



By Email / Without Prejudice

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GL Hearn Limited
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Dear Beth,

Re: The Development at 5 Templewood Avenue and 5a Templewood Avenue- Daylight and Sunlight

GIA have been provided with a copy of your letter dated 28th July 2017. It is acknowledged that you have been instructed by the owner/ occupiers of 5a Templewood Avenue to advise them in relation to daylight matters and the re-development of 5 Templewood. Your letter is in response to GIA's report dated 12th May 2017. We understand the following to be the key concerns:

1. Discrepancies in GIA's model of 5a Templewood Avenue;
2. BRE transgressions in VSC and NSL to the dining room (identified in GIA's daylight and sunlight letter report as R2); and
3. The modelling of the glass covering as a solid.

This letter responds to the above matters.

For the purpose of our May 2017 report GIA constructed a model based on OS data and publicly available information. For planning purposes, it is not common practice at GIA to approach neighbouring properties especially where information is publicly available that we can base our model on. This is a reasonable approach that is accepted by local authorities, developers and is also the approach used by other surveying firms. GIA's model was created using all information available at the time, and follows standard industry practice.

Due to dense foliage, it was not possible to get clear photos of the relevant elevation of your client's property and thus there may be some discrepancies, however, we do not believe this will materially affect the results. As per the May 2017 report, all rooms will adhere to the BRE guidelines in relation to daylight and sunlight matters with the exception of the dining room (R2).

We believe there to be two windows (W6/F00 & W7/F00) that serve this room. It is acknowledged that the percentage reductions are large (50% and 57.1% VSC alterations), however, the results are misleading in context of whether this change will be noticeable. The existing VSC values are less than 1%. As such alterations of less than half a percentage point are the reasons for the non-compliance. These changes will be imperceptible to the occupant.

When considering the change in the daylight distribution to the room, again the low existing values create disproportionate overall percentage reductions. The actual change in the contour of light to the room is 4.2sq ft.

In consideration of the above this room will experience small and likely unnoticeable changes in light. These changes are well within the flexibility of the guide and considered to be of no significance.

DATE / REF

29/08/2017
JC/12312

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With regards to the patio roof, GIA modelled the feature as a solid which is in line with standard practice. If one were to consider the garden below the glazed structure the proposed massing would not cause a material impact in our opinion. Furthermore, if one were to consider the windows to the dining room on the basis that the roofing structure was not in situ we believe this would remove any daylight impact in accordance with the BRE.

Conclusion

In conclusion, the overall effect of the re-development of 5 Templewood Avenue on 5a Templewood avenue will be within the parameters of the BRE Guidelines. The single instance of a transgression is technical and will be unnoticeable to the occupant.

Yours sincerely
For and on behalf of GIA



Jonathan Caltieri

Surveyor

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