

Ref: ROL01569

03 February 2025

Jemima Webb

Heritage Potential
Magdalen House
148 Tooley Street
London
SE1 2TU

By Email: jemima.webb@heritagepotential.co.uk

Dear Jemima

**RE: DAYLIGHT AND SUNLIGHT REVIEW FOR THE PROPOSED REDEVELOPMENT AT 116
REGENT'S PARK ROAD, LONDON, NW1 8UG**

Anstey Horne & Co. Ltd. have prepared this Daylight and Sunlight Technical Letter on behalf of Simon Fairbrass and Puja Jain (“the Applicants”) in relation to the proposed redevelopment at 116 Regent’s Park Road, London, NW1 8UG (“the Site” / “the Proposed Development”), located in the London Borough of Camden.

This letter will provide a technical assessment of the potential change in amenity to one neighbouring residential property, by reference to the Proposed Development information supplied by Architecture for London on 11 December 2024.

For the basis of our initial assessment, a three-dimensional computer model of the Site in its existing and proposed conditions has been constructed, along with the neighbouring property and surrounding context. Our understanding of the existing and proposed conditions within the immediate context can be seen illustrated on the drawings attached herein.

The BRE Guidelines

The assessments have been undertaken in accordance with the BRE document Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022 (“the BRE Guidelines”). The BRE Guidelines are

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the principal guidance in this area and, whilst they are not mandatory, decision-takers may consider the suitability of a Proposed Development for a Site using the BRE Guidelines.

To determine whether an existing neighbouring residential property's daylight and / or sunlight may be adversely affected, the BRE Guidelines recommend an initial 25° section from the centre of the lowest window serving the closest residential property, stating:

*"If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building."*¹

Therefore, if the Proposed Development breaches 25°, more detailed daylight (VSC & NSL) and Sunlight (APSH) calculations are required to quantify the extent of any impact.

Vertical Sky Component ("VSC"): If the VSC at the centre of a window is less than 27%, and less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then a reduction in skylight may be noticeable, and the property may be adversely affected.

No-Sky-Line ("NSL"): The area of the working plane (850mm) within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in a room should not be greater than 20%).

Annual Probable Sunlight Hours ("APSH"): The APSH should be at least 25% of the total sunlight available annually, including at least 5% in winter. Where the proposed values fall short of these, and the absolute loss is greater than 4% annually, then the proposed values should not be less than 0.8 times their former values in each period (i.e. the proportional reductions should not be greater than 20%).

For the purpose of this letter, it is important to note that the BRE Guidelines state:

