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Anna Russell-Smith  
Montagu Evans LLP  
5 Bolton Street  
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W1J 8BA

08 October 2015

Dear Anna,

**Re: 44 Gloucester Avenue, London and 1 Sunny Mews – Daylight & Sunlight**

We refer to your email of 6 October 2015 regarding our Daylight & Sunlight Report dated 28 January 2015 and 1 Sunny Mews.

The property at 1 Sunny Mews is situated to the north west of the proposed scheme, with the eastern flank wall looking towards the proposal site. Within this flank wall is a single window located on the first floor, and this elevation is shown in the photograph below.



Figure 1: Oblique view of 1 Sunny Mews

This property was initially omitted from the technical analysis as it is somewhat distant from the proposal. In addition, the only window likely to be impacted by the proposal is a secondary window, with the primary windows facing north and skylight within the room facing south. The dual aspect nature of the room set behind these windows is shown in the floor plan extract below.

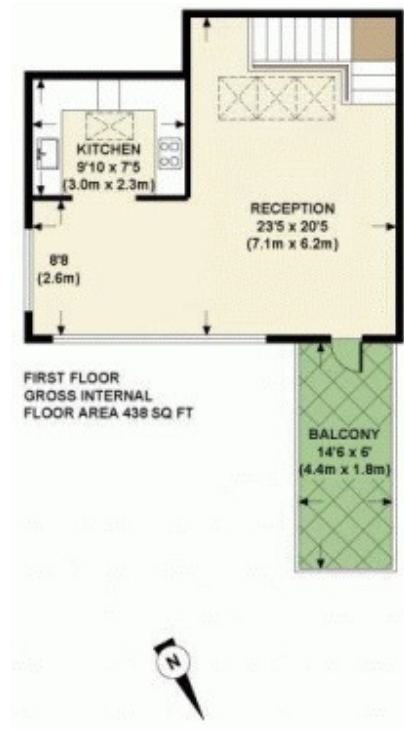


Figure 2: Floor plan for the First Floor

Notwithstanding the above, we have assessed the impacts of the proposal on this property for completeness. The results of the technical analysis, together with the window maps are appended to this letter.

The results of our technical analysis indicate no technical infringements in regard to the targets as provided in the BRE guidelines.

The results of the Vertical Sky Component (VSC) assessment indicates that with the proposal in place, all windows would retain in excess of 0.8 times their former VSC values. The BRE guidelines provides that these reductions would remain unnoticeable and therefore the scheme remains fully compliant with the BRE criteria.

In addition, the No Sky Contour (NSC) analysis demonstrates no noticeable alteration in the No-Sky Line and therefore confirms full compliance with the BRE daylighting criteria.

In terms of sunlighting, the Annual Probable Sunlight Hours (APSH) assessment indicates that where windows are orientated within 90 degrees of due south, the reductions do not exceed 4% APSH. These changes are considered unnoticeable under the BRE guidelines and this further confirms full compliance with the BRE criteria.

