

7 SITE 7: 6-12 KENNINGTON LANE AND WOODEN SPOON HOUSE, 5 DUGARD WAY SE11

INTRODUCTION AND SCOPE

Having identified the surrounding uses and site facing windows, Vertical Sky Component (VSC) facade studies were completed to understand daylight potential in the existing and indicative scenarios. In line with the BRE Guidelines, the focus was on residential properties along with any non-domestic buildings where occupants may have a reasonable expectation for daylight; i.e. schools, hospitals, hotels and places of worship.

The identified uses are illustrated in Figure 24 below.

Similarly, a VSC facade study was undertaken on the indicative façades, to understand the potential for the indicative scheme to provide future occupants with good levels of daylight and sunlight.

Finally, an overshadowing study was also completed showing how the shadow cast by the indicative massing would affect the open spaces within and around the site.

Images illustrating the results of these assessments are shown within Sections 2, 3 and 4.

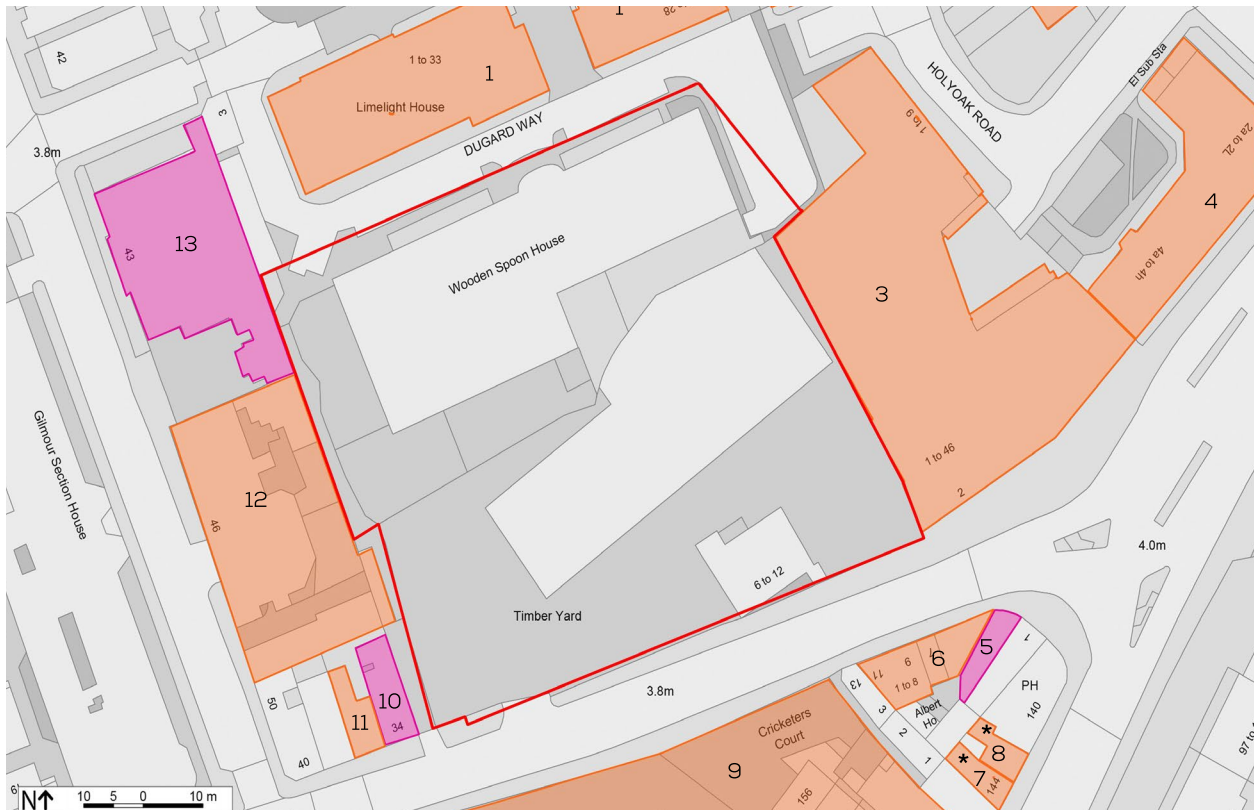
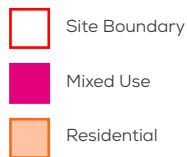


