

MM/HV/6418/14

19th September 2014

London Borough of Camden
5 Pancras Square
London
N1 4AG

Dear Sirs,

RE: ONE BEDFORD AVENUE – DAYLIGHT AND SUNLIGHT ADDENDUM LETTER REPORT

Subsequent to the submission and grant of the planning permission (ref: 2013/3880/P) which included a full and detailed technical analysis of the daylight and sunlight to those surrounding properties, modifications to the Bennetts Associates Architects scheme are now proposed. GIA have been instructed to provide advice as to the potential effect of the amendments to the One Bedford Avenue scheme in daylight and sunlight terms. The appraisal has been based on the effects of the current consent and GIA's professional opinion of the likely effects of the balustrades proposed. No detailed technical assessments have been carried out and this review has been based on pdf drawings issued to GIA.

To understand the potential light changes caused by the revised scheme GIA have compared the current permission with the plans sections and elevations of the revised scheme which includes balustrades. Only residential properties have been considered within this review as they have the highest requirement for daylight and sunlight when compared to other uses, such as commercial.

When considering the effect of the current permission and the changes in the view of the sky dome, this is caused by the changes to the overall height and massing of the consented scheme in comparison to the existing. The VSC waldram diagram in Plate 1 shows the existing building in green and the consented in blue. The alteration in the view of the sky dome equates to an absolute reduction of 4.42% as a result of the change in massing. The inclusion of 1.1m in height balustrades is unlikely to cause any additional losses of light to the surrounding residential properties as they are likely to fall beneath the obstruction caused by the consent.

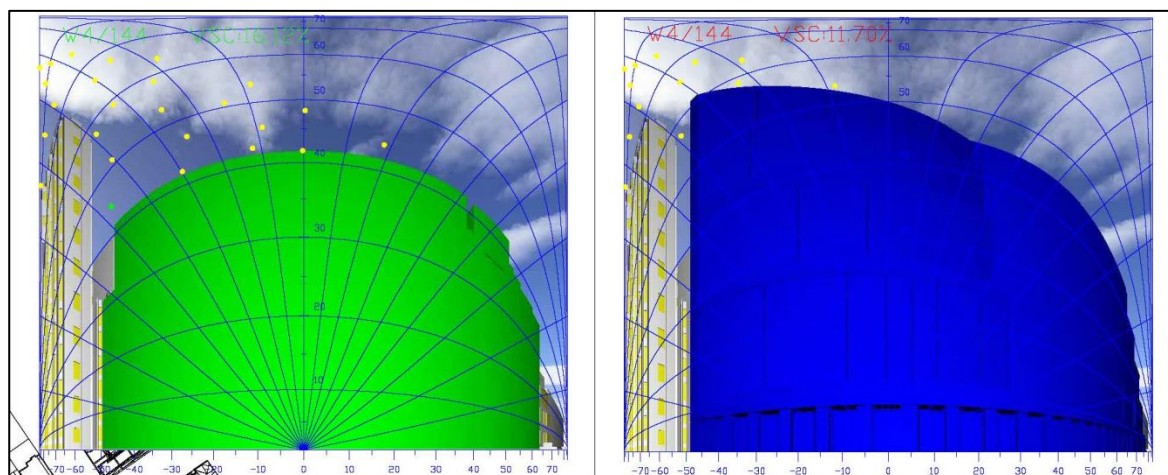


Plate 01

In conclusion, the revised amendments to the scheme to include balustrades are unlikely to have an effect on the daylight and sunlight to the surrounding properties above those described within the daylight and sunlight report appended to the current consented application. On the basis of a review of the proposed drawings, including a balustrade element which is intended to be glass material, there is likely to be no additional losses of light for and thus no further consideration is required.

Yours sincerely,
For and on behalf of GIA



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