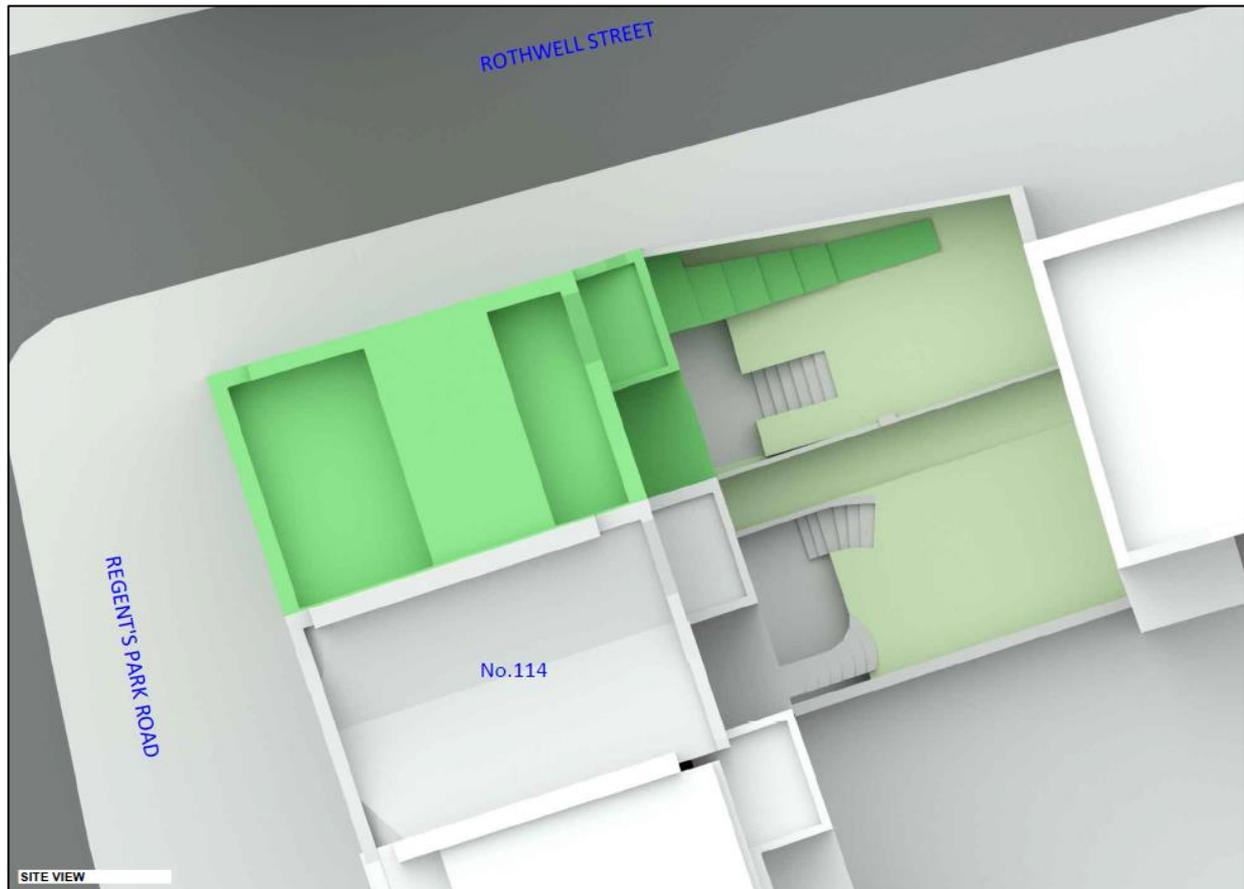
*"For domestic extensions that adjoin the front or rear of a house ... the 45° approach may be used ... special care needs to be taken in cases where an extension already exists on the other side of the window, to avoid a 'tunnel effect'. A VSC calculation can be used to quantify the loss of light, if required."*²

¹ Paragraph 2.2.5, BRE Guidelines

² Paragraph 2.2.16 – 2.2.19, BRE Guidelines

Scope of Assessment and Internal Arrangement Assumptions:

With the above in mind and based on the distance from the Site and the scale of the Proposed Development, 114 Regent's Park Road ("the Property"), has been identified for detailed assessment. This property can be identified on the drawings attached herein and on the below extract:



Identification Drawing ("the Plan")

Camden Borough Council ("CBC") are likely to consider the potential change in amenity to main habitable accommodation (i.e., bedrooms, living rooms, and kitchens) within the Property. Located to the southern flank of the Site, the Property is understood to be a 6-bedroom, 4-bathroom, mid-terrace family home. Set over 5-storey's from lower ground to third floor, it has been modelled by reference to the proposed drawings associated with planning application reference PEX0100181, approved 15 May 2001. Most of the windows located in the side extension on the common boundary in proximity to the Proposed Development, serve non-habitable spaces such as a WC, landing, bathroom, and utility. At basement / lower ground floor level, there is a small galley style kitchen/dining room served by a window

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and a glazed door, and a bedroom window beyond this. Whilst this space doesn't appear to be the 'main' kitchen area for the whole dwelling, this kitchen/dining room and the adjacent bedroom are considered the only rooms material for detailed assessment, due to the scale of the Proposed Development.

