

**By Email**

david@jamesgorstarchitects.com

David Roy
James Gorst Architects Ltd
35 Lamb's Conduit Street
London
WC1N 3NG

Dear David,

Re: 1 Steeles Studios – Daylight and Sunlight Addendum Letter

GIA have been instructed to review a proposal by James Gorst Architects Limited (received on the 12th November 2018) for the 1 Steeles Studios site.

The site is located in the London Borough of Camden at Steeles Studios near Havistock Hill. The existing site comprises of two separate two storey residential properties. Drawings of the existing site and previous scheme can be found in Appendix 01 of this letter report.

We have previously produced a daylight and sunlight report (dated 27th April 2018) for the scheme issued to GIA on the 20th April 2018. There have since been modifications to the previous scheme which we have reviewed to understand if the proposed changes will alter the daylight and sunlight position as outlined in our April 2018 report. No technical analysis has been undertaken as part of our review, however, we have overlaid (see Figure 01) the 3D model of the previous scheme with the new proposal to identify the changes in massing.

The 3D context model used for the April 2018 report has not been updated, therefore all assumptions and sources of information remain the same. GIA have considered all properties that were included within our previous report.

Methodology

The daylight and sunlight methodology undertaken and documented within our April 2018 report is predicated on the BRE Guidelines 2011 which is the leading authority on light matters.

The BRE Guidelines provide the following methodologies for the assessment of daylight within neighbouring properties:

- Vertical Sky Component (VSC); and
- No Sky Line (NSL).

The VSC method calculates the amount of sky visible at the centre of the window face (vertical plane) and the value is quantified as a percentage.

The NSL assessment considers the distribution of daylight within a room and calculates where the sky can and cannot be seen at table top height (850mm). This assessment takes the number and size of windows serving a room into account. There is no qualitative assessment of the light in the room, only where sky can and cannot be seen.

To understand the quantum of sunlight that a neighbouring property receives, the BRE provides the Annual Probable Sunlight Hours (APSH) calculation. This considers the number of 'sunspots' that can be seen from a window in the existing situation and compares that to the proposed.

DATE / REF

14/11/2018
DMC/12783

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In accordance with the BRE Guidelines, only the daylight and sunlight amenity to habitable rooms such as living rooms, kitchens and bedrooms in residential properties have been considered. Non-habitable rooms such as bathrooms, WCs, store rooms and circulation spaces were not included in the planning assessment (Site Layout Planning for Daylight and Sunlight, A guide to good practice page 7, paragraph 2.2.2).

The following properties containing residential units were assessed in relation to the previous scheme:

- The Sir Richard Steele (97 Haverstock Hill);
- Stanbury Court; and
- 2 Steeles Studios.

The technical analysis undertaken against the previous scheme illustrated near total compliance with the BRE Guidelines for daylight (VSC and NSL) and sunlight (APSH). There was only one window which experienced a fractional transgression in VSC, however, due to mitigating windows and NSL compliance to the room served by this window, we believe the change in daylight is unlikely to be noticeable.

Proposed Scheme

GIA have overlaid the previous development with the proposed scheme to understand where the changes in massing are located. On Figure 01 below, the previous development is illustrated in light green and the proposed scheme is highlighted in red. The proposed scheme reduces the height of the central pitched roof by circa 0.88 metres. Elsewhere on the proposal the changes in massing are minor and in our opinion, will not alter the daylight and sunlight position from the previous scheme.

