

25 February 2020

David Peres da Costa
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Mr Peres da Costa

**MAITLAND PARK ESTATE, CAMDEN, NW3
PLANNING DAYLIGHT AND SUNLIGHT**

Following the minor-material amendment (s73) application in September 2019 (app ref.: 2019/4998/P), by reference to Cullinan Studio 'Design Statement on Post-submission Changes' document we understand that some further minor design changes to the scheme are proposed. From this document, there do not appear to be any changes that are likely to materially change the daylight and sunlight to Aspen House and Aspen Villas. Therefore further detailed consideration has been limited to Grafton Terrace.

From the drawings provided by Cullinan Studio on 10 February 2020, we have identified changes to the 'Grafton Terrace' block since our previous assessment that could affect the internal daylight and sunlight results. These are as follows:

- Habitable room configuration changes to dwellings from ground to fourth floors.
- Relocation of balconies to the southern elevation.

Therefore we have undertaken a revised study in relation to this block, the findings for which are as follows:

Daylight within Grafton Terrace

The results indicate that in relation to the internal daylight amenity within Grafton Terrace, all proposed habitable rooms (100%) either meet or are in excess of the recommended Average Daylight Factor ('ADF') in relation to their respective room type. This compares to 98.8% achieved in our September 2019 assessment.

In relation to the No-Sky Line ('NSL') test, 68% of rooms satisfy the 80% day-lit area guidelines, with 98.7% receiving daylight to over 50% of the room area. This compares to 70.9% and 94.2% achieved in our September 2019 assessment, respectively.

Sunlight within Grafton Terrace

In relation to sunlight, 49.6% windows satisfy the 25% annual guideline values and 61.3% satisfy the winter guideline value. This compares with 52.1% and 66.7% associated with our September 2019 assessment.

Again, it should be noted that a large proportion of main habitable rooms are served by multiple windows, therefore whilst some windows may fall short of the guidelines, the majority of rooms receive good access to sunlight by virtue of at least one window satisfying the guidelines and/or the cumulative contribution from multiple windows. Also, a large number of the remaining windows are only just below the guideline value, which should still be considered very good in the context of an urban location.

Conclusion

The daylight and sunlight values achieved in our February 2020 assessment of Grafton Terrace are broadly comparable with those achieved in our September 2019 assessment. These, in turn, are comparable with the extant consent and as such, should once again be considered acceptable.

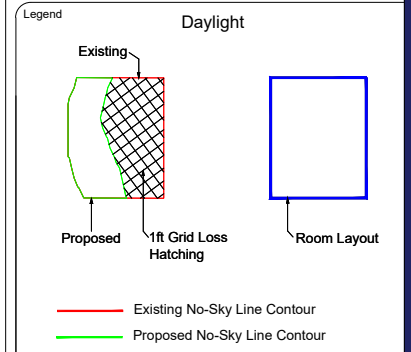
Yours sincerely



Richard Nosworthy
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For and on behalf of GVA Grimley Limited

Enc: Daylight and Sunlight 'Amenity Results' Table dated 11 February 2020
Drawings MA127_16/BRE/199 to 203

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 All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



Sources of Information
 Survey from Format
 13101 - 002 Rev A
 13101 - 003 Rev A
 Proposed from CULLINAN STUDIO dwgs
 Received 29 - 30 August 2019

INFO 10 FEB 2020
 MPI-GT-00-DR-A-2020-MMA-2019.dwg
 MPI-GT-01-DR-A-2021-MMA-2019.dwg
 MPI-GT-02-DR-A-2022-MMA-2019.dwg
 MPI-GT-03-DR-A-2023-MMA-2019.dwg
 MPI-GT-04-DR-A-2024-MMA-2019.dwg



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Project Name
 Maitland Park
 London

Client
 London Borough of Camden

Drawing Title
 NO SKYLINE CONTOURS
 GRAFTON TERRACE

Drawn By RT	Chk'd By	Scale @ A3 1/150	Date 10 FEB 2020
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Project No. MA127_16	Drawing No. BRE_199	Revision -
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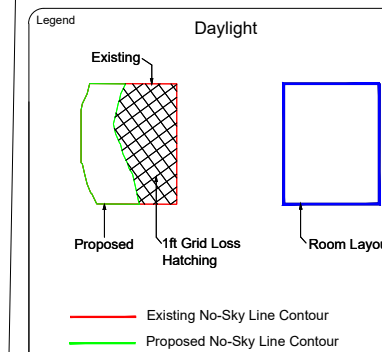


