

Rebecca Mair
Re-Creo Architecture
195-199 Grays Inn Road
London
WC1 X8UL

22 May 2017

Ref: 195-199 Grays Inn Road daylight and
sunlight

Dear Rebecca,

195-199 Grays Inn Road daylight and sunlight

We have reviewed the following information against the requirements of the BRE's Site Layout for Daylight and Sunlight guidance:

- Section drawings AP.08.01-03
- Sketchup model 170517 Planning_OFFICE SCHEME DAYLIGHT.skp

The lower ground floor windows to the rear elevation of the surrounding residential properties are likely to be largely unaffected by the proposed design.

The ground floor windows, as indicated in the Sketchup model were checked against the BRE 25° obstruction angle criterion with the existing and proposed roofline. The edge of the existing roofline creates an angle of 20° from the horizontal as viewed from the centre of the lowest ground floor window. The proposed sloping roof, rises at an angle of 22°. This is within the 25° of obstruction at which the BRE guidance states that daylight will be significantly affected and as a result, it is our opinion that the residential windows to the rear of 195-199 Gray's Inn Road are unlikely to be significantly affected by the proposed design.

If you require any further information, please feel free to contact me.

Yours sincerely
For and on behalf of
Cundall Johnston & Partners LLP

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Signed by: Wealend, Edwin

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