

Second
Addendum
Daylight and
Sunlight Report

GVA
10 Stratton Street
London
W1J 8JR



Bacton Low Rise, Gospel Oak

London Borough of Camden

February 2013

CONTENTS

1.	Introduction	3
2.	Response to Queries	5

Appendices

Appendix I	Updated Daylight Analysis for 20 Vicar’s Road
Appendix II	Updated Overshadowing Analysis of Garden of 20 Vicar’s Road
Appendix III	Updated Daylight Analysis for 24 Vicar’s Road
Appendix IV	Sunlight Analysis for Aisle within St Martin’s Church
Appendix V	Overshadowing Analysis of Proposed Courtyards

1. Introduction

1.1 This second Addendum Report is a supplement to our main Daylight and Sunlight Reports and first Addendum Daylight and Sunlight Report both dated November 2012 and is in further response to queries and consultation with neighbouring owners. As a result of the consultation process, meetings and further inspections were held with the owners/occupiers of 20 Vicar's Road, 24 Vicar's Road and representatives of St Martin's Church. The issues raised were:-

- 20 Vicar's Road – Mr & Mrs Campbell of 20 Vicar's Road queried the accuracy of the Daylight and Sunlight Analysis undertaken for their property as the room uses and sizes had been incorrectly identified. The analysis undertaken in our original report was based on accurate external survey information but no contact was made with any of the neighbouring owners for the purpose of measuring the internal dimensions of each room. The original analysis was therefore based on assumed and estimated room layouts. The assumption made was that the windows in the flank wall of 20 Vicar's Road serve staircase landings. Whilst this is correct for the first floor window, the ground floor windows do in fact serve a Kitchen/Diner. That Kitchen/Diner is a larger room than the assumed stair landing in our analysis, but when correctly modelled, the room is a dual aspect room served by four windows, two in the east flank wall and two in the principal north rear facing wall.

24 Vicar's Road

- The estimated and assumed room uses and layouts for 24 Vicar's Road were also incorrect and a meeting was held with the owner/occupier of the western most ground and first floor maisonette, Angela Morgan, in order to inspect and correct those errors.
- St Martin's Church – Reverend Brice expressed his concern over the impact on the sunlight that will be received at the altar of the church. Although internal sunlight penetration is not one of the measures within the BRE Guidelines for Daylight and Sunlight, it was agreed that we would measure the availability of sunlight received by the West Window in isolation.

- The quality of sunlight within the courtyards in the proposed new development was raised by the Council and results of the overshadowing analysis for those courtyards is attached.

2. Response to Queries

20 Vicar's Road

- 2.1 Following our meeting with Mr & Mrs Campbell, we returned to the property to measure up the Kitchen so that the analysis could be updated using the actual measurements. Two key issues were identified. First, the floor to sill heights that we adopted for setting the height of the Working Plane for measuring the no skyline contours was significantly different and second, the window sizes were larger than identified on the external survey. As the results are heavily influenced by the size of the windows and floor to sill and sill to head height of the windows, these discrepancies were corrected.
- 2.2 In addition to those corrections, the design, height and "massing" of Block B2 was amended and the building moved further away from 20 Vicar's Road.
- 2.3 The updated results of the Daylight and Sunlight analysis for 20 Vicar's Road are annexed at Appendix 1 and comprise our drawing no. BRE 050 and revised Daylight analysis table.
- 2.4 Whilst the windows in the flank elevation of the Kitchen (windows W1/80 and W2/80) will still experience a reduction in VSC (i.e the amount of light striking the face of the window) beyond the BRE Guidelines, we now know that the Kitchen is dual aspect and served by four windows, two of which are on the principal rear elevation. As it is a dual aspect room served by four windows, it is inappropriate to rely on any single VSC value, but instead, the VSC values for all four windows need to be taken into account. There will be virtually no impact at all on the two rear facing windows with the only measurable loss being recorded at a value of 0.67%.
- 2.5 As the room is dual aspect, it is then necessary to consider the no skyline Daylight Distribution results together with the overall Average Daylight Factor value. The Daylight distribution test shows that the percentage loss of internal Daylight distribution will be just 5.66% - well within the 20% permissible margin of reduction in the BRE Guidelines. Those Daylight distribution results also show that the vast majority of the kitchen area (87.32%) will in fact receive direct sky visibility. In addition, the ADF value recorded for the Kitchen under "proposed" conditions will be 2.11% *df* and therefore

still comfortably achieve the target design standard for a family kitchen in accordance with the British Standard Code of Practice for Daylighting.

