

Proposed development at:

Kings College Court

55 Primrose Hill Road

London

NW3 3EA

Introduction

We have been instructed by Pirton Ltd to undertake a daylighting study on the impact of the proposed roof development to Kings College Court on the amenity of the neighbouring properties immediately to the north in Tobin Close. This is a second study to take into account a revised scheme which significantly reduces the height of the proposed extension and omits the previous corner columns.

Context

Tobin Close consists of 3 storey split level terraced houses which have their principle entrance from Fellows Road, and vehicular access from a basement level accessed from Tobin Close.

Immediately to the south is Kings College Court, a nine storey apartment block, which already has a significant impact on day and sun lighting to the properties in Tobin Close. This exercise seeks to evaluate the impact a further 3 stories of accommodation would have on the properties already most effected by Kings College Court. .

Methodology

Scaled plans, sections, elevations and photographic ground survey of were acquired, and the relative positions of the principle windows to the south elevation of Tobin Close plotted. Other tall buildings which would impact day & sun lighting, such as the Britannia Hotel and Dorney Tower, were also plotted.

In the first instance the VSC to each window has been calculated in accordance with both the BRE guide to good practice – Site layout planning for daylight and sunlight (2nd edition), and BS 8206 : Part 2 : 1992 – Code of practice, for daylighting for the situation as existing.

The model was then revised to reflect the proposed new levels of accommodation, and the calculations redone.

This gave the following results:

Window Ref	W1/01	W1/02	W1/03	W1/04	W1/05
Existing VSC	29.3	28.5	29.5	30.5	31.5
Existing Sunlight Hours	67.0	64.0	71.0	75.0	74.0
Existing Winter Sunlight Hours	17.0	15.0	20.0	23.0	22.0
Proposed VSC	27.5	26.0	26.5	29.0	29.5
Percentage of existing	94%	91%	90%	95%	94%
Proposed Sunlight hours	62.5	61.0	67.0	68.5	70.0
Proposed Winter Sunlight hours	16.5	15.0	19.0	21.5	22.0
Percentage of existing	93%	95%	94%	91%	95%

The BRE guidelines state:

“If the vertical sky component, with the new development in place, is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight”

It can be seen from the resulting figures that although in 2 instances the VSC drops to just below 27%, as a proportion of existing they are comfortably above the 80% of original value referred to in the BRE Guidance, and are therefore considered to be acceptable.

Likewise, the amount of annual probable sunlight hours is in all cases above 90% of existing values, and all windows will therefore receive well above the minimum amount considered acceptable by the Guidelines.

Commentary

The proposed development at Kings College Court would not have a significantly noticeable impact on either day lighting or sun light to the properties in Tobin Close. Any reduction in day lighting is within the BRE guidelines and the impact of the proposed development on daylighting to any windows serving habitable rooms is negligible.

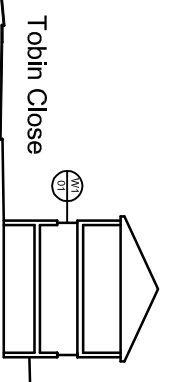
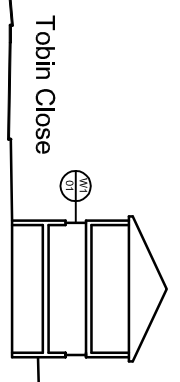
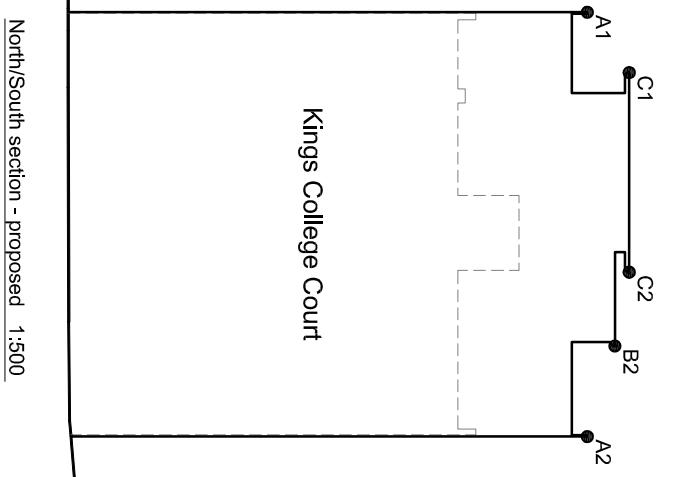
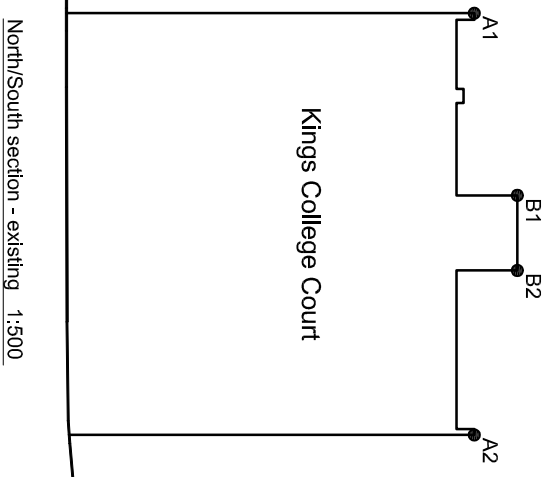
Jim Garland RIBA

For and on behalf of Jim Garland Architects Ltd

Drawings

0903/XS1/P2	Sections existing and proposed
0903/W101/D - ex	VSC existing W1/01
0903/W101/S - ex	Sunlight hours existing W1/01
0903/W102/D - ex	VSC existing W1/02
0903/W102/S - ex	Sunlight hours existing W1/02
0903/W103/D - ex	VSC existing W1/03
0903/W103/S - ex	Sunlight hours existing W1/03
0903/W104/D - ex	VSC existing W1/04
0903/W104/S - ex	Sunlight hours existing W1/04
0903/W105/D - ex	VSC existing W1/05
0903/W105/S - ex	Sunlight hours existing W1/05

0903/W101/Da - pr	VSC proposed W1/01
0903/W101/Sa - pr	Sunlight hours proposed W1/01
0903/W102/Da - pr	VSC proposed W1/02
0903/W102/Sa - pr	Sunlight hours proposed W1/02
0903/W103/Da - pr	VSC proposed W1/03
0903/W103/Sa - pr	Sunlight hours proposed W1/03
0903/W104/Da - pr	VSC proposed W1/04
0903/W104/Sa - pr	Sunlight hours proposed W1/04
0903/W105/Da - pr	VSC proposed W1/05
0903/W105/Sa - pr	Sunlight hours proposed W1/05



