



## By Email

Matthew Craske  
4 Chiswell Street  
London  
EC1Y 4UP

Dear Matthew

### Re: The proposed redevelopment of 1 Triton Square and St Anne's – Daylight, Sunlight and Overshadowing Supplementary information

GIA have been requested by the London Borough of Camden to provide additional information in relation to the technical reports submitted on behalf of the above development sites (planning ref:2016/6069/P). This information relates to the daylight and sunlight and overshadowing reports dated 21/10/16.

#### 1. Daylight and Sunlight

GIA have been asked to consider the potential change in daylight condition to two properties in greater detail, those being 1-8 Longford Street, directly to the west of 1 Triton Square, and 9 Laxton Place, directly to the west of St Anne's.

##### i. 1-8 Longford Street

Upon review of the floor plans used to create GIA's 3D model, the request has been made by Anstey Horne to revise the dimensions on five individual living/ kitchen/ dining rooms (LKD's) so as to include additional area to the rear of those rooms. The increase room depth will have no bearing on the primary daylighting test, the Vertical Sky Component ("VSC"), as this only considers the amount of skylight which can reach the window, however, it will have the ability to influence the results for both the No Sky Line ("NSL") and Average Daylight Factor ("ADF"). Table 01 (below) summarises the previous NSL, existing ADF and proposed ADF results with the revised analysis.

	Submitted	Revised	Submitted		Revised	
Room (LKD's)	NSL % Change	NSL % Change	Existing ADF	Proposed ADF	Existing ADF	Proposed ADF
R19/901	5.12%	5.15%	1%	0.8%	0.8%	0.6%
R27/901	9.91%	9.98%	1.1%	0.8%	0.9%	0.7%
R26/903	19.08%	19.08%	1.3%	1%	1%	0.7%
R26/904	28.92%	29.20%	1.3%	1%	1%	0.7%
R26/905	31.48%	31.58%	1.5%	1.1%	1.1%	0.8%

Table 01 – Comparison of Results for altered LKD's

The above results demonstrate that there will be no material difference in the No Sky Line as a result of updating the floor plans. In relation to the ADF assessment, the updated layouts have meant that the existing

## DATE / REF

06/05/2017  
KF/5615

## ADDRESS

THE WHITEHOUSE  
BELVEDERE ROAD  
LONDON SE1 8GA

## CONTACT

TEL 020 7202 1400  
FAX 020 7202 1401  
MAIL@GIA.UK.COM  
WWW.GIA.UK.COM

ADF value is up to 0.3% lower for some rooms. Crucially however, the percentage change remains consistent with the commentary provided in our original report.

In anticipation of the above revision, Anstey Horne have asked GIA to consider whether or not the following statement remains accurate (page 9 paragraph 3 of the GIA daylight and sunlight report):

*'Our detailed technical analysis demonstrates that 11/11 rooms (which did not meet the minimum VSC or NSL recommendations) will continue to enjoy high levels of daylight amenity which meet or exceed the BRE recommendations for ADF'*

GIA confirm that this remains the case for 9 of the 11 rooms considered. The 9 rooms which meet or exceed the BRE criteria for ADF all serve bedrooms. The two rooms which fall short of BRE guidance are LKDs referred to as R26/904 and R26/905 which are included within the table above. The rooms were previously considered to enjoy 1% and 1.1% ADF respectively. The revised layouts demonstrate that those levels have reduced to 0.7% and 0.8% respectively.

Notwithstanding this, it is important to note that the retained ADF values of 0.6% - 0.8% are commensurate with retained ADF values found elsewhere on this same block. GIAs analysis demonstrates that 39/62 LKD's assessed will enjoy ADF values of less than 1.5% (below BRE guidance). Furthermore, the following 12 LKD's are located within the same block and will enjoy ADF values in keeping with or lower than the retained values discussed within Table 01:

LKD	Existing ADF	Proposed ADF
R10/900	0.3%	0.3%
R21/901	0.7%	0.7%
R24/901	0.8%	0.8%
R29/902	0.7%	0.7%
R32/902	0.9%	0.9%
R28/903	0.8%	0.8%
R1/904	0.6%	0.6%
R2/904	0.6%	0.6%
R3/904	0.7%	0.6%
R28/904	0.8%	0.8%
R1/905	0.8%	0.8%
R28/905	0.9%	0.9%

**Table 02 – Commensurate ADF levels for LKD's in 1-8 Longford Street**

ii. 9 Laxton Place

GIAs daylight and sunlight report includes a summary of the ADF values on the most impacted rooms (page 11). With the exception of the four kitchens, which are deeply recessed and beneath large overhangs, the retained ADF values within these rooms range between 1% - 1.9%.

Anstey Horne have requested that additional rooms are tested within the south facing elevation of 9 Laxton Place in order to give context to the retained daylight levels within the impacted rooms. Table 03 (overleaf) provides a summary of the existing ADF results for a selection of rooms within the ground, first, second and third floor of 9 Laxton Place, which face south onto 1-8 Longford Street. Note that given their orientation these rooms are not materially affected by the proposed scheme; however they serve as an indication of the ADF levels already considered acceptable within the same development.

