

PA/11/02495 Supplementary information

23 May 2012

Contents

- 1.0 Purpose of this document
- 2.0 Daylighting analysis, 6 Wilkes Street garden
- 3.0 Impact analysis, 6-10 Princelet Street
- 4.0 Overlooking analysis
- 5.0 Environmental improvement analysis

1.0 Purpose of this document

This document has been prepared to provide further information on points raised by Members at Tower Hamlets' Development Committee on 10 May 2012. It is intended to clarify aspects of the proposals for 4 Wilkes Street in relation to the points raised.

2.0 Daylighting analysis, 6 Wilkes Street garden

2.1 Introduction

This report section has been prepared to analyse the impact of the proposed 4 Wilkes Street roof extension and terrace screening on the garden of 6 Wilkes Street. 6 Wilkes Street's garden is located 9.7m below the top of the existing perimeter parapet wall to the flat roof of 4 Wilkes Street. This document illustrates that the proposals will not be visible from the garden of 6 Wilkes Street as they will be hidden by the existing 4 Wilkes Street parapet wall. Therefore the proposals will have no impact on daylight or sunlight to the garden.

2.2 Cross section analysis

Diagram A shows a cross section cut through the garden to 6 Wilkes Street and the proposed 4 Wilkes Street roof extension. This diagram illustrates that the 4 Wilkes Street terrace screening will not be visible from the garden of 6 Wilkes Street and will therefore have no impact on daylight or sunlight reaching the garden.

The proposed 4 Wilkes Street roof extension itself (separate to the terrace screening) is, at its eastern boundary, exactly in line with the rear eastern boundary wall of 6 Wilkes Street, so will similarly have no impact on light from the south reaching the garden to 6 Wilkes Street.

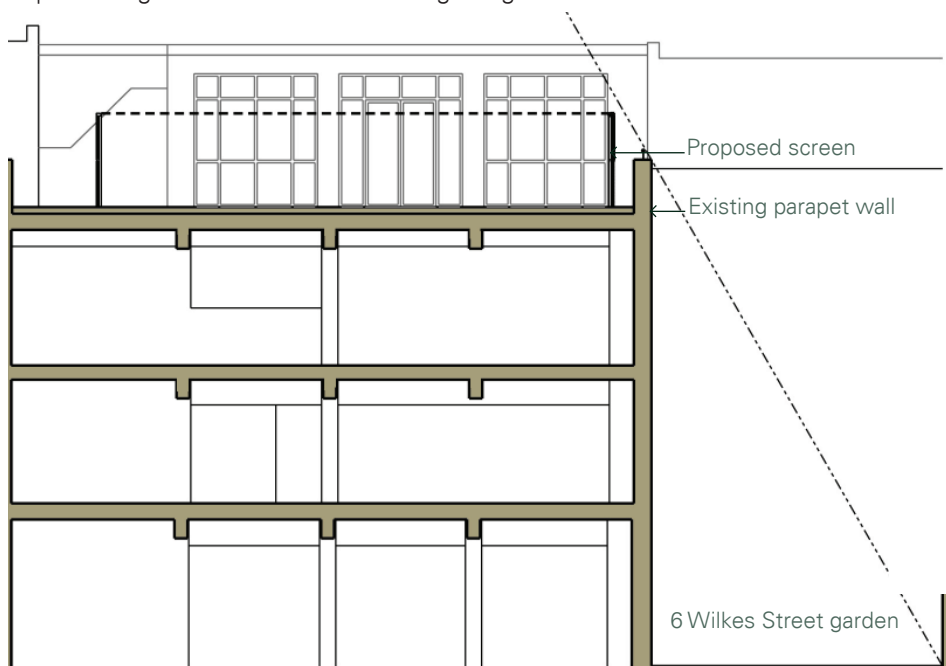


Diagram A



Key plan. 6 Wilkes Street garden is shaded in green and the proposed roof extension in orange. The sectional cut for diagram A is shown in red.

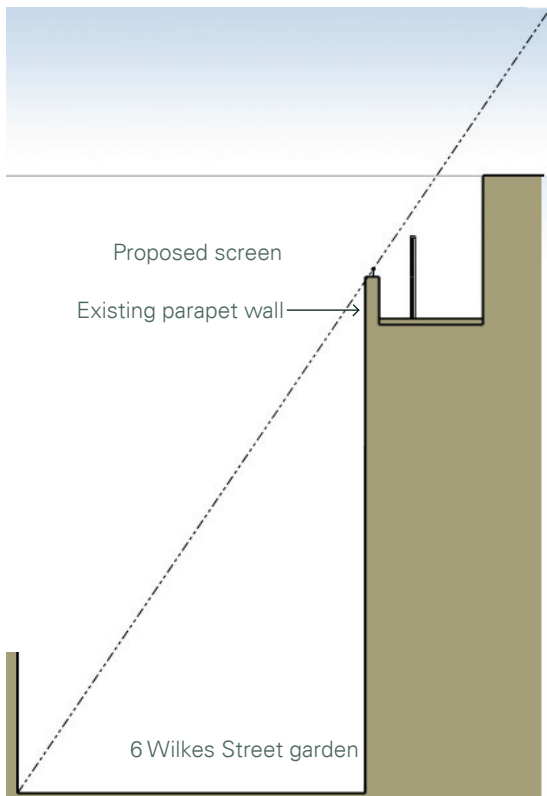


Diagram B



Key plan. 6 Wilkes Street garden is shaded in green and the proposed roof extension in orange. The sectional cut for diagram B is shown in red.