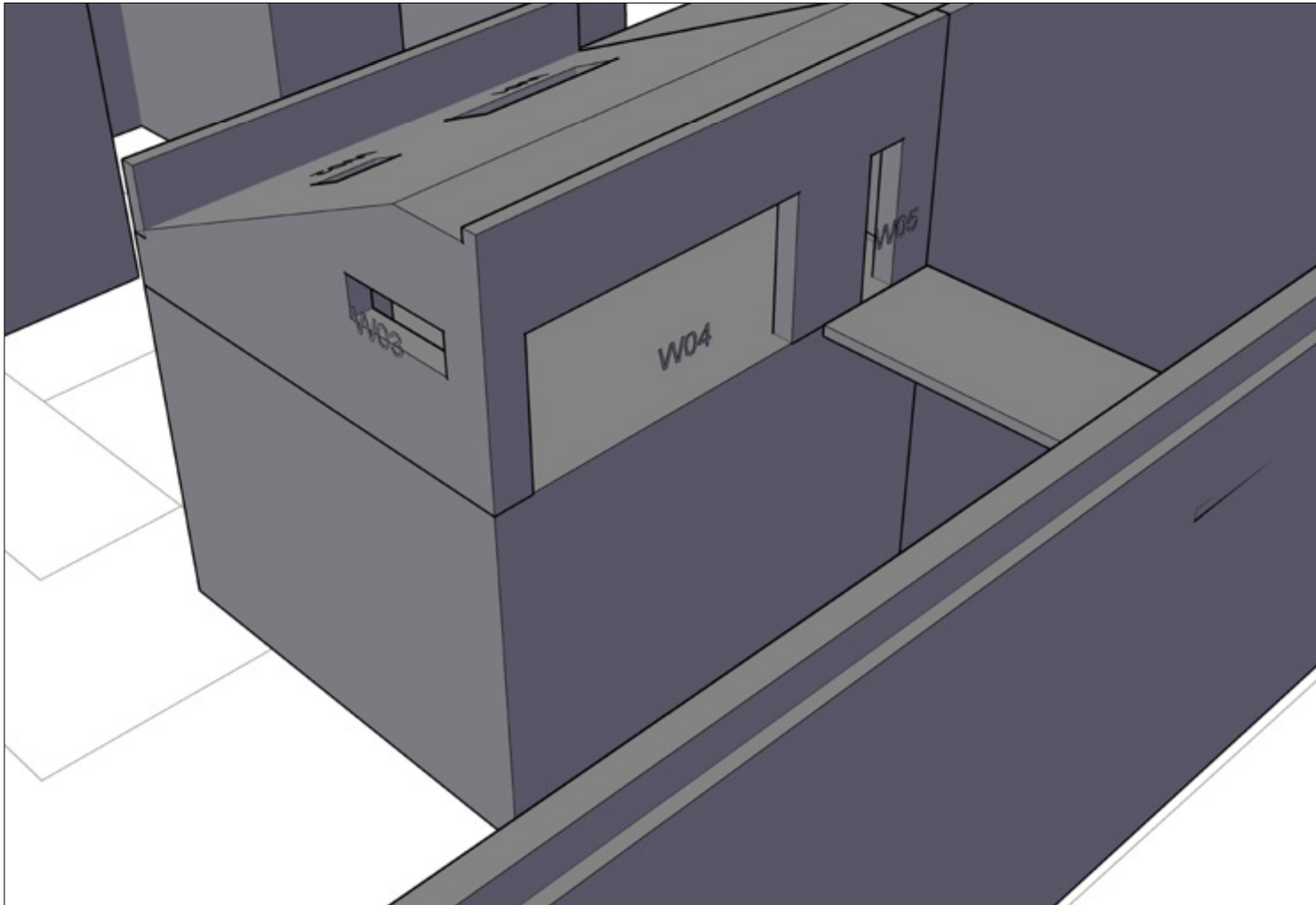
Given the above, the effect of the proposal on 1 Sunny Mews is fully compliant with the BRE criteria.

I trust the above is useful. Please feel free to contact us if you have any further queries regarding the above.

Yours sincerely,

EB7 Ltd

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Reduction	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Reduction	Existing ADF Window	Total	Proposed ADF Window	Total	Loss	Loss	Existing APSH Total	Winter	Proposed APSH Total	Winter	Total Loss	Winter Loss
Mews House (1 Sunny Mews)																								
First	R1	W01	LKD	17.2	17.0	0.2	1.0	396.5	392.6	392.6	0.0	1.0	0.4	3.1	0.4	3.0	0.0	1.3	42	6	40	4	4.8	33.3
	R1	W02		18.4	17.9	0.4	1.0						0.1		0.1				44	6	42	4	4.5	33.3
	R1	W03		33.7	29.1	4.6	0.9						0.3		0.2				57	12	50	7	12.3	41.7
	R1	W04-L		36.3	36.2	0.1	1.0						0.2		0.2				N/A	N/A	N/A	N/A	N/A	N/A
		W04-U											1.8		1.8									
	R1	W05-L		36.4	36.3	0.1	1.0						0.0		0.0				N/A	N/A	N/A	N/A	N/A	N/A
	W05-U							0.2																



Sources of information

21st Architecture Ltd  
173\_GA\_00.dwg  
173\_Split Model.skp  
Received: 21/01/2015

173\_GA\_-01 Rev E.pdf  
173\_GA\_00 Rev E.pdf  
173\_GA\_01 Rev E.pdf  
173\_GA\_02 Rev E.pdf  
173\_GA\_03 Rev D.pdf  
173\_GA\_04 Rev D.pdf  
173\_GA\_05 Rev D.pdf  
173\_GA\_Roof Rev A.pdf  
Received: 27/01/2015

Mews House drawings  
46 Gloucester drawings from PEX0200634.PDF  
Floor Plan Sunny Mews.jpg