Room (LKD's)	Existing ADF	Proposed ADF
R1/400 (Recessed Living Room)	0%	0%
R2/400 (Bedroom)	0.8%	0.8%
R3/400 (Bedroom)	0.7%	0.7%
R4/400 (Recessed Kitchen)	0%	0%
R1/401 (Recessed Living room)	0%	0%
R2/401 (Bedroom)	0.8%	0.8%
R5/401 (Recessed Kitchen)	0%	0%
R1/402 (Recessed Living Room)	0%	0%
R2/402 (Bedroom)	0.9%	0.9%
R3/402 (Bedroom)	1.1%	1.1%
R5/402 (Recessed Kitchen)	0%	0%
R1/403 (Recessed Living Room)	0%	0%
R3/403 (Bedroom)	1.2%	1.2%
R5/403 (Recessed Kitchen)	0%	0%

**Table 03 – ADF levels within south facing rooms at 9 Laxton Place**

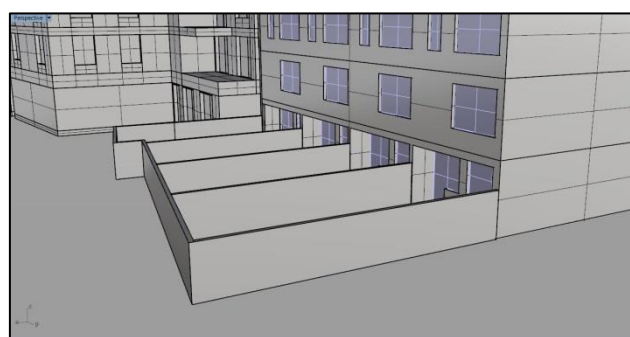
Of the 14 rooms selected above, only two bedrooms demonstrate BRE compliance to the ADF methodology. Eight of the rooms experience 0% ADF due to their recessed position within the building. Of those rooms which are not recessed, the ADF levels generally vary between 0.7% and 1%+. This would suggest that the retained daylight amenity within the rooms which are impacted by the proposals will be commensurate or greater than some of the daylight levels enjoyed in the same building.

## **2. Overshadowing**

The overshadowing analysis carried out by GIA in our aforementioned report had considered the rear gardens of 1-4 Laxton Place as a single amenity space. GIA have been requested to run an additional Sun Hours On Ground ("SHOG") analysis which isolates the impact upon the garden at 4 Laxton Place only. In the absence of any clear aerial imagery, GIA have carried out this SHOG analysis assuming that a defined boundary exists between the rear private amenity spaces of 3 and 4 Laxton Place (see figure 01 and 02 below).



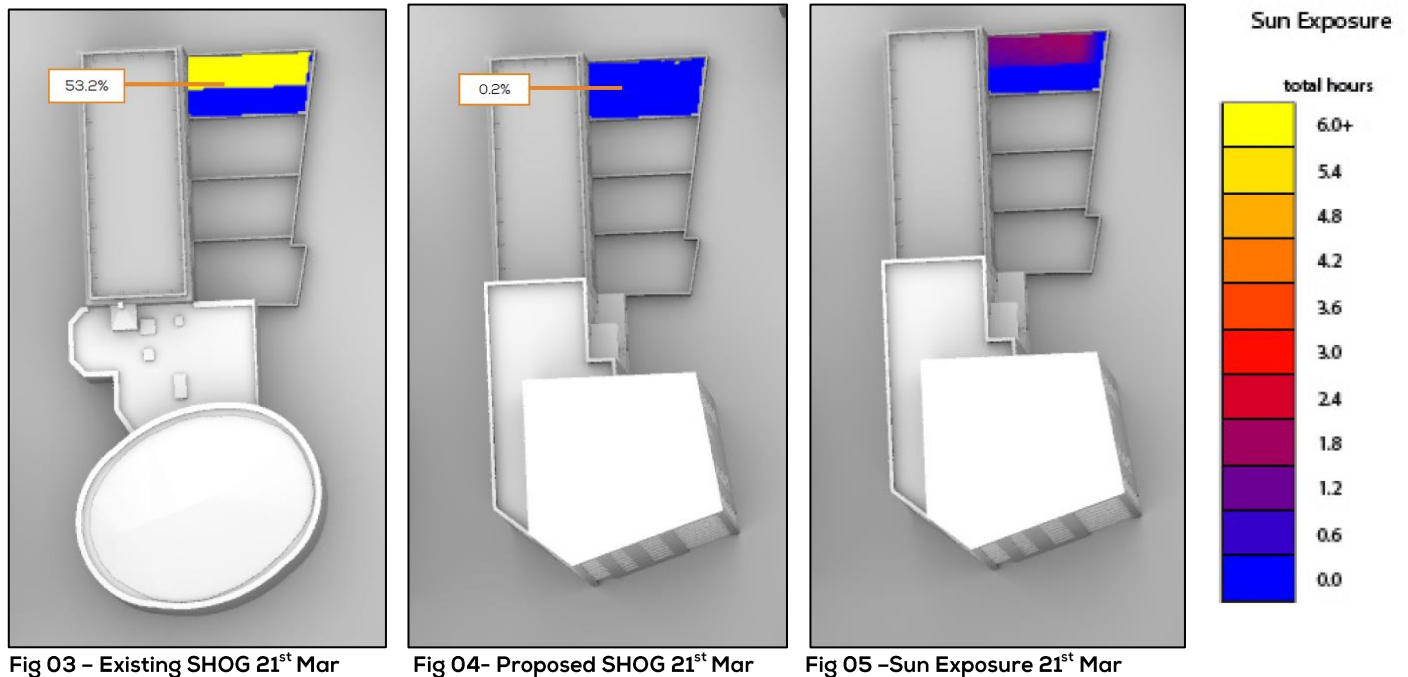
**Fig 01 – Street View of 4 Laxton Place**



