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17 February 2017

Re: Statement of Conformity for St. Michael's Convent, Ham

Dear Sir/Madam

We have been asked to prepare a statement of compliance with respect to the planning submission for St Michael's Convent in Ham. Our consultancy previously prepared a set of documents to support the planning submission, based on a scheme for the site that was submitted on 7 September 2017, with planning reference numbers 16/3552/FUL and 16/3553/LBC. These reports are as follows:

1. Daylight, Sunlight & Overshadowing Assessment dated 12 August 2016
2. Energy Statement dated 5 September 2016
3. Sustainability Statement dated 5 September 2016

Following this submission and subsequent discussions with the planners, the scheme has been amended. We are writing to confirm that these original reports are still relevant and that the changes to the scheme do not have a material impact on the proposed strategies and findings within these reports.

Daylight, Sunlight & Overshadowing Assessment

We have been provided with architectural drawings that show that the peripheral buildings in the revised scheme are fully contained within the footprint and volume of the scheme that had been originally submitted for planning and analysed for the daylight and sunlight report. The analysis on the original scheme concluded that:

- the surrounding properties will experience negligible impacts on their daylight access as a result of the proposed development.
- the majority of windows facing the site either meet the annual and summer criteria for sunlight with the development in place, or have an acceptable degree of impact as per the BRE guidelines. One window (likely to serve a hallway, therefore not a relevant habitable space) is expected to receive less than the recommended amount of sunlight during the winter period and experiences a moderate adverse impact in terms of winter sunlight access.
- there will be no significant negative impacts on the surrounding open spaces resulting from the construction of the proposed development, in terms of overshadowing.

We can therefore confirm that the revised scheme will result in a similar or reduced impact on the daylight and sunlight amenity of the surrounding properties compared to the scheme previously submitted.

Energy Statement

The overall energy strategy has not changed and the revised scheme will still be able to achieve a total CO₂ emission reduction of 35% beyond Approved Document Part L (2013) requirements. This would include a total of 30kWp photovoltaics (PV), which can be accommodated in the revised scheme. Given the reduction in the total number of dwellings, it is likely that there will be a pro-rata reduction in the amount of PV required.

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Sustainability Statement

The overall sustainability strategy has not changed; however as the number of dwelling units have changed, some of the figures quoted in the report are no longer correct. There are now 23 instead of 26 dwellings and a total of 32 car parking spaces (including 4 disabled) instead of 35 car parking spaces (including 4 disabled). There are also now 26 cycle spaces instead of 16. All other socio-economic and environmental credentials of the project remain as they were when the scheme was originally submitted in September 2016.

We hope that this statement provides sufficient assurance regarding the validity of these reports in terms of their suitability in support of the new planning application.

Yours sincerely



Marylís Ramos
Director
Research & Sustainability

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