



Our ref: KW10/J03K
Your ref:

12 May 2014

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Dear Luke

Re: Bacton Low Rise

Thank you for the package of revised drawings received on Friday. I note that the main issue I have been asked to comment on is the quality of light in the proposed additional flat between Blocks B1 and C but I have also reassessed the potential differences in impact arising from all of the other minor changes. Those changes can be divided into two main categories. First, there are minor changes to the heights, massing and profiles of the new blocks which need to be considered in respect of impact on existing neighbouring dwellings, and second, there are minor changes in the design of the new dwellings that could affect the quality of natural light received within those proposed new dwellings and therefore affect the amenity of the future occupants.

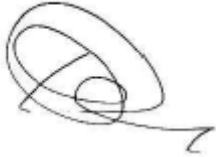
Starting with the proposed additional flat between Blocks B1 and C we are able to determine the likely adequacy of daylight and sunlight within that particular new dwelling from the results of the selected sample of rooms that was tested as part of the original planning application.

It was clear from our initial screening tests that all of the north facing rooms with windows with an outlook onto the railway embankment would comfortably meet the daylight standards from the British Standard Code of Practice for Daylighting, BS8206 Part 2, and the recommendations in Appendix C of the BRE Guidelines. The design, size and general window specification for the revised layout are not materially different from the rooms tested in our previous analysis and it is therefore clear that the north facing bedrooms that have an outlook onto the railway embankment will comfortably satisfy the target design standards in the British Standard Code of Practice. In addition, I note that the Living / Kitchen / Diner has the added benefit of a secondary source of natural daylight from a relatively large roof light located directly above the open plan kitchen area and when coupled with the light provided by the conventional vertical glazing on the principal south facing elevation, there is no doubt that the internal lighting conditions within that open plan L/K/D will be very high, and well above the target design standards. I can therefore conclude that it is unnecessary for any detailed modelling and testing to be undertaken at this stage but if necessary, we can model and test those particular rooms.

Turning to the minor changes to the general massing of the blocks and the minor detail changes to the window design and room layouts, I can confirm that none of those

changes will result in any material difference to the impact on the existing neighbouring dwellings, and on balance, there will in fact be a minor net improvement. I can also confirm that there will be no material change to the assessment of internal lighting conditions within the proposed new dwellings that would warrant the need to undertake detailed remodelling and testing.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'K' followed by a series of loops and a trailing line.

Kaivin Wong
Director