

30 October 2017

Our reference: RXH/125123

Your reference: N/A

N Young Esq
CHH London Ltd
130 Shaftesbury Avenue
London
W1D 5EU

Dear Sir

294-295 High Holborn – Daylight Analysis

Further to your instruction, dated 13 October 2017, we have carried out further analysis of the rooms within the proposed development at 294-295 High Holborn, using the revised layout, with the proposed extension at Lincoln House in place. We have re-run our Average Daylight Factor (ADF) to the proposed habitable rooms on each floor, in accordance with BRE guidance.

The results of our study show that all the main kitchen/dining/living areas within the scheme will enjoy ADF levels that exceed the target values set out by the BRE. One bedroom on the third and fourth floor (R4) and two bedrooms on the fifth and sixth floor levels (R4 & R5) will receive ADF levels that fall below the BRE guidance of 1% ADF.

Given the location in which the development is located, results such as this are to be expected. The BRE guide also suggests that bedrooms have a lesser expectation of daylight than the main living areas and it is clear that the layouts have been designed with this in mind.

Given the above, we believe that the overall daylight amenity to the scheme as a whole will be more than adequate in a dense urban environment such as this, and therefore we do not believe that these results should be a reason to refuse planning.

Watts London 1 Great Tower Street, London, EC3R 5AA

T: 020 7280 8000 E: london@watts.co.uk

Watts Group Limited is registered in England and Wales

Registered Office 1 Great Tower Street, London, EC3R 5AA

Registration number 5728557. VAT number 205 9609 61. Regulated by RICS

Directors Nick Winks (Chairman – Non-executive), Ian Ford (Managing Director), Trevor Rushton (Technical Director)
Deborah Brown (Company Secretary)

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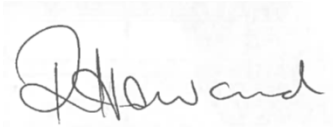
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I have attached a PDF showing 3D images of the proposal and surroundings and the ADF results, I hope the above is clear. If you have any questions, please give me a call.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Howard', is written over a faint, light-colored rectangular stamp or watermark.

Richard Howard MSc

Associate

Watts Group Limited

D: 02072808000

E: richard.howard@watts.co.uk

Enc: ADF Results



High Holborn

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Watson Tools
MMS Survey Software Ltd (www.surwymms.com)
Existing Model & Surrounding Model
Models derived from 3d terrestrial laser scan survey pointcloud.
Supplemented with site photography, Bing maps and Google
Streetsmaps.
296-301 High Holborn
10323-EPR-00-01-DR-A-0241.dwg to
10323-EPR-00-09-DR-A-0249.dwg
10323-EPR-00-WE-DR-A-0422.dwg
10323-EPR-00-SO-DR-A-0421.dwg
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151-10-PL-1002-A.pdf
151-10-PL-1003-A.pdf
151-10-Proposed Elevations-10-03-2017.DWG
151-10-Proposed Sections-10-03-2017.DWG

REV:	DATE:	DESCRIPTION:

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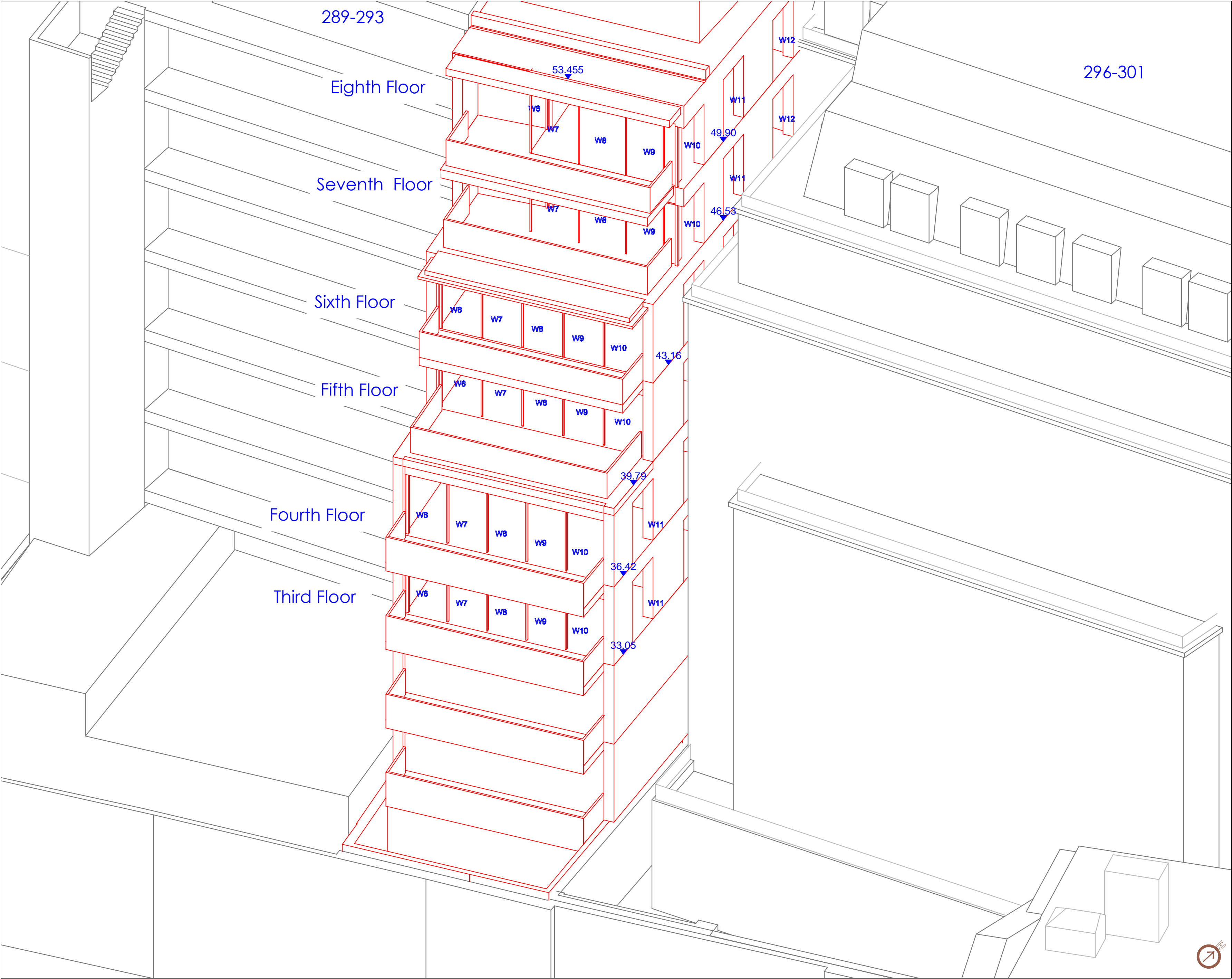
PROPERTY:
**294-295 High Holborn
London**

