



17 SLINGSBY PLACE  
LONDON | WC2E 9AB

Smruti Patel  
Avison Young  
65 Gresham Street  
London  
EC2v 7NQ

(Our Ref:1685)

6<sup>th</sup> September 2023

Dear Smruti,

**RE: 84 MANOR ROAD, NORTH SHEEN – PLANNING APPLICATION – DAYLIGHT & SUNLIGHT MATTERS**

I write further to your recent correspondence outlining the requirement to amend the proposed 84 Manor Road scheme to accommodate the Government's July 2023 announcement confirming their intention to mandate second staircases in new residential buildings above 18 metres, and the subsequent associated proposed design alterations that have been undertaken to comply.

Point 2 have been involved in the project since 2019 and were appointed to undertake technical analysis and assemble a daylight and sunlight report in July 2020 ("the July 2020 report") for the planning application (planning ref: 19/0510/FUL) ("the planning application") that subsequently secured resolution to grant.

Since the submission of the planning application, design amendments have been undertaken relating to rearrangement of the internal configurations to facilitate additional stair cores, minor external changes and footprint extensions resulting in an increased development floorspace of 2,037.2 sqm (GIA). Detailed information outlining the proposal has been made available by Assael Architects.

Having reviewed the planning application against the new proposal information, it is Point 2's professional judgement that the modifications made to the scheme are unlikely to materially alter the headline daylight and sunlight results as presented within the July 2020 report.

I trust this clarifies the daylight and sunlight position to surrounding residential buildings as a result of the 84 Manor Road, North Sheen new full planning application.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Elliot Smith". The signature is fluid and cursive, with a prominent loop at the end.

Elliot Smith  
Senior Surveyor  
For and on behalf of Point 2