

Jess Bain
Boyer Planning
120 Bermondsey Street
London SE1 3TX

30th June 2023

Dear Jess



17 SLINGSBY PLACE
LONDON | WC2E 9AB

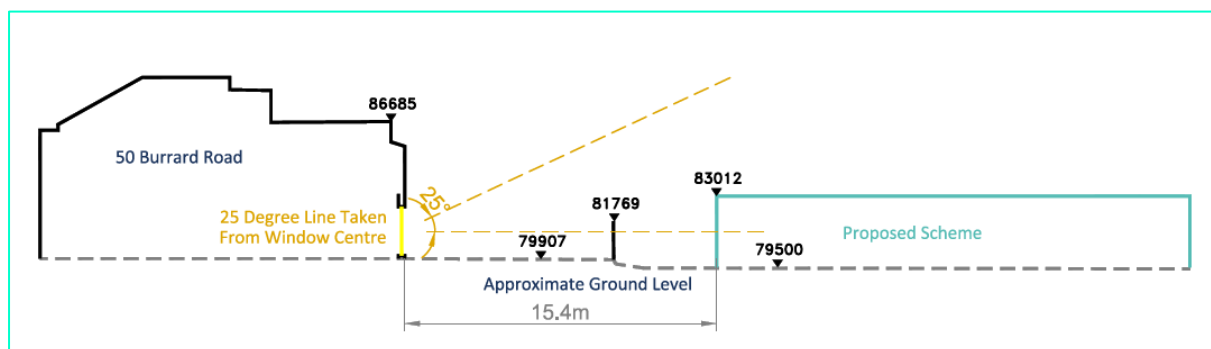
RE: ESCP BUSINESS SCHOOL TEMPORARY CLASSROOMS – DAYLIGHT AND SUNLIGHT SUMMARY

Point 2 have been appointed by the Applicant to provide daylight and sunlight advice in relation to the proposed temporary classrooms for the ESCP Business School at 527 Finchley Road (the 'Site'). The purpose of this note is to provide a review of the likely impacts upon the neighbouring residential properties.

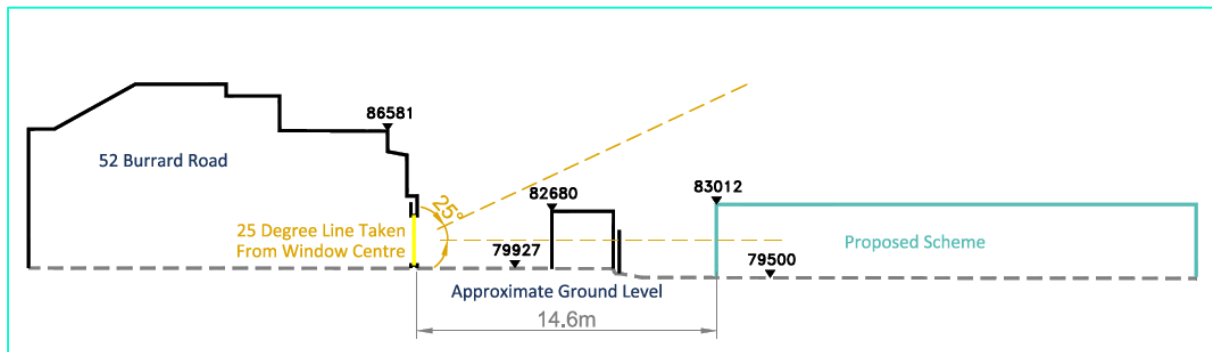
It is common practice to assess daylight and sunlight by reference to the guidelines set out in the 2022 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair (the 'BRE Guidelines'). This document is widely accepted by planning authorities as the means by which to consider the effect of development on the daylight and sunlight enjoyed by neighbouring buildings.

To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If the angle of obstruction is less than 25° for the whole development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by a neighbouring building.

Point 2 have undertaken a 25° line sectional study in respect of the two closest residential properties, 50 and 52 Burrard Road, which are located to the northwest of the Site. All other properties are located further away or do not have a direct view of the proposals so would be less likely to be adversely affected. The sections have been based upon a photogrammetry model (provided by Zmap) and the lowest windows have been located from external imagery. The sectional studies are shown on drawing P3338/01 within Appendix 1 but also included below for ease of reference.



