

Nick Sutton
Maven Plan
303a Riverbank House
1 Putney Bridge Approach
Fulham, London
SW6 3JD

Date: 17th May 2022
Your Ref:
Our Ref : sph/2839/14265
email :
simon@herringtonconsulting.co.uk

Dear Nick,

Development at No. 169 Joel Street, Pinner HA5 2PD: Addendum to Daylight and Sunlight Assessment (September 2020)

Herrington Consulting Limited

Based on the application of the assessment criteria set out within the BRE Guidelines, an assessment of the potential impact of the proposed development at No. 169 Joel Street, Pinner, was carried out in September 2020. The potential impacts relating to daylight, sunlight, and overshadowing considerations were assessed in full using the scheme designs current at that time.

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In the interim, the design proposals have evolved and there is a change in the massing of the proposed buildings which requires the results of the original daylight and sunlight assessment to be reviewed. There are two ways in which such a review can be undertaken and this very much depends on the differences between the two schemes. Where the changes are significant and represent an increase in massing/sky obstruction, then it is necessary to re-run the daylight/sunlight analysis to quantify this change. However, where the change is either negligible or represents a reduction in massing, then it is generally accepted that there is no need to re-run the analysis and professional judgement can be used.

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In this case, from inspection of the most recent scheme drawings, it is evident that the latter is true and thus this addendum is based on the review of the most recent scheme proposals and professional judgement.

This addendum letter has been prepared in support of the currently proposed scheme (October 2021) but should also be read alongside the September 2020 issue of the Daylight and Sunlight assessment that was submitted in support of the original application.

The original proposal was to demolish the existing house to erect a new property in line with the neighbouring dwellings containing nine self-contained residential units over three levels.

The current proposals are similar; however, the depth of the building is reduced and this can be seen in the appending marked-up elevation drawing. This will translate directly into increases in daylight and sunlight to the buildings that surround the development site when compared to the original scheme.

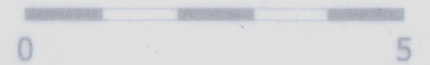
The daylight and sunlight assessment that was prepared for the original application concluded that there were only negligible reductions to the daylight and sunlight received by the neighbouring buildings. The reduction in the massing resulting from the currently proposed scheme will reduce the impact of the building further. Therefore, it will still be possible to conclude that the overall impact of the proposals will remain within the acceptable parameters of the BRE Guidance and thus the reduction in daylight and sunlight will remain negligible.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'S. Herrington', with a large, stylized loop at the end.

Simon Herrington BEng CEng MICE CWEM MCIWEM

PAC 13-10-21



Footprint of
existing building
at ground
floor

Ground floor footprint of
previously refused scheme
(Ref: 22642 / APP / 2020 / 3481)

Unit ②
~~18.14m²~~
18.50m²

Unit ③
18.50m²
(wheelchair accessible)

