

Mark Hambury-Young
Hambury Hird Design Ltd
50-52 Wellsway
Bath
BA2 4SA

2nd July 2021

Dear Mark,



17 SLINGSBY PLACE
LONDON | WC2E 9AB

RE: MET BUILDING, LONDON – DAYLIGHT, SUNLIGHT AND OVERSHADOWING STATEMENT

Point 2 have been instructed by Lazari Investments Ltd to provide professional advice in respect of any potential Daylight, Sunlight and Overshadowing matters surrounding the proposed redevelopment works at the Met Building, Tottenham Court Road, London (the 'Site'). This statement seeks to provide a summary of the likely Daylight, Sunlight and Overshadowing effects caused by the Forme UK planning scheme (the 'Proposed Development').

Point 2 have been provided with a 3D computer model of the Proposed Development and drawings of the existing and Proposed Development site conditions have been included within Appendix 1. Our review has been further informed by a site visit in addition a desktop review of neighbouring properties and their uses. Given the scale of the development, our review was initially undertaken on a non-technical basis, however where necessary, technical assessments have been provided.

The criteria and methodologies set out in the BRE Guidelines '*Site layout planning for Daylight and Sunlight: A guide to good practice (2011)*' form the basis of our review. These are referred to from hereon in as the 'BRE Guidelines'. Further information on the criteria and methodologies set out in this document can be provided upon request.

Daylight and Sunlight to Neighbouring Properties

From our review of the neighbouring properties, we understand there may be some residential amenity within 28 Percy Street located to the west of the Site. This property only has an oblique view of the Site and does not have any windows located in the flank wall which would directly overlook the development. Having reviewed the Forme UK proposals, it is evident that given the relatively modest scale of the proposals, any Daylight and Sunlight impacts upon this property will not be noticeable.

Overshadowing to Neighbouring Amenity Spaces

28 Percy Street also has two external roof terrace areas at the rear of the property that are immediately adjoining the site boundary that have been assessed for overshadowing. There is also a terrace located on the Percy Street frontage, however given this is located to the south-west of the MET Building, so is very unlikely to experience any overshadowing impact as a result of the proposed works.

The two spaces that have been considered for technical analysis has been assessed on the basis of the BRE Guidelines which recommend gardens, terraces and open spaces should be assessed by reference

to the 2 hour sun on ground test on March 21st (spring equinox). The BRE recommends that in order for an area to remain sufficiently sunlit throughout the year, it should achieve at least 2 hours of direct sunlight over 50% of its area on this test date.

Drawings numbered P2649/SHAD/01 and P2649/SHAD/02 (Appendix 2) demonstrate the existing and proposed sunlight conditions at the roof terraces at 28 Percy Street. The results indicate that both of the roof terraces will exceed the BRE guidance on March 21st and experience no reduction to their existing sunlight availability following the implementation of the Proposed Development.

It is considered that there are no other properties surrounding the site that could experience any noticeable Daylight, Sunlight or Overshadowing reductions as a result of the Proposed Development and therefore, it is our view that any consideration for Daylight, Sunlight and Overshadowing amenity to neighbouring properties will be in accordance with both planning policy and the BRE guideline recommendations and thus should be considered acceptable.

I trust that this provides a suitable summary of the Daylight, Sunlight and Overshadowing position in respect of this Proposed Development, however if you do require any further information then please do not hesitate to get in touch.

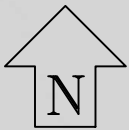
Yours Sincerely



Matt Harris
Director
For and on behalf of Point 2

Enc. Appendix 1 – Existing and Proposed Development Drawings
 Appendix 2 – Sun Hours on Ground Assessment

APPENDIX 1 – Existing and Proposed Development Drawings



Sources: Point 2 Surveyors
Point Cloud Data
Site Photos
Local Planning Authority

Forme
Proposed sketch-up model dated 02/07/21

Key:  Existing Buildings
 Proposed Scheme

Project: The Met Building

Title: Plan View
Existing Building

Scheme Confirmed:
-

Date:
-

Drawn By:
JH

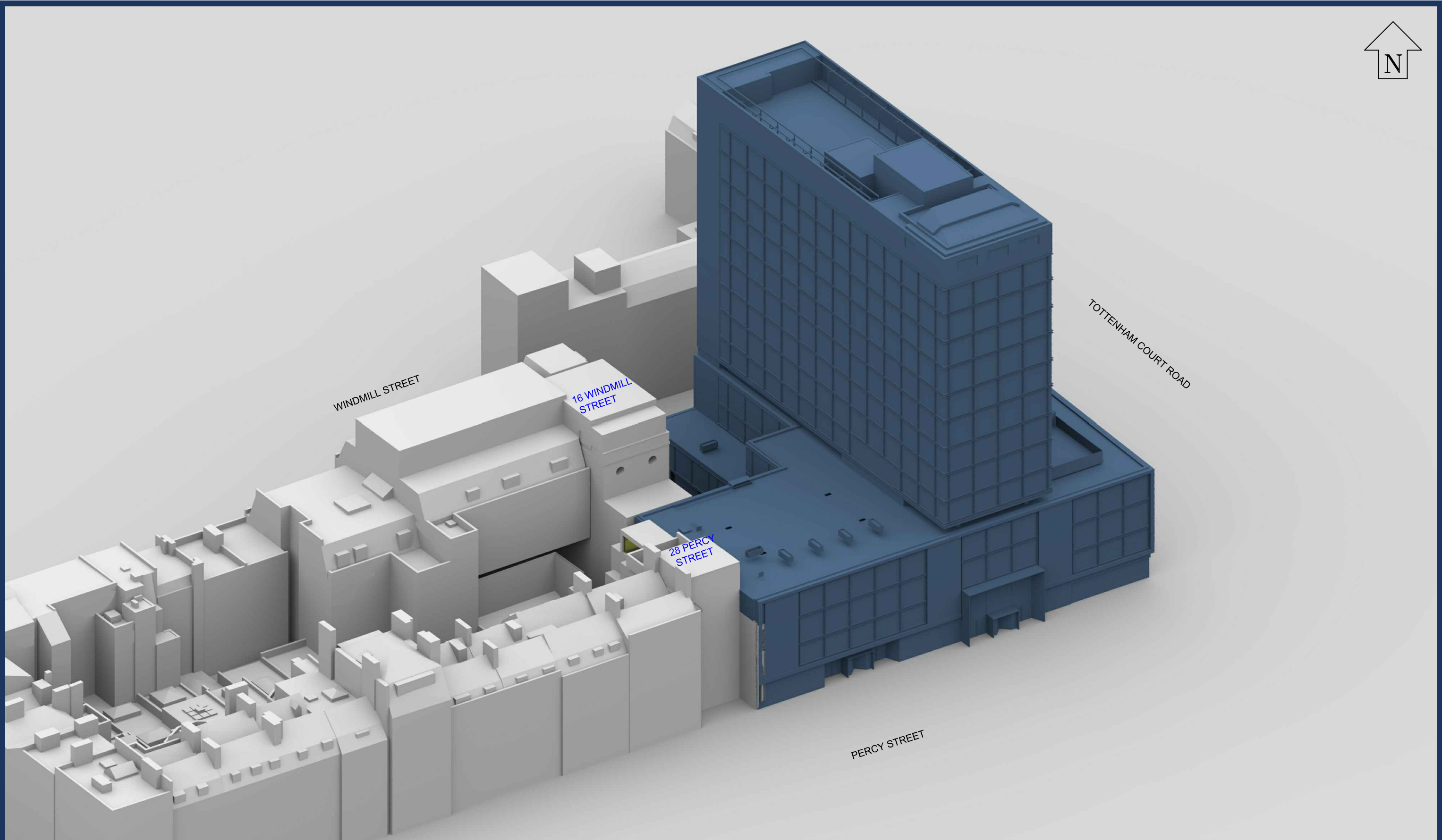
Scale:
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Date:
July 21