50 Burrard Road 25° Line Sectional Study



52 Burrard Road 25° Line Sectional Study

As can be seen on the drawings, the proposed scheme would comfortably sit within the 25° line in relation to both properties. Therefore, the recommended initial BRE test is satisfied and the Burrard Road properties will not be adversely affected. There is no need to undertake any further technical analysis.

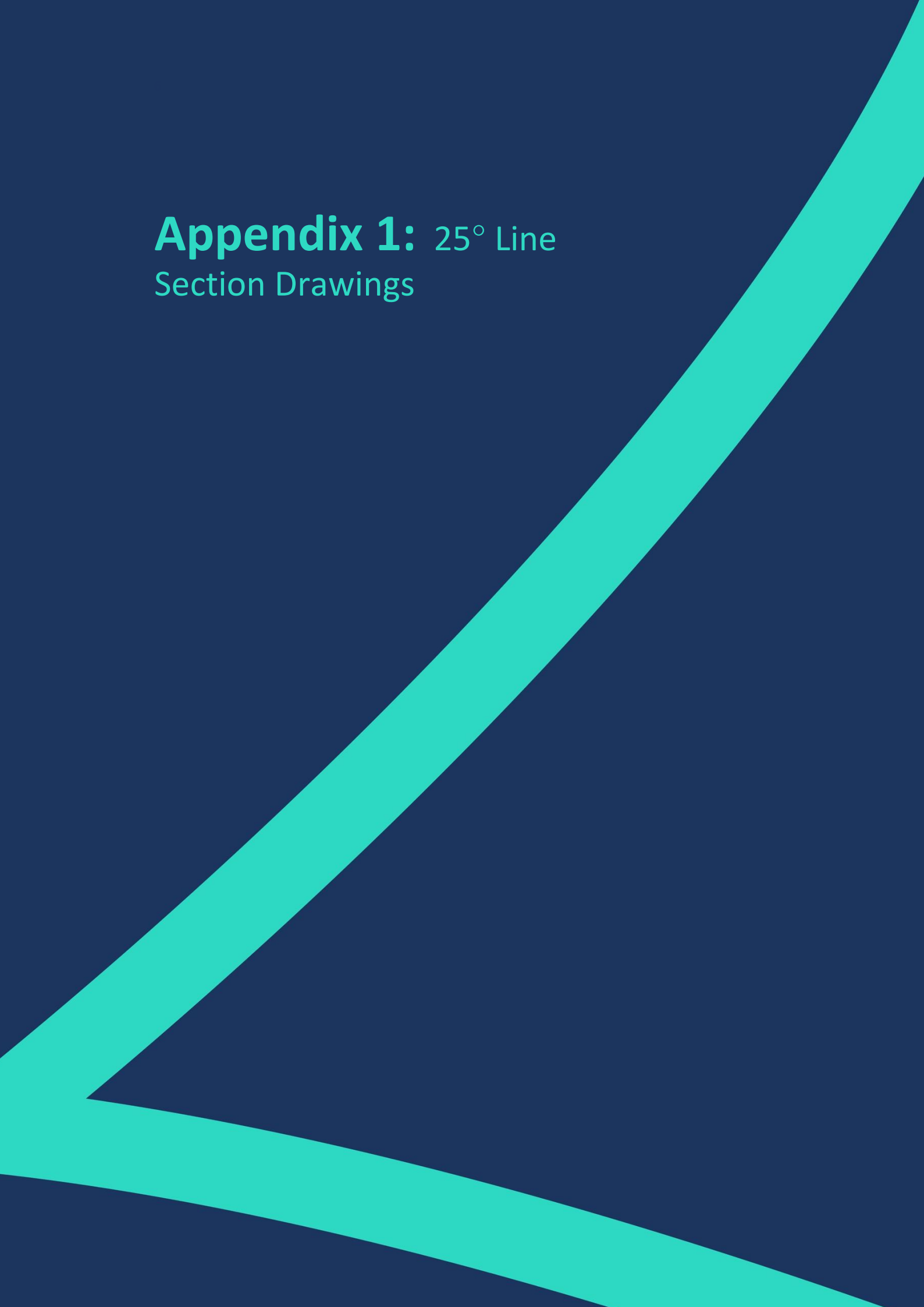
The other closest residential property to the Site is 2 Parsifal Road which has windows located in close proximity to the ESCP Business School boundary. The current proposals would not be constructed directly in front of any of these windows and the 25 degree line assessment is intended for windows that are perpendicular to schemes rather than offset. Therefore, it is not considered appropriate to undertake a 25 degree line assessment for these windows. However, based on professional judgment, Point 2 do not expect these windows to be materially affected for daylight (VSC and NSL) or sunlight (APSH) given how modest the proposals are and how low rise the surroundings are. This means that whilst the proposals there may be some very slight changes to some oblique daylight and sunlight levels received by these windows, this would be negligible as there would be sufficient daylight and sunlight availability from over the proposals and from in all other directions around the proposals.

