

Date  
26 March 2019

S Knox  
Westminster City Council  
Portland House  
Bressenden Place  
London  
SW1E 5RS

## By Email Only

Dear Sebastian,

### **20-21 Montpelier Mews 19/00810FULL**

This consolidated response has been prepared to address representations made in respect of the proposed works to nos. 20-21 Montpelier Mews.

This response should be read alongside the appended planning policy assessment undertaken against the Knightsbridge Neighbourhood Plan and intended as an addendum, and in parts an update, to the original planning supporting statement.

We respond to the representations received according to topic. The key comments are as follows:

- Impact on daylight and sunlight;
- Overlooking and loss of privacy;
- Car parking and vehicular access to the Mews;
- Conflicts with the KNP, including energy strategy;
- Construction phase and disturbance;
- Noise from cars entering the mews.

### **Daylight and Sunlight**

Please find appended to this response an updated assessment prepared by EB7. This updated assessment supplements the findings of the daylight and sunlight assessment submitted as part of the original planning application.

The updated information is as follows:

- An assessment of nos. 1, 3 and 20 Montpelier Mews following receipt of more detailed layout information (via a site visit or occupier supplied plans);
- An assessment of no. 22 Montpelier Street in response to a representation;
- An assessment of Montpelier Hall in response to a representation.

The findings of these additional studies confirm either no impact arising from the proposed development, or a minimal impact that is within BRE guidelines.

Please refer to the supplementary report for a comprehensive discussion of the findings, however in summary it can be confirmed that the proposed development remains acceptable from a daylight and sunlight perspective, and should provide those who made representations with comfort that their living conditions and residential amenity would appear unchanged.

### **Overlooking and Loss of Privacy**

We note that comments have been made in response to the loss of privacy arising from additional overlooking.

This issue is addressed within the original planning supporting statement paragraphs 8.16 – 8.20, and in response to KNP Policy KBR9.

We would reiterate that the relationship between the front elevation of nos. 20-21 Montpelier Mews and the rest of the Mews is well-established and would be unchanged, and that there is an existing balcony to the top floor.

The re-provision of this balcony at the uppermost floor would not therefore create any new or harmful overlooking and may improve the situation given the proposed balcony is higher than the existing and therefore the angles are increasingly oblique.

### **Car Parking and Vehicular Access**

Some representations have focused on the perceived impact to vehicular movements around the mews and it has been suggested that the proposed ground floor landscaping would inhibit highways movements.

We would highlight that the proposed works are entirely within the demise of land owned by the applicant and do not rely on any part of the highway. Any queries in respect of access rights across the mews are a legal property matter and not a material planning consideration.

Notwithstanding, two existing car parking spaces at ground level are being re-provided to the rear of the property via the access the ramp. The area of the existing car parking spaces is to be reused as a drop off and turning area, which whilst comprising private land, would be to the benefit of users of the Mews.

The planning application is supported by a highways report which includes tracking associated with the proposed turning area and demonstrates that this does not give rise to any highway's obstructions.

We note that some comments have been made in respect of the noise generated by vehicles entering and exiting the mews. There is no uplift in unit numbers proposed and as such it is not anticipated that there would be any material change in movements and thus noise generated.

### **Conflict with the Knightsbridge Neighbourhood Plan**

Appended to this letter is a comprehensive assessment of the proposed development against the Knightsbridge Neighbourhood Plan. This assessment was undertaken as part of a process of positive engagement with the Forum, including a discussion of the relevant policies and how they should be applied.

The assessment reflects that the proposed development does not conflict with the KNP. On the contrary, it upholds its aims and objectives both in principle and in the design details. The applicant recognises the value of the Plan in securing high quality development and it is hoped that this can set a benchmark for development in the Plan area, by applying the policies and best practice in a positive manner, including during the construction phase.

### **Construction Phase**

Should planning permission be granted, the applicant would strive to minimise disruption to the local area during the construction phase. This would include implementing the planning permission secured at nos. 16-19 Montpelier Mews simultaneously to consolidate the construction phase.

Alongside those planning conditions related to considerate construction which we anticipate would be attached to any planning permission, the applicant commits to adhering as far as is

practicable the best practice guidance for construction as set out by the KNF. This is based upon a greater level of accountability and contact with the construction team for the benefit of local residents and ensures that not only is a comprehensive and robust construction strategy in place from the outset, but that any issues that arise during construction can be dealt with swiftly.

Again, this reflects the applicant's commitment to good neighbour principles and upholding the aims and objectives of the Knightsbridge Neighbourhood Plan.

### Summary

We trust that this letter and appendices are a robust and comprehensive response both to representations received and to reflect the applicant's positive engagement with the Knightsbridge Neighbourhood Forum.

The proposed works are demonstrably well considered and fully justified against the development plan, and as such we hope you will be in a position to support them.

Yours sincerely



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## 20-21 Montpelier Mews

### Planning Policy Assessment Addendum – Knightsbridge Neighbourhood Plan

#### Introduction

This planning policy assessment addendum has been prepared in order to assess the proposed development at nos. 20-21 Montpelier Mews, registered under reference number 19/00810FULL, against the Knightsbridge Neighbourhood Plan, formally adopted in mid-December 2018.

For completeness, the Development Plan for the City of Westminster comprises the following documents:

- Westminster's City Plan (November 2016);
- Westminster Unitary Development Plan (UDP) saved policies, adopted January 2007;
- Knightsbridge Neighbourhood Plan; and
- Further Alterations to the London Plan, adopted March 2016.

Regard should still be had to Chapter 8 of the Planning Supporting Statement submitted as part of 19/00810/FULL, and where appropriate cross referencing to that document is relied upon below to expand upon parts of the assessment.

The applicant recognises the importance of the Knightsbridge Neighbourhood Plan and its aims and objectives which seek to secure a high quality of development within the Plan area. It is hoped that by adhering to the expectations and requirements of the plan that the proposed development can set a benchmark for future development within the area, both during the construction phase and thereafter, making a valuable contribution to the character, quality and appearance of the area.

#### Policy Assessment

The Knightsbridge Neighbourhood Plan is underpinned by a vision to *'Make Knightsbridge the best residential and cultural place in London in which to live, work, study and visit.'* The proposed works to nos. 20-21 Montpelier Mews aligns with this; the works seek to overhaul an existing and outdated building both internally and externally to provide high quality residential accommodation and significantly improve the appearance of the building. This is to the benefit of the character and appearance of the Knightsbridge Conservation Area, the surrounding streetscene and neighbouring visual amenity.

The existing building comprises 10 x 2 bedroom apartments. Internally these are of negligible quality and do not meet modern occupier expectations. The external appearance of the building is increasingly tired and is uninspiring architecturally. As such the building struggles to secure long term occupiers and does not contribute in any positive way to the character and appearance of the local area. In short, it is an underperforming site in a prime Knightsbridge location. We consider that the proposed works present an opportunity to significantly enhance the site, and ensure it reflects the vision of the Knightsbridge Neighbourhood Plan.

It should be noted that the proposed development comprises a recladding of the existing building, a single storey extension at the roof level (along with the reconstruction of the floor below to accommodate the additional weight) and external enhancements to the entrance area. One new dwelling is created at the roof level, however the overall number of units (10) remains the same as the accommodation within the host building is reconfigured to achieve a much improved mix of unit sizes. It is not proposed to redevelop the site nor provide a net uplift in residential units. The proposed development is minor in scale, as defined by the Development Management Procedure Order, and the glossaries of Westminster's City Plan and the Knightsbridge Neighbourhood Plan.

We now turn to the detailed policies.

### **Policy KBR1**

Policy KBR1 requires the redevelopment of existing buildings to contribute towards the local distinctiveness of Knightsbridge, demonstrating high quality, sustainable and inclusive design and architecture that respects the relevant Character Area or Conservation Area.

The site falls within the Kensington Squares Character Area and the Knightsbridge Conservation Area.

The quality of the proposed design is described, illustrated and justified within the Design and Access Statement and the Planning Supporting Statement, however is based upon a restrained palette of materials and colours that reference the varied surrounding townscape. The design is purposefully modern to reflect the more contemporary development in the immediate vicinity, for example Montpelier Hall, and the permitted schemes at Moreau House and the adjacent nos. 16-19 Montpelier Mews. A pastiche approach was not considered appropriate, with the modern approach creating a sympathetic and visually pleasing contrast with the traditional (where it has survived) mews vernacular.

The proposed works improve the sustainability of the building by enhancing its energy performance through replacement windows and recladding the exterior, with the new build elements embodying modern construction materials and techniques that will achieve a high level of energy performance. Internal refurbishment allows the creation of an accessible and inclusive layout.

As described, the building as existing detracts from the character and appearance of the Character and Conservation Area. The proposed works seek to remedy this through a high quality design, which officers at Westminster City Council have helped to develop through pre-application engagement, to ensure it meets with their design and conservation expectations.

It is therefore considered that the proposed works accord with Policy KBR1.

### **Policy KBR3**

Policy KBR3 encourages development to restore heritage features such as railings.

It is proposed to erect a railing at the ground floor level in order to create a proper entrance to both nos. 16-19 and nos. 20-21. On the basis that a sensitive, contemporary design is proposed to no. 20-21, the use of heritage railings to secure the space would appear incongruous. Instead, a modern design based upon the height, proportions and scale of heritage railings visible in the immediate area was considered to be more appropriate.

### **Policy KBR4**

Policy KBR4 seeks to enhance the public realm. Of relevance to the proposed works is the improvement to paved open spaces.

The proposed works include replacing the existing dated brick paving with high quality, natural granite paving which will complement the existing and proposed colour palette of the mews and adjacent granite setts.

### **Policy KBR7**

Policy KBR7 seeks to improve pedestrian movement adjacent to the highway network.

At present the area in front of nos. 20-21 Montpelier Mews is ill-defined, with formal and informal parking, level changes and a lack of boundary treatments. This results in unclear pedestrian and vehicular routes, which could in theory give rise to a conflict.

The proposed works enclose the pedestrian only area (which falls entirely within the applicant's ownership), removes one informal parking area, and relocates two formal parking spaces to the lower ground, replacing this with a drop off zone.

Creating these formal areas provides clarity on where vehicular movements and pedestrian movements can take place, creating a safer and more accessible environment.

## Policy KBR9

Policy KBR9 requires plant equipment to be appropriately sited and screened, and requires balconies and roof areas to ensure that:

- Opportunities for urban greening are taken;
- There is no detrimental impact on the surrounding roofscape;
- There is no negative impact on residential amenity by virtue of overlooking;
- Does not cause harm to heritage assets or their setting.

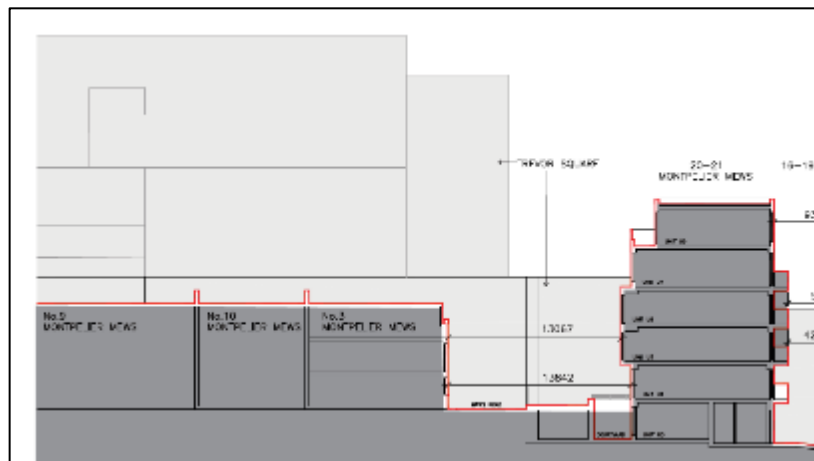
Taking each point in turn;

The plant equipment is proposed to the north elevation facing Moreau House, and therefore is not visible from the public realm. Furthermore, this will be screened.

The roof has been designed to accommodate the weight of a biodiverse roof, which in part dictates its overall height to ensure there is sufficient structural build up.

The proposed roof height would sit below the adjacent Montpelier Hall and the significant height achieved to the rear along Brompton Road. The existing building height sits above that of the traditional (original and modern interpretation) mews buildings and therefore whilst the proposed will similarly do the same, it is not considered that the additional set-back storey disrupts or has a detrimental impact on the surrounding roofscapes. It would remain in keeping with the flat roof profiles to this side of the mews.

The relationship between nos. 20-21 Montpelier Mews and the residential dwellings opposite is well established. This includes between the balcony to the existing top floor which runs along the southern elevation. The building line and window positions are unchanged. The additional floor proposed, with a similar to existing balcony running along the southern elevation, is not considered to introduce new and/or potentially harmful overlooking between the two properties. This is due to the height of the proposed floor and the installation of planting to the balcony which inhibits direct sightlines from leaning over the balcony. The section below reflects this relationship.



The proposed roofscape and balcony are not considered to harm the setting of the Conservation Area by virtue of their set back from the main building line, the high quality material proposed for the roof finish, and their setting which is of taller, contemporary forms along Brompton Road and Montpelier Street.

## Policy KBR10

Policy KBR10 deals with urban greening and seeks to enhance the environment and biodiversity.

As described, the roof structure can accommodate a biodiverse roof. Soft landscaping is also proposed to the ground floor. This will significantly improve the existing setting where there is a distinct absence of planting and biodiversity.

The proposed works thus support the policy objective of urban greening and enhance the biodiversity of both the site and the immediate area.

### **Policy KBR16**

Policy KBR16 requires development to demonstrate how opportunities for criminal and anti-social behaviour are minimised.

The proposed development would enclose the entrance to nos. 20-21 and nos. 16-19 Montpelier Mews behind a low level railing as described. Access would be via a key fob system. It is considered that the advantages of enclosing this space are also to the benefit of the wider mews. The area would appear more managed than existing, which would reduce the ability for loitering in the existing poorly defined areas of hard landscaping. Better occupation of the building would also improve informal surveillance.

### **Policy KBR21**

Policy KBR21 seeks to control waste and recycling storage and collection arrangements.

It is not feasible to consolidate waste and recycling with nearby commercial occupiers; however, an internal waste and recycling store is proposed. This is a managed solution whereby bins are presented for collection before being returned to the designated store. This ensures that waste and recycling is removed from the street level and pedestrian environment wherever possible.

The applicant will liaise with the commercial occupiers to Brompton Road to ensure that their refuse arrangements are aligned, and to minimise the time that any waste is left out for collection.

### **Policy KBR22**

Policy KBR22 seeks to control construction activity in order to minimise the impact on amenity, public health and the environment. The policy recommends that mitigation is secured by way of planning conditions, use of Construction Management Plans or section 106 agreements.

Based on the recent determination of the adjacent nos. 16-19 Montpelier Mews, it is anticipated that Westminster City Council would look to secure assurances in respect of construction management through their Considerate Constructor's Scheme by way of planning condition. This requires confirmation that the scheme has been entered into no later than 40 days before construction starts on site.

In the event of planning permission being secured for the refurbishment of nos. 20-21 Montpelier Mews, the appointed contractor along with the applicant would look to accommodate the Scheme and the best practice guidance published by KNF to ensure construction impacts are minimised. This is based upon a greater level of accountability and contact between the contractor and the community, for the benefit of local residents, and ensures that not only is a comprehensive and robust construction strategy in place from the outset, but that any issues that arise during construction can be dealt with swiftly.

A Construction Management Plan is currently being reviewed to see how disruption to the Mews can be minimised or eliminated. The proposal is investigating whether the site can be serviced from Brompton Road to alleviate traffic and movement through the Mews. There is a meeting scheduled with the residents on the 2nd April to review this strategy.

### **Policy KBR23**

Policy KBR23 requires major development to secure a mix of units sizes that addresses identified housing need. The existing building comprises 10 x 2 bedroom units.

Whilst not a major development, the proposed development would deliver 1 x 1 bedroom, 5 x 2 bedroom and 4 x 3 bedroom units. This is considered to be a significant improvement on the existing and exceeds WCC's target for family sized dwellings.

### **Policy KBR27**

Policy KBR27 requires major development to demonstrate how it has sought to maximise opportunities to engage in active travel.

Whilst not a major development, the proposed scheme significantly enhances the promotion of active travel when compared to the existing, by providing a total of 22 bicycle spaces. This includes long and short stay parking and is in excess of draft London Plan (2018) standards.

### **Policy KBR29**

Policy KBR29 requires development proposals that are likely to generate significant transport movements to demonstrate no adverse impacts across a range of criteria.

For completeness, the proposed development is not considered to generate significant transport movements given there is no uplift in dwelling numbers, however the planning application is supported a transport statement which confirms that the proposed works would not give rise to harm to the local highway network.

### **Policy KBR30**

Policy KBR30 encourages sustainable motor vehicle use during both construction and the lifetime of the project.

Adopted WCC planning policy does not allow a reduction in existing off-street car parking, and as such the overall quantum of such vehicle parking would be retained albeit relocated to the lower ground floor. Whilst the proposed development does not propose electrical charging points as part of this application, should a clear user preference emerge to this end this could be considered further. As such, in accordance with KNP policy, passive provision would be allowed for.

### **Policy KBR33**

Policy KBR33 seeks to ensure that development does not adversely impact the capacity or reliability of existing utilities in the Knightsbridge Neighbourhood Area and surrounding areas.

The planning application is supported by a utilities assessment which confirms that there is sufficient capacity in the local network to accommodate the proposed development (which we reiterate does not propose any uplift in unit numbers). The proposed development by virtue of comprising new sanitary ware, appliances, plumbing, electrics, ventilation and heating will embody better performance and energy credentials than present in the existing accommodation and building.

Notwithstanding, in accordance with adopted policy and based on our discussions with the Forum, prior to implementation the applicant will adopt a proactive approach to utilities capacity. This will include contacting Thames Water, establishing the capacity of local drainage systems, and adopting measures to ensure no harm or an improvement to the existing infrastructure. Piped subways would also be incorporated where feasible.

The biodiversity and greening of the site would be enhanced at roof and street level, therefore improving water run-off and securing an improvement to flood risk.

### **Policy KBR34**

Policy KBR34 requires development to be air quality neutral.

As a minor development the planning application is not required by the neighbourhood plan nor WCC's City Plan to submit a standalone assessment. However, it can be reasonably assumed that upgrading the existing building's mechanical and electrical systems, including air handling equipment, would improve the performance of the existing building in this and other regards.

In terms of future heating and cooling, we would clarify as follows. At present the existing building operates on an electric only basis. The applicant recognises that the KNP under both KBR34, KBR35 and KBR36, there is a strong preference for the introduction or retention of electricity usage over other forms of energy generation.

At present the planning application indicates that a central gas fired boiler is proposed (please note that this does not comprise an individual boiler to each unit however). This was based on satisfying Part L requirements.



Following engagement with the Forum, the applicant is now undertaking a feasibility exercise to establish whether the building can continue to operate on an electric only basis, and whether alternatives, for example air source heat pumps, can be utilised. This is in recognition of the air quality issues that face the local area and a desire to address these, in line with the objectives of the KNP, and as described to set a benchmark for development in the area, including refurbishment.

The applicant is content for a condition to be attached to this end.

### **Policy KBR35**

Policy KBR25 encourages the use of renewable energy technologies.

Whilst the proposed development does not incorporate any renewable energy technologies, it should be recognised that upgrading the external fabric of the building, including glazing, the internal building services and fixtures, and through the re-construction and construction of the upper two floors to the most up to date building regulations, would secure inherent improvements to the energy performance of the building.

We would also refer to our comments in respect of energy generation under Policy KBR34.

### **Policy KBR36**

Policy KBR36 refers to retrofitting in respect of refurbishment.

The proposed development accords with the aims of this policy by seeking to comprehensively refurbish an existing asset, thereby utilising the inherent built resource, and securing energy efficiency improvements where feasible. These are described variously throughout this statement, but including construction materials, insulation, sanitary ware and energy generation (which is being explored further). Other measures, for example low energy light fittings, would also be incorporated.

As such a far higher level of energy efficiency can be achieved by refurbishing this existing building, in accordance with policy.

### **Policy KBR37**

Policy KBR37 seeks to maintain and enhance the natural environment and its intrinsic ecological value.

At present the site is almost entirely comprised of hard standing and materials, with no ecological or biodiversity relief through soft landscaping or other greening.

The proposed works seek to remedy this via the allowance within the structure for a biodiverse roof, and by proposing significant soft landscaping through planting at the ground level. This would not only secure visual amenity and aesthetic enhancements to the benefit of the mews but would improve the ecological and biodiversity value of this site in an otherwise heavily urban context.

### **Policy KBR39**

Policy KBR39 encourages minimising water consumption through good design.

The proposed development would include the comprehensive re-provision of sanitary and plumbing ware across the building, which will embody water saving and water demand management credentials.



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# DAYLIGHT & SUNLIGHT REPORT

20-21 Montpelier Mews

22nd March 2019

A photograph of a modern building's facade, showing a complex geometric pattern of white and brown panels. The building is viewed from a low angle, looking up towards a blue sky with white clouds. The image is partially obscured by a large, dark grey, angular shape on the right side of the page.

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# 1. Introduction

- 1.1. This practice has been instructed to provide an assessment of the daylight & sunlight implications of the proposed development at 20-21 Montpelier Mews. This report is based upon the January 2019 proposals prepared by Darling Associates Architects.
- 1.2. This addendum report supplements our earlier study of 30<sup>th</sup> January 2019 providing updated technical results where access has been obtained to a number of neighbouring properties. In addition our study has been extended to include consideration of 22 Montpelier Street and the apartments at Montpelier Hall, 14 Montpelier Street in response to consultation queries raised.
- 1.3. The methodology and criteria used for these assessments is provided by the Building Research Establishments guidance 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 2011) and the British Standard document BS8206 Pt2.

# 2. Guidance

## **Daylight & sunlight for planning**

### **Site layout planning for daylight and sunlight: a guide to good practice, BRE 2011**

- 2.1. This document follows from previous guidance produced by Her Majesty's Stationary Office (HMSO) on daylight and sunlight in the built environment and is now the accepted methodology used by local authorities for assessing daylight and sunlight in relation to new developments. It provides methods for the calculation of daylight and sunlight impacts of development upon existing surrounding properties and within proposed new dwellings.

### **Daylight Assessment**

- 2.2. There are detailed three methods for calculating daylight, the Vertical Sky Component (VSC), the No-Sky Line Contour (NSC) and the Average Daylight Factor (ADF). For sunlight the Annual Probable Sunlight Hours (APSH) method is detailed.
- 2.3. The VSC method calculates the amount of visible sky available to each window or to points on the façade of a building where windows have not yet been designed. This is the primary assessment of daylight impacts and does not consider the size or nature of rooms behind the façade. The guidelines suggest that, post-development, properties should enjoy at least 27% VSC or that VSC is reduced to no less than 0.8 times its former value.
- 2.4. The NSC method describes the distribution of daylight within rooms by calculating

the area of the 'working plane' which can receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within a residential property. The BRE does not state a required amount of no-sky line but merely suggests a recommended reduction within which changes are not considered noticeable.

- 2.5. The ADF method calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors under a sky of known luminance and luminance distribution. The BRE guide does not recommend use of the ADF assessment in respect of effects to neighbouring buildings and the test is primarily utilised for assessing internal daylight levels within a proposal.

### **Sunlight Assessment**

- 2.6. For sunlight the APSH test calculates the percentage of statistically probable hours of sunlight received by each window in both the summer and winter months. March 21<sup>st</sup> through to September 21<sup>st</sup> is considered to be the summer period while September 21<sup>st</sup> to March 21<sup>st</sup> is considered the winter period. For properties neighbouring a development only those windows oriented within 90° of due south and which overlook the site of the proposal are relevant for assessment.
- 2.7. The guidelines suggest that windows should receive at least 25% total APSH with 5% of this total being enjoyed in the winter months. The guidelines also allow for a 20% reduction in sunlighting when compared to the former value with total reductions of less than 4% APSH not being considered noticeable.

### **Policy Context**

- 2.8. It is considered important to note that in urban locations, achieving good levels of daylight and sunlight is to be balanced against can other beneficial design factors.
- 2.9. The opening paragraphs of the BRE guidelines state: -

*"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

- 2.10. The targets set out in the BRE document are very much 'guidelines' and they should be applied sensibly and flexibly based on the site-specific context of development. The Housing – Supplementary Planning Guidance, London Plan, March 2016 explains further;

*"1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm'*

*to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.*

*1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."*

*National Planning Policy Framework, 2018*

2.11. The National Planning Policy Framework (NPPF) states:

*"123 - Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each Project Site. In these circumstances:*

*C) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site."*

2.12. The NPPF therefore reinforces the fact that daylight / sunlight standards should be applied flexibly to optimise the land use of sites particular for securing housing delivery.

### 3. Assumptions

- 3.1. Details of the internal layouts of neighbouring properties have been drawn from available planning records, agents plans and lease plans where available.
- 3.2. Access has been granted to a number of the most proximate properties at 20 Montpellier Street and 1 Montpellier Mews in order to verify the accuracy of the layouts used within our study. In addition we have been provided with internal arrangement drawings and measurements by the occupier of 3 Montpellier Mews which have also been incorporated in our studies.

- 3.3. Where such information is unavailable floor levels have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise appropriate the depths of rooms have been assumed at 4.27m for residential properties or half the building depth if this is less than these dimensions.

## 4. Sources of Information

- 4.1. A measured survey, architects drawings, site photographs and Ordnance Survey information have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.

### **Cloud 10 – Measured Survey**

Montpelier Mews 04-09-17.dwg

Received 4<sup>th</sup> September 2017

### **Darling Associates Architects**

18005 series scheme drawings

Received 7<sup>th</sup> January 2019

### **Eb7 Ltd**

Site Photographs

Ordnance Survey

## 5. The Site and Proposal

- 5.1. The site is located in the area of Knightsbridge within the City of Westminster and forms part of the Knightsbridge Conservation Area (KCA).
- 5.2. The site currently comprises a five storey (across lower ground, ground and three upper floors) building, arranged as nine two-bedroom apartments and one two-bedroom townhouse.
- 5.3. The surrounding area comprises a mix of uses, with the immediate area (i.e. the Mews) being residential in character. To the south and east of the site, it is bound by buildings of mixed retail and office use on Brompton Road.
- 5.4. The proposed development is to re-clad the existing building, reconfigure the internal accommodation, rebuild the existing fourth floor and erect set back a fifth floor beyond this.
- 5.5. The following residential properties have been considered within our study as sufficiently proximate to be relevant for assessment:
  - 17-22 Trevor Square

- 20 Montpelier Street
- 22 Montpelier Street
- 1 Montpelier Mews
- 2 Montpelier Mews
- 3 Montpelier Mews
- 16-19 Montpelier Mews
- Montpelier Hall (14 Montpelier Street)

## 6. Daylight and Sunlight Results

Development within a tight urban environment such as a mews may inevitably lead to some changes to the amenity to the neighbours. The scheme proposals have however developed with our input in order to respond to the immediate context and minimise the effects to neighbours. In particular the extension element of the proposal sets back from the perimeter of the site to increase the separation to neighbours and minimise any effect from the proposals.

### **17-22 Trevor Square**

- 6.1. This is an eight-storey residential property located to the north of the site. The property has a number of windows within the rear elevation which face the development site.
- 6.2. Our understanding of the internal layout for this property is based upon internal plan drawings available on the Westminster Council website under the planning reference of 01/06905/FULL.

#### *Daylight*

- 6.3. The results of the VSC assessment show that the vast majority of windows within this property retain VSC levels well in excess of 0.8 times their former value.
- 6.4. A single window, identified as window W3 at first floor level is reduced to 0.7 times the former value but is one of a number of four windows serving this property. In such circumstances the BRE guide suggests that the mean VSC reduction may be considered and our assessment shows confirms that the mean VSC reduction is within 0.8 times the former value and thus complies with the BRE targets.
- 6.5. In addition the No Sky Contour (NSC) results confirm the limited effect of the proposal with there being no material change to the No Sky Contour within any room of this property. The effects of the scheme therefore fully comply with the BRE targets in respect of daylight levels to this property.

#### *Sunlight*

- 6.6. There are windows within this property which face the proposals and are within 90 degrees of due south. They have therefore been assessed for the Annual Probable



Sunlight Hours (APSH) sunlight assessment.

- 6.7. The results from our studies indicate that all windows experience no material change to APSH levels or continue to exceed the BRE targets of 25% total APSH with at least 5% enjoyed during the winter months. Again the scheme fully meets the BRE targets and is compliant in respect of both daylight and sunlight levels.

### **20 Montpelier Street**

- 6.8. This four-storey terraced property occupies the corner plot at the junction of Montpelier Street and Montpelier Mews. Whilst the primary outlook of this property is across Montpelier Street there are a number of windows within the rear of the property which have an outlook towards the proposal.
- 6.9. Internal layouts for the property have been sourced from Westminster Council under the planning reference 06/06826/FULL. The internal arrangement has been confirmed by a site inspection to verify the accuracy of our results.



