gia CHARTERED SURVEYORS

DAYLIGHT AND SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES REPORT

Harrington Square, London

Salboy

July 2023

GIA No: **19492**

PROJECT DATA:

Client	**Salboy**
Architect	**Studio Power**
Project Title	**Harrington Square, London**
Project Number	**19492**

REPORT DATA:

Report Title	**Impact on Neighbouring Properties Report**
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CONTENTS

APPENDICES (BOUND SEPARATELY)

1 EXECUTIVE SUMMARY

GIA have assessed the Studio Power scheme at Harrington Square, London to understand the potential changes in light to the relevant sensitive receptors.

1.1 GIA have been instructed by Salboy to advise on impacts to daylight, sunlight and overshadowing in relation to the Harrington Square, London development at in Camden.

1.2 The "proposed development" is to provide much needed new housing for the borough in what is currently a vacant site in a very central location, close to Mornington Crescent tube station.

1.3 GIA have undertaken technical assessments on daylight, sunlight and overshadowing to understand the potential effect of the development on the amenity of the relevant neighbouring receptors.

1.4 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022) which when published, recognised that it *"is advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*[1].

1.5 The approach to be taken to daylight and sunlight issues has been considered carefully by a number of recent appeal decisions from the Inspectorate. A two-stage process is to be adopted. This was examined more recently at the appeal at Goldsworth Road, Woking with the Inspector fully endorsing the two stage approach (PINS Ref: APP/A3655/W/21/3276474) which stems from the High Court decision on the application of Melanie Rainbird and The Council of the London Borough of Tower Hamlets[2].

1.6 The key headlines from the relevant policy documents are summarised in Section 3 of this report.

1.7 Upon successful completion of the proposed scheme 13 of the 18 (72.2%) properties will meet the national numerical values identified in the BRE Guidance for daylight and sunlight.

1.8 Overall the scheme will achieve a very high level of daylight compliance. Of the 171 windows assessed for VSC, 164 (95.9%) will meet the BRE Guidelines. Of the 137 rooms assessed for NSL, 133 (97.1%) will meet the BRE Guidance.

1.9 With regards to sunlight (APSH) the scheme will achieve a very high level of BRE compliance. Of the 128 rooms, 122 (95.3%) will meet the BRE Guidance.

1.10 In regard to overshadowing, there will be an impact beyond guidance to the Sun Hours on Ground (SHOG) assessment to three of the seven assessed rear gardens that are in close proximity to the site. The assessment requires at least 2 hours of directly sunlight to 50% of the amenity area on the 21st March.

1.11 However, as it is arguable whether the amenity space is in its primary use on the 21st March, GIA have undertaken a further assessment on the sun exposure of the amenity area on the 21st June. In this scenario, all assessed amenity spaces will enjoy at least +5 hours direct sunlight to +50% of the area and therefore would not be impacted by the proposed development.

1.12 Policy A1 of the London Borough of Camden's Local Plan 2017 outlines that the Council will:

> *"Grant permission for development unless this causes unacceptable harm to amenity."*

1.13 Given the very high rate of compliance for daylight, and sunlight, it is our view that this scheme complies with the intention of the Camden Local Plan 2017.

1 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1

2 Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018] EWHC 657 (Admin) (28 March 2018)

Figure 01: VU.CITY image with Proposed Development in context

2 THE SITE & PROPOSED DEVELOPMENT

GIA have been instructed to review and advise on the daylight, sunlight and overshadowing impacts associated with the implementation of the proposed development at Harrington Square, London.

THE SITE

2.1 A detailed description of the Site and surrounding area is provided within the Design & Access Statement and not repeated herein.

2.2 Figure 02 below illustrates the Site in the existing scenario.

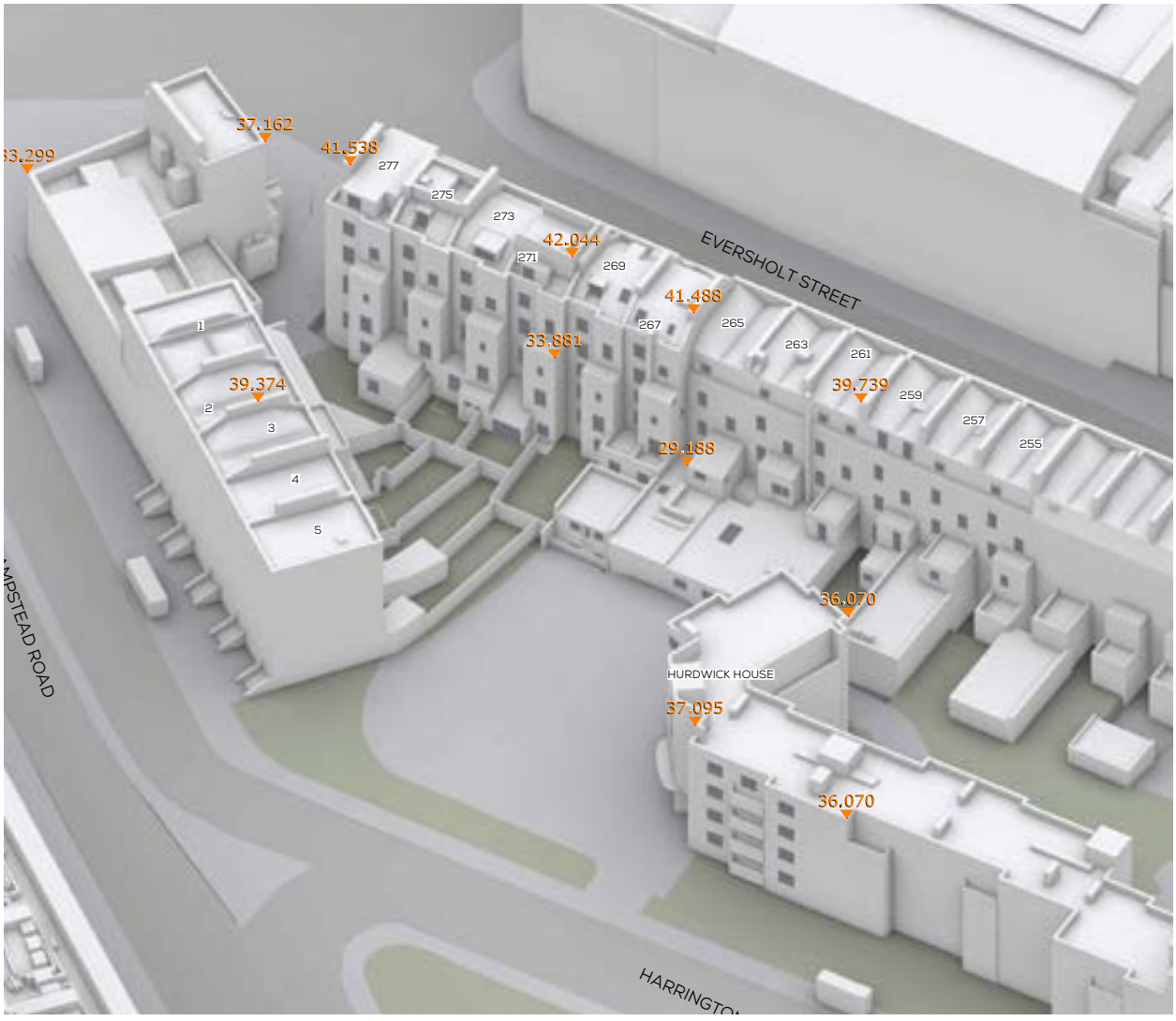

Figure 02: 3D model of the site and Existing Property

PROPOSED DEVELOPMENT

2.3 A detailed description of the Proposed Development is provided within the Design & Access Statement and not repeated herein.

