

Our ref: TR-L/OS/CHOCFAC

Your ref:

For att: V Bullock
Director
Barton Willmore
7 Soho Square
London
W1D 3QB

16 February 2018

Dear Victoria

Daylight and sunlight amenity Coburg Road notional scheme, The Chocolate Factory, Wood Green

Following comments received regarding the development potential of the site fronting Coburg Road which is adjacent to the proposed Block D we have undertaken a daylight study of the notional scheme produced by Barton Willmore. It should be noted that the site is directly south of Block D, as such, the Chocolate Factory development will have very little effect on sunlight amenity and overshadowing of the rear of the notional scheme. We have therefore limited our study to daylight amenity.

Appended to this letter are drawings showing the results of our daylight study. The study assesses the potential daylight striking the exterior surfaces of the notional scheme. We have used the Vertical Sky Component (VSC) test detailed in BRE Report 209.

The BRE Report gives the following guidance when assessing daylight potential early on in the design process:

“2.1.12 At the very early stages in design, room layouts and window locations may be undecided. In this situation, one approach is to calculate the VSC at a series of points on the main face of the building 1.6 m above the ground (or lowest story base) and no more than 5 m apart. ...”

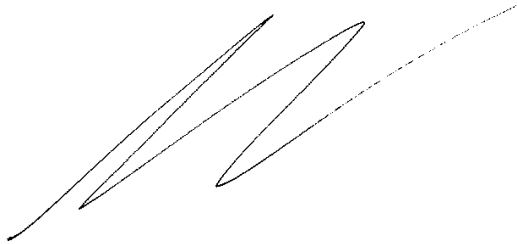
The BRE Report discusses VSC values and provides the following guidance:

- VSC of 27% or above, conventional window design will usually allow reasonable daylight to enter rooms,
- VSC between 15% and 27%, larger windows and changes to room layout are usually needed to allow adequate daylight,
- VSC between 5% and 15%, very difficult to provide adequate daylight unless very large windows are used.

The study appended shows that the main faces of the notional scheme would receive VSC values of 27% or above. Where the notional scheme faces both north and overlooks Block D the study shows the majority of the façade will see VSC values ranging between 15% and 27%.

Whilst there are some limitations in daylight amenity it is clear that careful design i.e. siting main living spaces along unobstructed facades, providing dual aspect rooms and careful window placement, will allow good daylight provision to be provided to units. Given the urban nature of this site the daylight amenity potential of this site is commensurate with area expectations.

