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By email

Hilary Satchwell
Tibbalds Planning & Urban Design Ltd
19 Maltings Place
169 Tower Bridge Road
London
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29th May 2013

Dear Ms Satchwell,

BRE Daylight and Sunlight

Tybalds Estate, Great Ormond Street, Camden, London WC1N 3JH

I understand you have received consultation feedback from the occupiers of Bevan House who raise concern about the effect on daylight and sunlight to their properties as a result of the proposed extension at the Falcon building. Since producing our report dated 18th February 2013, we have been granted access to the communal garden of Bevan House as well as internal access to Flat No.19. We have refined our analysis based on the additional information we obtained. Please find enclosed updated window key and BRE results. I have split my feedback into daylight, sunlight and overshadowing sections below:

Daylight

The results indicate that of the 43 windows tested at Bevan House, 5 do not meet the recommended Vertical Sky Component (VSC) target.

The results confirm that the windows which fall short receive well below the recommended amount of daylight before the proposed development. The further reduction as a result of the development is small in absolute terms (losses of between 2.2% and 4.4%).

4 of the 5 windows mentioned above are already hampered by overhangs. The BRE guide acknowledges that existing windows with overhangs above them typically receive less daylight. This is because the overhang cuts out light from the top part of the sky. Therefore, even a modest obstruction opposite may result in a large relative impact on the VSC. The guide goes on to explain that an additional calculation may be carried out assuming that the overhangs do not exist. If the windows meet the targets on this basis then this confirms that it is the overhang that prevents the targets

from being met as opposed to an unreasonable level of obstruction caused by the development. Please find enclosed results for the aforementioned windows without the overhangs in place. The results confirm that, whilst the windows do not pass the alternative calculation, the results are very marginal (reduction ratios of 0.76 and above against the target of 0.8). Taking into account the urban location of the site, the overhangs, and the pre-existing low VSC scores, I am of the opinion that post development VSC scores are likely to be deemed acceptable in this instance.

Sunlight

The results indicate that of the 22 south facing windows tested at Bevan House, 6 do not meet the total annual sunlight hours test and/or the winter sunlight hours test. The results confirm that all 6 windows fall short of the recommended sunlight targets by a very small margin. The worst affected window (window 10) falls 3% short of the BRE recommendation.

The BRE guide notes that the additional calculation, which discounts the effect of the overhangs, can also be applied when assessing annual probable sunlight hours. The results indicate that window 19 falls 1% short of the winter sunlight hours target without the overhangs in place (window passes the annual sunlight test). All other windows which are sited below overhangs pass the standard direct sunlight to windows criteria and therefore it is not necessary to calculate alternative targets for these windows.

Overshadowing

After the development, 41% of the communal garden at Bevan House receives at least 2 hours of sunlight on the 21st March (against the BRE target of 50%). Direct sunlight levels are mainly dependent on existing surrounding obstructions and the orientation of the proposed obstructions. We note that the Council recognises that not all of the guidance contained within the BRE document, particularly orientation, can be adhered to in all developments due to the dense and constrained urban nature of Camden.

Whilst the results indicate that not all of the windows and communal garden at Bevan House fully comply with the BRE numerical guidelines, the BRE guide states that the numerical guidelines should be interpreted flexibly since natural lighting is only one of many factors in site layout design. Daylight and sunlight matters should therefore be weighed up against all material planning considerations.

In summary, given the borderline nature of the results and the existing site constraints, I remain of the opinion that the proposed development has an acceptable impact on the light receivable by its neighbouring properties. I trust that the above is useful, please do not hesitate to come back to me if you have any queries.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'A Fawell', with a long, sweeping horizontal stroke extending to the right.