- 2.6 As the design of Block B2 has changed and been reduced in terms of height and massing, the overshadowing analysis of the garden at 20 Vicar's Road has been re-run and those results are annexed at Appendix 2. The overshadowing analysis shows that the area that will continue to receive more than 2 hours of sun-on-the-ground on the Spring Equinox will be 40.21%. It should however be noted that the vast majority of the present overshadowing of the garden is a result of the northerly orientation of the garden itself and the shadow cast by the existing house and garden wall. The increase in overshadowing that will occur will arise in the early morning, and the overshadowing will remain unchanged from mid morning onwards.

24 Vicar's Road

- 2.7 At our meeting with Angela Morgan, we identified that the ground floor of the north facing windows of her maisonette consist of the entrance hallway and a separate Kitchen, whereas we had previously assessed this area as one single room. The first floor is laid out as a bedroom, separate WC and separate bathroom. On our drawing no. BRE 056 annexed at Appendix 3 and accompanying daylight analysis table, we have re-run the daylight analysis using the measurements taken at our inspection.
- 2.8 The VSC values do of course remain unchanged as they are measurements of daylight taken on the outside face of the window. We do however now only need to consider windows W14/10 and W20/11 as these are the only windows that serve the habitable rooms.
- 2.9 The ground floor Kitchen will satisfy the BRE Guidelines in that the percentage loss of VSC will be 19.20% and the loss of internal Daylight Distribution will be 16.44% - both within the 20% permissible margin of reduction.
- 2.10 The first floor bedroom, the reduction in VSC will remain at 25.04% and therefore above the BRE recommendations. The loss of internal Daylight distribution will however be 18.21% which is within the BRE recommendations. As the VSC value for the window is below target, we ran an ADF value for that room, which produced a value of 1.08% *df*. This satisfies the design target.

St Martin's Church

- 2.11 Reverend Brice expressed his concern over the impact on the sunlight that will be received at the altar. There are no scientific tests for measuring sunlight penetration within a building and we have therefore adapted the overshadowing analysis in our software by measuring the sunlight availability along the aisle all the way up to the altar on the Spring Equinox and Summer Solstice and limiting the source of sunlight through the west window taken in isolation. Those results are illustrated on our drawing nos. BRE 053 and BRE 054 for the Spring Equinox and BRE 055 and BRE 056 for the Summer Solstice. They show that whilst there will be a minor loss of sunlight at the western end of the aisle on the Spring Equinox, the amount of sunlight received at the eastern end of the aisle, including the altar, will remain unchanged. The corresponding results for the Summer Solstice show that there will be no loss of direct sunlight at all along the full length of the aisle.

Overshadowing of the Proposed New Courtyards

- 2.12 Annexed at Appendix 5 are our drawing nos. BRE 48 and BRE 49 which illustrate the tests for the overshadowing of the three proposed new courtyards. Those drawings identify those parts of the courtyard which will receive over 2 hours of sun-on-the-ground on the Spring Equinox.
- 2.13 An inherent characteristic of enclosed courtyards is the overshadowing that arises due to the very nature of a four sided structure and results show that large parts of each of the courtyards will receive relatively low levels of direct sun-on-the-ground.



