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Our Ref: 02C000731/DS41  
Your Ref: Epsom Hospital



04 February 2021

Matthew Painter  
Metal Box Factory  
Unit GG.122-4  
30 Great Guildford Street  
London  
SE1 0HS

Dear Matthew

## **Epsom Hospital, Dorking Road, Epsom – Daylight and Sunlight**

### Introduction

Avison Young (AY) have been asked to provide a daylight and sunlight summary letter in relation to changes to the proposed scheme at Epsom Hospital, Dorking Road.

This letter is based upon a review of 'the revised scheme' prepared by Marchese Partners (drawings received 01 February 2021 – see attached), against the Marchese Partners scheme assessed in AY's daylight, sunlight and overshadowing report dated January 2021. No technical analysis has been undertaken and therefore, this appraisal letter is based upon a visual review and our professional judgement.

We understand that Marchese Partners have revised the scheme assessed within AY's January 2021 report, with the only material change in relation to the southern section of Building A. This now incorporates a "saw tooth" design to the façade along the west elevation, such that the articulation and angle of the windows and room configuration has changed in this location. Therefore, AY understand that the overall scale of the bulk and massing is very similar to the scheme previously assessed.

Having reviewed the minor revisions to Building A proposed, our professional opinion is that the revised scheme will not materially change the technical results submitted for the AY report dated January 2021. This applies both to the potential effect to neighbouring buildings and amenity space, as well as to the potential light levels within the scheme. Any potential differences will be either negligible or represent technical changes only; they will not materially alter the compliance levels with best practice guidance nor AY's conclusions in the aforementioned report.



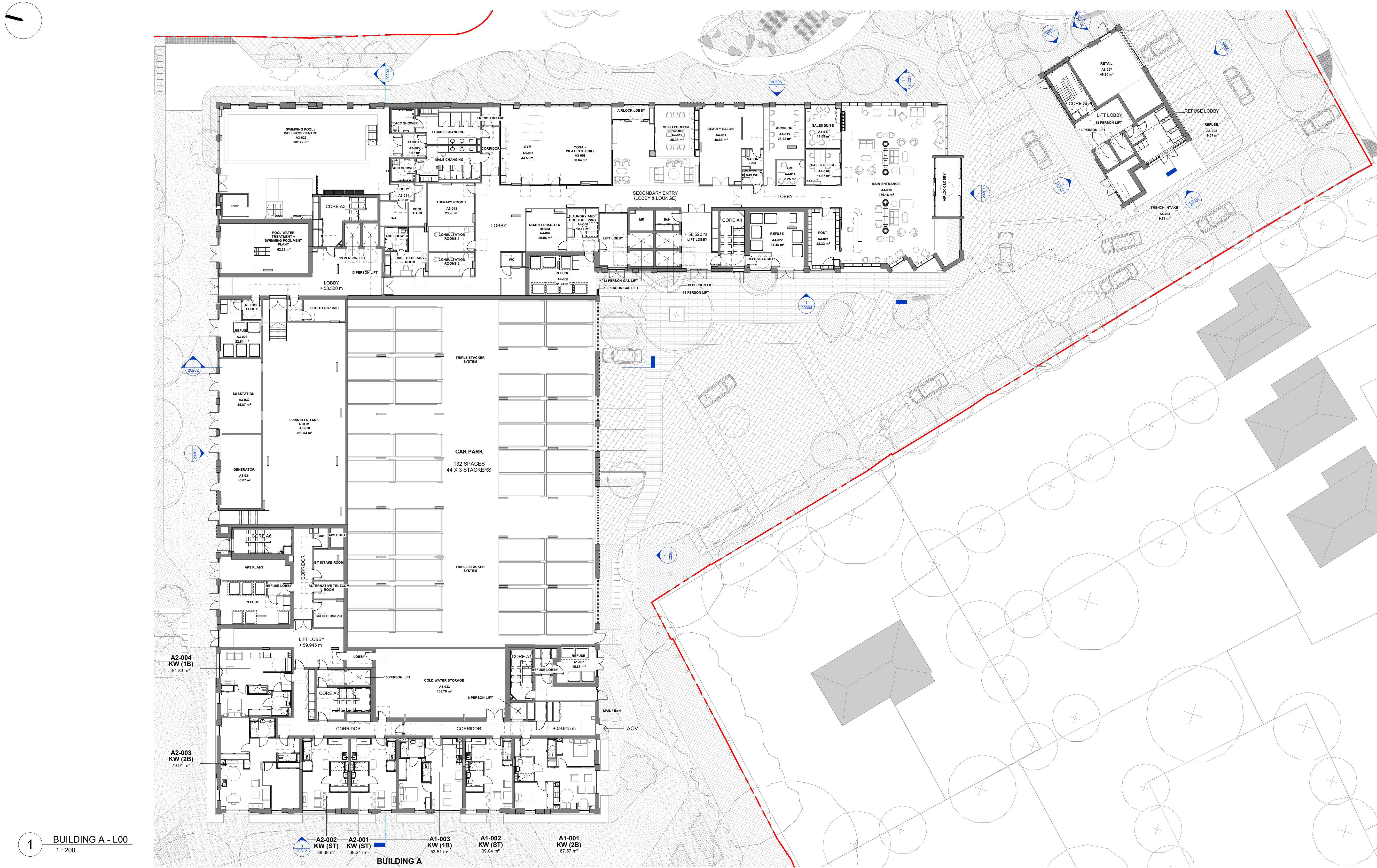
We hope this provides you with everything you need, but please do not hesitate to get in touch if you have any further queries.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'D Steadman', with a stylized flourish at the end.

