

Daylight and sunlight report for the proposed
development at

Weybridge Business Park, Addlestone Road, Weybridge KT15 2UL



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1. Executive summary

1.1. Scope

1.1.1. We have been instructed by Bridge UK Properties 7, LP to determine the effects upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at Weybridge Business Park, Addlestone Road, Weybridge KT15 2UL.

1.2. Assessment criteria

1.2.1. To ensure that this assessment can be appropriately evaluated against Runnymede Borough Council's planning policy, daylight and sunlight calculations have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 3rd Edition, 2022 (the "BRE guide") and also BS EN 17037 'Daylight in Buildings', to which the BRE guide refers. The standards and tests applied within this assessment are briefly described in Appendix A.

1.3. Summary of effect of proposed development on existing surrounding buildings

Daylight

1.3.1. We have assessed the habitable rooms and associated windows within the nearby surrounding properties listed below:

- Navigation House.
- 14 Hamm Moor Lane.
- Bourneside House.
- New House Addlestone Road.

1.3.2. In terms of Vertical Sky Component (VSC), all windows assessed (100%) will meet the BRE's numerical target values. This demonstrates that the proposed development will not materially affect the amount of light reaching the windows of the neighbouring residential properties.

1.3.3. In relation to Daylight Distribution (DD), 23 out of 29 rooms assessed (79%) will meet the BRE' numerical target values. This demonstrates that the majority of rooms assessed will not be affected by the proposed development. The handful of rooms that fall short of the numerical targets do so marginally, and the effects are not considered to be material in daylight terms.

1.3.4. The results are discussed in more detail in Section 3 of this report.

Sunlight

1.3.5. With regard to sunlight amenity, the BRE guide recommends the assessment of windows which have a reasonable expectation of enjoying direct sunlight, i.e. those which face within 90 degrees of due south. We have therefore assessed the 23 relevant windows serving the properties identified below:

- Navigation House.
- Bournside House.

1.3.6. All windows assessed (100%) will continue to meet the target values recommended in the BRE guide for sunlight amenity.

1.4. Overall

1.4.1. The results of our assessments show that the proposed development will not cause material impacts to the daylight and sunlight amenity of the neighbouring buildings.

1.4.2. The results of the Daylight & Sunlight analysis demonstrate that the windows to all of the surrounding residential properties will meet the BRE's numerical targets, showing that the proposed development will not materially affect the light reaching the neighbouring properties. While there are some changes to the Daylight Distribution results, overall they are not considered to be material and are reasonable when considering the urban context of the site.

1.4.3. It should be borne in mind that the BRE guide is not an instrument of planning policy and the numerical targets contained within are purely advisory. The guide makes this clear in the introduction at paragraph 1.6:

"1.6 The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. Alternatively, where natural light is of special importance, less obstruction and hence more sunlight and daylight may be deemed necessary. The calculation methods in Appendices A and B are entirely flexible in this respect. Appendix F gives advice on how to develop a consistent set of target values for skylight under such circumstances."

1.4.4. We therefore conclude that, when assessed in accordance with the Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 3rd Edition, 2022", and considering the context of the proposed development, the overall effect on the daylight and sunlight amenity of neighbouring properties is negligible.

2. Introduction

2.1. Scope

2.1.1. We have been instructed by Bridge UK Properties 7, LP to determine the effects upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at Weybridge Business Park, Addlestone Road, Weybridge KT15 2UL.

2.1.2. Our assessment includes analysis for Units 100, 210 and 220 of the proposed development.

2.2. Planning policy

2.2.1. Although no standards have been formally adopted within Runnymede Borough Council's 2030 Local Plan, it is accepted that daylight and sunlight amenity needs to be reviewed objectively. This Report is therefore based on the accepted methods of analysis and amenity targets for assessing daylight and sunlight found in:

- Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 3rd Edition, 2022 (the "BRE guide").

2.3. Assessment criteria

2.3.1. To ensure that this assessment can be appropriately evaluated against best practice standards, daylight and sunlight calculations have been undertaken in accordance with the BRE guide. The targets and assessment methodologies applied are briefly described in Appendix A.

Name/address of building	Assumed use	Position in relation to the development
Navigation House	Residential	West of Unit 100
14 Hamm Moor Lane	Residential	West of Unit 100
Bourneside House	Residential	North of Unit 100
New House Addlestone Road	Residential	North east of Unit 100

2.3.2. The existing buildings adjacent to the proposed development site are shown on the site plan (see below) and comprise:



Key:

- Proposed Development
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)

2.4. Limitations

2.4.1. Our assessment is based on the scheme drawings provided by UMC Architects as listed below. Any other source of information used in the assessment (topographical surveys, 3D models etc.) is also shown below:

Author & Title	Date
UMC Architects	
21490-UMC-0100-ZZ-DR-A-1010 [G] UNIT 100 - PROPOSED BUILDING PLAN.DWG	20 September 2022
21490-UMC-0100-ZZ-DR-A-1011[D] UNIT 100 - PROPOSED OFFICE PLAN.DWG	20 September 2022
21490-UMC-0100-ZZ-DR-A-1012 [E] UNIT 100 - PROPOSED ROOF PLAN.DWG	20 September 2022

Author & Title	Date
21490-UMC-0100-ZZ-DR-A-1014[A] UNIT 100 - PROPOSED TRANSPORT OFFICE.DWG	20 September 2022
21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG	20 September 2022
21490-UMC-ZZZZ-SI-M2-A-1013 [D] PROPOSED SECTIONS.DWG	20 September 2022
21490_Xref_Site Layout.dwg	13 October 2022
21490_Xref_Elevations 210 220 Gradated Parapet (Tender).dwg	13 October 2022
<u>Accucities</u>	
002569_Hamm Moor Ln,Weybridge_HD_MASTER.dwg	22 March 2022

- 2.4.2. A topographical survey has been undertaken and all levels and elevation details having been based on this.

3. Assessment & results – effects of new development on existing, surrounding buildings

3.1. Daylight

3.1.1. In accordance with the BRE guide (see also Appendix A) and further to our site inspection, the following buildings require assessment:

- Navigation House.
- 14 Hamm Moor Lane.
- Bourneside House.
- New House Addlestone Road.

3.1.2. We have not assessed 1 Dashwood Lang Road, 2 Hamm Moor Lane and 16 Hamm Moor Lane in detail, as these properties are understood to be non-residential and as such, do not require assessment for daylight & sunlight amenity in line with the BRE guidance.

3.1.3. The results of our VSC analysis are shown in full in Appendix D. The following table is a summary of our findings:

Building Address	No. of Windows Analysed	Meets BRE		Total Percentage
		Yes	No	
Navigation House	18	18	0	100%
14 Hamm Moor Lane	2	2	0	100%
Bourneside House	7	7	0	100%
New House Addlestone Road	4	4	0	100%
Totals	31	31	0	100%

3.1.4. All 31 windows assessed (100%) will fully satisfy the target values set out in the BRE guidelines by either attaining a VSC value of at least 27% or retaining at least 0.8 times their former values.

3.1.5. The Daylight Distribution (DD) assessment results are shown in full in Appendix D. Below is a summary of our findings:

Building Address	No. of Rooms Analysed	Meets BRE		Total Percentage
		Yes	No	
Navigation House	18	14	4	78%
14 Hamm Moor Lane	2	0	2	0%
Bourneside House	6	6	0	100%
New House Addlestone Road	3	3	0	100%
Totals	29	23	6	79%

- 3.1.6. Of the 29 rooms assessed, 23 (79%) will fully satisfy the BRE guide’s target values by retaining at least 0.8 times their former value.
- 3.1.7. Of the 6 rooms that fall short of the recommended target, 2 are understood to be bedrooms within 14 Hamm Moor Lane. The BRE guidance states that while daylight within bedrooms should be analysed, it is generally considered to be less important compared to main living rooms. The retained values of DD are 0.65 and 0.75 times their former value, which is close to the target of 0.8 and in both rooms, the majority of the floor areas will still be in front of the No Sky Line (and therefore will receive direct skylight).
- 3.1.8. The remaining 4 rooms are located within Navigation House and serve living/kitchen spaces (“LK”) which attain DD values between 0.59 and 0.77, the latter just marginally below the 0.8 target recommended in the BRE guide. These rooms within Navigation house are themselves deep and contain returns towards their rear sections, which are beyond the No Sky line in the existing scenario (i.e. unable to receive direct skylight). In summary the existing shape of the rooms has an impact on their ability to meet the target values.
- 3.1.9. Overall, the results of the daylight amenity assessments are considered to be broadly in line with the BRE targets and the proposed development will not cause material impacts to the daylight amenity of the surrounding residential properties.
- 3.1.10. Furthermore, in considering the results described above, it must be recognised that the properties discussed are located adjacent to a sustainably located, previously-developed site where national planning policy prioritises new development. The site is also allocated within the recently adopted Runnymede Local Plan for strategic employment uses, thereby encouraging intensified employment development to meet the economic needs of the Council area. We are not aware that any objections were received concerning the site allocation. These factors combined mean that change to the existing site is reasonably to be expected.