Report

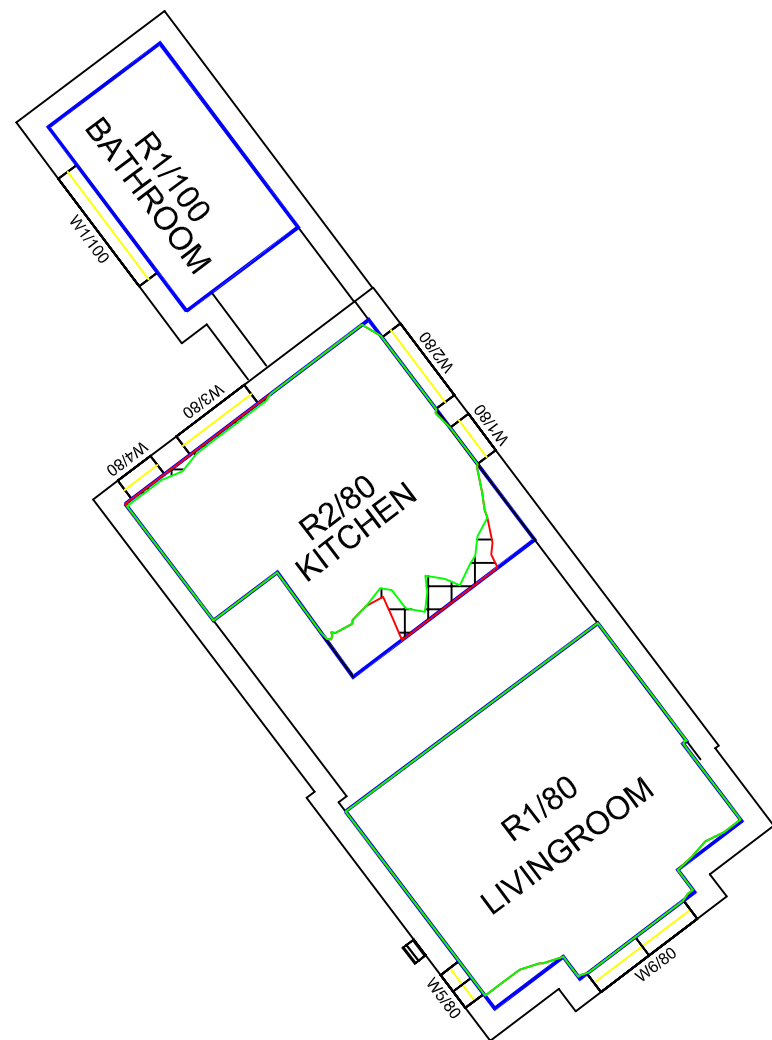
Appendices



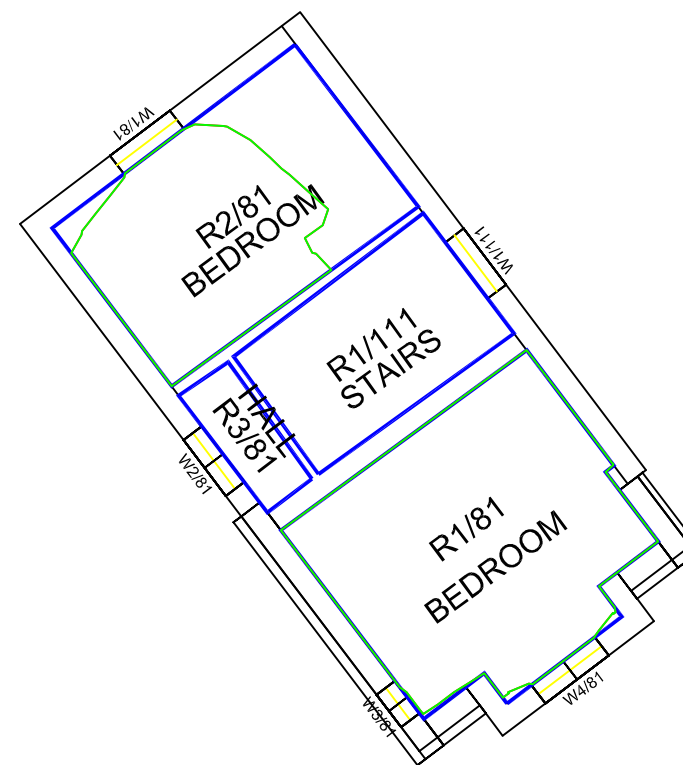
Report

Appendix I

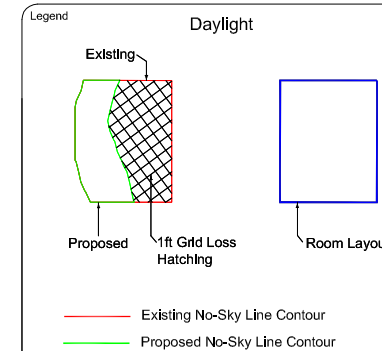
Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



GROUND FLOOR



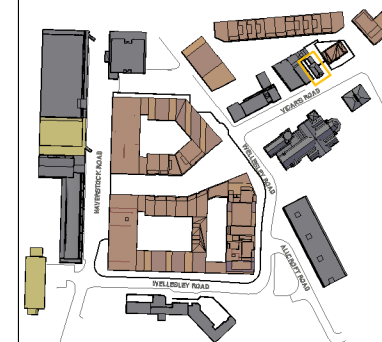
FIRST FLOOR



Sources of Information

Existing And Surrounding Buildings:
MBS Survey Software Ltd 3d Survey sent 15 Sept 2012

