



## Planning and Transportation Committee

**Date:** THURSDAY, 14 MAY 2020  
**Time:** 1.45 pm  
**Venue:** VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)  
[HTTPS://YOUTU.BE/4CEY-RORZ\\_0](https://youtu.be/4CEY-RORZ_0)

4. **SITE BOUNDED BY FENCHURCH STREET, MARK LANE, DUNSTER COURT  
AND MINCING LANE - LONDON, EC3M 3JY**  
Supplementary Document – Further Objection from Generali.

**For Decision**  
(Pages 1 - 6)

Item received too late for circulation in conjunction with the Agenda.

**John Barradell**  
**Town Clerk and Chief Executive**

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## DAYLIGHT & SUNLIGHT OVERSHADOWING ASSESSMENT

**50 Fenchurch Street and 120  
Fenchurch Street**

Generali

**13 May 2020**  
GIA No: **15642**

PROJECT DATA:

Client **Generali**  
Architect **NA**  
Project Title **50 Fenchurch Street and 120 Fenchurch Street**  
Project Number **15642**

REPORT DATA:

Report Title **Daylight and Sunlight Overshadowing Assessment**  
GIA Department **Daylight & Sunlight**  
Dated **13 May 2020**  
Prepared by **MM**  
Checked by **MM**  
Type **Final**

Revisions	No:	Date:	Notes:	Signed:

SOURCES OF INFORMATION:

Reasons for Referral **NA**  
Issue Number **NA**  
Site Photos **NA**  
3D models **NA**  
OS Data **NA**



**USER TIP:**  
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1 REBUTTAL RESPOSNE

This note responds to Point 2’s letter dated 19th March 2020.

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- 1.1

In response to paragraph 1.1-1.5 of Point 2’s letter, and as per the letter issued by Generali on the 28th February 2020, GIA stand by our position.
- 1.2

It is our opinion that given that the space is only used during certain times, considering the level of direct sunlight that may be experienced by the space outside of these times is not informative in understanding the impact, in shadow terms, on the amenity area.
- 1.3

This position is reflected in the BRE Guide as per paragraph 3.3.16 which was referenced in the Generali letter of 28th February 2020.
- 1.4

In response to paragraph 1.8 of the Point 2 letter, please note that GIA have used the layout design as per planning reference 18/00031/FULMAJ the specific reference for the drawing used is 18\_00031\_FULMAJ- Seating\_area\_roof\_garden\_level\_general\_ arrangement\_plan-395229. This drawing can be seen in Figure 01 of this note.
- 1.5

As is illustrated in GIAs drawing (see Figure 02) in consideration of the opening hours 38.91% of the space would receive 2 hours of sunlight on the 21st March (in the proposed cumulative scenario). This is on the basis of the latest layout design for the roof of 120 Fenchurch Street illustrated in Figure 01.
- 1.6

It should be noted that there are minor differences between GIA’s roofscape to the one that Point 2 have assessed. This is in relation to small triangular planting pits with pergola supports in them.
- 1.7

Two of these planting pits are in locations that, in accordance with GIA’s analysis, would receive direct sunlight in both situations. The smallest planting pits would go from being in sunlight, to in shadow, in accordance with GIA’s analysis.
- 1.8

The exclusion of these small planting triangles would not materially alter the conclusions as per GIA’s analysis.
- 1.9

As illustrated in Figures 01-03 the latest layout design for the roof scape at 120 Fenchurch Street is correctly modelled in both GIA’s and Point 2’s analysis.
- 1.10

We therefore do not understand why the analysis undertaken by Point 2 (see Figure 03) is materially different to that undertaken by GIA.

- 1.11

In conclusion:

A:

Point 2 are incorrect to state that GIA have used the wrong drawings in order to model the roofscape of 120 Fenchurch Street.

B:

As per the drawings included within Point 2’s EIA Chapter, the roofscape they considered for the purpose of their Sun on Ground analysis, is exactly the same as GIA’s.

C:

On the basis of GIA’s assessment, using the correct roofscape, there is a noticeable change to the receipt of direct sunlight on the amenity space of 120 Fenchurch Street.

The exclusion of the small planting triangles will not alter these conclusions.

