

63 – 71 HIGH STREET, HAMPTON HILL TW12 1NH

**SUPPLEMENTAL DAYLIGHT & SUNLIGHT ASSESSMENT
ON BEHALF OF GREATPLANET LIMITED**

OCTOBER 2016

**WEST & PARTNERS
127 METAL BOX FACTORY
30 GREAT GUILDFORD STREET
LONDON SE1 0HS**

1.0 INTRODUCTION

- 1.1 This supplementary report reviews the daylight and sunlight assessment undertaken following the preparation and submission of revisions to the application which incorporate, inter alia, the following changes which have an impact on these considerations. The relevant changes are: a reduction in the height of town house T01 next to the west boundary of the site; the removal from the scheme of the pair of semi-detached town houses to the east side of the Inner Court; the consequential adjustment of the west side of the apartment building; the redesign of the location of the cores and lift over-runs and consequential adjustments to the design of the roof storey.
- 1.2 The revisions each result in a reduction of the impacts of the proposed development on the terrace of properties located close by the west boundary of the site all as detailed in the computer based analysis prepared by MNB Surveys of each window. The removal of the pair of semi-detached houses to the east side of the Inner Court also ensures that the internal aspects of the scheme meet the recommended standards set out in the BRE guidance.
- 1.3 This supplementary report should be read in conjunction with the Assessment Report originally submitted in so far as it sets out the relevant Town Planning Framework of National Policy; the London Plan SPG; the Local Plan and describes the neighbouring properties to be considered and discusses the relevant assessment methodologies and the guidance provided by the BRE Report 209 "Site Layout Planning for Daylight and Sunlight – a guide to good practice" by PJ Littlefair.
- 1.4 In respect of the latter we reiterate that it is important to note that the BRE guidance is not intended to be used as an instrument of planning policy. The author of the Report stated in the introduction.

"The guide is intended for building designers and other clients, consultants and planning officials. The advice given here is not mandatory and the document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural light is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to sue different target values. For example In an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

- 1.5 It is consequently important to ensure that the assessment results are only accorded the degree of importance that is proportionate and appropriate to the matrix of all other planning policy considerations relevant to the determination of the proposed application.

2.0 ASSESSMENT REVIEW

- 2.1 There is no fundamental change to the impacts on the properties on the High Street or the St Clare Business Centre as set out in sections 5.0 of the original assessment.
- 2.2 To the north the removal of the pair of townhouses close to the east boundary with 73 High Street and Penny Farthing Mews will mean that the extent of shadow on the ground to the south east of these houses largely laid out as hard standing parking and manoeuvring space will reduce.
- 2.3 The development to the south is a three story, relatively modern, development known as The Mews (also known as Bushy Park Mews). This terrace of eight properties was originally designed for office use. Some have been converted to residential use pursuant to permitted development prior approval decisions in a variety of configurations. This terrace sits tight

against south boundary of the site and is in terms of amenity a bad neighbour to the application site.

- 2.4 As referred to above the individual windows to each of these properties has been tested using a computer model to establish the existing and proposed VSC and ADF: the table also shows the pre-amended results which show that in all cases the revised design has resulted in improvements to the VSC figures.
- 2.5 **No 1 The Mews:** On the ground floor this building is now configured as a two bedroom flat with the bedrooms on the north side facing the development. The east bedroom has a full height glazed double door c.1.7m wide and a standard window c.0.8m wide. The west bedroom has a standard window c.0.8m wide. The results show that while there will be a reduction from the existing VSC this is not below 0.8 of the existing value and therefore accords with BRE advice
- 2.6 The first floor is also configured as a two bedroom flat with the bedrooms on the north side facing the development. Both rooms have c.1.7m wide windows. The results show that there will be a reduction from the existing VSC below 0.8 of the existing value. In considering this regard needs to be given to the fact that the building which has been converted from offices under permitted development rights sits less than 2m from the boundary with the application site and that it is not a prime living area or kitchen and the consequential impact on the amenity of this property will be negligible.
- 2.7 The second floor is configured as a one bedroom flat and has a later addition of a full width balcony facing north across the site with central double doors and windows either side. The results show that while there will be a reduction from the existing VSC this is not below 0.8 of the existing value and therefore accords with BRE advice.
- 2.8 **No 2 The Mews:** On the ground floor this building is now configured as a two bedroom flat with the bedrooms on the north side facing the development. The bedrooms each have a full height glazed door c.0.8m wide and a standard window c.0.8m wide. The results show that there will be a reduction from the existing VSC below 0.8 of the existing value. In considering this regard needs to be given to the fact that the building which has been converted from offices under permitted development rights sits less than 2m from the boundary with the application site and that it is not a prime living area or kitchen and the consequential impact on the amenity of this property will be negligible.
- 2.9 The first floor is also configured as a two bedroom flat with the bedrooms on the north side facing the development. Both rooms have c.1.7m wide windows. The results show that there will be a reduction from the existing VSC below 0.8 of the existing value. In considering this regard needs to be given to the fact that the building which has been converted from offices under permitted development rights sits less than 2m from the boundary with the application site and that it is not a prime living area or kitchen and the consequential impact on the amenity of this property will be negligible.
- 2.10 The second floor is configured as a one bedroom flat with the bedroom on the north side facing the development. It also has a later addition of a full width balcony facing north across the site with central double doors and windows either side. The results show that while there will be a reduction from the existing VSC this is not below 0.8 of the existing value and therefore accords with BRE advice.
- 2.11 **No 3 The Mews:** On the ground floor this building is now configured as a two bedroom flat with the bedrooms on the north side facing the development. The west bedroom has a full height glazed double door c.1.7m wide and a standard window c.0.8m wide. The east bedroom has a standard window c.0.8m wide. The results show that while there will be a reduction from the existing VSC this is not below 0.8 of the existing value and therefore accords with BRE advice.