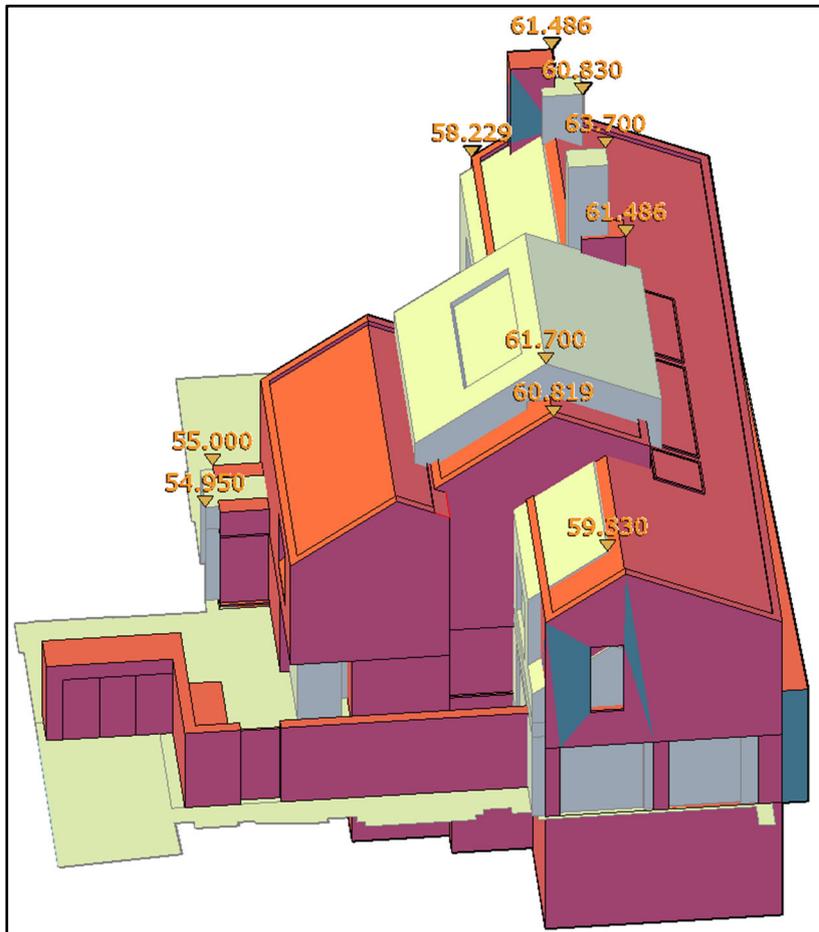


Figure 01 – Previous Development and Proposed Scheme overlaid

Summary

GIA have undertaken a non-technical review to understand whether, in our opinion, the modifications to the previous scheme (issued to GIA on the 20th April 2018) for the 1 Steeles Studios site will alter the daylight and sunlight position as documented in our April 2018 report.

Based on our professional judgement and understanding of the massing changes, we do not believe that the changes to the proposed scheme will affect the daylight and sunlight position. As such, the overall conclusions within our daylight and sunlight report remain the same.

Kind regards,

Yours sincerely
For and on behalf of GIA



Danielle McGill
Senior Surveyor
danielle.mcgill@gia.uk.com

Encl: Appendix 01 - Drawings

Appendix 01

Drawings

Existing



STANBURY COURT

THE SIR RICHARD STEELE

2A STEELES STUDIOS

2 STEELES STUDIOS

 PLAN VIEW
SCALE 1:150

SOURCES OF INFORMATION

- IR01-Sketch Drawings (James Gorst Architects)
- IR02-SURVEY-GroundSurveysLtd-040917
- IR03-Topo dwg -James Gorst Architects 050917
- IR04 - Sketch-up-James Gorst Architects 060917
- IR05 - OS Map
- IR06 - Context-2-120917
- IR07 - James Gorst Architects - 17-1209

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:
EXISTING SCENARIO SHOWN IN SEPIA

N.B. DO NOT SCALE OFF THIS DRAWING
PROJECT:
STEELE'S STUDIOS

DRAWING NAME:
PLAN VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
JSM	1:150@A3	IBI	-	31.10.17
PROJ No.	REL No.	IS No.	DWG No.	REV No.
12783	01	03	01	-

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DRAWING NAME:
 3D VIEW EXISTING

DWN BY	SCALE	CHK BY	STATUS	DATE
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PROJ No.	REL No.	IS No.	DWG No.	REV No.
12783	01	03	02	-

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Proposed

STANBURY COURT

THE SIR RICHARD STEELE

2 STEELES STUDIOS

527739.82 m
184707.89 m

527723.75 m
184697.16 m

527736.52 m
184695.24 m

SOURCES OF INFORMATION

GRANDSURVEYS LTD
IR02-SURVEY-GroundSurveysLtd-040917

FIND
IR05 - OS Map

JAMES GORST ARCHITECTS
IR01-SKETCH DRAWINGS (JAMES GORST ARCHITECTS)

IR03-TOPO DWG -JAMES GORST ARCHITECTS 050917

IR13-200418-JGA(UPDATED SCHEME INFO)

