

London Borough of Wandsworth
Planning and Building Control
The Town Hall,
Wandsworth High Street,
London SW18 2PU



17 SLINGSBY PLACE
LONDON | WC2E 9AB

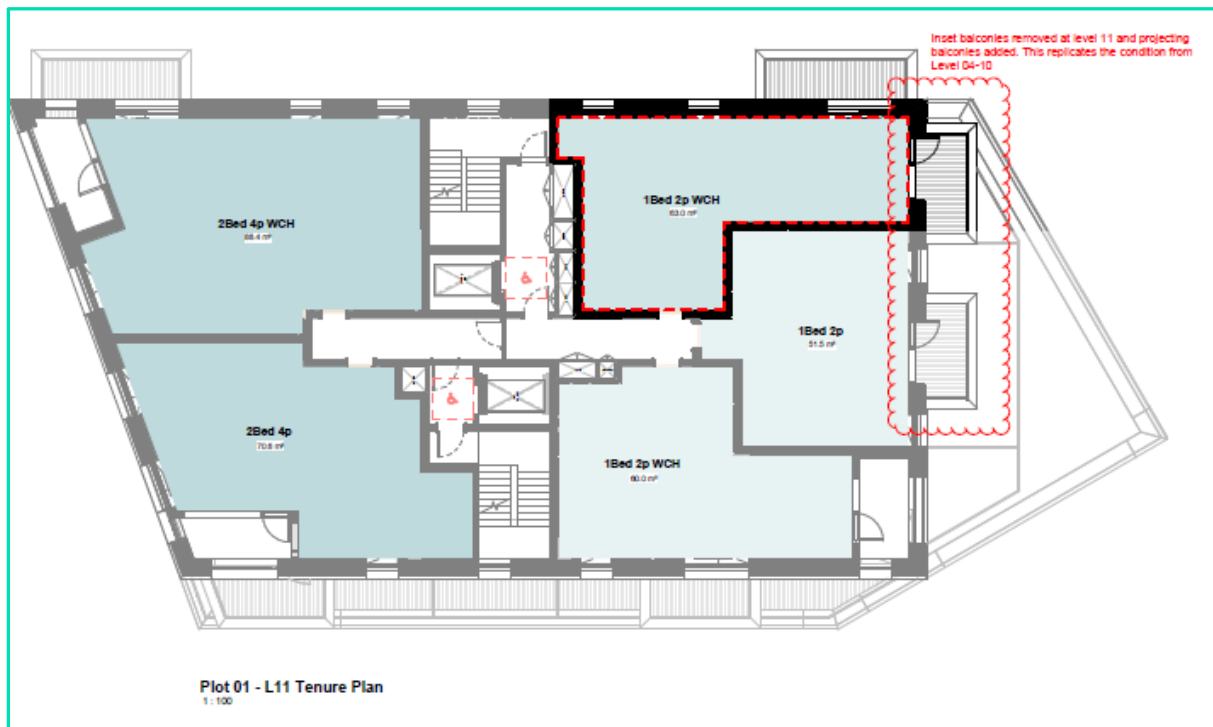
16th August 2024

Dear Sirs,

RE: 41-49 (BOOKERS) AND 49-59 (FORMER BMW) BATTERSEA PARK ROAD – DAYLIGHT AND SUNLIGHT STATEMENT

Further to the submission of the planning application for the above site in April 2022 (planning ref.2022/1835), Watkins Jones Group ('the Applicant') have instructed Point 2 to provide advice on the daylight and sunlight effects associated with a further minor revision to the Submitted Scheme.

Glenn Howells Architects ('GHA') have made an amendment to the design of Plot 01 Level 11 to respond to additional requirements for the wheelchair adaptable apartments. This has resulted in the removal of inset balconies at Level 11 and their replacement with projecting balconies to replicate the condition from Levels 04-10. The image below was prepared by GHA and illustrates the proposed design amends:



Plot 01 Level 11 Proposed Plan showing proposed balcony amendments (Source: Glenn Howells Architects)

Point 2 prepared the Daylight, Sunlight and Overshadowing Report that was submitted alongside the planning application for the Submitted Scheme. That report provided detailed analysis in respect of the daylight, sunlight and overshadowing amenity to external neighbouring buildings, as well as the quality of light within the Submitted Scheme itself.

On the basis of the minor amendments proposed to the balcony design at Level 11, the overall building envelope of Plot 01 is not going to materially increase in profile such that in our professional opinion the design amendments will have no discernible effect on the daylight, sunlight and overshadowing amenity to external neighbouring buildings.

In regard to the quality of natural daylight/sunlight amenity within the Proposed Development itself, and in particular Plot 01, there are two considerations worth noting. Firstly, the introduction of projecting balconies rather than inset balconies is likely to serve to further improve the internal daylight and sunlight provision to the associated apartments at Level 11 when compared to the Submitted Scheme. This is because the windows serving the projecting balconies will now be located on the outer face of the elevation, rather than inset within the building façade, allowing them greater access to available sky.

Secondly, in respect of the apartments located at Level 10, and in particular those with windows located directly beneath the now proposed projecting balconies at Level 11, the introduction of projecting balconies does, in theory at least, have the potential to have an effect on the internal daylight/sunlight levels. However, from a review of the internal daylight and sunlight assessment results for Submitted Scheme, the rooms in question were all achieving internal daylight/sunlight levels well in excess of the BRE recommendations. Therefore, given the elevated position of these particular flats, in our professional opinion the proposed design amendments will have no material bearing on the quality of natural light amenity to these apartments and should continue to exceed the internal daylight levels of the corresponding BRE compliant rooms recorded below at Level 09.

In conclusion, it is our view that the minor design amendments to Plot 01 Level 11 are unlikely to have any material bearing on the daylight, sunlight and overshadowing to neighbouring properties, nor should they have any discernible effect upon the quality of natural light amenity to the proposed accommodation. The conclusions of the Point 2 Daylight, Sunlight and Overshadowing Report submitted alongside the planning application for the Submitted Scheme should therefore remain unchanged.

Yours Sincerely



Matt Harris
Director
For and on behalf of Point 2

