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27th April 2018

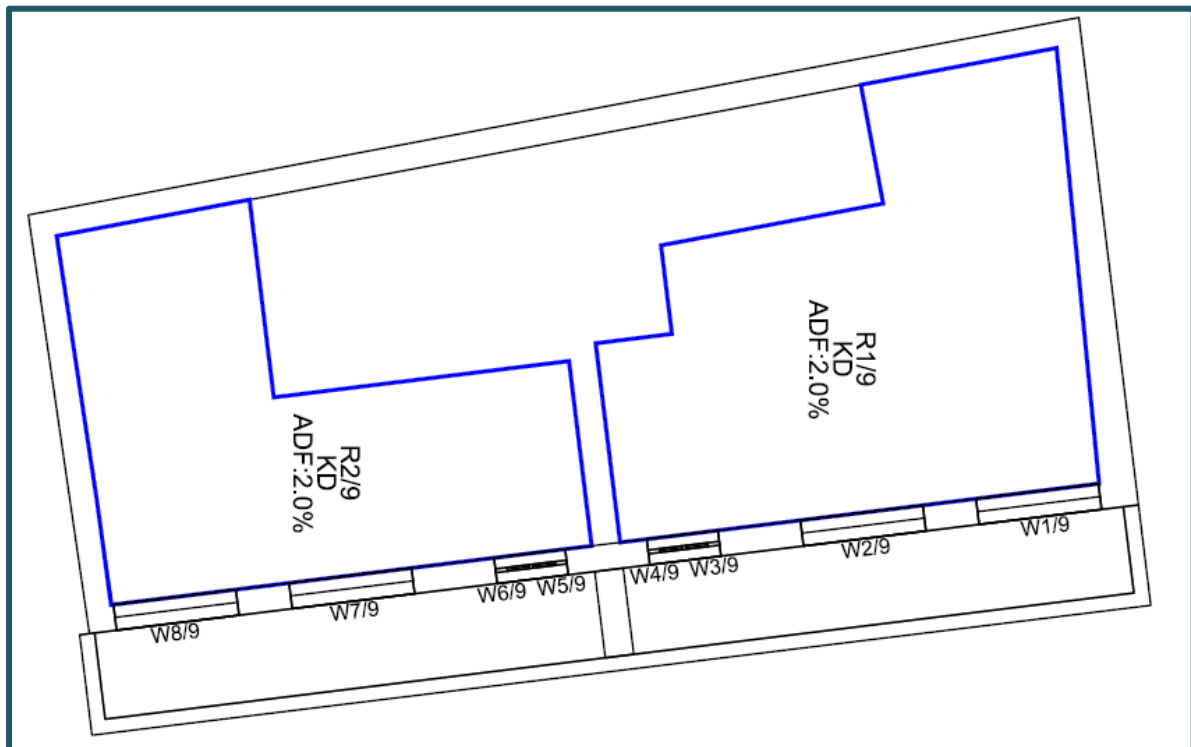
BY EMAIL: david.taylor@montagu-evans.co.uk

Dear David ,

**PROPOSED DEVELOPMENT – JACK STRAW’S CASTLE – APPLICATION RESPONSE
INTERNAL DAYLIGHT AMENITY TO PROPOSED UNITS**

Further to the Case Officer’s comments in relation to the internal daylight amenity of the Kitchen/Dining Room units we have undertaken a revised assessment to illustrate a space that achieves an Average Daylight Factor (ADF) of 2%.

The assessment is based on the updated floor plan supplied by Quinlan Terry Architects. In order to achieve the 2% ADF as shown below, the lightwell has had to be increased by 150mm, and, implemented pantries to both rooms to reduce the overall size of the room which subsequently improves (on paper) the ADF.



Extract from Drawing Reference: P1306/I/06 – Internal Daylight Assessment

The above drawing is also enclosed hereto, together with analysis to the other habitable rooms.


We would maintain that the ADFs achieved in the earlier assessment will have still provided reasonable levels of daylight within the Kitchen/Dining Rooms. It is reminded that the BRE Guidelines are designed to help not constrain a designer. The advice given is not mandatory, and it should not be seen as an instrument of planning policy. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see paragraph 1.6, page 1 of the BRE Guide 209).

Whilst a 2% ADF is 'BRE compliant' for a Kitchen, we would encourage that a 1.5% ADF is still acceptable within this locality and indeed the wider urban grain. The Kitchen/Diner did very well to achieve such a high ADF given the large internal floor plate. We would submit that a larger floor plate achieving a 1.5% ADF would be more desirable than a smaller floor plate achieving a 2% ADF.

In reality, the best light levels will be achieved at the front of the room, whereas the rear of the rooms which have now been replaced with a Pantry would have received low levels of daylight in any event. The 'average' daylight factor has simply only improved because the assessable area is smaller.

We trust this letter and enclosures satisfies the Case Officer's concerns with regard to internal daylight amenity but should you have any questions please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Hensey', enclosed within a large, loopy oval shape.

