



Camden Lock Market

West Yard, East Vaults & Dead Dog Basin

Daylight & Sunlight Assessment
August 2022



Daylight and Sunlight

**Camden Lock Market
Observation Wheel**

Prepared by: Vincent Lutz

Reference: 2801

Date: 04/07/2022



By Email

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Dear Theo,

Re: Camden Lock Market Observation Wheel, Camden NW1 8AF – Daylight and Sunlight No Issue Letter

You have instructed GIA to review the potential daylight and sunlight implications of the Proposed Development at Camden Lock Market, Camden, drawings for which were received from LabTech on 23rd June 2022 Please note that this review is based on a non-technical desktop assessment of the Proposed Development in relation to the existing surrounding properties; no technical analysis has been undertaken on the scheme, as following a review of the proposed development and existing surrounding properties, it was deemed that a full technical analysis would be unnecessary.

The Site and Proposed Development

The Site is located at Camden Lock Market, Camden, London NW1 8AF (“the Site”) in the London Borough of Camden (“LBC”). The Site currently comprises a mixture of one to three storey commercial buildings and is bound by Stables Market to the north, Camden High Street to the east, the Regents Canal to the south and the Interchange building to the west.

The Proposed Development seeks to replace the one storey commercial building within the western courtyard of Camden Lock Market with a temporary observation wheel (“the Proposed Development”). Figure 01 below shows the Proposed Development.

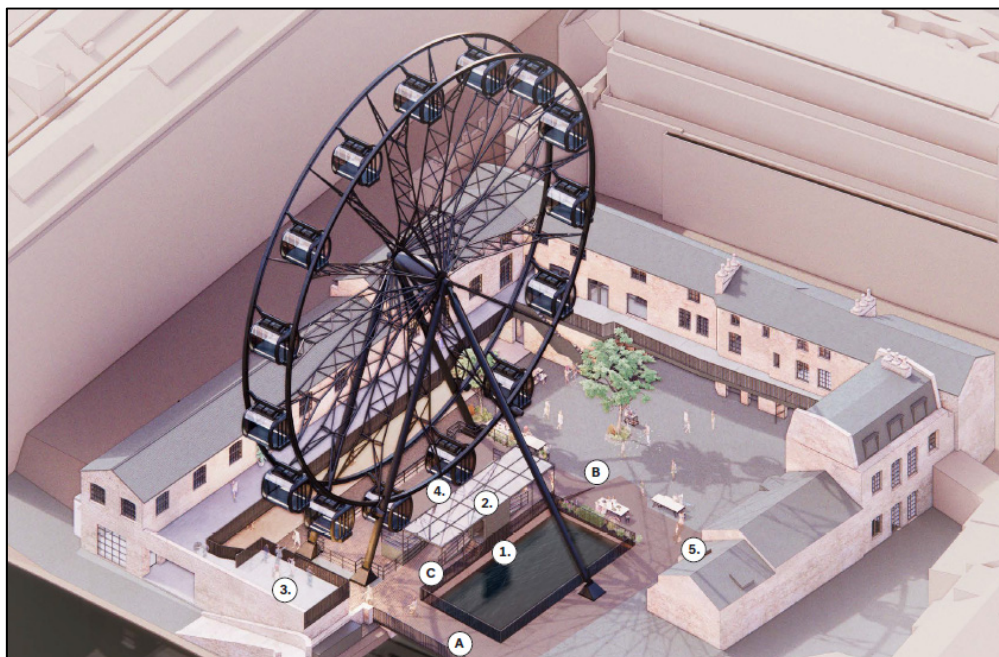


Figure 01 – Proposed Observation Wheel

Daylight and Sunlight

A full introduction to Daylight and Sunlight is enclosed in this letter, although the pertinent points for the purpose of this letter are detailed below.