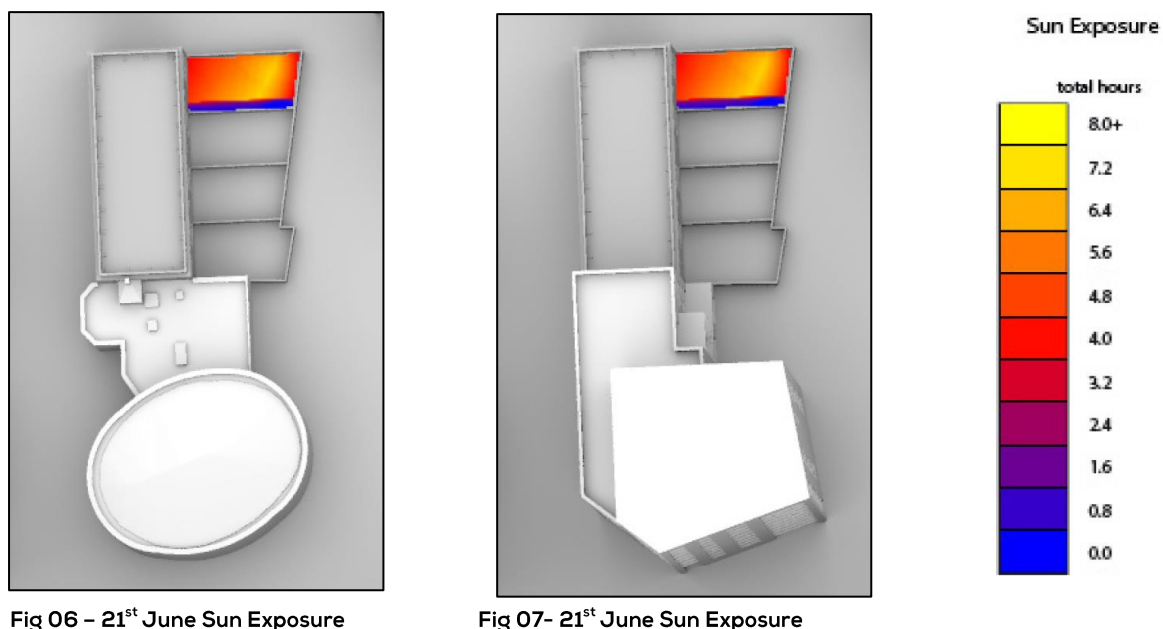
**Fig 02 – 3d model inclusive of fences.**

In the existing scenario, our analysis demonstrates that on the 21st March (figure 03), the garden space at 4 Laxton Place will marginally adhere to BRE guidance with 53.2% of the area enjoying 2+ hours of sunlight (against a 50% target value). It is worth noting that the remaining 46.8% of the area is already overshadowed by the existing boundary divide.

In the proposed scenario, the area enjoying direct sunlight will reduce to 0.2% (figure 04). Notwithstanding the above, the results from the sun exposure assessment illustrate that almost half of the area will continue to enjoy almost 1.8 hours of direct sun on the 21st of March (figure 05), which is marginally below BRE guidance and can in part be attributable to the inner city environment of which this amenity space is located. The majority of the area which does not meet this criterion is located within the 46.8% of the garden which is already in shadow.



GIA are of the opinion that in addition to the assessment of the 21st of March, it is also relevant to understand the level of sunlight achieved on the summer solstice (21st June). Our detailed analysis illustrates that there are de minimis alteration in sunlight enjoyment when comparing the existing v proposed results and that up to 7.2 hours of sunlight will be experienced at a time when the space is most likely to be used.



In addition to this, GIA's transient overshadowing assessment (21/10.16) demonstrates that due to the orientation of the amenity space and development proposals, the degree of overshadowing will be limited to small portions of the day/ year and will be transitory in nature.

I trust the above is clear and adequately addresses the points raised in Anstey Horne's review of the GIA analysis.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Francis', with a stylized flourish at the end.

**Kevin Francis**  
**Associate Partner**  
[kevin.francis@gia.uk.com](mailto:kevin.francis@gia.uk.com)