Figure 24: Use map

DAYLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

GIA's façade study identified little or no change in daylight to the residential uses to the east of the site (illustrated in Fig. 25 and 26). To the south of the site, there is some change to VSC levels, however this is generally at lower levels only, with the worst performing ground floor achieving VSC values of circa 15%.

Similarly, the residential use to the north of the site is shown in Figure 28 and 29 to experience some

change, however retained VSC values improve as one moves up the building, with the lowest VSC value circa 15%.

To the west of the site windows will generally retain a VSC of 15% and above. There are instances where assumed windows are inherently sensitive due to their location (i.e. adjacent to a projecting wing) which retain lower VSC values as low as circa 8%. These are however isolated occurrences.

VSC ASSESSMENT - VIEW 1 PROPERTIES TO THE EAST AND SOUTH OF THE SITE (130 NEWINGTON BUTTS, 1-10 KENNINGTON ALNE AND 9 KENNINGTON LANE)

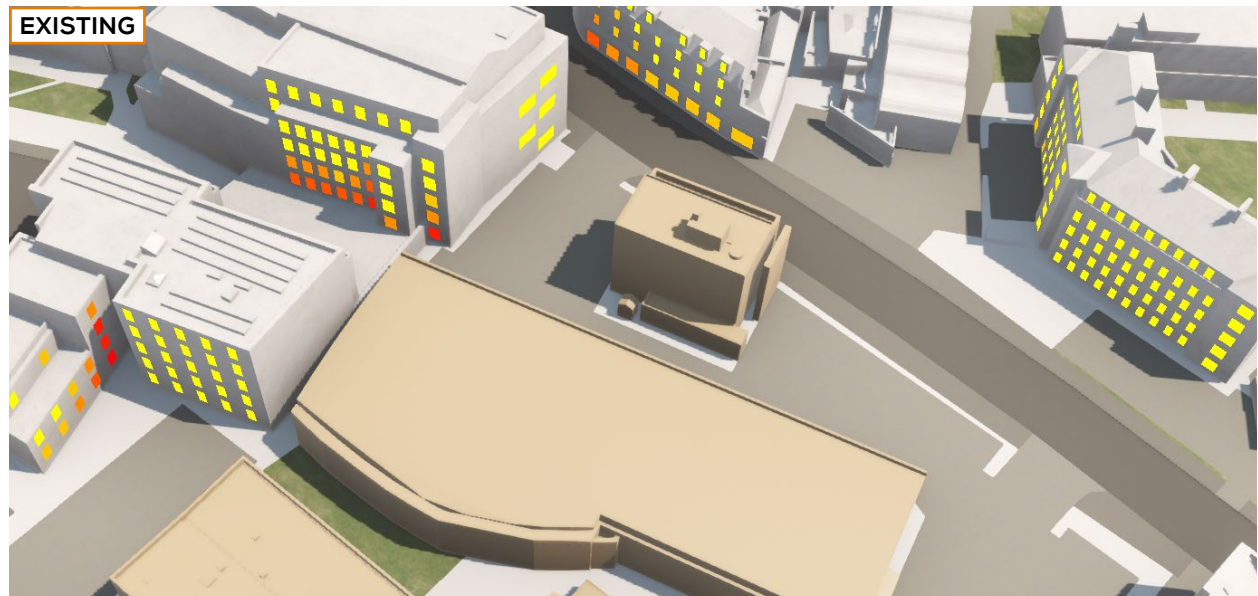
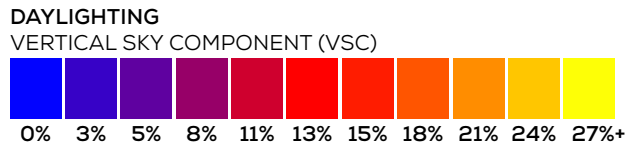


Figure 25: Existing VSC values



Figure 26: Indicative VSC values



With consideration of the site location, GIA consider the indicative massing is appropriate for its context with view of potential impact on neighbouring daylight and sunlight amenity.

