

Anna Gargan
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1st July 2019

Dear Anna



17 SLINGSBY PLACE
LONDON | WC2E 9AB

RE: PROPOSED DEVELOPMENT AT 160-161 DRURY LANE & 6 PARKER STREET – DAYLIGHT & SUNLIGHT INVESTIGATIONS

As you are aware, Point 2 have been appointed to review the amenity position in relation to the proposed development at 160-161 Drury Lane and 6 Parker Street “the Proposed Development”) as part of the planning application ref: 2019/2095/P.

In order to establish the potential alterations in light to those neighbouring properties surrounding the and facing the Proposed Development, a 3-dimensional model of the site and surrounding context has been assembled. Point 2’s involvement has culminated in the assembly of a Daylight and Sunlight Report (dated February 2019), submitted in support of the application, which considers the potential light impacts to neighbouring residential properties by reference to the methods of assessment advocated by the Building Research Establishment Guidelines *‘Site layout planning for daylight and sunlight: A guide to good practice, 2011* (“the BRE Guidelines”).

It has been brought to our attention that the Local Authority (London Borough of Camden) have made enquiries as to the use classification of those rooms facing the development site, as outlined in the application review letter, date 17th June 2019. Specifically, it has been asked whether these rooms are classified as habitable and thus have an expectation for natural lighting, as acknowledged in the BRE Guidelines. In the absence of securing access to neighbouring properties, Point 2 have undertaken research through internet searches and the planning portal in order to source material which could inform both the internal layout and use classification of those rooms facing the site. Where this has not been possible, reasonable assumptions have been made as to the internal subdivision of those rooms which face the development site. This is considered common place and indeed an industry standard as part of a planning application.

On review of site photography and external observations, Point 2 have assumed that all rooms within 159 Drury Lane are habitable and have been included within the technical assessments (in accordance with the BRE Guidelines). Therefore, the basis of Point 2’s planning report considers a worst-case scenario whereby all rooms facing the site are habitable. In the event that additional information becomes available, it would be possible to update our 3D model and re-run the technical assessments accordingly.

Yours sincerely

William Whitehouse
Senior Surveyor