Fellows Road

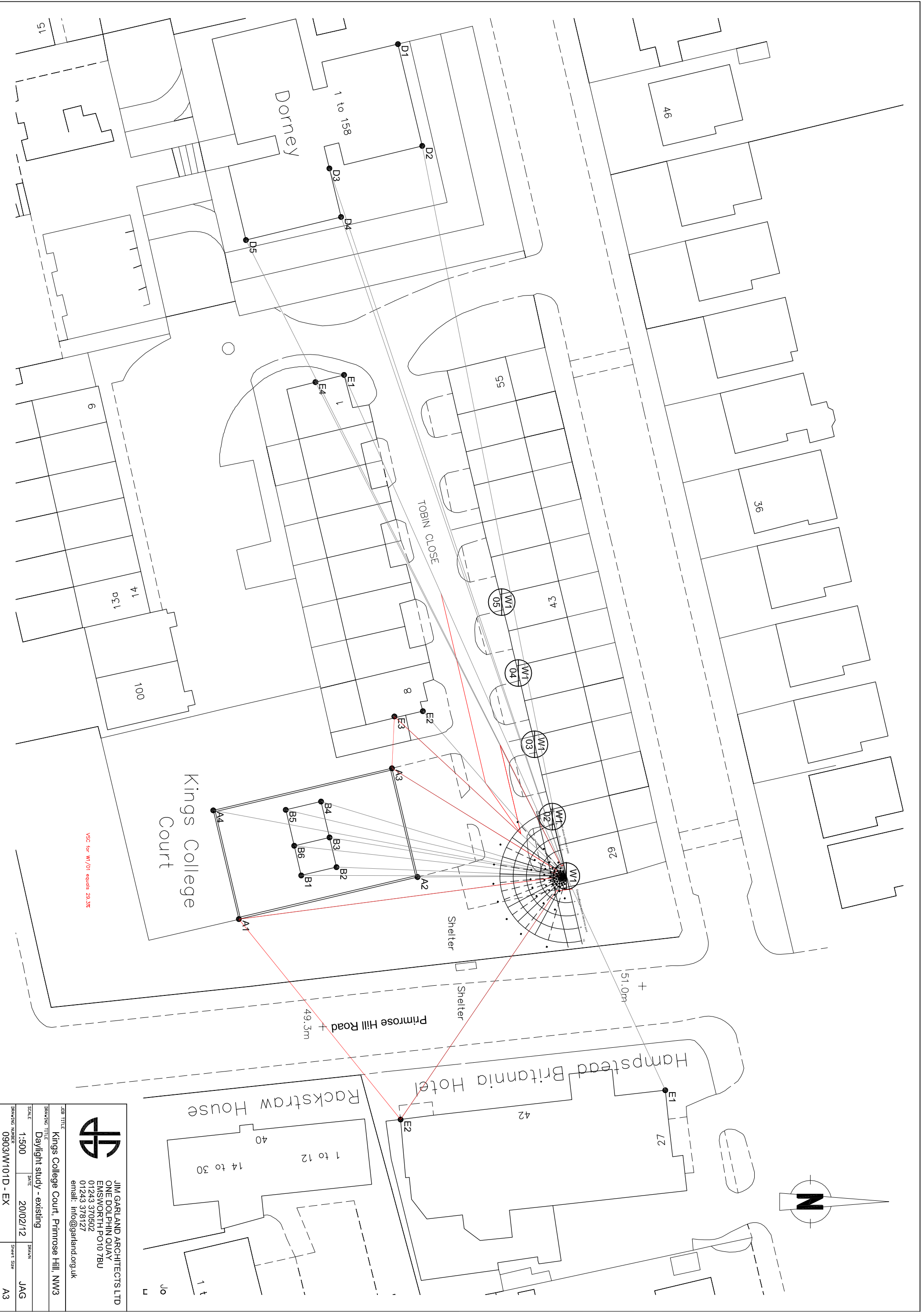
Fellows Road

Kings College Court

Kings College Court

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JOB TITLE		Kings College Court, Primrose Hill, NW3	
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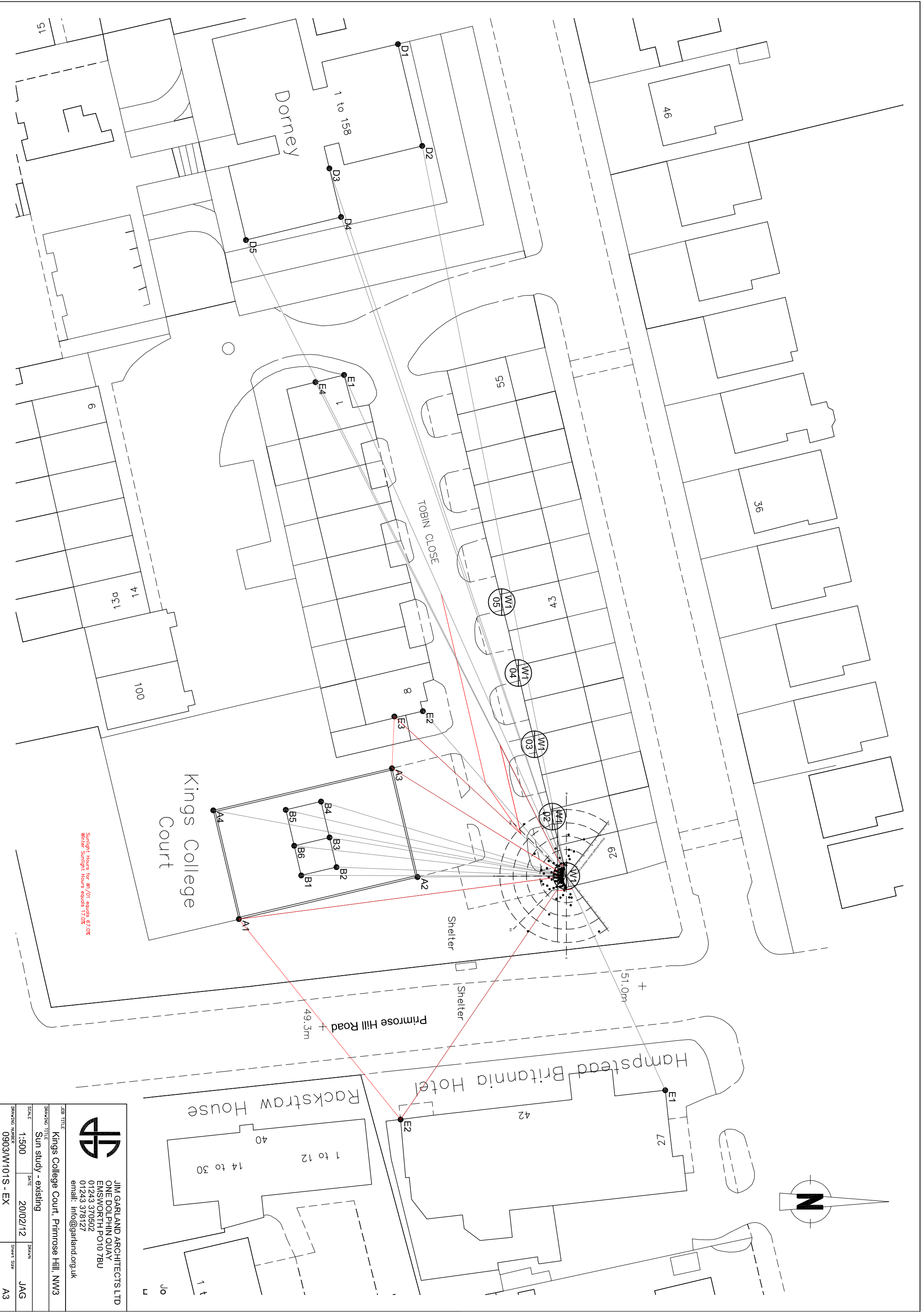


VSC for W1/01 equals 29.3%

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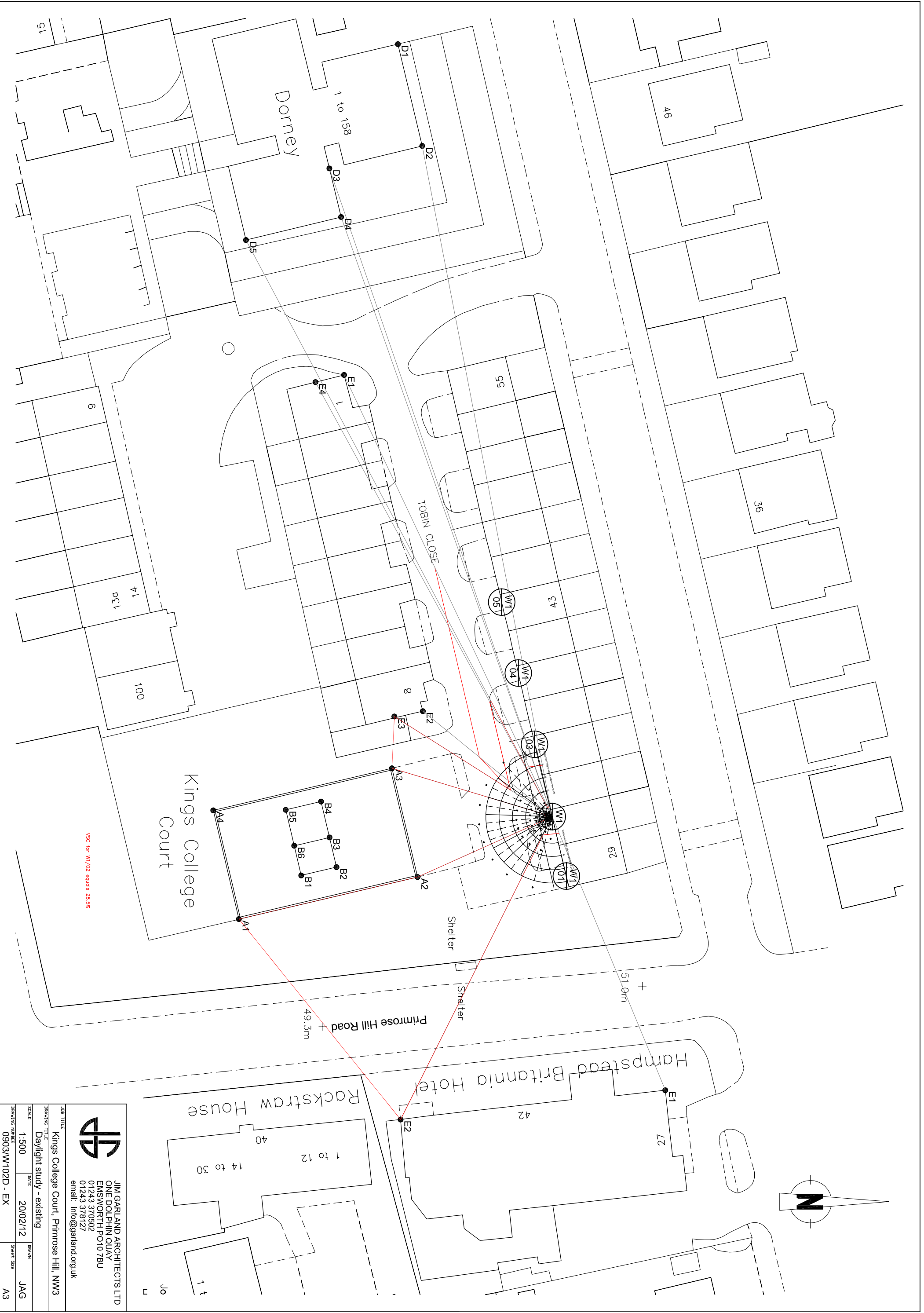


Sunlight Hours for W1/01 equals 67.0%
 Winter Sunlight Hours equals 17.0%

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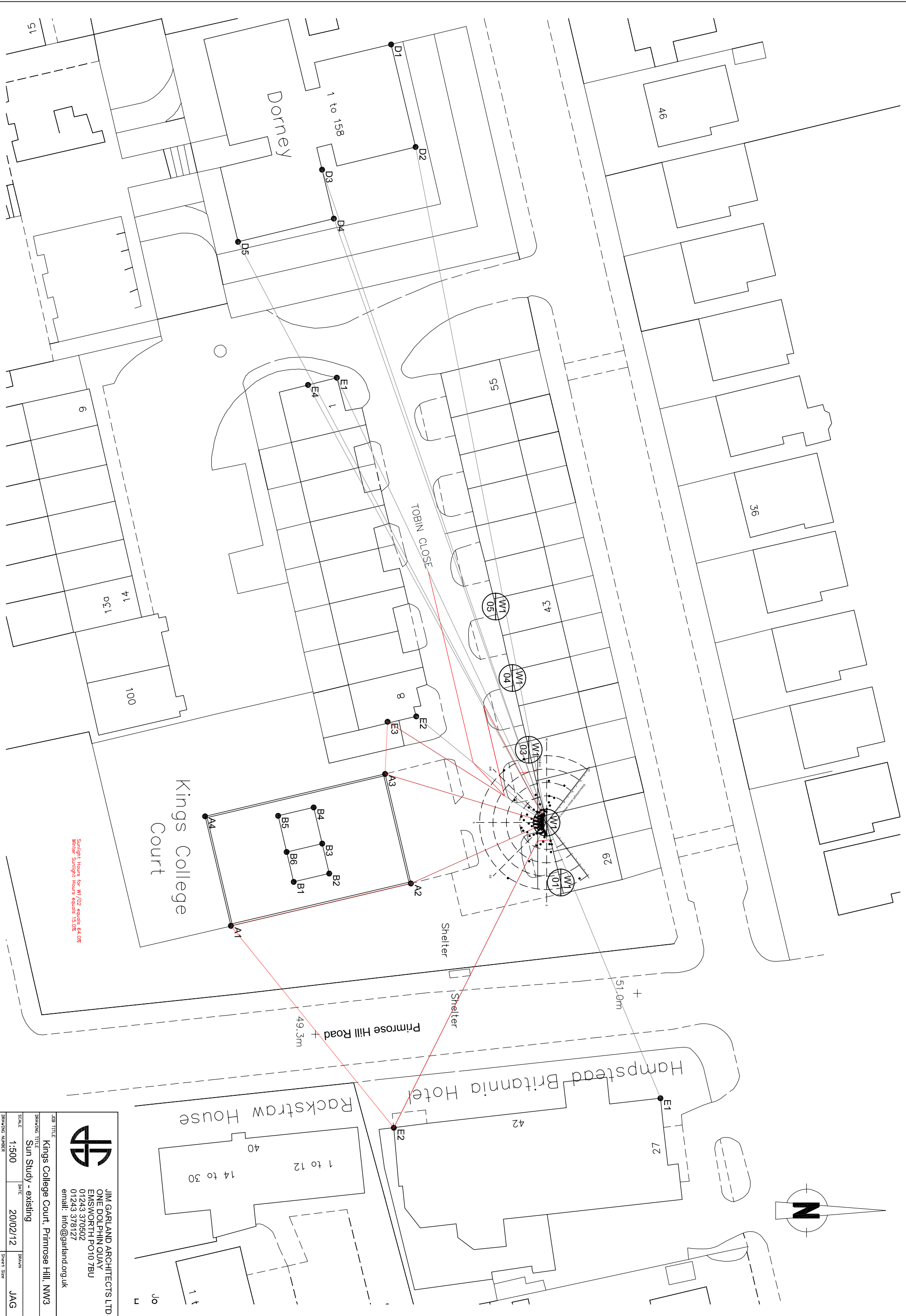
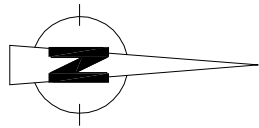
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VSC for W1/02 require 28.5%