VSC ASSESSMENT - VIEW 2
PROPERTIES TO THE NORTH OF THE SITE (LIMELIGHT HOUSE)



Figure 27: Existing VSC values

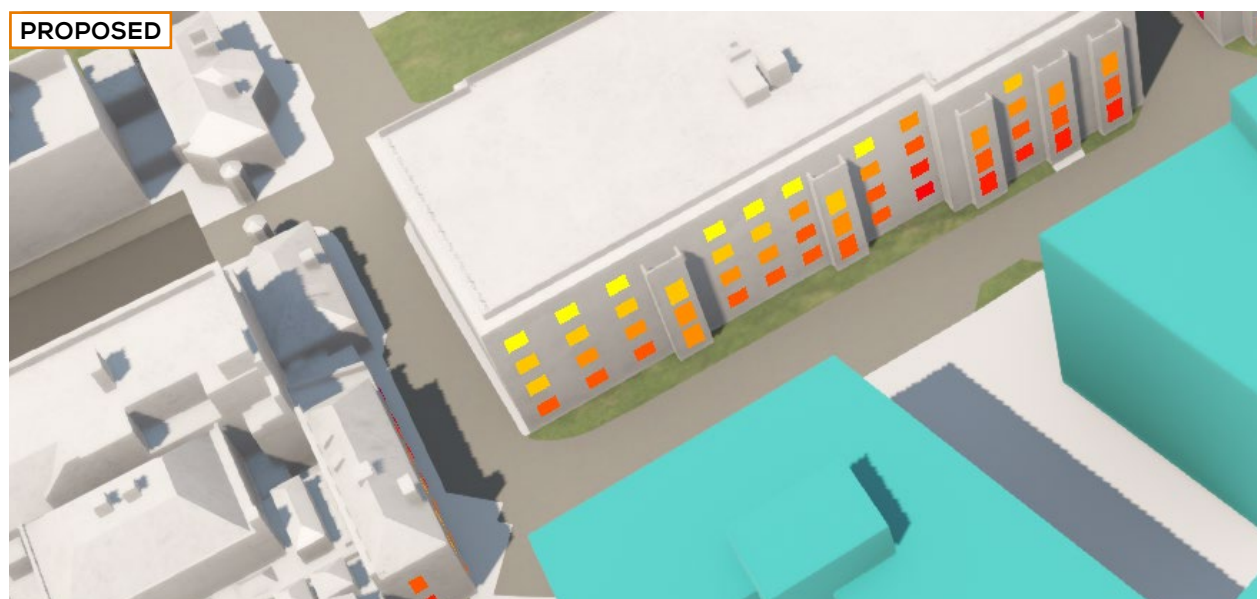
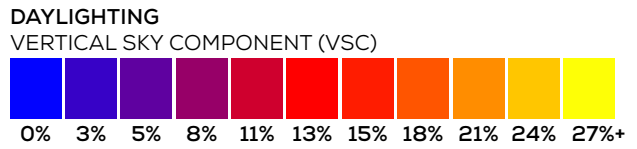


Figure 28: Indicative VSC values



VSC ASSESSMENT - VIEW 1
PROPERTIES TO THE WEST OF THE SITE THAT FRONT RENFREW ROAD



Figure 29: Existing VSC values



Figure 30: Indicative VSC values

DAYLIGHT AMENITY WITHIN THE SITE

The illustrative massing arrangement sees very good levels of daylight potential to its outer frontages and tower element.

