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CHARTERED SURVEYORS

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21/01/2019
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ADDRESS
•
THE WHITEHOUSE
BELVEDERE ROAD
LONDON SE1 8GA
•
CONTACT
•
TEL 020 7202 1400
FAX 020 7202 1401
MAIL@GIA.UK.COM
•
WWW.GIA.UK.COM

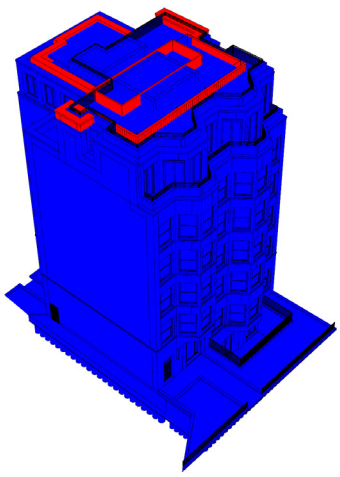
**Richard Springett**
Almax Group
4 Old Park Lane
London
W1K 1QW

Dear Richard,

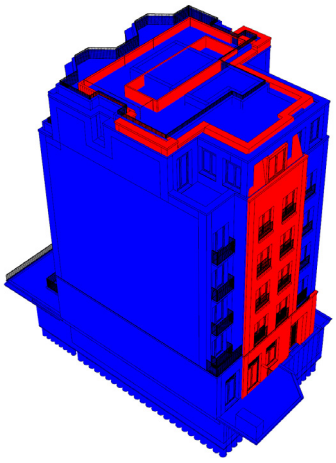
**Re: Land adjacent to 1 St John's Wood Park, London, NW8 6QS - Amendments to the proposed massing in Planning Application 2018/4763/P - Daylight and Sunlight, Statement of Conformity.**

GIA have been asked to review the effects on daylight and sunlight of the proposed amendments to the scheme tested for planning application 2018/4763/P.

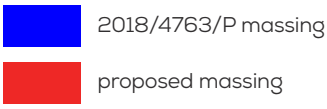
In order to appreciate the alterations to the scheme submitted in planning application 2018/4763/P, GIA have undertaken an overlay of the two designs, as show in the images below:



Overlay: Front Elevation



Overlay: Rear Elevation




It is understood that the proposed changes include:

- a reduction in massing due to a setback of the rear façade at ground floor;
- a 22.5 cm projection of the central portion of the rear façade from first to fourth floor;
- a reduction of massing at the rear of the fifth floor where a mansard roof has been introduced; and
- a reduction in size of three windows serving dual aspect bedrooms at second, third and fourth floor.

**Effects on the daylight and sunlight impacts on neighbours.**

The latest proposed design massing falls mostly within the envelope of the scheme tested for planning submission 2018/4763/P. The proposed projection in the central portion of the rear façade is minimal and is unlikely to affect the results found in the GIA report accompanying the planning application. Therefore, the scheme alterations are unlikely to have a material impact on the surrounding properties when viewed in line with the submitted scheme.

**Effects on the daylight and sunlight amenity within the proposed accommodation.**

The alteration to the massing at ground floor affects the daylight of bedroom identified in the "Internal daylight and sunlight report" as no.6. This room achieved a 1.9% Average Daylight Factor (ADF), where the minimum recommendation by BRE is 1%. Though in the latest design the window serving the room is recessed from the façade compared to the previous option, the bedroom now has a reduced depth which allows for better light distribution. Therefore, the internal daylight level of this room is not expected to change greatly and it will still exceed the minimum recommendation for daylight set by BRE.

The reduction of the fenestration for bedrooms identified as nos. 17, 24 and 32 is expected to reduce the levels of daylight previously seen. However, these rooms will still be able to achieve exceptional levels of daylight as they were achieving 5.1%, 5,2% and 5.4% ADF respectively.

The amendments to the massing at fifth floor result in minor amendments to the internal layouts and are not expected to change the results of the previous tests meaningfully.

**Conclusions**

In consideration of the above and what is overall a minor alteration to the massing, it is in GIA opinion that further technical tests are not required and that there are no meaningful changes to the conclusions outlined in the previous reports.

Kind Regards,

For and on behalf of GIA

Paolo Cappellacci, ARB
**Design Consultant**
paolo.cappellacci@gia.uk.com