LOCAL PLANNING AUTHORITY REF: 2022/1835

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY WATKINS JONES GROUP

FOLLOWING THE NON-DETERMINATION OF PLANNING APPLICATION REFERENCE 2022/1835 BY THE LONDON BOROUGH OF WANDSWORTH

IN RESPECT OF

SITE AT 41-49 AND 49-59 BATTERSEA PARK ROAD LONDON SW8 5AL

(BOOKER CASH & CARRY AND BMW CAR SERVICE GARAGE)

APPEAL REFERENCE – APP/H5960/W/24/3358065

PROOF OF EVIDENCE

OF

P Fletcher BSc (Hons) MSc

ON BEHALF OF THE APPELLANT

1. Qualification & Experience

1.1 I am Paul Fletcher BSc (Hons) and MSc in Naval Architecture from UCL. I advise exclusively on Daylight/Sunlight and Rights of Light matters. I am a director of Point 2 Surveyors Ltd and Waterslade Ltd, and have practiced in this specialism exclusively for over 30 years. I founded Point 2 Surveyors in 2014. We are a leading consultancy within this field with over 75 staff. Waterslade Ltd was founded in 1993, with the aim of providing software and technical consultancy services for property developers, architects, planning consultants and surveyors. Waterslade has developed, and maintains, a software package known as 'SOL' – which implements the BRE and British Standard guidance on daylighting. It also implements the calculations involved in determining Rights of Light injury. The software is generally regarded as the leading software in the field and is used by many leading practitioners. I regularly present lectures and CPD talks on these subjects, and am part of the daylight group which provides input on the BRE Guide 209; *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022) [1] ("the BRE Guide"). I also co-wrote the technical section within '*The Law of Rights of Light*' (May 2024, 2nd ed. Wildy, Simmonds and Hill Publishing) by Jonathan Karas KC**.**

1.2 My work includes detailed design stage advice, to ensure a developing scheme reacts appropriately to its context and provides amenity within properties and to open space, as well as the preparation of final planning reports assessing the impact of a scheme by reference to the appropriate planning policy. I have provided analysis and advice for thousands of major development projects in Central London and many other major cities and towns throughout the UK.

[1] CDB.11

1.3 Previous inquiry experience includes the following sites:

- 17-37 William Road, London (APP/X5210/W/21/3284957)
- Aylesbury Estate, Sites 1b-1c, London – (APP/NPCU/CPO/A5840/74092RD)
- Former Waterboard Site, Cambridge (APP/QO5O5/A/06/2027414/NWF)
- Old Sorting Office, Bessant Drive, Kew (APP/L5810/A/10/2123838/NWF)
- Lok'n Store, Berkeley Avenue, Reading (APP/E0345/A/07/2049497)
- 40-46 Harleyford Road, SE11 5AY (APP/N5660/W/23/3345872)

1.4 The evidence which I have prepared and provide for this appeal in this proof of evidence is true to the best of my knowledge. It has been prepared and is given in accordance with Planning Policy and Building Research Establishment guidance, and I confirm that the opinions expressed are my true and professional opinions.

2. Introduction

2.1 I am instructed by Watkins Jones Group ("the Appellant"). Point 2 were initially instructed to advise on the project in the run up to a previous planning application in 2015 (the "Extant Scheme") (for another client) at the site (the "Appeal Site") which was consented, and we have been involved in the various iterations of the design culminating in the scheme the subject of this appeal.

2.2 I have reviewed the most recent sunlight daylight and sunlight report and the supplementary documents[2] submitted with the planning application and I agree with their contents.

[2] CDA.14, CDA.55 &CDA.56

2.3 The planning application the subject of this appeal (LPA Reference **2022/1835)** (the "Application") proposes:

'Demolition of the existing building and construction of three new buildings (between 12 and 22 storeys in height), comprising 55residential units (Use Class C3) and Student Accommodation comprising 762 student bedrooms (Sui Generis) along with 495sqm (GIA) flexible Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F) floorspace with associated works including hard and soft landscaping, car parking, new vehicular access/servicing, and other ancillary works..' ("the Appeal Scheme")

2.4 I began working on my evidence to address Reason for Putative Refusal number 2, as stated in the Council's minutes of its planning committee of 14 January 2025 (CDF.03) which referred to loss of amenity in neighbouring buildings. As a result, when I started to prepare this proof of evidence I included extensive coverage of assessments of the established daylight levels across numerous sites within the Vauxhall, Nine Elms, Battersea Opportunity Area ("VNEB") area as well as those in longer established residential areas in Central London.

2.5 However, following the Case Management Conference held on 4th March between the parties and the Inspector, the Council confirmed that the daylight and sunlight amenity to neighbouring residential properties was not considered unacceptable and that this was no longer a matter in contention at this appeal. As a result, I had spent a considerable amount of time in preparing evidence which was no longer needed. As I understand it the Council's concerns now focus on the effects of the Appeal Scheme on amenity spaces at the New Covent Garden Market development.

2.6 Therefore, following that meeting I was instructed to focus my evidence on the effects of the Appeal Scheme on the amenity areas in the New Covent Garden Market site to the northeast of the site and the open spaces in the Battersea Power Station Phase 4 development. The scope

of the Council's concerns was clarified further following the letter from Winkworth Sherwood on behalf of LBW dated 10th March 2025 which explained that in relation to daylight/sunlight/overshadowing the only issue the Council wished to pursue relates to the potential for overshadowing of the amenity spaces at the New Covent Garden Market development.

2.7 The Council has also raised amenity issues of outlook and privacy in relation to the residential units within Simper Mansions (which is now occupied, although it was not when the Application was made) and the garden amenity areas in the Battersea Power Station Phase 4a development (which is nearing completion) and the amenity areas in the future New Covent Garden Market Entrance Site development (which currently benefits from an outline planning permission but without reserved matters approval for the Entrance Site or its amenity areas).

2.8 The proof is structured in the following sections and supporting appendices:

- Section 3 – Planning History in relation to Daylight
- Section 4 – Policy.
- Section 5 – Approach
- Section 6 – BRE Guidelines on Daylight and Sunlight
- Section 7 – Local Context
- Section 8 – Overshadowing Precedents in VNEB Opportunity Area
- Section 9 – Existing Site
- Section 10 – Extant Scheme
- Section 11 – Appeal Scheme
- Section 12 – Potential Overshadowing of the New Covent Garden Market site
- Section 13 – Assessment of the Overshadowing Effect of the Appeal Scheme
- Section 14 – Outlook and Privacy.
- Section 15 – Summary and Conclusions.

Appendices A-C contain the following data and supporting information:

- Appendix A – Existing, Extant Scheme and Appeal Scheme Drawings

- Appendix B – VNEB Opportunity Area and Local Precedents
- Appendix C – Overshadowing Drawings for New Covent Garden Market Development.

3. Relevant Planning History in relation to Daylight

3.1 Point 2 has advised on the daylight and sunlight assessments in respect of the Appeal Site since 2015 and the design of the built development on the site has evolved over the intervening decade in response to policy changes, regulatory changes and market requirements. The table below outlines the key stages.

Date	Description
June 2015	Point 2 instructed by DTZ Investors to advise on Daylight/Sunlight and Overshadowing matters of the Extant Scheme
July 2015	Point 2 undertake measured survey of Site
July 2015	Point 2 carry out initial Daylight/Sunlight assessment of Assael Architecture proposals
July 2015 – December 2015	Design development work with Assael to develop proposed scheme in response to daylight/sunlight considerations
December 2015	Planning Application Formally Submitted for the Extant Scheme (Planning Ref: 2015/6813)
Jan 2016	Daylight and Sunlight Report prepared by Point 2
28th March 2019	Planning Consent Granted for the Extant Scheme
October 2021	Point 2 instructed by the Appellant to advise on Daylight/Sunlight and Overshadowing matters in relation to a revised scheme for the site
16th March 2022	Pre-App meeting with LBW where initial daylight/sunlight results presented
May 2022	Formal Submission of Planning Application (Planning Ref: 2022/1835)
8th June 2022	DRP Presentation to LBW
July 2022 – August 2022	Plot 01 Design Refinement following comments received from DRP

15th December 2022	Point 2 prepare Daylight and Sunlight Summary Note for LBW
6th February 2023	Pre-App meeting with LBW
21st April 2023	Point 2 prepared Daylight and Sunlight Report for submission to LBW
January 2024	Point 2 prepared revised Daylight and Sunlight Report for submission to LBW
26th April 2024	Revised Daylight and Sunlight Report dated January 2024 issued to LBW
May 2024	Revised Planning Submission to include: -Reduced height of Plot 01 from 14 to 12 storeys - Reduction in footprint and rotation of Plot 01 - Introduction of second stair core - Reduction in no. of dwellings from 81 to 55 - Reduction in no. of student beds from 779 to 762
June 2024	Point 2 issued technical pack to Delva Patman Redler to enable them to undertake an independent review of the submitted Daylight and Sunlight Report.
5th August 2024	Delva Patman Redler Issued their Independent Daylight/Sunlight Review Report on behalf of LBW.
16th August 2024	Supplementary Daylight/Sunlight Letter prepared by Point 2 (received by LBW on 18th November 2024) relating to minor changes to Plot 01 (balconies and internal layouts).

3.2 Following the lodging of the appeal for non-determination, in January 2025 the Council cited the following reasons for Putative Refusal of the proposals:

1. *"The quantum height, and of the increased height of the proposal was excessive compared to the extant scheme."*

2. *"As a consequence of the increase in height and close proximity there would be an impact on the adjoining properties, in particular the Peabody site. There would be a*

loss of amenity and outlook for the adjoining blocks, with an impact of overlooking the existing gardens as well in the amenity space on the Peabody site. There would be an overbearing impact on the neighbouring sites, particularly the homes in the Peabody site"

3. *"Due to the change in use from being wholly residential to being overwhelmingly for student use with some residential. There was a balance between need and demand and the was the wrong balance for land use, and for this site, given the demand and need for housing, and affordable housing in particular, was greater here."*

3.3 Reason for Refusal Number 2 above cites 'amenity and outlook', as well as overlooking. In the Wandsworth Local Plan[3] LP2 (page 288, summary box B 1) daylight and sunlight is top of the list of factors which constitute amenity. It is also generally understood that a reference to 'loss of amenity' includes daylight and sunlight. The Council subsequently, in the Statement of Common Ground (CDH.01), agreed that daylight and sunlight impact to neighbouring properties was not an issue and that the only issue related to daylight or sunlight was the overshadowing of the two podium garden/amenity spaces in the proposed New Covent Garden Market (NCGM) Entrance site.

4. Policy

4.1 Before considering daylight and sunlight issues in respect of the matters of concern to the Council, I think it appropriate to set out some matters of policy and approach.

The National Planning Policy Framework 2024 (CDB.01)

4.2 **Chapter 11. Making Effective Use of Land**, (paragraph 125) states (emphases added):

[3] CDC.01, page 288, box B 1.

"*125. Planning policies and decisions should:*

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;…"

4.3 Paragraph 130 in the section headed "Achieving appropriate densities" says; (emphasis added)

"*…Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:…*

(c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide ***acceptable*** *living standards)."*

4.4 The question of what constitutes "acceptable" living standards can be guided by the established norm and what has been accepted in the local area and this will be considered in detail later.

4.5 The Mayor's Housing SPG[4] in paragraph 1.3.45 states (emphases added) "*Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."*

4.6 Furthermore paragraph 1.3.46 of the Mayor's Housing SPG states (emphasis added), "*The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."*

4.7 Thus both national and London Plan policy emphasise the need for flexibility in cases such as the present one i.e. brownfield land in a dense urban area.

Local Planning Policy

[4] CDB.07

4.8 **Wandsworth Local Plan, 2023-3038**[5], adopted July 2023. Relevant sections of the Local Plan that relate specifically to daylight and sunlight amenity considerations are as follows:

4.9 **LP2** General Development Principles (Strategic Policy) *"B. Development proposals must not adversely impact the amenity of existing and future occupiers or that of neighbouring properties or prevent the proper operation of the uses proposed or of neighbouring uses. Proposals will be supported where the development:*

1. Avoids unacceptable impacts on levels of daylight and sunlight for the host building or adjoining properties (including their gardens or outdoor spaces);"

4.10 *"**14.11** In assessing whether sunlight and daylight conditions are good, both inside buildings and in gardens and open spaces, the Council will have regard to the most recent Building Research Establishment guidance, both for new development, and for properties affected by new development. In some circumstances, mathematical calculations to assess daylight and sunlight may be an inappropriate measure, and a non-site judgement will often be necessary."*

4.11 **LP27 Housing Standards**; *"B. All new residential development will be expected to provide dual-aspect accommodation, unless it can be suitably demonstrated that a single aspect dwelling would provide for a more appropriate design solution than a dual aspect dwelling. Where such circumstances are demonstrated, all single aspect units should:*

1. Provide for an acceptable level of daylight for each habitable room, and optimise the opportunity for enabling direct sunlight;"

4.12 *"**17.33** External amenity space of all kinds must be fit for purpose, have sufficient privacy, preferably be of a regular shape and receive as much daylight and sunlight as possible."*

[5] CDC.01

4.13 **LP28** Purpose-Built Student Accommodation

"*A. Proposals for Purpose - Built Student Accommodation will be supported where the development:*

5. Provides a high-quality living environment, including the provision of adequate functional living spaces and layouts, well-integrated internal and external communal areas, and a high level of amenity (providing good levels of daylight and sunlight, and natural ventilation)";

4.14 In **The London Plan 2021** (CDB.02), in relation to daylight, Policy D6 on Housing and quality standards says *"The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context"*.

5. Approach

5.1 It is accepted that the assessment of potential daylight impacts is a two-stage process. In the *Rainbird* case (CDE.11), the judge noted that the assessment of impact on daylight and sunlight amenity was a two-part process:

- First, as a matter of calculation of whether a change in daylight and sunlight levels occurs. This can be answered by considering the BRE Guidelines and indeed any other industry recognised methodologies for assessing the impact to and quality of daylight and sunlight, and

- Second, as a matter of judgment, whether that deterioration would be acceptable in the particular circumstances of the case, including the local context.

5.2 Similarly, in the recent Goldsworth Road, Woking Appeal[6] the Inspector noted that *"applying the BRE guidance, is only the first stage in a necessary two stage test; the second stage being consideration of context, including planning policy and wider amenity issues."*

5.3 My view is that this two-stage approach should also be taken in respect of the consideration of potential impacts associated with overshadowing.

5.4 A further approach from the case law on Daylight and Sunlight which I believe should be applied to overshadowing considerations (derived from an appeal decision for the development of the Land at Edgware Road, Church Street, Paddington Green and Newcastle Place (CDE.01)) is that 'noticeable' change is not to be equated with 'unacceptable' change. The following extract from the Inspector's report gives pragmatic guidance on the interpretation of the default BRE criteria:

5.5 *"13.103 According to the BRE Guide, a Vertical Sky Component (VSC) of 27% will give the potential for good interior diffuse daylighting. A reduction in VSC to less than both 27% and 80% of its former value will be noticeable. '**Noticeable**', however, is not to be equated with '**unacceptable**' [emphasis added]. And, as its introduction acknowledges, the Guide is just that - 'although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design'. That is true in urban areas especially, where VSCs very much lower than 27% do not seem to diminish the attraction of some popular residential areas."*

6. BRE Guidelines on Daylight and Sunlight

[6] CDE.13, paragraph 37

6.1 The BRE Guide is widely accepted as the starting point by which to assess the suitability of a proposed development in daylight and sunlight terms. In its introduction, the BRE Guide itself urges that the guidelines be interpreted flexibly:

"The advice given here is not mandatory……Although it gives numerical guidelines these should be interpreted flexibly…...For example in an 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.…."

6.2 The BRE criteria for gardens or amenity areas are as follows, *'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.'*

6.3 It is important to note that these default nationwide BRE numerical criteria are based on 25 degree development angles (see image below) and VSC is intended as a measure of the light from the sky reaching a neighbouring building. Clearly the building typology assumption behind these criteria is of a low-rise, low-density location. There are, however, no specific references to alternate typologies or densities in the overshadowing section of the BRE which would be more appropriate to assessing acceptability of overshadowing in more densely developed urban locations. As a result, I have considered the implications of applying an analogous approach to that adopted in parts of the Daylight and Sunlight in respect of overshadowing.

6.4 Targets based on 25-degree development angles are frequently inappropriate, and indeed very often wholly unachievable, in urban areas. Clearly, a higher development angle will lead to lower daylight and sunlight levels and larger regions of shadow. The image in Figure 1 below is an extract from the BRE guidelines[7].

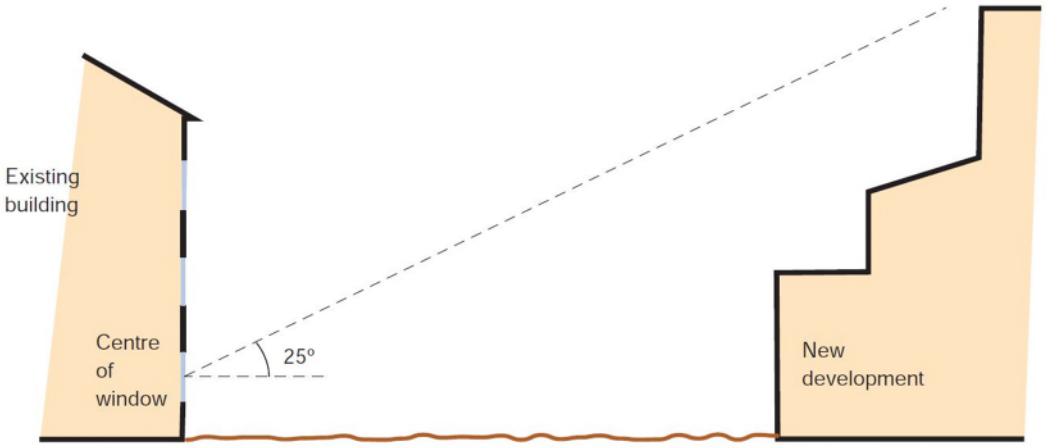


Figure 1 – extract from Figure 14 on page 15 of the BRE Guide

6.5 Consequently, the BRE Guide expressly acknowledges that alternative targets may be used depending on the relevant context of the proposed development. As well as the references to alternative targets in the Introduction, Appendix F of the guidelines provides more details and says in paragraph F1; *"Sections 2.1, 2.2, and 2.3 give numerical target values…….. These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development"*.

6.6 Whilst the BRE do not provide specific alternative overshadowing targets, flexibility should be applied in higher density areas. Since it is recognised that flexibility must be applied when considering daylight impacts, there can be no logical reason why the same should not be true when considering overshadowing. The reasons for adopting a flexible approach apply just as

[7] CDB.11

much to overshadowing considerations as they do to the consideration of daylight impacts. Furthermore, the quantitative overshadowing test is based on consideration of access to sunlight on 21st March. At this time of the year, for much of the day, the sun follows a low trajectory across the sky, which is often below the typical skyline in a higher-density central urban area. Therefore, as I shall show, it is common for courtyards to experience overshadowing at this time of year.

6.7 As discussed above, notwithstanding the putative reasons for refusal adopted by resolution, the Council has confirmed that it is not taking any Daylight and Sunlight points in respect of neighboring buildings at the Inquiry. As a result, these are not considered in any detail in this Proof of Evidence however for the benefit of the Inspector the Daylight and Sunlight reports that accompany the planning application the subject of this appeal (see CDA.14, CDA.55 and CDA.56) conclude that;

a. For the Viridian Apartments there will be improved levels of compliance both in terms of VSC and NSL assessed against the BRE guidelines, when compared to the Extant Scheme.

b. That the Appeal Scheme will have a broadly comparable level of daylight and sunlight effect upon the New Mansion Square to that of the Extant Scheme.

c. The daylight and sunlight provision to the neighbouring outline consented developments will remain commensurate for an urban development site within the VNEBOA. The neighbouring open spaces and amenity areas will have access to sunlight in March, with the principle linear park exceeding BRE guidance. As a result, the Appeal Scheme will not unduly prejudice the future implementation of those schemes in due course.

6.8 The Council's independent review of the Point 2 Daylight and Sunlight Report[8] concluded that the assessment had been undertaken in accordance with the BRE guidelines.

