Sanjay Sharma London Square **One York Road** Uxbridge **UB8 1RN** 



LONDON | WC2E 9AB

25<sup>th</sup> October 2019

Dear Sanjay,

#### **RE: GREGGS BAKERY, TWICKENHAM – DAYLIGHT AND SUNLIGHT**

Point 2 have been instructed by London Square to review the latest scheme produced by Assel Architecture for Greggs Bakery site, Gould Road, Twickenham (the 'Site').

The purpose of this review is to understand whether the massing has changed since the previous scheme produced and if these changes are likely to materially alter the results and conclusions outlined within the daylight, sunlight and overshadowing report produced by Point 2 in February 2019 (doc ref: 190218 – Greggs Bakery – Daylight, Sunlight and Overshadowing Planning Report).

The two schemes considered within this letter are as follows:

- > The Previous Scheme Issued to Point 2 on the 21<sup>st</sup> January 2019 and forms the basis of the February daylight and sunlight report. This scheme has been illustrated in drawings 1886\_10-12 located in Appendix 1. (The 'Previous Scheme')
- > The Proposed Scheme Issued to Point 2 on the 10<sup>th</sup> October 2019 which has been illustrated in drawings 1886 16-18 located in Appendix 1 (the 'Proposed Scheme')

Please note that this is a desktop review and no further technical analysis has been undertaken.

In order to understand where the massing has changed between the two schemes, we have produced an overlay of the two, which have been included within Appendix 2. The Previous Scheme has been illustrated in 'brown' and the Proposed Scheme in 'green'.

As can be seen in the various images the Proposed Scheme doesn't materially differ from that of the Previous Scheme and in some instances the massing has been reduced, which can be seen in the massing directly to the rear of 63 and 65 Norcutt Road.

In consideration of this, it is our professional opinion that the results within the February daylight, sunlight and overshadowing report will not materially change should the Proposed Scheme be considered and therefore the conclusions within the report remain the same.

**Yours Sincerely** 

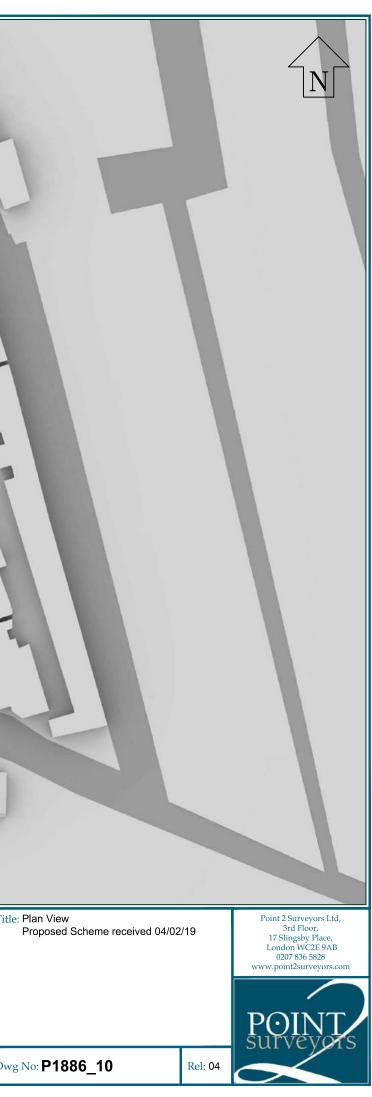
**Andrew Gilmour** Senior Surveyor For and on behalf of Point 2 Surveyors

RIGHTS TO LIGHT | DAYLIGHT & SUNLIGHT | DAYLIGHT DESIGN | PARTY WALL & NEIGHBOURLY MATTERS | MEASURED SURVEYING | BIM LONDON OFFICE: 17 SLINGSBY PLACE, LONDON, WC2E 9AB | 0207 836 5828 point2.co.uk OXFORD OFFICE: 7 OASIS PARK, EYNSHAM, OXFORD, OX29 4TP | 01865 881 882

## Appendix 1: Site Plan & 3D Drawings

#### Previous Scheme

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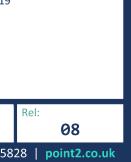
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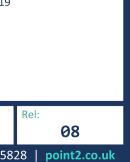




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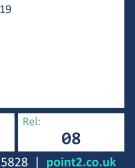