Project 44 Gloucester Ave  
London

Title Mews House  
Window Map

Drawn DB Checked DF

Date 07/10/2015 Rel no. 09

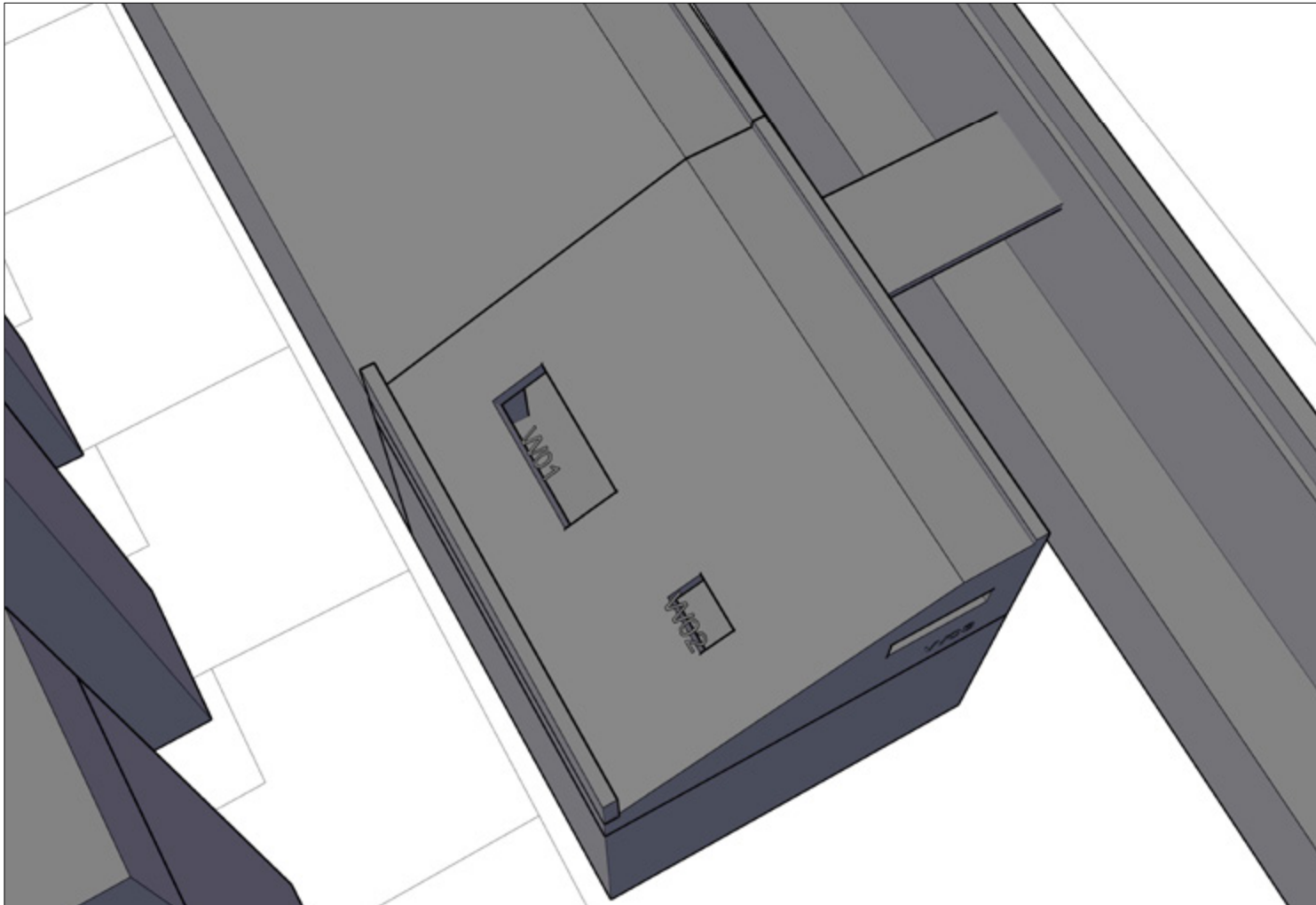
Drawing no. 0088-WM05

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173\_GA\_-01 Rev E.pdf  
173\_GA\_00 Rev E.pdf  
173\_GA\_01 Rev E.pdf  
173\_GA\_02 Rev E.pdf  
173\_GA\_03 Rev D.pdf  
173\_GA\_04 Rev D.pdf  
173\_GA\_05 Rev D.pdf  
173\_GA\_Roof Rev A.pdf  
Received: 27/01/2015

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Project 44 Gloucester Ave  
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Title Mews House  
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Drawn DB Checked DF

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Drawing no. 0088-WM06