6.9 The Planning Officers' Committee report[9] at paragraph 11.55 concluded that *"…the impacts of the proposed development in lighting terms in respect of impact upon neighbouring residential buildings is considered proportionate to the form of development and its location within a densely built-up setting with the Opportunity Area (VNEB) that does not depart significantly from the extant scheme approved on the site. For these reasons, the objection*s raised on loss of light and overshadowing grounds are not therefore considered sustainable."

7. Local Context

7.1 The image in Figure 2 below (sourced from Google Maps) is an aerial view of the Appeal Site (outlined in red). The only building on site is the former Booker warehouse building. The recently completed New Mansion Square development (which was formerly referred too as Battersea Power Station Phase 4a or the Peabody development) is outlined in pink. The Veridian Apartments are outlined in blue. The New Covent Garden Market – Entrance Site is outline in green. This currently houses the temporary Flower Market building. However, this site has outline consent for a future redevelopment for a residential led scheme.

[8] CDM.19
[9] CDF.01

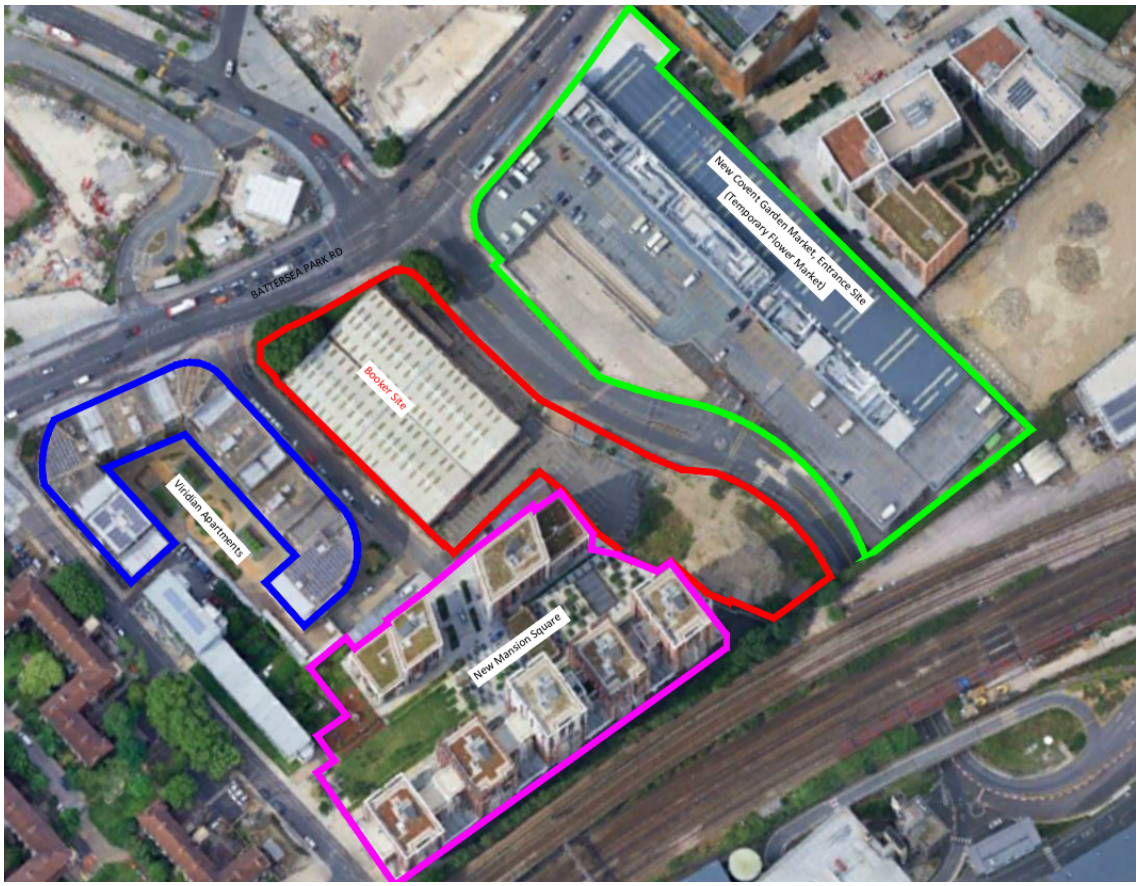


Figure 2. – The Appeal Site – Google Earth

8. Overshadowing Precedents in Nine Elms Regeneration Area

8.1 A wide area daylight and sunlight assessment has been undertaken across the Nine Elm regeneration area. A labelled plan of this region is provided on drawing P2874/WAM/01 in Appendix B, an extract of which is shown below in Figure 3:

Figure 3 – extract of drawing P2874/WAM/01

8.2 Many of the buildings in the above image have already been completed, and some are under construction, but others are yet to be started or are outline consents only.

8.3 Drawings P2874/WAM/11-13[10] in Appendix B show 3D views of the VNEB Opportunity Area.

8.4 In addition to mapping the daylight levels across this region, the overshadowing of a representative sample of garden/amenity areas has been undertaken. The overshadowing exercise has been limited to regions that have already been built.

[10] CDI.07

8.5 Drawings P2874/WAM/06-10 in Appendix C[11] show the results of the BRE overshadowing test for sample set of garden/amenity area in completed developments within the VNEB region and the relevant results are discussed below:

Battersea Gardens

8.6 This development is around 400m to the east of the Appeal Site and has large linear garden amenity area along central north-south oriented spine. The image shows that 18% of the amenity area receives 2 hours of sunlight on 21st March. Clearly this is well below the default BRE suggested guideline target.

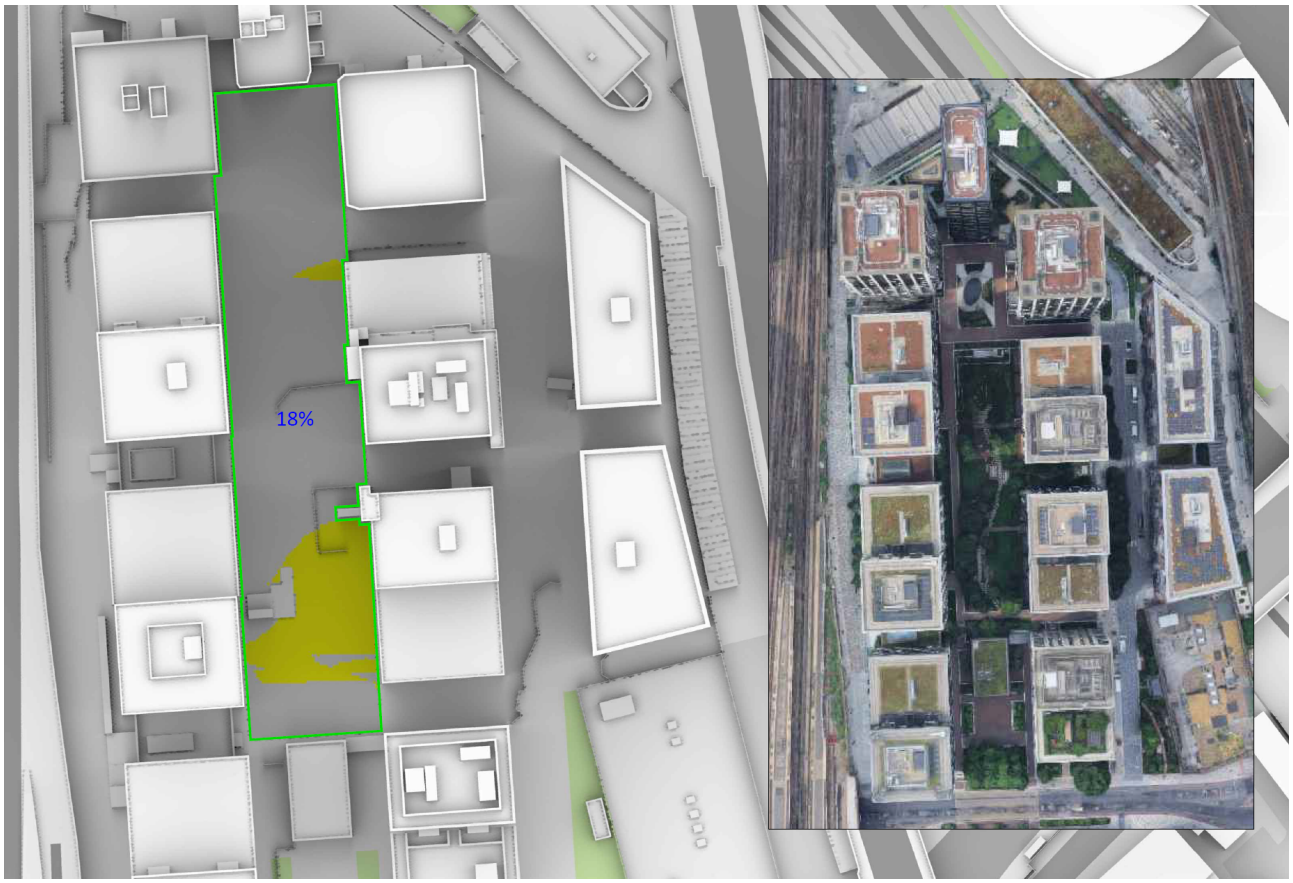


Figure 4: Battersea Gardens overshadowing

[11] CDI.07

46 Ponton Road

8.7 This development is 200m to the west of the Appeal Site and has courtyard garden amenity area open to the south. The image shows that 32% of the amenity area receives 2 hours of sunlight on 21st March. Again, clearly this is well below the default BRE suggested guideline target.

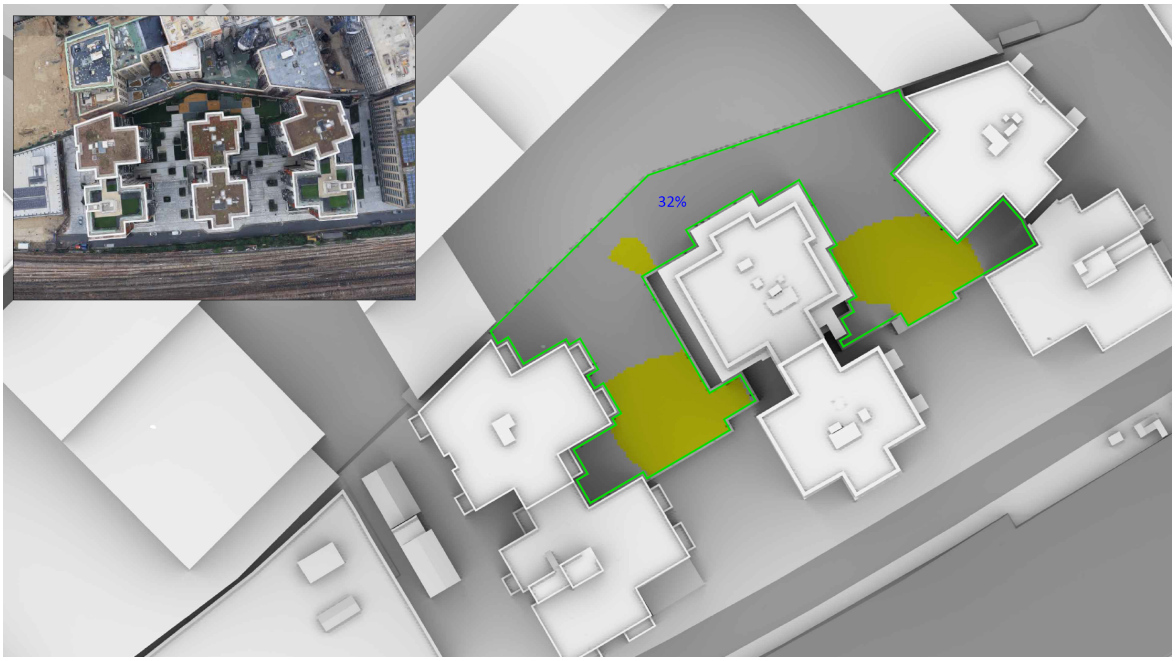


Image 5: 46 Ponton Road overshadowing

The Residence

8.8 This development is around 350m to the west of the Appeal Site and has courtyard garden amenity area open to the south. The image shows that 35% of its eastern amenity area receives 2 hours of sunlight on 21st March. The figure for the western amenity area is 11%.

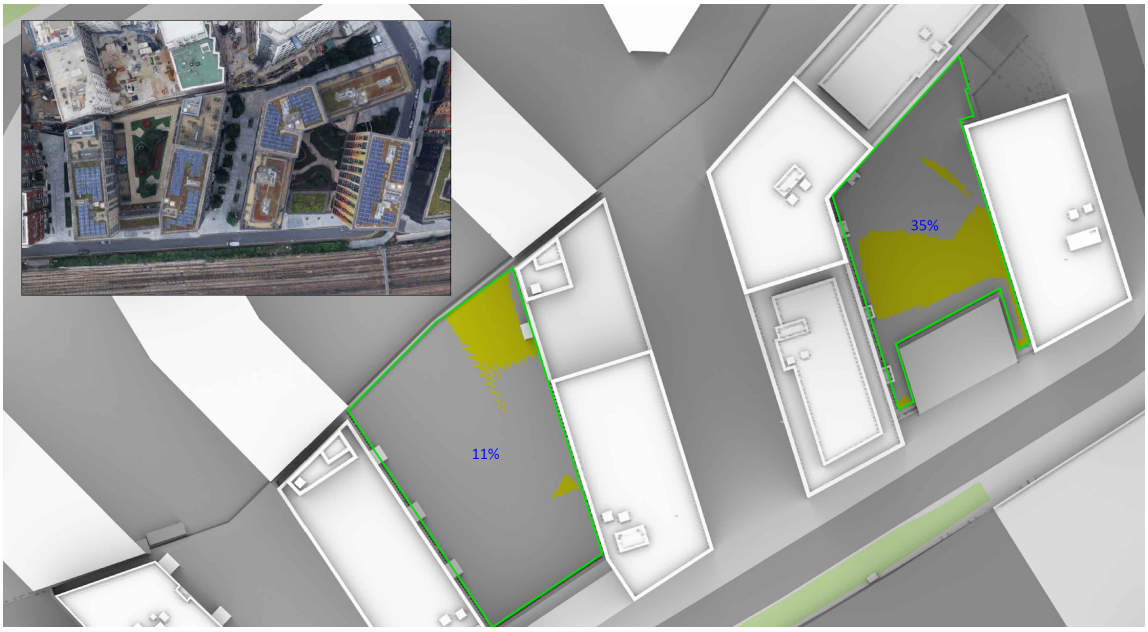


Figure 6: The Residence overshadowing

Embassy Gardens

8.9 This development is around 700m to the northwest of the Appeal Site. The image shows that 30% of its eastern amenity area receives 2 hours of sunlight on 21st March. The figure for the western amenity area is 3%.

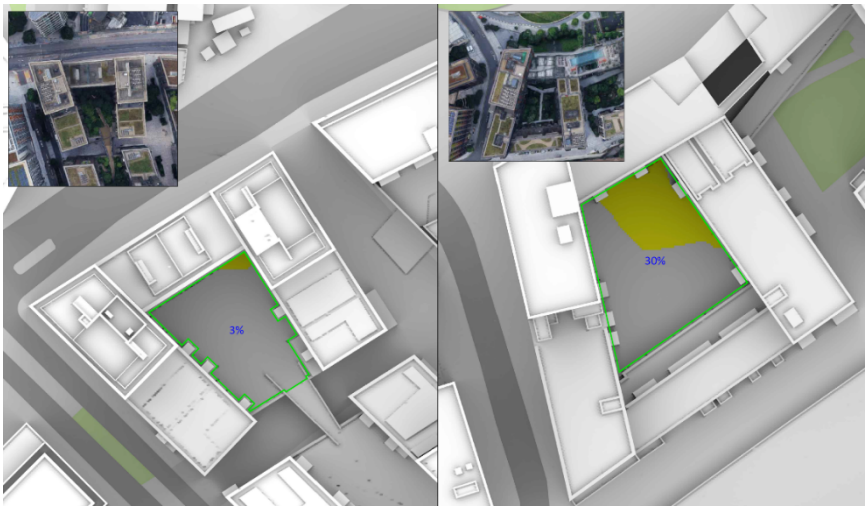


Figure 7: Embassy Gardens overshadowing

Riverlight

8.10 The image shows that 19% of its eastern amenity area receives 2 hours of sunlight on 21st March. The figure for the western amenity area is 35%.

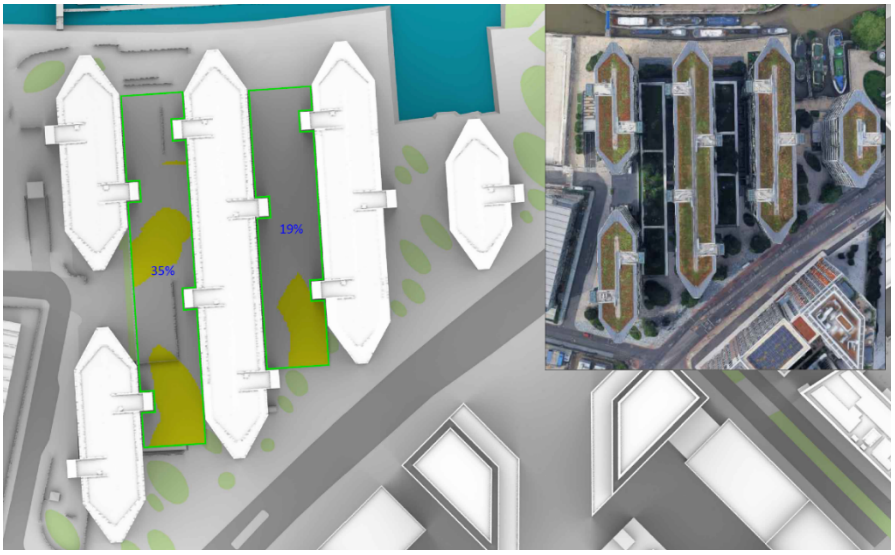


Figure 8 - Riverlight Overshadowing

9. The Appeal Site

9.1 The existing form of the Appeal Site is shown drawings P2874/28-31[12] in Appendix A. An extract of drawing P2874/29 is shown below with the existing former Booker building shown in dark blue. For the New Covent Garden Market site, the outline consented maximum parameter massing is shown in magenta.

[12] CDI.07

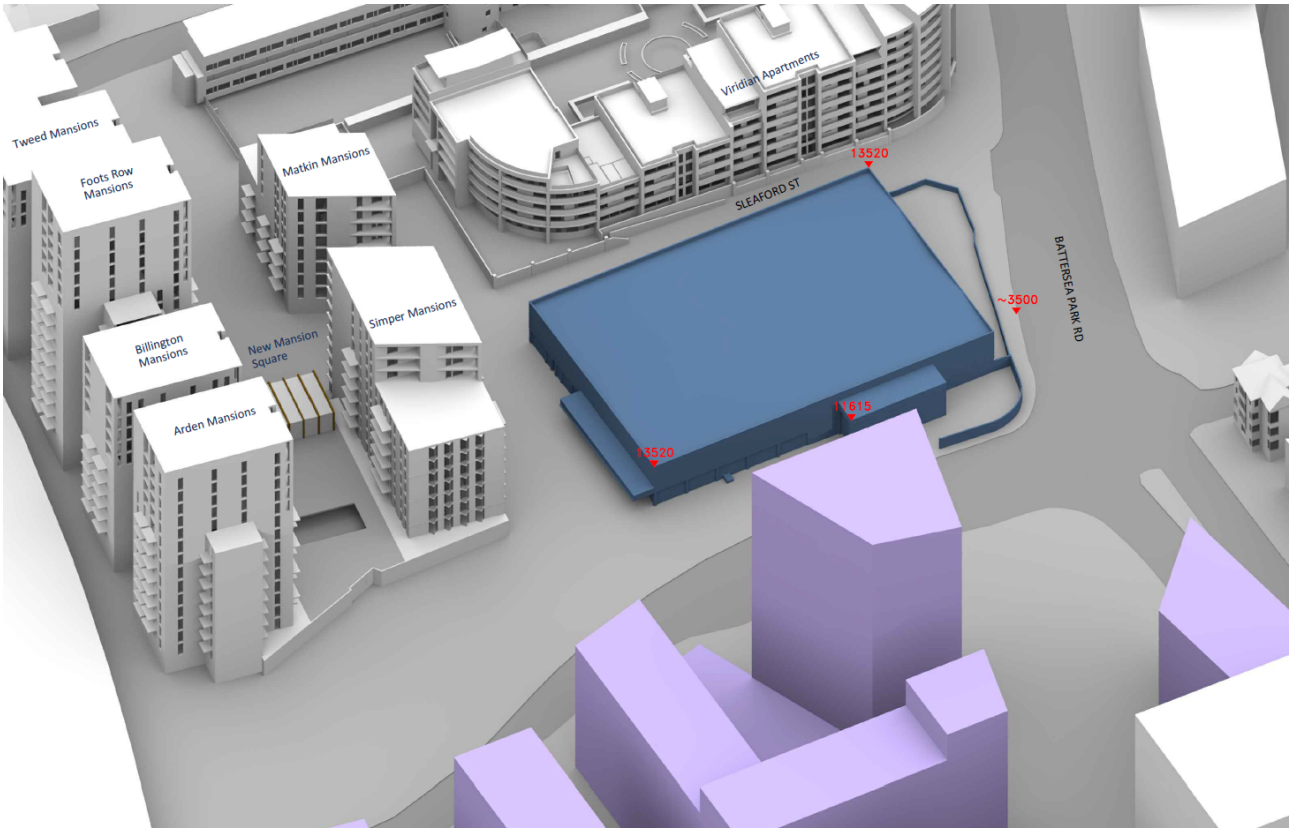


Figure 9 - extract of drawing P2874/29 showing Appeal Site and maximum parameters massing for the New Covent Garden Market Entrance Site

10. The Extant Scheme

10.1 The Extant Scheme is shown in drawings P2874/31-33 in Appendix A. An extract of drawing P2974/32 is shown below. The Extant Scheme is shown in gold and the outline New Covent Garden Market Entrance maximum parameter massing is shown in magenta.