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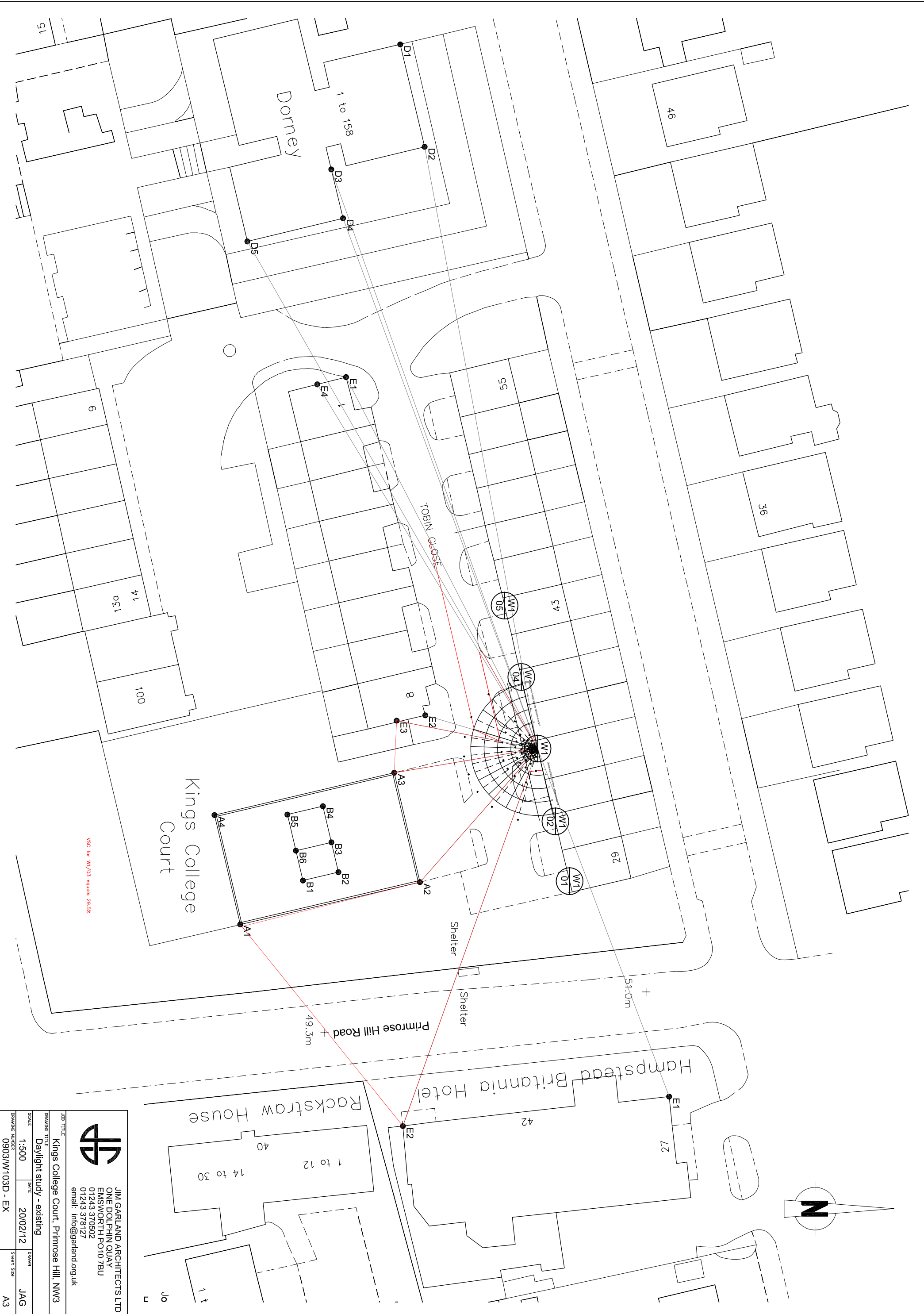


Sunlight Hours for W1/02 equals 64.0%
Winter Sunlight Hours equals 15.0%



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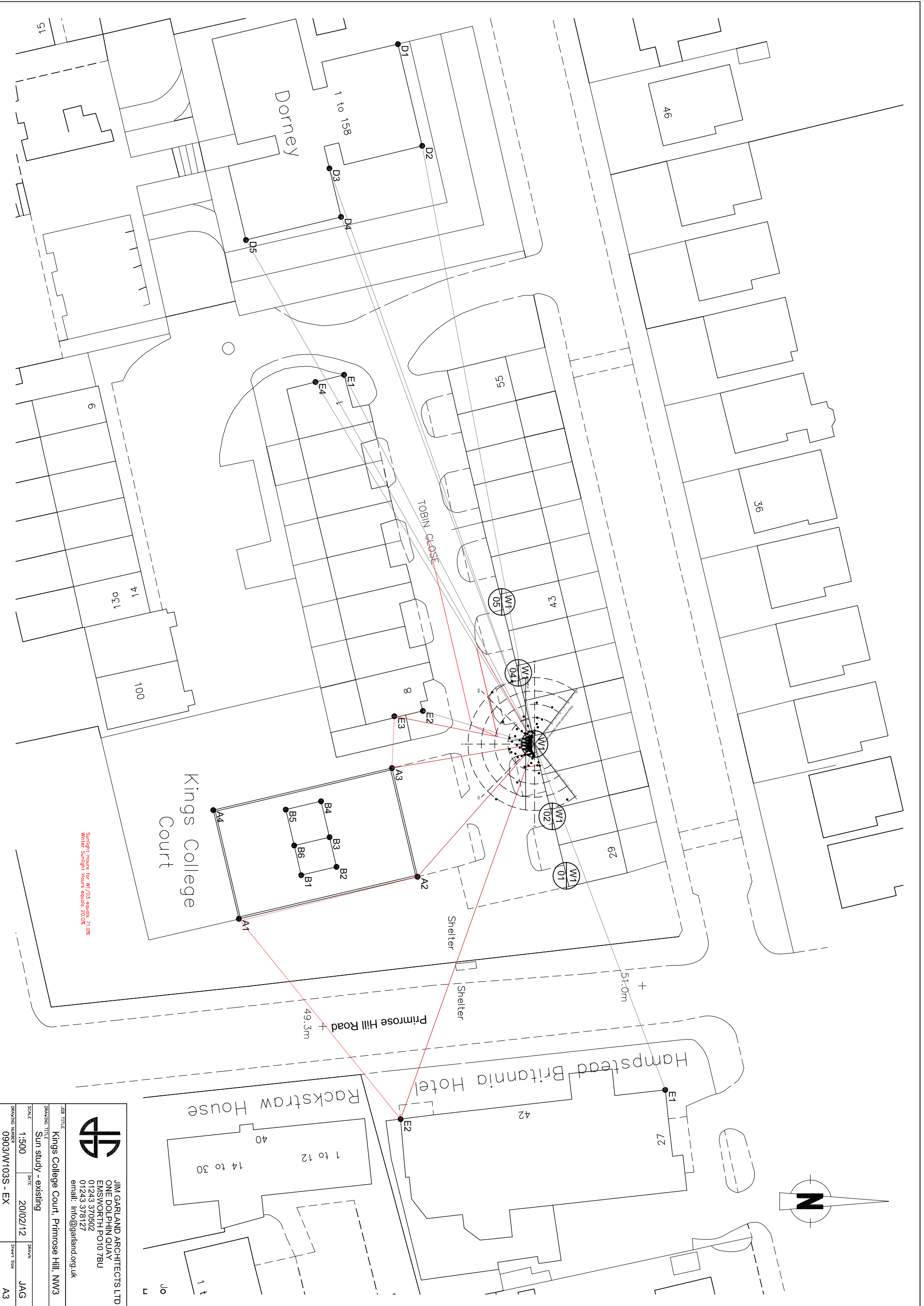
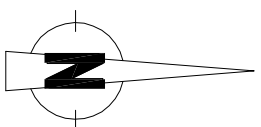


VSC for W1/03 require 29.5%

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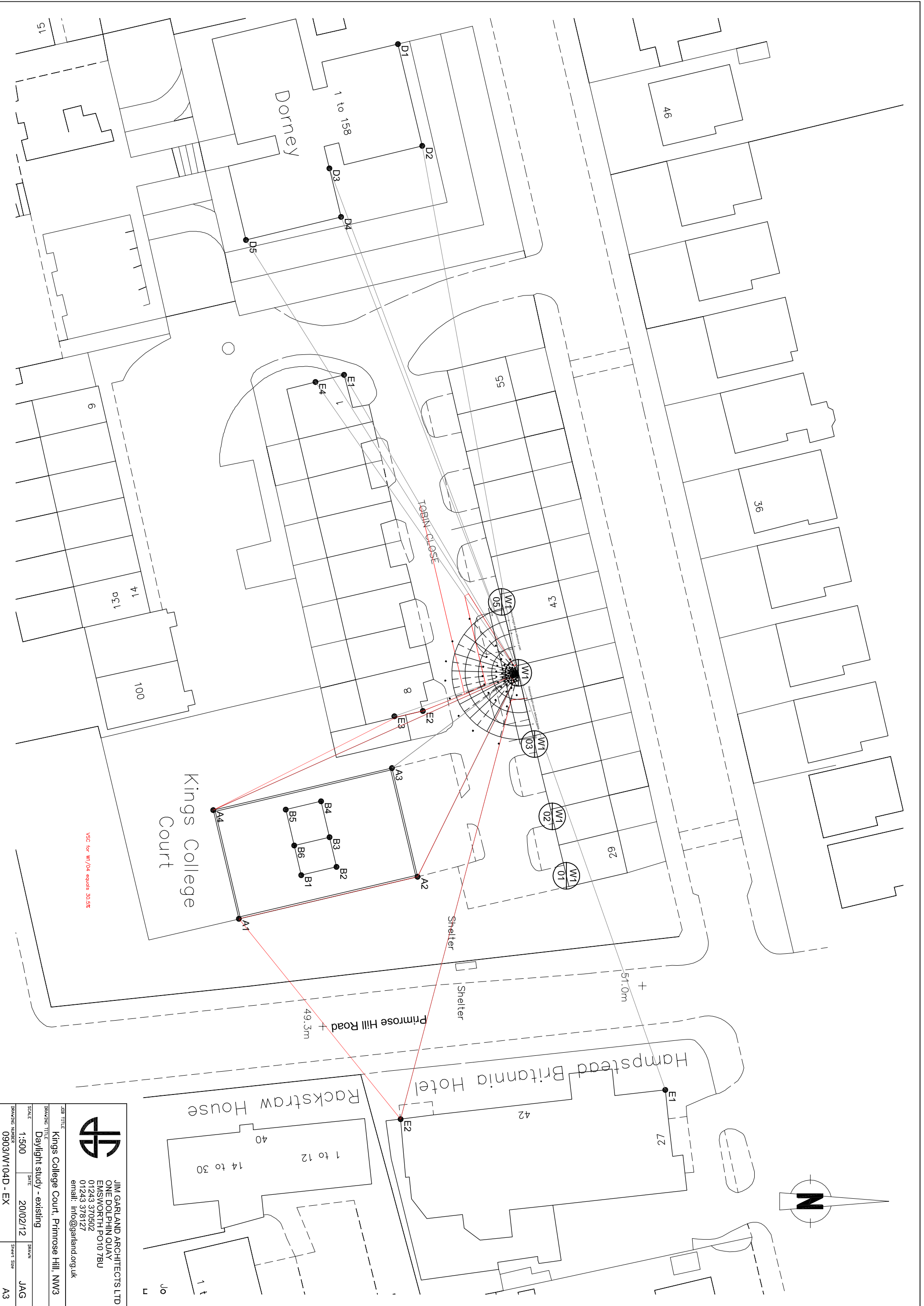
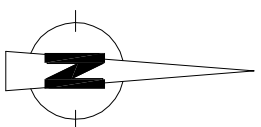


