

To Mr P Davis
TP Bennett LLP
One America Street
London
SE1 ONE

By Email Only: peter.davis@tpbennett.com

Our ref. 60020/IM/SJP
Date 07 December 2018

Dear Peter

**Stephenson Way, Euston, London
Daylight and Sunlight Amenity**

Thank you for passing through the report by GL Hearn dated 04 October 2018.

You have asked us to undertake a review of the daylight and sunlight results for 222 Euston Road which is contained within that report.

In conducting our review, we have considered the recommendations of the Building Research Establishment (BRE) "Site layout planning for daylight and sunlight: A guide to good practice" 2011. This is the document that local authorities will use as guidance to assess whether acceptable levels of daylight and sunlight are available.

We note that the GL Hearn report is set out dealing with matters pertaining a technical assessment showing the impact to 222 Euston Road; and

It is noted that the letter refers specifically to section 2.2.3 of the BRE guide, however, we believe the section in question is located at 2.2.2. This section relates to the type of buildings to be tested, which suggests schools, hospitals, hotels and hostels, small workshops and some offices might need to be assessed.

The question as to whether there is a reasonable expectation for these types of buildings to received adequate daylighting is subjective and one which should be considered carefully.

The BRE Guidance is intended to be applied sensibly and flexibly and in the spirit of promoting development rather than constraining it, which is what would happen with a ridged application of the guidance.

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When reviewing the floor plans of 222 Euston Road provided under planning application ref 2013/6029/P & 2013/5523/P, we make the following observations:

1. The lower ground floor contains a three teaching spaces and a break-out / circulation space facing Stephenson Way.
2. The ground floor shows a proposed auditorium space backing on to the proposed development at Stephenson Way, with an exhibition space and female WCs.
3. The first floor shows offices, tea breakout points and desks to areas for doctoral students.
4. The third floor contains office space, tea break out areas and male WCs.
5. The fourth floor contains the same as third albeit with a different layout.

Copies of these plans are contained within Appendix A of this report.

A number of questions arise following a review of the plans for 222 Euston Road and it would be necessary to establish, in the first instance, whether or not the building is such that they will need to rely on a reasonable amount of daylighting to a point where they would be deemed as a "sensitive receptor".

We note that the lower ground floor contains mainly teaching rooms. These would be continuously lit by task lighting and therefore the amenity from daylight would not be a particular requirement. Due to orientation the proposed development would not have any effect on sunlight.

The ground floor mainly comprise of an auditorium/exhibition space, which will provide space for presentations and lectures etc. By the very nature of this type of usage, the room will not be making use of natural lighting and will mainly be lit using supplementary lighting and/or the room will be in darkness due to presentations that are being held in the lecture theatre. On that basis, we feel that the requirement for natural lighting on the ground floor is neither warranted nor necessary by the very nature of the use in this location.

Regarding the first floor, it is expected when we consider the beneficial use that the rooms will be continuously lit with supplementary lighting throughout the day and it is felt that at no point will the rooms solely be lit by natural lighting in isolation.

Similarly, the same room configuration is noted to the second floor and we would expect that the room is continuously lit with supplementary lighting.

Furthermore, it can be seen from the documents contained within the rear of the GL Hearn report that the schemes are of similar height/bulk and massing. On that basis, it is not unreasonable to expect that where both properties are close to one another, they should be taking no more than their fair share of light. In particular, the BRE guide does make allowance for this in Appendix F where it states;

To ensure that a new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to

those for a "mirror-image" building of the same height and size, and equal distance away from the boundary".

In conclusion, we feel that 222 Euston Road, is not occupied within a usage that relies heavily upon natural lighting. This is because the building is lit with supplementary lighting throughout the building and most rooms facing the development site are occupied as offices.

In addition, the BRE guide sets out an approach referred to as the mirror-image approach that assumes that where both buildings are of equal size and sit similar distances away from one another, then each is taking its fair share of light. On that basis, it is reasonable to expect that each property will impact one another in a similar fashion.

