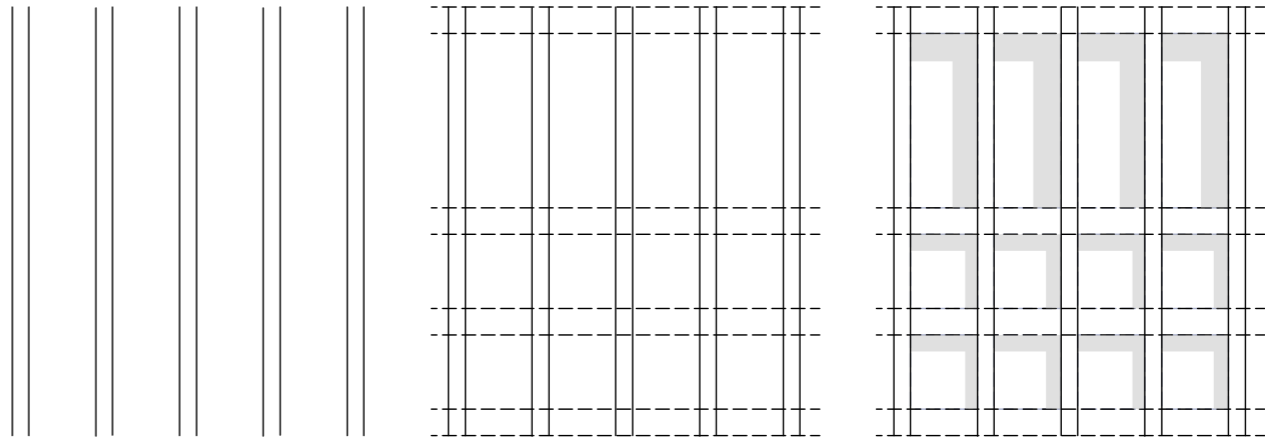


7.0 DESIGN OF FACADE

7.2 Bay Study



- + Materiality and faience
- + Punched window wall rather than glazed or framed facade



- 1 Vertical Grid

2 Horizontal Element

3 Punched Wall
- 4 Second Vertical Layer & extend parapet

5 Uniform Material

6 Greenery & Modeling of the Facade

7.0 DESIGN OF FACADE

7.3 Proposed Materials & colours



Celadon



Holland House



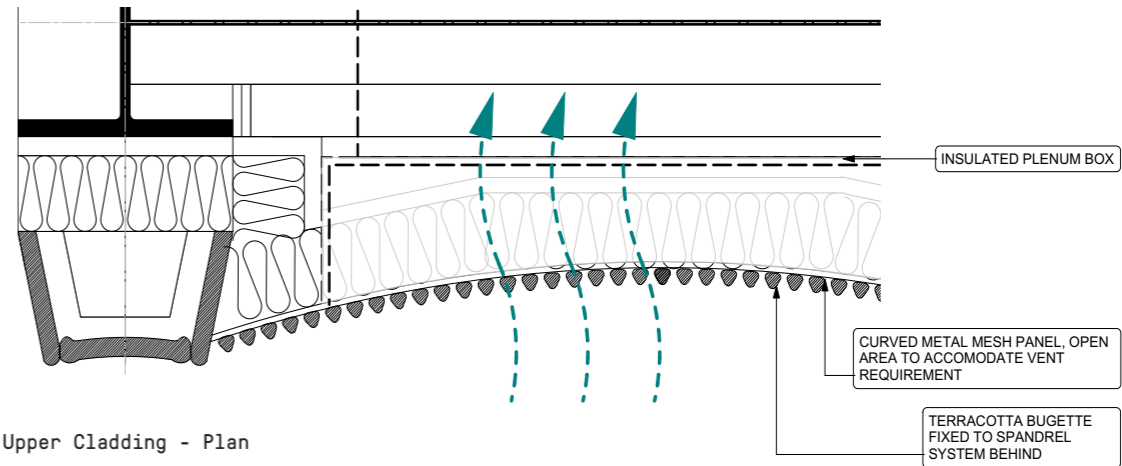
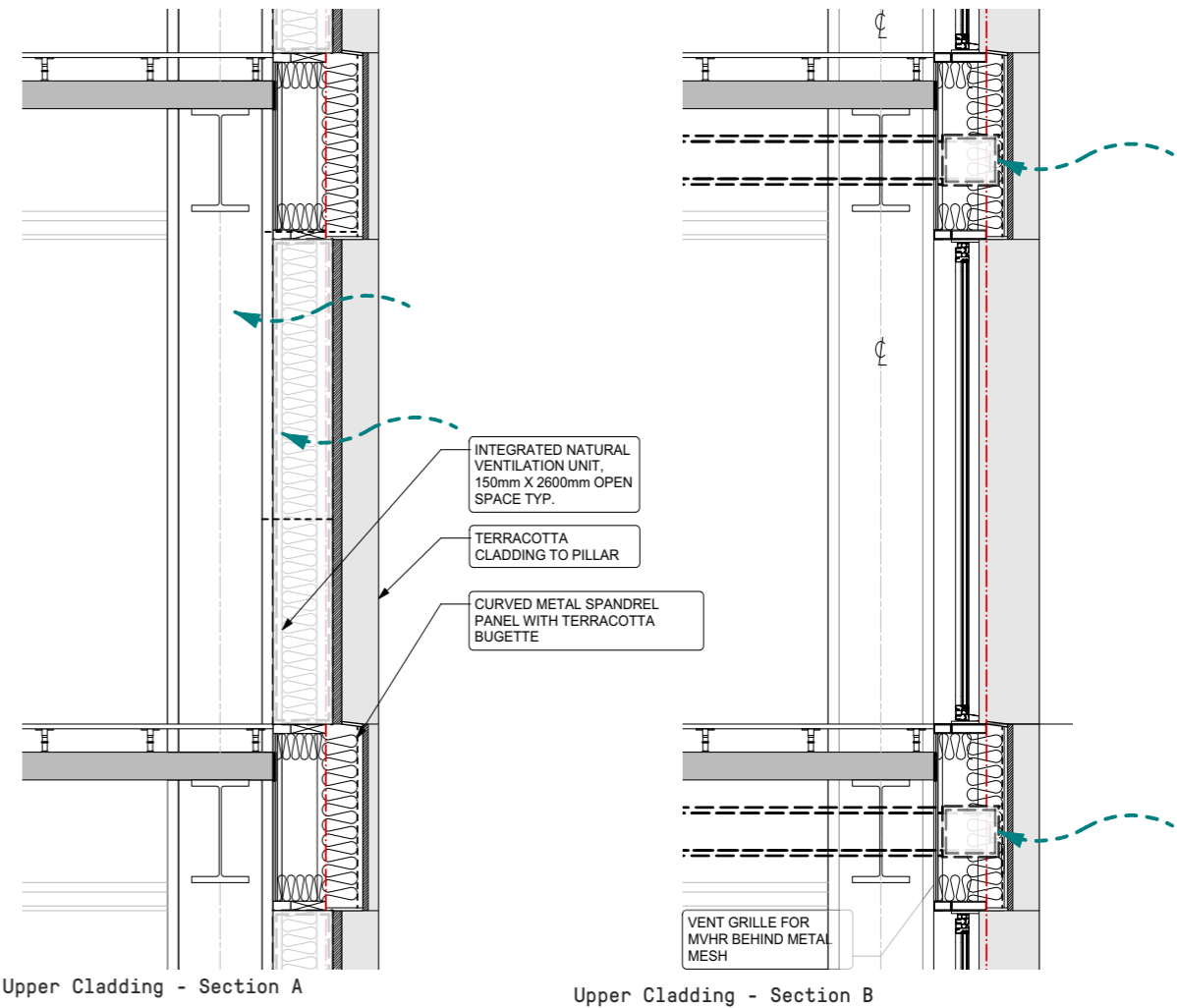
Chinese Song Dynasty blue