2.4 Figure 03 below illustrates the Site in the proposed scenario.

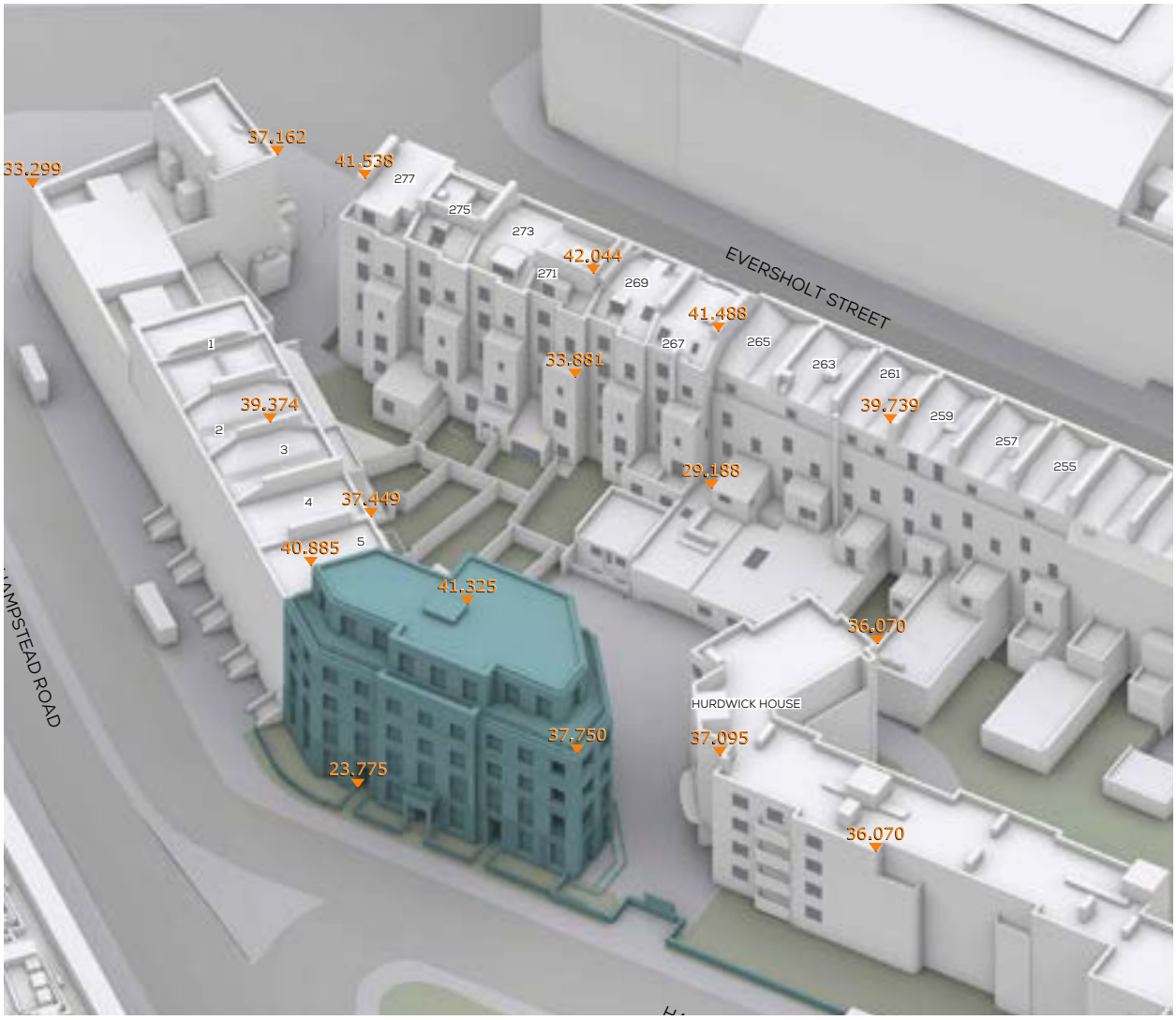

Figure 03: 3D Perspective View of the Proposed Scheme

3 POLICY & GUIDANCE

3.1 Below we have detailed sections from the following documents as they are, in our opinion, the most pertinent in relation to Daylight and Sunlight matters and how we have approached the effects of the Proposed Development on the relevant neighbouring properties:

- National Planning Policy Framework (July 2021);
- Planning Practice Guidance (June 2021);
- London Plan 2021 (March 2021)
- Housing SPG (March 2016)
- Camden Local Plan (July 2017) and
- Building Research Establishment Guidelines 2022.

3.2 In addition to the above, it is considered relevant to review the emerging housing guidance from the GLA;

- Housing Design Standards LPG (consultation draft February 2022).

3.3 The key headlines from each of the documents can be summarised as follows:

1. The NPPF highlights the Government's recognition that increased flexibility is required on daylight and sunlight in response to the requirement for higher density development. By stating that *"when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)"*[1] (our emphasis).
2. The PPG outlines that all developments should *"maintain acceptable living standards"* and that assessing appropriate daylight and sunlight amenity *"will depend to some degree on context"*[2].
3. It is clear from the London Plan 2021 that the GLA's focus is on "sufficient" or retained daylight and sunlight to neighbouring properties *"that is appropriate for its context"* by reference to criterion 'd' of Policy D6 (Housing Quality and Standards);
4. The GLA's Housing SPG advocates a flexible approach to daylight and sunlight matters, advising that: *"Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets."* (our emphasis);
5. Camdel Local Plan - Policy A1 in section 6.5 of Camden's Local Plan 2017 outlines that the Council will *"Grant permission for development unless this causes unacceptable harm to amenity."*

3.4 The GLA's emerging Housing Design Standards LPG recognises that considering of daylight and sunlight impacts involves a two-stage approach:

> *"Firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts."*[3]

3.5 Paragraph A1.8 states that *"particular consideration should be given to the impact of new development on the level of daylight and sunlight received by the existing residents in surrounding homes".*

3.6 The Camden Local Plan (2017) outlines in paragraph 6.5 that it recommends that the BRE Guidelines are utilised to determine whether changes to daylight, sunlight and overshadowing amenity may be considered acceptable:

> *"To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity"*

3.7 We consider the use of the BRE Guidelines to be consistent with the Camden Local Plan 2017.

3.8 Policy A1 in section 6.5 of Camden's Local Plan 2017 outlines that the Council will:

> *"Grant permission for development unless this causes unacceptable harm to amenity.*

1 MHCLG. (2019). National Planning Policy Framework (2021), p 37, para 125(c)
2 MHCLG. (2021). National Planning Policy Guidance (2021), para 66-007-20190722
3 Greater London Authority. (2022). London Plan Guidance – Housing Design Standards (Consultation Draft). London: GLA, p 19, para 4.1.2

3.9 Throughout this report we have considered whether or not the scheme will cause unacceptable harm to amenity by reference to the BRE Guidelines.

3.10 Finally, the BRE Guidelines 2022 offer a numerical methodology to calculate changes in Daylight condition and are widely used in the industry. The key criteria within the BRE (Vertical Sky Component "VSC", No Sky Line "NSL" and Annual Probable Sunlight Hours "APSH") have been used to understand and compare the existing and retained levels of light once the Proposed Development has been implemented. A summary of the BRE Guidelines 2022 are provided within Appendix 02.

4 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

MODELLING

4.1 A three-dimensional computer model of the Site and surrounding properties was produced based on a VU.CITY context model. Where available we have included floor plans of the relevant properties and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this model can be found in Appendix 01.

TWO-STAGE APPROACH

4.2 We have considered the relevant neighbouring properties in two stages:

Stage 1 - Is there a strict compliance with the BRE Guidelines?

- We apply the national numerical assessments for daylight and sunlight as outlined in the BRE Guidelines. Where properties, windows and/or rooms meet the recommendations of the BRE Guidelines, these are not discussed further.

Stage 2 - Is there "unacceptable harm" to daylight and sunlight amenity?

- Where properties, windows and rooms do not meet the recommendations of the BRE Guidelines, we examine wider material considerations to determine whether there is "unacceptable harm" by reference to Policy 6.5 of the Camden Local Plan (July 2017).

RELEVANT NEIGHBOURING PROPERTIES

4.3 GIA have identified the following 18 properties as relevant for daylight and sunlight assessment. All results can be found in Appendix 04.:

- 1 Hurdwick Place
- 2 Hurdwick Place
- 3 Hurdwick Place
- 4 Hurdwick Place
- 5 Hurdwick Place
- Hurdwick House
- 257 Eversholt Street
- 259 Eversholt Street
- 261 Eversholt Street
- 263 Eversholt Street
- 265 Eversholt Street
- 267 Eversholt Street
- 269 Eversholt Street
- 271 Eversholt Street
- 273 Eversholt Street
- 275 Eversholt Street
- 277 Eversholt Street
- 255 Eversholt Street

4.4 The following 13 properties will meet the numerical recommendations set out within the BRE Guidelines (Stage 1) and are not discussed further:

- 1 Hurdwick Place
- 2 Hurdwick Place
- 3 Hurdwick Place
- 4 Hurdwick Place
- 257 Eversholt Street
- 259 Eversholt Street
- 261 Eversholt Street
- 265 Eversholt Street
- 271 Eversholt Street
- 273 Eversholt Street
- 275 Eversholt Street
- 277 Eversholt Street
- 255 Eversholt Street

4.5 The properties which do not meet the numerical recommendations set out within the BRE Guidelines are considered in further detail. These properties are identified in Figure 05 overleaf with the associated land use of each property

4.6 To assist the readers understanding of the surrounding properties and window locations, we have produced window maps which are enclosed at Appendix 06 of this report.

DISCUSSION OF RESULTS

4.7 In order to establish whether the Proposed Development will result in unacceptable harm (Stage 2), we have examined and applied the following material considerations (where relevant):

1. If the change in sunlight is to a bedroom or kitchen; the BRE Guidelines note that the receipt of sunlight is "less important" in bedrooms and kitchens in line with paragraph 3.1.2 of the BRE Guidelines
2. Where there are low existing VSC values we have

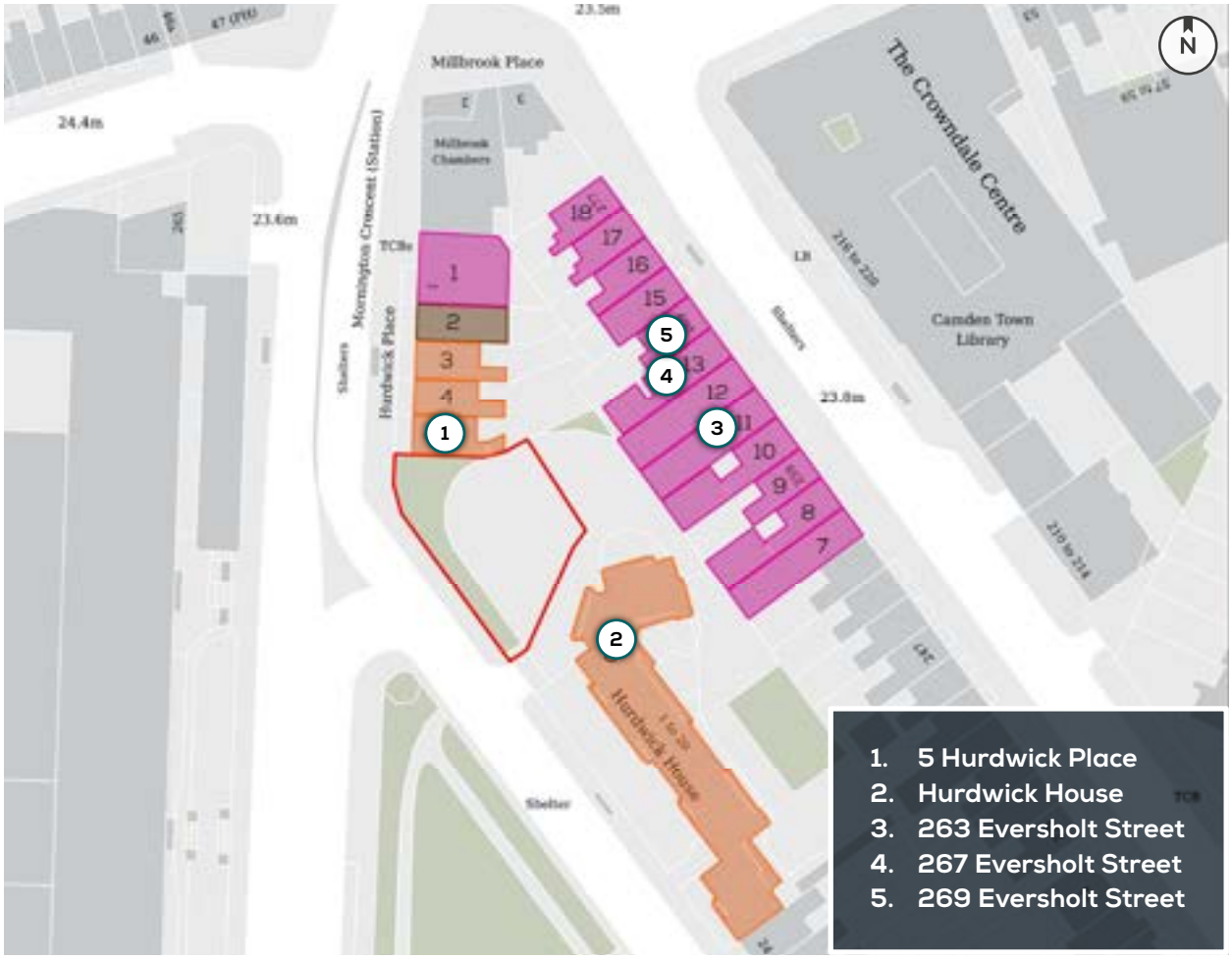

Figure 05: Impacted Properties

reviewed whether the change in daylight will be perceptible to the occupant i.e. where there is less than a 3% VSC change, it is GIA's opinion that this will not be perceptible;

3 Where a room is served by two or more windows, the mean VSC can be calculated to understand the true picture of the daylight to that room in line with paragraph 2.2.6 of the BRE Guidelines:

Figure 04: Location of context study properties

5 HURDWICK PLACE

4.8 This property is a four-storey residential building that is understood to be converted into apartments. It is located adjacent to the north of the Site.

4.9 The majority of the windows in this property face away from the site to the east/northeast, however light is available from an oblique angle over the site.

4.10 The internal configurations are based on floor plans sourced from the planning portal and have been used in our context model.

4.11 A full set of window maps can be found in Appendix 05 and daylight distribution contours are in Appendix 04.

4.12 The technical results for this property can be found in Appendix 04

Daylight (VSC & NSL)

4.13 There are seven rooms relevant for daylight analysis in accordance with the BRE Guide, all five (100%) rooms will meet the BRE Guidelines for both VSC and NSL.

Sunlight (APSH)

4.14 There are six rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which three will meet the guidance (50%).

4.15 The three impacted rooms are located on the ground, first and second floors (room refs R2/F00, R1/F01 and R2/F02). All three rooms will retain in excess of the BRE target of 25% APSH for annual sunlight of 26% and 31% respectively. For winter sunlight, R2/F00 will retain 3% PSH the remaining two rooms will retain 4% against the winter target of 5%. All windows are understood to serve bedrooms. The BRE states that if the change in sunlight is to a bedroom or kitchen; the BRE Guidelines note that the receipt of sunlight is "less important" in bedrooms and kitchens in line with paragraph 3.1.2 of the BRE Guidelines

4.16 Given the good annual retained sunlight and that these rooms are bedrooms, it is considered that the sunlight impact is minor in nature given the urban location.

Summary

4.17 This property will meet the BRE criteria for daylight and only sees a minor alteration in sunlight (APSH) which could be noticeable. The sunlight impacts are to two bedrooms on the ground and first floor. Both will meet the BRE APSH target for annual sunlight but will not meet the winter PSH target.

4.18 Whilst there will be changes in sunlight overall, the impact to this property is considered minor with the majority of windows and rooms meeting the BRE criteria. Given the urban area, GIA would consider this acceptable.