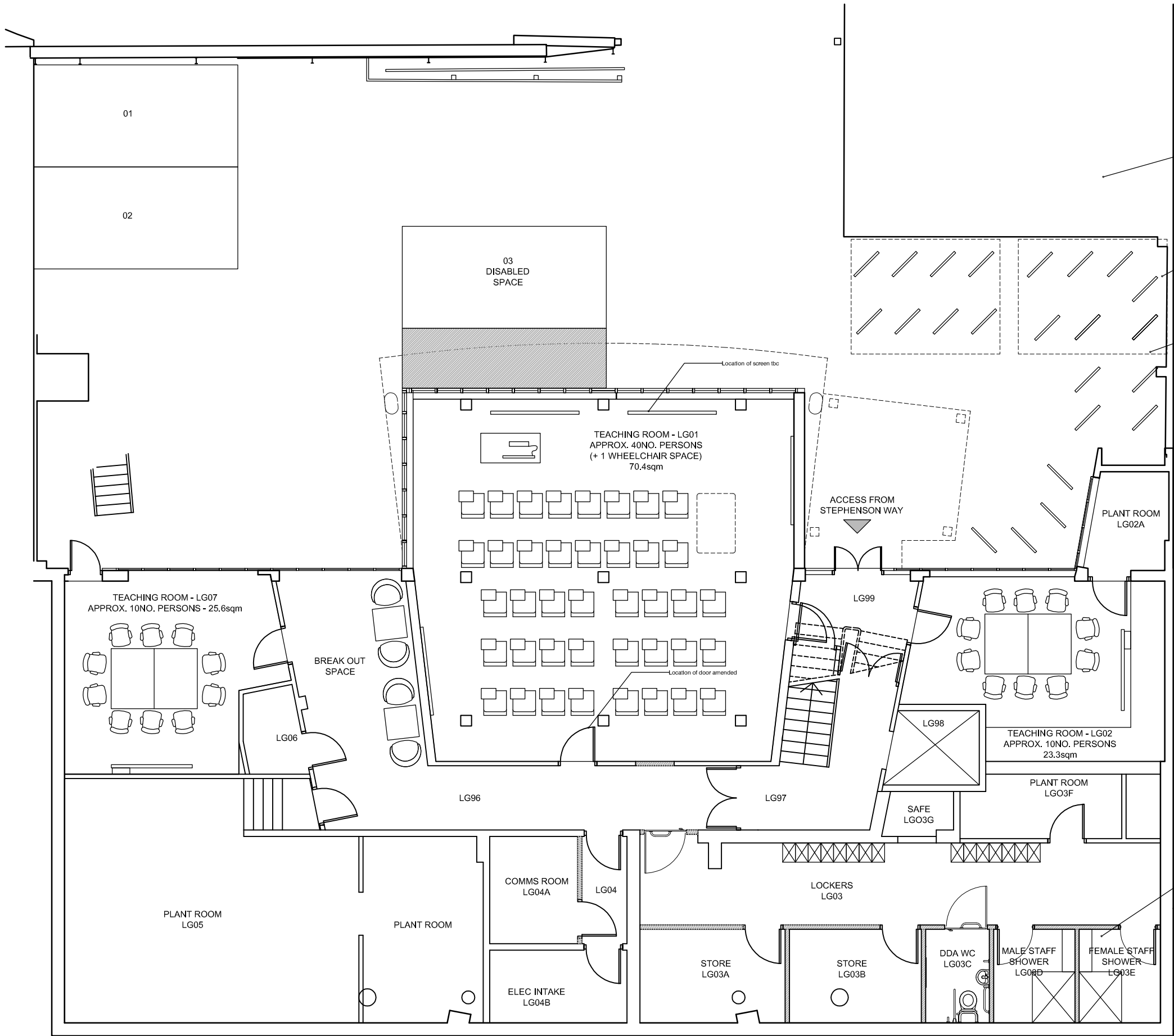
I trust this letter is useful and do let me know if you need anything further.

Yours sincerely



Stephen Parker
Malcolm Hollis LLP

Enc. Floor plans



ACADEMIC AMENITY

TEACHING ACCOMODATION
 LARGE SEMINAR SPACE SEATING
 2NO. SMALL SEMINAR SPACE SEATING

40 + 1 WHEELCHAIR SPACE
 20
 61

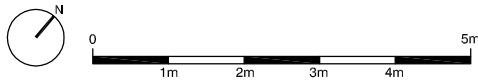
SANITARY AMENITY

SEE GROUND FLOOR DWG.