- 2.12 The first floor is also configured as a two bedroom flat with the bedrooms on the north side facing the development. Both rooms have c.1.7m wide windows. The results show that while there will be a reduction from the existing VSC this is not below 0.8 of the existing value and therefore accords with BRE advice.
- 2.13 The second floor is configured as a two bedroom flat with one bedroom and a living room on the north side facing the development. It also has a later addition of a full width balcony facing north across the site with full height double doors to each room. The results show that while there will be a reduction from the existing VSC this is not below 0.8 of the existing value and therefore accords with BRE advice.
- 2.14 **No 4 The Mews:** On the ground floor this building is now configured as a two bedroom flat with the bedrooms on the north side facing the development. The west bedroom has a full height glazed double door c.1.7m wide and a standard window c.0.8m wide. The east bedroom has a standard window c.0.8m wide. The results show that while there will be a reduction from the existing VSC this is not below 0.8 of the existing value and therefore accords with BRE advice.
- 2.15 The first floor is in office use with two c.1.7m wide windows facing north. While the results show that there will be a marginal reduction from the existing VSC below 0.8 of the existing value this is not considered to be material to the function of the office use of this floor
- 2.16 **No 5 The Mews:** Is in commercial use. While the results show that there will be a marginal reduction from the existing VSC below 0.8 of the existing value this is not considered to be material to the function of the office use of this floor
- 2.17 **No 6 The Mews:** On the ground floor this building is now configured as a two bedroom flat with the bedrooms on the north side facing the development. The west bedroom has a full height glazed double door c.1.7m wide and a standard window c.0.8m wide. The east bedroom has a standard window c.0.8m wide. The results show that there will be a reduction from the existing VSC below 0.8 of the existing value. In considering this regard needs to be given to the fact that the building which has been converted from offices under permitted development rights sits less than 2m from the boundary with the application site and that it is not a prime living area or kitchen and the consequential impact on the amenity of this property will be negligible.
- 2.18 The first floor is also configured as a two bedroom flat with the bedrooms on the north side facing the development. Both rooms have c.1.7m wide windows. The results show that there will be a reduction from the existing VSC below 0.8 of the existing value. In considering this regard needs to be given to the fact that the building which has been converted from offices under permitted development rights sits less than 2m from the boundary with the application site and that it is not a prime living area or kitchen and the consequential impact on the amenity of this property will be negligible.
- 2.19 The second floor is configured as a one bedroom flat with the bedroom on the north side facing the development. It also has a later addition of a full width balcony facing north across the site with central double doors and windows either side. The results show that while there will be a reduction from the existing VSC this is not below 0.8 of the existing value and therefore accords with BRE advice.
- 2.20 **No 7 The Mews:** No records of change from offices to C3 residential have been identified for this building but it is believed that it has been converted. The results show that there will be a reduction from the existing VSC on the ground floor but not below 0.8 of the existing value and that the margin below 0.8 of existing value on the first floor is marginal.

- 2.21 **No 8 The Mews:** On the ground floor this building is now configured as a one bedroom flat with the bedroom on the north side facing the development. This has a full height glazed double door and side lights extending across most of the width of the elevation. The results show that while there be a reduction from the existing VSC this is well above 0.8 of the existing value.
- 2.22 The first and second floors are configured as two one bedroom duplex units with the one facing the site having a LKD on tn the first floor and a bedroom on the second floor The results show that while there will be a reduction from the existing VSC this does not fall below 0.8 of the existing value.
- 2.23 **Sunlight** As the properties in The Mews are due south of the application site there is specific requirement to test this however as the attached assessment shows that for the most part the level of reduction is limited and for most windows above 0.8 existing value.

3.0 CONCLUSION

Light to Adjacent buildings.

- 3.1 The Building Research Establishment Guide to Good Practice 2011 makes recommendations for the retention of daylight and sunlight in existing buildings adjacent to new developments.
- 3.2 These as set out at 2.3.47 of the most recent adopted Housing SPG published by the Mayor should be applied sensitively in urban settings, such as this, balancing the need to optimise housing output and the need for quantitative standards not to be applied rigidly.
- 3.3 The proposed development will have only a very limited effect upon the available daylight to rooms in the adjacent buildings to the south and where this falls below 0.8 it is in respect of bedrooms and on balance will not be seriously detrimental to the amenity of the occupiers of these buildings which themselves are a bad neighbour development being c.2m from the site boundary with the application site.

Daylight to Rooms within Proposed Development.

- 3.4 All proposed flats and houses have large windows and the layouts are configured so that rooms are not of excessive depth so that there is adequate ADF to all rooms.

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