

**Right of Light Consulting**

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## By Email

Ben Shaw  
John Rowan and Partners  
Craven House  
40 Uxbridge Road  
London  
W5 2BS

4 August 2016

Dear Mr Shaw

### **BRE Daylight and Sunlight Study – Redevelopment at West End Lane, London NW6 1SD**

We understand concern has been raised regarding the overshadowing created by the above development on the adjacent MUGA to the east of the site. In particular, concern is raised over the shadowing created in June after 4pm (when we understand school children often use the area in the summer months).

We have been asked by the local authority to produce overshadowing images for the afternoon/evening (in particular, at 6pm and 8pm on 21 June). Please find enclosed overshadowing images at these times. Whilst the images confirm that the proposal will create shadow over the MUGA at these times, we note that when interpreting the impact of such differences it must be borne in mind that nearly all structures will create areas of new shadow, and a degree of transient overshadowing of space is to be expected. This is particularly relevant in the context of urban environment when, designing to avoid all overshadowing, is usually not possible.

Notwithstanding the above, the shadow images also confirm that the area to the east of the MUGA, known as the Crowne Close Open Space (which is also used as an amenity/play space) will still receive a good level of sunlight at these times.

Finally, it is important to note that, even after the development, the MUGA and Crowne Close Open Space areas receive a significantly high volume of sunlight during the day throughout the whole year, particularly in the summer months (when the areas are most likely to be used by school children during the school holidays).

Following the above, we therefore remain of the opinion that the proposed development creates an acceptable level of overshadowing on the adjacent MUGA space.

**Company:**

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Registered in England and Wales  
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I hope the above is useful and please do not hesitate to come back to me if you have any queries.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'A. Fawell', written in a cursive style.

Anthony James Fawell B.Sc. (Hons)

Enc. Existing/Proposed Overshadowing Images (6pm & 8pm on 21<sup>st</sup> June).

# Shadow Analysis

## 156 West End Lane Shadow analysis 6pm & 8pm on 21 June

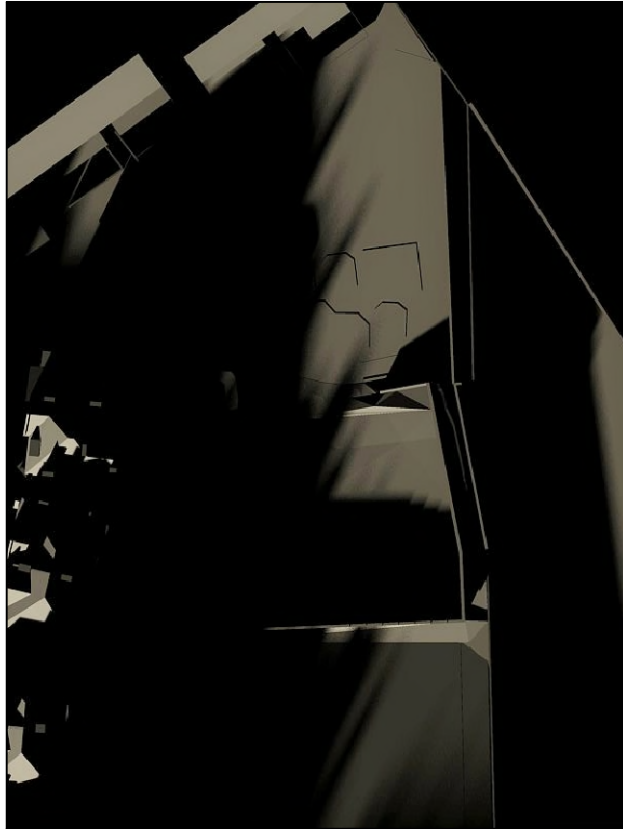
Notes:



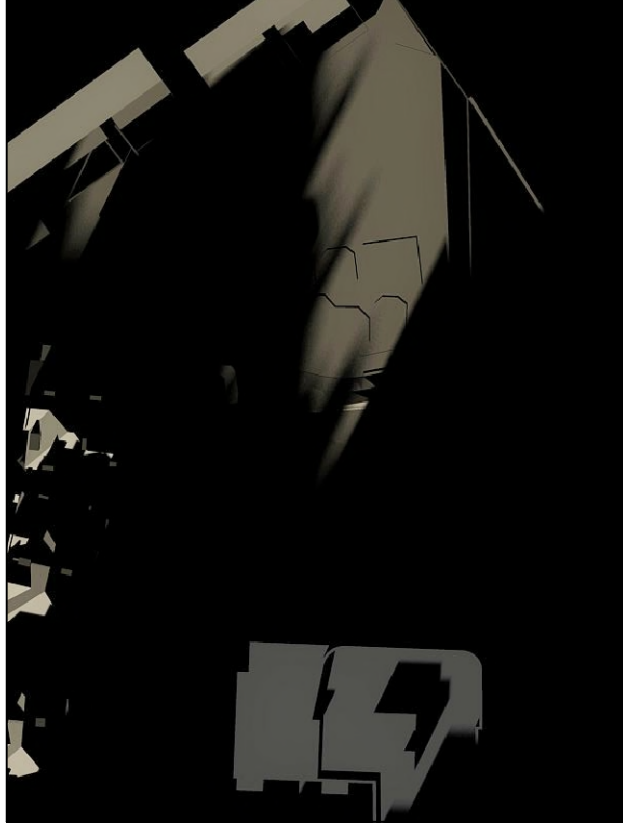
21st June 6pm Existing



21st June 6pm Proposed



21st June 8pm Existing



21st June 8pm Proposed

Project Name	156 West End Lane
Drawing Title	Shadows at 6pm & 8pm on 21st June
Scale	Do not scale
Drawing No.	1001
Rev.	-



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