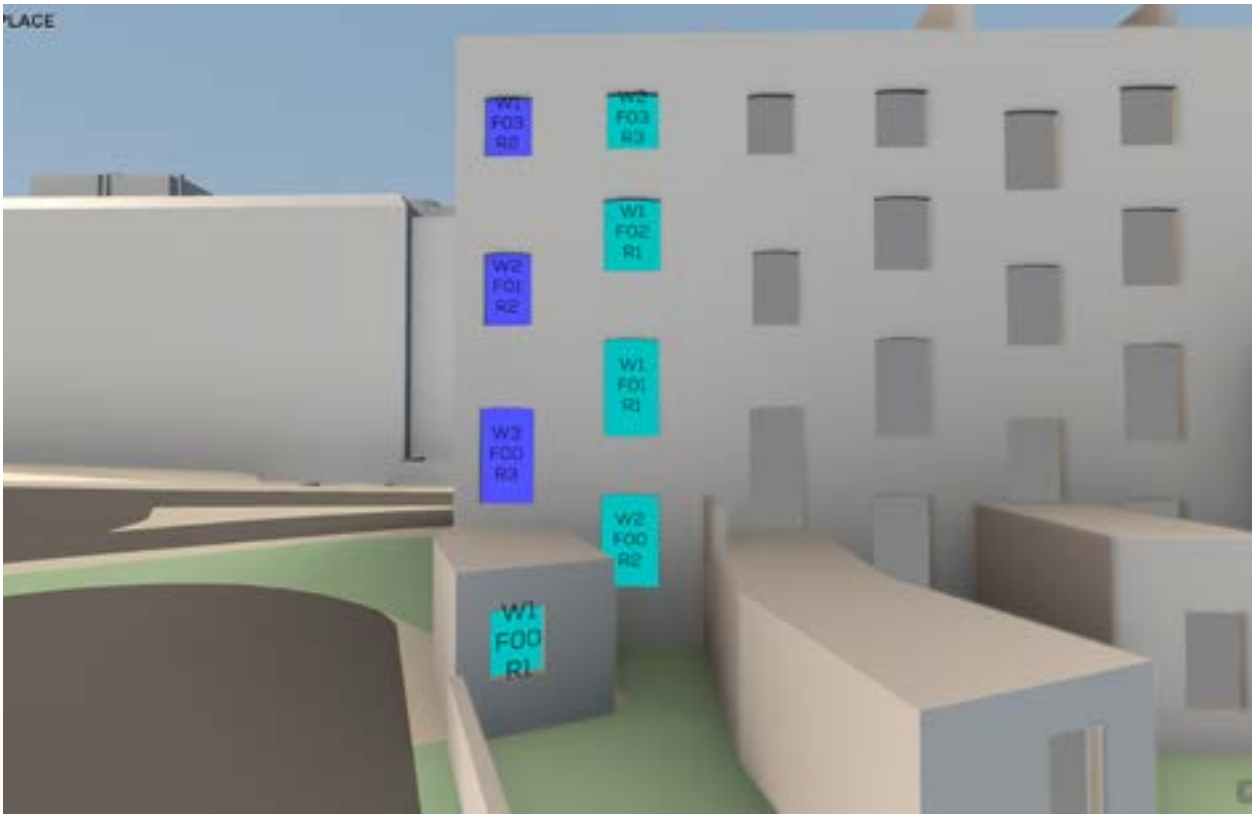

Figure 06: Window Maps of 126-128 High Street

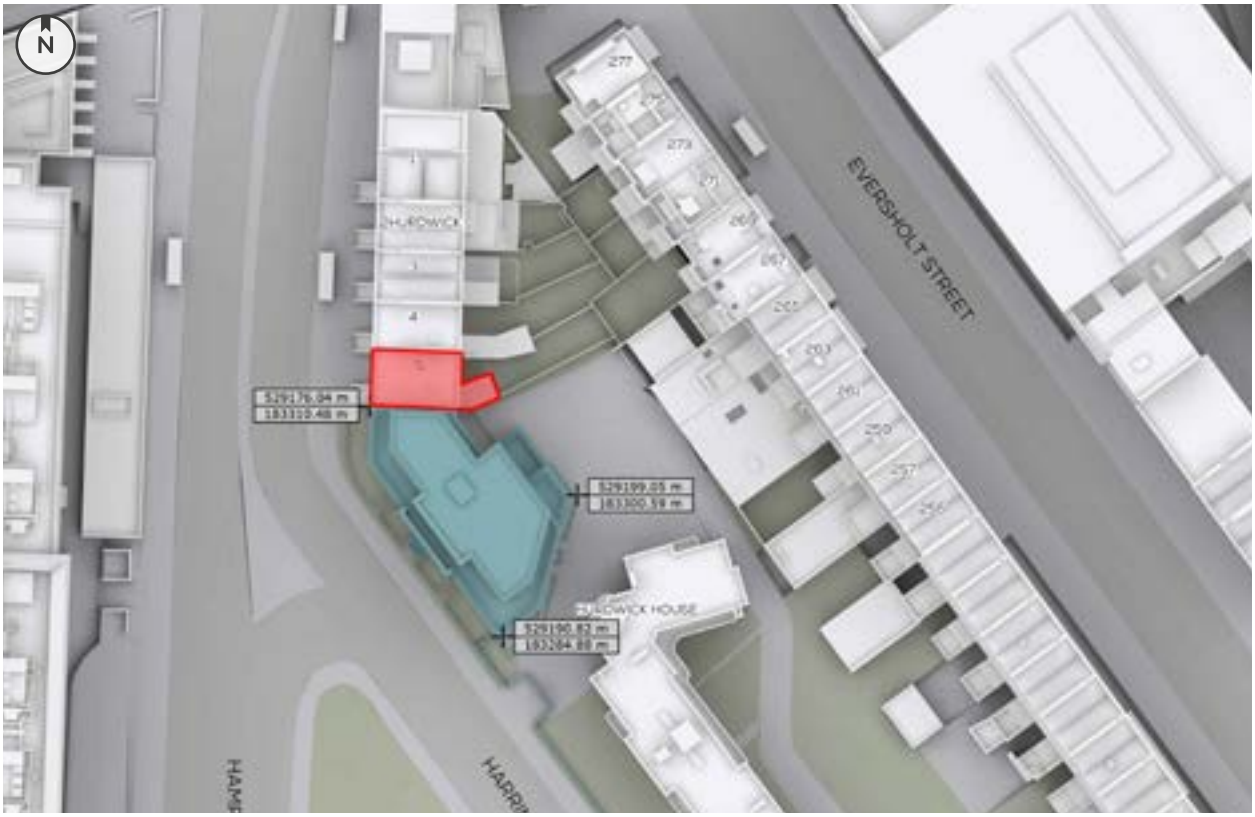

Figure 07: Property Location

HURDWICK HOUSE

4.19 This property is a four-storey residential apartment building. It is located to the southeast of the Site.

4.20 The majority of the windows in this property face away from the site to the west and east, however the narrow northern facade faces directly onto the development site.

5.1 The internal configurations are based on floor plans sourced from the online planning archive. These layouts have been replicated across all floors in our 3D model.

4.21 A full set of window maps can be found in Appendix 05 and daylight distribution contours are in Appendix 04.

4.22 The technical results for this property can be found in Appendix 04

Daylight (VSC & NSL)

4.23 There are 24 rooms relevant for daylight analysis in accordance with the BRE Guide, 19 rooms (79.2%) will meet the BRE Guidelines for both VSC and NSL.

4.24 The impacted windows and rooms are located on the ground, first, second and third floors (F00-F03). Of the 48 windows assessed for VSC, 43 (89.6%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC. One of the five remaining windows (W7/F03) sees a transgression of 22.4% against a 20% BRE target which is considered minor. A further window (W7/F02) will experience a transgression of 34.7% which is considered moderate. The remaining three windows (W7/F00, W13/F00 and W7/F01) experience transgressions between 43.2%-100% which is considered major adverse. It should be stated, however, that the window which experiences a 100% alteration (W13/F00), has an existing VSC of 0.1% and therefore any alteration will result in a disproportionate percentage alteration.

4.25 When considering the retained VSC levels, three of the five windows (W7/F03, W7/F02 and W7/F01) will retain a VSC in excess of 15%, which has been considered acceptable by the GLA for an urban area. The remaining window W7/F00 will retain 12% VSC.

4.26 In each case of these five impacted windows, they serve rooms which are served by additional windows. As stated in 2.2.6 of the BRE, the mean can be considered across a room that is served by multiple windows. When considering the VSC to the rooms served by W7/F03, W7/F02 and W13/F00, the rooms will meet the BRE criteria. The remaining two rooms served by W7/F00 and W7/F01 will experience alterations of 26.7 and 22.3% which are considered minor. The five rooms will retain VSC levels between 15.4% and 26.4% which is between acceptable and good for an urban area.

4.27 In terms of NSL, all 24 rooms will meet the BRE criteria for NSL.

Sunlight (APSH)

4.28 There are 16 rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which 13 will meet the guidance (81.3%). The three impacted rooms are located on the ground, first and second floors (R3/F00, R3/F01 and R3/F02).