Some areas of lower potential can be seen at the base, particularly where blocks face each other in close proximity. The vast majority are still expected to provide adequate daylight levels to the rooms set behind them, provided that the windows are suitably sized and the depth of the rooms is limited

in the most obstructed locations.

Some flank elevations are particularly obstructed by the existing urban grain or proximity to other illustrative blocks and should be used primarily for secondary windows. The main living room windows should be located on the side elevations which benefit from greater daylight levels. These areas are highlighted in magenta in Views 3 and 4.

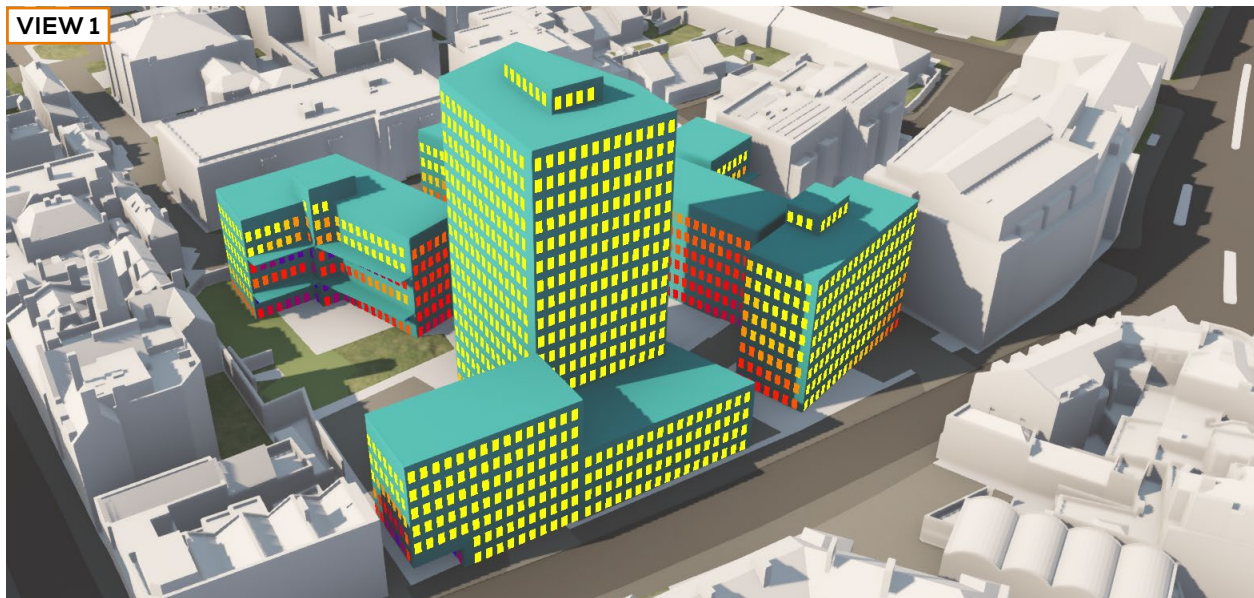


Figure 31: Daylight Potential (VSC)