Dwg No:
P2649/07

Rel:
02





Sources: Point 2 Surveyors
Point Cloud Data
Site Photos
Local Planning Authority

Forme
Proposed sketch-up model dated 02/07/21

Key:  Existing Buildings
 Proposed Scheme

Project: The Met Building

Title: 3D View
Existing Building

Scheme Confirmed:
-

Date:
-

Drawn By:
JH

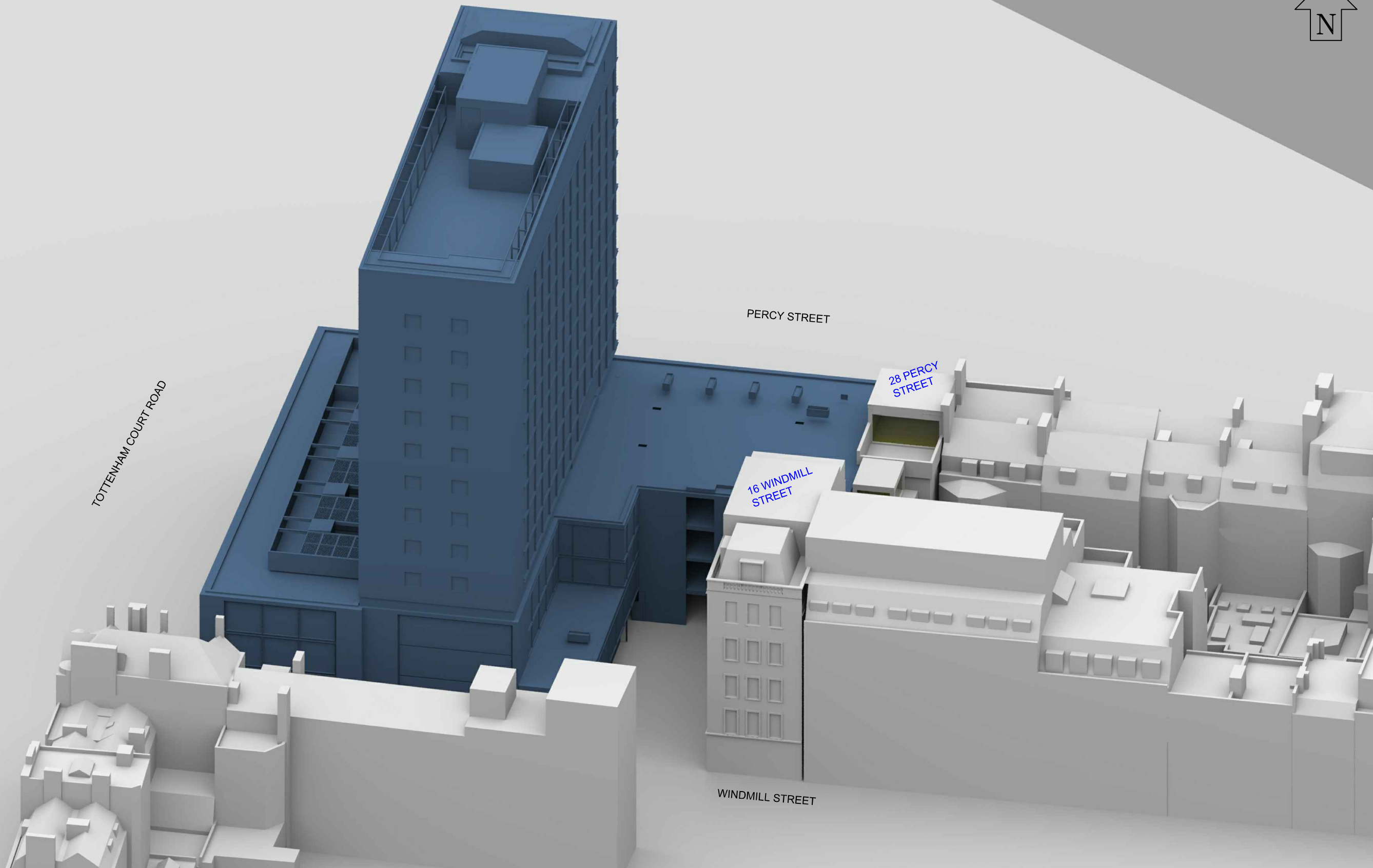
Scale:
1:600 @ A3

Date:
July 21

Dwg No:
P2649/08

Rel:
02





Sources: Point 2 Surveyors
Point Cloud Data
Site Photos
Local Planning Authority

Forme
Proposed sketch-up model dated 02/07/21

Key:  Existing Buildings
 Proposed Scheme

Project: The Met Building

Title: 3D View
Existing Building

Scheme Confirmed:
-

Date:
-

Drawn By:
JH

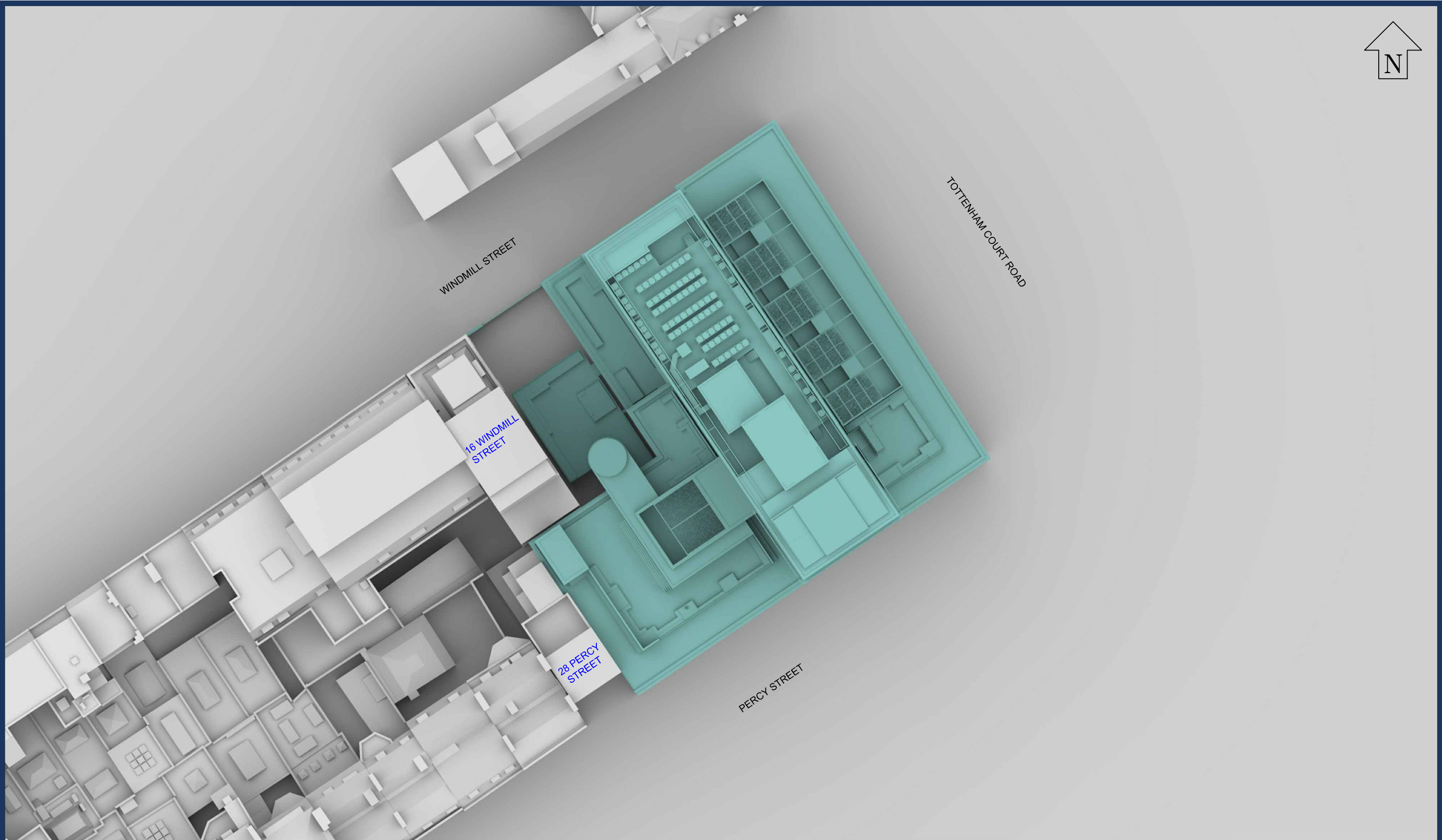
Scale:
1:600 @ A3

Date:
July 21

Dwg No:
P2649/09

Rel:
02





Sources: Point 2 Surveyors
