

## Table of major adverse impacts to Kent Wharf

Below we have set out a table of the Major daylight effects to Kent Wharf as requested. In terms of Vertical Sky Component (VSC), of the 553 windows assessed, 28 would see major adverse effects. With regard to No Sky-Line Contour (NSC), only 15 rooms would see a major adverse effects. With the existing site being low rise, many of the windows are currently completely unobstructed and as such, a greater level of proportional change is expected. Further to this, the reductions are magnified by overhanging balconies or winter gardens. All major adverse effects for VSC are as a result of these overhanging features or are flank windows in a rooms where the other window does not see a major effect.

The VSC is in basic terms, the view of the sky from the outside window wall. For VSC the BRE sets out a target of 27% which it is widely considered is appropriate for a suburban context, not for multi block schemes in an opportunity area as we have here. Further to this, a reduction of 20% from the existing value is considered noticeable to the occupant. Industry standard suggests that reductions beyond 40% are major adverse.

More widely used targets in London are retained VSC levels in the mid-teens for non-overhung windows, with these having been accepted at several appeals. Where windows are overhung, this places considerable additional constraint on the window meaning retained levels will often be lower. This is clear in the table below with windows that are not obstructed by surrounding external buildings currently seeing VSC levels lower than this mid-teen level. In addition, the overhangs serve to magnify the proportional change meaning that even modest neighbouring development can cause significant proportional reductions in light. Because of this, the BRE guidance suggests that a supplementary test is carried out with balconies removed to determine if this is the case. That has been considered here as described in the notes below. The VSC results with overhangs removed show that none of the windows serving single aspect rooms would see major adverse impacts in the balconies off assessment.

The NSC is the outline of the working plane in a room that from which the sky can be seen. The BRE suggests a reduction beyond 20% would be considered noticeable to the occupant. Generally, reductions beyond 40% are considered Major Adverse.

### Daylight

Targets	Kent Wharf Block and flat number	Floor/ Room / Window Reference/ Use	Existing VSC levels	Proposed VSC levels	Proportional VSC Reduction/or significance of effect where not major	Proportional NSC Reduction/ or significance of effect where not major	Notes
For VSC, the BRE Guidance recommends that a window should	Portside Court - 1	First – R17 - W24 – Living/Kitchen/Dining	12.4%	2.4%	81.7%	76%	Overhung and recessed by winter garden. With winter garden removed, window no longer sees major adverse VSC loss, and retains 21.6% VSC.

<p>either achieve an absolute value of 27% VSC (maximum of 40%) or experience a proportional reduction of less than 20% from the existing value to see no noticeable loss.</p> <p>For NSC, the BRE Guidance provides no absolute target and recommends that a room should retain at least 80% of the existing value in order not to see a noticeable effect (experience a loss less than 20% from the existing value).</p>							The 2 other rooms within this unit would not see a loss of light to their windows.
	Portside Court - 2	First – R15 – W22 – Living/Kitchen/Dining	4.5%	2.5%	44.4%	Minor	Secondary side return window, overhung and recessed by winter garden With winter garden removed, window no longer sees major adverse VSC loss. Room served by a primary window retaining in excess of 20% VSC with the proposal in place.
		First – R16 – W23 - Bedroom	11.7%	2.4%	79.8%	44.7%	Overhung and recessed by winter garden. With winter garden removed, window no longer sees major adverse VSC loss and retains, 18.4% VSC.  With winter garden removed, room sees minor adverse NSC loss.
	Portside Court – 4	Second – R17 – W24 – Living/Kitchen/Dining	10.3%	1.7%	83.4%	74.2%	Overhung and recessed by winter garden. With winter garden removed, window no longer sees major adverse VSC loss and retains 24.2% VSC. The 2 other rooms within this unit would not see a loss of light to their windows.  With winter garden removed, room no longer sees major adverse NSC loss.
	Portside Court - 5	Second – R15 – W22 – Living/Kitchen/Dining	3.6%	1.8%	48.9%	Minor	Secondary side return window, overhung and recessed by winter garden With winter garden removed, window no longer VSC sees major adverse loss. Room served by other window retaining in excess of 20% VSC.
		Second – R16 – W23 – Bedroom	9.8%	1.8%	81.3%	43.2%	Overhung and recessed by winter garden. With winter garden removed, window no longer sees major adverse VSC loss and retains 20.7% VSC.  With winter garden removed, room no longer sees noticeable NSC loss.
	Portside Court – 7	Third – R17 – W24 –	13.5%	6.3%	53.3%	42.2%	Overhung and recessed by winter garden.