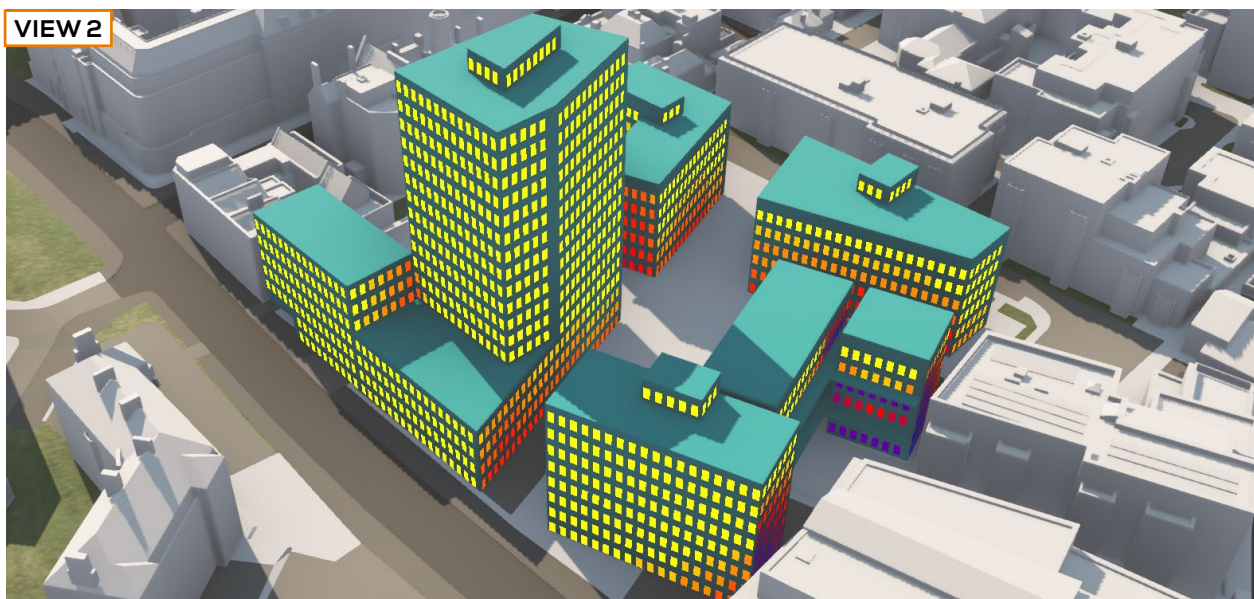
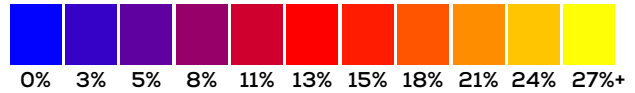


Figure 32: Daylight Potential (VSC)

DAYLIGHTING
VERTICAL SKY COMPONENT (VSC)



The remaining areas of reduced daylight potential are generally in line with expectations for dense urban contexts and an adequate daylight performance can still be achieved provided that sufficiently large windows are specified.

It should be noted that balconies inherently restrict the access to daylight and sunlight to the windows set below them (if projecting) or behind them (if recessed). Therefore, their effects should

be mitigated, where possible, providing rooms with additional windows free of obstructions, or by staggering balconies or internal layouts so that the windows serving the living areas are not overhung.

Overall, the indicative scheme has a good daylight potential and the isolated areas of lower availability are in line with expectations for schemes of this density in this context.