Assessment Discussion

Based on the information obtained, three windows and two rooms are material for assessment. Due to the orientation of the Property, none of these windows are orientated within 90° of due south. As such, neither room is eligible for APSH assessment. The VSC and NSL daylight results are shown in Tables 1 and 2 below:

Table 1: VSC Results

Room ref.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
114 Regents Park Road					
R1	Kitchen/Diner	W1	18.11	16.35	0.90
R1	Kitchen/Diner	W2	16.70	13.08	0.78
R2	Bedroom	W3	15.14	14.59	0.96

Table 2: NSL Results

Room ref.	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
114 Regents Park Road					
R1	Kitchen/Diner	8.77	6.60	6.21	0.94
R2	Bedroom	19.15	10.35	10.29	0.99

The proportional VSC change to the bedroom window (W3) and the glazed door (W1) serving the kitchen will be in accordance with the BRE Guidelines, with both windows retaining greater than 0.8 times their former value. Whilst the remaining kitchen window (W2) closest to the common boundary will retain marginally less than 0.8 times its former value, the BRE Guidelines state: *"If a room has two or more windows of equal size, the mean of their VSCs may be taken."*³ On this basis, the proportional VSC change is greater than 0.8 and therefore unlikely to be noticeable to the occupants. In relation to the daylight distribution, as measured by NSL, both rooms will retain greater than 0.8 times their former value and will be in full accordance with the BRE Guidelines.

³ Paragraph 2.2.8, BRE Guidelines

Summary and Conclusion

A detailed daylight assessment of 114 Regent's Park Road has been undertaken in accordance with the BRE Guidelines. The following conclusions are drawn:

- Due to the orientation of the Proposed Development, the Property is not considered eligible for APSH assessment;
- The lower ground floor bedroom will retain greater than 0.8 times its former VSC and NSL values, and the overall effect on daylight is unlikely to be unnoticeable; and
- The lower ground floor kitchen/dining room will retain greater than 0.8 times its former VSC (when considered on a room basis) and NSL values, and the overall effect on daylight is unlikely to be unnoticeable.

It is therefore concluded that the Proposed Development will not have a material effect on the daylight amenity of the lower ground floor habitable accommodation identified within 114 Regent's Park Road; any change will be within the BRE Guidelines numerical targets.

We trust that this letter provides a useful overview as to the daylight implications of the Proposed Development compared to the existing building.

If you have any questions, please do not hesitate to contact us.

Yours sincerely,



Lucy Goldthorpe

Senior Surveyor

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CC: Gracie Irvine

Director

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Encls: Proposed Plan and 3D Views
Daylight Distribution Contours

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LEGEND:

- Existing
 - Proposed
 - Consented
 - Cutback
- 12120**
 AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

LAND SURVEYOR
 Received on 15/01/25

Site and aerial photos.

PROPOSED BUILDINGS
 ARCHITECTURE FOR LONDON
 Received on 09/01/25



PROJECT INFORMATION

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CLIENT: SIMON FAIRBRASS &
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PROJECT TITLE: 116 REGENT'S PARK ROAD
 LONDON
 NW1 8UG