AREAS

GIA
 327sqm
 3519sqft

GEA
 349sqm
 3757sqft



standard notes **drawing notes**

1. All dimensions must be checked on site and any discrepancies verified with the architect.
2. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING. IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

revisions

P1	17.04.2013	FIRST ISSUE
P2	23.04.2013	NOTES ADDED
P3	30.04.2013	DOORS AMENDED, NOTES ADDED
P4	12.07.2013	TOILETS AMENDED
P5	16.07.2013	COMMS ROOM AND EXTERNAL YARD UPDATED
P6	19.07.2013	LAYOUTS UPDATED
P7	06.08.2013	ISSUED FOR PLANNING

Farr Institute of Health

date 17.04.13 **client** UCL
scale 1:100@A3 **drawing** Proposed Lower Ground Floor
drawn NS **checked** MG **drawing number** 3095_L_100 **rev** P7

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ACADEMIC AMENITY

MEETING / PUBLIC ENGAGEMENT / SEMINAR SPACE

LARGE SEMINAR SPACE SEATING	52 + 1 WHEELCHAIR SPACE
SMALL SEMINAR SPACE SEATING	20
STUDENT CLUSTER ROOM	18
	90

SANITARY AMENITY (lower ground flr & ground flr)

ASSUMING THAT THERE IS A 50/50 MALE / FEMALE SPLIT, THE FOLLOWING WC PROVISIONS HAVE BEEN INCLUDED (BS 6465 6.9)

NUMBER OF PERSONS AT WORK 151 (SEMINAR ROOMS) @ 100%

TOTAL 151 (76/76)

FEMALE:	4NO. WCS	3NO. WHB
MALE:	1NO. WCS	2NO. WHB
	2NO. URINAL	
DDA WC:	1NO. ACC. WC	1NO. WHB

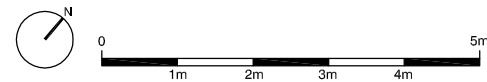
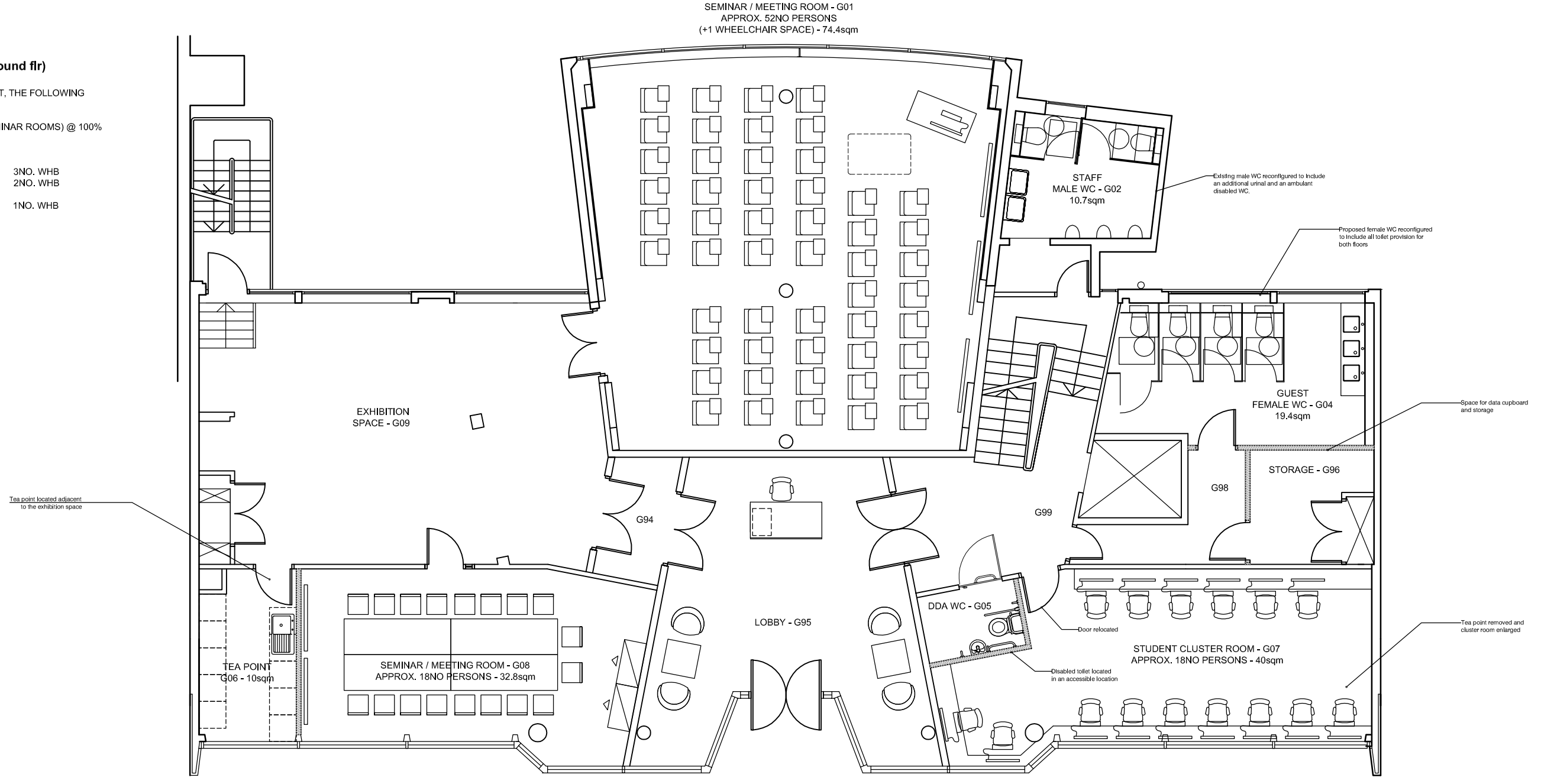
AREAS

