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17 SLINGSBY PLACE
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13 March 2023

Dear Sirs

RE: HPH4 SITE ON MILLINGTON ROAD IN HAYES – DAYLIGHT AND SUNLIGHT ASSESSMENTS

You have asked us to give an opinion on whether changing 13 studios to 13 1 bed units is likely to affect the daylight and sunlight conclusions reached within the submitted reports.

From the revised plans we have been provided with, we understand the proposed massing of Development will not change. The daylight and sunlight effects on the existing surrounding properties will therefore not change. The methodology, assessments and conclusions reached within the daylight and sunlight report on the surrounding properties therefore remains valid.

Within development the revised proposals are unlikely to material change the conclusions reached. Changing the layouts as proposed is likely to affect the calculations as the number of rooms within these flats will change. However, as the number of windows and glazing areas does not change, the availability of daylight and sunlight at the façade will not change. The revised proposals are likely to mean that the bedroom areas created will enjoy fairly good levels of daylight and the living room areas will enjoy similar levels of daylight to that set out in the report. The overall number of rooms meeting the guidance levels may therefore increase very slightly but this is unlikely to be a material change.

In conclusion we are of the opinion that the revised proposals, to change 13 studios to 13 1 bed units will not affect the conclusions reached within submitted daylight and sunlight reports.

Yours faithfully

Andrew Cartmell
Senior Director

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