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To Mr A Fuller
Skagen Property Limited
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Worcestershire
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By Email Only: Daniel.webb@meridianpm.co.uk

Our ref. 78024/PL/SJP
Date 16 April 2019

Dear Andy

30 Percy Street, Fitzrovia, London W1T 2DB
Proposed Extension – Daylight and Sunlight

I refer to the very recent instructions of Skagen Property Ltd for the provision of preliminary Daylight and Sunlight advice on the risks, if any, associated light issues and arising out of the proposed alteration of the property know as 30 Percy Street and, specifically, the impact of such extension on one particular neighbouring property, namely, 29 Percy Street.

In producing our preliminary advice, we have considered the following information:

SPPARC Architects

- 1808-SP--DR-A-P-251-XX-01-01-_P01
- 19.02.18 SPPARC_30 Percy Street Information Document

I understand that the adjoining owner/occupier of 29 Percy Street has expressed concern regarding the effect of the works proposed at the rear of 30 Percy Street on light reaching the garden area and rear rooms of 29 Percy Street. The adjoining owner/occupier has raised concerns about general light amenity.

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The Proposed Scheme

The design information provided to us indicates that the works involved comprises the redevelopment of the existing rear extension along with alterations and refurbishment works to the main building.

For the purposes of our assessment, we are concerned with alteration of the existing rear extension at 30 Percy Street and, in particular, its eastern elevation. It is proposed to reduce the height of the existing extension by removal of the existing sloping glazed atrium roof covering the rear extension and to place it with a new glazed hexagonal structure at terrace level together with a revised perimeter wall arrangement and flat roof terrace. This will require raising the wall around the perimeter of the rear, by 1,095mm. The raised structure will support a metal planter screen adding a further 700mm to the height of the wall facing 29 Percy Street. Section 2 on drawing 1808-SP--DR-A-P-251-XX-01-01-_P01.

The east elevation of the rear extension faces the rear of 29 Percy Street and will appear higher than the wall of the rear extension in its current form. However, the glazed atrium roof will not be reinstated once removed.

It is evident that, depending on the height at which the existing atrium is observed, the permanent removal of the glazed atrium roof and its replace with a vertical wall will not result in any increase on obstruction to sky visibility. Some increase in obstruction is likely from low-level vantage points, but I would not expect the increase in obstruction to be significant in daylight and sunlight amenity terms.

Adjoining Property

Skagen Property Ltd wish to obtain preliminary opinion concerning the impact that the higher perimeter walls of the rear extension might have on the access of light to:

1. the rear garden area of 29 Percy Street, and

2. certain windows serving 29 Percy Street, more specifically, the windows identified below:

   Window 1: The adjacent western elevation comprising of a side glazed gallery structure;

   Window 2: The western side of the bay window on the ground and first floor; and

   Window 3: The north facing window closet to the rear of 30 Percy Street on the ground and first floor. (It is anticipated that this serves a staircase.)

Window 1.

Window 2 & Window 3.

Light Amenity Assessments

The effect that a proposed development will have on the daylight and sunlight amenity of adjoining properties is assessed in accordance with the methods and procedures recommended in BRE Report BR209 entitled "*Site Layout Planning for Daylight and Sunlight – a guide to good practice* 2011, 2nd Edition" ("the BRE guide"). It is this document to which local planning authorities will refer when assessing applications.

Local planning authorities will normally only seek a report on daylight and sunlight amenity if the adjoining property (or properties) accommodate residential use. Daylight and sunlight amenity are not usually considered in respect of commercial property unless the commercial property concerned has an unusual need for daylight and sunlight amenity.

