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Mandip Malhotra
London Borough of Hillingdon
3N/02 Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

28th November 2017

Dear Ms Malhotra,

RE: Former Nestle Factory, Hayes – Internal Daylight Report Addendum

Point 2 Surveyors have been instructed by Barratt London to provide advice on daylight, sunlight and overshadowing in relation to the proposed redevelopment of the former Nestle Factory site in Hayes, within the London Borough of Hillingdon ('LBH').

A detailed Daylight, Sunlight and Overshadowing Report dated May 2017 was prepared in respect of the original planning application for the site (Ref: 1331/APP/2017/1883) that included a comprehensive quantitative assessment of the internal daylight and sunlight availability within the proposed new residential dwellings within the development.

The technical assessments were undertaken in accordance with the recognised assessment methodologies set out in both the Building Research Establishment document "*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Second Edition*" 2011 ('the BRE Guidelines') and also the British Standard '*BS 8206-2:2008 Lighting for buildings -Part 2: Code of practice for daylighting*' ('the British Standard').

Following a recent meeting held at LBH's offices on 17th November 2017, the internal daylight levels within the proposed new dwellings were discussed in detail and some design amendments were suggested in order to help improve the internal daylight levels to a number of the proposed units.

Since that meeting, Point 2 have worked alongside the project architects Makower Architects, Hawkins Brown Architects and dMFK Architects to advise them on some effective design alterations with a view to maximising the internal daylight potential wherever possible.

A full revised internal daylight analysis has been undertaken based upon the revised planning drawings and the results of those assessments are shown on the revised layout plan drawings at Appendix 1 of this report. The tables of results attached at Appendix 2 of this report provide detailed numerical results relating to the internal daylight assessments of Average Daylight Factor (ADF) and No-Sky-Line (NSL). These results are directly comparable to those results contained within the original Daylight, Sunlight and Overshadowing Report dated May 2017.

By way of a reminder, the BRE Guidelines and British Standard recommend a minimum ADF level of 1% for a bedroom, 1.5% for a living room and 2% for a kitchen.



Summary of Results

The revised technical results have confirmed that by reference to the ADF form of assessment, a total of 1,543 of the 1,796 habitable rooms tested across the proposed development (86%) will achieve the recommended ADF targets for their specific room use. This represents an improvement on the 80% of rooms achieving the recommended targets in respect of the original planning application scheme.

In the meeting held on the 17th November 2017, it is understood that it was agreed that an ADF of 0.75% would be considered acceptable in respect of the bedrooms, with an ADF of 1.5% accepted in respect of the living kitchen dining rooms (LKDs). With these adjusted assessment parameters in place, the results indicate that a total of 1,685 habitable rooms (94%) would achieve the recommended ADF levels.

By reference to the second form of internal daylight assessment, NSL, the revised assessment also indicates an improvement when compared back to the results arising out of the original planning application scheme. A total of 1,373 habitable rooms (76%) will have daylight penetrating to in excess of 80% of the working plane, representing excellent daylight distribution within the rooms. This is compared to 74% of the rooms tested in respect of the original planning application scheme.

It is therefore demonstrated that following the revised alterations to the design of the scheme, which include increased areas of glazing and layout reconfigurations, an additional 101 habitable rooms (6%) will now achieve the recommended minimum ADF levels for their room use. In addition to this, the design alterations mean that a further 44 habitable rooms (2%) will also have an NSL in excess of 80% of the room area.

Finally, it should be noted that these revised technical assessments have all been undertaken with the private amenity balconies/terraces in place, thus representing the conditions of the Proposed Development as if it were completed and occupied.

Should you require any further clarification then please do not hesitate to contact me.

Yours Sincerely



Matthew Harris
Associate Director
For and on behalf of Point 2 Surveyors Ltd



Appendix 1 – Internal Daylight Layout Plan Drawings



Appendix 2 – Internal Daylight Technical Results