SCHEME REF: SCHEME RECEIVED: 09/01/25

DRAWING TITLE: SITE VIEW
 EXISTING CONDITION

MODELLED BY: DRAWN BY: DATE: SCALE: 1:100 **A3**
 AK/AH 20/01/25

PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL01569_R01_V01_ 001

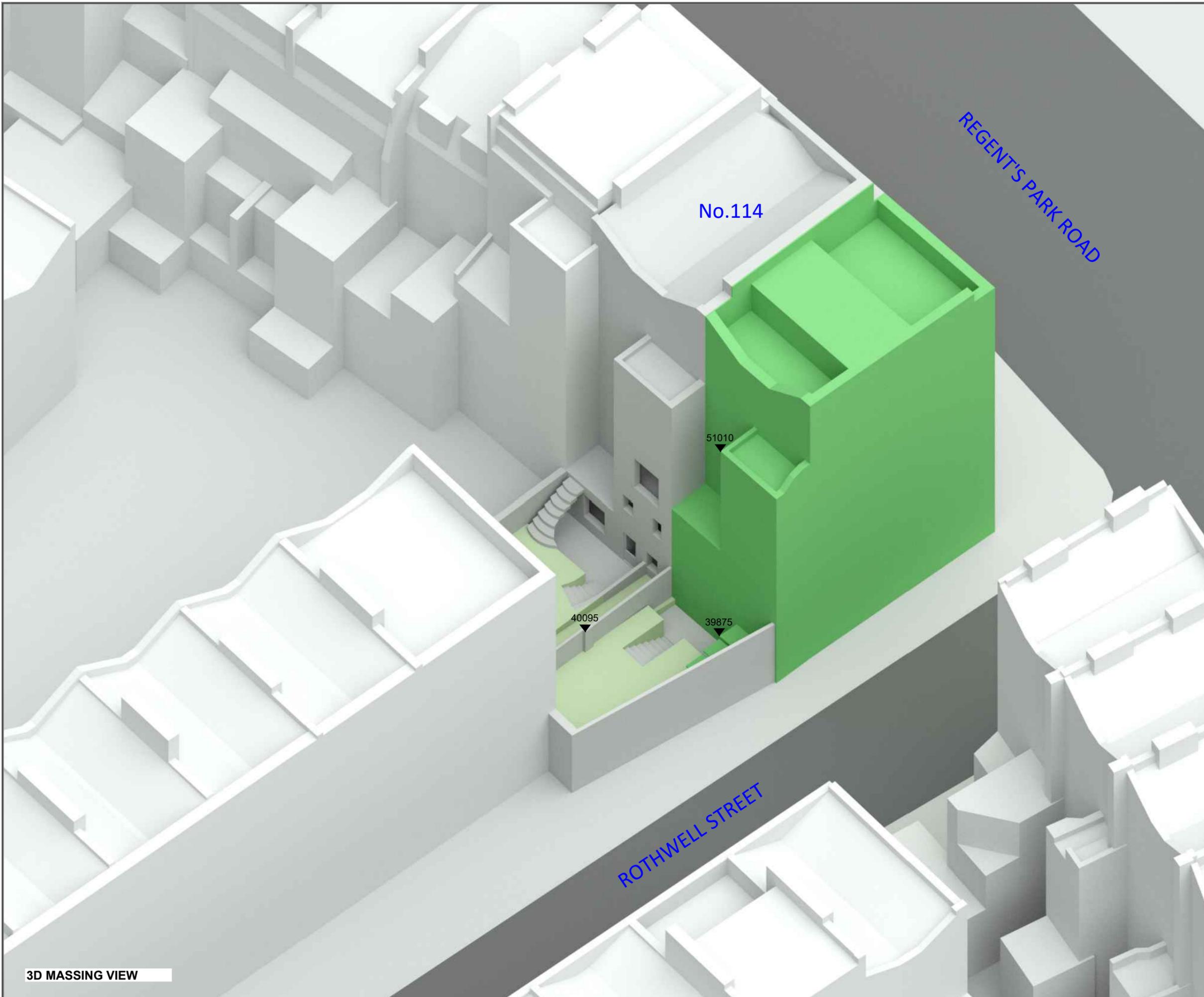
Site Plan

ROTHWELL STREET

REGENT'S PARK ROAD

No.114

SITE VIEW



LEGEND:

■ Existing	■ Consented
■ Proposed	■ Cutback

12120
 AOD Height (mm)

SOURCES OF INFORMATION:

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PROJECT TITLE: 116 REGENT'S PARK ROAD LONDON NW1 8UG

SCHEME REF: SCHEME RECEIVED: 09/01/25

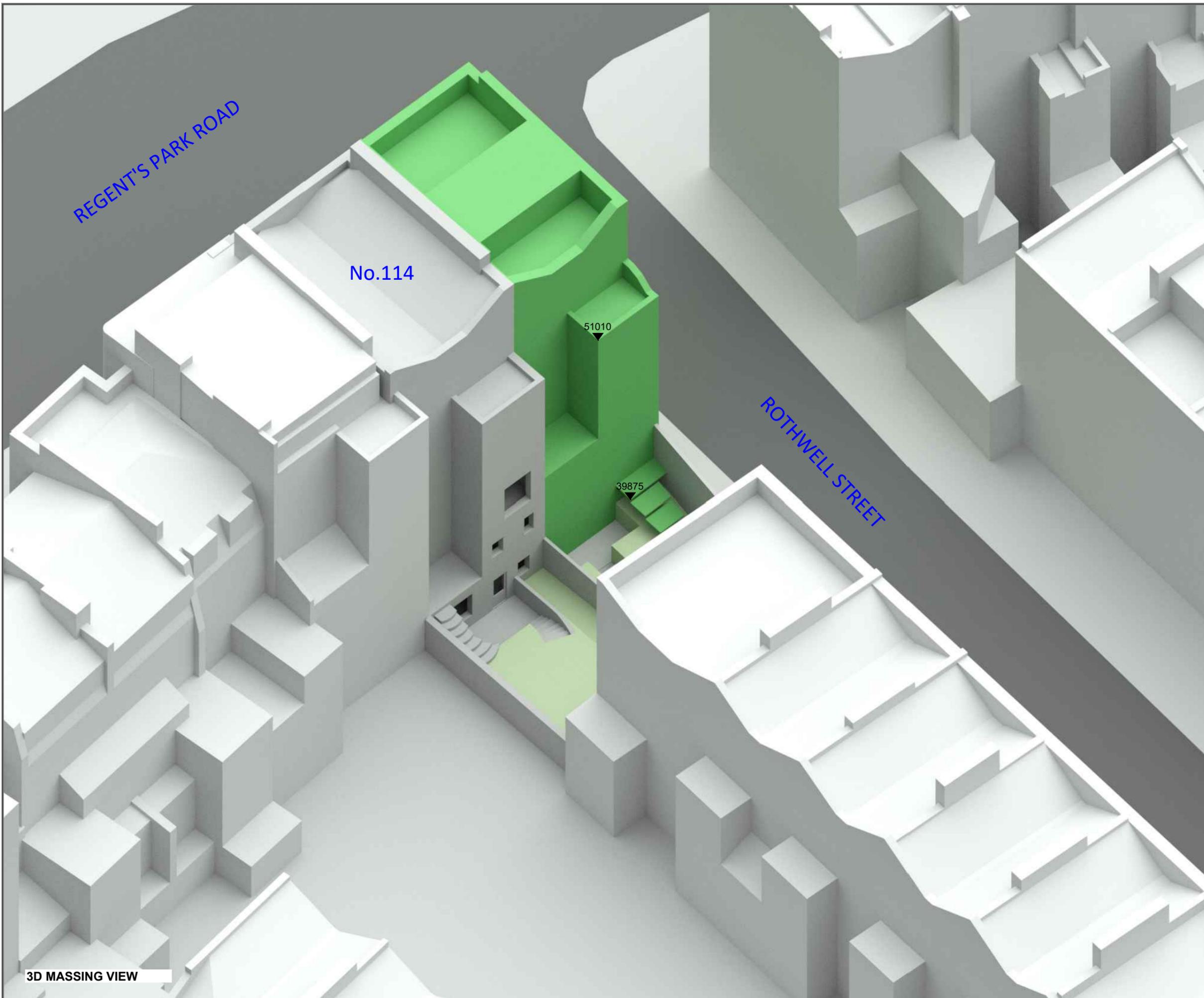
DRAWING TITLE: 3D MASSING MODEL VIEW EXISTING CONDITION