Matthew Hensey

Senior Surveyor

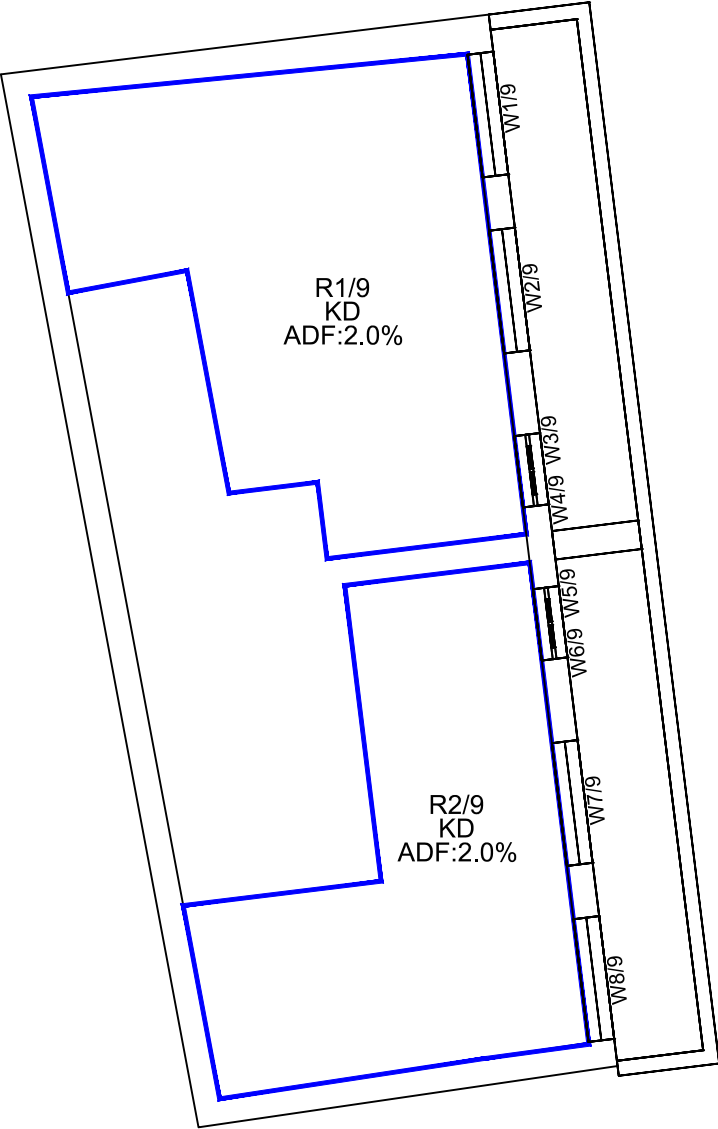
For and on behalf of

Point 2 Surveyors Ltd.

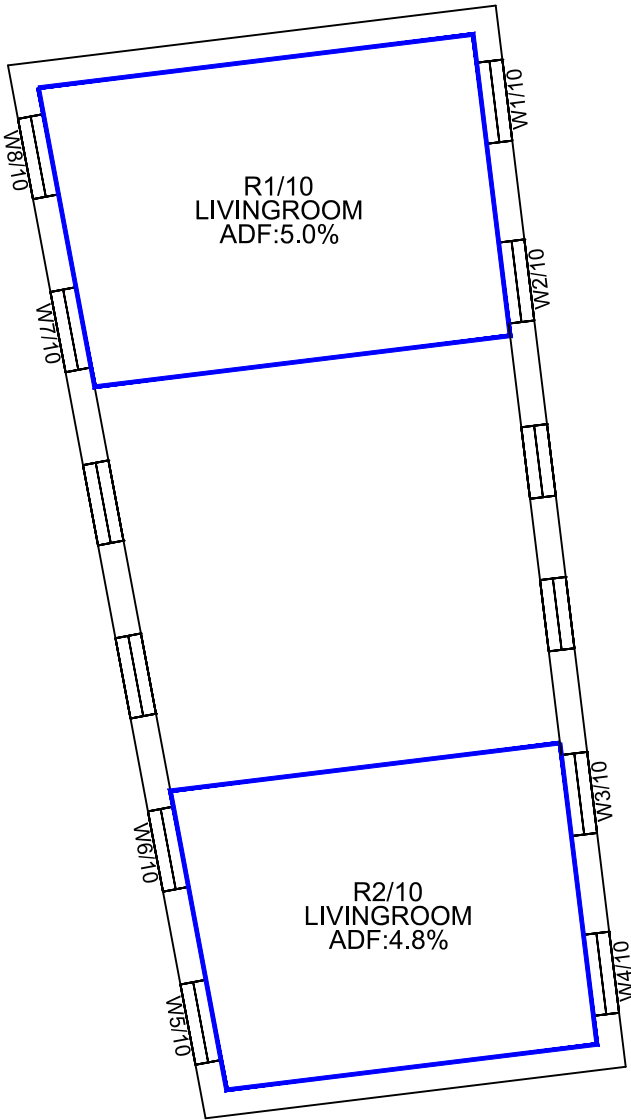
Matt.Hensey@point2surveyors.com

Encl.

