

POINT 2 SURVEYORS LTD  
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• ANDREW CARTMELL • CHRIS SKELT •  
NICK LANE • LIAM DUNFORD

Jenna Litherland  
Principle Planner  
Camden Council  
Pancras Square  
5 Pancras Road  
London  
N1C 4AG

3<sup>rd</sup> April 2018

Dear Jenna,

**RE: The Proposed Arthur Stanley House Development (Tottenham Street) – Internal Daylight Amenity**

I write further to your correspondence with DP9 in which you have requested for the internal daylight amenity within the Proposed Development and in particular those located at the lower ground and ground floor. This letter should be reviewed in conjunction with the Point 2 Surveyors Report dated March 2018.

Point 2 Surveyors has undertaken a daylight investigation for a selection of habitable rooms making up the Proposed Development. This includes a review of all the habitable rooms within the lower ground and ground floor and all the living rooms on the subsequent floors.

The locations and configuration of the rooms assessed and the corresponding ADF results have been identified on drawings P716/INT/15-20 appended to this letter.

The results of the detailed ADF assessments confirm that all the living rooms meet and exceed the BRE guidelines and British Standards (100% BRE compliant). Furthermore, the results demonstrate that the retained levels of daylight amenity afforded by the Proposed Development are commensurate with the previously consented levels (granted on appeal Planning ref no 2015/0391/P APP/X5210/W/15/3141159).

With urban developments, there is often a trade-off between the provision of amenity space and daylight levels. Where the ADF values fall below the target level, these mostly relate to lower ground bedrooms and kitchen/dining rooms at the rear light well of the mews building, where in response, the Proposed Development offers in-room skylights or direct access to outdoor amenity area providing a great view of the sky. Moreover, it is recognised that the bedrooms are primarily used for sleeping when the requirement for natural light is less important when compared to a living room.

It should also be noted that the lower ground kitchen/dining rooms (R1/1000 & R2/1000) have been assessed as one room despite the dual functionality of these spaces. It is recognised that the daylight appearance of the dining-areas will experience very high levels of illuminance due to their proximity to the main windows and skylights located directly overhead. The kitchen component, by contrast, is



set-back within the room where artificial lighting would typically be used to provide an optimum lighting-balance within the space.

The layouts of the duplex ground and lower ground units have been amended at the request of LB Camden Officers in order to address concerns about the inclusion of lightwells on Tottenham Mews. Amendments have been made to the Proposed Development to enhance the daylight received within these units, with a 1.5m set-back introduced to the office building and the lightwells relocated adjacent to one another to improve the aspect from the lower ground floor rooms.

Moreover, the Proposed Development has been creatively designed to offer dual aspects on every level (except lower ground where the second aspect is not possible) despite being situated within the natural constraints of a London mews. Most bedrooms and all main living rooms face Tottenham Mews and receive excellent levels of daylight.

