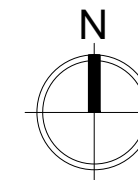


- 5.2.3 We have confirmed that 7 out of 10 living rooms would receive direct sunlight, in living rooms. Importantly all flats would provide for direct sunlight to enter at least 1 (typically many more) habitable rooms for part of the day. This is wholly in accordance with the London Plan.
- 5.2.4 In the explanatory notes to Standard 32, the London Plan confirms that *“where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the light standards proposed within a scheme and individual units will achieve good amenity for residents.”* This report has already shown that daylight availability throughout this development would be significantly above the minimum values recommended by BRE and therefore, the London Plan is satisfied.

5.3 Sunlight Summary


- 5.3.1 Sunlight availability to neighbouring residential buildings would satisfy BRE criterion.
- 5.3.2 The proposed accommodation has a layout which has been well considered in relation to site constraints and satisfies the combined recommendations of BRE and London Plan.
- 5.3.3 Unusually for Local Planning Authorities, Richmond has a specific policy relating to balconies and upper floor terraces. This confirms that they should preferably receive direct sunlight.
- 5.3.4 The communal terraces at first and second floor levels face south and would receive direct sunlight. At top floor level, the balconies will include areas on the east and west of the building and would be in receipt of direct sunlight.

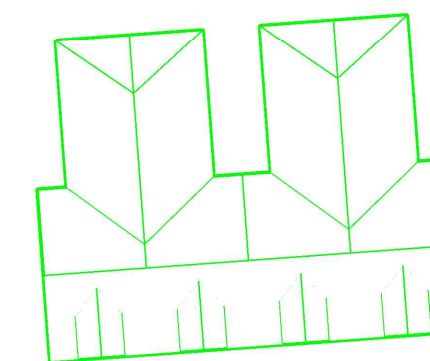
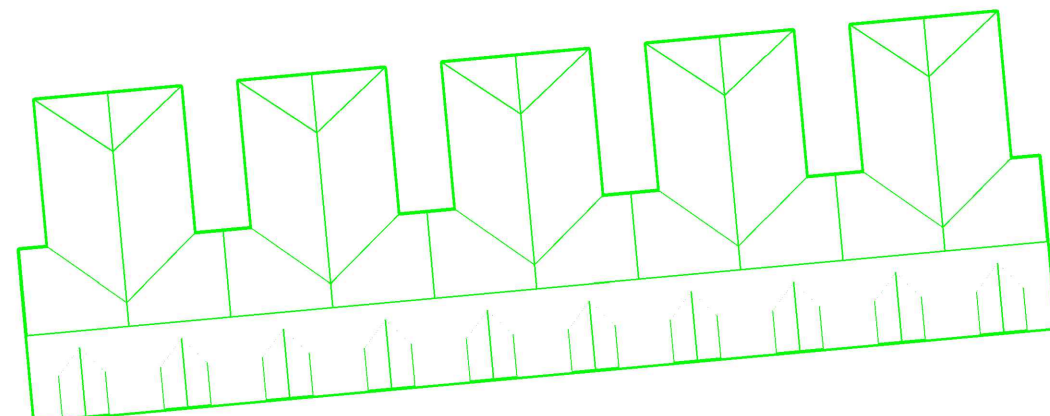
Appendix 1
Location Plan, CAD Model