3.2. Sunlight

3.2.1. In accordance with the BRE guide and our analysis of the plans provided, only two properties required the assessment of Annual Probable Sunlight Hours (APSH) – (see Appendix A):

- Navigation House.
- Bourneside House.

3.2.2. The table below shows a summary of the results of the APSH analysis. Full assessment results are contained in Appendix E.

Building Address	No. of Windows Analysed	Meet BRE		Total Percentage
		Yes	No	
Navigation House	18	18	0	100%
Bourneside House	5	5	0	100
Totals	23	23	0	100%

3.2.3. All windows assessed (100%) will continue to meet the target values recommended in the BRE guide for both, summer and winter months for sunlight amenity.

3.3. Overshadowing

3.3.1. In order to address the concerns raised by the Environment Agency, we have undertaken a transient overshadowing (TO) assessment for the proposed development. A diagram, providing hour-by-hour shadow plans taken on the Spring Equinox (March 21), is shown in full in Appendix F.

3.3.2. The TO assessment shows that the River Wey and the Addlestone Bourne will not be unduly overshadowed by the proposed development.

Appendix A

Assessments to be applied



Introduction

The main purpose of the guidelines in the Building Research Establishment Report “Site Layout Planning for Daylight and Sunlight – a guide to good practice 2022, 3rd Edition” (“the BRE guide”) is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report’s author in the Introduction where Dr Paul Littlefair says:

‘The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design..... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.....’

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as *privacy* and *sense of enclosure* are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority’s policies, vary widely, from 18–35m¹. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide’s daylighting requirements as it complies with the 25° rule and will almost certainly satisfy the ‘Three times height’ test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical ‘minimum’ distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25° rule.

¹ The commonest minimum privacy distance is 21m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings.

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window, then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this, then the 25^o test will need to be carried out.

25^o test - a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25^o to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25^o then more detailed tests are required, as outlined below.

VSC Test - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e., with a totally unobstructed view through 90° in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e., the same results as would be found utilising the 25° Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) Test – This test looks at the position of the “No-Sky Line” (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

In new developments no more than 20% of a room’s area should be beyond the NSL. For existing buildings, the BRE guide states that if, following the construction of a new development, the NSL moves so that the area beyond the NSL increases by more than 20%, then daylighting is likely to be seriously affected.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested: bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

Daylight Factor (D) Test – The D test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason, it is considered a more detailed and representative measure of the adequacy of light. The minimum D values recommended in BS EN 17037 are as follows:

Table C3 – Target daylight factors (D_T) to achieve over at least 50% of the assessment grid in UK domestic habitable rooms with vertical and/or inclined daylight apertures

Location	D_T for 100 lx (Bedroom)	D_T for 150 lx (Living room)	D_T for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

This is a test used in assessing new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

Illuminance (E_t) Test – The illuminance method uses site climate data to measure the illuminance from daylight at each point on an assessment grid in the room at hourly intervals over a typical year. The UK National Annex of BS EN 17037 provides illuminance recommendations for UK dwellings, as follows:

Bedroom	100 lux
Living rooms	150 lux
Kitchens	200 lux

These are median illuminances and should be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours.

Sunlight

Sunlight is an important ‘amenity’ in both domestic and non-domestic settings. The way in which a building’s windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90° of due south and no obstruction subtends to angle of more than 25° to the horizontal or where the window wall faces within 20° of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that sunlight hours should be measured, and it is recommended that the window should receive at least 1.5 hours of sunlight on 21 March. It should be noted that if a room has two windows or more on opposite / adjacent walls, the sunlight hours due to each can be added together provided that any overlap is excluded.

The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. Annual Probable Sunlight Hours (APSH) tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90° of due south of an existing building's main window wall and the new building subtends to angle of more than 25° to the horizontal;
- The window wall faces within 20° of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where APSH testing is required, it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

Sunlight – Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

The BRE guidelines state that:

- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;
- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

Section 3.3 of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

Appendix B

Context drawings





SOURCES OF INFORMATION:
 UMC ARCHITECTS
 21490-UMC-0100-ZZ-DR-A-1010 [G] UNIT 100 - PROPOSED BUILDING PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1011[D] UNIT 100 - PROPOSED OFFICE PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1012 [E] UNIT 100 - PROPOSED ROOF PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1014[A] UNIT 100 - PROPOSED TRANSPORT OFFICE.DWG
 21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG
 21490-UMC-ZZZZ-SI-M2-A-1013 [D] PROPOSED SECTIONS.DWG
 RECEIVED 20 SEPTEMBER 2022
 21490_Xref_Site Layout.dwg
 21490_Xref_Elevations 210 220 Graded Parapet (Tender).dwg
 RECEIVED 13 OCTOBER 2022
 ACCUCITIES
 002569_HAMM MOOR LN,WEYBRIDGE_HD_MASTER.DWG
 RECEIVED 22 MARCH 2022

- Existing Building
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)

Shadows in this drawing are for illustrative purposes only and do not represent a set time or date.

Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES. ALL DIMENSIONS ARE IN METRES ONLY

TITLE
Existing Site Plan

CLIENT
Bridge Industrial

PROJECT
**Weybridge Park
 Addlestone Road**

DRAWN BY OW	CHECKED IM
SCALE NTS@A3	DATE October 2022

HOLLIS
 80-82 Silverthorne Road
 London
 SW8 3HE
 T 020 7622 9555
 F 020 7627 9850
 W hollisglobal.com

DRAWING NO. 115492_CTXT_01	RELEASE NO. 4
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Existing Site Plan



SOURCES OF INFORMATION:
 UMC ARCHITECTS

21490-UMC-0100-ZZ-DR-A-1010 [G] UNIT 100 - PROPOSED BUILDING PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1011[D] UNIT 100 - PROPOSED OFFICE PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1012 [E] UNIT 100 - PROPOSED ROOF PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1014[A] UNIT 100 - PROPOSED TRANSPORT OFFICE.DWG
 21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG
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21490_Xref_Site Layout.dwg
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 LN.WEYBRIDGE_HD_MASTER.DWG
 RECEIVED 22 MARCH 2022

ALL HEIGHTS IN METRES AOD

- Existing Building
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)

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Rev.	Date	Amendments	Initial
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TITLE
**3D Views
 Existing Site**