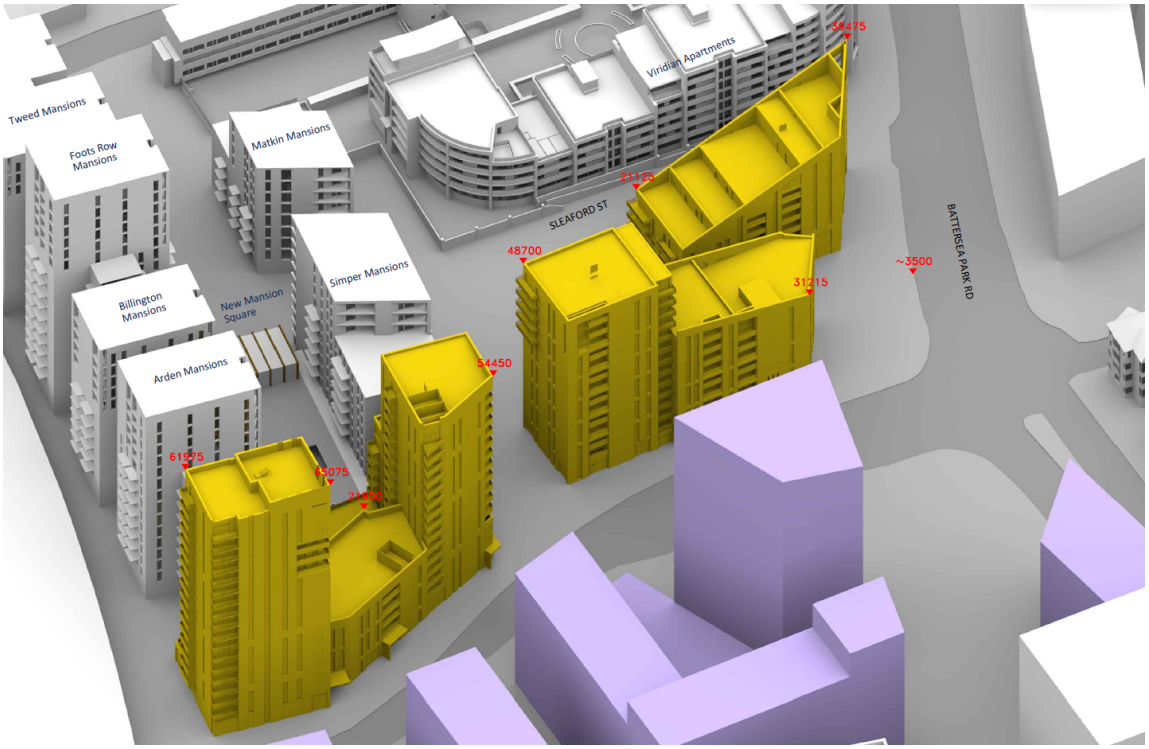


Figure 10 – Extract of drawing P2974/32 - the Extant Scheme

11. The Appeal Scheme

11.1 The Appeal Scheme is shown in drawings P2874/34-36 in Appendix A. An extract of drawing P2974/35 is shown below. The Appeal Scheme is shown in cyan and the New Covent Garden Market Entrance maximum parameter massing is shown in magenta.

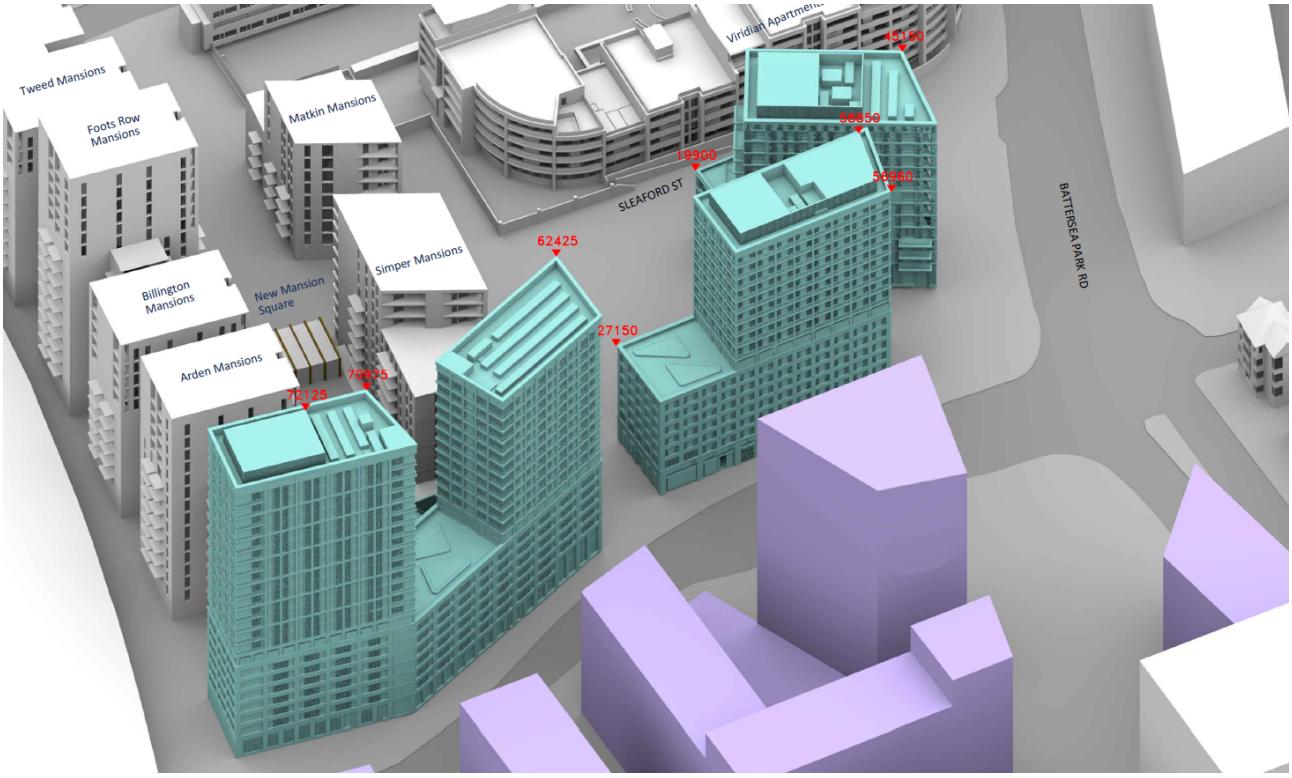


Figure 11 – extract from drawing P2974/35 – Appeal Scheme with New Covent Garden Market Entrance Site maximum parameters

12. Potential Overshadowing of the deck Amenity Area of the New Covent Garden Market Entrance Site

12.1 Given that the New Covent Garden Market Entrance Site has outline consent only, it will likely be some years before this site will be redeveloped. This means that there is considerable uncertainty as to the precise detail of what may built on this site in the future, particularly in light of the age of the outline consent. Therefore, in order to understand how to assess and address the concerns raised by the Council in their Statement of Case, it is necessary to understand the vision for the site and its environs outlined in the 2014 consent[13], and what has been built in the intervening decade. The 2014 planning consent was part outline and part

[13] CDM.08, CDM.12, CDM.14

detail phased application for a 24-hectare site split into three zones as shown in the Figure 12 below.

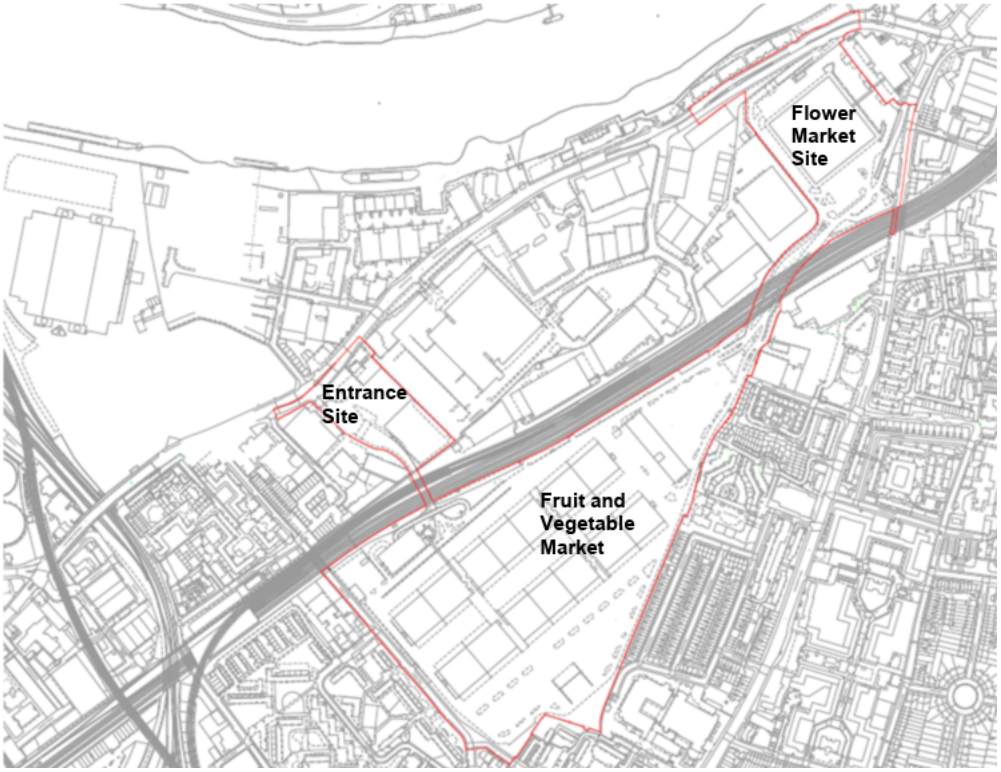


Figure 12 - New Covent Garden Market Site

12.2 The 2014 consent for the wider redevelopment of the New Covent Garden sites included an outline consent for the area neighboring the Appeal Site referred to as the 'Entrance Site' in the 2014 planning application documents.[14]

12.3 The planning application included drawings showing the maximum parameter plans and maximum AOD levels for the Entrance Site, as well as images and descriptions of illustrative schemes in the Design and Access Statement (DAS) and further references in the Design Guide.

[14] CDM.08

12.4 The maximum parameter massing was provided in the Skidmore Owings Merrill (SOM) drawing OPA-ES-110 dated 30/7/2013,which formed part of the New Covent Garden Market Entrance Site application, an extract of which is shown below.

Figure 13: extract of drawing OPA-ES-110 – New Covent Garden Market

12.5 This shows the maximum footprint of each of the eight proposed blocks, labelled E1 to E8, together with a maximum height Above Ordnance Datum (AOD) for each region. It is understood that the dashed lines show the maximum extent of balcony projections.

12.6 The DAS[15] included various artists impressions and visualisations possible concept schemes, one of which is shown below.

[15] CDM.12, page18 of PDF, 407 of document

Figure 14: extract of New Covent Garden Market Design and Access Statement

12.7 Other images in the DAS[16] show variations of this form. Section 7.7 of the DAS provides a further illustration of a possible design which shows roof levels below those on the maximum parameter plan (see extract below).

[16] CDM.12, page 32 of PDF, 421 of document

Figure 15: extract from New Covent Market Garden Design and Access Statement

12.8 Section 6.2 of the Design Guide[17] provides further information on the outline application and suggests that the parameter massing should be broken up into smaller sections using setbacks and/or other divisions, and provides images of examples facades with upper-level setbacks. It appears that the purpose of the Design Guide was not to define a particular illustrative scheme but to provide a guide to the style and character envisioned for the site.

12.9 Overshadowing of amenity spaces was considered for an illustrative scheme, at Section 7.8 of the DAS[18]. However, this assumed that the Appeal Site would not be redeveloped.

[17] CDM.14
[18] CDM.12, page 33 of PDF, 422 of document

12.10 Furthermore, a site wide overshadowing assessment of the 2014 New Covent Garden maximum parameter massing was undertaken by Eb7. The results of this are shown in their drawing numbered Figure 16.63[19], an extract of which is shown below in Figure 16.

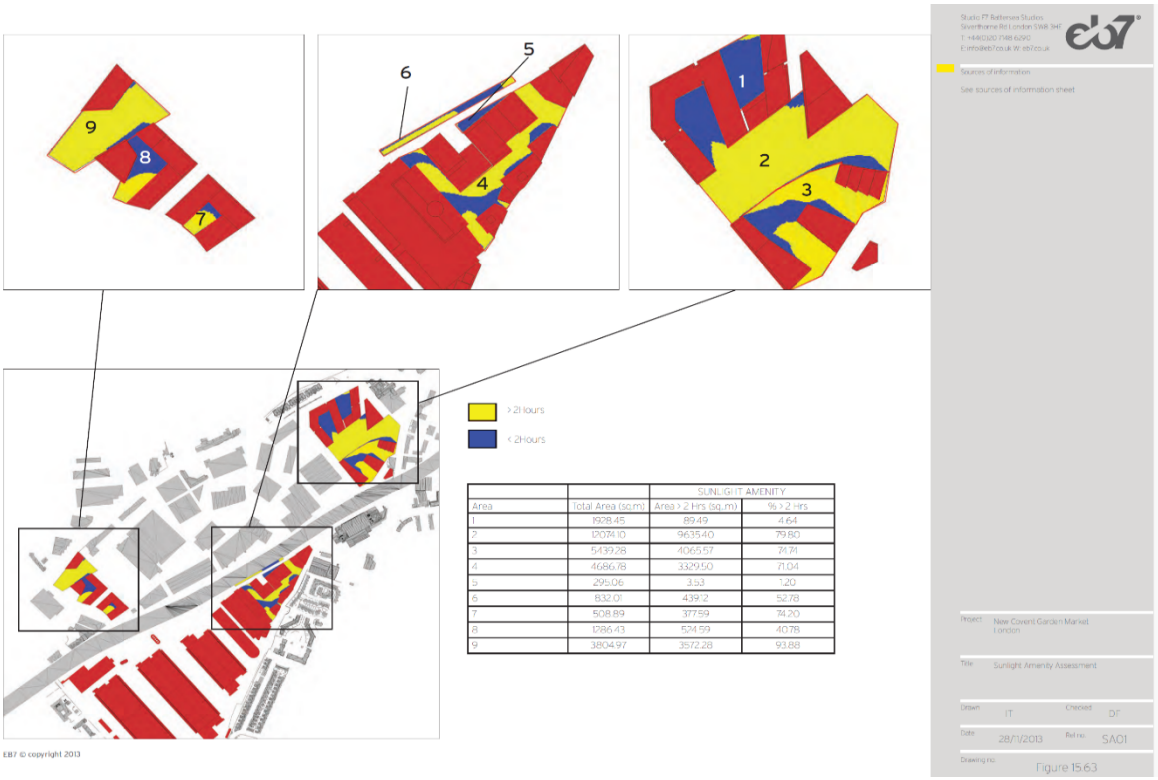


Figure 16 – extract of overshadowing assessment of the New Covent Garden Market Site application

12.11 The top left-hand portion of the above image shows their results for the NCGM Entrance Site which were labelled as Area 7, 8 & 9. This showed that only around 40% of the northern podium amenity space (labelled Area 8) would receive 2 hours of sunlight on 21st March.

12.12 We also note there were other amenity areas which were heavily overshadowed with sunlight amenity figures of 4.64% for Area 1 and 1.2% for Area 5. Nevertheless, the ES Chapter[20] in paragraphs 15.251-254 concluded that across the Sites, sunlight penetration would be good.

12.13 Therefore, whilst the Council have raised an issue on the overshadowing to the podium decks of the NCGM Entrance Site in relation to the Appeal Site, it is clear that an assessment of

[19] CDM.13 Page 3 of Eb7 Appendix J-3
[20] CDM.18 Eb7 D&S ES Chapter page 15-21

impacts revealing below target results was before the Council when it granted the 2014 outline consent.

12.14 In the intervening decade since the grant of the 2014 outline consent, much of the VNEB region to the north of the New Covent Garden Market site has been redeveloped, and the as-built form differs considerably from that envisioned in 2014. The image below shows the current Google Earth imagery.

Figure 17 - Google Earth image of New Covent Garden Market

12.15 It can be seen that the recently constructed buildings to the north of the temporary flower market are considerably taller and higher density than those shown in the image from the Design and Access Statement in paragraph 12.6 above.

12.16 This sort of change over time is typical of other sites within the VNEB due to the changed policy expectation of, and requirement, for higher densities to make best use of available land.

12.17 Therefore, it is likely that during the detailed design phase, and subsequent Reserved Matters Applications, of the New Covent Garden Market Entrance Site the suitability of the

parameters plan massing will be reviewed to ensure that any detailed design would meet current policy requirements and would respond to the altered form of the neighbouring development sites.

12.18 It has to be remembered that the parameters imposed on the 2014 outline planning permission are maxima. In my view, in order to respond appropriately to current policy requirements and guidelines, it is highly unlikely that the scheme envelope would exactly match the maximum parameter plans. The detailed design of this site and its reserved matters application would need to take account of the development on the Appeal Site and the relevant applicable policy (including relevant guidance relating to overshadowing) at that time. However, I will come on to show how full compliance with guidance on overshadowing could readily be achieved in the sections below.

13. Assessment of the Overshadowing Effects of the Appeal Scheme

13.1 The assessment that accompanied the application for the Appeal Scheme has considered both the illustrative scheme massing of the New Covent Garden Market Entrance Site as used in the January 2024 daylight and sunlight report21 as well as the maximum parameter massing22 shown in paragraph 11.7 above. The differences in massing between these two is not large.

13.2 The attached drawings P2874/SHAD/45-47 in Appendix C show the results of the BRE 21st March 2 hour overshadowing test for various scenarios which are described in detail below.

13.3 Drawing P2874/SHAD/45 shows existing site building on the Appeal Site and the illustrative massing on the NCGM Entrance Site which was used in the January 2024 daylight and sunlight (D&S) report. The results match those presented in the D&S report. This shows that

[21] CDA.14
[22] CDM.08 Maximum Parameter Massing drawing OPA-ES-110

(contrary to the findings of Eb7 in the 2014 ES), each amenity area achieves the BRE target of 50%. The result is not surprising as the two podium courtyards would have access to afternoon sunlight at a very low angles over an undeveloped region of the Appeal Site.

13.4 However, this scenario is hypothetical since it is implausible that the Appeal Site would remain undeveloped. Therefore, the results of this scenario are of little relevance to the question in hand.

