

Revised Layout - Some comments about Daylight and Sunlight

Time preclude a detailed analysis of the existing site and the new proposal, however, the impact of the proposed change in some areas is clear. The following notes and diagrams discuss the main likely results of the suggested changes.

The notes below refer to figures 1, 2 and 2 below. Figure 1 is the massing diagram for the existing proposal. Figure 2 gives the revised proposal 1. In the revised proposal 1 -3b, 4a & 4b omitted, 8 houses from 3a retained, 4e reduced in size to allow 20 metres between it and Chiltern, Chiltern retained (shown in yellow). Figure 3 gives the revised proposal 2. In the revised proposal 2 4a & 4b(shown in blue) moved to location of 4c & 4d, 8 houses from 3a retained, 3b, 4c, 4d, 4e, 5c, 5b, part of 5e omitted, Chiltern retained (shown in yellow).

4 main areas of the site have been considered.

A

In the current proposal (Fig 1) this area is almost totally surrounded by buildings so that it has become similar in nature to a closed court yard. This restricts the number of hours for which the ground in the area will receive sunlight and also the amount of the sky that can be seen from the windows of (and hence the daylight inside) the flats on the lower floors of the blocks. In the revised proposals (Fig 2 & Fig 3) the area has been opened up by removing the block to the south side of the area. This change will allow sunlight from the south to penetrate to the ground in the area and area of sky visible to the windows of the lower floor flats. To sum up the sunlight and daylight provision in this area is likely to be significantly improved by both of the revised proposals.

B

In the current proposal (Fig 1) and in revised proposal 1(Fig 2) this area is almost totally surrounded by buildings so that it has become similar in nature to a closed court yard. This restricts the number of hours for which the ground in the area will receive sunlight and also the amount of the sky that can be seen from the windows of (and hence the daylight inside) the flats on the lower floors of the blocks. In the revised proposal 2 (Fig 3) the area has been opened up by removing the block to the south side of the area. This change will allow sunlight from the south to penetrate to the ground in the area and area of sky visible to the windows of the lower floor flats. To sum up the sunlight and daylight provision in this area is likely to be significantly improved by proposal 2 only.

C

This area suffers from similar problems to areas A & B, however, the revised proposal does not make any changes in this area of the site. To sum up this area of the site has daylight and sunlight problems that are not addressed by the changes in either of the revised proposals.

D

This area is quite shaded in the original proposal and there are issues with poor sunlight penetration to ground level and poor daylight in rooms on the lower floors. In the revised proposals the building at the eastern end of this area will be taller and hence the shading problems will become worse. The actual impact on the number of hours of sunlight received on 21st March will be small as the sun is on the horizon in the east so even a very short building will cast long shadows and thus it is mainly the building to the south of the area that blocks the sun during the day. The taller building present in options 1 & 2 will reduce the amount of visible sky to the lower windows in the area and thus make some the daylight in some lower rooms a bit worse.

Summary

The revised scheme option 1 should make a significant improvement to the daylight and sunlight in area A. In area D the retention of the existing Chiltern block will mean that the daylight and sunlight will get a bit worse. In areas B & C there will be no change in daylight or sunlight.

The revised scheme option 2 should make a significant improvement to the daylight and sunlight in areas A & B. In area D the retention of the existing Chiltern block will mean that the daylight and sunlight will get a bit worse. In areas C there will be no change in daylight or sunlight.

In area A both options will give more sunlight hours, in area B this will only be the case with option 2.

There will be some potential loss of sunlight in area D with both options, however, area D has very poor sunlight in the existing proposal I suspect if you were to quantify the actual loss of sunlight in terms of lost hours on 21 March the number would be very small as the area has mostly less than one hour to start with. I suspect that areas A&B have the potential to gain more than two hours of sunlight on 21 March. However, I am not sure if it is fair to justify the gain of 2 hours in one place by the loss of say 15 minutes in another place.

