

Our ref: J030332/101 Camley Street/TRL

Your ref:

Rachel Crick
dp9 Ltd
100 Pall Mall
London
SW1Y 5NQ

29 September 2014

Dear Rachel

Development at 101 Camley Street Camden London

As requested and in addition to our report on the 26 June 2014 I write with further discussion on the effect of the proposed scheme at 101 Camley Street (the Development) on the overshadowing of amenity adjacent to the Development.

I understand that clarification regarding the guidance governing the overshadowing assessments undertaken has been sought. I must apologise as this clarification should have been included in our original report. Overshadowing studies have been undertaken in accordance with the guidance given in the BRE Report Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice Second Edition (2011) (the Report). The Report suggests that:

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive 2 hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least 2 hours of sunlight on 21 March.”

The Report also recommends the following:

“Where there are existing buildings as well as the proposed one, ‘before’ and ‘after’ shadow plots showing the difference that the proposed building makes may be helpful. In interpreting the impact of such differences, it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing of a space is to be expected.” (3.3.13)

Our original studies show that, in accordance with the Report guidelines, all but one of the areas will comply with the BRE Report guidance. Appended are supplemental drawings showing the transient overshadowing for March 21 and June 21. As shown by the initial analysis the majority of areas will see direct sunlight access during large proportions of the day, particularly during the summer equinox. The supplemental analysis does show that the area immediately adjacent to the Development (area A4 on our drawing 2014_06_25_Drawing-13), which already sees restricted access to direct sunlight due to the ground level rise, will see a further restriction. The transient overshadowing study for June 21 shows that with the Development in place area A4 will receive direct sunlight access from 8am to 10 am and again from 3pm to 5pm.

It should be noted that all the other areas studied, areas A1 and A2 adjacent to 103 Camley Street, area A3 between the canal crossings and areas A5 and A6 to the north west not only comply with the guidance for sunlight amenity on March 21 but will enjoy extended sunlight access during the summer months.

We have previously discussed the neighbouring proposal to develop 102 Camley Street. I understand that the proposal has recently been submitted for planning approval. Study of the building form shown in the planning documents indicates that its main amenity space will be to the west of the proposal adjacent to Camley Street. Secondary amenity space is provided to the south of the proposal adjacent to the Regent's Canal.

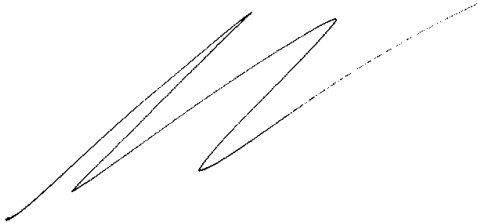
The attached transient overshadowing information shows that the western amenity space will see no effect from the Development at 101 Camley Street before noon on 21 March with partial overshadowing taking place from noon onwards. The images show the potential for BRE Report compliance. The southerly amenity area attached to the proposed 102 Camley Street development will see unrestricted sunlight access in the morning on 21 March.

The transient overshadowing images for 21 June show that there will be no overshadowing of the western amenity space and only minimal effect on the southern amenity as shown on the 2pm image. The images indicate that in excess of 50% of the amenity area will have greater than 2hrs sunlight access during the summer months.

Given the high level of compliance and the results of the supplemental analysis we would consider the sunlight access to the towpath areas to be in excess of the amenity level normally expected in such urban locations.

