

<div>DESIGN NOTE</div> <div>Revision: 0</div> <div>Date: 12/02/2015 :: Purpose: Draft</div>		<div>XCO2 Energy Ltd.</div> <div>17-18 Hayward's Place :: Clerkenwell :: London :: EC1R 0EQ</div> <div>t: +44 (0) 20 7700 1000 :: f: +44 (0) 20 7183 6620</div> <div>w: www.xco2energy.com</div>	
Project:	92 Fitzjohn's Avenue		
Subject:	DSO items for the revised scheme at 92 Fitzjohn's Avenue		
Author:	SP	Approved:	RM

Executive summary

This document presents a summary of the Daylight, Sunlight and Overshadowing (DSO) impact of the revised proposal for the replacement dwelling at 92 Fitzjohn's Avenue, and highlights that the revised proposal will have no material adverse impact on any neighbouring windows or amenity spaces.

DSO assessment of the approved scheme (2013)

XCO2 has carried out a DSO assessment for 92 Fitzjohn's Avenue, based on the building massing of the approved scheme (application reference 2013/1448/C). The assessment results show that all assessed neighbouring windows and amenity spaces passed the daylight and sunlight targets set out in the BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair (2011). Therefore the approved scheme is not considered to result in any material impact to daylight and sunlight levels received by neighbouring properties.

Assessment of the revised scheme (current)

The revised scheme is a 4-bedroom single dwelling development distributed over the lower ground floor, upper ground floor and some limited development at first floor level.

In comparison to the approved scheme, the revised proposal is located further away from the north-western site boundary, and with two of the three first floor elements of the approved scheme being removed. The revised proposal has a smaller massing overall in comparison to the approved scheme, with the exception of a southwards projection at ground floor level which was not previously present. This part of the proposed building is in a similar position to the existing building footprint, but is narrower, more set back from the south-eastern site boundary, and is of a lower height than the existing building on site. There are also no neighbouring windows that are directly facing the southwards projection in close proximity of the site boundary.

A comparison of building footprints and massing of the existing building, the approved scheme and the revised proposal is shown in the following pages.

Conclusions

Overall, the massing of the revised proposal is smaller than the approved scheme and the existing building onsite. It can be concluded that the revised proposal at 92 Fitzjohn's Avenue will not have any material adverse impact in terms of daylight and sunlight access to neighbouring windows and amenity spaces.