The BRE Guide suggests methods of assessing daylight and sunlight enjoyed by rooms and spaces inside buildings and also direct sunlight enjoyed by external amenity areas. Its methods and procedures were drafted with lower rise suburban development in mind originally not city centre development. In consequence, it should be noted that strict application of the BRE Guide in a densely developed urban setting can stifle and obstruct legitimate development and the targets recommended for daylight and sunlight amenity often have to be applied flexibly. The BRE Guide's methods and procedures recognise that daylight and sunlight amenity can be reduced as a result of a proposed development, but the degree of change can still be acceptable in planning terms. Appendix A to this letter explains the nature of the assessments that are recommended by the BRE report in more detail.

At this stage, I have not undertaken a detailed technical assessment using 3D computer models and bespoke software, but I would not expect to do so for the purposes of formulating the preliminary opinions and advice sought.

Daylight and Sunlight Results - Opinion

Rear garden

The rear garden to 29 Percy Street lies to the east of 30 Percy Street.

Consequently, the effect, if any, on the sunlight amenity of the garden area will be noticed in the mid to late part of the day.

My view is that the removal of the glazed atrium roof and the proposed raising of the wall will not dramatically alter the amount of direct sunlight obtained by the garden throughout the year. If there is any change in the amount of direct sunlight, I believe it would be within the limits of change considered acceptable by the BRE Guide.

Rear windows and rooms

The three windows identified above pertaining 29 Percy Street will be considered in turn for the daylight and sunlight advice below.

I have undertaken a basic check advocated by the BRE Guide, however, it should be noted that to produce the assessment diagrams for the various tests, these have been put together by scaling PDF elevations and as such we have had to make various assumptions.

Below is a summary of the three above-mentioned elevations and fenestrations pertaining 29 Percy Street identified to be potentially affected by the proposed extension.

Window 1 - The adjacent western elevation comprising of a side glazed gallery structure:

To assess the impact on daylight to this window we have undertaken the first test prescribed in the BRE guide, namely the 25 degree check.

This check is based on the angle of obstruction from the centre point of the window(s) in question to the top of the proposed structure. The check is satisfied if the angle of obstruction lies below 25 degrees from the horizontal.

In this case, the angle of obstruction measured by scaling together PDF elevations, lies below the 25 degree and as such satisfies the daylight check. The angle in question is illustrated in Diagram A below.

Diagram A: Obstruction Angles from 29 Percy Street – Ground Glazed Gallery

I have made assumptions in relation to the central point of this glazed gallery window array, treating the whole gallery as one room. Should the central point of the window reside at a lower level, it is conceivable that the 25 degree check might not be satisfied and we would need to consider calculation of the Vertical Sky Component (VSC) attribute and the Daylight Distribution (DD) attribute for daylight. In my view, because the gallery has so much glazing and is not a deep room, the Vertical Sky Component (VSC) attribute and the Daylight Distribution (DD) attributes are likely to be comfortably satisfied.

Window 2.

Window 2 serves a room with a bay window at basement, ground, first and second floor levels. There are 2 other windows in the bay at each floor level. The rooms in 29 Percy Street do not rely on light solely from window 2. The other windows in the bay do not face the rear extension of 30 Percy Street. I would expect any effect on the daylight amenity of window 2 to be negligible at each floor level.

I do not believe that the assessment of sunlight amenity for any of the windows in the bay would be relevant because they do not face within 90 degrees of due south and the windows would expect to enjoy any significant sunlight amenity.

Window 3.

This window is one of a vertical set of windows serving, I believe, the staircase and basement, ground, first and second floor level. It sits closest to 30 Percy Street, but does not face the rear extension of 30 Percy Street directly.

Concerning sunlight amenity, the windows again face close to north east. Accordingly, it is not necessary to consider sunlight amenity to this third set of windows because the windows do not face within 90 degrees of due south therefore, pursuant to the BRE guide, I would not expect the window to enjoy any sunlight amenity.

Conclusion

It is my conclusion that, if full daylight and sunlight technical assessments were to be conducted in accordance with the methods and procedures set out in BRE Guide, it would be found that 29 Percy Street would retain sufficient daylight and sunlight amenity.