Sunlight Hours for W1/03 equals 71.02
Winter Sunlight Hours equals 20.02



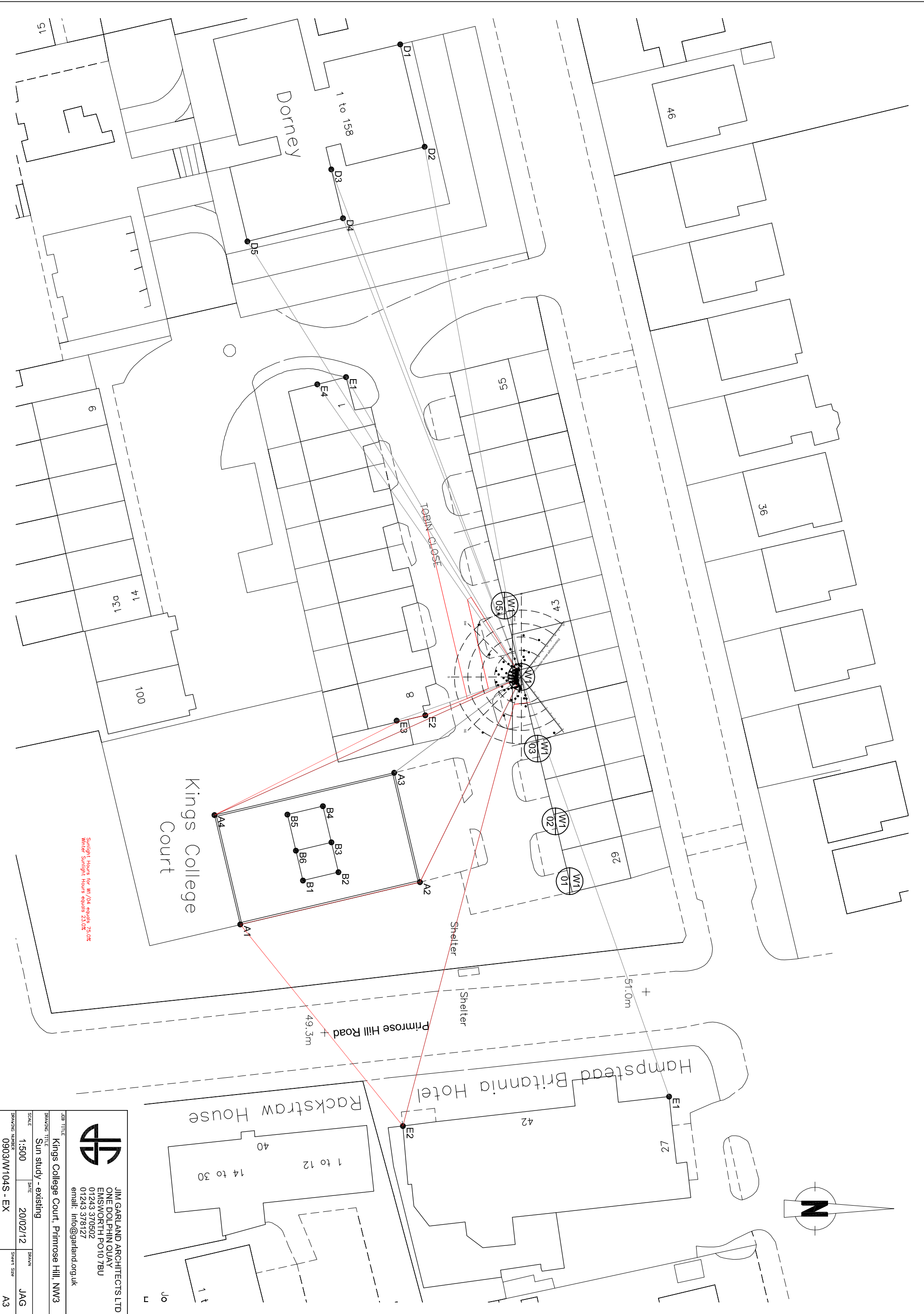
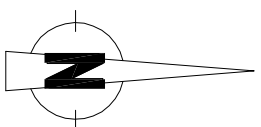
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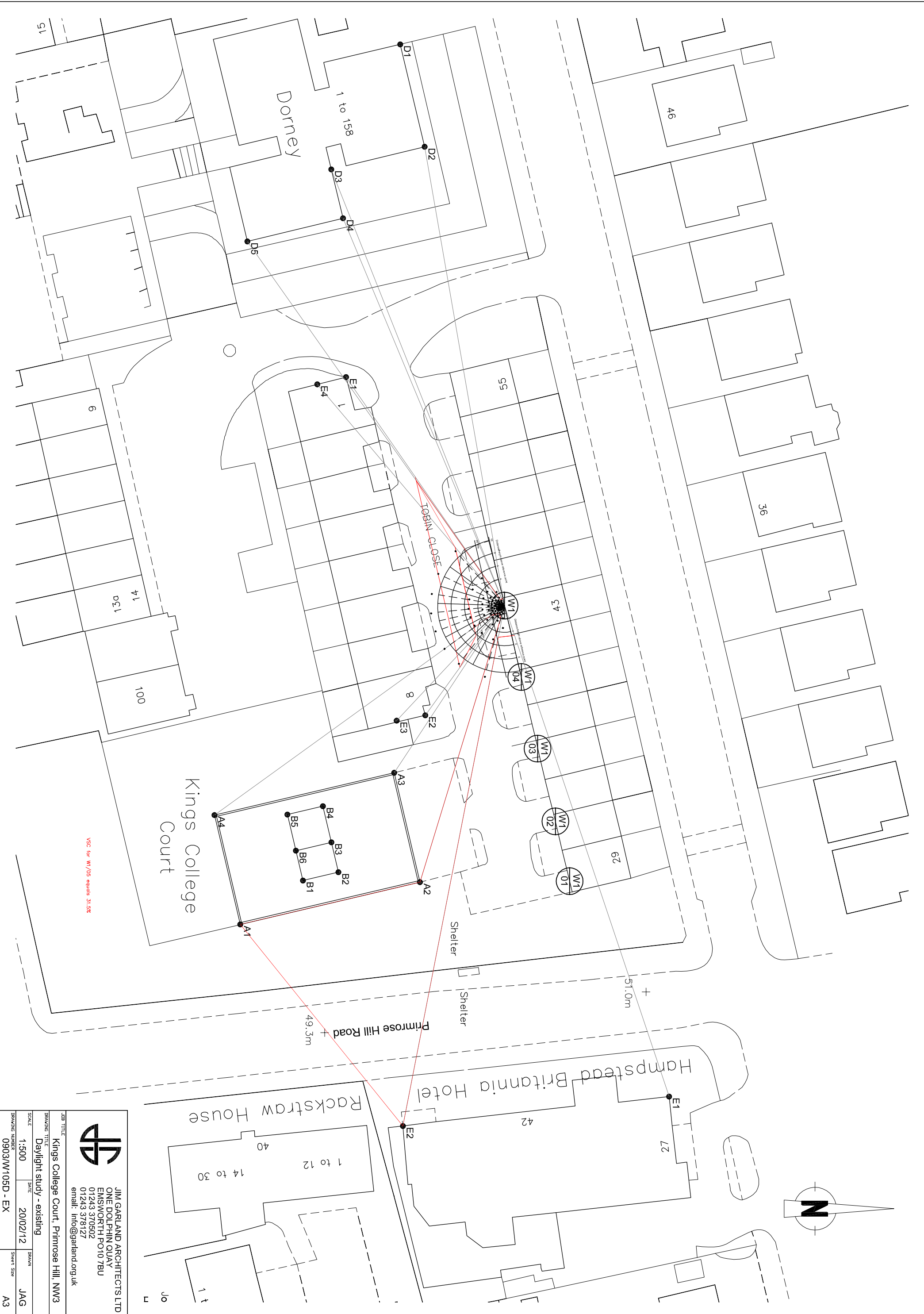
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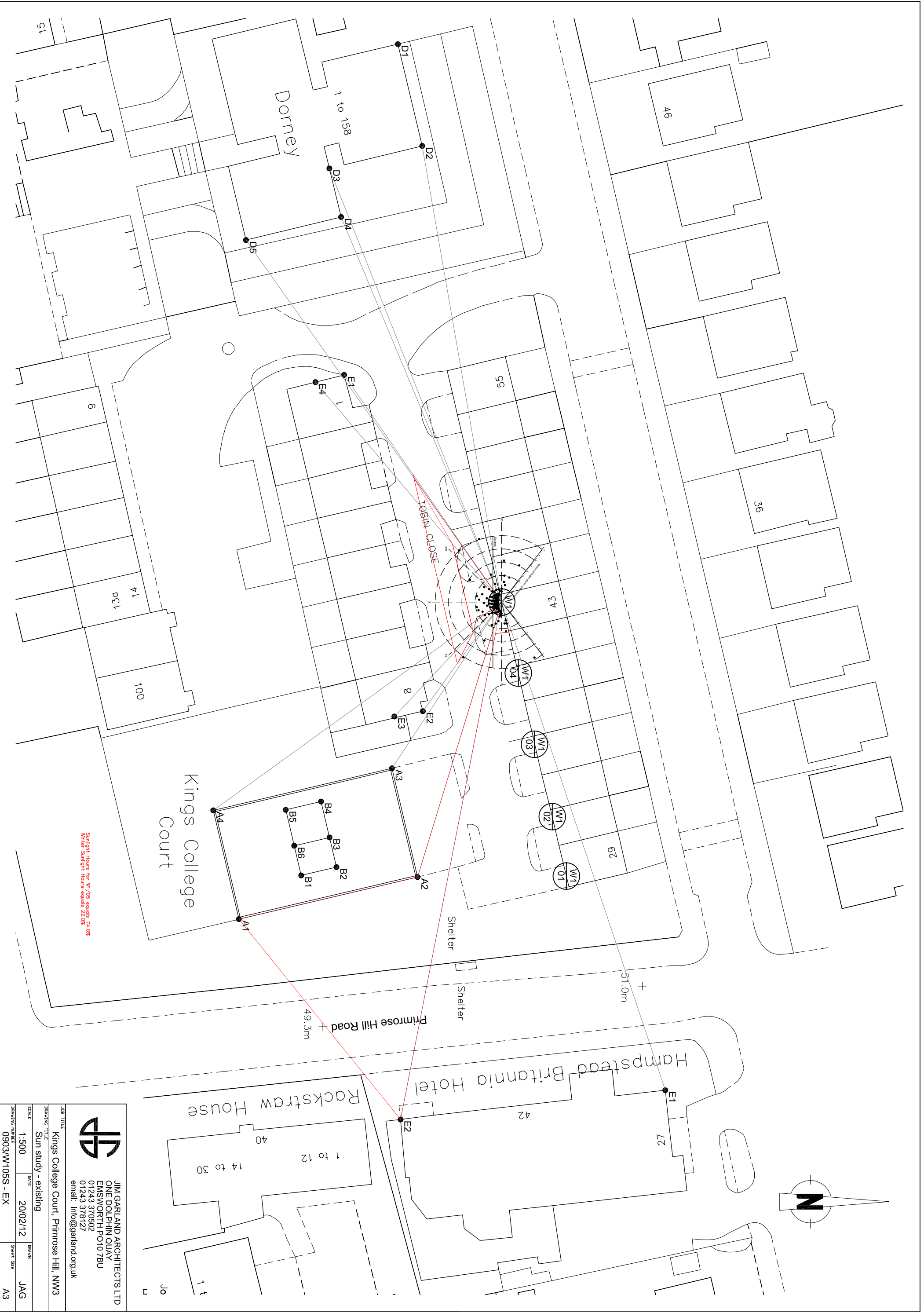
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VSC for W1/05 require 31.5%