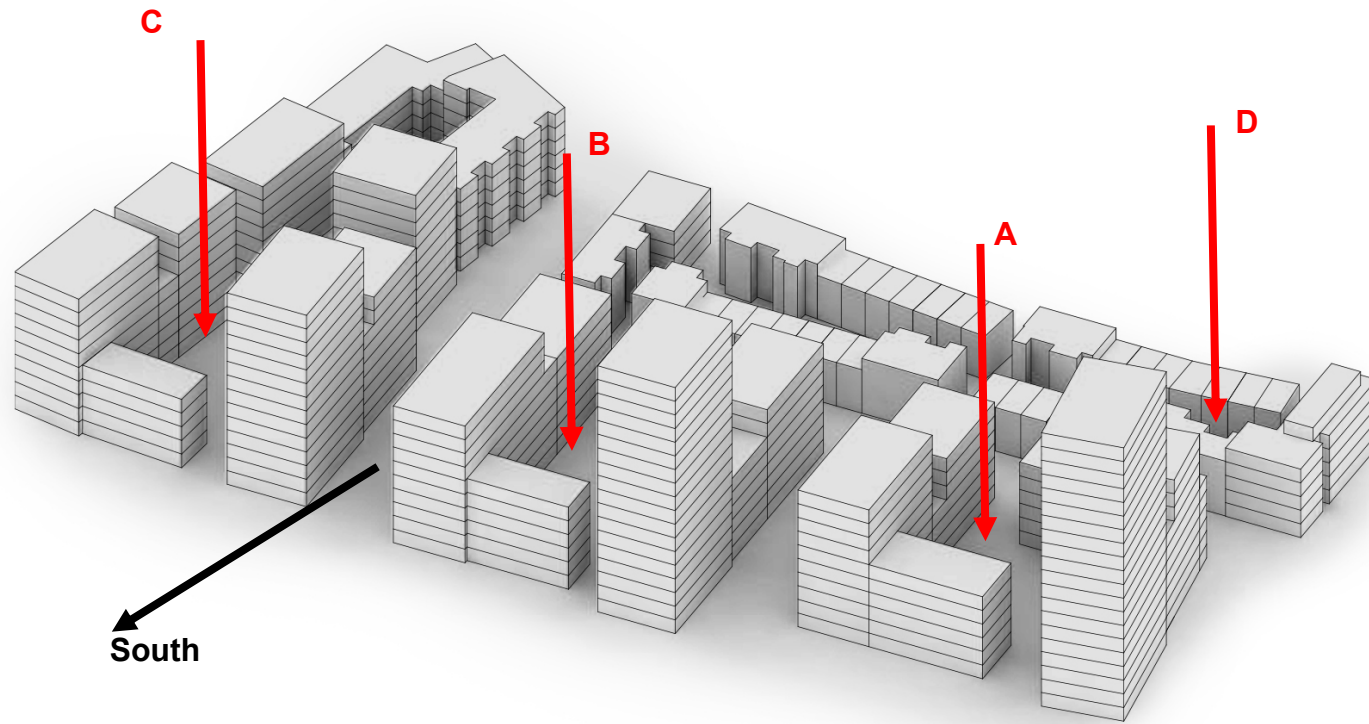


Figure 1 Massing diagram Southwark's proposal

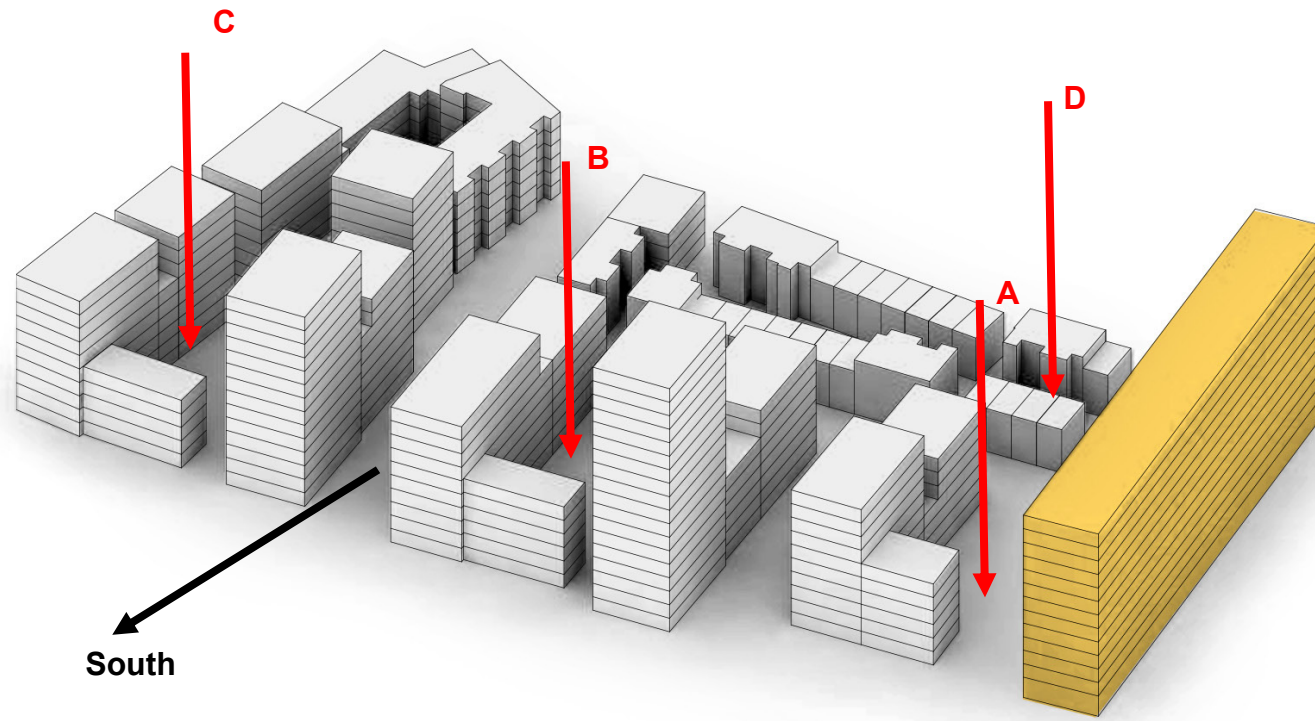


