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1999.2/RAL/PL02

Camden Development Control and Planning Services
London Borough of Camden
Town Hall
Argyle Street
WC1H 8ND

RECEIVED
03 JAN 2007

02nd January 2007

Dear Sirs

Resubmission: Full Planning Application

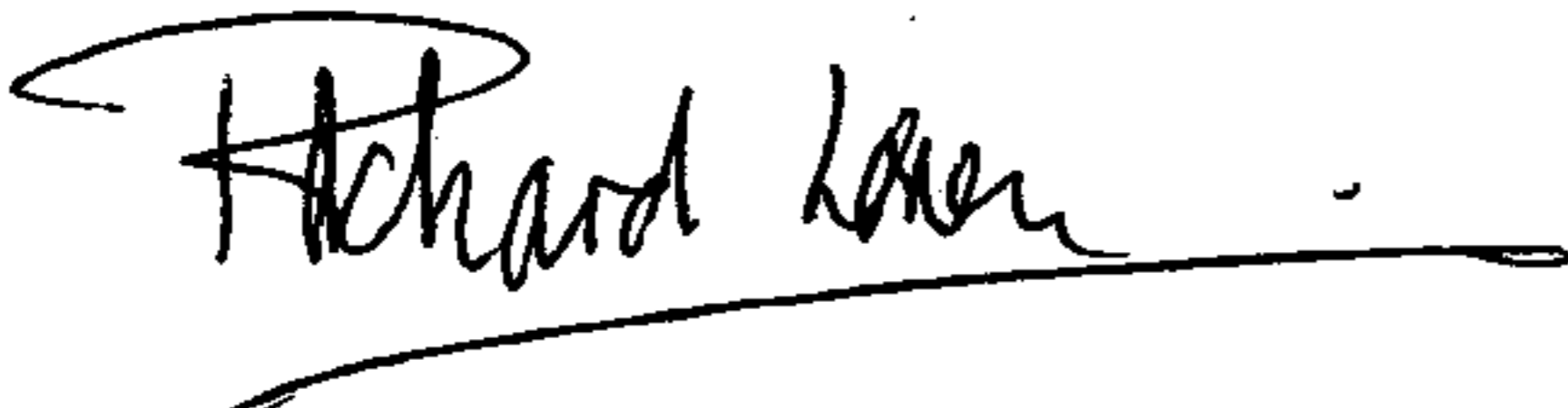
26-30 Cubitt Street, London WC1

Your ref: 2006/4278/invalid

Following our recent meeting on the 7th December 2006 with Ms Jenny Fisher and Mr Rob Brew, please find enclosed our revised application as agreed. We have updated the Ecohomes report and our clients have commissioned Schatunowski Brooks to carry out a daylight assessment for the basement flats. In addition, our clients will be submitting the assessment for their financial contribution for education, open space and affordable housing.

We have not enclosed photographs as the building is currently in a process of construction and is surrounded with scaffolding and hoarding. The original application on your files has photographs and impressions of the finished building which will not be altered in this application.

Yours sincerely



Richard Loren

2007/0090/P

**SCHATUNOWSKI
BROOKS**

CHARTERED BUILDING SURVEYORS

IA/LRNCU18

Richard Loren Esq
Loren Design
Unit 6
51 Derbyshire Street
London E2 6JQ

23 DEC 2006

LOREN DESIGN

22 December 2006

Dear Mr Loren

26/30 Cubitt Street, London WC1

Further to your request I confirm we have completed drawing a 3-D model of the proposed rooms in the lower ground floor of 26-30 Cubitt Street along with the 3-D model of the buildings outside.

Clearly, these are what determine the amount of light passing to the various rooms on the lower ground floor.

The result of our modelling and subsequent testing is shown on our Drawing No. CU18/BRE/CAD01 which show the daylight contours and average daylight factors for this proposals as a residential use.

In terms of the average daylight factor, this being the British Standard system of testing for daylight, the minimum requirement for lounges is 1.5% and that for bedrooms, 1%. The ideal level for a room that will have artificial lighting is 2%.

You can see that quite clearly, Rooms 2, 3 and 4 exceed 2% by some margin. The green outline also shows within the room the penetration of sky into the room, in other words at all points along the green line, one would be able to see sky direct into the room from the working plane, which is located 850 mm from the floor.

Again, with Rooms 2, 3 and 4, clearly they are fully lit and these will, therefore, be very very well-lit rooms.

In terms of the two end bedrooms numbered 1 and 5, this is not quite so clear cut as the windows are located to one end of the rooms and therefore direct daylight is only available to part of them. However, the direct daylight does appear to cover more than 50% of the room area, or thereabouts, and in my view that is perfectly satisfactory.

The average daylight factors however, are not quite so good as the Rooms 2-4, both the rooms registering less than 1% ADF.

It has been suggested that you are able to introduce some pipes to parts of the rooms. Clearly, these will add to the level of daylighting available although unfortunately I am not able to factor the amount of daylight into the computer modelling that we have done to date.

It is my view, however, that this will enable sufficient daylight to be added to the modelled daylight to suggest that the bedrooms will be adequately lit.

I trust that this is satisfactory, but if you require any further information, please do not hesitate to contact us.

Yours sincerely

L. R. Neal (sec.)

pp. Ian Absolon

cc Brendan McKenna Esq, Ridett Limited

23 DEC 2006

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