Ground Floor

Daylight

A3

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Survey from Format
13101 - 002 Rev A
13101 - 003 Rev A
Proposed from CULLINAN STUDIO dwgs
Received 29 - 30 August 2019

INFO 10 FEB 2020
MPI-GT-00-DR-A-2020-MMA-2019.dwg
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MPI-GT-02-DR-A-2022-MMA-2019.dwg
MPI-GT-03-DR-A-2023-MMA-2019.dwg
MPI-GT-04-DR-A-2024-MMA-2019.dwg



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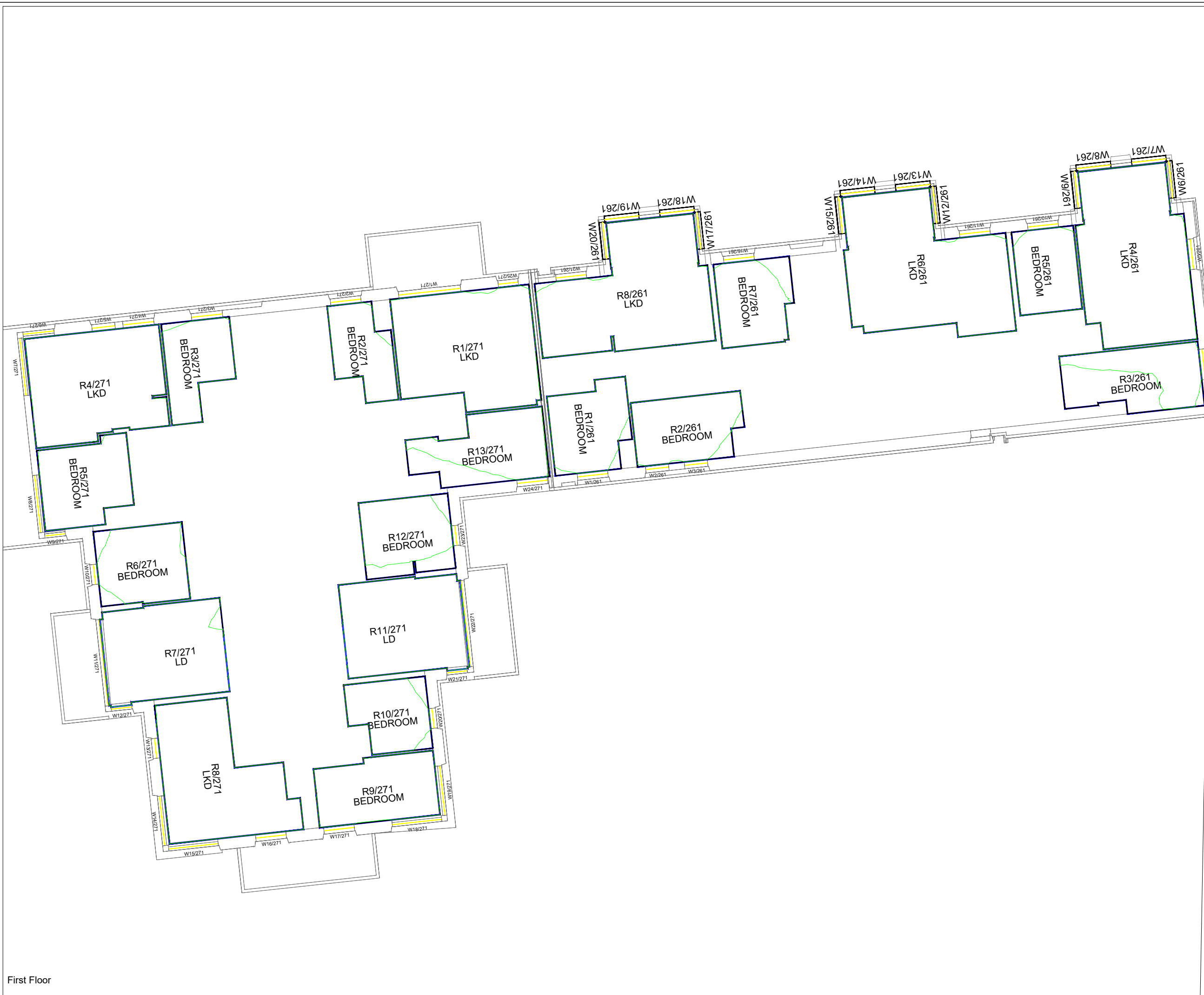
Project Name
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London

