

**CONCERNING THE IMPACT
OF THE EARLS COURT
DEVELOPMENT ON THE
WEST KENSINGTON &
GIBBS GREEN HOUSING
ESTATES**

EARLS COURT

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Year 8 Drawings 5066/391 & 392 (Rel 82)
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Site Plans
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AUTHOR FOR AND BEHALF OF GIA: Nick Lane

AUTHORISATION FOR GIA :

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## 1.0 INTRODUCTION

This report considers the interim effects of the Earls Court development proposals – over a phased construction – upon the daylight and sunlight amenity enjoyed by the residential buildings on the West Kensington and Gibbs Green Housing Estate. The Applicant has submitted a set of indicative phasing plans to illustrate how the various blocks within the overall development may be built out. They also indicate the sequence of estimated construction works that will be happening on a year by year basis and the subsequent demolition timetable of the existing residential units on the estates.

It is evident from the sequence of construction works that a number of the estate dwellings will remain in place while the proposed buildings are constructed around them with the potential to affect the daylight and sunlight enjoyed by those retained buildings. This report therefore seeks to quantify the nature of these impacts and the period of time they are likely to occur for.

This Report is supplemented by the following documents:

- Appendix 1: Drawings of the site as it currently exists (Existing Baseline) and in Construction Years 4, 8 and 10.
- Appendix 2: Plans showing location of buildings included within assessment & corresponding window maps.
- Appendix 3a: Detailed results of the Daylight and Sunlight analysis for the Existing Baseline Vs. Construction Year 4 (proposed)
- Appendix 3b: Detailed results of the Daylight and Sunlight analysis for Year 4 (as baseline) V Construction Year 8 (proposed)
- Appendix 3c: Detailed results of the Daylight and Sunlight analysis for Year 8 (as baseline) V Construction Year 10 (proposed)

## 2.0 METHODOLOGY

The detailed daylight and sunlight impacts on the residential units within the West Kensington and Gibbs Green estates will be dependent upon a number of interrelated factors which all have the potential to influence amenity to the retained dwellings which include;

- The overall estates relocation strategy;
- Resolution of the size, location and timing of construction/development phases and the potential for phases to be undertaken either sequentially or consecutively;
- detailed location and nature of construction boundaries;
- the detailed timing of residential units becoming vacant; and
- detailed design of the new buildings (including both massing and architectural treatment).

The complexity of these issues dictates that any number of development scenarios could arise which would produce a diverse number of potential impacts to the retained properties throughout the phasing of the development. Gordon Ingram Associates and LBHF officers have agreed to select a series of construction years to assess the worst case impacts to the residential units before they are demolished in accordance with the indicative development phases. It is important to note that the construction year plans shown in Appendix 1 indicate the location of a construction screen. All of the properties within the construction screen will have been vacated and, therefore, this assessment only considers those properties outside of the screen.

GIA and LBHF officers have agreed that the development proposals within construction years 4, 8 and 10 will present the most significant impacts to the retained buildings and an explanation as to why this is the case is provided below. All of the assessments have been undertaken against the maximum development parameters as dictated by the Parameter Plans and the Design Guidelines and, therefore, the resultant technical data presented in this report represents the "worst case" scenario impact to the retained buildings. When a detailed architectural solution is applied to each of the development building plots during the detailed design of the scheme, the degree of obstruction will almost certainly decrease as gaps between buildings will appear and setbacks introduced which will allow daylight and sunlight to pass through and over the top of the buildings and into the windows of the retained buildings. It is therefore anticipated that in reality the daylight and sunlight impacts are likely to improve when compared against the results presented in this report.

#### **Construction Year 4**

GIA and LBHF officers have chosen to assess the impacts attributable to the massing shown in Year 4 as the south facing windows within 1-59 Marchbank Road and Sharnbrook House will face directly onto plots NE04 and NE06, which will have been constructed to their maximum height.

With regards to Plots NE03 and 05,, Year 4 represents the point at which the most noticeable impacts will be experienced by the occupants of Desborough House, the rear of 2-28 Marchbank Road and 34-80 Aisgill Avenue before they are brought within the construction screen vacated and demolished. The resultant daylight and sunlight conditions to Churchward House,1-7 Ivatt Place and the rear of 16-32 Aisgill Avenue are representative of the levels of amenity the occupants can expect between construction Years 5- 8 as no additional buildings will be constructed during this period which could materially affect these properties.

### **Construction Year 8**

By Year 8 of the development, the retained buildings on the estate will include;

- 1-7 Ivatt Place
- Churchward & Fairburn House
- 2-32 Aisgill Avenue

In addition to the proposed blocks identified in Year 4, plots BW04, A+C and BW05 will have been constructed to at least shell and core and will therefore cumulatively have the most noticeable impacts to the above properties before they are included within the construction screen and demolished in Year 9.