Proposed Scheme:
Karakusevic Carson Architects LLP 3d Model
Sent on 23 Oct 2012 And Drawing No's:
202_A_D_BLR_100_00 Rev 6
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202_A_D_DHO_100_00 Rev 6 to 202_A_D_DHO_100_08 Rev 6
202_A_D_BLR_300_00 Rev 2 to 202_A_D_BLR_300_04 Rev 1
202_A_D_DHO_300_00 Rev 3, 202_A_D_DHO_300_01 Rev 4
202_A_D_DHO_300_02 Rev 3, 202_A_D_BLR_300_03 Rev 3
3d Model for Block B2 sent 05 Feb 2013



08449 02 03 04
GVA Schatunowski Brooks
10 Stratton Street, London, W1J 8JR
www.gva.co.uk

Project Name
Bacton Low Rise
Gospel Oak

Client
EC Harris

Drawing Title
No-Skyline Contours For
20 Vicar's Road

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/100	06/02/2013

Project No.	Drawing No.	Revision
BA81 - 13	BRE 050	-



**DAYLIGHT ANALYSIS
BACTON LOW RISE
06-Feb-13**

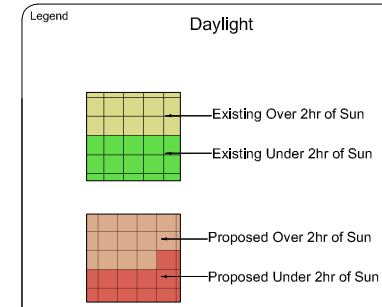
Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
20 VICAR'S ROAD										
GROUND FLOOR										
R1/80	LIVINGROOM	W5/80	15.33	15.07	1.70%	2.91	2.90	0.21%	98.38%	0.00%
		W6/80	31.34	31.24	>27					
R2/80	KITCHEN	W1/80	16.67	10.95	34.31%	2.56	2.11	17.55%	87.32%	5.66%
		W2/80	24.85	16.24	34.65%					
		W3/80	5.47	5.47	0.00%					
		W4/80	8.91	8.85	0.67%					
FIRST FLOOR										
R1/81	BEDROOM	W3/81	17.08	16.76	1.87%	2.53	2.52	0.32%	99.14%	0.00%
		W4/81	33.84	33.75	>27					
R2/81	BEDROOM	W1/81	23.69	19.22	18.87%	1.54	1.33	13.64%	66.49%	0.00%



Report

Appendix II

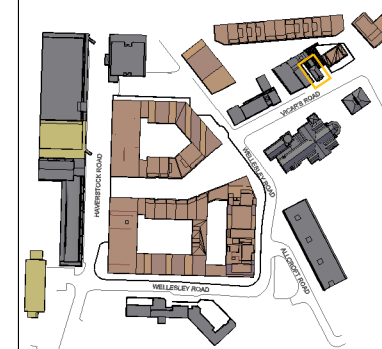
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202_A_D_BLR_100_08 Rev 2, 202_A_D_BLR_100_B1 Rev 03
202_A_D_DHO_100_00 Rev 6 to 202_A_D_DHO_100_08 Rev 6
202_A_D_BLR_300_00 Rev 2 to 202_A_D_BLR_300_04 Rev 1
202_A_D_DHO_300_00 Rev 3, 202_A_D_DHO_300_01 Rev 4
202_A_D_DHO_300_02 Rev 3, 202_A_D_BLR_300_03 Rev 3
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GVA Schatunowski Brooks
10 Stratton Street, London, W1J 8JR
www.gva.co.uk