Client
London Borough of Camden

Drawing Title
NO SKYLINE CONTOURS
GRAFTON TERRACE

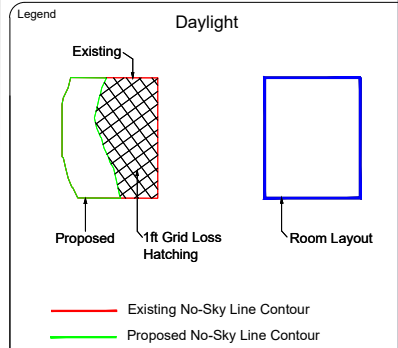
Drawn By RT	Chk'd By	Scale @ A3 1/150	Date 10 FEB 2020
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Project No. MA127_16	Drawing No. BRE/200	Revision -
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First Floor

Daylight A3



Sources of Information
 Survey from Format
 13101 - 002 Rev A
 13101 - 003 Rev A
 Proposed from CULLINAN STUDIO dwgs
 Received 29 - 30 August 2019

INFO 10 FEB 2020
 MPI-GT-00-DR-A-2020-MMA-2019.dwg
 MPI-GT-01-DR-A-2021-MMA-2019.dwg
 MPI-GT-02-DR-A-2022-MMA-2019.dwg
 MPI-GT-03-DR-A-2023-MMA-2019.dwg
 MPI-GT-04-DR-A-2024-MMA-2019.dwg



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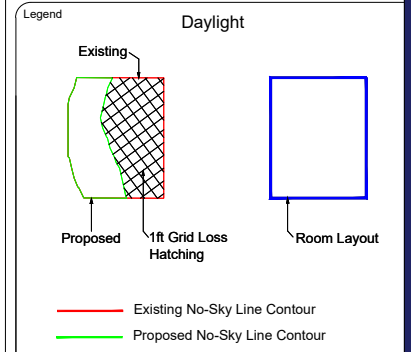
Project Name
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 London