Blue tonality City cluster

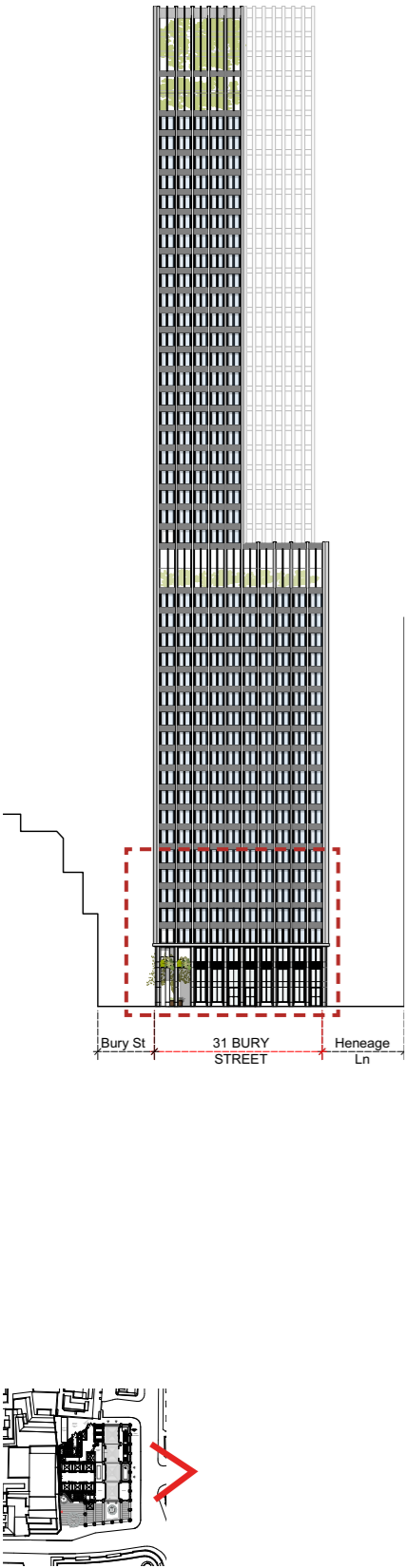
7.0 DESIGN OF FACADE

7.4 Mixed Mode Ventilation



7.0 DESIGN OF FACADE

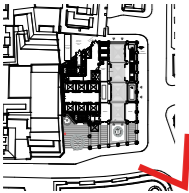
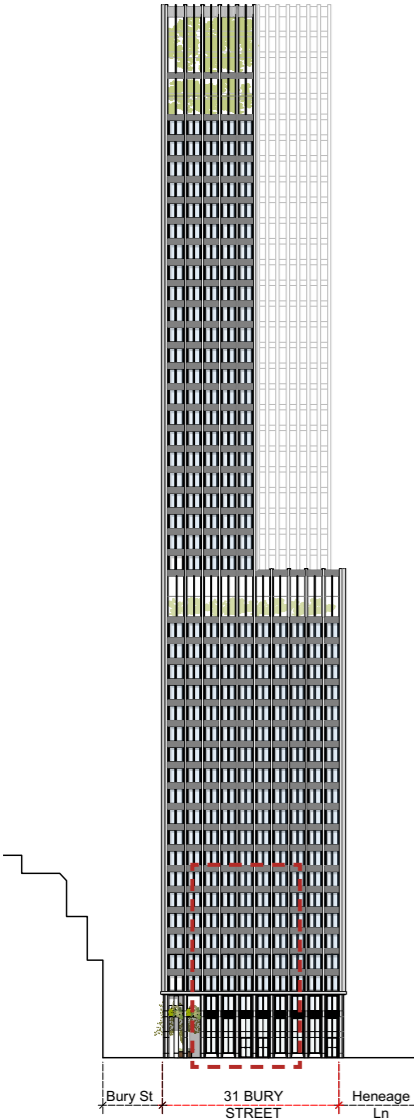
7.6 Illustrative View



