

The Hoxton (Holborn) Limited
159 Saint John Street
London
EC1V 4QJ

FAO: Emma Montier

2 October 2015

Our ref: OL/PP/C1021

Dear Sir,

Hoxton Hotel Extension, Holborn – Daylight and Sunlight Matters

The Chancery Group (“TCG”) have been instructed by The Hoxton (Holborn) Limited to provide a qualitative review of the potential impact in relation to daylight and sunlight upon the surrounding residential properties, as a result of the proposed development for the above site.

The purpose of this letter is to review (without any detailed technical analysis), the potential daylight and sunlight impacts to the surrounding residential properties when compared to the existing site conditions.

The development site is located within the London Borough of Camden on the west side of Newton Street. The proposed development consists of a ground floor single storey extension containing three rooms connected back to the existing hotel (see Fig 01).



Fig 01 – Proposed Development (Source: Gundry and Ducker)

In this review, to understand the potential daylight and sunlight impacts, we have adopted the methodologies set out within the 2011 British Research Establishment (BRE) Guidelines. In the Introduction of 2011 BRE Guidelines it states that:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer."

Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or Planning Authority may wish to use different target values. For example, in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings...The calculation methods in Appendices A, B and G are entirely flexible in this respect.

Appendix F gives advice on how to develop a consistent set of target values for skylight under such circumstances, and Appendix C shows how to relate these to interior daylighting requirements."

"Note that numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints."

In terms of the surrounding residential properties, based upon the current scale of the proposed development, we would only consider 1 to 50/8 Newton Street and 15 to 19 Newton Street relevant in terms of potential daylight and sunlight impacts.

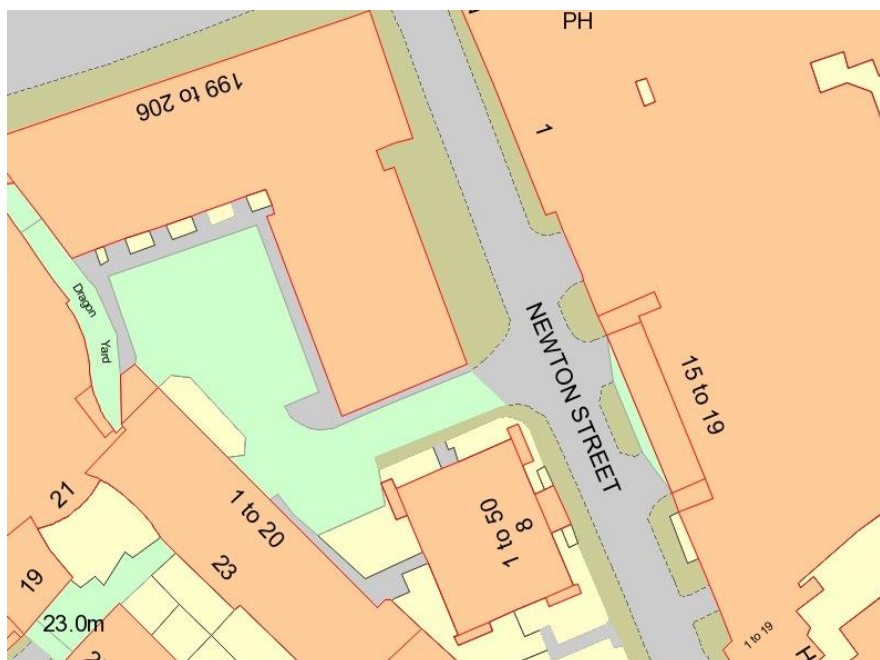


Fig 02 – Location Plan

With regard to daylight, the BRE Guidelines advise that if following construction of the proposed development the Vertical Sky Component (VSC) is less than 27% or 0.8 times its former value, then the occupants in the existing building may notice a reduction in the amount of daylight. Table F1 within Appendix F of the BRE Guidelines demonstrates the selection of obstruction angles and the equivalent VSC value.

Based upon the proposed development consisting of only a modest ground floor single storey extension (see Fig 01, highlighted in red), which is in the most part shadowed by the existing hotel building, we would not consider



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there to be any material impacts upon the daylight to 1 to 50/8 Newton Street and 15 to 19 Newton Street as a result of the proposed development.

In terms of the potential sunlight impacts, this is measured in Annual Probable Sunlight Hours (APSH). The BRE Guidelines suggest windows should receive at least 25% of APSH of which 5% APSH should be between 21 September and 21 March (winter months). Where a window falls below guidance, it is suggested that a 20% reduction from the existing value is unlikely to be noticeable to the occupants.

Upon consideration of the above, is our professional opinion that there should not be any material sunlight impacts to 1 to 50/8 Newton Street or 15 to 19 Newton Street following construction of the proposed development.

In summary, we conclude that the proposed development should be considered acceptable and in keeping with the BRE Guidelines with reference to daylight and sunlight.

Yours faithfully,

The Chancery Group