DRAWING TITLE:
Proposed Site Layout

SCALE @ A1: NTS	DATE: 26.10.17	DRAWN: MG
	CHECKED:	CC

DRAWING NUMBER: 125123-04-01	REV: .
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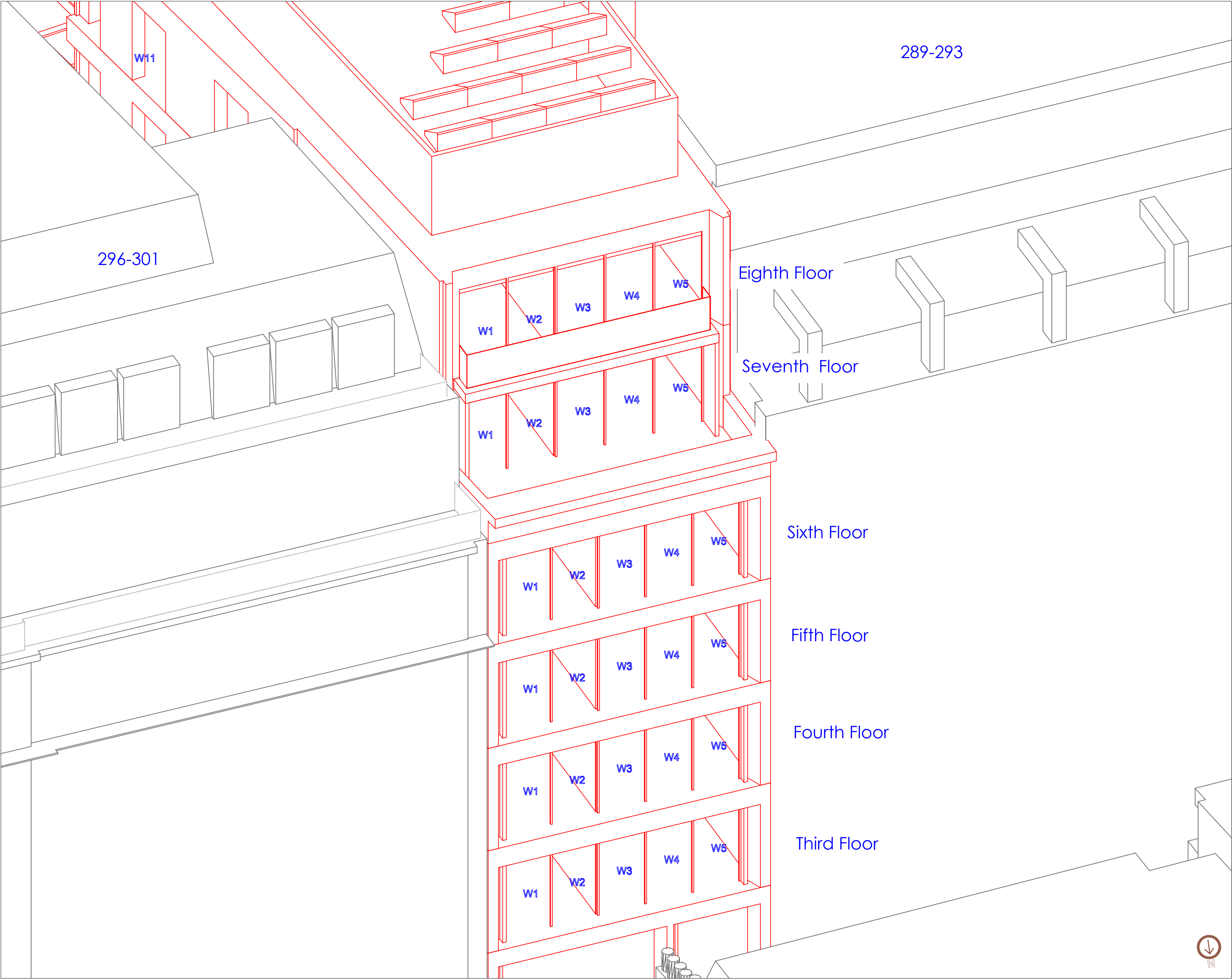
CLIENT:
CHH London Ltd

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**294-295 High Holborn
London**