### **Construction Year 10**

The construction screen moves north to allow for the construction of plots NE01, A+B and BW02, C, D +E to at least shell and core. As such, the development has the potential to impact 131-146 and 147-160 Gibbs Green during year 10 of the development although they will be demolished in Year 11.

### **Baseline**

With regards to the baseline position on which to assess the impacts of these three timeslices, Year 4 has been assessed against the existing condition as it will be from this baseline the occupants will experience a change in their light conditions.

The massing illustrated in Year 8 has been assessed against the baseline created in Year 4, i.e. all of the retained buildings on the housing estates plus NE03, 04, 05 and 06 as they will have been constructed to at least shell and core and will, therefore, change the 'existing' daylight and sunlight conditions enjoyed by the retained buildings.

As such, any assessment of Year 8 against the current day existing condition would be entirely misleading and would not in any way account for phased nature of the development and present the cumulative impacts to the retained buildings.

Finally, the massing shown in the Year 10 has been assessed against the baseline created in Year 8.

Given the temporary nature of any impacts, it has been agreed with LBHF officers that this assessment should consider a sample of the potentially impacted properties rather than consider all windows and rooms within the retained buildings. Adopting this approach provides officers with a quantitative analysis to allow them to form a qualitative view on the nature of the temporary impacts to the estate dwellings. In accordance with the advice offered by the BRE Guidelines, the analysis only considers the effect to the windows serving habitable rooms.

Appendix 2 of this report contains a set of plans illustrating the buildings which have been included within this assessment. We have also supplied a series of window maps to illustrate the locations of the windows assessed which can be cross referenced to the detailed technical results.

### 3.0 SUMMARY OF IMPACTS TO THE RETAINED BUILDINGS

Full details of the VSC, NSL, ADF and APSH analysis for construction years 4, 8 and 10 are provided within Appendix 3a,b &c. The tables below identify the proposed blocks which will affect the retained buildings, the period of time the impact will occur and, finally, a summary of the impacts by reference to the methodologies described within the BRE Handbook 'Site Layout Planning for Daylight and Sunlight 2011: A Guide to Good Practice.

#### DAYLIGHT IMPACTS DURING YEAR 4

| Address of property              | Block(s) affecting the property | Length of impact (years)                        | Daylight Summary                                                      |
|----------------------------------|---------------------------------|-------------------------------------------------|-----------------------------------------------------------------------|
| <b>Rear of 68 Aisgill Avenue</b> | NE03+NE05                       | 1 year (existing property demolished in year 5) | All of the windows assessed in this building satisfy the VSC criteria |

|                                     |           |                                                  |                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------|-----------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rear of 44 Aisgill Avenue</b>    | NE03+NE05 | 1 year (existing property demolished in year 5)  | 2/3 windows meet the VSC criteria. The remaining window fractionally exceeds guidance (21.6% reduction against a target of 20%)                                                                                                                                                                                                                       |
| <b>Rear of 42 Aisgill Avenue</b>    | NE03+NE05 | 1 year (existing property demolished in year 5)  | All of the windows assessed in this building satisfy the VSC criteria                                                                                                                                                                                                                                                                                 |
| <b>Rear of 36 Aisgill Avenue</b>    | NE03+NE05 | 1 year (existing property demolished in year 5)  | All of the windows assessed in this building satisfy the VSC criteria                                                                                                                                                                                                                                                                                 |
| <b>Rear of 24 Aisgill Avenue</b>    | NE03+NE05 | 4 years (existing property demolished in year 9) | All of the windows experience alterations in VSC which are beyond guidance and range between 20-27%. 2 out of 3 rooms assessed meet the NSL criteria.                                                                                                                                                                                                 |
| <b>Rear of 16 Aisgill Avenue</b>    | NE03+NE05 | 4 years (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria                                                                                                                                                                                                                                                                                 |
| <b>4 Ivatt Place</b>                | NE03      | 4 years (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria                                                                                                                                                                                                                                                                                 |
| <b>3 Ivatt Place</b>                | NE03      | 4 years (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria                                                                                                                                                                                                                                                                                 |
| <b>Rear of 13-23 Marchbank Road</b> | NE04      | 1 year (existing property demolished in year 5)  | 3/7 windows assessed meet the VSC criteria. The remaining windows experience alterations of up to 32% although importantly, they all retain at least 21% VSC which is good for an urban environment.<br><br>The indicative phasing plan indicates that the impacts to this property will only occur for a year as this block is demolished in year 5. |