Point Cloud Data
Site Photos
Local Planning Authority

Forme
Proposed sketch-up model dated 02/07/21

Key:  Existing Buildings
 Proposed Scheme

Project: The Met Building

Title: Plan View
Proposed Scheme

Scheme Confirmed:
-

Date:
-

Drawn By:
JH

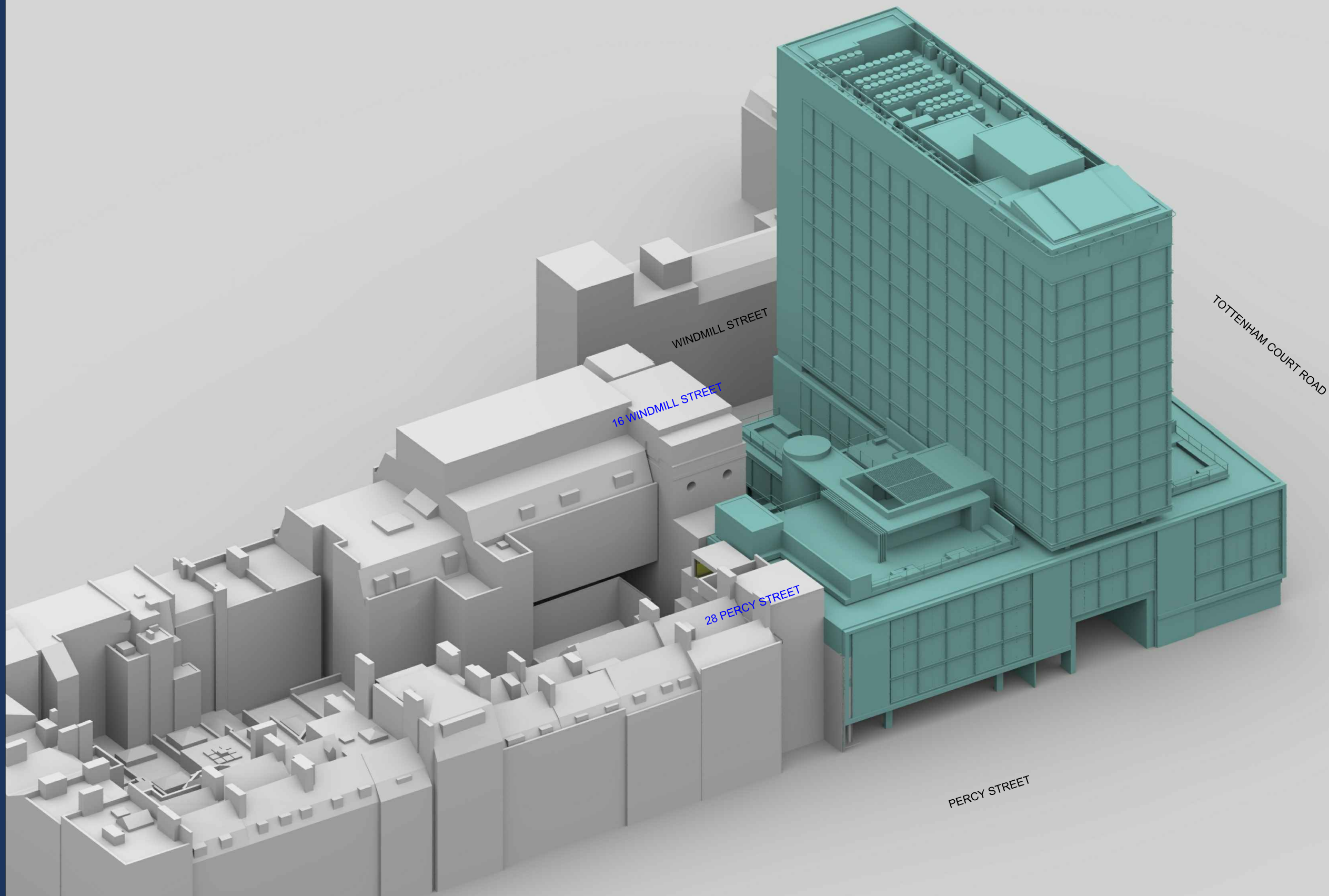
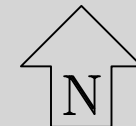
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1:600 @ A3