		Living/Kitchen/Dining					<p>With winter garden removed, shows compliant retained value of 27.1% VSC. The 2 other rooms within this unit would not see a loss of light to their windows.</p> <p>With winter garden removed, room no longer sees noticeable NSC loss.</p>
	Portside Court - 8	Third – R16 – W23 - Bedroom	12.6%	6.1%	51.3%	Negligible	<p>Overhung and recessed by winter garden. With winter garden removed, window sees minor adverse VSC loss, and retains 23.3% VSC.</p>
	Broadside House – 1	First – R21 – W29 – Living/Kitchen/Dining	10.1%	3.0%	69.8%	Moderate	<p>Overhung and recessed by winter garden. With winter garden removed, window no longer sees major adverse VSC loss and retains 19.2% VSC. The 2 other rooms within this unit would not see a loss of light to their windows.</p>
	Broadside House – 2	First – R19 – W26 & W27 – LKD			Minor to Moderate	51.6%	<p>One window overhung and recessed by winter garden. Windows show minor to moderate impacts, but major NSC reduction.</p>
		First – R20 – W28 – Bedroom	9.9%	2.7%	72.4%	47.3%	<p>Overhung and recessed by winter garden. With winter garden removed, window sees minor adverse VSC loss and retains 18.6% VSC.</p> <p>With winter garden removed, room no longer sees noticeable NSC loss.</p>
	Broadside House – 3	First – R18 – W25 – Living/Kitchen/Dining	11.8%	2.3%	80.7%	66.6%	<p>Overhung and recessed by winter garden. With winter garden removed, window no longer sees major VSC adverse loss. The 2 other rooms within this unit would not see a loss of light to their windows.</p>
	Broadside House – 4	Second – R21 – W29 – Living/Kitchen/Dining	8.6	2.4%	72.7%	Moderate	<p>Overhung and recessed by winter garden. With winter garden removed, window sees minor adverse VSC loss and retains 21.4% VSC. The 2 other rooms within this unit would not see a loss of light to their windows.</p>

	Broadside House – 5	Second – R19 – W26 & W27 – Living/Kitchen/Dining			Minor to Moderate	45.7%	One window overhung and recessed by winter garden. Windows show minor to moderate VSC impacts, with major NSC reduction.
		Second – R20 – W28 - Bedroom	8.4%	2.1%	75.3%	46.2%	Overhung and recessed by winter garden. With winter garden removed, window sees minor adverse VSC loss and retains 20.9% VSC.  With winter garden removed, room no longer sees noticeable NSC loss.
	Broadside House – 6	Second – R18 – W25 – Living/Kitchen/Dining	9.9	1.8%	82.2%	68.4%	Overhung and recessed by winter garden. With winter garden removed, window no longer sees major adverse VSC loss and retains 21.7% VSC The 2 other rooms within this unit would not see a loss of light to their windows.  With winter garden removed, room no longer sees major NSC loss.
	Broadside House – 7	Third – R21 – W29 – Living/Kitchen/Dining	11.9	6.7%	43.4%	Negligible	Overhung and recessed by winter garden. With winter garden removed, window sees minor adverse VSC loss and retains 23.9% VSC. The 2 other rooms within this unit would not see a loss of light to their windows.
	Broadside House – 8	Third – R20 – W28 - Bedroom	11.3%	6.5%	42.4%	Negligible	Overhung and recessed by winter garden. With winter garden removed, window sees minor adverse VSC loss with a retained value of 23.5%.
	Broadside House – 9	Third – R18 – W25 – Living/Kitchen/Dining	13%	6.4%	50.5%	41.8%	Overhung and recessed by winter garden. With winter garden removed, window no longer sees major adverse loss and retains 24.4% VSC. The 2 other rooms within this unit would not see a loss of light to their windows.  With balcony removed, room sees minor adverse NSC loss.

Bowspirit Apartments – 3	First – R26 – W34 – Bedroom	12.2%	6.3%	48.8%	53.3%	Overhung by balcony. With balcony removed, window sees minor adverse VSC loss and retains 20.7% VSC.  With winter garden removed, room no longer sees major NSC loss.
	First – R27 – W35 – Bedroom			Moderate Adverse	40.2%	Overhung by balcony. With balcony removed, room sees minor adverse NSC loss.
Bowspirit Apartments – 9	Second – R26 – W34 – Bedroom	12.3%	7.2%	41.4%	Moderate Adverse	Overhung by balcony. With balcony removed, window sees minor adverse VSC loss and retains 22.5% VSC.
Bowspirit Apartments – 10	Second – R25 – W33 – Bedroom	11.5%	6.9%	40.1%	Negligible	Overhung by balcony. With balcony removed, window sees minor VSC adverse loss and retains 20.3% VSC.
Bowhouse Court – 2	First – R31 – W39 – Living/Kitchen/Dining			Moderate	45%	Overhung by balcony. With balcony removed, room no longer sees major adverse NSC loss.
Deckhouse Court – 4	First – R48 – W61 – Living/Kitchen/Dining	37.5%	7.8%	79.2%	Negligible	Flank window serving dual aspect room, with fully VSC compliant primary window.
Deckhouse Court – 5	First – R47 – W60 – Living/Kitchen/Dining	37.2%	13%	65%	Moderate	Flank window serving dual aspect room, with fully VSC compliant primary window.
Deckhouse Court – 10	Second – R48 – W61 – Living/Kitchen/Dining	38.2%	9.3%	75.7%	Negligible	Flank window serving dual aspect room, with fully VSC compliant primary window.