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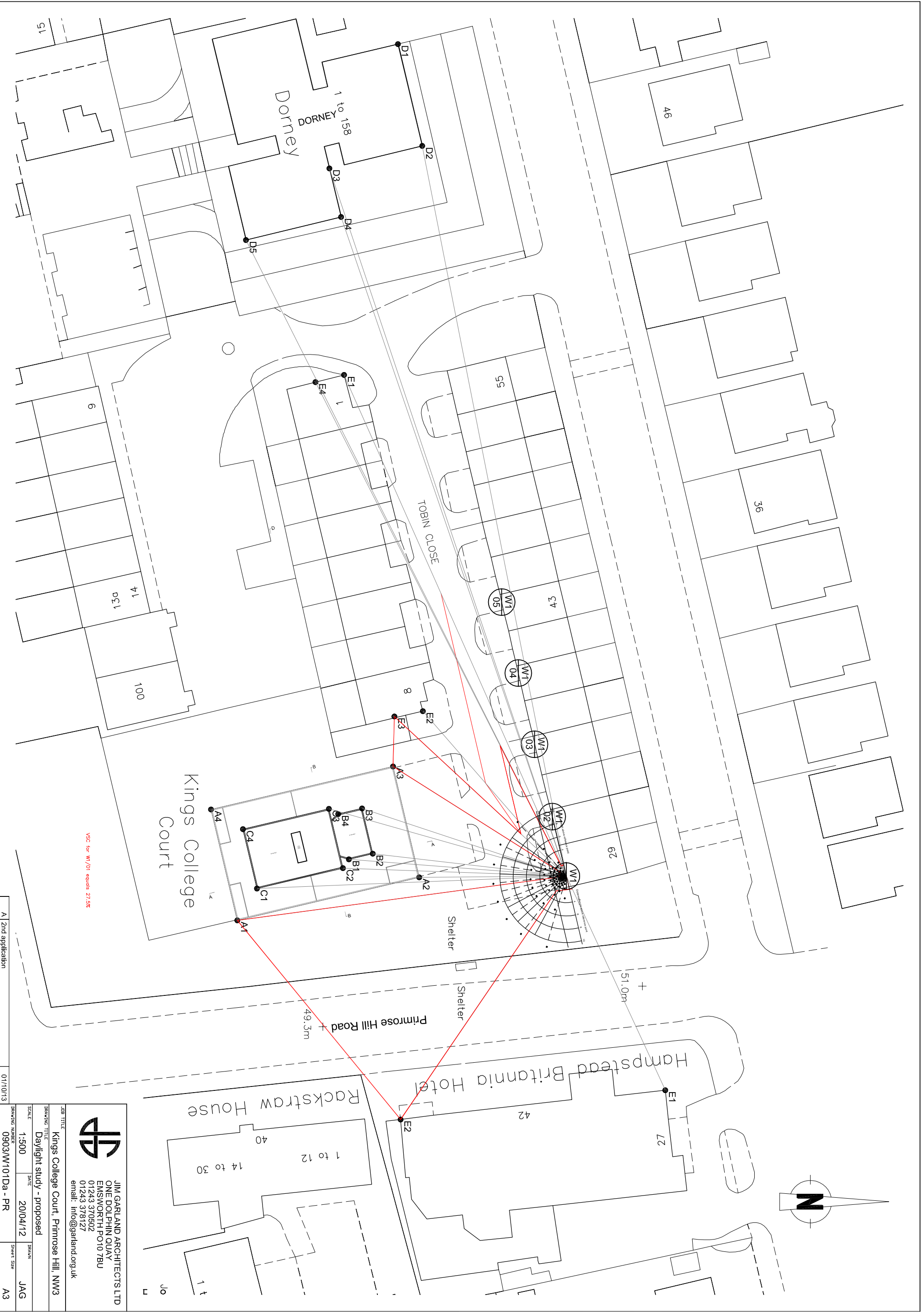
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Sunlight Hours for W1/05 equals 74.0%
 Winter Sunlight Hours equals 22.0%

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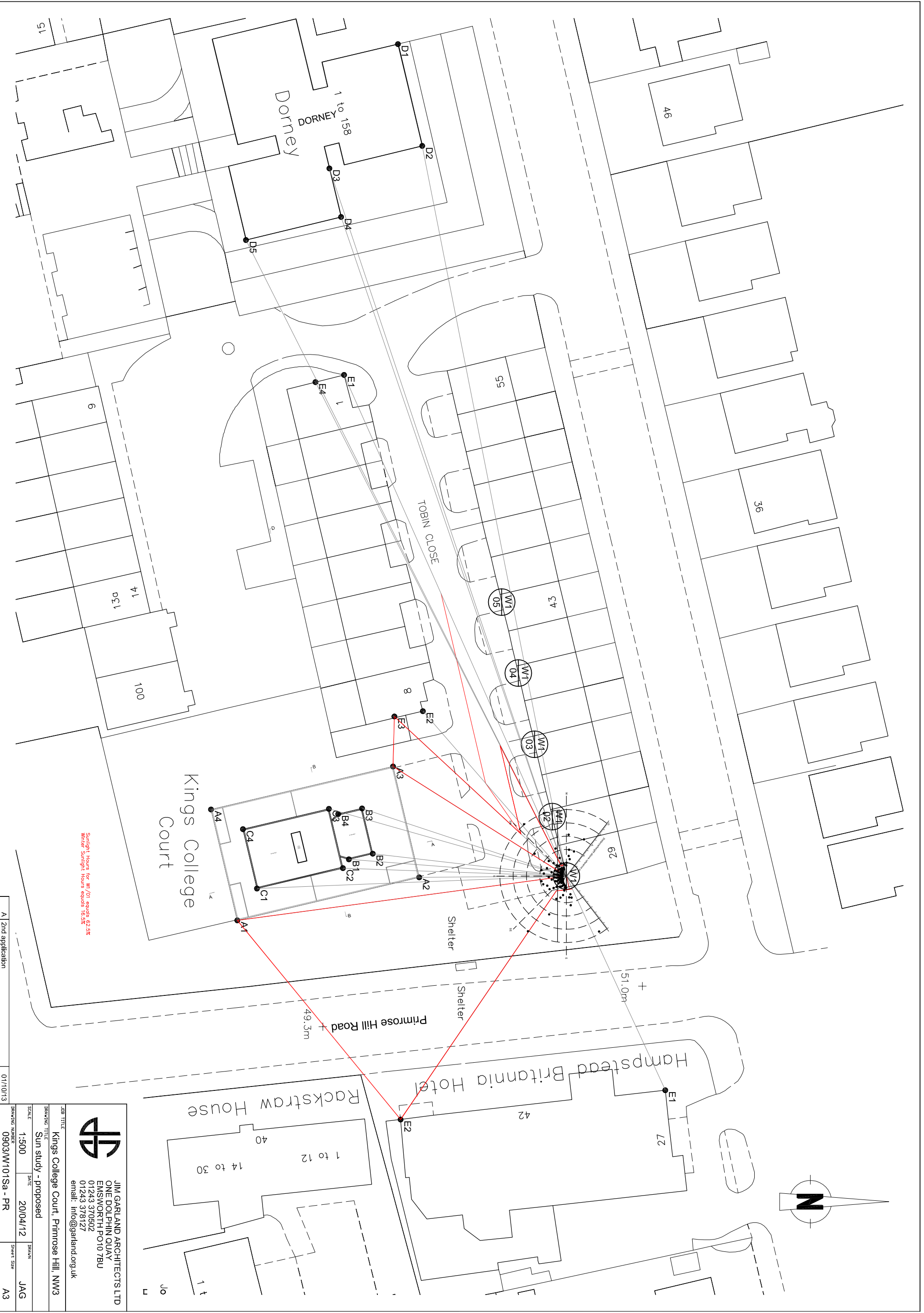


