

POINT 2 SURVEYORS LTD  
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Dean Jordan Esq  
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100 Pall Mall  
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London  
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20<sup>th</sup> July 2017

Dear Dean,

**Re: Proposed Development at 48-56 Bayham Place- Planning Objections Relating to Light**

I write further to receiving five planning objections made regarding the proposed developments at Bayham Place, which is the subject of a planning application under reference 2017/2739/P.

**Objection from Dr Leppington (2A Kings Terrace)**

There are two areas of concern raised by Dr Leppington in the objection dated 11/06/2017. Given Point 2 Surveyors expertise, consideration will only be given to the first point which makes specific reference to the impact to the amount of light enjoyed on the road of Kings Terrace.

The Building Research Establishment (BRE) has been used in order to determine the acceptability of the proposed scheme in terms of the light impacts to neighbouring residential properties that surround and face the development site. The BRE guide also makes specific reference to shadowing created by proposals for which specific amenity areas (private and or public) should be considered in order to determine the effects of a proposal. The BRE guide provide no criteria for roads as ultimately these are used for vehicular traffic and therefore the expectation for sunlight reaching the ground in these zones is different when compared to an open grassland or park.

Technical data identifying the light position to Kings Terrace is not therefore applicable. However, it is unlikely to be affected in any event given the open view of the sky.

With regards to the amenity position for the building itself, Point 2 Surveyors are able to confirm that the retained light to 2 Kings Terrace will be within the BRE guidelines, as shown in the Daylight, Sunlight and Overshadowing report (DLSL Report) submitted with the planning application.



**Rene Wilson (22B Camden High Street)**

The objection raised by Rene Wilson includes a number of points for which Point 2 Surveyors will be able to respond to the assertion that there would be a negative impact to the natural sunlight on buildings within the vicinity of the development.

Detailed technical analysis have been undertaken with regards to the proposed scheme in terms of its potential light impacts to neighbouring residential properties that surround and face the development site. The BRE guide (the recognised authority on the subject) distinguishes between commercial and residential properties given that sunlight is a recognised benefit to living room areas. Importantly the sunlight position has been considered for all residential buildings for which the Daylight/Sunlight report submitted with the planning application shows BRE acceptability.

**Kings Terrace**

Whilst not considered within the detailed assessment & report that accompanied the planning application, a technical review has been extended to include some additional Kings Terrace properties including 1, 1b & 1c Kings Terrace. The results are appended to this letter. Point 2 Surveyors can confirm that the properties assessed at the Kings Terrace meet the full requirements of the BRE guidance.

**Emma & Thomas Bailey (4 Kings Terrace)**

Reference has been made in relation to the potential loss in sunlight to 4 Kings Terrace. As part of Point 2 Surveyors review of the neighbouring buildings, information has been secured from the planning portal in relation to other neighbouring properties including 4 Kings Terrace.

The main window within 4 Kings Terrace which faces the development site appears to serve a kitchen spilling out onto a terrace. The Daylight/Sunlight report submitted with the planning application highlights full BRE compliance to the rooms assessed within 4 Kings Terrace. The outside terrace area will not be affected by the proposed development given the distance separation between the site and 4 Kings Terrace. Furthermore, the terrace will continue to benefit from open views of the sky and will only be blinkered by other local (and immediate) obstructions. The availability of the sun during the autumn and winter months is ultimately determined by these obstructions and the position of the sun within the sky at different times of the year.

**Alan Morgan (1 Kings Terrace)**

Point 2 Surveyors are able to confirm that there will be little change to the light conditions to 1 Kings Terrace by the implementation of the proposed scheme. The distance separation between the site and 1 Kings Terrace in conjunction to the fenestrations (within 1 Kings Terrace) facing away from the development site results in full BRE compliance.

**Chasmors Ltd (Ground Floor, 1 Kings Terrace)**

Concern has been raised in relation to the scheme resulting in a reduction in sunlight to Chasmors Ltd. The basis of the amenity assessments undertaken by Point 2 Surveyors considers the application of the BRE guidelines which differentiates between commercial and residential uses and the expectation on natural light and point source sunlight.



It would therefore be common practice to concentrate on residential uses rather than commercial ones. However, Point 2 Surveyors are able to confirm that the proposed Bayham Place scheme will not create any daylight impact beyond the BRE in the event that 1 Kings Terrace did fall within a residential use class.

I trust that the above satisfies any concerns raised in relation to the objections.