UNIT
① 1B
50m²

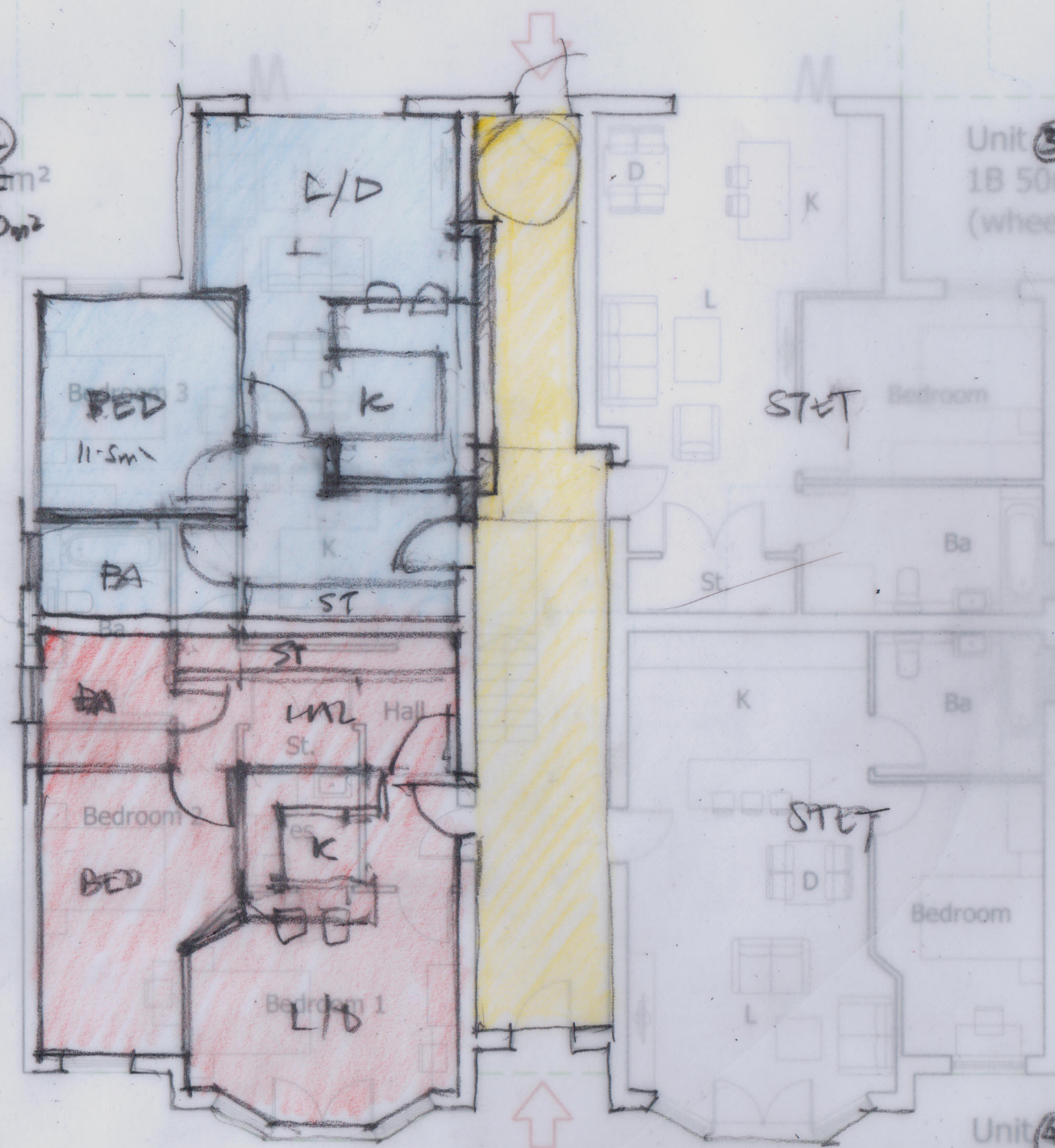
Unit ④
18.51m²
(wheelchair accessible)

