London Borough of Wandsworth
Planning and Building Control
The Town Hall,
Wandsworth High Street,
London SW18 2PU

17 SLINGSBY PLACE
LONDON | WC2E 9AB

15th December 2022

Dear Sirs,

RE: 41-49 (BOOKERS) AND 49-59 (FORMER BMW) BATTERSEA PARK ROAD – DAYLIGHT AND SUNLIGHT SUMMARY

Further to the submission of the planning application for the above site in April 2022 (planning ref.2022/1835), Watkins Jones Group ('the Applicant') have instructed Point 2 to provide further advice on the daylight and sunlight effects associated with a revision to the Submitted Scheme.

Point 2 have worked closely with the project architects, Glenn Howells Architects ('GHA') to advise on a massing form for Plot 01 of the Submitted Scheme, that seeks to further reduce the level of impact upon the daylight and sunlight amenity to the adjoining residential building known as Viridian Apartments.

Through various pre-application discussions with London Borough of Wandsworth ('LBW'), Point 2 have presented the daylight and sunlight position associated with iterative design amendments for the Submitted Scheme. This has resulted in an alternative massing form for Plot 01, which seeks to address a number of issues raised by Officers in respect of the original Submitted Scheme. This summary note serves to provide an update on the current position, as well as benchmark the daylight and sunlight performance of the current proposals, against those of both the Submitted Scheme and the Extant Consent for the site.

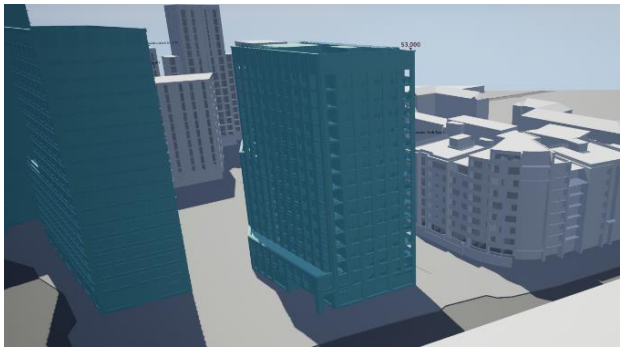
In terms of the key design changes, these include:

- Plot 01 has reduced from G+14 storeys (approx. 49m) and 81 apartments as submitted, to the current scheme of G+11 storeys (approx. 40m) and 55 apartments.
- Rotation of Plot 01 in order to preserve the 5no. mature trees to Battersea Park Road and improve the visual aspect/relationship with Viridian Apartments along Sleaford Street.

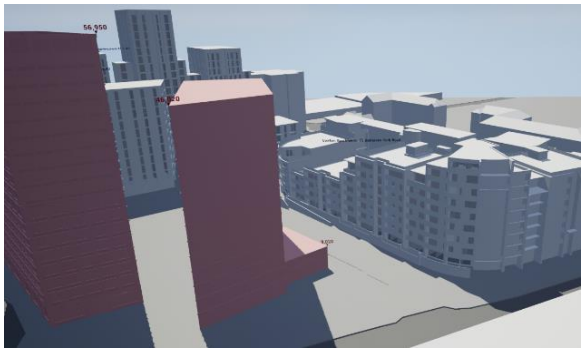
Our analysis is based upon the GHA revised proposals that were presented to LBW on 28th November 2022.

Below are two 3D model views taken from our detailed analysis, showing the Submitted Scheme on the left and the current scheme on the right. The view is taken from Battersea Park Road looking south towards Viridian Apartments.

Point 2 Surveyors Ltd. is a Limited Company with Company Registration Number 08812250



Submitted Scheme



Proposed Scheme

As you can see, the building has been rotated so that the north west corner of Plot 01 is pulled further away from Viridian Apartments allowing for a greater angle of visibility to the north, as well as enabling an increased level of sky visibility. The height of the building has also been reduced when compared to the Submitted Scheme.

Comparison with Submitted Scheme

In order to demonstrate the extent of improvement in daylight provision as a result of the revised proposals, we have undertaken a comparison exercise that reviews the Vertical Sky Component (VSC) and No-Sky-Line (NSL) results for both the Submitted Scheme and the Proposed Scheme. The results can be summarised in the table below, as well as on the window map images provided:

Submitted Scheme v Proposed Scheme Comparison				
BRE Daylight Test	**No. of windows/rooms tested**	**No. experiencing improvement in daylight compared to Submitted Scheme**	**No. experiencing no change in daylight compared to Submitted Scheme**	**No. experiencing some alteration from Submitted Scheme**
VSC	221	152 (69%)	50 (23%)	19 (8%)
NSL	157	111 (71%)	37 (24%)	9 (5%)

What is clear is that the vast majority of windows within Viridian Apartments (69%) would experience an improvement in VSC as a result of the changes to Plot 01, when compared to the Submitted Scheme. 50 windows would experience no change in VSC, with 19 windows (8%) experiencing some alteration.