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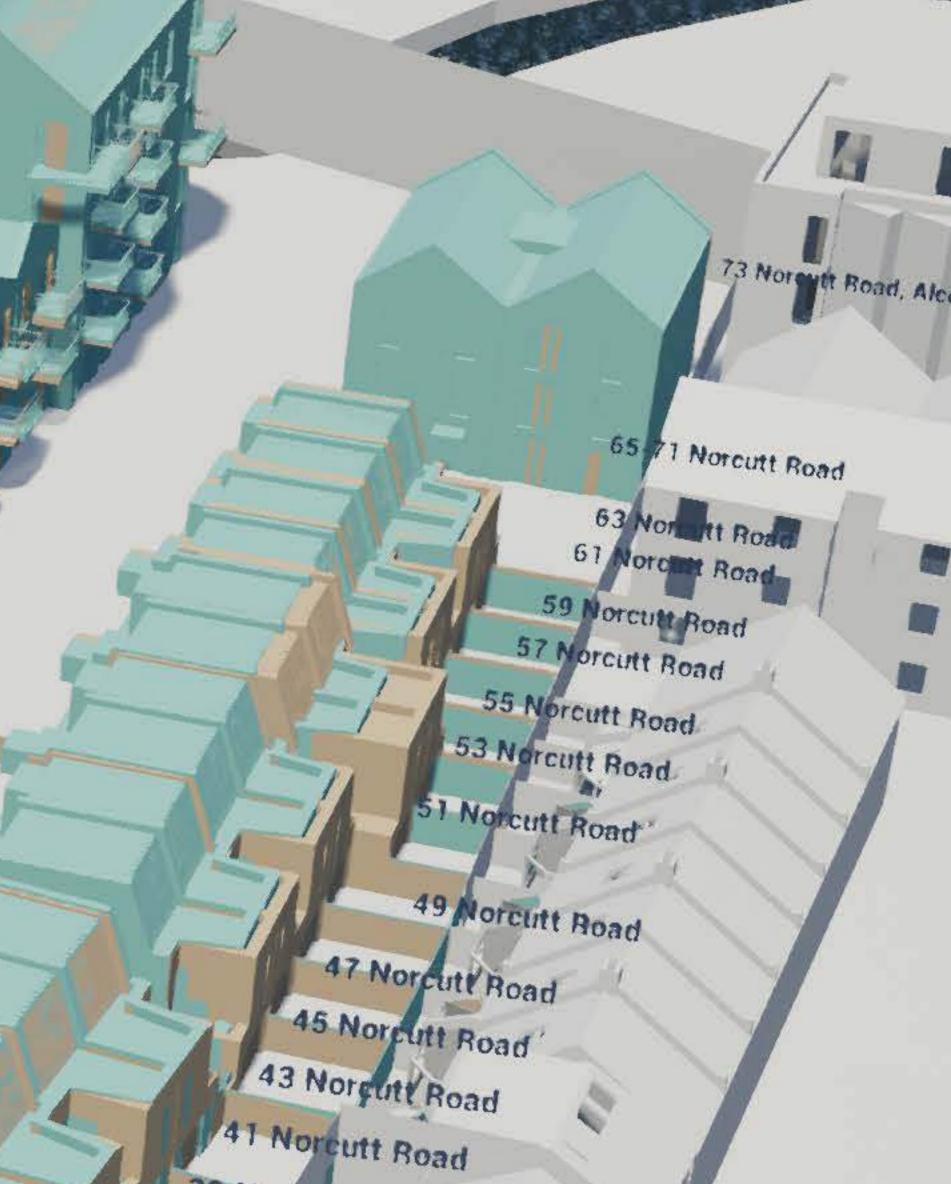