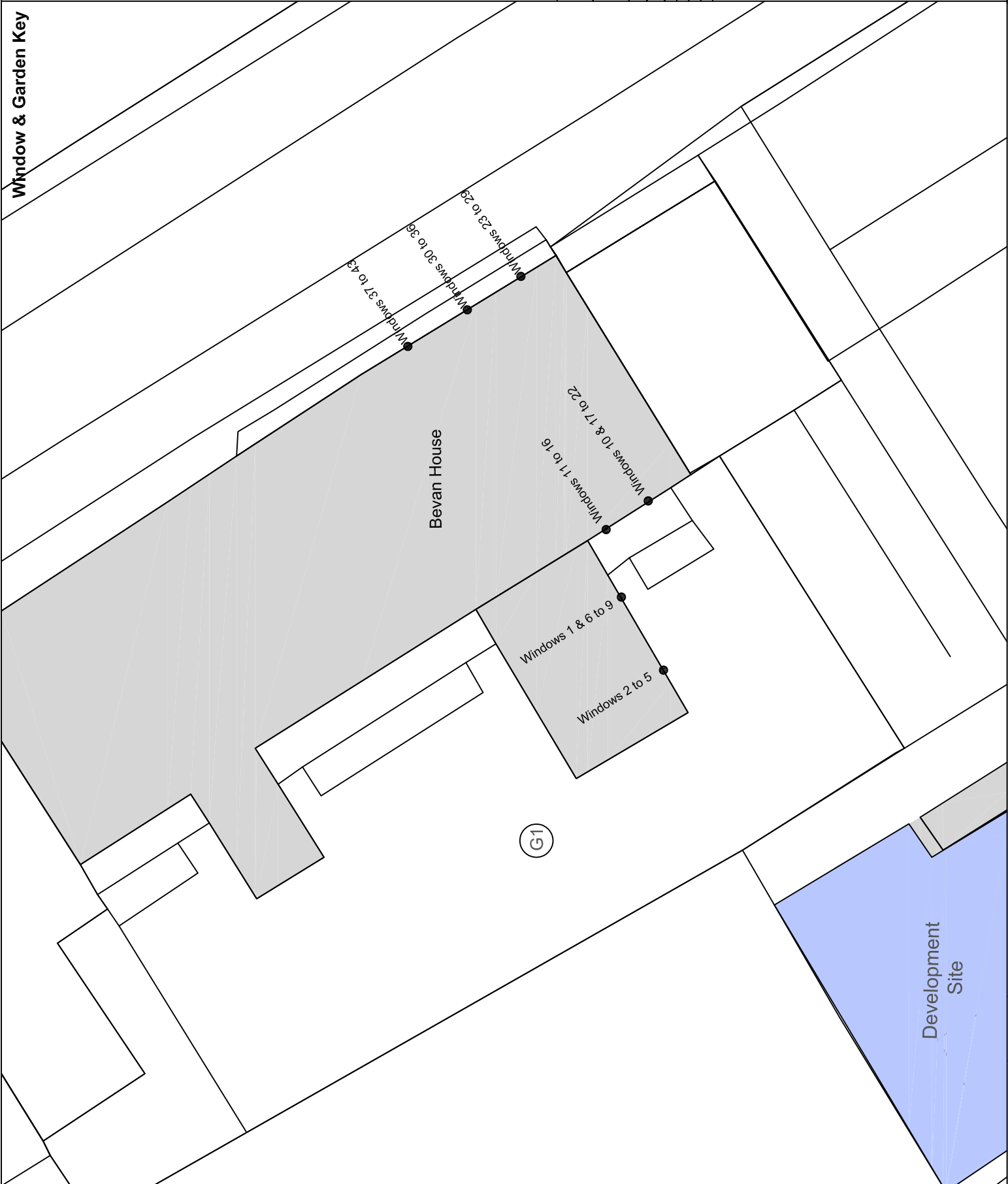
Anthony James Fawell B.Sc. (Hons)

Enc. Window Key 290513
BRE Daylight and Sunlight Results 290513
BRE Daylight and Sunlight Results (without overhangs) 290513

Window & Garden Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties
- Neighbouring Gardens and Amenity Areas