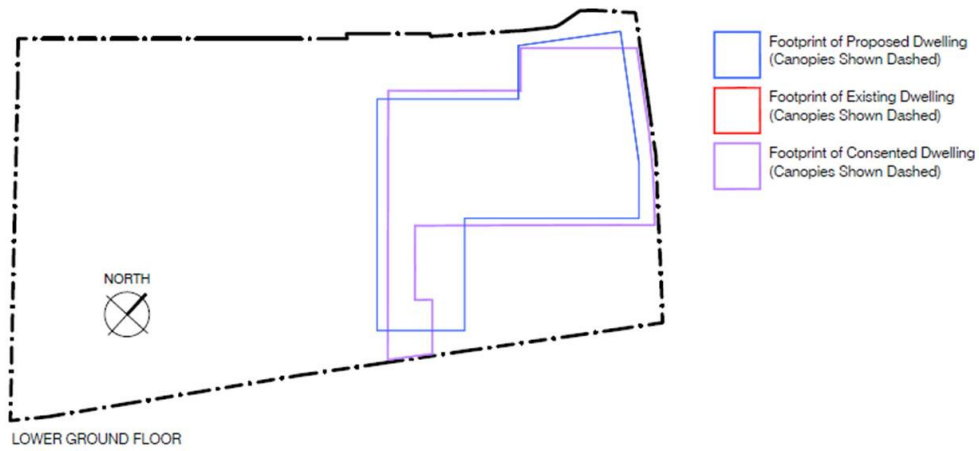


Figure 1. Comparison of building footprint at lower ground floor level

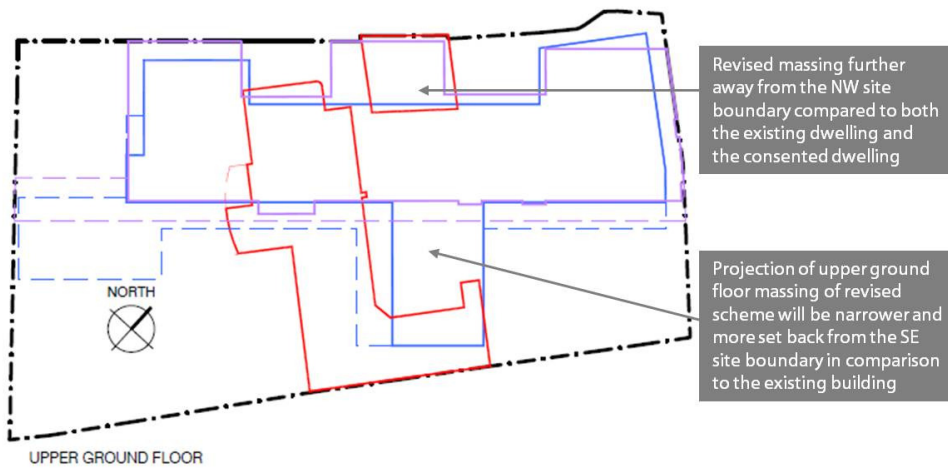


Figure 2. Comparison of building footprint at upper ground floor level



Figure 3. Comparison of building footprint at first floor level

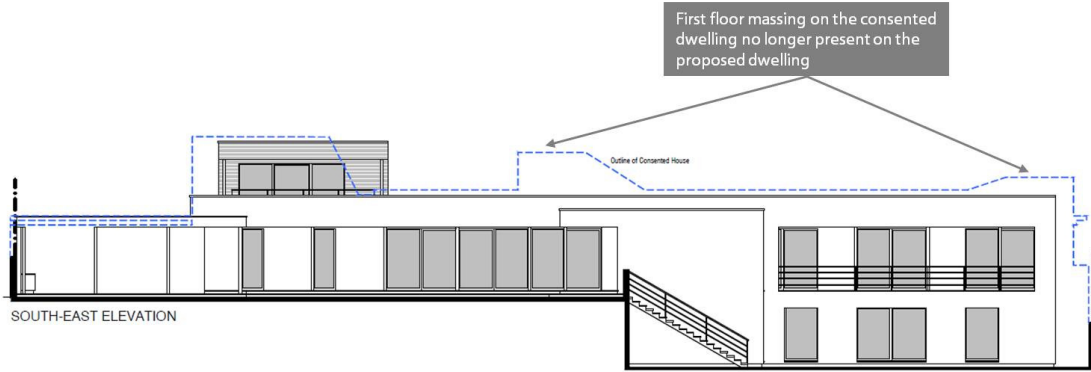


Figure 4. Comparison of building massing from the south-east elevation

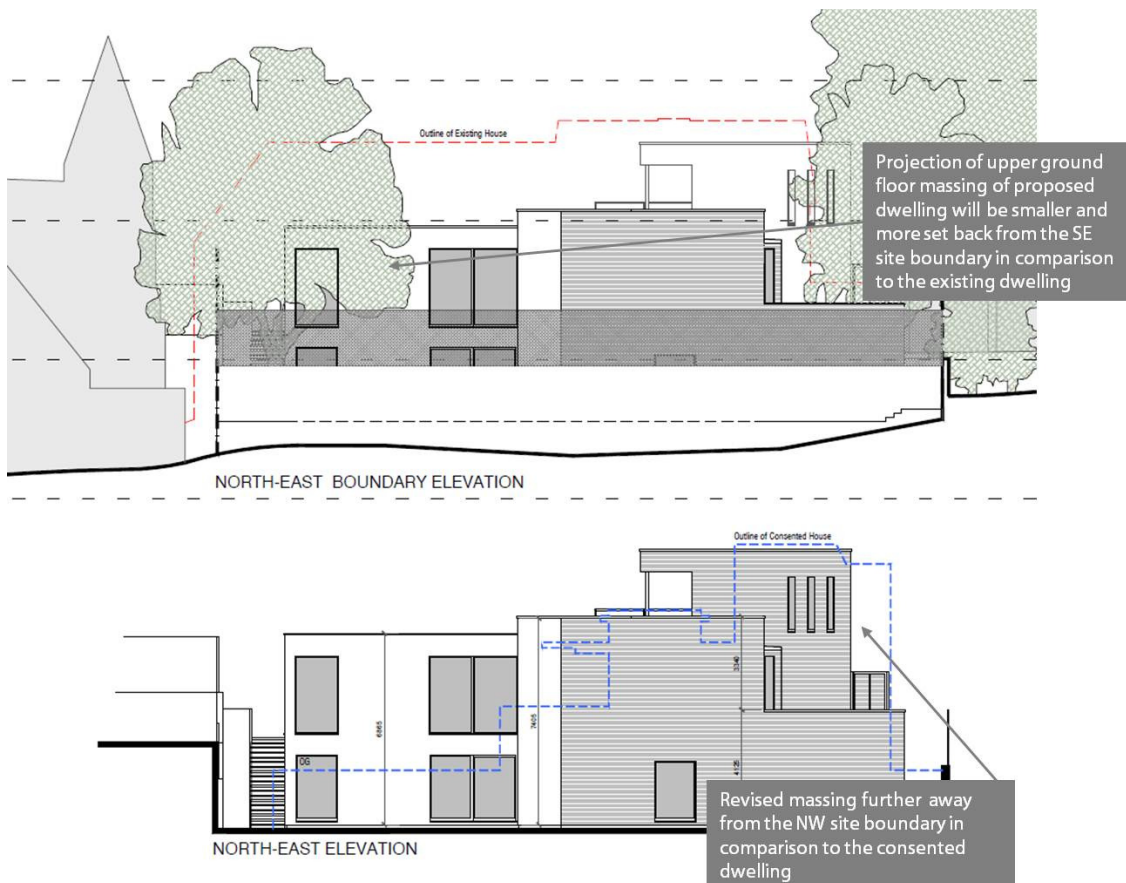


Figure 5. Comparison of building massing from the north-east elevation