CLIENT
Bridge Industrial

PROJECT
**Weybridge Park
 Addlestone Road**

DRAWN BY OW	CHECKED BY IM
SCALE NTS@A3	DATE October 2022

HOLLIS

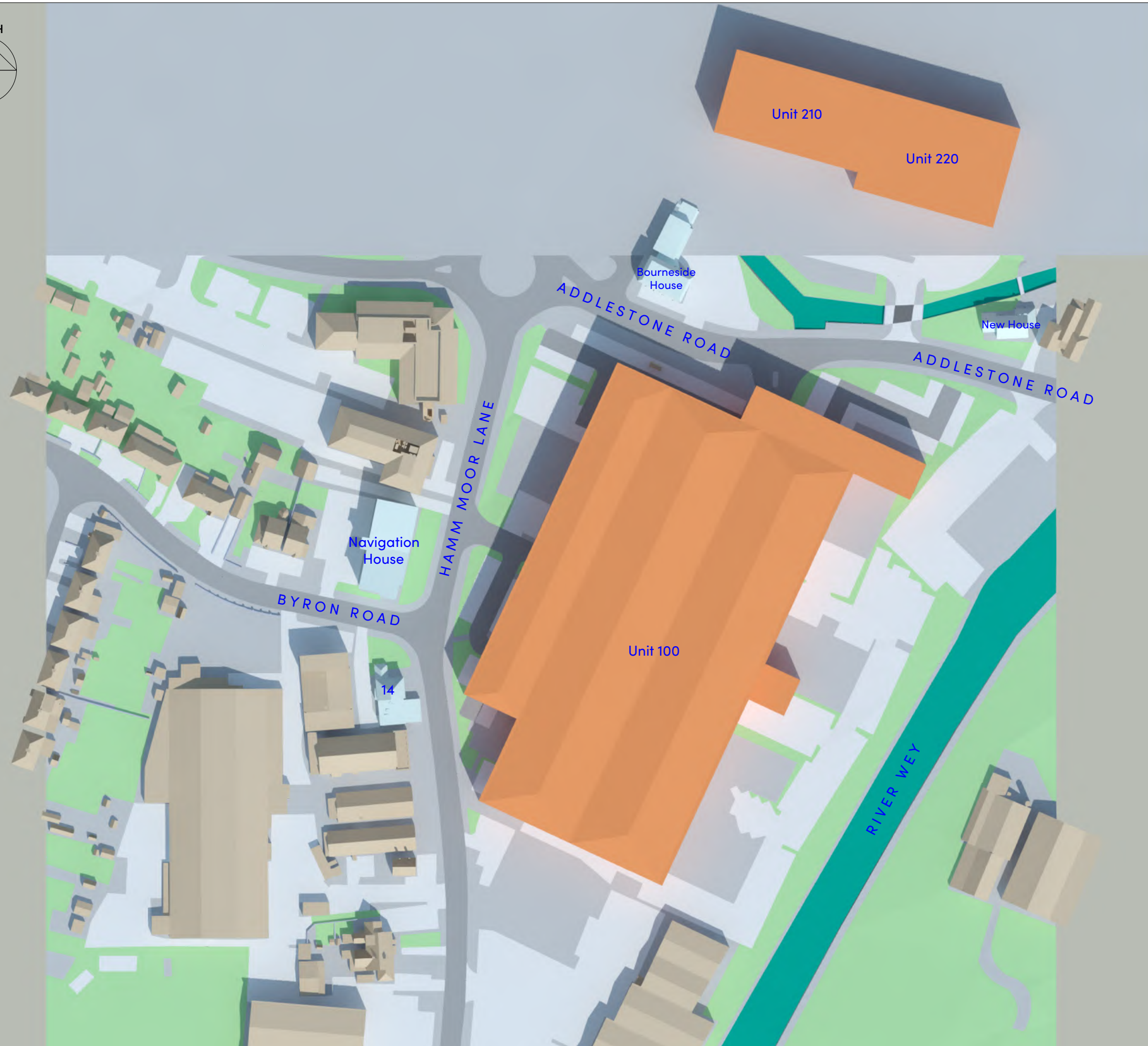
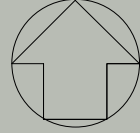
80-82 Silverthorne Road
 London
 SW8 3HE

T 020 7622 9555
 F 020 7627 9850
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3D Context View - View from South East (Existing)

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NORTH



SOURCES OF INFORMATION:
UMC ARCHITECTS

21490-UMC-0100-ZZ-DR-A-1010 [G] UNIT 100 - PROPOSED BUILDING PLAN.DWG
21490-UMC-0100-ZZ-DR-A-1011[D] UNIT 100 - PROPOSED OFFICE PLAN.DWG
21490-UMC-0100-ZZ-DR-A-1012 [E] UNIT 100 - PROPOSED ROOF PLAN.DWG
21490-UMC-0100-ZZ-DR-A-1014[A] UNIT 100 - PROPOSED TRANSPORT OFFICE.DWG
21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG
21490-UMC-ZZZZ-SI-M2-A-1013 [D] PROPOSED SECTIONS.DWG
RECEIVED 20 SEPTEMBER 2022

21490_Xref_Site Layout.dwg
21490_Xref_Elevations 210 220 Graded Parapet (Tender).dwg
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ACCUCITIES

002569_HAMM MOOR LN, WEYBRIDGE_HD_MASTER.DWG
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- Proposed Development
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)

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TITLE
Proposed Site Plan

CLIENT
Bridge Industrial

PROJECT
**Weybridge Park
Addlestone Road**

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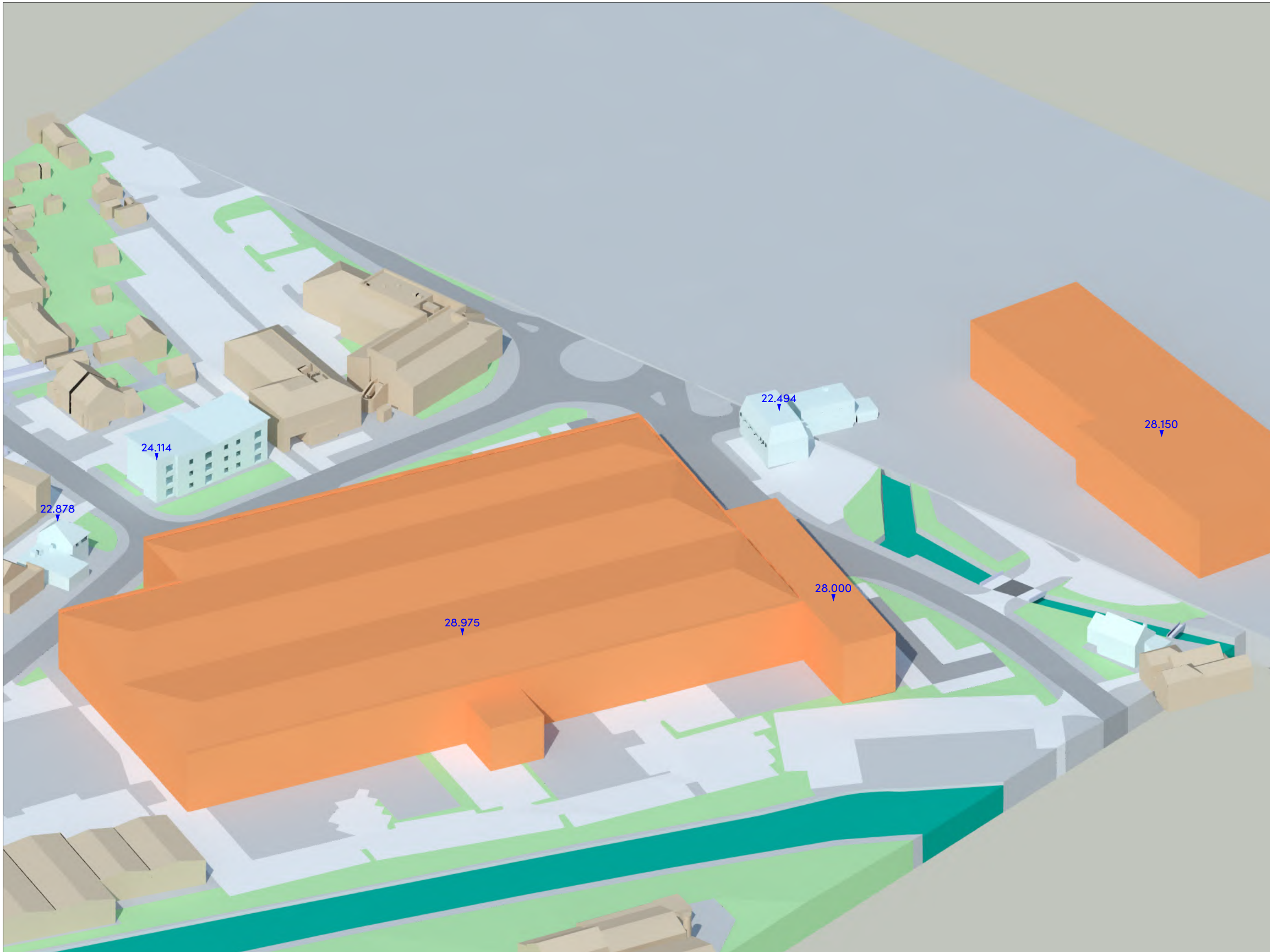
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Proposed Site Plan



