

DR/eo/BS/9676 /8.5

31 August 2017

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Dear Harlan

26 & 30 Redington Road, London
Daylight/Sunlight Report
Letter of Engagement

Many thanks for sending over the updated Syntegra report dated 1 August 2017. We have reviewed the findings in the updated report and can advise as follows:

26 Redington Road

- We note that no comments have been made regarding our findings for no 26 Redington Road and assume that these are agreed. The main points noted in our conclusions were:
 - In Section 7, the Syntegra report notes that there is a moderate adverse impact on the VSC percentages to four of the eight windows to the Northwest elevation of 26 Redington Road. This actually represents four out of six windows when the two front elevation windows are ignored. The four windows in question have a VSC below 27% (approx. 18%-22%) and reductions of between 33% and 37% (20% being the allowed BRE reduction). These four windows therefore substantially fail the BRE criteria and there will be a very noticeable reduction in daylight to this elevation. The Syntegra report attempts to ignore this impact by saying that only 4 out of 15 windows assessed will not meet the BRE criteria. The other 7 windows are in the Southeast elevation of number 30 and are not relevant to assessing the impact on number 26
 - The Syntegra report only assesses and reports on VSC (daylight) and APSH (sunlight). The other daylight criteria covered by the BRE guide are Average Daylight Factor (which considers daylight to rooms) and Daylight Distribution (which also considers rooms). Our report has assessed these BRE measures and finds that the proposed development does not meet the BRE requirements for these measures of light either and that there are adverse effects on the adjacent properties. It is essential that these measures of light are considered and included in a Daylight Sunlight report to fully understand the effect of the proposed development on surrounding properties. The BRE guide makes full reference to them and describes how they should be used to fully assess the impact of a development

30 Redington Road

- We note that Syntegra have now amended their 3D model and results to remove the proposed (unbuilt) extension to 30 Redington Road and have rerun Daylight Sunlight results accordingly
- The slight differences in our and the Syntegra results will be due to the minor differences in 3D models created for the existing buildings, including window positions

- We requested a copy of the Syntegra 3D model very early in this process and the developer refused to provide it so we have had to build a separate 3D model based on the information available
- To create a fully precise 3D model it is necessary to carry out a 3D laser scan. We understand that this has not been carried out and therefore both 3D models have been built from Architects drawings/general site survey information etc and will contain a degree of approximation. We have checked our 3D model and are satisfied that it accurately reflects the existing site arrangement
- When comparing the results, the following should be noted:
 - On page 4, Syntegra note VSC results different to those generated by our 3D model. The BRE recommended VSC percentage is 27%. The Syntegra existing percentages range from 8.86% to 18.44%, which are already substantially below the recommended amount. Any reduction in VSC will result in already poorly lit windows losing valuable light
 - The Syntegra Annual Probable Sunlight Hours (APSH) results for windows S9 and S10 to the baby room fail the BRE requirement. Having reviewed our 3D model, we are also satisfied that S12 (our W13) to the living room fails the BRE APSH criteria (as would W10 on the rear elevation of the living room)
 - On ADF, there are a number of variables that can be used to generate the results (inc internal surface reflectance) and it is not clear which Syntegra have used. This can result in widely differing ADF percentages. However, the Syntegra results still show that the baby room will have an ADF of 0.5% after the development where 1% is required and an ADF to the kitchen of 0.4% where 2% is required. The rooms are already poorly lit and any reduction will result in a loss of very precious remaining light

Our review and analysis of the Syntegra updated results show that the proposed development will result in reductions in Daylight Sunlight which fail the BRE guide and criteria in a number of areas as set out above.

Yours sincerely
For AA Projects Ltd



David Radcliffe BSc (Hons) MRICS
Director