D:

It is GIA’s opinion (and referenced in the BRE Guide) that it is more instructive to consider the opening times, and when the space will be used rather than looking at the level of shadow over the course of the full day.

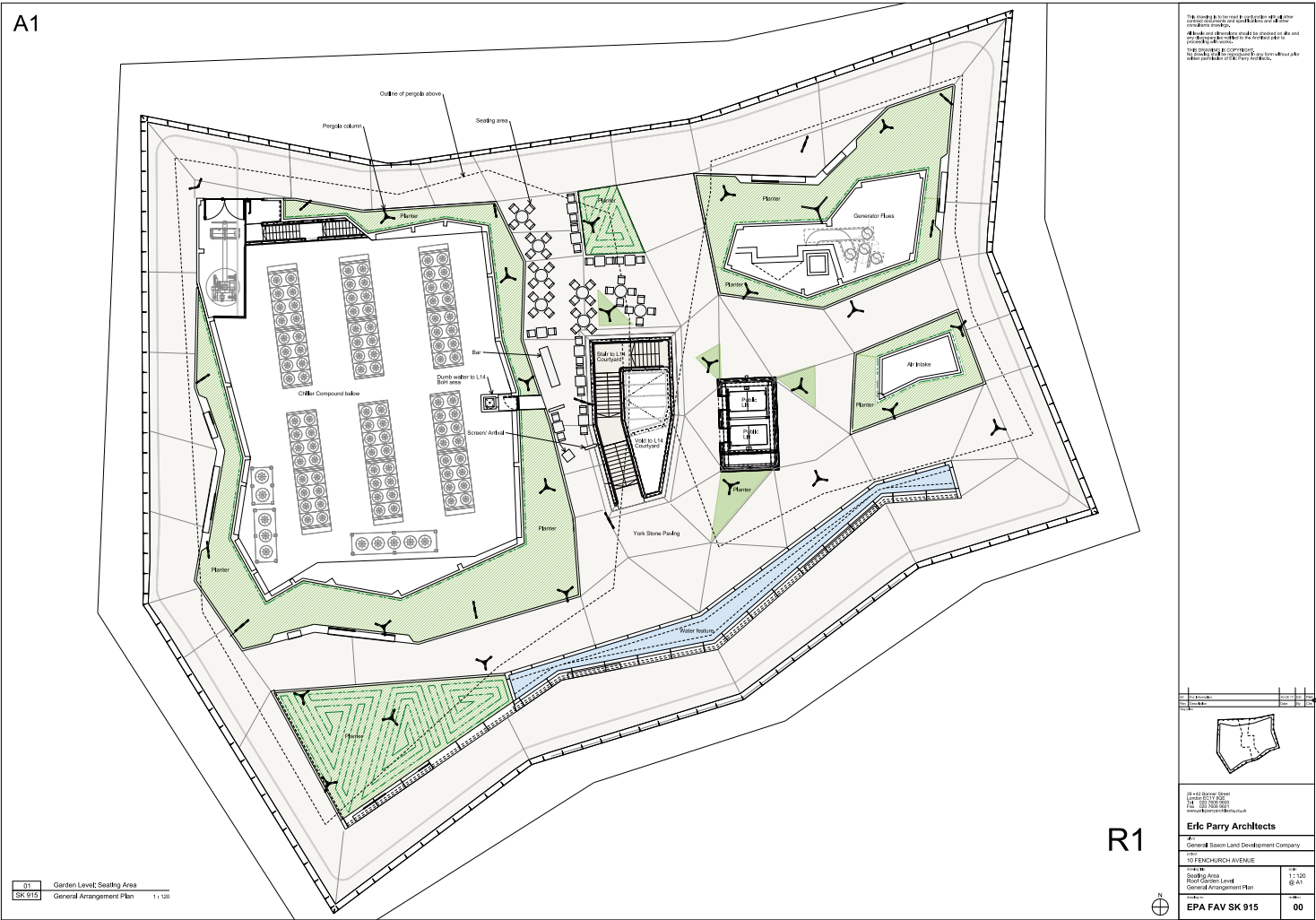


Figure 01: Planing Image of the Roof Scape

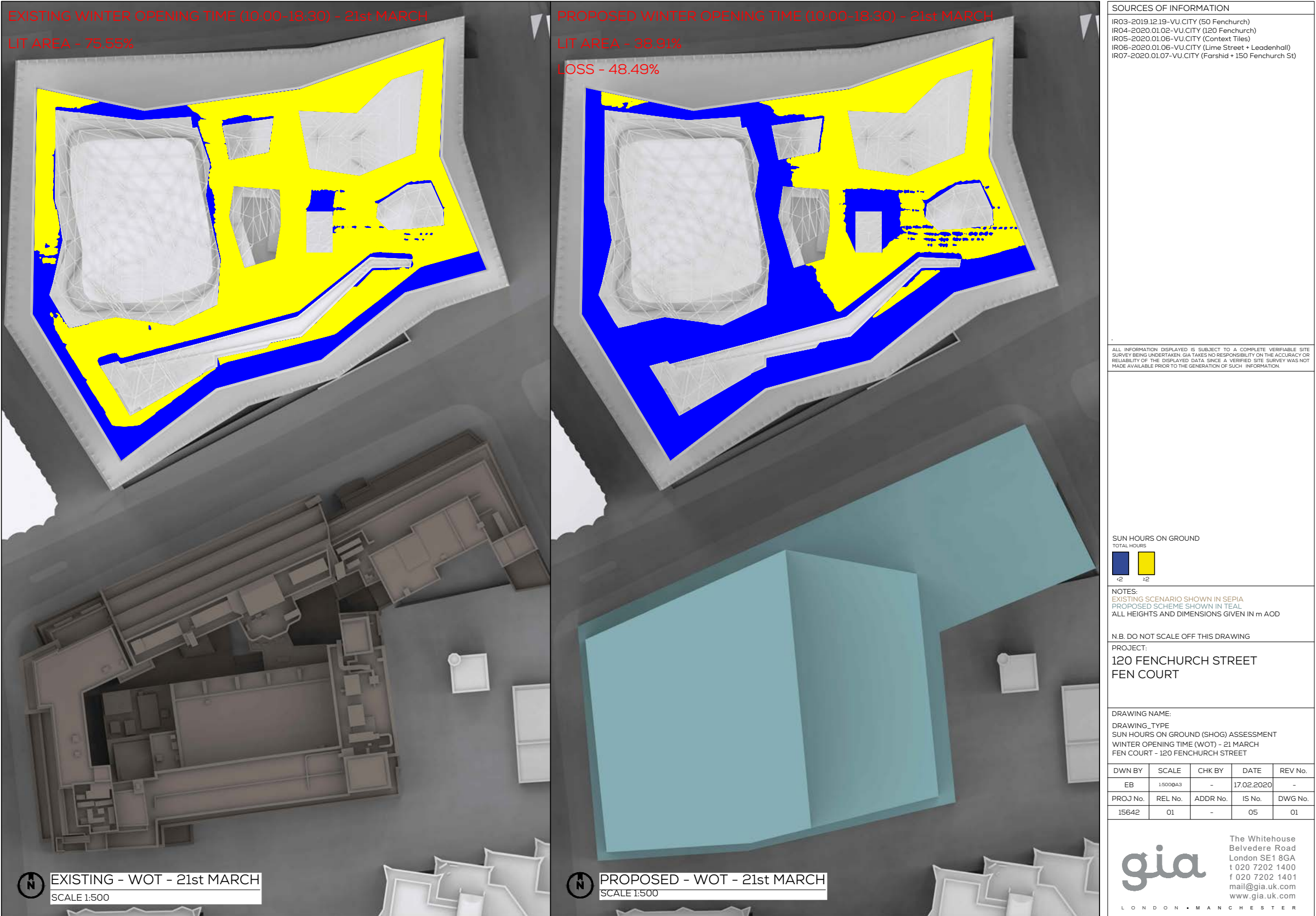