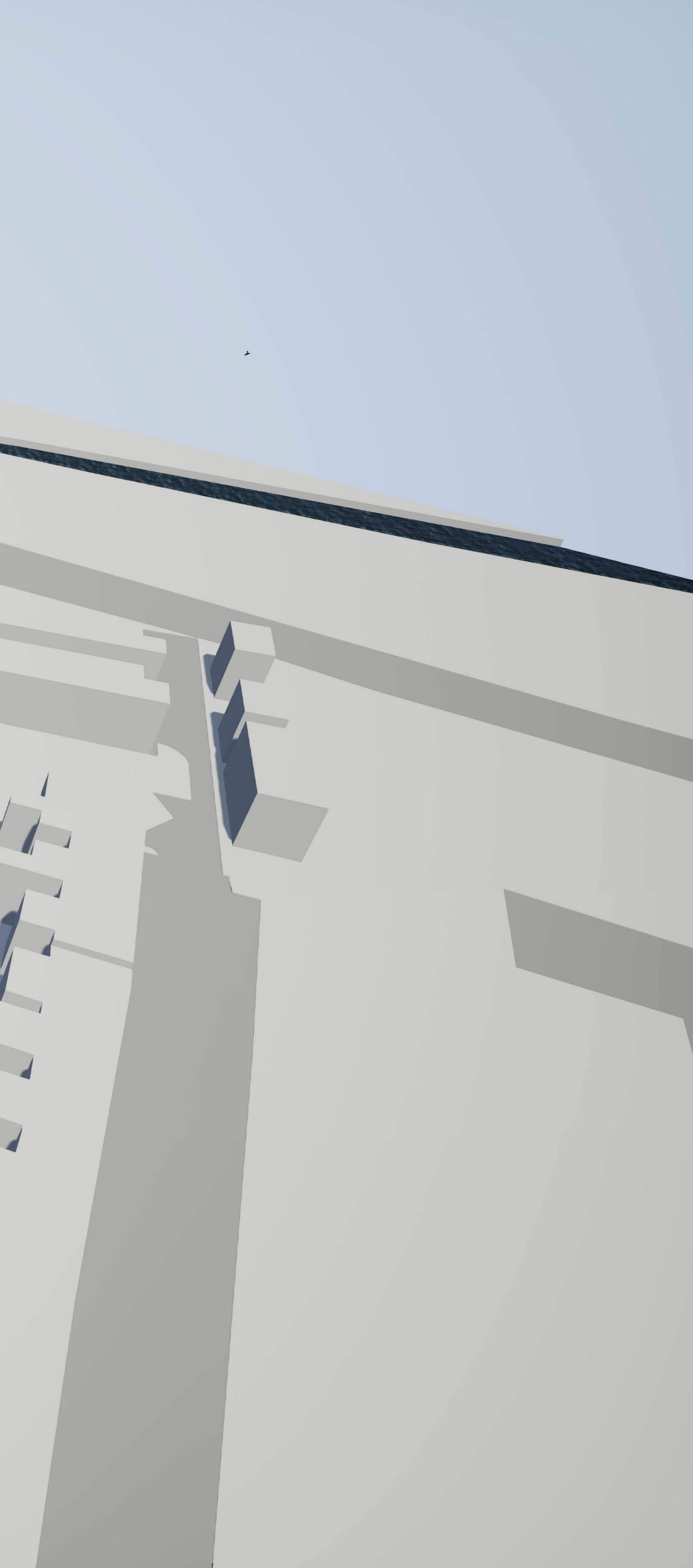



# **Appendix 2:** Overlay Drawings

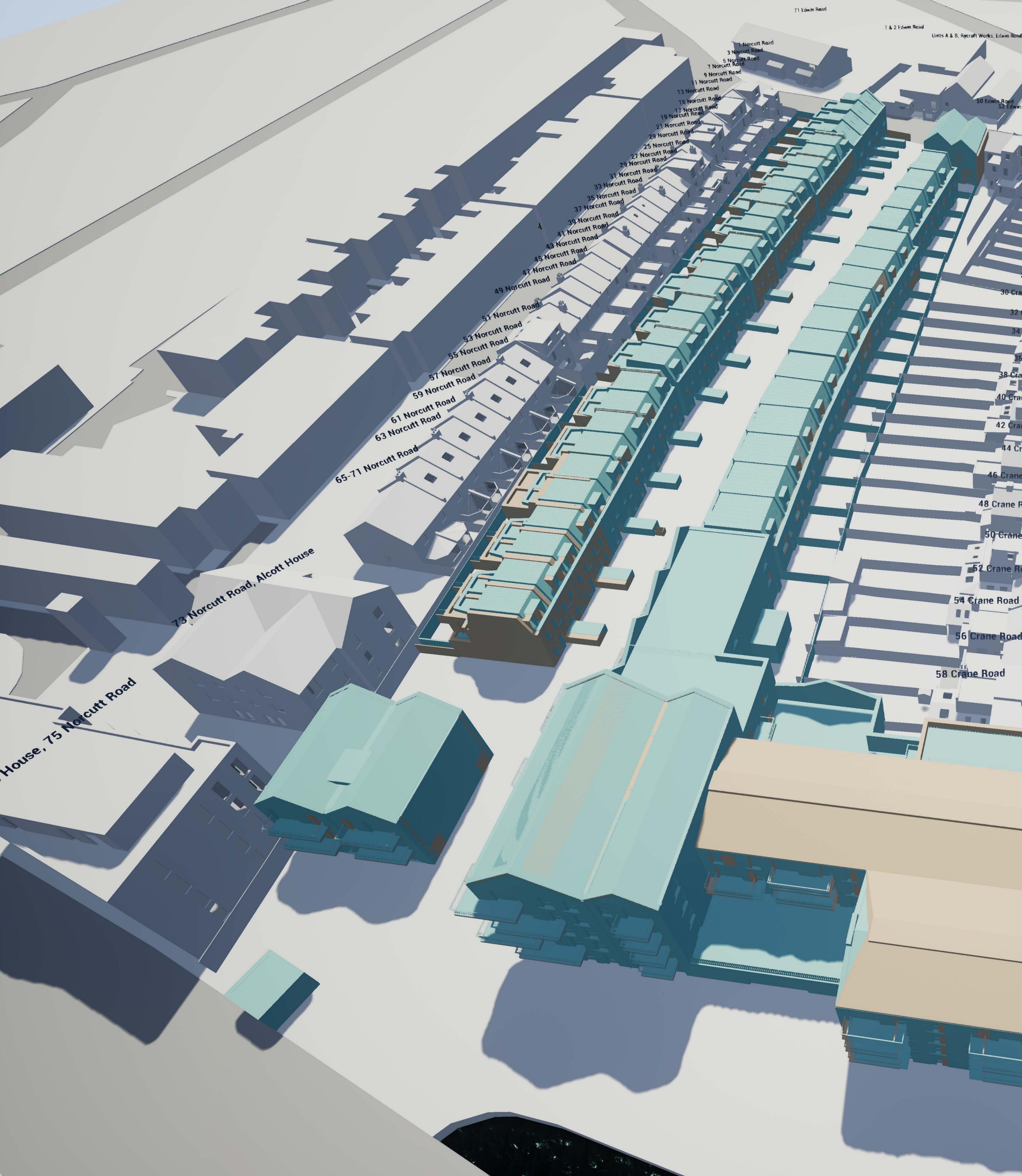