Date:
July 21

Dwg No:
P2649/10

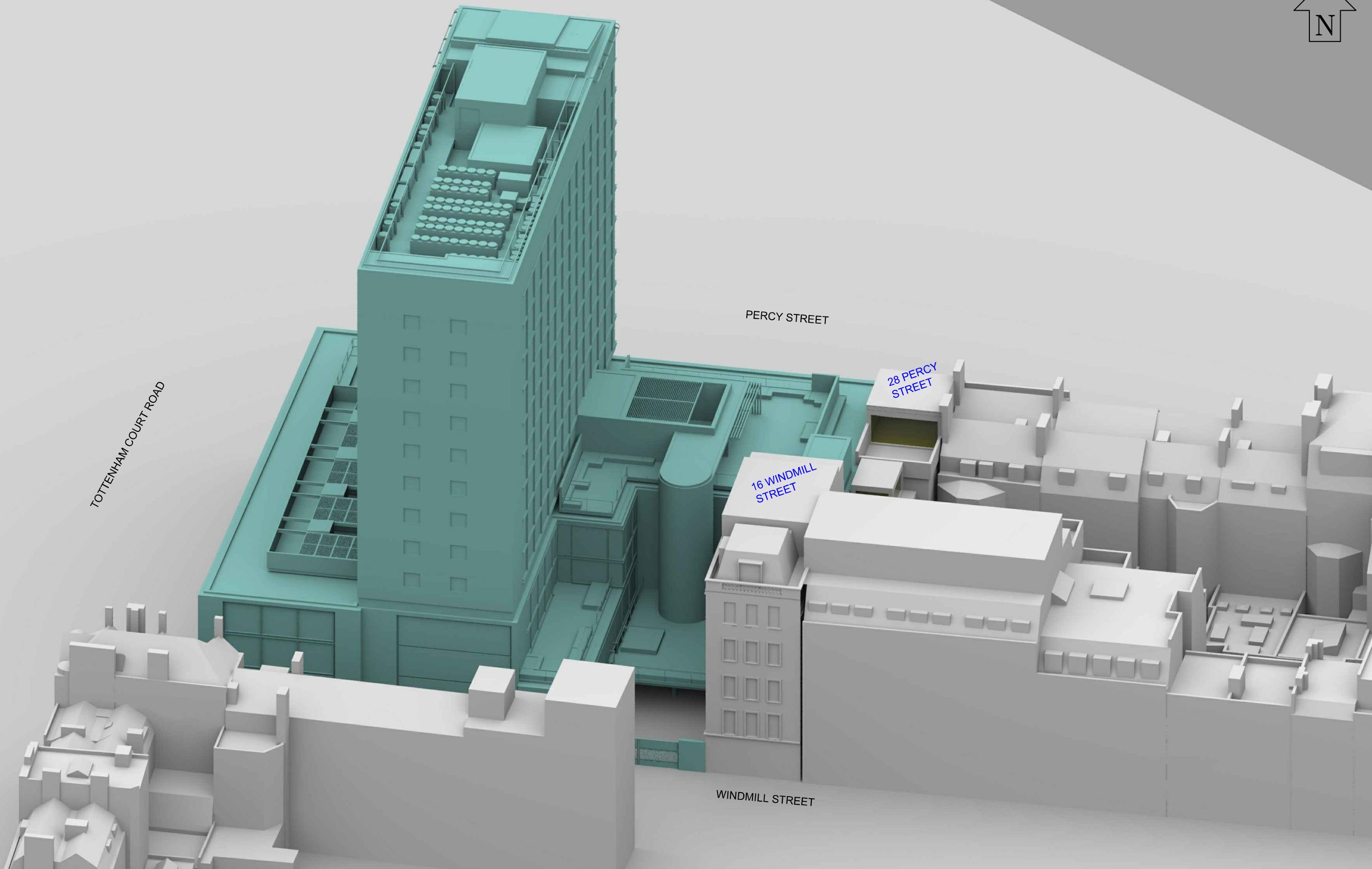
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02





Sources: Point 2 Surveyors Point Cloud Data Site Photos Local Planning Authority Forme Proposed sketch-up model dated 02/07/21		Key: <div><div></div> Existing Buildings</div> <div><div></div> Proposed Scheme</div>	Project: The Met Building			Title: 3D View Proposed Scheme	
Scheme Confirmed: -		Date: -	Drawn By: JH	Scale: 1:600 @ A3	Date: July 21	Dwg No: P2649/11	Rel: 02





