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JUSTIN BOLTON • BARRY HOOD  
• ANDREW CARTMELL • CHRIS SKELT •  
NICK LANE • LIAM DUNFORD

1<sup>st</sup> March 2019

Dear David,

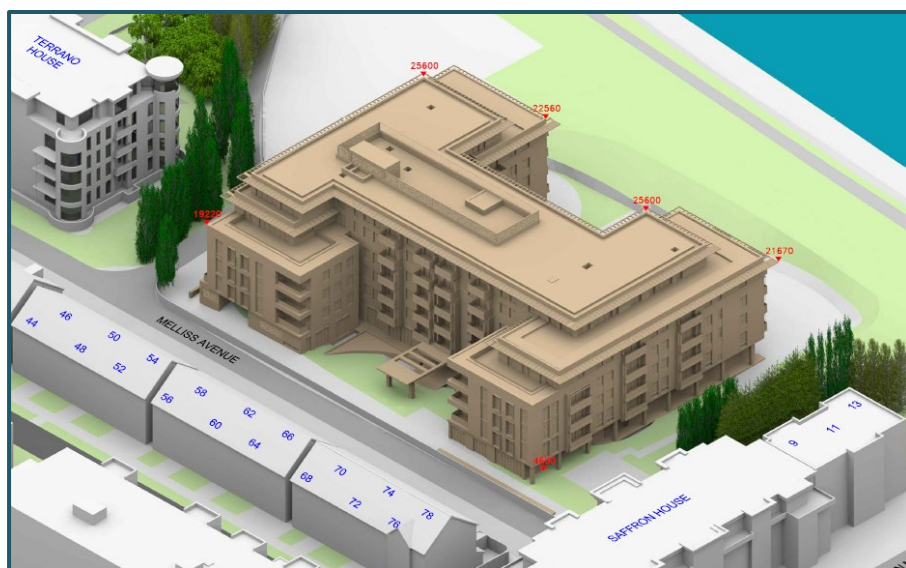
**Re: Kew Biothane Plant, Melliss Avenue – Daylight and Sunlight Update**

Point 2 Surveyors are the appointed Daylight and Sunlight advisers for the Kew Biothane Plant site on Melliss Avenue. We have worked closely with Red and Yellow and Marchese Partners to inform the design of the proposed development to ensure it responds appropriately to the constraints from the surrounding residential properties.

We were instructed to provide the Daylight, Sunlight and Overshadowing Report dated October 2018 (the 'Submitted Report') to accompany the planning application (reference number: 18/3310/FUL) for the demolition of existing buildings and structure, and redevelopment of the site to provide a 4-6 storey specialist extra care facility (the 'Submitted Scheme'). Since then, the Submitted Scheme has undergone some minor design alterations and this letter serves to provide a summary as to whether the changes will materially alter the findings of the Submitted Report.

The 'Updated Scheme'

The alterations include a reduction of the massing form at 6<sup>th</sup> floor level along the northern and southern wings and an infill of a 5<sup>th</sup> floor terrace on the south wing. Drawings showing our understanding of the Updated Scheme are included within Appendix 1 of this letter and below:



UPDATED SCHEME

### Changes in Daylight Effects to Surrounding Properties

We have only assessed the effects of the Updated Scheme upon 13 Woodman Mews which is located to the south of the site. This property is likely to have the most direct view of the scheme alterations and is therefore the property that is most likely to notice the changes in massing.

Within the Submitted Report, we considered the effects in three scenarios; with trees in full leaf; with trees without leaf; and without trees. For this additional assessment we have only undertaken an analysis without trees in place as this presents the worst case scenario for the purposes of identifying whether the Updated Scheme will give rise to any noticeable additional daylight effects.

We have included the results of our VSC and NSL daylight assessments for 13 Woodman Mews within Appendix 2. These can be cross referenced with the results in Appendix 8 of the Submitted Report. The Submitted Scheme caused a minimal affect to Woodman Mews which was completely BRE compliant for VSC and NSL when considering the trees. Although it was noted that one window (W1/10) was marginally below the BRE recommendations in relation to the VSC form of assessment when trees were not considered.

