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PARKER HOUSE

## Daylight & Sunlight Addendum Statement

DIRECTOR:	JUSTIN BOLTON
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VERSION:	1
PROJECT:	P839



## **1 Introduction**

- 1.1 Point 2 Surveyors have been instructed to consider the daylight and sunlight effects of the Parker House redevelopment in respect of the proposed Non Material Amendments (NMA) to the consented scheme. This Addendum Statement follows on from the Daylight & Sunlight Report prepared by GVA Schatunowski Brooks dated November 2012 (The GVA Report).
- 1.2 The purpose of this Addendum Statement is to assess if the NMA will lead to any additional impact to the daylight and sunlight amenity enjoyed by existing neighbouring dwellings beyond that reported in the GVA Report. Consideration has also been given to the daylight quality within the new habitable rooms.

## **2 Methodology**

- 2.1 All daylight and sunlight assessments have been undertaken in accordance with the Building Research Establishment (BRE) Guidelines: 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2011, together with the standards contained in the British Standard Code of Practice for Daylighting, BS8206, Part 2.
- 2.2 The assessments have been run on the same 3 neighbouring residential properties identified in the GVA Report and the addendum has therefore been prepared on a 'like for like' basis.

## **3 Daylight & Sunlight Results to Neighbouring Properties**

- 3.1 The following 3 residential properties have been considered; 34-38 Parker Street, Powis House and 21-30 Parker Street.
- 3.2 The results demonstrate that all windows and rooms contained within these 3 buildings would achieve either no change in their daylight and sunlight condition or very minor reductions beyond the levels demonstrated by the consented scheme. The overall rate of compliance would remain unchanged and the results are therefore considered acceptable in accordance with the BRE guidelines.

## **4 Internal Daylight Amenity**

- 4.1 The NMA drawings prepared by Robin Partington & Partners Architects demonstrate minor changes to the internal layouts to a number of units. However, the size and location of the window glazing will remain consistent with the consented scheme.
- 4.2 The scale of the amendments is such that the overall rate of compliance with the British Standard Code of Practice would remain unchanged with improved levels of daylight amenity to Unit 17 at first floor level. The changes to the layouts are therefore considered acceptable.

## **5 Conclusion**

- 5.1 Overall, the effect of the proposed NMA will continue to demonstrate 'no unreasonable impact' as a result of the redevelopment of Parker House and the conclusions of the GVA Report would remain unchanged. The new dwellings will continue to achieve good levels of daylighting amenity in accordance with the British Standard Code of Practice.