Project Name: Tybalds Estate, Great Ormond Street, Candon, London WC1N 3JH

Drawing Title: Neighbouring Windows & Garden

Scale: Do not scale

Drawing No: 1 of 1

Rev: -

Rev	Date	Details of revision

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Neighbouring Windows



Bevan House



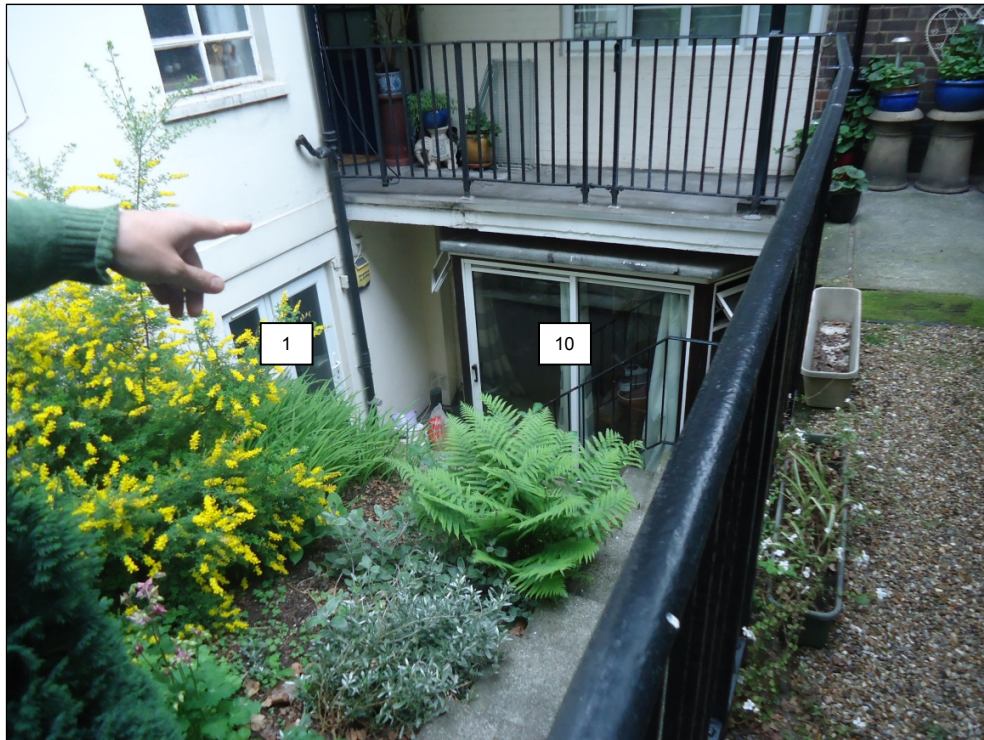
Bevan House



Bevan House



Bevan House



Bevan House



Bevan House



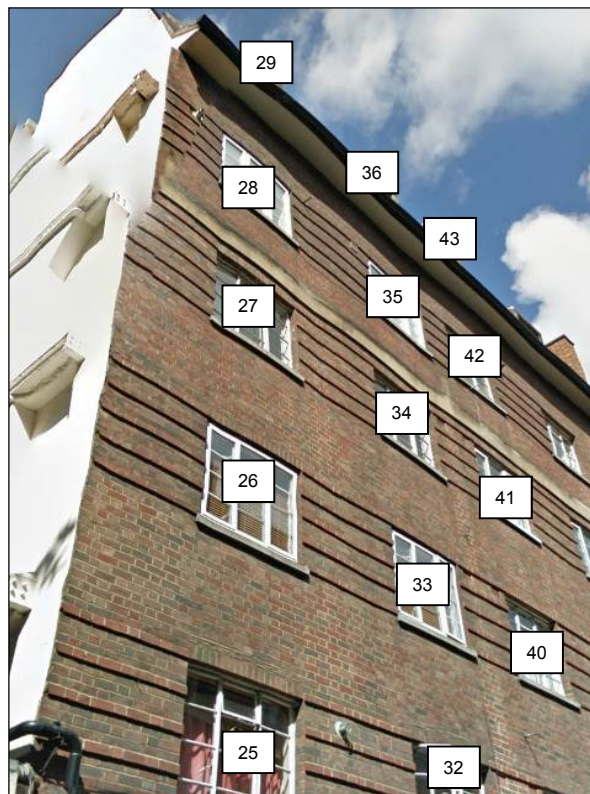
Bevan House



Bevan House



Bevan House



Bevan House



Bevan House

Vertical Sky Component

Tybalds Estate, Great Ormond Street, Camden, London WC1N 3JH

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Bevan House</u>					
Window 1	Habitable	9.2%	8.8%	0.4%	0.96
Window 2	Habitable	16.0%	15.1%	0.9%	0.94
Window 3	Habitable	18.0%	17.0%	1.0%	0.94
Window 4	Habitable	20.2%	19.0%	1.2%	0.94
Window 5	Habitable	23.2%	21.7%	1.5%	0.94
Window 6	Habitable	13.2%	12.6%	0.6%	0.95
Window 7	Habitable	15.1%	14.3%	0.8%	0.95
Window 8	Habitable	17.4%	16.4%	1.0%	0.94
Window 9	Habitable	20.8%	19.5%	1.3%	0.94
Window 10	Habitable	9.4%	5.0%	4.4%	0.53
Window 11	Non Habitable	1.2%	0.1%	1.1%	0.08
Window 12	Non Habitable	1.5%	0.1%	1.4%	0.07
Window 13	Non Habitable	1.9%	0.1%	1.8%	0.05
Window 14	Non Habitable	3.6%	1.1%	2.5%	0.31
Window 15	Non Habitable	31.8%	26.6%	5.2%	0.84
Window 16	Habitable	35.9%	32.1%	3.8%	0.89
Window 17	Living Room	2.8%	0.6%	2.2%	0.21
Window 18	Living Room	3.2%	0.8%	2.4%	0.25
Window 19	Living Room	4.3%	1.3%	3.0%	0.3
Window 20	Living Room	7.5%	4.1%	3.4%	0.55
Window 21	Living Room	30.9%	25.3%	5.6%	0.82
Window 22	Habitable	35.0%	30.2%	4.8%	0.86
Window 23	Habitable	10.4%	10.2%	0.2%	0.98
Window 24	Habitable	13.7%	13.3%	0.4%	0.97
Window 25	Habitable	16.7%	16.0%	0.7%	0.96
Window 26	Habitable	20.2%	19.4%	0.8%	0.96
Window 28	Habitable	24.3%	23.3%	1.0%	0.96
Window 28	Habitable	26.5%	25.3%	1.2%	0.95
Window 29	Habitable	32.3%	31.0%	1.3%	0.96
Window 30	Habitable	10.2%	9.9%	0.3%	0.97
Window 31	Habitable	14.0%	13.6%	0.4%	0.97
Window 32	Habitable	17.0%	16.5%	0.5%	0.97
Window 33	Habitable	20.6%	20.0%	0.6%	0.97
Window 34	Habitable	24.9%	24.1%	0.8%	0.97
Window 35	Habitable	27.2%	26.2%	1.0%	0.96
Window 36	Habitable	32.9%	31.9%	1.0%	0.97
Window 37	Habitable	2.6%	2.6%	0.0%	1.0
Window 38	Habitable	14.1%	13.8%	0.3%	0.98
Window 39	Habitable	17.3%	16.8%	0.5%	0.97
Window 40	Habitable	21.0%	20.5%	0.5%	0.98
Window 41	Habitable	25.4%	24.7%	0.7%	0.97
Window 42	Habitable	27.7%	26.9%	0.8%	0.97
Window 43	Habitable	33.1%	32.3%	0.8%	0.98

