



4th Floor Holborn Tower
137-144 High Holborn
London WC1V 6PL
+44 (0)20 7148 6290
info@eb7.co.uk
www.eb7.co.uk

Lucy Thatcher
London Borough of Richmond upon Thames

27 February 2023

Dear Lucy,

Re: Stag Brewery – Daylight and Sunlight

EB7 Limited have been instructed to test the daylight and sunlight impacts for the proposed development at Stag Brewery.

Following submission of the Environmental Impact Statement and Internal Daylight and Sunlight Report, some queries / clarifications have been raised. As these queries have been raised by email, the original question is listed below in italics, with our response immediately following:

As the ES concludes there are some long term adverse impacts and therefore I will need to identify as a harm. Could Watermans identify if any of the significant impacts (albeit minor – major) derive from the school or Application A. I need to know this for the planning balance.

We assume the above questions relates to whether the school (Application B – ref:22/0902/FUL) would cause significant impacts in isolation. If this is not the case, please advise.

The technical analysis undertaken to date has considered the ‘worst case’ scenario, namely all elements of the proposed development (being both Application A and B) coming forward at the same time. Drawings showing the assessment scenario are provided at Appendix 18.1 of the Environmental Impact Assessment submitted with Application A. As such, we have not considered the isolated impacts of the school.

Upon review of the Application B massing and the proposed development massing already submitted, it is likely that the school would not have a significant effect upon daylight or sunlight.

Updated IDS does not reference bedrooms – why/should it?

We assume this is a query in regard to sunlight as the compliance rate for bedrooms has not been explicitly stated.. The BRE guidelines 2022 at paragraph 3.1.10 provides that “for dwellings, at least one habitable room, preferably a living room, should meet at least the minimum criterion”. As such, whilst all rooms have been tested for sunlight and presented in the results (page 103 onwards), there is no requirement to provide a standalone compliance rate for bedrooms as technically these rooms have the lowest requirement for sunlight. In line with the BRE 2022 guidance, we have now provided the compliance rates per unit and to living rooms in response to the next query.

Updated IDS does not provide a % of units which comply – can it?

We again assume this query relates to sunlight as the BRE guidelines 2022 allows for the consideration of the unit results.

We have reviewed our analysis and note that 74% of residential units would have at least one room seeing sunlight levels in line with the targets. Further to this, the compliance rate for just living rooms is 66%. Given the size of the scheme, this is considered a good level of compliance.

I trust the above provides the information you need at this time, but please do not hesitate to contact me should you need anything further in this regard.

Yours sincerely,



Parisha Pancha

Associate

For and on behalf of eb7 Ltd