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 21490-UMC-0100-ZZ-DR-A-1012 [E] UNIT 100 - PROPOSED ROOF PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1014[A] UNIT 100 - PROPOSED TRANSPORT OFFICE.DWG
 21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG
 21490-UMC-ZZZZ-SI-M2-A-1013 [D] PROPOSED SECTIONS.DWG
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- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)

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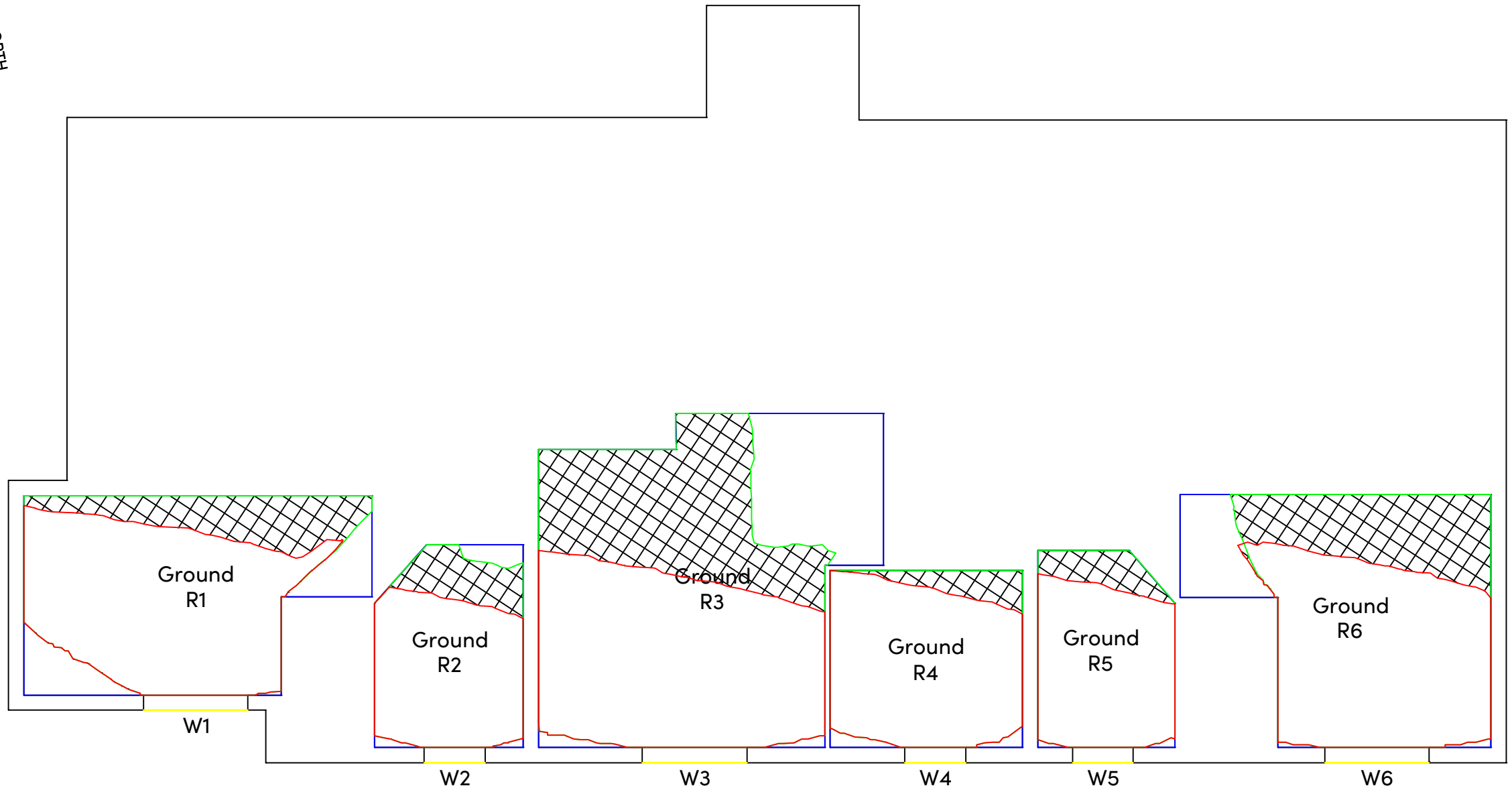
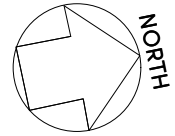
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3D Context View - View from South East (Proposed)

Appendix C

Window/room reference drawings





SOURCES OF INFORMATION:
 UMC ARCHITECTS
 21490-UMC-0100-ZZ-DR-A-1010 [G] UNIT 100 - PROPOSED BUILDING PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1011[D] UNIT 100 - PROPOSED OFFICE PLAN.DWG
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 21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG
 21490-UMC-ZZZZ-SI-M2-A-1013 [D] PROPOSED SECTIONS.DWG
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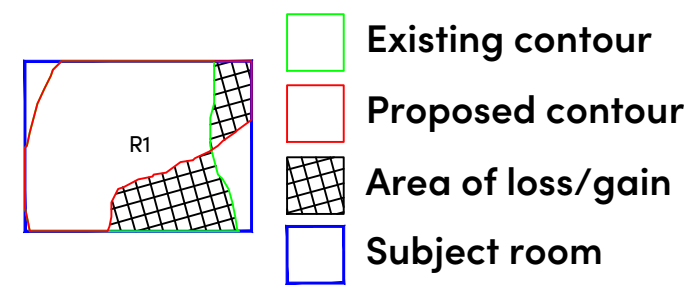
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Navigation House - Ground Floor

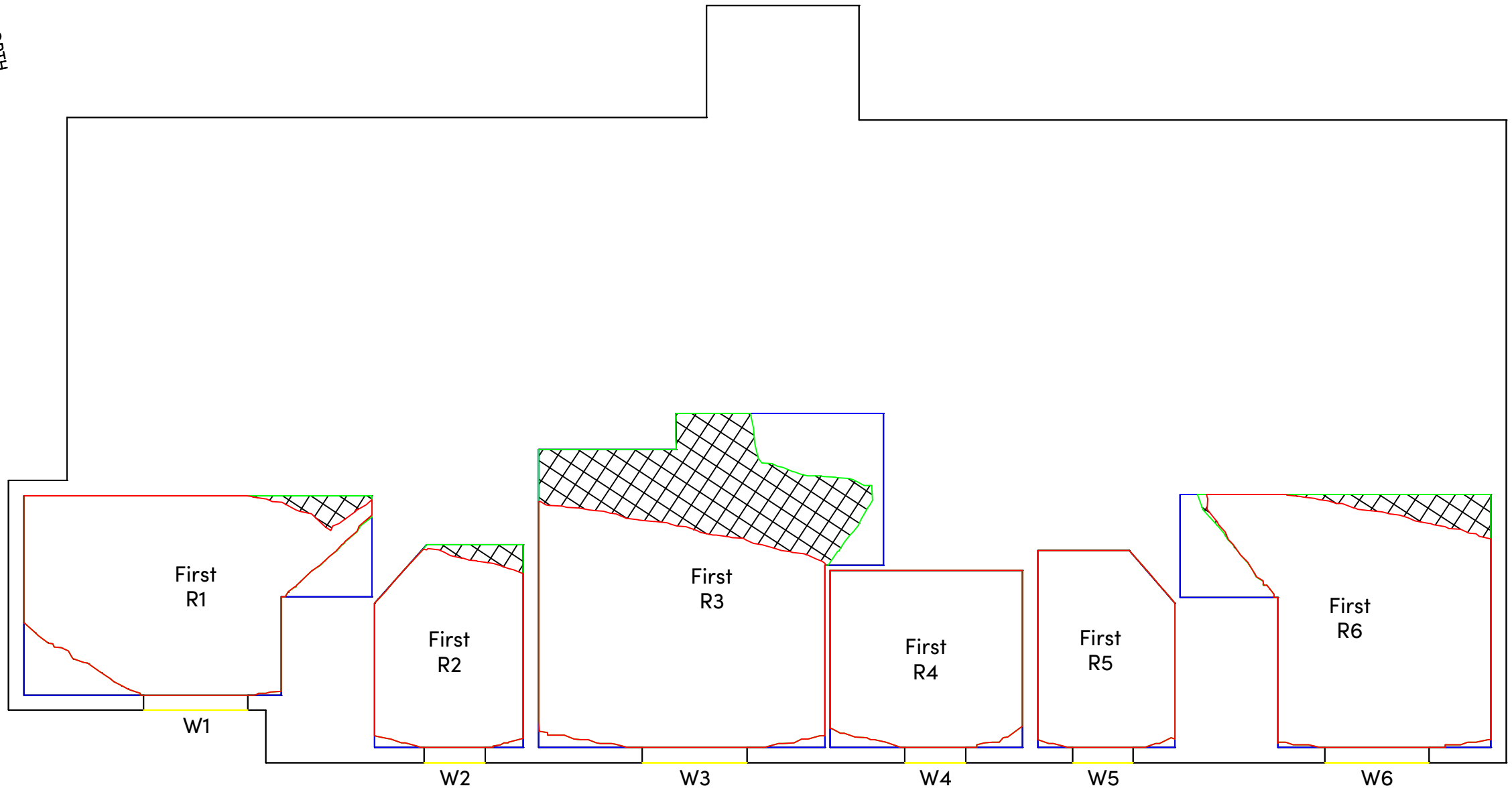
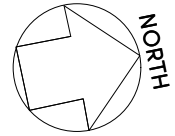


