

14 May 2021

Alex Neal  
Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY



17 SLINGSBY PLACE  
LONDON | WC2E 9AB

**BY EMAIL ONLY**

Dear Alex,

**PROPOSED DEVELOPMENT OF 330 GRAY'S INN ROAD**  
**INTERNAL DAYLIGHT WITHIN PROPOSED DEVELOPMENT**

Instruction

I am instructed to update the technical analysis in relation to the internal daylight levels received within the habitable rooms within the Proposed Development, in particular the amendments made to the South Block. This letter should be read in conjunction with the full Point 2 Internal Daylight Report dated November 2020.

The Average Daylight Factor (ADF) analysis for the submitted layouts (P2150/I/24-25) and the revised layouts (P2150/I/30-31) are enclosed hereto.

Assessment

The ADF analysis for submitted layouts identified that 63 of the rooms within the South Block met the ADF target value for their observed use. This represented 86% of the total number of rooms within the South Block.

The ADF analysis for the revised layouts identifies that 62 of the rooms within the South Block meet the target value. This represents 83% of the total number of rooms within the South Block.

The levels of daylight received in the revised layouts are comparable to the submitted layouts and the conclusions drawn within our Internal Daylight Report November 2020 do not change. The levels of internal daylight received within the Proposed Development are commensurate with similar scale developments in LB Camden and can be considered acceptable on balance.

Yours sincerely,

**Liam Dunford**  
Senior Director  
Point 2 Surveyors Ltd.

Encls.

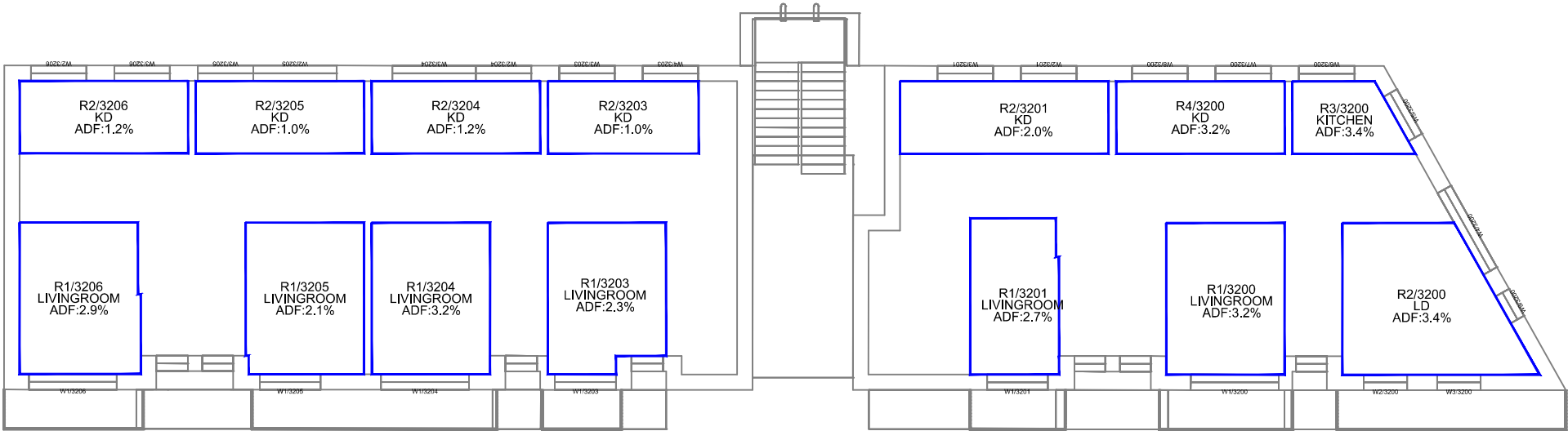
## AVERAGE DAYLIGHT FACTOR RESULTS FOR SUBMITTED LAYOUTS



