.1 9.1
R3/20	W3/20	Living Room	22.3	20.7	1.6	7.2	R3/20	W3/20	Living Room	2.5	1.5	1.5	1.4	1.4	0.1 6.7
R4/20	W4/20	Living Room	8.7	7.2	1.5	17.2	R4/20	W4/20	Living Room	1.2	0.2	0.2			
R4/20	W5/20	Living Room	14.2	12.5	1.7	12.0	R4/20	W5/20	Living Room	2.9	0.4	0.7	0.4	0.6	0.1 14.3
R1/21	W1/21	Unknown	31.9	31.6	0.3	0.9	R1/21	W1/21	Unknown	0.9	0.8	0.8	0.8	0.8	0.0 0.0
R2/21	W2/21	Unknown	31.9	31.5	0.4	1.3	R2/21	W2/21	Unknown	0.9	0.5	0.5			
R2/21	W3/21	Unknown	17.5	15.7	1.8	10.3	R2/21	W3/21	Unknown	0.6	0.2	0.2			
R2/21	W4/21	Unknown	18.5	16.7	1.8	9.7	R2/21	W4/21	Unknown	3.4	0.8	0.7			
R2/21	W5/21	Unknown	17.4	15.5	1.9	10.9	R2/21	W5/21	Unknown	0.6	0.2	1.7	0.2	1.6	0.1 5.9
R3/21	W6/21	Unknown	13.2	11.8	1.4	10.6	R3/21	W6/21	Unknown	2.0	1.2	1.2	1.2	1.2	0.0 0.0
R4/21	W7/21	Unknown	18.5	16.5	2.0	10.8	R4/21	W7/21	Unknown	0.6	0.2	0.2			
R4/21	W8/21	Unknown	19.3	17.3	2.0	10.4	R4/21	W8/21	Unknown	3.4	0.8	0.7			
R4/21	W9/21	Unknown	18.0	15.9	2.1	11.7	R4/21	W9/21	Unknown	0.6	0.2	0.2			
R4/21	W10/21	Unknown	25.2	24.9	0.3	1.2	R4/21	W10/21	Unknown	0.9	0.4	1.7	0.4	1.6	0.1 5.9
R5/21	W11/21	Unknown	24.5	24.2	0.3	1.2	R5/21	W11/21	Unknown	1.4	1.1	1.1	1.1	1.1	0.0 0.0
R1/22	W1/22	Unknown	33.9	33.6	0.3	0.9	R1/22	W1/22	Unknown	0.9	0.9	0.9	0.9	0.9	0.0 0.0
R2/22	W2/22	Unknown	33.9	33.5	0.4	1.2	R2/22	W2/22	Unknown	0.9	0.5	0.5			
R2/22	W3/22	Unknown	28.9	26.9	2.0	6.9	R2/22	W3/22	Unknown	0.6	0.3	0.3			
R2/22	W4/22	Unknown	26.9	25.0	1.9	7.1	R2/22	W4/22	Unknown	3.5	1.2	1.2			
R2/22	W5/22	Unknown	29.1	27.0	2.1	7.2	R2/22	W5/22	Unknown	0.6	0.3	0.3			
R2/22	W6/22	Unknown	29.9	27.7	2.2	7.4	R2/22	W6/22	Unknown	1.0	0.5	2.8	0.4	2.7	0.1 3.6
R3/22	W7/22	Unknown	16.3	14.7	1.6	9.8	R3/22	W7/22	Unknown	2.2	1.4	1.4	1.4	1.4	0.0 0.0
R4/22	W8/22	Unknown	29.8	27.5	2.3	7.7	R4/22	W8/22	Unknown	0.6	0.3	0.3			
R4/22	W9/22	Unknown	27.7	25.8	1.9	6.9	R4/22	W9/22	Unknown	3.5	1.3	1.2			
R4/22	W10/22	Unknown	30.0	27.7	2.3	7.7	R4/22	W10/22	Unknown	0.6	0.3	0.3			
R4/22	W11/22	Unknown	30.7	28.4	2.3	7.5	R4/22	W11/22	Unknown	1.0	0.5	0.4			
R4/22	W12/22	Unknown	33.4	33.1	0.3	0.9	R4/22	W12/22	Unknown	0.9	0.5	2.8	0.5	2.7	0.1 3.6
R5/22	W13/22	Unknown	32.5	32.2	0.3	0.9	R5/22	W13/22	Unknown	1.4	1.3	1.3	1.3	1.3	0.0 0.0

No Skyline (NSL)

