

McClue, Jonathan

From: Michael Wilkinson [REDACTED]
Sent: 19 July 2017 10:13
To: McClue, Jonathan
Cc: Totis Kotsonis
Subject: Fwd: 195-199 Grays Inn Road Proposal

Dear Jonathan,

We write in response to recent submissions from the property developer.

Unfortunately, the memo is based on apparently provisional designs.

The developer's current proposal clearly states that the drawings are 'not to be scaled' and that 'written dimensions shall govern'; yet, the developer has not disclosed the proposed dimensions in their drawings.

The previous proposal had a commissioned daylight and sunlight report, which was undertaken by an independent and qualified surveyor.

The developer has just now revealed that the elevation in their current proposal is actually taller than the previous one, without providing measurements on tallest point. Despite this change, the developer has not submitted a new independent report. Instead, the developer has made claims about a 25 degree angle without providing any written dimensions.

Given that the proposed development sits within the previous garden of our listed house, which is in the Bloomsbury Conservation Area - and given its very close proximity to our home - it is essential that appropriate tests be conducted by an independent and fully qualified surveyor to accurately determine the following impacts:

- Vertical Sky Component
- Daylight Distribution
- Average Daylight Factor
- Annual Probable Sunlight Hours
- Overshadowing to Gardens and Open Space

Best Regards

Dr Michael Wilkinson and Dr Totis Kotsonis
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