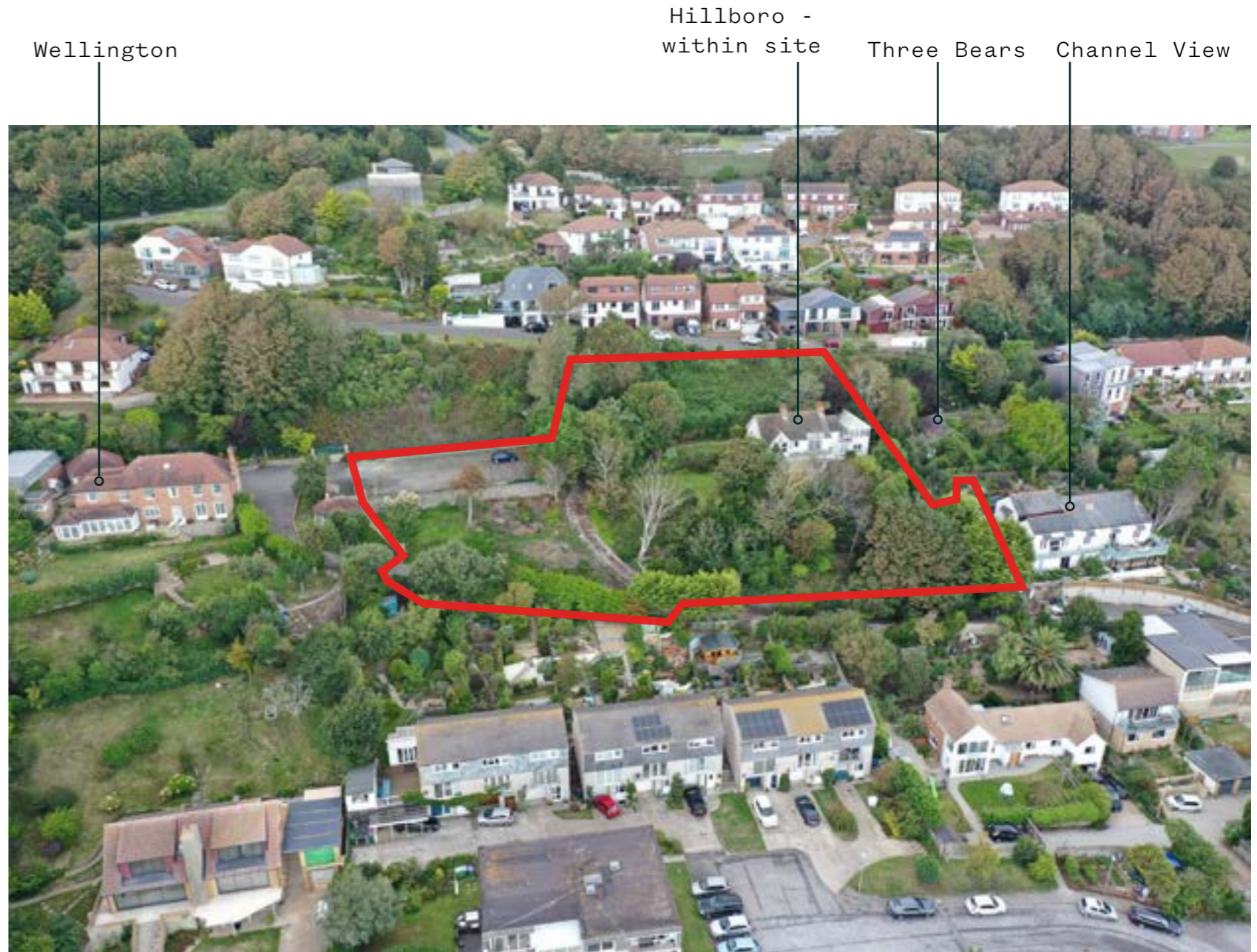


# Sunnyside Road

## Sunlight and Daylight note

The following images demonstrate the location of the existing and proposed buildings in proximity to the neighbouring properties:

- Three Bears - Neighbouring property to the east
- Channel View - Neighbouring property to the east
- Wellington - Neighbouring property to the west



