

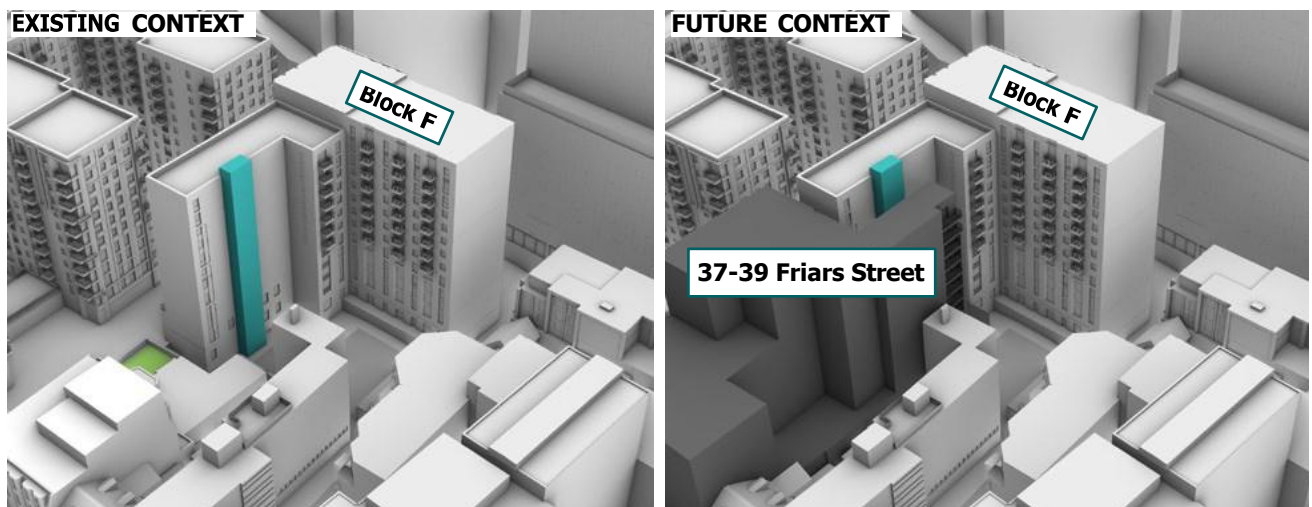
TECHNICAL NOTE: SHR Phase 1 - Plot F Secondary Stair Daylight & Sunlight Impact

GIA have been instructed to assess the impact of the proposed secondary stair for SHR Plot F in terms of daylight and sunlight amenity to surrounding residential buildings.

The purpose of this assessment is to support the planning application for the proposed amendment to SHR Phase 1 in relation to the following development description and the potential implication on daylight and sunlight:

- Installation of an external secondary escape staircase to the existing residential building at the Site.

The proposed amendment comprise the addition of a secondary stair to the eastern elevation of Plot F. The additional stair is largely silhouetted within the existing form of Plot F with a small pop up above the existing parapet height of c. 1.6m. The location of the proposed additional secondary stair is shown in teal in the overview below.



Subsequent to the review undertaken within the following pages, a small adjustment was made to the location and footprint of the secondary stair. Whilst there may be slight technical changes in individual results, they would be unlikely to change any of the overall conclusions reported herein.

Existing Residential Neighbouring Buildings

The following neighbouring residential properties have windows facing Plot F and are therefore sensitive to massing changes in the existing context:

- 30 Garrard Street;
- 1–29 Projection East;
- 1–45 Projection West;
- 1–41 Icon House;
- 32–34, 136–137, 144 Friar Street;
- 7–11 Station Road.

Owing to the small scale nature of the proposed additional secondary stair, it has not been considered necessary nor proportionate to undertake a full technical assessment of the daylight and sunlight impacts at the aforementioned neighbouring residential properties. Rather, a non-technical review has been undertaken. Based on professional judgement, whilst there may be slight technical changes in the individual results, there would not be material changes in terms of daylight and sunlight. The overall effects reported in the September 2020 ES Addendum would remain the same following inclusions of the additional stair. The daylight and sunlight levels at all other receptors would be unaffected by the addition of the secondary stair and do not require further consideration.

Since planning approval for the SHR Plot F RMA (RBC ref: PL/19/0466) and subsequent amendments (RBC ref: PL/20/1536), the site immediately to the east (37–39 Friar Street) has received planning permission (RBC ref: PL/22/0933) for a mixed use development comprising 103 residential dwellings (shown in dark grey on the previous “future context” overview). Owing to the scale, footprint and location of this adjacent development in relation to Plot F, it would obscure the view of the Plot F secondary stair from the relevant existing buildings. Therefore, any changes in daylight and sunlight resulting from the addition of the secondary stair would be temporary, until the 37–39 Friar Street development is implemented.

37–39 Friar Street

The layout of dwellings within the 37–39 Friar Street development has been approached sensitively to avoid habitable rooms facing SHR Plot F, this is demonstrated in the typical floor plan below which shows just two rooms per floor having windows facing west with a view towards SHR Plot F. Daylight and sunlight amenity to these two rooms per floor (levels 01–10) have been technically assessed and the results appended to this letter. The 37–39 Friar Street development received planning consent on the understanding of the close relationship to Block F and resulting lower daylight and sunlight levels.