Project Name
**Bacton Low Rise
Gospel Oak**

Client
EC Harris

Drawing Title
**Shadow Analysis 7:00 - 18:00 21st March For
20 Vicar's Road**

Drawn By: MO Chk'd By: - Scale @ A3: 1/100 Date: 06/02/2013

Project No. BA81 - 15 Drawing No. BRE 052 Revision: -

GARDEN
Under 2hrs of Sun: 41.85%
Area over 120.00 mins: 58.15%

GARDEN
Under 2hrs of Sun: 59.79%
Area over 120.00 mins: 40.21%

YARD
Under 2hrs of Sun: 100%
Area over 120.00 mins: 0%

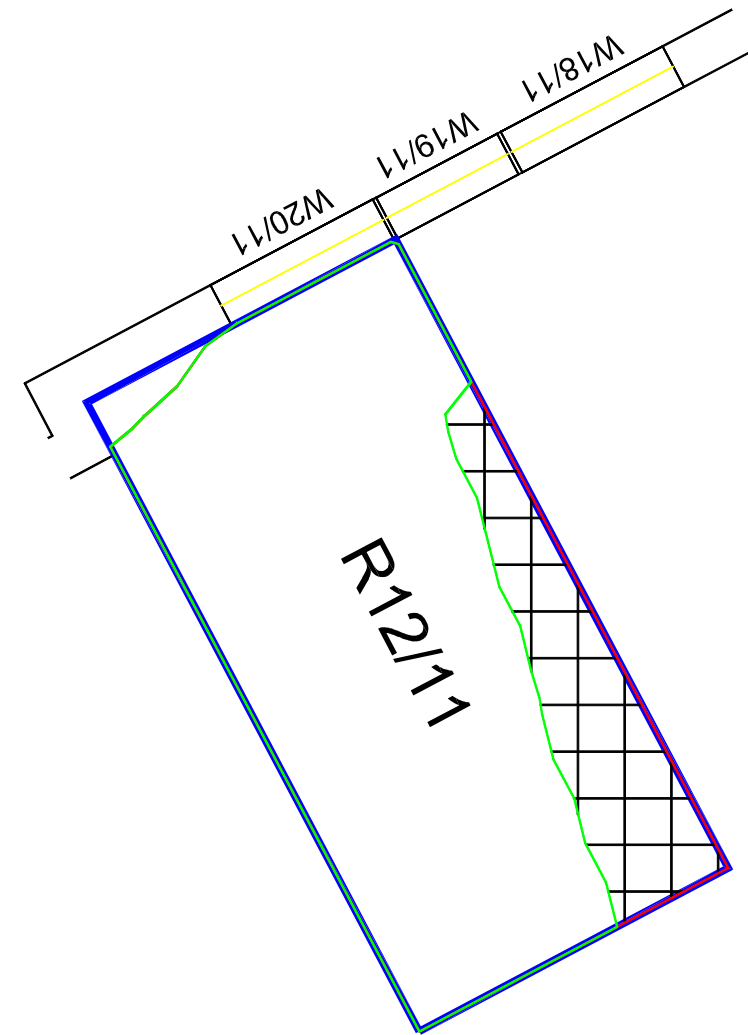
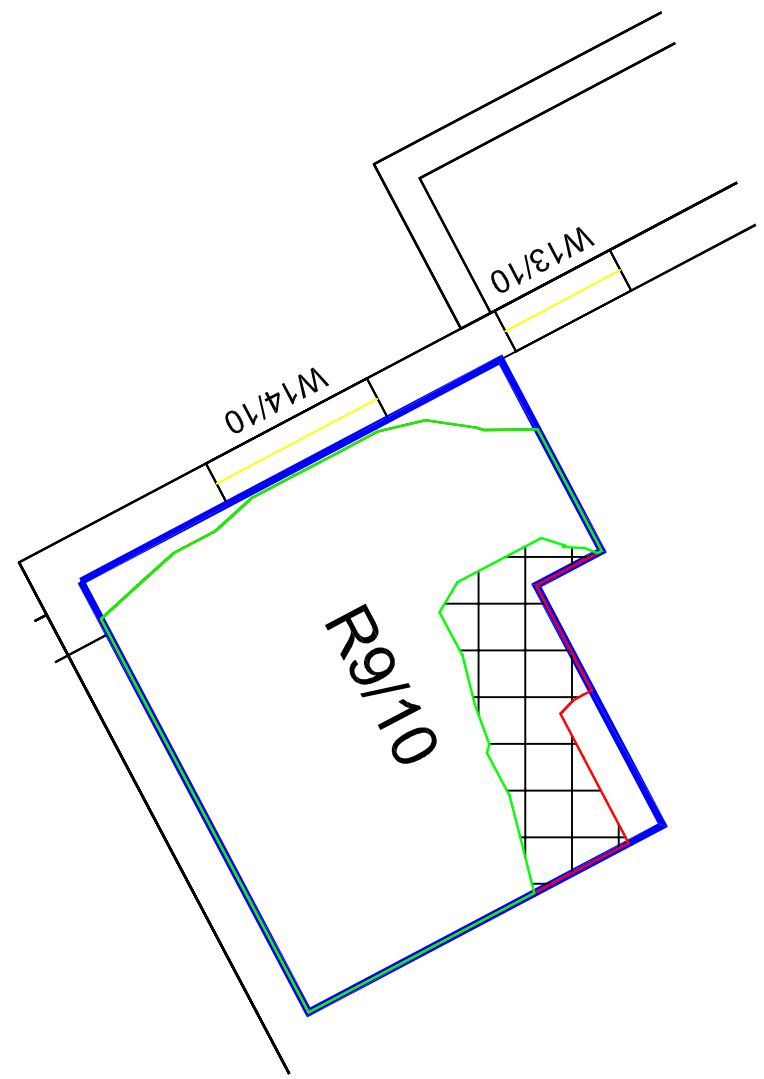
YARD
Under 2hrs of Sun: 100%
Area over 120.00 mins: 0%