Aerial shot showing proposed site



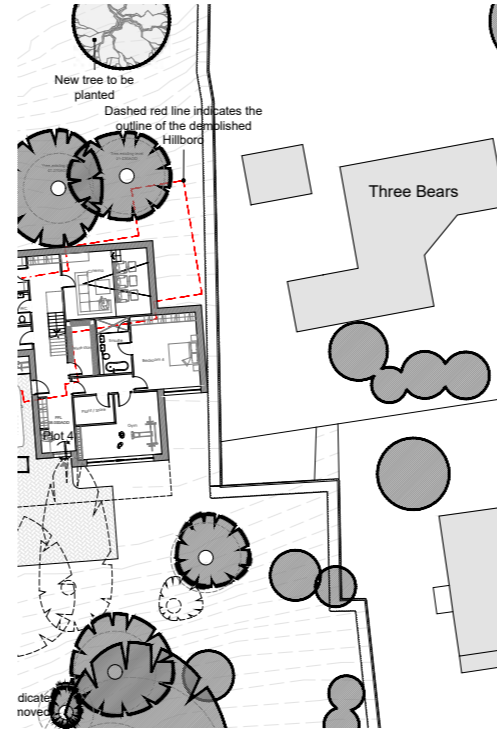
# Three Bears

Three Bears - Neighbouring single storey property to the east

Specialist advice has been sought from Herrington Consulting - Sunlight and Daylight assessors who have reviewed the planning information and applied the daylight and sunlight rules of thumb to the neighbouring properties. They advised in regard to neighbouring property Three Bears: 'whilst the proposed development does not pass the 25 degree rule, where the proposed massing is only marginally taller than the existing building and with the existing conservatory being demolished which is in closer proximity to the Three Bears Cottage, it is likely that any daylight/sunlight impacts will be negligible.'

'The single aspect bedroom may be affected, however it can be seen that the site is heavily overgrown, thus mitigating any reduction that may be seen.'

The single-aspect bedroom in Plot 4 faces the front of the house. The design ensures no windows of this house face onto property Three Bears - thus no overlooking views and maintaining privacy of both buildings. The first floor of the proposed building will have an obscure window looking east over Three Bears.



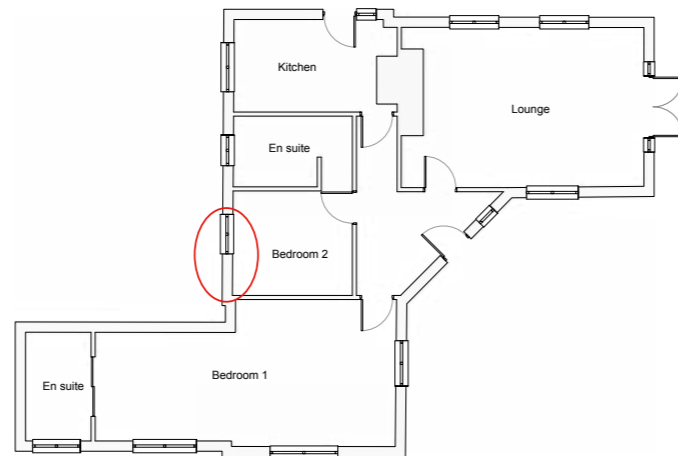
Proposed Site Plan



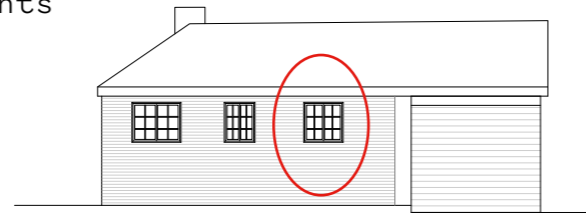
Aerial shot showing proposed site



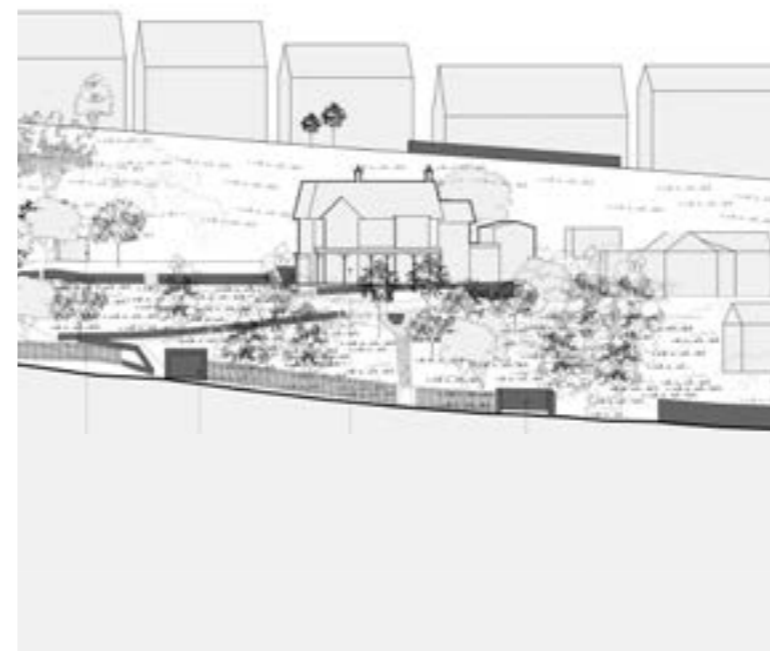
Aerial shot looking west showing proposed site