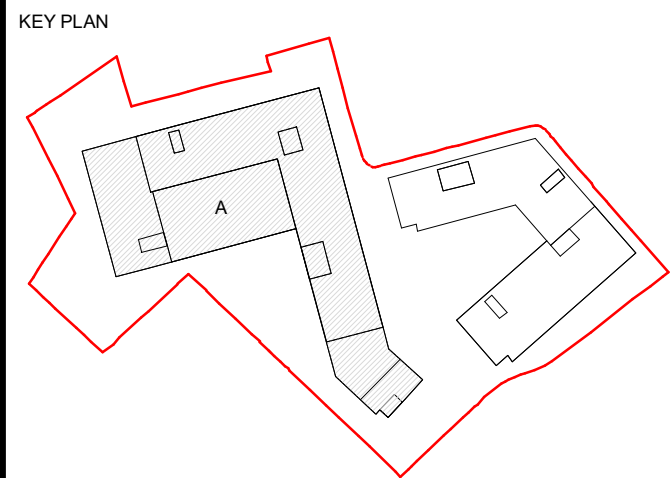
**Drew Steadman**  
**Senior Consultant**  
**Rights of Light | Daylight & Sunlight**  
**+44 020 7911 2357**  
**drew.steadman@avisonyoung.com**  
**For and on behalf of Avison Young (UK) Limited**





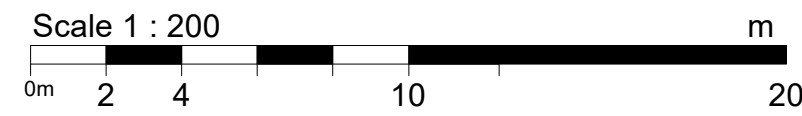
1 BUILDING A - L00  
1 : 200

A2-002 KW (ST) 38.38 m²  
A2-001 KW (ST) 38.24 m²  
A1-003 KW (1B) 53.01 m²  
A1-002 KW (ST) 39.04 m²  
A1-001 KW (2B) 67.57 m²  
BUILDING A



- NOTES
1. ALL DIMENSIONS IN MILLIMETERS (mm) AND LEVELS IN METERS (m) ABOVE NATIONAL DATUM.
  2. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS SHALL BE USED.
  3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AS WELL AS ALL RELEVANT INFORMATION FROM THE STRUCTURAL, MEP AND CIVIL ENGINEERS.
  4. THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF APPOINTMENT WITH THE CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT AND SHOULD ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS INTENDED.

