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JL280113(Whittington).doc



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Dear Mr Whittington

Cleve Road - Daylight and Sunlight

This practice has been instructed to assess the internal daylight and sunlight conditions to the basement level habitable rooms in the MR Partnership proposals for 15 Cleve Road, Camden.

Our technical analysis of the daylight and sunlight conditions within the proposal is based upon the latest, MR Partnership series of plans and elevations received by us in January 2013

Daylight and sunlight conditions have been assessed by reference to the assessment methodologies set out in BRE Guidance Document 209: Site Layout Planning for Daylight and Sunlight – a Guide to Good Practice (2011).

Attached to this letter are a number of drawings showing our 3d model of the proposed development and the analysed layouts / room references utilised for our technical analysis of the basement bedrooms. Drawings SV0277-01 our 3d model of the proposed development. Drawing SV0277-ID01 illustrates the internal arrangement of the proposed basement level bedrooms and window positions.

Internal Daylight and Sunlight Policy Context

The daylight and sunlight amenity of a proposal should be assessed by reference to the BRE guidance report: Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice (2011).

In respect of internal daylight amenity within proposed basement residential units an appendix to the BRE guidelines sets out the Average Daylight Factor (ADF) assessment method which is also codified in the British Standard for daylighting. The ADF seeks to provide a ratio of internal to external illuminance. The ADF test takes into account a number of variable including sky visibility at the window face, window transmittance, surface reflectance, room area and room use and may therefore be particularly representative of resultant light levels. The BRE guidelines / British Standard sets the following recommended ADF levels for habitable room uses:

- 1% Bedroom
- 1.5% Living Room
- 2.0% Kitchens

In respect of the parameters utilised in assessing the average daylight factor within this study we have utilised a window transmittance (T) of 0.65 to represent low-emissivity (low e) double glazing and a mean internal reflectance (R) of 0.6 to represent light walls and floor finishes. These values have been drawn from Daylight and Window Design: CIBSE Guide LG10.

In respect of the basement level of 15 Cleve Road the results for those bedrooms served by windows facing the lightwell are as follows:

Floor	Room ID	Window ID	Room Use	VSC	ADF	TOTAL ADF	PASS/FAIL
15 Cleve Road							
Basement	R1	W1-L	Bedroom	10.56	0.06	1.01	PASS
		W1-U	Bedroom		0.95		
Basement	R2	W2-L	Bedroom	9.06	0.04	1.33	PASS
		W2-U	Bedroom		0.69		
		W3-L	Bedroom	6.20	0.03		
		W3-U	Bedroom		0.57		
Basement	R3	W4-L	Bedroom	6.33	0.03	1.29	PASS
		W4-U	Bedroom		0.56		
		W5-L	Bedroom	8.83	0.04		
		W5-U	Bedroom		0.66		
Basement	R4	W6-L	Bedroom	10.43	0.06	1.02	PASS
		W6-U	Bedroom		0.97		

The results of our internal daylight / sunlight study show that all of the bedroom retain an ADF of 1% or over. This is therefore fully compliant with the targets set out in the BRE guide and relevant planning policy.

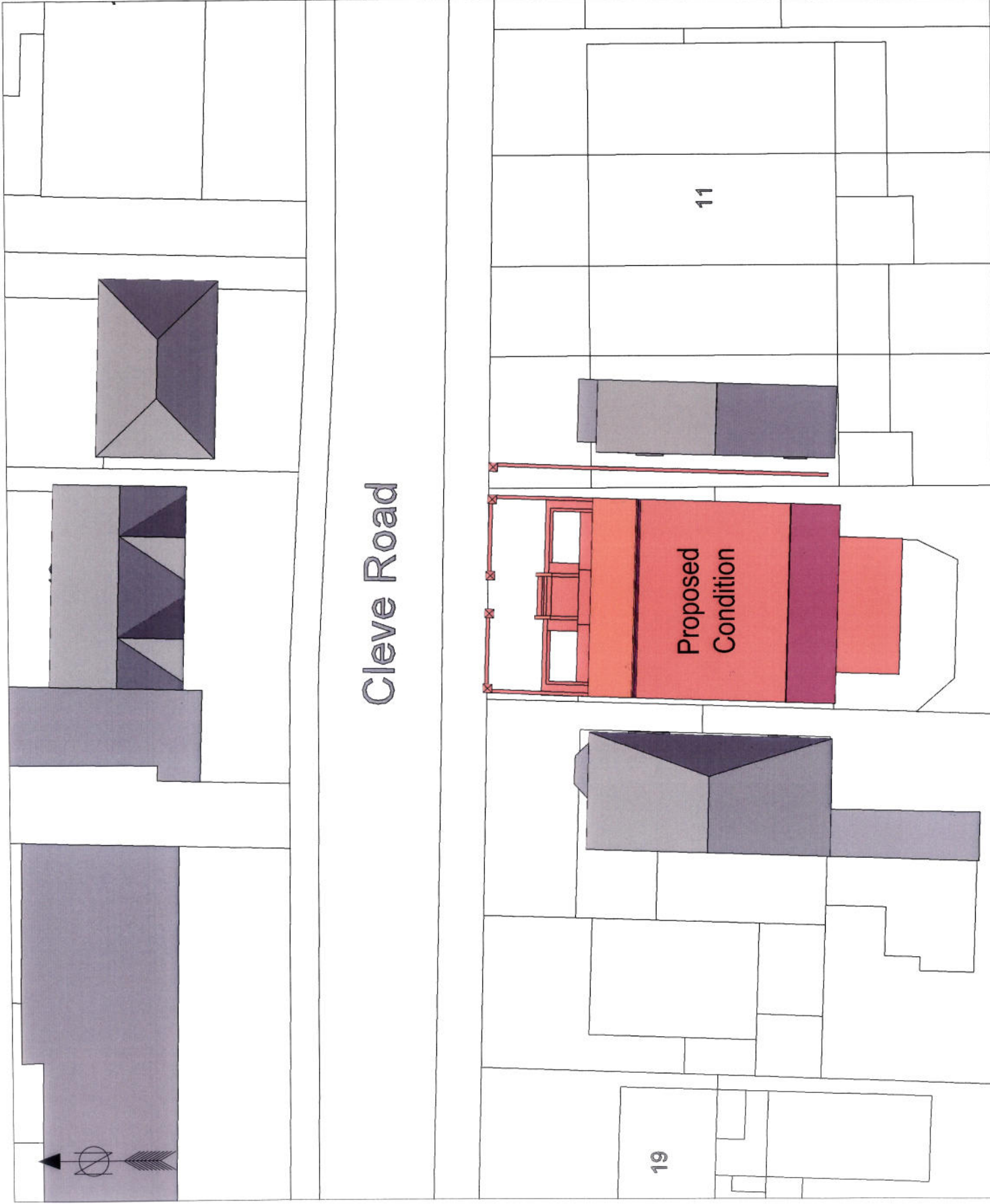
The basement level bedrooms are understood to be a 'worst-case' position as they enjoy light only within a lightwell and sky visibility will only be improved to the rooms higher up the building. Overall the development provides good quality residential accommodation and on this basis is found to be compliant with the guidance set out in the relevant planning policy.

I trust that the above / attached is useful. Please do not hesitate to contact me should you have any queries.

Yours sincerely



Jonathan Lonergan
Associate Director



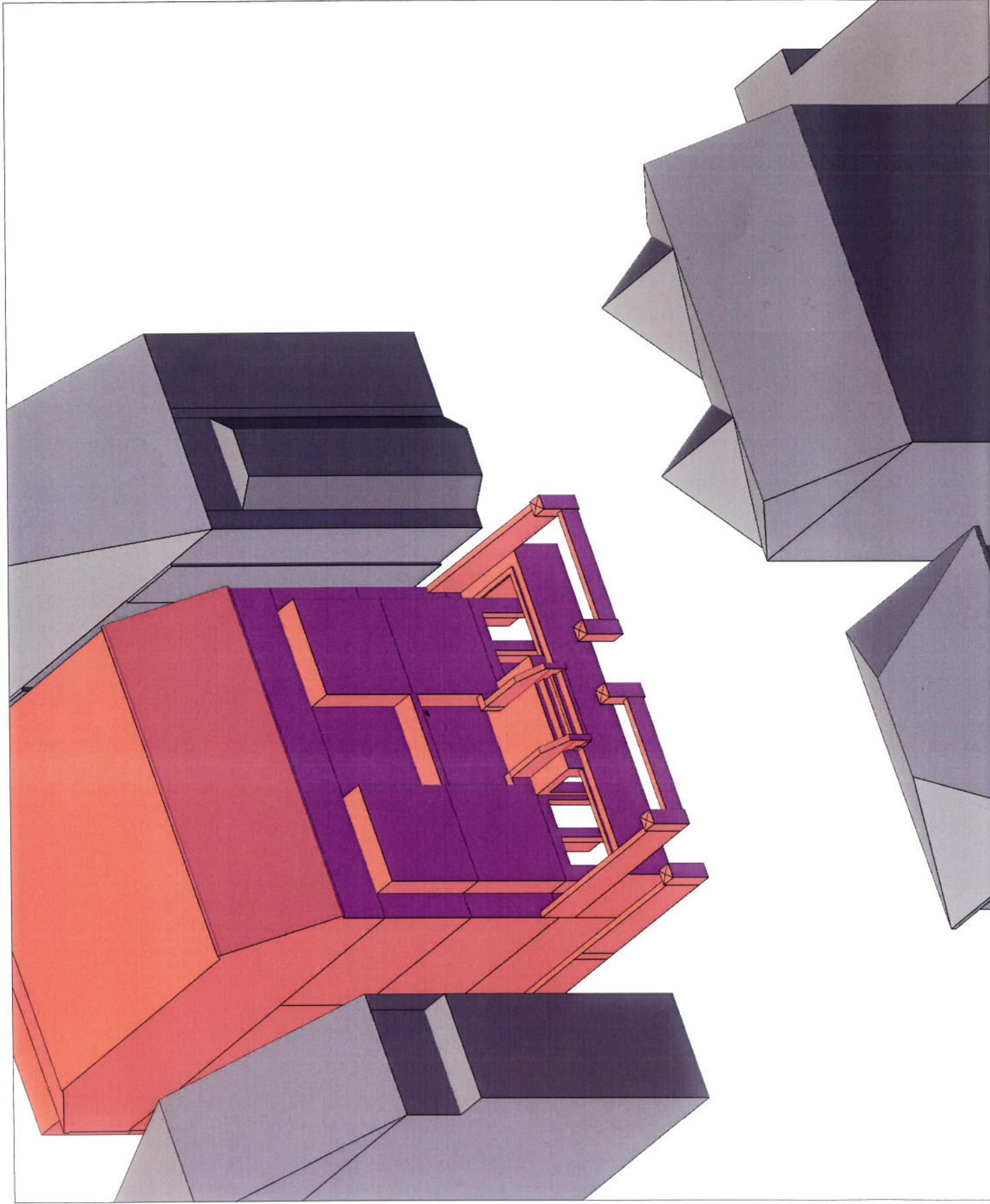
Sources of Information

M R Partnership
Architects & Interior Designers
2893_072_Proposed Lwr Grounds Floor Plan.dwg
2893_073_Proposed Ground Floor Plan.dwg
2893_077_Proposed Front Elevation.dwg
2893_081_Proposed Section A-A.DWG
2893_083_Proposed Section C-C.DWG
2893_093_Daylight_Study.dwg
Received 11/01/2013

Site Photographs
Ordnance Survey

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Project	15 Cleve Road Camden Town London		
Drawn by	PS	Checked by	NTS
Drawn on	17/01/2013	Drawn at	IT
Drawn as	0839	Drawn by	01



Sources of Information

M R Partnership

Architects & Interior Designers

2893_072_Proposed Lwr Ground Floor Plan.dwg
2893_073_Proposed Ground Floor Plan.dwg
2893_077_Proposed Front Elevation.dwg
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2893_093_Daylight Study.dwg

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Site Photographs

Ordinance Survey

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Project
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Viewing 3D view of proposed condition

Drawn	17/01/2013	Scale	NTS
Check'd	PS	Drawn by	IT
Drawn by	0839	Drawn by	02
Drawn by		Drawn by	01