Client
 London Borough of Camden

Drawing Title
 NO SKYLINE CONTOURS
 GRAFTON TERRACE

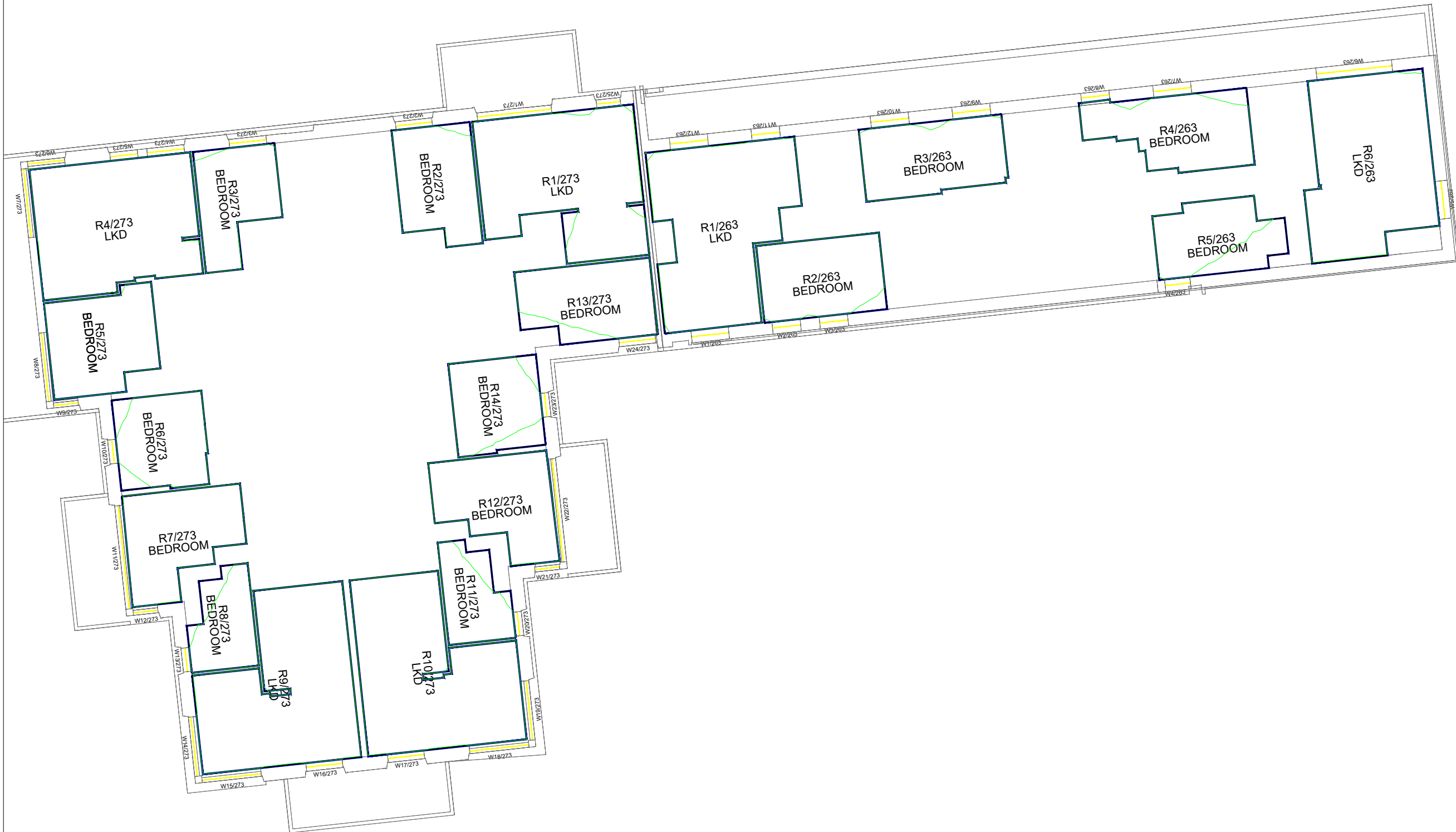
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Project No. MA127_16	Drawing No. BRE_201	Revision -
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Sources of Information
 Survey from Format
 13101 - 002 Rev A
 13101 - 003 Rev A
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 MPI-GT-00-DR-A-2020-MMA-2019.dwg
 MPI-GT-01-DR-A-2021-MMA-2019.dwg
 MPI-GT-02-DR-A-2022-MMA-2019.dwg
 MPI-GT-03-DR-A-2023-MMA-2019.dwg
 MPI-GT-04-DR-A-2024-MMA-2019.dwg



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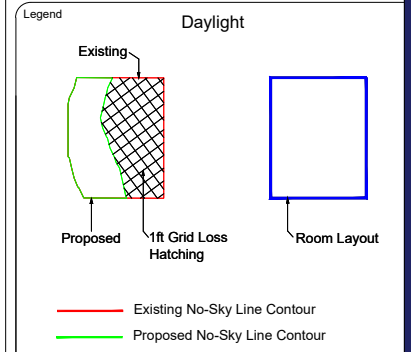
Client
 London Borough of Camden

Drawing Title
 NO SKYLINE CONTOURS
 GRAFTON TERRACE

Drawn By RT	Chk'd By	Scale @ A3 1/150	Date 10 FEB 2020
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Project No. MA127_16	Drawing No. BRE_202	Revision -
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 Received 29 - 30 August 2019

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 MPI-GT-01-DR-A-2021-MMA-2019.dwg
 MPI-GT-02-DR-A-2022-MMA-2019.dwg
 MPI-GT-03-DR-A-2023-MMA-2019.dwg
 MPI-GT-04-DR-A-2024-MMA-2019.dwg



Fourth Floor



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Project Name
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Drawing Title
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 GRAFTON TERRACE

Drawn By RT	Chk'd By	Scale @ A3 1/150	Date 10 FEB 2020
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Project No. MA127_16	Drawing No. BRE/203	Revision -
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Daylight

