

25 September 2024

Linea Homes
C/O Mark Westcott
HGH
45 Welbeck Street
London
W1Q 8DZ



17 SLINGSBY PLACE
LONDON | WC2E 9AB

BY EMAIL ONLY

Dear Mark

RE: PROPOSED REDEVELOPMENT AT TAVISTOCK WORKS – DAYLIGHT STATEMENT – S.73 APPLICATION

This statement is prepared on behalf of Linea Homes in response to comments from Hillingdon Council in respect of daylight and sunlight impact to neighbouring accommodation. This statement should be read in conjunction with the Point 2 letter report dated 19 June 2024 (“the Report”).

The Report sets out the technical assessment undertaken in accordance with the Building Research Establishment guidelines, 2022, (“the BRE”), in respect of the proposed additional massing.

The results demonstrate that the proposed S.73 scheme results in no additional material daylight and sunlight impact to neighbouring windows and rooms beyond the consented massing. Whilst results show small absolute changes in daylight and sunlight values to some windows and rooms from the consented position, these are not considered noticeable reductions.

In terms of daylight, the proposed S.73 massing results in either all rooms retaining good Vertical Sky Component (“VSC”) values in excess of or in line with expectations for the urban context, i.e. 15% VSC and above, or rooms experience small absolute changes to VSC which would not be noticeable.

Sunlight results show no additional change compared to the consented position, except for one bedroom within Block 4 Padcroft Works which experiences a noticeable reduction in winter sunlight received. The BRE guidelines do not require bedrooms to be tested for sunlight and therefore this result is not considered significant. However, the bedroom retains excellent annual sunlight hours in excess of the guideline at 36% and therefore the occupant is considered to benefit from adequate sunlight in the proposed situation.

In conclusion, the proposed S.73 scheme results in no additional material daylight and sunlight reductions when compared to the consented scheme.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'K. Bone'.

Katie Bone

Associate Director

For and on behalf of Point 2 Surveyors Ltd.

CC: **Liam Dunford**
Senior Director

