

20 June 2023



To whom it may concern,

Northwood and Pinner Cottage Hospital, Pinner Road, HA6 1DE – Amendment to Planning Permission and Daylight/Sunlight Considerations

Introduction

Following the submission of planning application reference 23658/APP/2021/1296, the client, NHS Property Services and NHS Hillingdon CCG, have instructed the design team to proceed with developing the health centre project to RIBA stage 4. In addition, there were several consultation meetings held with the end-users to assess and reach a mutual agreement on the room allocations within the building. Consequently, the changes submitted as part of this non material amendments application are the result of the design development coordination and consultation work.

To ensure compliance with industry standards and regulations, the client has engaged Avison Young ("AY") to undertake a comprehensive review of the proposed scheme amendments, with particular regard to light amenity. In this regard, AY has considered the scheme changes with reference to the 10 March 2021 Daylight, Sunlight and Overshadowing Report and supplementary note dated 25th August 2021, both of which were submitted alongside the initial above-mentioned planning application ("AY Application Reports").

From a standpoint of daylight and sunlight, any alterations to the massing hold potential relevance. It is for this reason that a thorough qualitative review was conducted by AY to determine the effects of the proposed scheme changes on the conclusions drawn in the AY Application Reports. The configuration of the residential blocks is not changing and, as such, there is no need for further review. This note intends to provide clear insight into AY's findings.

Design amendments

The Design and Access Statement Addendum prepared by Allies and Morrison provides comprehensive details of the amendments made to the scheme. However, a succinct summary of the changes is also presented below.

The changes made will have no impact on the overall footprint of the buildings, nor will they affect the pre-approved architectural design intent of the scheme. Instead, the modifications primarily pertain to the new infills in the west elevation, which have been redesigned to conceal the plant equipment and provide acoustic buffering. To achieve this, the parapet has been raised by approximately 150mm, and a new metalwork screen has been installed above it.

It is important to note that the changes are limited to the proposed healthcare building, and the only additional element is the relocation of the plant onto the roof. The internal configuration and elevations have also undergone revisions related solely to the healthcare buildings.

For further detailed information, please refer to the Design and Access Statement Addendum.

Daylight, Sunlight and Overshadowing to Neighbouring Properties

The properties that are in closest proximity to the massing amendments of the scheme are 16-24 Acre Way (evens) and 80 Pinner Road, which are clearly marked on Figure 1 provided below.

The minor changes to the massing are not expected to have a significant impact on these neighbouring sensitive receptors and as such, the conclusions regarding the effect on daylight, sunlight and overshadowing, as set out in the relevant sections of the AY Application Reports, remain valid (negligible or minor effects).

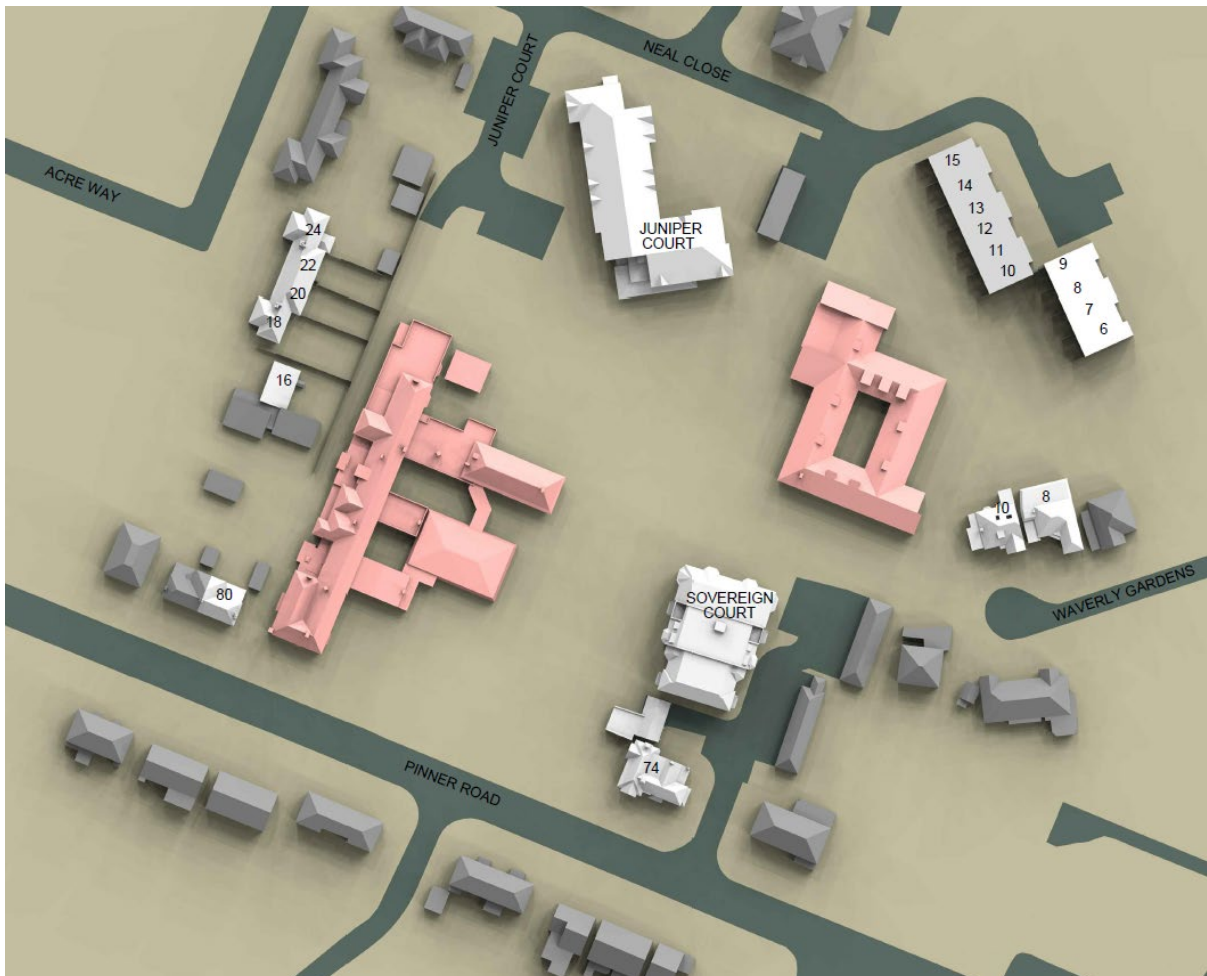


Figure 1: Site Plan (existing buildings shaded red) and Neighbouring Context

Daylight, Sunlight and Overshadowing within the Scheme

The scheme amendments do not pertain to the residential buildings that underwent daylight and sunlight assessment during the March 2021 DSO Report. The alterations made to the healthcare building's massing are relatively minor and would bear no significant impact on the proposed residential blocks. The same holds true with respect to sunlight in the proposed outdoor amenity areas. Therefore, the light-related determinations for the proposed residential blocks and amenity spaces as stated in the AY Application Reports remain unaffected and remain valid.

Conclusion

Upon review, it is deemed that the proposed amendments to the scheme do not bear significant impact regarding daylight, sunlight, and overshadowing. Thus, it can be concluded that there would be no consequential effects on neighbouring sensitive receptors or within the scheme. As such, it is affirmed that the AY Application Reports conclusions remain applicable.

Yours sincerely



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Principal
Daylight & Sunlight
For and on behalf of Avison Young (UK) Limited