A3

MA127 - MAITLAND
11-Feb-20
JOB 16 - AMENITY RESULTS
GRAFTON TERRACE UPDATES

Room/Floor	Room Use	Window			No Sky	%Sun		
			%VSC	%ADF	% of Room	Summer	Winter	Total
Grafton Terrace								
Gnd Floor								
R1/260	BEDROOM	W1/260	22.01	2.54	90.27%	32.00	15.00	47.00
R2/260	LKD	W2/260	24.95	3.31	85.45%	33.00	18.00	51.00
R3/260	BEDROOM	W3/260	13.83	1.48	54.88%	#N/A	#N/A	#N/A
R4/260	BEDROOM	W4/260	18.71	11.35	98.63%	2.00	0.00	2.00
		W5/260	26.87			7.00	0.00	7.00
		W6/260	26.90			6.00	0.00	6.00
		W7/260	14.96			5.00	0.00	5.00
R5/260	LKD	W8/260	14.79	6.03	99.05%	0.00	0.00	0.00
		W9/260	27.80			8.00	0.00	8.00
		W10/260	27.96			7.00	0.00	7.00
		W11/260	15.21			5.00	0.00	5.00
R6/260	BEDROOM	W12/260	14.70	10.68	98.78%	0.00	0.00	0.00
		W13/260	28.32			6.00	0.00	6.00
		W14/260	28.53			7.00	0.00	7.00
		W15/260	14.19			6.00	0.00	6.00
1st Floor								
R1/261	BEDROOM	W1/261	23.02	2.14	93.73%	34.00	16.00	50.00
R2/261	BEDROOM	W2/261	25.41	3.28	92.82%	39.00	17.00	56.00
		W3/261	25.88			36.00	19.00	55.00
R3/261	BEDROOM	W4/261	19.85	1.36	54.18%	#N/A	#N/A	#N/A
R4/261	LKD	W5/261	18.11	4.80	99.40%	10.00	4.00	14.00
		W6/261	20.08			5.00	1.00	6.00
		W7/261	27.12			8.00	0.00	8.00
		W8/261	27.15			8.00	0.00	8.00
		W9/261	16.57			11.00	0.00	11.00
R5/261	BEDROOM	W10/261	20.34	2.30	97.15%	#N/A	#N/A	#N/A
R6/261	LKD	W11/261	20.37	4.54	99.49%	0.00	0.00	0.00
		W12/261	16.51			1.00	0.00	1.00
		W13/261	27.53			7.00	0.00	7.00
		W14/261	27.60			8.00	0.00	8.00
		W15/261	16.14			10.00	0.00	10.00

Room/Floor	Room Use	Window			No Sky	%Sun		
			%VSC	%ADF	% of Room	Summer	Winter	Total
R7/261	BEDROOM	W16/261	20.80	2.06	87.64%	#N/A	#N/A	#N/A
R8/261	LKD	W17/261	16.64	4.81	99.08%	1.00	0.00	1.00
		W18/261	28.56			8.00	0.00	8.00
		W19/261	28.71			9.00	0.00	9.00
		W20/261	12.65			6.00	0.00	6.00
		W21/261	20.85			1.00	0.00	1.00
2nd Floor								
R1/262	BEDROOM	W1/262	25.02	2.25	94.21%	37.00	18.00	55.00
R2/262	BEDROOM	W2/262	27.71	3.97	89.34%	42.00	21.00	63.00
		W3/262	28.17			41.00	21.00	62.00
R3/262	BEDROOM	W4/262	26.94	1.79	85.10%	#N/A	#N/A	#N/A
R4/262	LKD	W5/262	25.84	5.26	99.16%	#N/A	#N/A	#N/A
		W6/262	33.99			#N/A	#N/A	#N/A
R5/262	BEDROOM	W7/262	33.08	2.86	98.30%	#N/A	#N/A	#N/A
R6/262	LKD	W8/262	33.14	5.10	98.77%	#N/A	#N/A	#N/A
		W9/262	34.26			#N/A	#N/A	#N/A
R7/262	BEDROOM	W10/262	33.48	2.87	95.80%	#N/A	#N/A	#N/A
R8/262	LKD	W11/262	34.27	5.43	98.20%	#N/A	#N/A	#N/A
		W12/262	32.05			#N/A	#N/A	#N/A
3rd Floor								
R1/263	LKD	W1/263	31.13	3.86	98.77%	44.00	20.00	64.00
		W11/263	36.49			4.00	0.00	4.00
		W12/263	30.35			3.00	0.00	3.00
R2/263	BEDROOM	W2/263	33.85	4.09	95.54%	51.00	22.00	73.00
		W3/263	34.75			53.00	22.00	75.00
R3/263	BEDROOM	W9/263	37.92	6.29	97.90%	#N/A	#N/A	#N/A
		W10/263	38.10			#N/A	#N/A	#N/A
R4/263	BEDROOM	W7/263	37.86	5.05	93.19%	#N/A	#N/A	#N/A
		W8/263	38.21			#N/A	#N/A	#N/A
R5/263	BEDROOM	W4/263	35.69	1.84	71.86%	57.00	26.00	83.00
R6/263	LKD	W5/263	37.38	5.70	99.26%	#N/A	#N/A	#N/A
		W6/263	37.81			#N/A	#N/A	#N/A
1st Floor								
R1/271	LKD	W1/271	10.85	2.14	98.95%	#N/A	#N/A	#N/A
		W25/271	22.70			#N/A	#N/A	#N/A
R2/271	BEDROOM	W2/271	24.71	2.61	96.64%	#N/A	#N/A	#N/A
R3/271	BEDROOM	W3/271	32.74	2.95	97.29%	#N/A	#N/A	#N/A
R4/271	LKD	W4/271	33.21	5.50	99.78%	8.00	0.00	8.00
		W5/271	32.99			4.00	0.00	4.00
		W6/271	34.67			8.00	0.00	8.00
		W7/271	12.58			13.00	3.00	16.00