Illustrative view from Creechurch Lane

7.0 DESIGN OF FACADE

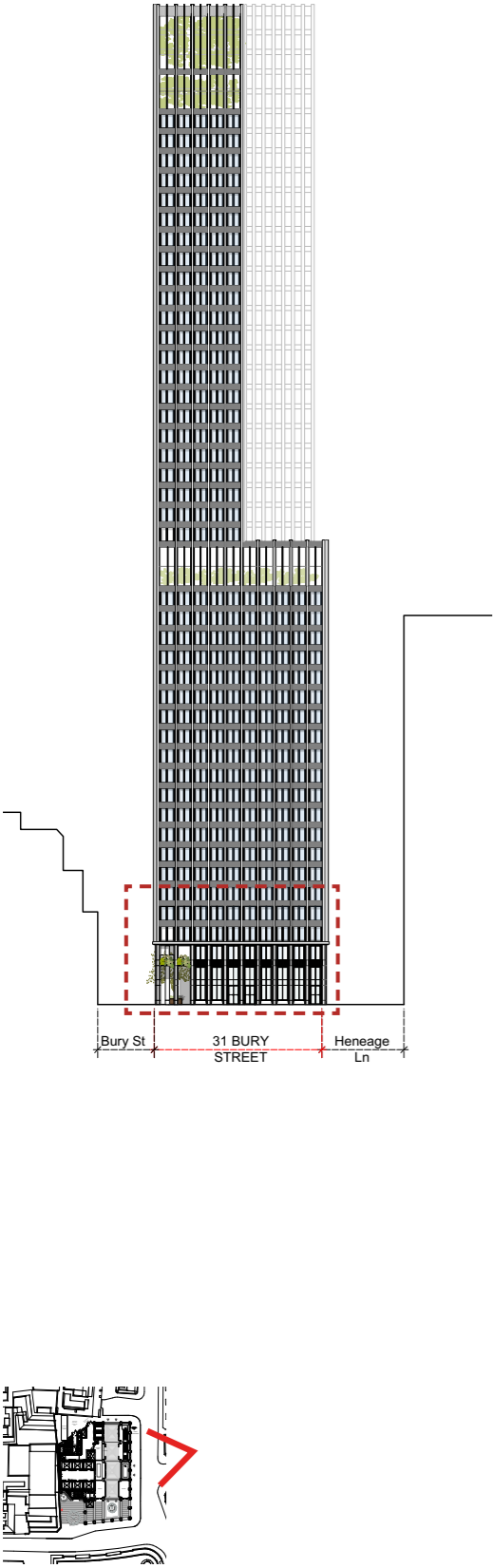
7.7 Illustrative View



Illustrative view from Mitre Street

7.0 DESIGN OF FACADE

7.8 Illustrative View



Illustrative view from Mitre street

7.0 DESIGN OF FACADE

7.9 Illustrative View



8.0

DAYLIGHT

SUNLIGHT

The planning application is accompanied by a full ES chapter, produced by Avison Young, covering all aspects related to Daylight and Sunlight.

Daylight and sunlight is considered by reference to Policy DM 10.7 of the City of London Plan, which states the following:

“3.10.40 The amount of daylight and sunlight received has an important effect on the general amenity of dwellings, the appearance and enjoyment of open spaces and streets, and the energy efficiency of all buildings.

3.10.41 The Building Research Establishment (BRE) has issued guidelines that set out several methods of assessing changes in daylight and sunlight arising from new developments. The City Corporation will apply these methods, consistent with BRE advice that ideal daylight and sunlight conditions may not be practicable in densely developed city-centre locations.

When considering proposed changes to existing lighting levels, the City Corporation will take into account the cumulative effect of development proposals. Where appropriate, the City Corporation will take into account unusual existing circumstances, such as development on an open or low-rise site and the presence of balconies or other external features, which limit the daylight and sunlight that a building can receive.”

CoL requested that an additional specialist 'Radiance' based assessment of the Bevis Marks Synagogue and the affected residential properties along Creechurch Lane was undertaken. These have been produced by GIA.