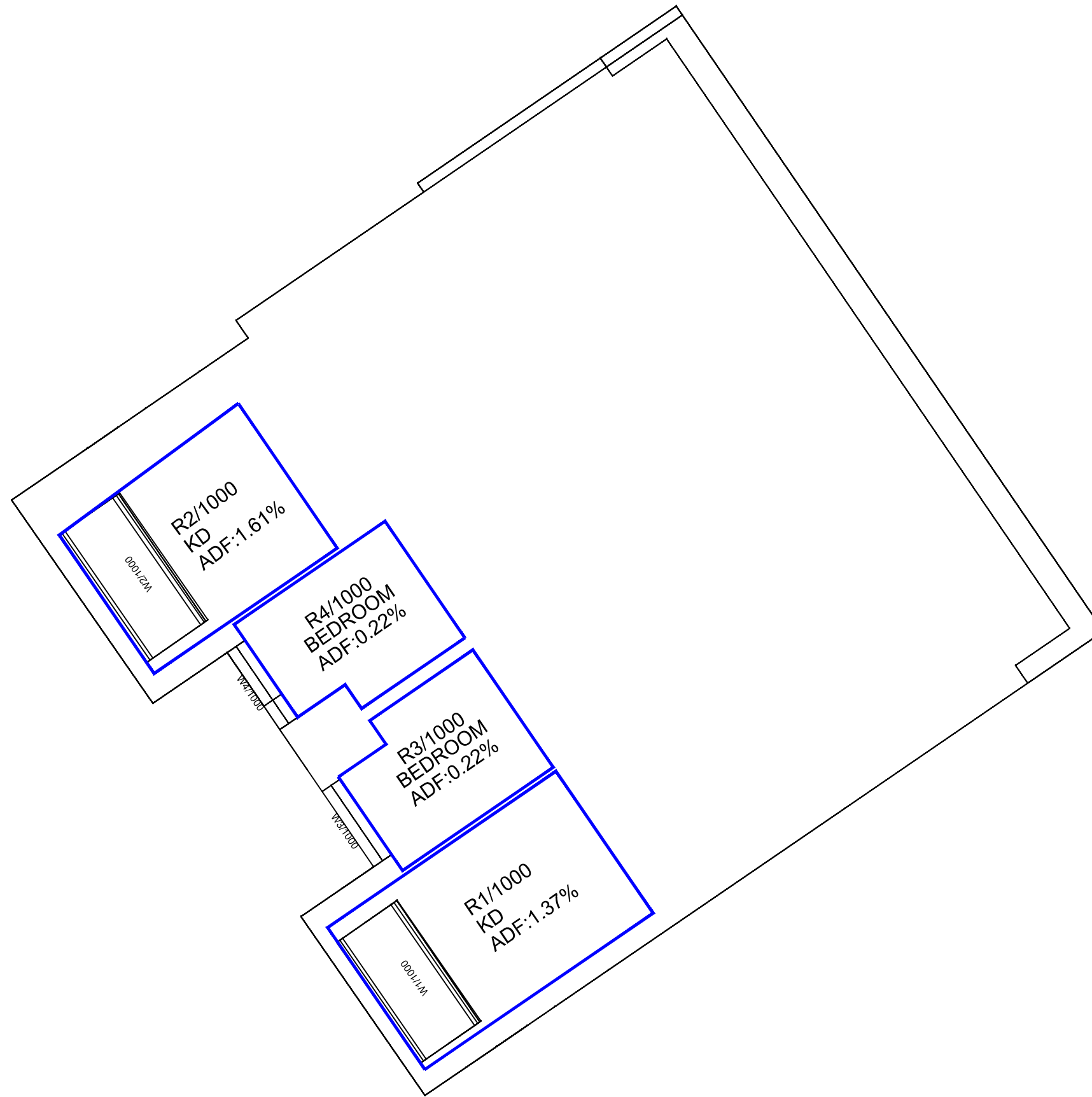
The ADF values for each apartment are considered good and within the intention of the BRE guidelines. Overall, the internal daylight results indicate that all the primary rooms within the proposed Development will provide good levels of daylight amenity for their proposed uses and, in most instances, exceed the standards set by the guideline.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Justin Bolton', with a long horizontal stroke extending to the right.

Justin Bolton  
Director  
For Point 2 Surveyors Ltd  
[justin.bolton@point2surveyors.com](mailto:justin.bolton@point2surveyors.com)





Sources: LASER SURVEYS  
 Partial Site survey  
 ALLFORD HALL MONGHAN MORRIS  
 Proposed Drawings Received 22/02/18

Key:

Project: ARTHUR STANLEY HOUSE  
 LONDON

Title: ROOM LAYOUTS AND ADF RESULTS  
 PROPOSED SCHEME DATED 22/02/18  
 LOWER GROUND FLOOR

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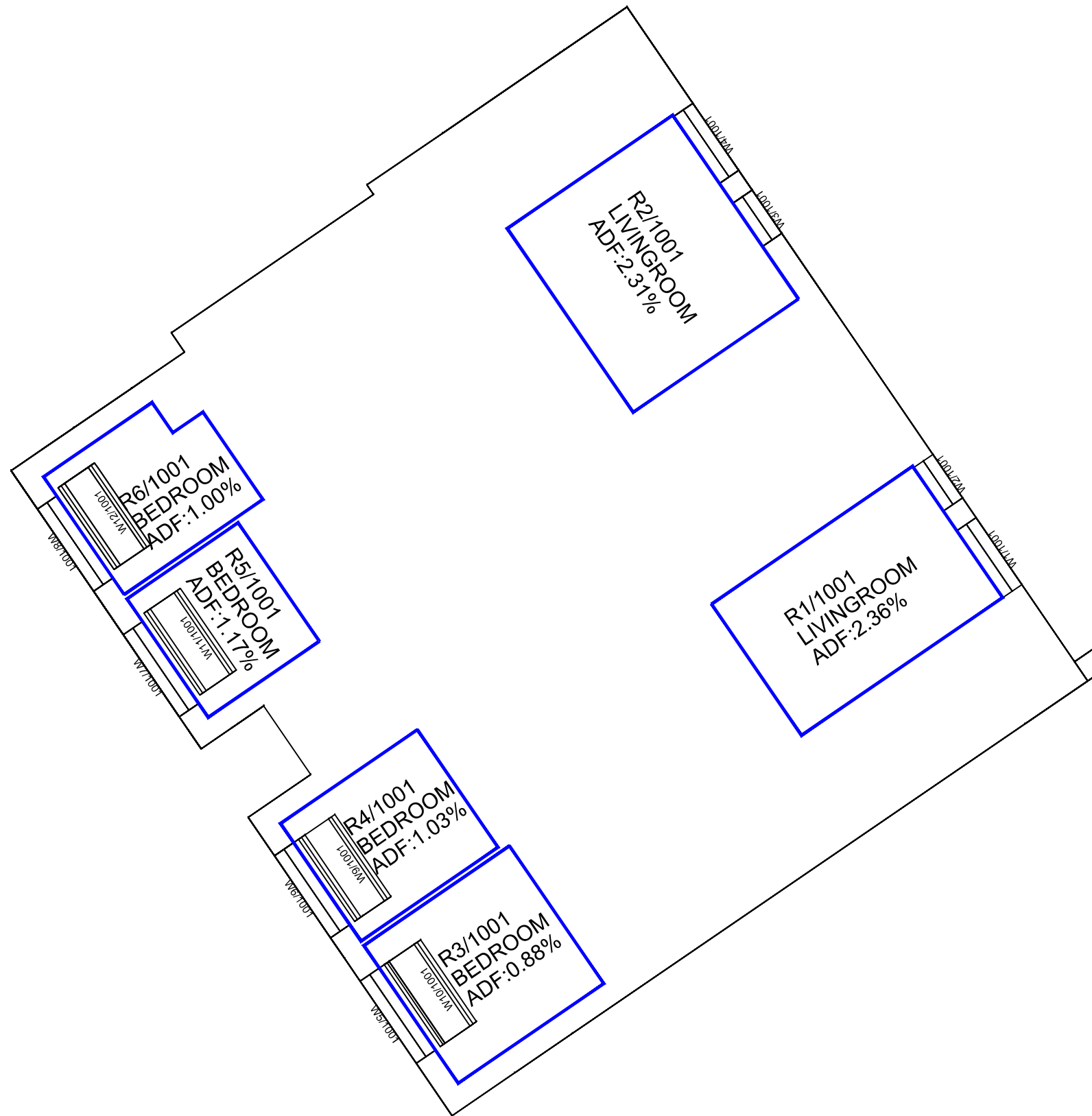
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Date: APR 18

Dwg No:

**P716/INT/15**





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 LONDON

Title: ROOM LAYOUTS AND ADF RESULTS  
 PROPOSED SCHEME DATED 22/02/18  
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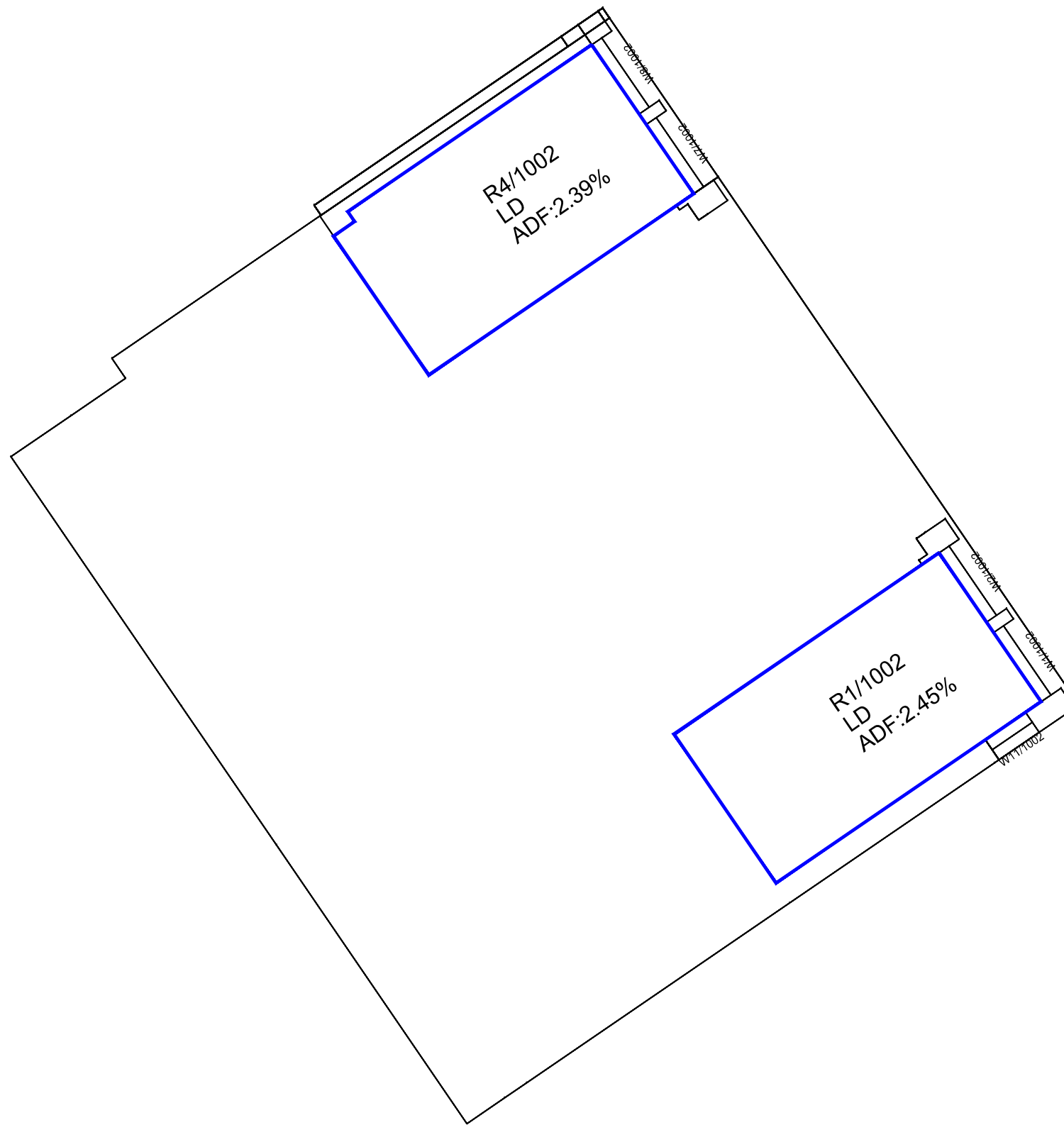
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Date: APR 18

Dwg No:

**P716/INT/16**





Sources: LASER SURVEYS  
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Key:

Project: ARTHUR STANLEY HOUSE  
 LONDON

Title: ROOM LAYOUTS AND ADF RESULTS  
 PROPOSED SCHEME DATED 22/02/18  
 FIRST FLOOR

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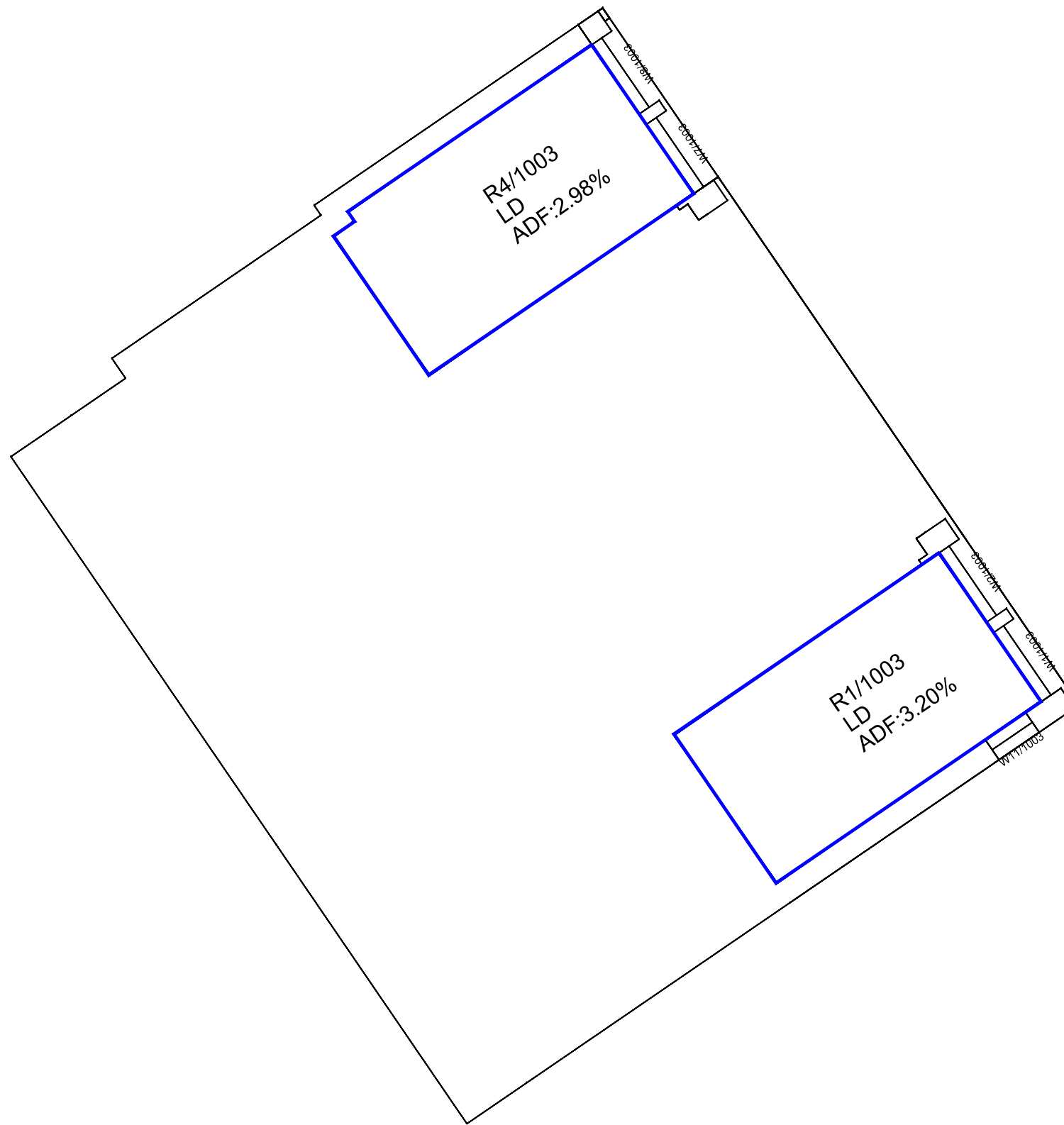
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Date: APR 18

Dwg No:

**P716/INT/17**





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 SECOND FLOOR

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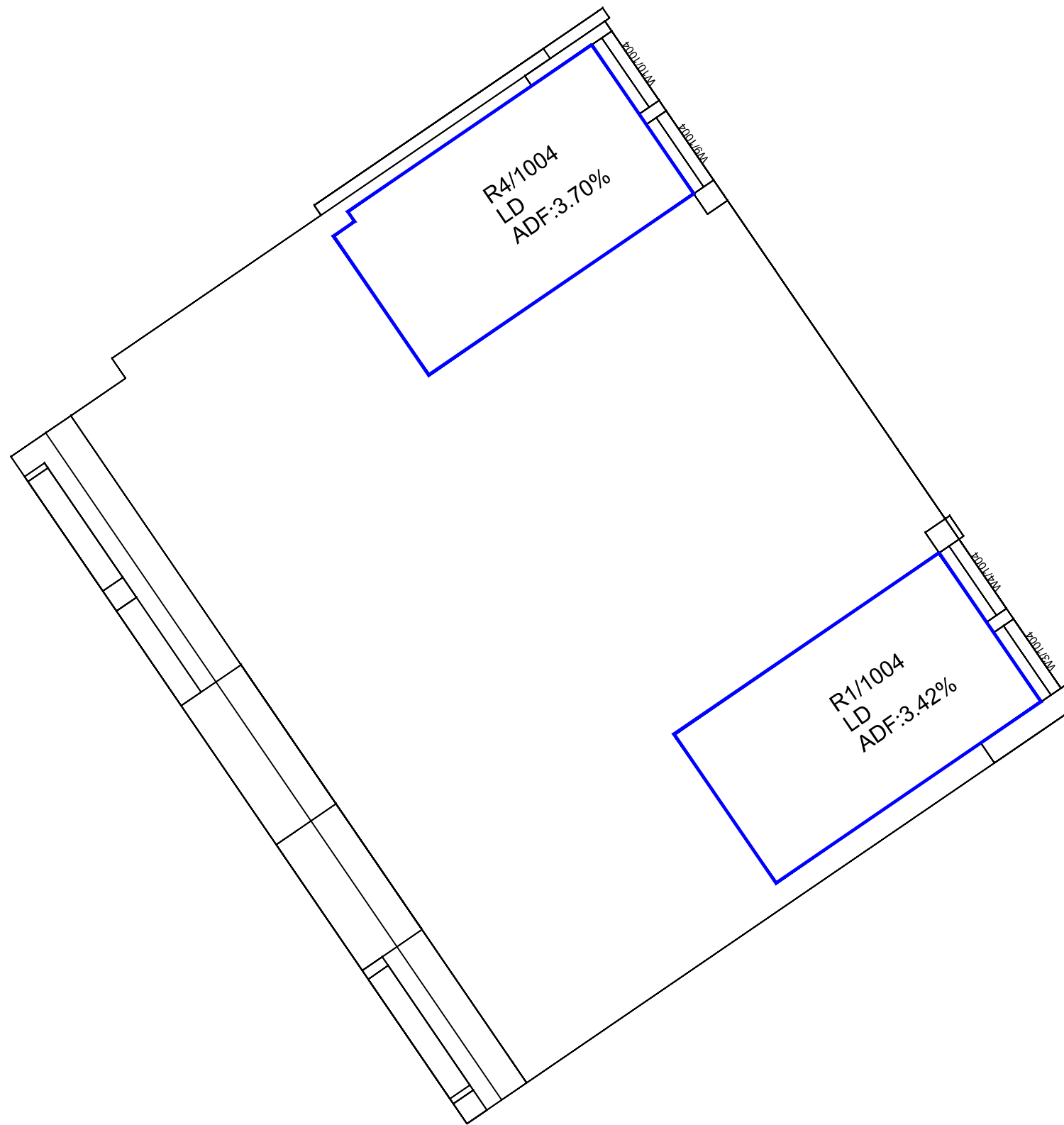
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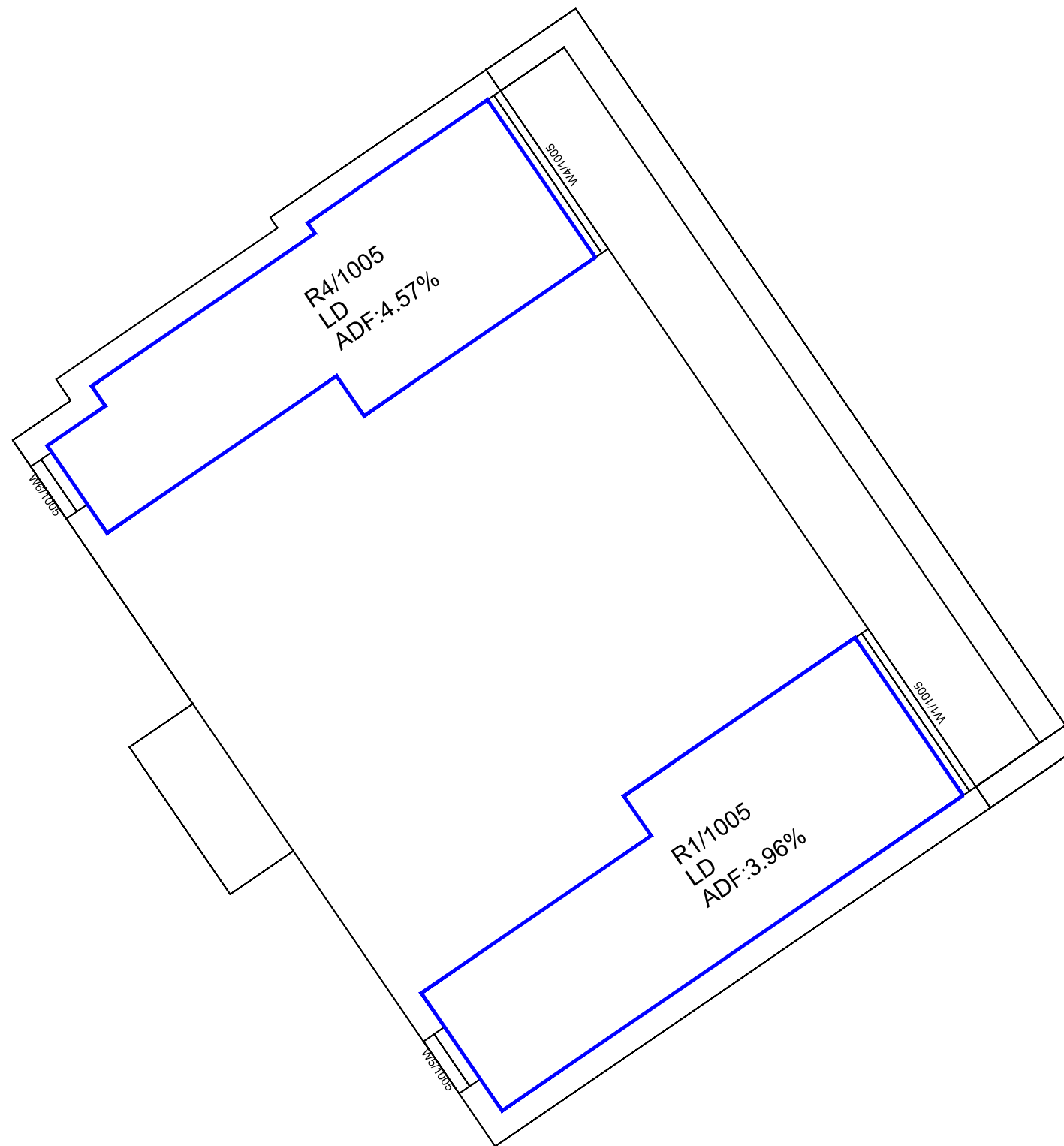
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Dwg No:

**P716/INT/19**





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 LONDON

Title: ROOM LAYOUTS AND ADF RESULTS  
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