13.5 Drawing P2974/SHA/46 shows the results of the BRE overshadowing test for the Extant Scheme, an extract of which is shown below.

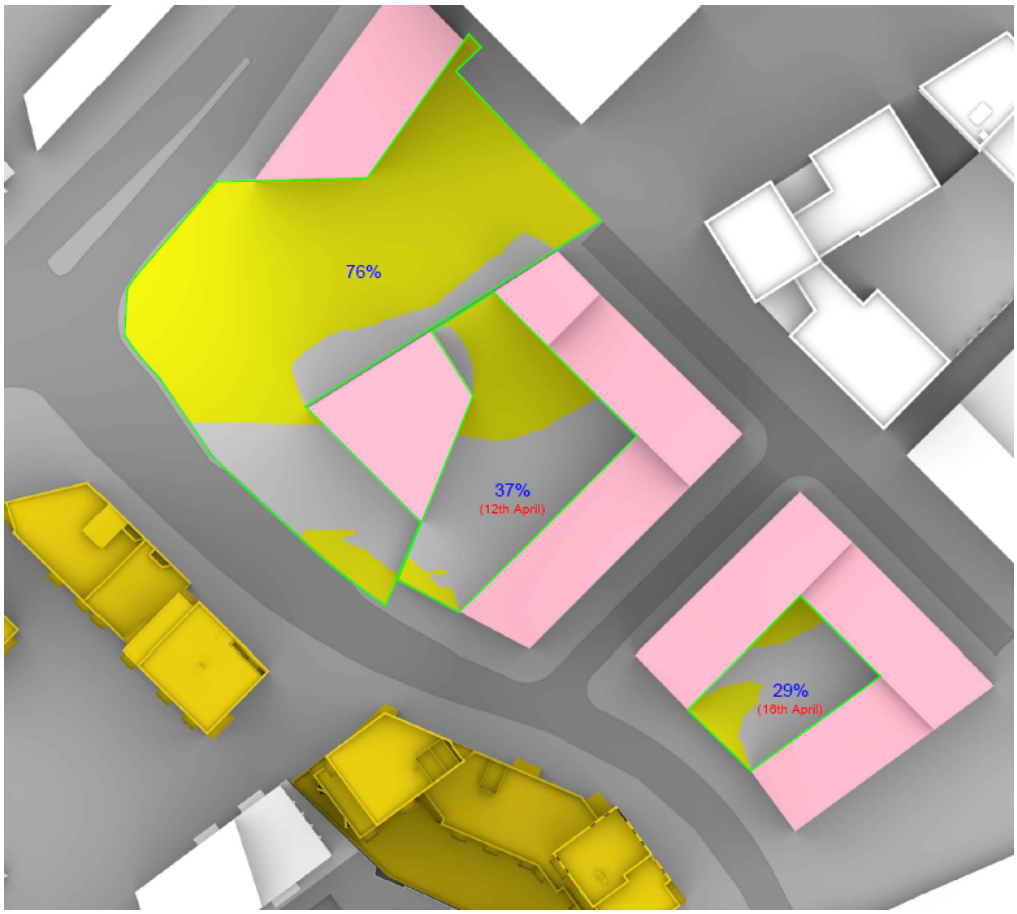


Figure 18 : Drawing P2974/SHA/46 showing the BRE overshadowing test for the Extant Scheme

13.6 The figures for the two podium decks match those in the Point 2 Daylight and Sunlight[23] report and both are under the 50% BRE suggested target. The Linear Park amenity area to the north is different since a larger building has been constructed on its northern boundary such that the Linear Park is now smaller. Nevertheless, the Linear Park remains compliant. The northern courtyard would receive 2 hours of sunlight on 21st March over 37% of its area and would achieve the 50% target on 12th April. The southern courtyard would receive 2 hours of sunlight on 21st March over 29% of its area and would achieve the 50% target on 16th April.

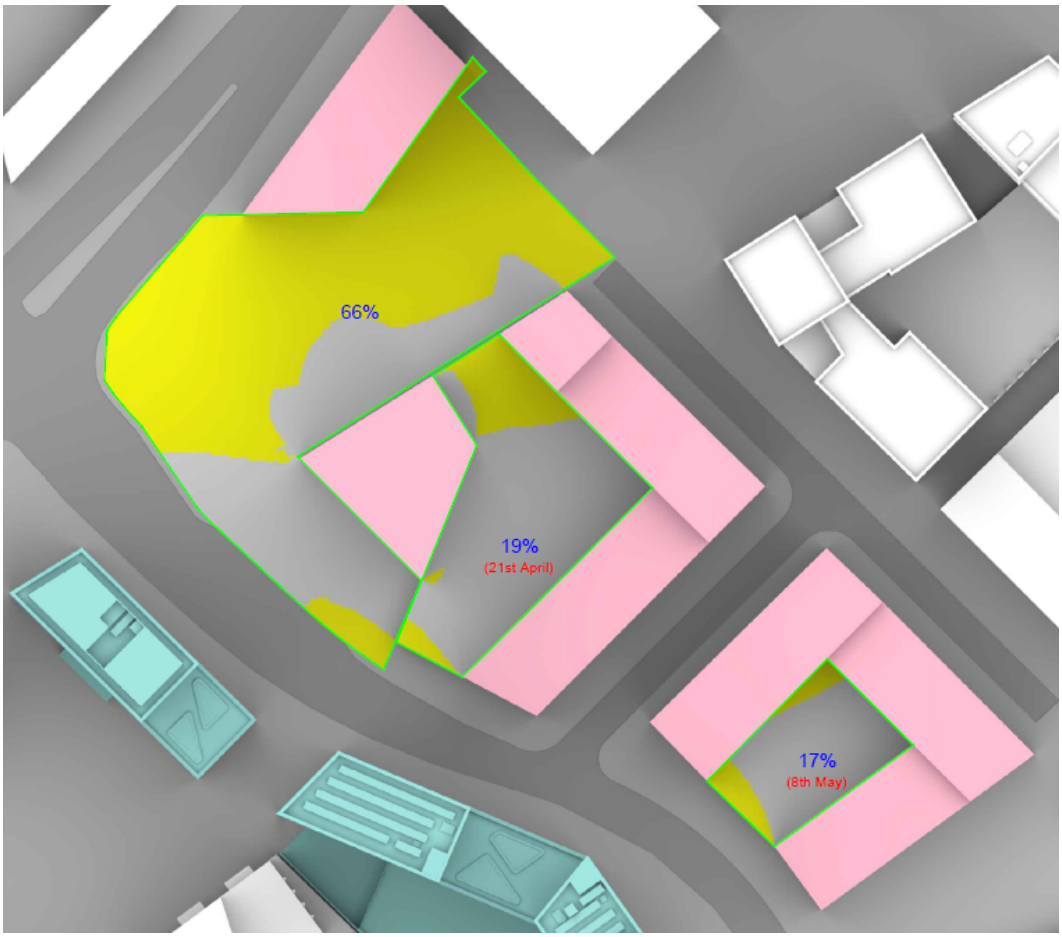


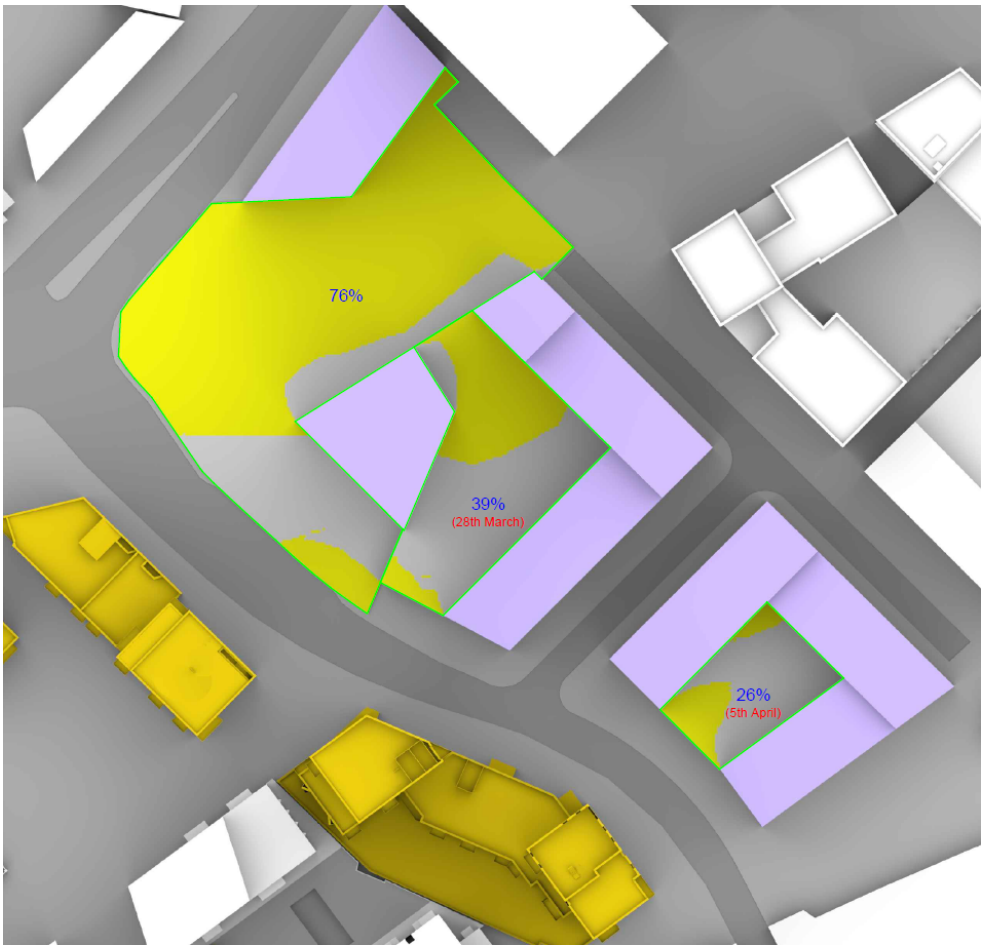
Figure 19: Drawing P2974/SHAD/47 - overshadowing test for Appeal Scheme for the Appeal Scheme.

[23] CDA.14 Point2 D&S Report (Jan 2024)

13.7 Figure 19As shown in the Point2 Daylight & Sunlight Report[24] the situation is similar to the Extant Scheme but the region that receives 2 hours of sunlight is slightly smaller than that of the Extant Scheme scenario.

13.8 The northern courtyard would receive 2 hours of sunlight on 21st March over 19% of its area and would achieve the 50% target on 21st April. The southern courtyard would receive 2 hours of sunlight on 21st March over 17% of its area and would achieve the 50% target on 8th May.

13.9 Drawing P2874/SHAD/47 (extract below) shows the results of the BRE overshadowing test for the Extant Scheme with the maximum parameter massing on the New Covent Garden Entrance Site.



[24] CDA.14 Point2 D&S Report (Jan 2024)

Figure 20: Drawing P2874/SHAD/47 showing the BRE overshadowing test for the Extant Scheme with the maximum parameters for the New Covent Garden Market Scheme.

13.10 The results are broadly similar to those of the illustrative scheme shown in Point 2 Daylight & Sunlight report25, albeit that the northern courtyard is slightly better, and the southern courtyard is slightly worse. The differences are due to differences in both podium and roof levels. Again, the Linear Park to the north is different due to recently constructed building on the adjacent site to the north which has effectively reduced the size of the Linear Park compared to that envisioned in 2014.

13.11 The northern courtyard would receive 2 hours of sunlight on 21st March over 39% of its area and would achieve the 50% target on 28th March. The southern courtyard would receive 2 hours of sunlight on 21st March over 26% of its area and would achieve the 50% target on 5th April.

13.12 Drawing P2874/SHAD/47 (extract below) shows the situation with the Appeal Scheme.

[25] CDA.14

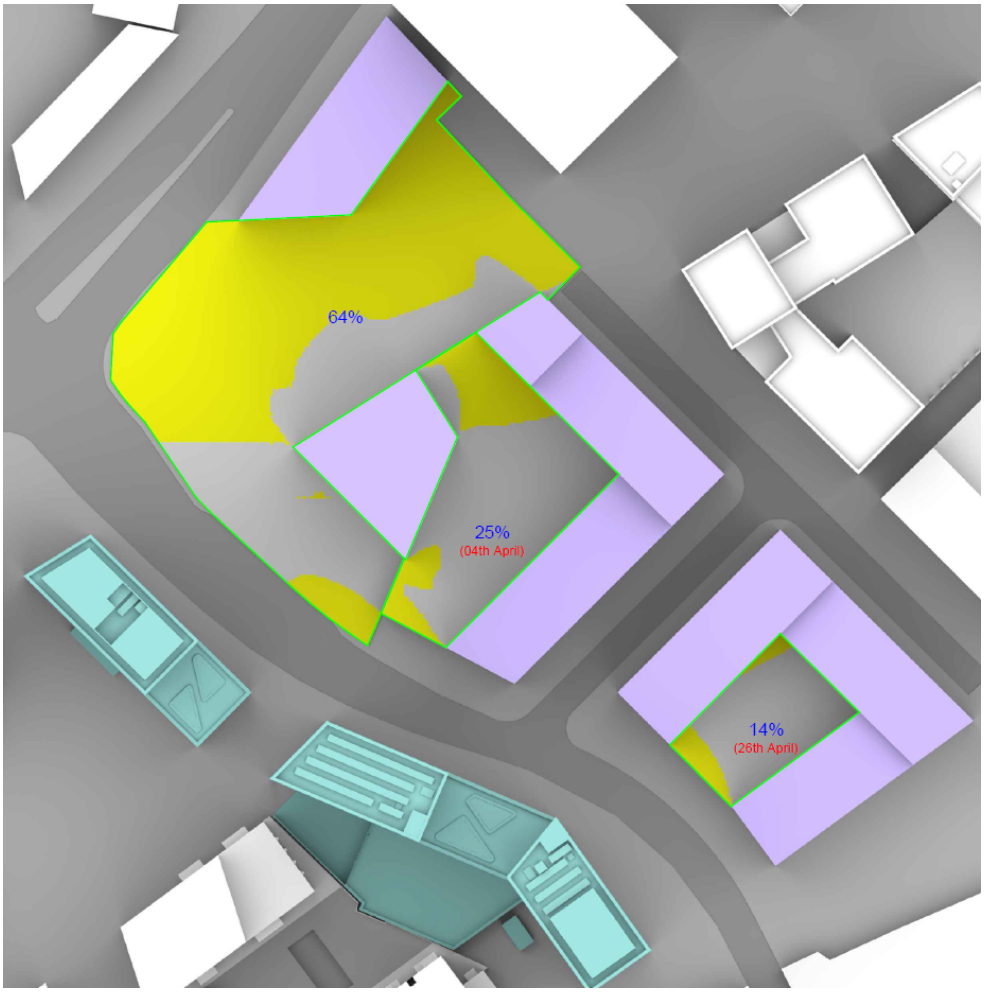


Figure 21: P2874/SHAD/47 showing the BRE overshadowing test for the Appeal Scheme with the maximum parameters for the New Covent Garden Market Scheme

13.13 Again, this shows the northern courtyard is slightly better than the results for the illustrative scheme shown in the Point2 D&S report26, and the southern courtyard is slightly worse. The Linear Park to the north is also slightly worse but this remains comfortably compliant with the BRE guidelines. The northern courtyard would receive 2 hours of sunlight on 21st March over 25% of its area and would achieve the 50% target on 4th April. The southern courtyard would receive 2 hours of sunlight on 21st March over 14% of its area and would achieve the 50% target on 26th April.

[26] CDA.14

13.14 However, importantly, the New Covent Garden Market Site scheme is yet to be designed in detail, the parameter plan massing does not constitute a worked up detail design, and the overshadowing figures calculated will be very sensitive to the detail of the design. In order to demonstrate this, I have calculated a possible variation within the maximum parameters to provide an example of how small changes to the massing would result in an overshadowing situation that is no worse than that of the Extant Scheme scenario. This is shown in drawing P2974/SHAD/50 (extract below).

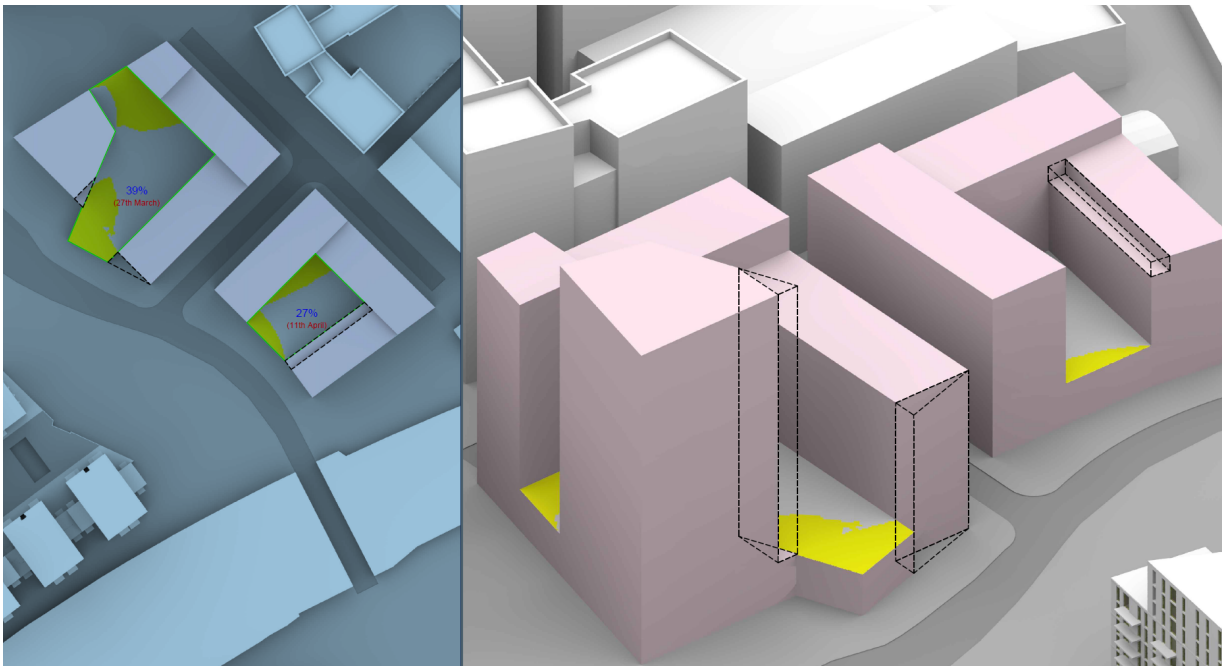


Figure 22: Extract of drawing P2974/SHAD/50 – overshadowing test showing a slight change in parameters

13.15 This is important since the putative reason for non-determination is that the Appeal Scheme causes more overshadowing than that of the Extant Scheme. The image above shows that small alterations to the massing within the maximum parameter massing would address the situation. Given that the NCGM scheme is only at outline stage, such minor amendments could readily be incorporated in the design phase leading up to a future reserved matters

application. The solution shown above is, however, just one of many potential ways to achieve the same result.

13.16 Furthermore, the principal cause of the overshadowing of the courtyards is due to the position of the blocks along southern edge of each podium and therefore irrespective of the scheme design on the Appeal Site, from an overshadowing perspective, it would be beneficial to have upper-level setbacks or reduced roof levels on these southern blocks of the New Covent Garden Market scheme.

13.17 Having tall southern blocks and relying on the Appeal Site remaining undeveloped or very low-rise is not a logical solution to the issue, particularly as the Appeal Site is allocated for development. I have also considered massing alterations within the maximum parameter plan to achieve full compliance with the BRE overshadowing targets. An example of this is shown in drawing P2874/SHAD/51 (extract below).