REV	DATE	FOR PLANNING	DR	BY	STATUS
1	22-12-20	FOR PLANNING	DR		
PURPOSE OF ISSUE					
PLANNING					



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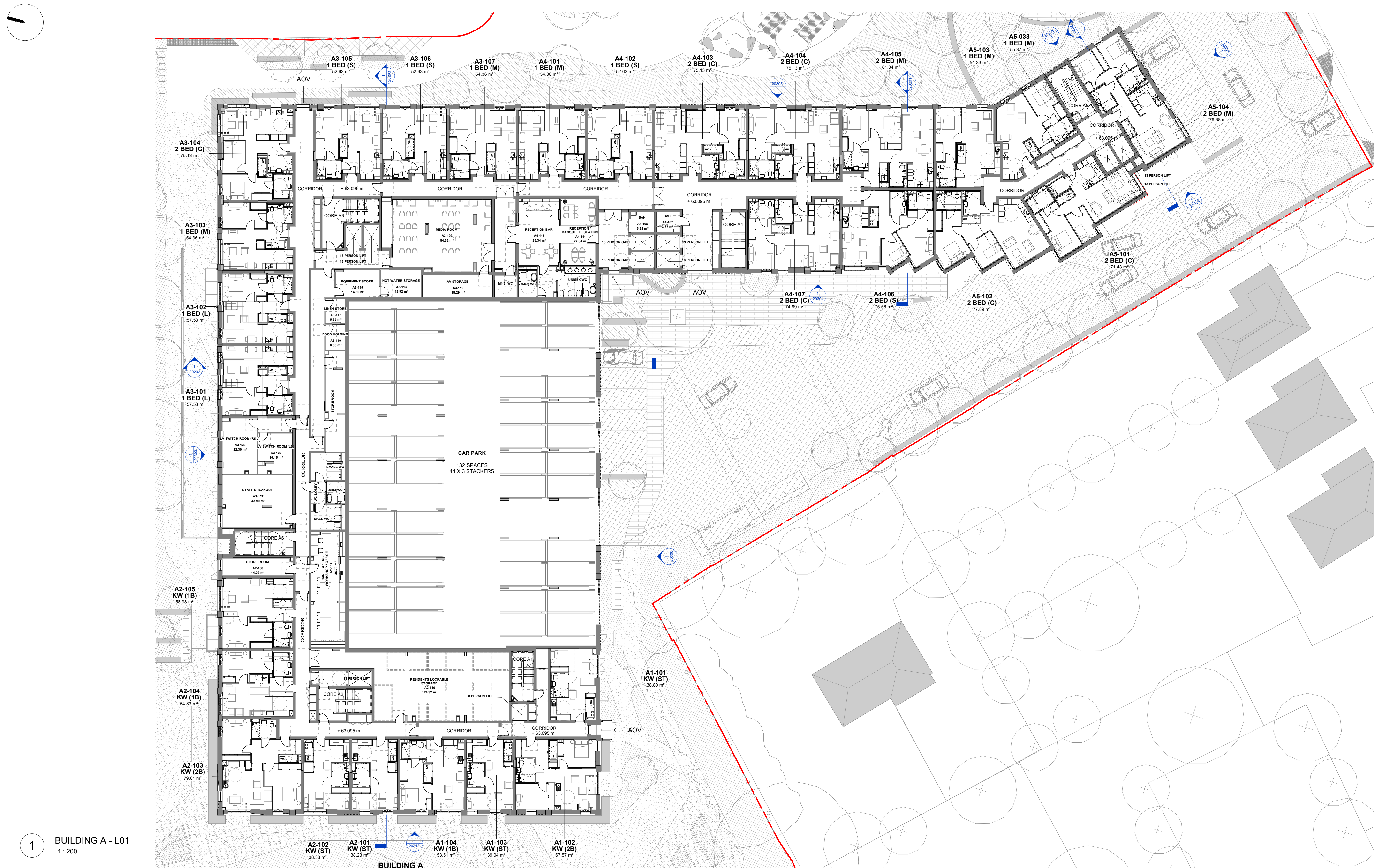
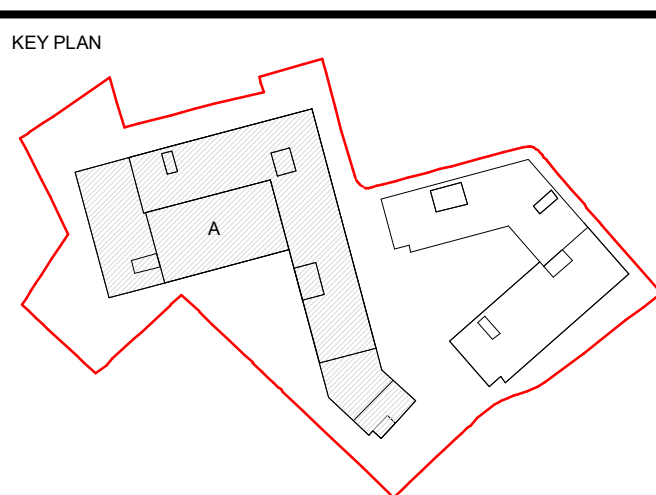
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CLIENT	GUILD LIVING			
PROJECT	GUILD LIVING @ EPSOM			
DISCIPLINE	ARCHITECTURE			
DRAWN	DESIGNED	CHECKED	APPROVED	
SN	DR	DR	RK	
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DRAWING TITLE		BUILDING A - L00	
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DISCIPLINE		ARCHITECTURE	
DRAWN		DESIGNED	
SN		DR	
CHECKED		APPROVED	
DR		RK	
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Scale 1 : 200