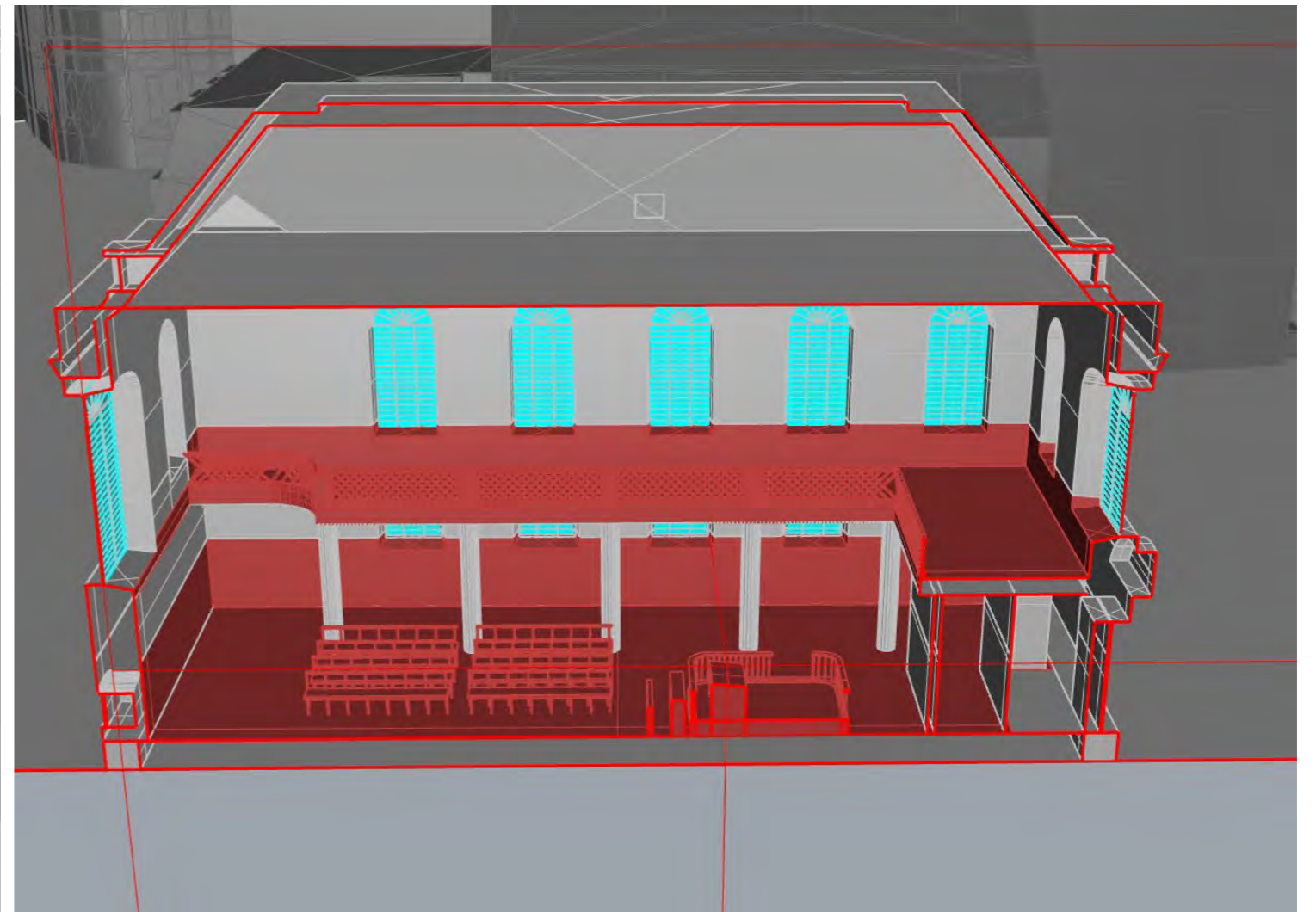
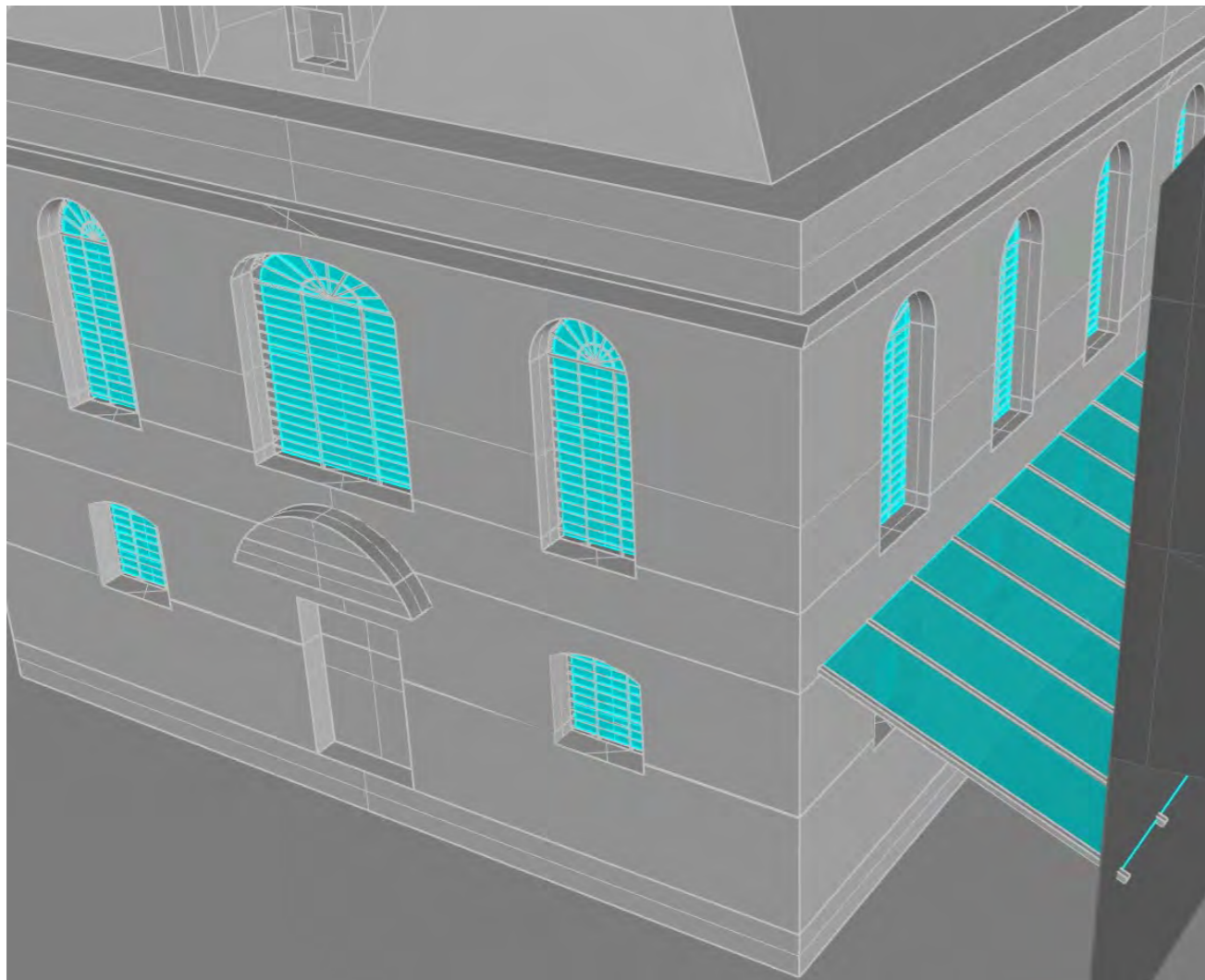
The Radiance studies do not supersede those included within the ES chapter, but provide an additional and deeper layer of information and communicate the levels of light visually.