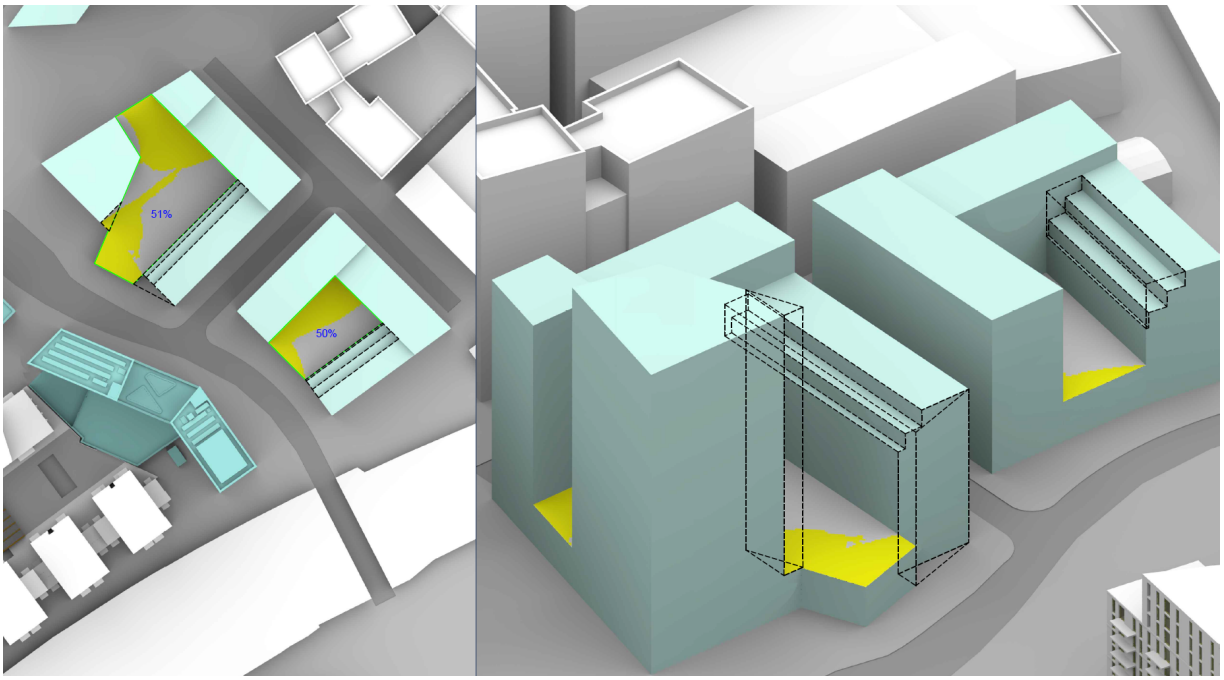


Figure 23: Extract of drawing P2974/SHAD/51

13.18 In summary, the paragraphs above have shown that, the differences in the overshadowing of the New Covent Garden Market site podium decks between the Extant Scheme and the Appeal Scheme is not large and the retained sunlight levels are of those accepted for other amenity areas in the 2014 NCGM consent and in other recently constructed sites nearby. Furthermore, small changes to the NCGM massing, (which is yet to be designed in detail) would alleviate the small increase in overshadowing. As a consequence, I consider that that the Appeal Scheme is acceptable in terms of its potential impacts on the NCGM site.

13.19 Whilst the Councils SoC[27] states, "c*ompromises were made when consent was granted for the approved scheme were balanced against the benefits. In the case of the appeal development, the level of harm has increased (…)*", the situation is purely hypothetical since the NCGM scheme is yet to be designed.

13.20 Furthermore, the Councils SoC is at odds with the Council Officer's committee report[28] where in relation to the two podium amenity decks, paragraph 11.53 says *"The assessment confirms that the Linear Park will exceed the BRE guideline recommendations with 77.3% of the park achieving a minimum of 2 hours of direct sunlight during the day, but that the two podium deck amenity spaces would fall short of the BRE 50% target. However, it is acknowledged that both amenity areas have been designed with limitations on the amount of sunlight reaching these spaces meaning it would be more difficult to accord with the BRE guidelines, which is similar to the impact of the consented scheme.*"

13.21 Further, the Committee report concludes that *" it is considered that the impacts of the proposed development in lighting terms in respect of impact upon neighbouring residential buildings is considered proportionate to the form of development and its location within a*

[27] CDG.02
[28] CDF.01

densely built-up setting with the Opportunity Area (VNEB) that does not depart significantly from the extant scheme approved on the site. For these reasons, the objections raised on loss of light and overshadowing grounds are not therefore considered sustainable."

14. Summary and Conclusions

14.1 In relation to daylight, sunlight and overshadowing, the only issue the Council have raised relates to the overshadowing of the two podium amenity decks in the 2014 outline consented scheme on the New Covent Garden Market Entrance site to the northeast of the site. However, it is important to note that this an outline consent which is defined only by maximum parameter plan drawings. Since around 2016 the site has housed the temporary Covent Garden Flower Market building which it is understood will be demolished once the permanent Flower Market is completed. The outline consented massing is for a residential led scheme which is yet to be designed and will be subject to a reserved matters application.

14.2 Some of the scenarios considered in the overshadowing studies are purely hypothetical since firstly, it is highly unlikely that the New Covent Garden Market Entrance Site building would be designed and built prior to the redevelopment of the Appeal Site and, secondly, it is unlikely to be built out in accordance with the maximum parameters.

14.3 However, we have assessed all relevant scenarios and have compared the overshadowing of the Appeal Scheme with that of the Extant Consent and many other recently constructed developments locally within the VNEB opportunity area.

14.4 The findings of the assessment are summarised below.

14.5 The overshadowing impact to proposed future podium decks in the New Covent Garden Marker Entrance Site is considered acceptable for the following reasons:

1. Whilst the overshadowing to the proposed future podium decks would be below BRE guidelines, for both the Extant Scheme and the Appeal Scheme, the difference in impact between the two is small.

2. Whilst the Council cited the height of the scheme as an issue, the small changes in the overshadowing of the podium decks is mainly due to the alteration to the footprint and form of the Appeal Scheme compared to the Extant Scheme rather than its increased height.

3. The overshadowing situation is commensurate with, and in many cases better than, similar existing amenity areas nearby in the VNEB region.

4. These findings are based on consideration of both the 2014 outline consented maximum parameter massing and an illustrative scheme massing for the New Covent Garden Market Entrance Site rather than a detailed scheme.

5. Since the 2014 consent on the New Covent Garden Market Entrance Site is outline only, the detail of the scheme is yet to be designed and during the design process the overshadowing of these spaces would be considered and optimised.

6. Even though the New Covent Garden Market Entrance Site 2014 outline consent relied on access to sunlight over the undeveloped Appeal Site, and had tall blocks to the south of each amenity area, we have shown that minor alterations to the massing could made, within the consented maximum parameters, to ensure that the situation with the Appeal Scheme in place would not be worse than with the Extant Scheme, and indeed could readily be improved to achieve full compliance with the 50% BRE guideline target.

7. We also note that even in 2014, less than full compliance with the BRE guideline targets was accepted and indeed some amenity areas within the New Covent Garden Market Entrance Site consent had very much lower levels of sunlight than is currently proposed with the Appeal Scheme. Since numerous relevant factors have altered since the 2014 outline consent, including policy, regulations, development of adjacent sites, viability and market conditions, it is likely that the suitability of the outline consented parameter plan would be reviewed and possibly altered more radically.

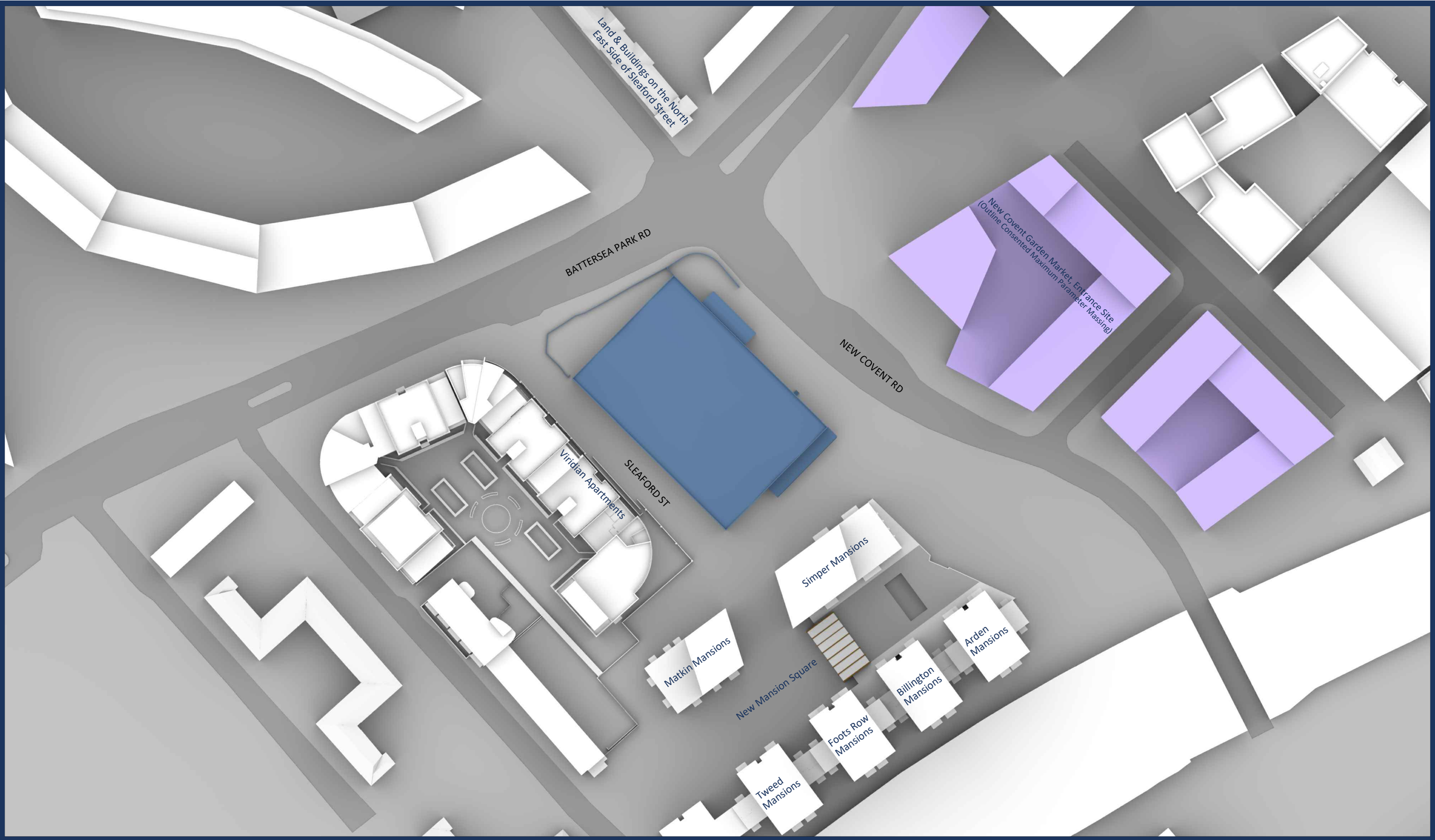
14.6 My conclusions above are similar to those expressed in the Planning Officer's Committee report[29] where at paragraph 11.55 it concluded that "*…the impacts of the proposed development in lighting terms in respect of impact upon neighbouring residential buildings is considered proportionate to the form of development and its location within a densely built-up setting with the Opportunity Area (VNEB) that does not depart significantly from the extant scheme approved on the site. For these reasons, the objections raised on loss of light and overshadowing grounds are not therefore considered sustainable.*"

14.7 Overall, I conclude that the overshadowing effect of the Appeal Scheme allows access to sufficient sunlight to the neighbouring amenity areas and does not prejudice the future development of the New Covent Garden Market Entrance Site.

[29] CDF.01

APPENDIX A

Existing, Extant Scheme and Appeal Scheme Drawings



Sources: Point2
Site Photography, Layout Research
Planning Authority -Various Surrounding Building Layouts

Maltby Land Surveys Ltd:
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14356-500.dwg

Glenn Howells Architects Ltd
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Key: Existing Buildings
Proposed Scheme
NCGM Entrance Site - Outline Consented Maximum Parameter Massing

N

Project: Bookers, Vauxhall, London

Title: Site Plan
Future Baseline.
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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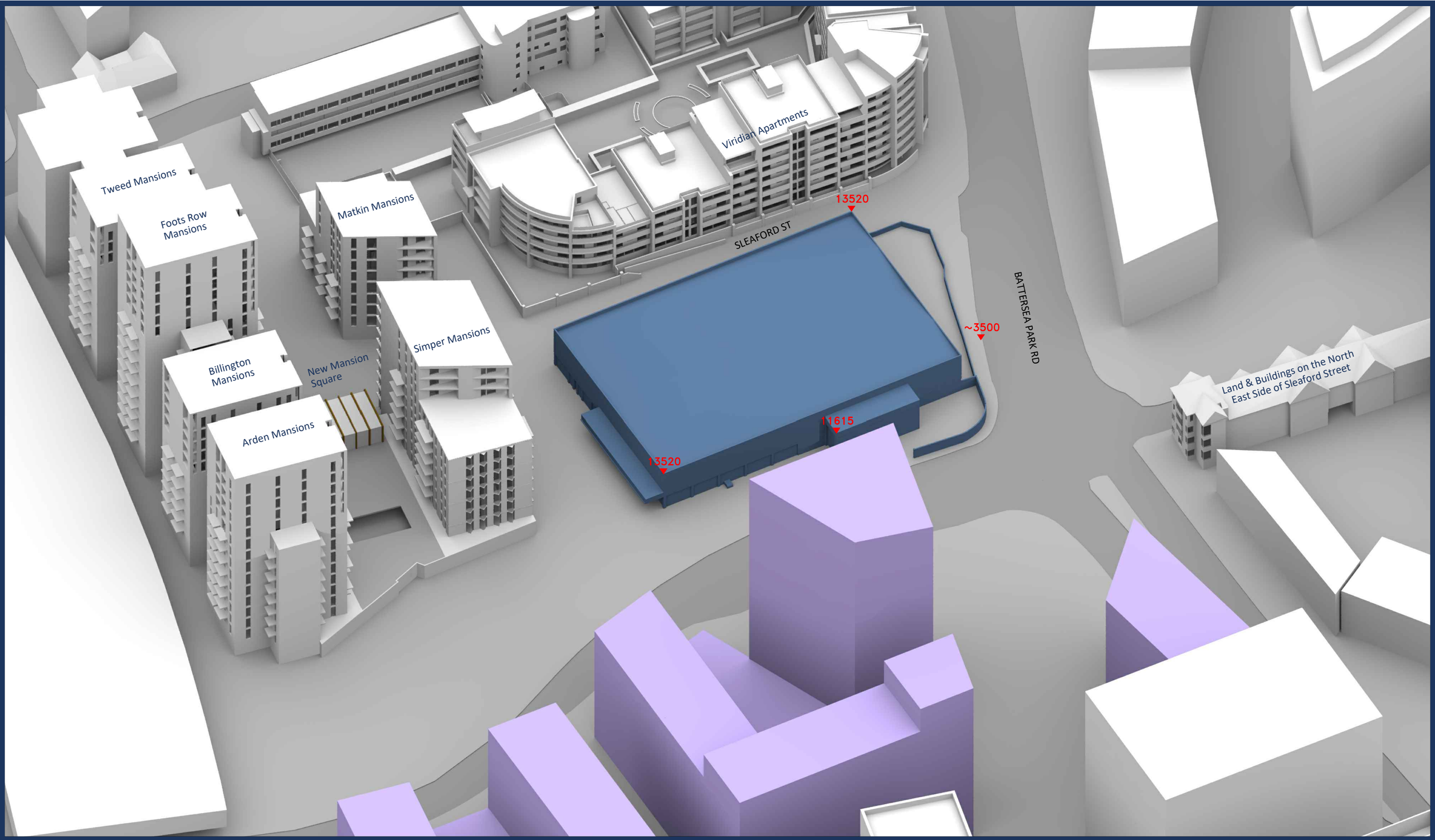

Sources: Point2
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Glenn Howells Architects Ltd
3d model received 08/03/23. 2278-GHA-ZZ-ZZ-M3-A-00900.dwg

Key: Existing Buildings
Proposed Scheme

NCGM Entrance Site - Outline Consented Maximum Parameter Massing

All Heights in mm AOD

N

Project: Bookers, Vauxhall, London

Title: 3D View
Future Baseline.
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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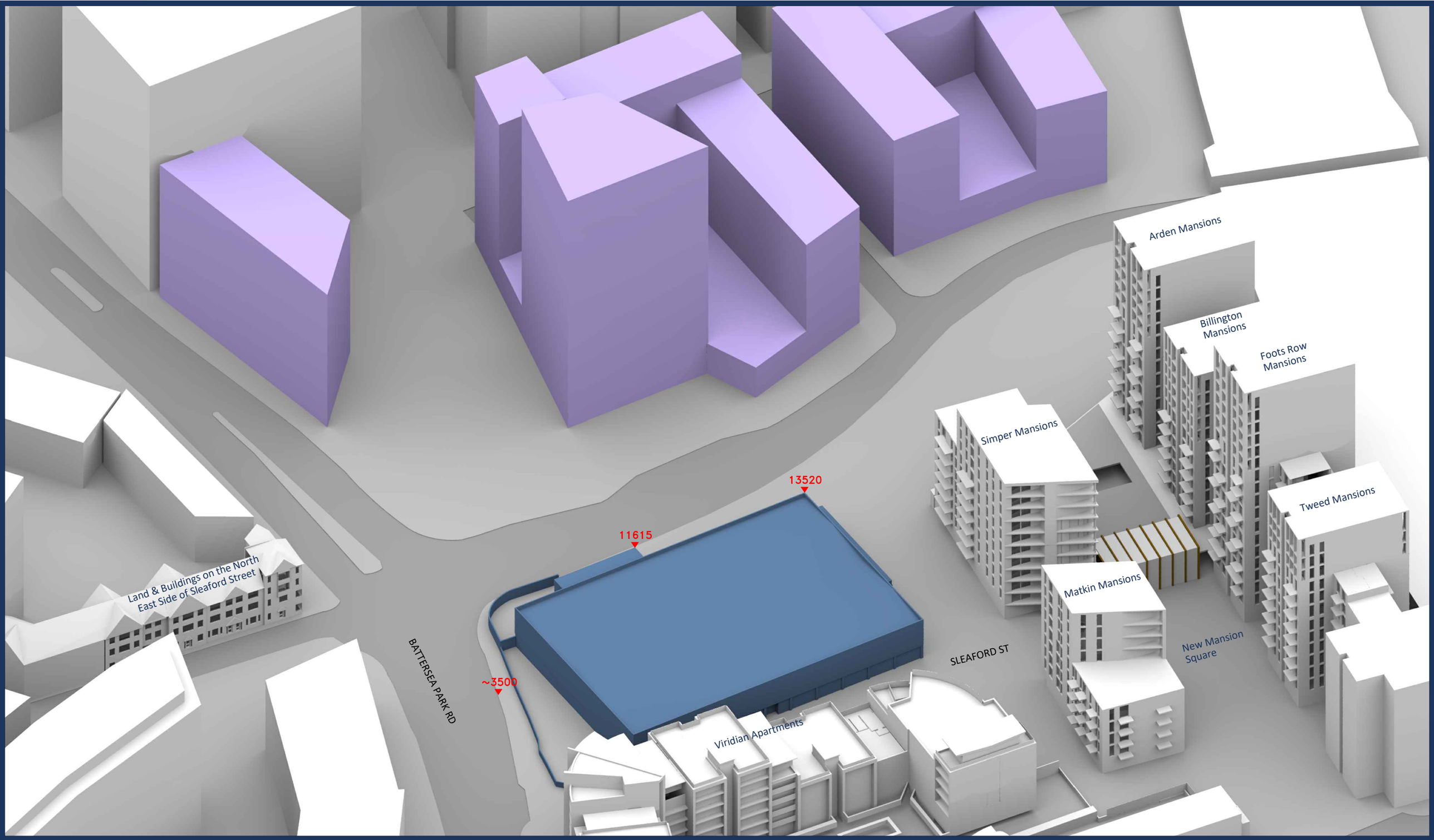

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Key: Existing Buildings
Proposed Scheme

NCGM Entrance Site - Outline Consented Maximum Parameter Massing

All Heights in mm AOD

N

Project: Bookers, Vauxhall, London

Title: 3D View
Future Baseline.
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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Sources: Point2
Site Photography, Layout Research
Planning Authority -Various Surrounding Building Layouts

