

To: Ms A O’Kane
Bridge UK Properties 7, LP
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United Kingdom

By email only to: Aokane@bridgeindustrial.com

Our ref: 115492-100/16/BSC/SM

Date: 16 June 2022

Dear Aisling

Weybridge Business Park, Addlestone Road, Weybridge KT15 2UL – Daylight and sunlight amenity

Further to your recent instructions, we have undertaken detailed technical daylight and sunlight amenity assessments, in relation to any impact the proposed development at Weybridge Business Park may have on the neighbouring buildings.

Planning policy and the BRE guidelines

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. Our assessments are therefore based on the following standards, which are the accepted standards for assessing daylight and sunlight:

- Building Research Establishment (BRE) Report “Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011” (“the BRE guide”).
- BS8206 – Part 2: 2008 Code of Practice for Daylighting.

Please note that a new edition of the BRE Guide was recently published and is being introduced, however, this will not materially alter the results of our assessments and findings set out below.

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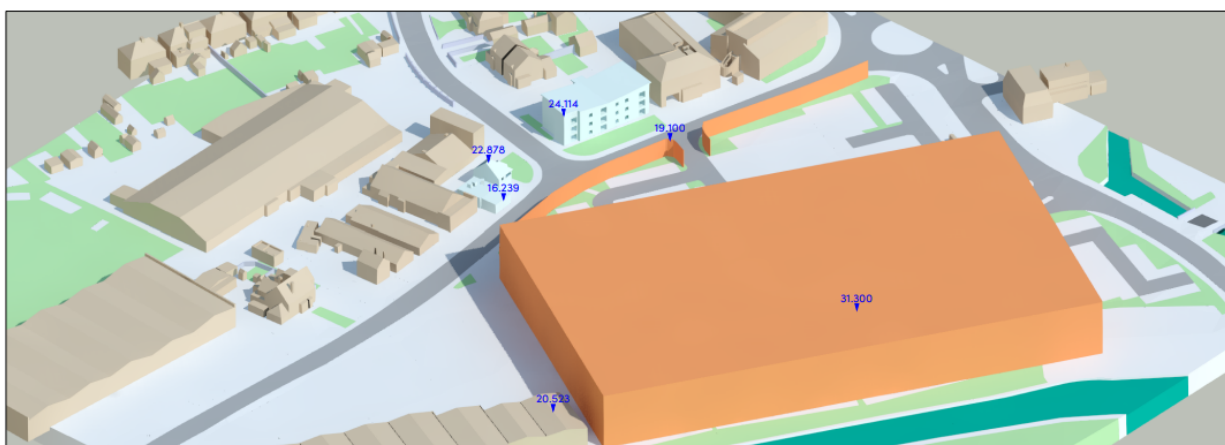
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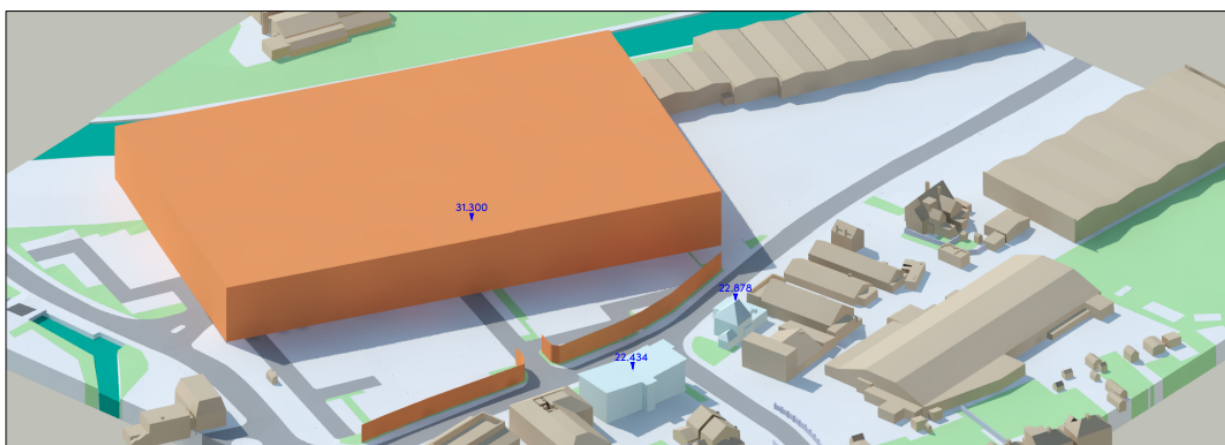
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Technical analysis

The diagram below shows the contextual plan view taken from our detailed 3D computer analysis model, with the proposed development massing in orange, the neighbouring assessed buildings in light blue, and the surrounding context shown in brown.