|                                     |         |                                                 |                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------|---------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rear of 25-35 Marchbank Road</b> | NE04+06 | 1 year (existing property demolished in year 5) | <p>All of the windows assessed experience &gt;20% reduction from their former values however they retain between 19-24% VSC which is also very good for an urban environment.</p> <p>The indicative phasing plan indicates that the impacts to this property will only occur for a year as this block is demolished in year 5.</p> |
| Rear of 49-59 Marchbank Road        | NE06    | 1 year (existing property demolished in year 5) | <p>Noticeable impacts are recorded to all of the windows and rooms within this block.</p> <p>The indicative phasing plan indicates that the impacts to this property will only occur for a period of one year as this block is demolished in year 5.</p>                                                                           |
| <b>2 Marchbank Road</b>             | NE03    | 1 year (existing property demolished in year 5) | All of the windows assessed in this building satisfy the VSC criteria                                                                                                                                                                                                                                                              |
| <b>16 Marchbank Road</b>            | NE03    | 1 year (existing property demolished in year 5) | All of the windows assessed in this building satisfy the VSC criteria                                                                                                                                                                                                                                                              |
| <b>Desborough House</b>             | NE05    | 1 year (existing property demolished in year 5) | <p>The impacts to the majority of the windows exceed guidance however this is partially attributable to the very low existing values which are a consequence of them facing into a tight lightwell.</p> <p>All of the rooms are able to satisfy the NSL criteria and therefore the impacts are BRE compliant.</p>                  |

|                         |      |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------|------|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Churchward House</b> | NE03 | 4 years (existing property demolished in year 9) | <p>We have analysed two columns of windows within this block. The first are located in the east facing elevation of the building and face towards the northern wing of NE03. All of the rooms in this elevation will meet either the VSC, NSL or ADF criteria.</p> <p>The second column of windows is located in the south facing lightwell and are understood to serve small kitchens. Despite the windows looking out over a playground, they all have existing VSC values of less than 10% due to their contained location within the lightwell. As such, they are sensitive to small absolute changes in VSC.</p> <p>Noticeable impacts are recorded within the lower levels of the building which in all cases exceed guidance.</p> |
| <b>Sharnbrook House</b> | NE06 | 1 year (existing property demolished in year 5)  | 19/36 windows assessed will satisfy the VSC criteria. All of the rooms meet the NSL criteria and therefore the impacts are BRE compliant. Furthermore, all of the rooms retain at least 1.5% ADF.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

It is clear from the summary above that in the majority of cases, the impacts to the retained buildings accord with the methodologies specified within the BRE Handbook. The south facing windows within the Marchbank properties will be affected by the construction of plots NE04 & NE06. However, this will only be noticeable to the occupants for a period of up to one year and therefore no mitigation measures are specifically proposed for these buildings.

The more onerous impacts occur to the windows located within a tight lightwell in Churchward House. It should be remembered that the results presented in this report have been calculated against the maximum parameters for NE03 as opposed to the actual buildings that will be designed in detail and constructed in due course. It is expected that the true impacts to Churchward House would be less than calculated here although these are likely to exceed the recommendations offered by the BRE.

Should this indeed be the case, the applicant could mitigate against these impacts by including Churchward House within the Year 4 construction screen and thereby remove the issue altogether i.e. vacate Churchward House earlier in the construction programme.

### IMPACTS DURING YEAR 8

| Address                           | Block affecting the property | Period of impact                                | Daylight Summary                                                      |
|-----------------------------------|------------------------------|-------------------------------------------------|-----------------------------------------------------------------------|
| <b>Front of 32 Aisgill Avenue</b> | BW04 + BW05                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria |
| <b>Front of 28 Aisgill Avenue</b> | BW04 + BW05                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria |
| <b>Front of 24 Aisgill Avenue</b> | BW04 + BW05                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria |
| <b>Front of 16 Aisgill Avenue</b> | BW04 + BW05                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria |
| <b>4 Ivatt Place</b>              | NE03 + BW04                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria |
| <b>3 Ivatt Place</b>              | NE03 + BW04                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria |
| <b>Churchward House</b>           | BW04 + BW05                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria |

|                           |      |                                                 |                                                                       |
|---------------------------|------|-------------------------------------------------|-----------------------------------------------------------------------|
| <b>7 Garsdale Terrace</b> | NE06 | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria |
|---------------------------|------|-------------------------------------------------|-----------------------------------------------------------------------|