SKETCH
GROUND FLOOR
PLAN

169 Joel Street, Pinner
LONDON HA5 2PD

PROPOSED GROUND
FLOOR PLAN
Scale 1:100 at A3

Drawing No. DPR / P21 / 06



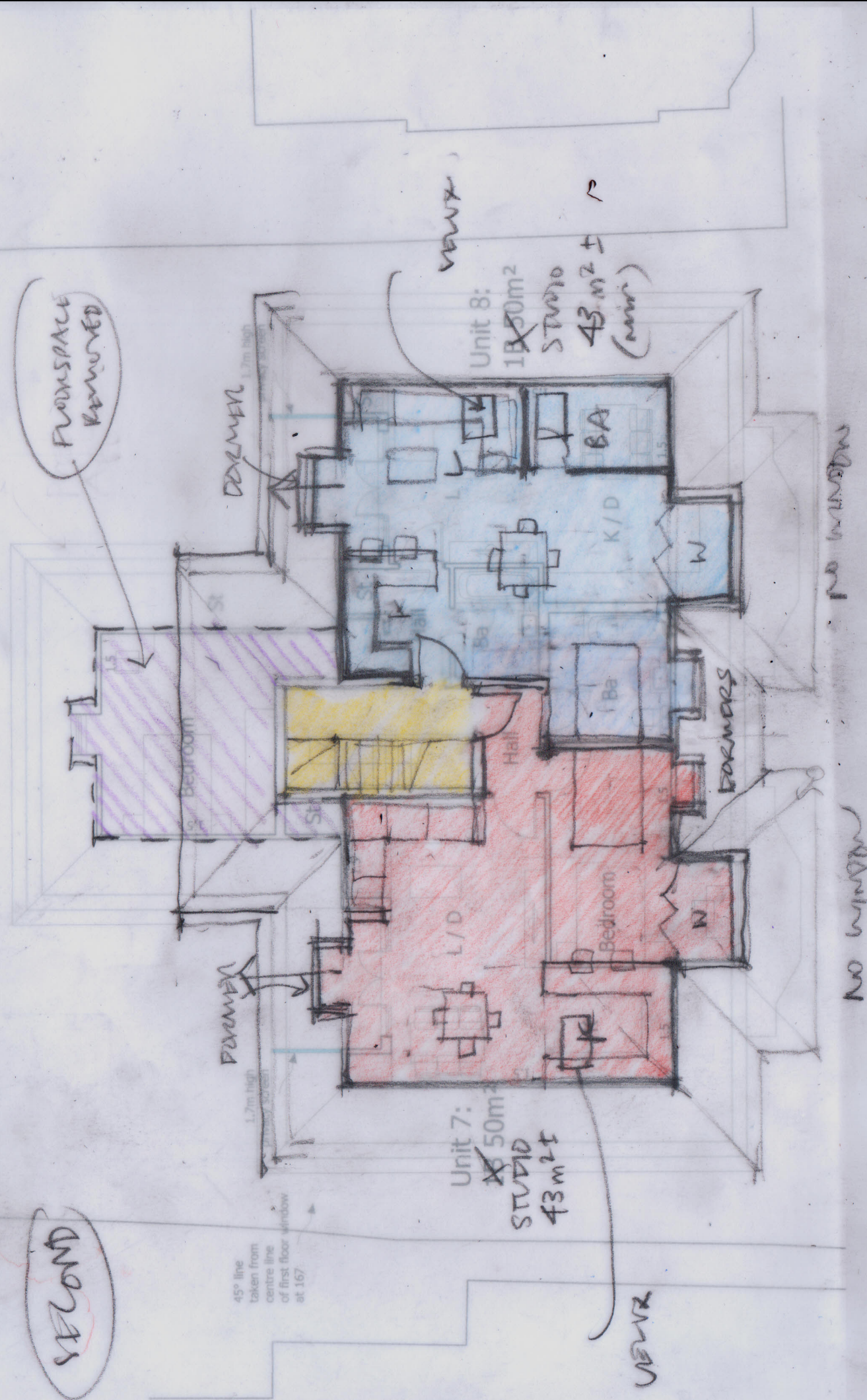
PAC 18-10-21

fraxspac
removed



INT (S) 3849 74m²

FROM SPACE
REMOVED

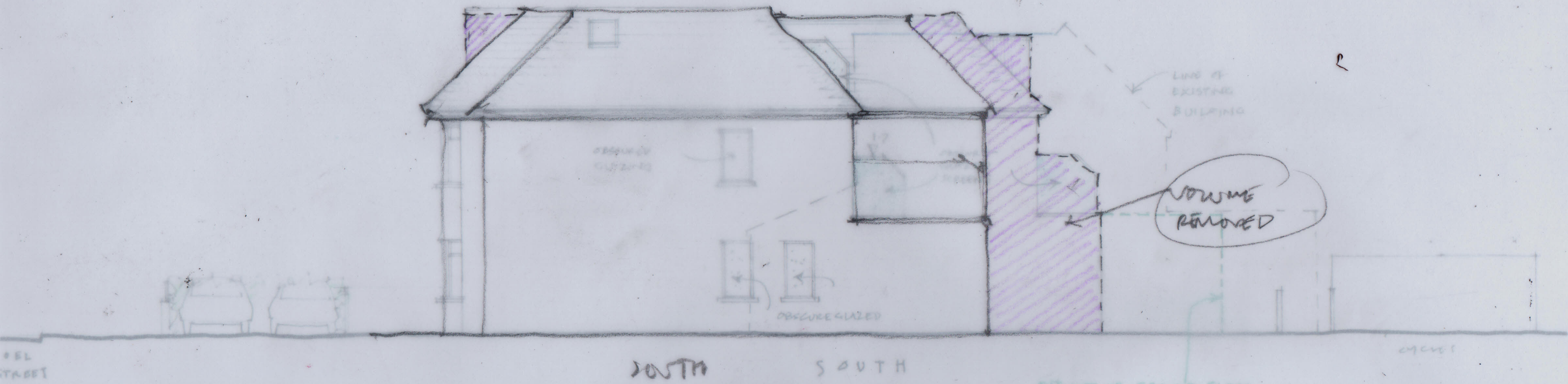




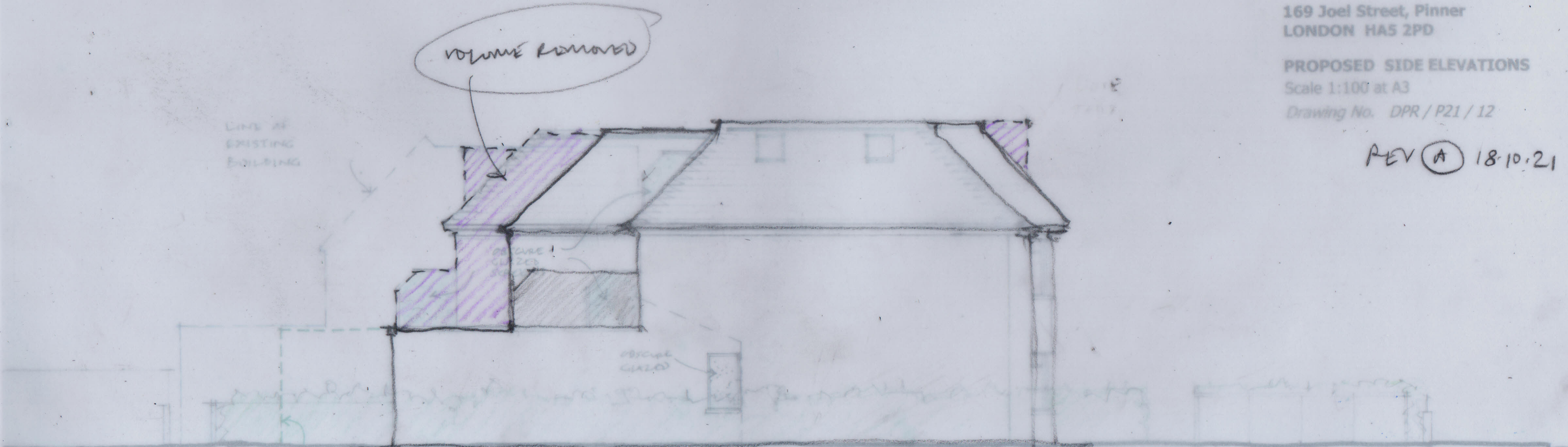
169 JOEL STREET.

PROPOSED EAST AND
WEST ELEVATIONS

DPR/P21/10/REVA 18.10.21a



OUTLINE OF GROUND FLOOR
PROJECTION OF ENVELOPE
OF PREVIOUSLY REFUSED SCHEME
(REF: 22642/APP/2020/3131)



OUTLINE OF GROUND
FLOOR PROJECTION OF ENVELOPE
OF PREVIOUSLY REFUSED SCHEME
(REF: 22642/APP/2020/3131)

169 Joel Street, Pinner
LONDON HA5 2PD

PROPOSED SIDE ELEVATIONS

Scale 1:100 at A3

Drawing No. DPR/P21/12

REV (A) 18.10.21



JOEL
STREET