VSC for W1/01 equals 27.5%

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A1 2nd application 01/10/13

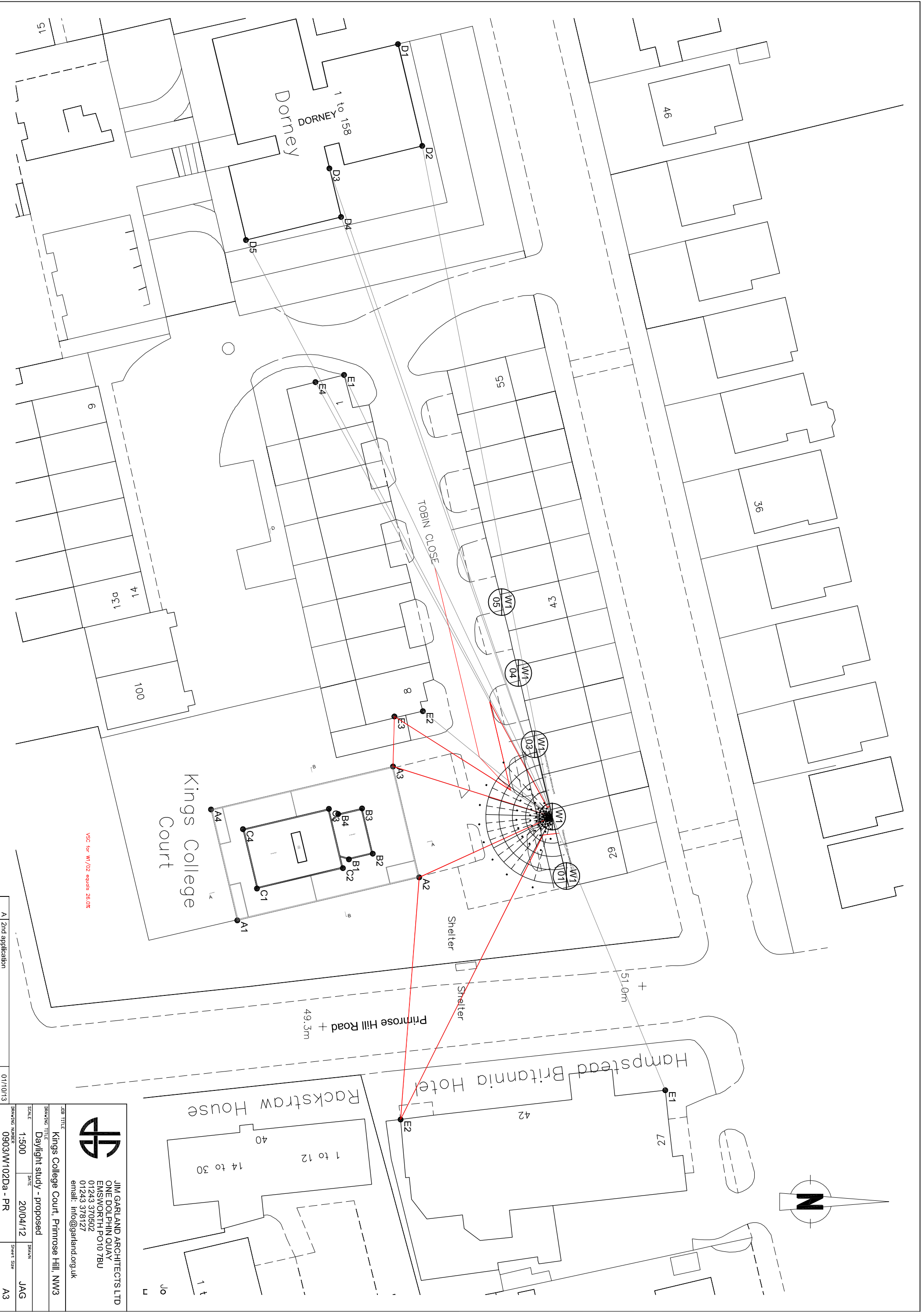


Sunlight Hours for W1/01 equals 62.5%
 Winter Sunlight Hours equals 16.5%

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A1 2nd application 01/10/13

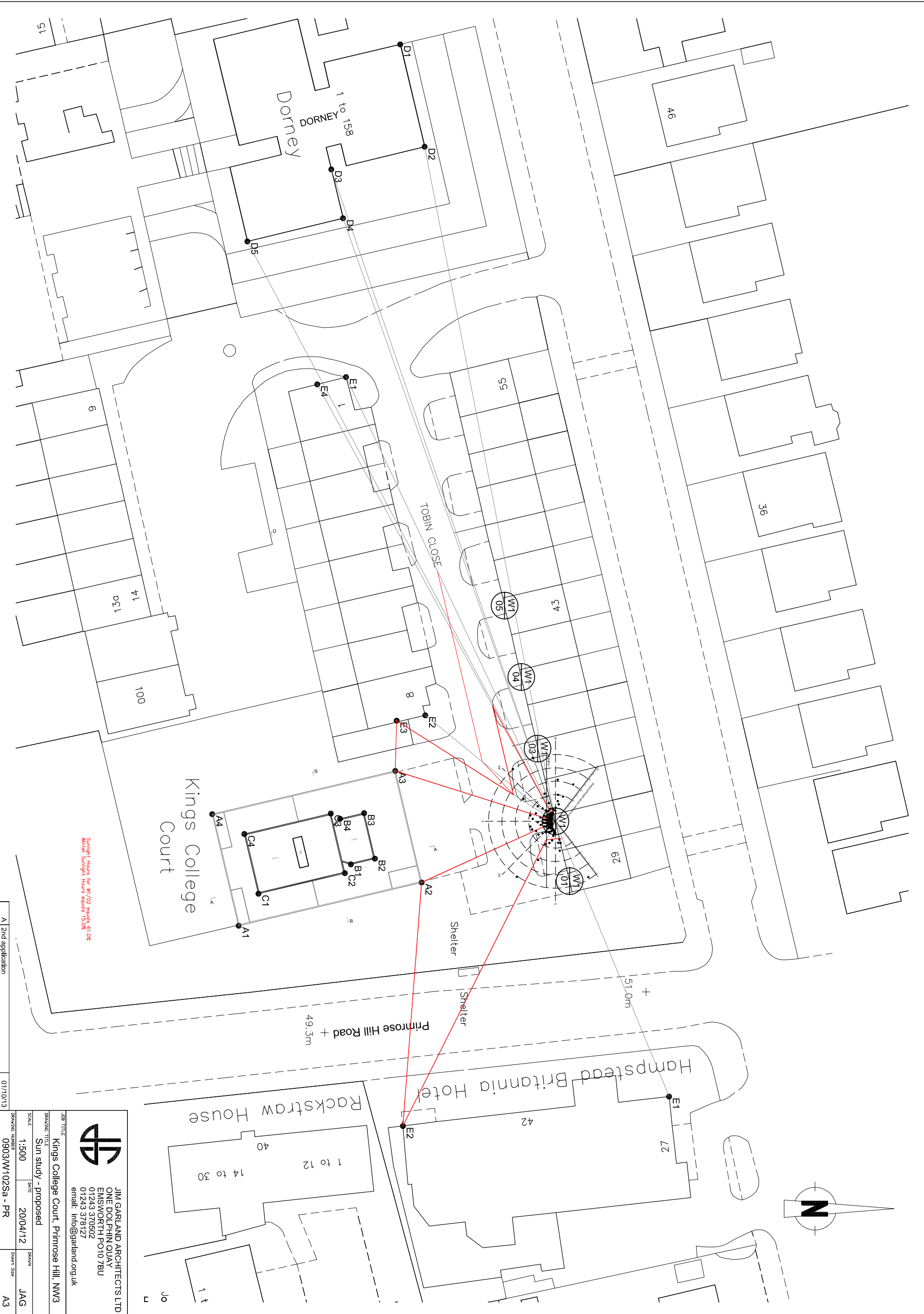



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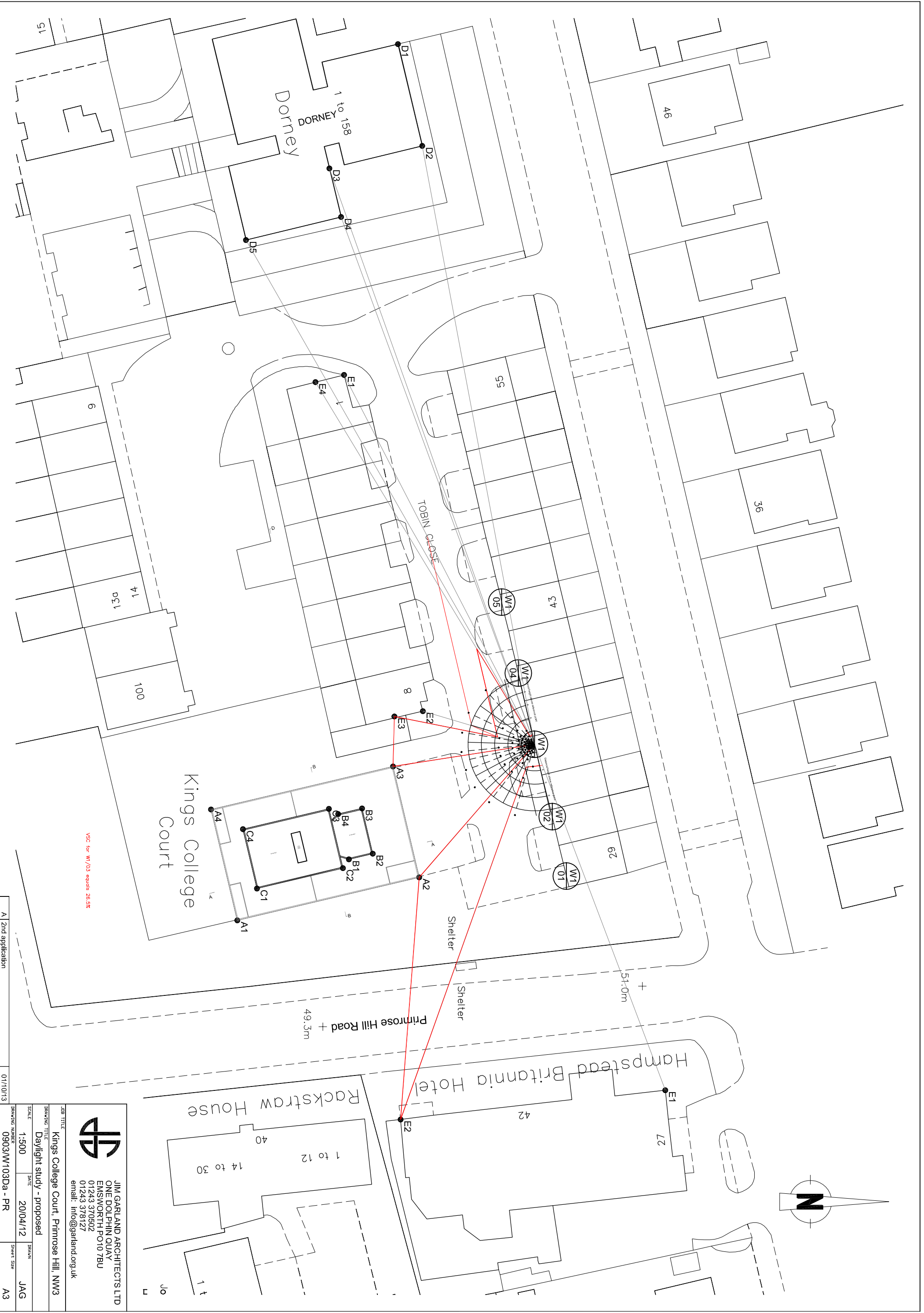
VSC for W1/02 require 26.0%



Sunlight Hours for W1/02 equals 61.0%
 Winter Sunlight Hours equals 15.0%

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			01/10/13

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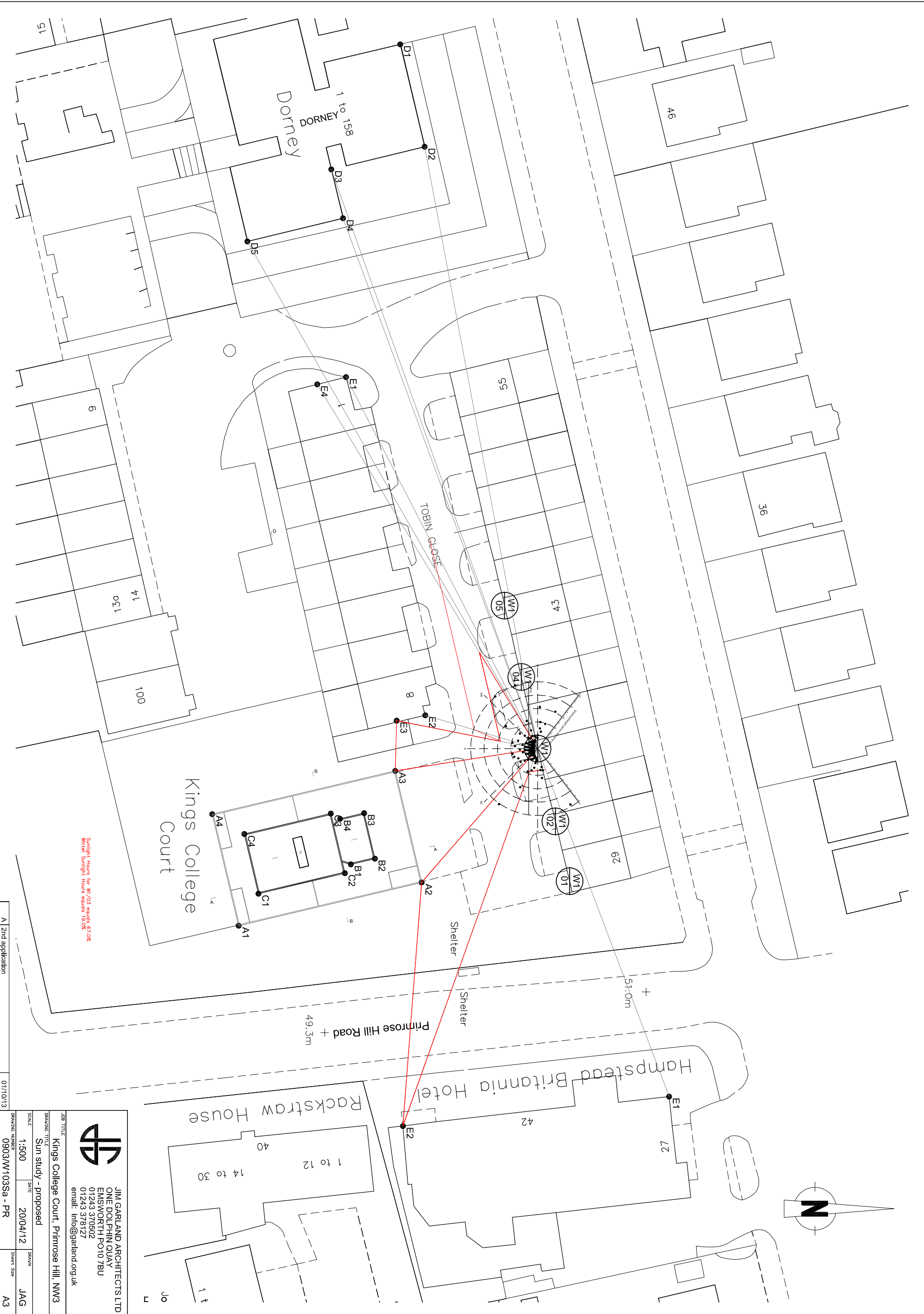