3D Context View - View from South East (Proposed - 0602)



3D Context View - View from North West (Proposed - 0602)

Daylight

In accordance with the BRE guide, we have undertaken Vertical Sky Component (VSC) and Daylight Distribution (DD) assessments for the existing residential properties surrounding the proposed development site. Below is a summary of our findings. Full assessment results are contained in Appendix B.

Vertical Sky Component

Building Address	No. of Windows Analysed	BRE Compliant		Total Percentage BRE Compliant
		Yes	No	
Navigation House	18	18	0	100
14 Hamm Moor Lane	2	2	0	100
Totals	20	20	0	100

Daylight Distribution

Building Address	No. of Rooms Analysed	BRE Compliant		Total Percentage BRE Compliant
		Yes	No	
Navigation House	18	18	0	100
14 Hamm Moor Lane	2	2	0	100
Totals	20	20	0	100

All windows and rooms assessed for VSC and DD will meet and exceed the target values set out in the BRE guide for protecting daylight amenity to surrounding buildings. As such, the proposed development will not materially affect the daylight amenity enjoyed by the residential buildings surrounding the site.

Sunlight

In accordance with the BRE guide and our analysis of the plans provided, only one property required Annual Probable Sunlight Hours (APSH) assessment. Below is a summary of our findings. Full assessment results are contained in Appendix C.

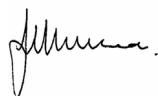
Building Address	No. of Windows Analysed	BRE Compliant		Total Percentage BRE Compliant
		Yes	No	
Navigation House	18	18	0	100
Totals	18	18	0	100

All windows assessed for APSH will meet and exceed the target values set out in the BRE guide for protecting daylight amenity to surrounding buildings.

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, 2nd Edition, 2011", the proposed development will have a negligible impact on neighbouring daylight and sunlight amenity.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely



Ian McKenna
Director

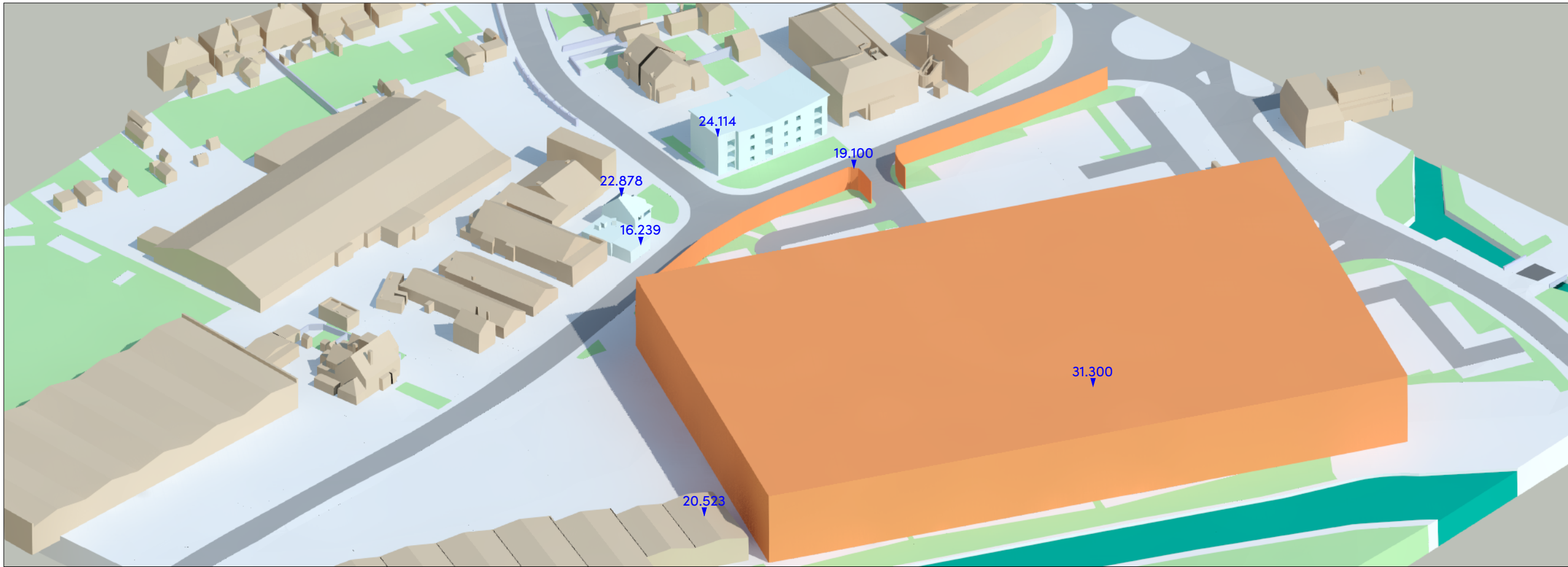
Enc. Appendix A – Context Drawing
Appendix B – Daylight Results
Appendix C – Sunlight Results

