

**Right of Light Consulting**

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15 February 2021

Dear Kurt Gagan

**Application Reference No. 20/00816/FULEIA  
Proposed Development at 70 Gracechurch Street, London EC3V 0HR  
Impact on Flats A, B and C, 4 Bulls Head Passage, London EC3V 1LU**

We are appointed on behalf of the following clients within 4 Bulls Head Passage:

Mann Vergan, of Flat A  
Emma Baylis, of Flat B  
William Ryan, of Flat C

Our clients are concerned that the proposed 33 storey development at 70 Gracechurch Street will impact upon the daylight and sunlight receivable by their properties.

The Building Research Establishment (BRE) "Site Layout Planning for Daylight and Sunlight: a good practice guide" 2011 by PJ Littlefair provides guidance for the planning department to consider.

The introduction to the BRE guide at 1.1 suggests that "people expect good natural lighting in their homes and in a wide range of non-domestic buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by. Access to skylight or sunlight helps make a building energy efficient; effective daylighting will reduce the need for electric light, while winter solar gain can meet some of the heating requirements."

We understand that the applicant, has instructed GIA surveyors to undertake a daylight and sunlight study. An addendum to this study was produced on the 13th January, following the applicant's consideration of additional properties, including 4 Bulls Head Passage. The results of which indicate a reduction of daylight to two windows and two rooms within the building, although concludes the proposal satisfies the BRE guidelines.

We have the following concerns regarding the daylight and sunlight addendum report:

- The study has been prepared without a site visit to inspect the internal arrangements of our clients' properties.
- Page 3 of the study confusingly collectively summarises the residential windows within 2-3 and 4 Bulls Head Passage as a total of 16 windows across 9 rooms.
- The study does not include a window key to indicate which windows the results apply to specific properties, including those pertaining to our clients.
- The results of the five windows tested in respect of 4 Bulls Head Passage cannot be reconciled with our clients' windows.
- The three rooms considered for NSL are habitable multi-use living rooms and not bedrooms, which are deemed to be less important than living rooms.
- Our clients consider the loss of daylight and sunlight to their properties will be substantially greater than the GIA results indicate.

Given the lack of information available to us, you will appreciate we are unable to confirm to our clients that the GIA results are an accurate interpretation of the anticipated light loss. We would therefore request that no decision in favour of the application is made on Tuesday 16<sup>th</sup> February until the applicant instructs GIA surveyors to:

- Liaise with ourselves to arrange a joint site visit to our clients' properties to obtain the internal layout and measurements.
- Amend their computer model where necessary and re-run the BRE daylight and sunlight tests to include all windows and rooms within the three properties.
- Supply us with a copy of the computer model and analysis so that we can advise our clients accordingly on the accuracy of the results. We will be happy to liaise with our clients so that the matter can be considered promptly.

We also understand that you have yet to visit our clients' properties. We look forward to liaising with you for a convenient time you will be able to visit and evaluate the reduction of light from our clients' perspective.

In addition to planning considerations, it is useful to assess the risk of any potential civil action from the outset. We understand that the properties at 4 Bulls Head Passage enjoy a right of light over the proposed development site. Our clients do not acquiesce to any interference of their right and seek to establish and resolve any such matters during the planning stage - to avoid permission being granted for a proposal which might not be built due to right of light issues.

In summary, we request that no decision is made in favour of the application until we are satisfied that the results of GIA's daylight and sunlight study are accurate, and that the proposal complies with both the BRE Guide and the civil legal rights of light criteria.

Please acknowledge receipt of this letter and respond accordingly with your assurance. Should you wish to discuss any aspect please do not hesitate to contact me.

I look forward to hearing from you shortly with your assurance of our request.

Yours sincerely,



Shirley Ellis LLB (Hons)  
Senior Right of Light Surveyor