*20 Montpelier Street, side & rear elevations*

### *Daylight*

- 6.10. The results of our detailed assessment show little effect to this property with the Vertical Sky Component to all windows remaining in excess of 0.8 times their former value.
- 6.11. In respect of the No Sky Contour assessment the vast majority of rooms experience no noticeable impact to NSC levels remaining well within 0.8 times the former value.
- 6.12. A single lower ground floor bedroom experiences a reduction in NSC beyond the BRE target however this room is served by one of the small windows at lower ground floor as illustrated in the image above. The sensitivity to this space is therefore driven by the smaller window and, given the use as a basement bedroom

and compliance with the primary VSC metric this will have no material effect on the use of the space as is considered acceptable particularly given the urban mews context.

#### *Sunlight*

- 6.13. The windows of this property are within 90 degrees of due south and may therefore be relevant for APSH sunlight assessment.
- 6.14. APSH levels to all main living spaces remain unaffected or within 4% of the previous APSH levels with the proposal in place. Such changes are considered unnoticeable under the BRE targets and, as such, the effects of the proposal are fully compliant with the BRE guide.

### **22 Montpelier Street**

- 6.15. This property is situated to the north of 20 Montpelier Street. The property is somewhat distant / offset from the scheme but we have extended our assessment to cover this neighbour in response to queries raised in consultation. The detailed layouts / uses of this property has been modelled utilising planning drawings from application 13/09361/FUL

#### *Daylight*

- 6.16. The results of our study show there to be no noticeable effect upon this property. There is virtually no change in VSC levels with changes of less than 1%. All levels remain well within 0.8 times their former value and would be completely unnoticeable as this property effectively cannot 'see' the scheme.
- 6.17. The NSC results confirm that the minimal impact of the proposal with no change whatsoever as a result of the scheme and the effects are fully compliant with the BRE guide.

#### *Sunlight*

- 6.18. The rear windows of this property are not within 90 degrees of due south and are therefore not relevant for APSH sunlight assessment.

#### *Sunlight Amenity (Overshadowing)*

- 6.19. In addition to the effect on daylight / sunlight to the windows of this property the neighbour raised queries regarding potential overshadowing to the rear garden of the property. This rear garden is again somewhat distant and offset from the proposed single storey roof extension and is enclosed by the immediate neighbours. Notwithstanding this we have undertaken a Sunlight Amenity study to assess any shading effects to this space with the results attached at appendix 5.
- 6.20. The BRE guide sets out the 'Sunlight Amenity' test to quantify any effects to gardens or other open amenity spaces as a result of a proposal. The assessment considers that areas should ideally receive 2+ hours or more of sunlight on March 21st to be

considered 'well-lit' throughout the year. Where, as is common in central urban locations, spaces don't achieve this position in the existing condition a proposal should not reduce the areas achieving 2+ hours of sun by more than 20%.

- 6.21. Our study shows the offset to the garden of no 22. The first image (SA01) illustrates that none of the garden achieves 2+ hours of sunlight in the pre-existing condition on March 21st. This is due to the garden being immediately surrounded on three sides such which overshadows the space and is unaffected by the Montpelier Mews proposal.
- 6.22. Drawing SA02 our study is a graded assessment to show whether there is any change in the areas receiving less than 2+ hours on March 21st. Again it can be seen that the garden is fully overshadowed by its immediate neighbours on that date.
- 6.23. As the March 21st position is unchanged by the proposal we have also considered the situation at the high summer equinox (June 21st) to ensure that there is no effect of the scheme at times when the garden does receive some sunlight. Drawings SA03 of our study shows those areas of the garden that receive 2+ hours of sun on June 21st (54.7%) and again this is unchanged between the pre-existing and proposed condition. The final graded study (SA04) shows that there is also no change to those areas of the garden receiving less than 2+ hours in high summer.
- 6.24. Overall our assessment shows that there is no change in shading to the garden of 22 Montpelier Street as a result of the proposals and the scheme fully meets the BRE guide in this respect.

### **1 Montpelier Mews**

- 6.25. This mews house is arranged over lower ground plus three upper storeys and is situated to the north west of site. The internal arrangement and room use of this property has been confirmed by an internal inspection of 1 Montpelier Mews.
- 6.26. The property is slightly offset to the site such that it looks 'past' the western site boundary and is therefore not particular sensitive to the proposals.

#### *Daylight*

- 6.27. The results of our technical analysis demonstrate that the proposal is successful in limiting the effects to this property. VSC levels to all windows serving habitable space remain at or within 0.8 times the former value and therefore comply with the BRE guidelines.
- 6.28. The No Sky Contour results confirm this limited effect with NSC levels also being retained at 0.8 times their former value to the majority of room within the property. A single bedroom at second floor level sees the NSC drop to 0.7 times the former value however this is only a marginal deviation from the targets and is not considered to affect the overall amenity of the space given its use as a bedroom.

### *Sunlight*

- 6.29. The windows of this property are within 90 degrees of due south and are therefore potentially relevant for APSH sunlight assessment.
- 6.30. In any event our assessment demonstrates that APSH levels to the main living space remains at 0.8 times the former value following the proposal which is considered unnoticeable under the BRE guide.
- 6.31. The effects of the proposal are therefore fully compliant with the BRE guidelines.

### **2 Montpelier Mews**

- 6.32. This house adjoins 1 Montpelier Mews and is also arranged over lower ground plus three upper storeys. The property is situated directly to the north of the site.

### *Daylight*

- 6.33. The results of our technical analysis shows that VSC levels to all window remain at or within 0.8 times the former value and therefore comply with the BRE guidelines.
- 6.34. The No Sky Contour assessment shows that the majority of rooms experience no noticeable impact to daylight distribution with levels remaining at 0.8 times the former value.
- 6.35. A single first floor room experiences a reduction in NSC beyond the BRE target at 0.7 times the former value. This is a marginal deviation from the targets and is not considered to be material. We do not have accurate layouts for this property and consider the compliance with the primary VSC assessment to demonstrate good retained amenity levels in line with the BRE targets.

### *Sunlight*

- 6.36. The windows of this property are within 90 degrees of due south and are therefore potentially relevant for APSH sunlight assessment.
- 6.37. Our assessment demonstrates that the majority of APSH would remain at or within 0.8 times their former value following the implementation of the proposal.
- 6.38. A single room at first floor level experiences a very low level of 2hrs of winter sunlight in the pre-existing condition and this is removed under the proposal. This space is unlikely to be a living room and, in any event, maintains very good retained annual sunlight levels of 35%. Such an effect on low angle winter sunlight is not unusual in urban location and will likely be unnoticeable to the occupier.
- 6.39. The effects of the proposal are therefore considered to be fully in-line with the BRE guidelines.

### **3 Montpelier Mews**

This property is arranged over ground plus two upper storeys and is situated immediately to the north of the site. We have been provided with layouts and

measurements of this property by the owners such that we understand the room uses and dimensions.

#### *Daylight*

- 6.40. VSC levels to all windows remain at or within 0.8 times their former value as a result of the proposals and therefore comply with the BRE targets.
- 6.41. In terms of the No-Sky Contour (NSC) assessment a bedroom at first floor and a bedroom at second floor level experience marginal deviation from the NSC targets to 0.7 times the former level. Overall daylight penetration to these rooms remains high such that we do not consider there will be a material impact on the amenity of this property given the compliance with the primary VSC target and the bedroom use of the spaces.

#### *Sunlight*

- 6.42. The front windows of this property looking towards the proposal are within 90 degrees of due south and are therefore the main living space is relevant for APSH sunlight assessment.
- 6.43. Total APSH levels to all rooms would remain at or within 0.8 times their former value. Absolute APSH levels remain high with the ground floor living space enjoying 37% APSH compared with the target 25%.
- 6.44. The ground floor living space experiences a very low level of 2hrs of winter sunlight in the pre-existing condition and this is removed under the proposal. Again such an effect on low angle winter sunlight is not unusual in urban location and will likely be unnoticeable to the occupier given the high overall retained levels. The upper floor of this property retains excellent sunlight levels well in excess of the BRE targets.

### **16-19 Montpelier Mews**

This property is situated immediately to the east of the proposal and consists of two-storey semi-detached houses comprising four dwellings.

#### *Daylight*

- 6.45. The results of our assessment show that both VSC and NSC levels to all windows remain broadly unaffected by the proposals. There is no noticeable change to daylight levels affecting any of the units and both VSC and NSC remain well within 0.8 times their former value as a result of the proposals.

#### *Sunlight*

- 6.46. As with the daylight assessments the results of our analysis show no material change in sunlight levels to any of the rooms having windows within 90 degrees of due south. The effects of the proposal in respect of both daylight and sunlight are therefore fully compliant with the BRE guide.

### **Montpelier Hall (14 Montpelier Street)**

6.47. This block of flatted units is situated to the west of the proposal. The primary windows of these units look north, across Montpelier Mews, or south such that they do not have a view of the proposal and cannot be affected by the scheme. This property primarily presents a flank wall to the eastern boundary with 20-21 Montpelier Mews although there are some kitchen windows opened within terraces that look along the mews. Whilst these windows do not have a direct view of the current proposals we have assessed them in response to consultation comments in order to confirm that there is no effect to this property. The detail of this property has been drawn from planning consented drawings for the Montpelier Hall development and the location of these windows is illustrated below:



*East facing elevation of Montpelier Hall – application site to left of Photo*

#### *Daylight*

- 6.48. The results of our detailed assessment show no material effect to this property with the Vertical Sky Component to all windows remaining well in excess of 0.8 times their former value.
- 6.49. In respect of the No Sky Contour assessment there is also no material impact with changes of less than 1.5% and all levels remaining will within 0.8 times the pre-existing value. The effects of the proposal are therefore considered to be unnoticeable and fully comply with the BRE targets.

#### *Sunlight*

- 6.50. None of the windows of this property which face the scheme are within 90 degrees of due south. There are therefore no windows which are relevant for APSH sunlight

assessment.

## 7. Conclusions

- 7.1. This practice has considered the potential daylight and sunlight effects of the Darling Associates Architects proposals for the 20-21 Montpelier Mews. The proposals include the addition of a 5<sup>th</sup> floor to the building however the extension element has been set back to limit potential effects to neighbouring properties.
- 7.2. Further to our initial report dated 30<sup>th</sup> January 2019 we have had access to a number of the properties assessed in order to confirm the layout and uses of the neighbours. In addition we have extended our assessment in response to consultation comments in order to consider 22 Montpelier Street and the neighbouring flats at Montpelier Hall (14 Montpelier Street).
- 7.3. The results of the daylight assessment to the surrounding properties have shown the proposal to fully comply with the primary VSC assessment such that daylight effects are very minor. A small number of rooms experience marginal shifts beyond the targets in respect of the NSC assessment but overall amenity remains high.
- 7.4. Similarly changes to sunlight levels are very limited with the majority of neighbouring rooms retaining excellent APSH levels. Again there are marginal deviations from the targets in respect of low angle winter sunlight where levels are already exceptionally low. These changes are unlikely to be noticeable to the neighbouring residents and all properties retain multiple rooms enjoying APSH levels well in excess of the guideline targets
- 7.5. Where access has been granted to neighbouring properties the accurate layouts have not affected our findings in terms of the limited effect of the proposals and acceptability of the scheme. Our assessments considering 22 Montpelier Street and Montpelier Hall also show there to be no adverse effect on the amenity of these properties.
- 7.6. Overall, the scheme responds directly to its context and is considered to accord with the intentions of the BRE guidelines and relevant planning policy.



## Appendix 1

Existing / Proposed Site Drawings



Sources of information

**Darling Associates Architects**

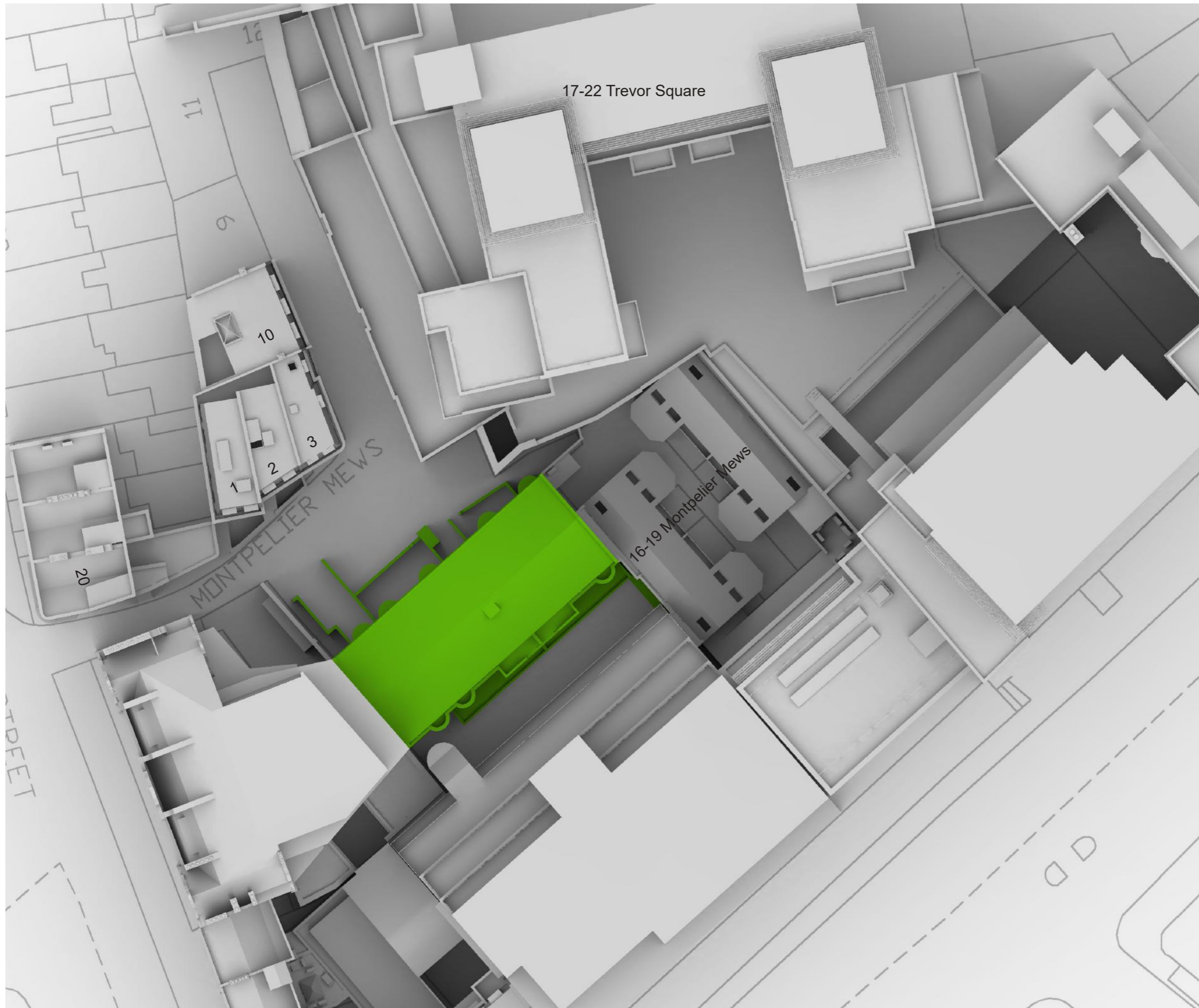
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**Cloud 10**

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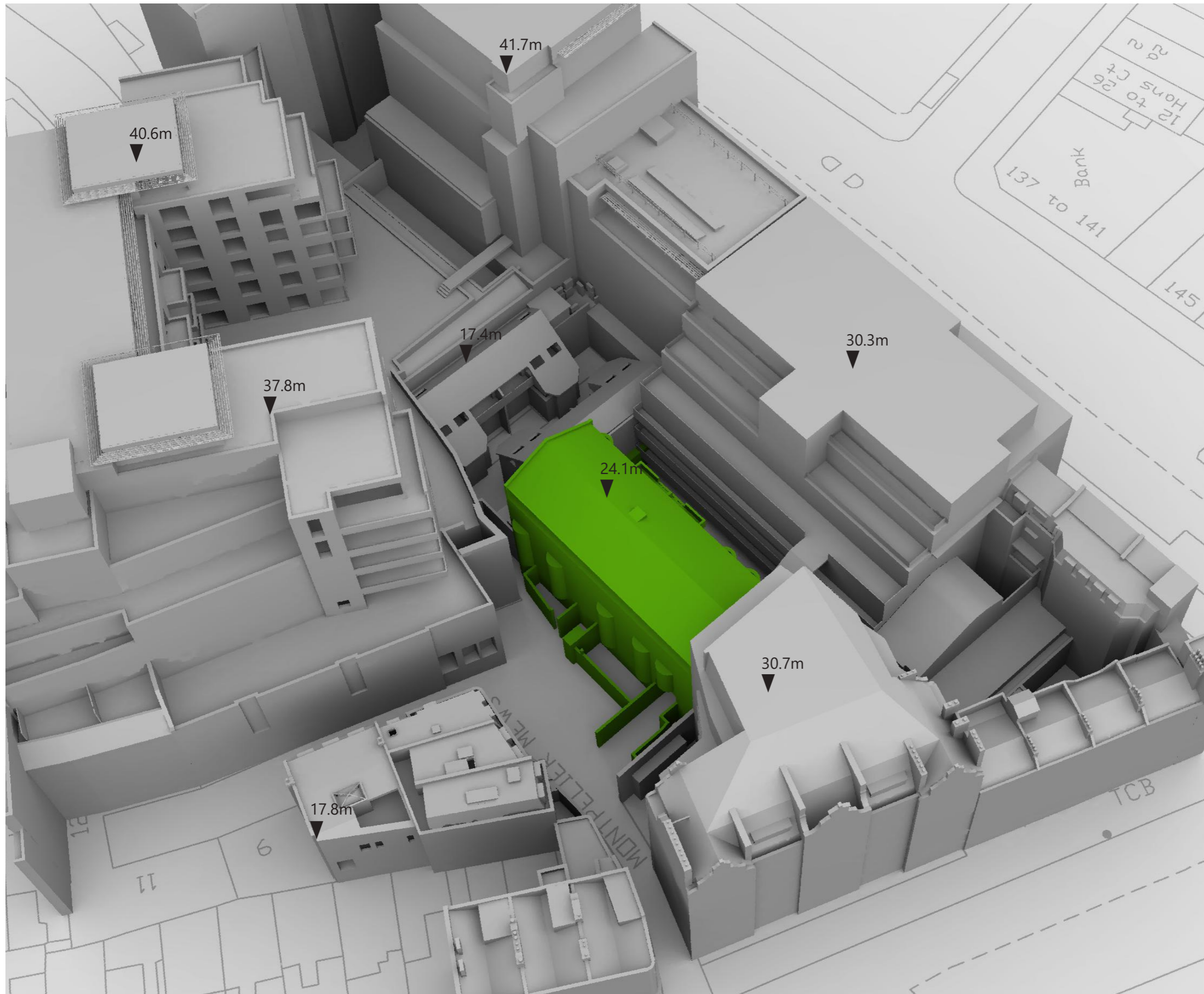
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SW7 1HB

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Drawn DB Checked --

Date 11/01/2019 Rel no. DS01

Drawing no. 2615-01



Sources of information

**Darling Associates Architects**

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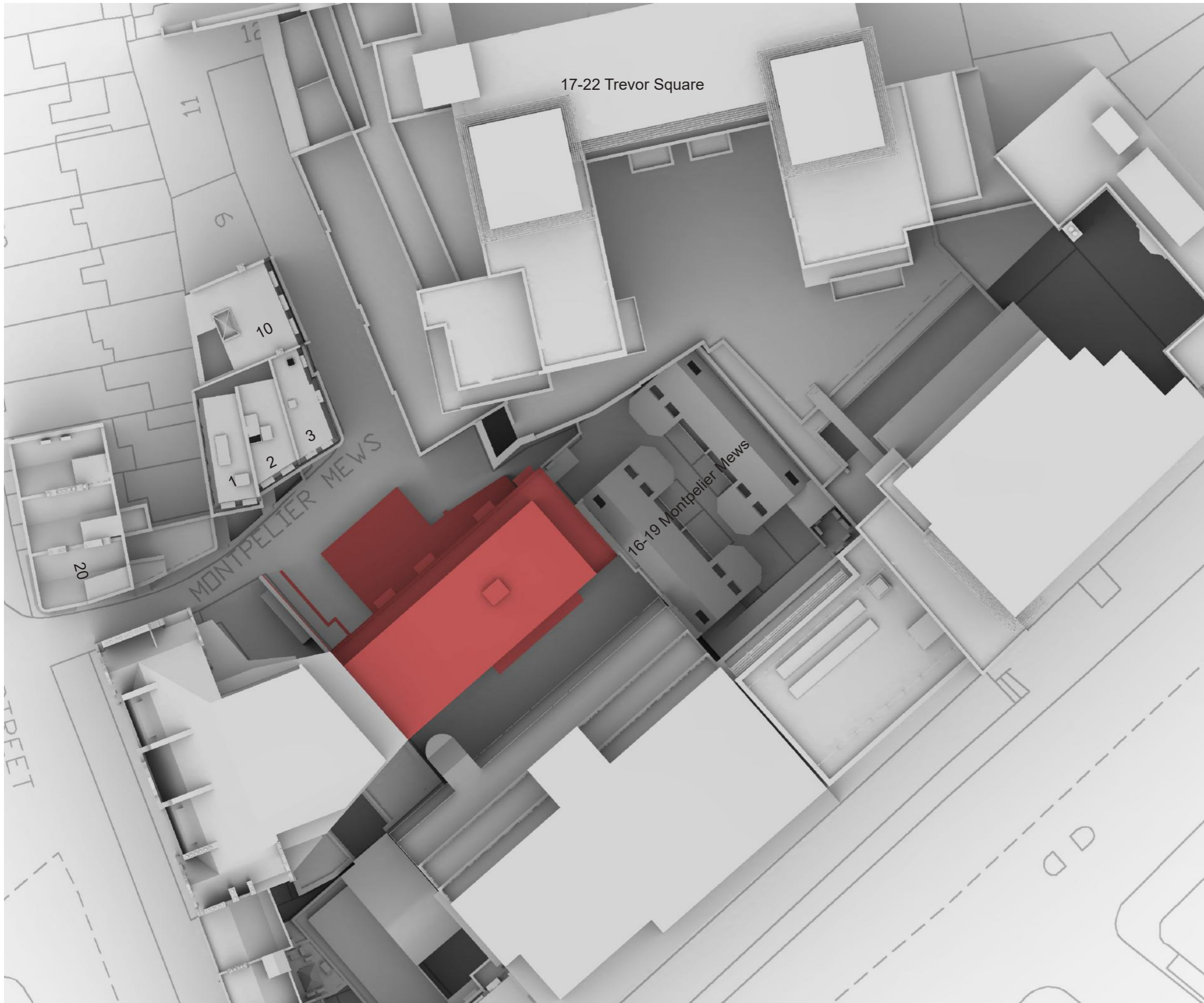
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Date 11/01/2019 Rel no. DS01

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London  
SW7 1HB

Title Proposed Development  
Plan View

Drawn DB Checked --

Date 11/01/2019 Rel no. DS01

Drawing no. 2615-03

Sources of information

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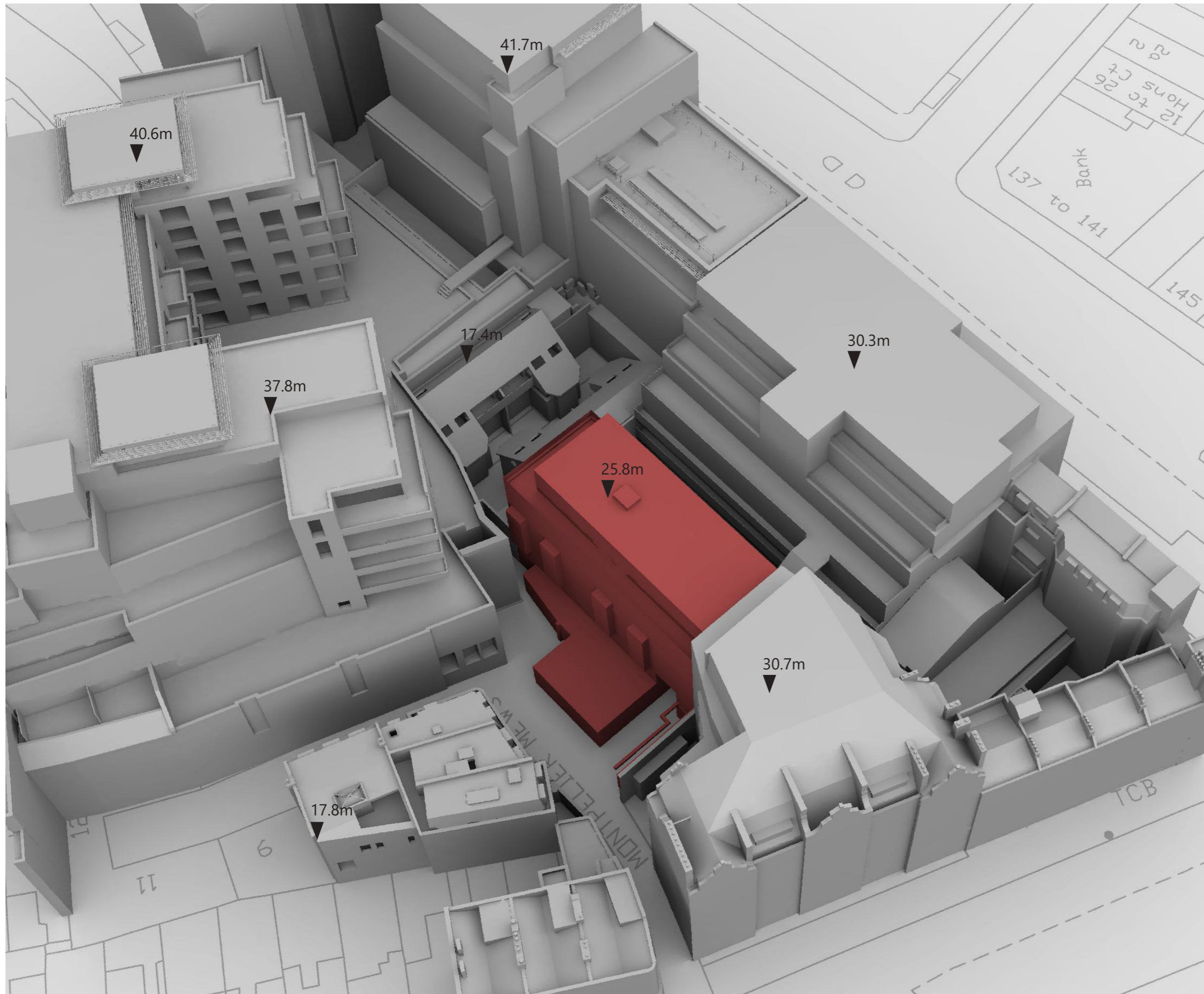
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Project Montpelier Mews  
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SW7 1HB

Title Proposed Development  
3D View

Drawn DB Checked --

Date 11/01/2019 Rel no. DS01

Drawing no. 2615-04



## Appendix 2

### Window Maps



Sources of information

**Darling Associates Architects**

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**Cloud 10**

Montpelier Mews 04-09-17.dwg  
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Project Montpelier Mews  
 London  
 SW7 1HB

Title 7-22 Trevor Square  
 Window Map

Drawn ME Checked --

Date 30/11/2018 Project 2615

Rel no. 04 Prefix DS01 Page no. WM01



Sources of information

**Darling Associates Architects**

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Project Montpelier Mews  
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 SW7 1HB

Title 7-22 Trevor Square  
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Date 30/11/2018 Project 2615

