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25 January 2016

**Re: RFC Pears Building – Daylight and Sunlight report**

Dear Eloise,

We have reviewed the further comments made by Ian McKenna at Malcolm Hollis in his letter dated 31 July 2015 and have responded below.

In regard to the first point raised it is our opinion that our comments remain valid. The secondary windows within the garden classrooms that face the site are generally small and high level or served by obscured glazing and as such the amenity provided by dappled shade is questionable. There would be a reduction in direct sunlight with the proposal in place, but again, the small or opaque windows within the site facing flank are not currently providing a significant amount of amenity in this respect. With the primary source of daylight on the facade facing away from the site it is our opinion that the issue is sufficiently mitigated as stated in our letter of the 16th January 2015.

In the fourth paragraph of the letter it is suggested that daylight distribution would not be appropriate to describe the room as "adequately lit" and that Average Daylight (ADF) should be used to assess this. The ADF is not a standard test for neighbouring properties as there are many variables that lead to its determination that are not known. The BRE states:

*"Use of the ADF for loss of light to existing buildings is not generally recommended".*

In any case, the rooms that are highlighted as receiving less than 2% ADF with the proposal in place are below this level without the proposal in place and as such this point has little merit. The results of the ADF test were presented in the data sheets of the original report and as such this information was available when reviewed.

With regard to daylight distribution the BRE guidance states:

*"The no sky line divides points on the working plane that can and cannot see the sky. Areas beyond the no sky line usually look dark and gloomy compared with the rest of the room, however bright it is outside. According the BS 8206-2, supplementary electric lighting will be needed if a significant*

*part of the working plane lies beyond the no sky line"*

In this case each room tested sees light across the vast majority of its working plane with the proposal in place and as such it would be our view that these rooms would be adequately daylight and not be reliant on supplementary electric lighting.

The fifth paragraph relates to sunlight amenity within the play spaces between the garden classrooms and the main school. The following was stated in the letter of the 16th January:

*"We note that this space would be largely overshadowed by the temporary buildings on the school site and as such, would only receive high angle sunlight. As a result, the impacts of the proposed scheme to the sunlight amenity to this area are unlikely to be significantly"*

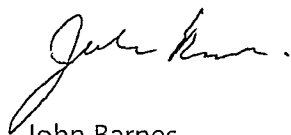
Technical analysis has now been undertaken to prove this as requested in the letter from Malcom Hollis. The results show that there would be no noticeable alteration (attached).

In relation to the penultimate paragraph, we have not applied a 40 degree rule as a justification. The reasoning discussed above relating the garden classrooms cover this point.

## **Conclusion**

In our opinion the information provided in the daylight and sunlight report submitted and letter responding to the initial points raised by Malcom Hollis was accurate and remains valid. No new points have been raised in the most recent letter from Malcolm Hollis, simply clarifications on points previously discussed. It is our view the appropriateness of the approach as contained within the section 106 agreement and committee report has not altered.

Kind Regards



John Barnes

Director