

Mike Sindic
Chartered Surveyor

*The Chine, Chorleywood Road
Rickmansworth, Herts. WD3 4EN
~~Telephone: 01923 773728~~
~~Fax: 01923 897100~~
Mobile: 07860 838636
Email: mike.sindic@googlemail.com*

12 December 2011

Horizon Laundry
3 Hampshire Street
London NW5 2TE

Proposed development at 3 Hampshire Street, London NW5

In accordance with your instructions and on the basis of the drawings supplied, I have now visited the site and would report as follows.

Town and Country Planning

The latest guidance note on the subject of sunlight, daylight and other associated matters is the Building Research Establishment report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". The report sets out tests that can be applied to assess the impact of redevelopment or extensions on neighbouring properties.

Methodology

The Local Planning Authority requires an assessment to confirm that the proposed flats will receive adequate light levels.

Drawings

Hughes Jones Farrell

0452 001 P1	Existing Site Plan
0452 010 P2	Existing Ground Floor Plan
0452 011 P2	Existing Roof Plan
0452 020 P2	Existing Elevation to Hampshire Street
0452 021 P2	Existing Rear (South East) Elevation
0452 022 P2	Existing Section (South West)
0452 050 P2	Proposed Site Plan
0452 100 P4	Proposed Ground Floor Plan
0452 101 P4	Proposed First Floor Plan
0452 102 P4	Proposed Second Floor Plan

0452 103 P5	Proposed Roof Plan
0452 200 P4	Proposed Elevation to Hampshire Street
0452 201 P5	Proposed Rear (South East) Elevation
0452 202 P4	Proposed Courtyard (North West) Elevation
0452 203 P4	Proposed Courtyard (South East) Elevation
0452 204 P4	Proposed Courtyard (South West) Elevation
0452 205 P5	Proposed "Front Block" (South West) Section

PURA Ltd

201 P7	Proposed Rear South East Elevation
202 P5	Proposed Courtyard North West Elevation
	Third Floor Plan as Proposed & Roof Plan as Proposed

Light from the Sky

Building Research Establishment Report "Site layout planning for daylight and sunlight" deals with light from the sky in Section 2, and states:

"In general, a building will retain the potential for good interior diffuse daylighting provided that on all its main faces:

(a) no obstruction, measured in a vertical section perpendicular to the main face, from a point 2m above ground level, subtends an angle of more than 25 degrees to the horizontal;

or

(b) if (a) is not satisfied, then all points on the face on a line 2m above ground level are within 4m (measured sideways) of a point which has a vertical sky component of 27% or more.

Report

The following rooms comply with criterion (a) above and have not been assessed:

Flat 1.3	Living Room and Bedroom 1
Flat 1.4	Living Room and Bedroom 1
Flat 2.1	Bedroom 3
Flat 2.2	Living Room and Bedroom 1
Flat 2.3	Living Room and Bedroom 1

The vertical sky component at the other windows has been measured in accordance with Appendix A of the Report by plotting the obstruction created by existing and proposed buildings. The resulting plots are placed over the skylight indicator which has 80 crosses marked on it, each of which corresponds to 0.5% vertical sky component. The vertical sky component at each window (in %) is found by counting the unobstructed crosses and dividing by two, the results being as follows:

Window	Proposed Sky Factor
Flat 1.1 Living Room	33.50%
Flat 1.1 Bedroom 1	29.00%
Flat 1.2 Living Room	24.25%
Flat 1.2 Bedroom 1	20.00%
Flat 1.3 Bedroom 2	23.75%
Flat 1.4 Bedroom 2	18.00%
Flat 2.1 Living Room	36.00%
Flat 2.1 Bedroom 1	32.50%
Flat 2.1 Bedroom 2	27.00%
Flat 2.2 Bedroom 2	31.25%
Flat 2.3 Bedroom 2	26.25%

It should be noted that the proposed sky factor to Flat 2.1, Bedroom 2 without the proposed third floor was 28.50%, but the loss of 1.5% is still BRE compliant with a proposed sky factor value of 27.00%. Both values are shown on the attached chart.

Whilst it is interpreted from this criterion that a 27% vertical sky component constitutes adequacy, this calculation only measures light reaching the outside plane of the window and is therefore potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser vertical sky component value than the target value referred to above.

Appendix C of the BRE Report sets out various more detailed tests that assess the interior daylight conditions of rooms. These include the calculation of the average daylight factor which determines the level of interior illumination that can be compared with the British Standard BS 8206: Part 2. This standard recommends a minimum average daylight factor of 2.0% for kitchens, 1.5% for living rooms and 1.0% for bedrooms.