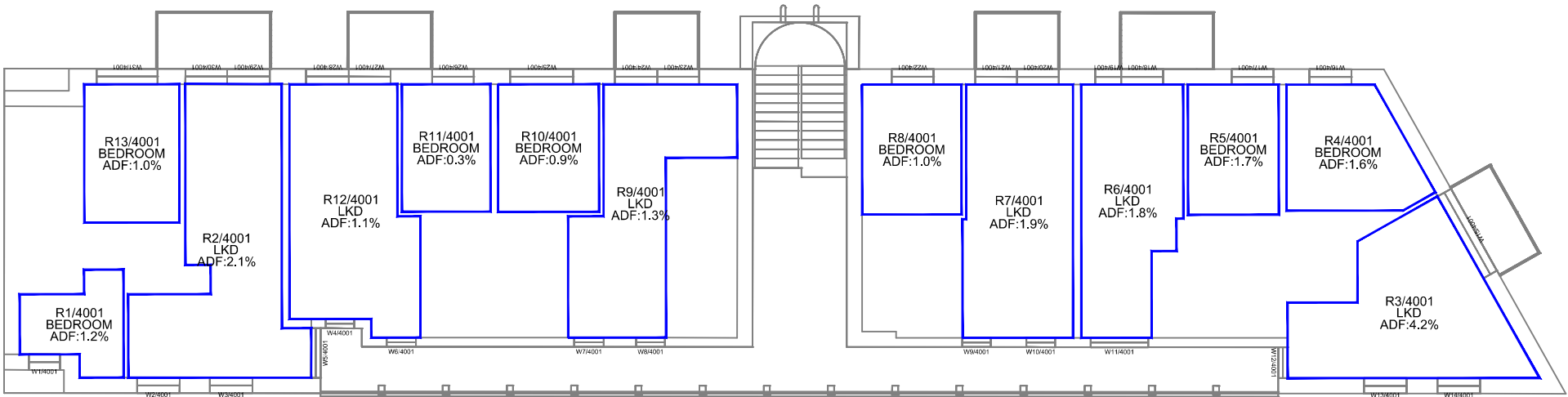
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



**Sources:** Warner Surveys  
Survey Info (received 18/07/19)  
LT3190593P0001-9.dwg

Royal Free Hampstead NHS Trust  
Existing 2D Drawings (received 18/07/19)  
RNTNE Basement Floor Plan- RNTNE 4th Floor Plan.dwg

Allford Hall Monaghan Morris  
Proposed Scheme (received 10/11/20)  
Set of Plans & Elevation  
Proposed 3D Model (received 17/11/20)  
18116\_Hotel\_201117.3dm  
201117\_Office.skp  
18116\_03\_00\_P200.dwg  
Proposed Changes Including Plan & Elevations (received 20/11/20)

**Key:**

Scheme Confirmed:	-
Date:	-

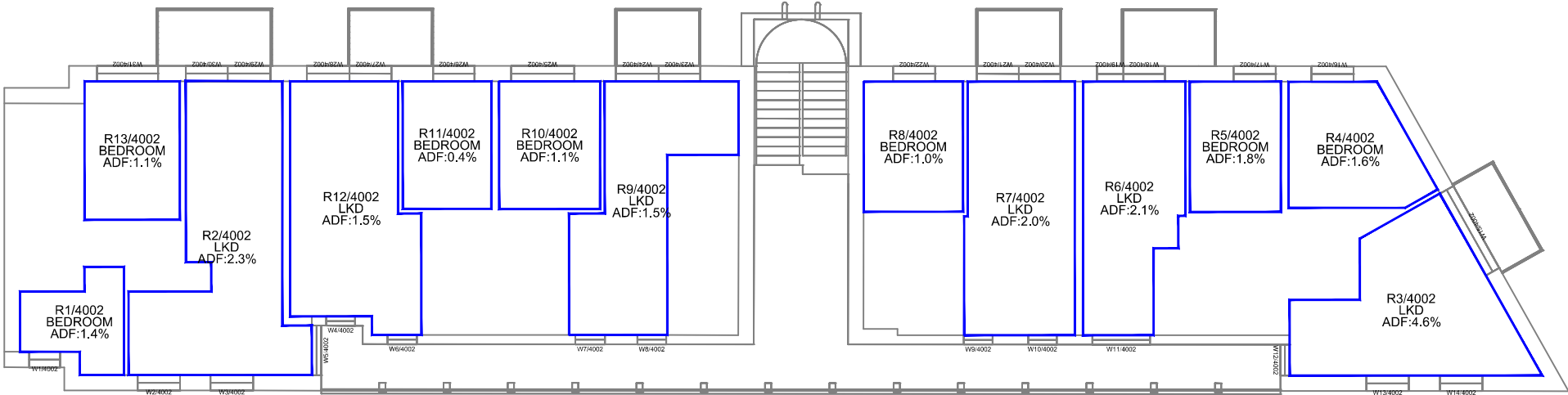
**Project:** 330 Gray's Inn Road  
London