GIA

337sqm
3627sqft

GEA

357sqm
3842sqft



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drawing notes

revisions

P1	17.04.2013	FIRST ISSUE
P2	23.04.2013	MINOR AMENDMENTS TO FURNITURE LAYOUT
P3	24.04.2013	STUDENT CLUSTER ROOM LAYOUT AMENDED
P4	30.04.2013	DOOR POSITIONS MOVED
P5	12.07.2013	TOILET LAYOUT REVIEWED. TEAPOINT RELOCATED.
P6	16.07.2013	TOILETS UPDATED
P7	19.07.2013	LAYOUTS UPDATED
P8	06.08.2013	ISSUED FOR PLANNING

Farr Institute of Health

date 17.04.13
client UCL
scale 1:100@A3
drawing Proposed Ground Floor Plan
drawn NS
checked MG
drawing number 3095_L_101
rev P8

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TOTAL DESK SPACES 36

OFFICE AMENITY

OPEN WORKSPACE	16
DOCTORAL STUDENT WORKSPACE	20
12 PERSON MEETING SPACE	1
BREAK OUT SPACE	23
HOT DESK SPACE	12
TEA POINT	1

SANITARY AMENITY

ASSUMING THAT THERE IS A 50/50 MALE / FEMALE SPLIT, THE FOLLOWING WC PROVISIONS HAVE BEEN INCLUDED (BS 6465 6.4)

NUMBER OF PERSONS AT WORK 134

BUILDING TOTAL 134 (67/67 SPLIT)*

FEMALE:	6NO. WCS	6NO. WHB
MALE:	3NO. WCS	3NO. WHB
	3NO. URINALS	
UNISEX	1NO. ACC. WC	1NO. WHB

*PROVISION OF WCS BASED ON TOTAL STAFF OCCUPANCY FOR ALL FLOORS COMBINED. WC PROVISION OCCURS IN EXISTING WCS AND IS SPLIT BETWEEN FLOORS. ACCESSIBLE WC CANNOT OCCUR AT EXISTING WCS BECAUSE OF SPLIT FLOOR ARRANGEMENT. DDA COMPLIANT WC IS PROVIDED ON GROUND AND LOWER GROUND FLOOR.

