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Our Ref: 02C000668/DS41
Your Ref: Land off Harefield Road (Units 1 and 2), Uxbridge

08 March 2021

Zenab Haji-Ismail
Major Applications Team
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Dear Zenab Haji-Ismail

Land off Harefield Road (Units 1 and 2), Uxbridge – Daylight, Sunlight & Overshadowing

Introduction

We have been asked to provide a daylight, sunlight and overshadowing (DSO) appraisal of the proposed revisions to planning application reference 16299/APP/2020/3313.

This letter is specifically focussed on the potential impact on DSO to existing neighbouring buildings and amenity space, which is based upon a review of 'the revised scheme' prepared by Marchese Partners (MP) and a comparison with the original scheme assessed in Avison Young (AY)'s DSO report dated September 2021. No computer analysis has been undertaken and therefore, this appraisal letter is based upon a visual review and our professional judgement.

A separate Addendum report in relation to Internal Daylight has also been submitted as part of the revised application.

We understand that a number of revisions have been made to the proposed development in response to discussions with planning officers and consultation comments. These revisions include the following in relation to the scale/height of massing:

1. Scale/Height Massing

- Reduction of one storey from Block B
- Reductions to mass of Block A
- Additional 2m setback fronting Harefield Road
- Overall reduction of the height of Building A by 300mm and Building B by 4125mm

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2. Units

- Reduction of 12 units from 194 to 182 with new units now provided where the Wellness centre was previously located.

3. Wellness

- Relocated to front the main courtyard, in location previously identified for the nursery. This enlarged, reconfigured and better integrated space enables improved access to the facility and the inclusion of a hydrotherapy pool.

4. Nursery

- Nursery and dedicated external play relocated to the south-eastern elevation. This provides an increase in publicly accessible space and improves the function of the courtyard.
- Access to the nursery is retained from the public courtyard.

5. Back of House Spaces and Scooter Store

- Scooter store has been relocated and increased in size.
- Small refuse store has been relocated to prevent bins being wheeled through the central courtyard. Quarter master space has been provided for large deliveries.

6. Restaurant/Bar/Lounge

- Area reconfigured to provide a more integrated offer and increased flexibility.

7. Access Road

- Re-configured to provide increased pavement widths, better located cycle parking, a dedicated mini-bus space and amended parking spaces along with full tracking.

8. Parking

- Amended internal parking from 80 to 76 spaces retaining the same ratio of parking overall.

9. Window treatment

- For the short elevation of Building A treatment is applied to non-primary windows to mitigate any potential overlooking.

In terms of bulk/massing, the revised scheme is therefore very similar to the scheme previously assessed, albeit representing a reduction in the external building envelope overall.

Having reviewed the proposed revised scheme, we believe that any potential differences would therefore represent either negligible/technical changes only, or otherwise improve upon the DSO impact results, as set out in the AY report dated September 2021.

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As such, it is our professional opinion that the revised scheme will not materially change our conclusions in the aforementioned report. Namely, that the proposals are considered acceptable in DSO terms and to comply with relevant associated planning policy. As such, no further technical assessment is deemed necessary.

I trust this clarifies the situation. However, if you have any further queries, do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited