



ref: 115492-100/16/BSC/SM  
Date: 03 February 2023



Weybridge Business Park, Addlestone Road, Weybridge KT15 2UL

Further to your recent instructions, we have undertaken additional Daylight, Sunlight & Overshadowing studies at the proposed development noted above. This work has been undertaken in response to the planning officer's comments, specifically regarding the acoustic screening around Unit 200.

The officer has requested that the areas surrounding Unit 200 be assessed for potential overshadowing, as this was not included in the original analysis and report:

*"can the overshadowing modelling for buildings 200s please then be provided, only building 100 is shown in appendix F [of the submitted report]. This modeling should show how the acoustic fence to the proposed maximum height parameters has been accounted for."*

This addendum letter report is supplemental to the submitted planning report on Daylight & Sunlight, and the two documents should be read in conjunction.

### Scope

The scope for this addendum assessment is to understand what effect, if any, the proposed development of Unit 200 will have on the Overshadowing of the surrounding areas.

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The submitted Daylight & Sunlight report considered Unit 100 and Unit 200 in terms of Daylight & Sunlight to buildings, but only Unit 100 in relation to Overshadowing of amenity areas.

## Methodology

We have been provided with scheme drawings by UMC Architects, including the location of the proposed acoustic barrier fencing. A snap shot of the site plan is shown below and is appended at Appendix A.

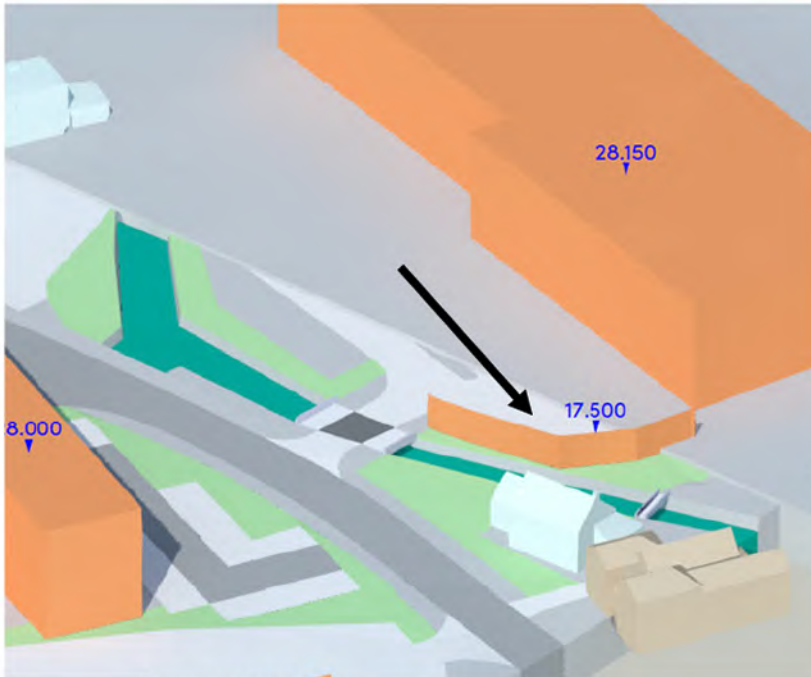


Proposed Site plan.

We have inserted the acoustic barrier fencing into our 3D model and undertaken the Overshadowing analysis to the surrounding areas. These include:

- Private garden at New House, Addlestone Road.
- Surrounding green spaces, the River Bourne, and the River Wey.

The acoustic barrier fencing is only proposed to certain areas of the site, the locations of which are shown in our 3D model view below and in greater detail in Appendix A.



Acoustic Fence at Unit 200.



Acoustic Fence at Unit 100.

## Results

Appendix B contains drawings and diagrams demonstrating the visual shadow paths throughout the Spring Equinox and the Summer Solstice.

Appendix C contains the assessment of Permanent Overshadowing for the private garden at New House, Addlestone Road

These assessments provide a holistic view of the shadows created over the course of the year.

While there is no definitive numerical rating system for shadow paths, it is evident that the shadow cast by the proposed Unit 200 is not materially different to that cast by the existing building on the site.

Furthermore, the assessment of the private garden at New House demonstrates no change in the area receiving direct sunlight.

The results therefore demonstrate that there will not be any material overshadowing effects to the residential dwellings, as Unit 200 and associated acoustic fences are located to the north of New House and cast shadows away from these receptors.

The surrounding rivers will also not be overshadowed as they are located to the south of Unit 200.

The wooded area to the east of Unit 200 will receive some shadow in the late afternoon of the winter months, but this is not materially different to the current situation.

## Overall summary

The results of the overshadowing assessment for Unit 200 demonstrate no material change or harm is caused to the neighbouring properties, land or rivers.

The addition of the acoustic barrier fencing does not affect the surrounding areas in terms of overshadowing. This is because the fence surrounding Unit 100 is low (c. 1m tall) and effectively casts no shadow, while the taller fence at Unit 200 (4.5M tall) is located to the north of the neighbouring amenity areas.

I trust this information is clear. Please do let me know if you have any questions.

Yours sincerely



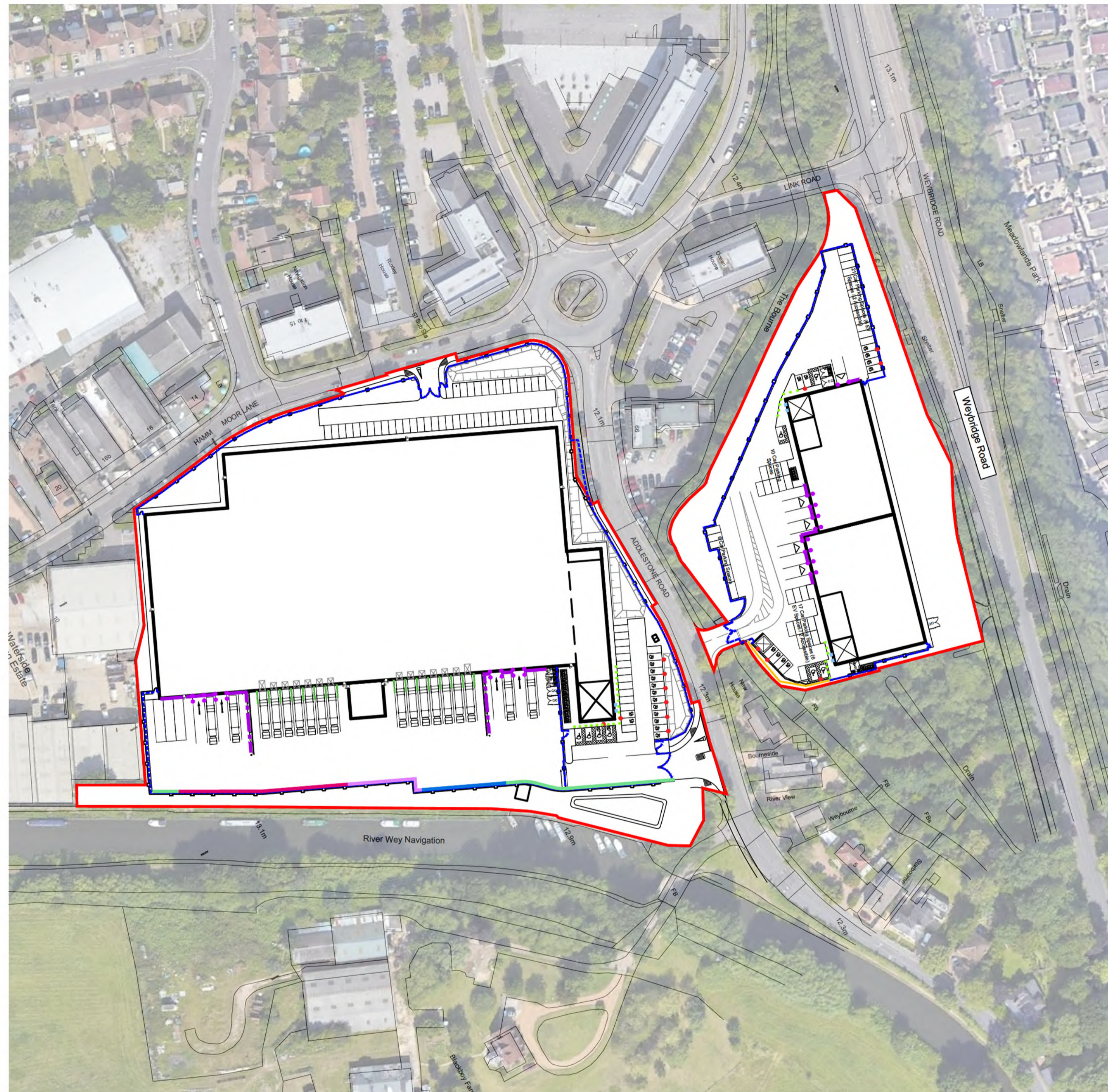
**Barney Soanes-Cundle**  
Associate

Enc.    Appendix A Acoustic Fence Site Plan  
          Appendix B Shadow Path Diagrams, March 21 and June 21 (Existing & Proposed)  
          Appendix C Permanent Overshadowing Plot, New House

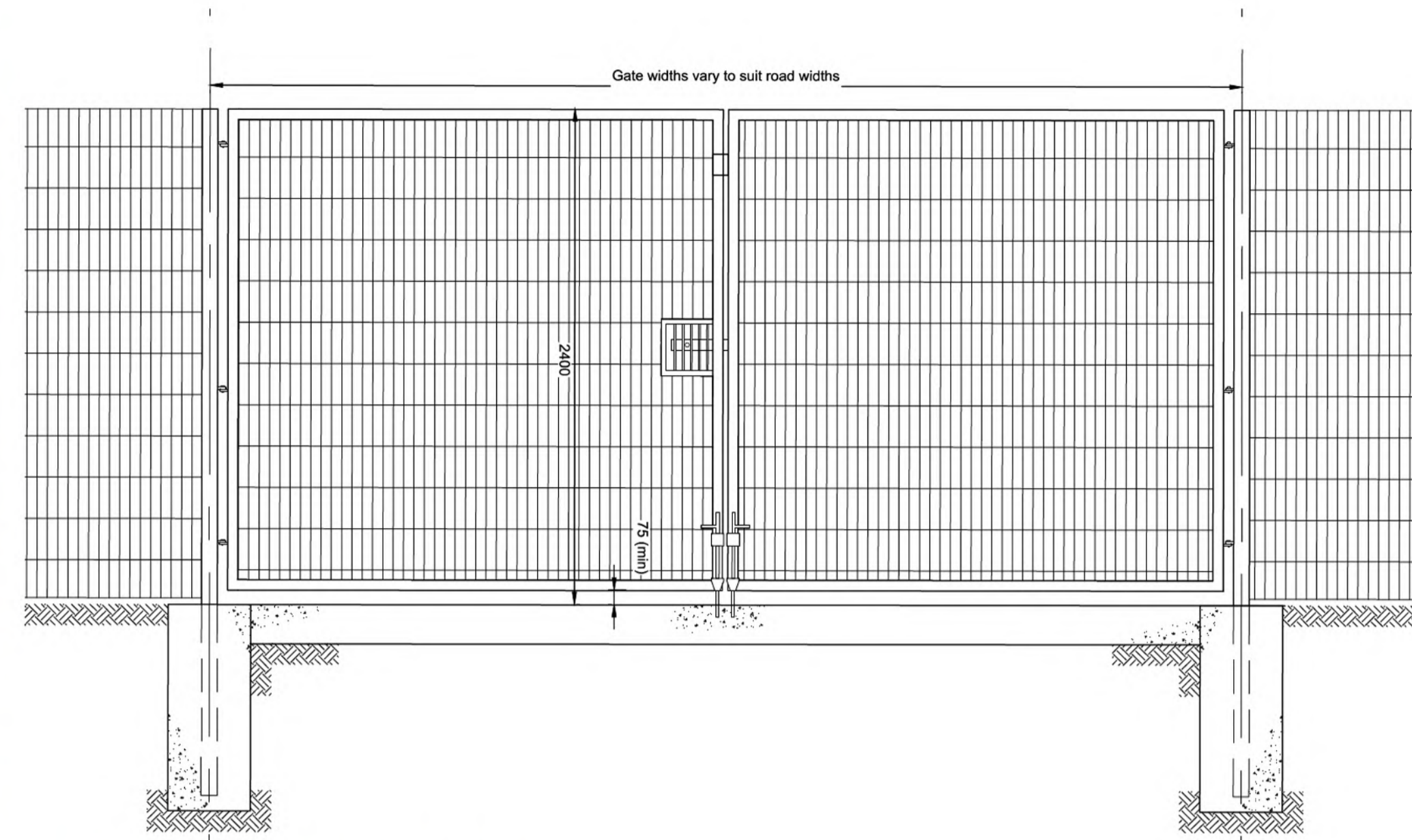
# Appendix A

## Acoustic Fence Site Plan

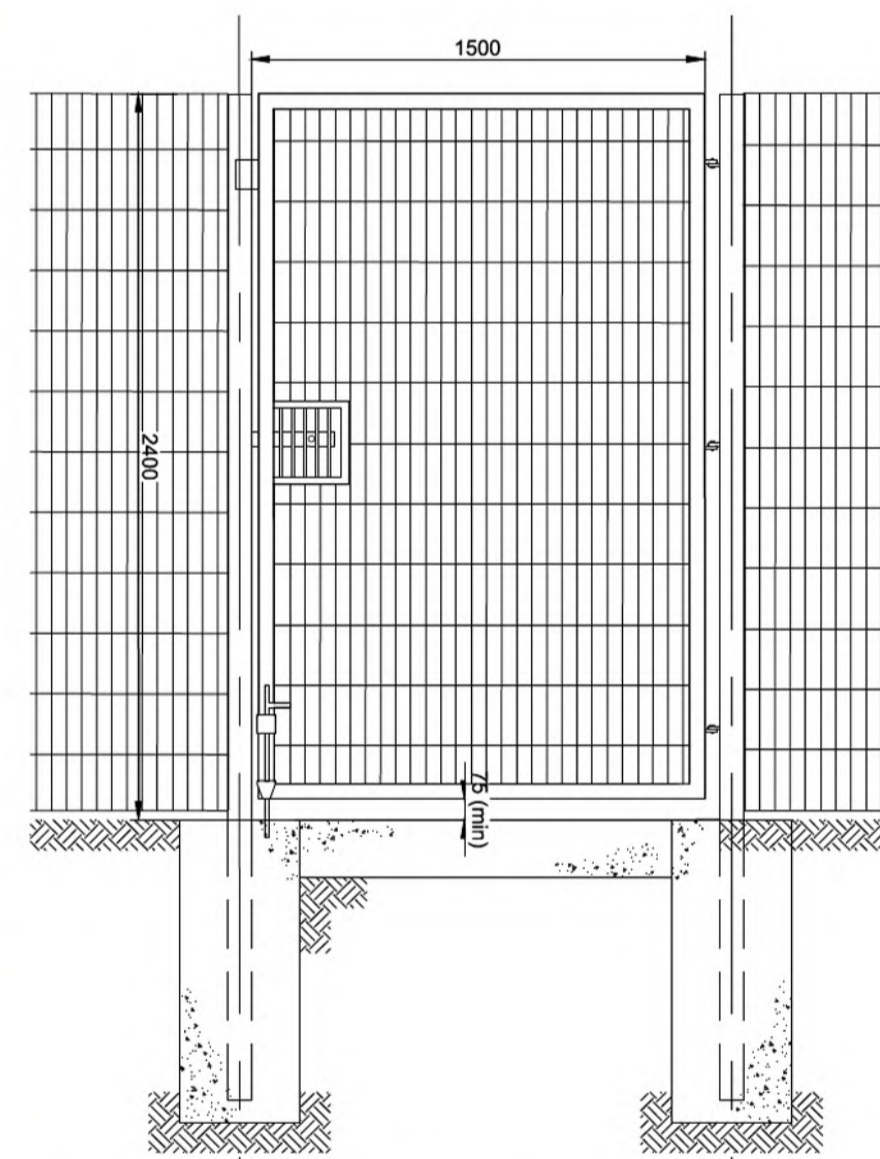




Site Layout - Fence Layout Scale 1:500



Typical Paladin Vehicular Gate Details  
 Scale 1:25

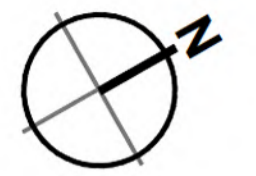


Typical Paladin Pedestrian Gate Details  
 Scale 1:25



**Acoustic Fence**

- Size:
- 0.5m high
  - 1.0m high
  - 1.5m high
  - 2.0m high
  - 4.5m high



**Door Barriers**

Location: Main entrances

Finish: Stainless steel  
 Note: Barriers to be fixed in place to substrate beneath finished surface, with block paving out to suit to conceal fixings.



**Heavy Duty Bollards**

Location: Level access doors  
 Dock retaining walls

Finish: Steel with Black and Yellow polymer sleeve



**Armco Protective Barriers**

Location: Dock retaining walls with 1100mm handrail.  
 HGV parking spaces against vulnerable areas of elevations  
 Office Core and escape stair perimeter

Finish: Galvanised Steel



**Electric Vehicle Charging Posts**

Location: Car park



**Wheel Guides**

Location: Service yard  
 Colour: Yellow



**Paladin Fence and Gates**

Size: 2.4m high



**Entrance Bollards**

Location: Building protection

Finish: Stainless steel

L	Application boundary updated.	LAH	AJL	14.10.22
K	Substation and parking relocated to suit easement.	LAH	AJL	07.10.22
J	Acoustic Fence picture added	LAH	MT	07.10.22
H	Acoustic Fence added	LAH	MT	30.09.22
rev	amendments	by	ckd	date

Weybridge Business Park, Weybridge

Fencing Details



Newark Beacon, Cafferata Way, Newark, Nottinghamshire NG24 2TN  
 t. +44 (0)1636 653027 e. info@umcarchitects.com

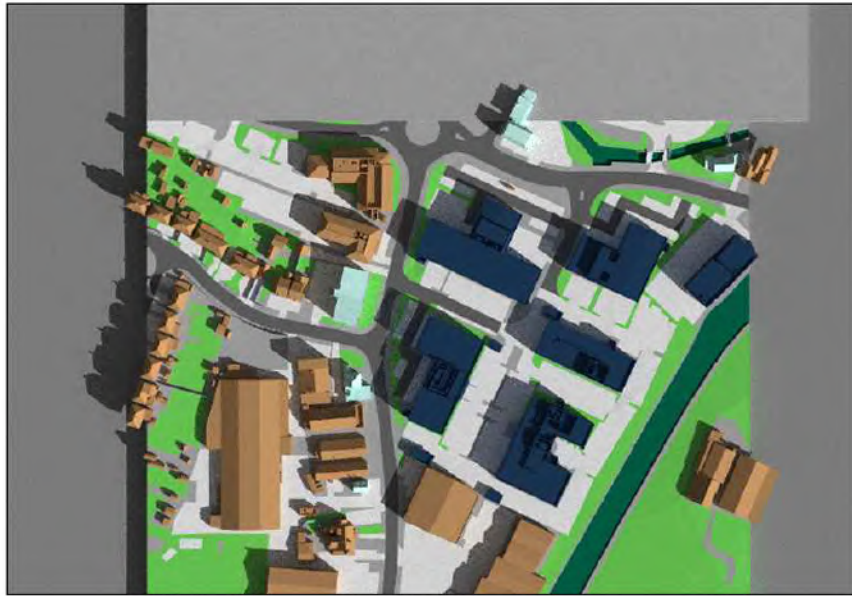
RIBA PoW Stage:	2 - Concept Design
Document Suitability:	ZZ
Drawn / Checked:	LAH / MT
Date:	02.02.22
Scale:	1:1000 A1
UMC Project Number:	21490
Document Reference:	Drawing no: Revision:
21490 - UMC - 0100 - SI - DR - A	0702 L

**PLANNING**  
 THIS DRAWING IS TO BE USED FOR THE STATED PURPOSE ONLY AND SHOULD NOT BE USED FOR ANY OTHER



## Appendix B

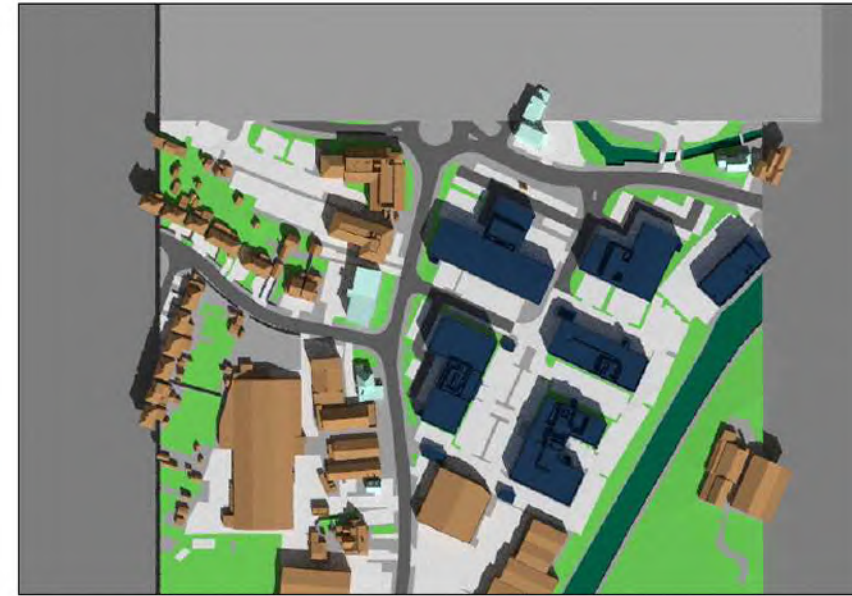
Shadow Path Diagrams, March 21 and  
June 21 (Existing & Proposed)