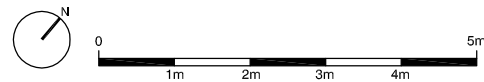
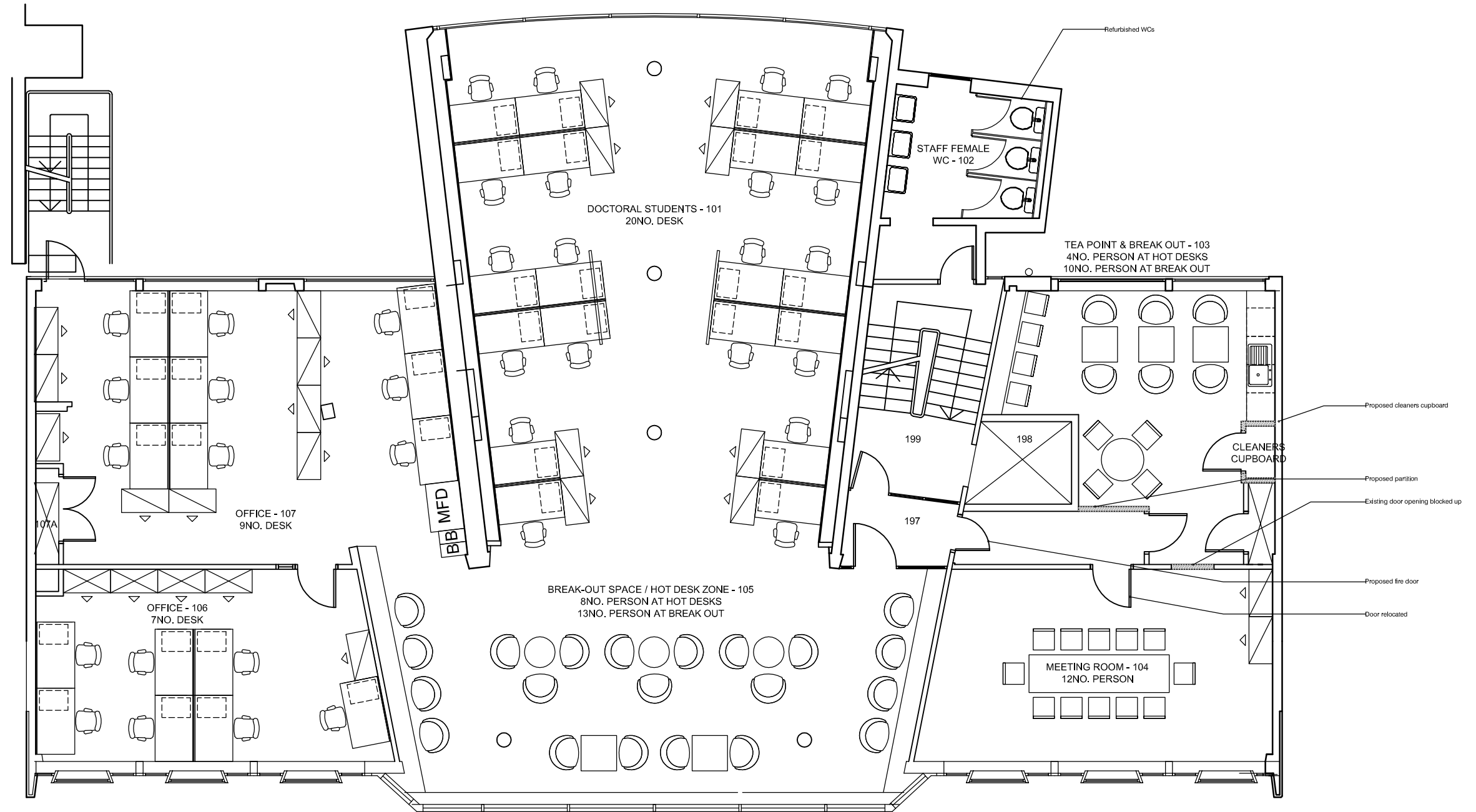
AREAS

GIA

343sqm
3692sqft

GEA

365sqm
3929sqft



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drawing notes

revisions

P1	17.04.2013	FIRST ISSUE
P2	23.04.2013	MINOR AMENDMENTS TO FURNITURE LAYOUT
P3	30.04.2013	NOTES ADDED
P4	16.07.2013	DATA ROOM AND CLEANERS CUPBOARD ADDED
P5	19.07.2013	LAYOUTS UPDATED
P6	30.07.2013	PROPOSED DOOR RELOCATED
P7	06.08.2013	ISSUED FOR PLANNING

Farr Institute of Health

date 17.04.13
 client UCL
 scale 1:100@A3
 drawing Proposed First Floor Plan
 drawn NS checked MG drawing number 3095_L_102 rev P7

