



IA/LJ/GR178/14/ROL

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29th August 2014

Dear Mr Sexton

Re: 277A Gray's Inn Road - Sunlight/Daylight

I have been given a summary of points you have revised with our planning consultant and would respond as follows:-

In terms of shadow plots provided within the report the BRE required assessment is for a "sun on the ground" analysis to be undertaken. This is provided on drawing CAD/92 and it does assess the area of space that will receive more than 2 hours of sun on March 21st. The transient shadow plot in June 21st is provided as an aid to show that significant parts of the space will be sunlit.

The site area is in a restricted location in terms of sunlight availability; to the east are the relatively high buildings of Gray's Inn Road and to the west the tall blocks of flats of the Birkenhead Estate. The only continuous unobstructed angle for sunlight is from the south over the Diesel building which is relatively low rise compared to the buildings that surround the site. The area is not likely to pass BRE guidance in the first instance in terms of sun on ground at March 21st therefore daylight no worse on existing site condition

The scheme has also been re-assessed for internal amenity with the revised Birkenhead Estate boundary wall as a perforate structure in part. The table of results is enclosed showing full ADF compliance.

In our view for this type of location this does provide a satisfactory result in terms of the amenity space having regard for the location of the site and the height of the surrounding buildings.

Yours sincerely

A handwritten signature in black ink, appearing to read 'IA', written on a light blue background.

Ian Absolon
For Schatunowski Brooks