VSC for W1/03 require 26.5%

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A1 2nd application 01/10/13

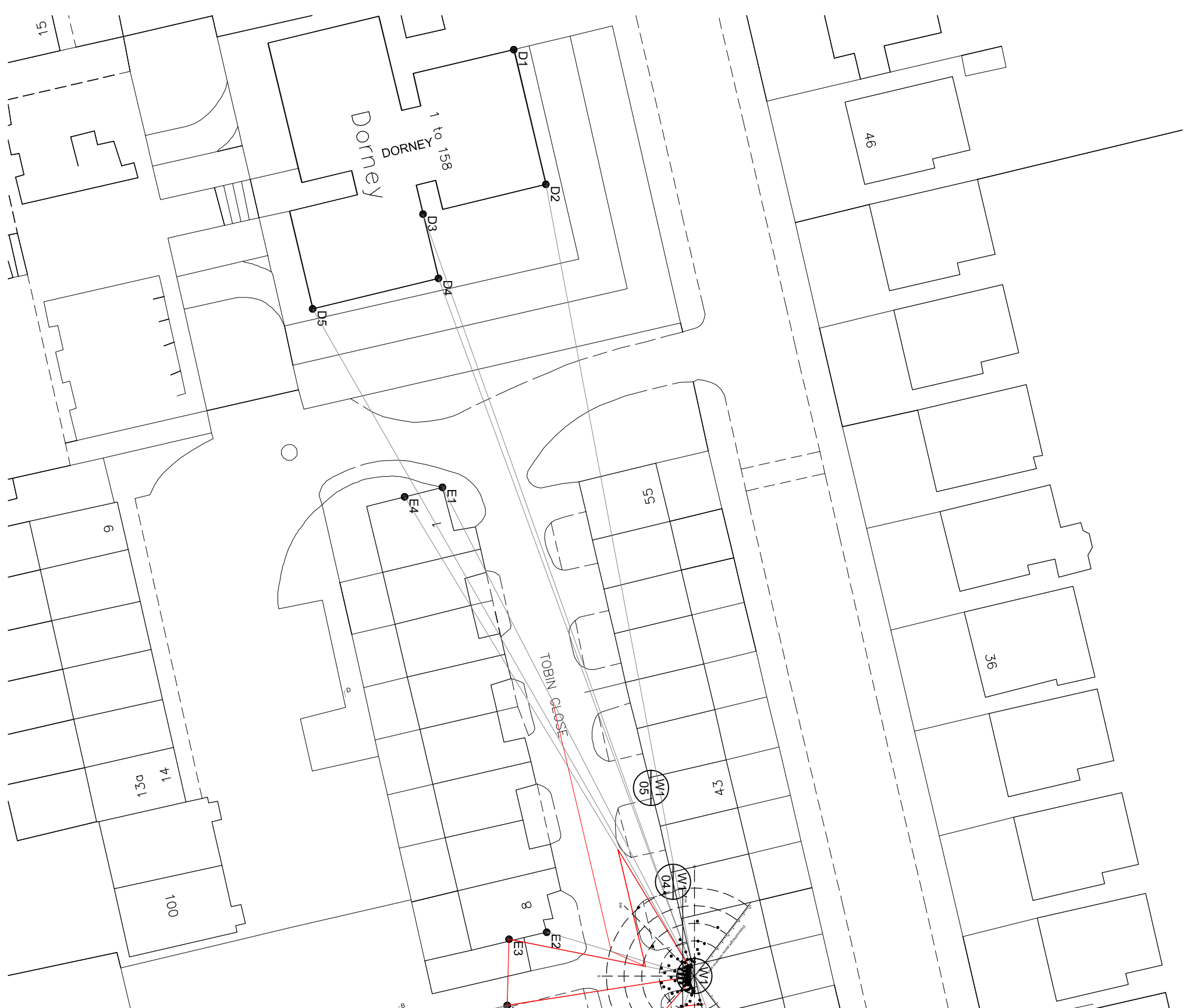
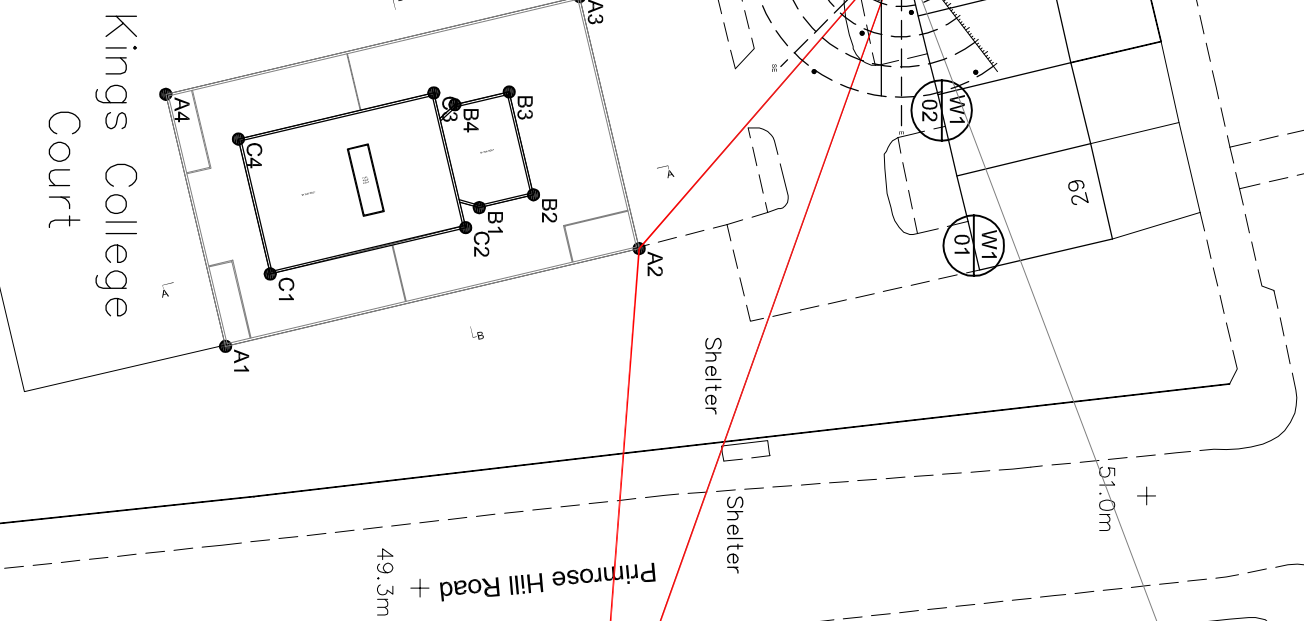
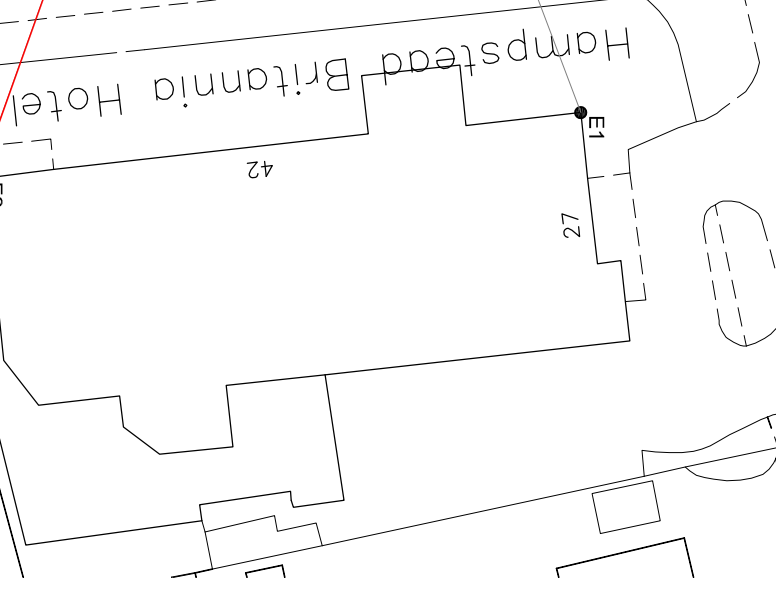
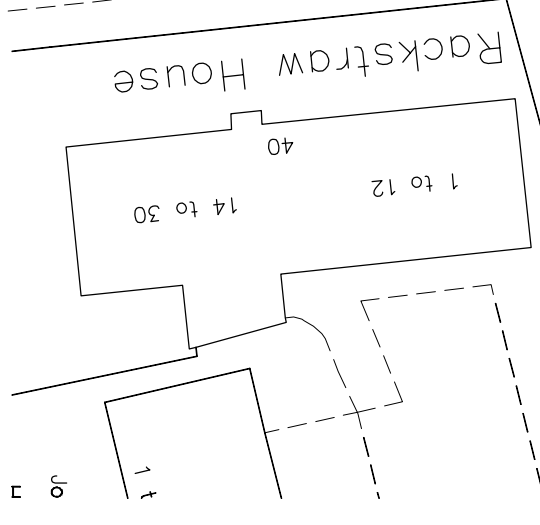


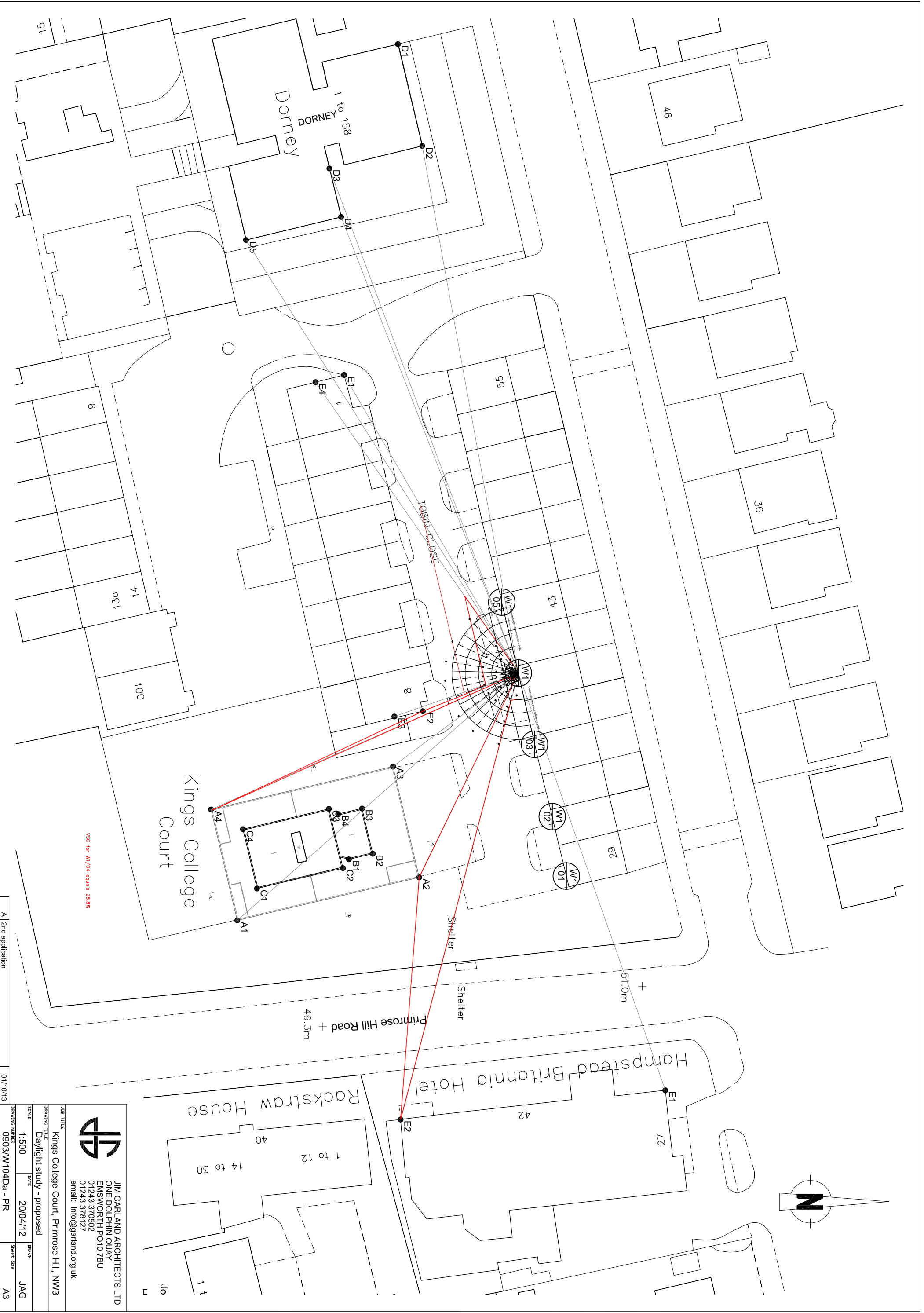
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 Winter Sunlight Hours equals 19.0%

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DRAWING NUMBER	0903/W103Sa - PR
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DESCRIPTION	A1 2nd application