9AM



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11AM



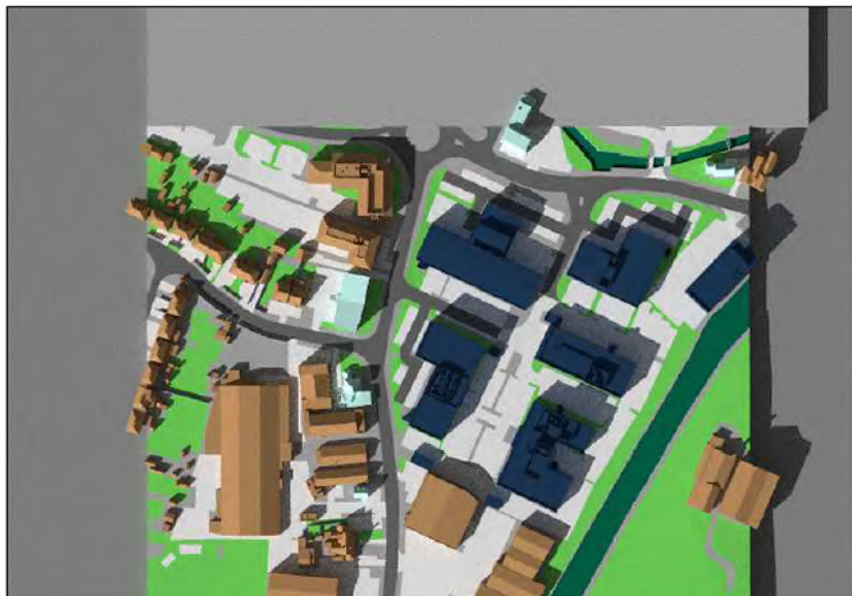
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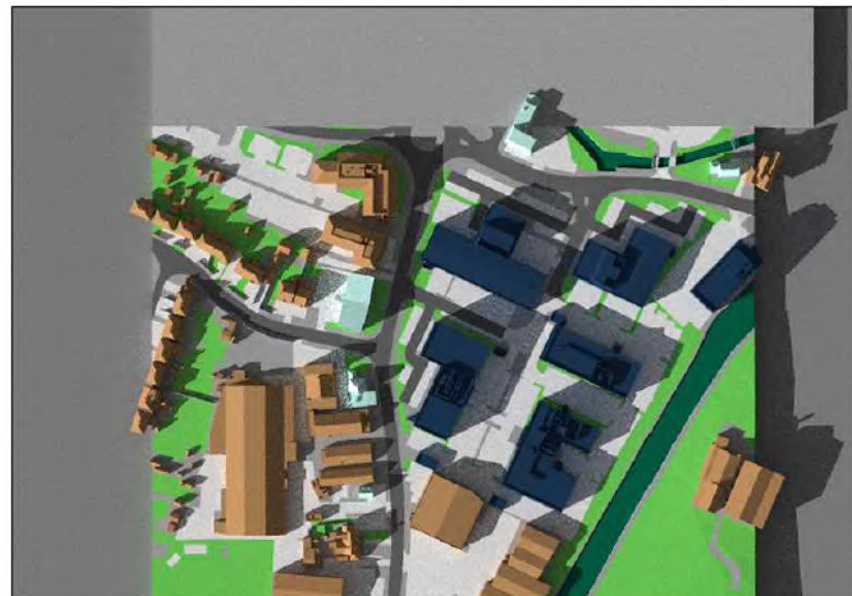
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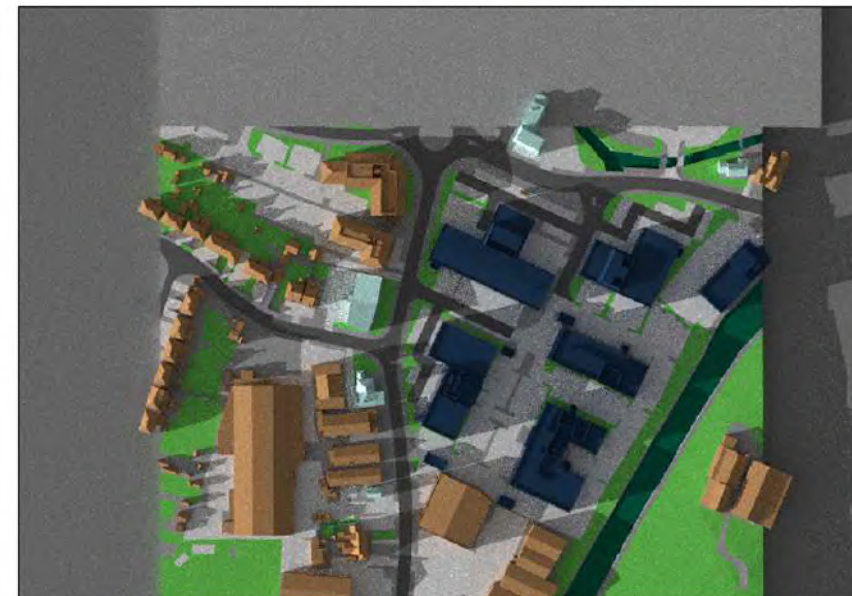
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SOURCES OF INFORMATION:

UMC ARCHITECTS

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 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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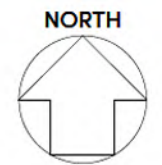