0m 2 4 10 20 m

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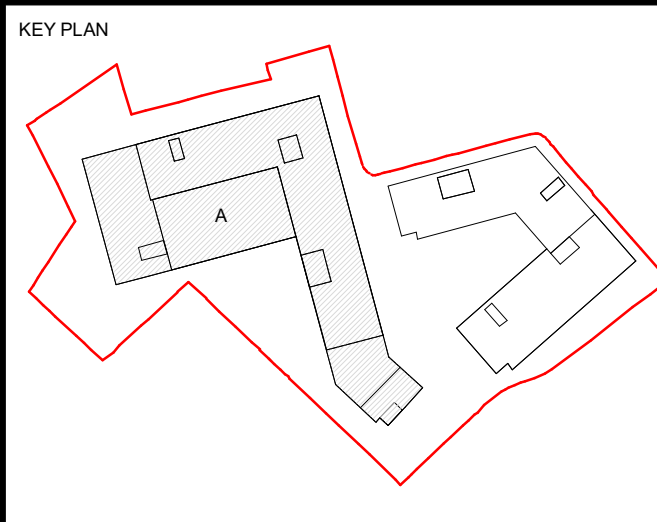
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Scale 1 : 200

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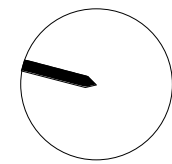
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PROJECT	GUILD LIVING @ EPSOM

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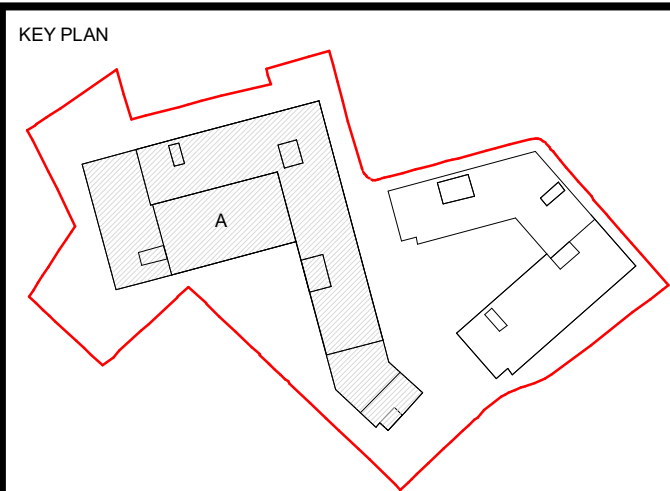




1 BUILDING A - L03  
1 : 200

BUILDING A

REV	DATE	FOR PLANNING	DR	BY	STATUS
1	22-12-20	FOR PLANNING	DR	BY	STATUS
PURPOSE OF ISSUE					
PLANNING					



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Scale 1 : 200  
0m 2 4 10 20 m