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TOTAL DESK SPACES 36

OFFICE AMENITY

OPEN WORKSPACE 36
12 PERSON MEETING SPACE 1
BREAK OUT SPACE 27
HOT DESK SPACE 4
TEA POINT 1

SANITARY AMENITY

AS PER THE SECOND FLOOR

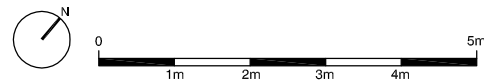
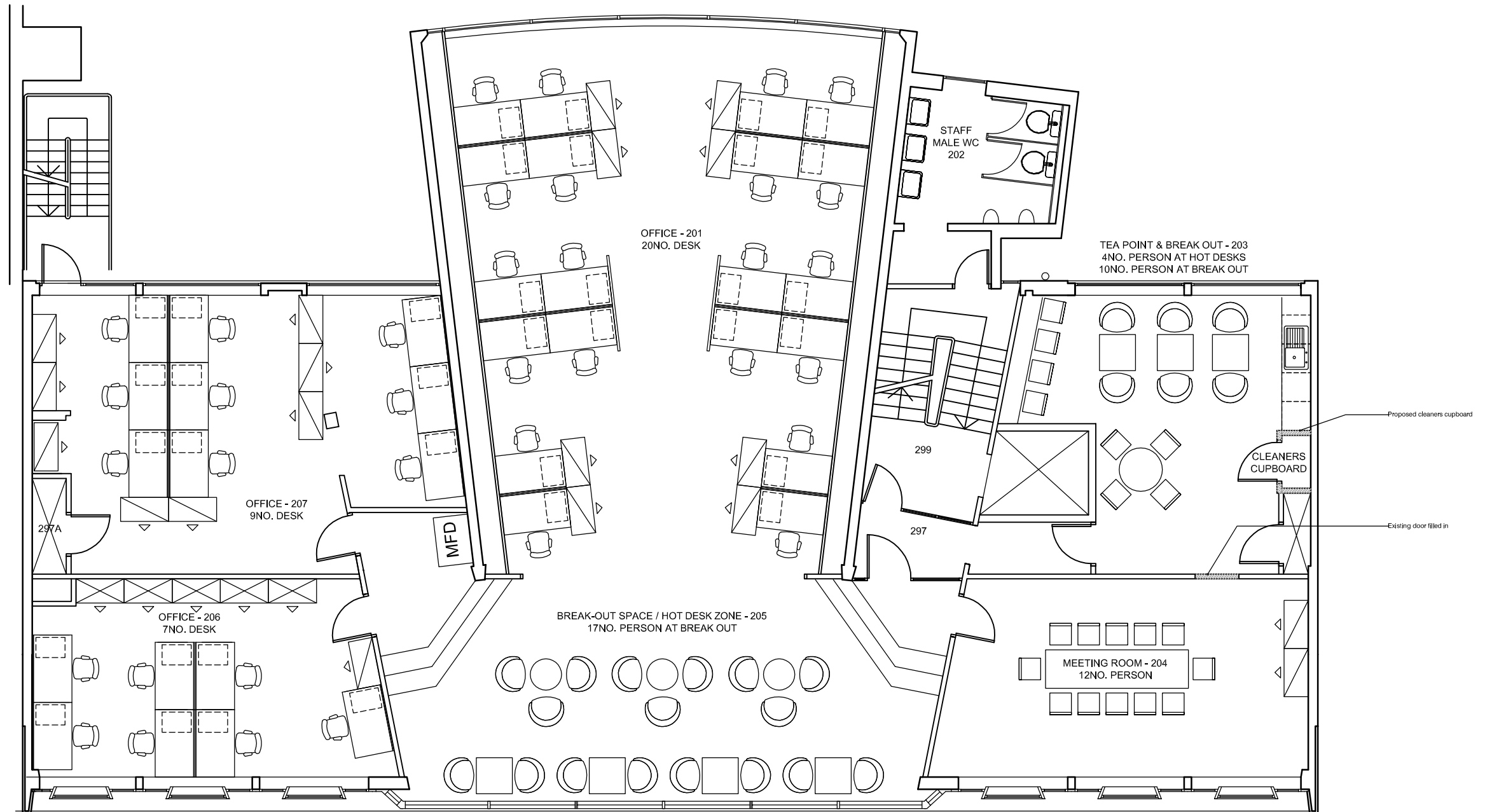
AREAS

GIA

347sqm
3735sqft

GEA

365sqm
3929sqft



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revisions

date	checked	drawing number	rev
P1	17.04.2013	FIRST ISSUE	
P2	23.04.2013	MINOR AMENDMENTS TO FURNITURE LAYOUT	
P3	30.04.2013	EXISTING WALL NIB ADDED	
P4	16.07.2013	DATA ROOM AND CLEANERS CUPBOARD ADDED	
P5	19.07.2013	LAYOUTS UPDATED	
P6	30.07.2013	EXISTING DOOR FILLED IN	
P7	06.08.2013	ISSUED FOR PLANNING	

Farr Institute of Health

date 17.04.13 client UCL
scale 1:100@A3 drawing Proposed Second Floor Plan
drawn NS checked MG drawing number 3095_L_103 rev P7

