REPORT

13 ST. CROSS STREET
LONDON EC1

DAYLIGHT & SUNLIGHT
TO
NEIGHBOURING RESIDENTIAL BUILDING
AT
44 SAFFRON HILL

BVP
BROOKE VINCENT + PARTNERS

RICS

CONTENTS OF REPORT

BVP
BROOKE VINCENT + PARTNERS

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Alexander Developments Limited
43 Crescent Rise
London N22 7AW

Our Ref: JC/FR/9529

Date: 10th August 2011

Dear Sirs

13 St. Cross Street, London EC1

Daylight & Sunlight

We are instructed by Alexander Developments Limited to report upon concerns expressed by the Planning Officer, in relation to the amenity of daylight and sunlight benefitting the neighbouring building, 44 Saffron Hill.

Our report is based upon the scheme drawings prepared by Alexander Design Limited, site inspection and photography, plus daylight/sunlight studies to the neighbouring building referred to above.

1.0 INTRODUCTION

1.1 The London Borough of Camden's Local Development Framework (LDF), November 2010, sets out the key elements of the Council's vision for the Borough through its Core Strategy, whilst detailed planning criteria are defined through its Development Policies.

Core Strategy

POLICY CS5 - Managing the impact of growth and development

The second part of this Policy confirms:

"The Council will protect the amenity of Camden's residents and those working in and visiting the Borough by:

(e) Making sure that the impact of developments on their occupiers and neighbours is fully considered".

In the explanatory notes following this Policy item 5.8 confirms .... *"We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts".*

Development Policies

POLICY DP26 - Managing the impact of development on occupiers and neighbours

"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include;

(b) Overshadowing and outlook

(c) Sunlight, daylight and artificial light levels."

Thereafter, explanatory comment 6.3 confirms the Council will take into account the standards recommended in the British Research Establishment's (BRE) Report: Site layout planning for daylight and sunlight. A guide to good practice. 1991.

1.2 We confirm all calculations and considerations are based upon the BRE guidance referred to above. This Guide does not contain mandatory requirements, but in the Introduction provides a full explanation of its purpose:

"The Guide is intended for building designers and their clients, consultants and planning officials."

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy."

"It aims to help rather than constrain the designer."

"Although it gives numerical guidelines these should be interpreted flexibly because natural lighting is only one of many factors in site layout design."

"In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, a high degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

1.3 Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.

1.4 The simplest methods are not appropriate in an urban environment, where the built form is invariably complex. We shall be making reference to Vertical Sky Component (VSC) in one location where we have very limited knowledge of the room, except its use as a bedroom, whereas we have referred to the far more comprehensive calculation of Average Daylight Factor (ADF) in relation to the large living/kitchen area within 44 Saffron Hill and immediately adjoining the proposed development.

1.5 VSC defines the view, of the sky dome and hence the receipt of daylight, at the centre of a window, given its location. The BRE Guide states:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffused daylighting of the existing building may be adversely affected.

This would be the case if the Vertical Sky Component measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value."

1.6 In dealing with ADF, the VSC calculation is used to confirm the angle of obstruction and visible sky but then goes on to consider the area of glass receiving light and the transmittance qualities of the glass. This is then related to the size and reflectance value of the room beyond. The result is then related to the use of the room.

With rooms complemented by artificial lighting, the BRE Guide seeks ADFs at or in excess of:

2% Kitchen
1.5% Living room
1% Bedroom

2.0 DAYLIGHT

2.1 Generally

2.1.2 We have defined the development site and its proximity to neighbouring buildings in our Appendix 1 model. This also defines the immediately adjoining residential element of 44 Saffron Hill, with the relevant windows given a location number.

2.1.3 The analysis and subsequent results, detailed in Appendix 2, are produced by the application of our specialist software on the three dimensional model included in Appendix 1 and based upon survey information and site inspection, supplemented by photographs.

2.1.4 In this model, neighbouring properties are represented by green and the proposed development, magenta.

2.2 44 Saffron Hill

2.2.1 By reference to the Appendix 1 model and our own site observations, windows W1, W2, W3 and W4 all serve a single large through room providing an open plan living room and kitchen, at first floor level. This is the lowest residential level, as there is no equivalent flat at ground floor, simply a drive through.

2.2.2 By reference to the first sheet of our results in Appendix 2, it can be seen this large open living space would, at 2.46% ADF in the proposed condition, retain daylighting that is substantially in excess of the BRE's recommendation of 1.5% for the living area and 2% for the kitchen area.

2.2.3 Good daylighting to this and similar spaces above are assured.

2.2.4 Behind this through room is a bedroom served by two windows, one either side of a large external brick feature, which seems too large for a flue and too small for a lift and is almost certainly redundant.