4.29 For each of the rooms, they will experience no change in Winter PSH between the existing and proposed scenarios.

4.30 For Annual PSH, two of the rooms (R3/F00 & R3/F01) are below the BRE target of 25% APSH in the existing condition and therefore would never be able to meet this in the proposed scenario. However, each will experience a 40% alteration on their existing sunlight levels. R3/F02 has an existing APSH level of 28% which will dip to 19% with the proposed scheme in place. All these rooms are served by mitigating windows, however, these face north and therefore are not relevant for sunlight assessment. Given that these rooms serve living rooms, the change is likely to be noticeable. However, given the close proximity of the site and that two of the three rooms had sunlight levels below guidance in the existing condition, it is likely that these sunlight transgressions are unavoidable if allowing development on the site.

Summary

4.31 This property will see changes in daylight (VSC only) and sunlight (APSH) which could be noticeable. The main impacts are to the North and north-west elevation which directly faces the Site. The majority of rooms and windows in this property will not experience a change in daylight as they face away

Figure 08: Window Maps of 126-128 High Street

Figure 09: Property Location

from the development site.

4.32 Overall, Hurdwick House enjoys a high level of compliance for daylight and sunlight amenity. Given the considerations of the NPPF to make efficient use of land we would not consider the breach in VSC and annual APSH to cause unacceptable harm to the amenity of this property. We would therefore consider the property to be compliant with Section 6.5 of Camden's Local Plan 2017.

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263 EVERSHOLT STREET

4.33 This property is a four-storey mixed use building located to the east of the Site.

4.34 The internal configurations are based on reasonable assumptions for the majority of floors, with the exception of the ground floor rear extension which we have sourced from the planning portal. Where the room uses are unknown, we have assumed that all rooms facing the site are habitable, however, in reality this may not be the case.

4.35 A full set of window maps can be found in Appendix 05 and daylight distribution contours are in Appendix 04.

4.36 The technical results for this property can be found in Appendix 04

Daylight (VSC & NSL)

4.37 There are seven rooms relevant for daylight analysis in accordance with the BRE Guide, six rooms (86%) will meet the BRE Guidelines for both VSC and NSL.

4.38 The impacted windows and rooms are located on the ground floor in the rear extension. Of the 10 windows assessed for VSC, eight (80%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC. The two remaining windows see transgressions of 25.3% & 24.6% which are considered minor. Both windows will also retain in excess of 17% VSC.

4.39 In terms of NSL, six of the seven rooms (86%) will meet the BRE criteria for NSL. The remaining room (R1/F00) serves a living room and will experience an alteration of 25.1% against a BRE target of 20%, which is considered minor. When considering the retained daylight distribution, the room will retain 62.5%. As such, over half the rooms will have a view of the sky at the working plane.

Sunlight (APSH)

There are seven rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which all will meet the guidance (100%).

Summary

4.40 Overall, 263 Eversholt Street enjoys a very high level of compliance for daylight and sunlight amenity. We would not consider the small breach in VSC and NSL to be an unacceptable impact. We would therefore consider the property to be compliant with Section 6.5 of Camden's Local Plan 2017.

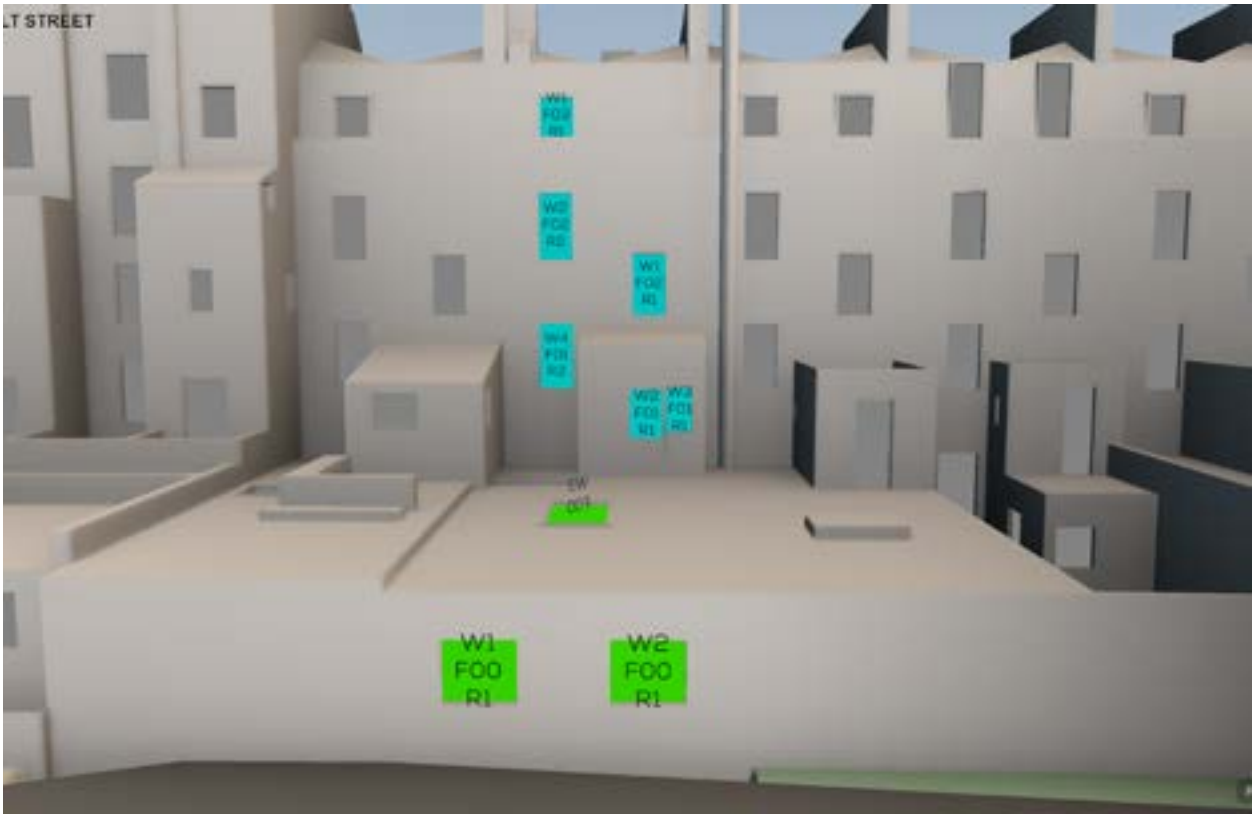

Figure 10: Window Maps of 126-128 High Street

Figure 11: Property Location

267 EVERSHOLT STREET

4.41 This property is a six-storey mixed use building located to the east of the Site.

4.42 The internal configurations are based on reasonable assumptions. Where the room uses are unknown, we have assumed that all rooms facing the site are habitable, however, in reality this may not be the case.

4.43 A full set of window maps can be found in Appendix 05 and daylight distribution contours are in Appendix 04.

4.44 The technical results for this property can be found in Appendix 04

Daylight (VSC & NSL)

4.45 There are ten rooms relevant for daylight analysis in accordance with the BRE Guide, nine rooms (90%) will meet the BRE Guidelines for both VSC and NSL.

4.46 Of the 11 windows assessed for VSC, all 11 windows (100%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC.

4.47 In terms of NSL, nine of the ten rooms (90%) will meet the BRE criteria for NSL. The remaining room (R2/F01) will experience an alteration of 27.9% against a BRE target of 20%, which is considered minor. When considering the retained daylight distribution, the room will retain 71%. As such, over half the room will have a view of the sky at the working plane.

Sunlight (APSH)

There are ten rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which all will meet the guidance (100%).

Summary

4.48 Overall, 267 Eversholt Street enjoys a very high level of compliance for daylight and sunlight amenity. We would not consider the small breach in VSC and NSL to be an unacceptable impact. We would therefore consider the property to be compliant with Section 6.5 of Camden's Local Plan 2017.

Figure 12: Window Maps of 126-128 High Street

Figure 13: Property Location

269 EVERSHOLT STREET

4.49 This property is a six-storey mixed use building located to the east of the Site.

4.50 The internal configurations are based on reasonable assumptions. Where the room uses are unknown, we have assumed that all rooms facing the site are habitable, however, in reality this may not be the case.

4.51 A full set of window maps can be found in Appendix 05 and daylight distribution contours are in Appendix 04.

4.52 The technical results for this property can be found in Appendix 04

Daylight (VSC & NSL)

4.53 There are 11 rooms relevant for daylight analysis in accordance with the BRE Guide, nine rooms (81.8%) will meet the BRE Guidelines for both VSC and NSL.

