



By Email

Jonathan McClue
Principal Planning Officer
Croydon Council
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

DATE / REF

13/06/2017
DM/7554

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

Dear Jonathan,

Re: Highgate Centre and A&A Self Storage, Camden and The Maple Building

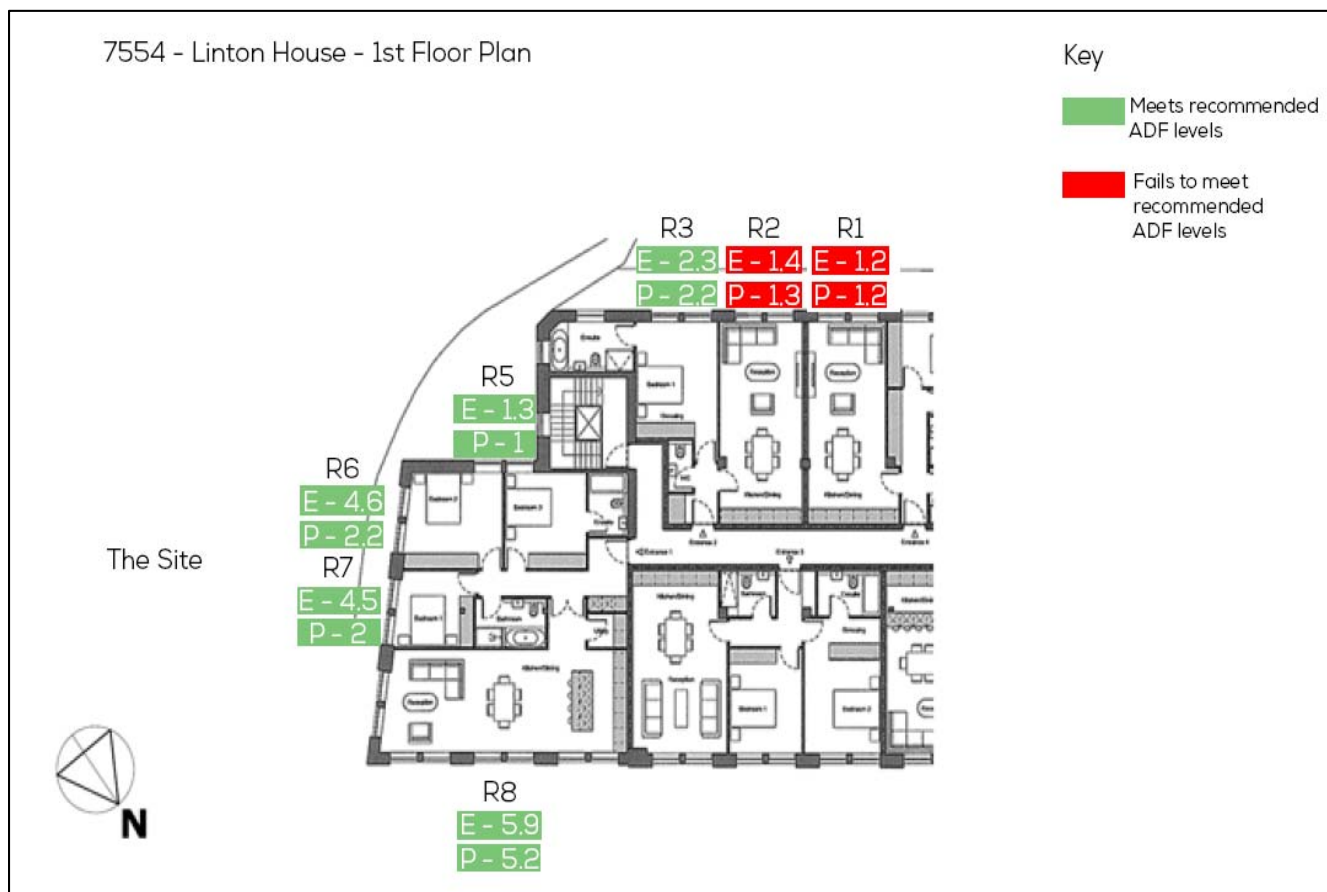
We have been asked to review the late objection by Mr Linton, the Managing Director of Norman Linton Holding Ltd in relation to The Maple Building (Linton House). This letter main relates to the impact of the proposed scheme for the 'Highgate Centre and A&A Self Storage, Camden' (The Site) on the daylight and sunlight of the south east facing residential units in The Maple Building.

We concede that the residential units within The Maple Building are now occupied, we were not aware of this at the time of submission of the original report. This fact however does not change our analysis or conclusions in relation to these buildings.

Firstly this property received planning consent for conversion to residential use from commercial use after the grant of the permission to redevelop The Site. Mr Linton was therefore aware that that a significant development was likely to be brought forward on the site. This is can be seen from the design of the rooms within The Maple Building, the main living space within the south east facing flats are dual aspect, with the main aspect facing away from the site. GIA updated our analysis in January to accurately reflect the internal layouts as they have been currently built out.

The Site is currently largely underdeveloped given the context of the surrounding area, therefore reductions in daylight to the elevation facing the site can be expected, the questions is whether the retained daylight to these properties is acceptable.

The daylight and sunlight addendum dated the 13th of January 2017 demonstrates that all rooms on the south east elevation facing the site will continue to receive daylight levels (ADF) in excess of the BRE Guidelines and British Standard BS8206 Part 11. The only rooms that do not exceed the recommended level of ADF are deep living rooms which are south west facing (not facing the site), this is due to poor design as they do not achieve the recommended levels in the existing situation. I include the previously provided image of the first floor plan showing the existing and proposed ADF levels.



The above clearly shows that while the proposed scheme will cause reductions in the daylight within The Maple Buildings, the retained levels are considered to be acceptable by both the BRE Guidelines and the British Standard. The main living area on this elevation will retain over double the ADF level suggested.

Mr Linton points out that there are 8 rooms affected, this is incorrect, there are 8 rooms assessed which do not meet the British Standard for ADF, these 8 rooms however do not meet the British Standard for ADF in the existing situation. They remain unaffected by the proposed scheme. There is therefore no reason to postpone the committee date to consult the residents of these flats.

These results demonstrate that the proposal is clearly considered acceptable by both the BRE Guidelines and the British Standard.

Mr Linton has raised the question of the impact on the commercial units on the ground and lower ground floor. The BRE guidelines are primarily designed to assess the impact of development on the daylight and sunlight amenity of 'rooms in adjoining dwellings where light is required, including living rooms, kitchens and bedrooms.'

This does not apply to commercial office space, unless there is a use which the 'occupants have a reasonable expectation of daylight', which we do not believe is the case in this situation.

Even given the above it is important to note that the development will only affect a very small area on one elevation, the majority of the commercial space will be unaffected by the proposed scheme.

Hopefully this answers any questions Mr Linton may have, however I would be happy to discuss the above with him prior to the committee date should he wish.

Kind regards,

Yours sincerely
For and on behalf of GIA

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

Daniel Maddox
Associate Partner
daniel.maddox@gia.uk.com