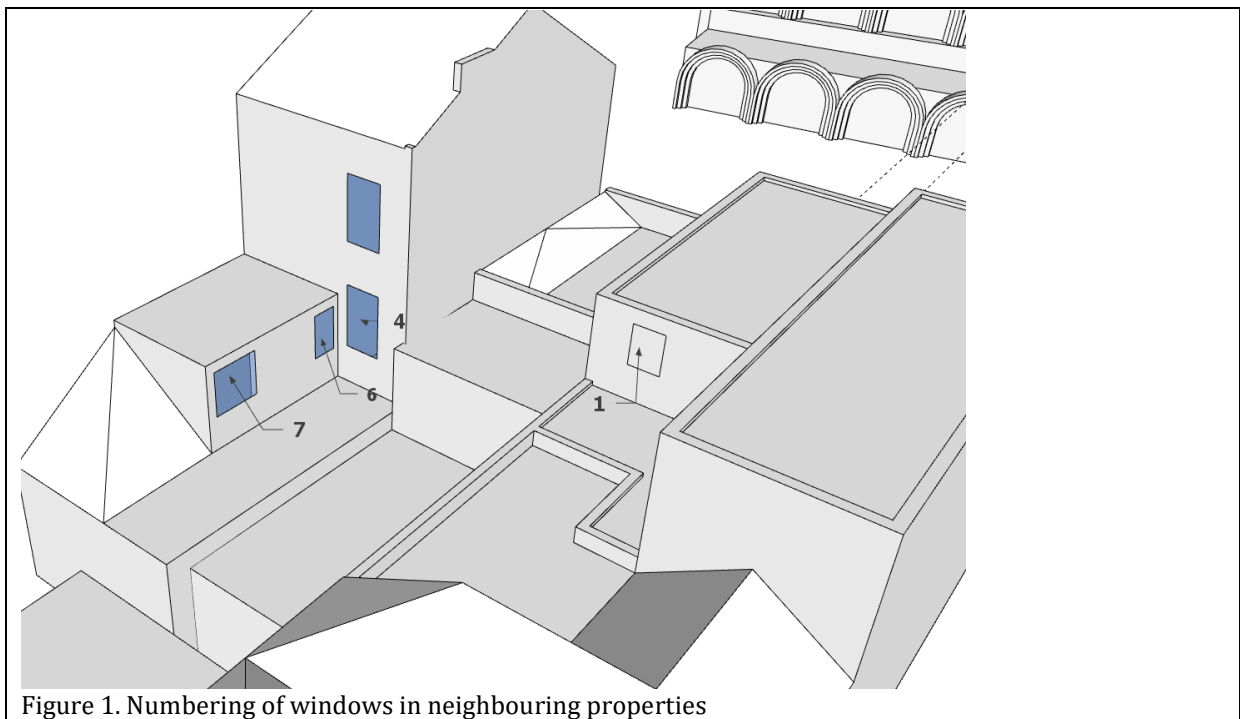


8 December 2023

Addendum to the report: 147 Highgate Road – Daylight and Sunlight Impact Report Mar 2023

This document is an addendum to the report indicate above and should be read in conjunction with that report.

Planning for Sustainability carried out a daylight and sunlight assessment of a proposed development at 147 Highgate Road, London, NW5 1LJ. As part of this assessment a number of windows in neighbouring properties were identified where there was potential that a material deterioration could occur with regards to daylight and sunlight (figure 1).



None of the windows were found to be affected in a manner that would be against the thresholds for daylight availability recommended in the BRE document BR209 “Site layout planning for daylight and sunlight: a guide to good practice” (2022).

With regards to sunlight impact, it was identified that the main living rooms were located to the front of the neighbouring properties, and these would not be affected by the proposed development. Specifically, the room behind window 1, was identified as a bedroom. The guideline state that “... loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space...”.

We understand that there is concern about the sunlight availability to the room behind window 1 and we subsequently analysed the impact of the proposed development on the sunlight availability on this window. The table below shows the results of this analysis:

Window Name	Annual baseline	Annual Proposed	Pr/Bl	Meets BRE Criteria	Winter Baseline	Winter Proposed	Pr/Bl	Meets BRE Criteria
W1	53	50	0.94	YES	12	12	1	YES

The results demonstrate that the original design of the proposed extensions, complies with the guidelines. It is understood that changes to the design are considered. These changes all involve a smaller proposed building envelope. The results that we presented are therefore all for the worst-case scenario and any of the changes will result in effects that are equal or smaller that presented in this addendum and the earlier report.

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