	Deckhouse Court – 11	Second – R47 – W60 – Living/Kitchen/Dining	37.9%	15.5%	59.1%	Negligible	Flank window serving dual aspect room, with fully VSC compliant primary window.
	Deckhouse Court – 16	Third – R48 – W61 – Living/Kitchen/Dining	38.6%	12.2%	68.4%	Negligible	Flank window serving dual aspect room, with fully VSC compliant primary window.
	Deckhouse Court – 17	Third – R47 – W60 – Living/Kitchen/Dining	38.4%	18.8%	51%	Negligible	Flank window serving dual aspect room, with fully VSC compliant primary window.
	Deckhouse Court – 22	Fourth – R48 – W61 – Living/Kitchen/Dining	39%	18.9	51.6%	Negligible	Flank window serving dual aspect room, with fully VSC compliant primary window.

## Sunlight

Annual Probable Sunlight Hours (APSH) is the long-term average of the total number of hours during a year in which direct sun. The BRE guidance suggests that interiors should see 25% of the APSH with 5% of that received in winter. For an existing dwelling there may be an adverse effect if the retained levels are below this and there is a reduction beyond 20% existing value and if the absolute reduction in APSH is greater than 4%.

APSH Targets	Kent Wharf Block	Room / Window Reference/ Only Living Rooms considered	Existing Total APSH	Existing Winter APSH	Proposed Total APSH	Proposed Winter APSH	Total APSH Proportional Reduction	Winter APSH Proportional Reduction	Notes
The BRE Guidance states that in order to be regarded as meeting APSH criteria once the Proposed	Portside Court – 1	First – R17 – W24 –	20%	8%	4%	2%	80%	75%	Overhung and recessed by winter garden. With winter garden removed, window is BRE compliant.

<p>Development has been constructed, a room should either:</p> <ul style="list-style-type: none"> <li>Retain at least 25% total APSH with 5% in the winter months in absolute terms; or</li> <li>Retain at least 80% of its existing APSH values either over the whole year or just in the Winter months after the Proposed</li> </ul> <p>Development is constructed to see no noticeable effect; or</p> <ul style="list-style-type: none"> <li>The loss of total absolute annual APSH is no greater than 4% from the existing level.</li> </ul>	Portside Court – 4	Second – R17 – W24 –	13%	8%	2%	2%	84.6%	75%	Overhung and recessed by winter garden. With winter garden removed, window is BRE compliant.
	Portside Court – 7	Third – R17 – W24 –	20%	8%	12%	2%	40%	75%	Overhung and recessed by winter garden. With winter garden removed, window is BRE compliant.
	Portside Court – 10	Fourth – R17 – W24 –		8%		3%	Minor	62.%	Overhung and recessed by winter garden. With winter garden removed, window is BRE compliant.
	Broadside House – 1	First – R21 – W29 –	16%	6%	7%	0%	56.3%	100%	Overhung and recessed by winter garden. With winter garden removed, window is compliant on Total APSH
	Broadside House – 4	Second – R21 – W29 –	9%	6%	2%	1%	77.85	83.3%	Overhung and recessed by winter garden. With winter garden removed, window is BRE compliant.
	Broadside House – 6	Second – R18 – W25 –	15%	7%	5%	1%	66.7%	85.7%	Overhung and recessed by winter garden. With winter garden removed, window is BRE compliant.
	Broadside House – 7	Third – W21 – W29 –		6%		2%	Moderate Adverse	66.7%	Overhung and recessed by winter garden. With winter garden removed, window is BRE compliant.

	Broadside House – 9	Third – W18 – W25 –		7%		3%	Moderate Adverse	57.1%	Overhung and recessed by winter garden. With winter garden removed, window is BRE compliant.
	Broadside House – 10	Fourth – W21 – W29 –		6%		3%	Negligible	50%	Overhung and recessed by winter garden. With winter garden removed, window is BRE compliant.
	Broadside House – 12	Fourth – W18 – W25 –		7%		4%	Negligible	42.9%	Overhung and recessed by winter garden. With winter garden removed, window is BRE compliant.
	Deckhouse Court – 4	First – R48 – W61		28%		2%	Negligible	92.9%	Flank window serving dual aspect room.
	Deckhouse Court – 10	Second – R48 – W61		28%		2%	Negligible	92.9%	Flank window serving dual aspect room. Room as a whole archives the targets for APSH and Winter Sun.
		Second – R48 – W62	31%		18%		41.9%	Negligible	Flank window serving dual aspect room.
	Deckhouse Court – 16	Third – R48 – W61		29%		3%	Negligible	89.7%	Flank window serving dual aspect room.
	Deckhouse Court – 22	Fourth – R48 – W61		29%		3%	Negligible	89.7%	Flank window serving dual aspect room.