Room/Floor	Room Use	Window			No Sky	%Sun		
			%VSC	%ADF	% of Room	Summer	Winter	Total
R5/271	BEDROOM	W8/271	11.73	3.43	99.42%	11.00	12.00	23.00
		W9/271	12.44			21.00	10.00	31.00
R6/271	BEDROOM	W10/271	14.92	1.05	58.98%	21.00	2.00	23.00
R7/271	LD	W11/271	9.85	3.00	50.45%	12.00	7.00	19.00
		W12/271	16.90			25.00	14.00	39.00
R8/271	LKD	W13/271	18.64	6.21	99.89%	24.00	9.00	33.00
		W14/271	27.25			30.00	15.00	45.00
		W15/271	28.52			40.00	24.00	64.00
		W16/271	6.38			0.00	11.00	11.00
R9/271	BEDROOM	W17/271	6.79	10.05	99.59%	3.00	8.00	11.00
		W18/271	29.71			43.00	21.00	64.00
		W19/271	29.91			29.00	10.00	39.00
R10/271	BEDROOM	W20/271	21.87	1.50	90.52%	#N/A	#N/A	#N/A
R11/271	LD	W21/271	20.11	3.39	50.45%	32.00	14.00	46.00
		W22/271	9.76			10.00	6.00	16.00
R12/271	BEDROOM	W23/271	14.57	1.00	48.35%	#N/A	#N/A	#N/A
R13/271	BEDROOM	W24/271	20.22	1.56	76.93%	29.00	13.00	42.00
2nd Floor								
R1/272	LKD	W1/272	12.09	2.59	99.21%	#N/A	#N/A	#N/A
		W25/272	21.45			#N/A	#N/A	#N/A
R2/272	BEDROOM	W2/272	23.82	3.07	96.64%	#N/A	#N/A	#N/A
R3/272	BEDROOM	W3/272	30.54	3.43	97.29%	#N/A	#N/A	#N/A
R4/272	LKD	W4/272	30.66	6.44	99.78%	6.00	0.00	6.00
		W5/272	29.96			2.00	0.00	2.00
		W6/272	32.41			6.00	0.00	6.00
		W7/272	13.32			12.00	5.00	17.00
R5/272	BEDROOM	W8/272	12.63	4.09	99.42%	11.00	11.00	22.00
		W9/272	12.06			18.00	11.00	29.00
R6/272	BEDROOM	W10/272	14.73	1.24	58.98%	21.00	3.00	24.00
R7/272	LD	W11/272	10.76	3.74	50.45%	11.00	8.00	19.00
		W12/272	16.36			21.00	17.00	38.00
R8/272	LKD	W13/272	17.15	7.17	99.89%	24.00	6.00	30.00
		W14/272	28.14			29.00	13.00	42.00
		W15/272	29.05			38.00	26.00	64.00
		W16/272	6.85			0.00	12.00	12.00
R9/272	BEDROOM	W17/272	7.06	11.59	99.59%	1.00	10.00	11.00
		W18/272	30.43			42.00	24.00	66.00
		W19/272	31.62			28.00	10.00	38.00
R10/272	BEDROOM	W20/272	20.39	1.79	90.52%	#N/A	#N/A	#N/A
R11/272	LD	W21/272	19.06	4.21	50.45%	29.00	15.00	44.00
		W22/272	12.22			9.00	7.00	16.00
R12/272	BEDROOM	W23/272	15.52	1.24	49.70%	#N/A	#N/A	#N/A
R13/272	BEDROOM	W24/272	19.13	1.81	77.70%	28.00	15.00	43.00