Figure 02: GIAs Overshadowing Assessment



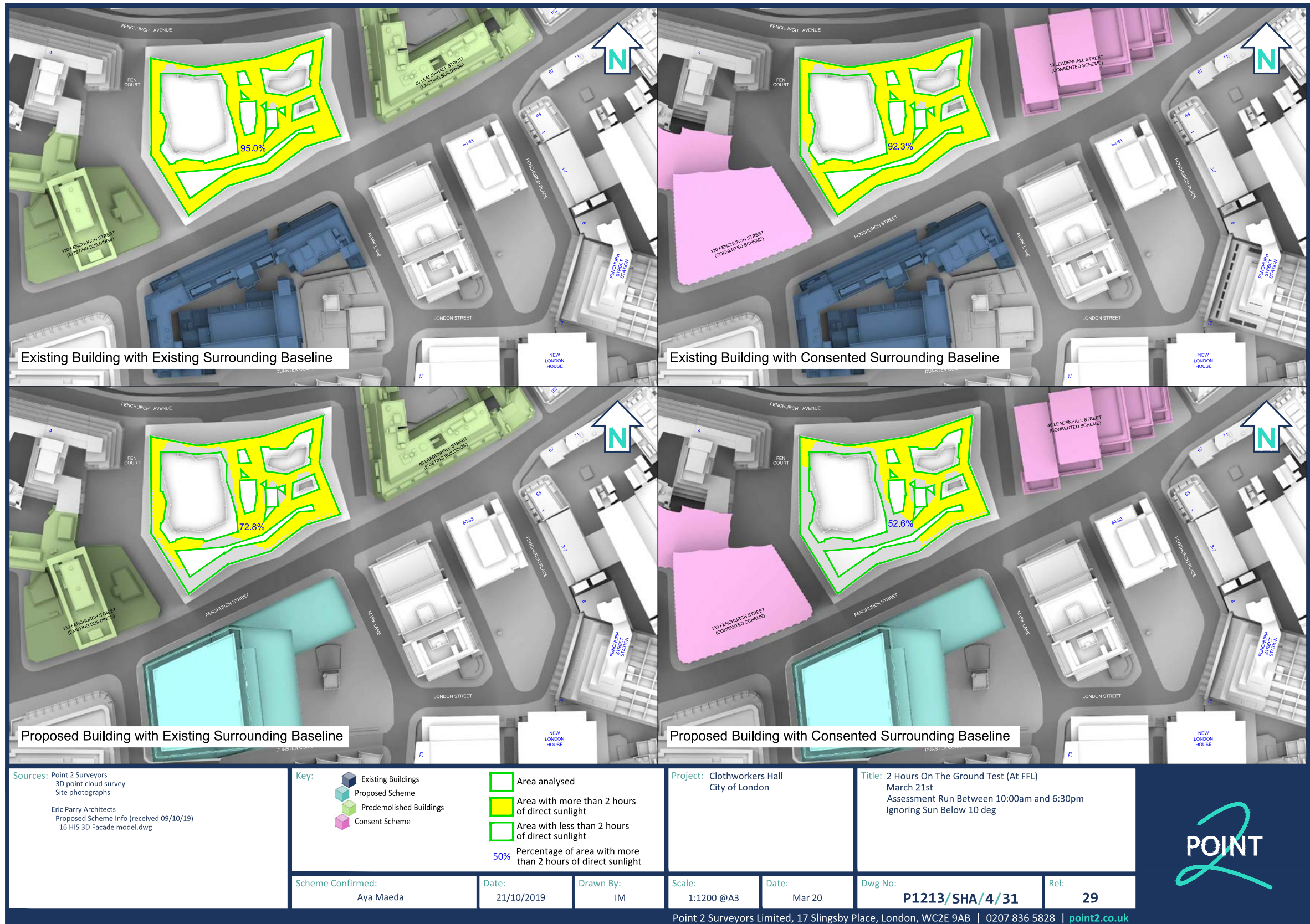


Figure 03: Point 2s Overshadowing Assessment



## LONDON

T **020 7202 1400**  
E [mi1@gia.uk.com](mailto:mi1@gia.uk.com)  
The Whitehouse  
Belvedere Road  
London SE1 8GA

## MANCHESTER

T **0161 672 5100**  
E [manchester@gia.uk.com](mailto:manchester@gia.uk.com)  
2 Commercial Street  
Manchester  
M15 4RQ

## BELFAST

T **02892 449 674**  
E [belfast@gia.uk.com](mailto:belfast@gia.uk.com)  
River House  
48-60 High Street  
Belfast BT1 2BE

## BRISTOL

T **0117 374 1504**  
E [bristol@gia.uk.com](mailto:bristol@gia.uk.com)  
10 Victoria Street  
Bristol Avon  
BS1 6BN