This is because 29 Percy Street would either satisfy the daylight targets for the Vertical Sky Component (VSC) attribute and the Daylight Distribution (DD) attribute, with the new scheme complete, or the changes in the Vertical Sky Component (VSC) attribute and the Daylight Distribution (DD) attribute would fall inside the acceptable limits.

I don't anticipate that light amenity issues will be a significant impediment to the procurement of planning permission for the alterations proposed at the rear of 30 Percy Street.

Yours sincerely

Paul Lovelock
Malcolm Hollis LLP

Enc. Appendix A Assessment Methodologies for Daylight and Sunlight Amenity
Appendix B Drawing 1808-SP--DR-A-P-251-XX-01-01-_P01
Appendix C Drawings 78024_25D_02

Appendix A

A1. Introduction

The recommendations in Building Research Establishment Report "*Site Layout Planning for Daylight and Sunlight – a guide to good practice*" 2011, 2nd Edition ("the BRE guide") assist in establishing the effect that a proposed development is likely to have on the daylight and sunlight amenity of other neighbouring buildings and in determining whether the neighbouring buildings will retain sufficient levels of such daylight and sunlight amenity if the proposed development is completed. The BRE guide can apply to a range of proposed developments of any size and irrespective of the type(s) of use the new development will accommodate. The BRE guide can be used to assess impacts resulting from a completely new building on a site as well as the extension, or alteration, of a retained building.

The BRE guide does not set out any detailed technical means by which effects on privacy enjoyed by occupants of adjoining properties can be measured and assessed. It is not the BRE guide's purpose to do so. In a similar manner, the BRE guide does not set out any detailed technical means by which sense of enclosure created by a proposed development can be measured and assessed. Both levels of privacy and sense of enclosure are spatial attributes requiring assessment on a more subjective, qualitative basis.

The BRE guide discusses daylight amenity in relation to internal spaces (rooms) only. However, it considers sunlight amenity in respect of both internal spaces (rooms) and external open spaces (gardens, parks civic space and the like)

The commentary below explains how daylight amenity and sunlight amenity are assessed.

The BRE Guide suggests target values for daylight and sunlight attributes. The targets are expressed as absolute values, but also in terms of acceptable changes to those values. This means that daylight and sunlight attributes for neighbouring buildings are calculated for the Application Site in its undeveloped form and then for the same Application Site in its developed form.

All technical calculations required to derive values for all the daylight and sunlight attributes are preformed using computer aided design software in conjunction with bespoke analytical software.

A2. Daylight assessment methodology

The assessment approach relating to protection of daylight amenity to existing buildings is contained in Section 2.2 of the BRE guide. From the narrative of section 2.2, it is possible to distil a number of sequential analytical steps to the consideration of daylight amenity. Each step involves increasing levels of technicality. These steps are explained below:

Step 1: 'Three times height' check. If the distance of each part of the new development from the existing windows is three, or more, times its height above the centre of the existing window, then a more detailed technical assessment for the existing windows need not be undertaken. This is because the levels of daylight available to the windows and rooms they serve would remain adequate. If the proposed development is taller, or closer, than this distance : height ratio, then the 25^0 check described below will need to be carried out.

Step 2: -25^0 check. Where the new development subtends to an angle of less than 25^0 to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If the new development subtends an angle of more than 25^0 then more detailed calculation of VSC and NSL values are required, as outlined in Step 3 below. The 25^0check should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and denser metropolitan areas and in-fill sites. In urban and metropolitan locations, it is seldom useful to deploy the 25^0 check, and the more detailed calculations of VSC and NSL are resorted to by default.

Step 3: Detailed calculations. A summary at the end of section 2.2 of the BRE guide, sets out an assessment framework for determining the effects on daylight amenity, but it requires calculation of VSC attributes for room windows and the NSL attribute for the rooms the windows serve. The framework is expressed as follows:

> *"Summary*
>
> *2.2.21 If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*
>
> - *The VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value*
> - *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

The reference to area of working plane in the second bullet point quoted, requires the calculation of the No Sky Line (NSL) in order to determine the daylight distribution in a room.