Three Bears floor plan (reference planning application 20/0822/FH) nts



Three Bears west elevation, facing proposed site (reference planning application 20/0822/FH) nts



Existing street scene



Proposed street scene



# Channel View

Channel View - Neighbouring property to the east

Channel View is currently located close to dense foliage facing the site.

Hillboro Channel View

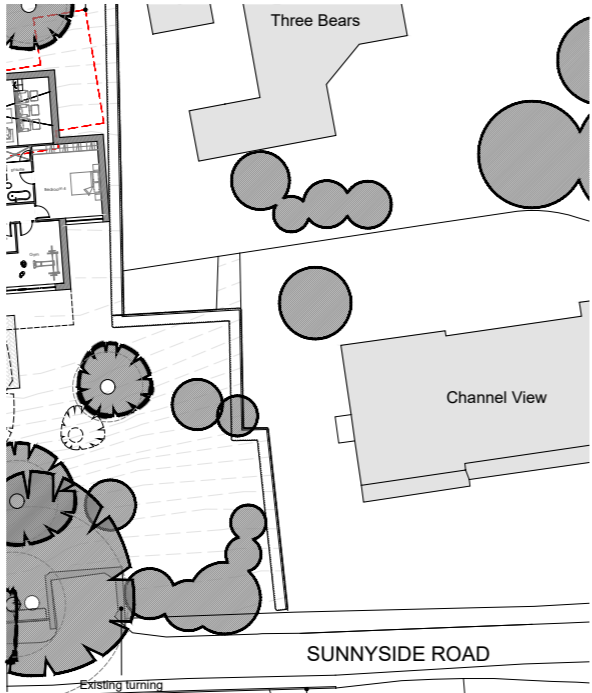


Aerial shot showing proposed site

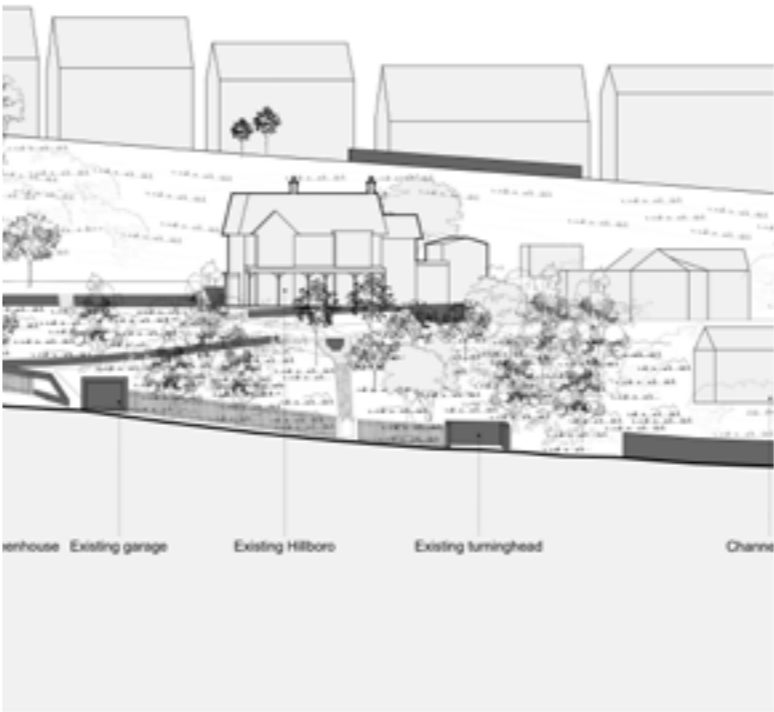
Hillboro Channel View



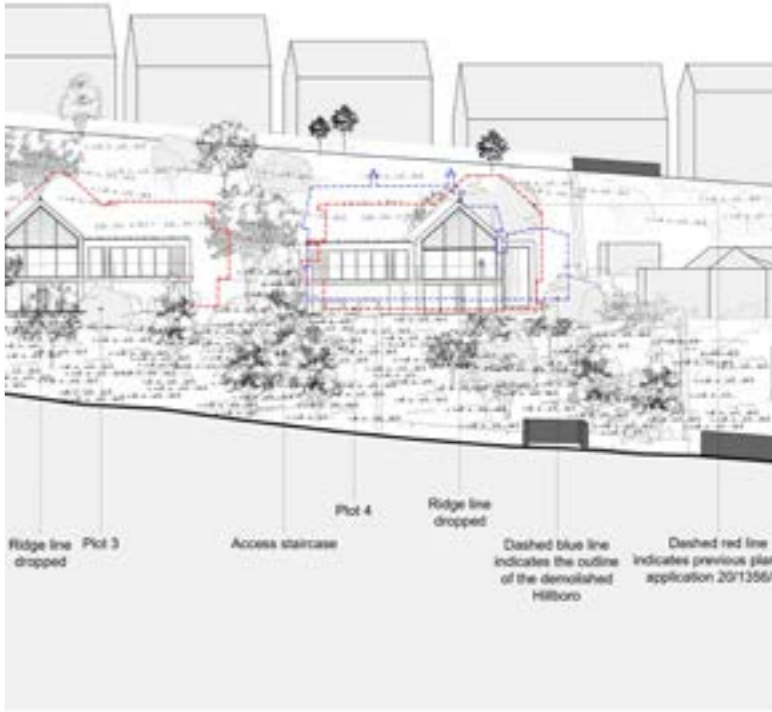
Three Bears west elevation, facing proposed site (reference planning application 20/0822/FH) nts



Proposed Site Plan



Existing street scene



Proposed street scene



# Wellington

Wellington - Neighbouring property to the west

The east elevation of Wellington, facing the proposed site, is a blank facade with no windows. The return east elevation is further from the proposed site and therefore understood to be outside of the 25 degree sunlight and daylight rule.

