DATE / REF
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To Whom it May Concern,

Re: 124 Theobalds Road– Daylight and Sunlight

GIA has been instructed by Gravita Property Ltd to provide a daylight and sunlight analysis in relation to the proposed development at 124 Theobalds Road. The assessment is based on a scheme issued to GIA by ORMS on 10th of April 2024 (GIA ref: IR06).

The proposed development consists of a small T-shaped front extension and an extension to a rear lift overrun. The changes in massing are illustrated in the overlays below. The existing massing is illustrated in brown and the proposed in teal. Areas that show changes in massing are highlighted in red.

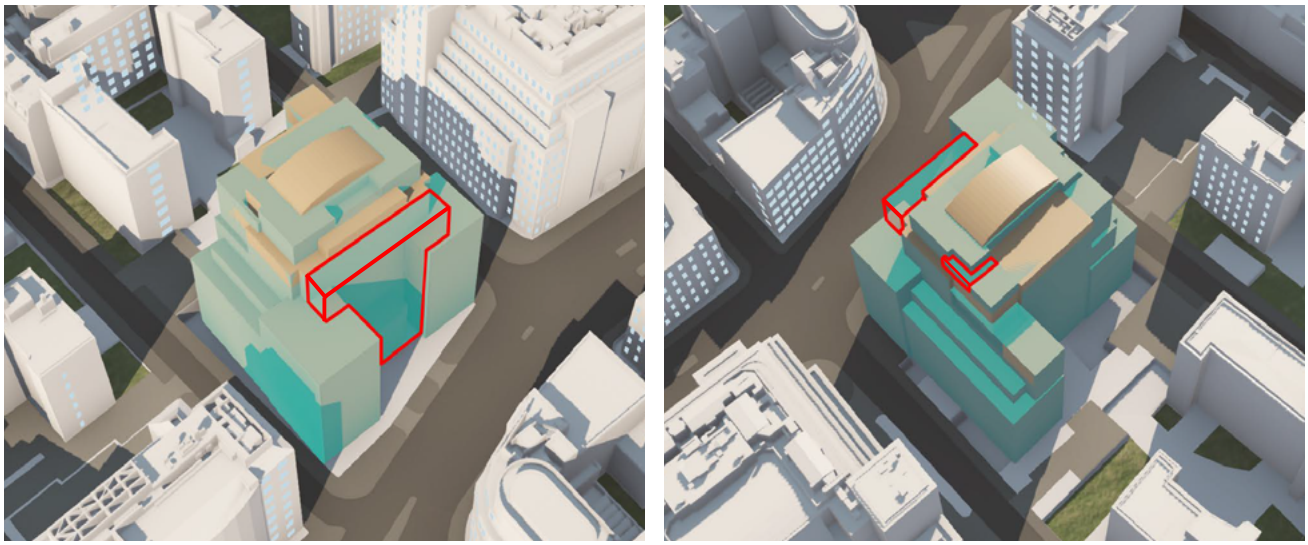

Figure 1: Proposed Changes in Massing

The images above highlight that the changes in massing are minor and that they almost entirely sit within the silhouette of the existing property. The technical assessments have been undertaken utilising GIA's bespoke software, Phoenix. The analyses are indicative, but provide a valuable insight into potential changes in natural light amenity. We consider this to be the appropriate approach given the very minor nature of the changes in massing highlighted above.

Daylight and Sunlight

The daylight and sunlight analysis has been considered by reference to the guidance and methodology within the Building Research Establishment Guidelines (2022), which when published, acknowledged that the document should not form a mandatory criteria, rather it should be used to help inform the design.

Within the BRE guide, there are two methodologies for daylight assessment of neighbouring properties:

- The Vertical Sky Component (VSC)
- The No Sky Line (NSL)

Regarding NSL, the BRE recommends its consideration only when room dimensions are known. This report considers an indicative analysis of a very small change in massing and therefore we have not run NSL assessments on neighbouring properties. We believe however, that the VSC assessment provides a strong indicator of overall daylight performance.

In terms of VSC, the BRE Guidelines recommend that no more than a 20% (0.8 times) alteration should occur from the former value and it also suggests an optimum daylight value for VSC of 27%.

For Sunlight assessment, the BRE Guidelines provide a single methodology knows as Annual Probable Sunlight Hours (APSH). In according to the BRE, only windows facing 90 degrees of due south are relevant for sunlight analysis.

Site and Surrounding Properties

The site is located in the London Borough of Camden and is bound by Theobalds Road to the south, New North Street to the East, Boswell Street to the west and residential housing to the north.

