

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex
SS6 7EW

TEL 0800 197 4836

E-MAIL enquiries@right-of-light.co.uk

WEBSITE www.right-of-light.co.uk

Alex Shillito
Pocket Living
Tower House
10 Southampton Street
London WC2E 7HA

1 September 2021

Dear Mr Shillito

BRE Daylight and Sunlight – 2 to 10 Ossory Road, London SE1 5AN

As part of the planning application for the redevelopment of 2 to 10 Ossory Road, I prepared a BRE Daylight and Sunlight Study in December 2019. I have been asked to review the revised proposals to support the forthcoming planning application and determine whether or not the amendments to the scheme will have a material impact on the original daylight and sunlight results. I can confirm that since December 2019, the recommendations set out in the BRE Guide (which are referred to for the purpose of BRE Daylight & Sunlight Studies) have not changed.

I have reviewed the latest design drawings for the scheme prepared by Hawkins Brown (see drawings listed below). I have compared these drawings to the ones listed in section 2.1.1 of our BRE Daylight and Sunlight study dated 19 December 2019.

Hawkins/Brown

PLOR-HBA-01-00-SK-A-08-0100	Ground Floor Plan	Rev -
PLOR-HBA-01-01-SK-A-08-0101	Level 01 Floor Plan	Rev -
PLOR-HBA-01-02-SK-A-08-0102	Level 02 Floor Plan	Rev -
PLOR-HBA-01-10-SK-A-08-0110	Level 10 Floor Plan	Rev -
PLOR-HBA-01-ZZ-M3-A-0001	Architect 3D Model	Rev -
PLOR-HBA-01-ZZ-SK-A-08-0200	General Arrangement - East Elevation	Rev -
PLOR-HBA-01-ZZ-SK-A-08-0201	General Arrangement - South Elevation	Rev -
PLOR-HBA-01-ZZ-SK-A-08-0202	General Arrangement - West Elevation	Rev -
PLOR-HBA-01-ZZ-SK-A-08-0203	General Arrangement - NorthElevation	Rev -

Following my review of the drawings and discussions with the architects, I understand the only main design changes are the provision of balconies for some of the units and that the height and mass of the building has not materially changed since my previous assessment. Therefore, I can confirm that this will not materially affect the findings of our neighbouring

study. We therefore remain of the opinion that given the development design achieves an overall high level of compliance with the BRE recommendations, and due to the mitigating factors listed in section 4 of our BRE Daylight & Sunlight Study (2019), we are of the opinion that the loss of daylight or sunlight to the neighbouring properties should not warrant a refusal of the application. Our previous conclusions would therefore remain valid for the purpose of the revised scheme.

I hope the above is useful, please do not hesitate to come back to me if you require any further assistance with the project.

Yours sincerely

A handwritten signature in black ink that reads "P. M. Hea". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Paul Hearmon LLB (Hons)
Senior Right of Light Surveyor