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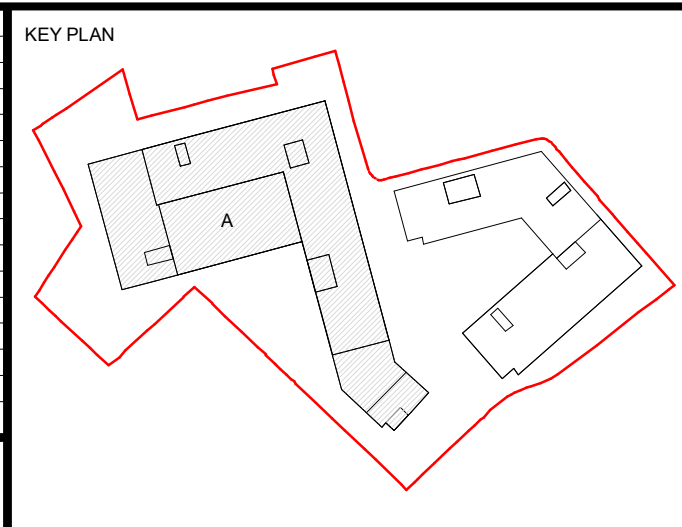
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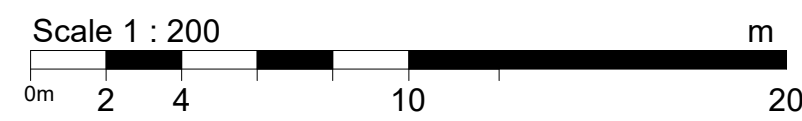


1 BUILDING A - L04  
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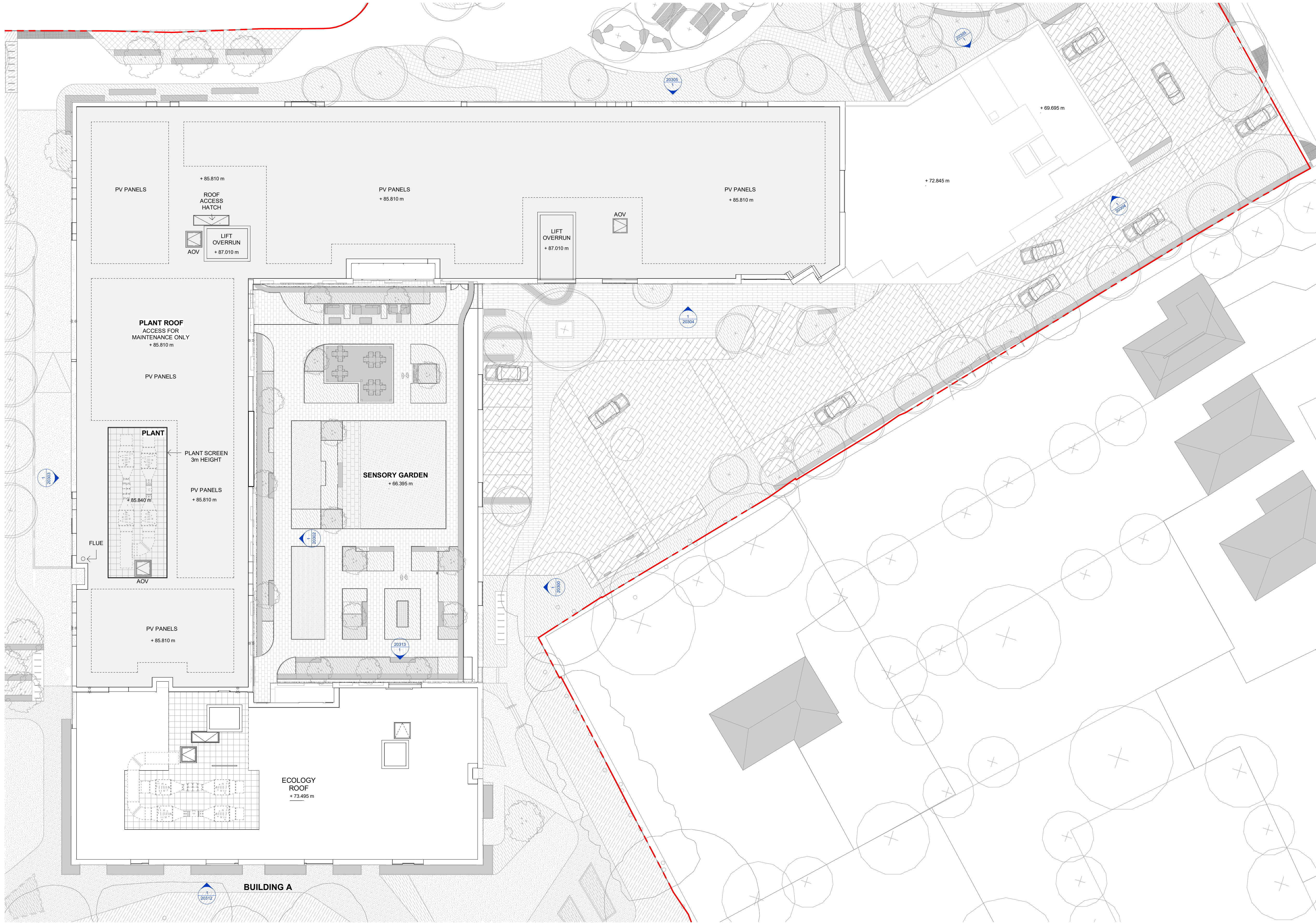
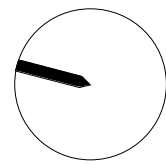
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PROJECT	GUILD LIVING @ EPSOM