In order to assess the potential light impact to neighbouring buildings, we have used VuCity digital 3D model of London. We have then employed GIA's Phoenix app to insert windows within the relevant façades. The windows are generically placed within the model and the analysis of these properties is indicative. No balconies (where present) are included within the modelling and thus where balconies are in existence the impacts may be greater than those identified within this report.

The property uses have been determined by reference to a Valuation Office Agency (VOA) search carried out in April 2024 and a review of Google imagery. We have identified a number of commercial properties to the south of the development. Such properties are considered less sensitive to changes in daylight and sunlight and as such they have not been considered further within this report.

We have located a number of residential properties to the north of the site. These properties do not face material changes in massing have a very limited potential to experience changes in daylight and sunlight. Despite this, we have considered the potential impact on the residential properties, for the sake of completeness.

The location and use of the neighbouring properties are outlined in Figure 01 below.

Figure 2: Use map of the neighbouring properties

In summary, we have considered the daylight and sunlight impacts to the following neighbouring residential properties:

- Falcon, Old Gloucester Street (Map ID 1)
- Richbell, 11 Boswell Street (Map ID 2)
- Boswell House (Map ID 3)
- Springwater, New North Street (Map ID 4)
- Windmill, New North Street (Map ID 5)

Based on our due diligence we understand that four of the residential properties have planning consent for extensions. Two consents (Falcon, Old Gloucester Street and Windmill, New North Street) appear to be under construction while the remaining two (Richbell, 11 Boswell Street and Springwater, New North Street) are yet to be implemented. We have considered both the existing and consented neighbouring properties within our analysis below.

Technical Analysis

GIA's Phoenix app utilises a simple traffic light system to illustrate alterations in VSC and APSH to neighbouring windows. Alterations of 0%-20% are BRE compliant and are highlighted in green. Changes of 20%-30% would be considered minor-adverse within an Environmental Impact Assessment (EIA) and are highlighted yellow. Changes of 30%-40% would be considered moderate adverse in an EIA and are highlighted orange. Finally, changes of 40%+ would be considered major adverse within an EIA. Such alterations are highlighted in blue. The false-colour images illustrating VSC and APSH change to the neighbouring residential properties are illustrated in Figures 3-4 below:

VSC

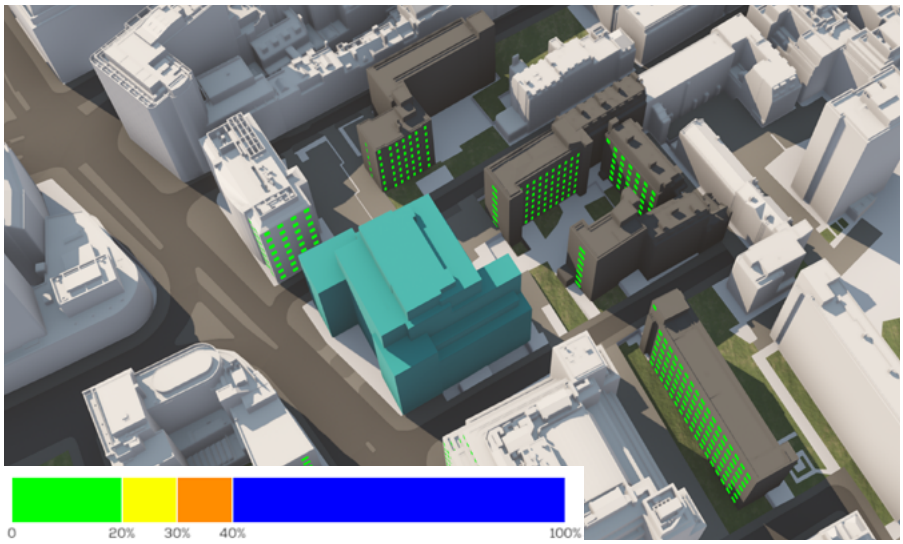

Figure 3: VSC change (%)

Figure 03 illustrates that all tested windows within neighbouring residential properties will experience a less than 20% change in VSC. The neighbouring properties are therefore considered BRE compliant for VSC.