We have provided a summary table below which compares the daylight results between the two schemes. For the VSC form of daylight assessment, we have compared the retained levels of absolute VSC as this indicates the actual alteration in the view of sky from the centre of each window and for the NSL assessment we have compared the relative reductions in daylit area for each scheme:

13 Woodman Mews Daylight Comparisons							
VSC				NSL			
Window Ref.	Submitted Scheme Proposed VSC Levels	Updated Scheme Proposed VSC Levels	Change in Absolute VSC Levels	Room Ref.	Submitted Scheme Relative Reductions	Updated Scheme Relative Reductions	Difference in % Reductions
W1/10	25.20	25.07	0.13	R1/10	16.8%	17.7%	0.9%
W1/11	28.77	28.58	0.19	R1/11	8.7%	9.9%	1.2%
W1/12	30.95	30.79	0.16	R1/12	5.5%	6.3%	0.8%
W1/13	33.63	33.47	0.16	R1/13	6.4%	6.4%	0.0%
W2/13	33.37	33.23	0.14	R2/13	5.2%	5.1%	-0.1%

For VSC, the changes in the retained levels are fractional and all less than 0.2% VSC in absolute terms. A change of this scale would not be perceptible to the occupants of 13 Woodman Mews. In relation to the NSL form of daylight assessment the greatest difference