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Liam Bond  
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27/11/2017

Dear Liam,

**Re: Templar House - Daylight and Sunlight Amenity Within the Site**

GIA prepared a Daylight and Sunlight Amenity within the Site report in May 2017, which assessed the daylight and sunlight levels within the residential accommodation of Templar House proposed scheme. The May 2017 report demonstrated that, in terms of daylight, the proposed development makes the most of the daylight available to site with 86% of the habitable rooms meeting or exceeding the levels of daylight recommended by BRE.

Good levels of sunlight are also seen either on the windows or on the balconies in front of them, facing within 90 degrees of due south, with lower levels experienced on the lowest floors due to the obstruction of the neighbouring buildings.

Overall the levels of daylight and sunlight within the scheme tested in May 2017, which included duplex units in the southern part of the scheme, were considered to be commensurate with peoples' expectations for a building located in Central London. The proposed units perform equally well, if not better, than those in neighbouring buildings.

Following the issue of the report in May 2017, a small number were reconfigured internally pursuant to comments from the Council. GIA has been asked to review these changes and confirm that the conclusions of the previous report are still applicable. The amendments include changes to the layout of 12 units located in the southern part of the development. The new configuration proposes duplexes with bedrooms located on the lower floor and dual aspect open plan living spaces on the upper floor. On the first, third and fifth floors, duplexes facing due west have been replaced by generous one bedroom flats.

The living areas on the top floor of the duplexes, previously recessed, have now been extended to the window wall where more daylight is available and are dual aspects. These changes will improve the internal levels of daylight within the living areas as well as the overall occupants' perception of the space. In addition, all main living spaces have been relocated to the east façade which allows for a better view out due to the configuration of the external courtyard. Kitchens, usually more reliant on artificial lighting, have been located on the west façade. Levels of daylight in line with recommendations are also expected to be seen within the bedrooms located at lowest floors due to the double height glazed area available to them.

The flats facing due east are expected to receive adequate daylighting overall at a level commensurate with those rooms measured in the May 2017 report.

As the façade design has not been amended, the sunlight availability is expected to remain the same.

With the most recent developments described above the scheme is likely to perform similarly, if not better than the previous proposal. It is therefore our conclusion that the residential accommodation will perform equally well if not better than its neighbours and for a building within a Central London location.

I hope this clarifies our position.

Kind regards,

Michela Martini  
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