Drawn By:	AFA
Scale:	1:200 @A3
Date:	Nov 20

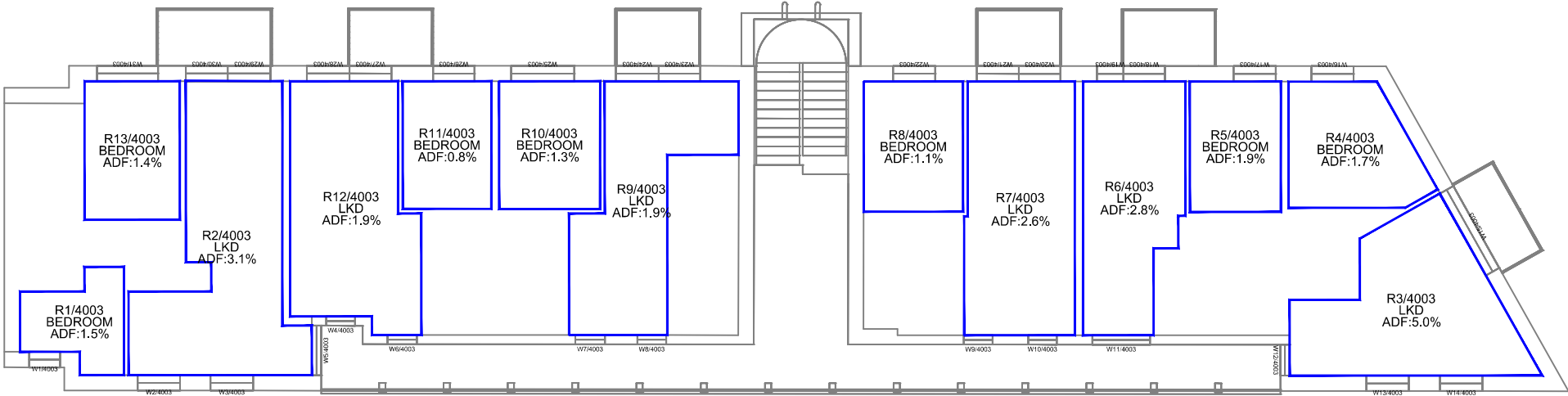
**Title:** Internal ADF Results  
Proposed Scheme 20/11/20  
South Block

Dwg No:	P2150/I/24
Rel:	15





SECOND FLOOR



THIRD FLOOR

<b>Sources:</b> Warner Surveys Survey Info (received 18/07/19) LT3190593P0001-9.dwg  Royal Free Hampstead NHS Trust Existing 2D Drawings (received 18/07/19) RNTNE Basement Floor Plan- RNTNE 4th Floor Plan.dwg  Allford Hall Monaghan Morris Proposed Scheme (received 10/11/20) Set of Plans & Elevation Proposed 3D Model (received 17/11/20) 18116_Hotel_201117.3dm 201117_Office.skp 18116_03_00)_P200.dwg Proposed Changes Including Plan & Elevations (received 20/11/20)	<b>Key:</b>		<b>Project:</b> 330 Gray's Inn Road London			<b>Title:</b> Internal ADF Results Proposed Scheme 20/11/20 South Block	
	<b>Scheme Confirmed:</b> -	<b>Date:</b> -	<b>Drawn By:</b> AFA	<b>Scale:</b> 1:200 @A3	<b>Date:</b> Nov 20	<b>Dwg No:</b> P2150/I/25	<b>Rel:</b> 15



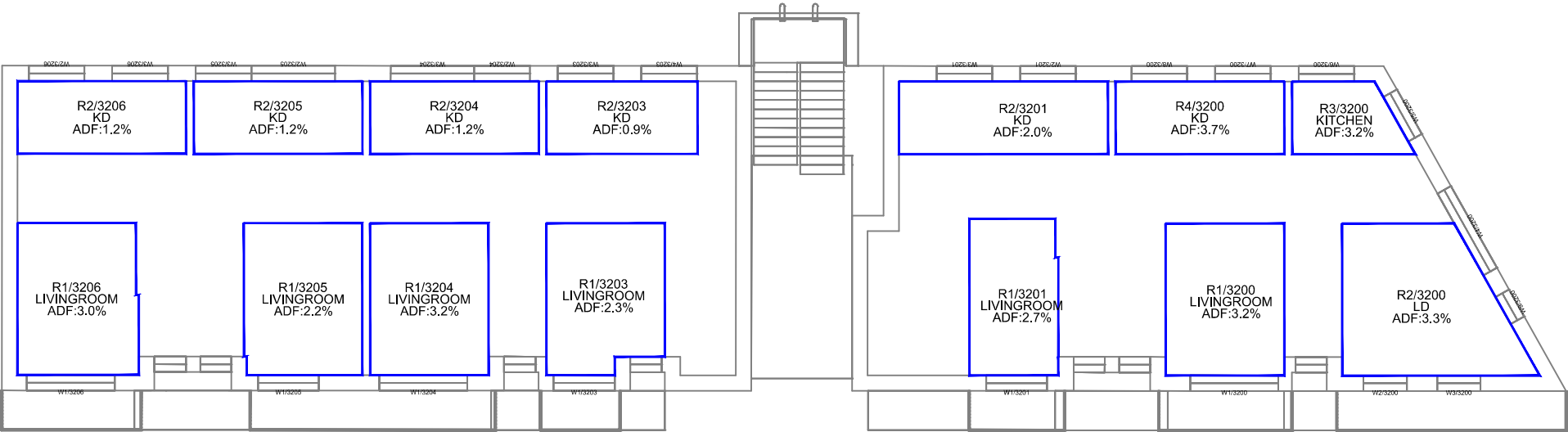
## AVERAGE DAYLIGHT FACTOR RESULTS FOR REVISED LAYOUTS