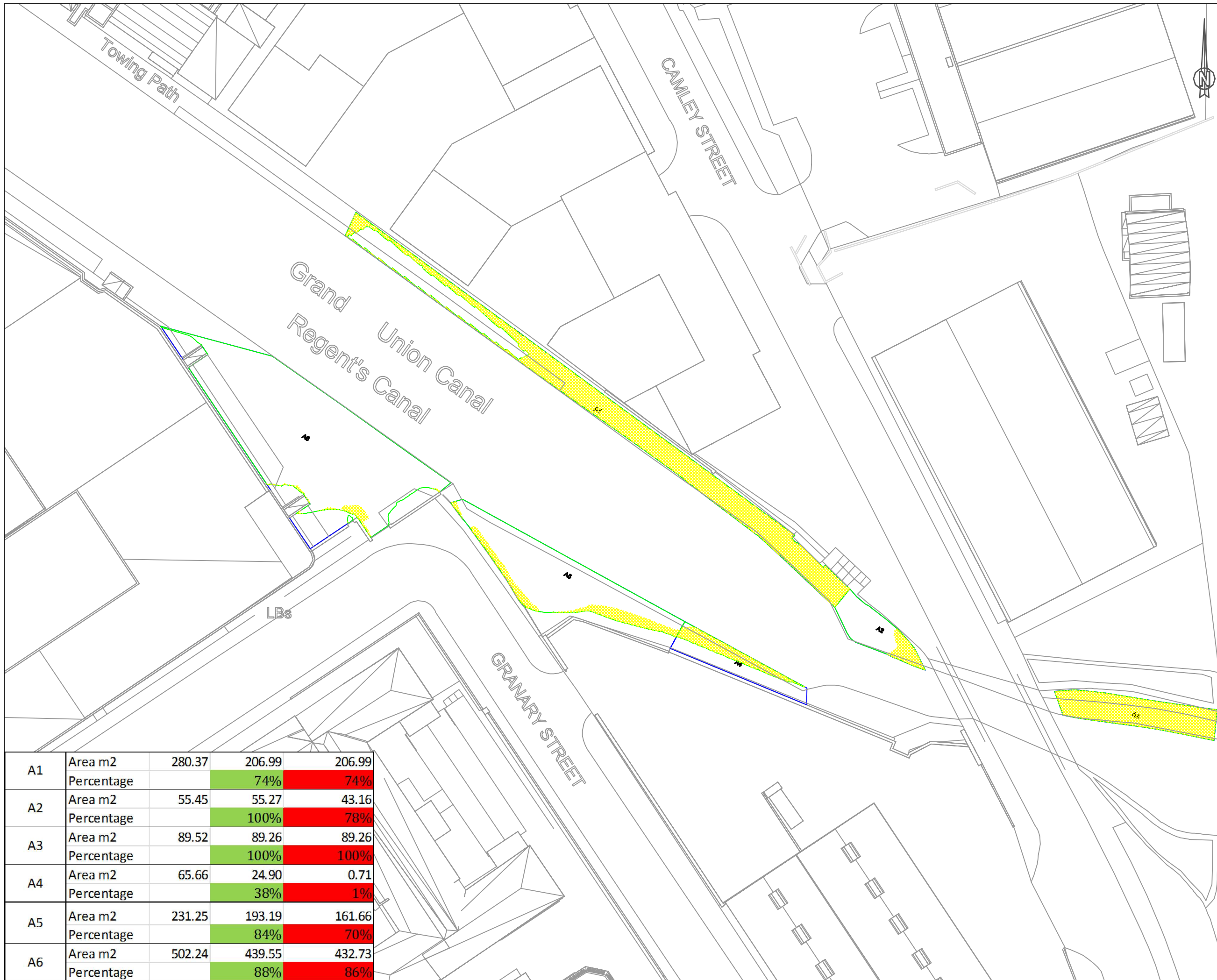
If you have any queries please feel free to contact me.

Yours sincerely

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name 'Toby Rogan-Lyons'.

Toby Rogan-Lyons
Senior Building Surveyor

Email: toby.rogan-lyons@glhearn.com



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NOTES :

INFORMATION USED IN ANALYSIS:
 1. Measured Survey Drawings from KSR Architects. Received 30/09/2013.
 2. Proposed Plans in DWG format from KSR Architects. Proposed Sections & Elevations in PDF format. Received 15/05/2014.
 3. Proposed Sections & Elevations in DWG format. Received 29/05/2014.
 4. Revised Plan, Sections & Elevations in DWG format. Received 11/06/2014.

