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18-22 Haverstock Hill – Revised Planning Submission: Daylight and Sunlight

Dear Mia,

As you are aware this practice previously advised on the potential daylight and sunlight effects of the consented scheme proposals for the redevelopment of 18-22 Haverstock Hill under LPA Ref: 2018/2179/P. Our findings were documented in our report of 26th April 2018 concluding that internal daylight levels within the proposed units would be in line with the BRE targets. Additionally there would be no material effect to daylight / sunlight amenity to any neighbouring properties due to the lack of neighbouring residential windows facing the proposal.

We understand that a revised planning submission is to be made and we have reviewed the latest Vabel London proposals for the site. These proposals include very minor changes to the footprint / external envelope of the scheme as well as reconfiguration of the units.

The changes to the external envelope are exceptionally minor and, particularly in light of the lack of residential neighbours with windows facing the proposal, will not lead to any effect greater than the consented scheme and will thus fully comply with the BRE guidelines. In addition we have reviewed the proposed internal arrangement of the units which removes any living areas from the basement level replacing them with bedrooms and bathroom areas. Both at the basement level and to the upper floors the size of glazing and number of dual aspect units are maximised particularly to the main living areas which all benefit from multiple windows. Overall the layout is considered to improve on the consented position such that amenity levels within the units will continue to be fully acceptable in accordance with the BRE targets.

I trust that the above is useful in confirming that the revised proposals will result in no change from our previous conclusion that the scheme will fully accord with the BRE targets and is considered wholly

acceptable from a daylight / sunlight perspective. Should you have any queries please do not hesitate to contact me.

Yours sincerely,



Jonathan Lonergan

Director

On behalf of eb7 Ltd