cc Mr J Daniels (joseph.daniels@savills.com)

Appendix A

Context Drawing





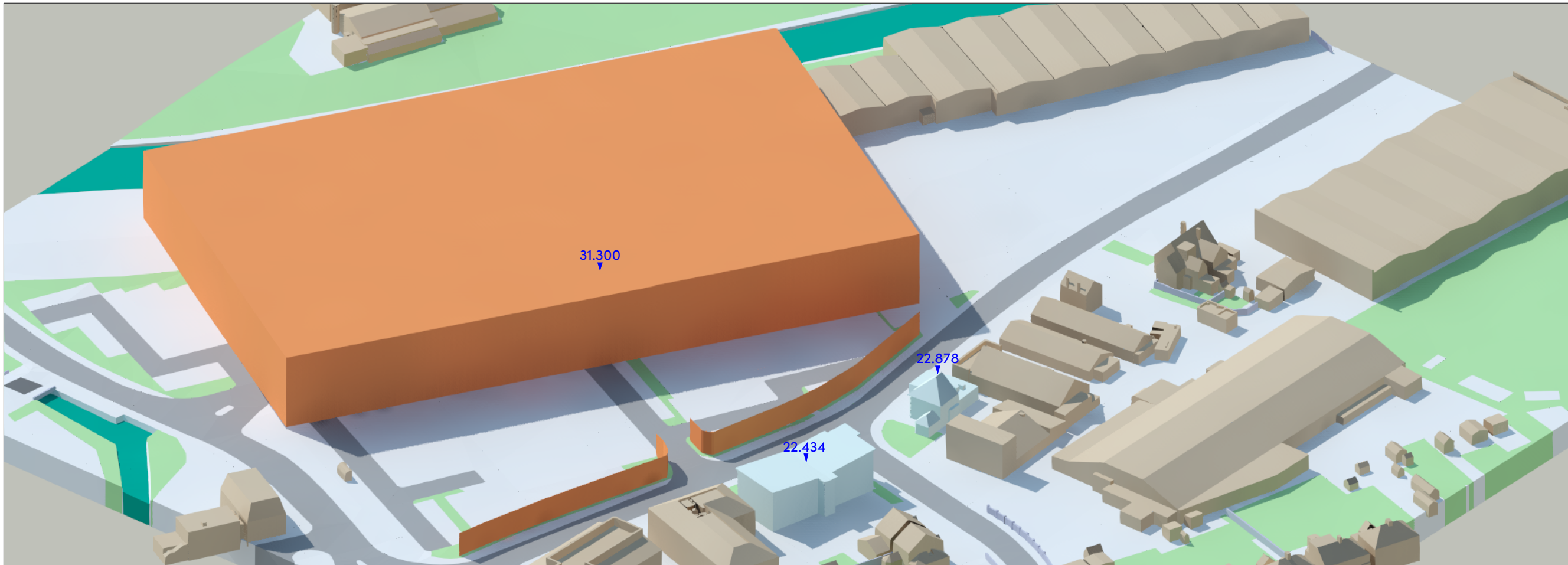
3D Context View - View from South East (Proposed - 0602)

SOURCES OF INFORMATION:
 UMC ARCHITECTS
 21490-UMC-0100-ZZ-DR-A-1313 [B] Elevations Double
 Graded Parapet SL 0602.dwg
 21490-UMC-ZZZZ-SI-M2-A-0602 [D] Site Layout.dwg
 21490-UMC-ZZZZ-SI-M2-A-0015 [A] Site Layout
 Received 29 March 2022
 Accucities
 High detail 3d map:
 002569_Hamm Moor Ln,Weybridge_HD_MASTER.dwg
 Received 22 March 2022

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.