Rel no. 04 Prefix DS01 Page no. WM02



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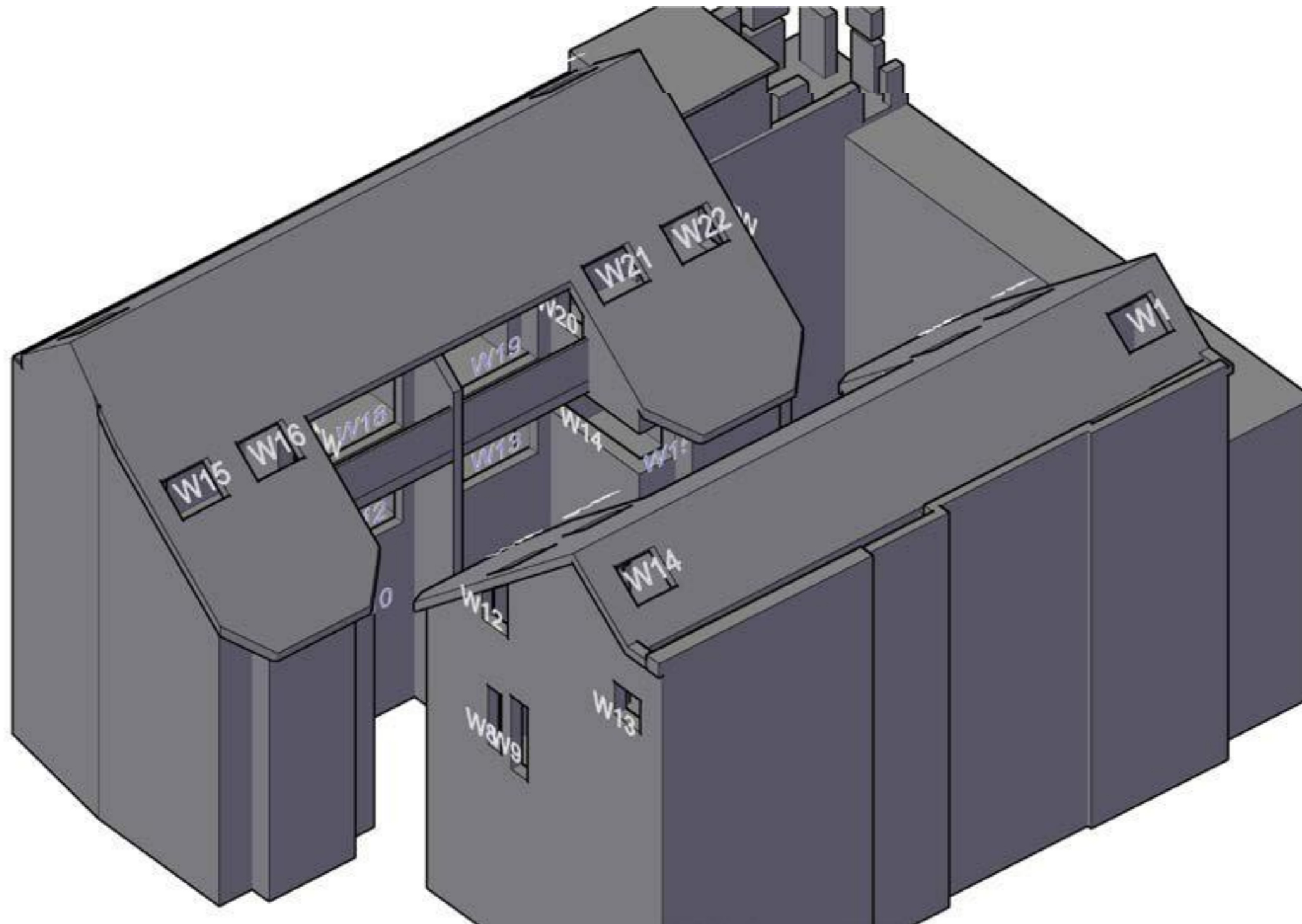
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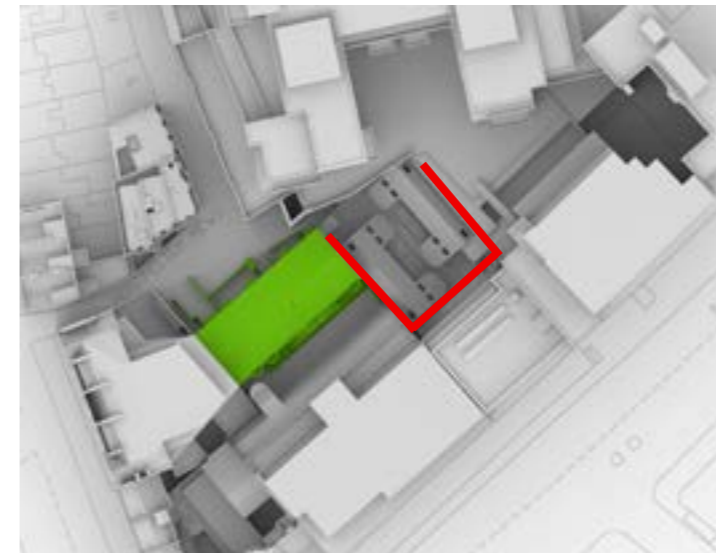
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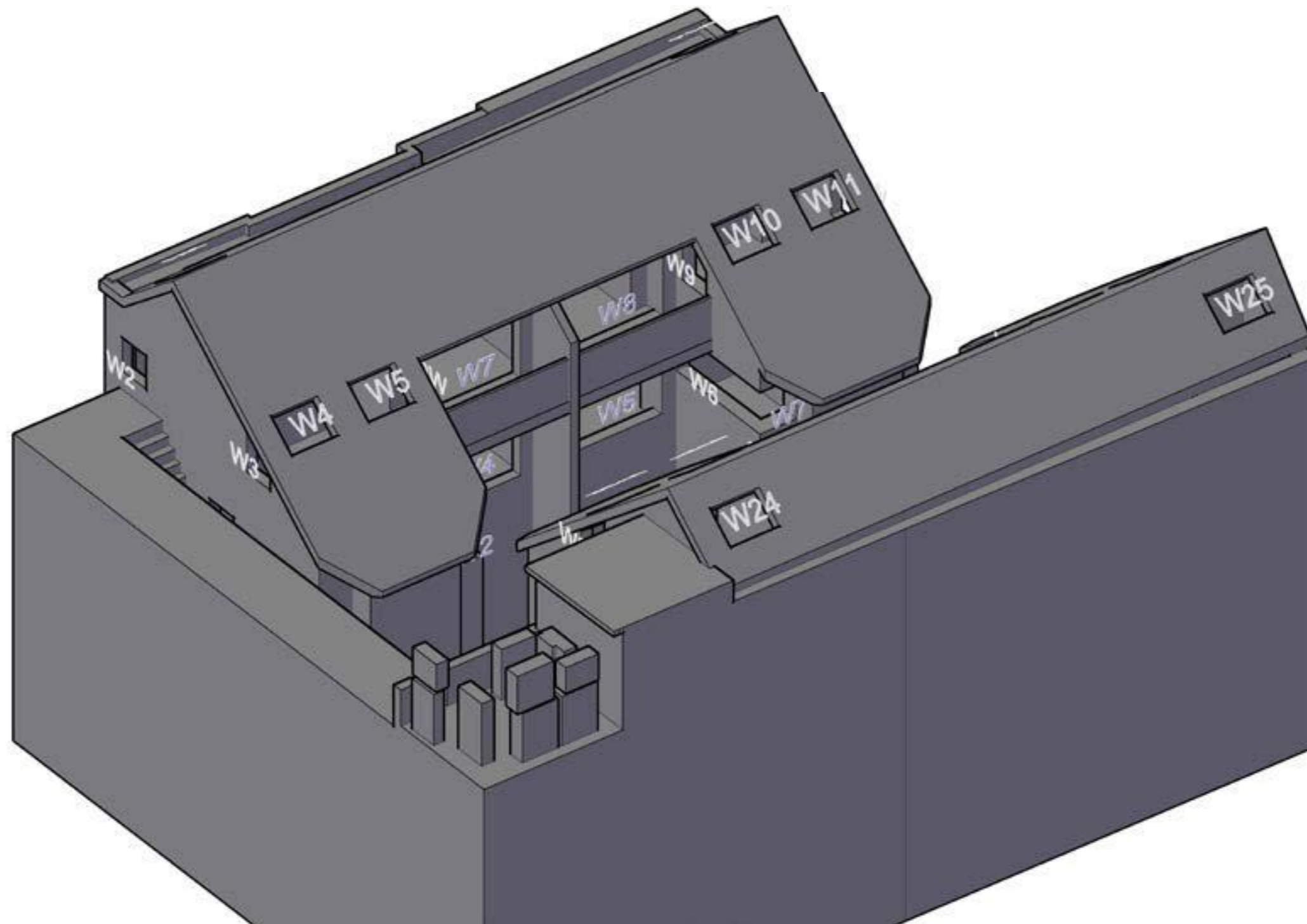
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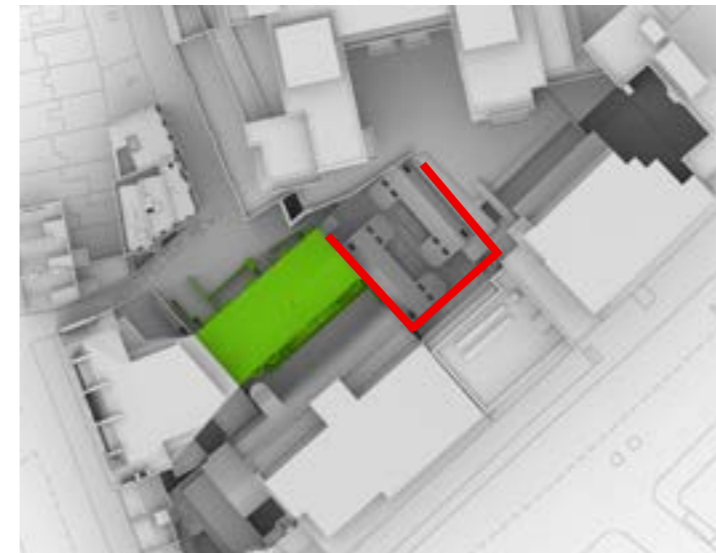
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Sources of information

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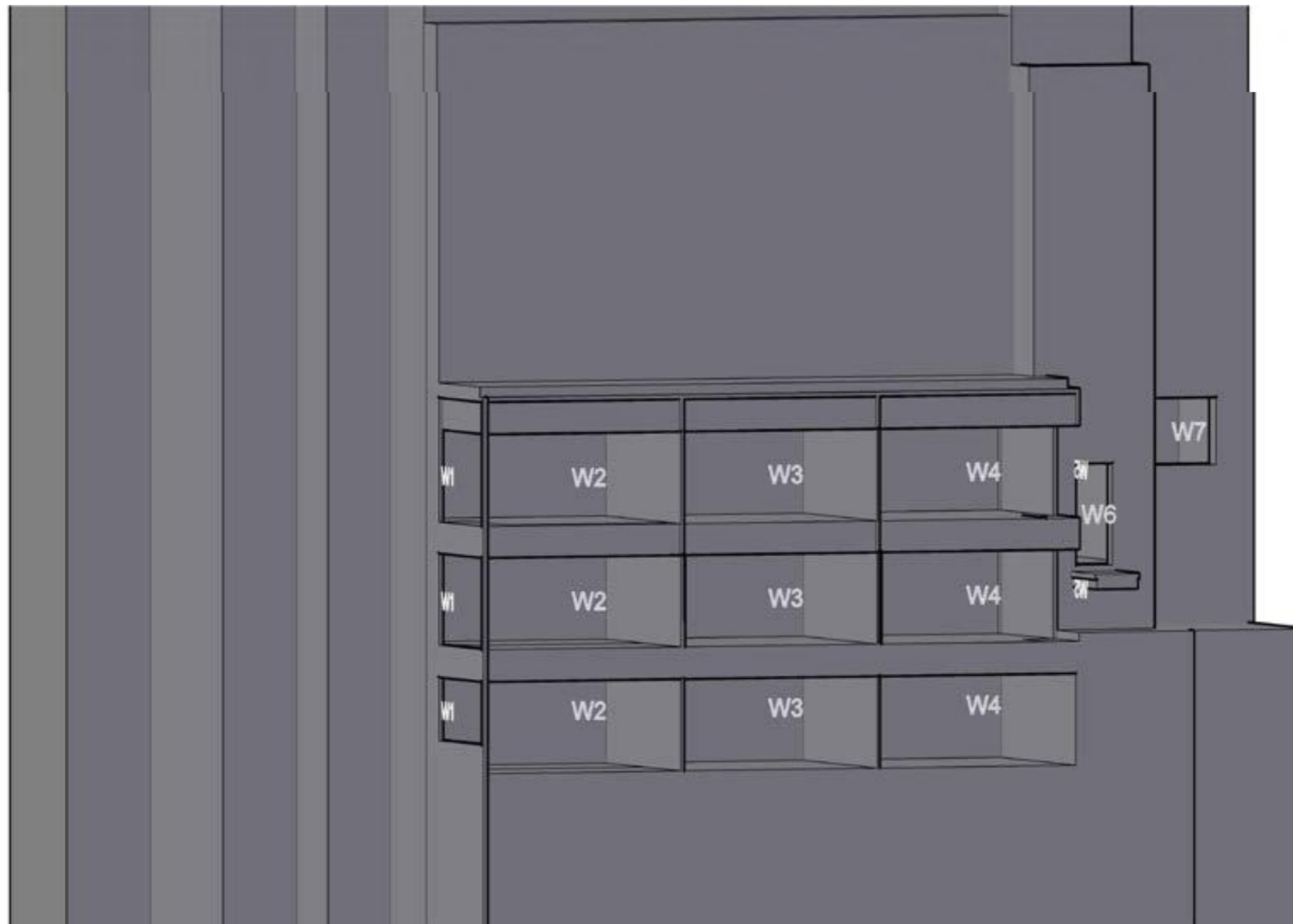
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- Received 29/03/2018

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
Received 04/09/2017

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Site Photographs  
Ordnance Survey



Project Montpelier Mews  
London  
SW7 1HB

Title Trevor House  
Window Map

Drawn ME Checked --

Date 30/11/2018 Project 2615

Rel no. 04 Prefix DS01 Page no. WM05



Sources of information

**Darling Associates Architects**

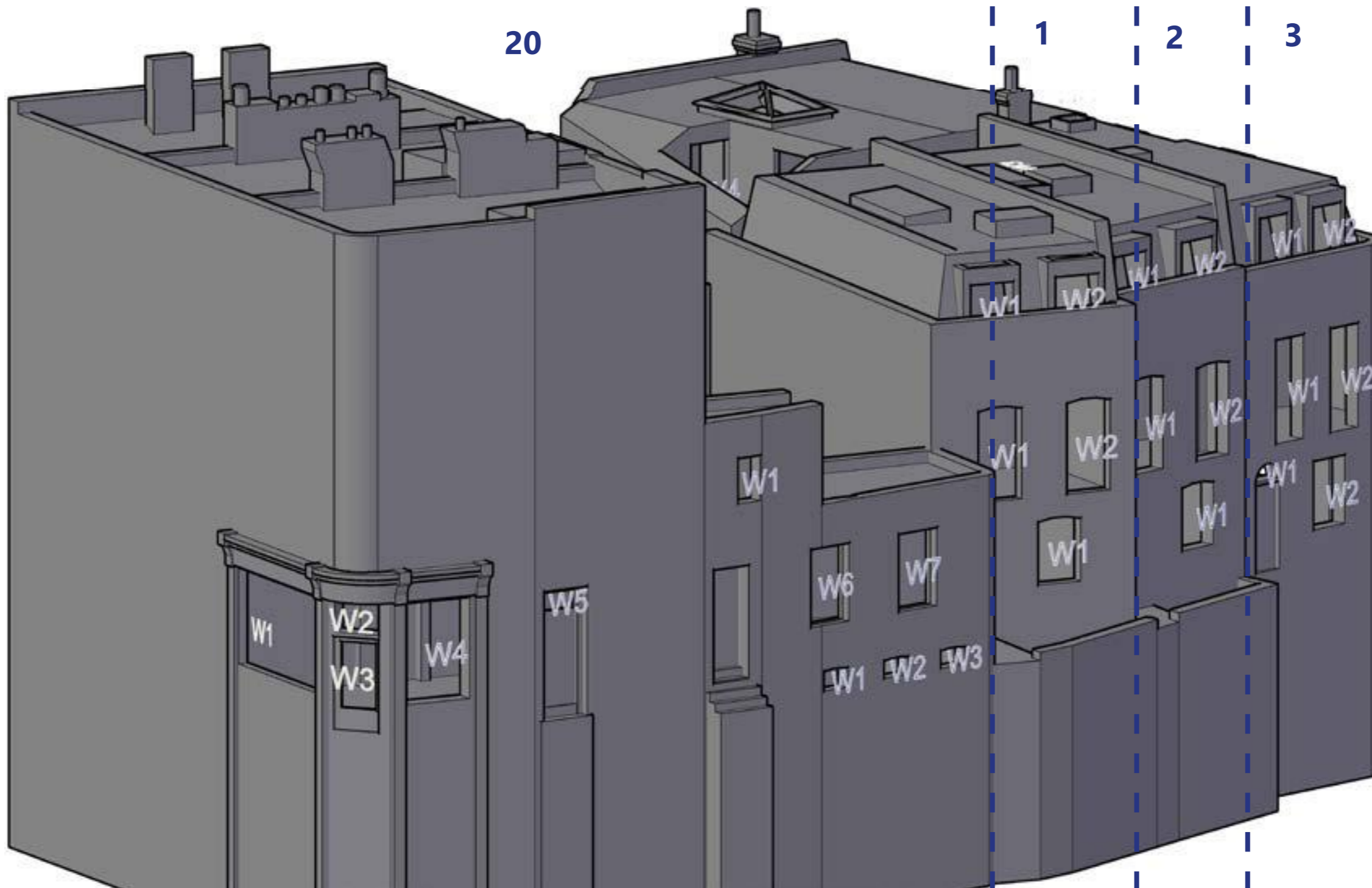
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- Received 29/03/2018

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

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 Ordnance Survey



Project Montpelier Mews  
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Title 1-3 & 20 Montpelier Street  
 Window Map

Drawn ME Checked --

Date 30/11/2018 Project 2615

Rel no. 04 Prefix DS01 Page no. WM06



Sources of information

**Darling Associates Architects**

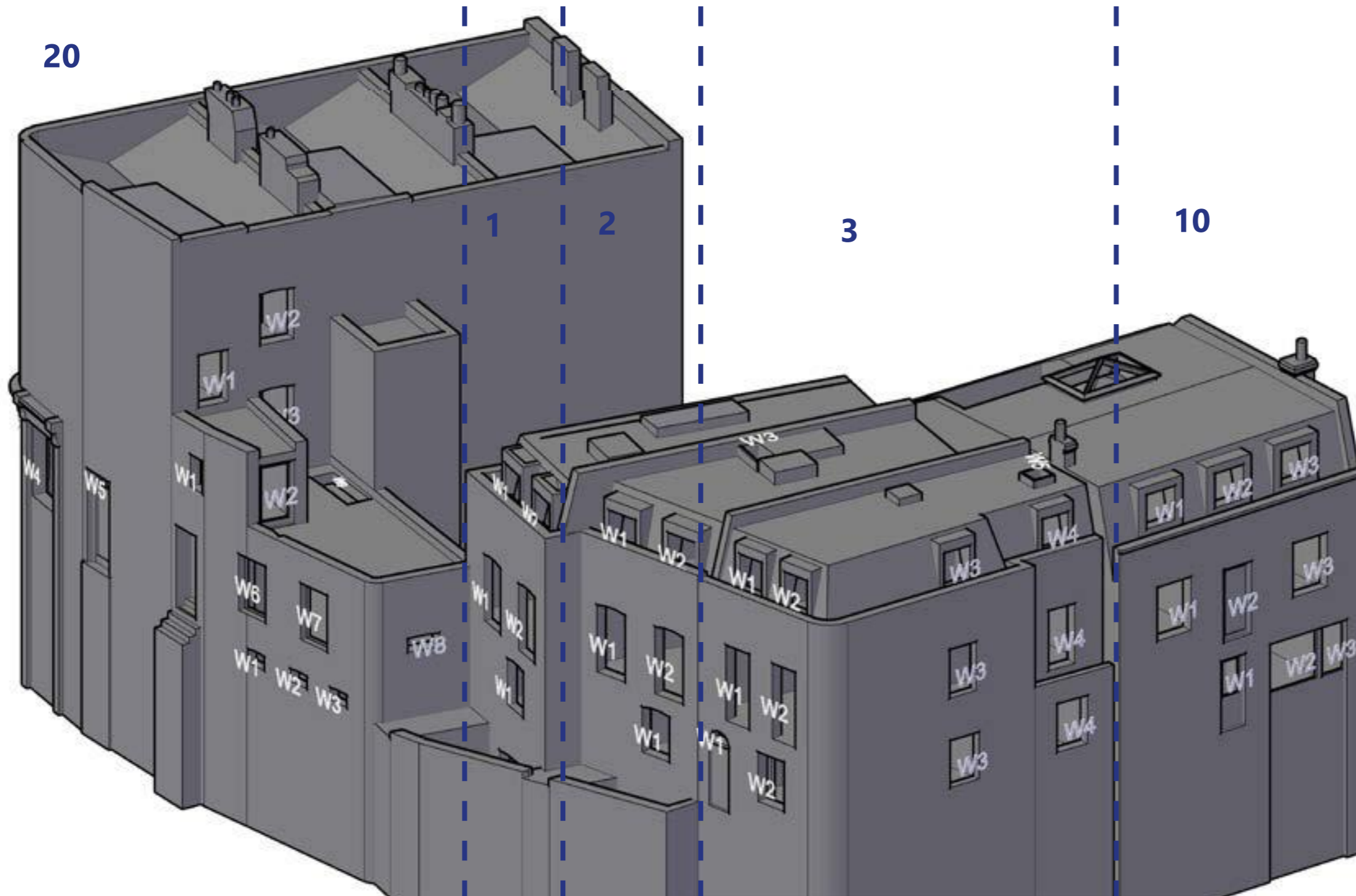
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- Received 29/03/2018

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

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 Ordnance Survey



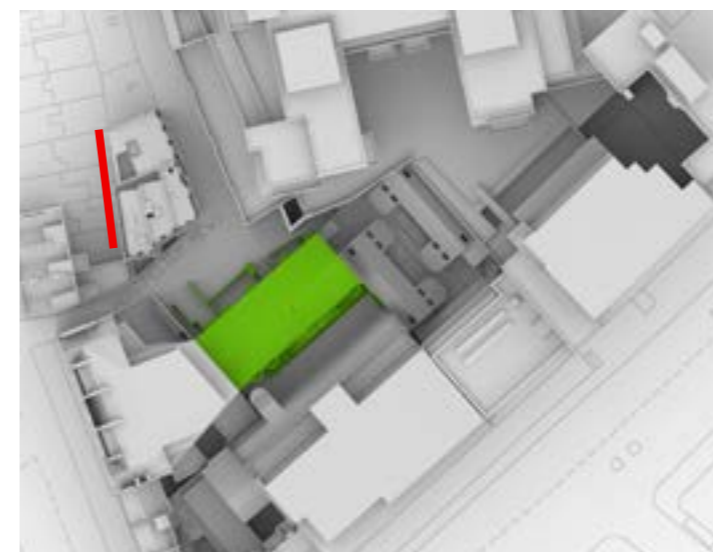
Project Montpelier Mews  
 London  
 SW7 1HB

Title 1-3 & 10 Montpelier Mews  
 20 Montpelier Street  
 Window Map

Drawn ME Checked --

Date 30/11/2018 Project 2615

Rel no. 04 Prefix DS01 Page no. WM07



Sources of information

**Darling Associates Architects**

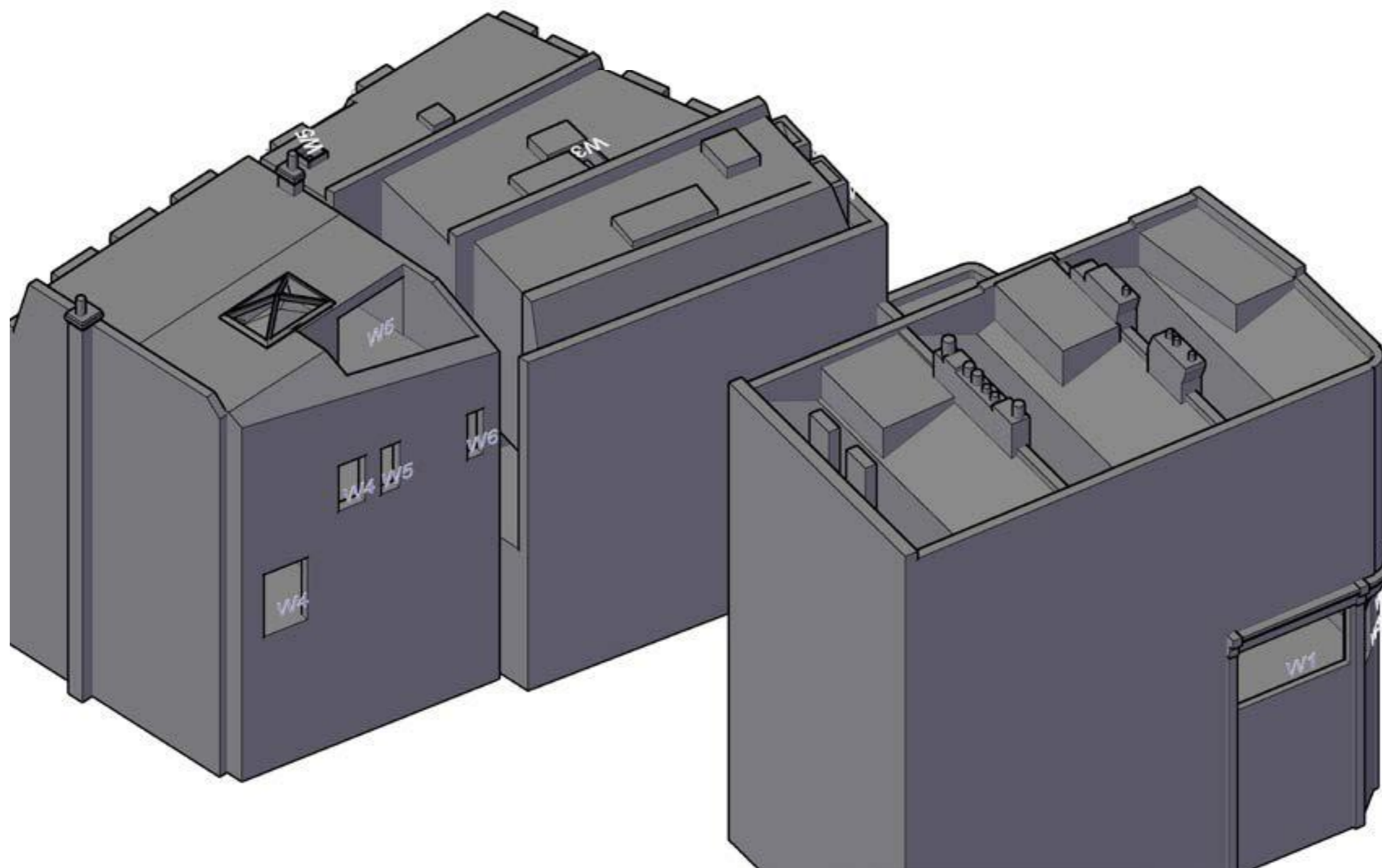
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- Received 29/03/2018

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

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Title 1-3 & 10 Montpelier Mews  
 20 Montpelier Street  
 Window Map

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Rel no. 04 Prefix DS01 Page no. WM08



## Appendix 3

### Results of the Daylight and Sunlight Assessment



Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion Retained	Room Area	Existing	Proposed	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC				NSC	NSC			Total	Winter	Total	Winter		
Second	R10	W13-L	Bedroom	11.5	11.4	0.1	1.0	237.5	89.6	89.6	0.0	1.0	33	12	33	12	1.0	1.0
		W13-U																
Second	R11	W14-L W14-U	Bedroom	16.2	16.1	0.1	1.0	236.4	110.6	110.6	0.0	1.0	34	13	34	13	1.0	1.0
Second	R12	W15-L W15-U	Living Room	19.6	19.5	0.1	1.0	635.3	628.3	628.3	0.0	1.0	52	16	52	16	1.0	1.0
		W16-L W16-U																
		W17-L W17-U																
		W18-L W18-U																
Second	R13	W19-L W19-U	Residential	27.7	27.2	0.4	1.0	90.0	88.1	88.1	0.0	1.0	58	20	58	20	1.0	1.0
Third	R1	W1-L W1-U	LKD	15.0	15.0	0.0	1.0	795.5	794.8	794.8	0.0	1.0	92	27	92	27	1.0	1.0
		W2-L W2-U																
		W3-L W3-U																
Third	R2	W4-L W4-U	Bedroom	33.9	33.9	0.0	1.0	256.9	255.2	255.2	0.0	1.0	75	25	75	25	1.0	1.0
		W5-L W5-U																
Third	R3	W6-L W6-U	Bedroom	20.0	20.0	0.0	1.0	173.2	77.7	77.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R4	W7-L W7-U	Bedroom	16.9	16.9	0.0	1.0	144.8	84.8	84.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W8-L W8-U	Bedroom	12.4	12.4	0.0	1.0	185.4	133.6	133.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W9-L W9-U	Bedroom	15.5	15.5	0.0	1.0	174.5	145.0	145.0	0.0	1.0	28	9	28	9	1.0	1.0
Third	R7	W10-L W10-U	Living Room	10.6	10.6	0.0	1.0	449.7	434.1	434.1	0.0	1.0	17	10	17	10	1.0	1.0
Third	R8	W11-L W11-U	Bedroom	11.3	11.3	0.0	1.0	239.0	221.0	221.0	0.0	1.0	19	14	19	14	1.0	1.0
Third	R9	W12-L W12-U	Bedroom	17.1	17.1	0.0	1.0	197.1	195.2	195.2	0.0	1.0	32	13	32	13	1.0	1.0
Third	R10	W13-L W13-U	Bedroom	14.0	14.0	0.0	1.0	237.5	96.5	96.5	0.0	1.0	36	13	36	13	1.0	1.0
Third	R11	W14-L W14-U	Bedroom	19.8	19.8	0.0	1.0	236.4	117.7	117.7	0.0	1.0	37	13	37	13	1.0	1.0
Third	R12	W15-L W15-U	Living Room	23.3	23.3	0.0	1.0	635.3	629.2	629.2	0.0	1.0	59	18	59	18	1.0	1.0
		W16-L W16-U																
		W17-L W17-U																
		W18-L W18-U																
Third	R13	W19-L W19-U	Residential	30.5	30.5	0.0	1.0	90.0	88.1	88.1	0.0	1.0	59	20	59	20	1.0	1.0
Fourth	R1	W1-L W1-U	Living Room	39.6	39.6	0.0	1.0	993.7	988.4	988.4	0.0	1.0	99	30	99	30	1.0	1.0
		W2-L W2-U																
		W3-L W3-U																
		W4-L W4-U																
		W2																
		W3																
W1																		
Fourth	R2	W5-L W5-U	Bedroom	36.7	36.7	0.0	1.0	409.0	407.3	407.3	0.0	1.0	79	25	79	25	1.0	1.0
		W6-L W6-U																
		W19-L W19-U																
Fourth	R3	W7-L W7-U	Kitchen	21.8	21.8	0.0	1.0	140.1	107.9	107.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A



Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion Retained	Room Area	Existing	Proposed	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC				NSC	NSC			Total	Winter	Total	Winter		
Fourth	R4	W8-L W8-U	Bedroom	16.6	16.6	0.0	1.0	185.4	177.2	177.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R5	W9-L W9-U	Bedroom	18.7	18.7	0.0	1.0	170.1	151.2	151.2	0.0	1.0	30	10	30	10	1.0	1.0
Fourth	R6	W10-L W10-U	Living Room	15.9	15.9	0.0	1.0	449.7	442.5	442.5	0.0	1.0	30	14	30	14	1.0	1.0
Fourth	R7	W11-L W11-U	Bedroom	16.5	16.5	0.0	1.0	233.6	225.7	225.7	0.0	1.0	32	16	32	16	1.0	1.0
Fourth	R8	W12-L W12-U	Bedroom	19.9	19.9	0.0	1.0	194.3	193.1	193.1	0.0	1.0	34	14	34	14	1.0	1.0
Fourth	R9	W13-L W13-U	Bedroom	18.2	18.2	0.0	1.0	266.6	139.3	139.3	0.0	1.0	41	14	41	14	1.0	1.0
Fourth	R10	W14-L W14-U	Study	24.6	24.6	0.0	1.0	214.1	130.8	130.8	0.0	1.0	44	15	44	15	1.0	1.0
Fourth	R11	W15-L W15-U	Living Room	27.9	27.9	0.0	1.0											
	R11	W16-L W16-U		30.1	30.1	0.0	1.0											
	R11	W17-L W17-U		30.1	30.1	0.0	1.0											
	R11	W18-L W18-U		25.7	25.7	0.0	1.0											
	R11	W14		31.5	31.5	0.0	1.0											
	R11	W15		33.2	33.2	0.0	1.0											
	R11	W16		32.4	32.4	0.0	1.0	637.3	637.3	637.3	0.0	1.0	82	21	82	21	1.0	1.0
Fifth	R1	W4-L W4-U	Bedroom	37.5	37.5	0.0	1.0											
	R1	W5-L W5-U		9.3	9.3	0.0	1.0											
	R1	W20-L W20-U		37.6	37.6	0.0	1.0	333.1	332.0	332.0	0.0	1.0	87	27	87	27	1.0	1.0
Fifth	R2	W6-L W6-U	Study	29.3	29.3	0.0	1.0	161.2	150.3	150.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Fifth	R3	W7-L W7-U	Bedroom	27.0	27.0	0.0	1.0	84.2	83.9	83.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Fifth	R4	W8-L W8-U	Bedroom	24.1	24.1	0.0	1.0	343.6	332.2	332.2	0.0	1.0	47	12	47	12	1.0	1.0
Fifth	R5	W9-L W9-U	Living Room	31.5	31.5	0.0	1.0											
	R5	W18-L W18-U		35.6	35.6	0.0	1.0											
	R5	W19-L W19-U		30.1	30.1	0.0	1.0	764.2	764.2	764.2	0.0	1.0	72	18	72	18	1.0	1.0
Fifth	R6	W10-L W10-U	Bedroom	31.8	31.8	0.0	1.0	278.2	275.8	275.8	0.0	1.0	67	23	67	23	1.0	1.0
Fifth	R7	W11-L W11-U	Bedroom	24.7	24.7	0.0	1.0	199.1	194.8	194.8	0.0	1.0	52	18	52	18	1.0	1.0
Fifth	R8	W12-L W12-U	Bedroom	23.3	23.3	0.0	1.0	95.7	93.3	93.3	0.0	1.0	46	16	46	16	1.0	1.0
Fifth	R9	W13-L W13-U	Bedroom	29.2	29.2	0.0	1.0	170.0	166.6	166.6	0.0	1.0	48	16	48	16	1.0	1.0
Fifth	R10	W17-L W17-U	Bedroom	28.9	28.9	0.0	1.0	233.7	207.2	207.2	0.0	1.0	72	18	72	18	1.0	1.0
Sixth	R1	W1-L W1-U	Bedroom	38.1	38.1	0.0	1.0											
	R1	W2-L W2-U		34.8	34.8	0.0	1.0											
	R1	W11-L W11-U		39.0	39.0	0.0	1.0	339.0	339.0	339.0	0.0	1.0	90	30	90	30	1.0	1.0
Sixth	R2	W3-L W3-U	Bedroom	32.9	32.9	0.0	1.0	179.9	178.6	178.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Sixth	R3	W7-L W7-U	Kitchen	30.7	30.7	0.0	1.0	189.7	188.6	188.6	0.0	1.0	51	17	51	17	1.0	1.0
Sixth	R4	W8-L W8-U	Living Room	34.5	34.5	0.0	1.0											
	R4	W9-L W9-U		36.0	36.0	0.0	1.0											
	R4	W10-L W10-U		34.5	34.5	0.0	1.0	995.2	993.3	993.3	0.0	1.0	88	25	88	25	1.0	1.0



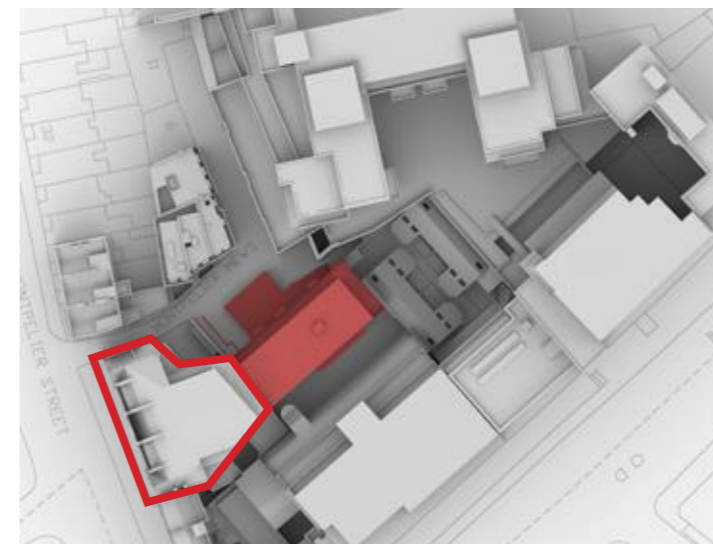
Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion	Room Area	Existing	Proposed	Loss	Proportion	Existing APSH		Proposed APSH		Total	Winter
				VSC	VSC		Retained		NSC	NSC		Retained	Total	Winter	Total	Winter	Retained	Retained
Ground	R1	W1	Residential	15.2	13.1	2.1	0.9	295.0	70.7	54.2	16.5	0.8	30	0	23	0	0.8	0.0
	R1	W2-L W2-U		0.4	0.4	0.0	1.0											
First	R1	W1-L W1-U	Residential	17.3	14.9	2.5	0.9	110.2	95.2	66.1	29.2	0.7	42	2	35	0	0.8	0.0
	R1	W2-L W2-U		18.8	16.1	2.7	0.9											
Second	R1	W1	Residential	22.5	20.2	2.3	0.9	159.2	150.2	150.2	0.0	1.0	77	15	73	12	0.9	0.8
	R1	W2		23.8	21.3	2.6	0.9											
	R1	W3		89.5	89.1	0.4	1.0											
<b>3 Montpelier Mews</b>																		
Ground	R1	W1	Living Room	16.5	14.1	2.4	0.9	271.7	91.2	73.7	17.4	0.8	42	2	37	0	0.9	0.0
	R1	W2		15.3	13.1	2.2	0.9											
	R1	W3		7.5	7.1	0.4	0.9											
Ground	R2	W4	Kitchen	7.4	7.1	0.3	1.0	57.9	21.1	21.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R1	W1-L W1-U	Bedroom	19.4	16.5	2.9	0.9	142.0	110.6	80.8	29.8	0.7	49	3	44	1	0.9	0.3
	R1	W2-L W2-U		19.3	16.4	3.0	0.8											
First	R3	W4-L W4-U	Bedroom	8.4	8.3	0.2	1.0	81.2	19.8	19.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1	Bedroom	24.7	21.9	2.8	0.9	208.4	167.1	122.9	44.3	0.7	61	12	58	9	1.0	0.8
	R1	W2		25.0	22.0	3.0	0.9											
	R1	W3		14.1	13.6	0.6	1.0											
<b>16-19 Montpelier Mews</b>																		
Ground	R2	W2	Kitchen	5.6	5.6	0.0	1.0	89.9	30.0	30.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
	R2	W3		9.2	9.2	0.0	1.0											
Ground	R3	W4-L W4-U	Living Room	1.6	1.6	0.0	1.0	286.5	44.1	44.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R4	W5-L W5-U	Living Room	1.6	1.6	0.0	1.0	306.2	42.9	42.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R5	W6	Kitchen	5.5	5.5	0.0	1.0	89.4	29.5	29.5	0.0	1.0	3	0	3	0	1.0	0.0
	R5	W7		3.2	3.2	0.0	1.0											
Ground	R7	W10	Kitchen	4.5	4.5	0.1	1.0	92.8	32.1	32.2	-0.1	1.0	24	1	23	1	1.0	1.0
	R7	W11		10.4	10.3	0.0	1.0											
Ground	R8	W12-L W12-U	Living Room	2.5	2.3	0.2	0.9	259.9	70.6	65.2	5.4	0.9	5	1	3	1	0.6	1.0
Ground	R9	W13-L W13-U	Living Room	3.1	3.0	0.1	1.0	268.3	62.6	62.0	0.6	1.0	7	0	6	0	0.9	0.0
Ground	R10	W14	Kitchen	6.4	6.4	0.0	1.0	90.5	61.7	61.7	0.1	1.0	8	0	6	0	0.8	0.0
	R10	W15		5.5	5.3	0.2	1.0											
First	R2	W3	Bedroom	0.0	0.0	0.0	0.0	109.7	105.0	105.0	0.0	1.0	7	0	7	0	1.0	0.0
	R2	W4		38.9	38.9	0.1	1.0											
	R2	W5		43.2	43.2	0.1	1.0											
	R2	W6		7.6	7.6	0.0	1.0											
First	R3	W7-L W7-U	Bedroom	7.2	7.2	0.0	1.0	148.1	53.1	53.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R4	W8-L W8-U	Bedroom	7.5	7.5	0.0	1.0	159.7	52.2	52.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R5	W9	Bedroom	5.5	5.5	0.0	1.0	121.9	118.7	118.8	0.0	1.0	28	1	28	1	1.0	1.0
	R5	W10		47.2	47.4	-0.2	1.0											
	R5	W11		45.7	45.9	-0.3	1.0											
	R5	W12		4.1	4.1	0.0	1.0											
First	R7	W15	Bedroom	43.6	43.3	0.4	1.0	103.7	100.1	100.1	0.0	1.0	49	8	47	7	1.0	0.9
	R7	W16		50.4	49.9	0.5	1.0											
	R7	W17		10.3	10.2	0.1	1.0											
First	R8	W18-L W18-U	Bedroom	11.8	11.5	0.4	1.0	140.4	115.2	116.3	-1.0	1.0	25	3	24	3	1.0	1.0
First	R9	W19-L W19-U	Bedroom	12.3	12.1	0.3	1.0	150.2	126.9	127.0	-0.1	1.0	24	3	24	3	1.0	1.0
First	R10	W20	Bedroom	7.5	7.4	0.1	1.0	112.6	107.6	107.6	0.0	1.0	38	4	36	4	0.9	1.0
	R10	W21		53.8	53.0	0.8	1.0											
	R10	W22		51.4	50.5	0.9	1.0											
	R10	W23		1.9	1.9	0.0	1.0											





## Appendix 4

No Sky Contour Drawings



Sources of information

**Darling Associates Architects**

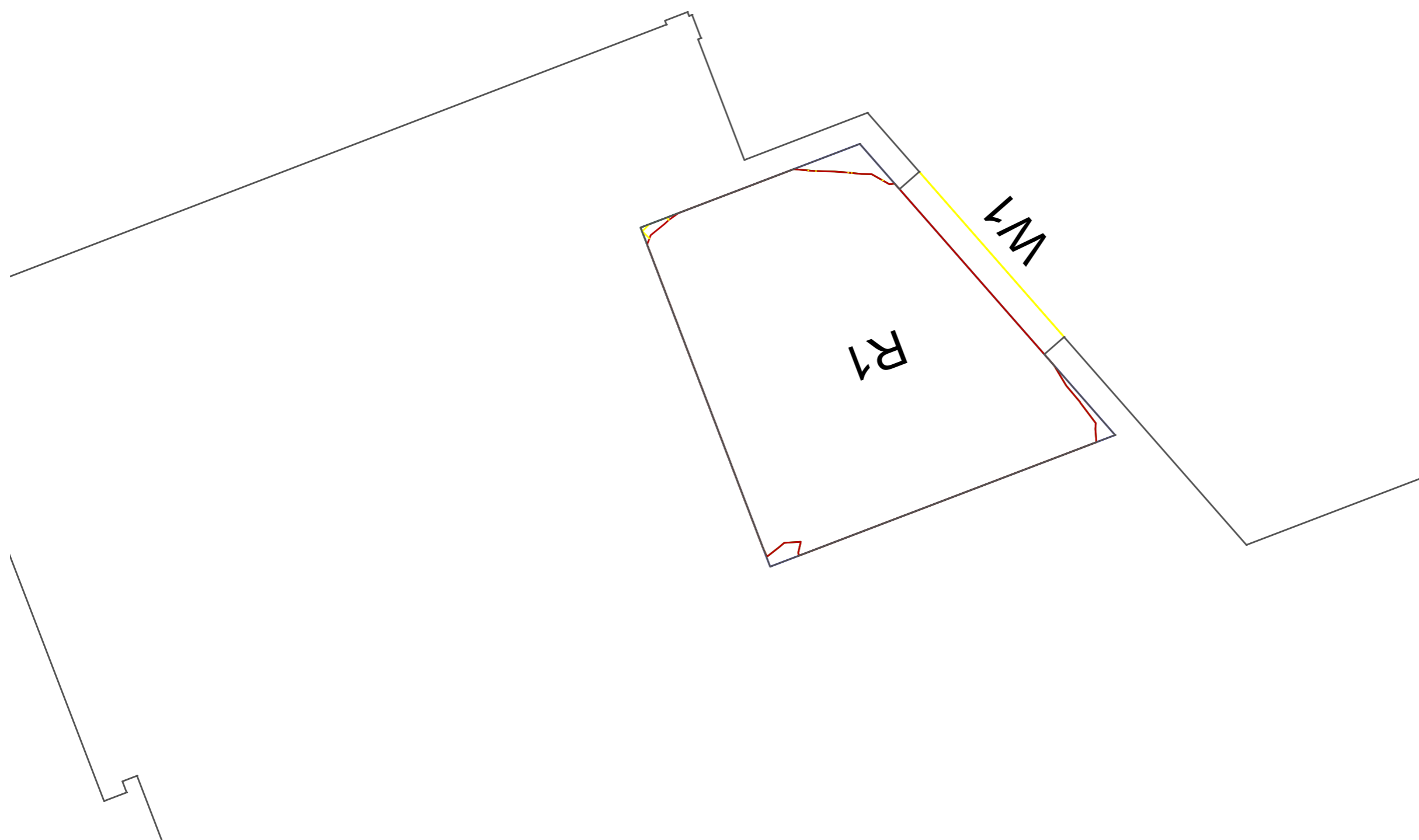
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- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

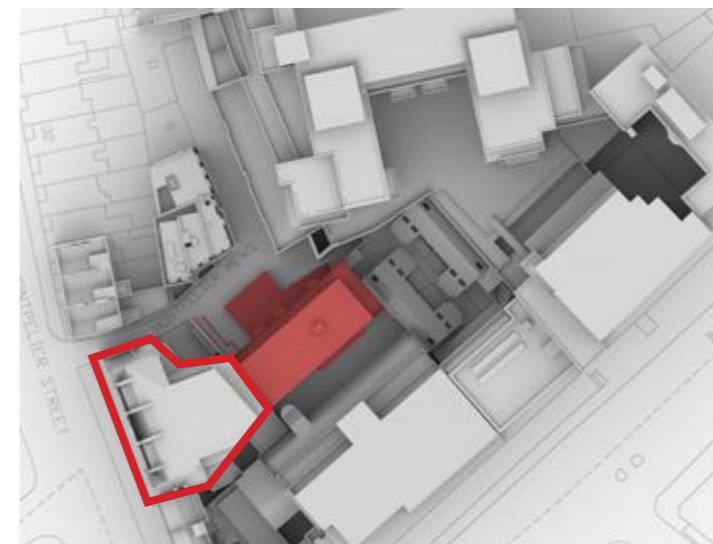
Project Montpelier Mews  
 London  
 SW7 1HB

Title 14 Montpelier Street  
 Ground Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP01



Sources of information

**Darling Associates Architects**

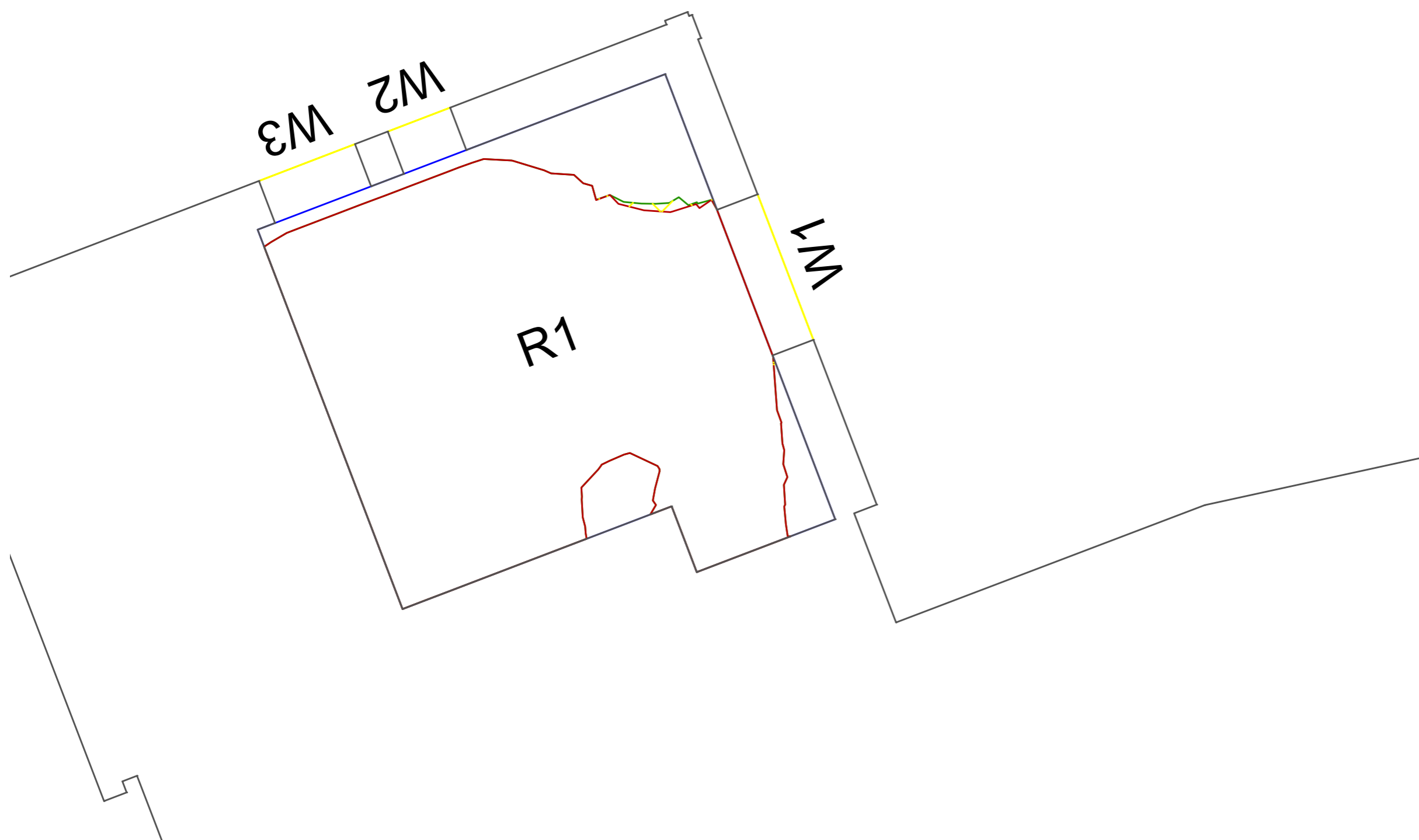
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- Received 07/01/2019

**Cloud 10**

- Montpelier Mews 04-09-17.dwg
- Received 04/09/2017

**EB7 Ltd**

- Site Photographs
- Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

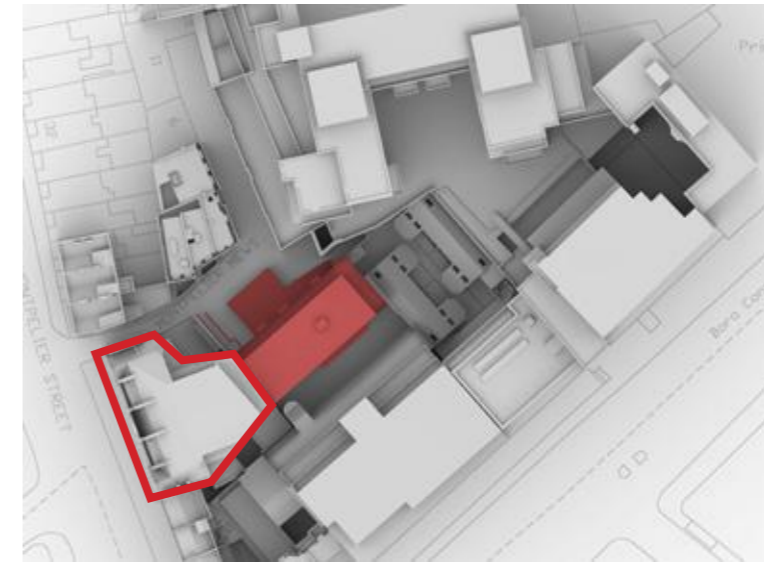
Project Montpelier Mews  
 London  
 SW7 1HB

Title 14 Montpelier Street  
 First Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP02



Sources of information

**Darling Associates Architects**

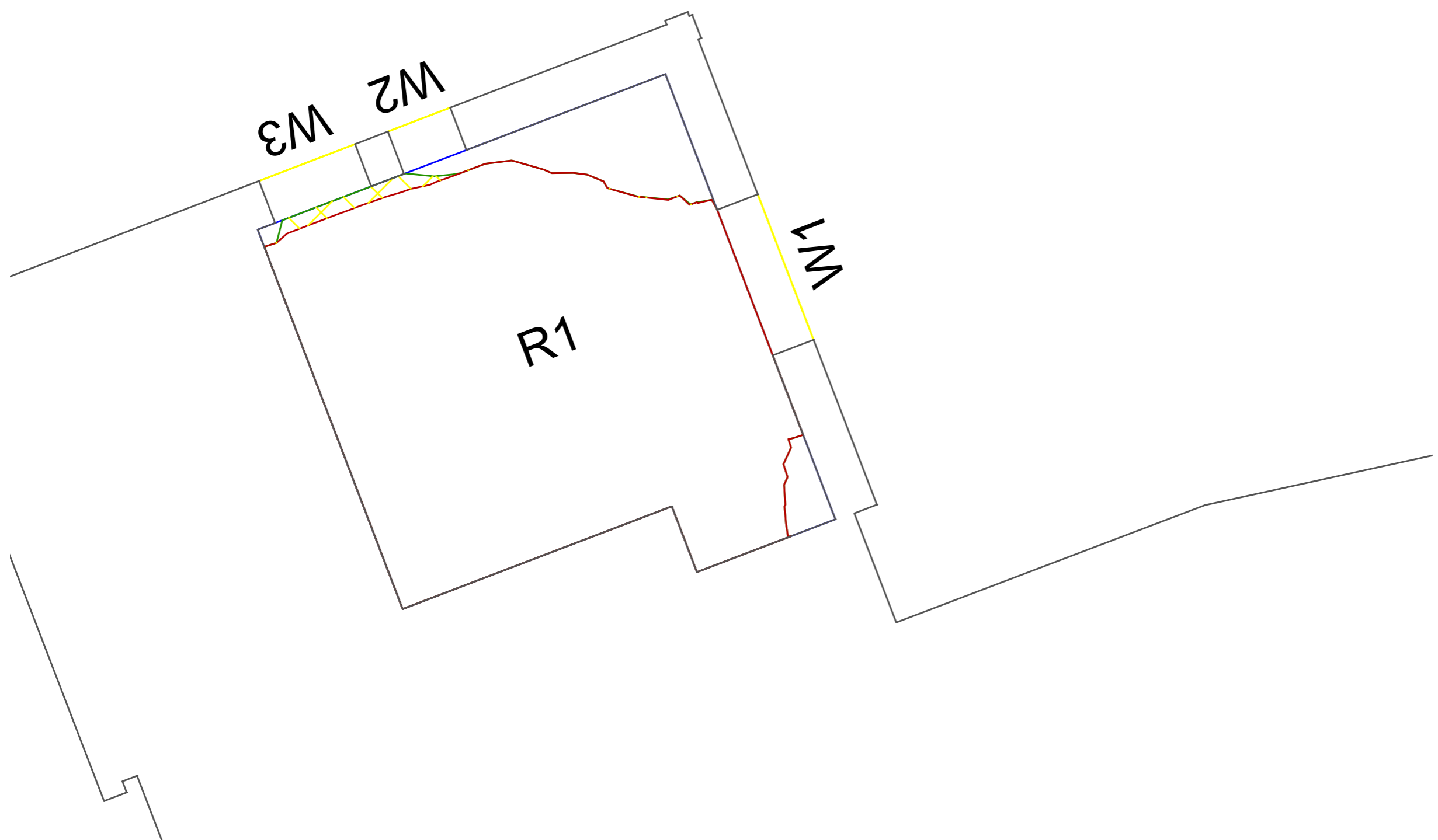
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- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

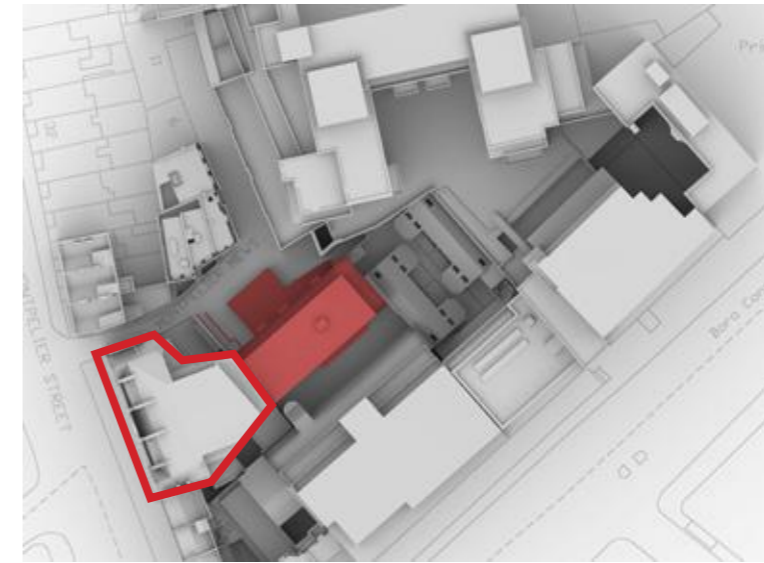
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 Second Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP03