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
 Existing Buildings and Structures
 Amenity Area
 Lit Amenity Area Existing
 Lit Amenity Area Proposed
 Area of Loss/Gain



20 Soho Square, London, W1D 3QW
 T: +44 (0)20 7851 4900
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PROJECT:
 101 Camley Street
 Camden

CLIENT:
 Gateway Evolution
 Limited

DRAWING TITLE:
 Overshadowing Analysis for
 Amenity Space

DRAWING NO:
 J030332/13

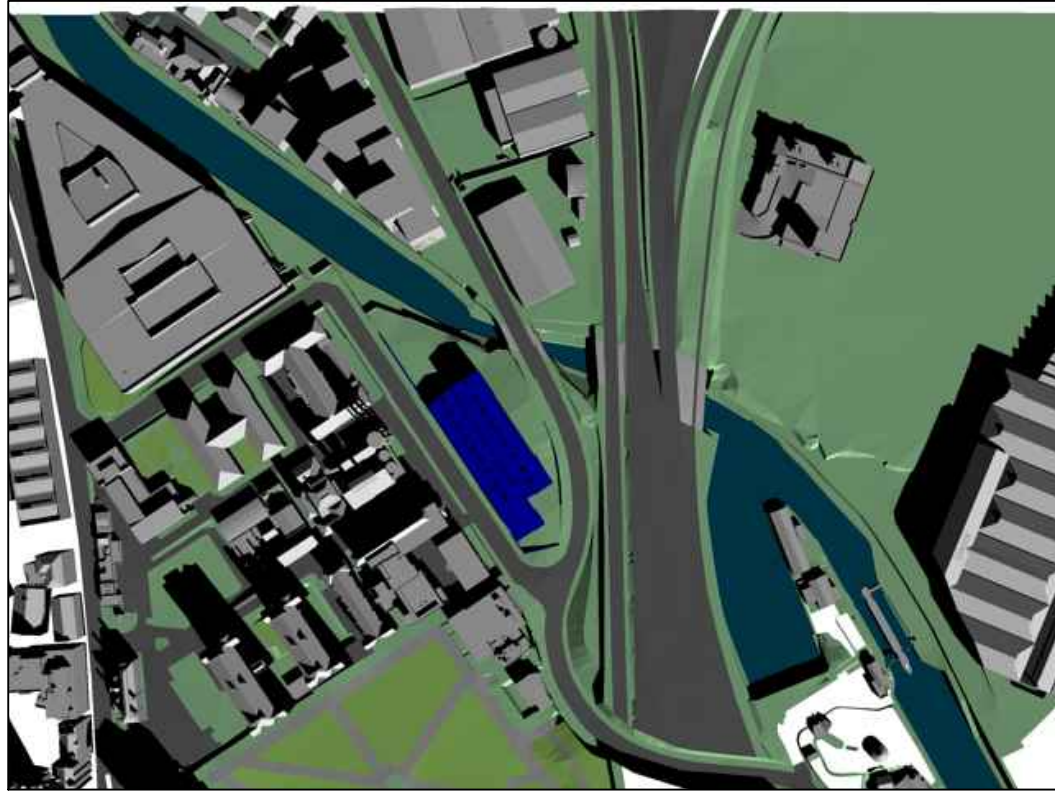
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DATE:
 27/06/14