It is important to note from the assessment framework quoted above that a room would expect to benefit from adequate daylight amenity if its window attains a VSC value of 27% or more, but, if the window cannot attain of 27%, the room's daylight amenity will still be sufficient after completion of the proposed development, provided the VSC value has not reduced from its existing value by more than 20% **and** the area of the room from which sky can be seen (as determined by the NSL) has not reduced by more than 20%.

It is important to note that values for both then VSC and the NSL attribute are calculated both before and after completion of the development so that the extent of the change in these values can be understood.

We discuss the VSC attribute and the NSL attribute below in more detail.

Vertical Sky Component (VSC) Attribute - VSC is a unit of measurement that represents the amount of the sky from which light can reach a particular window. It is measured on the outside face of the window and at the centre point of the window. VSC values are expressed as a percentage. The percentage is the ratio between the amount of sky visible at the given reference point with obstructions in place, compared to the total amount of visible sky that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in the every direction) is very close to 40%.

The target value for VSC recommended by the BRE guide, for habitable rooms with windows on principal building elevations, is 27%. This VSC value would be expected to provide a relatively good level of daylight. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25^0 Test).

Through research, the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction in VSC is permissible in circumstances where the VSC value expected after completion of a proposed development is less than 27% threshold.

No Sky Line (NSL) Attribute – This attribute looks at the position of the No-Sky Line inside a room. The NSL is the contour line in a room that divides the points on the working plane from which sky can and cannot be seen through a window (or windows). The working plane is a horizontal plane fixed at 850 mm above floor level in dwellings. The BRE guide suggests that areas of a room located behind the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it. This attribute is also referred to as Daylight Distribution (DD). A DD analysis is the same as a NSL analysis.

The BRE guide states that if, following the construction of a new development, the NSL moves so that the area of the room in front of the NSL reduces by more than 20% of its existing area, then daylighting is likely to be adversely affected.

The guide suggests that in dwellings, living rooms, dining rooms and kitchens should be assessed; bedrooms are deemed less important, although should nevertheless be analysed. IT is common to assess studies also as they can be occupied for significant periods. The BRE guide states that circulation spaces (staircases, landings, lobbies and corridors) bathrooms and toilets need not be assessed as they are not considered to require good levels of daylight. Domestic garages with windows are also not usually assessed. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

Daylight amenity levels attained by non-residential buildings are not commonly assessed. Commercial buildings generally have no specific requirement for daylight amenity in connection with their primary purpose. However, the assessment steps described above can be applied to leisure buildings, offices and workplaces if information is required by the local planning authority to help it determine an application.

In summary, daylight amenity inside neighbouring buildings is normally assessed by calculating two attributes for a relevant room, namely:

1. The Vertical Sky Component (VSC) of each window serving the room, and

2. The locations of the No Sky Line (NSL) in each room before and after completion of the development

Average Daylight Factor (ADF) Assessments – The calculation of ADF values for rooms is discussed by the BRE guide, but not in relation to neighbouring properties. ADF assessments are used to assess whether rooms in a new development will receive sufficient daylight amenity. However, in certain circumstances, ADF assessments may be used as a supplementary check on daylighting in existing surrounding buildings, particularly where more than one window serves a room and the local planning authority is willing to take account of ADF values when considering the effect on existing surrounding buildings.

The ADF attribute is calculated for a whole room. The ADF calculation is more complex than the calculation of the VSC and NSL attributes because it takes account of the interior dimensions of, and surface reflectances within, a room as well as the amount of sky visible from the relevant window(s) and the transmittance value and area of glass in the window. For this reason, it is considered a more detailed and representative measure of the level of daylight in a room. The minimum ADF values recommended in BS8206 Part 2 are: 2% for kitchens (and rooms containing kitchens); 1.5% for living rooms; and 1% for bedrooms.