Daylight and Sunlight is a planning matter which considers the potential for natural light to habitable rooms within residential properties to be of the highest consideration. The technical analysis that forms the basis of this letter has been predicated against the numerical methodologies set out within the Building Research Establishment Guidelines "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2022) ("the BRE"), the primary authority on these matters. The Guidelines in question are precisely that – guidelines which provide a recommendation to inform site layout and design. They are not mandatory, nor do they form planning policy and their interpretation should be treated flexibly depending on the specifics of each site.

Figure 02 below provides an overview of the relevant surrounding properties and their uses given their proximity to the proposed Observation Wheel.

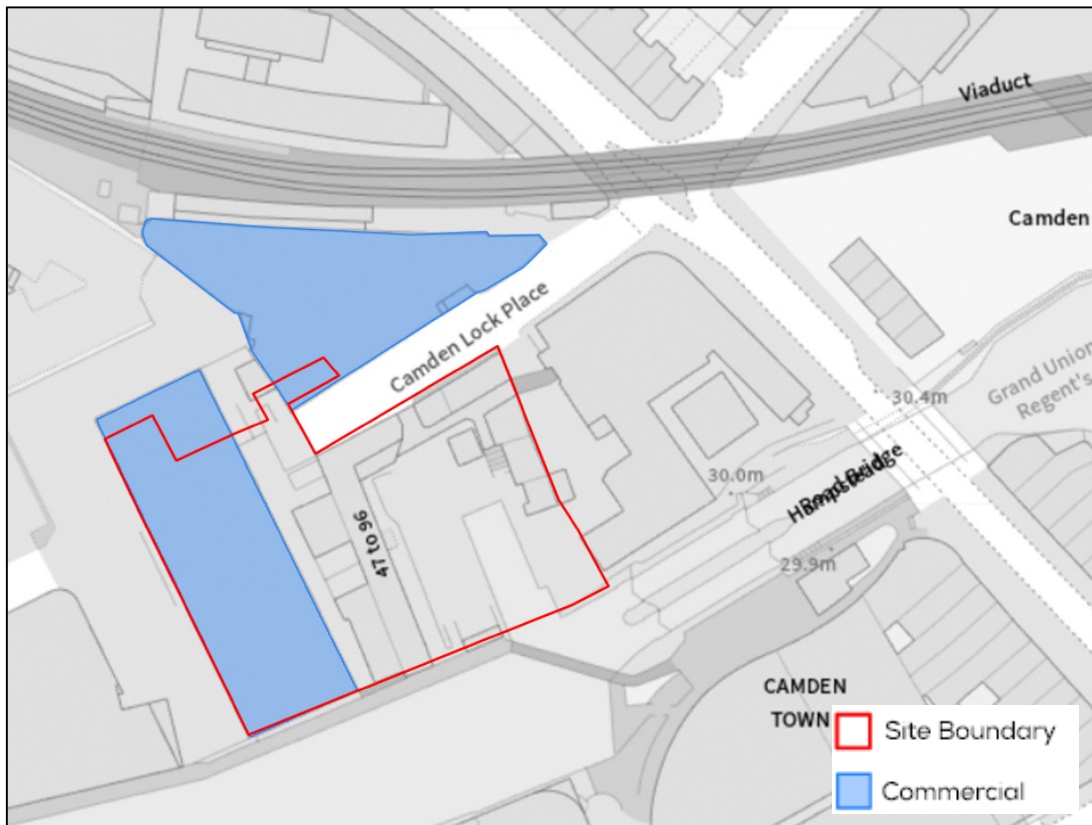


Figure 02 – Surrounding Property Use Plan

Surrounding Properties

As can be seen from Figure 02 all of the relevant surrounding properties are commercial in use. In consideration of this, as well as the fact that the BRE Guidelines considers the potential for natural light to habitable rooms within residential properties to be of the highest consideration it is clear that a daylight and sunlight assessment and report to accompany the planning submission will not be required.

We trust that the information contained within this letter is clear, however, please do not hesitate to contact me on the details below should you wish to discuss any point in further detail.

Yours sincerely,
For and on behalf of GIA

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