Sources: Point 2 Surveyors
Point Cloud Data
Site Photos
Local Planning Authority

Forme
Proposed sketch-up model dated 02/07/21

Key:  Existing Buildings
 Proposed Scheme

Project: The Met Building

Title: 3D View
Proposed Scheme

Scheme Confirmed:
-

Date:
-

Drawn By:
JH

Scale:
1:600 @ A3

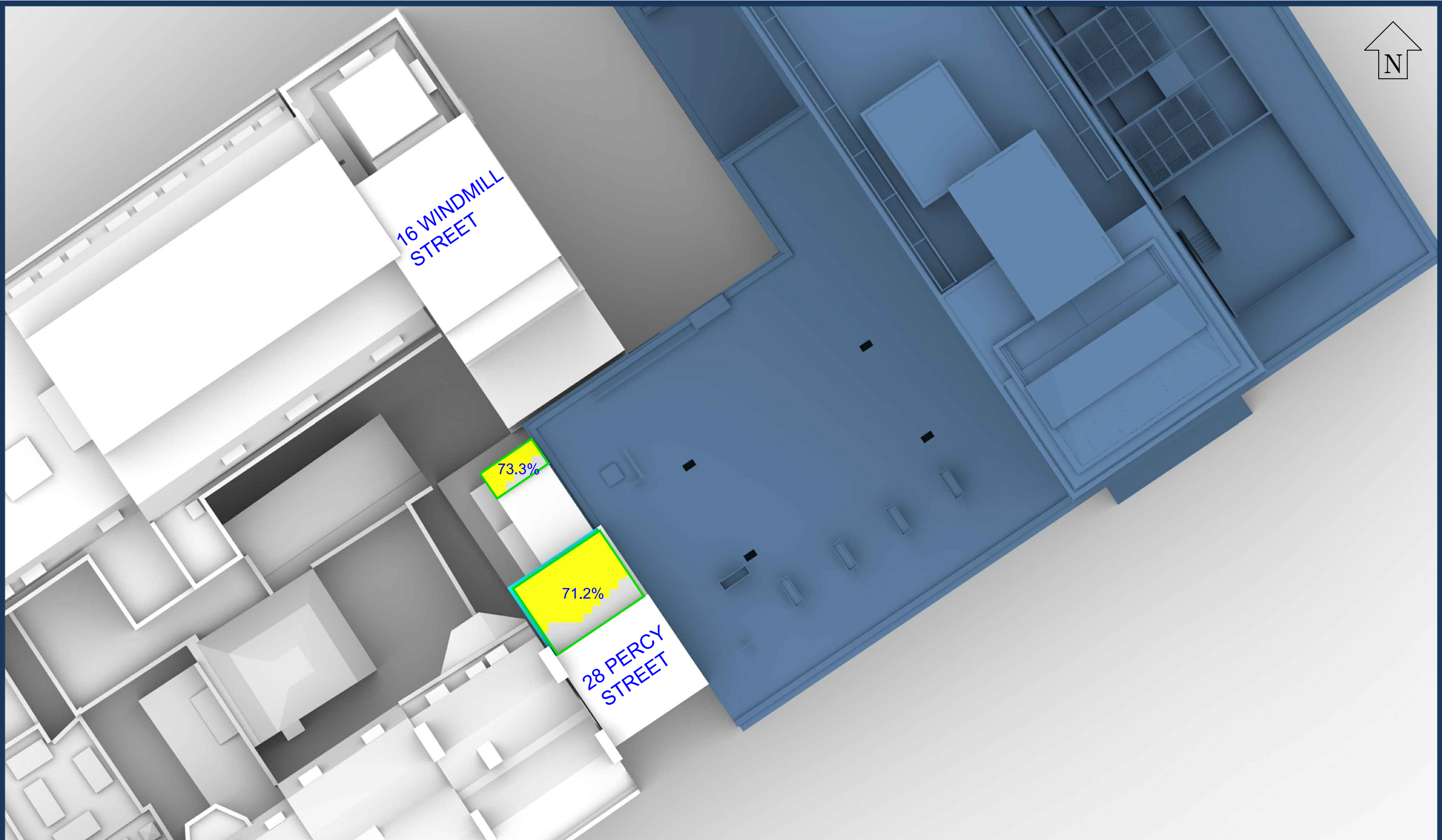
Date:
July 21

Dwg No:
P2649/12

Rel:
02



APPENDIX 2 – Sun on Ground Analysis to Neighbouring Roof Terraces



Sources: Point 2 Surveyors
Point Cloud Data
Site Photos
Local Planning Authority

Forme
Proposed sketch-up model dated 02/07/21

Key:

Area analysed

Area with more than 2 hours of direct sunlight

Area with less than 2 hours of direct sunlight

50%

Percentage of area with more than 2 hours of direct sunlight

Scheme Confirmed:

-

Date:

-

Project: The Met Building

Drawn By:

JH

Scale:

1:200 @ A3

Date:

July 21

Title: 2 Hour Sun on Ground Assessment Existing Building

March 21st

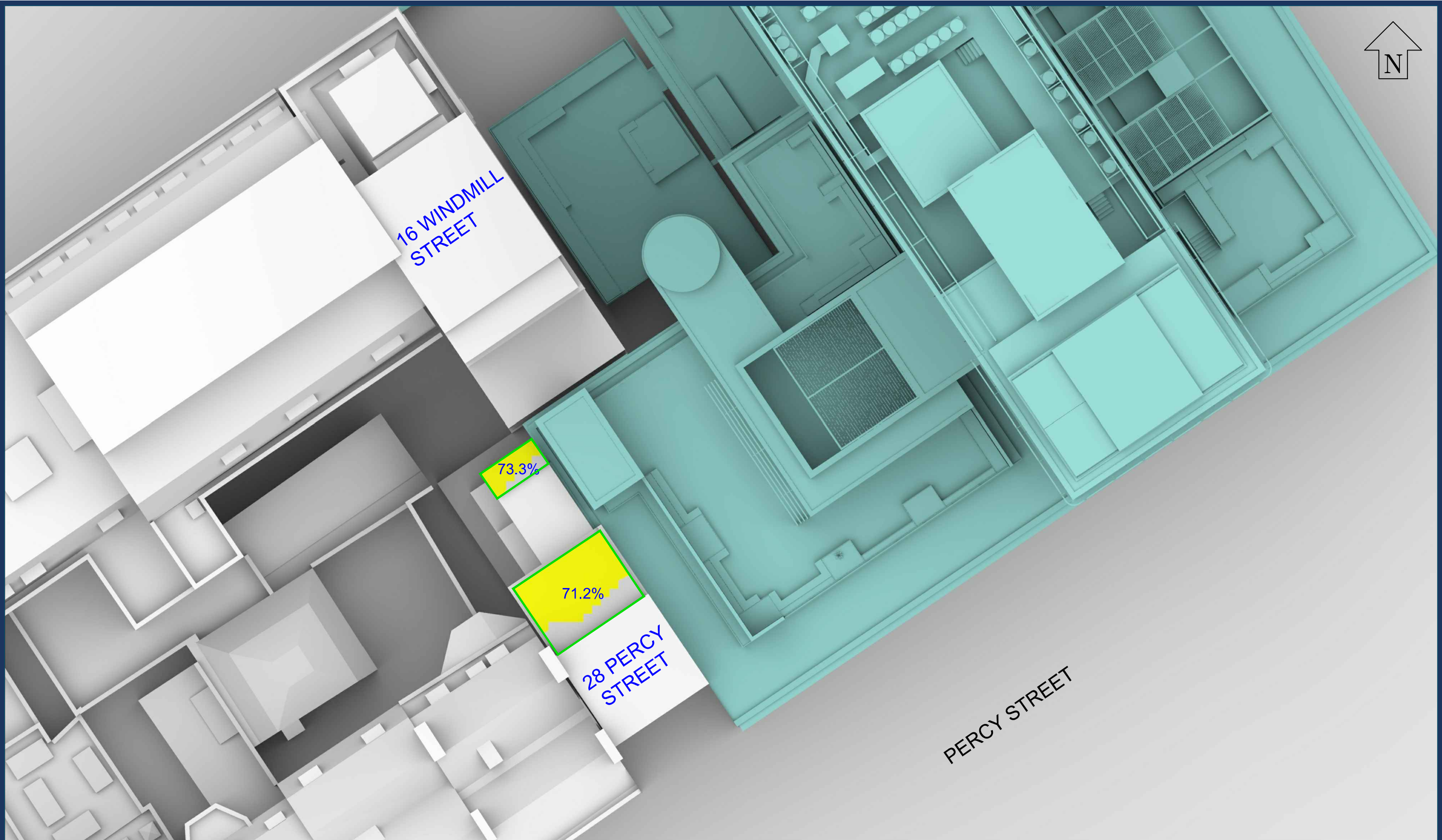
Dwg No:

P2649/SH03

Rel:

02





Sources: Point 2 Surveyors
Point Cloud Data
Site Photos
Local Planning Authority

Forme
Proposed sketch-up model dated 02/07/21

Key:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

Project: The Met Building

Title: 2 Hour Sun on Ground Assessment
Proposed Scheme

March 21st

Scheme Confirmed:
-

Date:
-

Drawn By:
JH

Scale:
1:200 @ A3

Date:
July 21

Dwg No:
P2649/SH04

Rel:
02

