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Daylight and Sunlight Report

96 Leather Lane, Camden, London EC1N 7TX

15th October 2012



RICS

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property professionalism worldwide

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DAYLIGHT AND SUNLIGHT STUDY
96 Leather Lane, Camden, London EC1N 7TX

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned to consider matters relating to daylight and sunlight in connection with the proposed development at 96 Leather Lane, Camden, London EC1N 7TX.
- 1.1.2 The aim of the report is to consider the impact of the development on the light receivable by its neighbouring properties. We have also been instructed to undertake a review of the light levels within the development itself.
- 1.1.3 The report is prepared with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.
- 1.1.4 We note that a daylight and sunlight assessment was carried out in connection with an earlier scheme that was refused planning permission. Although the earlier scheme was refused planning permission, it satisfied the BRE requirements in terms of its impact on neighbouring properties. The impact on daylight and sunlight to neighbouring properties was therefore not a reason for refusal. The scheme that is now proposed is no larger than the earlier scheme. It automatically follows that the current scheme will either surpass the BRE requirements by an even greater margin; or at the very least achieve the same acceptable standard of daylight and sunlight as the earlier scheme.
- 1.1.5 Unsatisfactory daylight and sunlight levels to a limited number of rooms was a reason for refusal of the earlier scheme. The current scheme has omitted the rooms and studio units that formed the basis of the above mentioned reason for refusal. All the rooms that remain will achieve a good standard of amenity. In particular, the current scheme does not include any single aspect units.
- 1.1.6 In summary, Right of Light Consulting confirms that the development design satisfies all of the requirements set out in BRE guide 'Site Layout Planning for Daylight and Sunlight'. In our opinion there is no daylight/sunlight related reason why planning permission should not be granted for this scheme.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

IBLA

753 P01	Location Plan and Block Plan	Rev -
753 P02	Existing Plans	Rev -
753 P03B	Existing Sections and Elevations	Rev B
753 P04D	Proposed Plans	Rev D

3 METHODOLOGY OF THE STUDY

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight

- 3.1.1 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The following statement is quoted directly from the BRE guide:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."

3.2 Daylight to Windows

- 3.2.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

Diffuse daylight calculations should be undertaken to all rooms where daylight is required, including living rooms, kitchens and bedrooms. Usually, if a kitchen is less than 13m² it is considered to be a non-habitable room and the daylight tests need not be applied. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

- 3.2.2 The BRE guide contains two tests which measure diffuse daylight:

3.2.3 Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.2.4 Test 2 Daylight Distribution

The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. The no-sky line is a line which separates areas of the working plane that can and cannot have a direct view of the sky. Daylight may be adversely affected if after the development the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.3 Sunlight availability to Windows

3.3.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight.

3.3.2 The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.4 Overshadowing to Gardens and Open Spaces

3.4.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.4.2 The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21st March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 APPRAISAL AND FINDINGS

4.1 Daylight and Sunlight to Neighbouring Properties

- 4.1.1 We note that a daylight and sunlight assessment was carried out in connection with an earlier scheme that was refused planning permission. Although the earlier scheme was refused planning permission, it satisfied the BRE requirements in terms of its impact on neighbouring properties. The impact on daylight and sunlight to neighbouring properties was therefore not a reason for refusal. The scheme that is now proposed is no larger than the earlier scheme. It automatically follows that the current scheme will either surpass the BRE requirements by an even greater margin; or at the very least achieve the same acceptable standard of daylight and sunlight as the earlier scheme.

4.2 Daylight and Sunlight to Within the Proposed Development

- 4.2.1 Unsatisfactory daylight and sunlight levels to a limited number of rooms was a reason for refusal of the earlier scheme. The current scheme has omitted the rooms and studio units that formed the basis of the above mentioned reason for refusal. All the rooms that remain will achieve a good standard of amenity. In particular, the current scheme does not include any single aspect units.

4.3 Conclusion

- 4.3.1 Right of Light Consulting confirms that the development design satisfies all of the requirements set out in BRE guide 'Site Layout Planning for Daylight and Sunlight'. In our opinion there is no daylight/sunlight related reason why planning permission should not be granted for this scheme

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 We have undertaken the survey following the guidelines of the RICS publication “Surveying Safely”.
- 5.1.3 We have used our best endeavours to ensure all relevant windows within the neighbouring properties have been considered.
- 5.1.4 Where limited access is available, reasonable assumptions will have been made.
- 5.1.5 Right of Light Consulting have endeavoured to include in the report those matters, which they have knowledge of or of which they have been made aware, that might adversely affect the validity of the opinion given.

5.2 Project Specific

- 5.2.1 None