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Key:
- Existing Buildings
- Proposed Scheme
- Consented Scheme
- NCGM Entrance Site - Outline Consented Maximum Parameter Massing

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Project: Bookers, Vauxhall, London

Title: Site Plan
Future Baseline.
Consented Scheme

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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POINT 2

Sources: Point2
Site Photography, Layout Research
Planning Authority -Various Surrounding Building Layouts

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Key: Existing Buildings
Proposed Scheme
Consented Scheme
NCGM Entrance Site - Outline Consented Maximum Parameter Massing

All Heights in mm AOD

N

Project: Bookers, Vauxhall, London

Title: 3D View
Future Baseline.
Consented Scheme

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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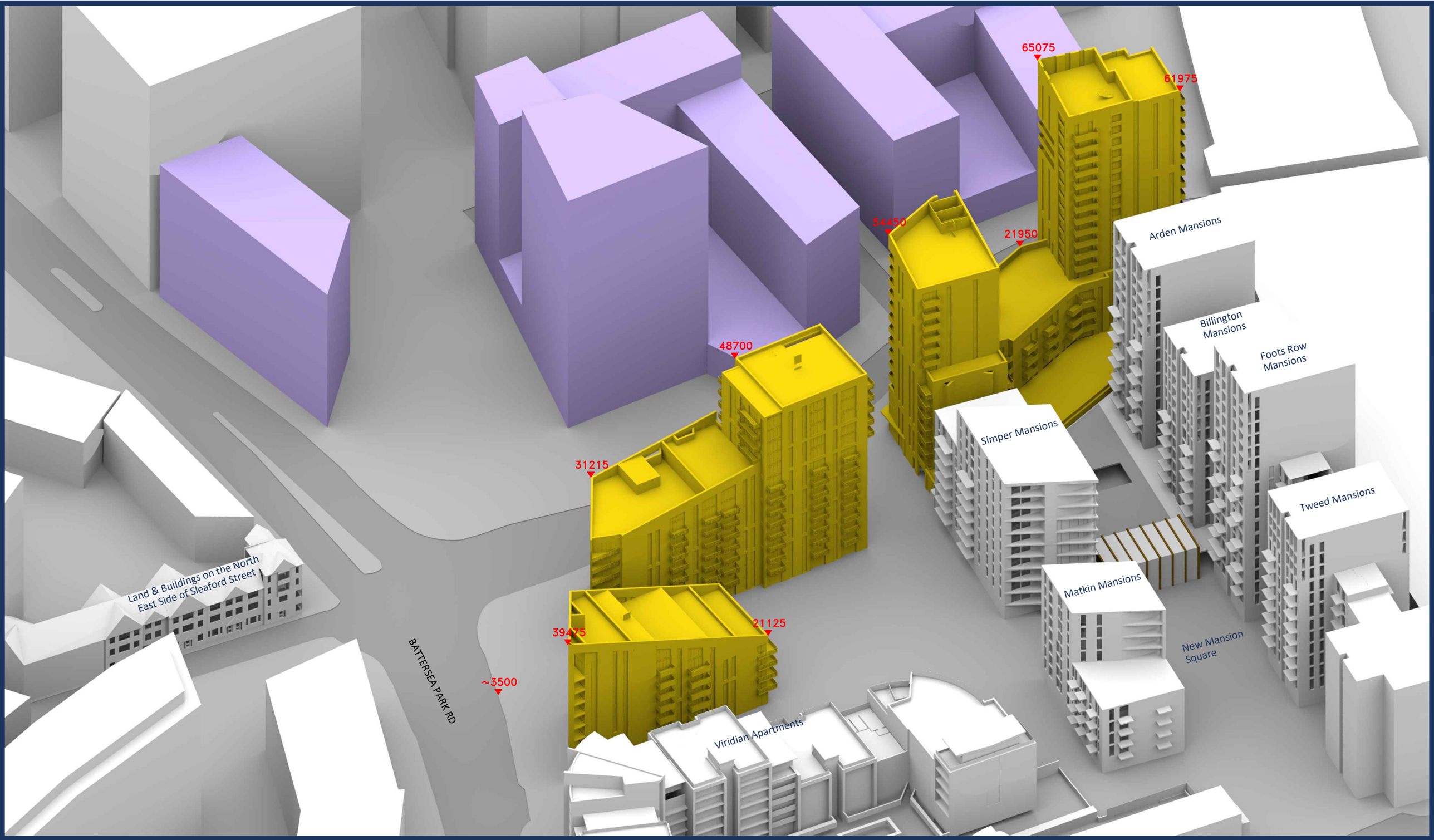

Sources: Point2
Site Photography, Layout Research
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3d model received 08/03/23. 2278-GHA-ZZ-ZZ-M3-A-00900.dwg

Key: Existing Buildings
Proposed Scheme
Consented Scheme
NCGM Entrance Site - Outline Consented Maximum Parameter Massing

All Heights in mm AOD

N

Project: Bookers, Vauxhall, London

Title: 3D View
Future Baseline.
Consented Scheme

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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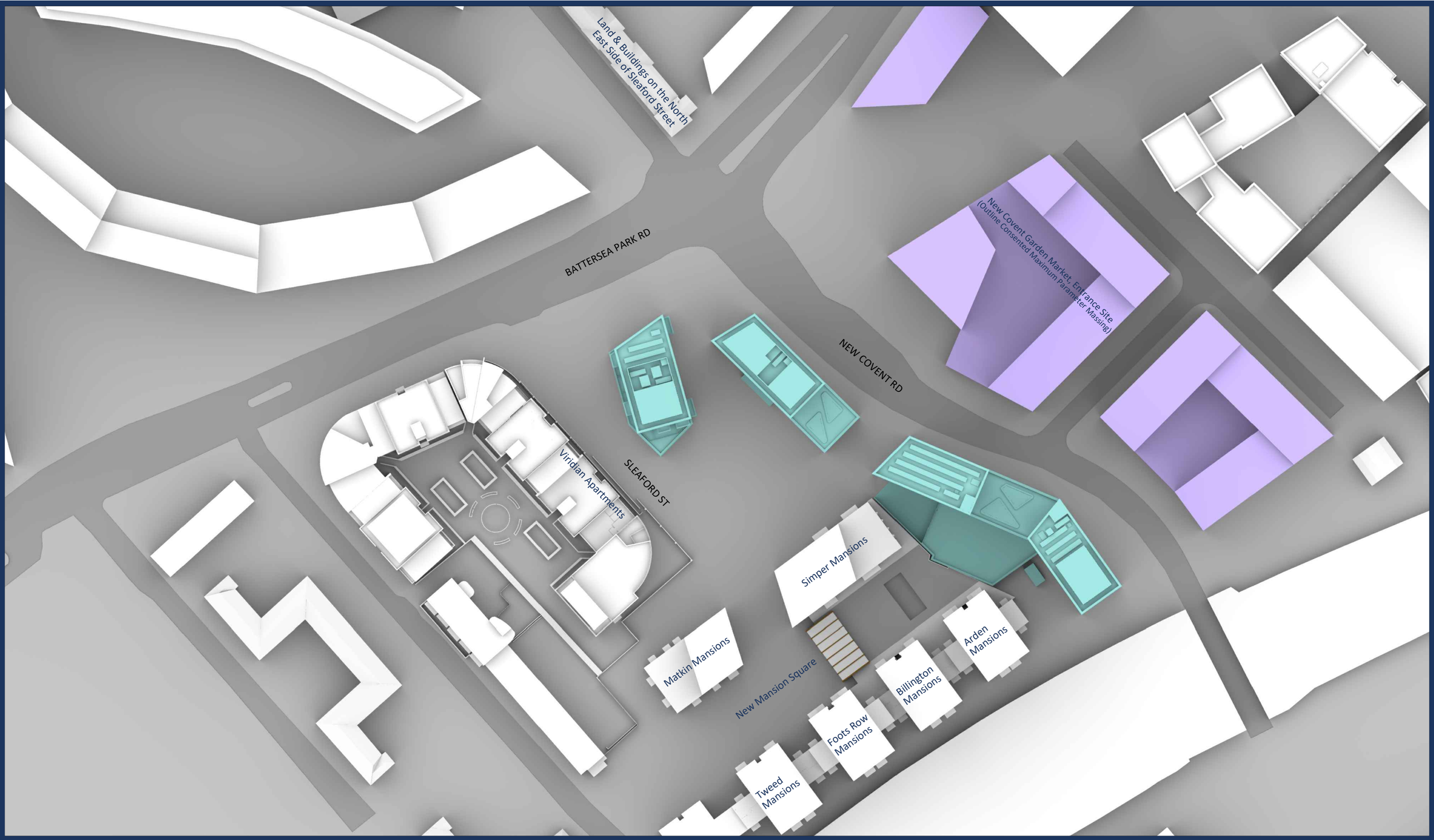

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Key: Existing Buildings
Proposed Scheme

NCGM Entrance Site - Outline Consented Maximum Parameter Massing

Project: Bookers, Vauxhall, London

Title: Site Plan
Future Baseline.
Proposed Scheme 08/03/23

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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Sources: Point2
Site Photography, Layout Research
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Key: Existing Buildings
Proposed Scheme

NCGM Entrance Site - Outline Consented Maximum Parameter Massing

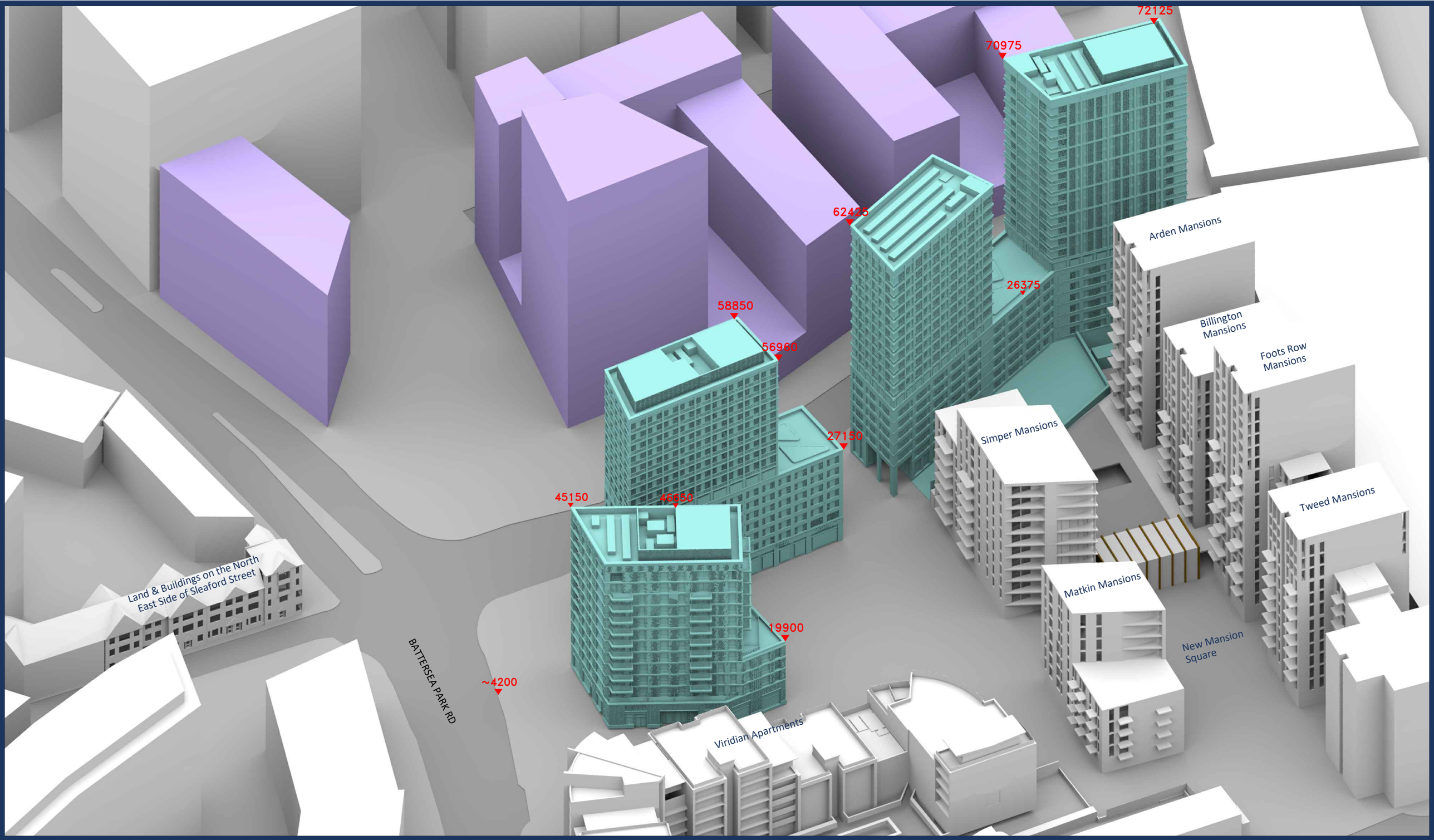
All Heights in mm AOD

N

Project: Bookers, Vauxhall, London

Title: 3D View
Future Baseline.
Proposed Scheme 08/03/23

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	TP	NTS	March 25	P2874/35	18



Sources: Point2
Site Photography, Layout Research
Planning Authority -Various Surrounding Building Layouts

Maltby Land Surveys Ltd:
3D Survey and Topographic Plan
12177-100-REV-A.dwg
14356-500.dwg

Glenn Howells Architects Ltd
3d model received 08/03/23. 2278-GHA-ZZ-ZZ-M3-A-00900.dwg

Key: Existing Buildings
Proposed Scheme

NCGM Entrance Site - Outline Consented Maximum Parameter Massing

All Heights in mm AOD

N

Project: Bookers, Vauxhall, London

Title: 3D View
Future Baseline.
Proposed Scheme 08/03/23

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	TP	NTS	March 25	P2874/36	18

APPENDIX B

VNEB Opportunity Area and Local Precedents

Sources: Zmapping Ltd
Aerial Photography Massing Model

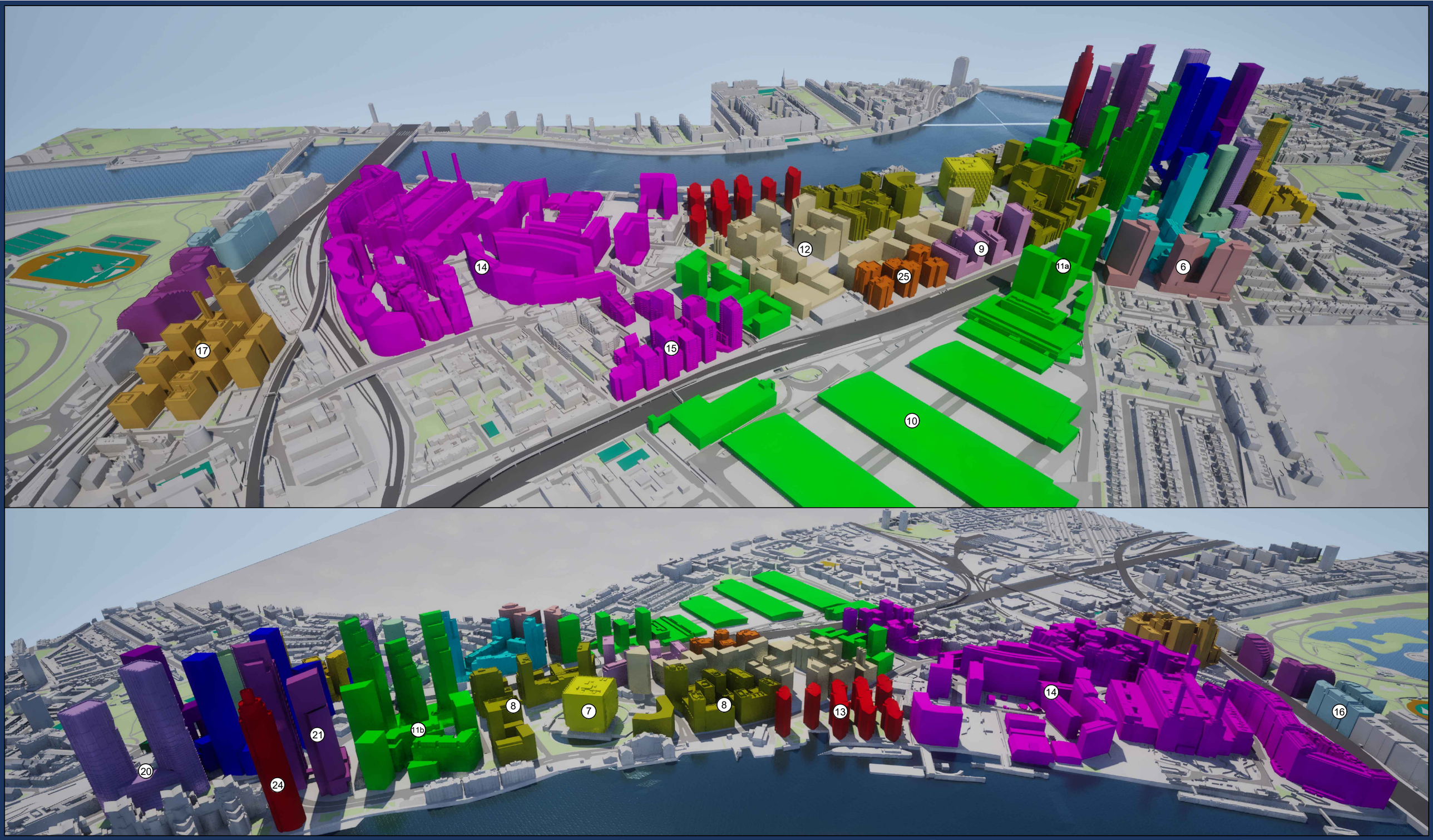
Local Council Planning Authority

Key:

Project: Bookers, Vauxhaul

Title: Wide Area Massing Location Plan

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	JB	NTS	Feb 2025	P2874/WAM/01	16



Sources: Zmapping Ltd
Aerial Photography Massing Model

Local Council Planning Authority

Key:
Refer to drawing P2874/WAM/01 for key on development title labels

Project: Bookers, Vauxhaul

Title: Wide Area Massing
3D View

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	JB	NTS	Mar 2025	P2874/WAM/11	16

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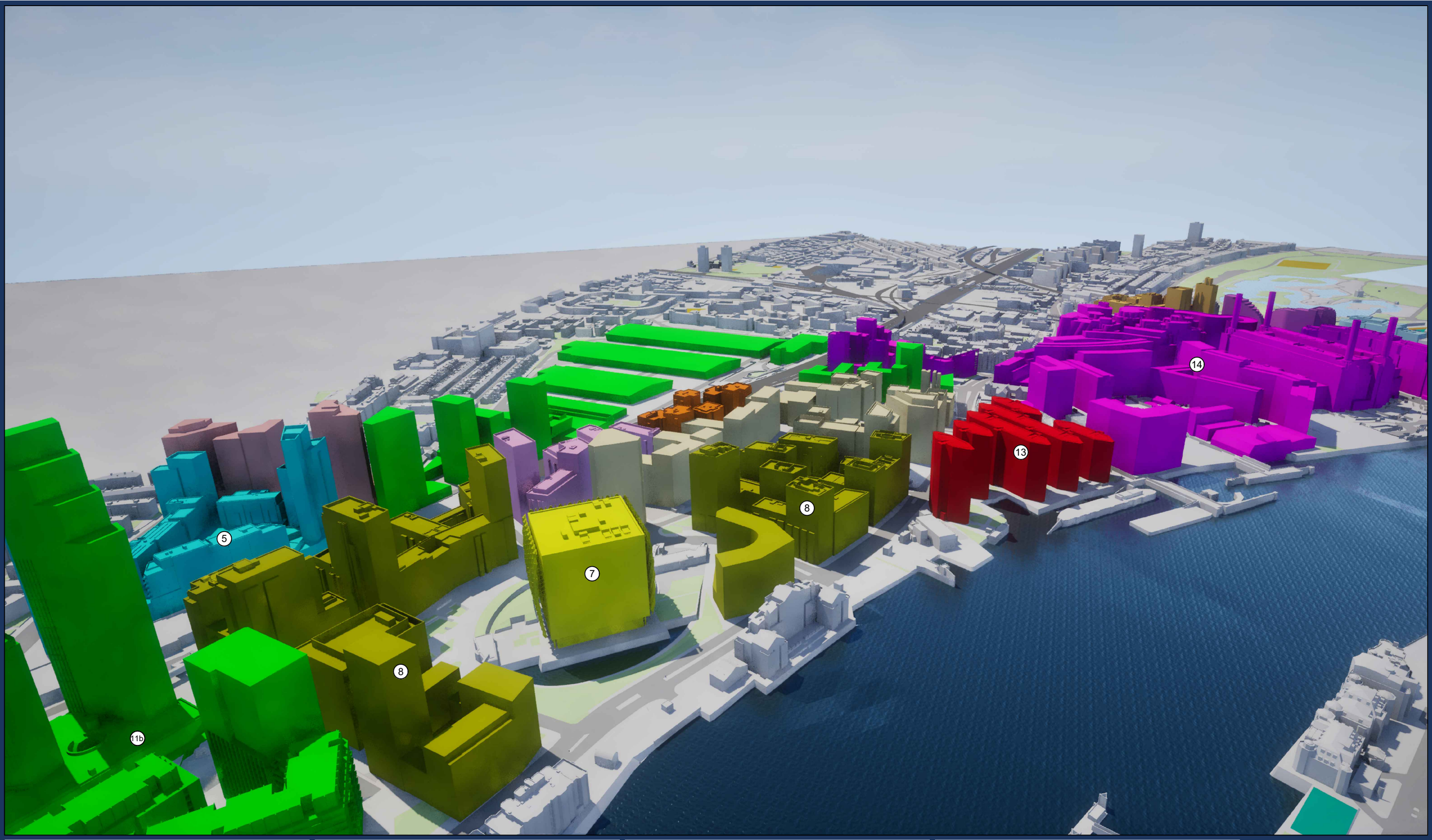