3D Context View - North East

KEY



3D Context View - South East



SOURCES OF INFORMATION:
 UMC ARCHITECTS
 21490-UMC-0100-ZZ-DR-A-1010 [G] UNIT 100 - PROPOSED BUILDING PLAN.DWG
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 21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG
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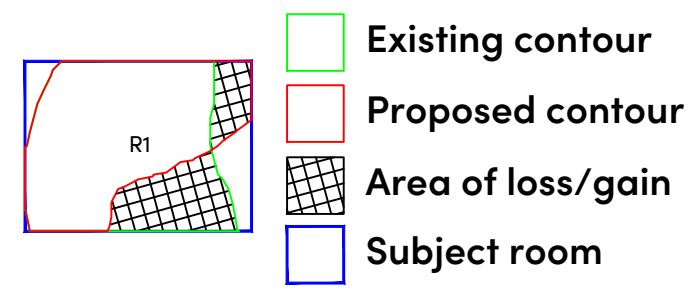
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Navigation House - First Floor

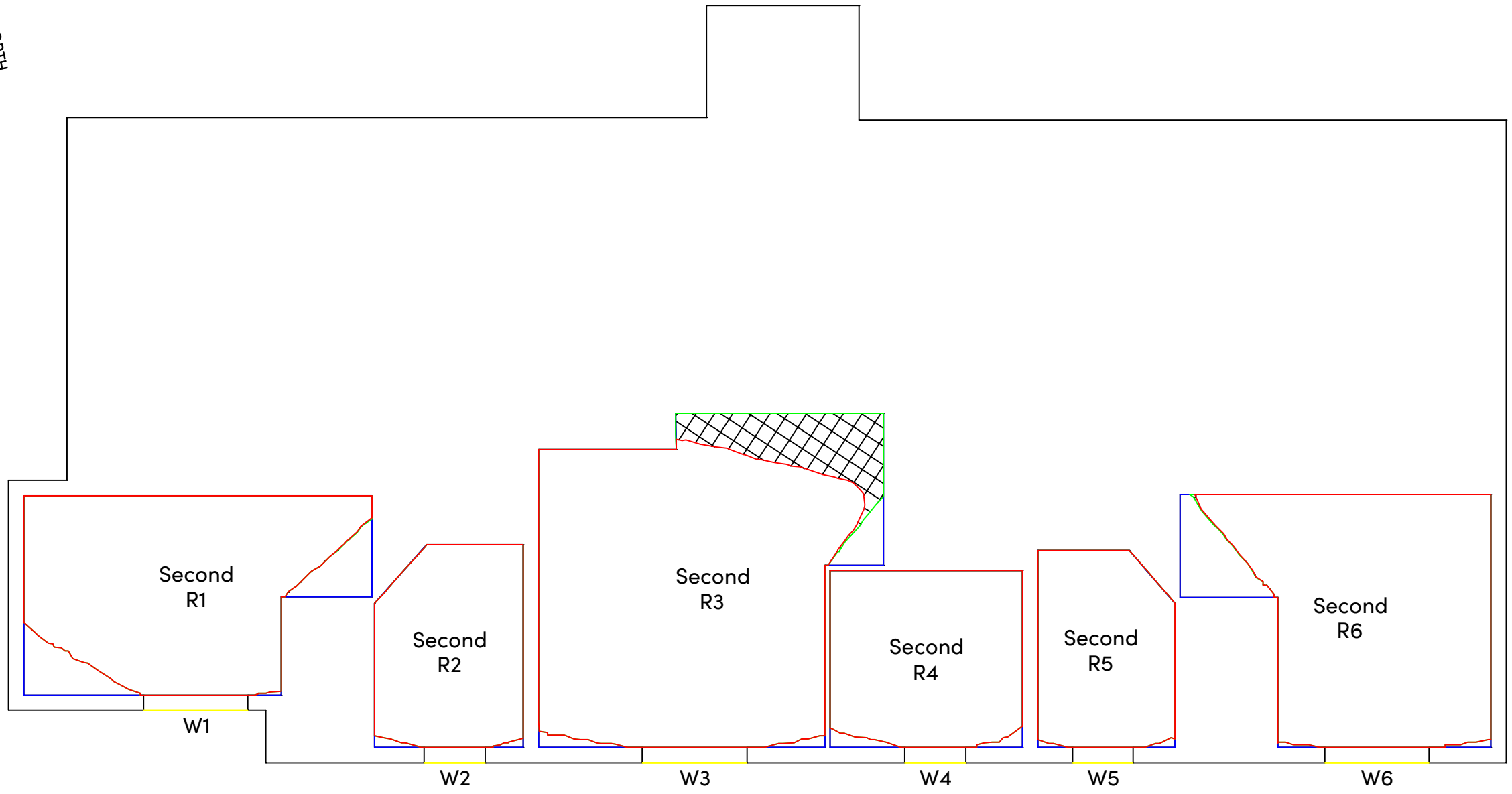
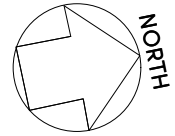


3D Context View - North East

KEY



3D Context View - South East



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 21490-UMC-0100-ZZ-DR-A-1014[A] UNIT 100 - PROPOSED TRANSPORT OFFICE.DWG
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 21490-UMC-ZZZZ-SI-M2-A-1013 [D] PROPOSED SECTIONS.DWG
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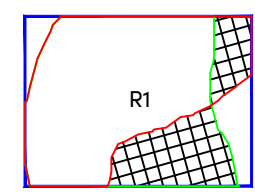
Navigation House - Second Floor



