

01
(01)601
Ground Floor Plan
As Proposed

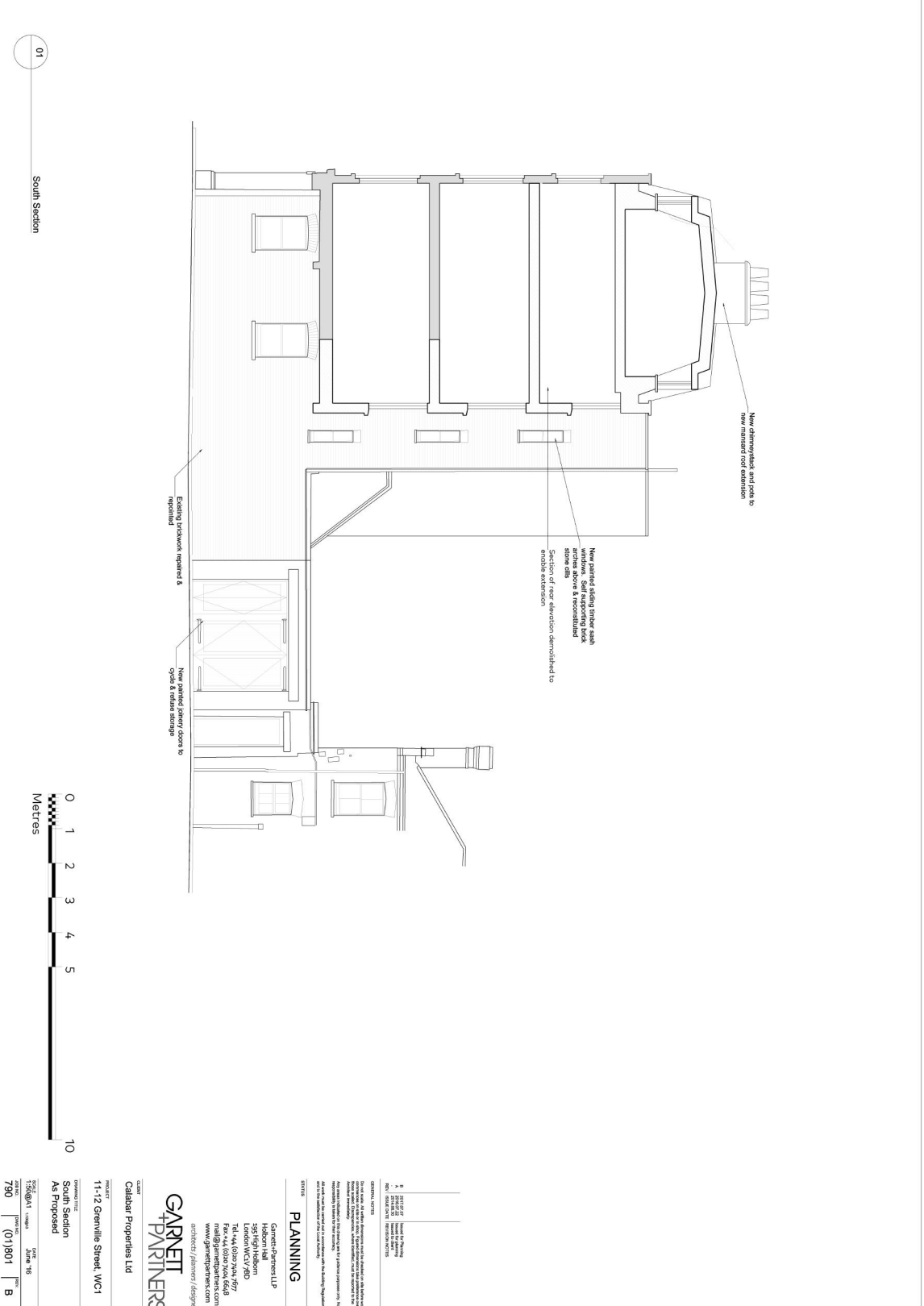
KEY
 EXISTING FABRIC
 PROPOSED FABRIC

NO.	REVISION	DATE
1	Issue for Planning	20/01/2024
2	Issue for Planning	20/01/2024
3	Issue for Planning	20/01/2024
4	Issue for Planning	20/01/2024
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CLIENT
 Calabar Properties Ltd
 11-12 Grenville Street, WC1
PROJECT
 Ground Floor Plan
 As Proposed
 DATE: 20/01/24
 SCALE: 1:14
 DRAWING NO: 790
 SHEET NO: (01)601 | 1



01 South Section



1	10/10/2023	Issue for Planning
2	10/10/2023	Issue for Planning
3	10/10/2023	Issue for Planning
4	10/10/2023	Issue for Planning

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2. This drawing is to be read in conjunction with the Planning Application Form, the Planning Regulations and the Building Regulations.