3D Context View - View from North West (Proposed - 0602)

Rev.	Date	Amendments	Initial

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

TITLE
**3D Views
 Proped Site - 0602**

CLIENT
Bridge Industrial

PROJECT
**Weybridge Park
 Addlestone Road**

DRAWN BY
OW CHECKED
BSC

SCALE
1:1000@A3 DATE
March 2022

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DRAWING NO. 115492_CTXT_04	RELEASE NO. 1
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Appendix B

Daylight Results



VERTICAL SKY COMPONENT ANALYSIS

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
Navigation House					
Ground	W1	29.62	29.03	0.98	Yes
Ground	W2	33.69	32.89	0.98	Yes
Ground	W3	33.77	32.79	0.97	Yes
Ground	W4	34.23	33.06	0.97	Yes
Ground	W5	34.41	33.14	0.96	Yes
Ground	W6	34.27	33.03	0.96	Yes
First	W1	31.26	30.35	0.97	Yes
First	W2	35.38	34.34	0.97	Yes
First	W3	35.43	34.24	0.97	Yes
First	W4	35.83	34.49	0.96	Yes
First	W5	36.02	34.59	0.96	Yes
First	W6	35.97	34.61	0.96	Yes
Second	W1	32.40	31.13	0.96	Yes
Second	W2	36.30	34.91	0.96	Yes
Second	W3	36.19	34.74	0.96	Yes
Second	W4	36.25	34.66	0.96	Yes
Second	W5	36.67	35.02	0.96	Yes
Second	W6	37.12	35.50	0.96	Yes
14 Hamm Moor Lane					
First	W1	34.56	33.45	0.97	Yes
First	W2	34.56	33.61	0.97	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	19.9	0.97	3	YES
Ground	R2	Bedroom	10.5	10.9	1.04	-4	YES
Ground	R3	LK	31.2	27.0	0.86	14	YES
Ground	R4	Bedroom	12.9	12.9	1	0	YES
Ground	R5	Bedroom	10.0	10.0	1	0	YES
Ground	R6	LK	22.1	22.1	1	0	YES
First	R1	LK	20.6	20.5	0.99	1	YES
First	R2	Bedroom	11.0	11.0	1	0	YES
First	R3	LK	34.4	32.0	0.93	7	YES
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	22.7	1	0	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	37.0	0.98	2	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	22.8	1	0	YES
14 Hamm Moor Lane							
First	R1	Bedroom	10.2	9.5	0.94	6	YES
First	R2	Bedroom	15.7	14.5	0.92	8	YES

Appendix C

Sunlight Results



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	15	54	1.00	1.02	YES
Ground	W2	15	53	15	54	1.00	1.02	YES
Ground	W3	15	51	15	52	1.00	1.02	YES
Ground	W4	15	51	16	52	1.07	1.02	YES
Ground	W5	16	52	16	52	1.00	1.00	YES
Ground	W6	17	53	16	52	0.94	0.98	YES
First	W1	16	55	16	56	1.00	1.02	YES
First	W2	16	54	16	55	1.00	1.02	YES
First	W3	16	52	16	53	1.00	1.02	YES
First	W4	14	50	14	51	1.00	1.02	YES
First	W5	14	50	14	51	1.00	1.02	YES
First	W6	15	51	14	51	0.93	1.00	YES
Second	W1	17	54	16	53	0.94	0.98	YES
Second	W2	17	52	16	51	0.94	0.98	YES
Second	W3	15	50	14	49	0.93	0.98	YES
Second	W4	15	49	14	48	0.93	0.98	YES
Second	W5	15	49	14	48	0.93	0.98	YES
Second	W6	15	51	14	50	0.93	0.98	YES