in the relative reductions is again fractional (1.2%) and will not be noticeable. In addition, it is also worth noting that room R2/13 at third floor level experiences a fractional improvement in NSL when considered against the Submitted Scheme.

The windows that face towards the site are northerly-orientated so have not been considered for the APSH sunlight assessment in accordance with BRE methodology.



## Summary

In summary, it can be concluded that the design alterations arising from the Updated Scheme will have no material bearing on the findings and conclusions of our Submitted Report from a daylight and sunlight perspective. Any daylight alterations are fractional in scale and will not be perceptible to the occupants beyond those identified in relation to the Submitted Scheme.

It is not therefore anticipated that a full revised Daylight, Sunlight and Overshadowing Report be required to support the Updated Scheme.

If you have any comments or queries, please do not hesitate to contact me.

Yours sincerely,

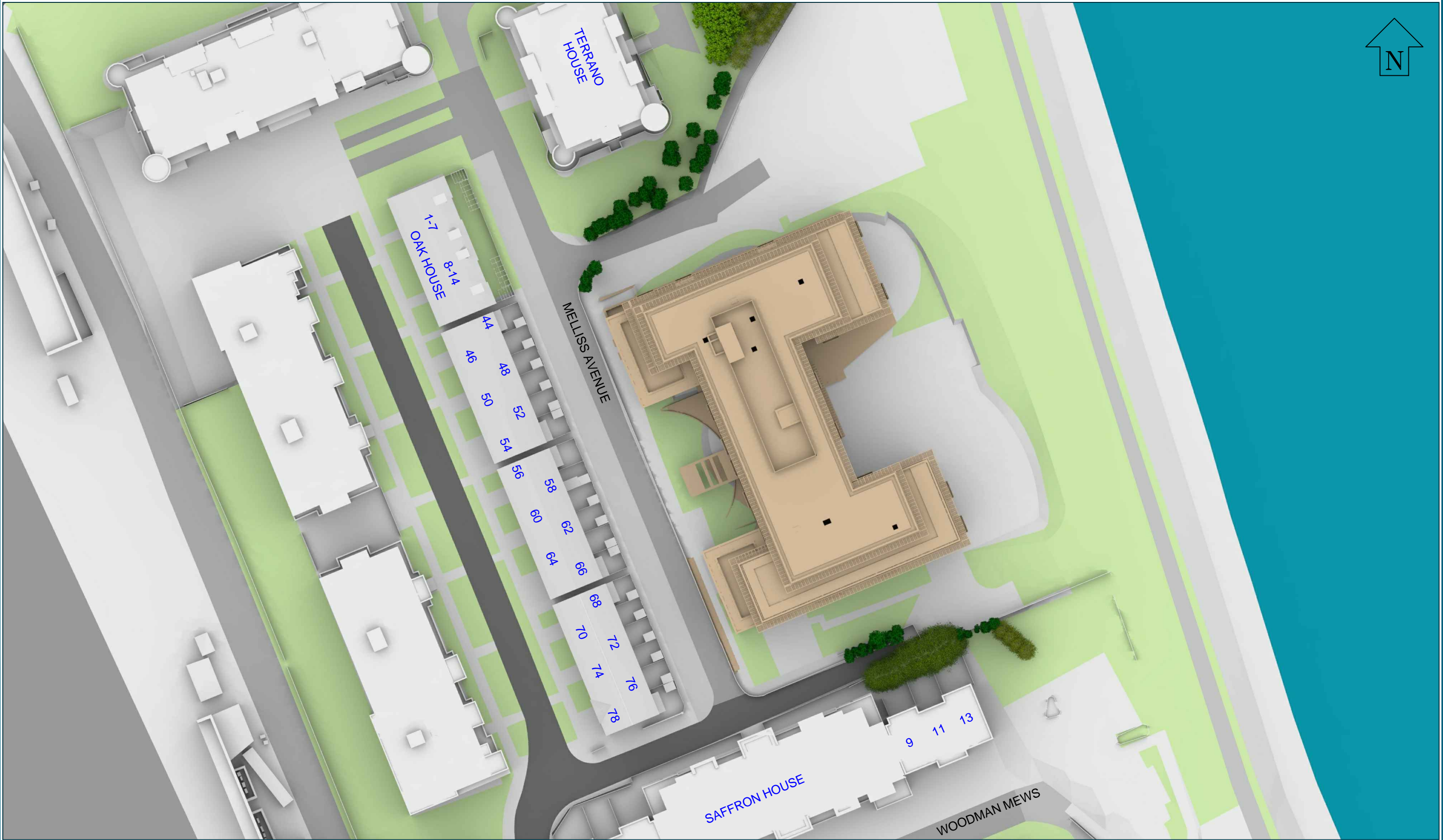
A handwritten signature in black ink, appearing to read 'Matt Harris'.