### IMPACTS DURING YEAR 10

| <b>Address</b>             | <b>Block affecting the property</b> | <b>Period of impact</b>                         | <b>Daylight Summary</b>                                                                                                                                                                                                                                                                                                                           |
|----------------------------|-------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>131-146 Gibbs Green</b> | NE01 + BW02                         | 1 year (existing property demolished in year 9) | 13 out of the 14 rooms assessed within this building will satisfy either the VSC or NSL criteria. The one remaining room has windows located below a large overhang at the floor above which significantly reduces the ability of natural light to reach the windows beneath.                                                                     |
| <b>147-160 Gibbs Green</b> | NE01 + BW02                         | 1 year (existing property demolished in year 9) | 8 out of the 14 rooms assessed within this building will satisfy either the VSC or NSL criteria. The windows serving the remaining rooms will experience alterations in VSC of 35-42% and therefore the impacts will be noticeable to the occupants although this will only be for a period of one year as the building is demolished in Year 11. |
| <b>101-130 Gibbs Green</b> | BW04 + BW05                         | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria                                                                                                                                                                                                                                                                             |
| <b>26 Gibbs Green</b>      | NE03 + BW04                         | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria                                                                                                                                                                                                                                                                             |
| <b>25 Gibbs Green</b>      | NE03 + BW04                         | 1 year (existing property demolished in year 9) | All of the windows assessed in this building satisfy the VSC criteria                                                                                                                                                                                                                                                                             |

It is evident from the table above that the majority of the impacts during Year 10 will accord with the technical specification offered by the BRE. There are 6 rooms within 147-160 Gibbs Green which will be affected by NE01 however the occupants will only experience these for a period of one year and therefore no specific mitigation measures are proposed at this stage. In the event the impacts presented themselves as a concern to officers, the construction screen could be extended to include this building.

## SUMMARY OF SUNLIGHT IMPACTS TO RETAINED BUILDINGS

### IMPACTS DURING YEAR 4

| Address of property | Block(s) affecting the property | Period of impact (years)                         | Sunlight Summary                                                                                                                                                                                                          |
|---------------------|---------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 68 Aisgill Avenue   | NE03+NE05                       | 1 year (existing property demolished in year 5)  | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                       |
| 44 Aisgill Avenue   | NE03+NE05                       | 1 year (existing property demolished in year 5)  | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                       |
| 42 Aisgill Avenue   | NE03+NE05                       | 1 year (existing property demolished in year 5)  | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                       |
| 36 Aisgill Avenue   | NE03+NE05                       | 1 year (existing property demolished in year 5)  | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                       |
| 24 Aisgill Avenue   | NE03+NE05                       | 4 years (existing property demolished in year 9) | 5 windows have been assessed for sunlight. All of them retain total sunlight hours in excess of the BRE criteria although three of them retain winter sunlight levels slightly below guidance (3% against a target of 5%) |
| 16 Aisgill Avenue   | NE03+NE05                       | 4 years (existing property demolished in year 9) | 3 windows have been assessed for sunlight. All of them retain total sunlight hours in excess of the BRE criteria although they retain winter sunlight levels slightly below guidance (3%)                                 |
| 4 Ivatt Place       | NE03                            | 4 years (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                       |

|                                     |         |                                                  |                                                                                                                                                                              |
|-------------------------------------|---------|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3 Ivatt Place</b>                | NE03    | 4 years (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                          |
| <b>Rear of 13-23 Marchbank Road</b> | NE04    | 1 year (existing property demolished in year 5)  | All of the windows assessed in this building meet the APSH criteria                                                                                                          |
| <b>Rear of 25-35 Marchbank Road</b> | NE04+06 | 1 year (existing property demolished in year 5)  | All of the windows assessed in this building meet the APSH criteria                                                                                                          |
| Rear of 49-59 Marchbank Road        | NE06    | 1 year (existing property demolished in year 5)  | 7/8 windows retain total sunlight levels in excess of the BRE guidance however winter sunlight levels are below guidance.                                                    |
| <b>Churchward House</b>             | NE03    | 4 years (existing property demolished in year 9) | 2/4 windows relevant for assessment meet the APSH criteria. The remaining two windows retain a total APSH of 21% and 24% which is only slightly below the BRE target of 25%. |
| <b>Shambrook House</b>              | NE06    | 1 year (existing property demolished in year 5)  | All of the rooms retain sunlight levels in excess of 25% APSH and are compliant                                                                                              |

Overall, the sunlight impacts to the retained buildings follow the intentions of the BRE Guidelines.

The retained sunlight conditions throughout the year remain very good although some impacts upon winter sunlight are noted. No mitigation measures are proposed at this stage given the rate of compliance and high retained total sunlight levels.