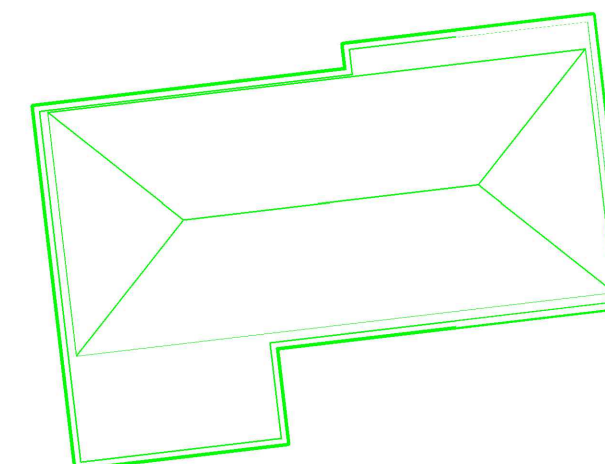
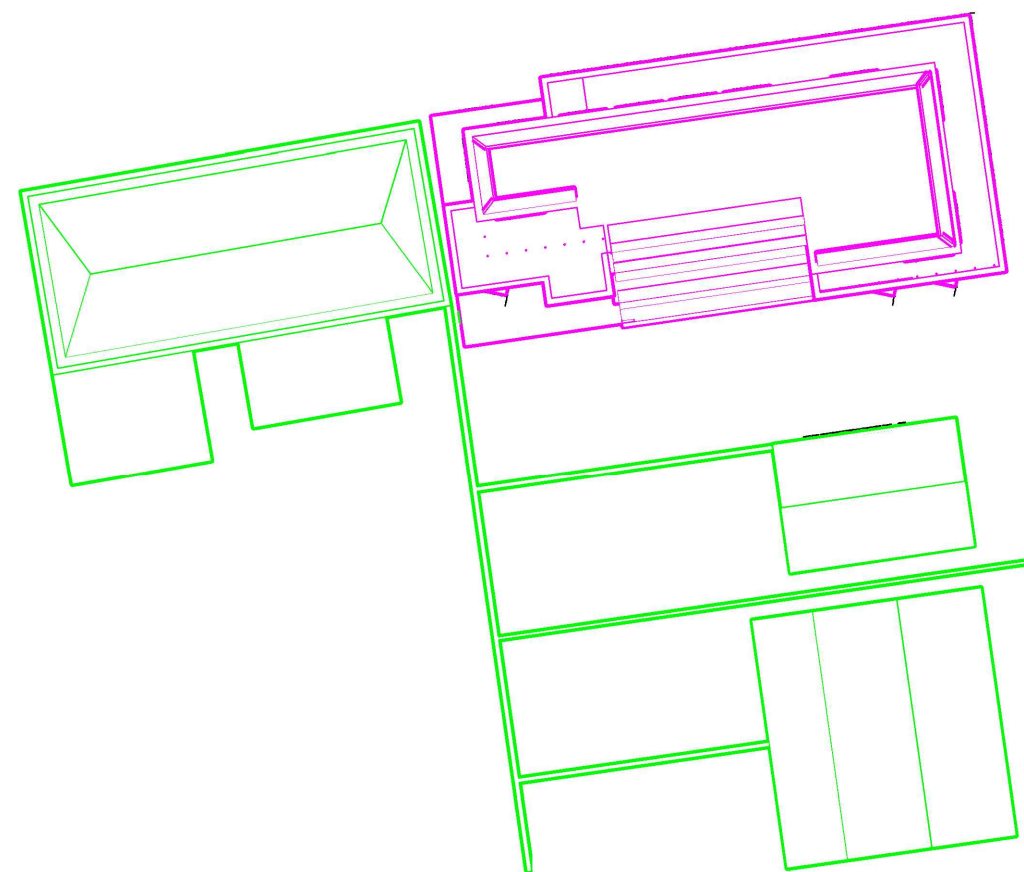
KEY:

 Existing Neighbouring Buildings

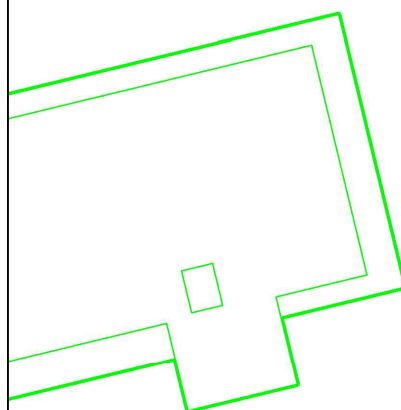
 Proposed Site Building



HEATH ROAD



SAVILLE ROAD



Rev.	Date	Description



Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
Tel: 020 8202 1013
E-mail: info@brooke-vincent.co.uk

