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Principle Planner  
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Pancras Square  
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London  
N1C 4AG

26<sup>th</sup> March 2018

Dear Jenna,

**RE: The Proposed Arthur Stanley House Development (Tottenham Street) Planning Ref – 2017/4306/P - Addendum Daylight Note**

I write further to your correspondence with DP9 in which you have requested further clarification on the daylight effects to 73-75 Charlotte Street. This letter should be read in conjunction with the Point 2 Surveyors Report dated March 2018 which accompanied the Planning Application (Ref2017/4306/P) for the new Arthur Stanley House scheme assembled by AHMM Architects.

I appreciate that a few questions have been raised in relation to the changes in light to 73-75 Charlotte Street, including;

- The VSC changes to windows serving two rooms within 73-75 Charlotte Street;
- Confirmation on the applied layouts used for 73-75 Charlotte Street building.

The detailed daylight calculations undertaken by Point 2 Surveyors include a review of both the Vertical Sky Component (VSC) & No Sky Line (NSL) methodologies outlined in the Building Research Establishment (BRE). Point 2 Surveyors has further extended the assessment to include daylight calculations based on the Average Daylight Factor (ADF) methodology. This is due to a full understanding (based on available Architectural drawings as secured from the planning portal which is the same as the ones supplied by you in your email dated 15<sup>th</sup> March 2018 addressed to Melanie Wykes of DP9) of the internal subdivision and room classification for those rooms within 73-75 Charlotte Street that overlook the development site. The ADF assessment does consider the Winter Garden arrangement for the LKD and includes assumptions on the transmittance of the glazing (68%) and a light finish for the internal walls.

Having reviewed the Daylight/Sunlight position for the application scheme in some detail, I feel comfortable supporting the proposal in Daylight terms. There are some recorded changes in light beyond the strict application of the BRE to 73-75 Charlotte Street although the more detailed and accurate ADF test shows full compliance. It is not uncommon to use the ADF test in preference the VSC & NSL methods of assessment where details of the building arrangement are understood. The retained Daylight value achieved for the units at ground and first floor exceed the BRE target for room use. R1/100 (Ground Floor LKD) achieves a retained ADF value of 1.96% which is in excess of the BRE's target

of 1.5% for that room use. The first floor living room (R1/101) achieves a retained ADF value of 2.62% beyond the target of 1.5% whereas the bedroom on the first floor (R2/101) retains 1.42 in excess of the target 1% suggested by the BRE.

In conclusion, the proposed Arthur Stanley House scheme will not materially affect the light availability for those rooms within 73-75 Charlotte Street.

I trust that this clarifies the position although please do let me know if you require further information and or clarification.

Yours sincerely

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

Justin Bolton  
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