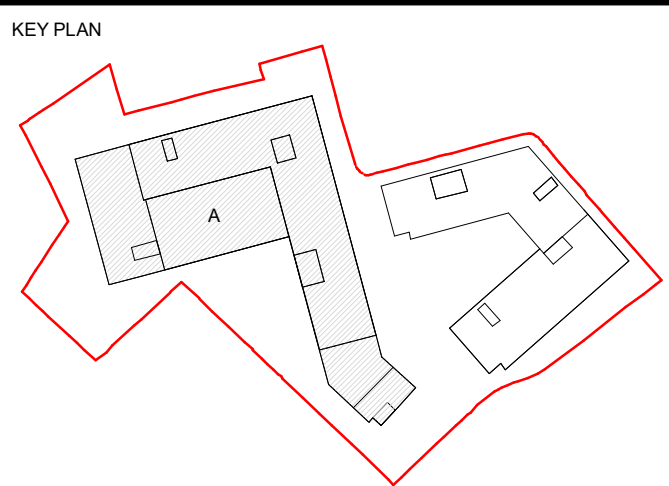
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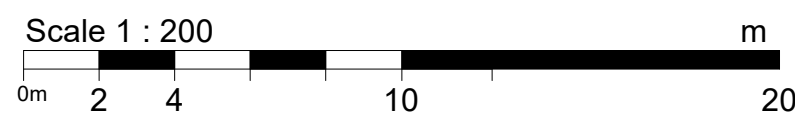


1 BUILDING A - ROOF  
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REV	DATE	FOR PLANNING	DR
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PURPOSE OF ISSUE		DESCRIPTION	BY
PLANNING			STATUS