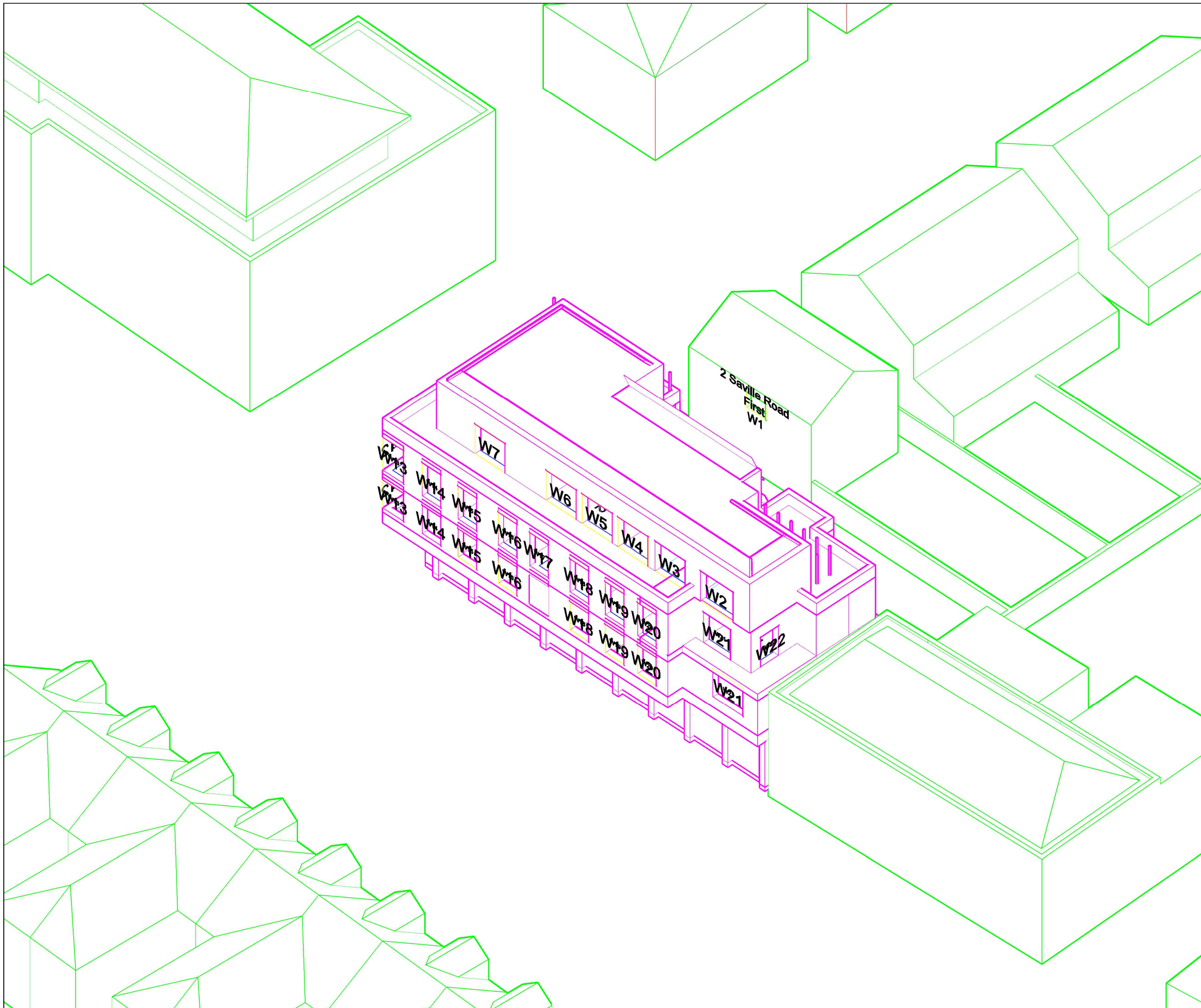
CLIENT / ARCHITECT:
Chassay Studio Limited