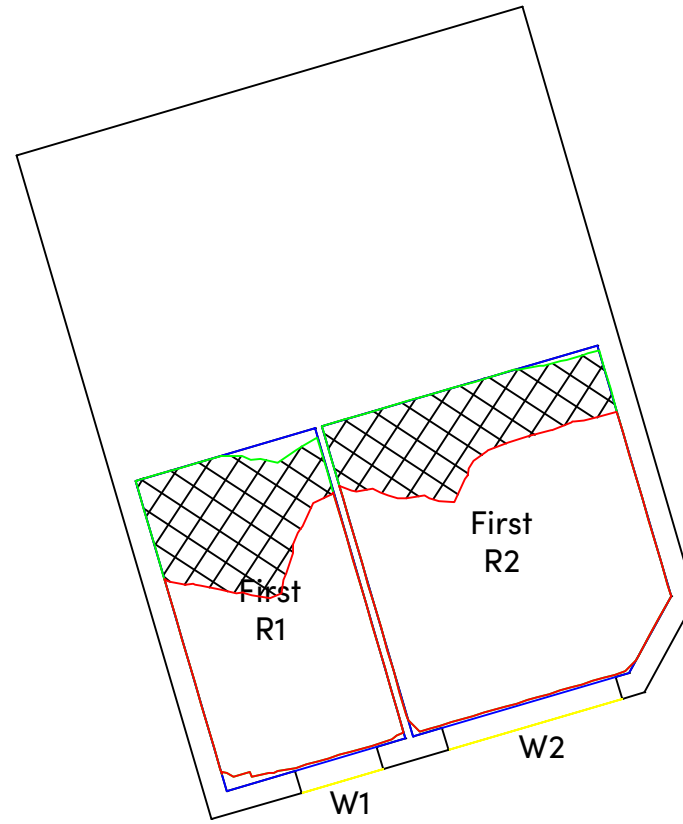
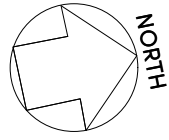
3D Context View - North East

KEY

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South East



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 21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG
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**Daylight Distribution
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 14 Hamm Moor Lane**

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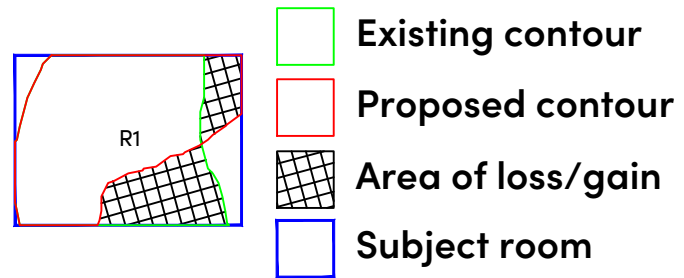
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14 Hamm Moor Lane - First Floor

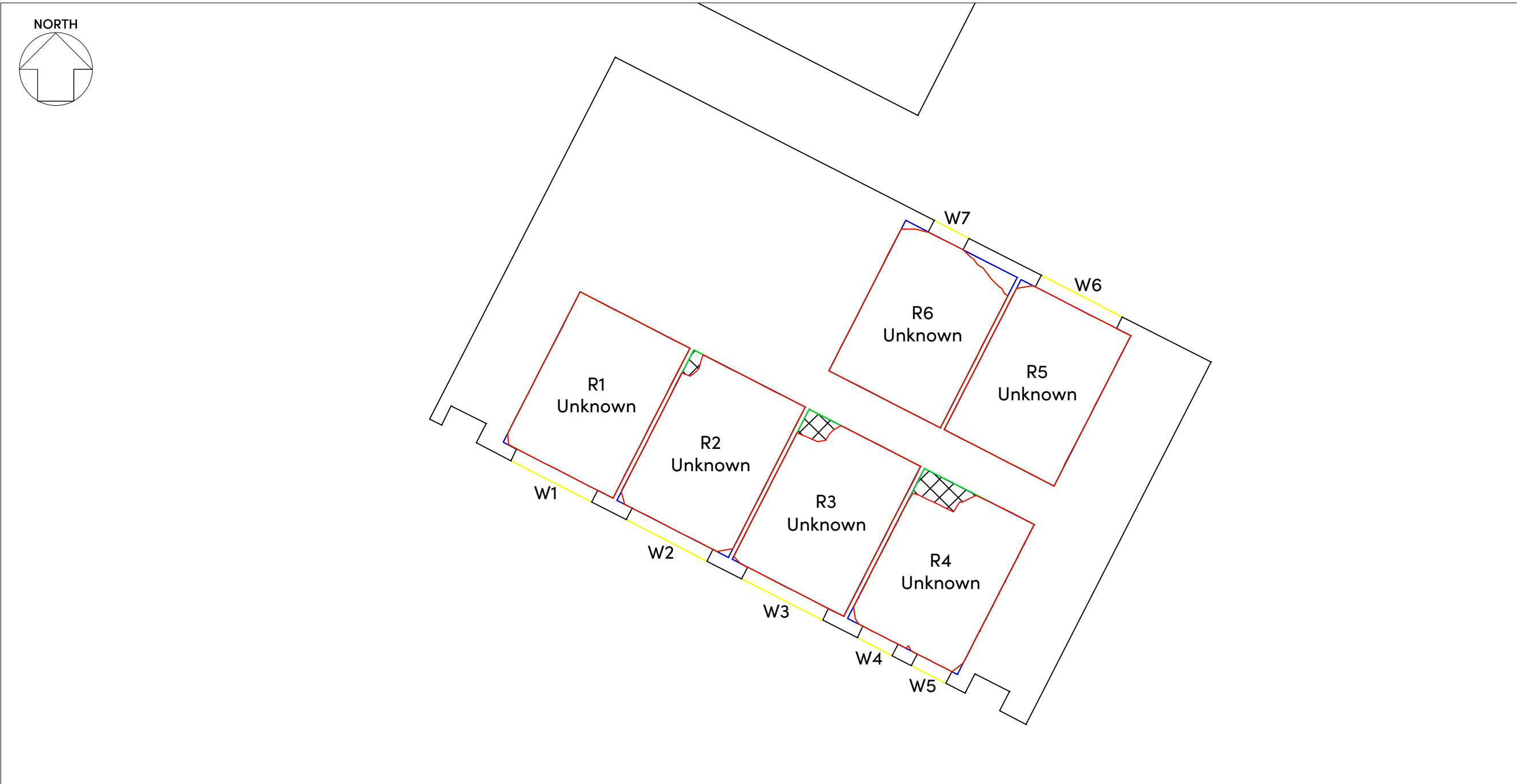


3D Context View - North East

KEY



3D Context View - South East



SOURCES OF INFORMATION:
 UMC ARCHITECTS
 21490-UMC-0100-ZZ-DR-A-1010 [G] UNIT 100 - PROPOSED BUILDING PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1011[D] UNIT 100 - PROPOSED OFFICE PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1012 [E] UNIT 100 - PROPOSED ROOF PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1014[A] UNIT 100 - PROPOSED TRANSPORT OFFICE.DWG
 21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG
 21490-UMC-ZZZZ-SI-M2-A-1013 [D] PROPOSED SECTIONS.DWG
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 Contours/Referencing Plans
 Bourneside House**

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PROJECT
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 Addlestone Road**

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



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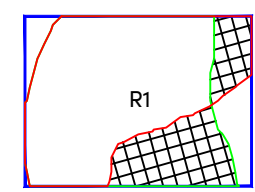
Bourneside House - First Floor



