

Amit Rabheru
McCarthy & Stone
Prospect Place
85 Great North Road
Hatfield AL9 5DA



15 RATHBONE PLACE
LONDON
W1T 1HU

Ref: PS3941

17 August 2026

Dear Amit,

RE: FLORINGHAM LODGE – OVERSHADOWING ADDENDUM

1. Further to the Point 2 Daylight & Sunlight report dated 15th May 2026 for the Proposed Development at the above site, a small inaccuracy in the modelling of one of the neighbouring gardens has been identified.
2. Specifically, the rear garden at 'The Carriage House' to the south of the Proposed Development was modelled as being larger than it is in reality. We therefore write below with a summary of the updated overshadowing analysis to this amenity space.
3. The visual result of the analysis for the corrected area is appended to this addendum in Appendix 1.
4. The analysis demonstrates that the rear amenity space at The Carriage House would receive at least two hours of sunlight to 87.2% of its area on March 21st; this is unchanged from the existing position. The overshadowing impact to this space is therefore no worse than negligible.

Yours Sincerely,

William Brook
Director
For and on behalf of Point 2 Surveyors Ltd.

Appendix 1:

Overshadowing Results





Sources: Research Property Info
McCarthy Stone
Proposed Info (received 19/03/26)

Key:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Floringham Lodge, Old Bracknell Lane East

Title: 2 Hours Sun on Ground Analysis
Existing scenario
March 21

Scheme Confirmed: -

Date: -

Drawn By: DF

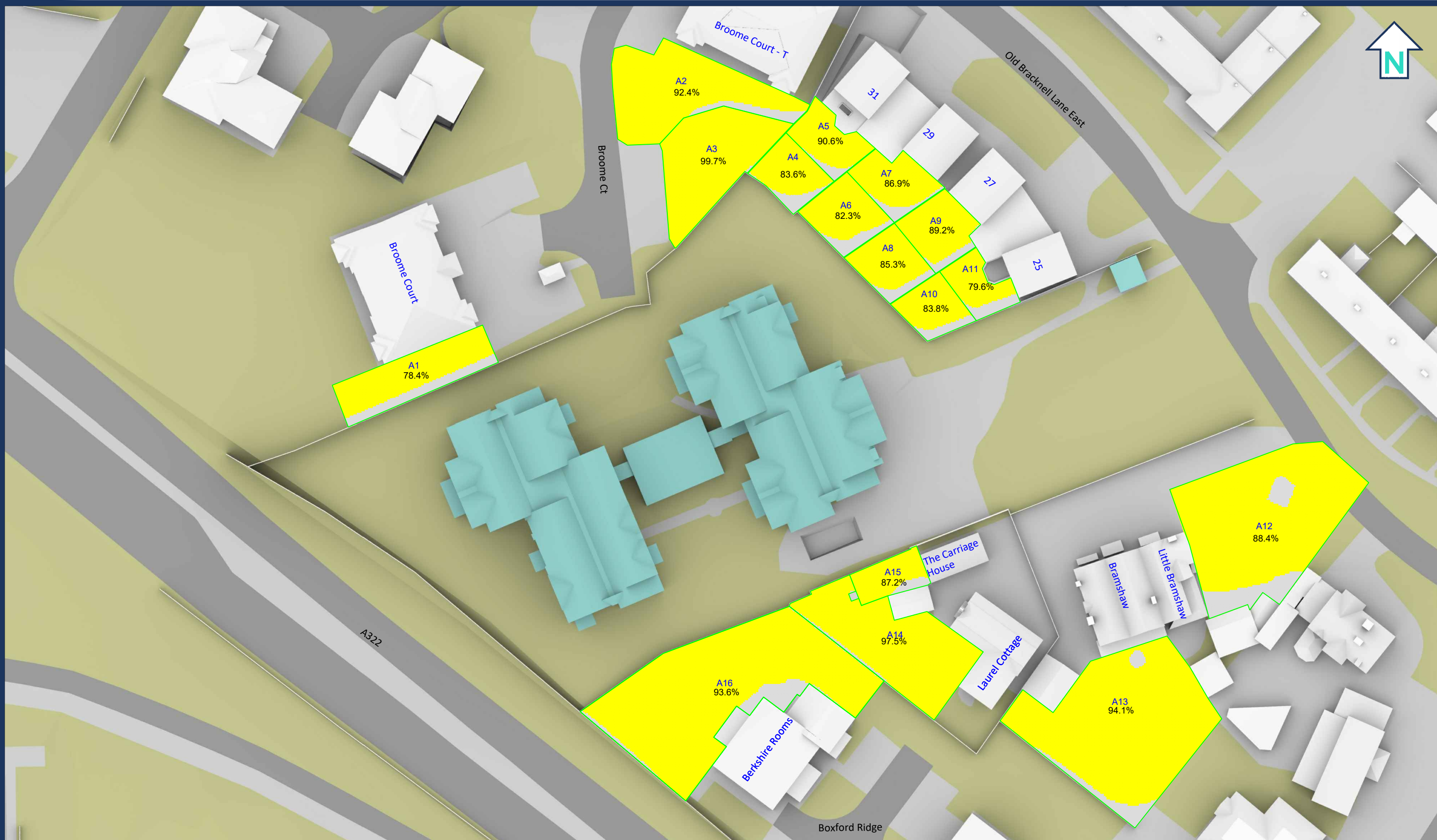
Scale: 1:550

Date: APR 26

Dwg No: ~~P03041~~ / ~~SA~~ / ~~09XX~~

Rel: 02





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Proposed Scheme 19/03/26
March 21

Scheme Confirmed: -

Date: -

Drawn By: DF

Scale: 1:550

Date: APR 26

Dwg No: ~~PX0001~~ / ~~SA~~ / ~~10XX~~

Rel: 02