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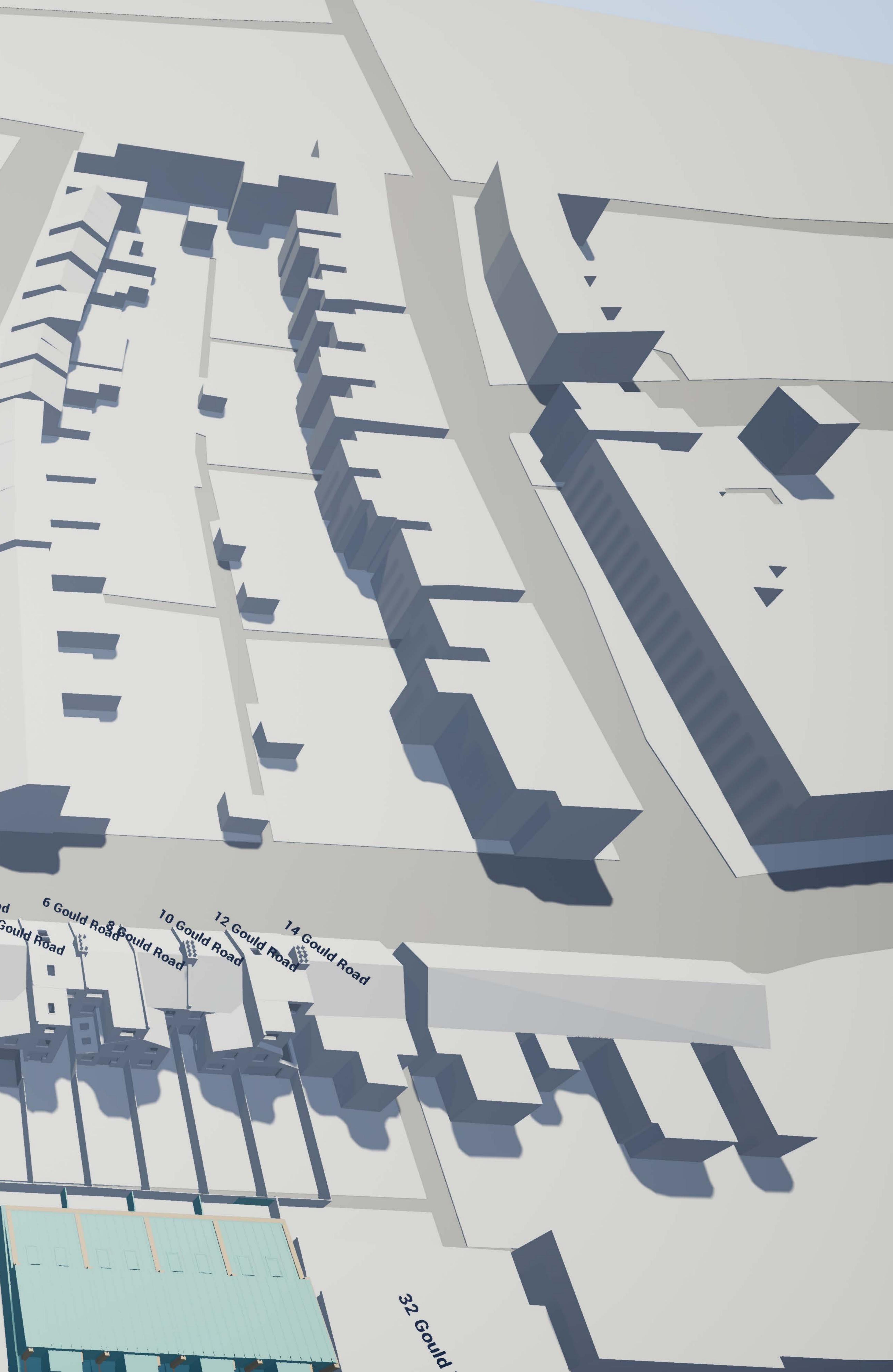
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