Report

Appendix III

Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



Legend

Daylight

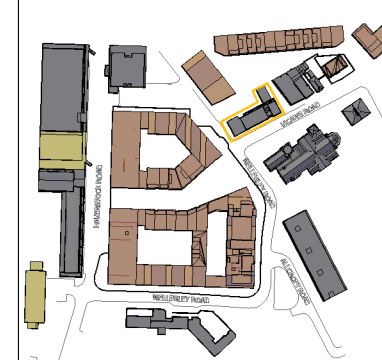
Existing (hatched area)
Proposed (green outline)
1ft Grid Loss Hatching (hatched area)
Room Layout (blue outline)

Existing No-Sky Line Contour (red line)
Proposed No-Sky Line Contour (green line)

Sources of Information

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202_A_D_DHO_100_00 Rev 6 to 202_A_D_DHO_100_08 Rev 6
202_A_D_BLR_300_00 Rev 2 to 202_A_D_BLR_300_04 Rev 1
202_A_D_DHO_300_00 Rev 3, 202_A_D_DHO_300_01 Rev 4
202_A_D_DHO_300_02 Rev 3, 202_A_D_BLR_300_03 Rev 3
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Project Name
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Gospel Oak

Client
EC Harris

Drawing Title
No-Skyline Contours For
24 Vicar's Road

Drawn By MO	Chk'd By -	Scale @ A3 1/100	Date 06/02/2013
-----------------------	----------------------	----------------------------	---------------------------

Project No. BA81 - 18	Drawing No. BRE 056	Revision -
---------------------------------	-------------------------------	----------------------

DAYLIGHT

A3

GROUND FLOOR

FIRST FLOOR



**DAYLIGHT ANALYSIS
BACTON LOW RISE
06-Feb-12**

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
24 VICAR'S ROAD										
GROUND FLOOR										
R9/10		W14/10	20.78	16.79	19.20%	1.15	0.99	14.40%	77.09%	16.44%
FIRST FLOOR										
R12/11		W20/11	22.80	17.09	25.04%	1.34	1.08	19.45%	80.35%	18.21%



Report

Appendix IV

Area between 0.00 and 1.00 mins:	74.25%
Area between 1.00 and 60.00 mins:	25.75%
Area between 60.00 and 120.00 mins:	0.00%
Area between 120.00 and 180.00 mins:	0.00%
Area between 180.00 and 240.00 mins:	0.00%
Area between 240.00 and 300.00 mins:	0.00%
Area over 300.00 mins:	0.00%

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Legend Daylight

- 0-1min
- 1-60min
- 60-120min
- 120-180min
- 240-300min
- 300+min

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Client
 EC Harris

Drawing Title
 Proposed Shadow Analysis 21st March
 ST Martin's Church

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/100	06/02/2013

Project No.	Drawing No.	Revision
BA81 - 016	BRE 054	-

PROPOSED SHADOW 07:00 - 18:00 21st MARCH

DAYLIGHT A3

Area between 0.00 and 1.00 mins:	81.34%
Area between 1.00 and 60.00 mins:	4.57%
Area between 60.00 and 120.00 mins:	8.39%
Area between 120.00 and 180.00 mins:	5.69%
Area between 180.00 and 240.00 mins:	0.00%
Area between 240.00 and 300.00 mins:	0.00%
Area over 300.00 mins:	0.00%

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Legend Daylight

- 0-1min
- 1-60min
- 60-120min
- 120-180min
- 240-300min
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 202_A_D_BLR_300_00 Rev 2 to 202_A_D_BLR_300_04 Rev 1
 202_A_D_DHO_300_00 Rev 3, 202_A_D_DHO_300_01 Rev 4
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Project Name
 Bacton Low Rise
 Gospel Oak

Client
 EC Harris

Drawing Title
 Existing Shadow Analysis 21st June
 ST Martin's Church

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/100	06/02/2013

Project No.	Drawing No.	Revision
BA81 - 016	BRE 055	-







EXISTING SHADOW 067:00 - 20:00 21st JUNE

DAYLIGHT

A3

Area between 0.00 and 1.00 mins:	81.34%
Area between 1.00 and 60.00 mins:	4.57%
Area between 60.00 and 120.00 mins:	8.39%
Area between 120.00 and 180.00 mins:	5.69%
Area between 180.00 and 240.00 mins:	0.00%
Area between 240.00 and 300.00 mins:	0.00%
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Legend	
Daylight	
	0-1min
	1-60min
	60-120min
	120-180min
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 Gospel Oak**