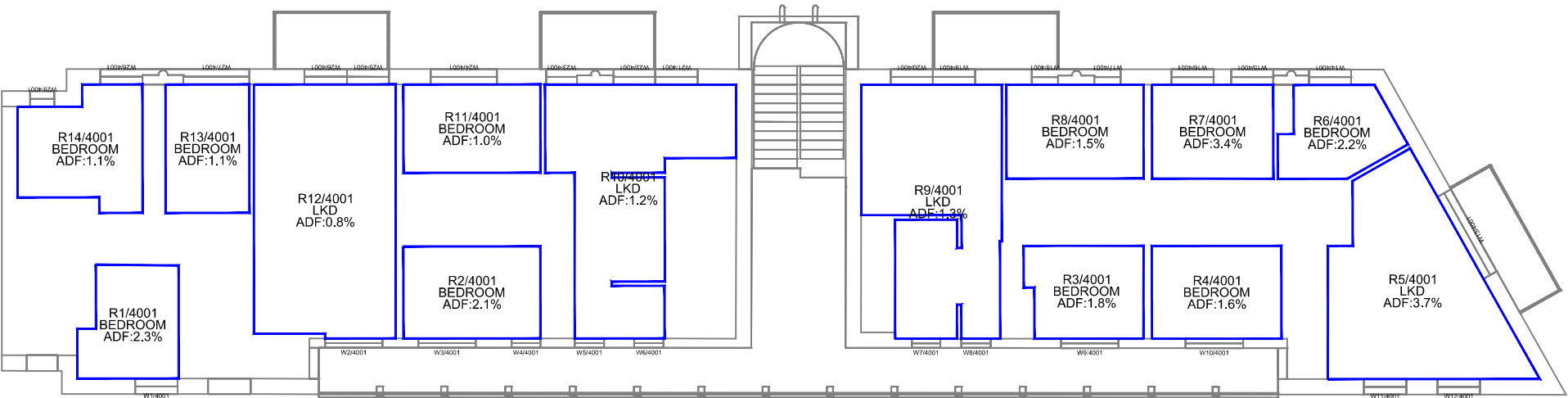
LOWER GROUND FLOOR



GROUND FLOOR

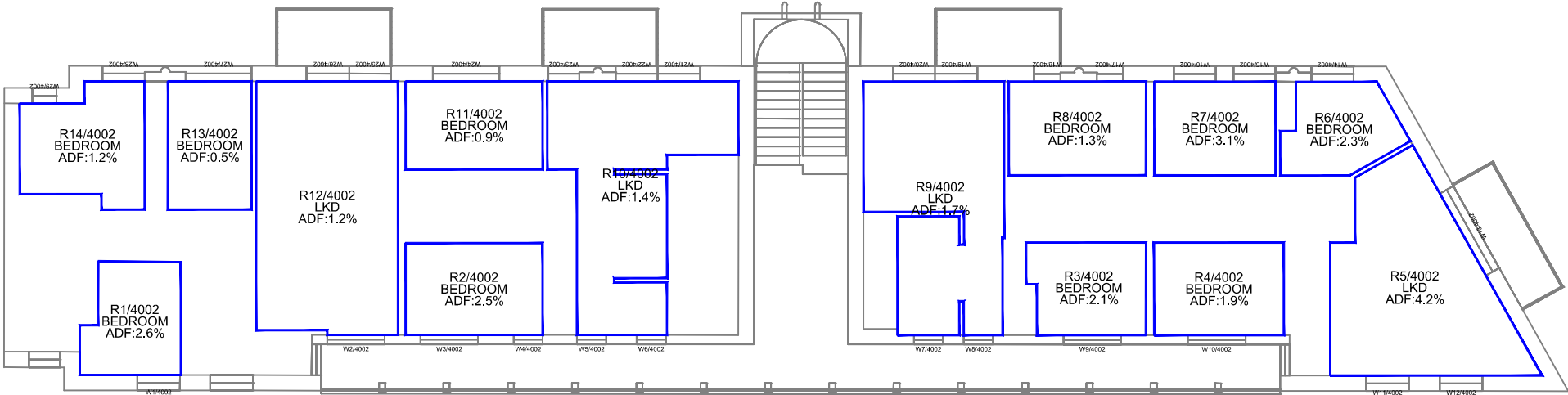


FIRST FLOOR

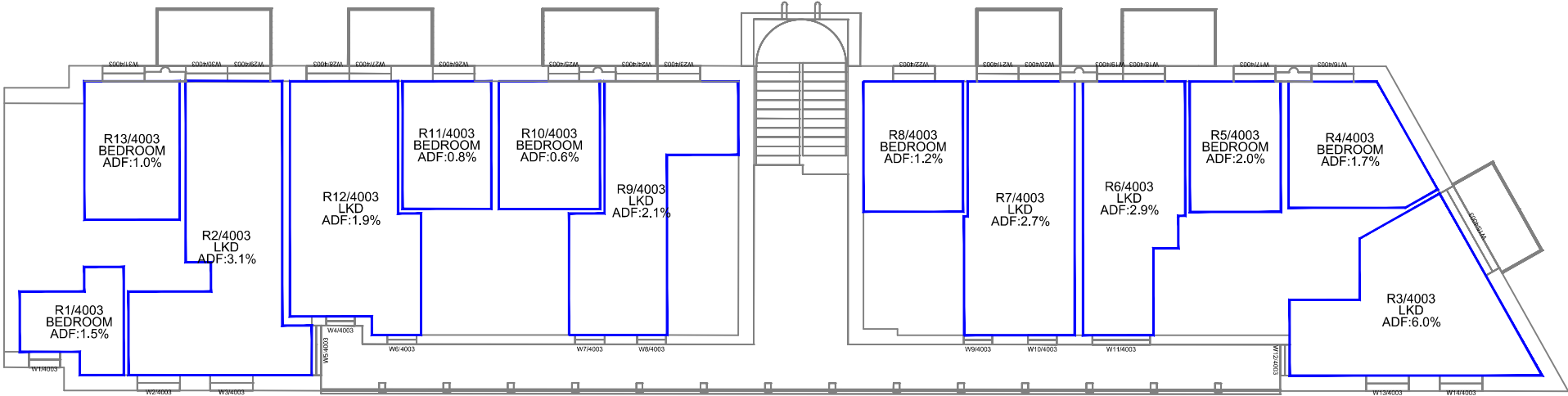


<b>Sources:</b> Warner Surveys Survey Info (received 18/07/19) LT3190593P0001-9.dwg  Royal Free Hampstead NHS Trust Existing 2D Drawings (received 18/07/19) RNTNE Basement Floor Plan- RNTNE 4th Floor Plan.dwg  Allford Hall Monaghan Morris Proposed Scheme (received 07/05/21) Set of Plans for first to third floors & Elevations		<b>Key:</b>		<b>Project:</b> 330 Gray's Inn Road London		<b>Title:</b> Internal ADF Results Proposed Scheme 07/05/21 South Block	
<b>Scheme Confirmed:</b> -		<b>Date:</b> -		<b>Drawn By:</b> AFA	<b>Scale:</b> 1:200 @A3	<b>Date:</b> May 21	<b>Dwg No:</b> P2150/I/30
						<b>Rel:</b> 21	





SECOND FLOOR



THIRD FLOOR

<div>Sources: Warner Surveys Survey Info (received 18/07/19) LT3190593P0001-9.dwg</div> <div>Royal Free Hampstead NHS Trust Existing 2D Drawings (received 18/07/19) RNTNE Basement Floor Plan- RNTNE 4th Floor Plan.dwg</div> <div>Allford Hall Monaghan Morris Proposed Scheme (received 07/05/21) Set of Plans for first to third floors &amp; Elevations</div>	Key:		Project: 330 Gray's Inn Road London			Title: Internal ADF Results Proposed Scheme 07/05/21 South Block	
	Scheme Confirmed: -	Date: -	Drawn By: AFA	Scale: 1:200 @A3	Date: May 21	Dwg No: P2150/I/31	Rel: 21