PROJECT: 149 Heath Road
TW1 4BN



DRAWING:
Perspective View- Proposed_01
Perspective 1

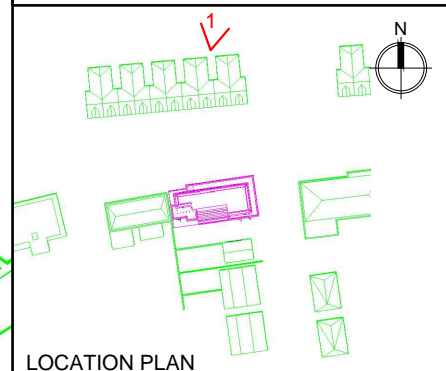
DRAWN: HA	PROJECT NO: 10921
SCALE: NTS	
DATE: 25.07.2017	

DRAWING NO: 10921-02	REV:
--------------------------------	------



KEY:

	Existing Neighbouring Buildings
	Proposed Site Building



LOCATION PLAN

Rev.	Date	Description

BVP  **RICS**
BROOKE VINCENT + PARTNERS

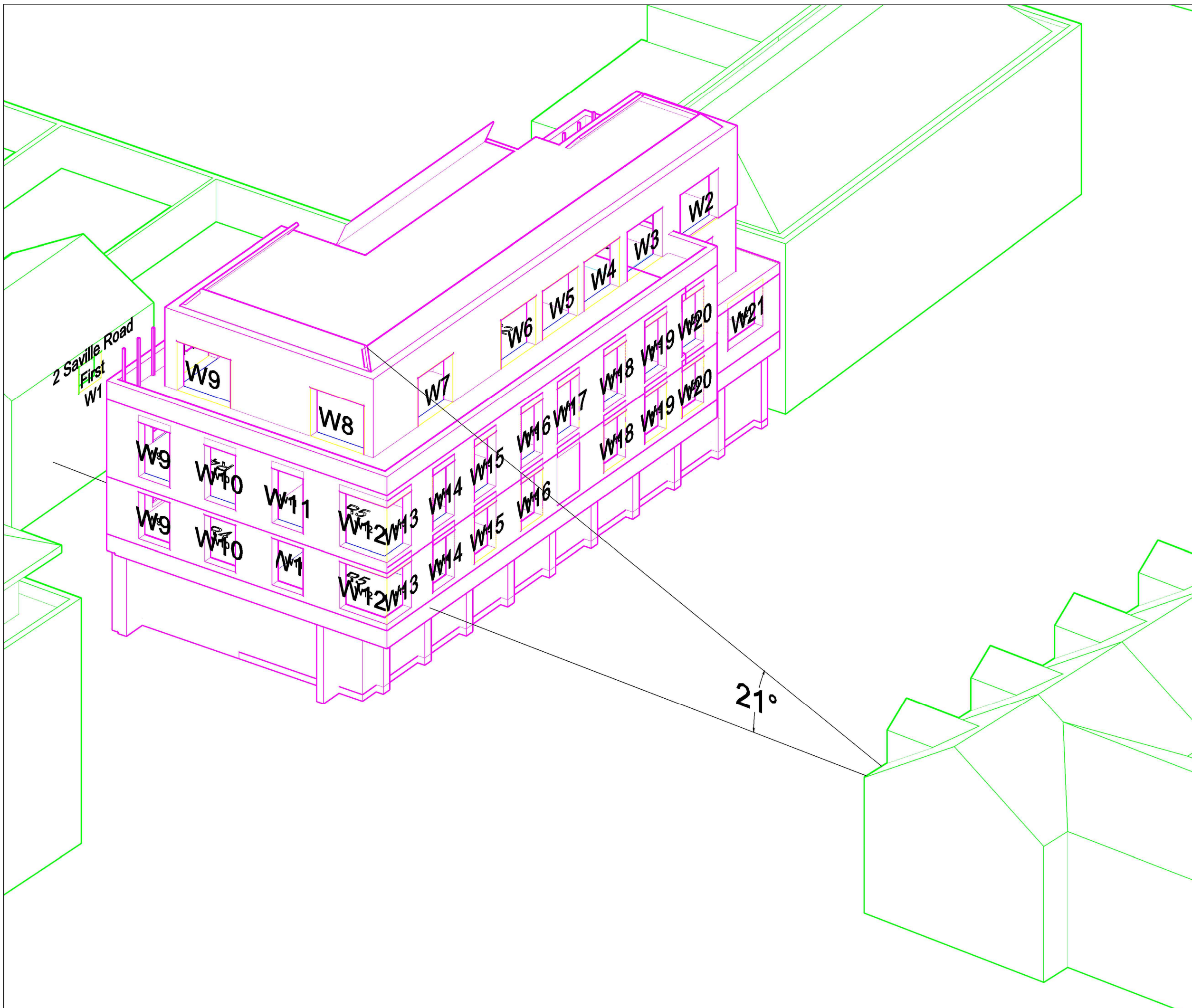
Chartered Building Surveyors
 Enterprise House The Crest London NW4 2HW
 Tel: 020 8202 1013
 E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
Chassay Studio Limited