DRAWING TITLE:
**Proposed 3D View
Looking North West**

SCALE @ A1: NTS	DATE: 26.10.17	DRAWN: MG
	CHECKED: CC	

DRAWING NUMBER: 125123-04-02	REV: .
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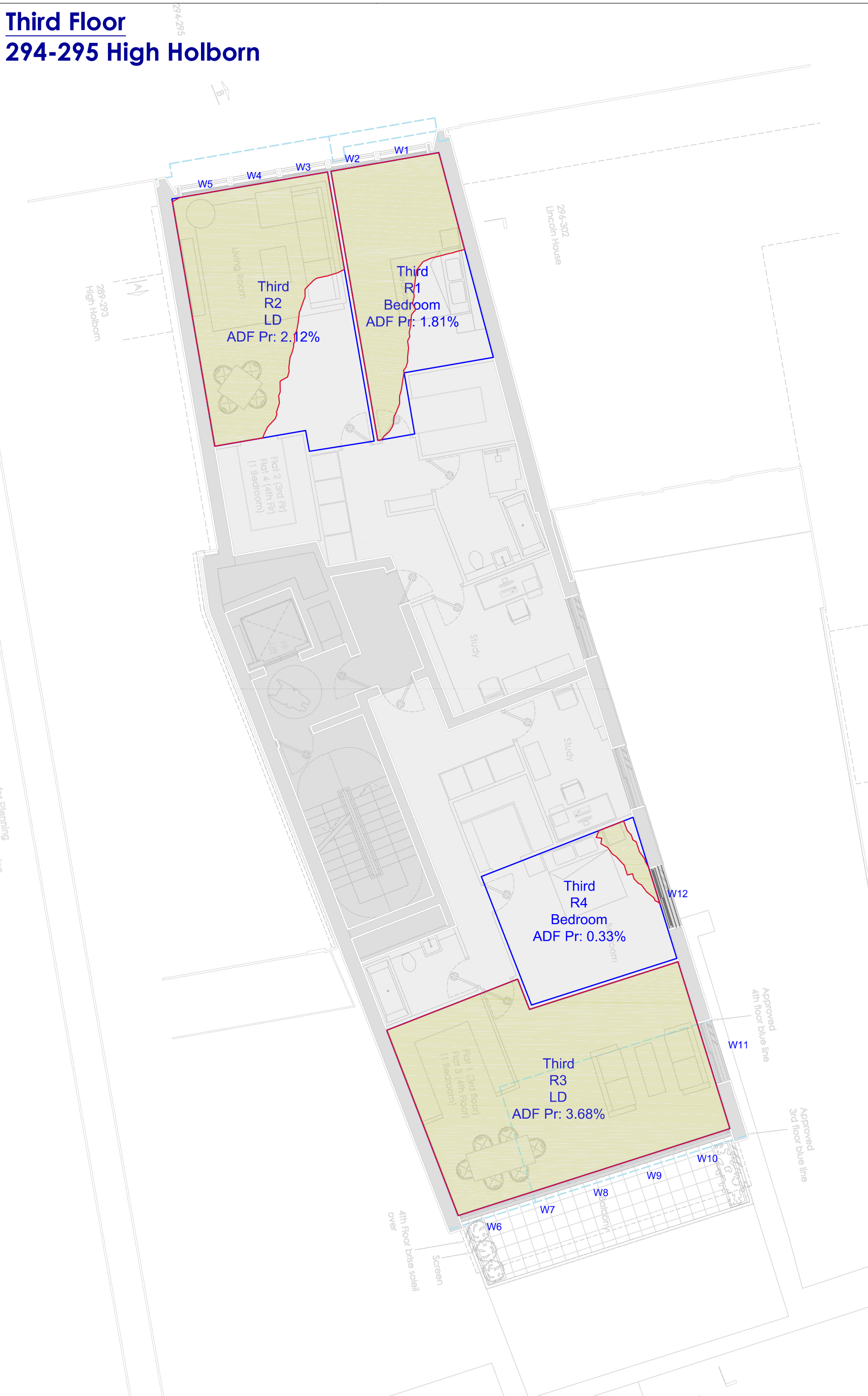
PROPERTY:
**294-295 High Holborn
London**

DRAWING TITLE:
**Proposed 3D View
Looking South**

SCALE @ A1: NTS	DATE: 26.10.17	DRAWN: MG
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DRAWING NUMBER: 125123-04-03	REV: .
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Third Floor
294-295 High Holborn



Fourth Floor
294-295 High Holborn



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151-10-PL-1003-A.pdf
151-10-Proposed Elevations-10-03-2017.DWG
151-10-Proposed Sections-10-03-2017.DWG