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
67-77 TREATY STREET						
R1/20	Bedroom	169.77	166.32	166.22	0.09	0.06
R2/20	LKD	243.48	49.87	44.28	5.59	11.20
R3/20	Living Room	160.86	117.80	103.41	14.39	12.21
R4/20	Living Room	317.21	126.36	108.52	17.85	14.12
R1/21	Unknown	137.47	130.58	130.55	0.03	0.02
R2/21	Unknown	269.29	265.50	264.83	0.67	0.25
R3/21	Unknown	90.78	62.78	51.61	11.17	17.79
R4/21	Unknown	269.08	265.30	265.30	0.00	0.00
R5/21	Unknown	137.72	135.22	135.21	0.01	0.01
R1/22	Unknown	137.47	132.83	132.82	0.02	0.01
R2/22	Unknown	269.29	266.41	266.41	0.00	0.00
R3/22	Unknown	90.78	79.68	62.12	17.57	22.05
R4/22	Unknown	269.08	267.70	267.37	0.32	0.12
R5/22	Unknown	137.72	135.23	135.22	0.00	0.00

Annual Probable Sunlight Hours (APSH)

Room	Window	Room Use	Orientation	Existing		Window Proposed		Winter Loss	Annual Loss	Winter %Loss	Annual %Loss	Room		Proposed		Winter %Loss	Annual %Loss
				Winter APSH	Annual APSH	Winter APSH	Annual APSH					Existing Winter APSH	Existing Annual APSH	Winter APSH	Annual APSH		
67-77 TREATY STREET																	
R1/20	W1/20	Bedroom	178	7	40	2	35	5	5	71.43	12.50						
R1/20	W6/20	Bedroom	-91	4	36	4	36	0	0	0.00	0.00	9	49	6	46	33.3	6
R2/20	W2/20	LKD	178	4	14	0	10	4	4	100.00	28.57	9	67	3	61	66.7	9
R3/20	W3/20	Living Room	-180	6	64	3	61	3	3	50.00	4.69	6	64	3	61	50.0	5
R4/20	W4/20	Living Room	178	8	21	5	18	3	3	37.50	14.29						
R4/20	W5/20	Living Room	178	8	34	2	28	6	6	75.00	17.65	10	43	5	38	50.0	12
R1/21	W1/21	Unknown	-91	7	38	7	38	0	0	0.00	0.00	7	38	7	38	0.0	0
R2/21	W2/21	Unknown	-91	6	37	5	36	1	1	16.67	2.70						
R2/21	W3/21	Unknown	178	13	47	10	44	3	3	23.08	6.38						
R2/21	W4/21	Unknown	178	13	63	11	61	2	2	15.38	3.17						
R2/21	W5/21	Unknown	178	14	49	11	46	3	3	21.43	6.12	16	77	12	73	25.0	5
R3/21	W6/21	Unknown	179	7	25	6	24	1	1	14.29	4.00	7	25	6	24	14.3	4
R4/21	W7/21	Unknown	178	15	49	11	45	4	4	26.67	8.16						
R4/21	W8/21	Unknown	178	15	65	11	61	4	4	26.67	6.15						
R4/21	W9/21	Unknown	178	15	50	12	47	3	3	20.00	6.00						
R4/21	W10/21	Unknown	89	9	36	6	33	3	3	33.33	8.33	17	73	12	68	29.4	7
R1/22	W1/22	Unknown	-91	9	42	7	40	2	2	22.22	4.76	9	42	7	40	22.2	5
R2/22	W2/22	Unknown	-91	7	40	7	40	0	0	0.00	0.00						
R2/22	W3/22	Unknown	178	17	74	15	72	2	2	11.76	2.70						
R2/22	W4/22	Unknown	178	13	70	11	68	2	2	15.38	2.86						
R2/22	W5/22	Unknown	178	17	74	15	72	2	2	11.76	2.70						
R2/22	W6/22	Unknown	178	18	75	16	73	2	2	11.11	2.67	18	81	16	79	11.1	2
R3/22	W7/22	Unknown	179	9	23	8	22	1	1	11.11	4.35	9	23	8	22	11.1	4
R4/22	W8/22	Unknown	178	19	76	15	72	4	4	21.05	5.26						
R4/22	W9/22	Unknown	178	16	73	13	70	3	3	18.75	4.11						
R4/22	W10/22	Unknown	178	19	76	15	72	4	4	21.05	5.26						

Room	Window	Room Use	Orientation	Existing		Window Proposed		Winter Loss	Annual Loss	Winter %Loss	Annual %Loss	Room Existing		Room Proposed		Winter %Loss	Annual %Loss
				Winter APSH	Annual APSH	Winter APSH	Annual APSH					Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R4/22	W11/22	Unknown	178	20	77	16	73	4	4	20.00	5.19						
R4/22	W12/22	Unknown	89	12	46	10	44	2	2	16.67	4.35	14	48	11	45	21.4	6

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