

Our Ref: 21545/sg/SG

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21 April 2022

Mr R Mounty
Principal Planning Officer
Spelthorne Borough Council
Knowles Green
Staines
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Dear Sirs

Former Debenhams Store, 37-45 High Street, Staines, TW18 4QU – Overshadowing assessment

In addition to the daylight and sunlight report dated October 2021 and the follow-on addendum letter dated 10 February 2022, Delva Patman Redler LLP (DPR) have now also completed an overshadowing assessment of the proposed external amenity area at podium level which is central to the two tower elements at Level 01.

Our overshadowing study has been carried out using the assessment methodology recommended in the Building Research Establishment (BRE) Report 209, '*Site Layout Planning for Daylight and Sunlight: A guide to good practice*' (second edition, 2011) ("the BRE guide") and the Professional Guidance Note, '*Daylighting and sunligning*' (1st edition, 2012), published by the Royal Institution of Chartered Surveyors.

Please note that there are no identified adjacent amenity areas adjacent to the site either by us or by planning officers which qualify for consideration in shadow assessment terms.

Assessment Methodology and numerical Guidelines - Sunlight to new amenity spaces

In new development, at least 50% of each new amenity area should be able to receive at least two hours of direct sunlight on 21 March.

Information used in our technical study

We have undertaken our technical study using a 3D computer model built in AutoCAD and specialist analysis software, which runs the assessments recommended in the BRE guide as identified in our planning report.

Results - Sunlight to new amenity spaces

The results of the two-hour sun-on-ground analysis of the new amenity spaces within the proposed scheme are illustrated graphically and tabulated on our drawing 21545/SHD/001 enclosed with this letter.

In summary, 92% of the podium external amenity space at Level 01 will receive a minimum of two-hour sun-on-ground on 21st March and will comfortably satisfy the BRE guidelines for sun-on-ground.

We trust the above and attached is clear and confirms that the scheme will comply with the shadowing criteria for the podium amenity space.

DELVA PATMAN REDLER LLP

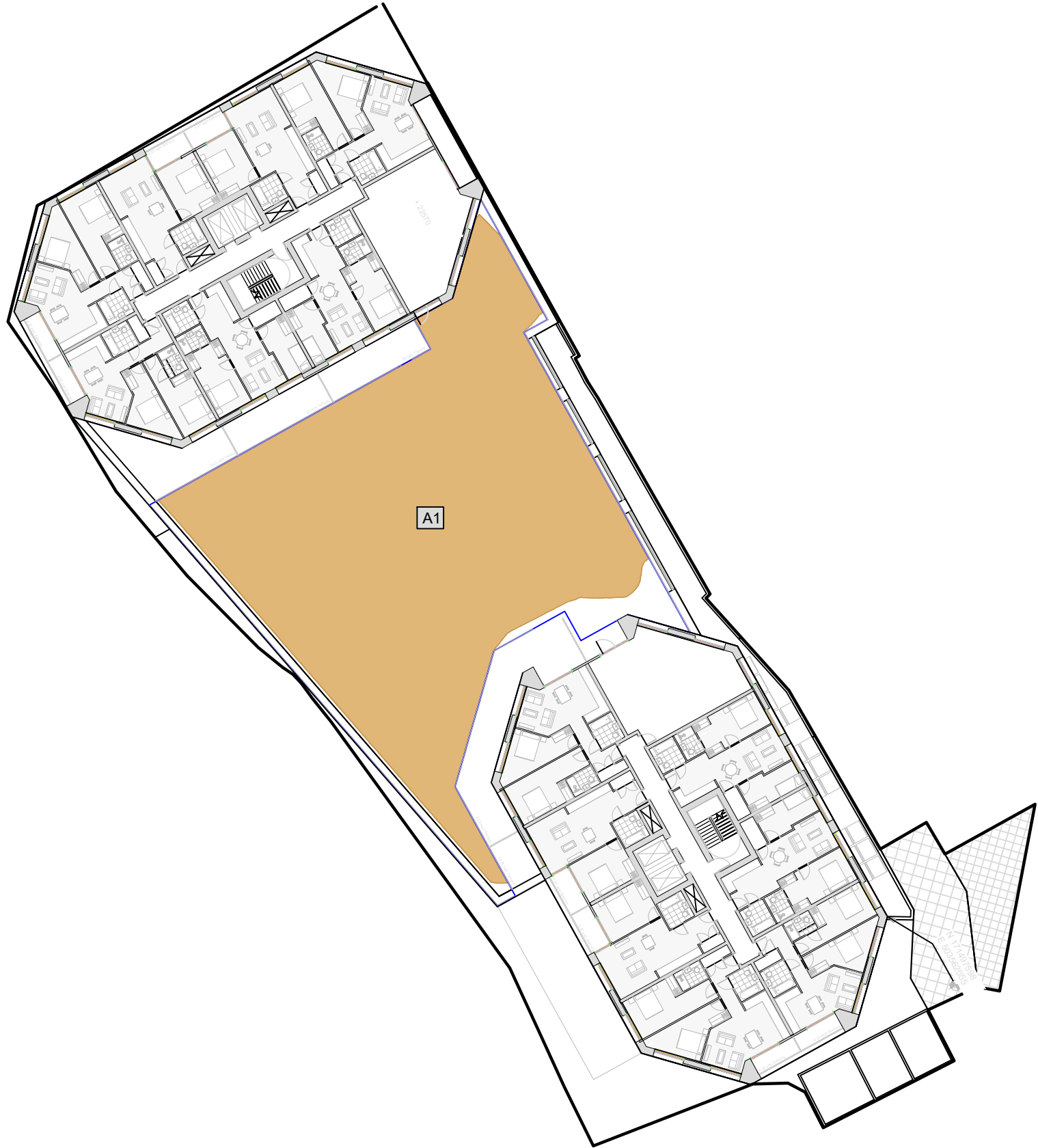
Also at:
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A list of members can be inspected at our Registered Office above.



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1980



Amenity Area (m²)		BRE Recommendations (At least 50% of Amenity Area)	Proposed Area	Proposed %age of Area	Condition
Debenhams\F01\A1	777.57	388.78	718.01	92%	Pass

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

- Existing 2-Hr Sunlit Area
- Proposed 2-Hr Sunlit Area
- A02

Amenity Area Number

SOURCE DATA:

Proposed Scheme:
CORSTORPHINE & WRIGHT Architect
Dwg No:
21115-CW-XX-ZZ-A-DR-0301;
21115-CW-XX-A-2500-SK6, 2501-SK9,
2502-SK6, 2503-SK6, 2504-SK6, 2505-SK4,
2506-SK4, 2600-SK5, 2601-SK4, 2602-SK3,
2603-SK3, 2610-SK4;

NOTES:

For it to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable

REV	Description	Drawn	Date

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TITLE:

37-45 HIGH STREET
STAINES
TW18 4QU

DRAWING:

TWO-HOURS SUN-ON-GROUND STUDY
Plan View

DRAWN: RM	JOB NBR:
SCALE: NTS	21545
DATE: 21.04.2022	REV:
DWG NO: SHD_001	-