

URBAN BUILDING SURVEYORS
CHARTERED BUILDING SURVEYORS

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5 June 2024

Dear Sirs

Rosedale Road TW9

I am asked to advise as regards daylight and sunlight on the proposal to modify the present arrangement of a small office unit.

I have visited site and taken photographs and measurements. I have considered your drawings 23227/P.05, P.06, and P.07.

The scheme has changed since my previous report of 26 February 2024, the main difference being that instead of creating a lightwell through the removal of part of the roof, an atrium or covered lightwell has been created by the installation of an area of glazed roofing.

In essence, a lightwell is to be introduced to the south east corner to give additional daylighting and some sunlighting to the basement and ground floors. The lightwell is full height to allow illumination of the basement.

At present no natural daylight reaches the basement floor, and whilst the first floor receives daylight and a little sunlight through the roof lights, the ground floor only receives a little daylight through the sunlights on the south roof slope and the fully glazed double doors to the west elevation.

In the proposal, the first floor remains lit as at present but with the addition of a little additional light received through the glazed roof area and from an additional roof light.

The first floor will receive a little more daylight and sunlight from over the roofs of the houses opposite through the glazing of part of the roof slope. Due to the height of the wall separating the office area from the atrium, the effect of the additional daylight will be minimal but the additional light from the side will give a brighter and more welcoming space.

The ground floor will receive some additional direct skylight through the glazed area of the roof slope and additional reflected light from the south and east walls internally, producing a brighter, pleasant and more welcoming space.

The basement floor, which at present receives no natural daylight or sunlight, will receive direct skylight through the lightwell. Part of the area of the main room at working plane height of 850mm will receive direct skylight, which will also be reflected from the south and east walls in what is effectively an atrium. This will create a far more friendly and welcoming space.

Any effect the removal of the roof might otherwise have on the first floor windows to the houses opposite is mitigated by the height of the wall separating the first floor office from the atrium.

The result is that any light pollution from the office will be at a similar level to that which already exists through the roof lights.

Kind regards

Yours faithfully

A handwritten signature in black ink, appearing to be 'D A Bowden', written over a horizontal line. The signature is stylized and somewhat abstract.

D A Bowden