Sources of information

**Darling Associates Architects**

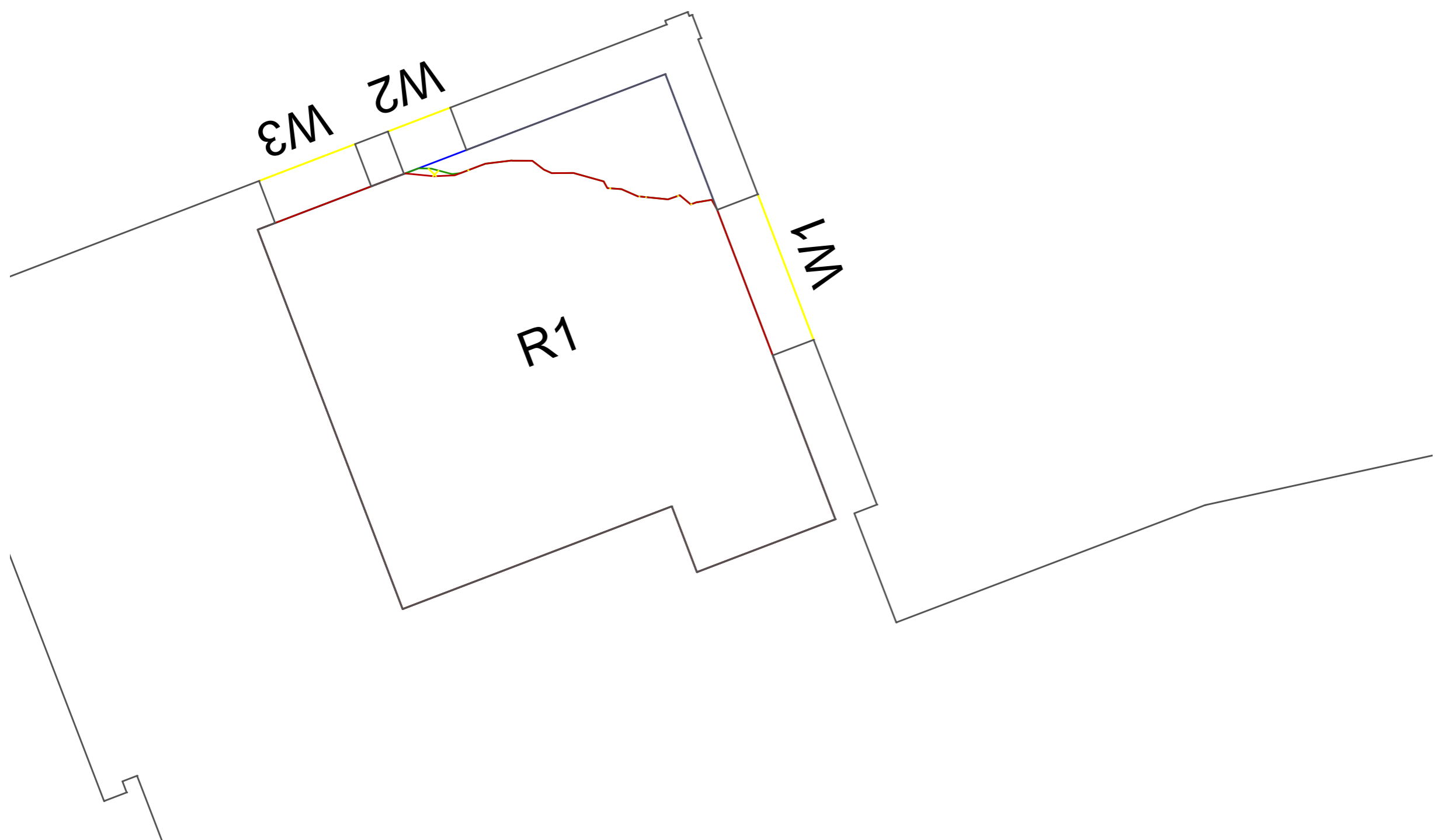
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- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

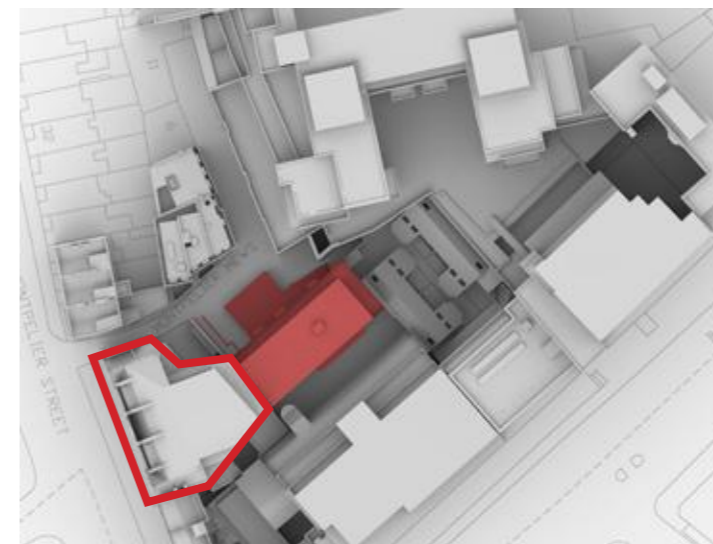
Project Montpelier Mews  
 London  
 SW7 1HB

Title 14 Montpelier Street  
 Third Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP04



Sources of information

**Darling Associates Architects**

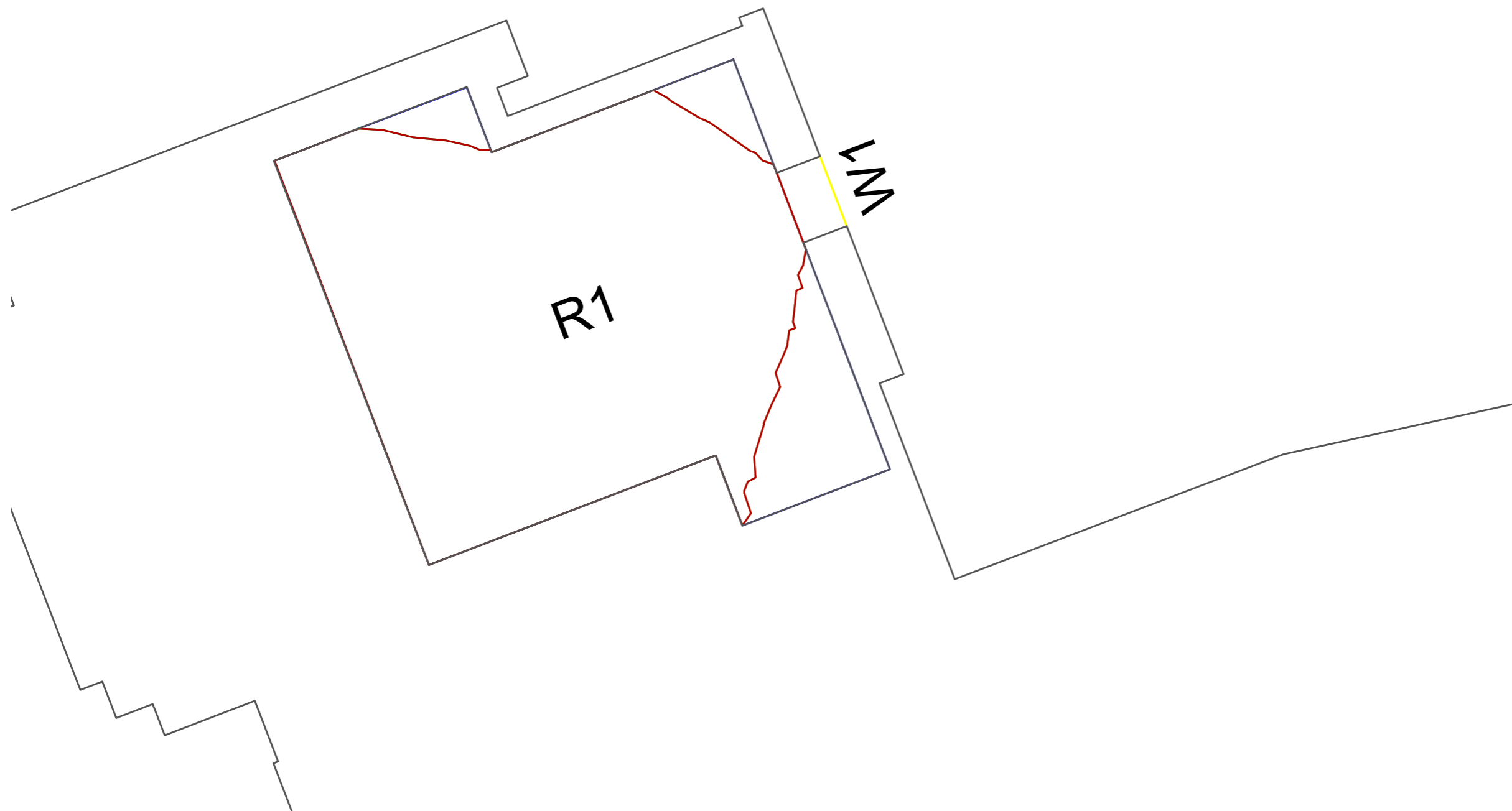
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- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

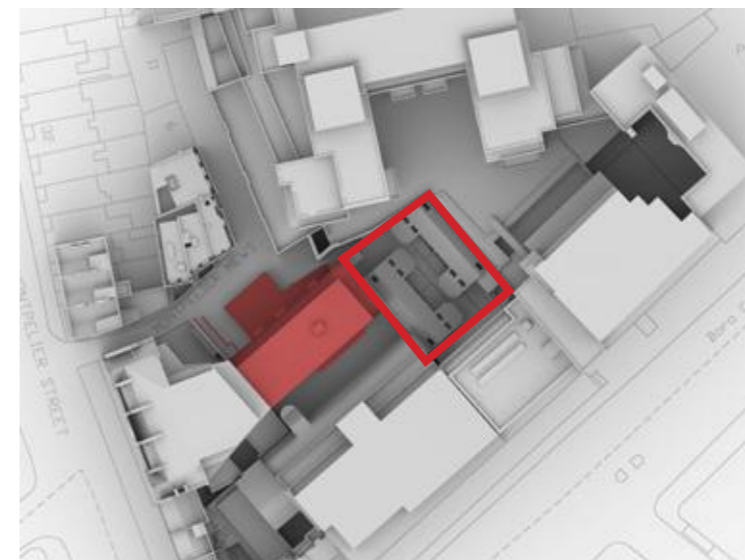
Project Montpelier Mews  
 London  
 SW7 1HB

Title 14 Montpelier Street  
 Fourth Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP05



Sources of information

**Darling Associates Architects**

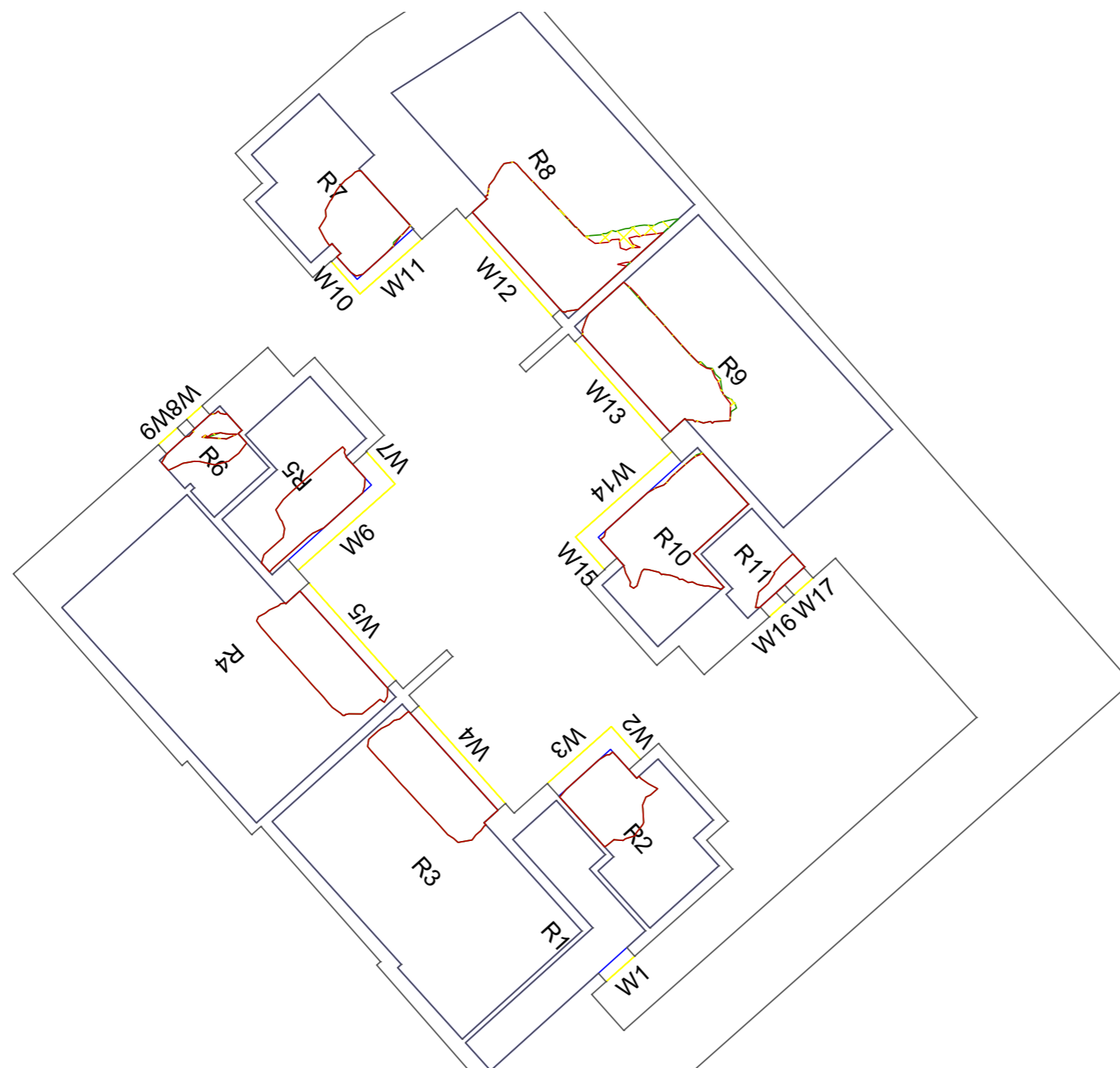
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- Received 07/01/2019

**Cloud 10**

- Montpelier Mews 04-09-17.dwg
- Received 04/09/2017

**EB7 Ltd**

- Site Photographs
- Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

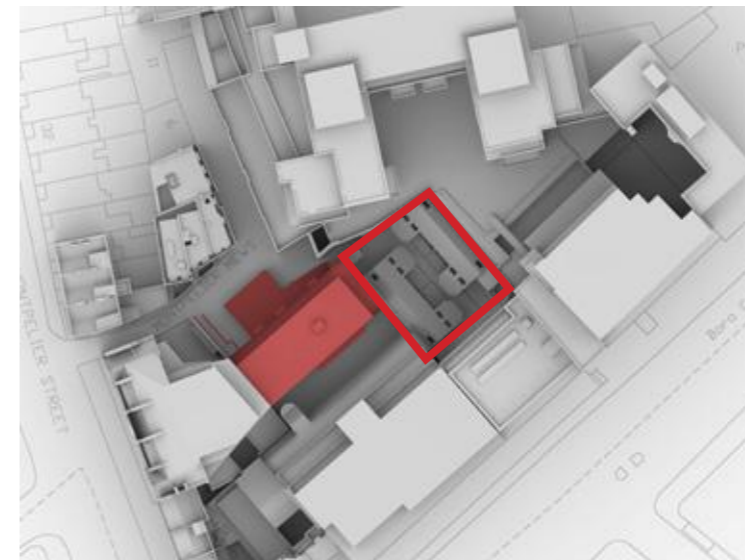
Project Montpelier Mews  
 London  
 SW7 1HB

Title 16-19 Montpelier Mews  
 Ground Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP09



Sources of information

**Darling Associates Architects**

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 Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

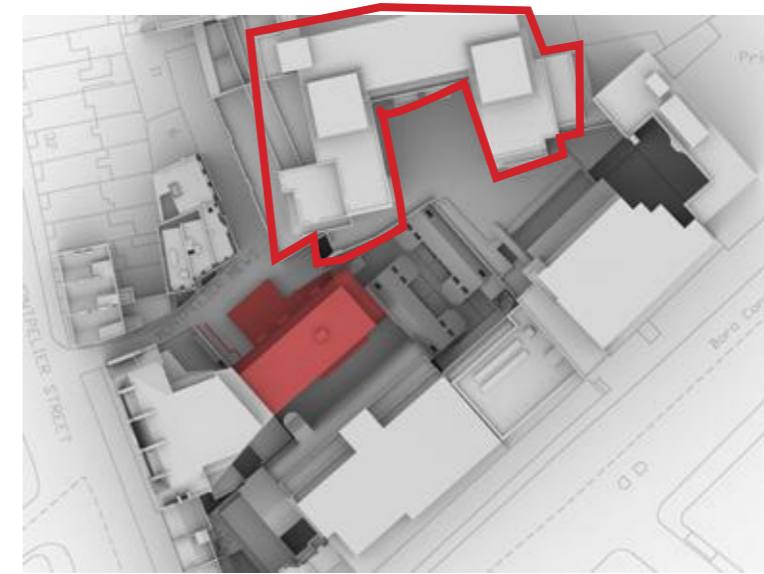
Project Montpelier Mews  
 London  
 SW7 1HB

Title 16-19 Montpelier Mews  
 First Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP10



Sources of information

**Darling Associates Architects**

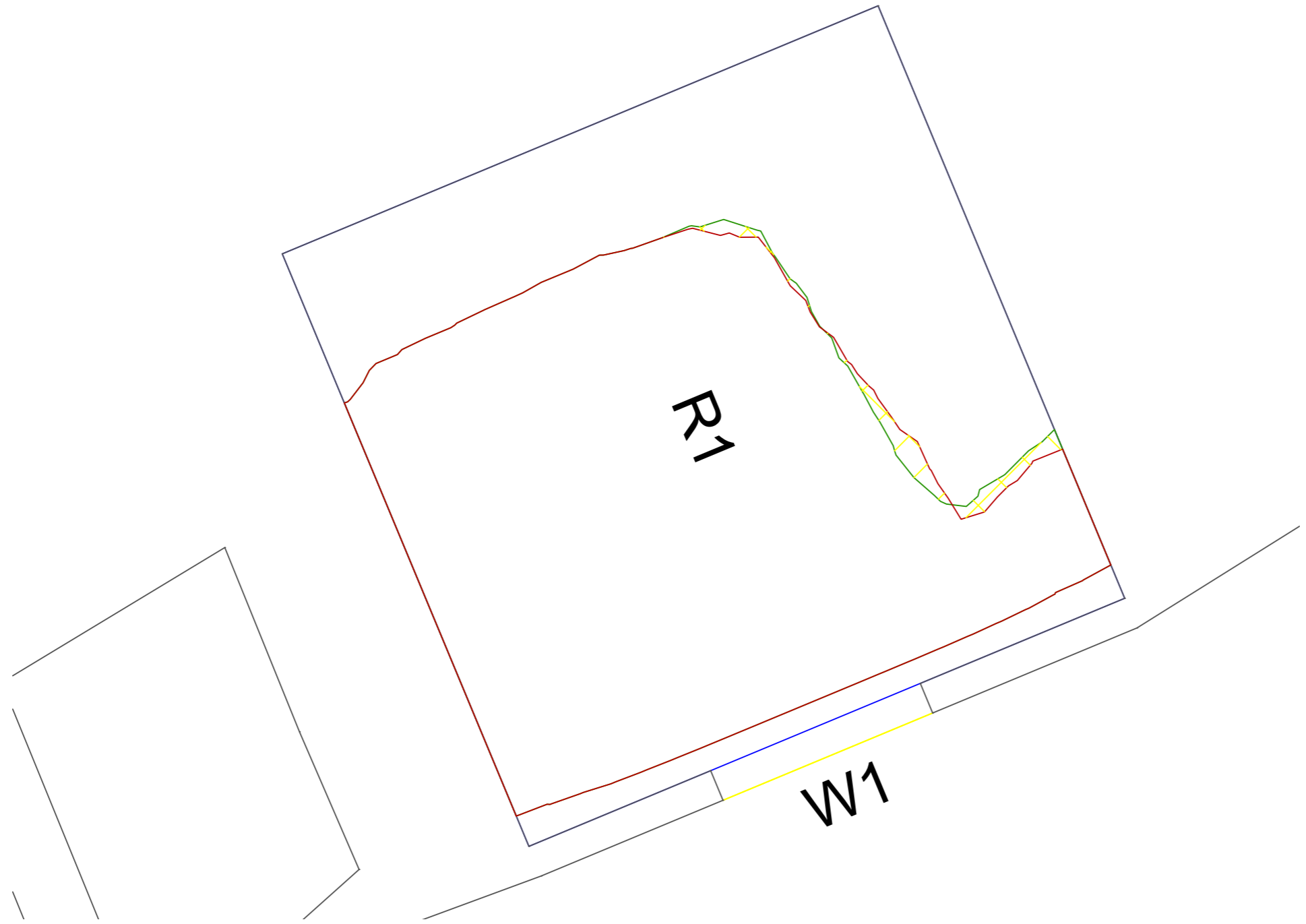
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- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 17-22 Trevor Square  
 Basement Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP11



Sources of information

**Darling Associates Architects**

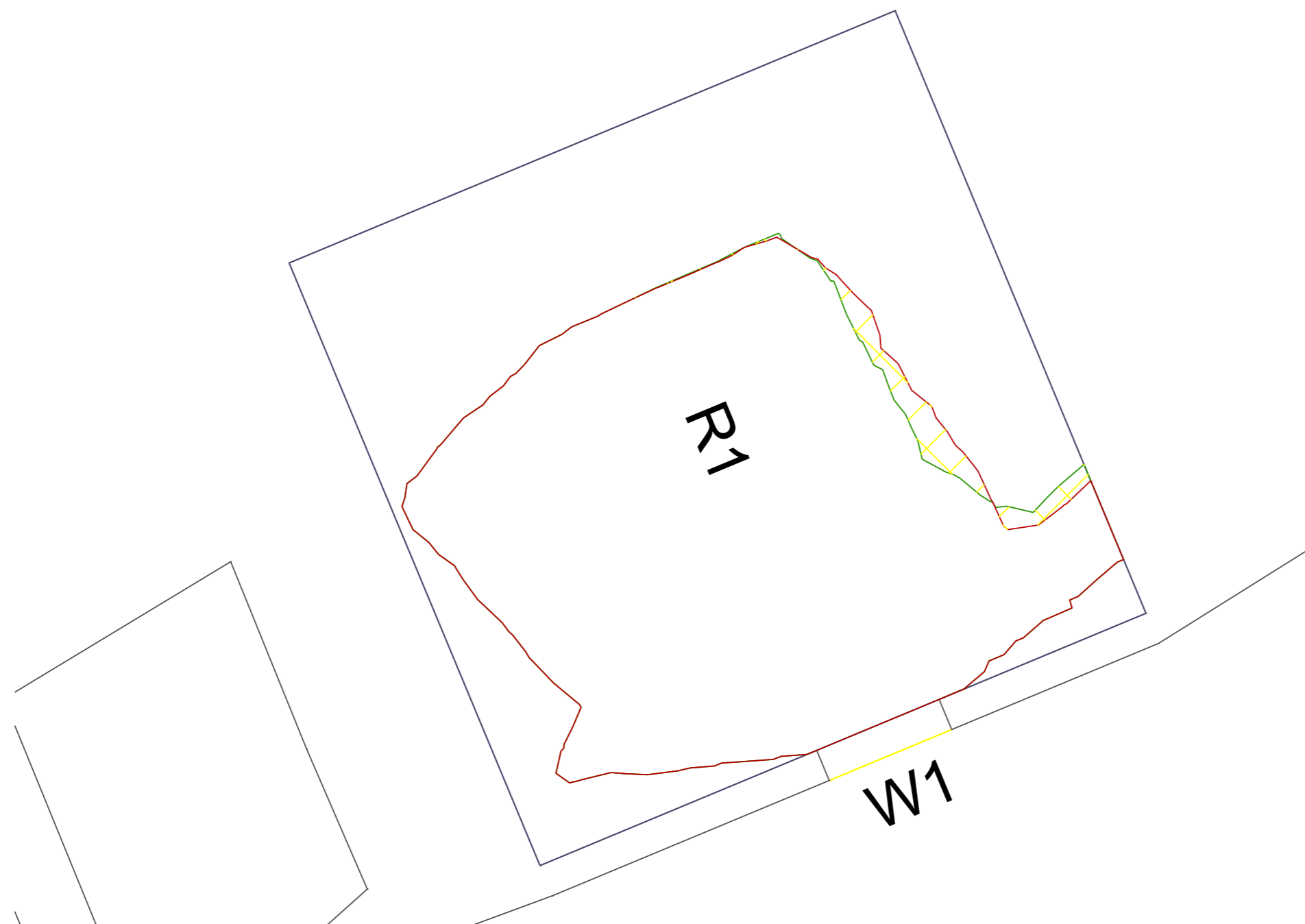
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- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 17-22 Trevor Square  
 Ground Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP12



Sources of information

**Darling Associates Architects**

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 Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 17-22 Trevor Square  
 First Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP13



Sources of information

**Darling Associates Architects**

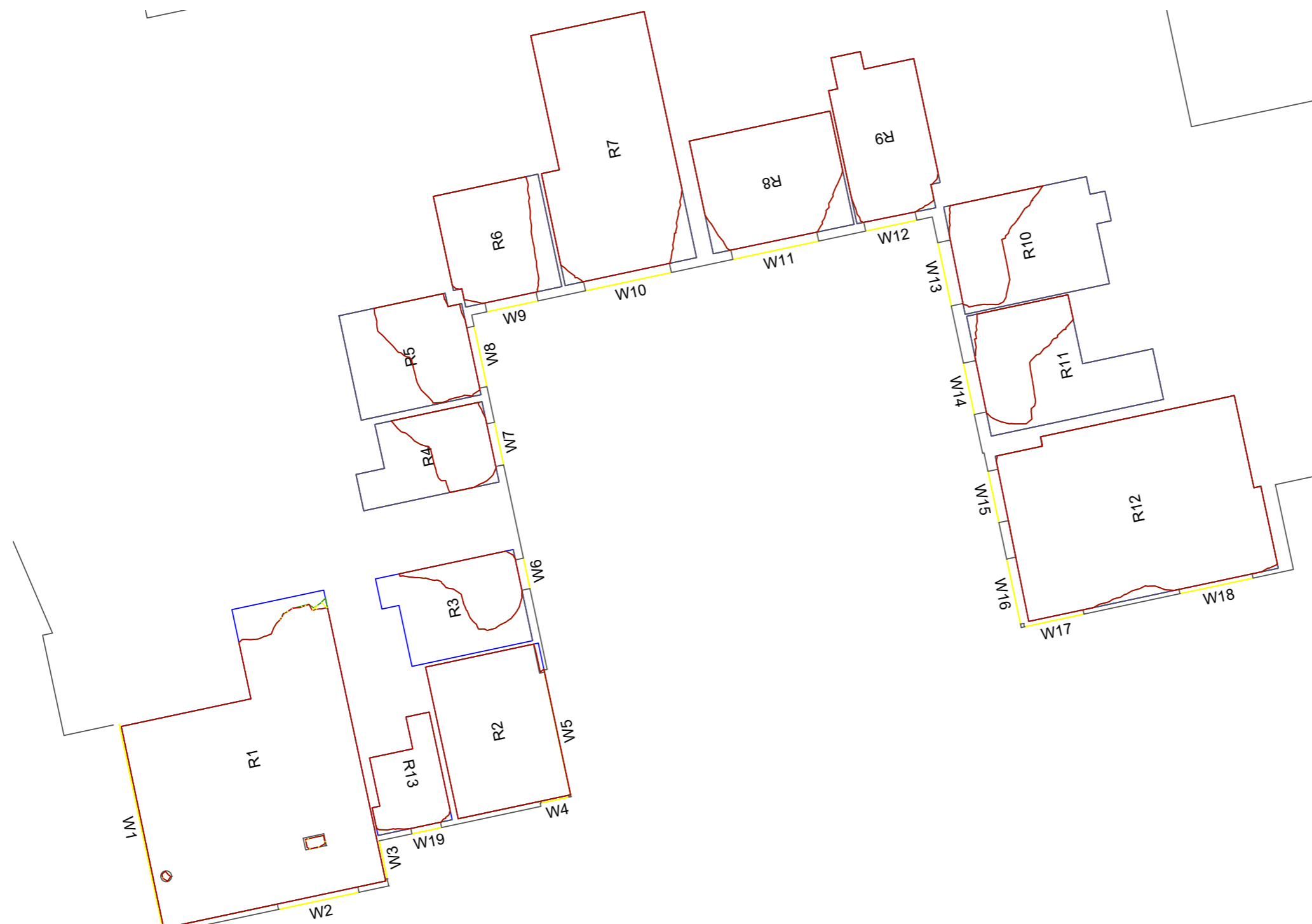
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 Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 17-22 Trevor Square  
 Second Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP14