The submitted reports have been reviewed independently by two external consultants, including BRE on behalf of CoL, and there is no disagreement in relation to the impacts on the Synagogue or Creechurch Lane.

BRE's images of the interior of the Synagogue taken during a site visit on the 10th of September 2021



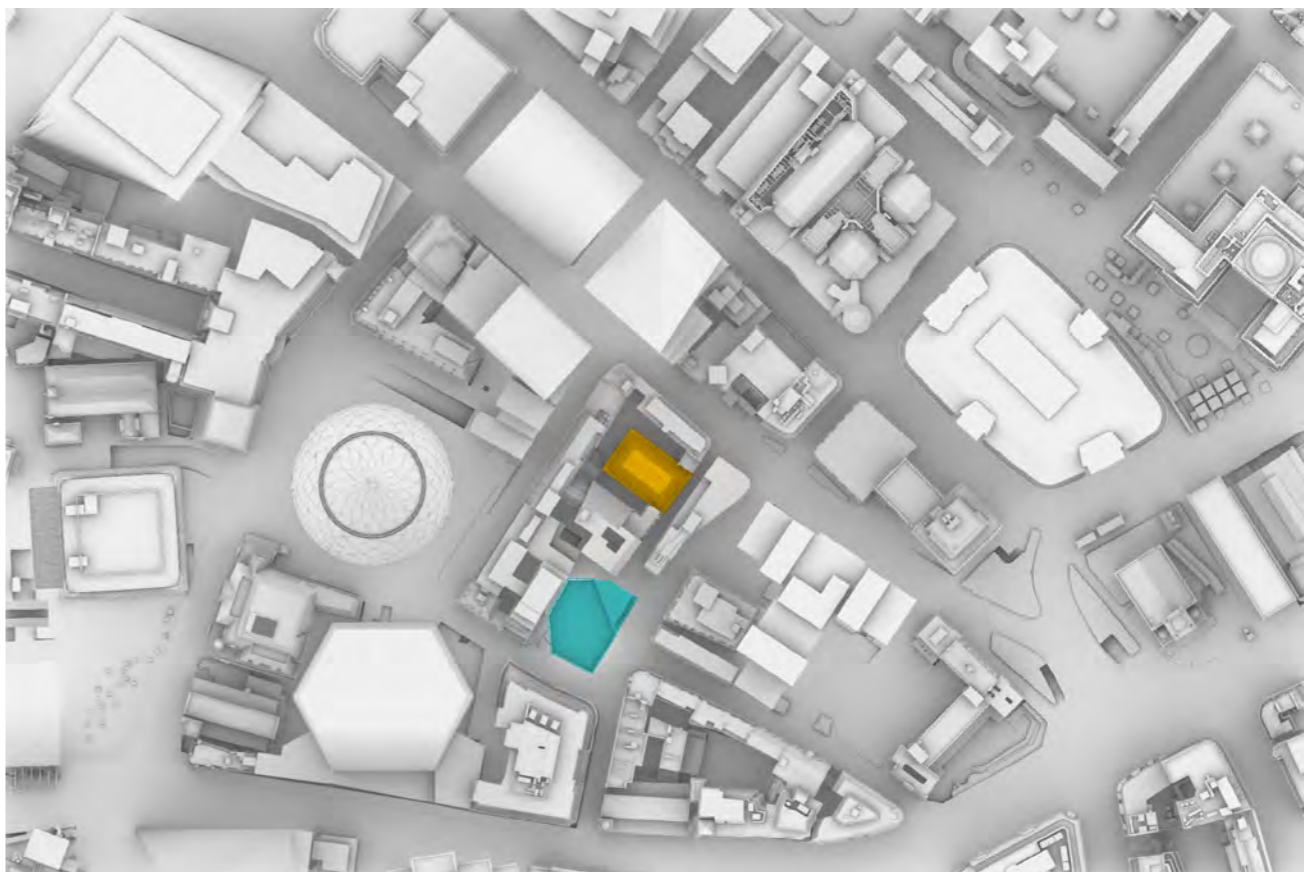
Before running the Radiance studies GIA added all of the relevant detail for the analyses