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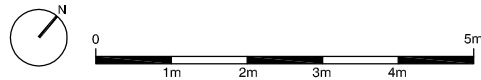
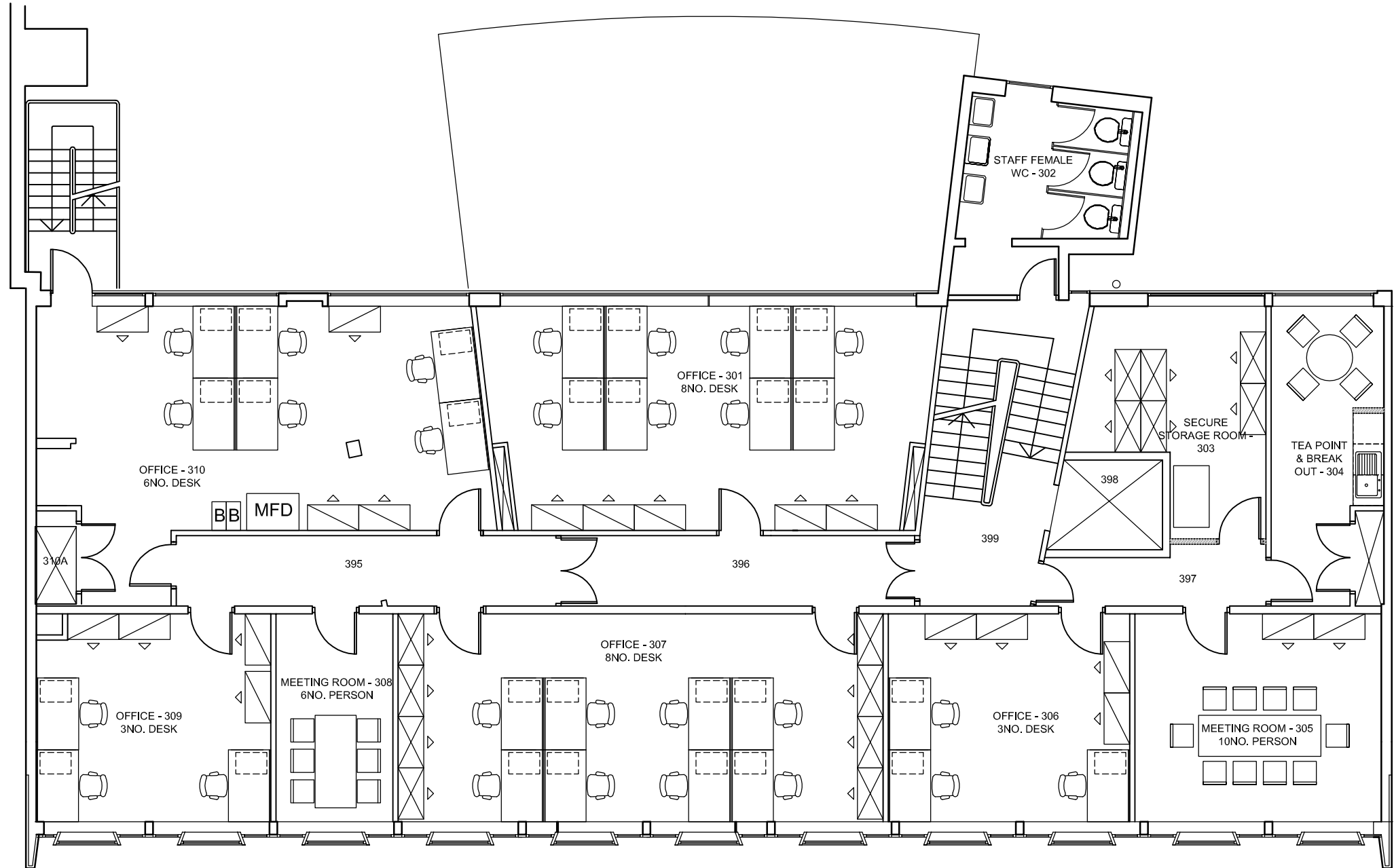
TOTAL DESK SPACES	28
OFFICE AMENITY	
WORKSPACES	28
10 PERSON MEETING SPACE	1
6 PERSON MEETING SPACE	1
TEA POINT	1

SANITARY AMENITY
AS PER THE SECOND FLOOR

AREAS

GIA
283sqm
3046sqft

GEA
307sqm
3305sqft



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drawing notes

revisions

P1	17.04.2013	FIRST ISSUE
P2	23.04.2013	MINOR AMENDMENTS TO FURNITURE LAYOUT
P3	30.04.2013	MINOR AMENDMENTS TO FURNITURE LAYOUT
P4	16.07.2013	DATA ROOM & MEETING ROOM ADDED
P5	17.07.2013	MEETING ROOM UPDATED
P6	19.07.2013	LAYOUTS UPDATED
P7	06.08.2013	ISSUED FOR PLANNING

Farr Institute of Health

date 17.04.13
client UCL
scale 1:100@A3
drawing Proposed Third Floor Plan
drawn NS
checked MG
drawing number 3095_L_104
rev P7