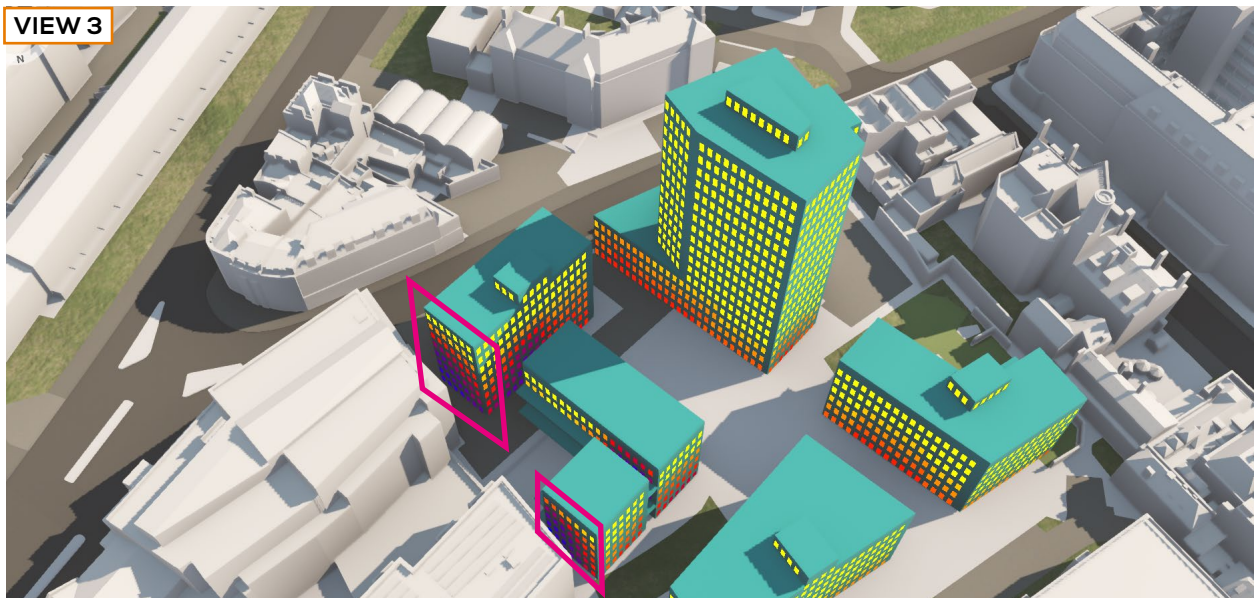


Figure 33: Daylight Potential (VSC)

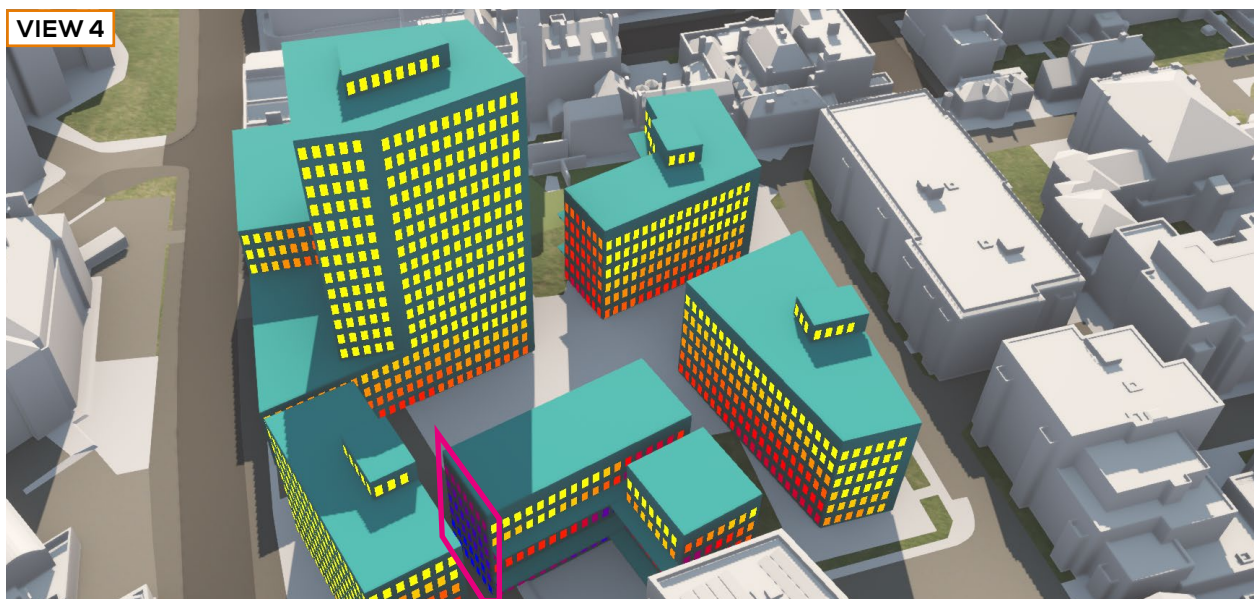


Figure 34: Daylight Potential (VSC)