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**MARCH 21st**



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TITLE

**Temporary Overshadowing  
 March 21st  
 Existing Development**

CLIENT

**Bridge Industrial**

PROJECT

**Weybridge Park  
 Addlestone Road**

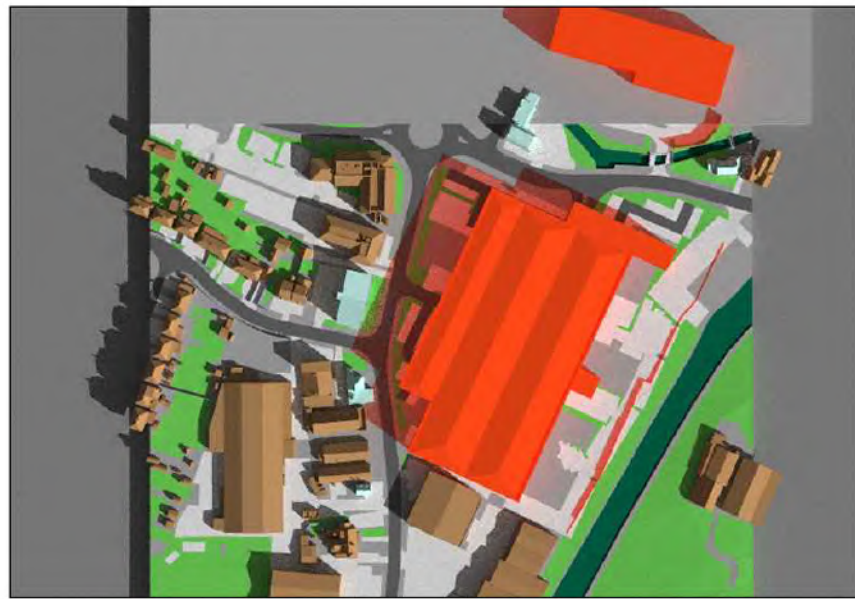
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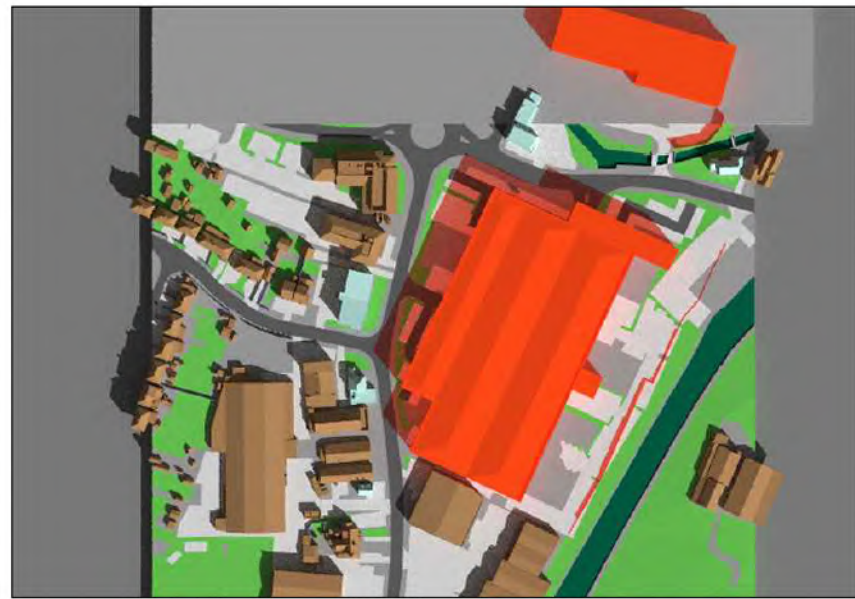
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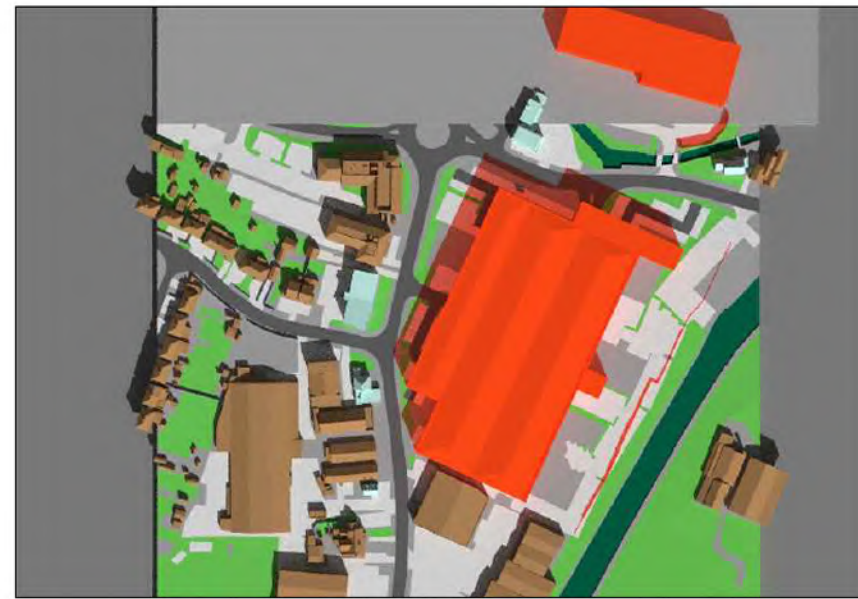