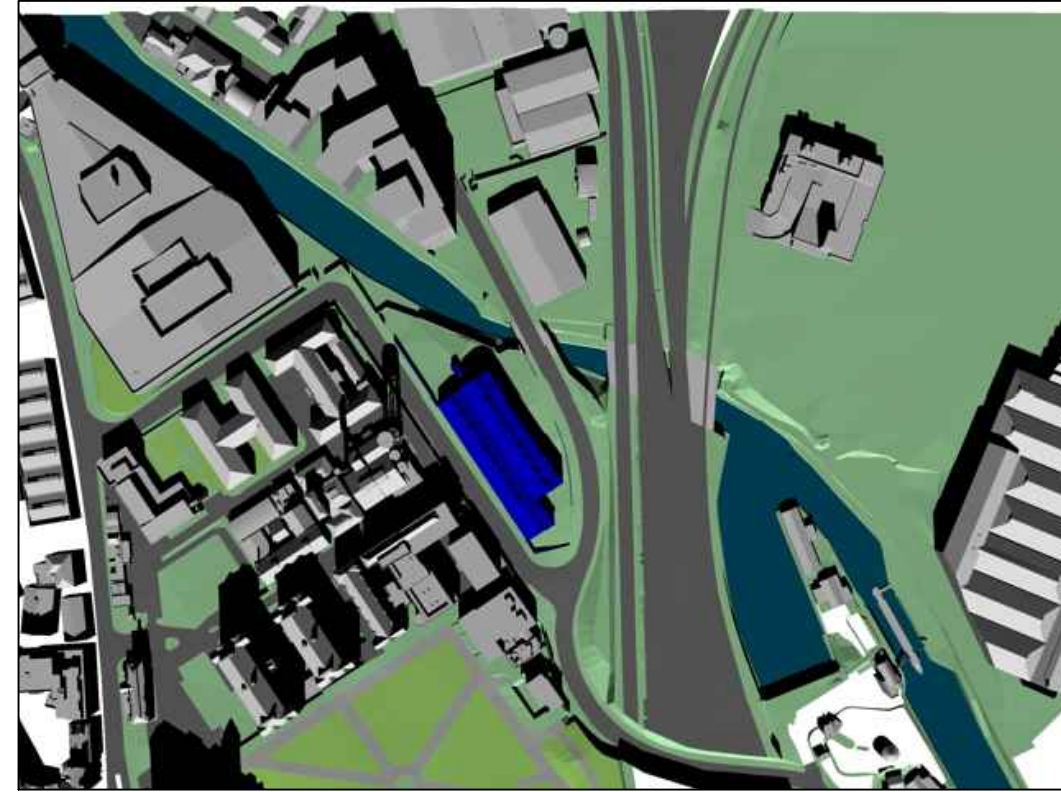
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 JC