3. The client is responsible for ensuring that the drawings are used in accordance with the Building Regulations.

4. The client is responsible for ensuring that the drawings are used in accordance with the Building Regulations.

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GARNETT PARTNERS
 ARCHITECTS / PLANNERS / ENGINEERS

CLIENT
 Calidar Properties Ltd
 11-12 Grenville Street, WC1
 PROJECT
 South Section
 As Proposed
 DRAWING NO.
 790
 SCALE
 1/16
 DATE
 10/10/2023
 DRAWN BY
 B

POINT 2 SURVEYORS LTD
17 SLINGSBY PLACE, LONDON WC2E 9AB
TEL: 0207 836 5828



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NICK LANE • LIAM DUNFORD

Jeff Field
JLL
30 Warwick Street
Soho
London
W1B 5NH

(Our Ref: 806)

6th 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.

Registered Office: 17 Slingsby Place, London WC2E 9AB
Point 2 Surveyors Ltd is a Limited Company with Company Registration Number 08812250

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

Regards,



Georgina Mann
Surveyor
For and on behalf of Point 2 Surveyors Ltd



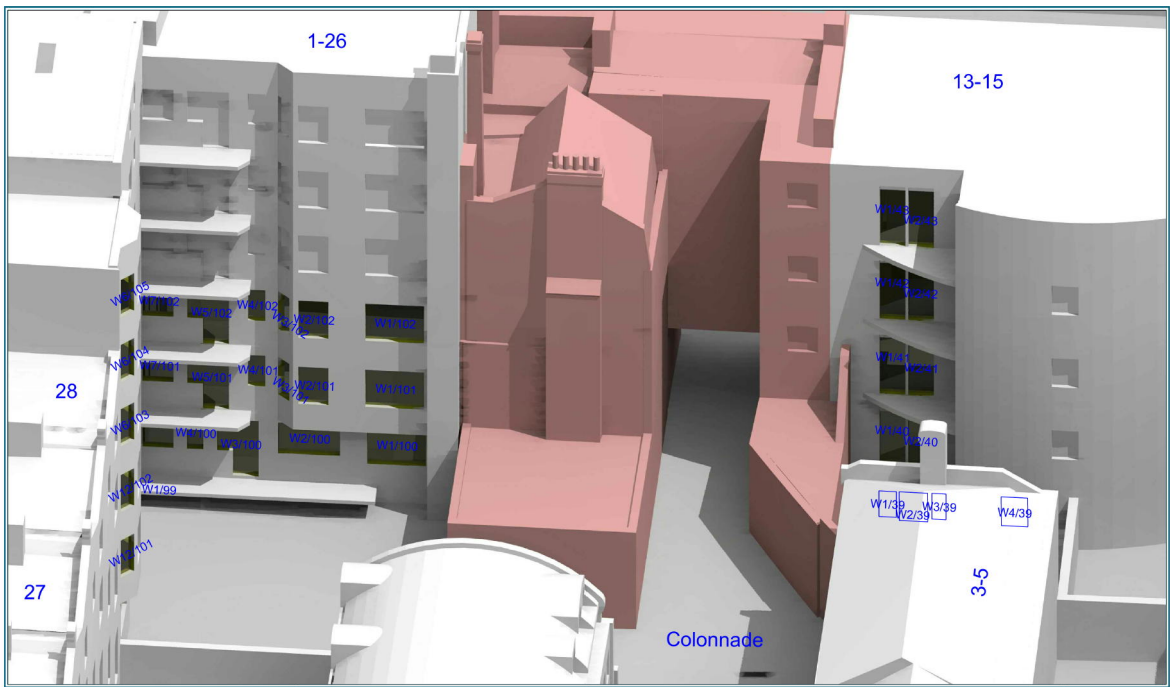
Appendix 1 – ADF Levels



Room	Room Use Flat No.	Window	ADF	TOTAL
13-15 GRENVILLE STREET				
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





<p>Sources: - Point 2 Surveyors: Scan Data, site photos</p> <p>- Garbutt Partners 790(01606-605 FloorPlansAsProposed.dwg 790(01700 ElevationsAsProposed.dwg 790(01800 SectionsAsProposed.dwg</p>	<p>Key:</p>	<p>Project: Grenville Street, London</p>	<p>Title: 3D View Window Labeling</p>	<p>Point 2 Surveyors Ltd. 3rd Floor, 17 Doughty Place, London WC2E 8LL Tel: 020 7428 www.point2surveyors.com</p> 	
		<p>Drawn By: CGC</p>	<p>Scale: NS</p>	<p>Date: AUG 16</p>	<p>Dwg No: P824/W/04</p>

Appendix 14 - Daylight and Sunlight Evidence



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Chairman
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Jones Lang LaSalle

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