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TOTAL DESK SPACES 34

OFFICE AMENITY

OPEN WORKSPACE 28
 2NO. 3 PERSON OFFICE 6
 6 PERSON MEETING SPACE 1
 TEAPOINT 1

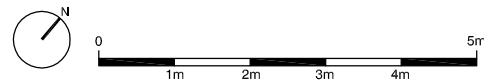
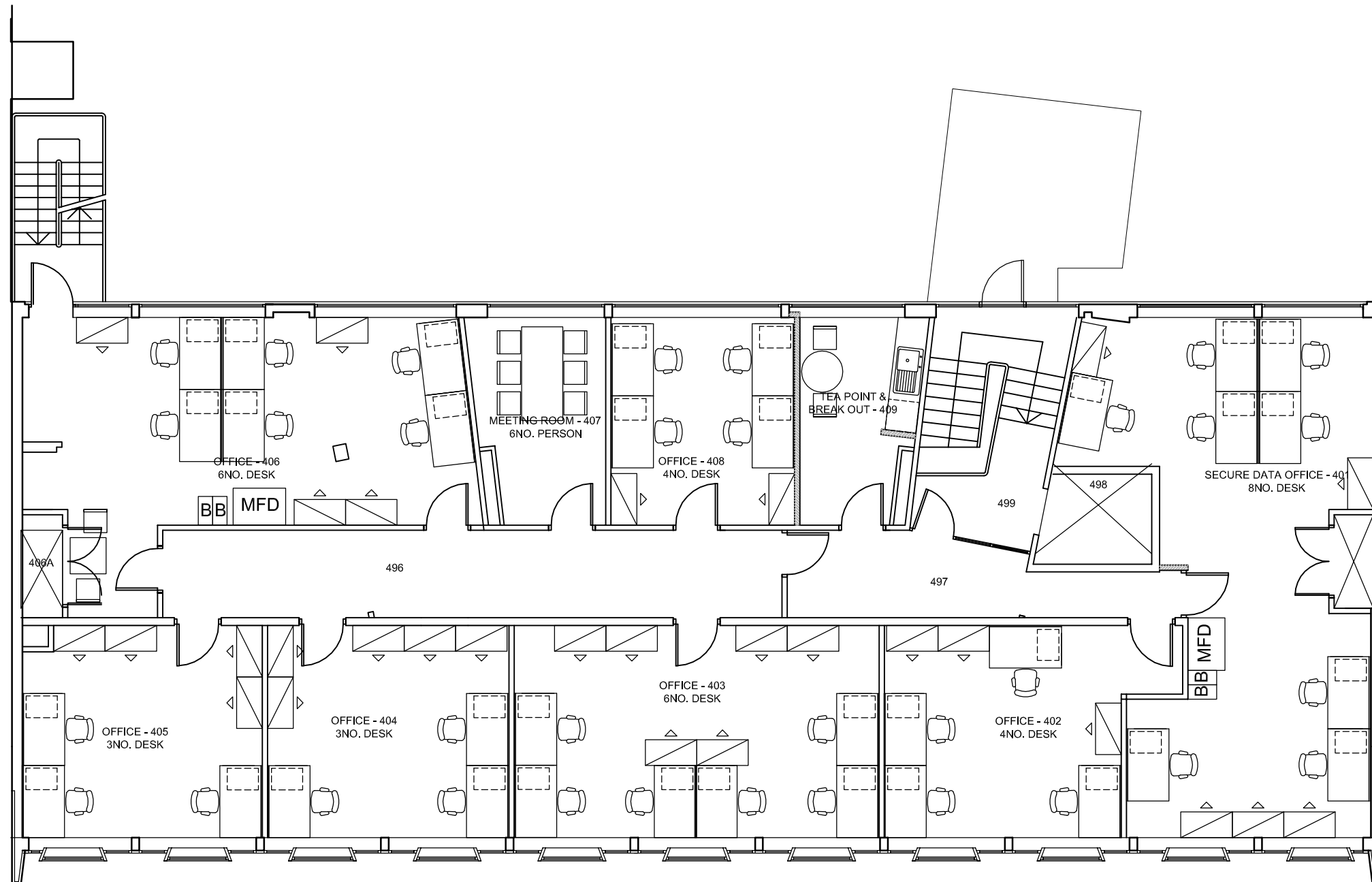
SANITARY AMENITY

AS PER THE SECOND FLOOR

AREAS

GIA
 271sqm
 2917sqft

GEA
 294sqm
 3165sqft



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drawing notes

revisions

date	client
P1 17.04.2013	UCL
P2 23.04.2013	
P3 30.04.2013	
P4 16.07.2013	
P5 19.07.2013	
P6 06.08.2013	

Farr Institute of Health

17.04.13
 scale 1:100@A3
 Proposed Fourth Floor Plan

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