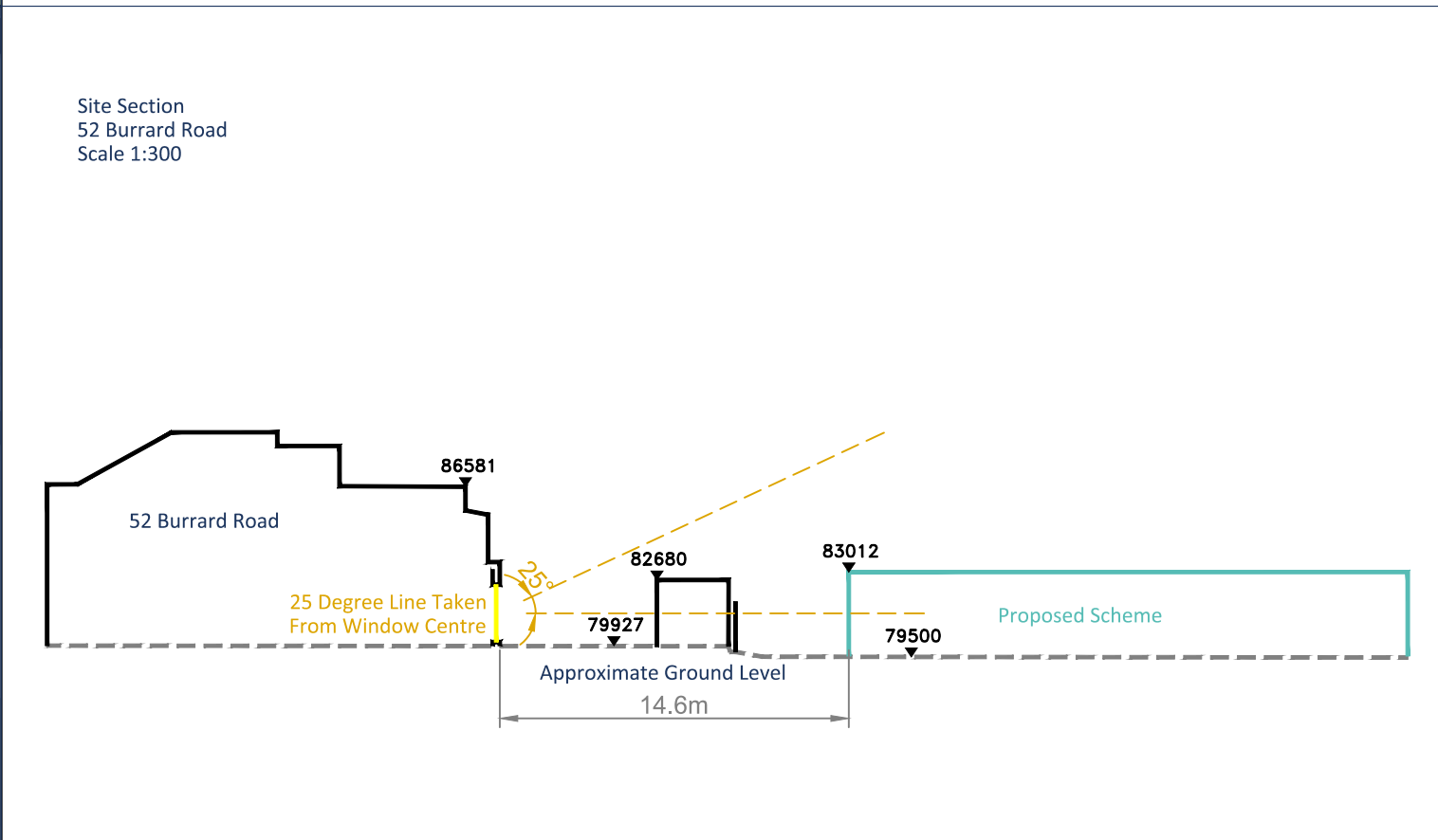
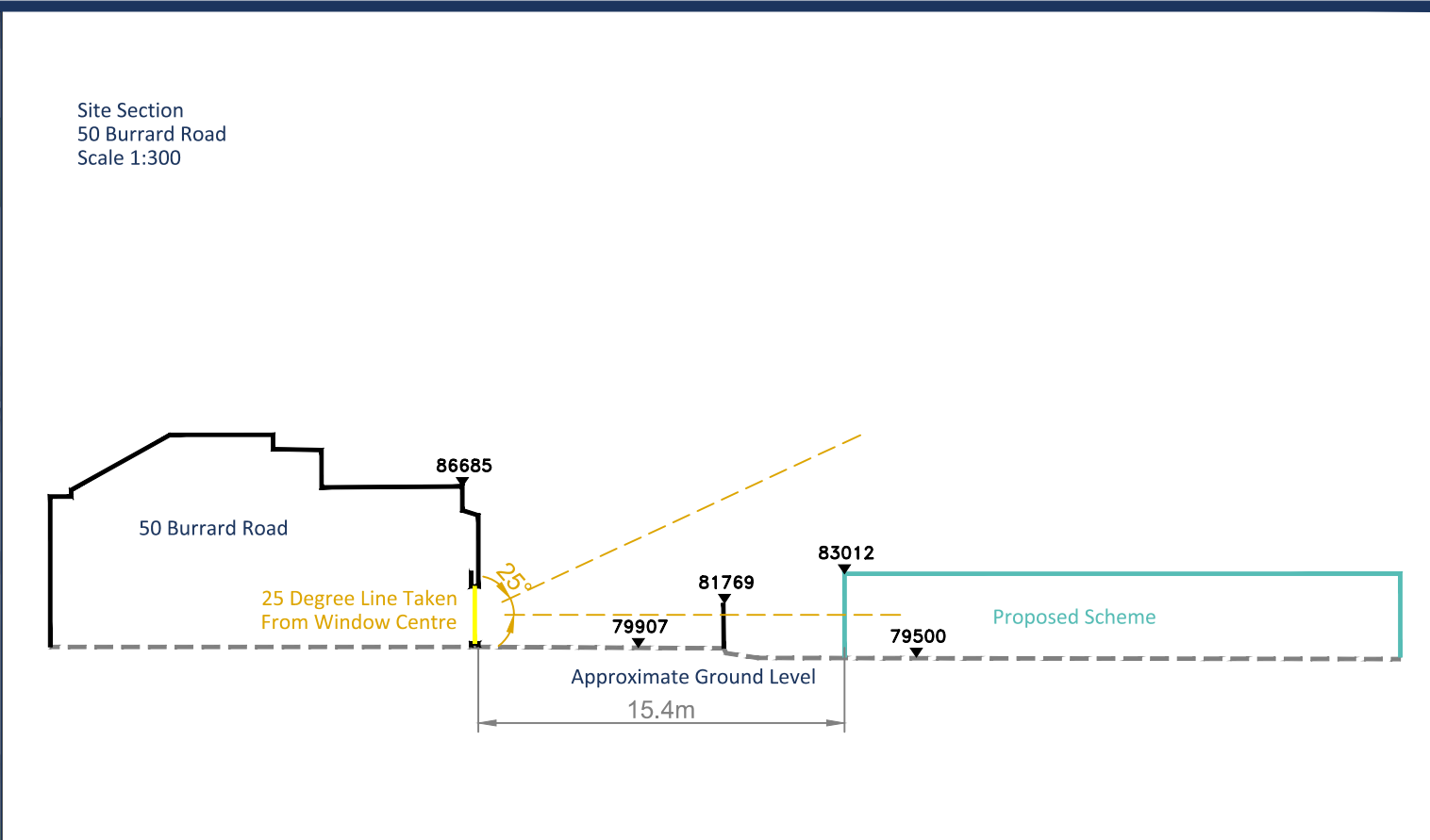
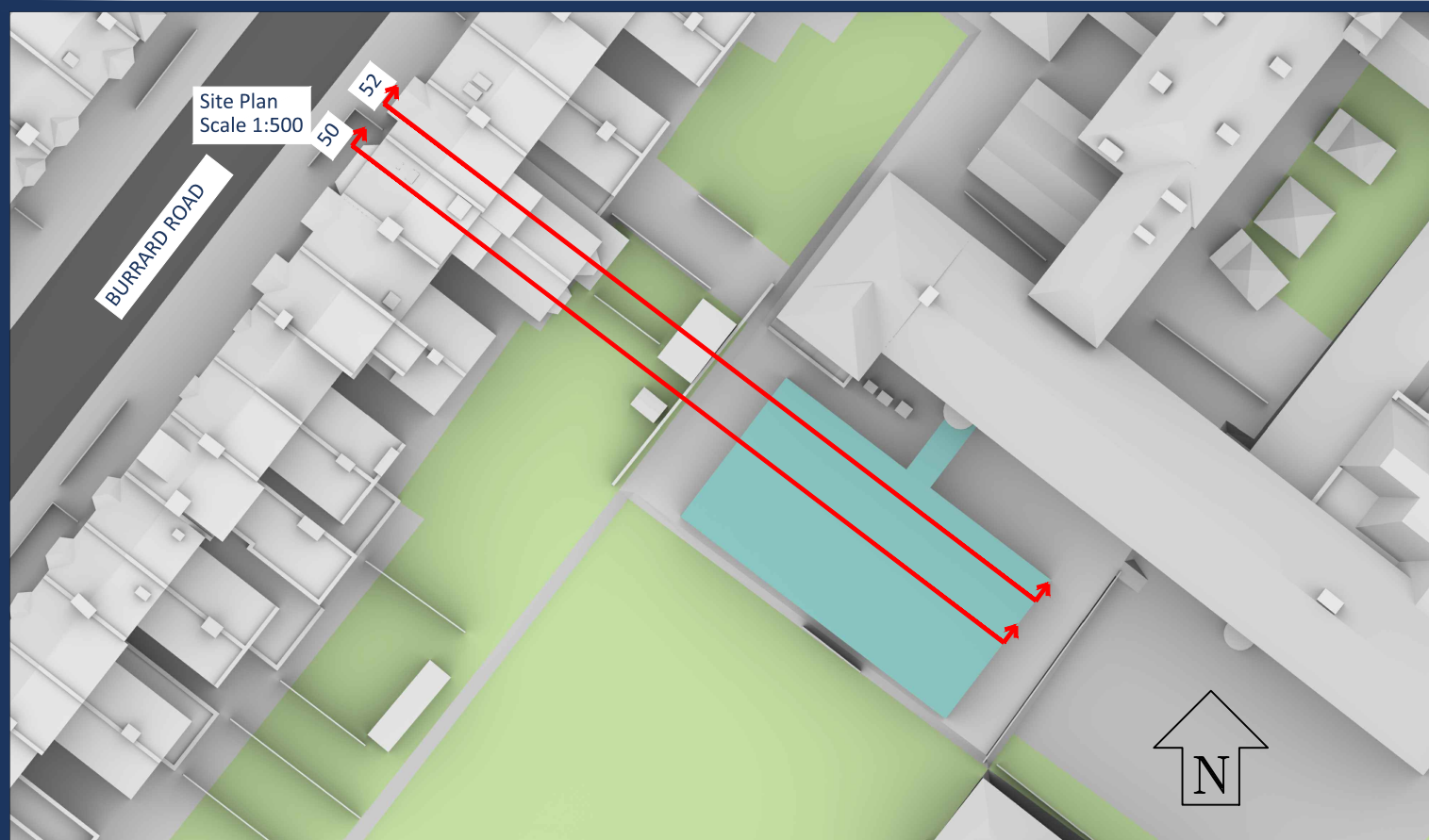
I trust that the contents of this letter are clear but please do let me know if you require anything further.

Yours Sincerely

Andrew Clements
Associate Director
 For and on behalf of Point 2

Appendix 1: 25° Line Section Drawings





Sources: Zmapping Ltd
Indicative Site Model

Point 2
Site Photography

Proposed Information Received 03/05/23

architecture2interiordesign Ltd
Site Plans
P235-PL02 Rev A Pdf

Portakabin
Proposed Drawing 03KT

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Scheme Confirmed: -

Date: -

Project: ESCP Business School

Drawn By: CJ

Scale: VARIES

Date: MAY 23

Title: Site Sections
Proposed Scheme
For 50 & 52 Burrard Road

Dwg No: P3338/01

Rel: 01

