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Jeff Field  
JLL  
30 Warwick Street  
Soho  
London  
W1B 5NH

(Our Ref: 806)

6<sup>th</sup> July 2017

Dear Jeff,

**Re: 11-12 Grenville Street, London, WC1N 1LZ – Daylight and Sunlight Matters**

This is an addendum letter and should be read in conjunction with the Point 2 Surveyors Daylight and Sunlight report dated August 2016, which was submitted as part of the Planning Application for the redevelopment site at 11-12 Grenville Street.

Herein we have endeavoured to provide additional justification where any habitable room within the Calabar Properties' LTD Proposed Scheme does not meet Average Daylight Factor (ADF) target values, as per the BRE. To this end, there are only 2 rooms out of the total 16 which do not meet guidance, these being the ground floor living-room (R1/510), which has an ADF value of 1% compared to the recommended 1.5%, and the lower ground floor kitchen/diner (R1/509), which has an ADF value of 1.3% compared to the recommended 2%.

It should be noted that the BRE is for guidance purposes only. The introduction of the BRE document gives the example of 'historic city centres' being a case where there is the need for flexibility and altering the target values for criteria when appropriate, to reflect other site and layout constraints. It is certainly true that lower ADF levels are experienced by many other habitable rooms in central London and that ADF levels of 1% and 1.3%, for living-rooms and kitchens respectively, are commensurate with other rooms used for this purpose within surrounding vicinity.

To demonstrate this point, we have run an ADF assessment of the adjoining residential building at 13-15 Grenville Street, which is located directly to the South East of the site (please refer to the spreadsheet of results and window maps appended to this letter). The current building was approved for Planning in February 1997 and we have obtained comprehensive floorplans from the Camden Planning Portal, which form the basis of our computer modelling. As you can see, all rooms at ground and lower ground floor levels, these being 2 bedrooms, a kitchen and a living-room, fall materially short of BRE guidance. Specifically, the lower ground floor kitchen achieves an ADF of 0.03% which is significantly lower than the 1.3% ADF which would be experienced by the proposed kitchen R1/509. Similarly, the ground floor living-room only achieves an ADF of 0.82%, once again below the level proposed for living-room R1/510.

To this end, we strongly believe the Calabar Properties' LTD Proposed Scheme for the site at 11-12 Grenville Street receives reasonable to good levels of light amenity and should be considered acceptable within its urban context.



I hope that this note is clear but please let me know if you have any concerns or queries.

Regards,

A handwritten signature in black ink, appearing to read 'Georgina Mann', written in a cursive style.