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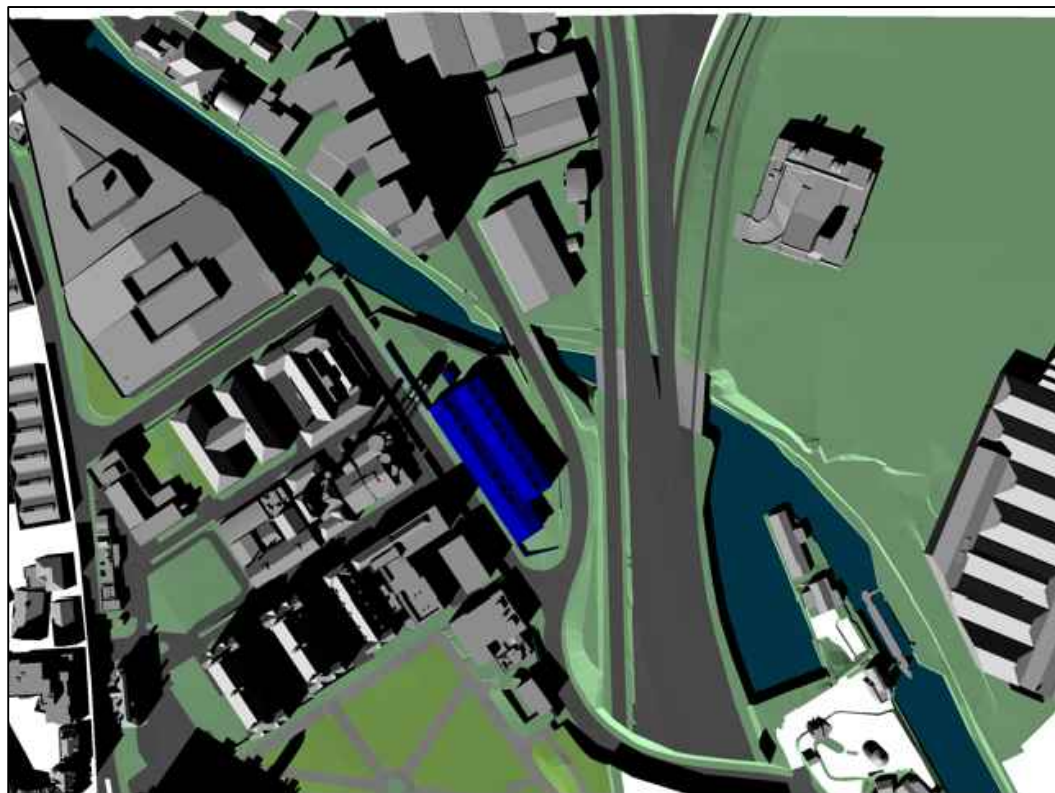
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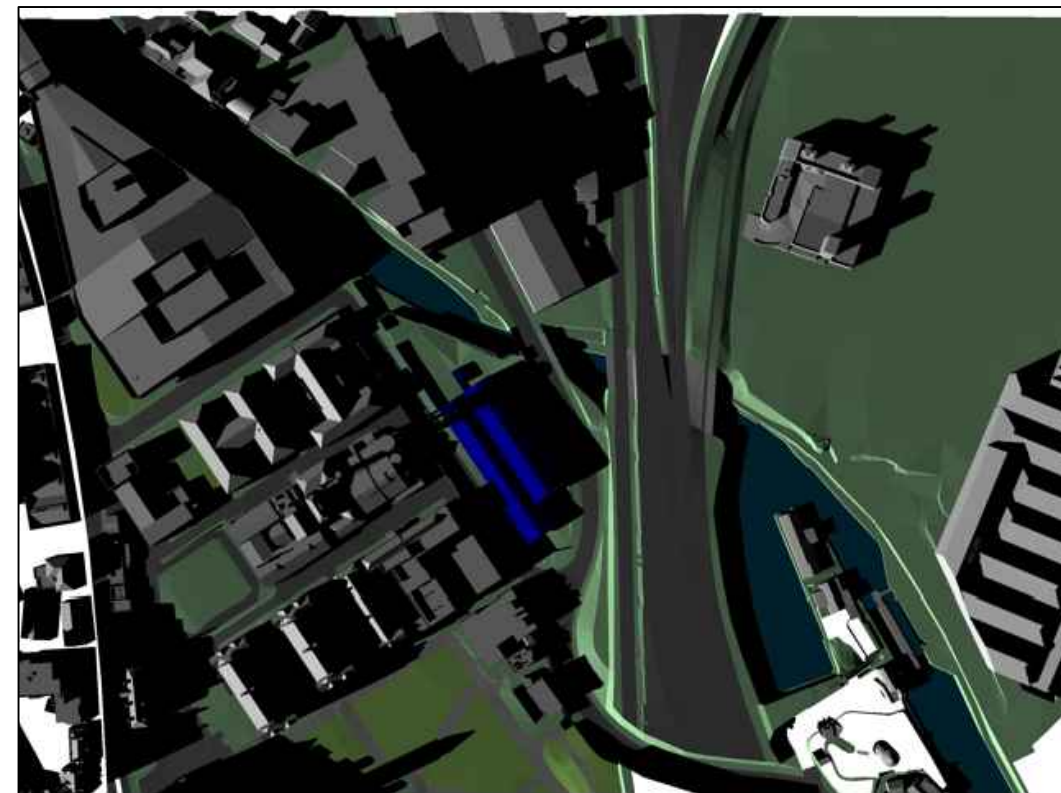
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PROJECT:
101 Camley Street
Camden

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DRAWING TITLE:
Existing Site Plan
Transient Overshadowing
March 21

