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Ming Ko Ko and Partners Architects Unit 6, 1-3 Upper Richmond Road London SW15 2RF

 Date:
 2nd October 2013

 Your Ref:
 Vour Ref:

 Our Ref :
 sph/WS13/3137

 email :
 simon@herringtonconsulting.co.uk

Dear Ming

Daylight and Sunlight Assessment – 41 Fortress Road, London

I have reviewed the consultation responses to the planning application that are directly related to the impacts of the proposed development on daylight and sunlight received by the adjacent properties. The key concerns relate to the potential reduction in daylight and sunlight to the windows of the second floor flats of No. 43 Fortress Road and these windows have been shown on your drawings 394-A-013 and 394-A-014 (Oct 2013).

Using the information provided it has been possible to assess the impacts in line with the guidelines set out in the document is published by the Building Research Establishment and entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice', Second Edition, 2011; herein referred to as the 'BRE Guidelines'. In the absence of official national planning guidance / legislation on daylight and sunlight, this is the most recognised guidance document and the methodologies for assessing the impacts of development on daylight and sunlight are widely adopted throughout the UK.

The BRE Guidelines set out a hierarchical approach to the assessment of impacts and the one of the initial tests for daylighting is the '25 degree obstruction angle'.

This is the angle at the level of the centre of the subject window between the horizontal plane and the line joining the highest point of nearest obstruction formed from any part of the proposed development. The Guidelines state that if this angle is less than 25° then it is unlikely to have a substantial effect on the diffuse daylight enjoyed by the existing window.

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Co Reg No 5418977 VAT No 860 5179 20 Reference to your drawings (394-A-013 and 394-A-014) show that for Windows 1, 3 and 4 the obstruction angle is 18 degrees, 18 degrees and 6 degrees respectfully. From this it can be concluded that in line with the guidelines set out in the BRE document the proposed development is unlikely to have a substantial effect on the diffuse daylight enjoyed by the existing window.

The consultation responses also make reference to the sunlight enjoyed by the occupants of the rooms served by these windows. The BRE Guidelines also include a series of tests that can be applied to potentially affected windows to establish the impact of new development on sunlight.

Again the BRE Guidelines set out a hierarchy of tests to determine whether the proposed development will have a significant impact. These are set out in order of complexity below:

Test 1 – Assess whether the windows to main living rooms and conservatories of the buildings surrounding the site are situated within 90° of due south. Obstruction to sunlight may become an issue if some part of the new development is situated within 90° of due south of a main window wall of an existing building.

The windows referred to above (Windows 1, 3 and 4) all face within 90 degrees of due south and therefore the second test needs to be applied.

Test 2 - Draw a section perpendicular from the centre of the window in any window walls identified by Test 1. If the angle subtended between the horizontal line drawn from the centre of the lowest window of the existing building and the proposed development is less than 25°, then the proposed development is unlikely to have a substantial effect on the direct sunlight enjoyed by the existing window.

From the daylighting analysis, it has already been demonstrated that this angle is less than 25 degrees for all windows. Consequently it is possible to conclude that in line with the guidelines set out in the BRE document, the proposed development is unlikely to have a substantial effect on the sunlight enjoyed by these windows.

Based on the standard tests for assessing the impacts of the development on the daylight and sunlight enjoyed by the neighbouring buildings it has been demonstrated that the proposed development will not result in any reductions that exceed the normally recognised thresholds.

Yours sincerely

Page 2 of 2

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