

**From:** Gordon Adgey [REDACTED]  
**Sent:** 01 November 2022 08:35  
**To:** Patrick Marfleet [REDACTED]  
**Cc:** Jonathan McClue [REDACTED]  
**Subject:** Ref Planning Application 2022/2255/P - GOSH CCC - Resident's response to Avison Young Daylight/Sunlight Assessment Report.

Dear Mr Marfleet

I am writing in response to a Daylight/Sunlight Assessment Report submitted to Camden by Avison Young on behalf of their client Great Ormond Street Hospital (GOSH), a copy of which is on the Camden planning portal. A copy is also attached for your reference.

I would ask you to take note of the *dramatic* reduction of daylight into my flat due to the height of the proposed new GOSH CCC development.

I would also point out that my flat is on the 3rd Floor. Hence flats on lower levels will be even more adversely affected.

I also take exception to the inference in the letter that I already need to use artificial light to compensate for poor daylight. ***This is simply not the case.*** So I would be faced with higher electricity usage in an era of increasing energy costs and when we are being encouraged to reduce consumption. And this would apply to all the residents on the south side of Great Ormond Street.

For your information I intend to commission an independent expert daylight/sunlight survey and submit it with my objection to this application.

Yours sincerely

Gordon Adgey  
[REDACTED]



65 Gresham Street  
London  
EC2V 7NQ, United Kingdom



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 guidelines<sup>1</sup> 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.

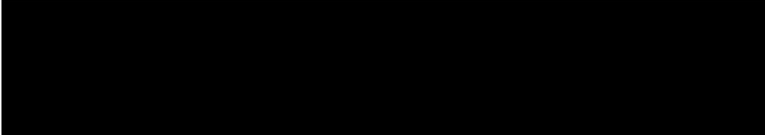
In addition to the above, AY ran supplementary Average Daylight Factor (ADF) assessments which indicates that all rooms achieve an ADF of 1.2% or below in the existing condition (prior to the development of the Proposed GOSHCCC) and according to the BRE guidelines, if a room enjoys an ADF "*below 2% 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.

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<sup>1</sup> Site layout planning for daylight and sunlight A guide to good practice, 2022



Yours sincerely



**Mark Kidd**

**Principal**

**Daylight & Sunlight**



**For and on behalf of Avison Young (UK) Limited**

GREAT ORMOND STREET HOSPITAL

JOB 28  
DAYLIGHT ANALYSIS RESULTS  
08-Sep-22

|                           |         |        | %VSC  |       |        | % Daylight Factor |      |        | Daylight Distribution |                        |                            |                        |                            |                       |
|---------------------------|---------|--------|-------|-------|--------|-------------------|------|--------|-----------------------|------------------------|----------------------------|------------------------|----------------------------|-----------------------|
|                           |         |        | Exist | Prop  | % Loss | Exist             | Prop | % Loss | Room Area<br>sq ft    | Existing<br>Area sq ft | Existing % of Room<br>Area | Proposed<br>Area sq ft | Proposed % of Room<br>Area | % Loss of<br>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%    |