Sources: Zmapping Ltd
Aerial Photography Massing Model

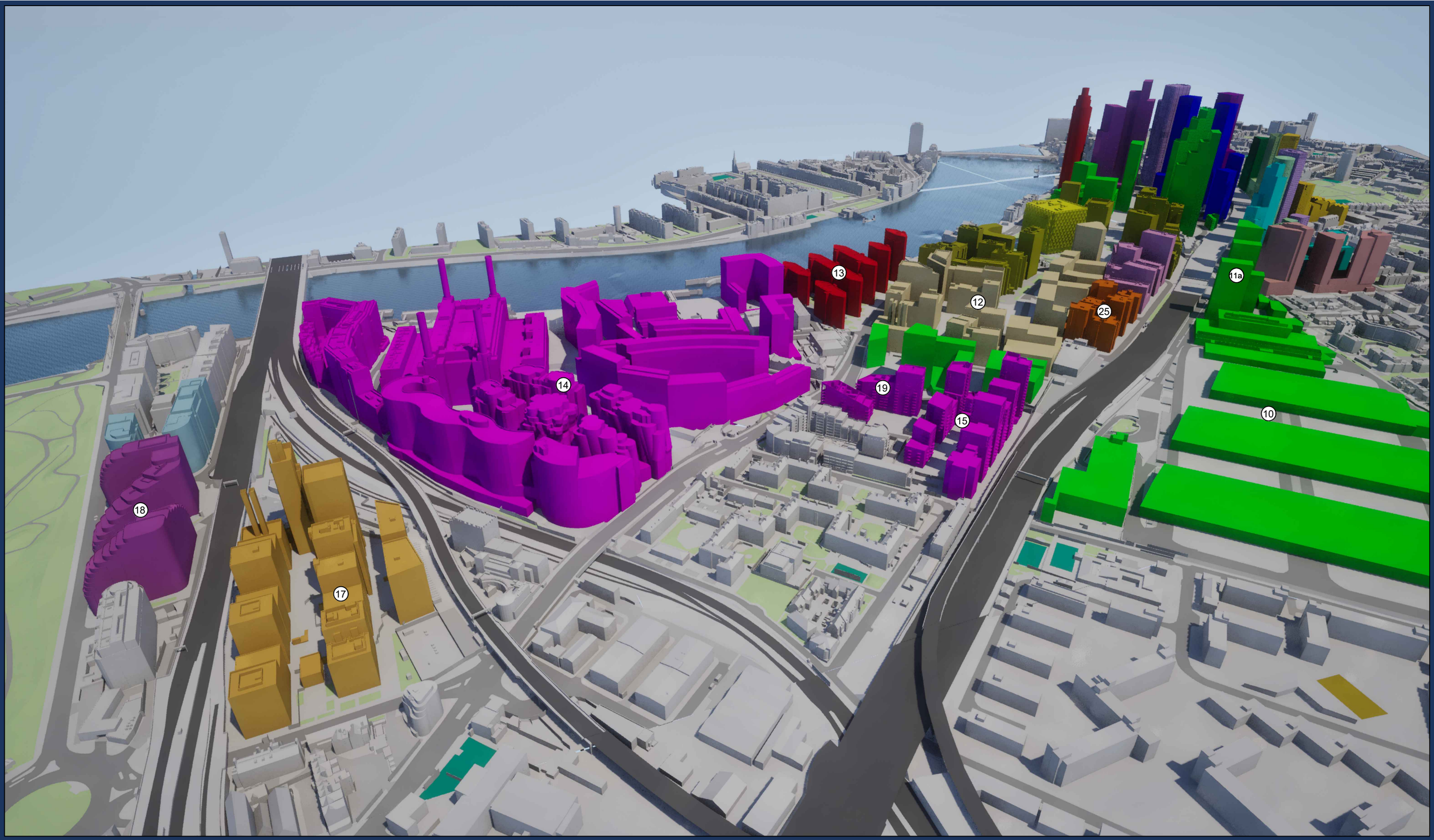
Local Council Planning Authority

Key:
Refer to drawing P2874/WAM/01 for key on development title labels

Project: Bookers, Vauxhaul

Title: Wide Area Massing
3D View

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	JB	NTS	Mar 2025	P2874/WAM/12	16



Sources: Zmapping Ltd
Aerial Photography Massing Model

Local Council Planning Authority

Key:
Refer to drawing P2874/WAM/01 for key on development title labels

Project: Bookers, Vauxhaul

Title: Wide Area Massing
3D View

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	JB	NTS	Mar 2025	P2874/WAM/13	16

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Sources: Zmapping Ltd
Aerial Photography Massing Model

Local Council Planning Authority

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Bookers, Vauxhaul

Title: BRE 2hr Sun on Ground Test
Wide Area Study - Cumulative Scenario
March 21st
46 Ponton Road Development

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	JB	1:500	Feb 2025	P2874/WAM/06	16

35%

11%

Sources: Zmapping Ltd
Aerial Photography Massing Model

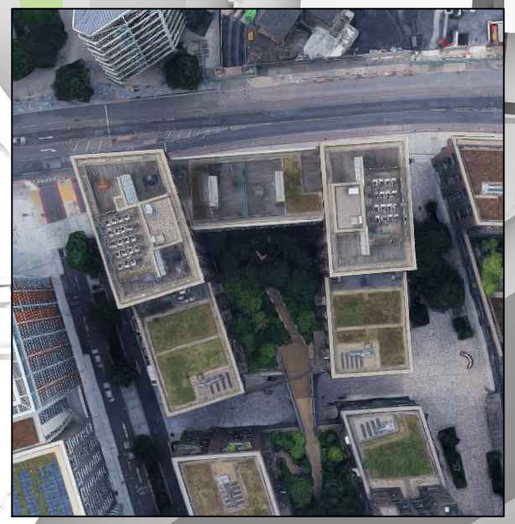
Local Council Planning Authority

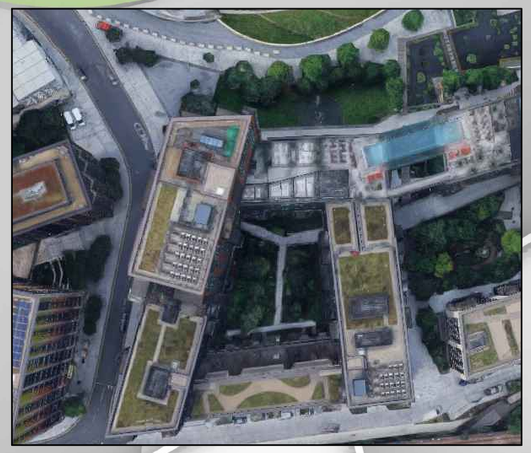
Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Bookers, Vauxhaul

Title: BRE 2hr Sun on Ground Test
Wide Area Study - Cumulative Scenario
March 21st
The Residence Development

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	JB	1:500	Feb 2025	P2874/WAM/07	16





3%

30%

Sources: Zmapping Ltd
Aerial Photography Massing Model

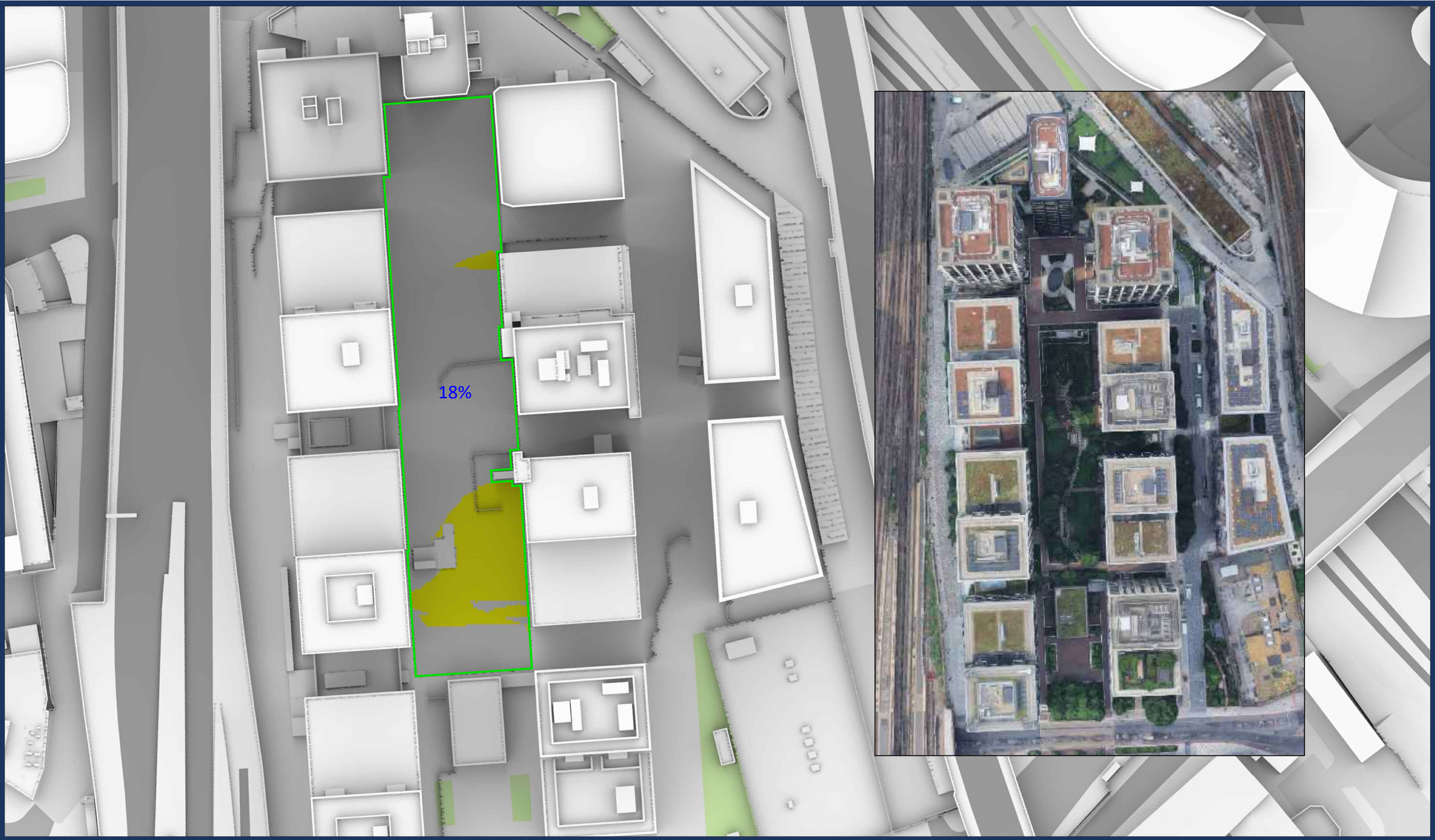
Local Council Planning Authority

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Bookers, Vauxhaul

Title: BRE 2hr Sun on Ground Test
Wide Area Study - Cumulative Scenario
March 21st
Embassy Gardens Development

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	JB	1:500	Feb 2025	P2874/WAM/08	16



Sources: Zmapping Ltd
Aerial Photography Massing Model

Local Council Planning Authority

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Bookers, Vauxhaul

Title: BRE 2hr Sun on Ground Test
Wide Area Study - Cumulative Scenario
March 21st
Battersea Gardens Development

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	JB	1:750	Feb 2025	P2874/WAM/09	16

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Sources: Zmapping Ltd
Aerial Photography Massing Model

Local Council Planning Authority

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

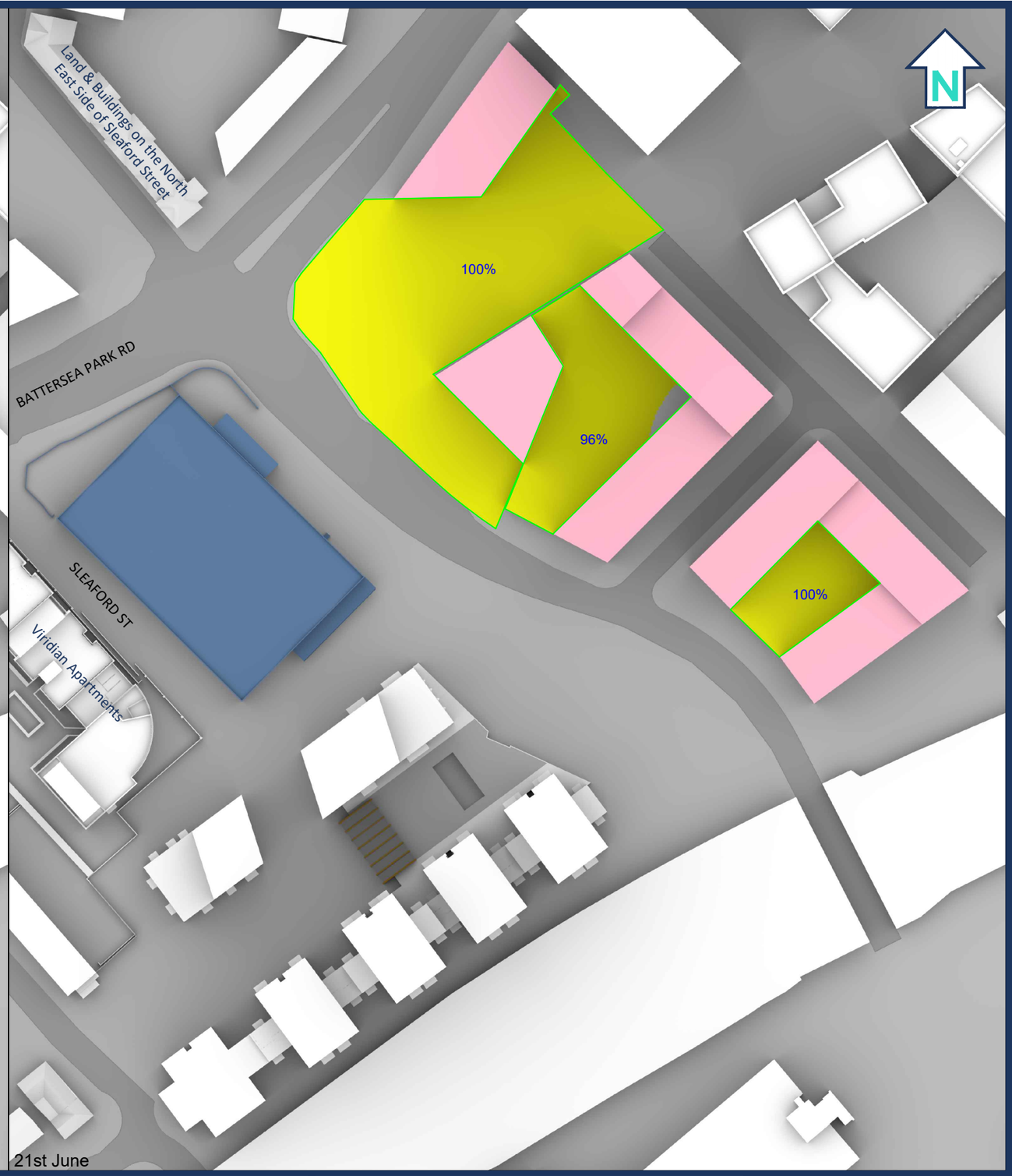
Project: Bookers, Vauxhaul

Title: BRE 2hr Sun on Ground Test
Wide Area Study - Cumulative Scenario
March 21st
Riverlight Development

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
XX	XX	JB	1:750	Feb 2025	P2874/WAM/10	16

APPENDIX C

Overshadowing Drawings for New Covent Garden Market Development



Sources: Point2
Site Photography

Local Planning Authority
Various Surrounding Building Layouts

Glenn Howells Architects Ltd

Sent 08/03/23. 2278-GHA-ZZ-ZZ-M3-A-00900.dwg

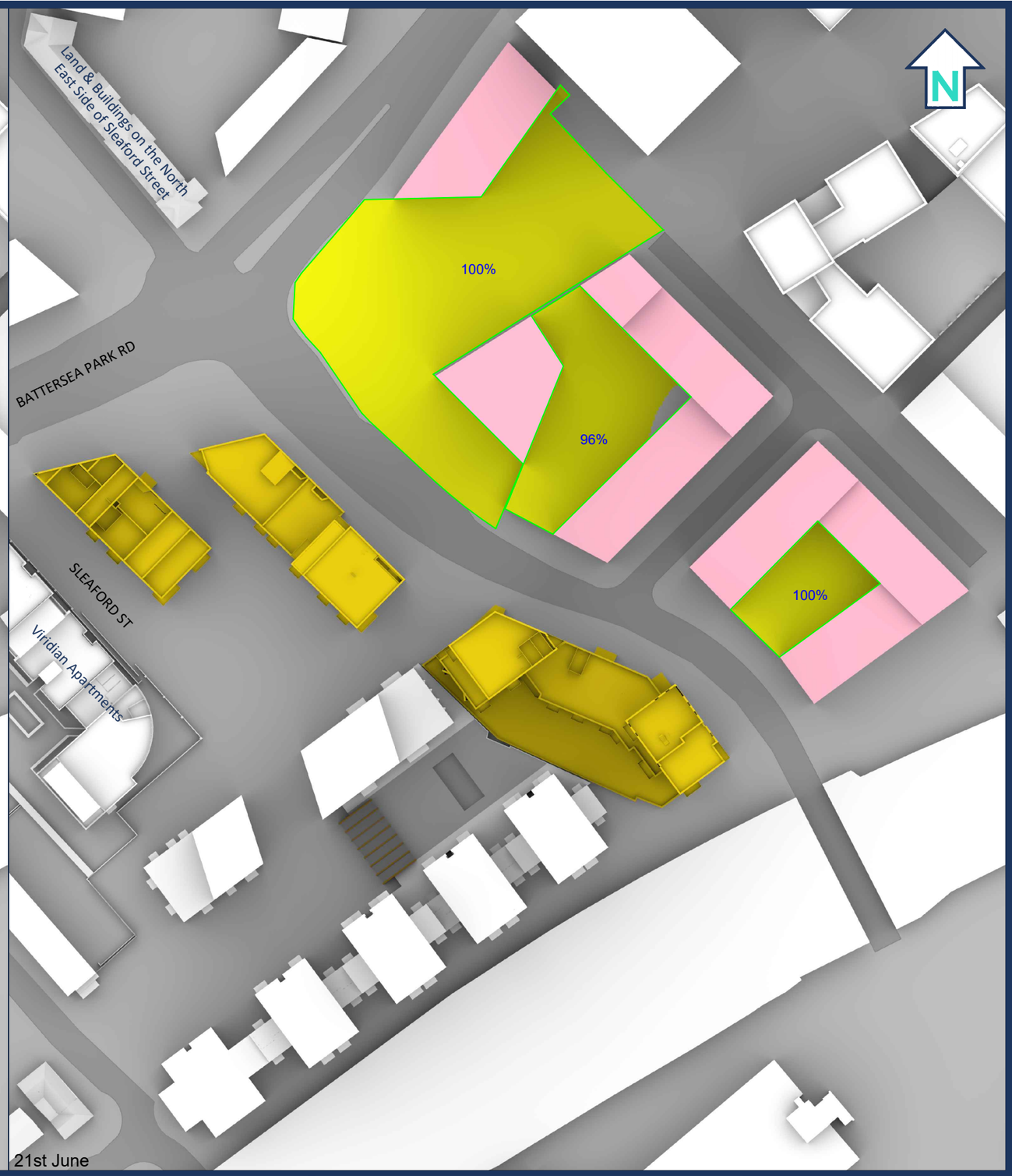
Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Bookers, Vauxhall, London