Sources of information

**Darling Associates Architects**

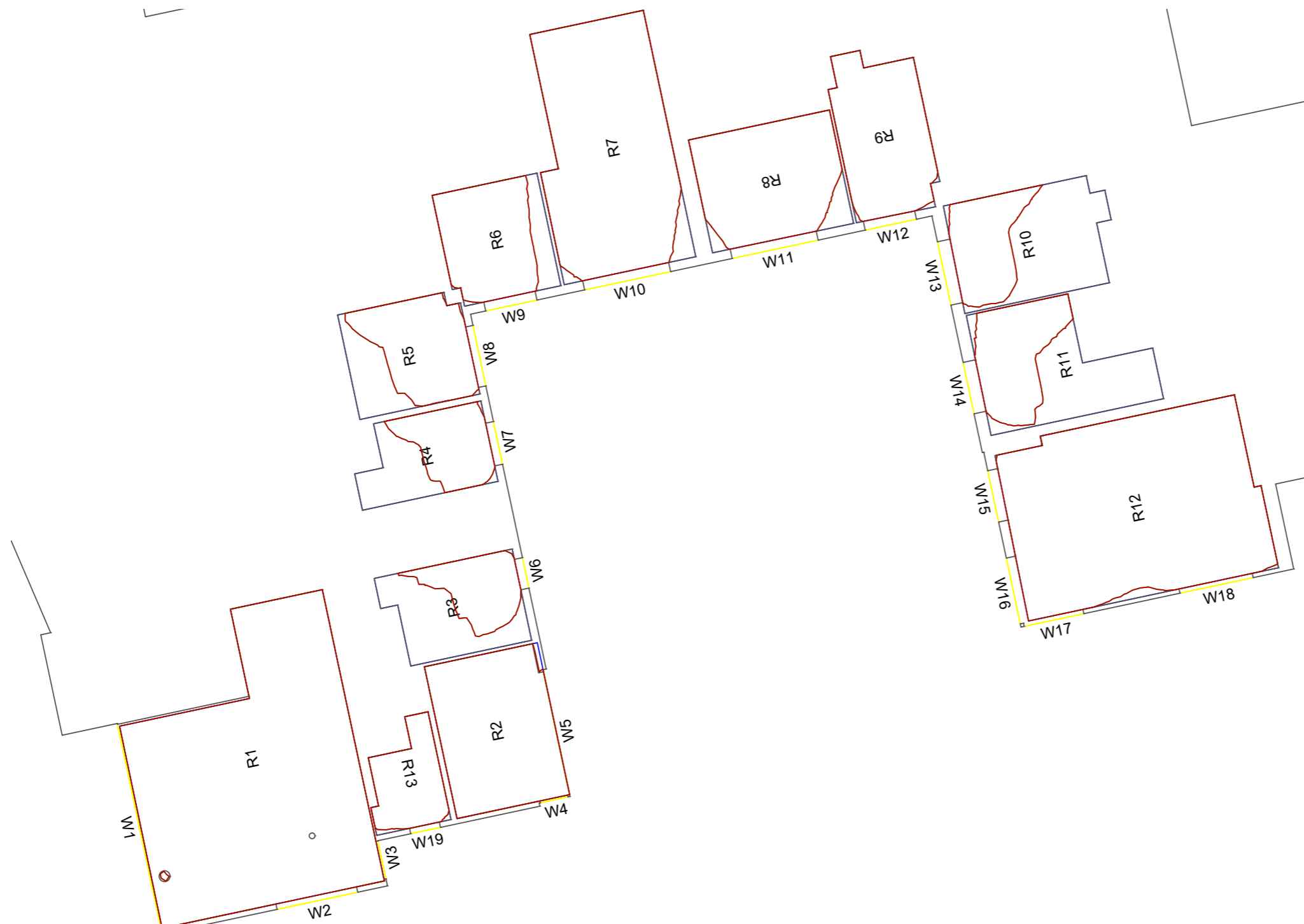
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 Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 17-22 Trevor Square  
 Third Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP15



Sources of information

**Darling Associates Architects**

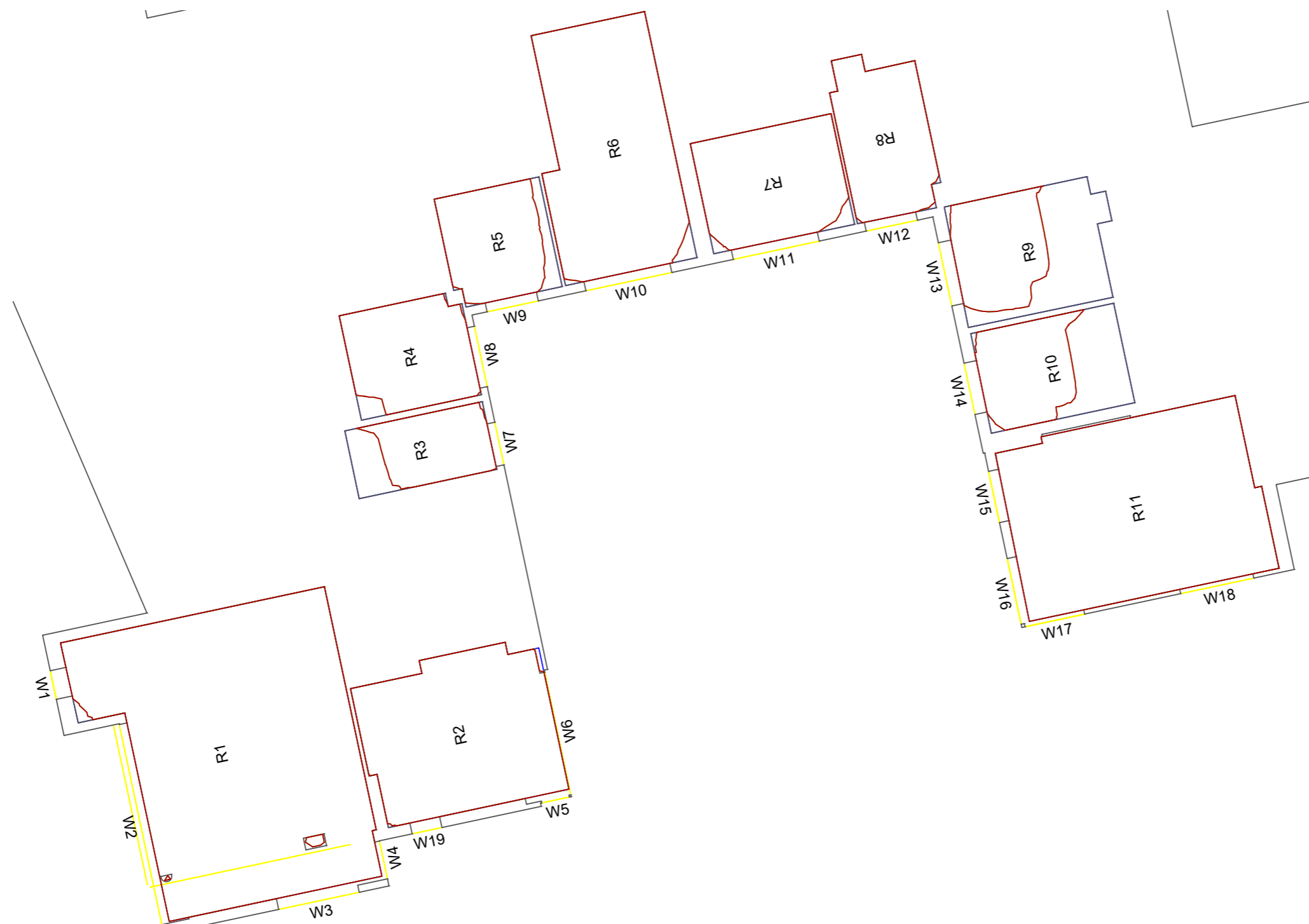
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 Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 17-22 Trevor Square  
 Fourth Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP16



Sources of information

**Darling Associates Architects**

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 Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 17-22 Trevor Square  
 Fifth Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP17



Sources of information

**Darling Associates Architects**

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  - 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 17-22 Trevor Square  
 Sixth Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP18



Sources of information

**Darling Associates Architects**

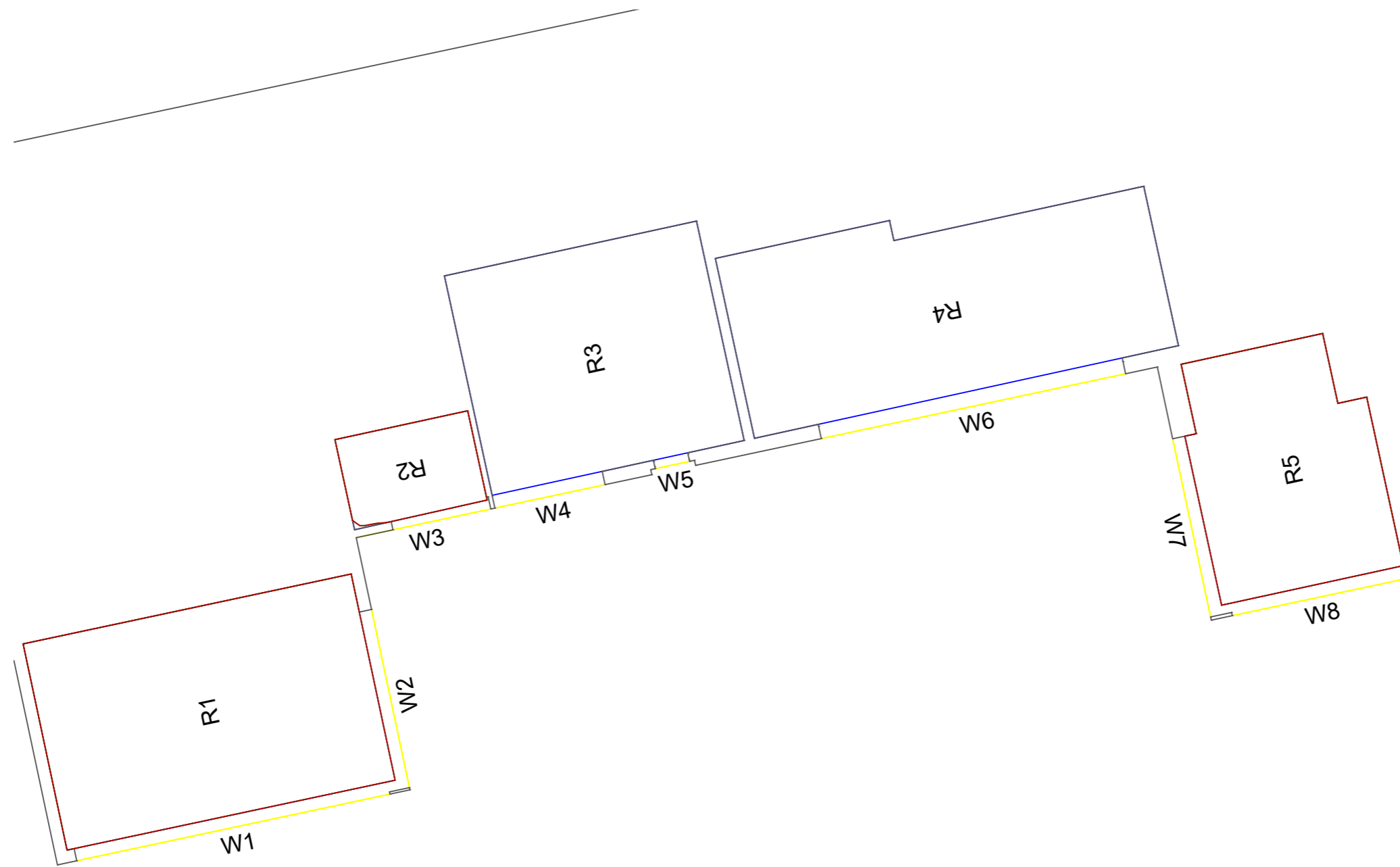
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 18005-(03)-P-003\_PL.DWG  
 18005-(03)-P-004\_PL.DWG  
 18005-(03)-P-005\_PL.DWG  
 18005-(03)-P-0B0\_PL.DWG  
 18005-(03)-P-0G0\_PL.DWG  
 18005-(03)-P-S01\_PL.dwg  
 18005-(03)-X-001\_PL.dwg  
 18005-(03)-X-002\_PL.dwg  
 Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 17-22 Trevor Square  
 Seventh Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP19



Sources of information

**Darling Associates Architects**

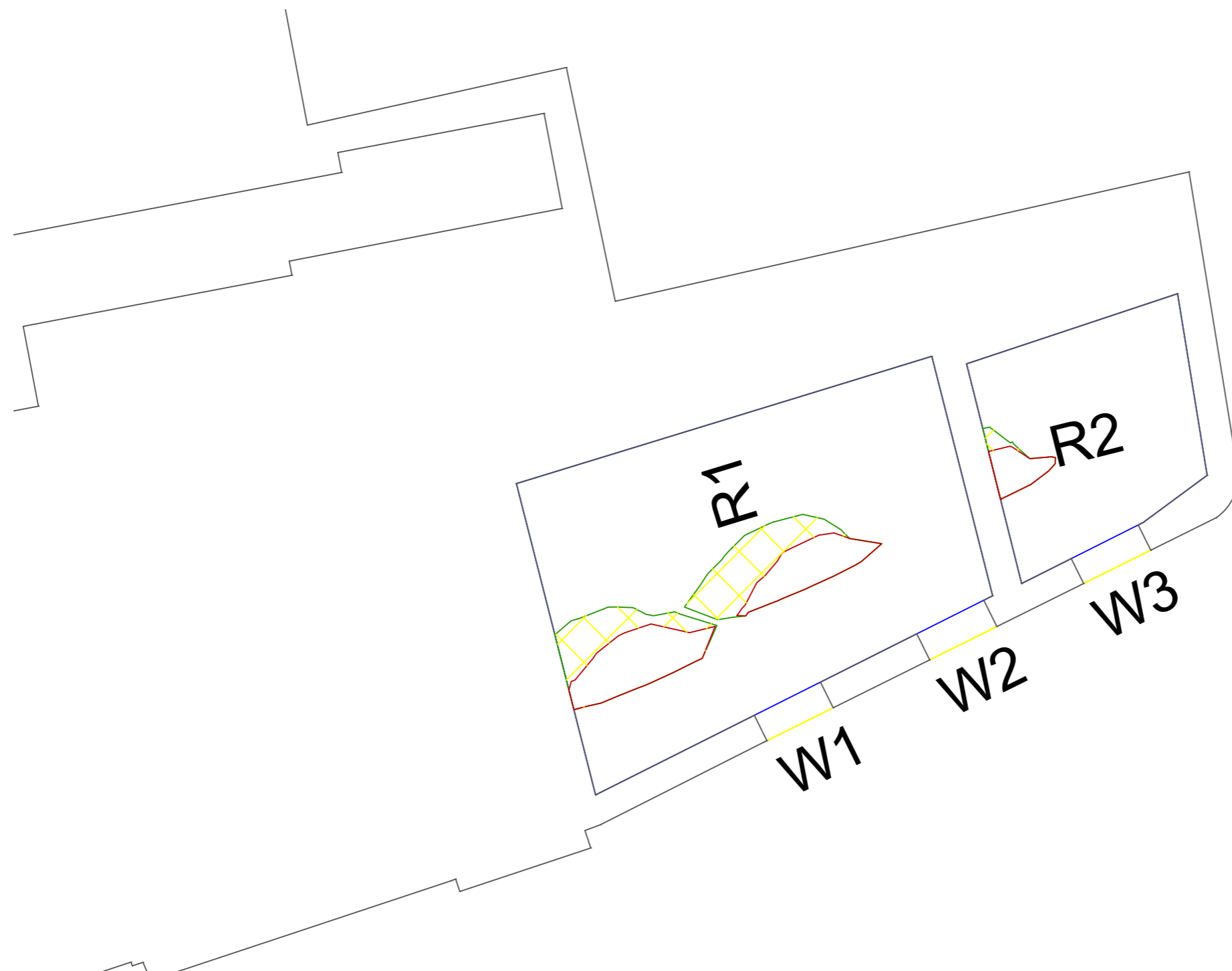
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- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 20 Montpelier Street  
 Below Ground Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP20



Sources of information

**Darling Associates Architects**

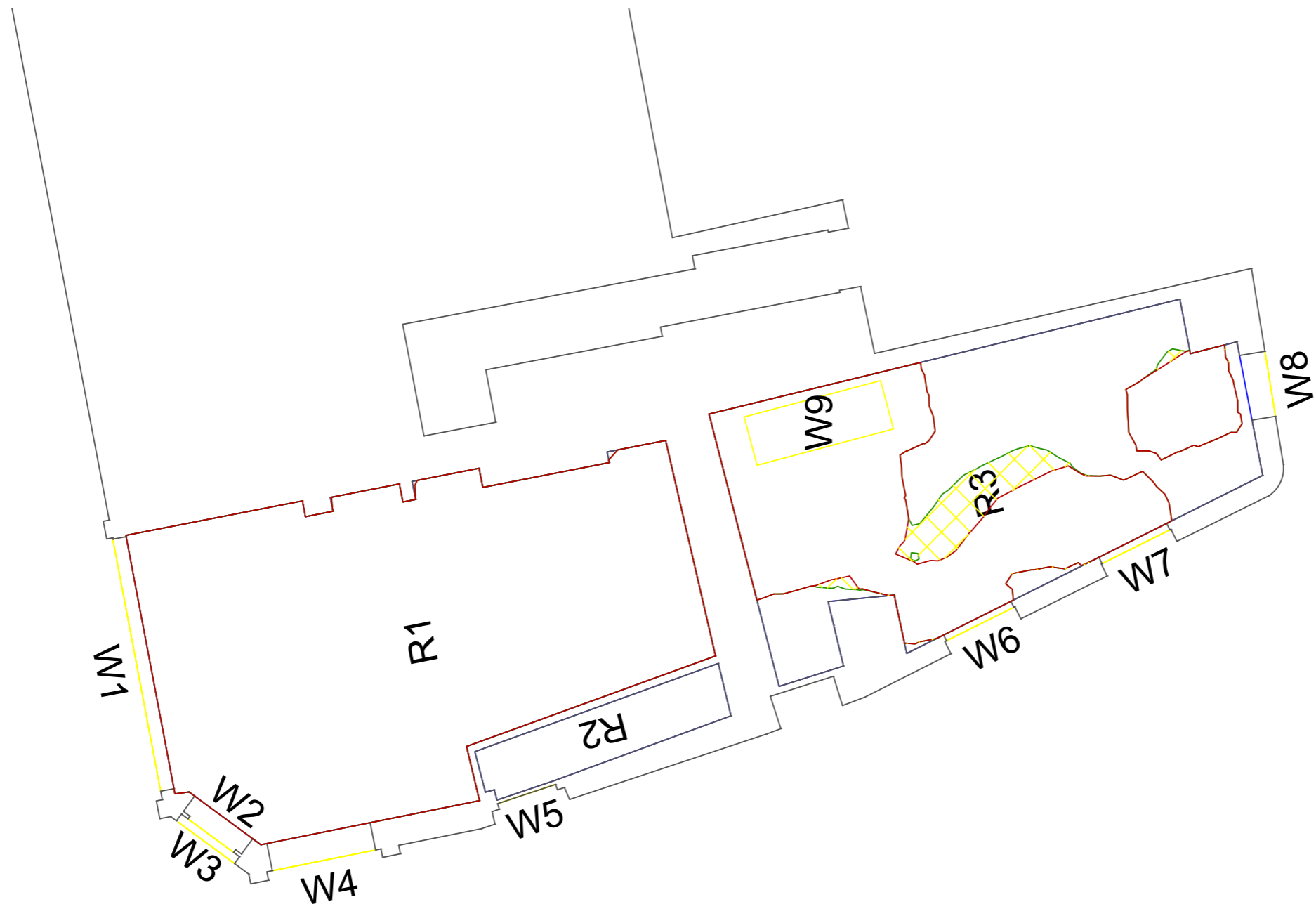
- 18005-(03)-E-001\_PL.DWG
- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

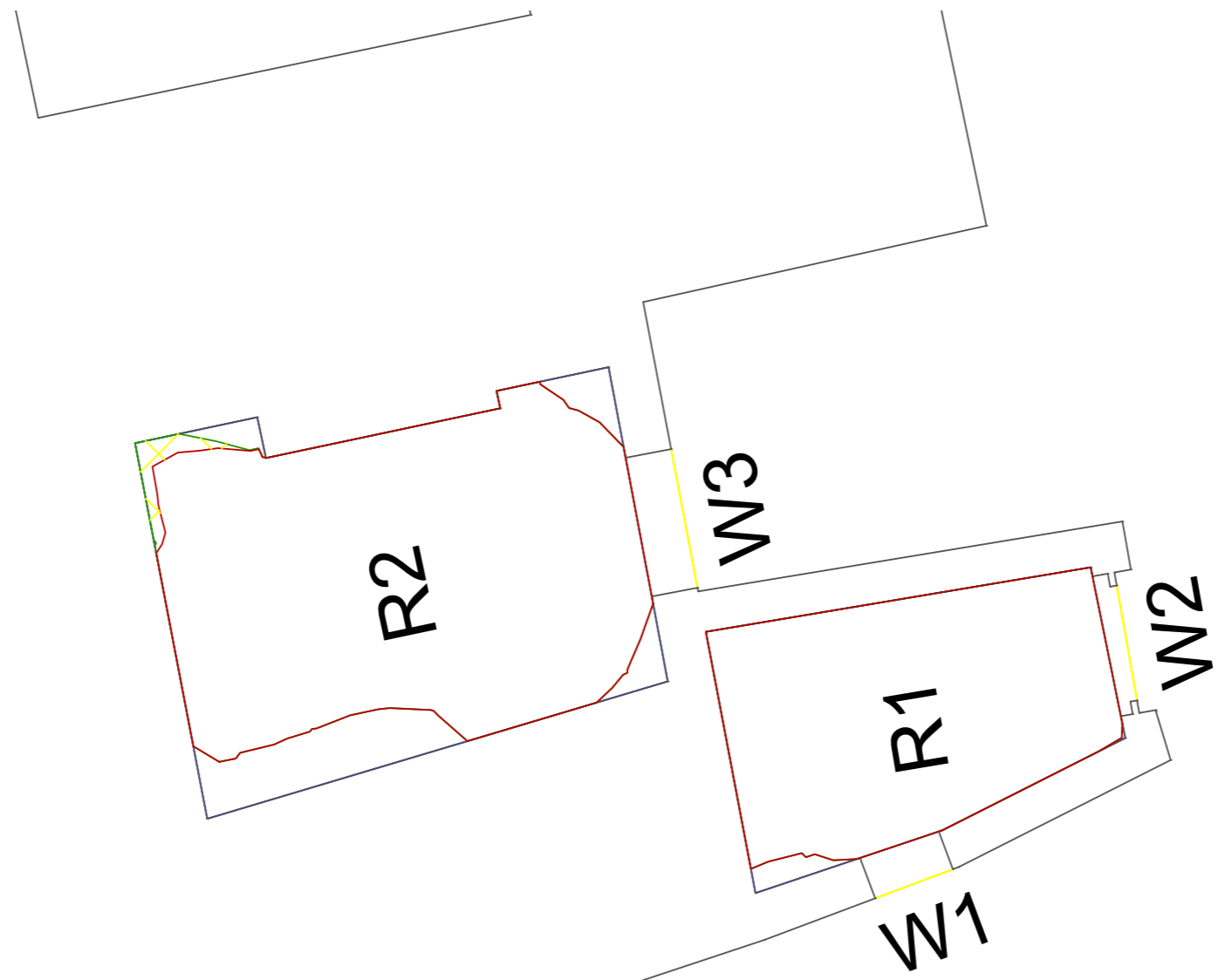
Project Montpelier Mews  
 London  
 SW7 1HB

Title 20 Montpelier Street  
 Ground Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP21



Sources of information

**Darling Associates Architects**

- 18005-(03)-E-001\_PL.DWG
- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey

NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

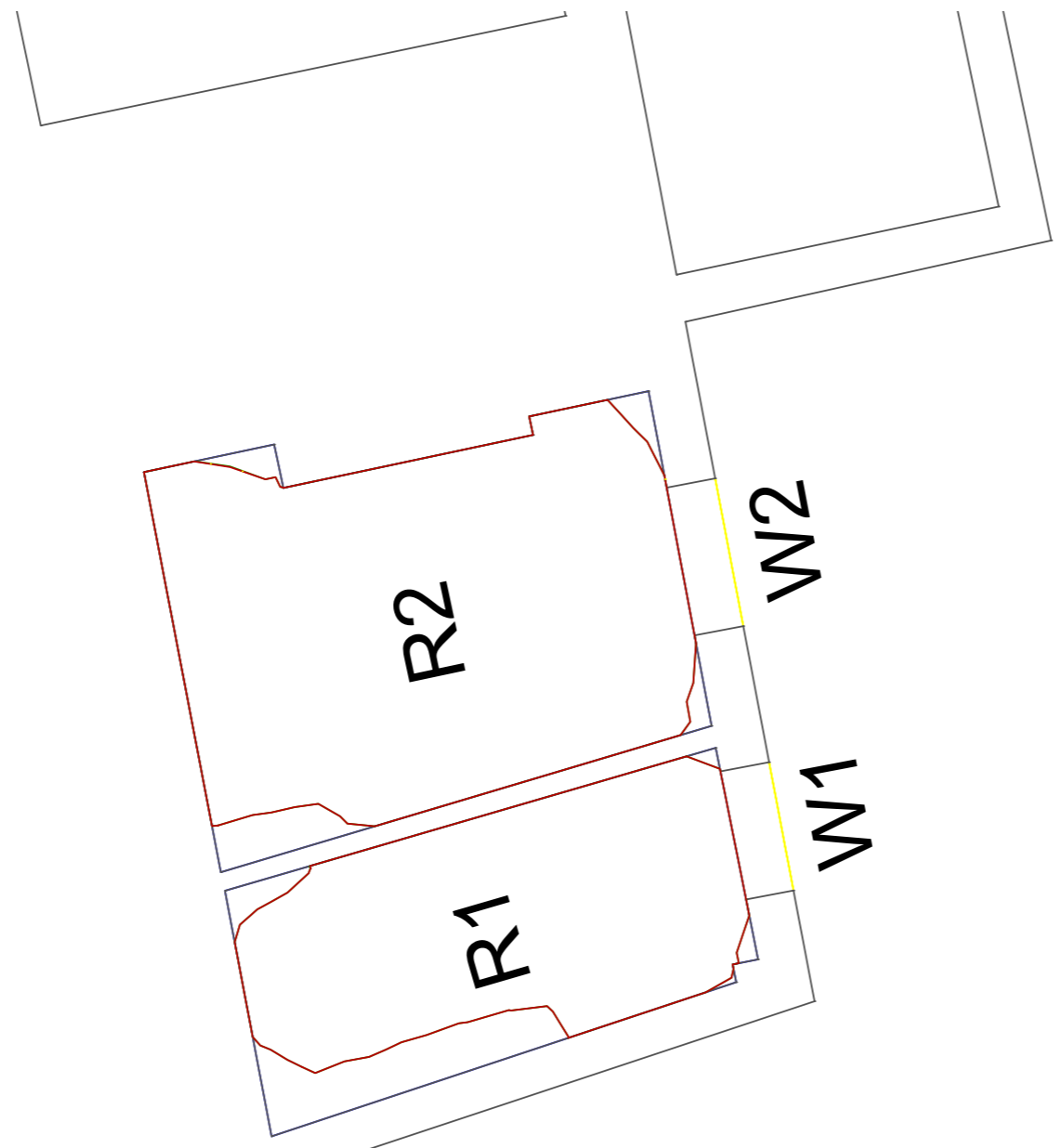
Title 20 Montpelier Street  
 First Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP22





Sources of information

**Darling Associates Architects**

- 18005-(03)-E-001\_PL.DWG
- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

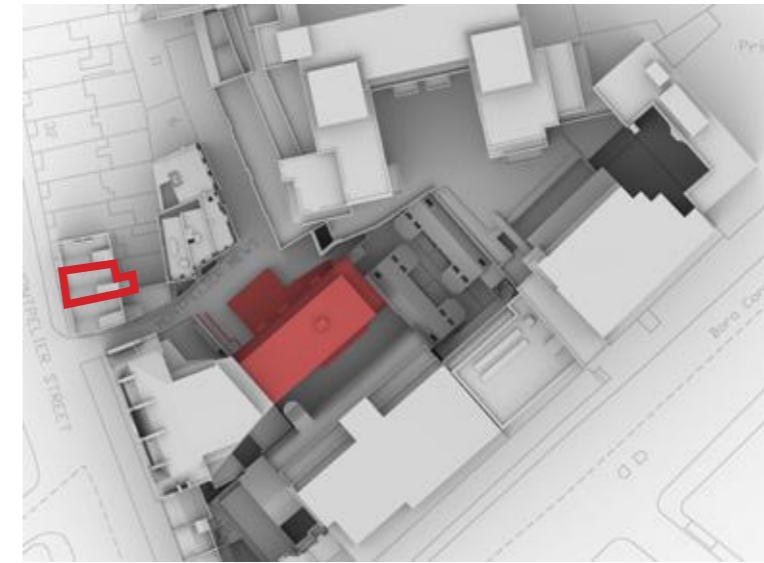
Project Montpelier Mews  
 London  
 SW7 1HB

Title 20 Montpelier Street  
 Second Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP23



Sources of information

**Darling Associates Architects**

- 18005-(03)-E-001\_PL.DWG
- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

