

JB/AB/5459/10

BY EMAIL

18<sup>th</sup> June 2010

Gil Levy  
gil@gillevy.com

Dear Gil,

**RE: THE PROPOSED DEVELOPMENT AT 23 DURY LANE AND DAYLIGHT AND SUNLIGHT**

It was a pleasure to meet you at the development site and to also review the scheme drawings compiled by Arch-i-texts UK Ltd. For completeness, I have attached the drawings highlighting the extent of the proposed development and will be referring to these in relation to the potential changes to the neighbouring buildings daylight and sunlight.

The Camden UDP makes specific reference to the protection of light amenity to buildings which could be affected by development. The authority of measuring daylight and sunlight used by the local authority and by this practice is the British Research Establishment (BRE) in their publication *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (1991)*. This handbook provides the bases for which one can determine the changes in light and by how much using the Vertical Sky (VSC), (NSL) and ADF for daylight and the (APSH) for sunlight.

In order to determine the changes in light created by a proposed development, one must first consider the base point of comparison i.e. a comparison of what is on the site today against the implementation of the hypothetical development. The VSC considers the view of the skydome from the window face whereas the NSL and ADF look at the light penetration (or distribution) of light within the room behind the fenestration.

The proposed development considers the retention of the main building with the effective removal and reinstatement of a mansard roof structure so as to occupy additional height. However, the new roof is positioned back from the boundary walls (similar to what is there today) and with the mansard angle promotes little obstruction to the natural flow of light to the neighbouring buildings surrounding the sites opposite.

The BRE Guidelines recognise the importance of residential buildings from receiving adequate daylight and sunlight when compared to other building uses such as commercial properties which tend to rely on supplementary electric lighting to maintain the evenness of the light distribution. As such only residential buildings are normally considered from a daylight and sunlight perspective.

It is understood that 22 Drury Lane and 3 Betterton Street both benefit from residential occupation and thus only these buildings should be considered from a light amenity perspective. Given the minor alteration in roof height in conjunction with the retained setback will result in a no-change in light to the neighbouring buildings. In fact the windows within 23 Drury Lane which face directly at the wall of the development site, will still continue to do so without any alteration to their light distribution behind the fenestrations. The VSC and NSL will be maintained with the successful implementation of the proposed development.

Having visited the site and after reviewing the drawings it is clear that the proposed Arch-i-texts UK Ltd development will not result in a change in light beyond the BRE Guidelines. Should planning permission be granted, once implemented the light conditions within the neighbouring buildings will be essentially the same as one finds them today.

I trust that this is clear, however, should you require further information and or clarification, please do not hesitate to contact me.

Yours sincerely  
For and on behalf of GIA



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