

File Note

The Proposed Development at Ham Close, Ham, Richmond upon Thames, TW10

- 1.1 Avison Young were instructed by Hill Residential to advise on daylight, sunlight and overshadowing matters in relation to the Proposed Development at Ham Close, Ham.
- 1.2 As a result of submitting the application, Richmond Upon Thames Council have requested for further information be submitted discussing whether any adverse overshadowing effects may occur to the roof top entrances/gardens outside No.'s 65-77 Ham Street and No.'s 1-14 Ashburnham Close. The location of these spaces is outlined below in yellow within Figure 1 and an aerial image is provided at Figure 2.



Figure 1 - Location of Roof Top Entrances Outlined in Yellow



Figure 2 - Image of 65-77 Ham Street and 2-14 Ashburnham Road's Roof Top Entrance Ways

- 1.3 Detailed assessments to these spaces were not deemed necessary as part of the original application, as although some properties have used the area immediately outside their property as an amenity space, it is clear from the image set out at Figure 2, that the main purpose of this space is to allow access to each of the properties, rather than as private gardens/amenity spaces.
- 1.4 AY have however discussed the overshadowing results to these spaces in more detail below:
- 1.5 The rooftop entrance/amenity spaces which adjoin No.'s 2-14 Ashburnham Road, are north facing and are therefore already overshadowed by their own building's massing for the majority of the day on the assessment date of the 21st March. However, when looking at the Transient Overshadowing images, in the existing scenario these spaces will enjoy sunlight to over 50% of their area between 2:30pm/3:00pm-5:00pm.
- 1.6 With the Proposed Development in place, the additional shadow cast by the Proposed Development will not reach these spaces, until they are once again overshadowed by their own massing. Each of these spaces will therefore continue to enjoy the same levels of

sunlight as in the existing condition which exceeds the recommended criteria as set out in the BRE guidelines, which states a space should enjoy 2hrs of sun on ground to over 50% its area.

- 1.7 The rooftop entrance spaces which adjoin No.'s 65-77 Ham Street, enjoy 2hrs of sun on ground to over 50% of their space from 10am through to 3pm on the 21st March in the existing condition. With the Proposed Development in place, this remains the same. Therefore, it can be concluded that each of these spaces will continue to enjoy a very good level of sunlight in accordance with the BRE Guidelines.
- 1.8 A copy of the Transient Overshadowing analysis results are appended to this document for reference.

Appendix 1
21st March Transient
Overshadowing Analysis Plots



07:00







07:00



08:00



08:00

- Key:
-  Existing
 -  Proposed
 -  Consented
 -  Surrounding Context

Sources of information

Existing building

Accucities: 28 Jan 2022
002429_Ham Close, Richmond_HD_MASTER

Surrounding buildings

Accucities: 28 Jan 2022
002429_Ham Close, Richmond_HD_MASTER

Proposed building

Info received 25 Feb 2022
2D scheme freeze drawing pack
Info received 28 Feb 2022
3D model

Project Name

Ham Close, Richmond

Drawing Title

Transient Shadow analysis

21st March

Drawn By

MF

Scale @ A3

-

Date

March 2022

Project No.

HA167_22

Drawing No.

Rel 02/300

Revision

-

**AVISON
YOUNG**

65 Gresham Street, London, EC2V 7NQ
08449 02 03 04 www.avisonyoung.co.uk



09:00







09:00



10:00



10:00

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Rel 02/301

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11:00







11:00



12:00



12:00

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21st March

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Date

March 2022

Project No.

HA167_22

Drawing No.