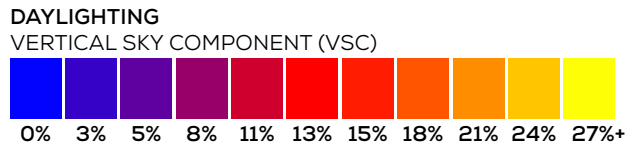


Figure 35: VSC

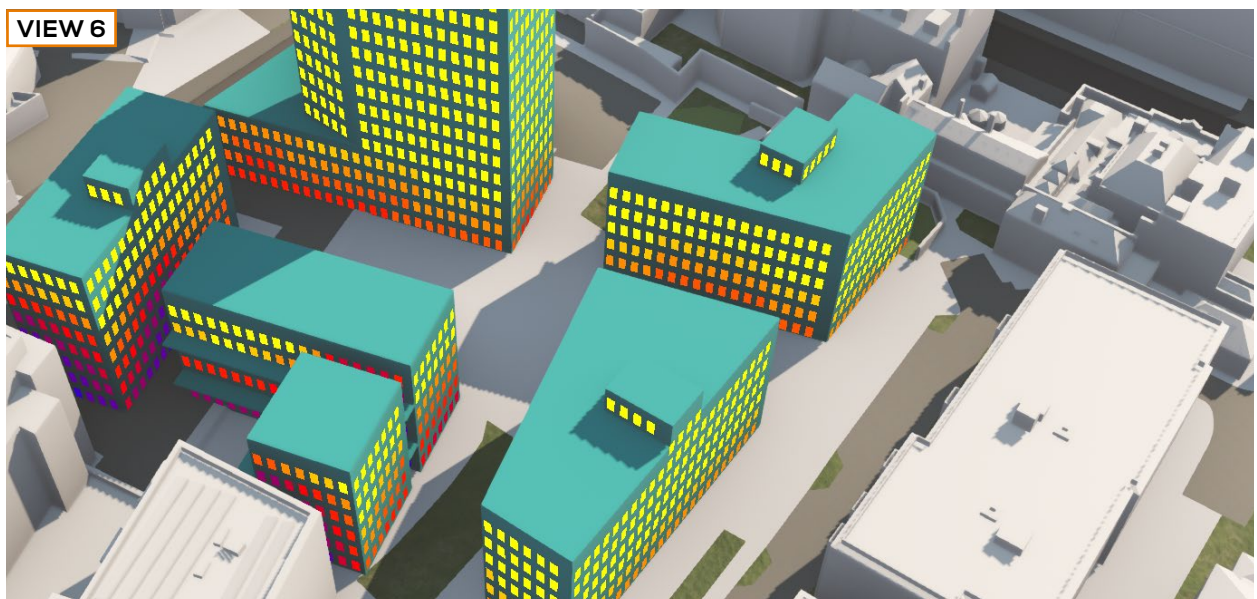


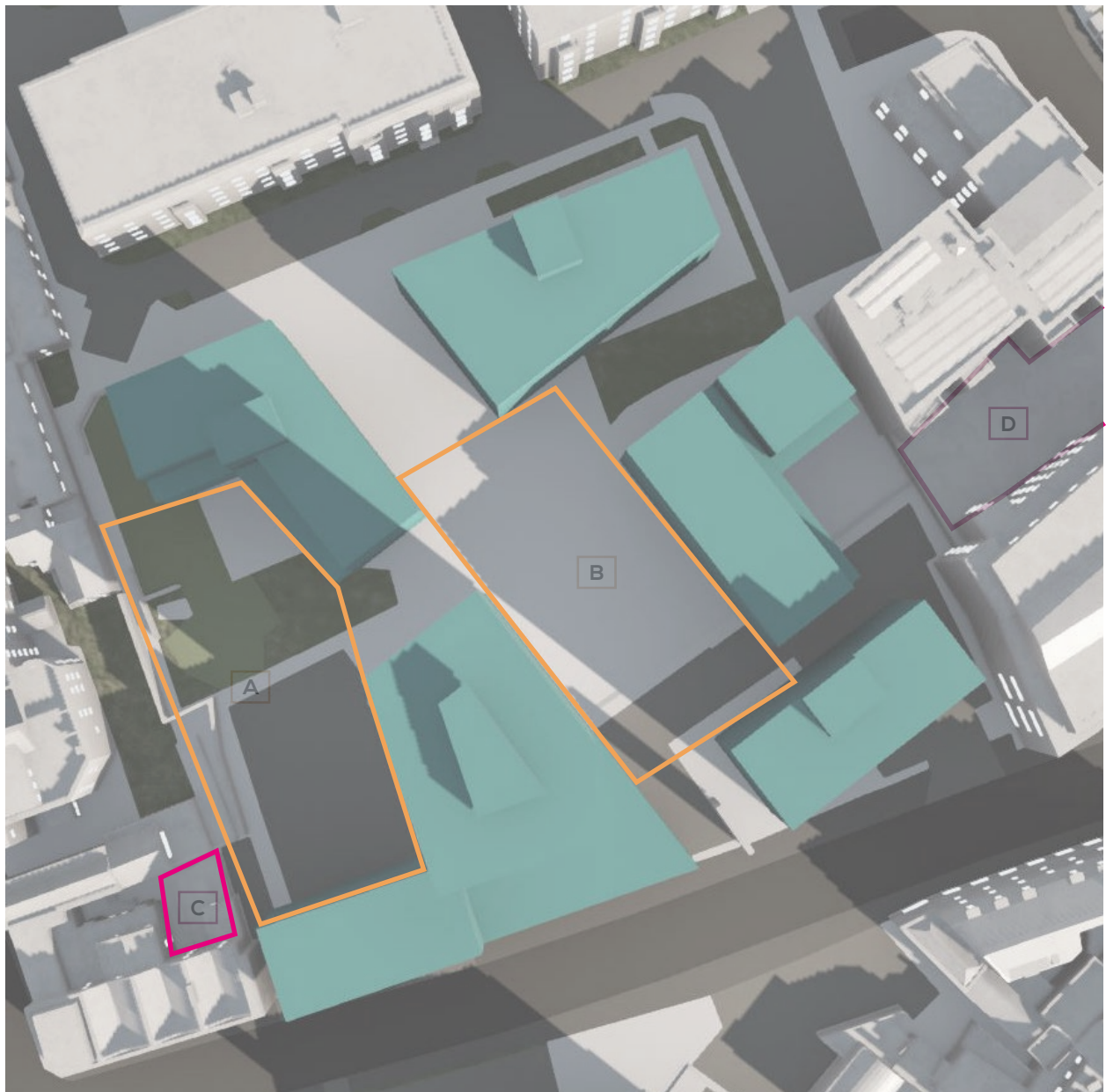
Figure 36: Proposed VSC values

OVERSHADOWING

The figure below illustrates in orange the two main areas likely to accommodate open amenity spaces within the illustrative scheme. Area A is expected to meet the recommended BRE Guidelines, while area B will see the combined effect of shadows cast by different buildings and so may fall short of the recommended target, depending on its extent. Given the complexity of the shadow plots a more detailed sun hours on ground study would be necessary to quantify in detail how much direct sunlight is available to the different areas and this should ideally inform

the landscape design to make the most of the sunlight available.

No gardens or parks are located in close proximity to the site that could be affected and the only open spaces considered sensitive to overshadowing are the terraces highlighted in magenta below (C and D). These are located to the west and east of the site and so could experience additional overshadowing either in the morning (until 11 am) or in the afternoon (from 3 pm), respectively.



TRANSIENT OVERSHADOWING ASSESSMENT
21ST MARCH