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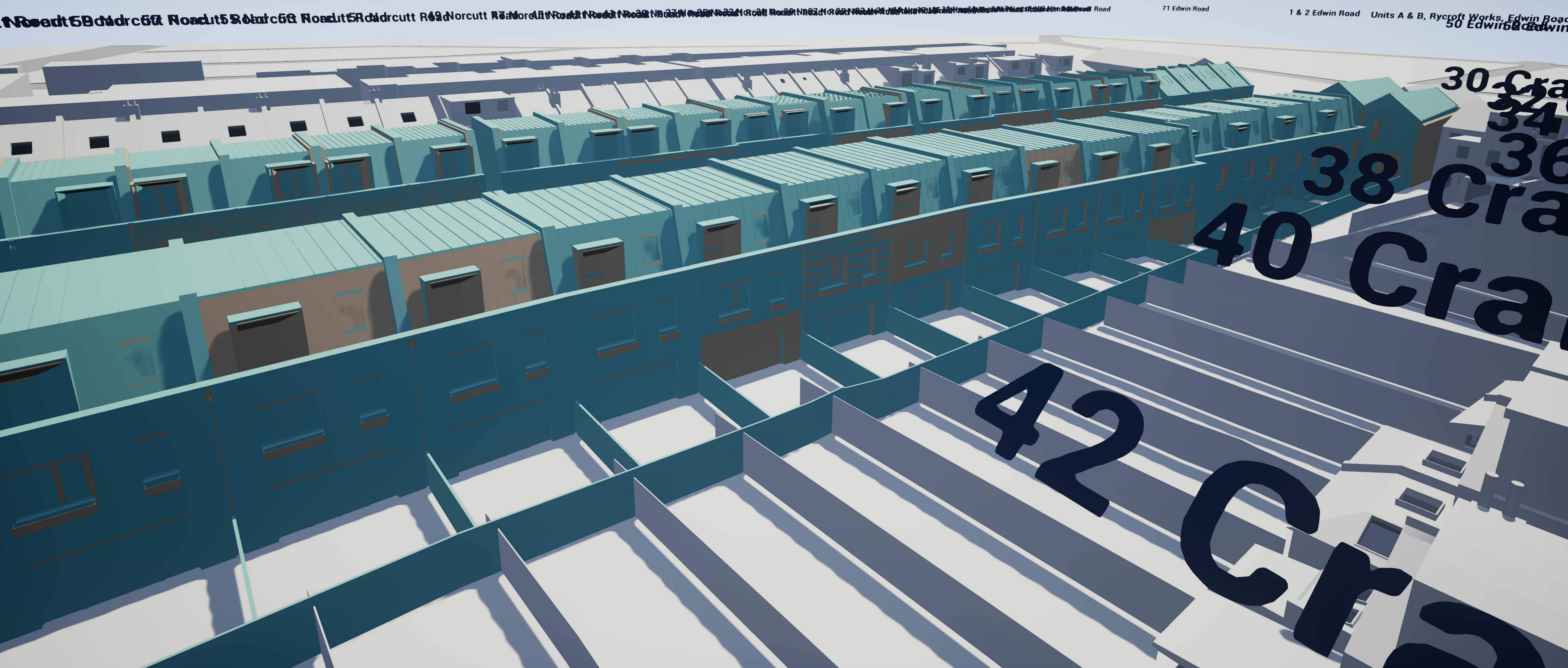
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