Future Baseline 1 - Existing



Future Baseline 1 - Proposed



● Includes all relevant consented buildings

Future Baseline 1v Proposed Development

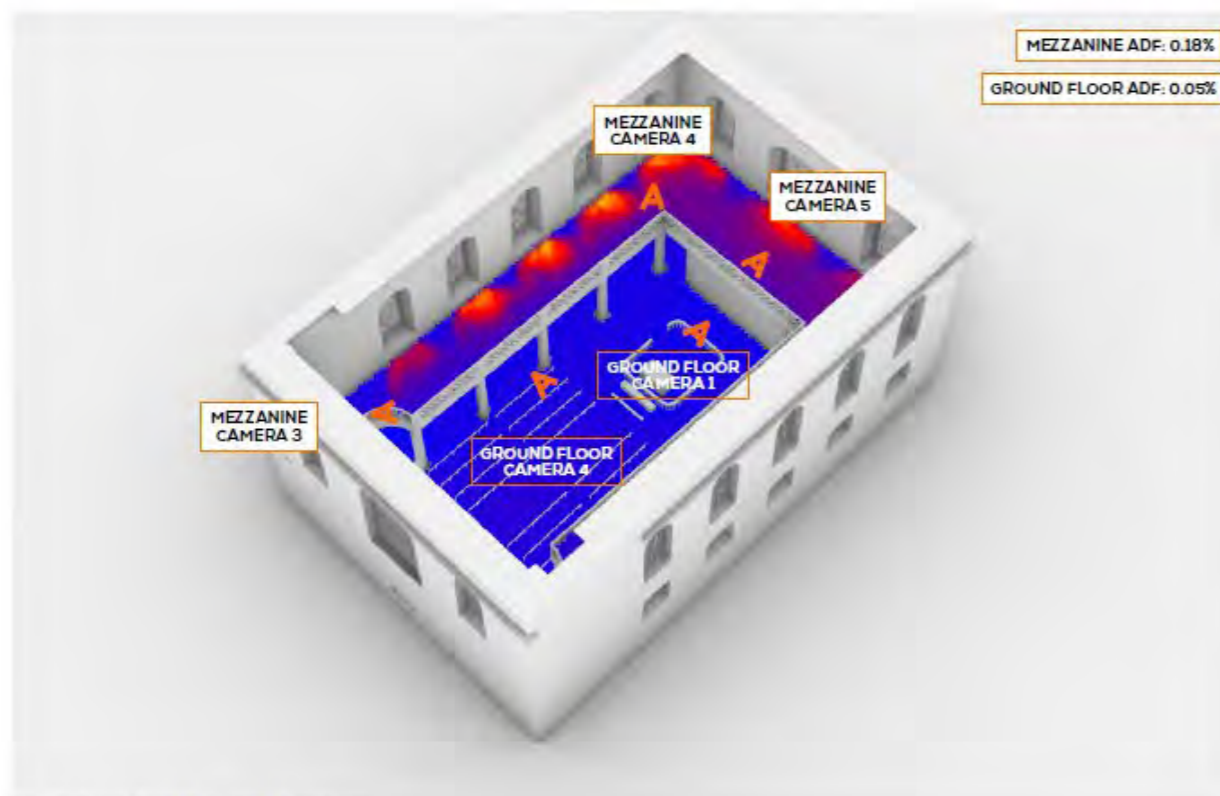


Fig. 08: Future Baseline 1 - View from North



Fig. 08: Proposed - View from North

BRE's independent review states that *"Despite the importance of daylight within the space, the magnitude of loss of daylight would be classified as a **minor adverse impact**, because the relative loss is not far outside the BRE guidelines, and the affected room has other sources of daylight. The conclusions seem to be supported by GIA's Radiance studies"*.