Client
EC Harris

Drawing Title
**Proposed Shadow Analysis 21st June
 ST Martin's Church**

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/100	06/02/2013

Project No.	Drawing No.	Revision
BA81 - 016	BRE 056	-

PROPOSED SHADOW 06:00 - 20:00 21st JUNE

DAYLIGHT

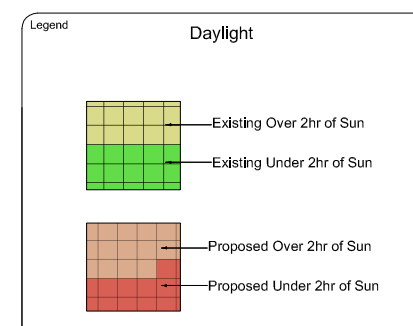
A3

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GARDEN
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YARD
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Area between 240.00 and 300.00 mins:	0.00%
Area over 300.00 mins:	0.00%

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 Gospel Oak

Client
 EC Harris

Drawing Title
 Existing Shadow Analysis 21st March
 ST Martin's Church

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/100	06/02/2013

Project No.	Drawing No.	Revision
BA81 - 016	BRE 053	-

EXISTING SHADOW 07:00 - 18:00 21st MARCH

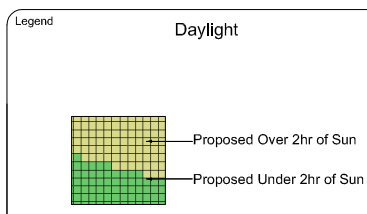
DAYLIGHT

A3



Appendix V

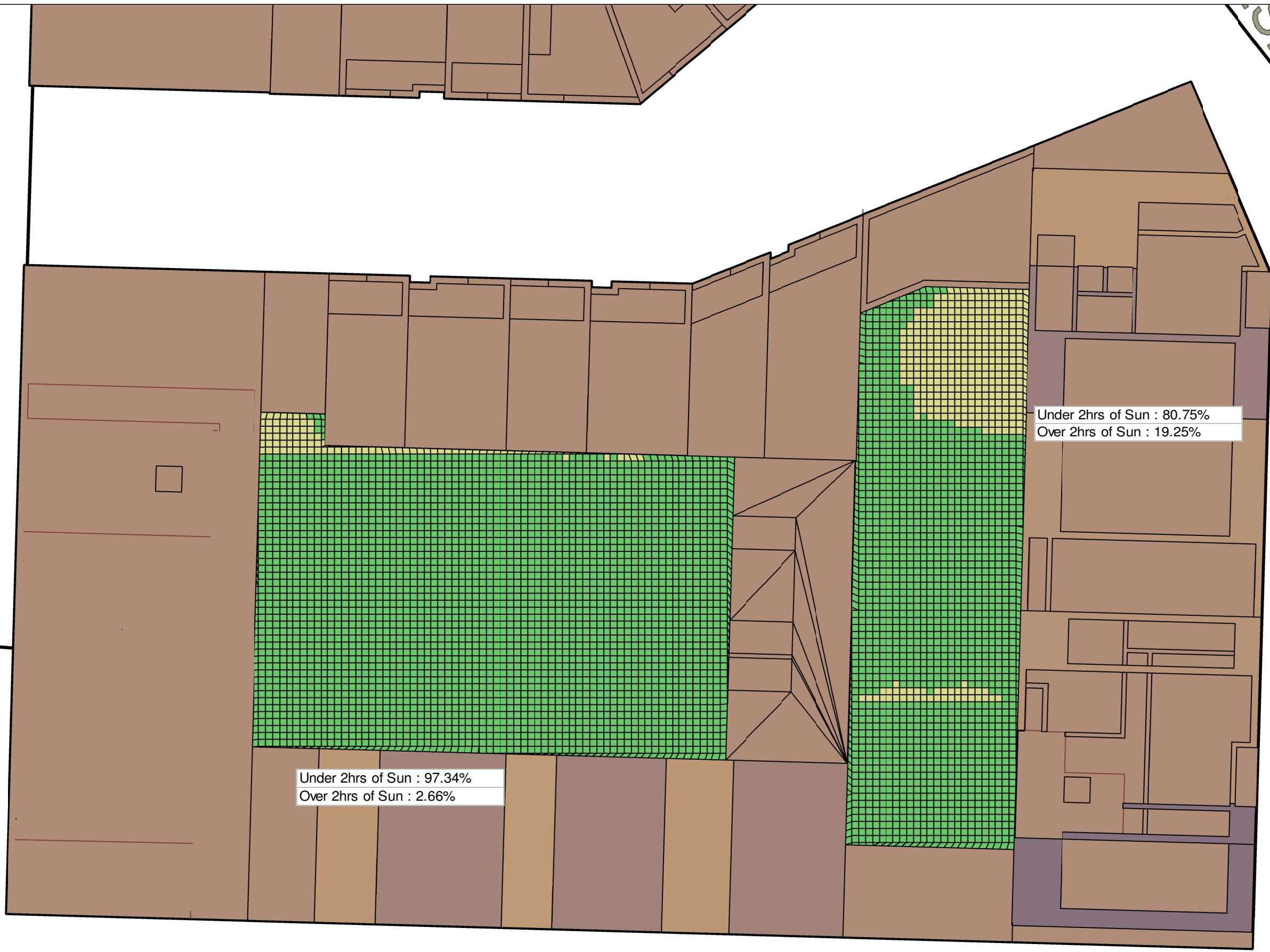
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 Do not scale this drawing.
 All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