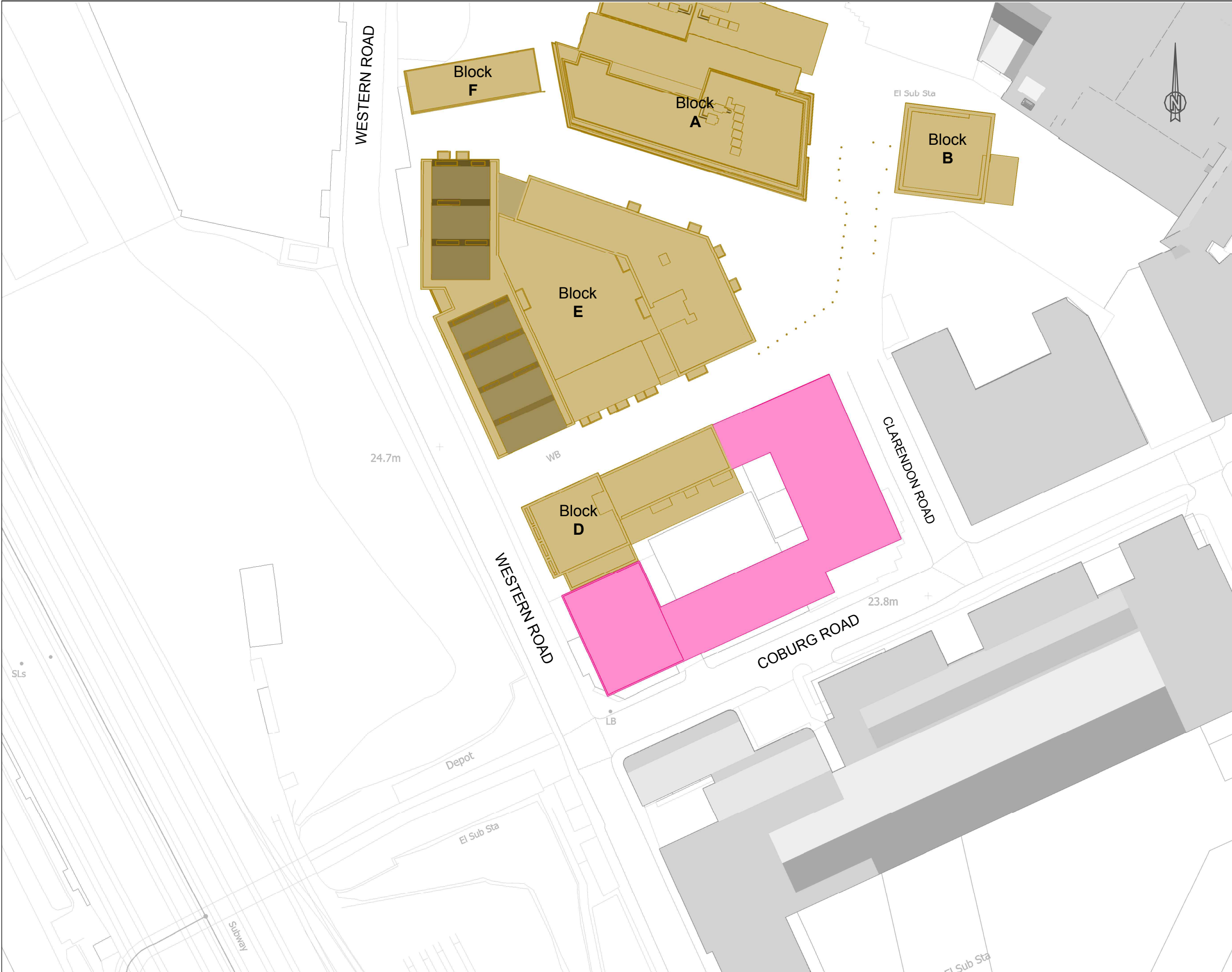
Yours sincerely

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name 'Toby Rogan-Lyons'.

Toby Rogan-Lyons
Development Associate Director

toby.rogan-lyons@glhearn.com

Enc. Site plans and façade study drawings.



INFORMATION USED IN ANALYSIS:

Barton Willmore Info received Barton Willmore's
Proposech Scheme DWG drawings received on
06/02/2018, 09/02/2018 & 14/02/2018
Pointcloud 2D Survey received on 06/04/2016
Revised Pointcloud 3D Survey received on 07/04/2016

PLAN KEY:

- Surrounding Buildings and Structures
- Proposed Building
- Consented Building
- Notional Scheme

SITE KEY:

PROJECT:

The Chocolate Factory

CLIENT:

Workspace Management

DRAWING TITLE:

Proposed Site Plan
With Notional Scheme

PROJECT NO:	ISS NO	DRAWING NO:	REVISION:
J034878	12	DS04	-

DATE:	DRAWN BY:
16/02/2018	JO

SCALE: NTS

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- Surrounding Buildings and Structures
 - Proposed Building
 - Consented Building
 - Notional Scheme

SITE KEY:

PROJECT:

The Chocolate Factory

CLIENT:

Workspace Management

DRAWING TITLE:

Proposed 3D Views
With Notional Scheme

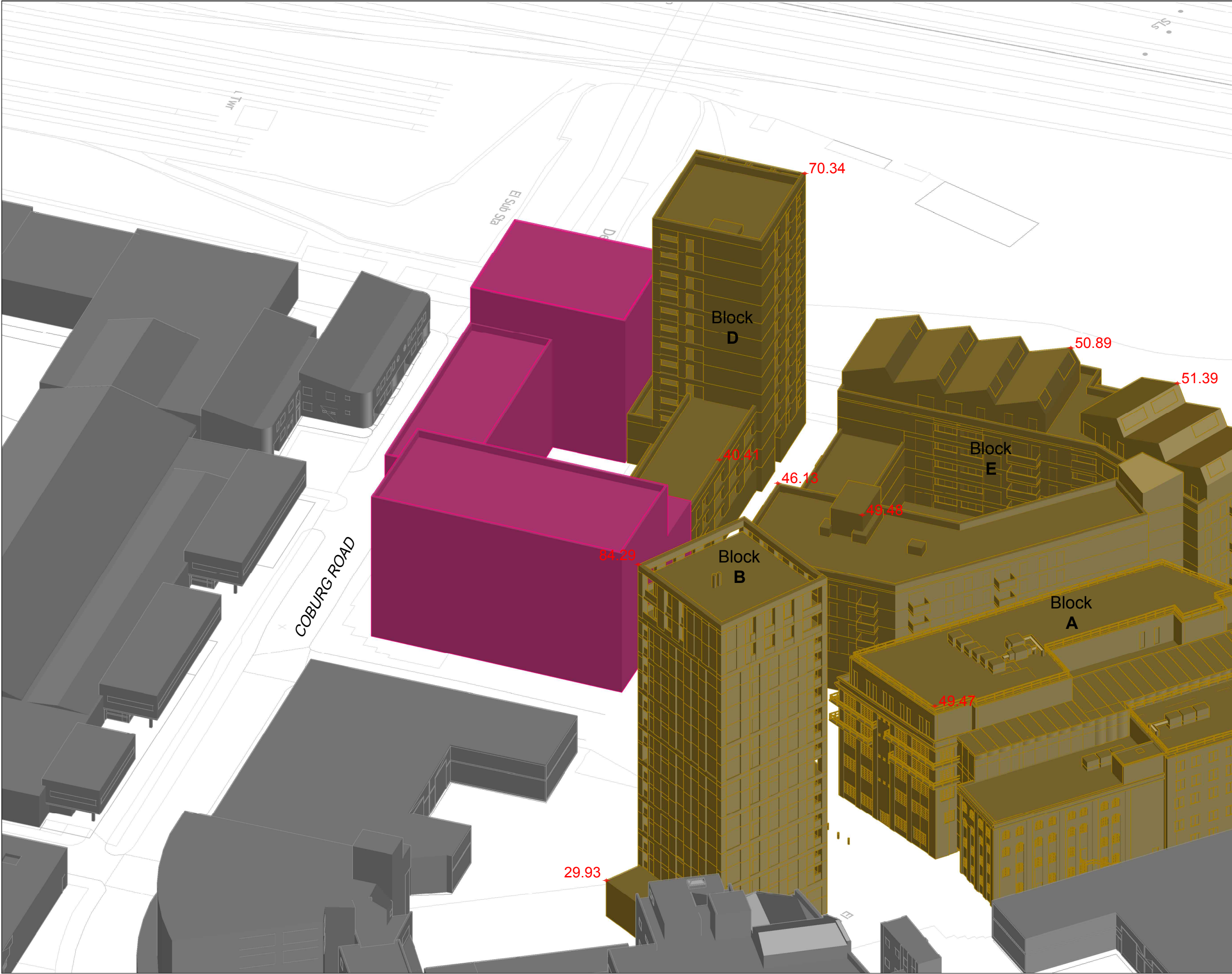
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- PLAN KEY:
-  Surrounding Buildings and Structures
 -  Proposed Building
 -  Consented Building
 -  Notional Scheme

SITE KEY:

PROJECT:

The Chocolate Factory

CLIENT:

Workspace Management

DRAWING TITLE:

Proposed 3D Views
With Notional Scheme

PROJECT NO:	ISS NO	DRAWING NO:	REVISION:
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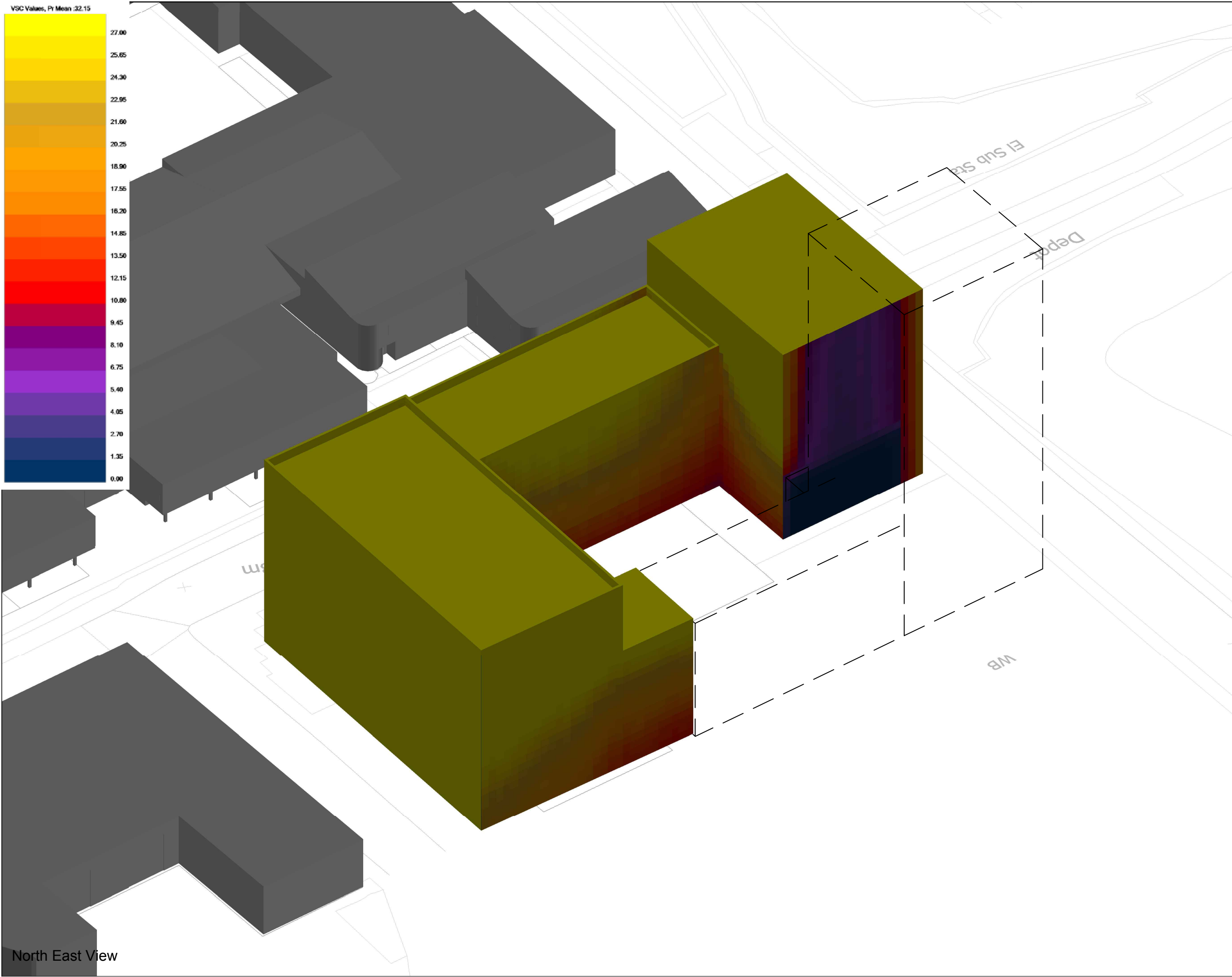
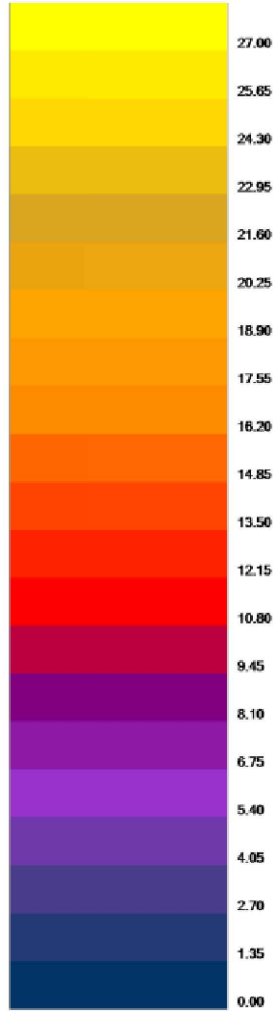
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VSC Values, Pr Mean :32.15



North East View

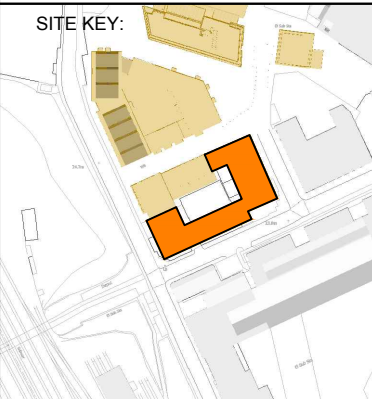
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PLAN KEY:

----- Outline of Block B

SITE KEY:



PROJECT:

The Chocolate Factory

CLIENT:

Workspace Management

DRAWING TITLE:

Facade Study
Notational Building

PROJECT NO: ISS NO DRAWING NO: REVISION:

J034878 12 801 -

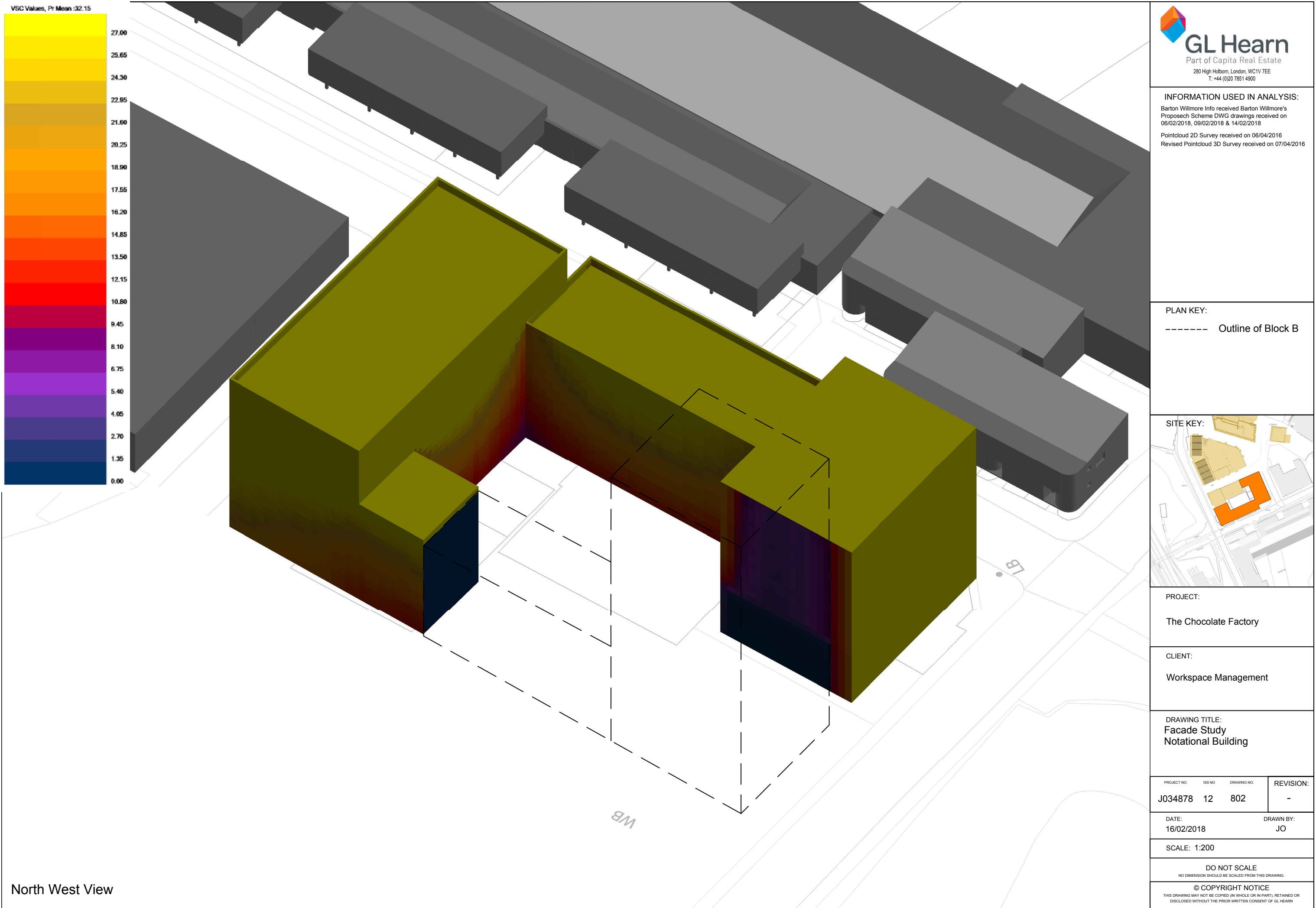
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