

11th January 2023

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



17 SLINGSBY PLACE
LONDON | WC2E 9AB

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 12th 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 Guidelines¹ 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.

¹ Building Research Establishment 'Site Layout Planning for Daylight and Sunlight' - A Guide to Good Practice, 3rd 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: -

Project: Meadow School,
Hillingdon

Drawn By: NI

Scale: 1:750 @A3

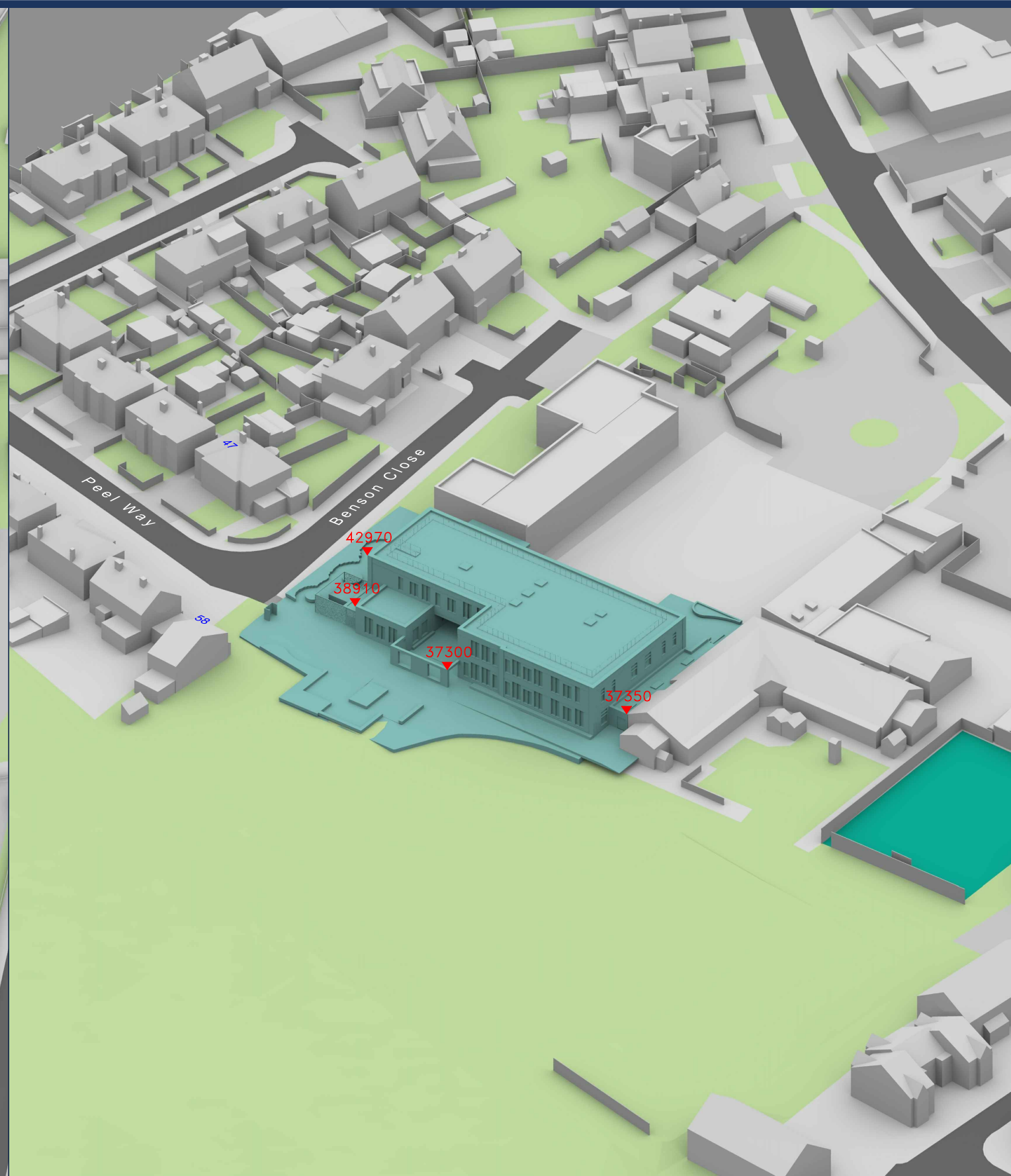
Date: Jan 23


Title: Site Plan with 3D View
Existing Buildings

Dwg No: P3220/01

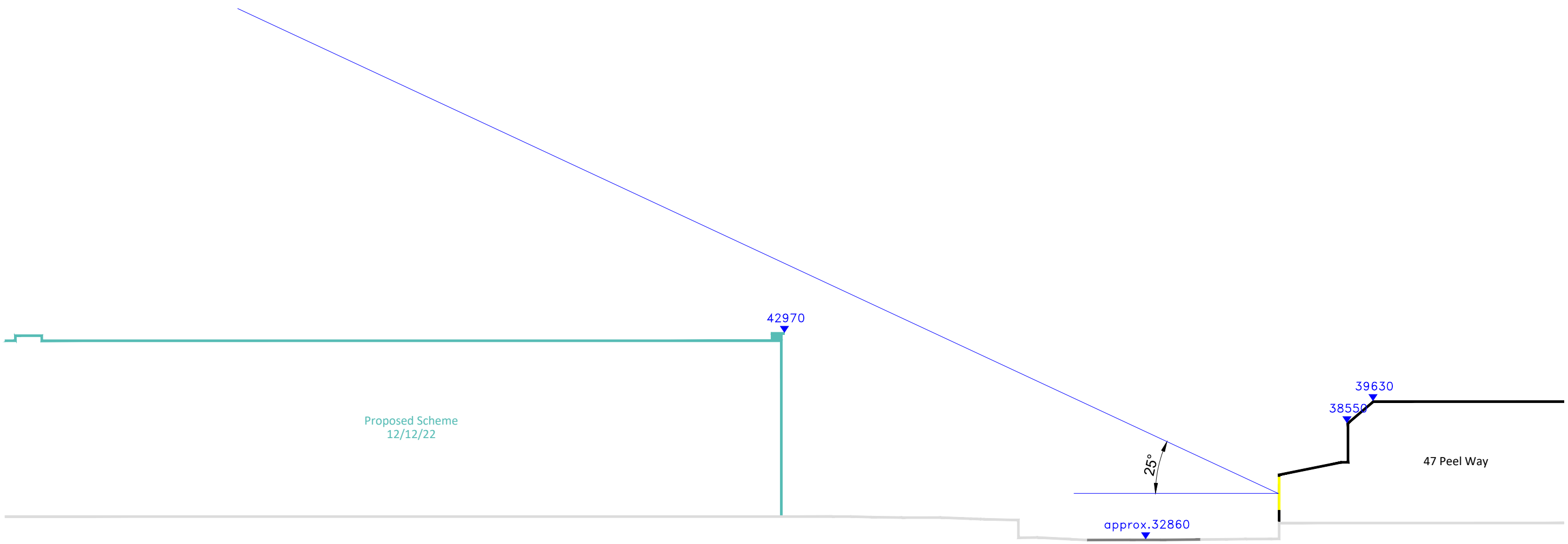
Rel: 01





Sources: Zmapping Limited 3D Photogrammetry Model		Key:  Existing Buildings  Proposed Scheme		Project: Meadow School, Hillingdon		Title: Site Plan and 3D View with Section Lines Proposed Scheme 12/12/22	