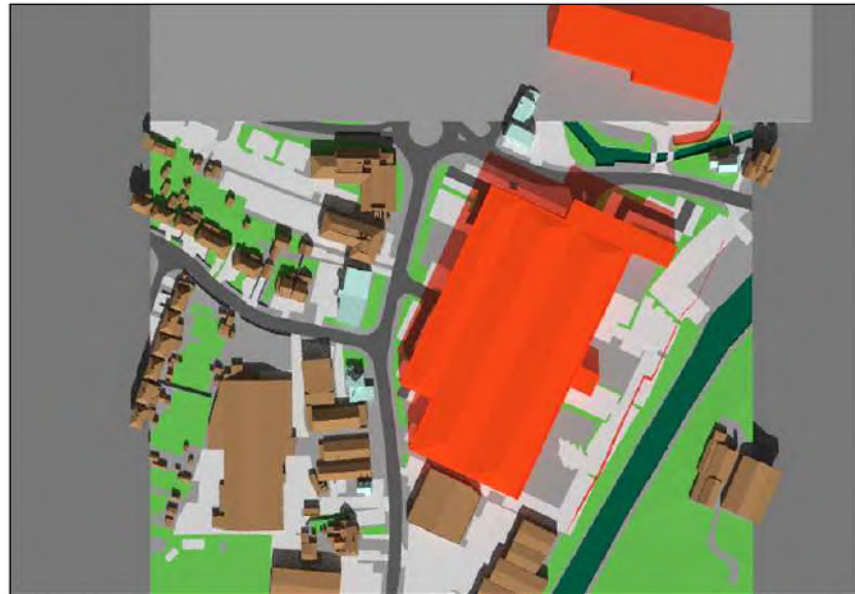
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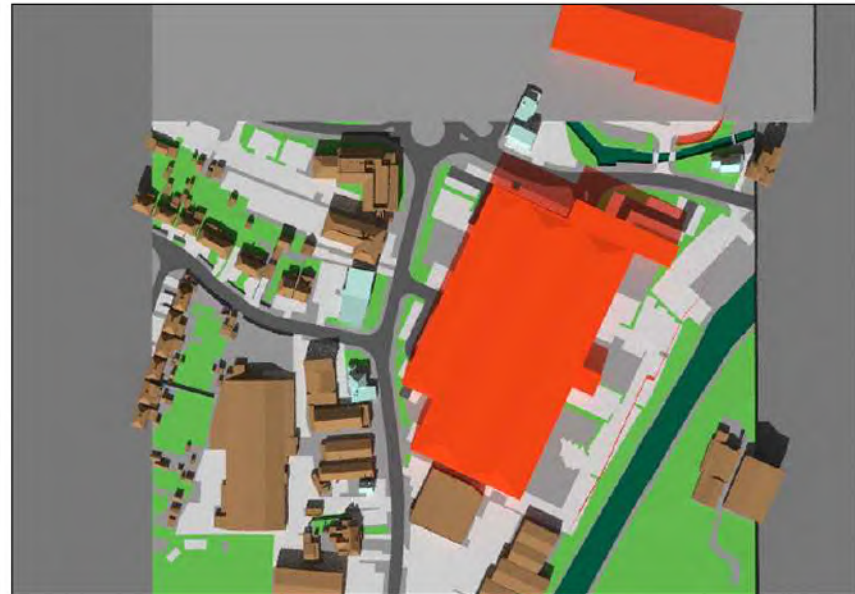
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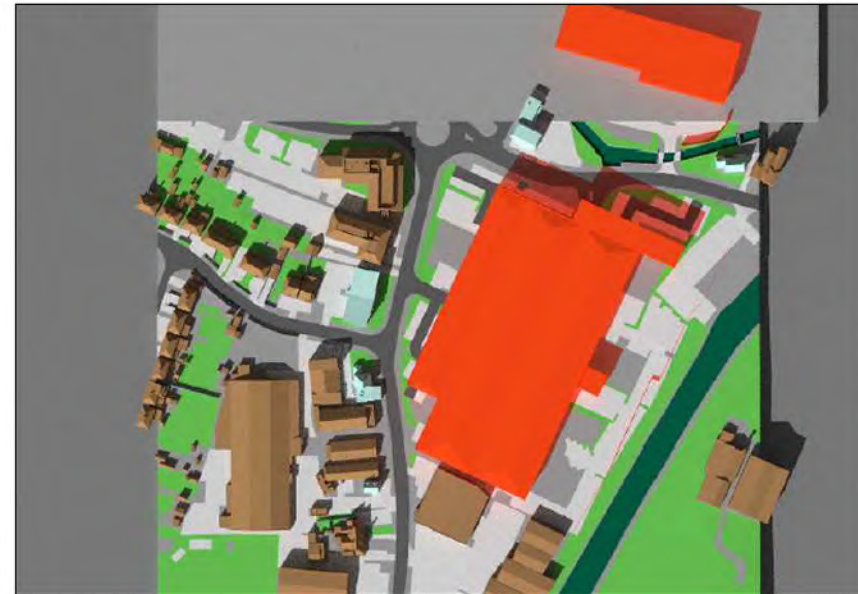
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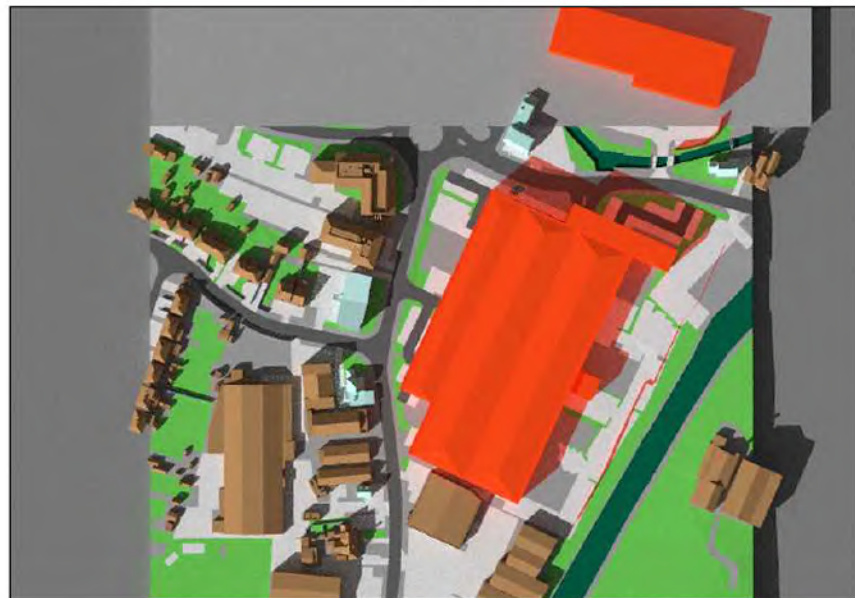
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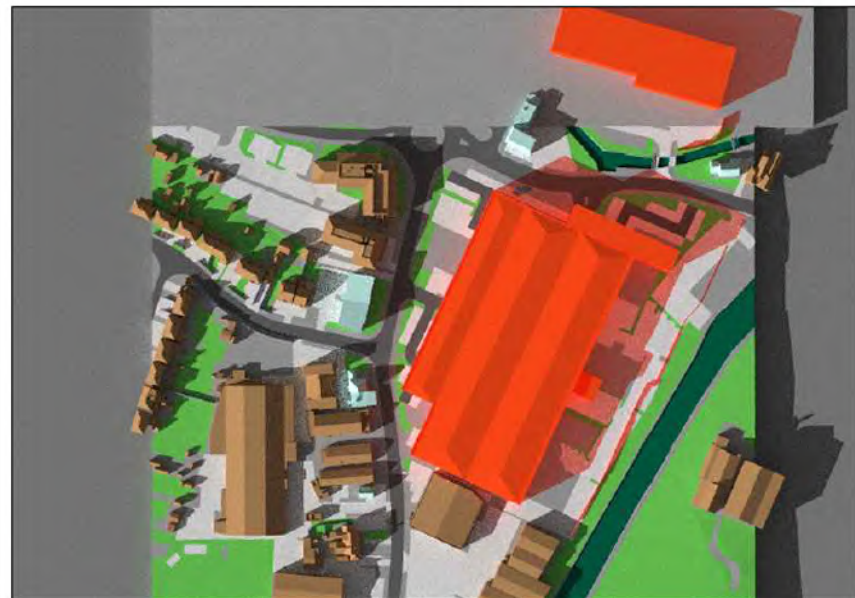
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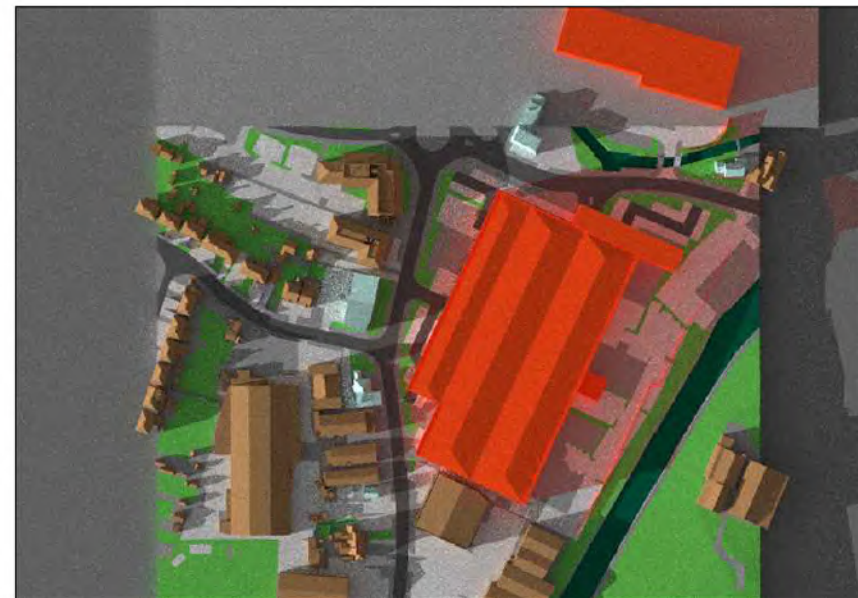
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 March 21st  
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PROJECT