**Matt Harris**

Director

For and on behalf of Point 2 Surveyors

## Appendix 1 – Updated Scheme Visuals



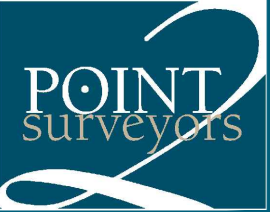
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Point Cloud Data  
Site Photos  
Marchese Partners  
Proposed Info (received 19/02/19)  
File Name: 190219 KEW model.rvt

Key: — Existing Buildings  
— Proposed Scheme

Project: Former Kew Biothane Plant

Title: Plan View  
Proposed Scheme 19/02/19  
Trees In Leaf

Point 2 Surveyors Ltd,  
3rd Floor,  
17 Slingsby Place,  
London WC2E 9AB  
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Scheme Confirmed: Marchese Partners

Date : 19/02/19

Drawn By: JF

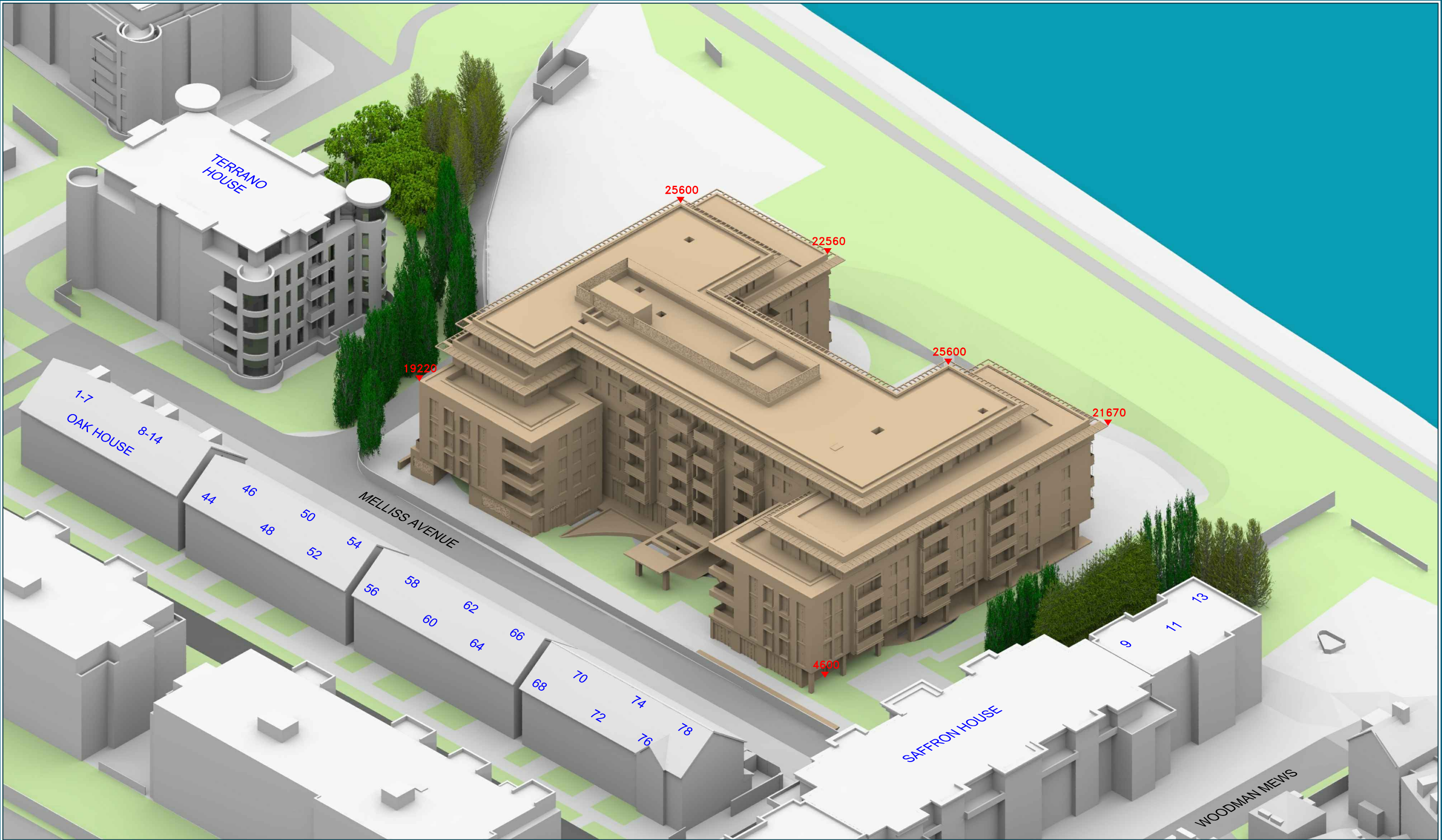
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Date: FEB 19

Dwg No: **P1572\_50**

Rel: 07





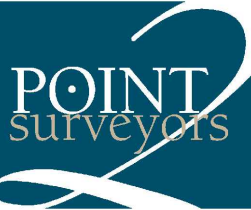
Sources: Point 2 Surveyors  
Point Cloud Data  
Site Photos  
Marchese Partners  
Proposed Info (received 19/02/19)  
File Name: 190219 KEW model.rvt

Key: — Existing Buildings  
— Proposed Scheme  
All Heights in mm AOD

Project: Former Kew Biothane Plant

Title: 3DView  
Proposed Scheme 19/02/19  
Trees In Leaf

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Scheme Confirmed: Marchese Partners

