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Addendum Daylight and Sunlight Report

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The London Borough of Camden

November 2012

1. Introduction

1.1 This brief addendum report is a supplement to our main daylight and sunlight report dated November 2012 and is in response to a query raised over the extent of the properties included within the tests for daylight and sunlight. That query related to the omission of tests for the flats within 1-46 Vicar's Road and the flats at Barrington Court and Barrington Close.

2. Response to Query

2.1 Part of the original scoping exercise was to identify those neighbouring buildings which could be affected by the proposed developments and hence should be included within the daylight and sunlight analysis. This process was also required in order to identify the extent of survey work required for building-up the 3D computer model for the daylight and sunlight tests.

2.2 Although part of the new Block C will rise to eight storeys at the extreme eastern end of that new block, that eight storey structure will be relatively slim and present a narrow profile in front of the flats within 1-46 Vicar's Road and the flats in Barrington Close and Barrington Court. In addition, the new block stops short of the road junction and bridge link over the railway and all of that area will clearly remain unbuilt on as it is part of the public highway. From our review of the relationship of the proposed new building and the flats within 1-46 Vicar's Road, it was clear that sufficient daylight would continue to pass around the new structure even though it will be eight storeys tall and that the flats within 1-46 Vicar's Road therefore do not need to be tested. In addition, as the Vicar's Road elevation does not face within 90 degrees of due south, it does not fall within the BRE sunlight criteria and sunlight is therefore not an issue.

2.3 Barrington Close is a cul de sac that lies to the north of the site on the opposite side of the railway cutting. There are three residential blocks of flats in Barrington Close which make up this part of Barrington Court starting with a two storey block at the junction with Grafton Road, the main ten storey tower of Barrington Court and finally, a four

storey block at the end of the cul de sac. All three of those buildings are significantly remote from the proposed site lying on the opposite side of the railway cutting. The four storey residential block does not appear to have any windows serving habitable rooms facing onto the site and comfortably satisfies the BRE 25 degree rule in any event. It therefore does not fall within the BRE testing criteria. The larger ten storey block has dual aspect corner windows which will not experience any material loss of light. The two storey block at the junction with Grafton Road faces south east and the windows serving habitable rooms do not have a direct outlook on to the site. The proposed Block C will be visible at an oblique angle but the outlook directly in front of the windows serving habitable rooms will remain totally unobstructed by buildings and there will be no obstruction above 25 degrees. None of those three blocks will therefore be affected by the proposed development and therefore do not need to be included within the daylight and sunlight assessment.

2.4 In summary, the extent of the daylight and sunlight testing that was required was the subject of an initial scoping review to determine those buildings that could be affected by the proposed massing. The proposed new Block C lies only partially in front of 1-46 Vicar's Road and sufficient light will continue to pass around the proposed eight storey structure. The flats in Barrington Close and Barrington Court on the opposite side of the railway cutting are not only sufficiently remote from the Site, the lower block does not appear to have windows serving habitable rooms facing onto the site, and the larger block has dual aspect corner windows which will continue to receive extremely good levels of daylight and therefore do not need to be tested.