Wellington

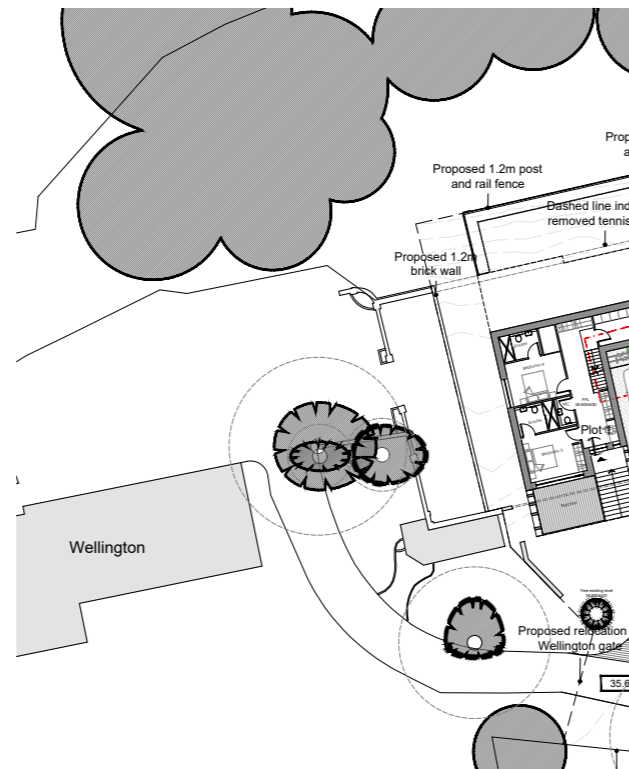
Hillboro



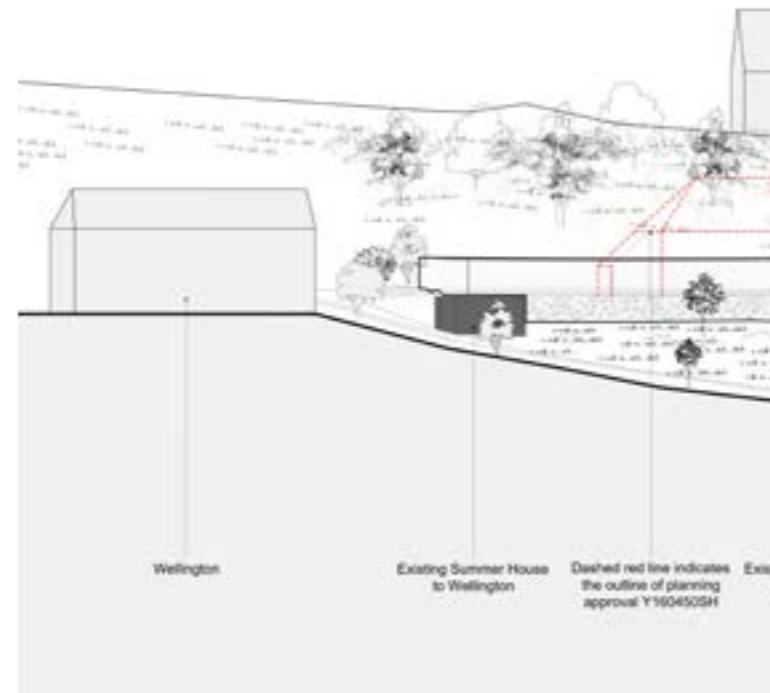
Aerial shot showing proposed site



East elevation (no windows) facing the site



Proposed Site Plan



Existing street scene



Proposed street scene

2019 FX AWARDS, FINALIST (CURIOUS BREWERY)  
2019 BLUEPRINT, SHORTLISTED (PROCESS GALLERY)  
2019 AJ ARCHITECTURAL AWARD, SHORTLISTED (PROCESS GALLERY)  
2019 AJ ARCHITECTURAL AWARD, SHORTLISTED (CURIOUS BREWERY)  
2019 RIBA SOUTH-EAST REGIONAL AWARD (PROCESS GALLERY)  
2019 BD ARCHITECT OF THE YEAR AWARD, SHORTLISTED FOR SMALL PROJECTS  
2019 BD ARCHITECT OF THE YEAR, SHORTLISTED FOR RETAIL & LEISURE  
2018 GEORGE CLARKE MEDAL, WINNER (THE COTTAGE)  
2018 PROPERTY WEEK STUDENT ACCOMMODATION AWARDS, HIGHLY COMMENDED (PALAMON COURT)  
2018 WHAT AWARDS 'BEST LUXURY HOUSE', SILVER WINNER (MANOR BARN)  
2018 THE SUNDAY TIMES BRITISH HOMES AWARDS, WINNER (THE COTTAGE)  
2018 AJ RETROFIT AWARDS, FINALIST (THE COTTAGE)  