A3. Sunlight – Available Internally (to Rooms)

Sunlight has amenity value in both domestic and non-domestic settings. The way in which a property is extended, altered or re-developed can affect sunlight received by certain neighbouring buildings.

The ability of any window to receive sunlight depends on its compass orientation. As the United Kingdom is in the northern hemisphere, it receives its sunlight from a southerly direction. The availability of sunlight to a window is therefore dependent on the orientation of that window relative to due south.

The assessment approach relating to protection of sunlight amenity to neighbouring buildings is contained in Section 3 of the BRE Guide; more specifically section 3.2. The BRE Guide recommends that the availability of sunlight to rooms be considered by assessing the amount of sunlight that reaches the window (or windows) of the rooms concerned. The BRE guide advises that amount of sunlight exposure can be assessed by calculating a single attribute for each window; it is referred to in the BRE Guide as the Probable Sunlight Hours (PSH) attribute.

Probable Sunlight Hours - The amount of sunlight received by a window is expressed as a percentage of the total number of hours of sunlight that a window would expect to receive in a typical meteorological year if there were no obstructions from surrounding buildings and structures. The calculation is made for a single imaginary point at the centre of each window serving a room. Probable Sunlight Hours (PSH) are measured in terms of the total amount of sun received annually and the amount received in the winter period only. The winter period runs from the autumn equinox to the spring equinox of the following year. The data used to calculate the PSH of as window is derived from established meteorological data. In the UK, number of hours in a standard year during which sunlight would expected to be available are as follows:

- London.- 1,486 hours
- Manchester - 1,392 hours
- Edinburgh - 1,267 hours

The BRE guide recommends that the sunlight criteria be applied to windows serving, primarily, living rooms of an existing dwelling, but the guide goes on to say that care should be taken to not block too much sun from kitchens and bedrooms. It is therefore common to assess sunlight amenity for kitchens and bedrooms as well as living rooms.

The calculation of PSH is recommended by the BRE Guide where one or more of the following conditions apply:

1. The 'Three times height' is not satisfied (see 'Daylight' above);
2. The proposed new building is situated within 90^0 of due south of an neighbouring building's main window wall and the new building subtends the angle of more than 25^0 to the horizontal;
3. The window wall faces within 90^0 of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

The BRE guide advises, in a summary at the end of section 3.2, that the sunlight amenity of an existing building that adjoins or surrounds a development may be adversely affected if it is found that the centre of a relevant window:

> *"enjoys less than 25% of the annual probable sunlight hours, or less than 5% of the sunlight hours over the winter period;*
>
> *and*
>
> *receives less than 0.8 times the former value of annual probable sunlight hours or less than 0.8 times the former value of winter sunlight hours;*
>
> *and*
>
> *experiences a reduction in sunlight hours received over the whole year greater than 4% of annual probable sunlight hours."*

Strict application of the criteria set out above implies that if only one or two of them apply to a window, there remains the potential for adequate sunlight amenity to that window. All three criteria have to be triggered for there to be a detrimental impact. For example, a particular window might not attain 25% PSH in the annual period or 5% PSH in the winter period, but sunlight amenity would not be affected adversely if the PSH values attained after completion of a development are still 0.8 times their former value or more

The BRE Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing daylight); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these, a larger reduction in sunlight may be necessary.

The BRE guide recommends that the sunlight criteria be applied to windows serving, primarily, living rooms of an existing dwelling, but the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. It is there common to assess sunlight amenity for kitchens and bedrooms as well as living rooms.

A4. Sunlight – Available Externally (to Gardens and Open Spaces)

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings receive adequate levels of sunlight amenity. The recommendations as set out in the BRE guide seek to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5 metres tall are also factored into the calculations.

