



Our ref: KW10/LJ11

Your ref:

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Dear Ian

### **St Giles Development and Endell Street Satellite Development**

I refer to the two queries raised by Amanda Peck of Camden Council and set out my responses below.

#### Endell Street

Our original analysis undertaken in May tested the internal daylight amenity of the proposed new habitable rooms using a glazing transmittance factor of 0.65. This the value taken from the British Standard for a sealed unit double glazed system comprising two layers of 6mm clear glass. We also applied a frame correction factor of 0.8 to reduce the overall net area of glazing by taking account of the frame and glazing bars.

We have recalculated the internal ADF values taking account of the reduction in the transmittance through the glazing following the application of a proprietary privacy film. The assumption that we have made is that the transmittance value through the glazing will be reduced by a further factor of 0.39. The attached table sets out the original ADF results with clear double glazing set alongside those revised values where it is proposed to introduce areas of privacy film. I also enclose further copies of our drawing numbers SAT151-01 – BRE003, BRE004, BRE005 and BRE006 which are the floor plans which will assist in locating the room and windows tested and should be cross referenced with the room and window references in the attached table.

With the previous set of results based on clear double glazing, of the 21 habitable rooms tested, 20 satisfied the recommended ADF values for their specific rooms, with 1 living room below that target standard. Whilst the use of a privacy film will reduce the ADF values, there will in fact be an improvement as to offset the small loss of light due to the introduction of the privacy film, an additional rooflight has now been introduced to serve room R1/31, the location of which is illustrated on our drawing no SAT151-01-BRE004. Without the rooflight, it recorded an ADF value of 1.18% *df*, but with the additional light provided by that rooflight, the ADF value will be in excess of 5% *df*.

## Centre Point Tower

Although planning consent has been granted for the change of use of Centre Point Tower from office use to residential, there are two obvious reasons why it does not need to be included within the assessment.

First, whilst a change of use to residential, will bring Centre Point Tower into the Council's Amenity Policy criteria, the first level of habitable space is higher than the parapet of the proposed new development. I attach a copy of our drawing number SAT151/04 – BRE/26 taken from our 3D daylight analysis model which shows that the midpoint of the first level of residential accommodation is in fact 1.08m higher than the parapet of the development directly opposite Centre Point Tower.

The BRE Guidelines contain an initial screening test to determine whether daylight is likely to be affected, and hence whether it is necessary for detailed scientific measurements to be taken. That test is the simple 25 degree angular test whereby it is only necessary for daylight to be measured where a proposed development will subtend an angle greater than 25 degrees taken from the midpoint of the lowest window in a neighbouring dwelling which serves a habitable room. This basic trigonometric test clearly demonstrates that the proposed development will not only be well below that angle, it will in fact be lower than the midpoint of the lowest level of habitable rooms.

Second, from the scheme drawings that we have seen of the Centre Point residential scheme, there are no proposed habitable rooms on the end (south) elevation of the Tower as this is where one of the Cores will be located. Windows serving the proposed habitable rooms will be on the principal east and west facing elevations and will not have a direct outlook onto the Application Site. The only windows that will face onto the Application Site are windows serving non habitable rooms and circulation space.

I trust the foregoing addresses the two queries but should the Council require any further clarification, please let me know.

Yours sincerely



**Kaivin Wong**  
**Director**  
**GVA Schatunowski Brooks**