2018 BD ARCHITECTS OF THE YEAR AWARD, SHORTLISTED FOR INDIVIDUAL HOUSE  
2015 RIBA REGIONAL AWARD (POBBLE HOUSE, DUNGENESS)  
2014 KENT DESIGN AWARDS - BEST HOUSE (POBBLE HOUSE, DUNGENESS)  
2013 WORLD ARCHITECTURE AWARD - FAÇADE OF THE YEAR (THE CRIT BUILDING, UNIVERSITY OF KENT)  
2012 KENT DESIGN AWARDS, OVERALL WINNER (ROCKSALT RESTAURANT)  
2012 THE STEVEN LAWRENCE AWARD, FINALIST (THE MARQUIS, BOUTIQUE HOTEL & RESTAURANT)  
2012 RIBA REGIONAL AWARD (ROCKSALT RESTAURANT)  
2012 RIBA REGIONAL AWARD (THE MARQUIS, BOUTIQUE HOTEL & RESTAURANT)  
2011 RIBA NATIONAL AWARD (MILL HOUSE - PRIVATE DWELLING)  
2011 RIBA MANSER MEDAL, FINALIST (MILL HOUSE - PRIVATE DWELLING)  
2011 RIBA REGIONAL AWARD, COMMENDED  
2010 KENT DESIGN AWARDS, BEST EDUCATION CATEGORY (ST JAMES THE GREAT SCHOOL)  
2010 BUILDING DESIGN & CONSTRUCTION AWARD (ST JAMES THE GREAT SCHOOL)  
2010 BUILDING DESIGN & CONSTRUCTION AWARD (ASHFORD OAKS SCHOOL)

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