

Right of Light Consulting

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Adam Wilkinson
Magdalen House
148 Tooley Street
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04 April 2014

Dear Adam,

BRE Daylight and Sunlight – 28 Charlotte Street, London, W1T 2NF

I have reviewed the comments received in connection to the above proposed development at 28 Charlotte Street and I am pleased to respond to these as follows:

For clarity, the original assessment has been compiled on the basis of the information made available at the time, and reasonable assumptions, where required. We attended the site to gather photographs of the neighbouring properties, however access to all neighbouring properties was restricted, our observations can be seen in the enclosed photo window key. We do not have measurements of each window considered in our assessment, these were modelled on the basis of reasonable assumptions and our observations from site.

Reading the comments in line with the above, I understand concern has been raised over the existence of two windows listed in our report, windows 29 and 33 at 9 to 10 Crabtree Place. I have now received further detail on this area of 9 to 10 Crabtree place and can see that the windows do not exist. The nonexistence of these windows results in no material difference to our conclusions, I therefore trust this is no longer an issue.

Further to this, a question regarding the categorisation of these windows as secondary has been raised. A secondary window refers to a window that serves a room that also has other windows serving it. In this case the room served by window 32 is also served by windows 30 and 31.

It is important to bear in mind that the Vertical Sky Component test is applied on a window by window basis and does not take into account the fact that a room may benefit from multiple light sources. As mentioned above, as the room in question is served by three windows in total, we are of the opinion that the loss of daylight to this room would not be noticeable.

In light of the further information received in relation to 9 to 10 Crabtree Place, it is now clear that the window shown in our report as number 28 is the only room to a bedroom and therefore the main window to this room. In consideration of the impact of the development on this window, the results show that this window achieves a ratio of 0.7 against the BRE target of 8.0. This result is what we would consider to be marginal. The remaining rooms within the flat served by window 28 have windows that face away from the development and are therefore unaffected by the development. Further to this, the BRE guide states that bedrooms are deemed to be less important. This coupled with the fact that the BRE guide is intended to be used flexibly, particularly in urban locations such as this, leads us to the opinion that the development design is acceptable.

I trust that this addresses all concerns with regards to the impact of the development at 28 Charlotte Street. Please do not hesitate to contact me if you have any queries.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Natasha Bray', with a long horizontal flourish extending to the right.

Natasha Bray LLB (Hons)
Right of Light Surveyor

Enc. Photo window key.

