

Right of Light Consulting

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By Email

Arthur Enikeev
Brickson Construction Ltd
76 Roding Lane North
Woodford Green
IG8 8NG

30 August 2017

Dear Mr Enikeev

BRE Daylight and Sunlight – 10b Wavel Mews, London NW6 3AB

I understand objections have been raised over the daylight and sunlight impact of the proposed scheme. In particular, we note concern has highlighted in connection to the level of overshadowing created by the development on the adjacent garden at No. 15 Acol Road.

As you are aware, following our report dated 3 March 2017 we have since been to the proposed site to take measurements to confirm the accuracy of the calculations conducted. For the purpose of the visit, we have cross checked the measurements taken with those in our 3D model. Following our investigation, we identified a minor difference in the footprint position of the existing garage on the site. Whilst the difference identified is negligible, for completeness, we have refined our analysis to consider this difference. I can confirm that the change does not materially affect the findings of our report and the garden at No. 15 still passes the BRE overshadowing to gardens and open spaces test.

Please find enclosed the updated BRE overshadowing to gardens and open spaces results and plan for the garden at No. 15. As the garden passes the BRE test, it therefore follows that the proposed development will not create an unreasonable level of overshadowing.

In summary, Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'. We therefore remain of the opinion that there is no daylight/sunlight related reason why planning permission should not be granted for this scheme.

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)

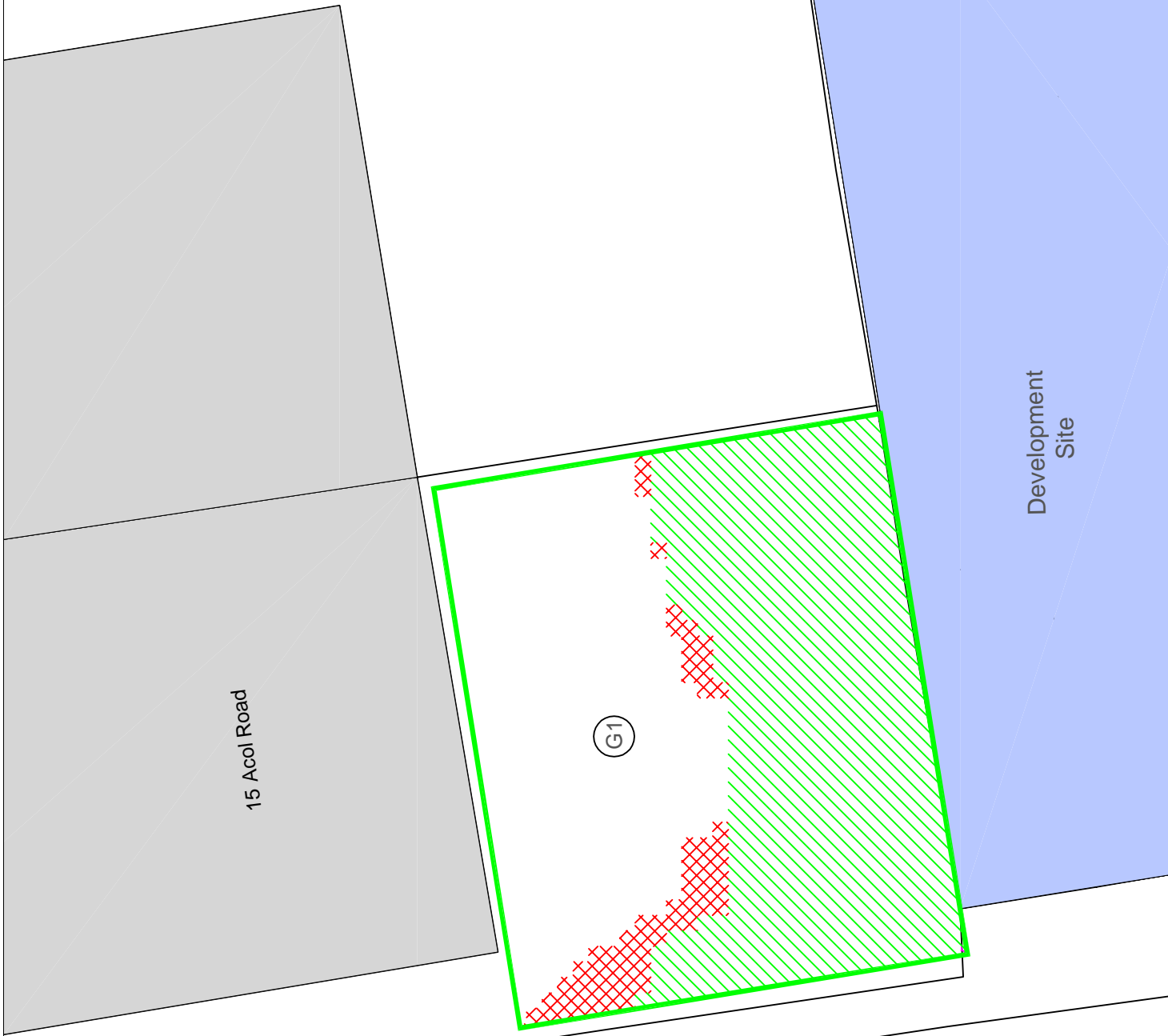
Enc. BRE Overshadowing to Gardens and Open Spaces Results
Garden Plan

Overshadowing to Gardens and Open Spaces

10b Wavel Mews, London NW6 3AB

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>15 Acol Road</u>								
Garden 1	64.41 m2	31.27 m2	49%	27.26 m2	42%	4.01 m2	7%	0.86

Overshadowing to Gardens and Open Spaces



Key



Receives under two hours sunlight on 21st March before and after the development.



Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).



Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).



Receives at least two hours sunlight on 21st March before and after the development.

Notes:

1. Contours derived in accordance with BRE Guide : Site Layout Planning for Daylight and Sunlight

Project Name: 108 Mavel News, London NW6 3AB	
Drawing Title: Overshadowing to Gardens and Open Spaces	
Scale: Do not scale	
Drawing No:	Rev: -
1 of 1	
Class:	Details of proposal
Author:	
Check:	
Issue:	



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Development Site