4.54 Of the 11 windows assessed for VSC, all 11 windows (100%) will comply with the numerical figures outlined in section 2.2.21 of the BRE Guidelines for VSC.

4.55 In terms of NSL, nine of the 11 rooms (81.8%) will meet the BRE criteria for NSL. One of the rooms (R2/F01) will experience an alteration of 28.5%, against a BRE target of 20%, which is considered minor. The remaining room (R3/F00) will experience an alteration of 36.5% which is considered moderate. When considering the retained daylight distribution, the rooms will retain 58% and 69% respectively. As such, over half the rooms will have a view of the sky at the working plane.

Sunlight (APSH)

There are 11 rooms relevant for sunlight analysis in accordance with the BRE Guidelines, of which all will meet the guidance (100%).

Summary

4.56 Two rooms in this property will see a change in daylight (NSL) only. One of the impacts is only marginally above the BRE target of 20% alteration, therefore it is considered minor adverse. The other room is considered to experience a moderate impact. However, when considering the retained daylight distribution for this room, more than 50% of the room will retain sky visibility at the working plane.

4.57 Overall, 269 Eversholt Street enjoys a very high level of compliance for daylight and sunlight amenity. We would not consider the small breach in NSL to be an unacceptable impact. We would therefore consider the property to be compliant with Section 6.5 of Camden's Local Plan 2017.

Figure 14: Window Maps of 126-128 High Street

Figure 15: Property Location

5 OVERSHADOWING ASSESSMENT

This section details the overshadowing impacts in relation to the relevant properties neighbouring the Site.

5.1 The following areas have been considered in relation to overshadowing given their proximity to the Site:

- 2 Hurdwick Place
- 3 Hurdwick Place
- 4 Hurdwick Place
- 5 Hurdwick Place
- 269 Eversholt Street
- 271 Eversholt Street
- 273 Eversholt Street

5.2 In reviewing the overshadowing analysis, we have considered a sun hours on ground assessment as per Section 3.3 of the BRE Guidelines.

5.3 The BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment as this is the midpoint of the sun's position throughout the year. The BRE Guidelines recommend that at least half of an amenity space should receive at least two hours of direct sunlight on 21st March. Should the existing amenity area not meet this target in the existing condition then there should be no more than a 20% alteration to the existing sun hours on ground level.

5.4 From the images opposite, four of the amenity spaces will adhere to the SHOG criteria. These properties are:

- 2 Hurdwick Place
- 3 Hurdwick Place
- 271 Eversholt Street
- 273 Eversholt Street

5.5 There will be an impact beyond guidance to the Sun Hours on Ground (SHOG) assessment to three of the seven assessed rear gardens, these being:

- 4 Hurdwick Place
- 5 Hurdwick Place
- 269 Eversholt Street

5.6 However, as it is arguable whether the amenity space is in its primary use on the 21st March, GIA have undertaken a further assessment on the sun exposure of the amenity area on the 21st March and the 21st June. As can be seen in figure 21 and 22, in this scenario, all assessed amenity spaces will enjoy at least +5 hours direct sunlight to +50% of the area and therefore would not be impacted by the proposed development.

5.7 Whilst the proposed massing does result in a likely noticeable change to the sunlight amenity on the 21st March, GIA would consider the level of sunlight which will be retained on the 21st June to be very good for an urban area such as this. Given that the rear gardens are more likely used in the summer months, it is clear that the proposed scheme will not impact the use of the gardens in the summer.

5.8 Overall therefore, GIA would consider that on the basis of the sunlight retained in June, the overshadowing to neighbouring amenity areas should be considered acceptable as all areas will enjoy +5 hours of directly sunlight in the summer months.