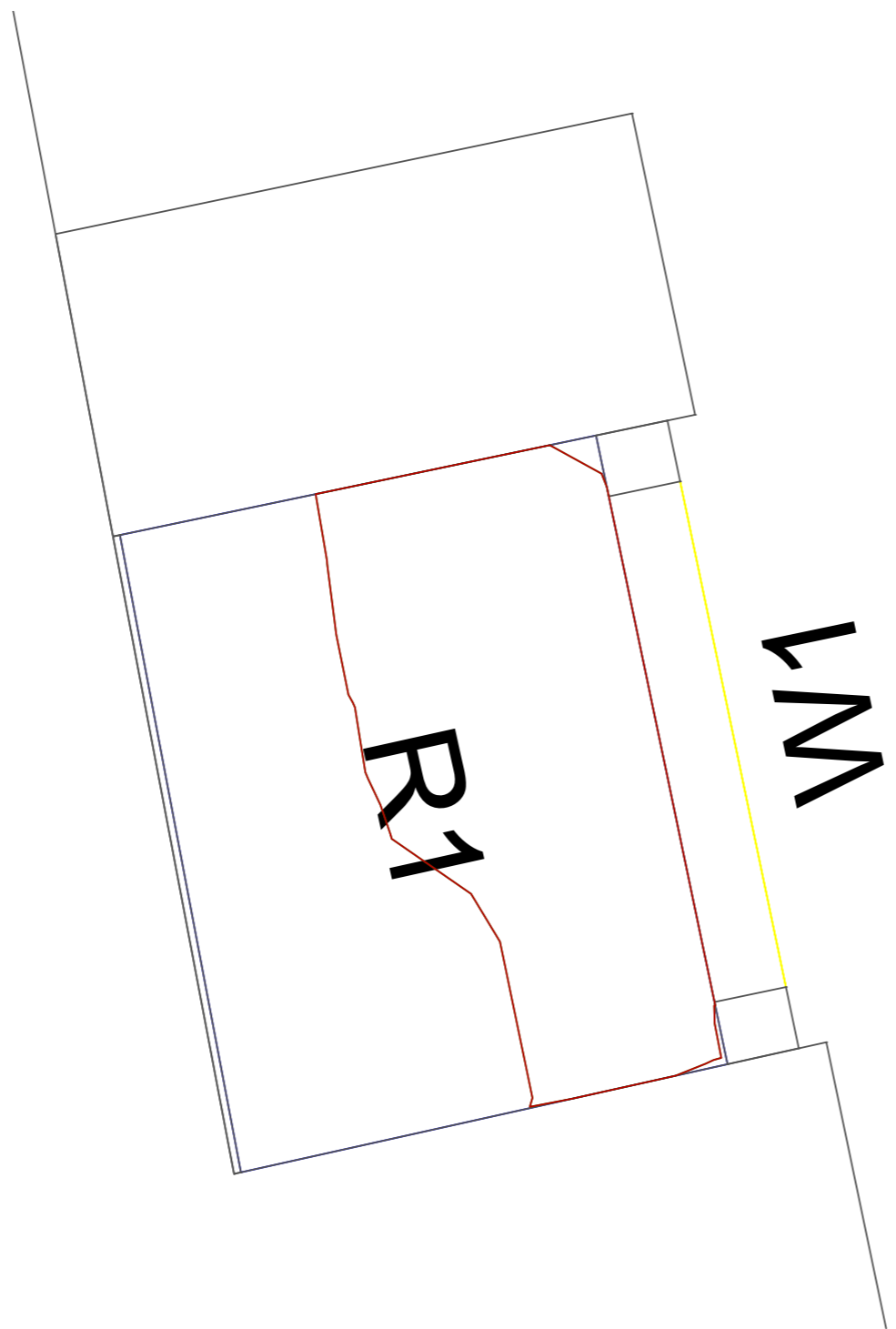
Site Photographs  
 Ordnance Survey

NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain



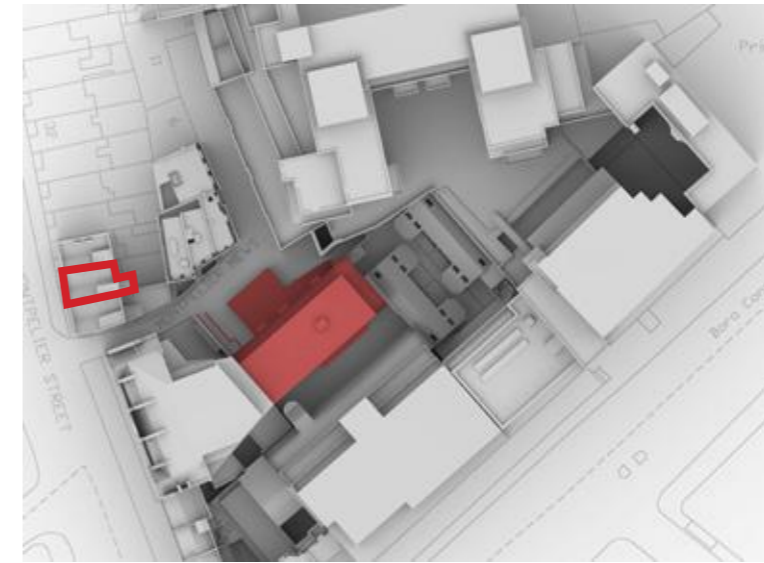
Project Montpelier Mews  
 London  
 SW7 1HB

Title 22 Montpelier Street  
 Below Ground Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP24



Sources of information

**Darling Associates Architects**

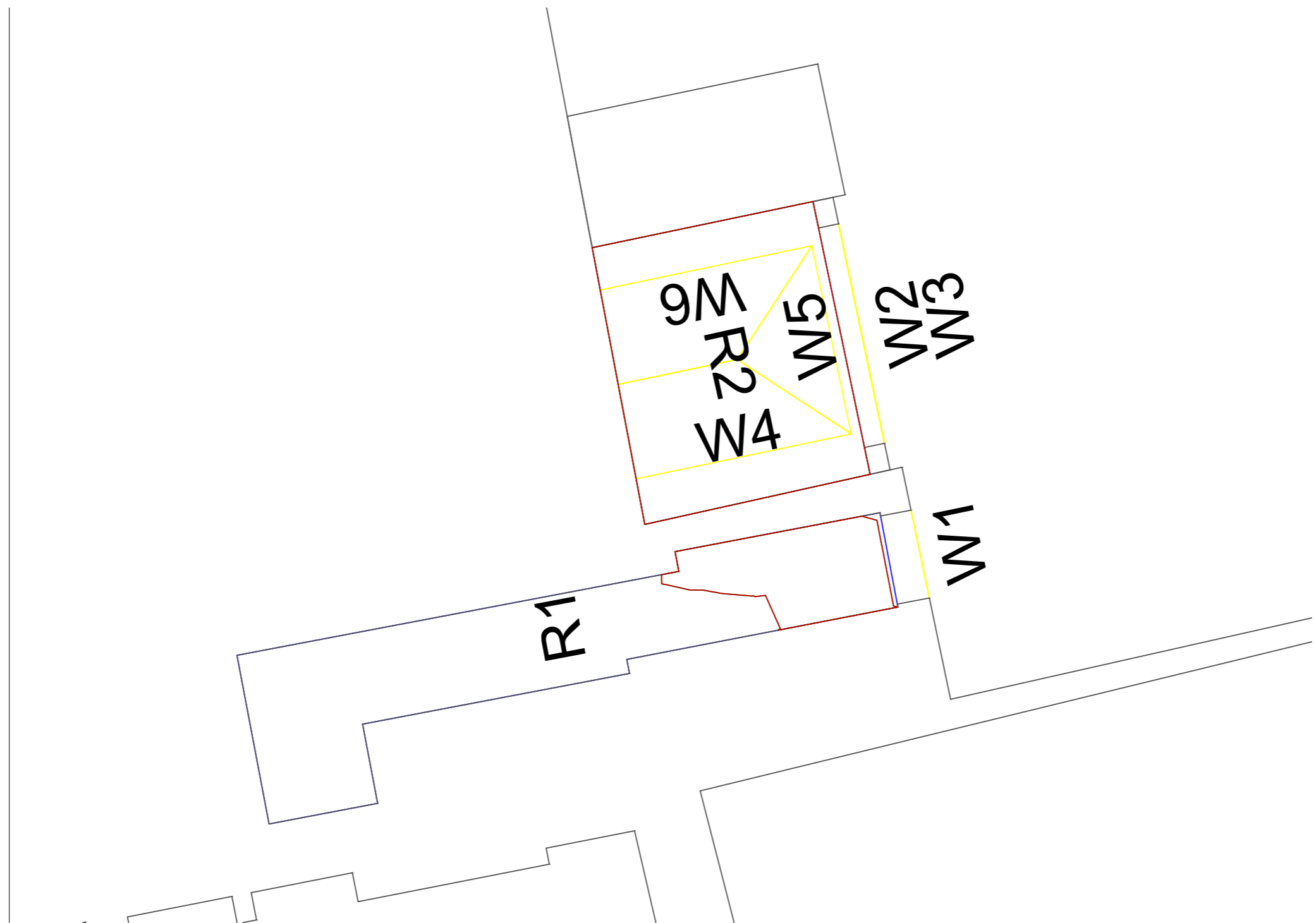
- 18005-(03)-E-001\_PL.DWG
- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

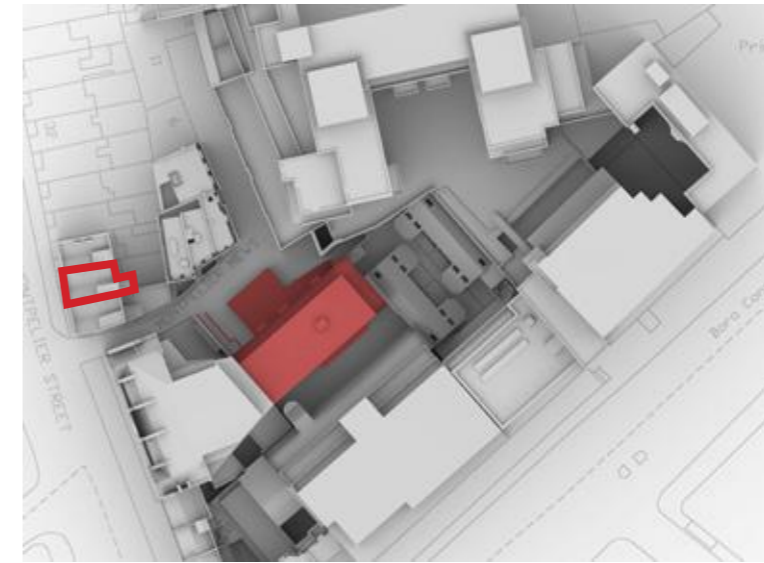
Project Montpelier Mews  
 London  
 SW7 1HB

Title 22 Montpelier Street  
 Ground Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP25



Sources of information

**Darling Associates Architects**

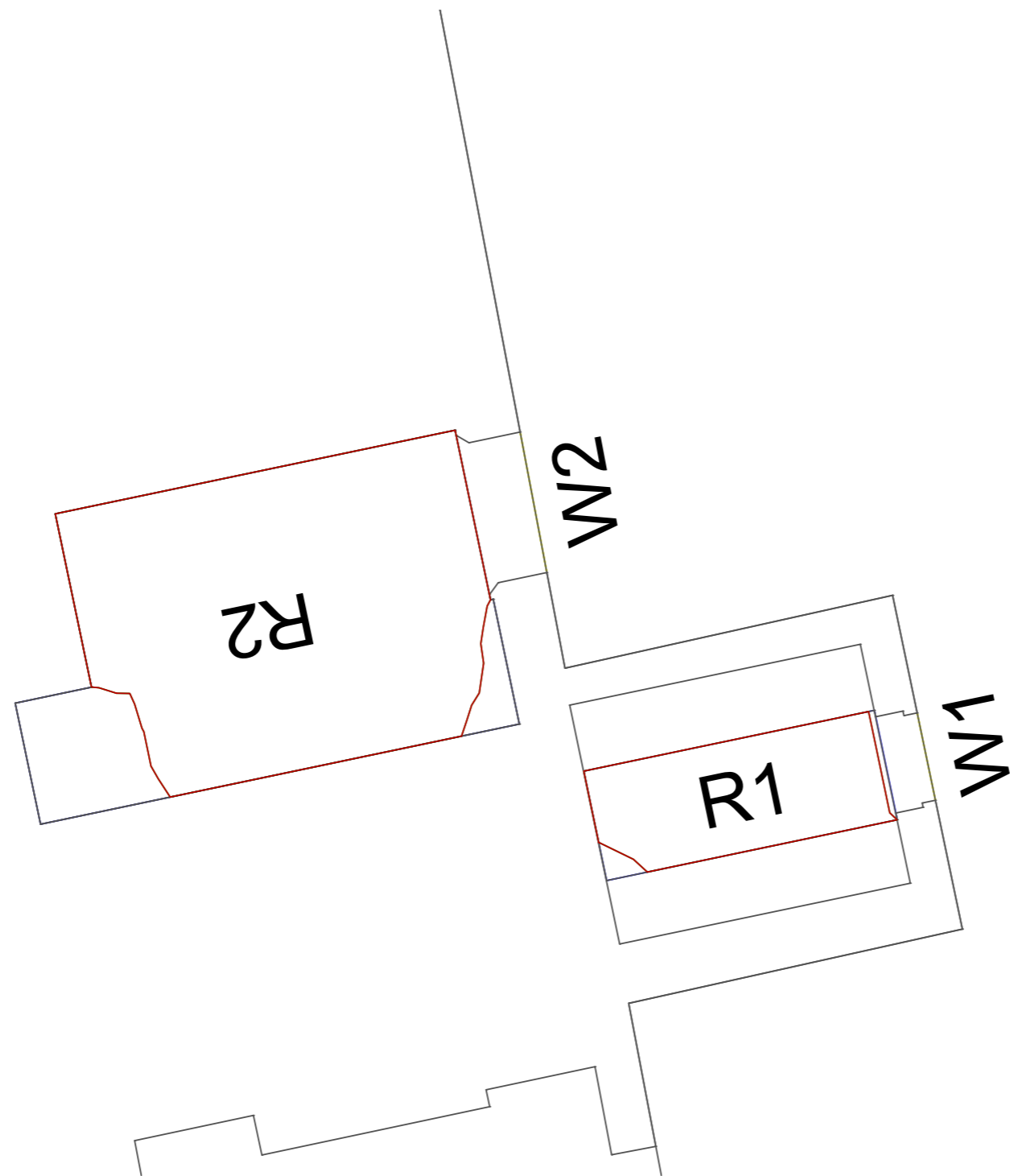
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- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

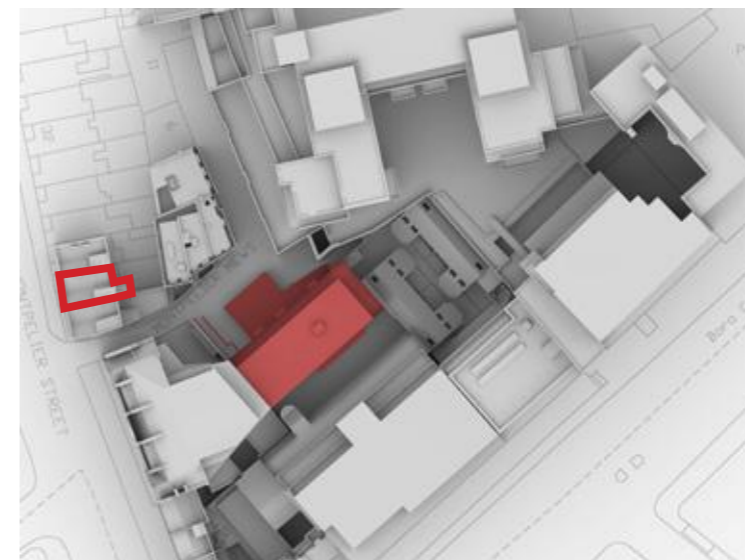
Project Montpelier Mews  
 London  
 SW7 1HB

Title 22 Montpelier Street  
 First Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP26



Sources of information

**Darling Associates Architects**

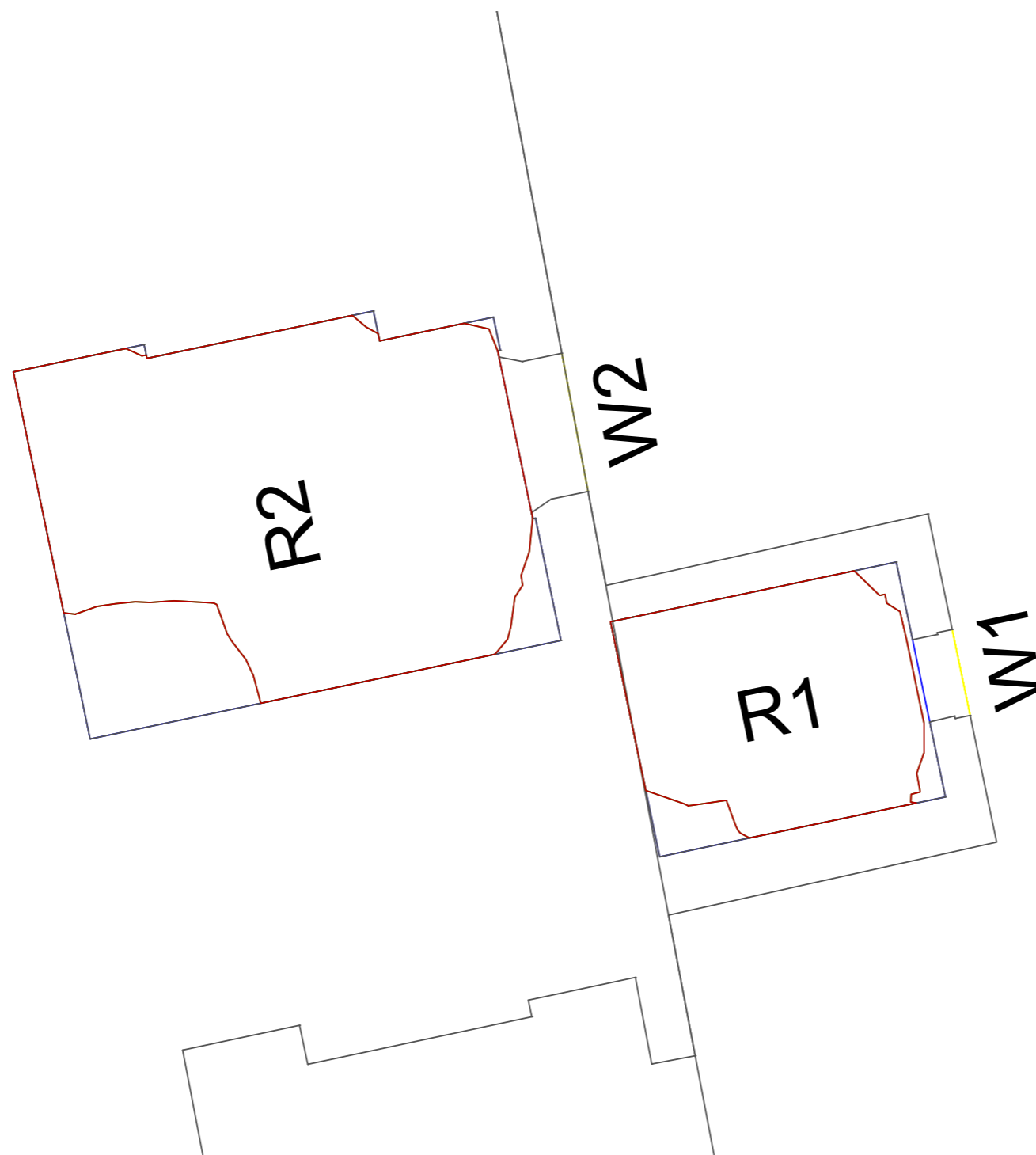
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- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- X Area of light loss/gain

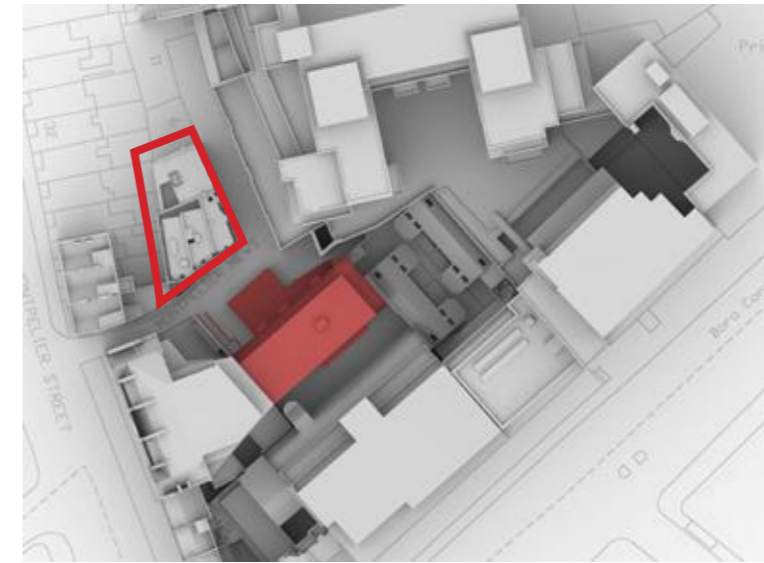
Project Montpelier Mews  
 London  
 SW7 1HB

Title 22 Montpelier Street  
 Second Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP27



Sources of information

**Darling Associates Architects**

- 18005-(03)-E-001\_PL.DWG
- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey

NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 1 & 2 Montpelier Mews  
 Below Ground Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP28



Sources of information

**Darling Associates Architects**

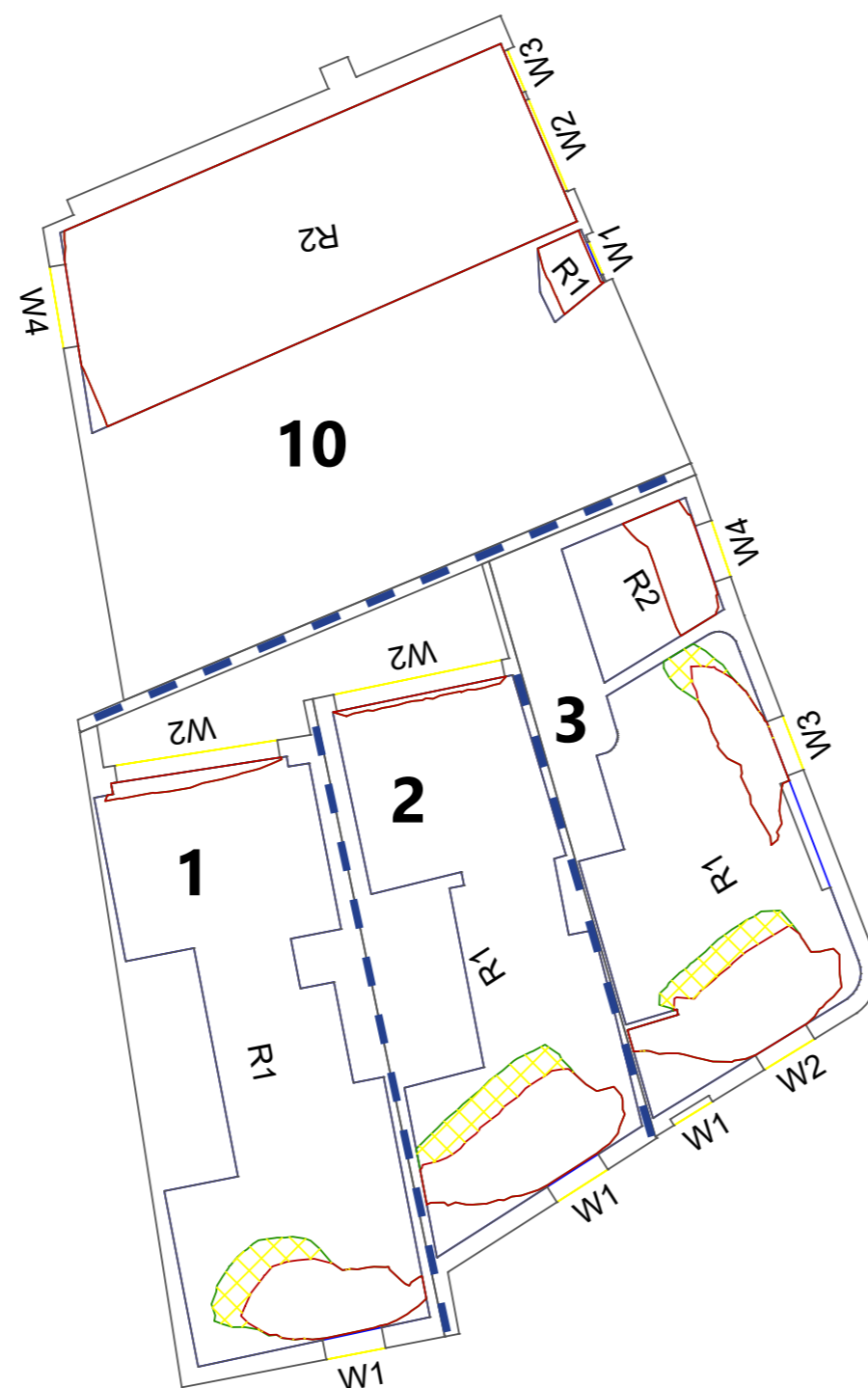
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- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 1, 2, 3 & 10 Montpelier Mews  
 Ground Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP29



Sources of information

**Darling Associates Architects**

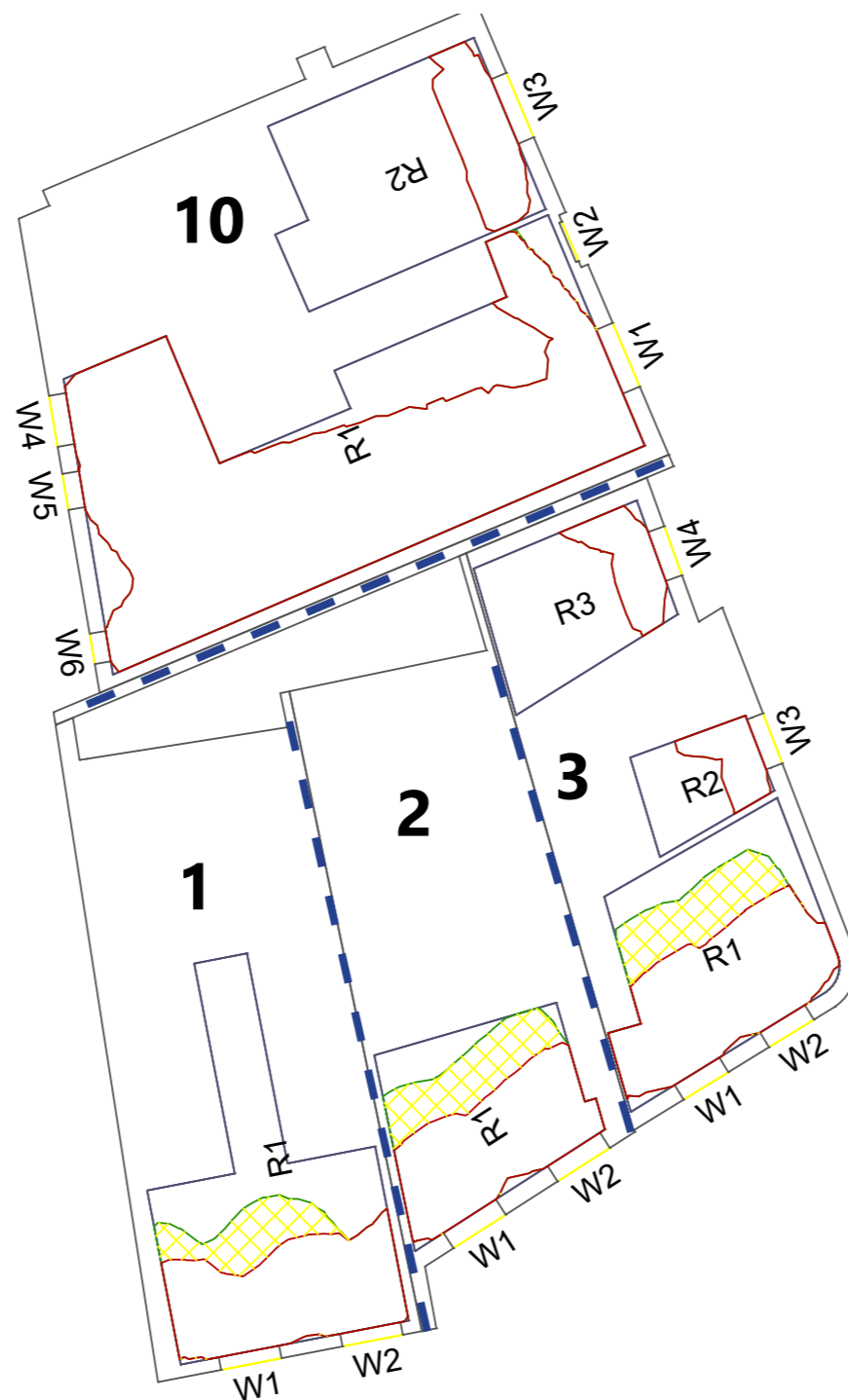
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 18005-(03)-P-0G0\_PL.DWG  
 18005-(03)-P-S01\_PL.dwg  
 18005-(03)-X-001\_PL.dwg  
 18005-(03)-X-002\_PL.dwg  
 Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 1, 2, 3 & 10 Montpelier Mews  
 First Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP30