DRAWING NO:
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DATE:
19/09/14

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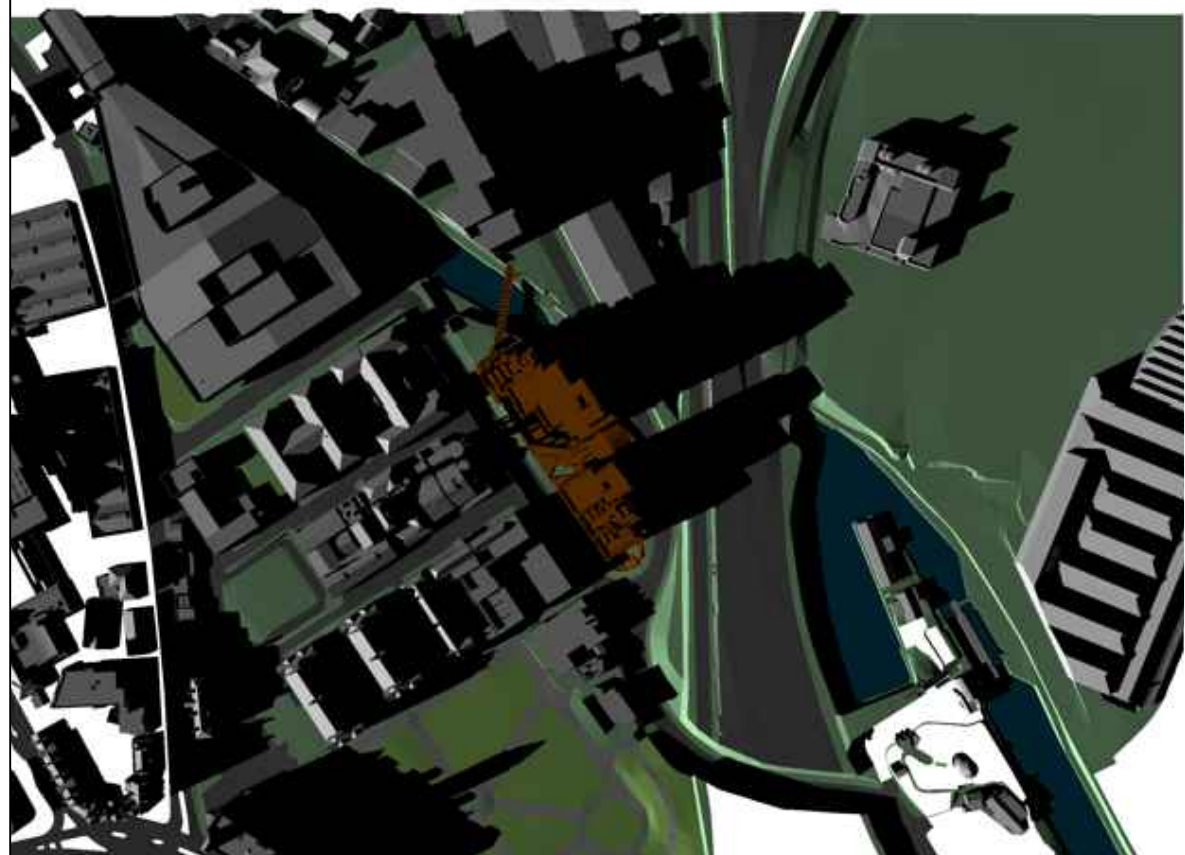
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March 21