APSH

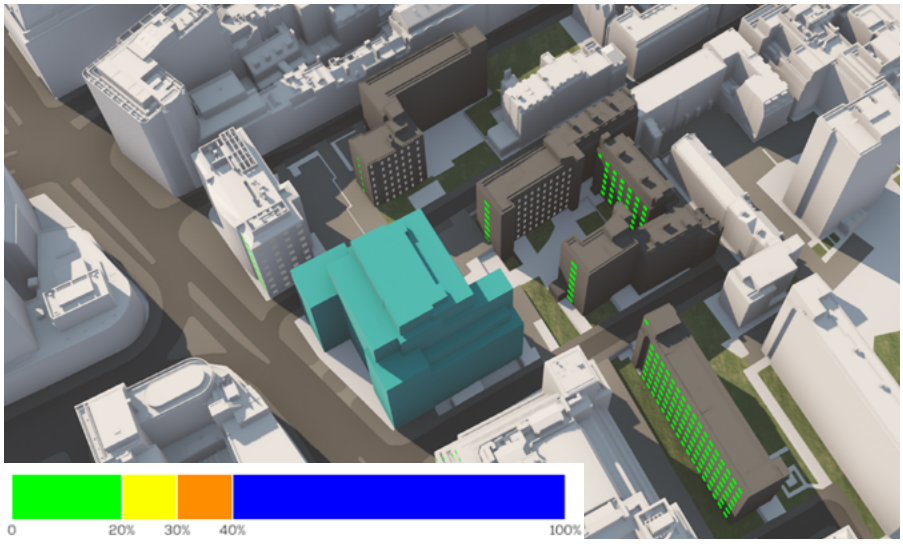

Figure 4: APSH change (%)

Figure 04 illustrates the APSH change within the neighbouring residential windows. As specified in the BRE Guide, only those apertures that face within 90 degree due south have been considered. All windows are shown to experience a reduction of less than 20% APSH. All windows are therefore considered BRE compliant for sunlight.

The indicative analysis above demonstrates that the neighbouring residential properties will remain BRE compliant for daylight and sunlight when considering VSC and APSH. We have also considered the daylight and sunlight position when the neighbouring extensions are in place. This analysis is outlined below.

VSC - Including Consents

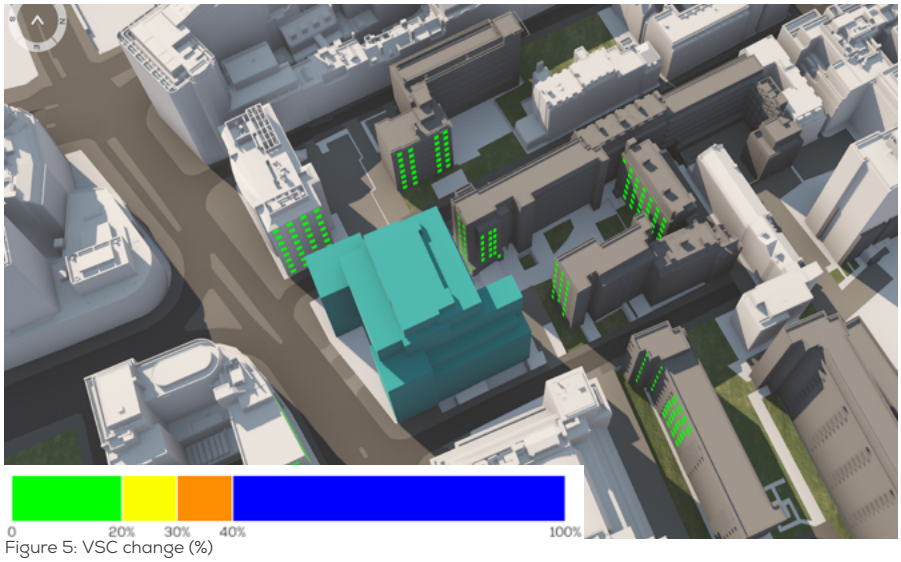

Figure 5: VSC change (%)

Figure 05 illustrates that all tested windows within neighbouring residential properties considering their consented extensions in place will experience a less than 20% change in VSC. The neighbouring properties are therefore considered BRE compliant for VSC.

APSH - Including Consents

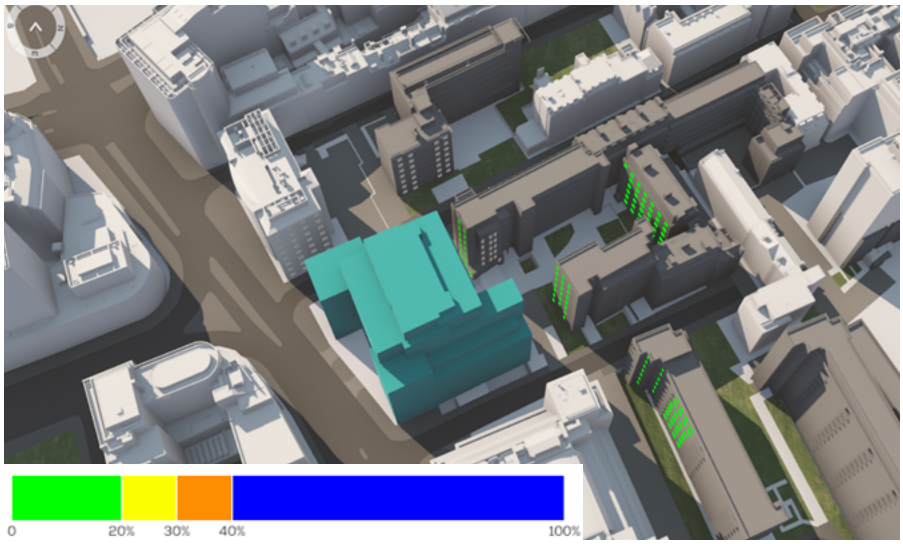

Figure 6: APSH change (%)