Future Baseline 1



Fig. 30: Future Baseline 1



Fig. 31: Proposed

FACTOR IMAGE

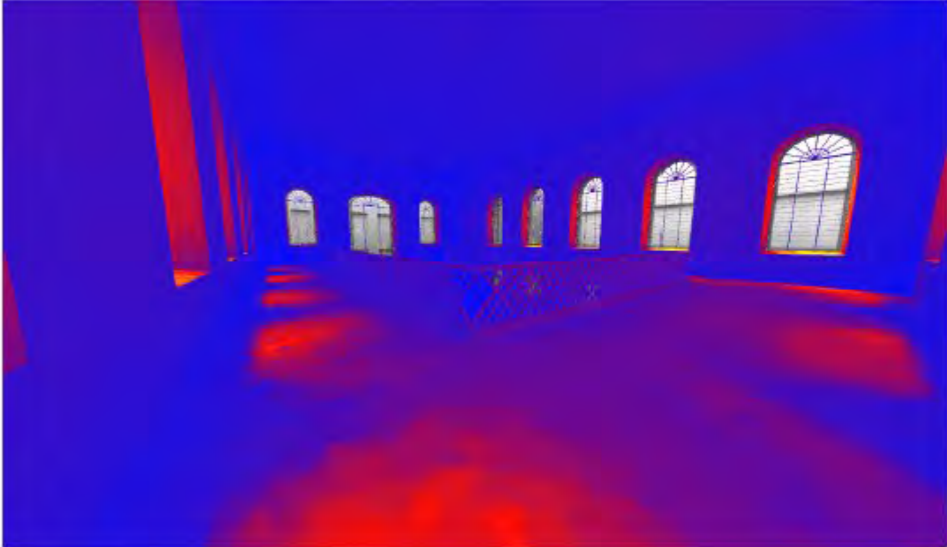


Fig. 32: Future Baseline 1

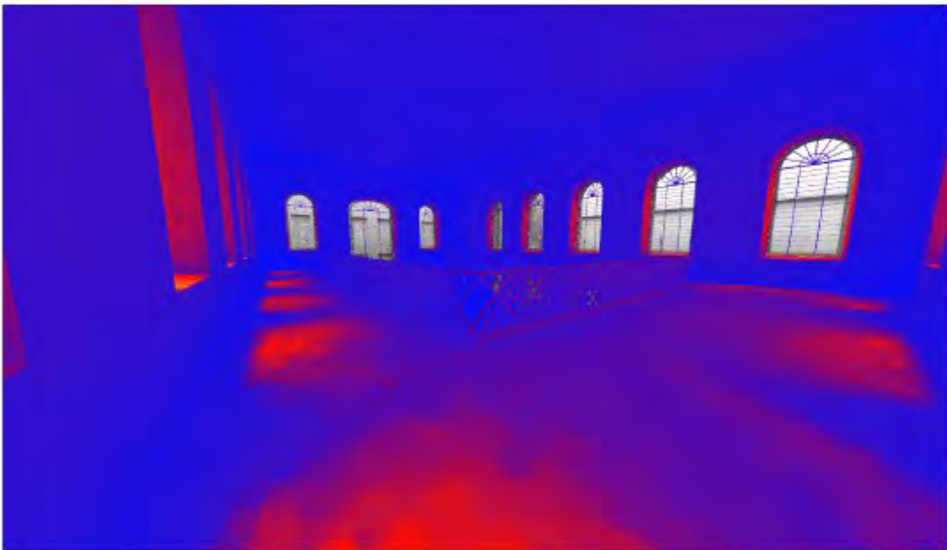


Fig. 33: Proposed

Future Baseline 1



DAYLIGHT STUDY
MEZZANINE
CAMERA 6
HUMAN VISUAL RESPONSE IMAGE



Fig. 50: Future Baseline 1



Fig. 51: Proposed

DAYLIGHT STUDY
MEZZANINE
CAMERA 5
FALSE-COLOURED DAYLIGHT
FACTOR IMAGE

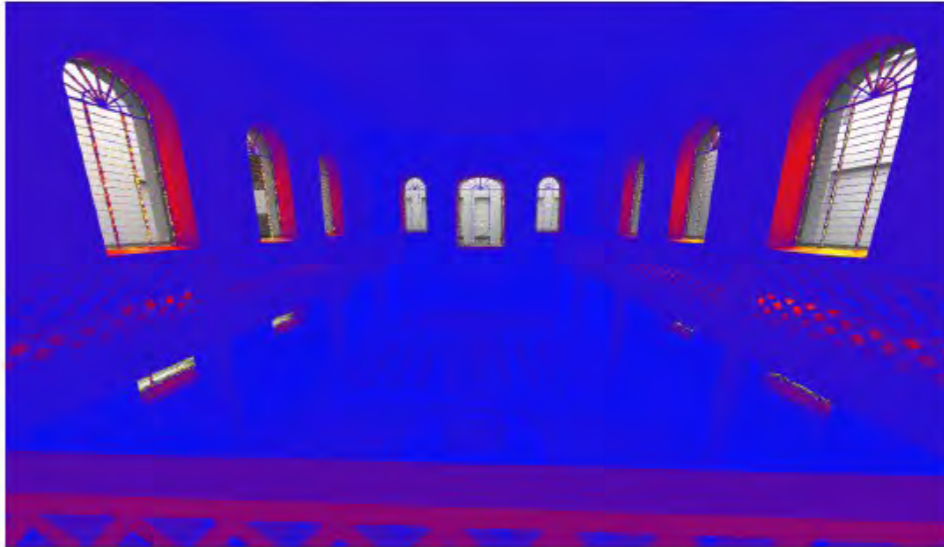


Fig. 52: Future Baseline 1

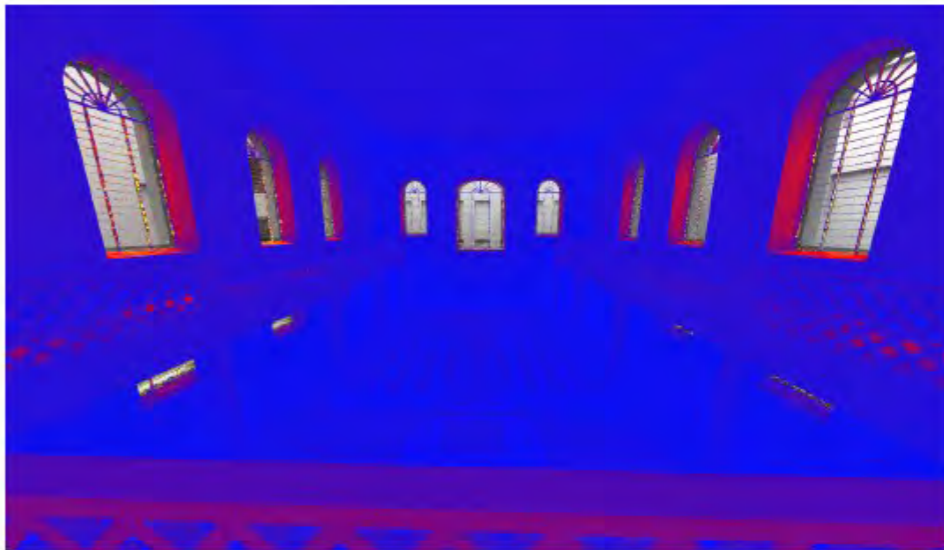
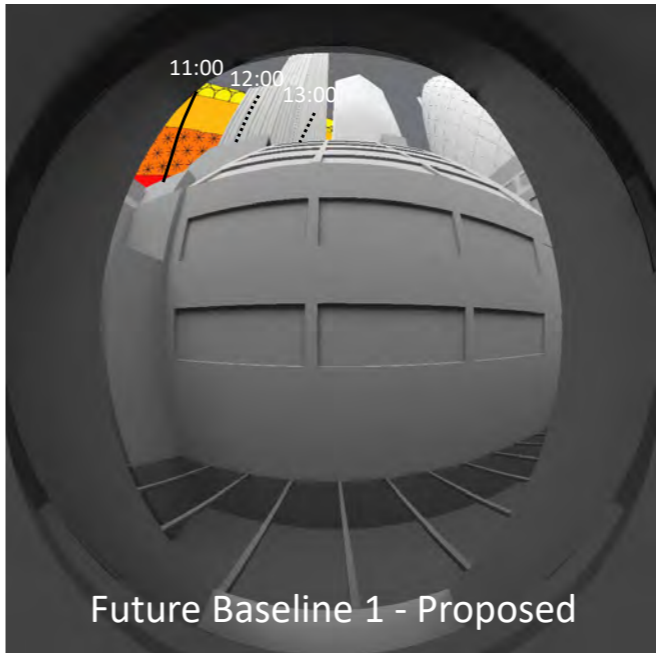
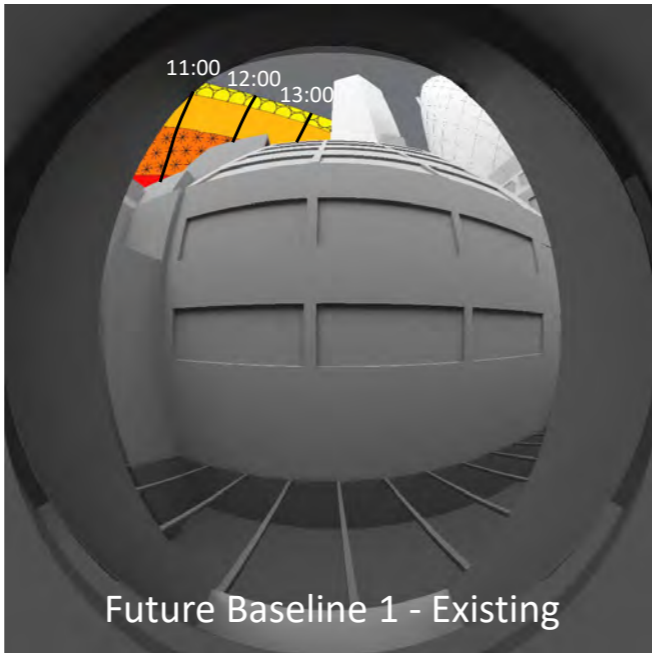
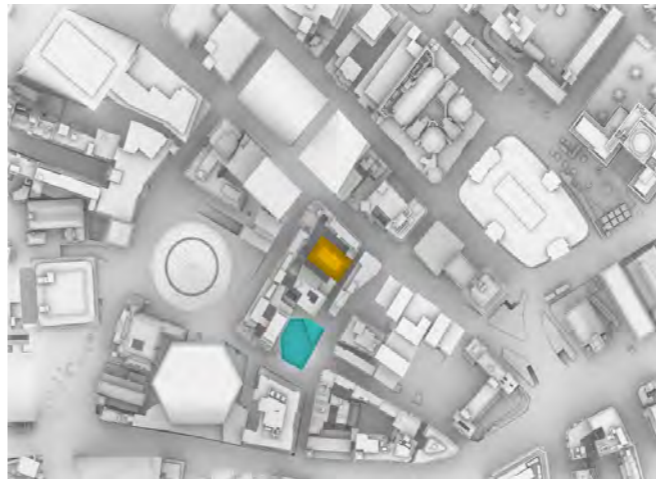