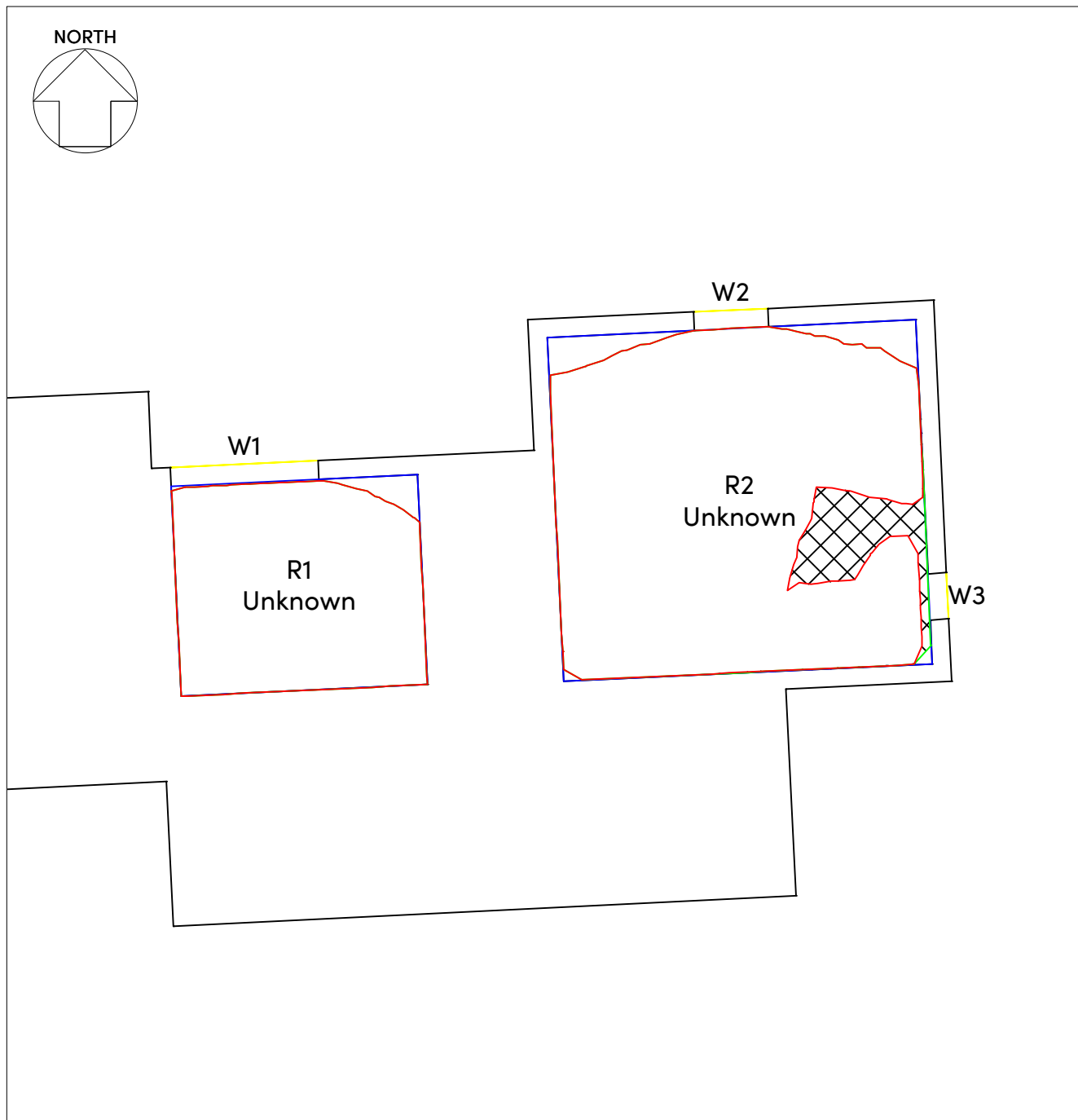
3D Context View - North East

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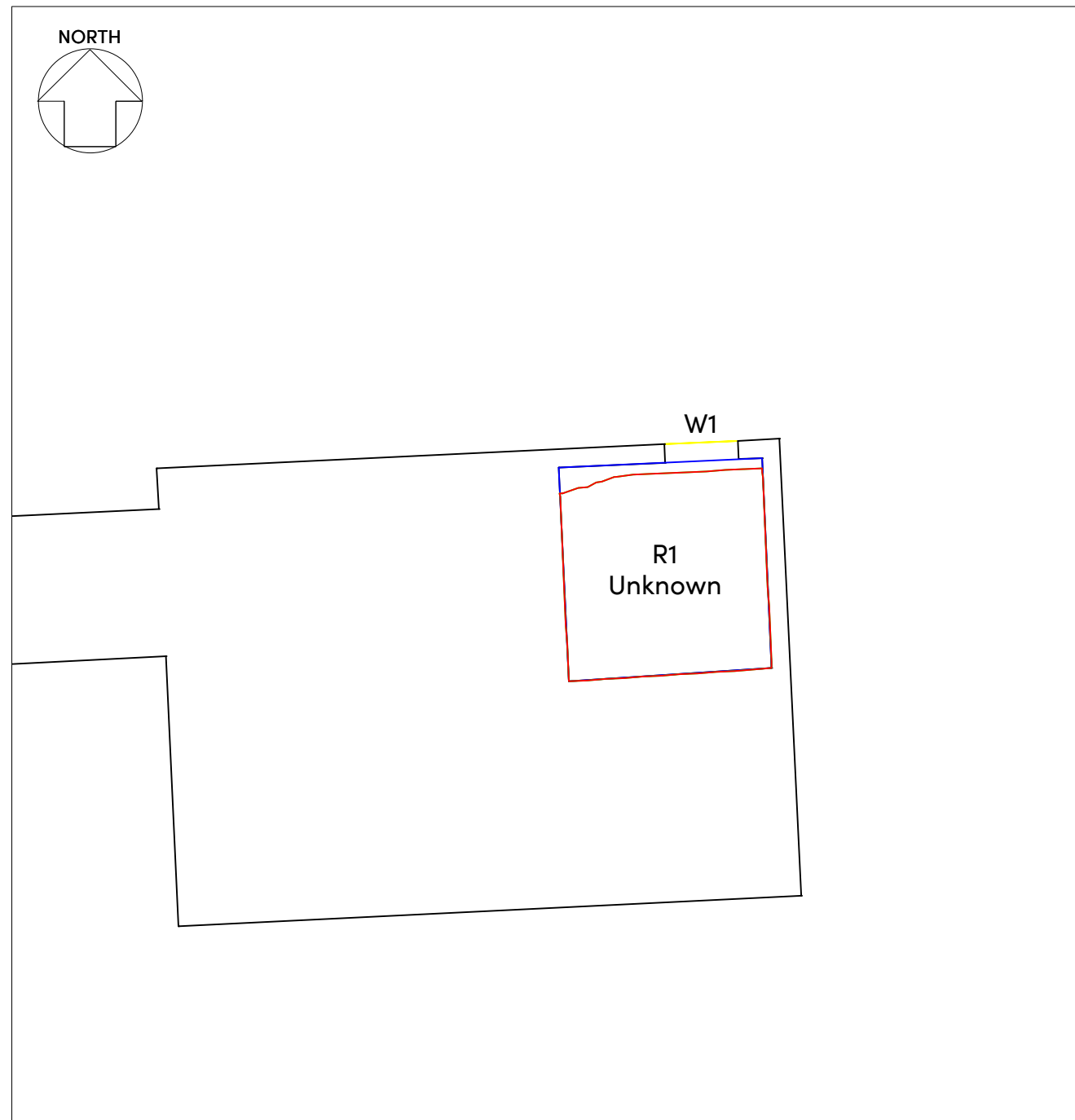
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-  Proposed contour
-  Area of loss/gain
-  Subject room



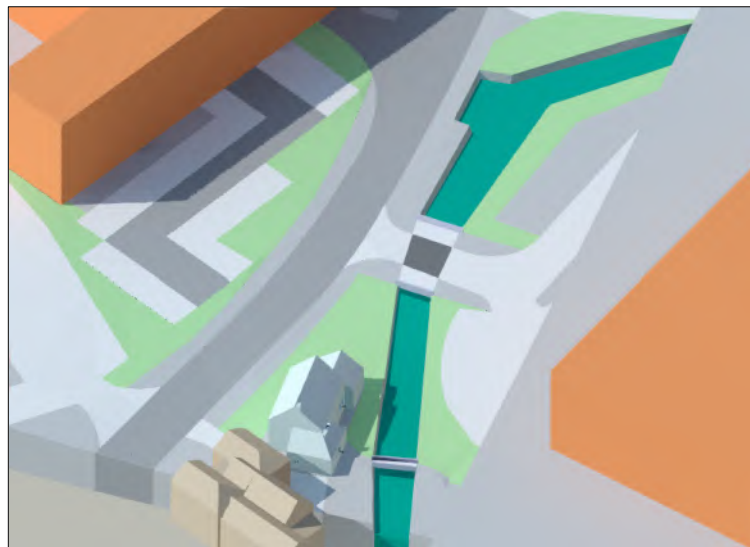
3D Context View - South West



New House Addlestone Lane - Ground Floor







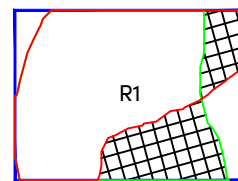
New House Addlestone Lane - First Floor



3D Context View - North East

KEY

-  Existing contour
-  Proposed contour
-  Area of loss/gain
-  Subject room



3D Context View - South West

SOURCES OF INFORMATION:
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 New House Addlestone Lane**

