

Our Ref: SJP/sjp/06349

Alex Walker-Robson
DP9
100 Pall Mall
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12 February 2009

Dear Alex

10 Trinity Square, London – Addendum to Daylight, Sunlight and Overshadowing Study

I would refer to your e-mail of 28th January in connection with the above.

We have now been able to view the revised drawings sent through by Philip Richards of Woods Bagot on 29th January 2009. The drawings reviewed identified the recent changes to the North and South pavilions within Seething Gardens. Attached are our drawings that demonstrate these recent changes in 3D form. Dwgs: SPT/801P & SPT/802P.

Essentially, in terms of massing, both of the pavilions are being reduced in size from the previous option. This is illustrated clearly in the attached drawings mentioned above. The southern pavilion has now changed in shape to an oval structure, with the northern pavilion maintaining the square shape but being reduced in size.

The daylight results previously reported in October 2008 showed full compliance when assessed against relevant criteria used to assess daylight. The current change in massing for the pavilions would only improve on the levels of sky visibility due to the reduction in massing and heights. Therefore, the daylight results still maintain full compliance following the proposed changes to the pavilions.

For sunlight, our October 2008 report indicated that there would be full compliance for the Annual Percentage of Sunlight Hours (APSH). Nevertheless there would be a small number of windows in City Inn and one window in Walsingham House that will not fully comply with the Winter Sunlight Hours requirements. The significance of this is explained in our report and it is not considered to be detrimental to the use of the rooms. However, following the revision of the northern pavilion, the single window in Walsingham House that previously did not meet the required standard for winter hours should now comply fully.

The shadow analysis that was undertaken for the technical report demonstrated that the amount of permanent shadow left as a result of the proposed development would be well within the required standard. Since the re design to the south pavilion, the oval structure, the amount of shadow left would be reduced further due to the orientation and the shape of the pavilion.

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In conclusion, given the reduction in size to both of the pavilions it is felt that a further analysis, for daylight/sunlight and shadowing, of the amenity to the neighbours and Seething Gardens is not necessary. The reason for this is any reduction in massing will generally improve on the results previously reported in October 2008.

Many thanks

Yours sincerely

Steve Parker

Encs:

c.c. Philip Richards – Woods Bagot
David Graham – DP9
Stuart Gray – DPA
Delva Patman