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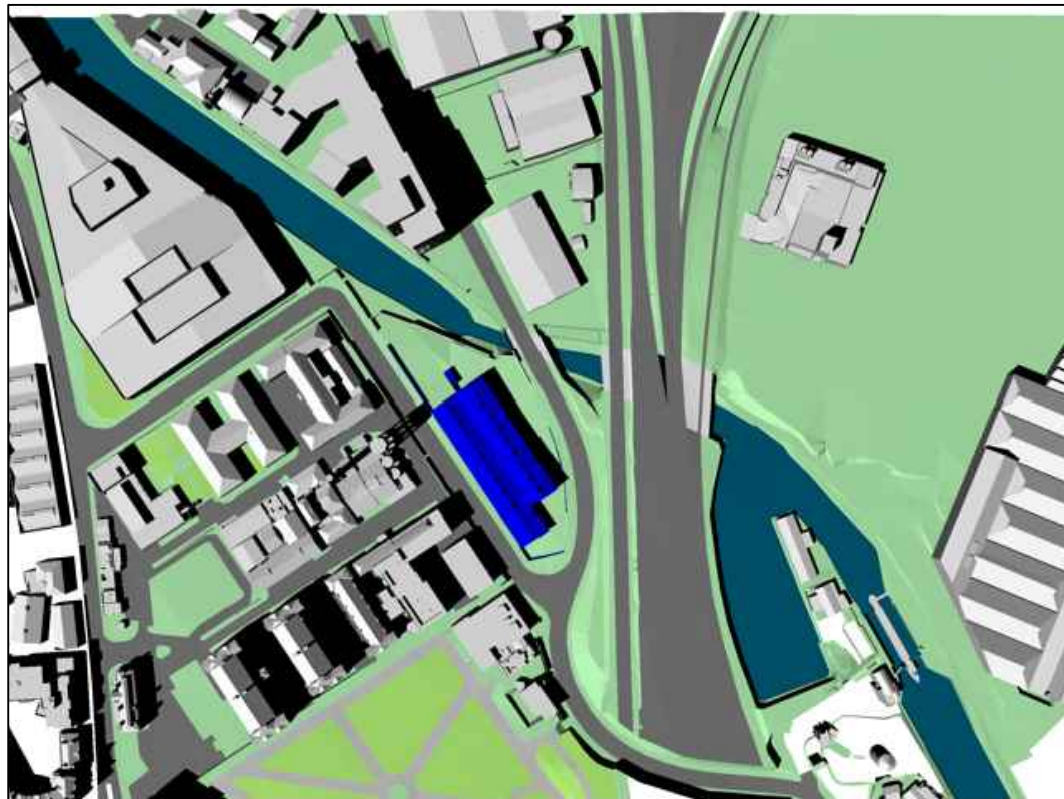
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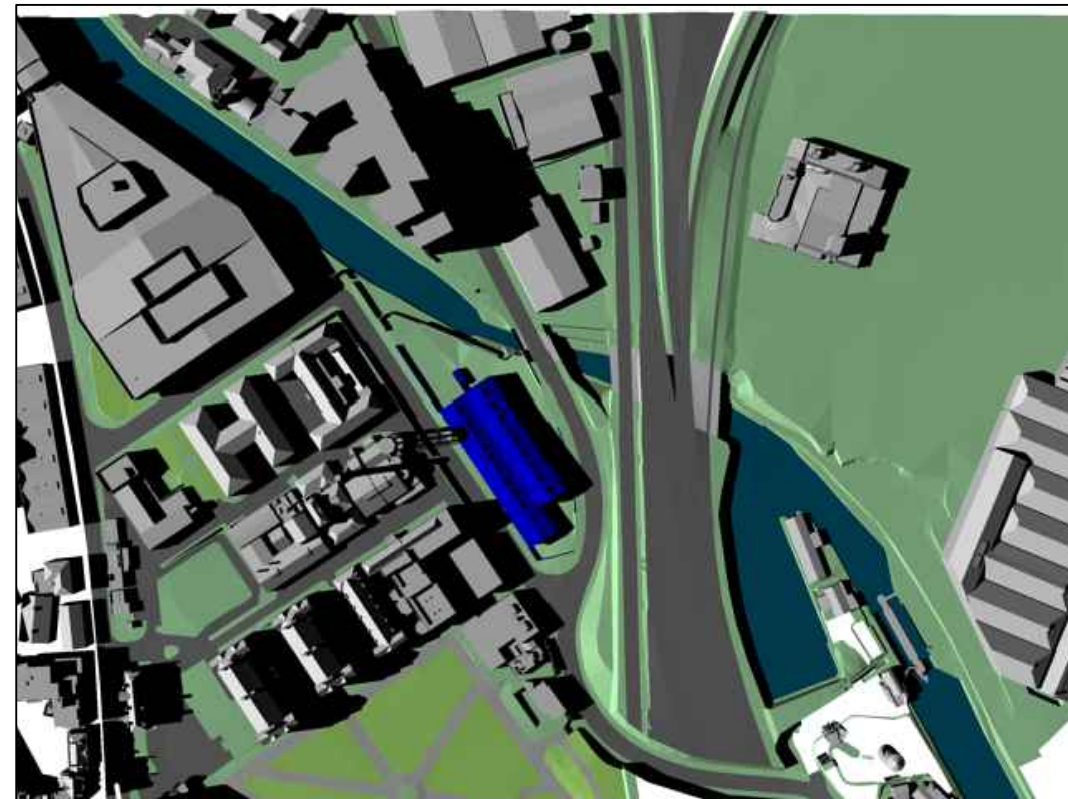
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DRAWING TITLE:
Existing Site Plan
Transient Overshadowing
June 21