Sunlight to Windows

Tybalds Estate, Great Ormond Street, Camden, London WC1N 3JH

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Bevan House</u>									
Window 1	Habitable	22%	17%	5%	0.77	0%	0%	0%	1.0
Window 2	Habitable	36%	28%	8%	0.78	4%	3%	1%	0.75
Window 3	Habitable	39%	30%	9%	0.77	6%	4%	2%	0.67
Window 4	Habitable	45%	34%	11%	0.76	7%	5%	2%	0.71
Window 5	Habitable	51%	38%	13%	0.75	9%	6%	3%	0.67
Window 6	Habitable	32%	24%	8%	0.75	6%	4%	2%	0.67
Window 7	Habitable	34%	26%	8%	0.76	7%	5%	2%	0.71
Window 8	Habitable	40%	29%	11%	0.73	9%	7%	2%	0.78
Window 9	Habitable	45%	36%	9%	0.8	10%	7%	3%	0.7
Window 10	Habitable	19%	12%	7%	0.63	0%	0%	0%	1.0
Window 11	Non Habitable	2%	0%	2%	0.05	1%	0%	1%	0.01
Window 12	Non Habitable	2%	0%	2%	0.05	1%	0%	1%	0.01
Window 13	Non Habitable	2%	0%	2%	0.05	1%	0%	1%	0.01
Window 14	Non Habitable	6%	4%	2%	0.67	2%	1%	1%	0.5
Window 15	Non Habitable	57%	48%	9%	0.84	16%	11%	5%	0.69
Window 16	Habitable	62%	55%	7%	0.89	21%	15%	6%	0.71
Window 17	Living Room	5%	1%	4%	0.2	0%	0%	0%	1.0
Window 18	Living Room	6%	3%	3%	0.5	2%	2%	0%	1.0
Window 19	Living Room	10%	4%	6%	0.4	4%	2%	2%	0.5
Window 20	Living Room	13%	9%	4%	0.69	4%	3%	1%	0.75
Window 21	Living Room	53%	42%	11%	0.79	12%	7%	5%	0.58
Window 22	Habitable	61%	51%	10%	0.84	20%	13%	7%	0.65

Overshadowing to Gardens and Open Spaces
Tybalds Estate, Great Ormond Street, Camden, London WC1N 3JH

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March			
		Before		After	
		Loss		Ratio	
<u>Bevan House</u>					
Garden 1	253.76 m2	168.77 m2	67%	105.3 m2	41%
		63.47 m2	26%		0.61

Vertical Sky Component (without overhangs)

Tybalds Estate, Great Ormond Street, Camden, London WC1N 3JH

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Bevan House</u>					
Window 17	Living Room	21.6%	16.5%	5.1%	0.76
Window 18	Living Room	23.8%	18.3%	5.5%	0.77
Window 19	Living Room	26.2%	20.4%	5.8%	0.78
Window 20	Living Room	28.8%	22.8%	6.0%	0.79

Sunlight to Windows (without overhangs)
Tybalds Estate, Great Ormond Street, Camden, London WC1N 3JH

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Bevan House</u> Window 19	Living Room	43%	31%	12%	0.72	6%	4%	2%	0.67