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PROJECT

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 Addlestone Road**

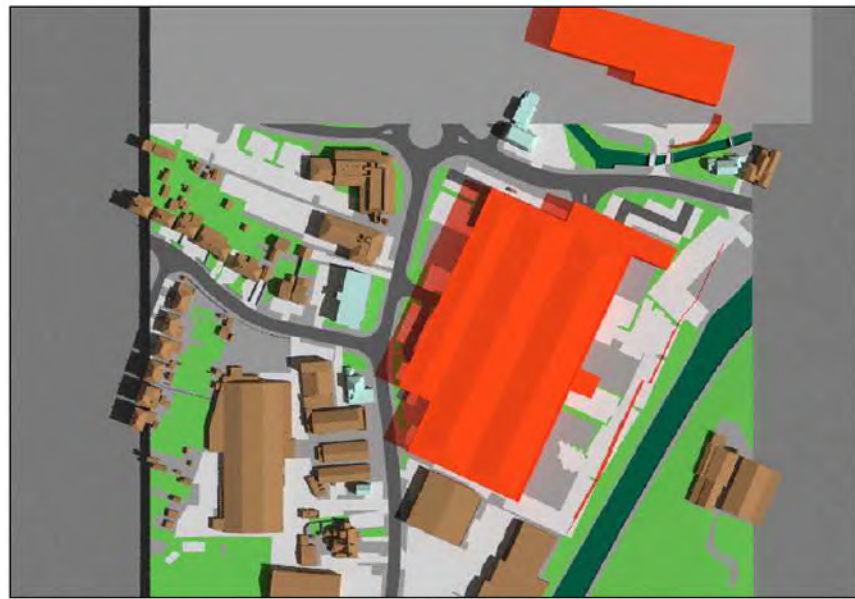
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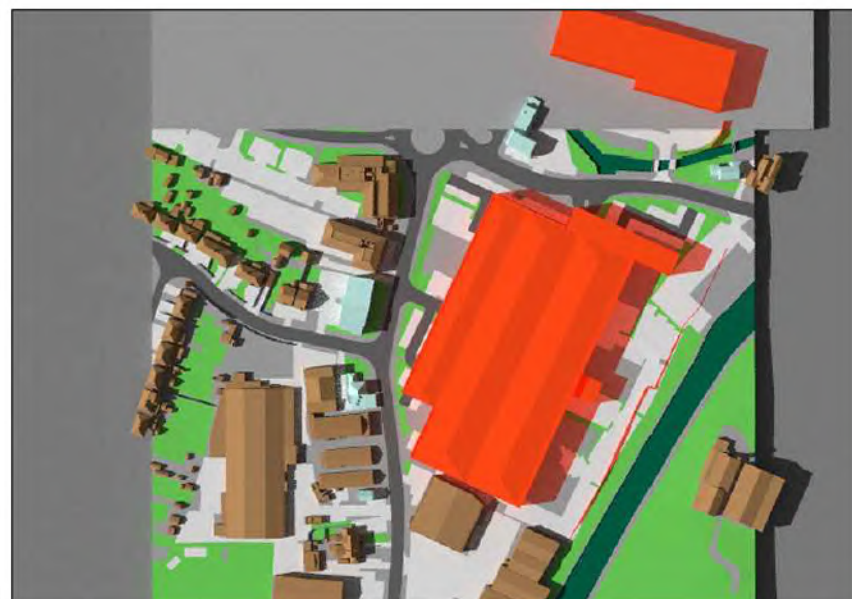
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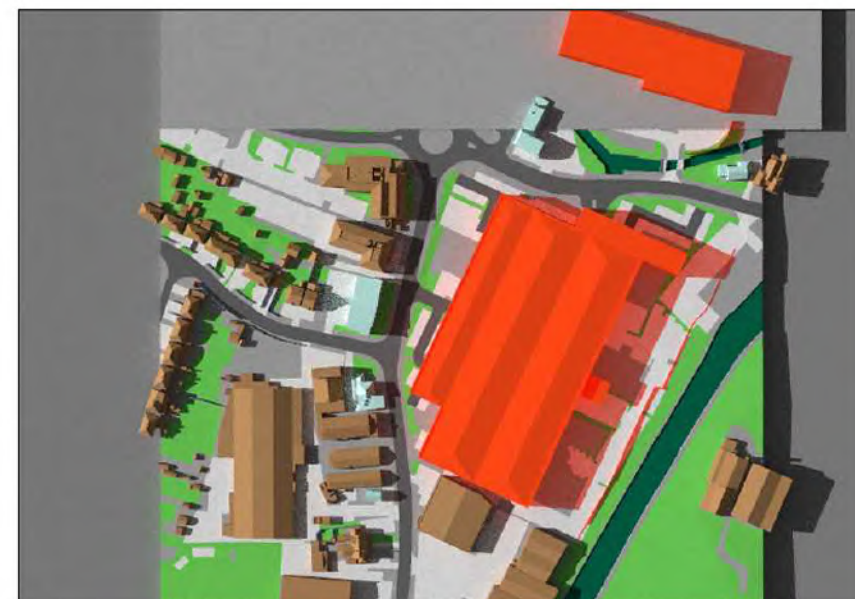
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## Appendix C

### Permanent Overshadowing Plot, New House

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
New House Addlestone Road	Basement	A1	75.8	18.1	18.1	24%	24%	1	YES

NORTH



MARCH 21

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ALL HEIGHTS IN METRES AOD

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

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

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**Existing & Proposed 2hr Sun Contours  
March 21st**

CLIENT  
**Bridge Industrial**

PROJECT  
**Weybridge Park  
Addlestone Road**

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New House, Addlestone Road - Ground Floor

KEY

- Existing area receiving over 2 hours of Sun
- Proposed area receiving over 2 hours of Sun
- Area of loss/gain
- Amenity area