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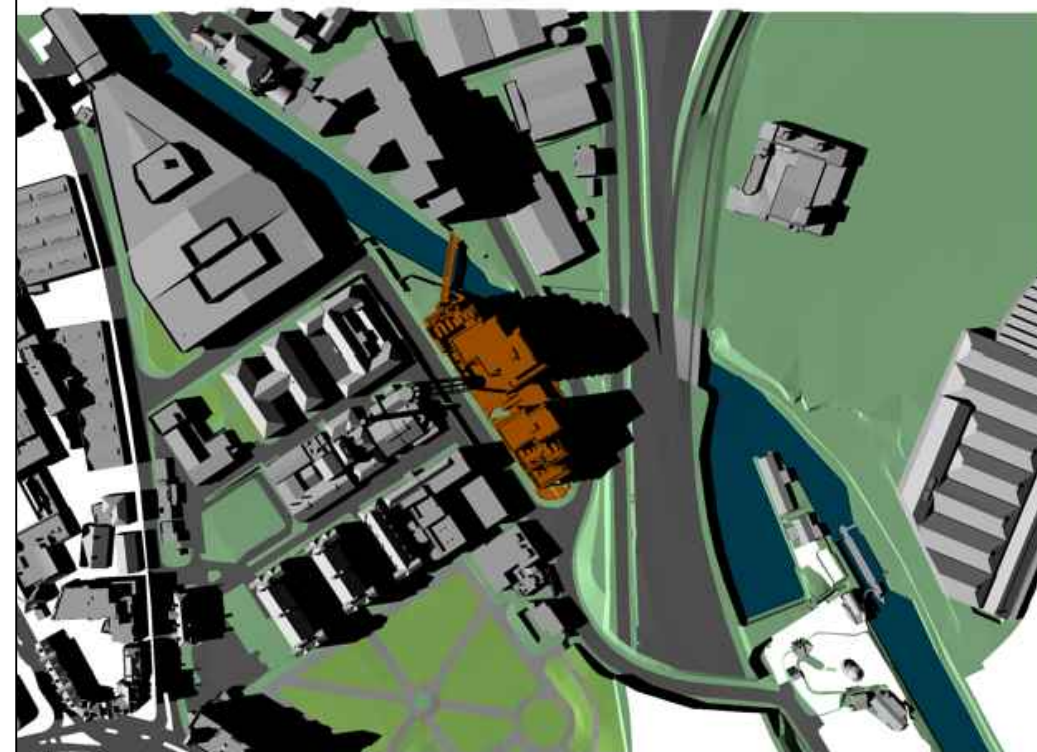
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June 21

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