Sources of information

**Darling Associates Architects**

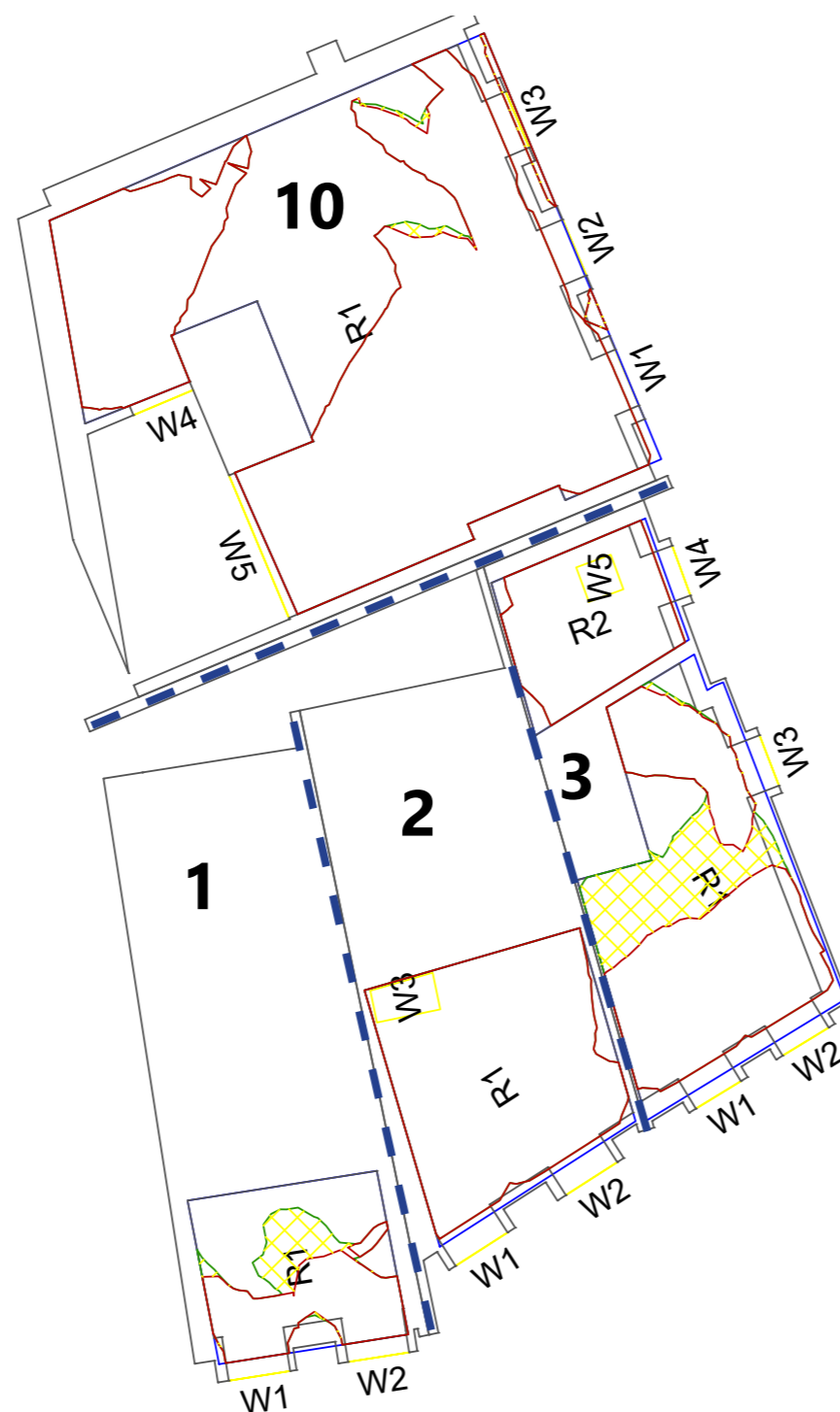
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- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

- Montpelier Mews 04-09-17.dwg
- Received 04/09/2017

**EB7 Ltd**

- Site Photographs
- Ordnance Survey



NORTH



Key

- Existing contour
- Proposed contour
- Area of light loss/gain

Project Montpelier Mews  
 London  
 SW7 1HB

Title 1, 2, 3 & 10 Montpelier Mews  
 Second Floor level  
 No Sky line contour plot

Drawn BA Checked --

Date 25/03/2019 Project 2615

Rel no. 08 Prefix DS01 Page no. CP31



## Appendix 5

Sunlight Amenity Assessment for 22 Montpelier Street

Sources of information

**Darling Associates Architects**

- 18005-(03)-E-001\_PL.DWG
- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey

Key:

Hours of sunlight on 21st March

█ Area of assessment

█ More than 2 hours of sunlight

█ Less than 2 hours of sunlight

NORTH



Project Montpelier Mews  
 London  
 SW7 1HB

Title Sunlight Amenity Study

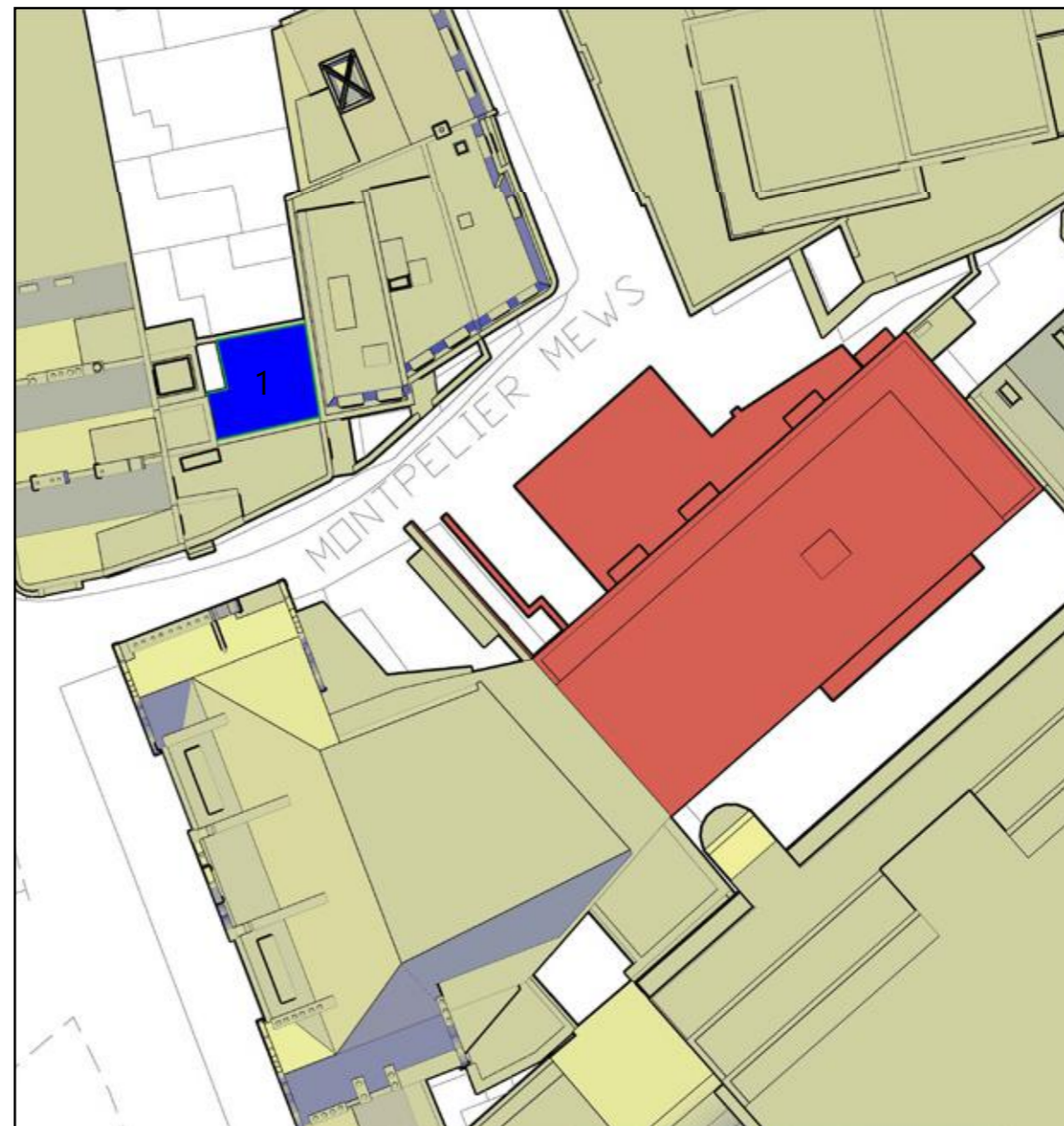
Drawn BA Checked --

Date 25/02/2019 Project 2615

Rel no. 07 Prefix SA01 Page no. SA01

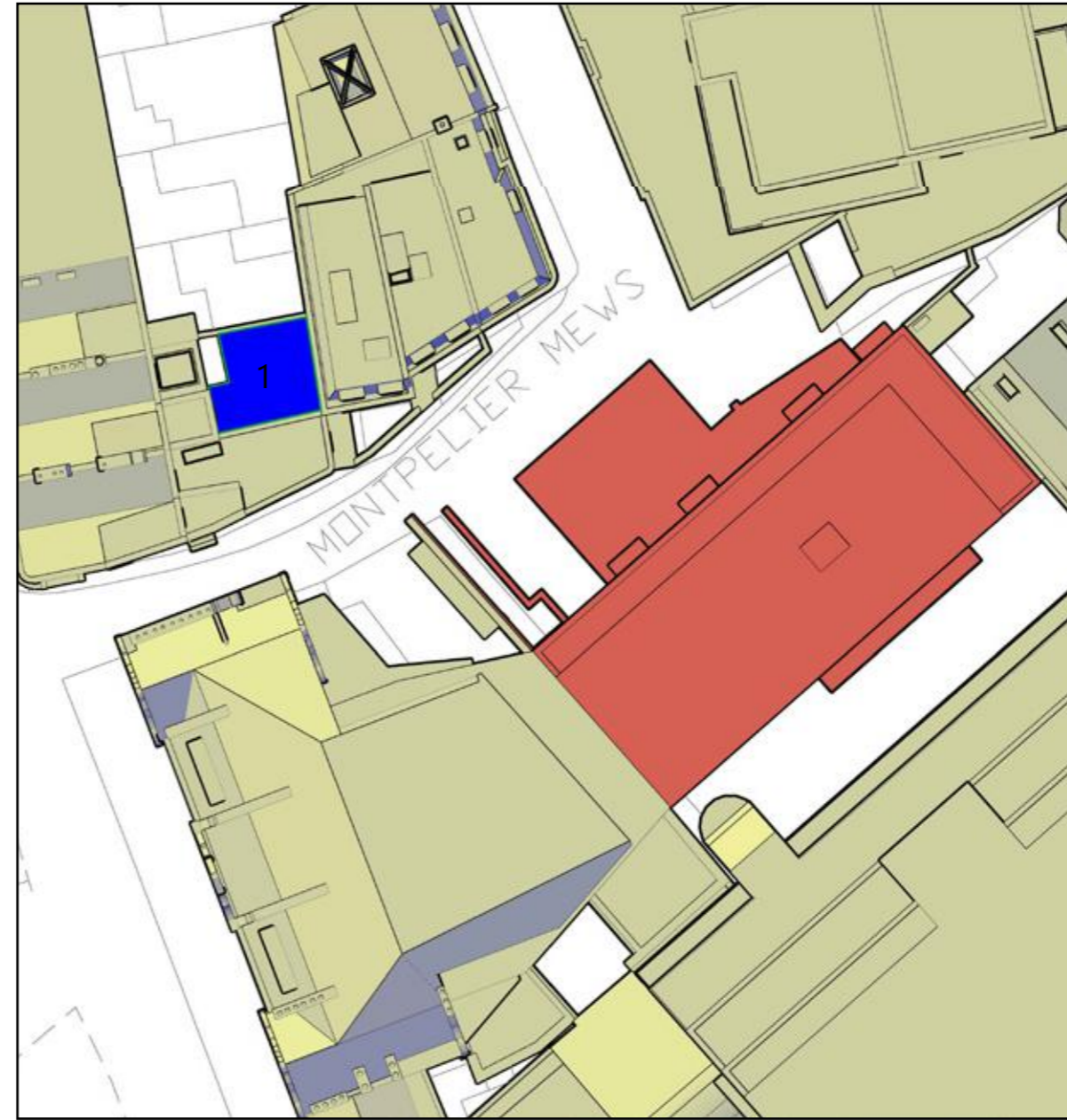


Existing Scenario



Proposed Scenario

Area	Total Area (sq.m)	Existing area more than 2 hours (sq.m)	Existing % more than 2 hours	Proposed area more than 2 hours (sq.m)	Proposed % more than 2 hours	Retained (Pr/Ex)
1 - 22 Montpelier Street	25.3	0.0	0.0	0.0	0.0	0



Existing Scenario

Proposed Scenario

Sources of information

**Darling Associates Architects**

- 18005-(03)-E-001\_PL.DWG
- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**

Site Photographs  
 Ordnance Survey

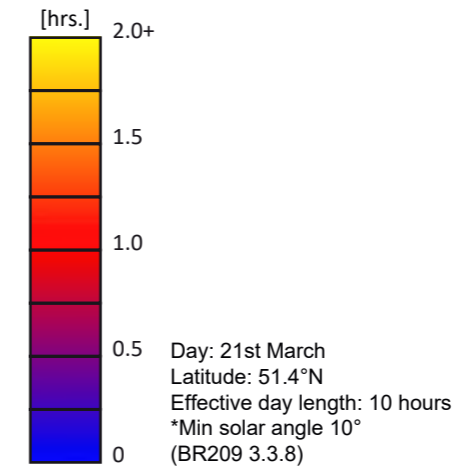
Key:

Hours of sunlight on 21st March

█ Area of assessment

Area	Total Area (sq.m)	Existing area more than 2 hours (sq.m)	Existing % more than 2 hours	Proposed area more than 2 hours (sq.m)	Proposed % more than 2 hours	Retained (Pr/Ex)
1 - 22 Montpelier Street	25.3	0.0	0.0	0.0	0.0	0

Sunlight Exposure



NORTH



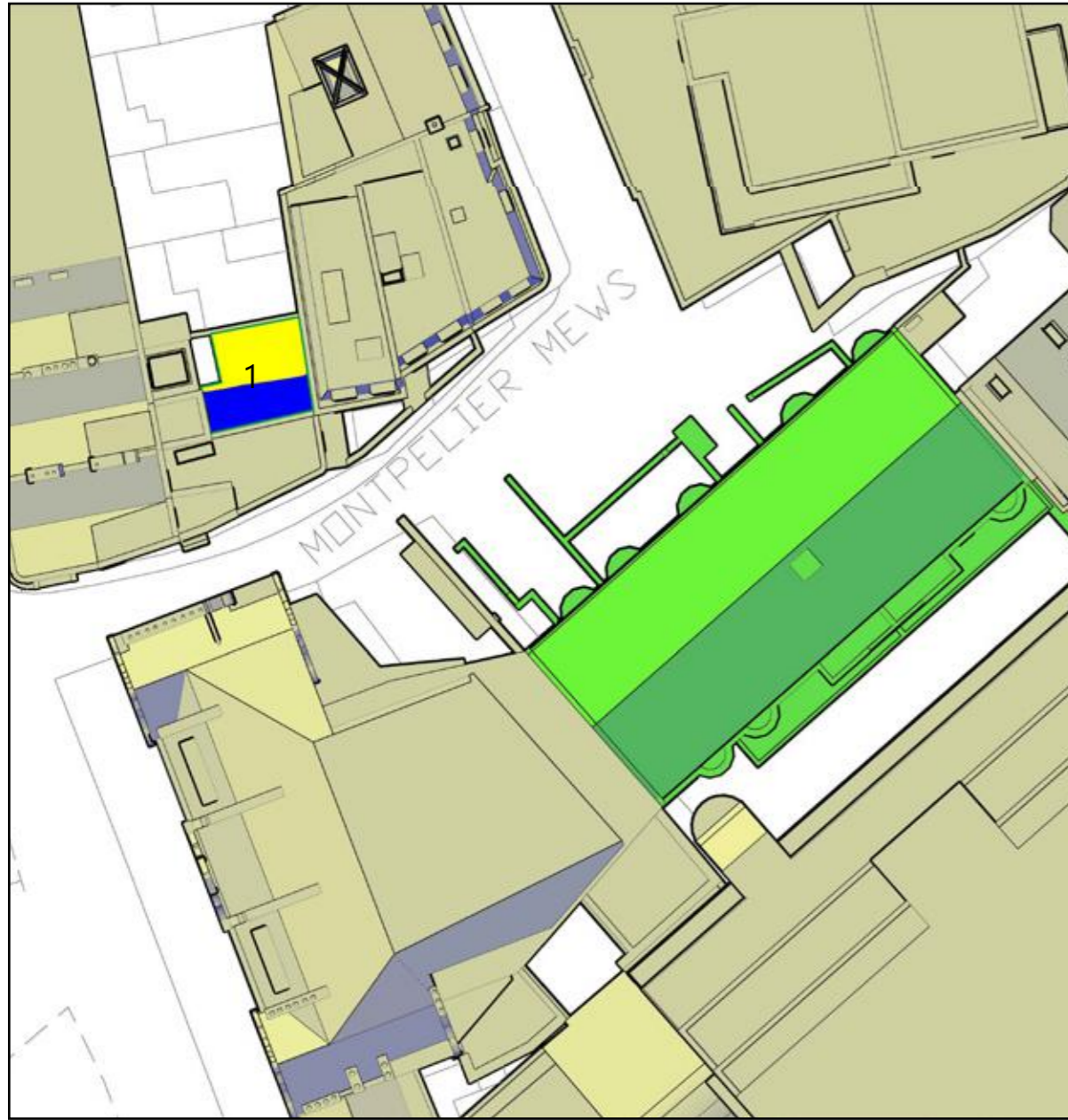
Project Montpelier Mews  
 London  
 SW7 1HB

Title Sunlight Amenity Study

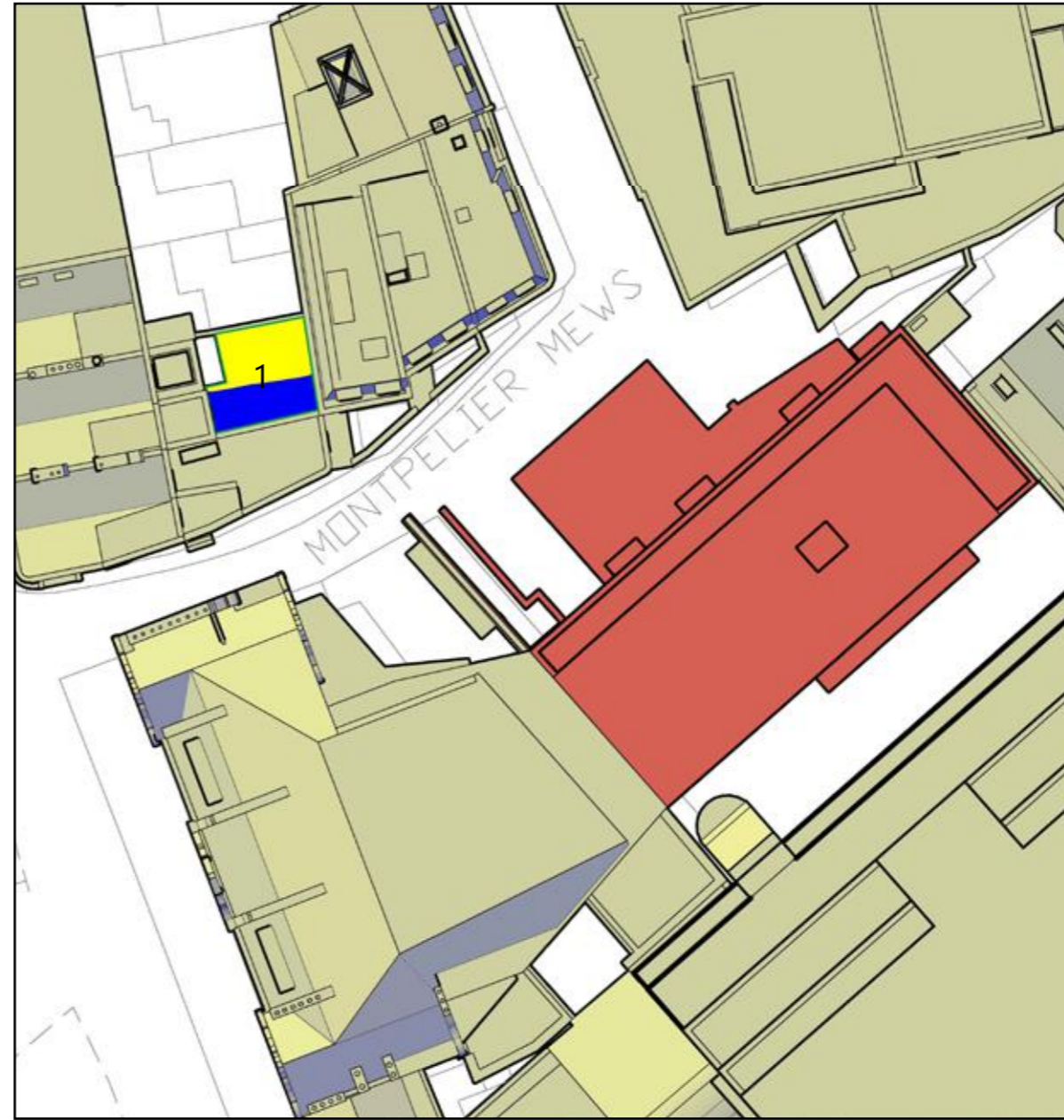
Drawn BA Checked --

Date 25/02/2019 Project 2615

Rel no. 07 Prefix SA01 Page no. SA02



Existing Scenario



Proposed Scenario

Sources of information

**Darling Associates Architects**

- 18005-(03)-E-001\_PL.DWG
- 18005-(03)-E-002\_PL.dwg
- 18005-(03)-E-003\_PL.dwg
- 18005-(03)-P-001\_PL.DWG
- 18005-(03)-P-002\_PL.DWG
- 18005-(03)-P-003\_PL.DWG
- 18005-(03)-P-004\_PL.DWG
- 18005-(03)-P-005\_PL.DWG
- 18005-(03)-P-0B0\_PL.DWG
- 18005-(03)-P-0G0\_PL.DWG
- 18005-(03)-P-S01\_PL.dwg
- 18005-(03)-X-001\_PL.dwg
- 18005-(03)-X-002\_PL.dwg
- Received 07/01/2019

**Cloud 10**

- Montpelier Mews 04-09-17.dwg
- Received 04/09/2017

**EB7 Ltd**

- Site Photographs
- Ordnance Survey

Key:

Hours of sunlight on 21st June

█ Area of assessment

█ More than 2 hours of sunlight

█ Less than 2 hours of sunlight

NORTH



Area	Total Area (sq.m)	Existing area more than 2 hours (sq.m)	Existing % more than 2 hours	Proposed area more than 2 hours (sq.m)	Proposed % more than 2 hours	Retained (Pr/Ex)
1 - 22 Montpelier Street	25.3	13.8	54.7	13.8	54.7	1

Project Montpelier Mews  
 London  
 SW7 1HB

Title Sunlight Amenity Study

Drawn BA Checked --

Date 25/02/2019 Project 2615

Rel no. 07 Prefix SA01 Page no. SA03

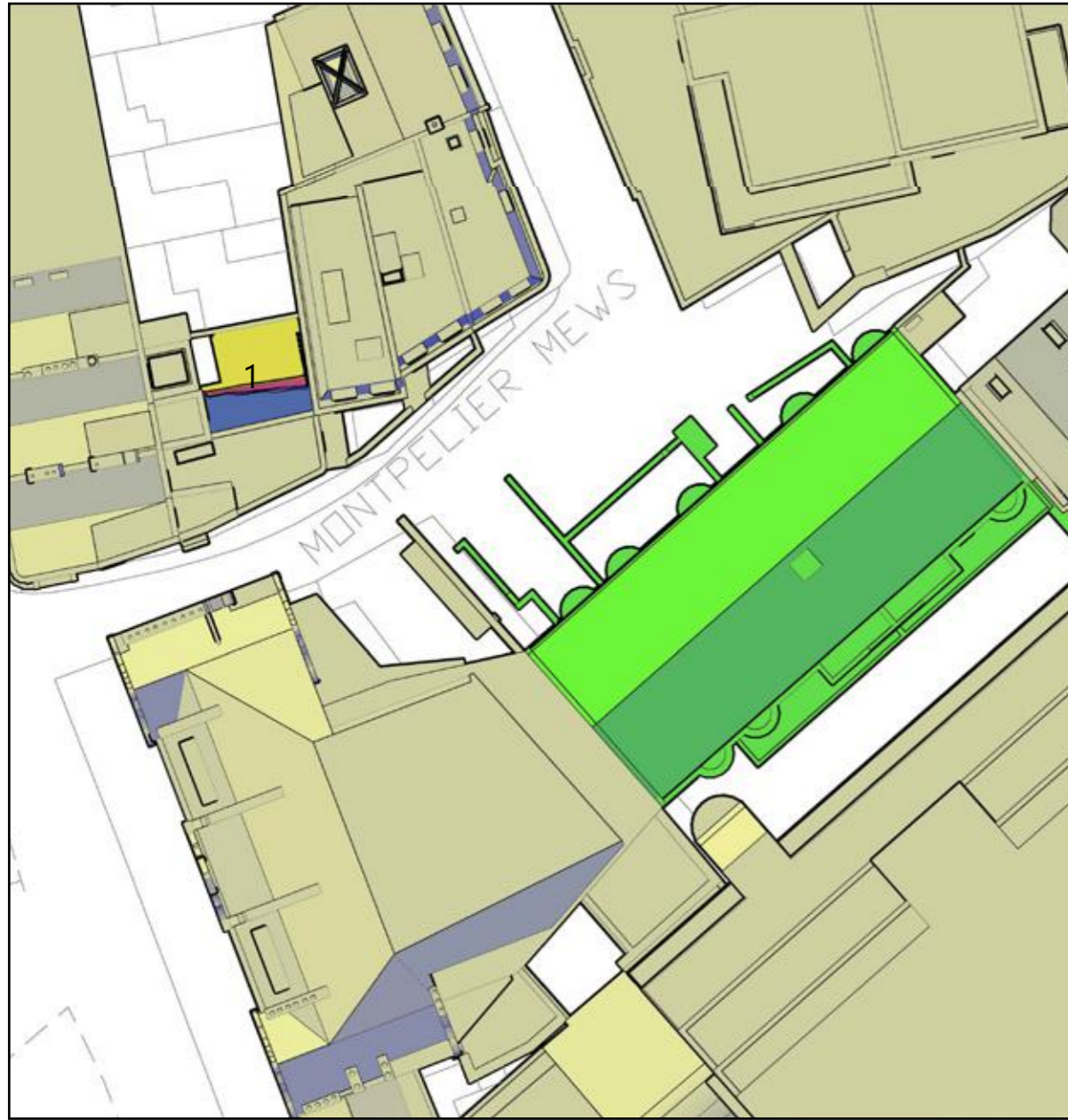
Sources of information

**Darling Associates Architects**  
 18005-(03)-E-001\_PL.DWG  
 18005-(03)-E-002\_PL.dwg  
 18005-(03)-E-003\_PL.dwg  
 18005-(03)-P-001\_PL.DWG  
 18005-(03)-P-002\_PL.DWG  
 18005-(03)-P-003\_PL.DWG  
 18005-(03)-P-004\_PL.DWG  
 18005-(03)-P-005\_PL.DWG  
 18005-(03)-P-0B0\_PL.DWG  
 18005-(03)-P-0G0\_PL.DWG  
 18005-(03)-P-S01\_PL.dwg  
 18005-(03)-X-001\_PL.dwg  
 18005-(03)-X-002\_PL.dwg  
 Received 07/01/2019

**Cloud 10**  
 Montpelier Mews 04-09-17.dwg  
 Received 04/09/2017

**EB7 Ltd**  
 Site Photographs  
 Ordnance Survey

Key:  
 Hours of sunlight on 21st June  
 Area of assessment

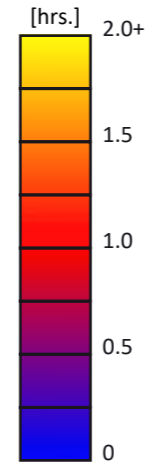


Existing Scenario

Proposed Scenario

Area	Total Area (sq.m)	Existing area more than 2 hours (sq.m)	Existing % more than 2 hours	Proposed area more than 2 hours (sq.m)	Proposed % more than 2 hours	Retained (Pr/Ex)
1 - 22 Montpelier Street	25.3	13.8	54.7	13.8	54.7	1

Sunlight Exposure [hrs.]



Day: 21st June  
 Latitude: 51.4°N  
 Effective day length: 10 hours  
 \*Min solar angle 10° (BR209 3.3.8)



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