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Appendix D

Daylight study



Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
Navigation House					
Ground	W1	29.62	25.98	0.88	Yes
Ground	W2	33.69	29.86	0.89	Yes
Ground	W3	33.77	29.83	0.88	Yes
Ground	W4	34.23	30.32	0.89	Yes
Ground	W5	34.41	30.50	0.89	Yes
Ground	W6	34.27	30.55	0.89	Yes
First	W1	31.26	28.09	0.90	Yes
First	W2	35.38	32.01	0.90	Yes
First	W3	35.43	31.91	0.90	Yes
First	W4	35.83	32.32	0.90	Yes
First	W5	36.02	32.47	0.90	Yes
First	W6	35.97	32.50	0.90	Yes
Second	W1	32.40	29.80	0.92	Yes
Second	W2	36.30	33.50	0.92	Yes
Second	W3	36.19	33.25	0.92	Yes
Second	W4	36.25	33.32	0.92	Yes
Second	W5	36.66	33.70	0.92	Yes
Second	W6	37.12	34.12	0.92	Yes
14 Hamm Moor Lane					
First	W1	34.56	30.70	0.89	Yes
First	W2	34.56	30.72	0.89	Yes
Bourneside House					
First	W1	37.07	34.11	0.92	Yes
First	W2	37.03	33.61	0.91	Yes
First	W3	36.97	32.86	0.89	Yes
First	W4	36.92	32.30	0.87	Yes
First	W5	36.90	31.97	0.87	Yes
First	W6	37.49	34.24	0.91	Yes
First	W7	34.08	31.16	0.91	Yes
New House Addlestone Road					
Ground	W1	35.50	29.87	0.84	Yes
Ground	W2	39.53	34.32	0.87	Yes
Ground	W3	20.22	20.23	1.00	Yes
First	W1	39.56	35.87	0.91	Yes

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Navigation House							
Ground	R1	LK	20.6	15.9	0.77	23	NO
Ground	R2	Bedroom	10.5	8.4	0.8	20	YES
Ground	R3	LK	31.2	18.6	0.59	41	NO
Ground	R4	Bedroom	12.9	11.5	0.89	11	YES
Ground	R5	Bedroom	10.0	8.4	0.84	16	YES
Ground	R6	LK	22.1	15.4	0.7	30	NO
First	R1	LK	20.6	19.9	0.97	3	YES
First	R2	Bedroom	11.0	10.4	0.95	5	YES
First	R3	LK	34.4	24.0	0.7	30	NO
First	R4	Bedroom	12.9	12.9	1	0	YES
First	R5	Bedroom	10.0	10.0	1	0	YES
First	R6	LK	22.7	21.0	0.92	8	YES
Second	R1	LK	20.7	20.6	1	0	YES
Second	R2	Bedroom	11.0	11.0	1	0	YES
Second	R3	LK	37.6	33.4	0.89	11	YES
Second	R4	Bedroom	12.9	12.9	1	0	YES
Second	R5	Bedroom	10.0	10.0	1	0	YES
Second	R6	LK	22.7	22.7	1	0	YES
14 Hamm Moor Lane							
First	R1	Bedroom	10.2	6.6	0.65	35	NO
First	R2	Bedroom	15.7	11.9	0.75	25	NO
Bourneside House							
First	R1	Unknown	11.1	11.1	1	0	YES
First	R2	Unknown	11.3	11.1	0.99	1	YES
First	R3	Unknown	11.3	10.9	0.96	4	YES
First	R4	Unknown	11.0	10.3	0.94	6	YES
First	R5	Unknown	11.1	11.1	1	0	YES
First	R6	Unknown	10.9	10.9	1	0	YES
New House Addlestone Road							
Ground	R1	Unknown	13.1	13.1	1	0	YES
Ground	R2	Unknown	31.8	29.4	0.92	8	YES
First	R1	Unknown	10.7	10.7	1	0	YES

Appendix E

Sunlight study



Floor Ref.	Window Ref.	Existing		Proposed		Winter Times Former Value	Annual Times Former Value	BRE Compliant
		Winter %	Annual %	Winter %	Annual %			
Navigation House								
Ground	W1	15	53	14	48	0.93	0.91	YES
Ground	W2	15	53	14	48	0.93	0.91	YES
Ground	W3	15	51	14	46	0.93	0.90	YES
Ground	W4	15	51	14	46	0.93	0.90	YES
Ground	W5	16	52	14	47	0.88	0.90	YES
Ground	W6	17	53	14	47	0.82	0.89	YES
First	W1	16	55	15	52	0.94	0.95	YES
First	W2	16	54	15	51	0.94	0.94	YES
First	W3	16	52	15	49	0.94	0.94	YES
First	W4	14	50	13	48	0.93	0.96	YES
First	W5	14	50	13	48	0.93	0.96	YES
First	W6	15	51	13	48	0.87	0.94	YES
Second	W1	17	54	16	52	0.94	0.96	YES
Second	W2	17	52	16	50	0.94	0.96	YES
Second	W3	15	50	14	48	0.93	0.96	YES
Second	W4	15	49	14	47	0.93	0.96	YES
Second	W5	15	49	14	47	0.93	0.96	YES
Second	W6	15	51	14	49	0.93	0.96	YES
Bourneside House								
First	W1	28	82	23	77	0.82	0.94	YES
First	W2	28	82	22	76	0.79	0.93	YES
First	W3	28	82	22	76	0.79	0.93	YES
First	W4	28	82	21	75	0.75	0.91	YES
First	W5	28	82	20	74	0.71	0.90	YES

Appendix F

Overshadowing





9AM



10AM



11AM



12PM



1PM



2PM



3PM



4PM



5PM

SOURCES OF INFORMATION:
 UMC ARCHITECTS
 21490-UMC-0100-ZZ-DR-A-1010 [G] UNIT 100 - PROPOSED BUILDING PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1011[D] UNIT 100 - PROPOSED OFFICE PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1012 [E] UNIT 100 - PROPOSED ROOF PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1014[A] UNIT 100 - PROPOSED TRANSPORT OFFICE.DWG
 21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG
 21490-UMC-ZZZZ-SI-M2-A-1013 [D] PROPOSED SECTIONS.DWG

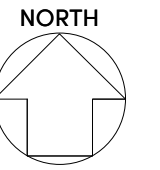
RECEIVED 20 SEPTEMBER 2022

ACCUCITIES

002569_HAMM MOOR LN, WEYBRIDGE_HD_MASTER.DWG

RECEIVED 22 MARCH 2022

MARCH 21



Rev.	Date	Amendments	Initial
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HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
 ALL DIMENSIONS ARE IN METRES ONLY

TITLE

**Temporary Overshadowing
 March 21st
 Existing development**

CLIENT

Bridge Industrial

PROJECT

**Weybridge Park
 Addlestone Road**

DRAWN BY

SM

CHECKED

OW

SCALE

NTS@A3

DATE

September 2022

HOLLIS

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 London
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115492_TO_01

3



9AM



10AM



11AM



12PM



1PM



2PM



3PM



4PM



5PM

SOURCES OF INFORMATION:
 UMC ARCHITECTS
 21490-UMC-0100-ZZ-DR-A-1010 [G] UNIT 100 - PROPOSED BUILDING PLAN.DWG
 21490-UMC-0100-ZZ-DR-A-1011[D] UNIT 100 - PROPOSED OFFICE PLAN.DWG
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 21490-UMC-0100-ZZ-DR-A-1313 [G] UNIT 100 ELEVATIONS.DWG
 21490-UMC-ZZZZ-SI-M2-A-1013 [D] PROPOSED SECTIONS.DWG

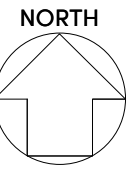
RECEIVED 20 SEPTEMBER 2022

ACCUCITIES

002569_HAMM MOOR
LN,WEYBRIDGE_HD_MASTER.DWG

RECEIVED 22 MARCH 2022

MARCH 21



Rev.	Date	Amendments	Initial
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TITLE
**Temporary Overshadowing
 March 21st
 Proposed development**

CLIENT
Bridge Industrial

PROJECT
**Weybridge Park
 Addlestone Road**

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