Yours sincerely



Justin Bolton  
Director  
For Point 2 Surveyors Ltd





Sources: 3 SIXTY MEASUREMENT  
Existing Building Survey 2D Survey  
MIDLAND SURVEY LTD  
Surrounding Buildings 2D Survey  
AMBIGRAM ARCHITECTS  
3D Model of the Proposed Scheme  
Received 24/04/17  
"20170424\_SPL\_Massing for light  
assessment.3ds"

Key:  
Existing Building  
Consented Schemes Around the Site

Project: 48-56 Bayham Place  
London

Title: Site Plan  
Existing Building

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Drawn By: FS

Scale: 1:350

Date: APR 17

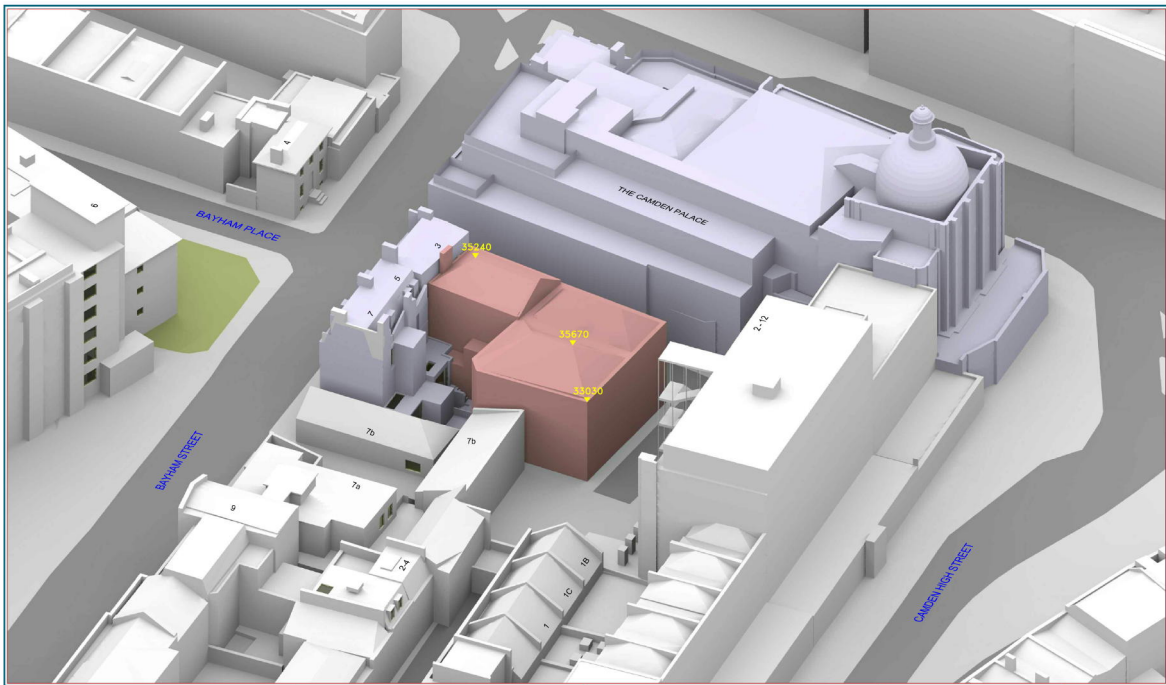
Dwg No:

**P469/35**





<p>Sources: 3 SIXTY MEASUREMENT Existing Building Survey 2D Survey</p> <p>MIDLAND SURVEY LTD Surrounding Buildings 2D Survey</p> <p>AMBIGRAM ARCHITECTS 3D Model of the Proposed Scheme Received 24/04/17 "20170424_SPL_Massing for light assessment_3ds"</p>	<p>Key: All Heights in MM AOD Existing Building Consented Schemes Around the Site</p>	<p>Project: 48-56 Bayham Place London</p>	<p>Title: 3D View Existing Building</p> <p>Point 2 Surveys Ltd. 7th Floor 17 Stangley Place London EC2E 4AL 0207 496 5028 www.point2surveys.com</p> 
		<p>Drawn By: FS</p>	<p>Scale: NTS</p> <p>Date: APR 17</p> <p>Dwg No: <b>P469/36</b></p>



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		<p>Drawn By: FS</p>	<p>Scale: NTS</p>	<p>Date: APR 17</p>	<p>Dwg No: P469/37</p>



Sources: 3 SIXTY MEASUREMENT  
Existing Building Survey 2D Survey  
MIDLAND SURVEY LTD  
Surrounding Buildings 2D Survey  
AMBIGRAM ARCHITECTS  
3D Model of the Proposed Scheme  
Received 24/04/17  
"20170424\_SPL\_Massing for light  
assessment\_3db"

Key:  
Proposed Scheme  
Consented Schemes Around the Site

Project: 48-56 Bayham Place  
London

Title: Site Plan  
Proposed Scheme Dated 24/04/17

Point 2 Surveys Ltd.  
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Scale: 1:350

Date: APR 17

Drawn No:

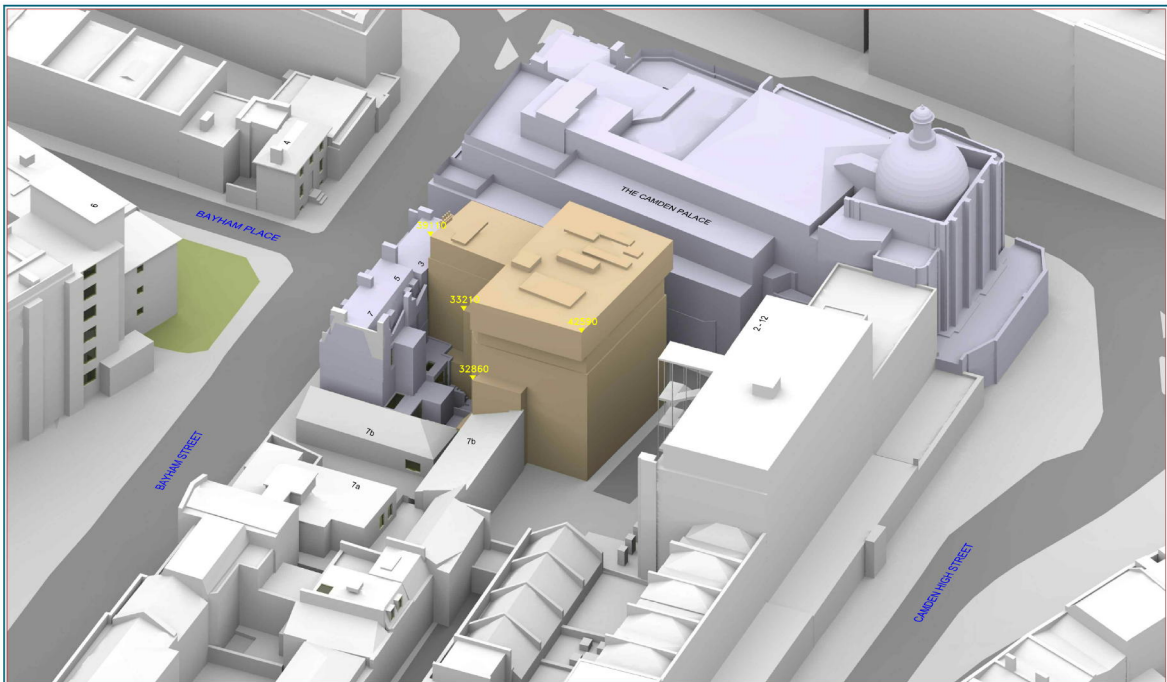
**P469/38**





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		<p>Drawn By: FS</p>	<p>Scale: NTS</p> <p>Date: APR 17</p> <p>Draw No: <b>P469/39</b></p>





<p>Sources: 3 SIXTY MEASUREMENT Existing Building Survey 2D Survey</p> <p>MIDLAND SURVEY LTD Surrounding Buildings 2D Survey</p> <p>AMBIGRAM ARCHITECTS 3D Model of the Proposed Scheme Received 24/04/17 "20170426_SPL_Massing for light assessment_3ds"</p>	<p>Key: All Heights in MM AOD</p> <p>Proposed Scheme</p> <p>Consented Schemes Around the Site</p>	<p>Project: 48-56 Bayham Place London</p>	<p>Title: 3D View Proposed Scheme Dated 24/04/17</p>	<p>Point 2 Surveys Ltd, 7th Floor, 17 Stangley Place, London WC2E 9JL, 0207 516 5028 www.point2surveys.com</p> 		
		<p>Drawn By: FS</p>	<p>Scale: NTS</p>	<p>Date: APR 17</p>	<p>Draw No: P469/40</p>	

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
<b>1B KINGS TERRACE</b>						
R1/500		W1/500	12.44	12.44	0.00	0.00
R1/501		W1/501	27.21	25.97	1.24	4.56
<b>1C KINGS TERRACE</b>						
R2/500		W2/500	13.69	13.06	0.63	4.60
R2/501		W2/501	26.90	26.17	0.73	2.71
<b>1 KINGS TERRACE</b>						
R3/500		W3/500	18.78	18.49	0.29	1.54
R4/500		W4/500	19.19	18.97	0.22	1.15
R3/501		W3/501	27.83	27.36	0.47	1.69
R4/501		W4/501	28.23	27.84	0.39	1.38

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
<b>1B KINGS TERRACE</b>						
R1/500		194.1	143.5	142.7	0.8	0.6
R1/501		194.1	177.7	176.3	1.4	0.8
<b>1C KINGS TERRACE</b>						
R2/500		198.0	128.2	128.1	0.1	0.1
R2/501		198.0	173.2	171.8	1.5	0.9
<b>1 KINGS TERRACE</b>						
R3/500		85.2	59.2	59.2	0.0	0.0
R4/500		50.1	34.9	34.9	0.0	0.0
R3/501		109.7	91.7	91.7	0.0	0.0
R4/501		106.3	91.7	91.7	0.0	0.0