The technical assessments have assessed the daylight and sunlight levels within these rooms using the methodology and criteria set out in the BRE Guidelines 2022. The daylight and sunlight levels have been calculated in two scenarios, without and with the secondary stair to identify any changes in performance resulting from the secondary stair.

The appended results shows that for daylight, in the existing condition (no stair) 3 out of the 20 rooms facing the Plot F meet the levels of MDI recommended by BRE. With the proposed secondary stair, this reduces to 1 room. The two rooms that would no longer meet the BRE recommendation for daylight are the LKD at Level 09 and the bedroom at Level 10. Both rooms are only marginally below their recommendations and would therefore remain acceptably daylit for the urban location.

Regarding the 17 rooms that were approved with daylight levels short of recommendation, 11 would experience absolute MDI alterations less than 5lux which would be unlikely to be perceivable by occupants. Three rooms located at levels 06 and 07 would experience an absolute alteration of 7 or 8lux which is not considered to be a marginal deviation from the levels experienced without the stair. The final three see changes of 11, 13 and 15lux. One of these three is the LKD at level 08 which remains well daylit with an MDI in excess of the recommendation for living rooms whilst the other two are bedrooms at levels 08 and 09. Both bedrooms have access to well daylit living spaces.

Therefore, the addition of the secondary stair to the eastern elevation of Plot F is not considered to materially alter the daylight amenity of future occupiers of 37–39 Friar Street.

In terms of sunlight access, there is no change in sun exposure on 21st March to any of the dwellings facing Plot F, therefore, sunlight to the 37–39 Friar Street consent is unaffected by the proposed secondary stair.

Dwellings within SHR Phase 1

Owing to the small scale nature of the proposed additional secondary stair and its location relative to the habitable rooms within SHR Block F, it has not been considered necessary nor proportionate to undertake a full technical assessment of the daylight and sunlight impact upon the dwellings within SHR Block F. Rather, a non-technical review has been undertaken. Based on professional judgement, whilst there may be slight technical changes in the individual results to an isolated few rooms, there would not be material changes in terms of daylight and sunlight. The overall performance of these rooms and the development as a whole would remain comparable to approved development as implemented. The daylight, sunlight and overshadowing levels at all other receptors within the SHR Masterplan would be unaffected by the addition of the secondary stair and do not require further consideration.

It is therefore concluded that the proposed amendments would not have a material impact on the daylight and sunlight levels to neighbouring properties, both existing and consented, nor upon dwellings within the Proposed Development itself.

Yours sincerely

For and on behalf of GIA



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Director

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1 APPENDIX A: ASSESSMENT RESULTS

37-39 Friars Street – Levels 01-10

		DAYLIGHT MEDIAN DAYLIGHT ILLUMINANCE (lux)				SUNLIGHT SUN EXPOSURE 21 MAR (hrs:mins)			
ROOM REF.	ROOM USE	TARGET (lux)	WITHOUT STAIR	WITH STAIR	ABSOLUTE CHANGE	TARGET (hrs:mins)	WITHOUT STAIR	WITH STAIR	ABSOLUTE CHANGE
35-39 FRIARS STREET – LEVEL 01									
1	L/K/D	200	39	37	2	01:30	00:00	00:00	00:00
2	BEDROOM	100	5	4	1	01:30	00:00	00:00	00:00
35-39 FRIARS STREET – LEVEL 02									
3	L/K/D	200	47	45	2	01:30	00:00	00:00	00:00
4	BEDROOM	100	5	3	2	01:30	00:00	00:00	00:00
35-39 FRIARS STREET – LEVEL 03									
5	L/K/D	200	59	57	2	01:30	00:00	00:00	00:00
6	BEDROOM	100	6	4	2	01:30	00:00	00:00	00:00
35-39 FRIARS STREET – LEVEL 04									
7	L/K/D	200	79	77	2	01:30	00:31	00:31	00:00
8	BEDROOM	100	8	5	3	01:30	00:00	00:00	00:00
35-39 FRIARS STREET – LEVEL 05									
9	L/K/D	200	101	99	2	01:30	00:43	00:43	00:00
10	BEDROOM	100	10	6	4	01:30	00:00	00:00	00:00
35-39 FRIARS STREET – LEVEL 06									
11	L/K/D	200	124	117	7	01:30	00:56	00:56	00:00
12	BEDROOM	100	13	9	4	01:30	00:00	00:00	00:00
35-39 FRIARS STREET – LEVEL 07									
13	L/K/D	200	145	137	8	01:30	01:46	01:46	00:00
14	BEDROOM	100	20	13	7	01:30	00:00	00:00	00:00
35-39 FRIARS STREET – LEVEL 08									
15	L/K/D	200	174	161	13	01:30	02:01	02:01	00:00
16	BEDROOM	100	32	21	11	01:30	00:10	00:10	00:00
35-39 FRIARS STREET – LEVEL 09									
17	L/K/D	200	212	195	17	01:30	02:41	02:41	00:00
18	BEDROOM	100	56	41	15	01:30	00:10	00:10	00:00
35-39 FRIARS STREET – LEVEL 10									
19	L/K/D	200	481	431	50	01:30	03:45	03:28	00:17
20	BEDROOM	100	128	83	45	01:30	00:56	00:56	00:00