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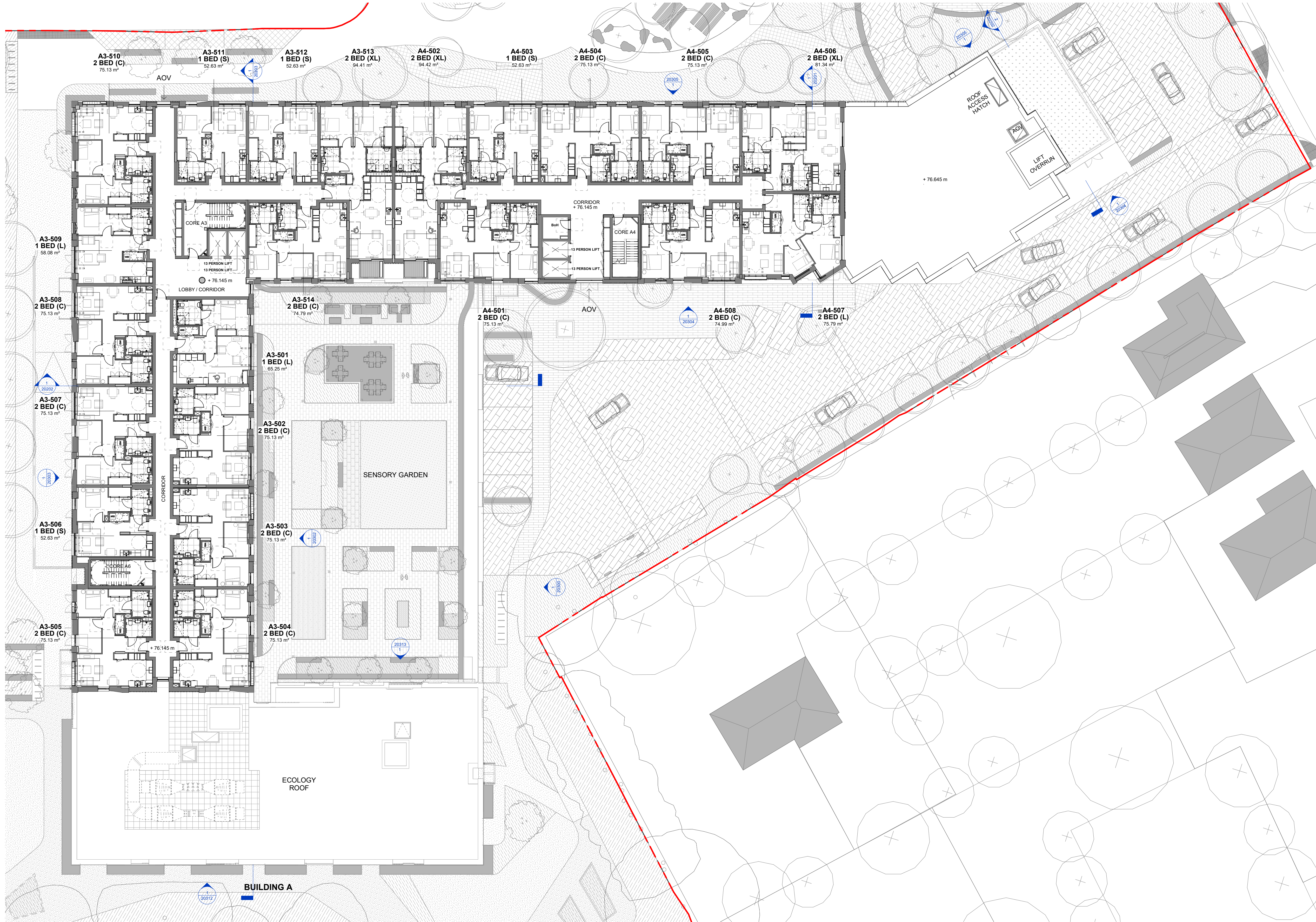
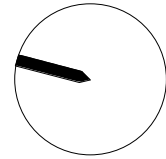
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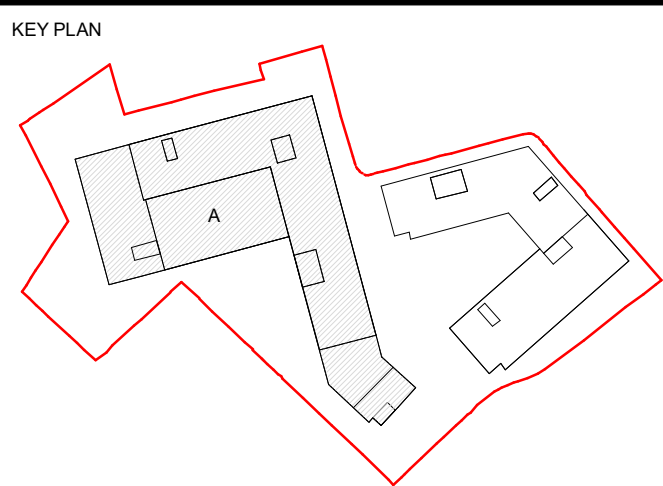
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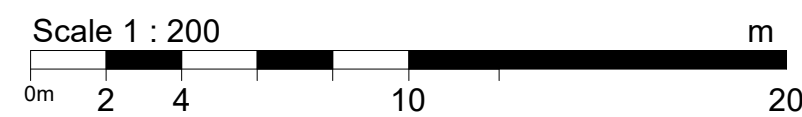


1 BUILDING A - L05/08  
1 : 200

REV	DATE	FOR PLANNING	DR
22-12-20			DR
PURPOSE OF ISSUE		DESCRIPTION	BY
PLANNING			STATUS



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PROJECT	GUILD LIVING @ EPSOM EPSOM

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