

Our Ref: 02C101318

14 October 2022

Camden Council
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

The Proposed Development of the Great Ormond Street Children's Cancer Centre - Daylight and Sunlight Results to Flat 8, 37-39 Great Ormond Street

The purpose of this letter is to provide an updated set of Daylight and Sunlight results for Flat 8, 37-39 Great Ormond Street. This is as a result of Great Ormond Street Hospital for Children NHS Foundation Trust ("the Applicant") inviting residents to allow Avison Young ("AY") to collect accurate measurements of the internal layouts of their properties.

AY attended the property on 1st September 2022 and have since updated their analysis to reflect the accurate layouts of their property. The two site-facing rooms are single aspect and serve a living/kitchen/dining room and a bedroom. This is consistent with AY's Daylight and Sunlight Report dated 20th May 2022 (GOSHCCC-document number S2 P01) report assumptions, which were based on a set historic floor plan obtained from online sources.

The technical results of AY's updated assessments (appended to this letter) are also consistent with the above-mentioned Daylight and Sunlight report. They show that the two windows will experience reductions beyond the BRE guidelines¹ recommendations. However, both site facing windows will retain a Vertical Sky Component of 13% with the Proposed GOSHCCC development in place.

The No Sky Line analysis showed that each of the site-facing rooms will experience an alteration of 75%-79% to each room and all will retain a view of the sky across 19%-24% of the room areas. Whilst this is below the BRE guidelines recommendations, direct views of the sky are partially maintained in both rooms.

In addition to the above, AY ran supplementary Average Daylight Factor (ADF) assessments which indicates that all rooms achieve an ADF of 1.2% or below in the existing condition (prior to the development of the Proposed GOSHCCC) and according to the BRE guidelines, if a room enjoys an ADF "*below 2% the room will look dull and electric lighting is likely to be turned on.*" As such, it is AY's understanding that each of the site-facing rooms are likely to already require supplementary electric lighting in the current condition and with the implementation of the Proposed GOSHCCC this will continue to be the case, albeit some further electric lighting may be required.

¹ Site layout planning for daylight and sunlight A guide to good practice, 2022

**AVISON
YOUNG**

Yours sincerely



Mark Kidd

Principal

Daylight & Sunlight

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For and on behalf of Avison Young (UK) Limited

GREAT ORMOND STREET HOSPITAL

**JOB 28
DAYLIGHT ANALYSIS RESULTS
08-Sep-22**

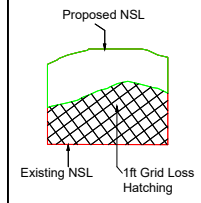
Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
37-39 Great Ormond Street														
3rd Floor														
R2/104	BEDROOM	W3/104	30.38	13.12	56.81%	1.23	0.59	52.08%	121.8	115.4	94.75%	28.9	23.73%	74.96%
R3/104	LKD	W4/104	30.25	13.23	56.26%	0.87	0.42	52.01%	182.7	170.6	93.38%	35.2	19.27%	79.37%

ADF	Pass Value	No Rooms	No Passes	% Passes
BEDROOM	1	1	0	0.00%
DINING	1.5	0	0	0.00%
KITCHEN	2	0	0	0.00%
LD	1.5	0	0	0.00%
KD	2	0	0	0.00%
STUDY	1.5	0	0	0.00%
STUDIO	1.5	0	0	0.00%
LKD	2	1	0	0.00%
Livingroom	1.5	0	0	0.00%
TOTALS		2	0	0.00%



3RD FLOOR

Key:



Sources of information

Existing building
 Info 19 Feb 2018 BDP 3D Survey
 01 GCD05_Gosh_Extension_WIP - 3D View

Surrounding buildings
Accucities
 Info 19 Feb 2018 BDP 3D Survey
 01 GCD05_Gosh_Extension_WIP - 3D View
 Planning Portal Research and Photos

Proposed building
 BDP fixed frozen 3D model
 received 19 April 2022
 GOSH CCC Model.dwg
 further amended chimneys

Consented
 N/A

Project Name
 Great Ormond Street Hospital, London

Drawing Title
 No Skyline Contour
 Flat 8, 37-39 Great Ormond Street

Drawn By
 MZ

Project No.
 GR219_28

Scale @ A3
 1:100

Drawing No.
 BRE_01

Date
 7-Sep-22

Revision
 -



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