## IMPACTS DURING YEAR 8

| Address                   | Block affecting the property | Period of impact                                | Sunlight Summary                                                                                                                                                                                                                                        |
|---------------------------|------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>32 Aisgill Avenue</b>  | BW04 + BW05                  | 1 year (existing property demolished in year 9) | The construction of BW04 will cause noticeable impacts to the windows within the rear of this property which in all cases exceed guidance. All winter sunlight will be lost although this will only be for the period of one year                       |
| <b>24 Aisgill Avenue</b>  | BW04 + BW05                  | 1 year (existing property demolished in year 9) | The impacts on total sunlight fractionally exceed guidance. Winter sunlight is also reduced beyond the BRE recommended levels however owing to the low 'existing' values, any further loss of sunlight will technically result in a breach of guidance. |
| <b>16 Aisgill Avenue</b>  | BW04 + BW05                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                                                     |
| <b>4 Ivatt Place</b>      | NE03 + BW04                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                                                     |
| <b>3 Ivatt Place</b>      | NE03 + BW04                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                                                     |
| <b>Churchward House</b>   | BW04 + BW05                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                                                     |
| <b>7 Garsdale Terrace</b> | NE06                         | 1 year (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                                                     |

The analysis shows that the construction of BW04 will affect the sunlight conditions within some of the properties at 32-24 Aisgill Avenue. However the occupants will only experience this for 1 year before the buildings are demolished to allow for the construction of BW02. The obvious mitigation measures to address these impacts if it were deemed necessary would be to include these properties within the construction screen in Year 6 and thereby remove the issue altogether.

### IMPACTS DURING YEAR 10

| Address                    | Block affecting the property | Period of impact                                | Daylight Summary                                                                                                                                                                                                     |
|----------------------------|------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>131-146 Gibbs Green</b> | NE01 + BW02                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                  |
| <b>147-160 Gibbs Green</b> | NE01 + BW02                  | 1 year (existing property demolished in year 9) | 3/6 rooms retain sunlight levels in excess of 25% APSH and are compliant. The remaining three rooms retain between 21%-27% total sunlight and 4% winter therefore the impacts are only fractionally beyond guidance. |
| <b>101-130 Gibbs Green</b> | BW04 + BW05                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                  |
| <b>26 Gibbs Green</b>      | NE03 + BW04                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                  |
| <b>25 Gibbs Green</b>      | NE03 + BW04                  | 1 year (existing property demolished in year 9) | All of the windows assessed in this building meet the APSH criteria                                                                                                                                                  |

The sunlight impacts are substantially compliant and therefore no mitigation measures are proposed at this stage.

## 4.0 CONCLUSIONS

This report considers the interim effects of the of the Earls Court development proposals upon the daylight and sunlight amenity enjoyed by the residential buildings on the West Kensington and Gibbs Green Housing Estate.

This report has been based on indicative construction phasing and the maximum scale parameters. The analysis undertaken is useful insofar that it provides an indication of the likely significant environmental effects associated with daylight/sunlight in relation to the West Kensington and Gibbs Green housing estates. The actual significant environmental effects can only be identified at a later stage (through the submission of reserved matter applications) when construction phases are confirmed and the detailed design of buildings is known.

In relation to daylight, assessment shows that the majority of the effects to the retained buildings accord with the methodologies specified within the BRE Handbook. The most notable alterations occur in Year 4 to the properties on Marchbank although the indicative phasing plans show this will be for just a single year as the buildings will be demolished in Year 5. Churchward House will also experience impacts beyond BRE Guidance and, therefore, the construction screen may need to be extended at Year 4 to eradicate this issue.

In relation to sunlight, there is again a high level of compliance with BRE criteria. Where impacts are noted, many of these relate to winter sunlight levels rather than a reduction in sunlight throughout the year. Meaningful impacts are noted in Year 8 to the rear of the properties on Aisgill Avenue however the indicative phasing plan shows this will only be for a period of 1 Year.

It is my understanding that the applicant cannot proceed with the proposed development until approval of reserved matters. On submission of any application for approval of reserved matters, a screening exercise, if considered necessary will be undertaken to assess the need for further environmental impact assessment and if there are likely to be significant environmental effects that have not been identified and assessed within the current Environmental Statement. Those effects will need to be assessed and a further Environmental Statement submitted for consideration. In this respect, the applicant anticipates that the Council would require further daylight/sunlight assessment associated with the West Kensington and Gibbs Green housing estates at the reserved matters stage. Such assessment would confirm the nature of any effects and the associated mitigation.

Such mitigation is likely to comprise an extended area (or 'buffer zone') between the proposed construction area and existing residential units to ensure any possible adverse daylight, sunlight or overshadowing impacts over a prolonged period are minimised.