Date : 19/02/19

Drawn By: JF

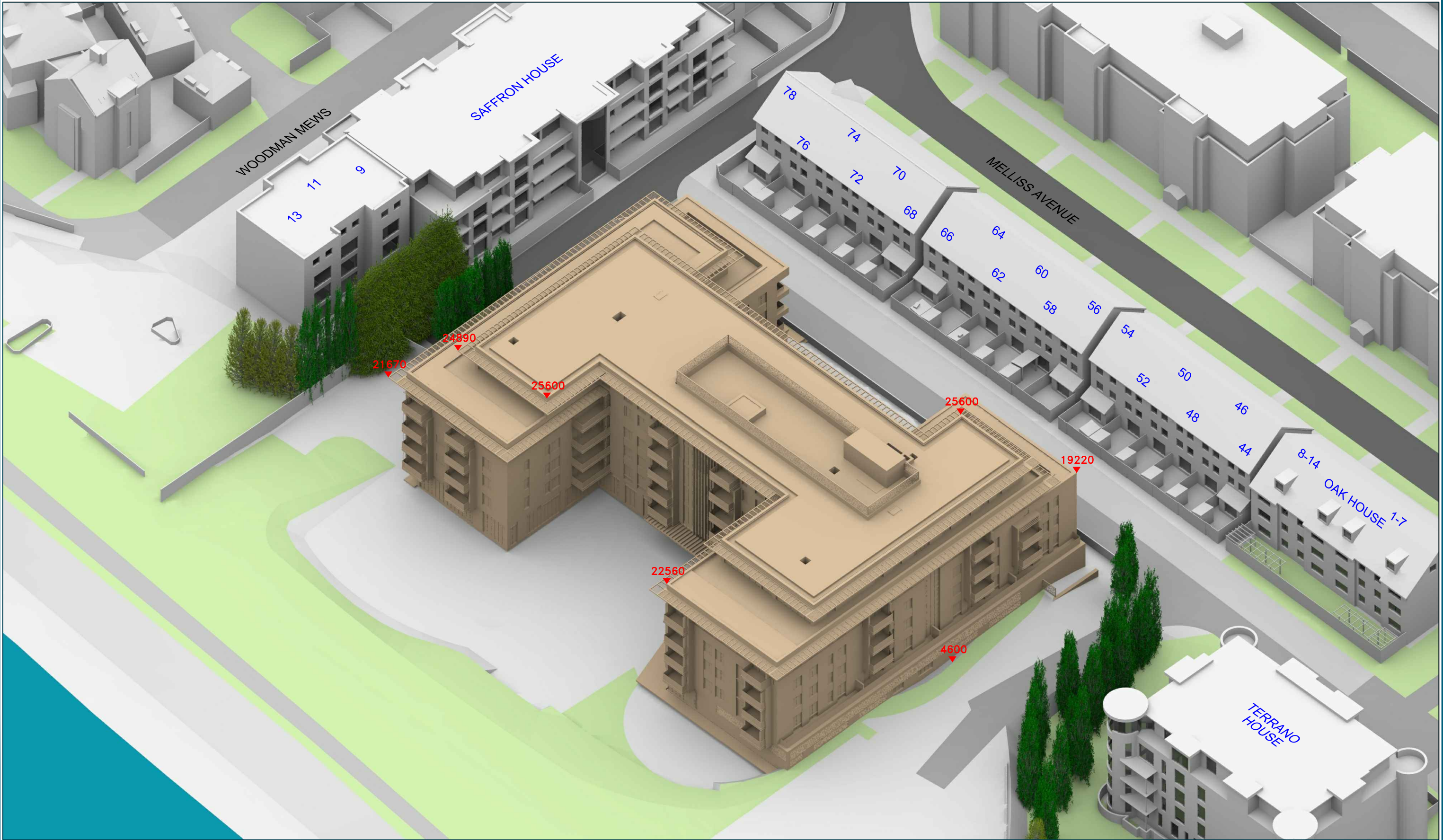
Scale: NTS

Date: FEB 19

Dwg No: **P1572\_51**

Rel: 07





Sources: Point 2 Surveyors  
Point Cloud Data  
Site Photos  
Marchese Partners  
Proposed Info (received 19/02/19)  
File Name: 190219 KEW model.rvt

Key: — Existing Buildings  
— Proposed Scheme  
All Heights in mm AOD

Project: Former Kew Biothane Plant

Title: 3D View  
Proposed Scheme 19/02/19  
Trees In Leaf

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Scheme Confirmed: Marchese Partners

Date : 19/02/19

Drawn By: JF

Scale: NTS

Date: FEB 19

Dwg No: **P1572\_52**

Rel: 07

## Appendix 2 – Daylight Results for the Updated Scheme



Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
13 WOODMAN MEWS						
R1/10	ASSUMED_KD	W1/10	33.64	25.07	8.57	25.48
R1/11	ASSUMED_DINING	W1/11	37.90	28.58	9.32	24.59
R1/12	ASSUMED_BEDROOM	W1/12	38.57	30.79	7.78	20.17
R1/13	ASSUMED_BEDROOM	W1/13	39.09	33.47	5.62	14.38
R2/13	ASSUMED_BEDROOM	W2/13	39.08	33.23	5.85	14.97

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	% Loss
13 WOODMAN MEWS						
R1/10	ASSUMED_KD	207.2	204.6	168.4	36.2	17.7
R1/11	ASSUMED_DINING	209.3	207.3	186.8	20.5	9.9
R1/12	ASSUMED_BEDROOM	209.3	207.3	194.2	13.1	6.3
R1/13	ASSUMED_BEDROOM	102.7	100.0	93.6	6.4	6.4
R2/13	ASSUMED_BEDROOM	102.7	100.8	95.7	5.1	5.1