

In reference to the email dated Friday 20th November 2020 at 11.07 am from Mr Lane (appellant’s daylight and sunlight consultant), providing revised / updated analysis on the Average Daylight Factor self-testing for Block A, I comment as follows;-

1. I concur with the updated tables provided by Mr Lane within his email (Tables within that email are; ‘Updated Internal Analysis’ and ‘Total not meeting minimum ADF Value’ - my original tables on the left and revised tables presented by Mr Lane on the right). As per my proof, I am reliant on the technical analysis provided by Point 2.
2. The tables presented confirm the number of rooms not meeting ADF target criteria which has now reduced from originally 34 No rooms to 28 No rooms (net improvement of 6 No rooms); tables with colour reference on adversity / shortfall to target. A summary table on consideration of adversity was originally presented within my Table 5 – ‘Habitable rooms failing ADF within Block A by rooms use’. I present Table 5 below (both original and updated). Whilst the adversity is similar, this is a slight worsening for living/kitchen/dining rooms (an important key room); there were 2 No. in my viewing needing improvement and 8 No. should improve ideally which based on the revised analysis, I present as 4 No. needing improvement (net increase of +2) and 6 No. should improve ideally (net decrease of -2).

Table 5 – As per my proof of evidence

Room Use	Total not meeting minimum ADF Value		Consideration to on extent of shortfall (professional opinion)		
	Quantity (No) of those failing on Block A	As percentage of those failing in Block A	Need to improve	Should improve ideally	Close to minimum ADF / improvement less essential
Bedroom	21	61.8%	13	2	6
Living Room	1	2.9%	-	-	1
LKD	10	29.4%	2	8	-
Kitchen	2	5.9%	-	-	2
Total	34	100%	15	10	9

Table 5 – revised updated (based on Mr Lane’s revised submission):-

Room Use	Total not meeting minimum ADF Value		Consideration to on extent of shortfall (professional opinion)		
	Quantity (No) of those failing on Block A	As percentage of those failing in Block A	Need to improve	Should improve ideally	Close to minimum ADF / improvement less essential
Bedroom	14	50.0%	12	-	2
Living Room	-	-	-	-	-
LKD	10	35.7%	4	6	-
Kitchen	2	7.15%	-	-	2
Kitchen Diner	2	7.15%	-	-	2
Total	28	100%	16	6	6

3. In summary, there remains 90 No habitable rooms within Block A applicable for review, and based upon the revised analysis, 28 No rooms do not meet the minimum values of ADF which relates to 31% of habitable rooms within Block A (albeit I'm highlighting a slight increase in adversity to living/kitchen/dining rooms for those not meeting ADF target). I consider on balance, nothing fundamental has changed.
4. As a final comment, within Mr Lane's covering email of 20th November 2020 this highlights various changes to the ground, 1st & 2nd floors. It would appear on the core documents that within CD8 Revised drawings, I note only a revised plan for basement and ground floor for Block A – perhaps Mr Lane could provide some further background on these other changes he is referring to and as to whether other revised drawings should be submitted / background on this?