

Our ref: JW/Regal/CFR
Your ref:

CONSIL LIMITED
UNIT 405
CLERKENWELL WORKSHOPS
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Ms C Wheeler
Senior Planning Manager
Regal Chalk Farm Ltd

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By email only: Charlotte.Wheeler@regal-london.co.uk

24 May 2024

Dear Charlotte

100 Chalk Farm Road, London NW1 8EH ('the development')
Daylight and Sunlight Amenity

We have undertaken a review of the proposed design amendments to the development and the effect these may have on daylight and sunlight amenity compared to the submitted scheme. We have considered the potential effect on the neighbouring properties and the adequacy of light within the proposed accommodation.

We understand that minor amendments are proposed following feedback from Camden Council and include:

- Extending the affordable housing building to the eastern boundary line.
- Increase the number of affordable homes from 24 to 30 including the addition of one unit at roof level and extension of the lift overrun.
- Ground floor changes to the entrance of the affordable housing building.
- Internal reconfiguration of the basement including location of plant.
- Amendments to the façade of the student accommodation building.
- Some reconfiguration of the wheelchair units in the student accommodation block to improve aspect.

Revised drawings for the development were provided by DSDHA on 21 May 2024 and this letter should be read in conjunction with our daylight and sunlight report dated 31 January 2024.

Whilst the affordable housing building has shifted approximately one metre towards the western boundary line and the lift overrun has been extended, the size of the building is materially unchanged. In our opinion, these minor changes would not materially affect the daylight and sunlight results set out in our daylight and sunlight report, nor would it alter our conclusions.

Turning to the light received to the habitable rooms within the affordable housing building, having reviewed the proposed amendments, our opinion is that the levels of light will be very similar to that for the submitted scheme. All main living rooms from the second floor up are expected to meet or exceed the recommended

minimum levels set out in the BRE guidelines, as was the case for the submitted scheme. This includes the additional unit at roof level, which would receive high levels of daylight and sunlight amenity.

As with the submitted scheme, the daylight to two living rooms serving first floor apartments is likely to be slightly below the national guidance, owing largely to the generously sized private external amenity spaces which can be accessed from these rooms. Nonetheless, as with the submitted scheme, in our opinion, each room would receive acceptable levels of daylight and sunlight for an inner urban location such as this.

The amended plans include a kitchen served by a north facing window. Whilst these rooms are unlikely to achieve the national standards for a kitchen, given that the room is designed primarily for food preparation rather than dining, and the main living space will be well lit, we consider the daylight received will be acceptable. Indeed, the occupiers of these flats will benefit from south facing living / dining rooms with good natural light and aspect.

In respect of the student accommodation building, the minor internal alterations to the wheelchair accessible units and amendments to the façade would not materially change the daylight and sunlight analysis results and our conclusions would remain the same.

As with the effect on the neighbouring properties, in our opinion, the proposed amendments will not materially alter the potential for daylight and sunlight to be enjoyed by future occupiers and the conclusions set-out in our daylight and sunlight report will remain.

Please do not hesitate to get in touch with any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Williamson', with a long, sweeping horizontal stroke at the end.

James Williamson
Associate Director
jameswilliamson@consiluk.com