MODELLED BY: AK/AH	DRAWN BY: AK/AH	DATE: 20/01/25	SCALE: N.T.S.	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01569_R01_V01_			002

3D Massing Model

3D MASSING VIEW



3D MASSING VIEW



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 Manchester - 0161 528 7690
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LEGEND:

■ Existing	■ Consented
■ Proposed	■ Cutback

12120
 AOD Height (mm)

SOURCES OF INFORMATION:

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PROJECT TITLE: 116 REGENT'S PARK ROAD LONDON NW1 8UG

SCHEME REF: SCHEME RECEIVED: 09/01/25

DRAWING TITLE: 3D MASSING MODEL VIEW EXISTING CONDITION

MODELLED BY: AK/AH	DRAWN BY: AK/AH	DATE: 20/01/25	SCALE: N.T.S.	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01569_R01_V01_			003

3D Massing Model

LEGEND:

- Existing
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 - Consented
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- 12120**
 AOD Height (mm)

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SCHEME REF: SCHEME RECEIVED: 09/01/25

DRAWING TITLE: SITE VIEW
 PROPOSED SCHEME

MODELLED BY: AK/AH | DRAWN BY: AK/AH | DATE: 20/01/25 | SCALE: 1:100 | **A3**

PROJECT No: ROL01569_R01_V01_ | RELEASE No: | VERSION No: | DRAWING No: 004

Site Plan

ROTHWELL STREET

REGENT'S PARK ROAD

No.114

SITE VIEW

LEGEND:

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 AOD Height (mm)