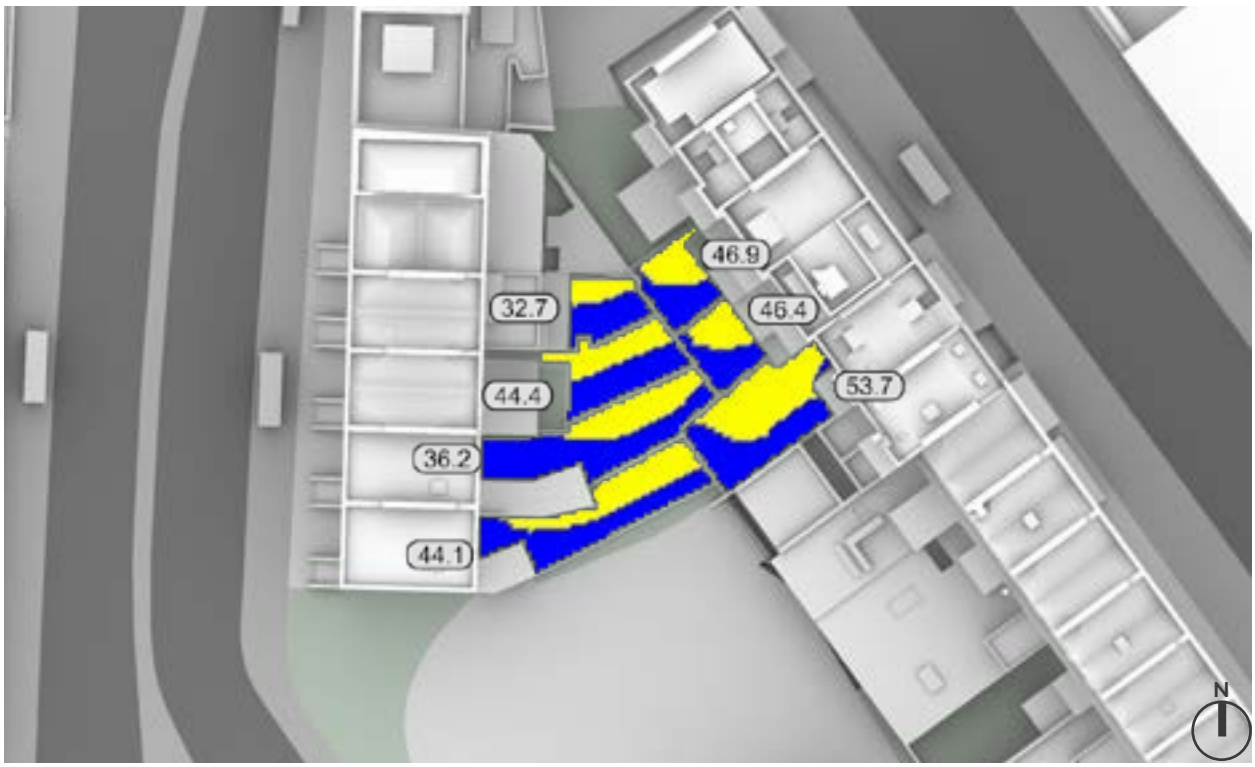

Figure 17: Existing Overshadowing Assessment

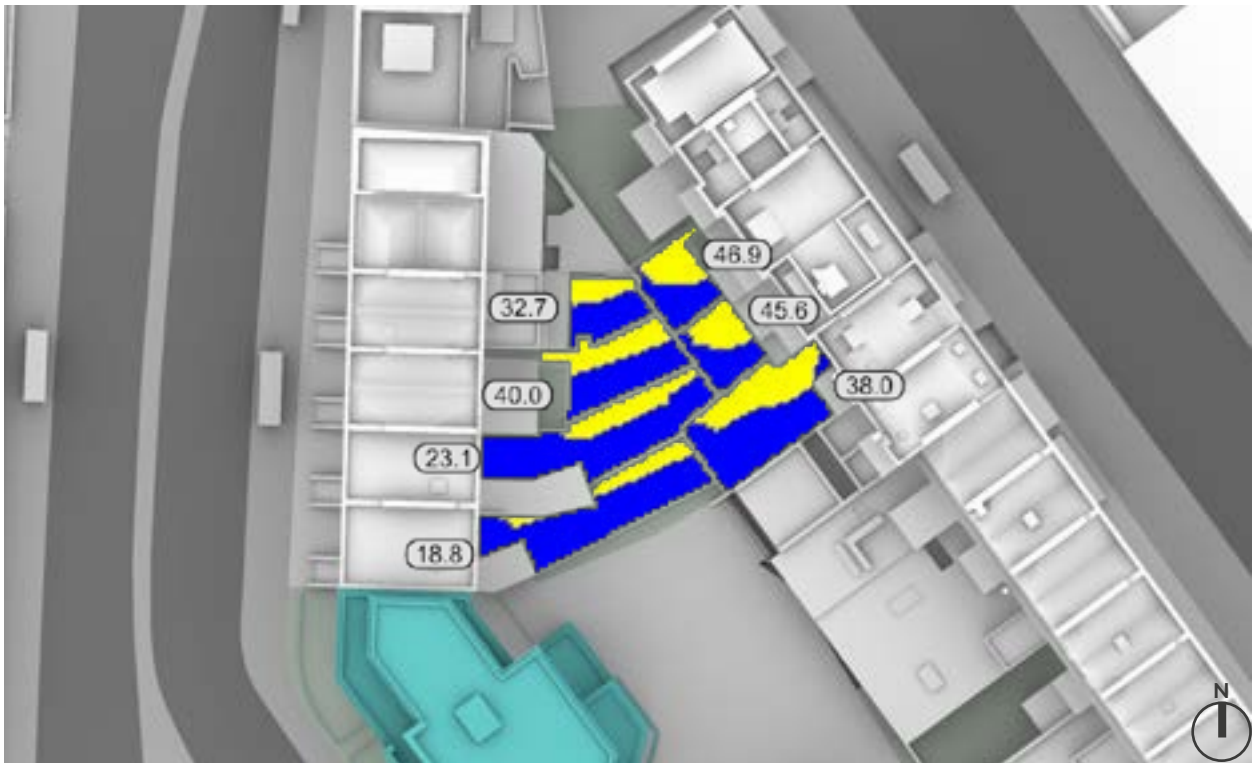

Figure 16: Proposed Overshadowing Assessment

SUN EXPOSURE
TOTAL HOURS

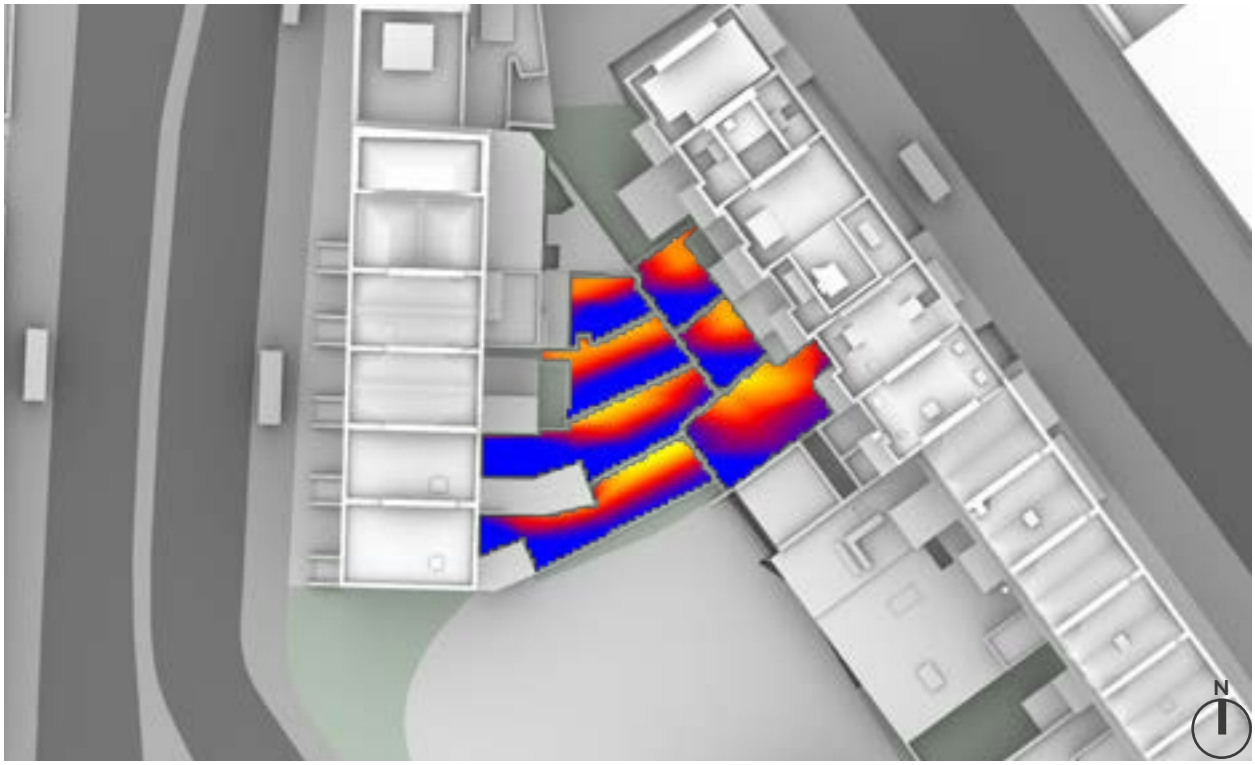

Figure 19: Existing Sunlight Exposure - 21st March (Spring Equinox)

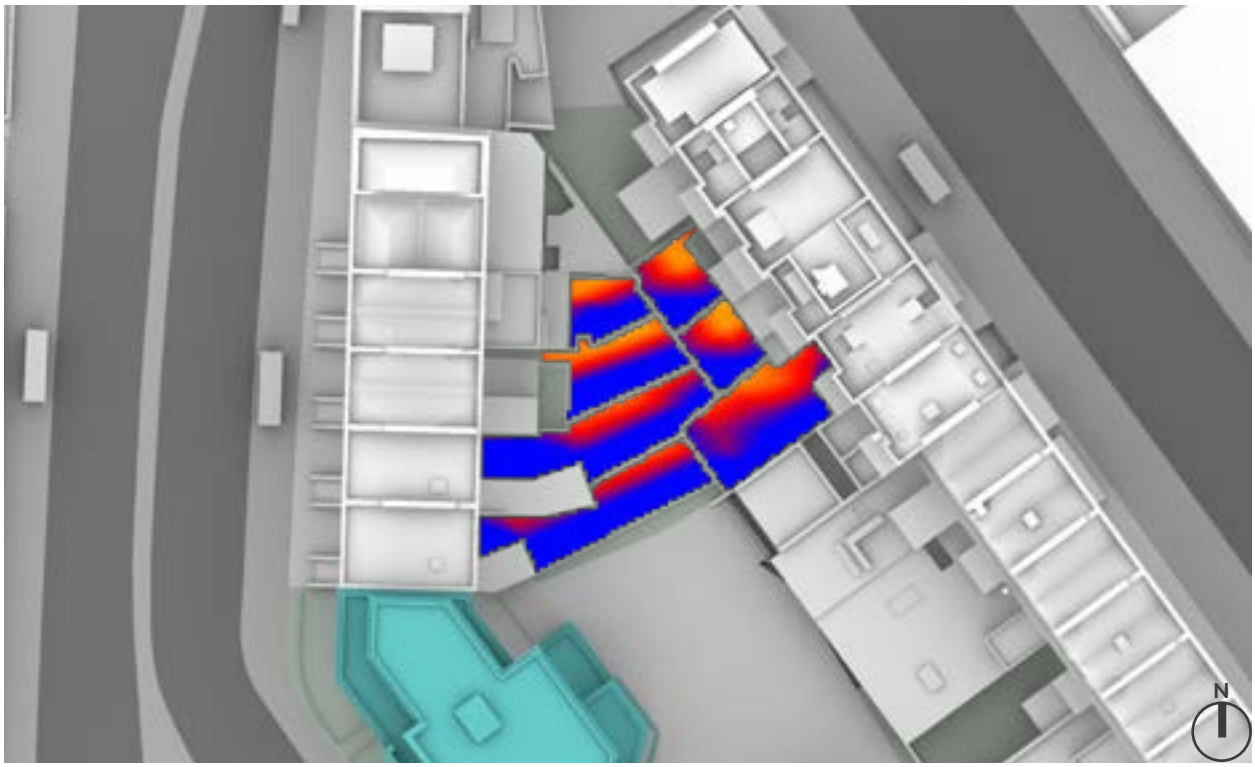

Figure 18: Proposed Sunlight Exposure - 21st March (Spring Equinox)