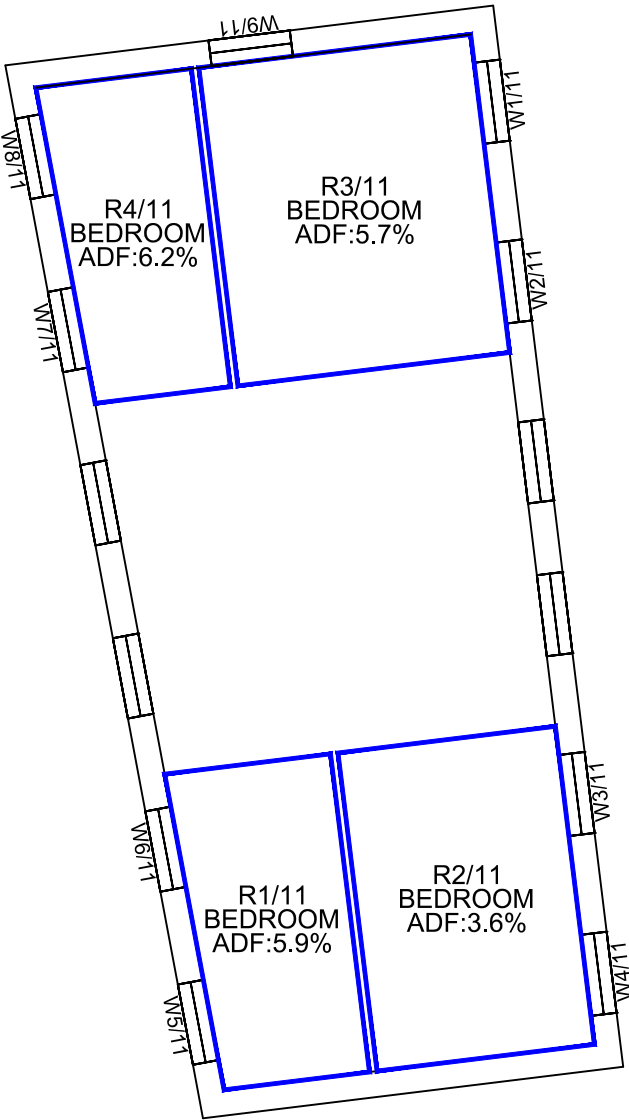
Basement



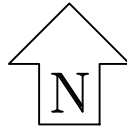
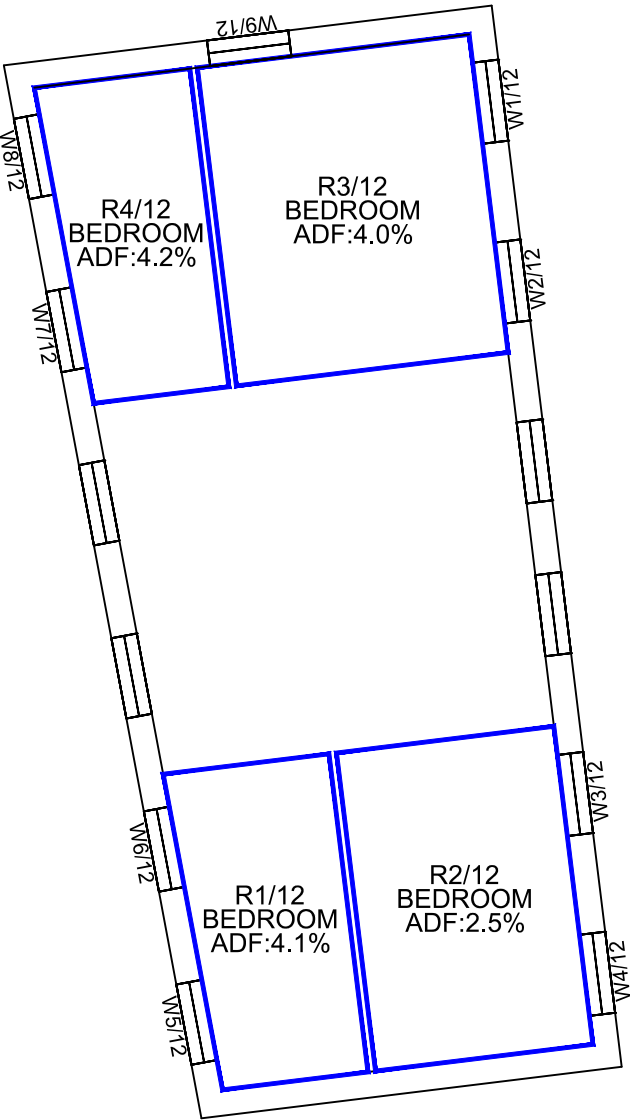
Ground



First



Second



Sources: APR Services
Survey Info (received 16/03/17)
915377.dwg
Quinlan Terry Architect
Proposed Info (received 16/03/17)
1370 - PLANS AND ELEVATIONS 16-03-2017.dwg

Key:

Project: Jack Straw's Castle
London

Title: Room Layouts and ADF Results
Proposed Scheme
(Updated Basement)

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