

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex
SS6 7EW

TEL 0800 197 4836

E-MAIL enquiries@right-of-light.co.uk

WEBSITE www.right-of-light.co.uk

Kieron Hodgson
Iceni Projects
Flitcroft House
114 to 116 Charing Cross Road
London WC2H 0JR

29 February 2016

Dear Mr Hodgson,

**BRE Daylight and Sunlight
84 Hatton Garden, London EC1N 8JR**

I have reviewed the below design drawings for the scheme prepared by Works Architecture. I have compared these drawings to the ones listed in section 2.1.1 of our BRE Daylight & Sunlight Study dated 3 March 2015.

PL 101	Proposed Floor Plans	Rev –
PL 102	Proposed Floor Plans	Rev –
PL 103	Proposed Floor Plans	Rev –
PL 104	Proposed Floor Plans	Rev –
E 101	Proposed Elevations	Rev –
S 101	Proposed Sections	Rev –

I have appraised the scheme with reference to the standard daylight and sunlight criteria used to assess planning applications; as set out in Building Research Establishment (BRE) Guide entitled 'Site Layout Planning for Daylight and Sunlight' 2011 by P J Littlefair.

We note that the proposed scheme is for hotel use, whereas our previous assessment, considered a residential scheme. Whilst the BRE daylight and sunlight calculations can be applied to non-domestic properties (such as hotels), the guidelines are predominately intended to be used for domestic dwellings where daylight and sunlight is required. We are therefore of the opinion that it is not necessary to redo the calculations for the proposed hotel scheme.

Notwithstanding the above, the results of our original assessment confirmed that the residential scheme achieved a high level of compliance with the requirements set out in

the BRE guide. It follows that the proposed hotel scheme, which could be considered to have less of a requirement for daylight and sunlight under the BRE guidelines, will also achieve a high level of compliance.

In summary, I am of the opinion that, as with the residential scheme, the proposed hotel scheme will achieve a good standard of daylight. I am of the opinion that there is no daylight/sunlight related reason why planning permission should not be granted for the proposed scheme.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'A Fawell', written in a cursive style.

Anthony James Fawell B.Sc. (Hons)