KEY
Room Area (Measured Layout)
Proposed Sky Area
Area with Sky Visibility

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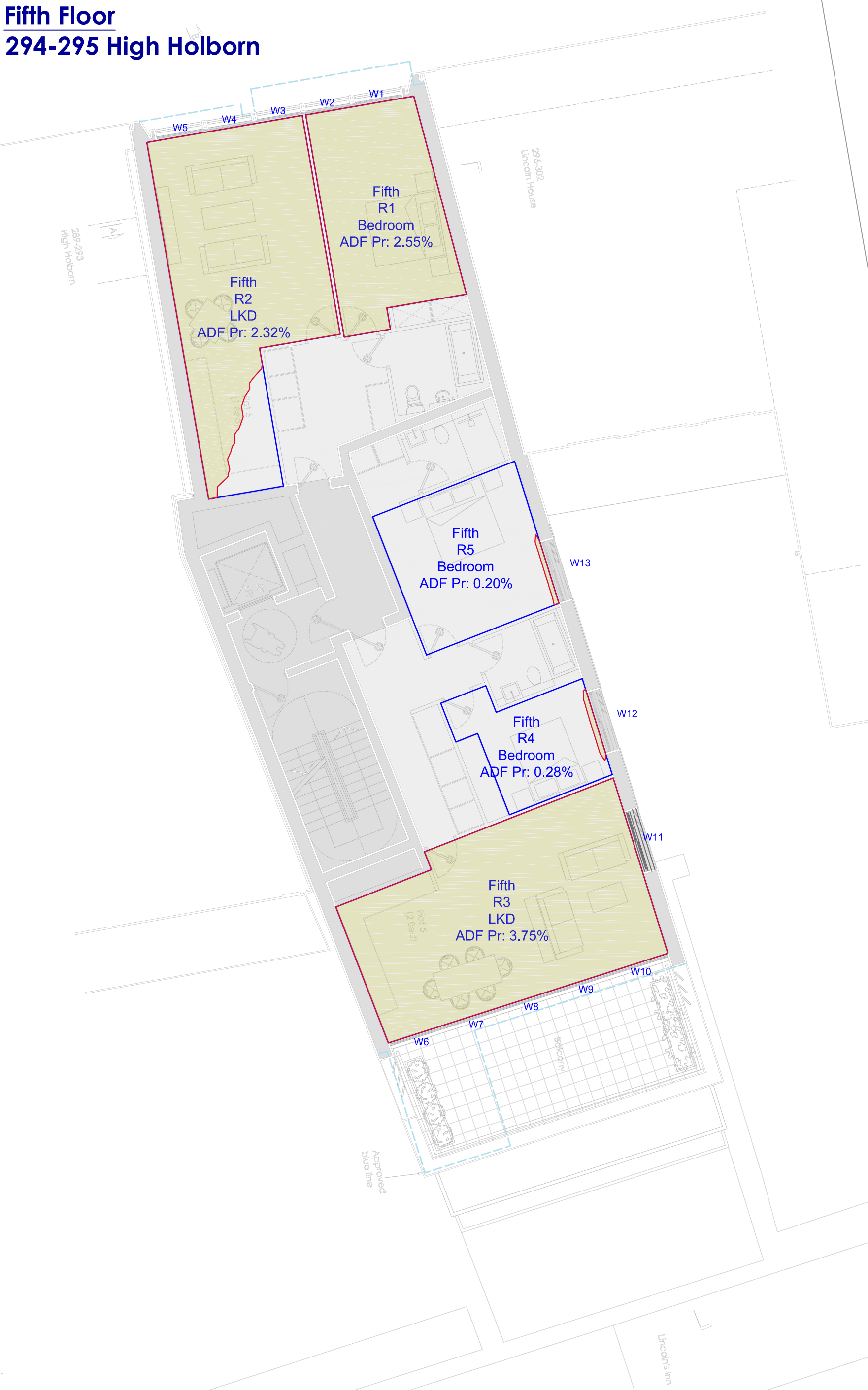
PROPERTY:
**294-295 High Holborn
London**

DRAWING TITLE:
**Daylight Distribution & ADF
Values**

SCALE @ A1: NTS	DATE: 26.10.17	DRAWN: MG
		CHECKED: CC

DRAWING NUMBER: 125123-04-04	REV: .
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Fifth Floor
294-295 High Holborn