2.2.5 One of these windows would note some loss of sky visibility but as noted on the second sheet of results in Appendix 2, there would be little change to daylight received by the second window which, because of the large brick structure we have just referred to, is like having a window in an alternate elevation, with the proposed VSC 0.85 the existing value.

2.2.6 Item 1.5 confirms that an adverse affect would only occur if the proposed value is less than 0.8 the former value.

2.2.7 In confirmation of this, we analysed Daylight Distribution (DD), assuming a room of substantial proportions (18.0m^2) and found this would remain 0.84 the original value. Again, BRE's criteria is that it should remain at least 0.8 the former value.

3.0 SUNLIGHT

3.1 Generally

3.1.1 The BRE *Guide to Good Practice* confirms:

(i) Sunlight is only relevant to neighbouring residential windows which have a view of the proposed development and face south of the east/west axis.

(ii) If any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of a main living room window, in a vertical section perpendicular to the window, then the sunlighting in the existing dwelling may be adversely affected.

(iii) Similarly, the sunlighting of the existing dwelling may be adversely affected if the centre of the window receives less than 25% of the annual probable sunlight hours, of which 5% of the annual total should be received between 21st September and 21st March (winter) and less than 0.8 times its former sunlight hours during either period.

(iv) Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

3.2 44 Saffron Hill

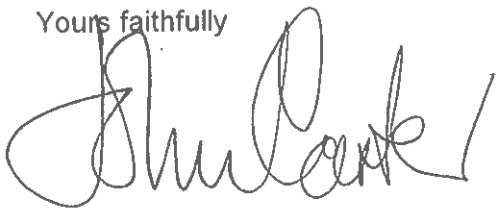
3.2.1 Our analysis of sunlight availability is conventionally detailed in the two right hand columns of our VSC sheet, the second sheet of Appendix 2. However, you will see that these columns merely refer to N/A - Not Applicable. This is because all of the windows we have considered for daylighting purposes do not have a southerly aspect and there is no criteria to report against.

4.0 SUMMARY

4.1 This report has clearly demonstrated that daylighting to the lowest residential level in the immediately neighbouring building of 44 Saffron Hill would retain daylighting that satisfies BRE's criteria and by extension, Camden's LDF and the relevant Development Policies.

4.2 It is perhaps worth noting this has occurred despite 44 Saffron Hill being refurbished into a residential building in approximately 1997, with windows sited on the line of boundary and overlooking a known development site. Planning Approval having been given for 13 St. Cross Street in 1992. In such circumstances, BRE consider the placing of such windows to have been unneighbourly in relation to the proposed development. In Appendix 3 we detail the relevant parts of a report written by Professor Paul Littlefair, the author of the BRE guidance, in which he explains his thinking in relation to another development in the London Borough of Camden.

Yours faithfully



John Carter FRICS
For and on behalf of Brooke Vincent + Partners

email: john.carter@brooke-vincent.co.uk

APPENDIX 1

LOCATION PLAN
AND
MODEL

LEGEND

Indicative

Existing buildings

Existing buildings to be demolished

Proposed new buildings

SOURCES OF DATA

Rev	Date	Description

Brooke Vincent & Partners
Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
Tel 020 8202 1013 Fax 020 8202 9488
E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
Alexander Development Ltd

PROJECT:
St' Cross Street
EC1N 8UB

DRAWING:
Plan View
Existing

DRAWN: BS
SCALE: NTS
DATE: 11.07.2011

PROJECT NO:
9529

DRAWING NO:
9529-01

REV:
X

LEGEND

Existing buildings

Existing buildings to be demolished

Proposed new buildings

SOURCES OF DATA

Rev.	Date	Description

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E-mail. info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
Alexander Development Ltd

PROJECT:
St' Cross Street
EC1N 8UB

DRAWING:
Proposed View
Proposed

DRAWN: BS	PROJECT NO: 9529
SCALE: NTS	
DATE: 11.07.2011	
DRAWING NO: 9529-01	REV: A

LEGEND

Existing buildings

Existing buildings to be demolished

Proposed new buildings

SOURCES OF DATA

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Brooke Vincent & Partners
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CLIENT / ARCHITECT:
Alexander Development Ltd

PROJECT:
St' Cross Street
EC1N 8UB

DRAWING:
Proposed View
Perspective 1

DRAWN: BS	PROJECT NO: 9529
SCALE: NTS	
DATE: 11.07.2011	

DRAWING NO:	REV:
9529-02	A

LEGEND

- Existing buildings
- Existing buildings to be demolished
- Proposed new buildings

SOURCES OF DATA

Rev.	Date	Description

Brooke Vincent & Partners
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E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
Alexander Development Ltd

PROJECT:
St' Cross Street
EC1N 8UB

DRAWING:
Proposed View
Perspective 2

DRAWN: BS	PROJECT NO: 9529
SCALE: NTS	
DATE: 11.07.2011	

DRAWING NO.	REV:
9529-03	A

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

13 St' Cross Street (ADF) 08.08.2011

No. 44 Saffron Hill

Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pass/Fail
First	R1	Kitchen/Living Room	W1	0.47	0.47		
			W2	0.93	0.93		
			W3	1.23	0.52		
			W4	1.15	0.54		
				3.77	2.46	2.0	PASS

13 St' Cross Street (D/S) 08.08.2011

Floor Ref.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
No. 44 Saffron Hill						
First	W5	Existing	12.03	0.28	N/A	N/A
		Proposed	3.36		N/A	N/A
First	W6	Existing	11.11	0.85	N/A	N/A
		Proposed	9.39		N/A	N/A

13 St' Cross Street (DD) 08.08.2011

Floor Ref.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
No. 44 Saffron Hill						
First	R2	Bedroom	Area m^2	10.88	9.12	0.84
			% of room	61%	51%	

APPENDIX 3

EXTRACT OF REPORT
BY
PROFESSOR PAUL LITTLEFAIR

POTENTIAL LOSS OF DAYLIGHT TO NEARBY DWELLINGS FOLLOWING PROPOSED BUILDING WORK AT DELANCEY STREET & PARKWAY, CAMDEN

by Paul J Littlefair MA PhD CEng MCIBSE MSLL
Principal Lighting Consultant

and

Richard Watkins BSc PhD
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31 October 2007

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97-101 Parkway

3.11 In these buildings the residential parts are at or above the third storey. The reduction in daylight availability would be less than at 103 Parkway and would be well within the BRE guidelines.

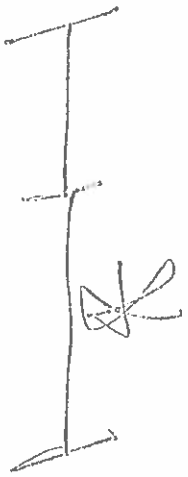
4. SUNLIGHT

4.1 The BRE Report recommends that for existing buildings sunlight should be checked for all main living rooms of dwellings, and conservatories, if they have a window facing within 90° of due south. Windows to the rear of the houses in Delancey Street face north or north east so do not fall into this category. Windows to the rear of 103 Parkway face south east, and therefore within 90° of due south, but none of these is a living room. Sunlight need not therefore be considered in this analysis of the proposed development.

5. CONCLUSION

5.1 The potential loss of light to nearby dwellings following proposed development of the Garage site at the junction of Delancey Street and Parkway in London has been analysed. The results have been compared with the guidance in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'. A total of 15 windows around the proposed development have been analysed in detail.

5.2 Loss of light to 103 Parkway would satisfy the BRE Guidelines for all but two windows on the first floor (windows A1 and B1). Window B1 falls only marginally outside the guidelines.



5.3 Loss of light to 80-84 Delancey Street would satisfy the BRE guidelines for all but one window – the second floor bedroom window in the rear extension of No. 84 (end of terrace). The extension to the terrace has placed this window very close to the boundary wall of the Garage site.

5.4 The BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' highlights this issue, stating that an 'important issue is whether the existing building is itself a good neighbour, standing well back from the boundary and taking no more than its fair share of light.' It can be argued that the rear extension of 84 Delancey Street is not a good neighbour in this respect as the rear windows are very close to the boundary and over-dependent on light from over the proposal site.

5.5 Other dwellings in Parkway and Delancey Street would not be significantly affected by the development.

5.6 Loss of sunlight has not been considered as no property around the site has a living room facing within 90° of due south that would be affected by the proposed development.

APPENDIX 4

CREDENTIALS

JOHN CARTER FRICS 2011

A Founding Partner of Brooke Vincent + Partners in 1974, a Director from May 2007 and a Fellow of the Royal Institution of Chartered Surveyors since 1981.

Professional experience covers most aspects of a Chartered Building Surveyor's workload. Now almost exclusively Rights to Light and Daylighting but occasionally Party Wall legislation, boundary disputes and building surveys of a wide variety of building styles and ages.

Past Chairman of the Pyramus & Thisbe Club (a club for surveyors advising on boundary related disciplines) and Honorary Secretary from 2000 to 2007. Previously a member of two of the Institution's skills panels (residential surveys and geodetics) and a consulting member to the boundaries panel.

Whilst with the residential survey panel, co-opted onto the working party responsible for revising and extending the RICS Good Practice Note for Residential Building Surveys and thereafter scripting and presenting an educational tape on the same subject.

For many years an independent assessor of candidates undertaking their RICS Assessment of Professional Competence. In 1999, received CEDR accreditation as a mediator and became a member of the RICS panel of mediators (both now lapsed).

Previously a frequent speaker on Party Wall issues and building surveys but now speaking almost exclusively on Right of Light, Daylight and related topics. During the last few years, providing the knowledge based background to the production of new software that has now gained widespread acceptance for the analysis of natural light in the built environment.