Diagram B shows a second cross section cut through the garden to 6 Wilkes Street and the proposed 4 Wilkes Street roof extension, at the point where it might be expected that the proposals would have most impact on the garden. This diagram illustrates that neither the proposed roof extension nor the terrace screening will be visible from the garden of 6 Wilkes Street and will therefore have no impact on daylight or sunlight reaching the garden.

2.3 Conclusion

No part of the 4 Wilkes Street proposals will be visible from the garden to 6 Wilkes Street. Therefore the proposals will have *no impact whatsoever* on daylight or sunlight to the garden to 6 Wilkes Street.

3.0 Impact analysis, 6-10 Princelet Street

3.1 Introduction

This report section has been prepared to further analyse the impact of the proposed 4 Wilkes Street roof extension and terrace screening on existing windows at 6-10 Princelet Street through the use of photographs of that adjoining property.

3.2 Site photographs



Obscure glazing facing towards the application site prevents views to and from 4 Wilkes Street

Figure 1: The west elevation of 6-10 Princelet Street

The photograph at Figure 1 shows the west elevation of 6-10 Princelet Street which faces towards the application site. The individual glazed panels are obscure-glazed, other than the very top section of each window. There are therefore no views facing towards the application site. This is because the windows have been obscure glazed and this obscure glazing prevents views out of the flats within towards 4 Wilkes Street. This accordingly means that the 4 Wilkes Street proposals will not even be visible from within 6-10 Princelet Street.

It is worth noting that, in terms of the reciprocal view from 4 Wilkes Street towards 6-10 Princelet Street, the proposed screening to the roof terrace would completely conceal this elevation from view from the 4 Wilkes Street roof terrace. Accordingly there will be no overlooking from 4 Wilkes Street into 6-10 Princelet Street.

The Design & Access Statement for the 4 Wilkes Street application has already demonstrated (in the analysis at pages numbered 20, 25 and 26) that the 4 Wilkes Street proposals will not adversely affect

the daylight and/or sunlight reaching 6-10 Princelet Street, and for the avoidance of doubt illustrates that the proposals are in line with the best practice guidance published by the Building Research Establishment in this regard.

We would further note that the daylight/sunlight analysis in the Design & Access Statement did not take into account the fact that, as detailed above, the 6-10 Princelet Street windows facing 4 Wilkes Street are mostly obscure glazed. As these windows are obscure glazed, this further strengthens the position that the 4 Wilkes Street proposals will not adversely affect the daylight or sunlight into 6-10 Princelet Street.

Notwithstanding the above, the upper floor flats in 6-10 Princelet Street in fact have other windows which provide both light to and outlook from these flats, which provide additional mitigation for any windows on the west elevation being obscure glazed. The photographs on the following page (figures 2 and 3) illustrate that the top floor flat facing onto the application site is, elsewhere, provided with generous amounts of glass bringing light into the flat.



Figure 2: 6-10 Princelet Street viewed from the east

- Rooflights
- The application site
- Dormer window to 6-10 Princelet Street flats
- Large glazed terrace to 6-10 Princelet Street flats
- Terraces to 6-10 Princelet Street flats
- The application site
- Terraces to 6-10 Princelet Street flats
- Large glazed terrace to 6-10 Princelet Street flats
- Terraces to 6-10 Princelet Street flats
- The application site



Figure 3: 6-10 Princelet Street viewed from the north

4.0 Overlooking analysis

A permanent timber screen is proposed to the east of the application site, set back from the edge of the existing flat roof terrace. At 1.8m in height, this screen will completely prevent any overlooking to the north, east or south of the application site.

To the west of the application site (facing the public highway that is Wilkes Street), Officers have concluded in their Committee Report and presentation that 'the level of overlooking would not significantly exceed that which would already be possible from the upper floors of the property'. In fact, the application proposes just three small dormer windows facing in a westerly direction. The application site is located directly opposite Puma Court, which means that there are no properties to overlook for this part of the site. Puma Court offers only long views towards Spitalfields Market.

The proposals replicate the existing condition along the entire length of the street, where small windows face each other across the width of Wilkes Street at all levels. The application site already has windows facing in a westerly direction, similar to all neighbouring properties in all directions.

5.0 Environmental improvement analysis

The proposed development presents an opportunity for the following environmental benefits:

- The building is currently in light industrial use and lawful and legitimate use of the building within this use class would have the potential to cause considerable nuisance to neighbouring properties. The proposed roof extension is an integral part of the building's change of use to an office. This proposed change of use away from light industrial will bring considerable environmental benefits to neighbouring residential properties.
- Insulation levels will be improved at upper floor levels as a result of the proposals. This will greatly improve the building's environmental credentials and will reduce its use of energy.
- The proposed roof extension will be very well insulated and its fabric will be built to current environmental standards. This will enhance the environmental performance of the building as a whole.
- The building will be refurbished in its entirety as a result of the proposals. The appearance of the west elevation of the building will be considerably improved as a result of sensitive repairs and maintenance works and will therefore improve the appearance of the Wilkes Street streetscape as a whole.