Figure 2 Revised proposal option 1

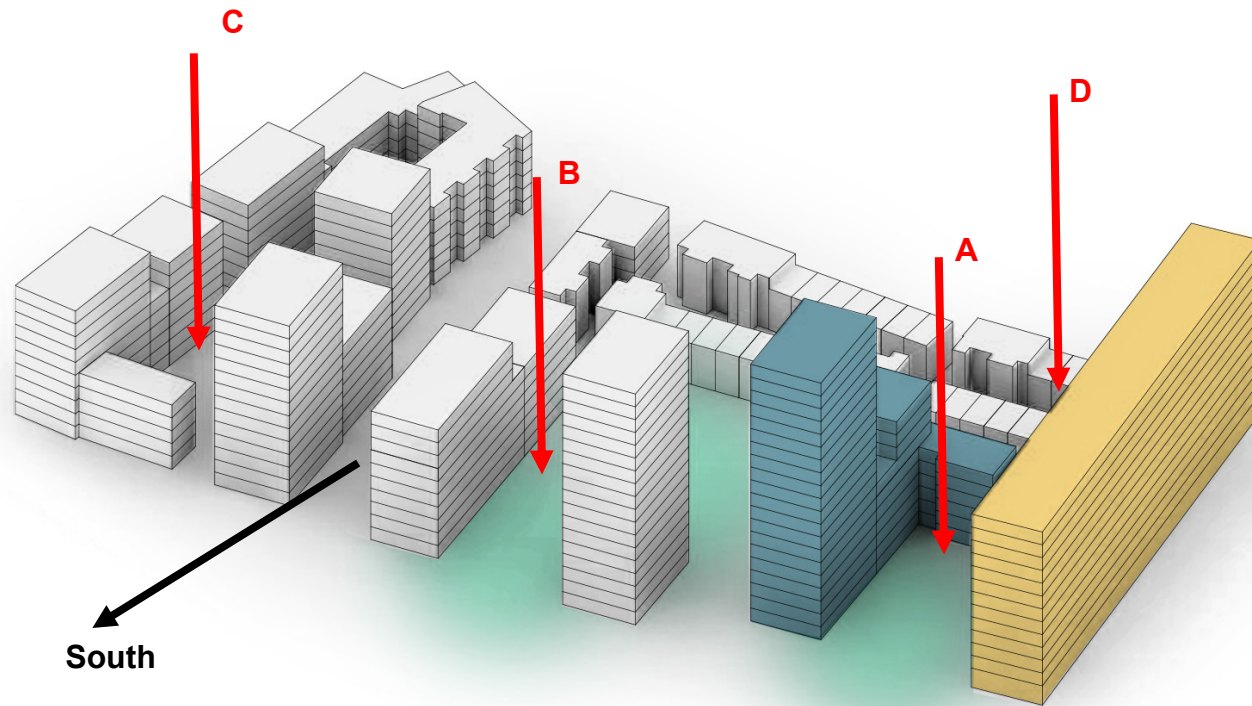


Figure 3 Revised proposal option 2