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Our ref NHYD

11 August 2006

Dear Sarah

## 16 Stukeley Street, London WC2 - Daylighting and Sunlighting

You have asked us to provide comment on the proposed extension of 16 Stukeley Street with regard to daylighting and sunlighting.

The scheme is proposing a number of small extensions to the eastern end of 16 Stukeley Street. We have assessed the daylighting and sunlighting impact of the extensions on the west facing façade to the Almshouse next to 8 Smarts Place and the north facing elevation of 15 Macklin Street, which we believe might contain residential usage. Attached is a site plan indicating the sections that have been taken.

### 1. St Giles' Almshouse, Smarts Place

- 1.1 We believe that this property might contain residential usage and we have therefore looked at a section through the proposed and existing building opposite the ground and first floor windows to the Almshouse.
- 1.2 As can be seen on Section 04 enclosed, when a line is taken from the centre point of the ground and first floor windows of the Almshouse to the first point of obstruction on the existing building you can see that only a very small part of the proposed building protrudes beyond the line.
- 1.3 The exception is the section of the building that is shown on the drawing to the left hand side of the party wall. This section of the building already has planning consent as it forms part of International House's redevelopment.
- 1.4 It therefore appears that there is no noticeable loss of light to the Almshouse as a result of your refurbishment and extension.

### 2. 15 Macklin Street

- 2.1 This property is set back some way from 16 Stukeley Street as 17 Macklin Street wraps around the rear of 15 Macklin Street as can be seen on the attached OS plan.
- 2.2 We are uncertain as to whether this property contains residential usage, but we have looked at three sections through the proposed and existing buildings opposite each of the three windows on the top two storeys of 15 Macklin Street that overlook 16 Stukeley Street.

C H Armon-Jones FRICS  
R D Jones FRICS  
M Lodge FRICS  
J J Maguire FRICS  
E J de Burgh Sidley FRICS  
M A Jones FRICS  
R Joyce FRICS MRTPI  
A R Lomax FRICS  
G M Fryer FRICS  
H S Richards FRICS  
N J Shepherd FRICS  
S C Lynch FRICS  
R G De Barr FRICS  
C R Davies FRICS

N T Grice MRICS  
J R Walley FRICS  
R G Pike MRICS  
R A Owen MRICS  
J D Adams MRICS  
M E Hull MRICS  
T W Martin CEng MICE  
C R Pane MRICS  
A S Ramsay MRICS  
R G Petty MRICS  
G M Aucock MRICS  
G M Bunting MRTPI  
M J Cuthbert MRICS  
M W Elliott MRICS

J S Milward MRICS MRTPI  
M J Young FRICS  
P D R Bickerstaff FRICS  
E M Bray MRICS  
A G Russell MRICS  
N S Taylor MRICS MRTPI  
J R W Buley MRICS  
G Cardin MRTPI  
R A Colley MRICS  
A B Mace MRICS  
R P Wilkinson MRICS  
D Green MCIOS  
L Olive MRICS  
R W Smith

A J Bell MRICS  
S R Fawcett MRICS  
S R Burt MRICS  
B J Fallows MRICS  
A J P Bamford MRICS  
J M Bodley MRICS  
A C J Harman MRICS  
D R Mayes MRICS  
B G Thomson MRICS  
A R Lander MRICS  
P C Parnell MRICS  
S N Peers MRICS  
G C Stock MRTPI  
J B Buchanan FRICS

I W T Lochhead FRICS  
M G Francké MRTPI  
D J Murdoch FRICS  
C R Baldwin MRICS  
A M Fuller MRICS  
E J Glenn MRTPI  
M P McChesney MRICS  
P M Morris  
J F Pargeter MStrutE  
O E L Saunders MRICS  
J C Pearson  
G P Copeland ACA  
P J Gidman MRICS  
P M McArthur MRICS

I K Southall FRICS  
B D Thompson MRICS  
M S West CEng  
P J Pickavance MRICS  
B J Crichton MRICS  
J C G Evans MRICS  
S Hing MRICS  
A Kubski MRICS  
M Underwood MRTPI  
D M Lethbridge MRICS  
H C Robinson MRICS  
G K Skelcombe MRICS  
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C Bushell MCIOS  
M E D de Styrcea FRICS

- 2.3 As can be seen on Sections 02 and 03 it appears as though the light to the windows in this position on the storey below the top storey of 15 Macklin Street are currently obstructed by the glazed roof light to 17 Macklin Street.
- 2.4 Therefore when you draw a line from the mid point of these windows the first point of obstruction is the glazed roof light to 17 Macklin Street. The proposed extensions to 16 Stukeley Street sit beneath the line of the roof light obstruction as shown on the drawings.
- 2.5 The windows to the top storey of 15 Macklin Street on sections 1, 2 and 3, and the lower window on section 01 are not obstructed by the roof light to 17 Macklin Street.
- 2.6 The enclosed sections show that when a line is drawn at an angle of 25° from the mid point of the three windows to the top storey of 15 Macklin Street that only a tiny part of the proposed building sits above the line. However, the lower window on section 01 is obstructed by parts of 16 Stukeley Street that protrude above the 25° line, but this is only when you look at the building head on. If you looked out of the window and to the right (east) the line of obstruction of the existing and proposed does not change.
- 2.7 It therefore appears that there is only a very minor loss of light to one window of 15 Macklin Street as a result of the development.

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The BRE Guidelines permit a reduction in light to a ratio of 0.8 in the proposed situation when compared to the existing as they believe that the 0.8 ratio produces no noticeable loss of light. The 0.8 ratio equates to a permitted 20% reduction in light.

As summarised above in paragraphs 1.4 and 2.7 we believe that the loss of light to both 13 Macklin Street and the Almshouse will be less than a 20% reduction and we have therefore concluded that they will be no noticeable loss of light to either property.

I trust this is sufficient information for your needs. If you have any questions please do not hesitate in contacting me.

Yours sincerely

**Natasha Demirbag**  
**DRIVERS JONAS**

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