It is worth noting that in respect of those 19 windows where some further alteration would be experienced, this can be quantified as between a 0.01% and 1.17% change in VSC, which is arguably imperceptible.

VSC Window Map – Submitted Scheme v Proposed Scheme

In terms of the NSL form of assessment, the results indicate that again the vast majority of rooms (71%) will experience an overall improvement in daylight distribution when compared to the Submitted Scheme. There would also be 24% of rooms experiencing no change in daylight distribution within just 9 rooms experiencing a degree of further alteration when measured against the Submitted Scheme.

These changes are a result of the slightly increased length of Plot 01 with the massing extended further south, however, it only results in a rate of relative change in NSL of between 0.1% and 23.4%, with only one room experiencing a change of greater than 20%.

NSL Window Map – Submitted Scheme v Proposed Scheme

Overall, it is evident that the proposed amendments to Plot 01 have served to further improve the relationship with Viridian Apartments by comparison to the Submitted Scheme, which is reflected in the number of windows that would experience an improvement in daylight amenity.

Comparison with Consented Scheme

To further examine how the current revised proposals perform, we have also compared the daylight effects to those arising out of the Consented Scheme for the Site. The table below summarises the findings, in the same way that we have compared the results against the Submitted Scheme.

Consented Scheme v Proposed Scheme Comparison				
BRE Daylight Test	**No. of windows/rooms tested**	**No. experiencing improvement in daylight compared to Consented Scheme**	**No. experiencing no change in daylight compared to Consented Scheme**	**No. experiencing some alteration from Consented Scheme**
VSC	221	117 (53%)	10 (5%)	94 (42%)
NSL	157	92 (59%)	20 (13%)	45 (28%)

Again, it is evident that the Proposed Scheme gives rise to an improvement in both VSC and NSL performance to the majority of windows when compared to the Consented Scheme. In total, 53% of windows will experience an improvement in VSC, with 5% experiencing no further change. Whilst 94 windows (42%) would experience some alteration beyond the levels retained within the Consented Scheme in place, by examining the quantum of alteration in VSC, the changes are small ranging from just 1.38% to 6.27%.

It is also worth noting that virtually all of these 94 windows are located beneath overhanging private amenity balconies which naturally make them more sensitive in terms of sky visibility, given their self-obstructing design.

VSC Window Map – Consented Scheme v Proposed Scheme

Again, the NSL results are also positive, with 59% of rooms tested experiencing an improved level of daylight distribution compared to the Consented Scheme, with a further 13% experiencing no further change. There would be 28% of rooms that experience some degree of further alteration in NSL, however again over 60% of those 45 rooms would experience no greater than a 10% relative change in daylight distribution when compared to the Consented Scheme.

NSL Window Map – Consented Scheme v Proposed Scheme

Sunlight Amenity

It is worth noting that the Annual Probable Sunlight Hours (APSH) test results for both the Submitted Scheme and the Proposed Scheme demonstrate full compliance to the BRE sunlight assessment criteria, given the limited number of rooms facing the site within Viridian Apartments that have at least one window orientated within 90 degrees of due south.

Therefore, the occupants of Viridian Apartments are unlikely to experience any noticeable effect on sunlight availability following the redevelopment of the Site.

Summary

It is clearly evident that the proposed design alterations to Plot 01, which include the reduction in overall building height as well as the rotation of the block, has resulted in a much improved relationship with Viridian Apartments. This is supported by the positive results of the comparative daylight and sunlight testing that has been carried out.

The vast majority of windows and rooms tested within Viridian Apartments would experience an improved level of VSC and NSL, when compared with both the Submitted Scheme and the extant consent for the Site.

When comparing the results against the Submitted Scheme, a significant proportion of windows will benefit from improved access to VSC and NSL, and the small number that would experience some further alteration as a result of the extended footprint of Plot 01, would arguably not notice the less than 1.2% alteration in VSC.

It is our view that the further design refinement to Plot 01 has resulted in a more sympathetic relationship with Viridian Apartments, improving the daylight availability to the majority of windows and rooms when compared to the Submitted Scheme. It therefore represents a positive design move that should be considered acceptable in daylight and sunlight terms.

Yours Sincerely

Matt Harris
Director
For and on behalf of Point 2

POINT 2