Sources of Information

Existing And Surrounding Buildings:
 MBS Survey Software Ltd 3d Survey sent 15 Sept 2012

Proposed Scheme:
 Karakusevic Carson Architects LLP 3d Model
 Sent on 23 Oct 2012 And Drawing No's:
 202_A_D_BLR_100_00 Rev 6
 202_A_D_BLR_100_01 Rev 5 to 202_A_D_BLR_100_07 Rev 5
 202_A_D_BLR_100_08 Rev 2, 202_A_D_BLR_100_B1 Rev 03
 202_A_D_DHO_100_00 Rev 6 to 202_A_D_DHO_100_08 Rev 6
 202_A_D_BLR_300_00 Rev 2 to 202_A_D_BLR_300_04 Rev 1
 202_A_D_DHO_300_00 Rev 3, 202_A_D_DHO_300_01 Rev 4
 202_A_D_DHO_300_02 Rev 3, 202_A_D_BLR_300_03 Rev 3



WELLESLEY ROAD

08449 02 03 04
GVA Schatunowski Brooks
 10 Stratton Street, London, W1J 8JR
 www.gva.co.uk

Project Name
 Bacton Low Rise
 Gospel Oak

Client
 EC Harris

Drawing Title
 Shadow Analysis For
 Proposed Scheme

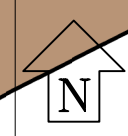
Drawn By MO	Chk'd By -	Scale @ A3 NTS	Date 26/01/2013
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Project No. BA81 - 11	Drawing No. BRE 048	Revision -
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DAYLIGHT

A3

LOCK ROAD



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Legend Daylight

Proposed Over 2hr of Sun
Proposed Under 2hr of Sun

Sources of Information

Existing And Surrounding Buildings:
MBS Survey Software Ltd 3d Survey sent 15 Sept 2012

Proposed Scheme:
Karakusevic Carson Architects LLP 3d Model
Sent on 23 Oct 2012 And Drawing No's:
202_A_D_BLR_100_00 Rev 6
202_A_D_BLR_100_01 Rev 5 to 202_A_D_BLR_100_07 Rev 5
202_A_D_BLR_100_08 Rev 2, 202_A_D_BLR_100_B1 Rev 03
202_A_D_DHO_100_00 Rev 6 to 202_A_D_DHO_100_08 Rev 6
202_A_D_BLR_300_00 Rev 2 to 202_A_D_BLR_300_04 Rev 1
202_A_D_DHO_300_00 Rev 3, 202_A_D_DHO_300_01 Rev 4
202_A_D_DHO_300_02 Rev 3, 202_A_D_BLR_300_03 Rev 3



Under 2hrs of Sun : 83.7%
Over 2hrs of Sun : 16.3%

08449 02 03 04
GVA Schatunowski Brooks
10 Stratton Street, London, W1J 8JR
www.gva.co.uk

Project Name
Bacton Low Rise
Gospel Oak

Client
EC Harris

Drawing Title
Shadow Analysis For
Proposed Scheme

Drawn By MO	Chk'd By -	Scale @ A3 NTS	Date 26/01/2013
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Project No. BA81 - 11	Drawing No. BRE 049	Revision -
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DAYLIGHT

A3