Room/Floor	Room Use	Window			No Sky	%Sun		
			%VSC	%ADF	% of Room	Summer	Winter	Total
3rd Floor								
R1/273	LKD	W1/273	35.41	4.84	96.64%	#N/A	#N/A	#N/A
		W25/273	28.70			#N/A	#N/A	#N/A
R2/273	BEDROOM	W2/273	30.84	3.24	96.83%	#N/A	#N/A	#N/A
R3/273	BEDROOM	W3/273	31.71	3.54	97.29%	#N/A	#N/A	#N/A
R4/273	LKD	W4/273	31.60	6.72	99.78%	6.00	0.00	6.00
		W5/273	30.83			2.00	0.00	2.00
		W6/273	33.31			6.00	0.00	6.00
		W7/273	14.98			13.00	6.00	19.00
R5/273	BEDROOM	W8/273	14.47	4.58	99.71%	13.00	11.00	24.00
		W9/273	15.53			23.00	13.00	36.00
R6/273	BEDROOM	W10/273	17.47	1.56	68.65%	22.00	4.00	26.00
R7/273	BEDROOM	W11/273	12.72	5.76	69.06%	12.00	9.00	21.00
		W12/273	18.16			22.00	17.00	39.00
R8/273	BEDROOM	W13/273	19.88	2.10	67.39%	24.00	7.00	31.00
R9/273	LKD	W14/273	30.84	6.86	95.55%	30.00	13.00	43.00
		W15/273	33.76			52.00	28.00	80.00
		W16/273	28.71			37.00	27.00	64.00
R10/273	LKD	W17/273	28.85	7.22	96.00%	37.00	27.00	64.00
		W18/273	34.47			50.00	27.00	77.00
		W19/273	34.84			28.00	10.00	38.00
R11/273	BEDROOM	W20/273	23.23	2.32	67.52%	#N/A	#N/A	#N/A
R12/273	BEDROOM	W21/273	20.41	6.57	69.08%	30.00	14.00	44.00
		W22/273	15.67			10.00	7.00	17.00
R13/273	BEDROOM	W24/273	22.35	2.36	88.86%	32.00	17.00	49.00
R14/273	BEDROOM	W23/273	17.91	1.60	63.93%	#N/A	#N/A	#N/A
4th Floor								
R1/274	BEDROOM	W2/274	39.60	4.62	96.56%	#N/A	#N/A	#N/A
		W3/274	39.60			#N/A	#N/A	#N/A
R2/274	BEDROOM	W4/274	38.39	6.51	97.69%	#N/A	#N/A	#N/A
		W5/274	38.64			#N/A	#N/A	#N/A
R3/274	LKD	W6/274	38.94	8.92	100.00%	10.00	0.00	10.00
		W7/274	38.45			7.00	0.00	7.00
		W8/274	37.33			35.00	14.00	49.00
		W9/274	37.21			35.00	17.00	52.00
		W10/274	27.13			37.00	21.00	58.00
R4/274	BEDROOM	W11/274	32.40	1.76	72.01%	36.00	14.00	50.00
R5/274	BEDROOM	W12/274	36.45	11.22	69.47%	35.00	16.00	51.00
		W13/274	26.45			37.00	22.00	59.00

Room/Floor	Room Use	Window			No Sky	%Sun		
			%VSC	%ADF	% of Room	Summer	Winter	Total
R6/274	LKD	W14/274	32.94	6.62	74.96%	37.00	16.00	53.00
		W15/274	37.93			58.00	28.00	86.00
		W16/274	38.17			58.00	28.00	86.00
R7/274	LKD	W17/274	38.27	6.45	74.38%	58.00	28.00	86.00
		W18/274	38.12			56.00	28.00	84.00
		W19/274	35.30			33.00	11.00	44.00
R8/274	BEDROOM	W20/274	27.94	11.40	69.03%	40.00	16.00	56.00
		W21/274	37.95			31.00	11.00	42.00
R9/274	BEDROOM	W24/274	31.85	1.92	74.17%	#N/A	#N/A	#N/A
R10/274	LKD	W1/274	39.60	5.43	99.74%	12.00	0.00	12.00
		W22/274	34.25			53.00	21.00	74.00
		W23/274	39.61			33.00	11.00	44.00
		W25/274	39.61			33.00	11.00	44.00
		W26/274	39.60			12.00	0.00	12.00