PROJECT: **149 Heath Road**
 TW1 4BN

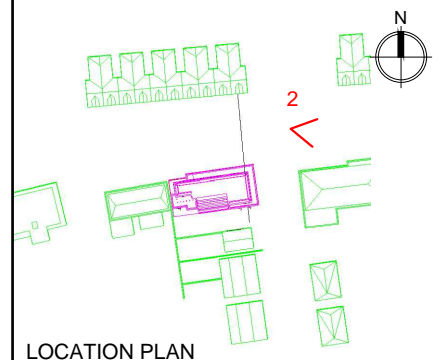
DRAWING:
 Perspective View- Proposed_01
 Perspective 1

DRAWN: HA	PROJECT NO: 10921
SCALE: NTS	
DATE: 25.07.2017	
DRAWING NO: 10921-02	REV:



KEY:

□	Existing Neighbouring Buildings
□	Proposed Site Building



LOCATION PLAN

Rev.	Date	Description

BVP  **RICS**
 BROOKE VINCENT + PARTNERS

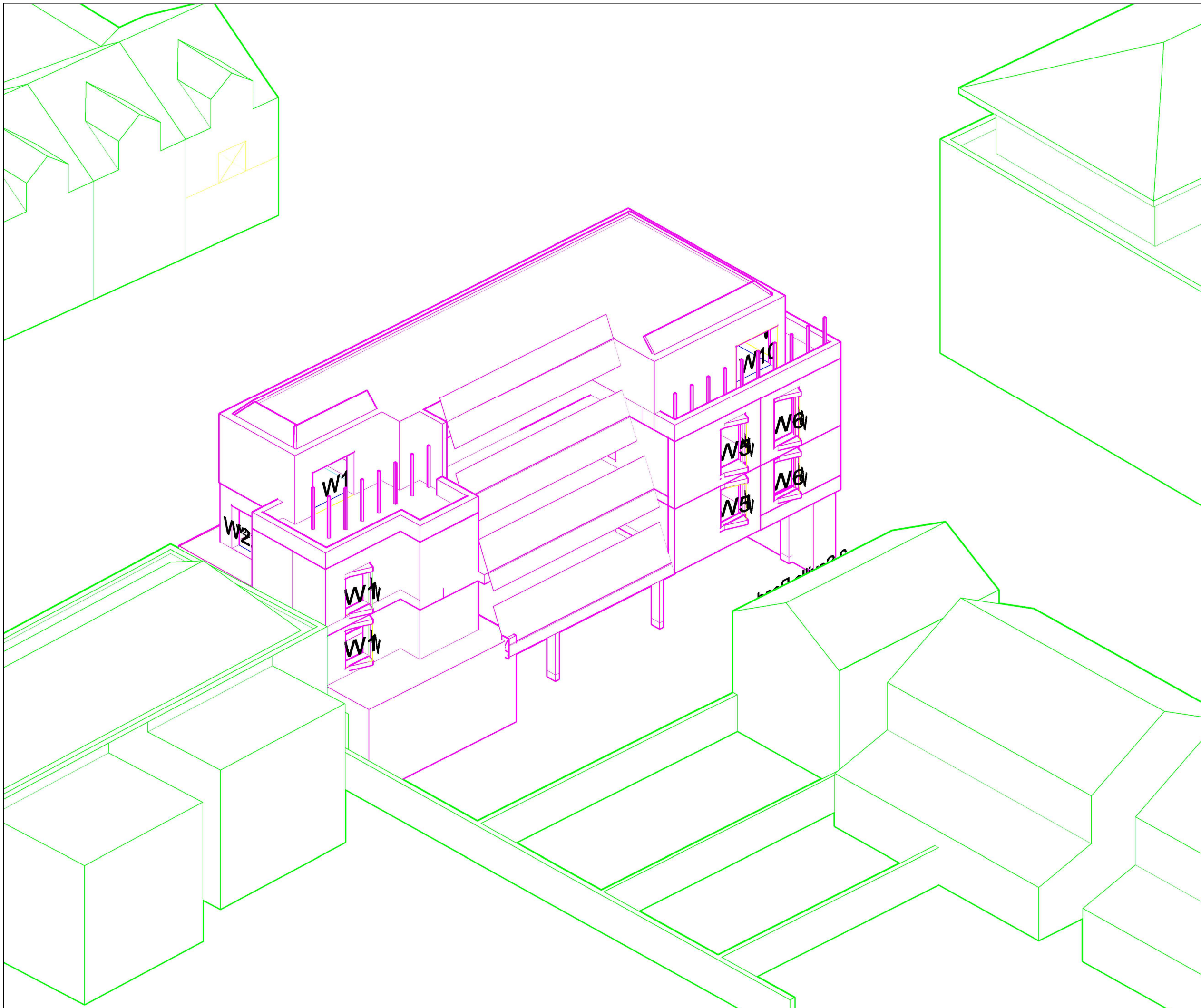
Chartered Building Surveyors
 Enterprise House The Crest London NW4 2HW
 Tel: 020 8202 1013
 E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
 Chassay Studio Limited



PROJECT:
 149 Heath Road
 TW1 4BN

DRAWING:
 Perspective View- Proposed_01
 Perspective 1

DRAWN: HA	PROJECT NO:
SCALE: NTS	10921
DATE: 25.07.2017	
DRAWING NO: 10921-03	REV:



KEY:

	Existing Neighbouring Buildings
	Proposed Site Building



LOCATION PLAN

Rev.	Date	Description

Rev.	Date	Description

BVP 

BROOKE VINCENT + PARTNERS

Chartered Building Surveyors
 Enterprise House The Crest London NW4 2HW
 Tel: 020 8202 1013
 E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
Chassay Studio Limited

PROJECT:
149 Heath Road
 TW1 4BN

DRAWING:
 Perspective View- Proposed_01
 Perspective 1

DRAWN: HA	PROJECT NO: 10921
SCALE: NTS	
DATE: 25.07.2017	

DRAWING NO: 10921-03	REV:
--------------------------------	------

Appendix 2
Daylight and Sunlight Results
Neighbouring Properties

Project Name: Heath Rd
 Project No.: 1
 Report Title: Daylight & Sunlight - Neighbour Analysis Test
 Date of Analysis: 25/07/2017

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria
2 Saville Road										
First	R1	Residential	Bedroom	W1	Existing	37.46	0.52	FAIL	*North*	*Facing*
					Proposed	19.62				

Project Name: Heath Road
 Project No.: 1
 Report Title: Daylight Distribution Analysis - Neighbour Test
 Date of Analysis: 25/07/2017

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
2 Saville Road								
First	R1	Residential	Bedroom	Area m2 % of room	15.36	15.01 98%	6.89 45%	0.46 FAIL