

11<sup>th</sup> January 2023

Bidwells  
C/O Ollie Fountain  
25 Old Burlington Street  
London  
Greater London  
W1S 3AN



BY EMAIL ONLY

Dear Ollie

## RE: Daylight and Sunlight Overview – Meadow School, Hillingdon

Point 2 Surveyors Ltd. are instructed to assess to the daylight and sunlight as a result of the redevelopment at Meadow School ("the Application Site" / "the Proposed Development"), within the London Borough of Hillingdon.

This letter and drawings enclosed herewith consider CDC Studio's Proposed Development received 12<sup>th</sup> December 2022. Our understanding of the Existing Building and Proposed Development can be seen illustrated in drawings P3203/01 and P3203/SEC/01, attached herein.

### Sources of Information:

In the process of compiling this report, the following sources of information have been used:

#### **Point 2 Surveyors Ltd.**

Site Photography (received 04/01/23)  
Property Research (received 04/01/23)  
47 Peel Way  
58 Peel Way

#### **Global Surveys**

Survey Information (received 29/11/22)  
22198-MBS-Sheet 1.dwg  
22198-MBS-Sheet 2.dwg  
22198-TOPO.dwg  
4267\_MasterMap\_FC\_3D\_3DPACK.dwg  
4267\_MasterMap\_FC\_B&W\_DWG[CAD].dwg

#### **Z-Mapping Ltd.**

Photogrammetry Model (received 06/12/22)  
Meadow School\_061222\_Solids XY@NE.dwg

### **CDC Studio's**

Proposed Scheme Information (received 12/12/22)  
4267 CDC Meadow School Façade Update 121222.dwg  
4267 CDC (GA)102 Proposed Ground Floor Plan REV -.pdf  
4267 CDC (GA) 112 Proposed First Floor Plan REV -.pdf  
4367 CDC (GD) 123 Proposed Roof Plan REV -.pdf  
4267 CDC (GA) 400 Proposed Elevations REV E.pdf

### **Parameters and Assumptions:**

To calculate the various measures of daylight and sunlight, it is necessary to construct a three-dimensional computer model. The model is then analysed using proprietary software to calculate the various measures of daylight and sunlight associated with the identified receptors.

The 3D model was created to reproduce the massing of the buildings both on and surrounding the Application Site at a level of detail appropriate to the calculations performed. All heights in the model are in mm Above Ordnance Datum ("AOD").

In assessing the impact of a new development on neighbouring properties, it is usual to only consider main habitable spaces (i.e. bedrooms, living rooms and kitchens) within residential properties that contain a site-facing window.

### **Daylight and Sunlight Assessment:**

To determine whether a neighbouring existing buildings daylight and/or sunlight may be adversely affected, the initial test provided by the BRE Guidelines<sup>1</sup> is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

In this instance, with reference to drawing P3220/SEC/01-03 enclosed herewith, the Proposed Development clearly sits comfortably below 25° from the lowest windows serving the closest neighbouring property to the north (47 Peel Way) and north-east (58 Peel Way) of the Application Site.

On this basis, no further daylight and sunlight assessment is required, and it can be confidently concluded that the neighbouring properties will not experience a material impact to their daylight and sunlight amenity as a result of the Proposed Development.

### **Conclusion:**

We trust this letter provides a useful overview as to the daylight and sunlight implications of the Proposed Development. Based on the above assessment, no further analysis is required, and we fully support the Proposed Development in terms of daylight and sunlight amenity to the neighbouring residential properties. If you have any questions, please do not hesitate to contact us.

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<sup>1</sup> Building Research Establishment 'Site Layout Planning for Daylight and Sunlight' - A Guide to Good Practice, 3<sup>rd</sup> Edition, 2022 (BRE Guidelines)



Yours Sincerely



**Lucy Goldthorpe**

Senior Surveyor

For and on behalf of Point 2 Surveyors Ltd.

CC: **Liam Dunford**  
Senior Director

Encls. Existing Plan and 3D View  
Proposed Plan and 3D View  
Section Drawings





Sources: Zmapping Limited  
3D Photogrammetry Model

CDC Studio  
Proposed Info (received 12/12/22)  
4267 CDC Meadow School Facade Update 121222.dwg

Key:  
■ Existing Buildings  
■ Proposed Scheme

All Heights in mm AOD

Scheme Confirmed:

Date:

Drawn By:

Scale:

Date:

Dwg No:

P3220/01

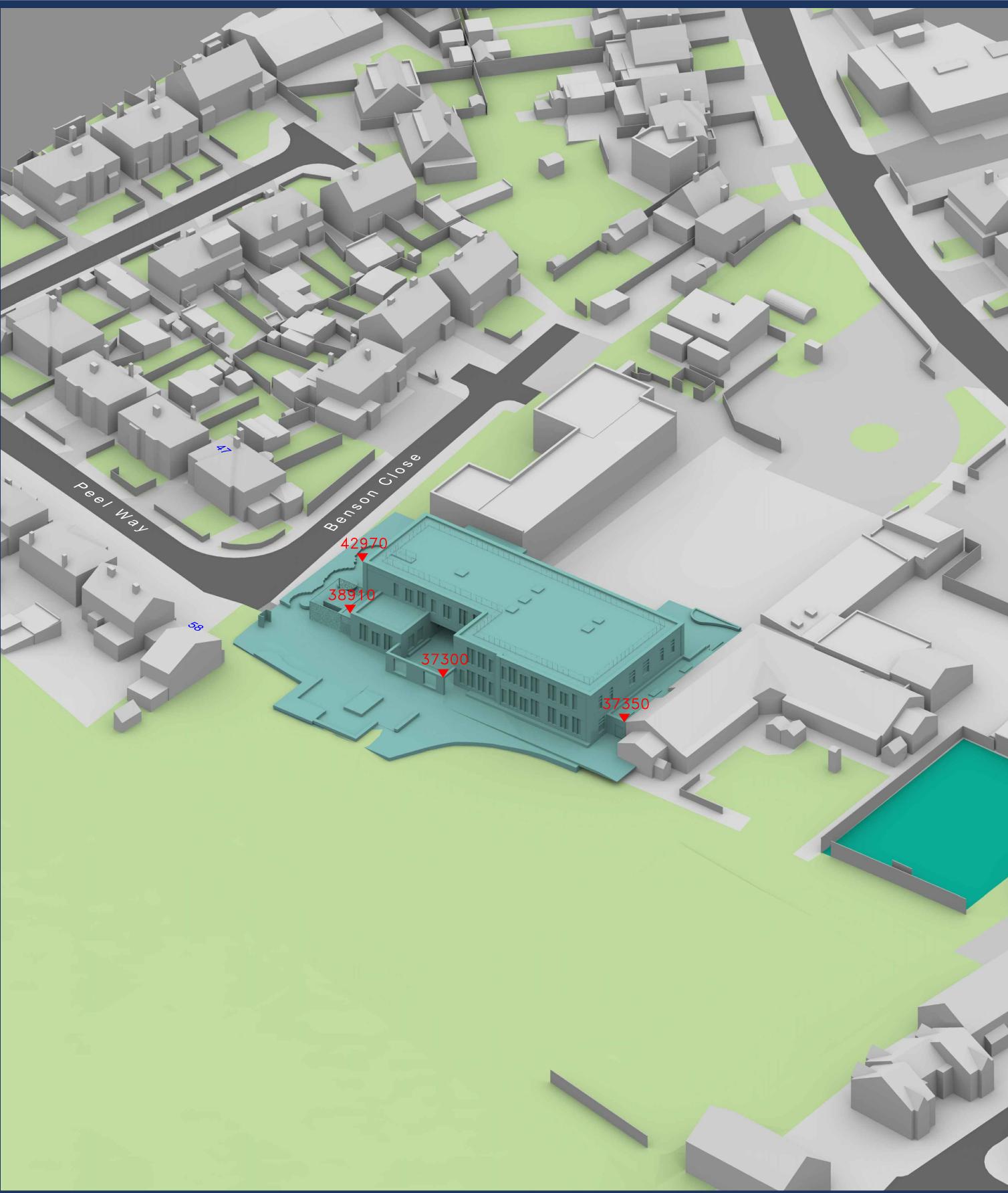
Rel:

01

Project: Meadow School,  
Hillingdon

Title: Site Plan with 3D View  
Existing Buildings

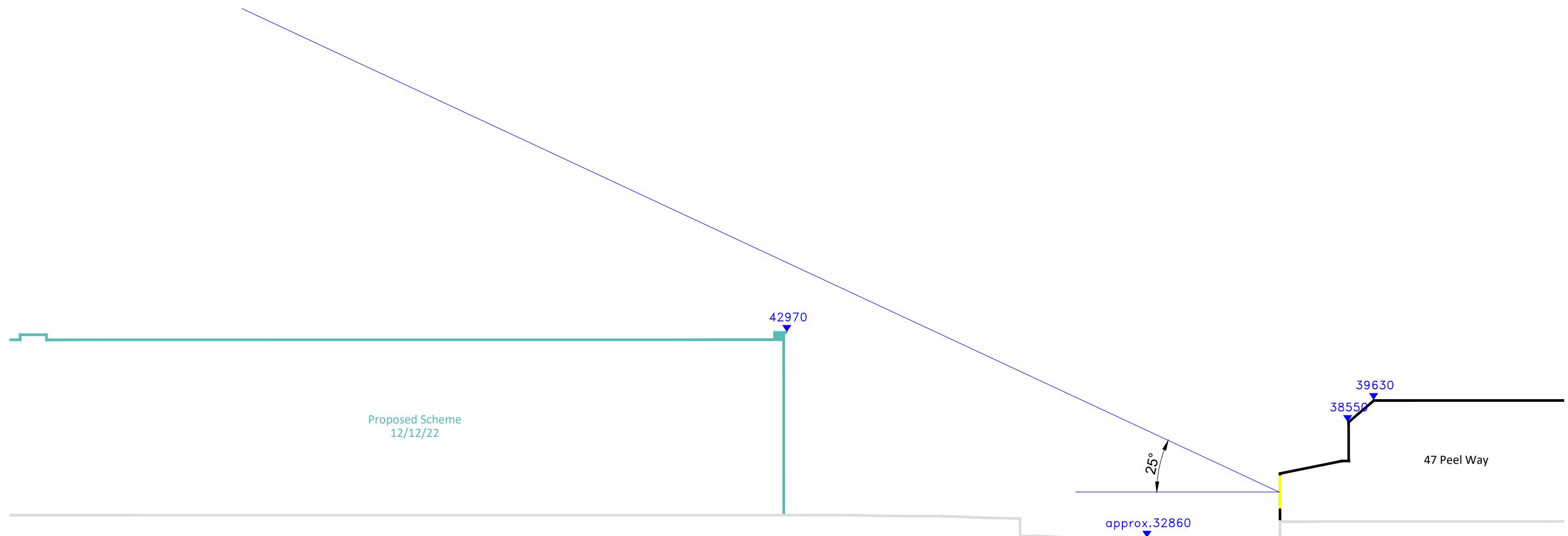




Sources: Zmapping Limited 3D Photogrammetry Model  CDC Studio Proposed Info (received 12/12/22) 4267 CDC Meadow School Facade Update 121222.dwg
Key: Existing Buildings Proposed Scheme
All Heights in mm AOD
Scheme Confirmed: - Date: -

Project: Meadow School, Hillingdon
Drawn By: NI
Scale: 1:750 @A3
Date: Jan 23

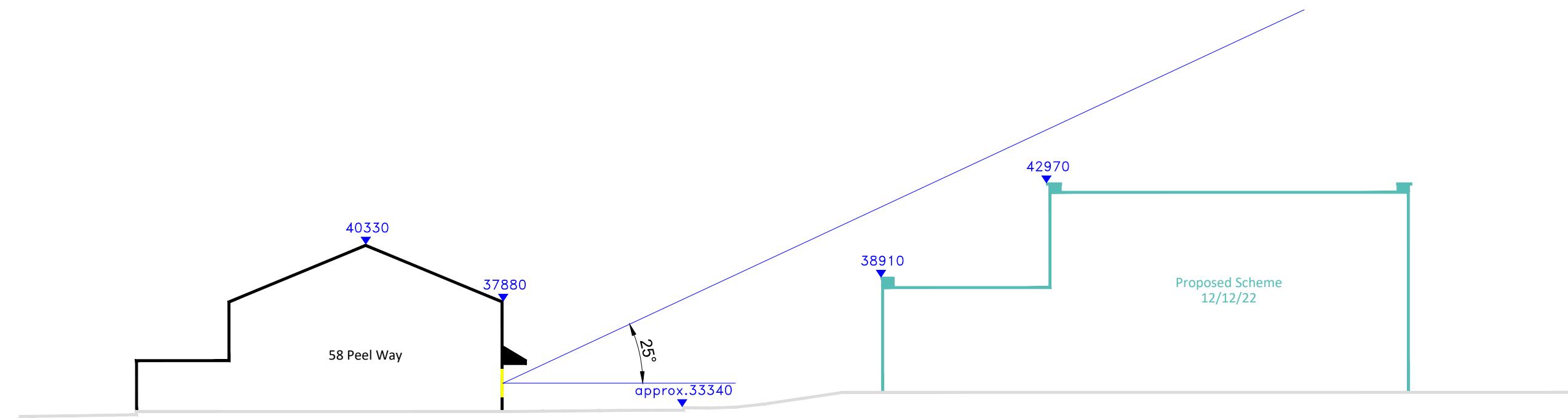
Title: Site Plan and 3D View with Section Lines Proposed Scheme 12/12/22
Dwg No: P3220/SEC/01
Rel: 01



Section A-A

<p>Sources: Zmapping Limited 3D Photogrammetry Model  CDC Studio Proposed Info (received 12/12/22) 4267 CDC Meadow School Facade Update 121222.dwg</p>	<p>Key:</p>	<p>Project: Meadow School, Hillingdon</p>	<p>Title: Section A-A 47 Peel Way Proposed Scheme 12/12/22</p>	<p>Scheme Confirmed: -</p>	<p>Date: -</p>	<p>Drawn By: NI</p>	<p>Scale: 1:200 @A3</p>	<p>Date: Jan 23</p>	<p>Dwg No: P3220/SEC/02</p>	<p>Rel: 01</p>
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Sources: Zmapping Limited 3D Photogrammetry Model  CDC Studio Proposed Info (received 12/12/22) 4267 CDC Meadow School Facade Update 121222.dwg	Key:	Project: Meadow School, Hillingdon	Title: Section B-B 58 Peel Way Proposed Scheme 12/12/22	
Scheme Confirmed: -	Date: -	Drawn By: NI	Scale: 1:200 @A3	Date: Jan 23
Dwg No: P3220/SEC/03	Rel: 01			