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NOTES:
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STEELE'S STUDIOS

DRAWING NAME:
PLAN VIEW
PROPOSED SCHEME IR13
RECEIVED 20.04.18

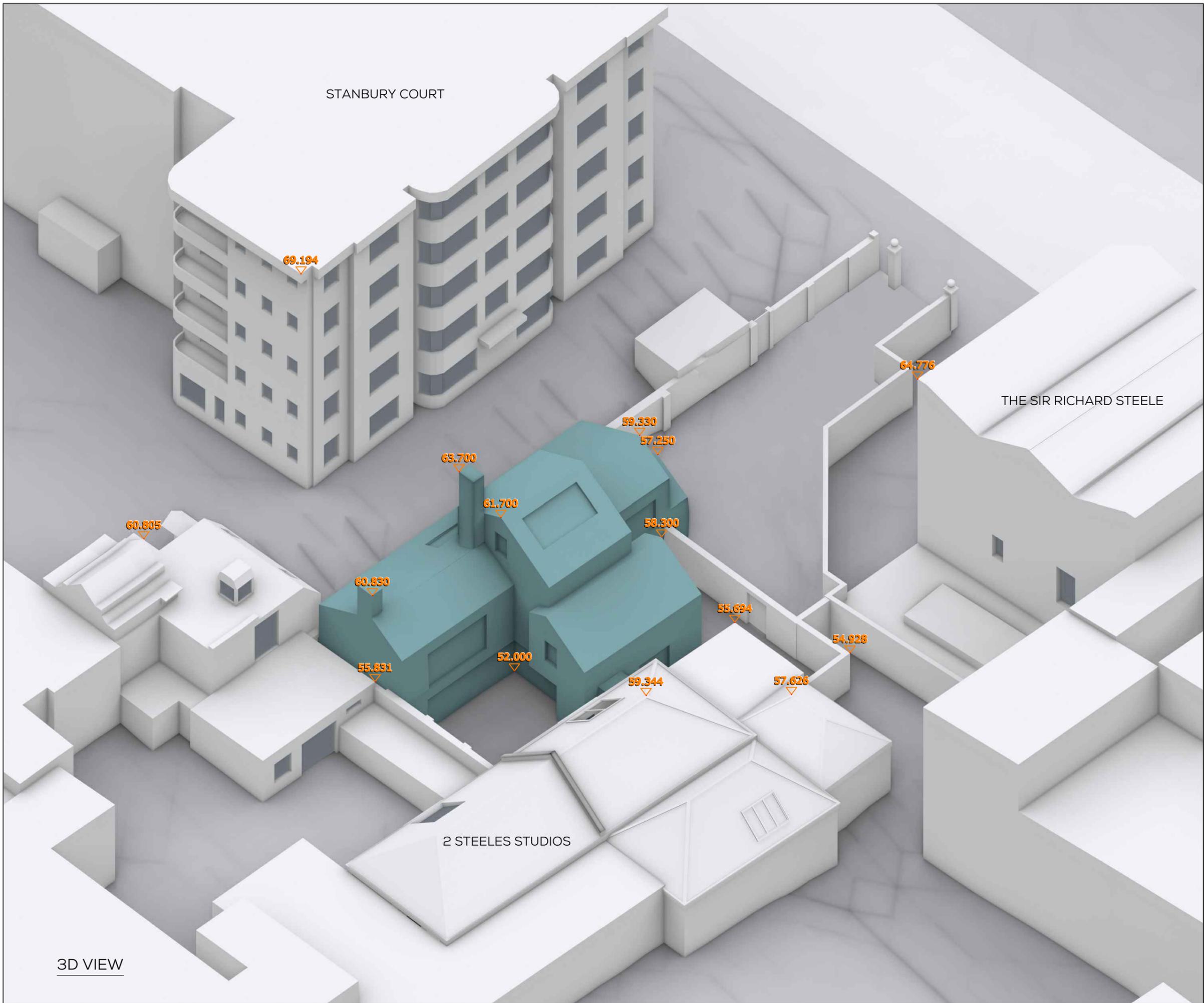
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PLAN VIEW
SCALE 1:150



STANBURY COURT

THE SIR RICHARD STEELE

2 STEELES STUDIOS

3D VIEW

SOURCES OF INFORMATION
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