SUN EXPOSURE
TOTAL HOURS

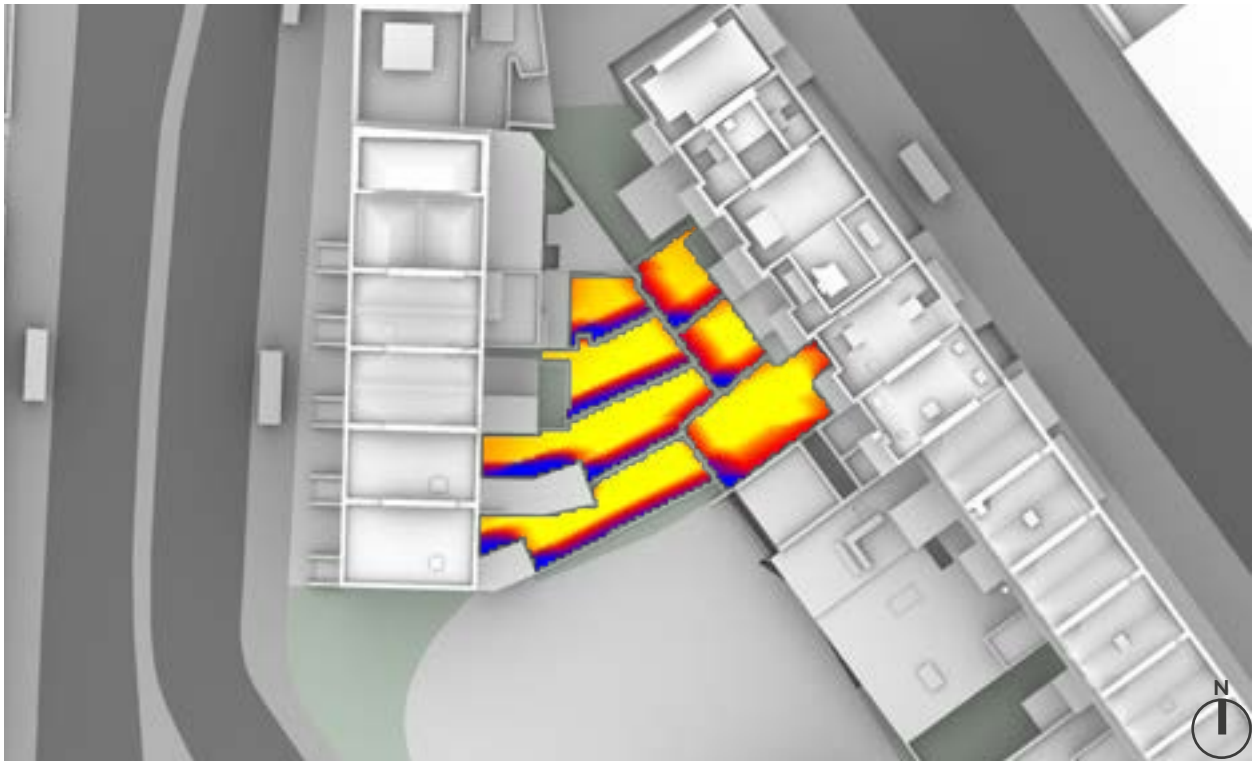

Figure 21: Existing Sunlight Exposure - 21st June (Summer Solstice)

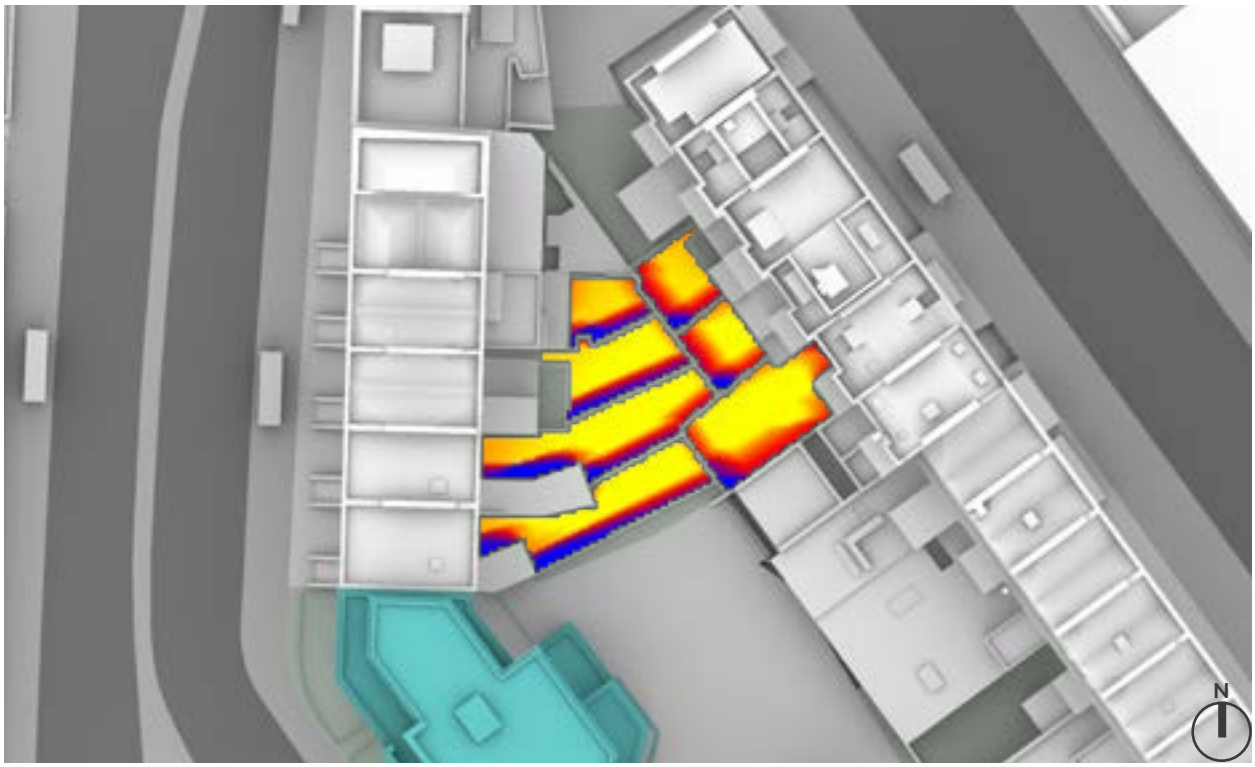

Figure 20: Proposed Sunlight Exposure - 21st June (Summer Solstice)

6 CONCLUSIONS

GIA have undertaken a daylight, sunlight and overshadowing assessment in relation to the Proposed Development at Harrington Square, London. The technical analysis has been undertaken in accordance with the BRE Guidelines.

6.1 Throughout the design process, the scheme has been subjected to testing to minimise the daylight and sunlight impacts to the surrounding residential properties.

6.2 When constructing buildings in an urban environment, alterations in daylight and sunlight to adjoining properties are often unavoidable. The numerical guidance given in the BRE document should be treated flexibly, especially in dense urban environments.

6.3 Our technical analysis shows that following the implementation of the Proposed Development, three surrounding properties will experience isolated changes in daylight and sunlight amenity outside of the BRE recommendations.

6.4 Overall the scheme will achieve a very high level of daylight compliance. Of the 171 windows assessed for VSC, 164 (95.9%) will meet the BRE Guidelines. Of the 137 rooms assessed for NSL, 133 (97.1%) will meet the BRE Guidance.

6.5 With regards to sunlight (APSH) the scheme will achieve a very high level of BRE compliance. Of the 128 rooms, 122 (95.3%) will meet the BRE Guidance.

6.6 In regard to overshadowing, there will be an impact beyond guidance to the Sun Hours on Ground (SHOG) assessment to three of the seven assessed rear gardens that are in close proximity to the site. The assessment requires at least 2 hours of directly sunlight to 50% of the amenity area on the 21st March.

6.7 However, as it is arguable whether the amenity space is in its primary use on the 21st March, GIA have undertaken a further assessment on the sun exposure of the amenity area on the 21st June. In this scenario, all assessed amenity spaces will enjoy at least +5 hours direct sunlight to +50% of the area and therefore would not be impacted by the proposed development.

6.8 It is our opinion that due to the high daylight and sunlight compliance, the scheme will not cause unacceptable harm to neighbouring amenity and with regard to daylight and sunlight the proposed development likely adheres to policy A1 of the London Borough of Camden's Local Plan 2017.

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