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PROJECT TITLE: 116 REGENT'S PARK ROAD LONDON NW1 8UG

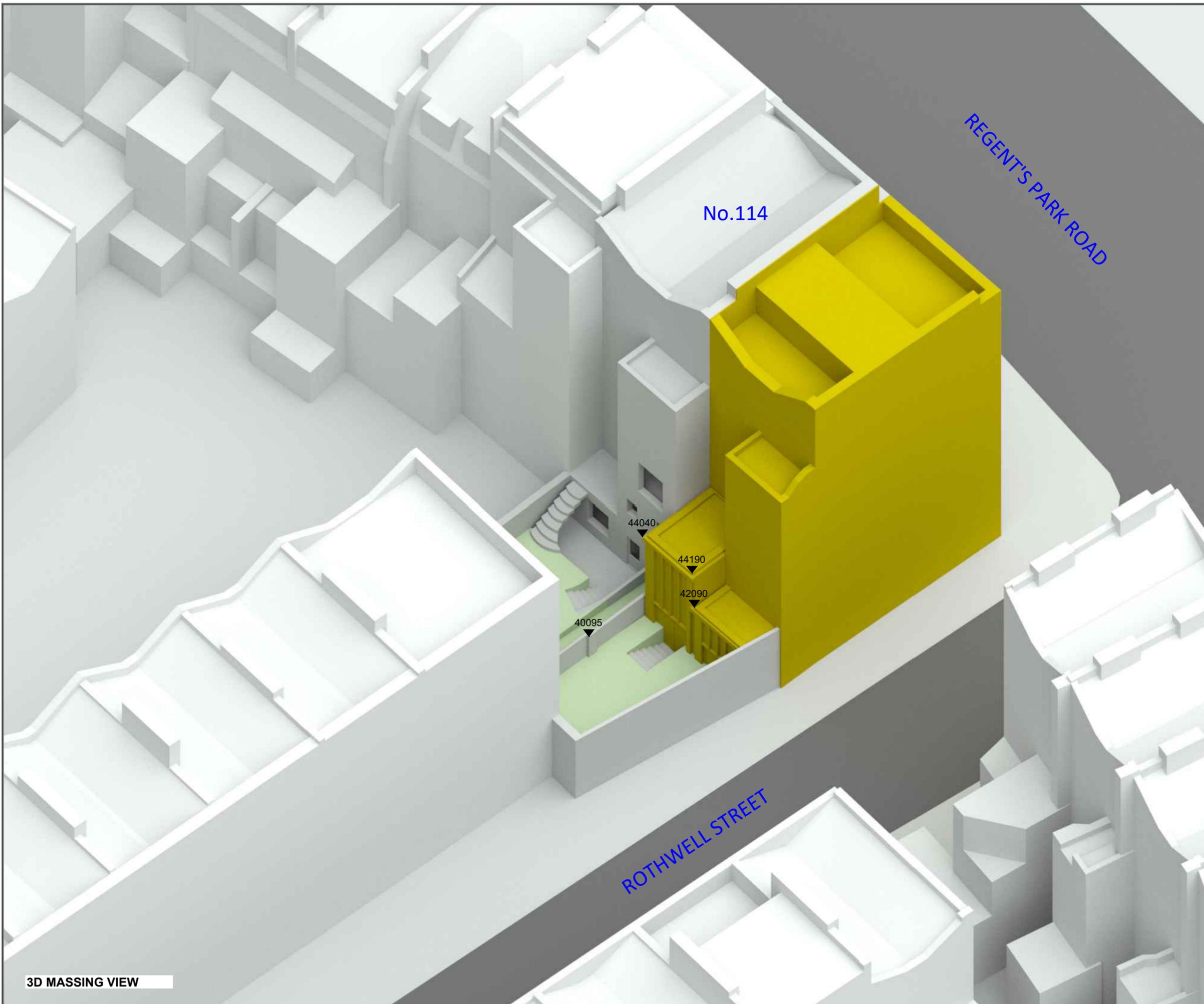
SCHEME REF: SCHEME RECEIVED: 09/01/25

DRAWING TITLE: 3D MASSING MODEL VIEW PROPOSED SCHEME

MODELLED BY: AK/AH | DRAWN BY: AK/AH | DATE: 20/01/25 | SCALE: N.T.S. | **A3**

PROJECT No: ROL01569_R01_V01_ | RELEASE No: | VERSION No: | DRAWING No: 005

3D Massing Model



3D MASSING VIEW

No.114

REGENT'S PARK ROAD

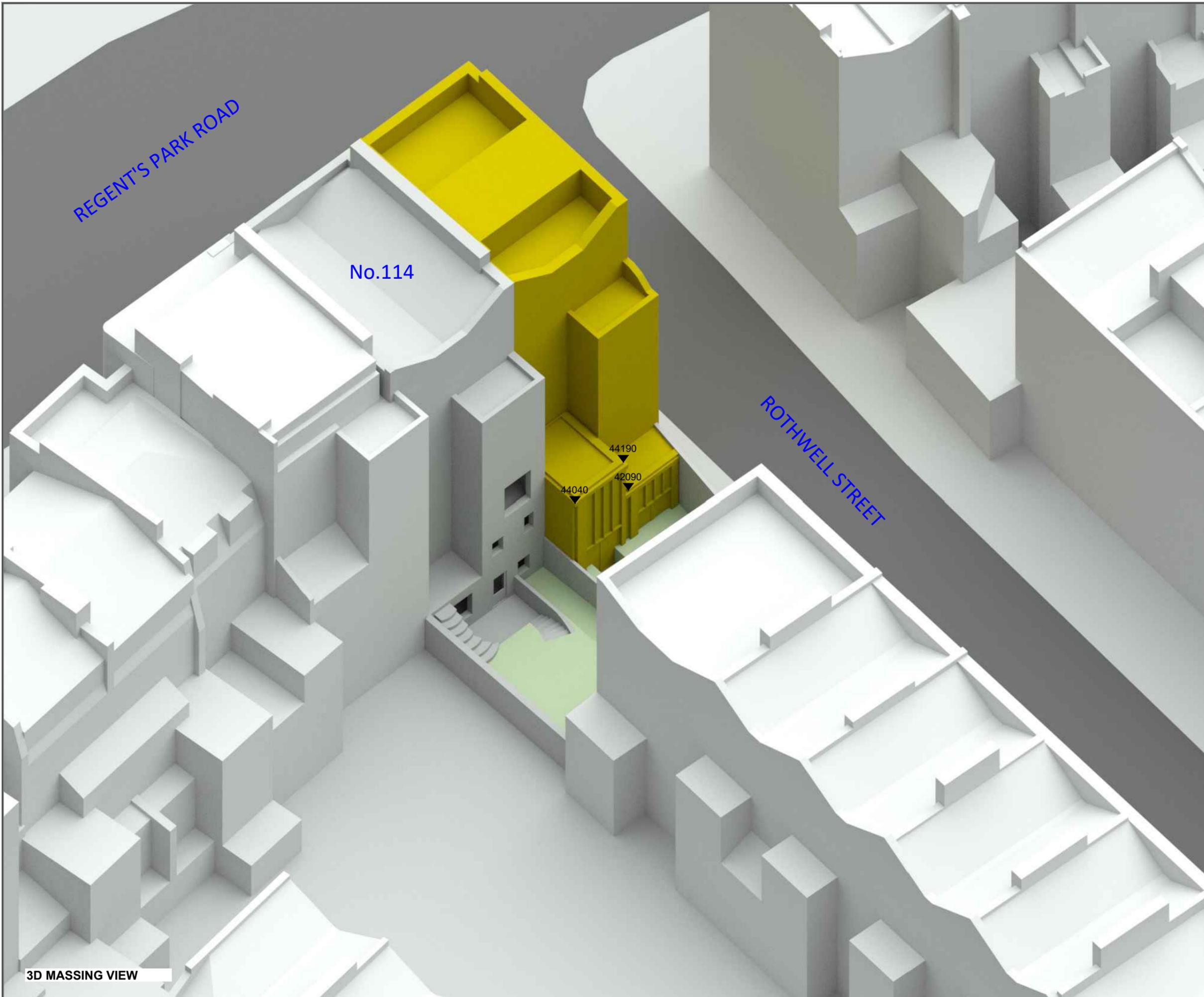
ROTHWELL STREET

44040

44190

42090

40095



REGENT'S PARK ROAD

No.114

ROTHWELL STREET

44040
44190
42090

3D MASSING VIEW

LEGEND:

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■ Proposed	■ Cutback
12120 ▼ AOD Height (mm)	

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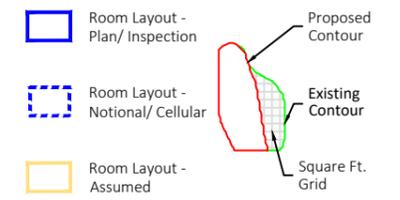
DRAWING TITLE: 3D MASSING MODEL VIEW PROPOSED SCHEME

MODELLED BY: AK/AH | DRAWN BY: AK/AH | DATE: 20/01/25 | SCALE: N.T.S. | **A3**

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01569_R01_V01_			006

3D Massing Model

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

LAND SURVEYOR
 Received on 15/01/25

Site and aerial photos.

PROPOSED BUILDINGS
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PROJECT TITLE: 116 REGENT'S PARK ROAD
 LONDON
 NW1 8UG

SCHEME REF: SCHEME RECEIVED: 09/01/25

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
 114 REGENT'S PARK ROAD

MODELLED BY: DRAWN BY: DATE: SCALE: NTS A3
 AK/AH 20/01/25

PROJECT No: RELEASE No: VERSION No: DRAWING No:
 ROL01569_R01_V01_ 101-01

Daylight & Sunlight

BASEMENT

