

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

S73 APPLICATION

INTERNAL DSO REPORT UPDATE

Northumberland Development Project ("NDP") Hotel - Supplementary Internal Daylight, Sunlight and Overshadowing Note - October 2023 - Daylight, Sunlight, Overshadowing and Solar Glare

This supplementary note follows on from the August 2023 Internal Daylight, Sunlight and Overshadowing report prepared by GIA ('the August 2023 report') which accompanied the S.73 planning application (Ref: HGY/2023/2137) for the minor material amendments to the consented Plot 3 development.

The August 2023 report technically assessed daylight and sunlight within the proposed dwellings as well as the overshadowing to all of the proposed outdoor amenity areas.

Subsequent to these assessments, further design changes have been proposed ('the proposed amendments') to the external massing of the scheme as well as the elevations and apartment layouts.

A review of the proposed amendments has been undertaken in relation to the internal daylight, sunlight and overshadowing to determine whether the updated design will continue to offer acceptable daylight and sunlight amenity for the enjoyment of future occupants.

INTERNAL DAYLIGHT AND SUNLIGHT

The results of the detailed assessments within the August 2023 report concluded that all of the eight dwellings assessed on the two lowest residential floors (14th and 15th) would achieve and exceed the minimum levels of daylight and sunlight recommended within the BRE and the BS EN 17037 UK National Annex by a large margin. This meant that the corresponding rooms on the subsequent floors would also meet and exceed their daylight and sunlight targets given the uniformity of floor-plates and improved access to daylight and sunlight higher up in the building.

Given the excellent levels of daylight and sunlight compliance within the August scheme and due to the minimal nature of the changes to the elevations and internal layouts (as shown in Figure 01 and 02), no update to the technical assessments is considered necessary.

The conclusions in the August 2023 report in relation to daylight and sunlight are therefore considered to remain valid and the updated Development is expected to continue to offer excellent daylight and sunlight amenity to the future occupants.

OVERSHADOWING

The August 2023 report concluded that well in excess of 50% of all proposed outdoor open spaces ($\geq 70\%$) will receive two or more hours of sunlight on 21st March, providing great level of sunlight amenity to the public and future residents.

Due to the minimal nature of massing amendments, no update to the technical assessments is considered necessary. Whilst the shape and extent of shadows may marginally alter, the overall conclusions would be unchanged, with the proposed amenity areas remaining well sunlit,

Therefore, the overshadowing conclusion in the August 2023 report is considered to remain valid.

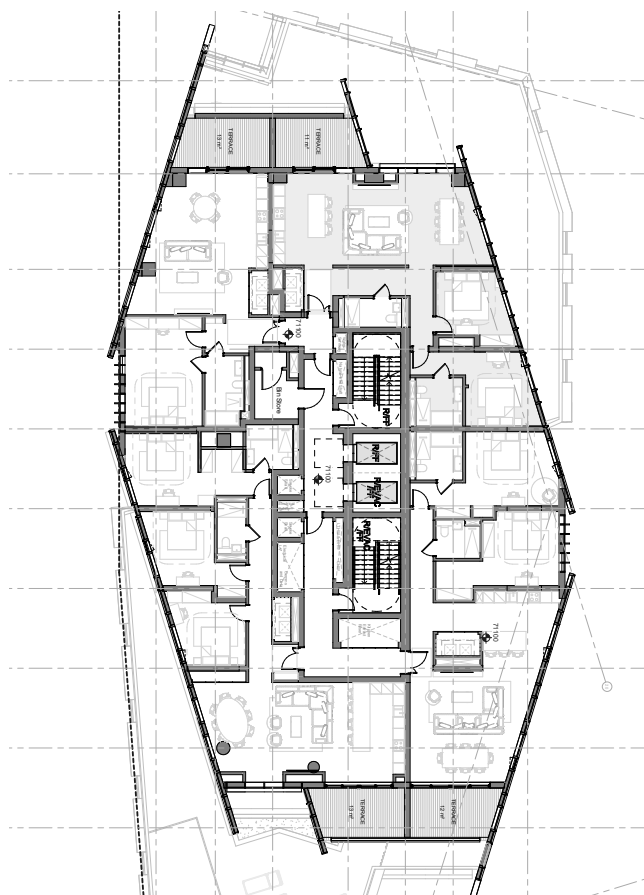


Figure 1: August Proposal Floor Plan - Level 15

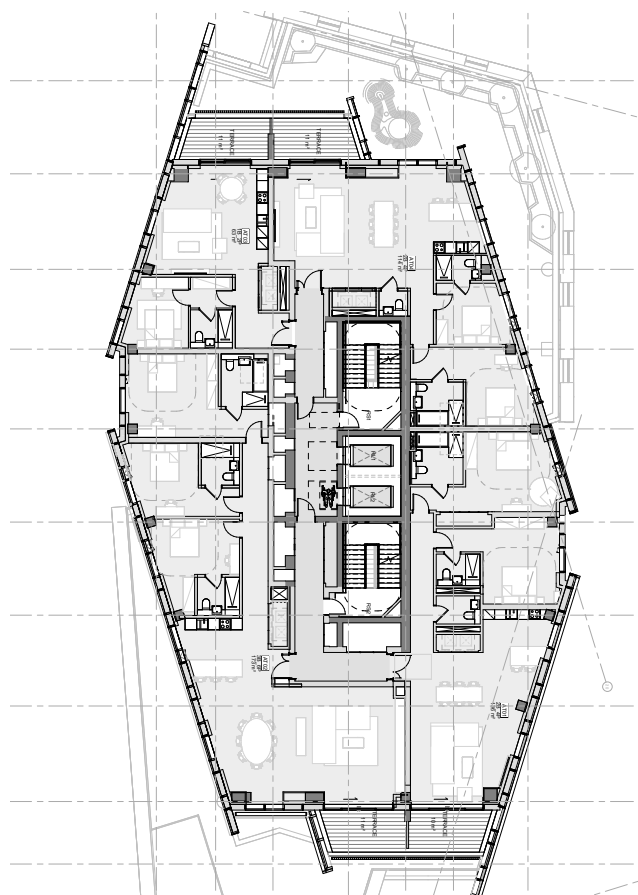


Figure 2: Amended Proposal Floor Plan - Level 15

CONCLUSIONS

The implications of the Plot 3 Proposed Amendments have been reviewed in the context of the internal daylight, sunlight and overshadowing. Overall, the conclusions reported in the August 2023 report are considered to remain valid and the proposed scheme is considered to continue to provide the future occupants and users of the site with access to excellent levels of daylight and sunlight in the residential units and amenity areas proposed.

DISCLAIMER:

N.B This report has been prepared for Argent (Property Development) Services LLP by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for Argent (Property Development) Services LLP and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.