

## ARCHITECT & TOWN PLANNING CONSULTANT

**CHRIS DENT**  
**5 North Avenue Exeter EX1 2DU**

Mr M Diamond  
Planning Dept  
Exeter City Council (by Email)

16<sup>th</sup> January 2020

Dear Sir,

### **Application 19/01556 redevelopment at Harlequins Shopping Centre**

Thank you for the meeting on site last month at which I ran through the methodology I used to indicate the angle subtended at the nearest window to block 1 of the proposed development.

I understand that afterwards you were able to visit No, 42 Northernhay and view the similar situation relating to the alteration of daylight and views at that property which to an extent is mirrored further down the street.

Since that time I have had the opportunity to measure more precisely the distances and relative heights of the existing wall in the same way one would undertake a daylight/sunlight assessment in accordance with the BRE method (ref. P J Littlefair 2009).

The situation at No. 42 is more complex because there are two old walls between the window and the development site with a part of the car park lying between them. I have labelled these (see overleaf)

- Wall A – the main development site boundary
- Wall B – the wall nearer the house behind which is parking

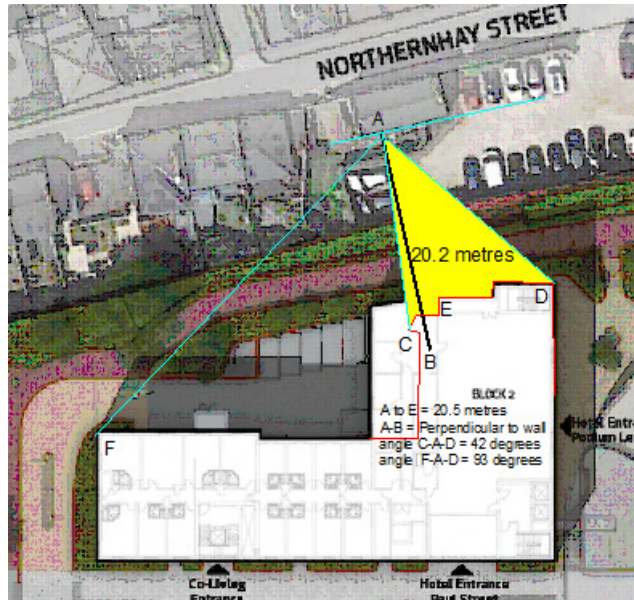
It is clear that the end wall of the proposed block B will hugely impact on the light and view from the living room of No 42. It would appear at an elevation from horizontal of 60 degrees (see angle Z<sup>2</sup> on illustration overleaf).

The main part of my client's "L" shaped garden will have the new block looming over wall A and at the main living room window the new block appear to be 15 degrees above the wall (which already appears overbearing. I note that the corridor windows in this elevation are likely to be frosted glass but the lighting and overbearing nature will still exist and there will be view from the return elevation into the houses and gardens of their neighbours lower down the street.

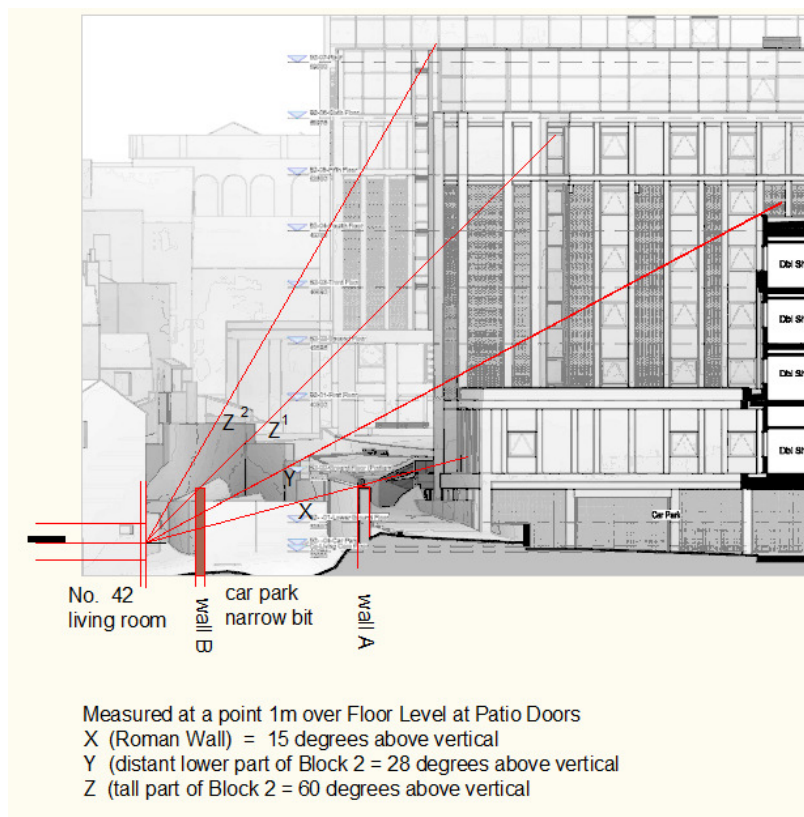
My clients consider that the form and massing of the building is still excessive in relation to the private housing. I suggest the above information is needed to examine this properly in more detail. If an amended scheme is produced in relation to the comments from Historic England I request that you ask the developers to indicate this relationship in their section drawings.

Yours sincerely

Chris Dent



Plan - Yellow area = view of tall block 20.2m away



### Section

This shows how tall the new building is in relation to the existing housing/historic wall.