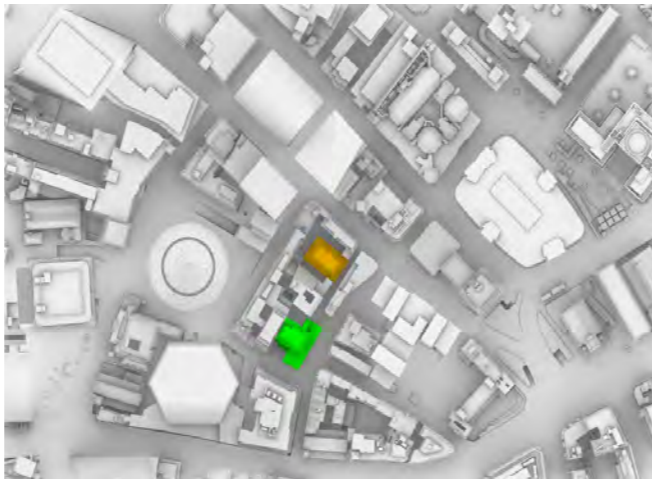
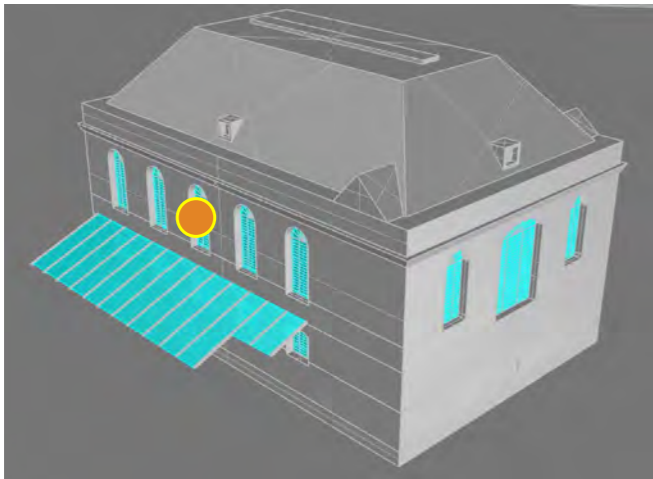


Fig. 53: Proposed

Daylight and Sunlight



- *A full ES was provided and reviewed by two consultants for the City of London including the BRE*
- *GIA were requested to provide a second opinion using Radiance*
- *GIA's analysis supports the original advice to the City of London regarding daylight: minor adverse impact*
- *GIA agree that whilst there may be a noticeable loss of sunlight, it is not material*
- *GIA consider the scheme complies with policy Local Plan Policy DM10.7 and therefore is acceptable in terms of amenity*



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