CDC Studio Proposed Info (received 12/12/22) 4267 CDC Meadow School Facade Update 121222.dwg		All Heights in mm AOD					
Scheme Confirmed: -		Date: -		Drawn By: NI		Scale: 1:750 @A3	
				Date: Jan 23		Dwg No: P3220/SEC/01	
						Rel: 01	

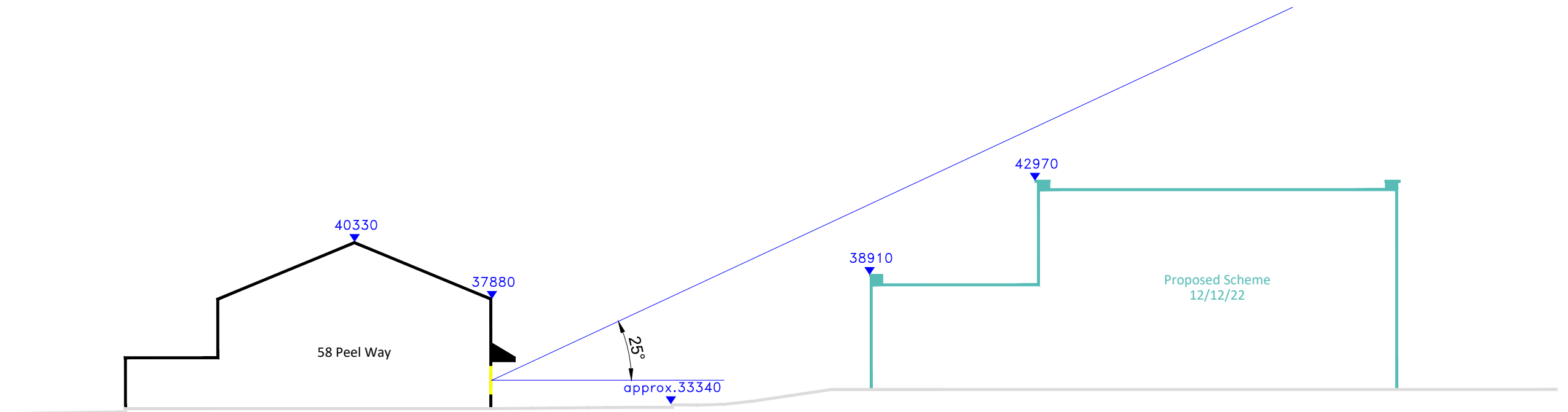




Section A-A

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 A-A 47 Peel Way Proposed Scheme 12/12/22	
	Scheme Confirmed: -	Date: -	Drawn By: NI	Scale: 1:200 @A3	Date: Jan 23	Dwg No: P3220/SEC/02	Rel: 01





Section B-B

<div>Sources: Zmapping Limited 3D Photogrammetry Model</div> <div>CDC Studio Proposed Info (received 12/12/22) 4267 CDC Meadow School Facade Update 121222.dwg</div>	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