Title: 2 Hour Overshadow Analysis
Existing Buildings

New Covent Garden Market Entrance Site
Assessment of Illustrative Scheme used in the DLSL Report dated January 2024

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	TP	NTS @ A3	March 25	P2874/SHAD/45	18



Sources: Point2
Site Photography

Local Planning Authority
Various Surrounding Building Layouts

Glenn Howells Architects Ltd

Sent 08/03/23. 2278-GHA-ZZ-ZZ-M3-A-00900.dwg

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Bookers, Vauxhall, London

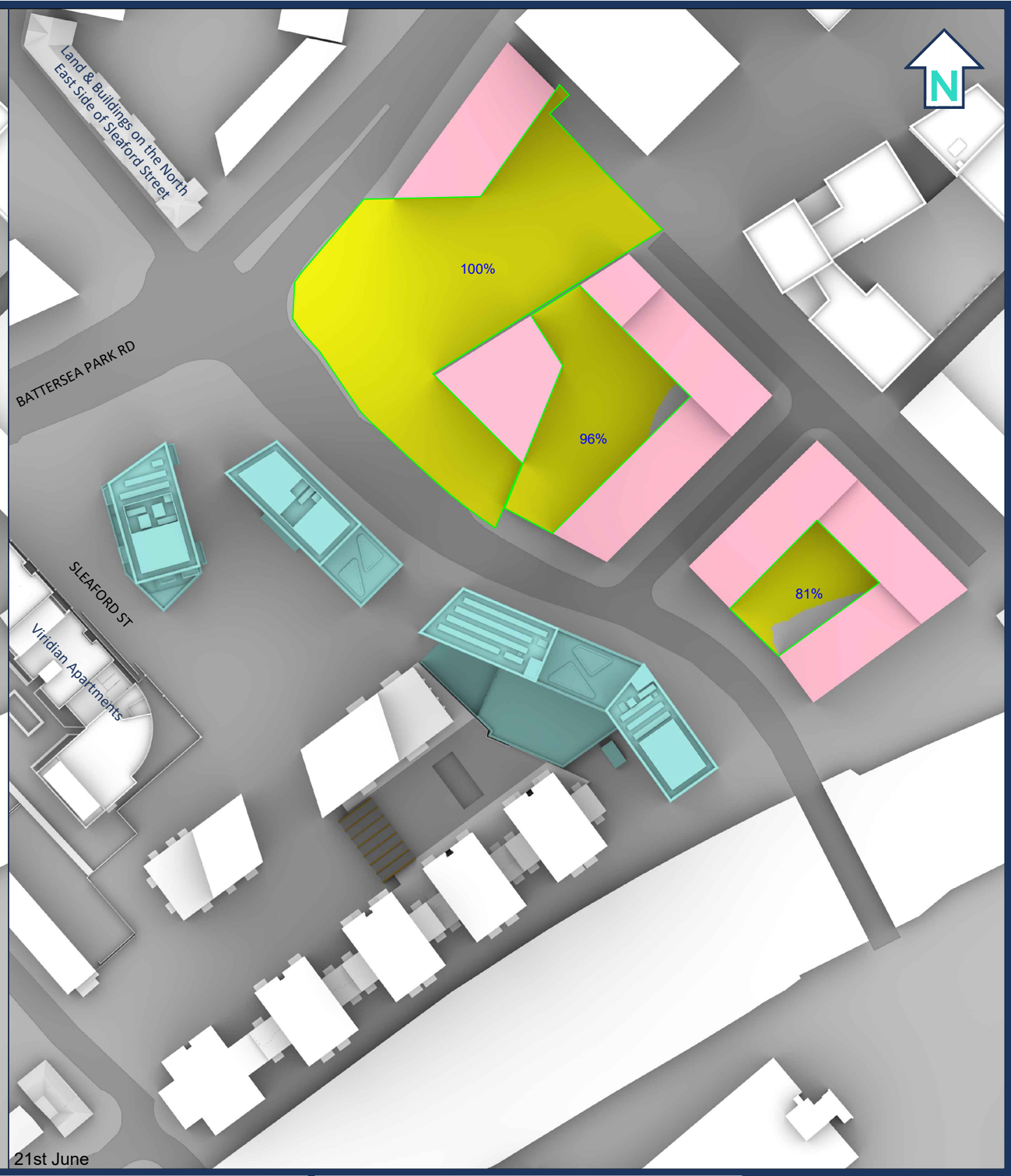
(------) Date on which the target value of 50% is achieved

Title: 2 Hour Overshadow Analysis
Consented Scheme

New Covent Garden Market Entrance Site
Assessment of Illustrative Scheme used in the DLSL Report dated January 2024

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	TP	NTS @ A3	March 25	P2874/SHAD/46	18

21st March



21st June

Sources: Point2
Site Photography

Local Planning Authority
Various Surrounding Building Layouts

Glenn Howells Architects Ltd

Sent 08/03/23. 2278-GHA-ZZ-ZZ-M3-A-00900.dwg

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Bookers, Vauxhall, London

(------) Date on which the target value of 50% is achieved

Title: 2 Hour Overshadow Analysis
Proposed Scheme received 08/03/23

New Covent Garden Market Entrance Site
Assessment of Illustrative Scheme used in the DLSL Report dated January 2024

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	TP	NTS @ A3	March 25	P2874/SHAD/47	18

21st March

21st June

Sources: Point2
Site Photography

Local Planning Authority
Various Surrounding Building Layouts

Glenn Howells Architects Ltd

Sent 08/03/23. 2278-GHA-ZZ-ZZ-M3-A-00900.dwg

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

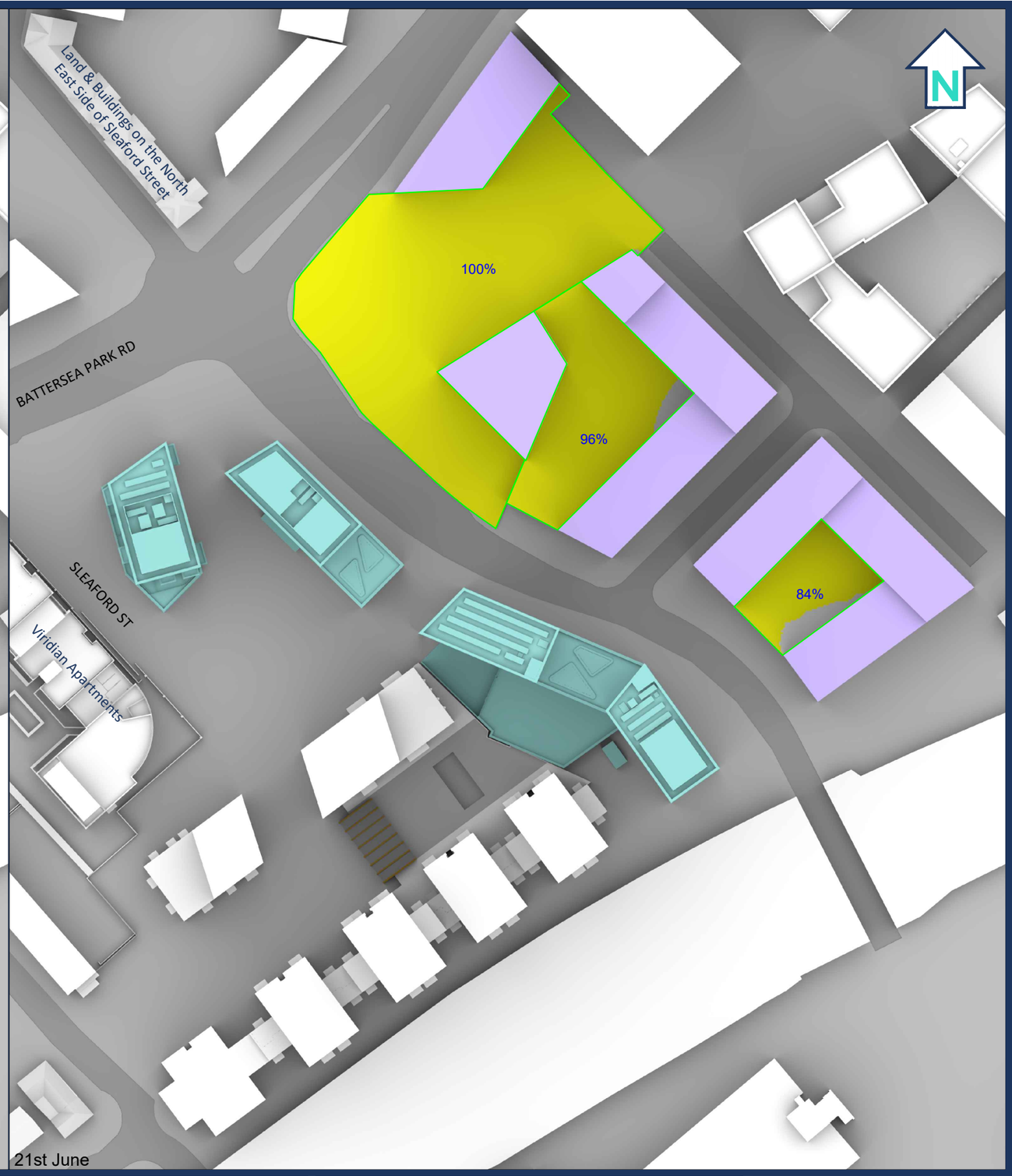
Project: Bookers, Vauxhall, London

(------) Date on which the target value of 50% is achieved

Title: 2 Hour Overshadow Analysis
Consented Scheme

New Covent Garden Market Entrance Site
Assessment of the Maximum Parameter massing

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	TP	NTS @ A3	March 25	P2874/SHAD/48	18



Sources: Point2
Site Photography

Local Planning Authority
Various Surrounding Building Layouts

Glenn Howells Architects Ltd

Sent 08/03/23. 2278-GHA-ZZ-ZZ-M3-A-00900.dwg

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Bookers, Vauxhall, London

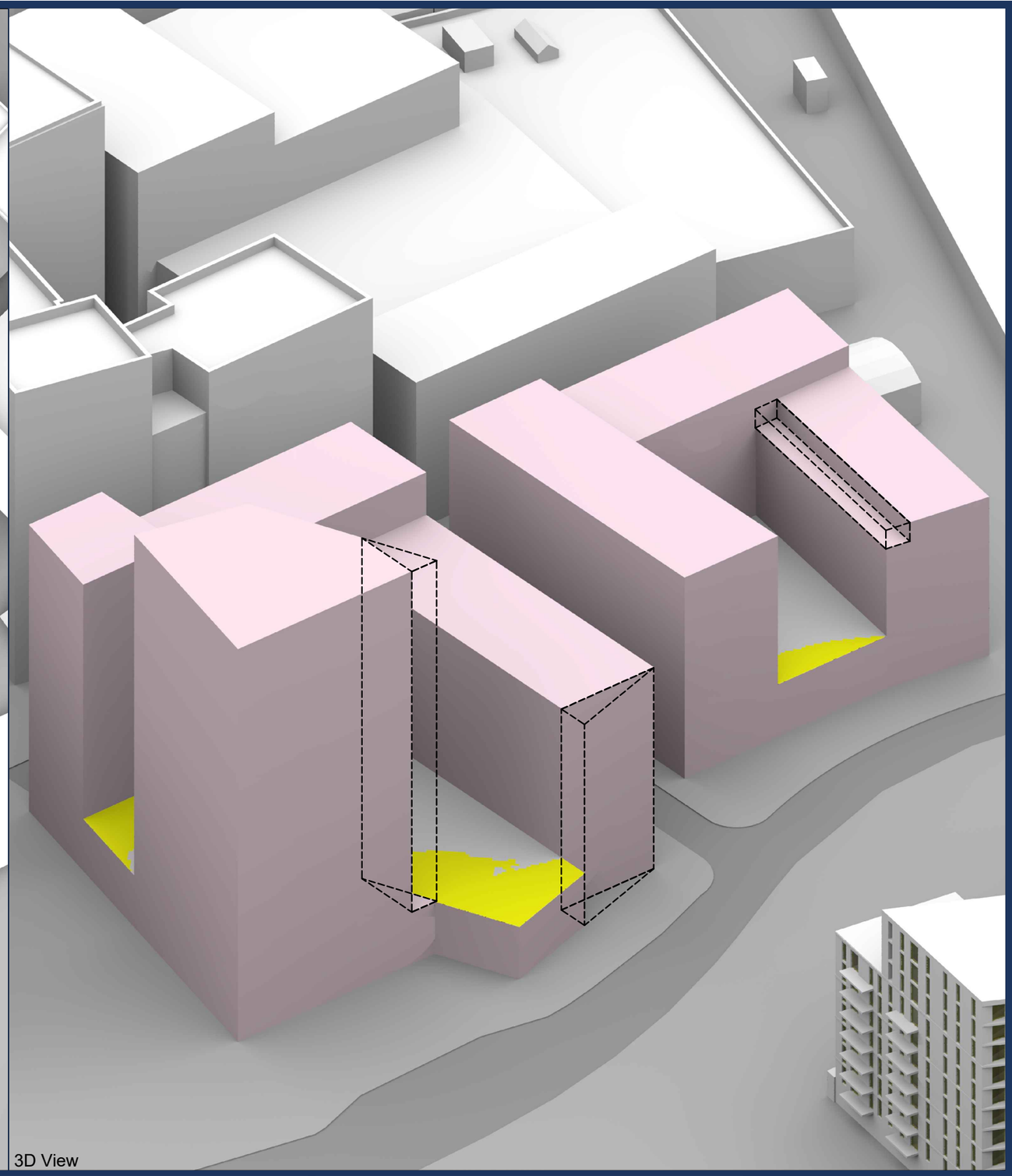
(------) Date on which the target value of 50% is achieved

Title: 2 Hour Overshadow Analysis
Proposed Scheme received 08/03/23

New Covent Garden Market Entrance Site
Assessment of the Maximum Parameter massing

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	TP	NTS @ A3	March 25	P2874/SHAD/49	18

21st March



3D View

Sources: Point2
Site Photography

Local Planning Authority
Various Surrounding Building Layouts

Glenn Howells Architects Ltd

Sent 08/03/23. 2278-GHA-ZZ-ZZ-M3-A-00900.dwg

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Bookers, Vauxhall, London

(------) Date on which the target value of 50% is achieved
---- Area removed to match consented scheme overshadow

Title: 2 Hour Overshadow Analysis
Proposed Scheme received 08/03/23

New Covent Garden Market Entrance Site
Alteration to the Maximum Parameter massing to achieve overshadow situation which matches the consented scheme

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	TP	NTS @ A3	March 25	P2874/SHAD/50	18

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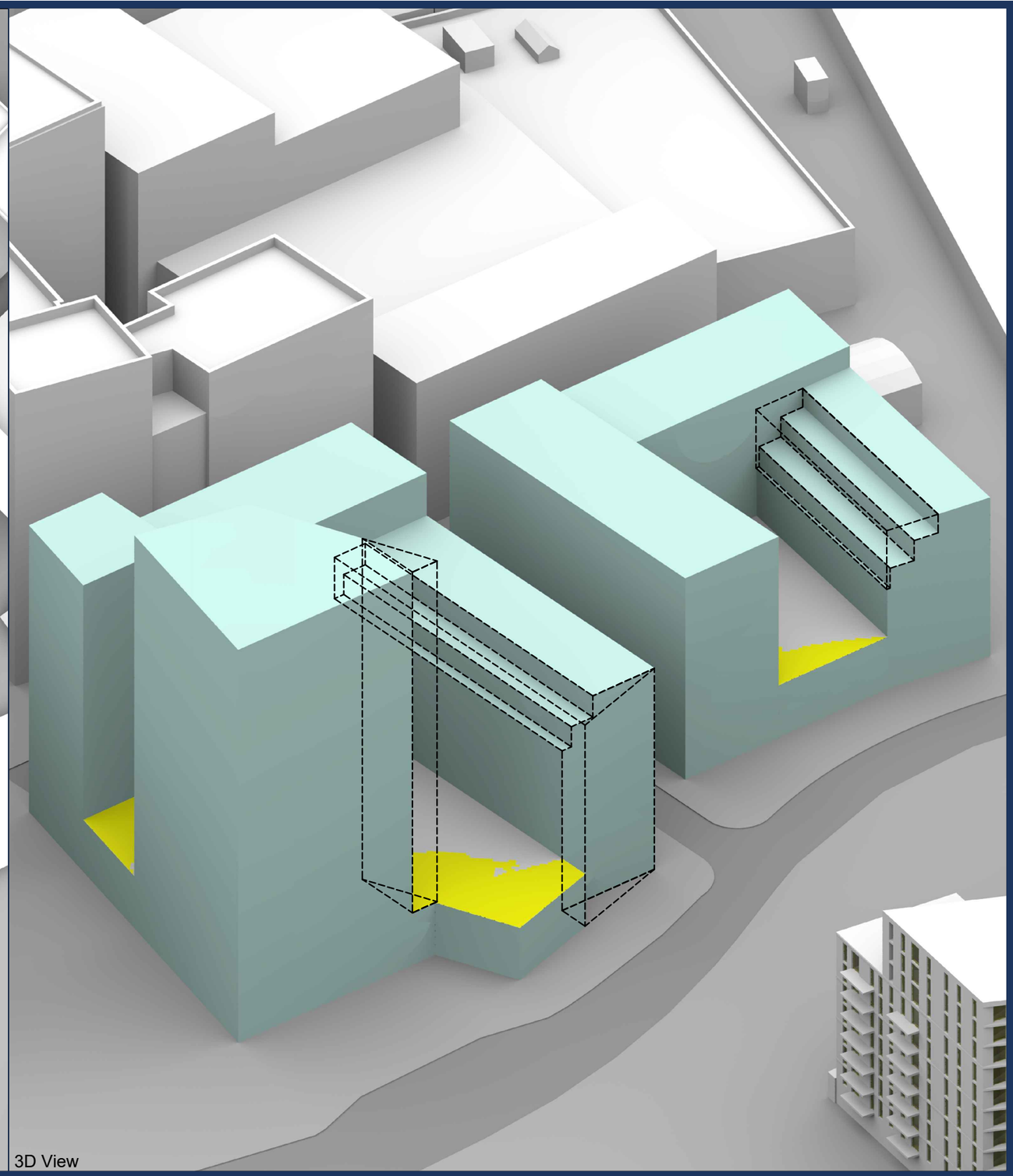

Sources: Point2
Site Photography, Layout Research
Planning Authority -Various Surrounding Building Layouts

Maltby Land Surveys Ltd:
3D Survey and Topographic Plan
12177-100-REV-A.dwg
14356-500.dwg

Glenn Howells Architects Ltd
3d model received 08/03/23. 2278-GHA-ZZ-ZZ-M3-A-00900.dwg

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight
- ---- Area removed to achieve the target

Project: Bookers, Vauxhall, London

Title: 2 Hour Overshadow Analysis
Proposed Scheme received 08/03/23

New Covent Garden Market Entrance Site
Alteration to the maximum parameters massing to achieve the overshadow target of 50%

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	TP	NTS @ A3	March 25	P2874/SHAD/51	18