



## By Email / Without Prejudice

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## DATE / REF

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Dear Jonathan,

### Re: Panther House, Grays Inn Road – Daylight and Sunlight

GIA have performed a detailed technical analysis for the daylight and sunlight of a proposed scheme by AHMM Architects (received by GIA on 21<sup>st</sup> December) at the Panther House site, Grays Inn Road, Clerkenwell.

A full daylight and sunlight report detailing the performance of this scheme, and any impacts to the surrounding residential properties, has been completed (reference 9109-dm-17-0106-(DaySun) on 6<sup>th</sup> January 2017, hereafter referred to as the Updated Scheme. The purpose of this letter is summarise the changes in the daylight and sunlight performance of this Updated Scheme with a previous scheme design which was also detailed in a daylight and sunlight report (9109-kg-16-0512-(DaySun) dated 12<sup>th</sup> May 2016, previously referred to as the Previous Scheme.

Please note that the room layouts in some of the surrounding properties have been updated since the Daylight and Sunlight report on the Previous Scheme was issued, as access to the interior of some properties was acquired, allowing detailed room surveys to be undertaken and a more accurate picture of the daylight and sunlight impacts to be understood.

In addition, during these surveys some rooms were confirmed as being habitable in use, and as such have been included in the analysis whereby in the previous report they may have been discounted. This is only a very small number of rooms however.

### **Daylight and Sunlight – Summary of differences**

Overall, the Updated Scheme would experience only very minor differences in terms of daylight and sunlight performance to the surrounding residential properties in comparison to the Previous Scheme, with no one property experiencing a significantly different level of daylight and sunlight following implementation of the Updated Scheme over the Previous Scheme.

Regarding the individual daylight and sunlight assessment criteria, there is a small overall improvement in the number of windows which would achieve BRE compliance for the Vertical Sky Component (VSC) daylight criteria, specifically with 82% of the windows under the Updated Scheme achieving compliance compared to 80% for the Previous Scheme.

Both the No Sky Line (NSL) and the Annual Probable Sunlight Hours (APSH) criteria would see the same proportion of rooms tested achieving BRE compliance, at 87% and 84% respectively.

The slight VSC improvements of the Updated Scheme over the Previous Scheme can be attributed to the changes in the façade detail and roof plant of the Updated Scheme, which in places feature less external massing, particularly where they face onto Grays Inn Road to the west. However as the overall differences in massing across the scheme as a whole are minor, there is little overall change to the daylight and sunlight impacts to any individual property.

As the differences in the quantum of daylight and sunlight impacts are small in nature, the overall level of compliance and the conclusions drawn within the respective report for each scheme design are essentially the same.

Kind regards,

Yours sincerely  
For and on behalf of GIA



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