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Appendix chp drawing number 1326-01

INTRODUCTION

In accordance with our instructions we have considered the implications the proposals for the above site would have on the neighbouring residential property's daylight and sunlight, with reference to the Building Research Establishment's publication "Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice."

PRINCIPLES

In the Building Research Establishment publication "Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice." (BRE Guidelines) which the Local Planning Authority will refer to when considering an application of this nature, it states "*If any part of a new development or extension measured on a vertical section perpendicular to the main window wall of an existing building from the centre of the lowest window, subtends at an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building maybe adversely affected.*"

There is a similar statement with regards to sunlight also.

INFORMATION

We have been provided with a copy of DVM Architects drawing numbers 1674/007/P, 07P, 09P, 10P and 13P. These indicate that the proposals are to provide an additional floor of accommodation to the property.

ANALYSIS

The only neighbouring residential property is located on the otherside of Murray Street, with the residential portion of this property commencing at first floor level.

As can be seen from drawing number 1327-01 attached, the proposals will not extend to such a height that a line drawn at 25° to the horizontal from the centre of the lowest level of residential windows will be bisected. Therefore in accordance with

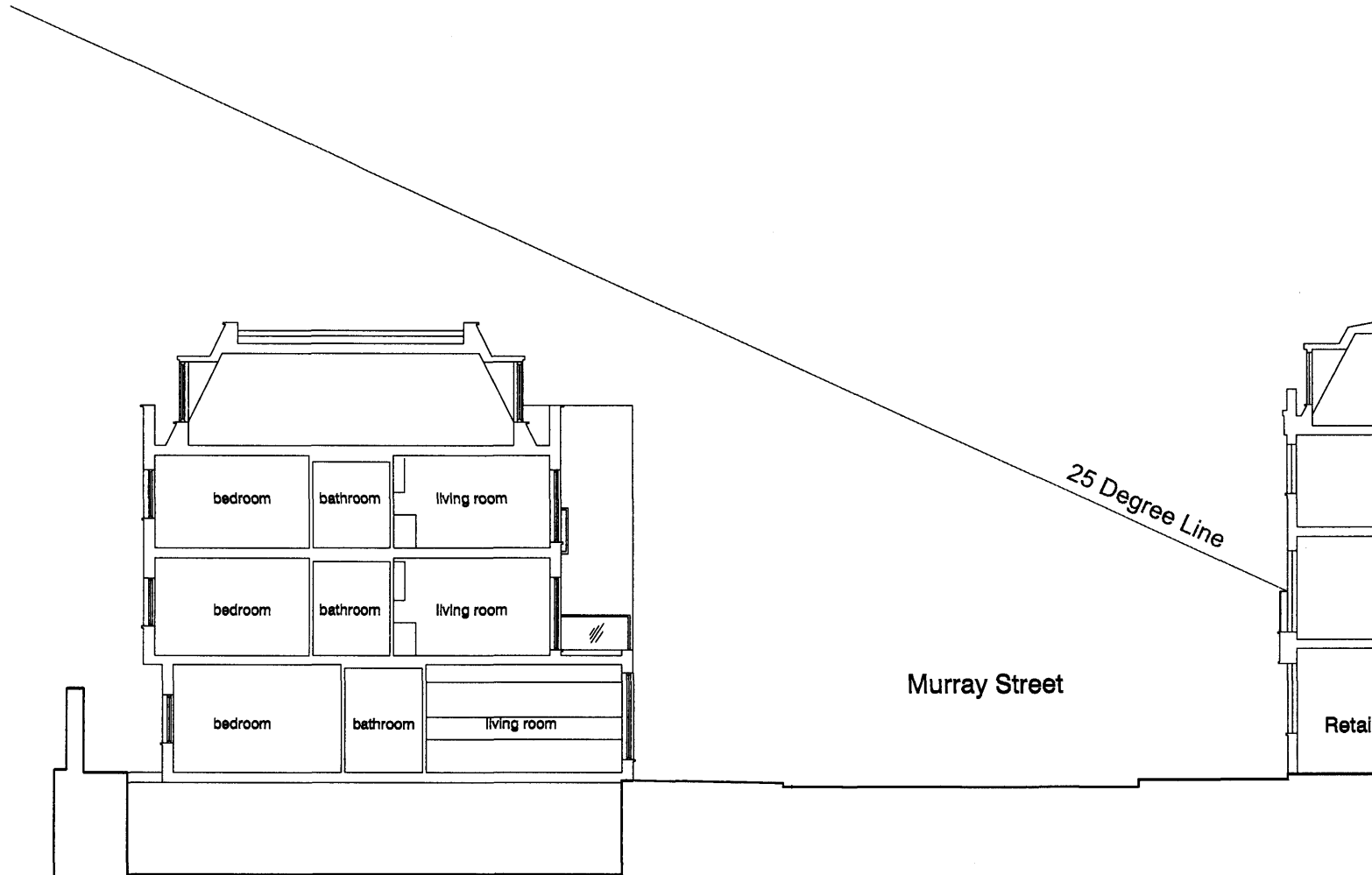
the BRE Guidelines, we would confirm that good daylighting and sunlighting will still be achieved.

Conclusion

The provision of an additional floor to 17a Murray Street will not adversely affect the daylight and sunlight to the residential properties located on the opposite side of Murray Street as stated in the BRE Guidelines.

This report is solely for the benefit of Damsonetti Property Group and the benefit cannot be transferred to any other party without the express written consent of chp Chartered Surveyors.

chp Chartered Surveyors



Section AA as proposed

SOURCES
DVM ARCHITECTS
16/04/00, 18.07.11

CHP
CHARTERED SURVEYORS
INCORPORATED IN THE UNITED KINGDOM
REGISTERED WITH THE SURVEYORS GENERAL

PROJECT TITLE
MURRAY STREET
LONDON

DRAWING TITLE
25 DEGREE SECTION LINE

SCALE
NTS

REV DATE DESCRIPTION

KEY

Drawing Number
1327_01

Revision