Rel 02/302

Revision

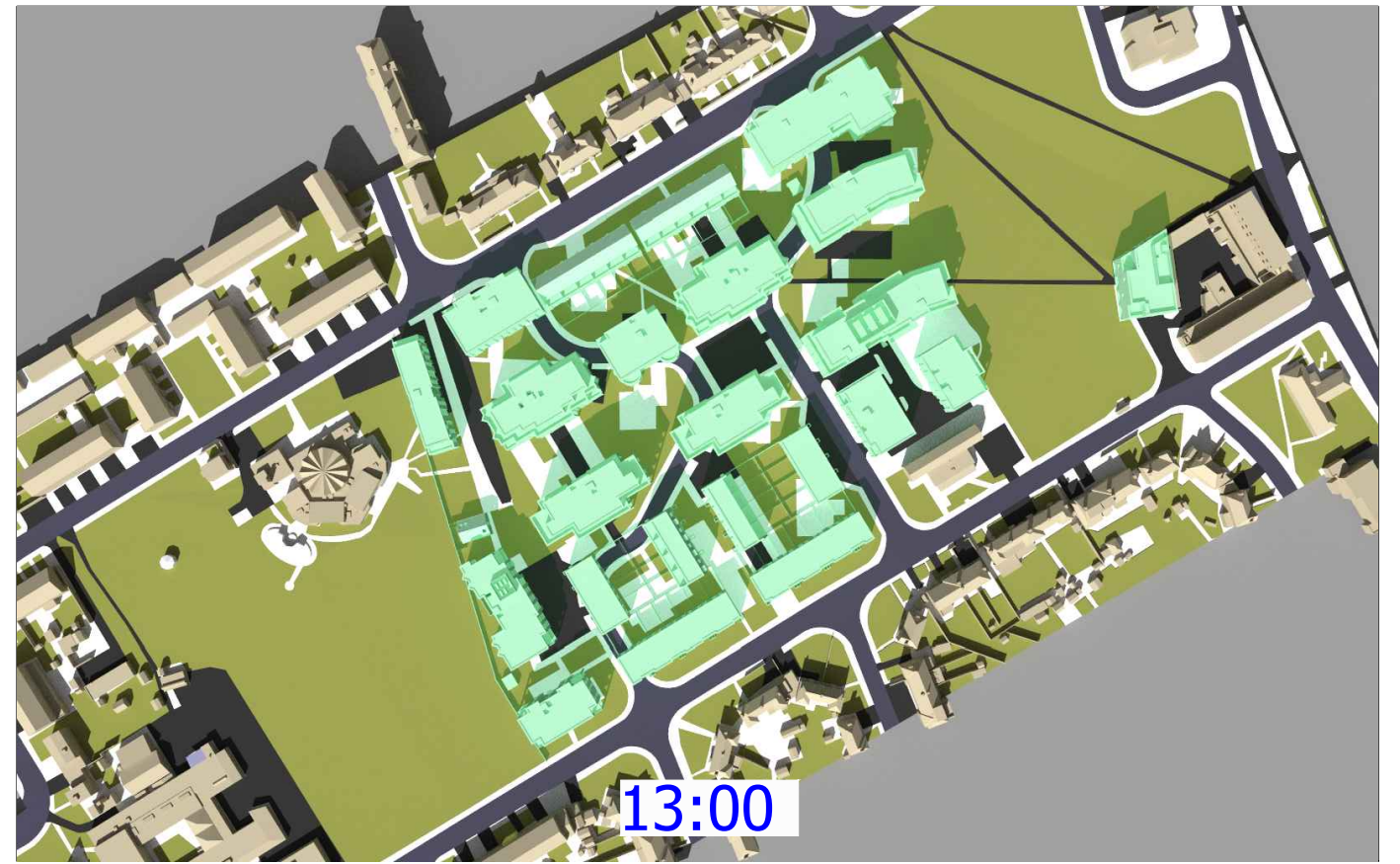
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08449 02 03 04 www.avisonyoung.co.uk



13:00







13:00



14:00



14:00

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Drawing Title

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21st March

Drawn By

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Scale @ A3

-

Date

March 2022

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Drawing No.

Rel 02/303

Revision

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15:00







15:00



16:00



16:00

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Drawing Title

Transient Shadow analysis

21st March

Drawn By

MF

Scale @ A3

-

Date

March 2022

Project No.

HA167_22

Drawing No.

Rel 02/304

Revision

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17:00







17:00



18:00



18:00

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