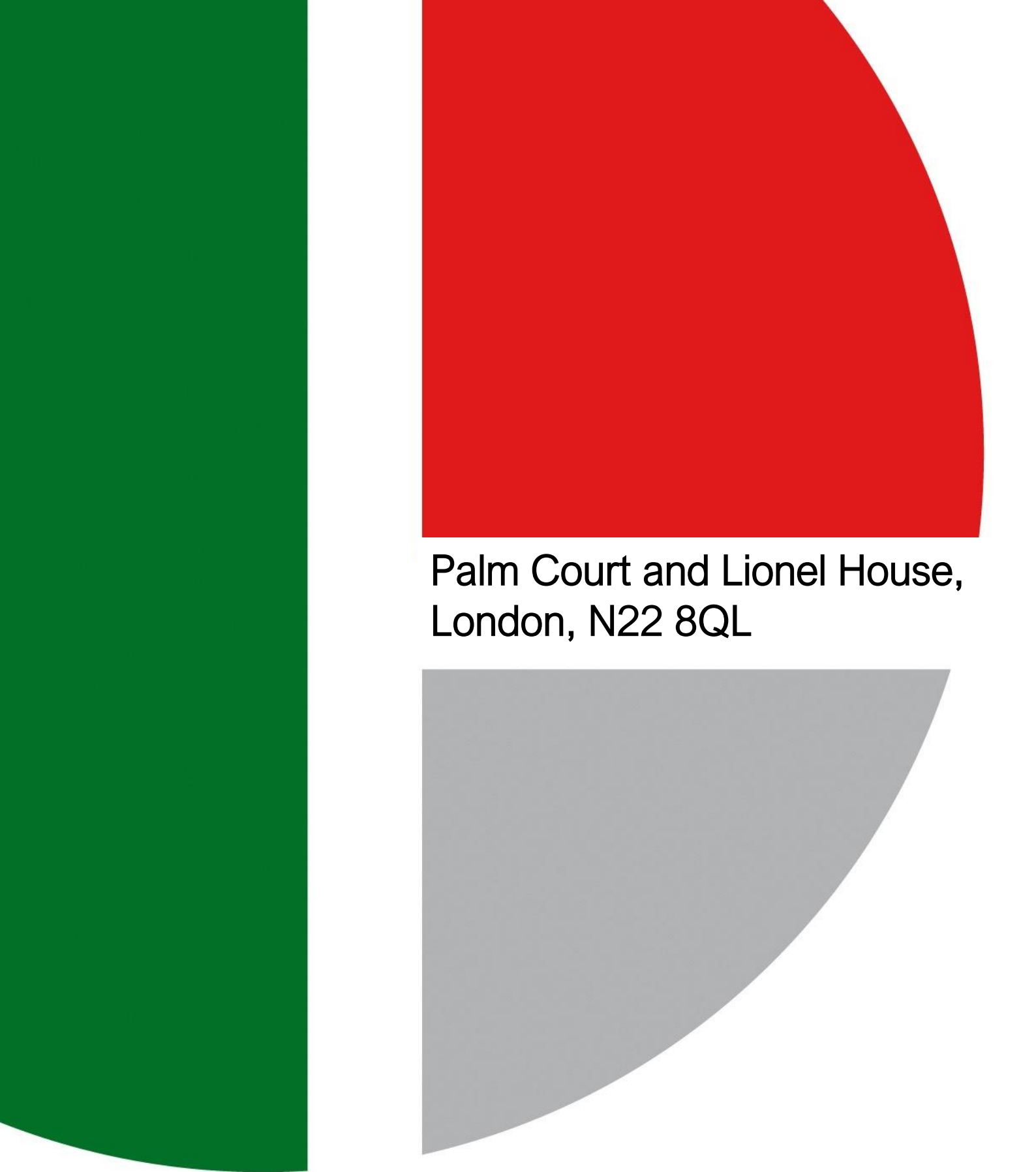




Palm Court and Lionel House, London, N22 8QL

Daylight and Sunlight Review

24th November, 2022



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- 1.1 In accordance with our instructions, we have considered the revisions to the proposals for the above property, as indicated on Rohacs Architects drawing numbers PD-L001, L002, L003, L10, L11, L12, L13, L14, L21, L22, L30, L31, L32, L33, L34, L100, L101, L102, L103, L104, L105, L201, L202, L300, L301, L302, L303, L304, L401, L402, L403, L404, L405, L406, L407, L408, PD-P001, P002, P003, P10, P11, P12, P13, P14, P21, P22, P30, P31, P32, P33, P34, P100, P101, P102, P103, P104, P105, P201, P202, P300, P301, P302, P303, P304, P401, P402, P403, P404, P405, P406, P407 and P408 with regard to daylight and sunlight.
- 1.2 These drawings indicate that rather than the two additional floors as considered within our daylight and sunlight report dated 8th December 202, only a single additional floor is proposed. These proposals will therefore have a reduced implication on the neighbours daylight and sunlight and the conclusions within our report will therefore remain the same, in that the BRE guidelines are achieved and the proposals will not have a significant effect on the daylight and sunlight they enjoy.
- 1.3 With regard to the proposed accommodation, the above drawings indicate that the revised proposals look to increase the area of glazing.
- 1.4 Whilst the methodology of assessing the proposed accommodation's access to daylight and sunlight has changed, following the publication of the 2022 BRE guidelines, the new analysis targets are designed to be comparable with the previous BR209 and British Standard's recommended ADF's.
- 1.5 Therefore, with the results for the previous scheme achieving the then applicable BRE guidelines, the increase in glazing proposed, it is considered will only increase the access to daylight and sunlight and will ensure that the numerical values set out in the BRE guidelines (2022), as set out in BS EN 17037 National Annex, will be achieved.
- 1.6 We would therefore confirm that the revised proposed accommodation will achieve the BRE guidelines (2022) and provide accommodation which will have good access to daylight and sunlight.