The BRE Guide advises that the effect of a proposed development on sunlight reaching external spaces can be considered by measuring the area of ground that will on the spring equinox (21 March) receive direct sunlight and the amount of ground that will be permanently in shadow on that same day. The BRE Guide refers to this as permanent Overshadowing (PO).

The BRE Guide states that:

- *For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;*

- *In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.*

Appendix G of the BRE Guide describes a methodology for calculating sunlight availability for amenity spaces.

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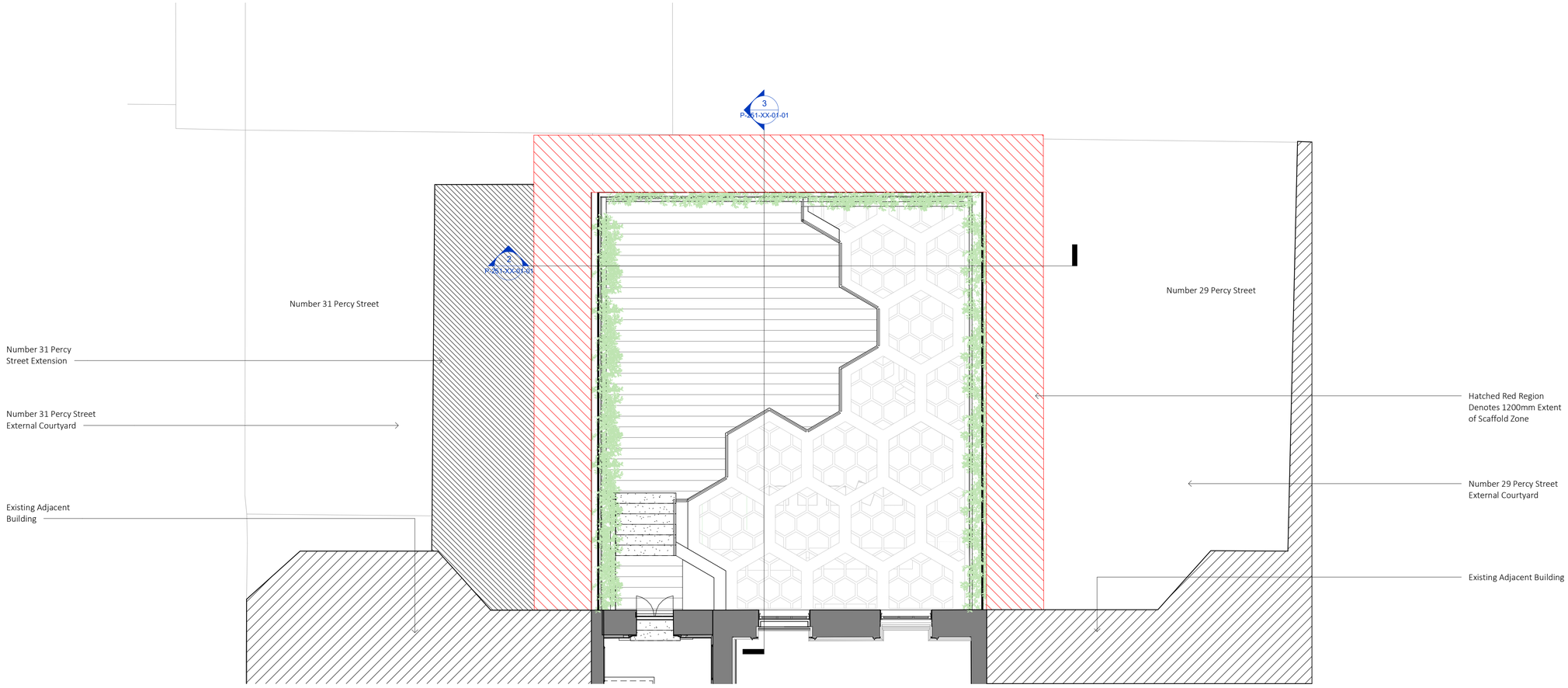
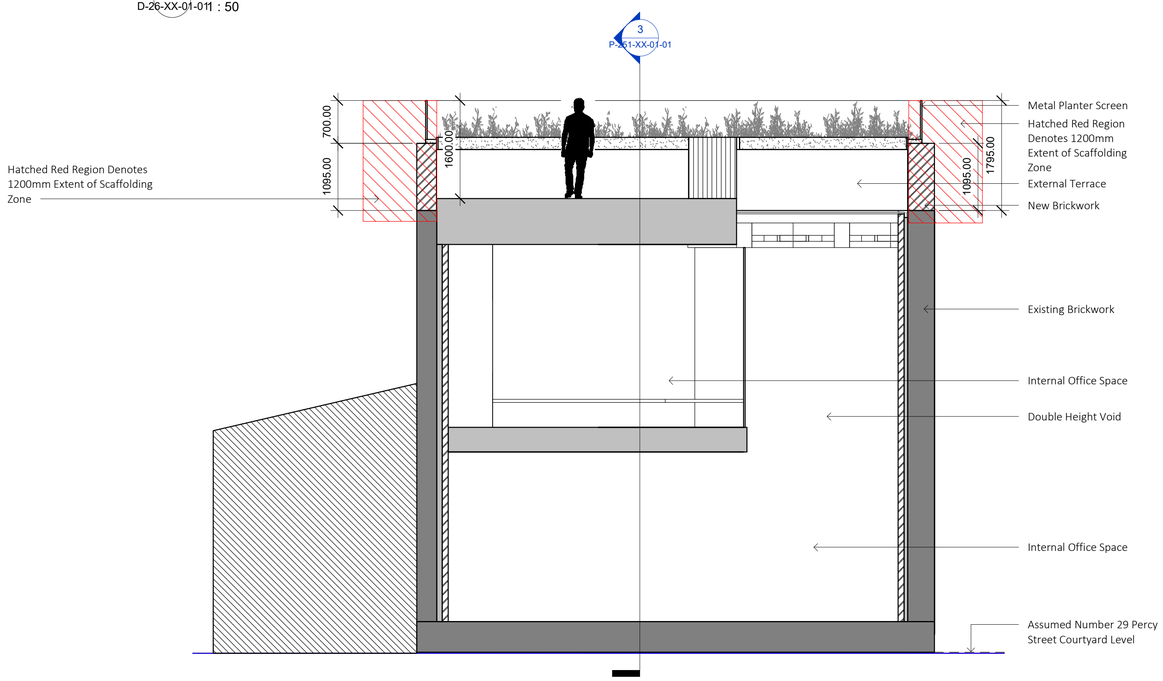
Appendix B



