AVISON YOUNG

65 Gresham Street
London
EC2V 7NQ

T: +44 (0)20 7911 2468
F: +44 (0)20 7911 2560

avisonyoung.co.uk

Our Ref: DS41/02C000668
Your Ref:

15 January 2021

Tim Sturgess
Director
Avison Young (UK) Limited
65 Gresham Street
London
EC2V 7NQ

Dear Tim

Land at Harefield Road, Uxbridge – Daylight & Sunlight

This note has been prepared in response to a query raised by London Borough of Hillingdon (LBH) in relation to GIA's letter dated 26 November 2020, which provides a review of the Daylight, Sunlight and Overshadowing Report prepared by Avison Young (AY) and submitted as part of application ref. 16299/APP/2020/3313 in relation to Land off Harefield Road, Uxbridge.

The proposed development has been designed specifically with good daylight and sunlight principles considered as part of the design process from the outset. Planning policy is focused on ensuring that development provides sufficient daylight and sunlight both internally and with respect to neighbouring residential properties. Specifically, London Plan Policy D6 advises that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space. It also states that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst minimising overshadowing. Locally, LPP2 Policy DMHB11 states that proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

AVISON YOUNG

LBH has raised a specific query in relation to GIA's comment on AY's notional internalisation of the kitchens within the submitted report.

This note serves to confirm that the methodology used for the internal daylight assessment is considered robust and the notional truncation of the LKDs appropriate for the following reasons:

- The ADF calculation determines the average illuminance on the working plane in a room, divided by the illuminance on an unobstructed surface outdoors. It is designed to quantify the amount of daylight in a room as a whole and does not therefore illustrate the likely levels of daylight in the different areas of a large multiuse room. For example, where the living room is generally situated at the front of the room, followed by the dining area and then the kitchen at the rear (which is common in most modern apartment block developments), the living and dining areas may receive good levels of daylight amenity, whilst the kitchen at the rear may not be expected to achieve a good level of daylight amenity. It is important therefore to take this into consideration.
- Paragraph 2.1.14 of the BRE Guidelines also states in respect of internal galley type kitchens that if these are not directly day-lit they should be directly linked to a well day-lit living room. The typical recommendation for a living room being at least 1.5% ADF.
- With regard to the Proposed Development, the pertinent kitchen and food preparation are located at the rear of the deep open plan LKD spaces, located far from the main window wall and as such the expectation for natural light will inevitably be lower in this area.
- In order to provide a more representative figure for the principal living space, we therefore notionally excluded the kitchen areas that sit at the back of the deep LKDs and applied the living room target.
- Furthermore, if one applies the higher 2% ADF to the truncated rooms, all bar one (99.8%) achieves or exceeds this higher target and the one remaining room nonetheless meets the living target.

It should also be noted that GIA's review states the following in respect of AY's internal daylight assessment:

> *"In GIA's view, the proposed development will perform well in daylight terms based on the assessments undertaken by AY. It is accepted that it provides main living accommodation with good levels of daylight amenity for future occupants. If the kitchens were to be included within the LKDs, the rooms would not perform as well in the ADF and NSL tests for daylight. However, the kitchens would be reliant upon artificial lighting given their location at the rear of the rooms…"*

AVISON YOUNG

> *"In GIA's view, the overall daylight and sunlight amenity for the proposed development should be acceptable to LBH."*

In summary, the third-party review echoes the overall assessment results and conclusions as set out in AY's formal Daylight, Sunlight and Overshadowing Report submitted for the planning application. Namely, that the Proposed Development is considered to comply with planning policy and will provide good overall daylight (and sunlight) amenity for future occupants.

I hope this clarifies the situation. If you have any further queries, please do let me know.

Yours sincerely



Drew Steadman
Senior Consultant
Rights of Light | Daylight & Sunlight
+44 020 7911 2357
drew.steadman@avisonyoung.com
For and on behalf of Avison Young (UK) Limited