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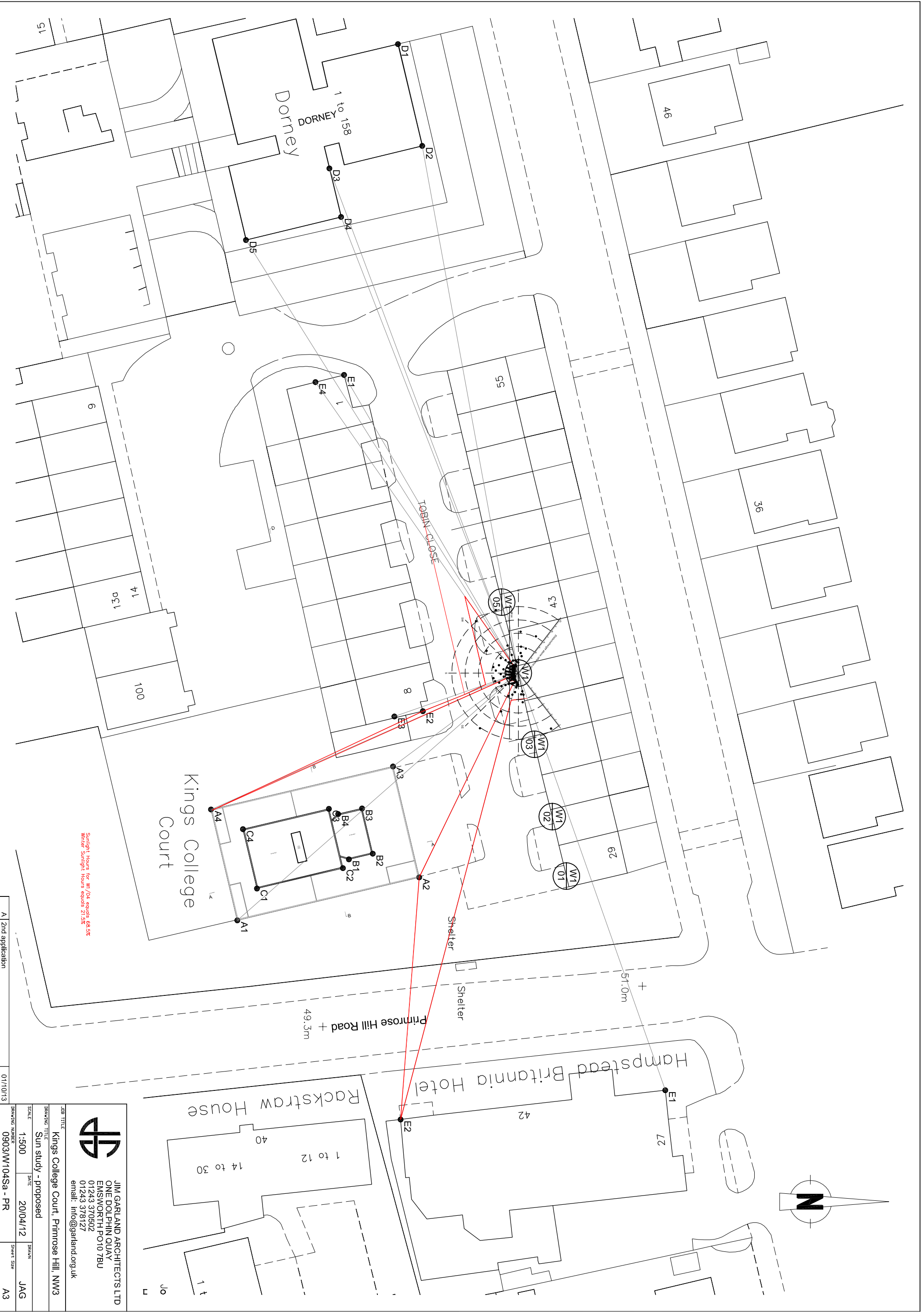
VSC for W1/04 require 28.8%

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A1 2nd application 01/10/13



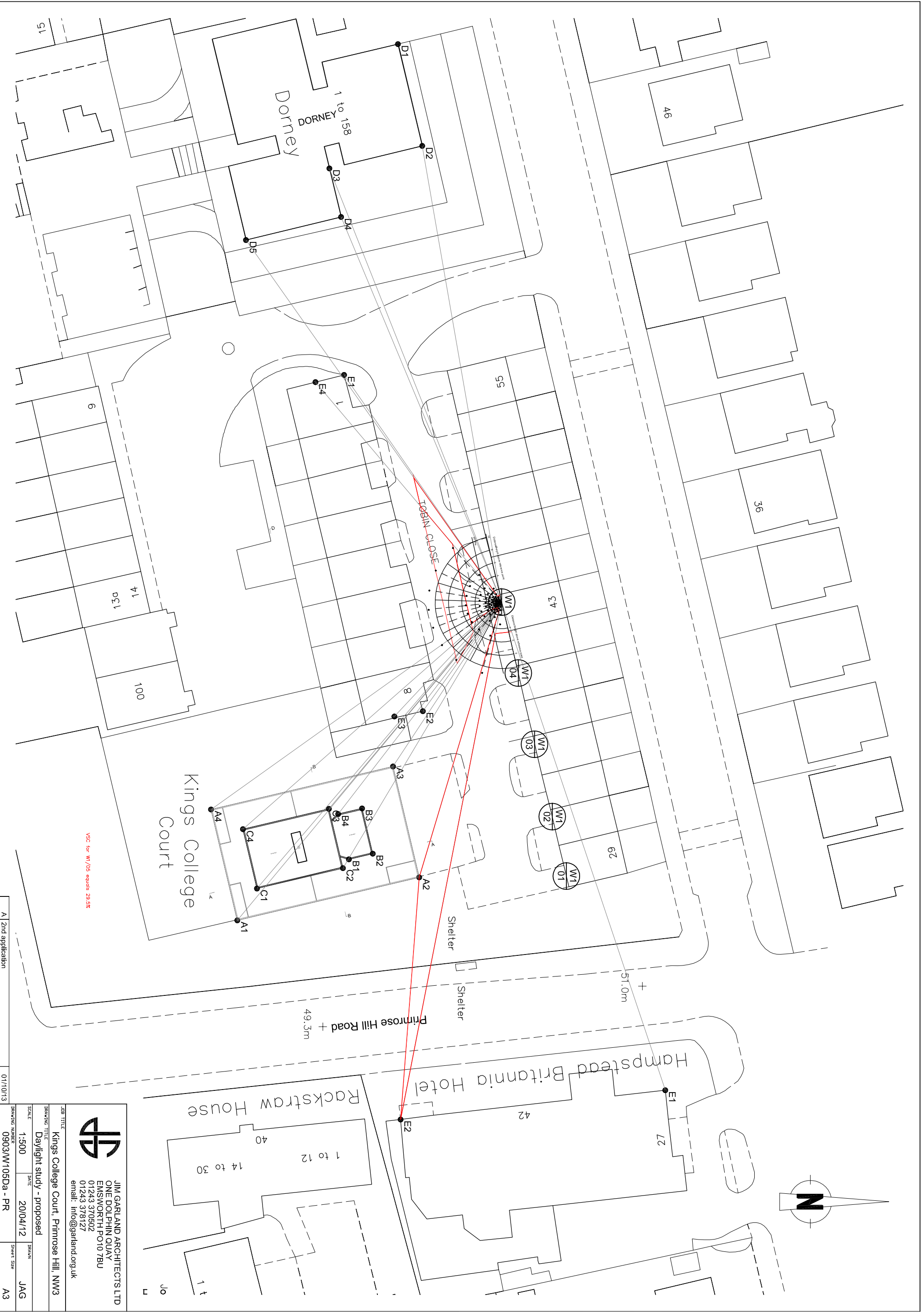
Sunlight Hours for W1/04 equals 68.5%
 Winter Sunlight Hours equals 21.5%

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A1 2nd application 01/10/13

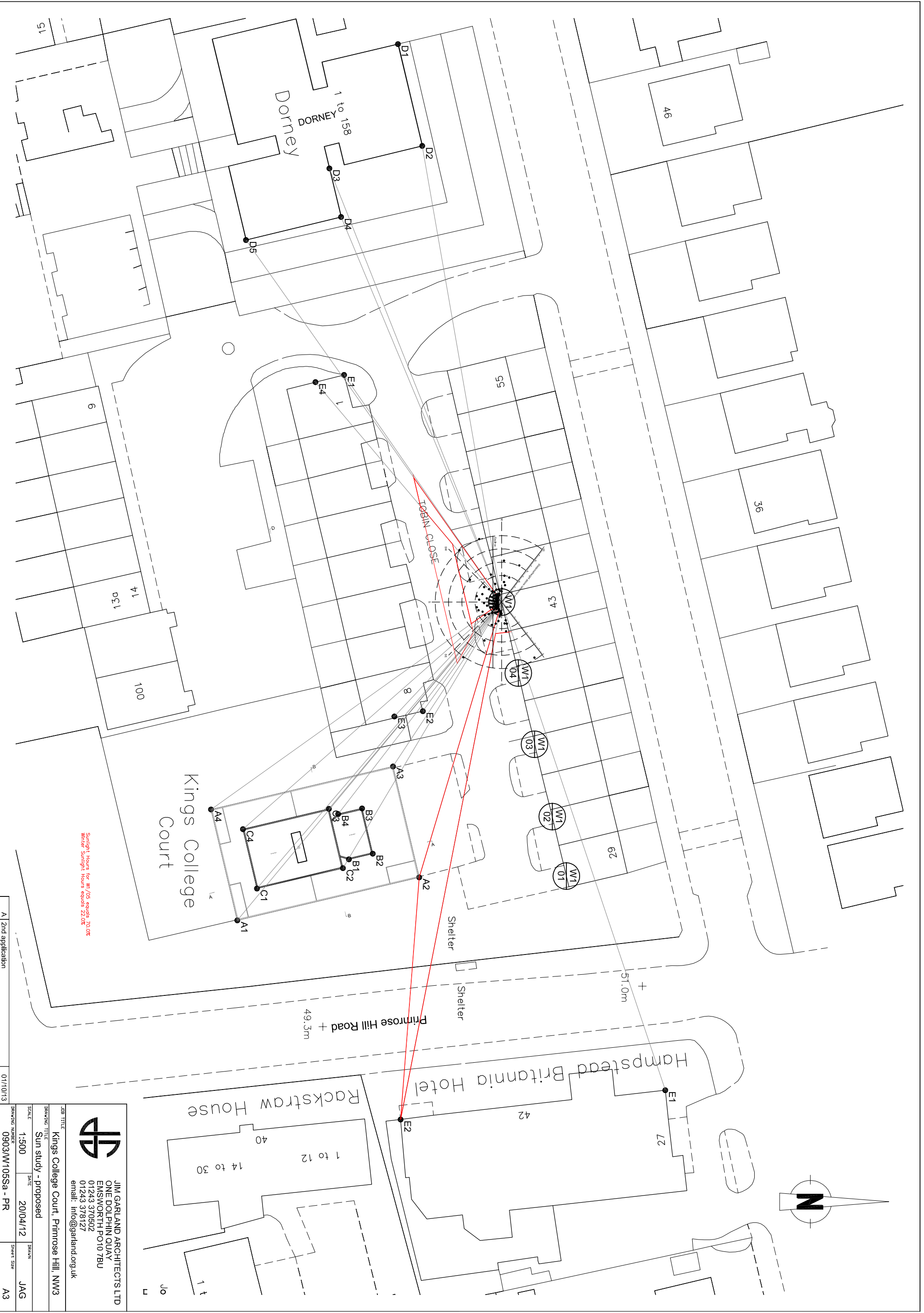


VSC for W1/05 require 29.5%

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A1 2nd application 01/10/13



Sunlight Hours for W1/05 equals 70.0%
 Winter Sunlight Hours equals 22.0%

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A1 2nd application 01/10/13