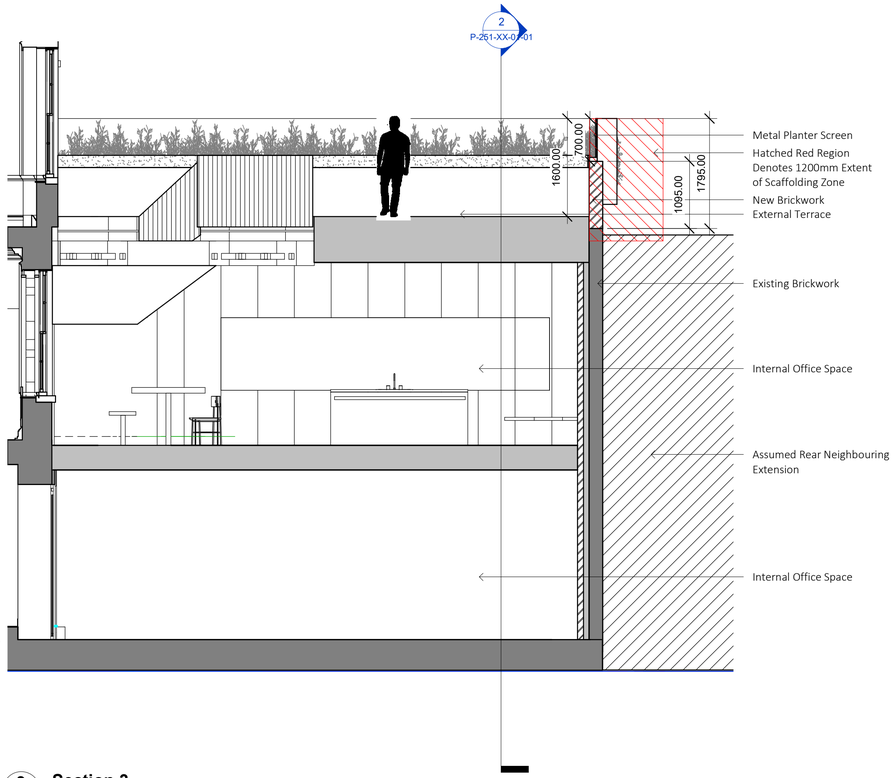
1 Proposed Level 01

D-26-XX-01-011 : 50



2 Section 2

P-20-0G-01-011 : 50



3 Section 3

P-20-0G-01-011 : 50

GENERAL NOTES

CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO DIFFER. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK OR ORDERING OF MATERIALS.

WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECTS / M & E / STRUCTURAL ENG. DRAWINGS, SPECIFICATIONS AND SCHEDULES, THOSE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERTAKING THE WORKS OR ASSOCIATED WORKS

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECTS BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWINGS.

FIGURED DIMENSIONS TO BE WORKED IN ALL CASES. ALL DIMS ARE IN mm UNLESS OTHERWISE STATED.

ALL SUPPLIED TIMBER AND TIMBER BASED PRODUCTS SHALL CARRY THE FOREST STEWARDSHIP COUNCIL'S (FSC) TRADEMARK OR OTHER LABEL FROM AN EQUIVALENT INTERNATIONALLY RECOGNISED, GLOBALLY APPLICABLE, INDEPENDENT CERTIFICATION SYSTEM FOR GOOD FOREST MANAGEMENT, ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY WORKS PROCEEDING AND IS TO BE AVAILABLE FOR INSPECTION ON REQUEST BY THE ARCHITECT (WHERE INDEPENDENTLY CERTIFIED TIMBER STOCKS ARE NOT AVAILABLE, TIMBER AND WOOD PRODUCTS MAY BE SOURCED FROM SUPPLIERS THAT HAVE ADOPTED A FORMAL ENVIRONMENTAL PURCHASING POLICY, AND CAN PROVIDE CREDIBLE EVIDENCE OF A COMMITMENT TO THAT POLICY).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, STRUCTURAL ENGINEER'S, M&E ENGINEER'S AND OTHER CONTRACT DOCUMENTS.

Notes legends or Key plans to be added above here

DATE	REV	BY	DESCRIPTION
18.03.19	P01	LK	For Information

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Client
Skagen

Job Title
1808 - 30 Percy Street

Drawing Title
Party Wall Information

Drawing Number & Revision
1808-SP-P-251-XX-01-01

Scale	Date Amended	Amended By	Revision
1 : 50@A1	18.03.19	LK	P01
Checked	Date Created	Drawn By	SUITABILITY
BS		LK	

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Appendix C

Rear Elevation

Rev.	Date	Amendments	Initial

MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN MILLIMETERS ONLY

TITLE

29 Percy Street
25 Degree Line
Window 2

CLIENT

Skagen Property Limited

PROJECT

30 Percy Street
Fitzrovia
London W1T

DRAWN BY	CHECKED
SK	SM/IM

SCALE	DATE
1:100@A3	April 2019

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DRAWING NO.	RELEASE NO.
77577_25D_02	1

29 Percy Street - 25 Degree Line (Rear Elevation) - Window 2