Figure 06 illustrates the APSH change within the neighbouring residential windows considering their consented extensions in place. All windows are shown to experience a reduction of less than 20% in APSH. All windows are therefore considered BRE compliant for sunlight.

Overall, the analysis demonstrates that the small changes in massing will not cause BRE Breaches (VSC and APSH) to neighbouring residential properties. This is due to the minor nature of the changes in massing and the orientation of the residential neighbours relative to the development. To illustrate this point we have provided waldram diagrams from a ground floor window within 1-14 Springwater. The diagrams below show the obstruction from the centre point of a ground floor window that directly faces on to the site. The existing massing is outlined in brown and the proposal in teal. It can be seen that the changes in massing are not visible from the centre point of the window. It can be seen that none of the changes in massing are visible from the centre of the window.

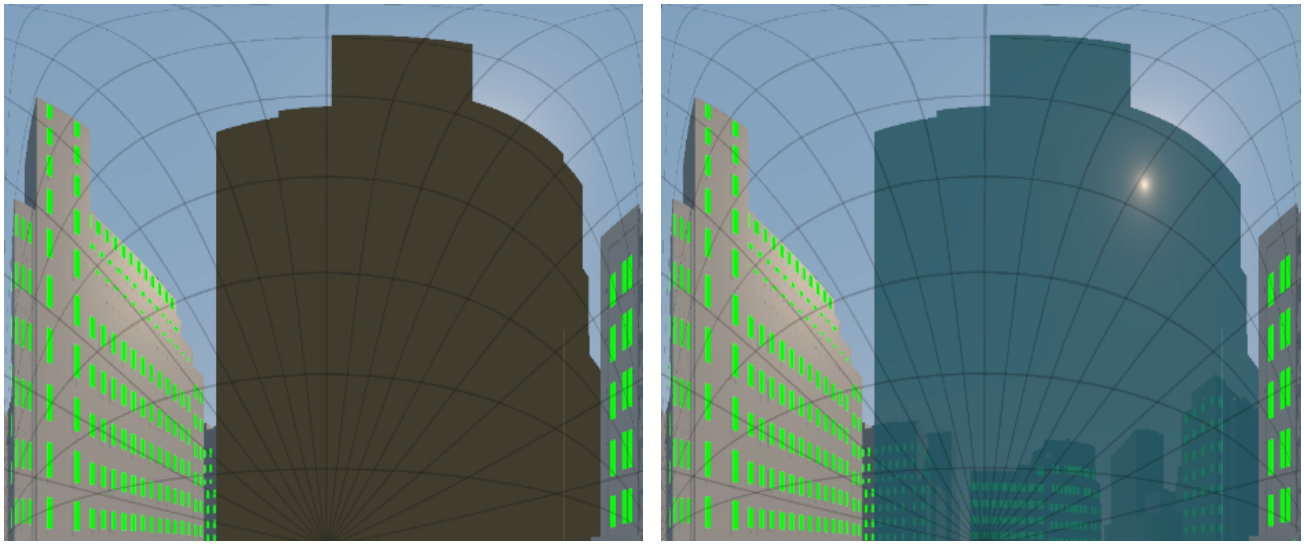
Figure 7: 1-14 Springwater Waldram Diagram - Existing and Proposed

Summary

GIA has carried out an indicative daylight and sunlight assessment of the proposed development at 124 Theobalds Road. We consider this approach to be appropriate given that the neighbouring residential properties to not face material changes in massing.

Our analysis demonstrates that all neighbouring residential properties will comply with the BRE Guidelines for VSC and APSH. The compliance is maintained both with and without the consented extensions in place. We consider the design of the scheme to be sympathetic with neighbouring daylight and sunlight amenity and do not believe the matter to require further consideration.

I trust that the above is sufficient at this stage.

Yours faithfully,

Jonathan Caltieri

Associate Director
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Encl. Appendix 01 – Principles of Daylight and Sunlight

Appendix 02 - Drawings

Appendix 03 - Results