Sixth Floor
294-295 High Holborn



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Room Area (Measured Layout)		
Proposed Sky Area		
Area with Sky Visibility		
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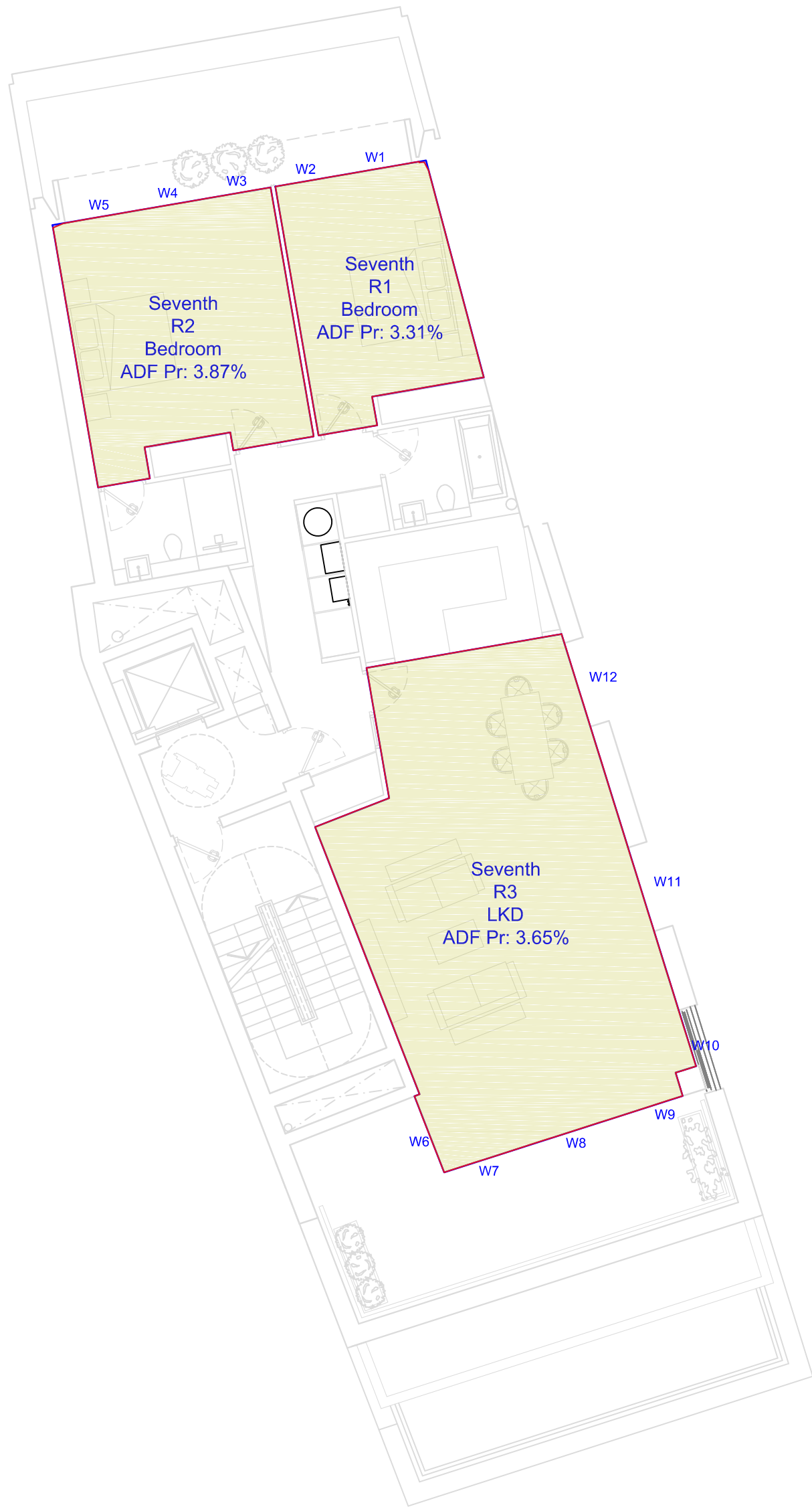
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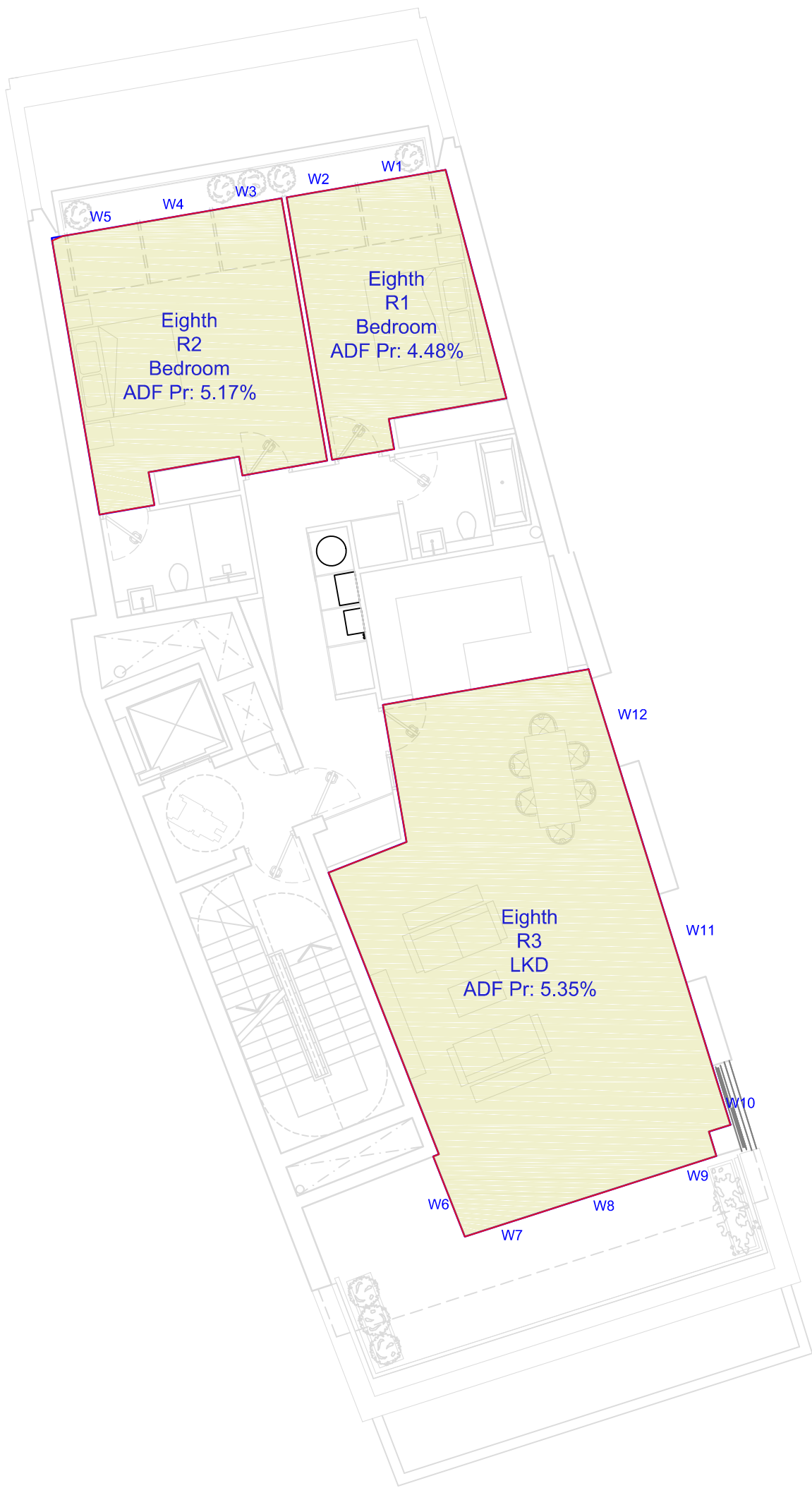
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Seventh Floor
294-295 High Holborn



Eighth Floor
294-295 High Holborn



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Room Area (Measured Layout)		
Proposed Sky Area		
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Values**

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