Georgina Mann

Surveyor

For and on behalf of Point 2 Surveyors Ltd



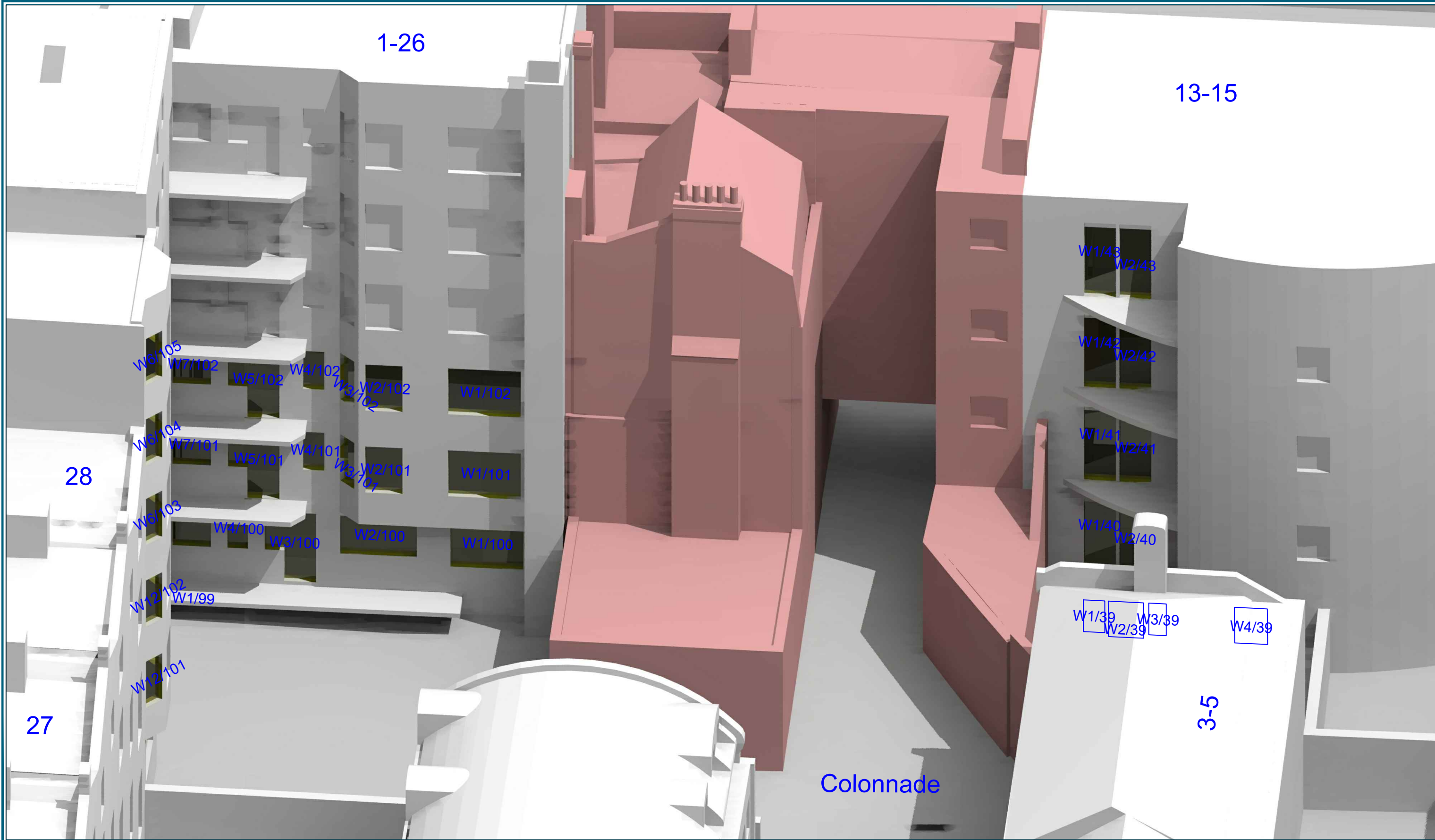
# Appendix 1 – ADF Levels



Room	Room Use	Flat No.	Window	ADF	TOTAL
<b>13-15 GRENVILLE STREET</b>					
R1/39	BEDROOM		W1/39	0.18	
R1/39	BEDROOM		W2/39	0.26	0.44
R2/39	BEDROOM		W3/39	0.10	0.10
R3/39	KITCHEN		W4/39	0.03	0.03
R1/40	LKD		W1/40	0.37	
R1/40	LKD		W2/40	0.31	
R1/40	LKD		W3/40	0.15	0.82
R1/41	LKD		W1/41	0.53	
R1/41	LKD		W2/41	0.43	
R1/41	LKD		W3/41	0.16	1.13
R1/42	LKD		W1/42	0.58	
R1/42	LKD		W2/42	0.48	
R1/42	LKD		W3/42	0.18	1.23
R1/43	LKD		W1/43	0.70	
R1/43	LKD		W2/43	0.65	
R1/43	LKD		W3/43	0.34	1.69

# Appendix 2 – Window Map





Sources: - Point 2 Surveyors:  
Scan Data, site photos

- Garnett+Partners  
790(01)600-605 FloorPlansAsProposed.dwg  
790(01)700 ElevationsAsProposed.dwg  
790(01)800 SectionsAsProposed.dwg

Key:

Project: Grenville Street,  
London

Drawn By: CGC

Title: 3D View  
Window Labelling

Date: AUG 16

Dwg No: **P824/W/04**

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