The results in respect of the rooms assessed above which would not achieve a vertical sky component of 27.00% or more are as follows:

Window	Sky Factor	Daylight Factor
Flat 1.2 Living Room	24.25%	2.1%
Flat 1.2 Bedroom 1	20.00%	3.3%
Flat 1.3 Bedroom 2	23.75%	2.6%
Flat 1.4 Bedroom 2	18.00%	2.2%
Flat 2.3 Bedroom 2	26.25%	2.8%

Conclusion

Insofar as light from the sky is concerned, the scheme is BRE compliant in that either

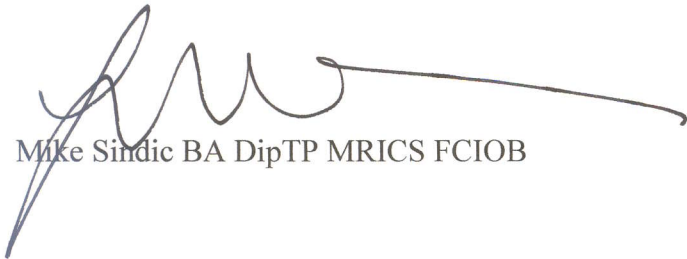
- (1) there will be no obstruction, measured in a vertical section perpendicular to the windows subtending an angle of more than 25 degrees to the horizontal;

or

- (2) the vertical sky component to the windows will be in excess of 27%;

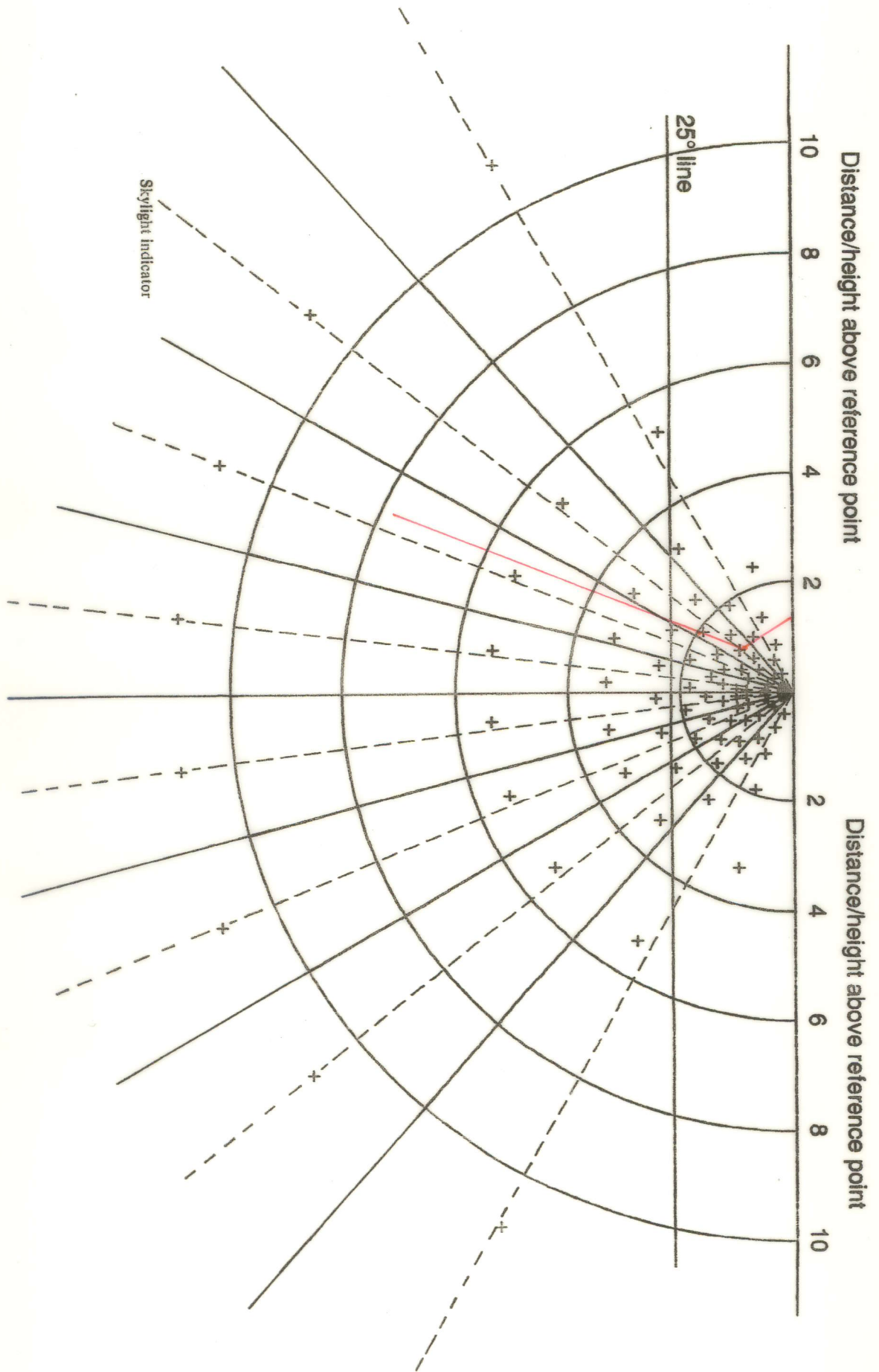
or

- (3) in respect of the rooms which do not have a vertical sky component of 27% or more, the average daylight factor will be in excess of 2% for kitchens/living rooms and in excess of 1% for bedrooms.



Mike Sindic BA DipTP MRICS FCIQB

Flat 1d LR



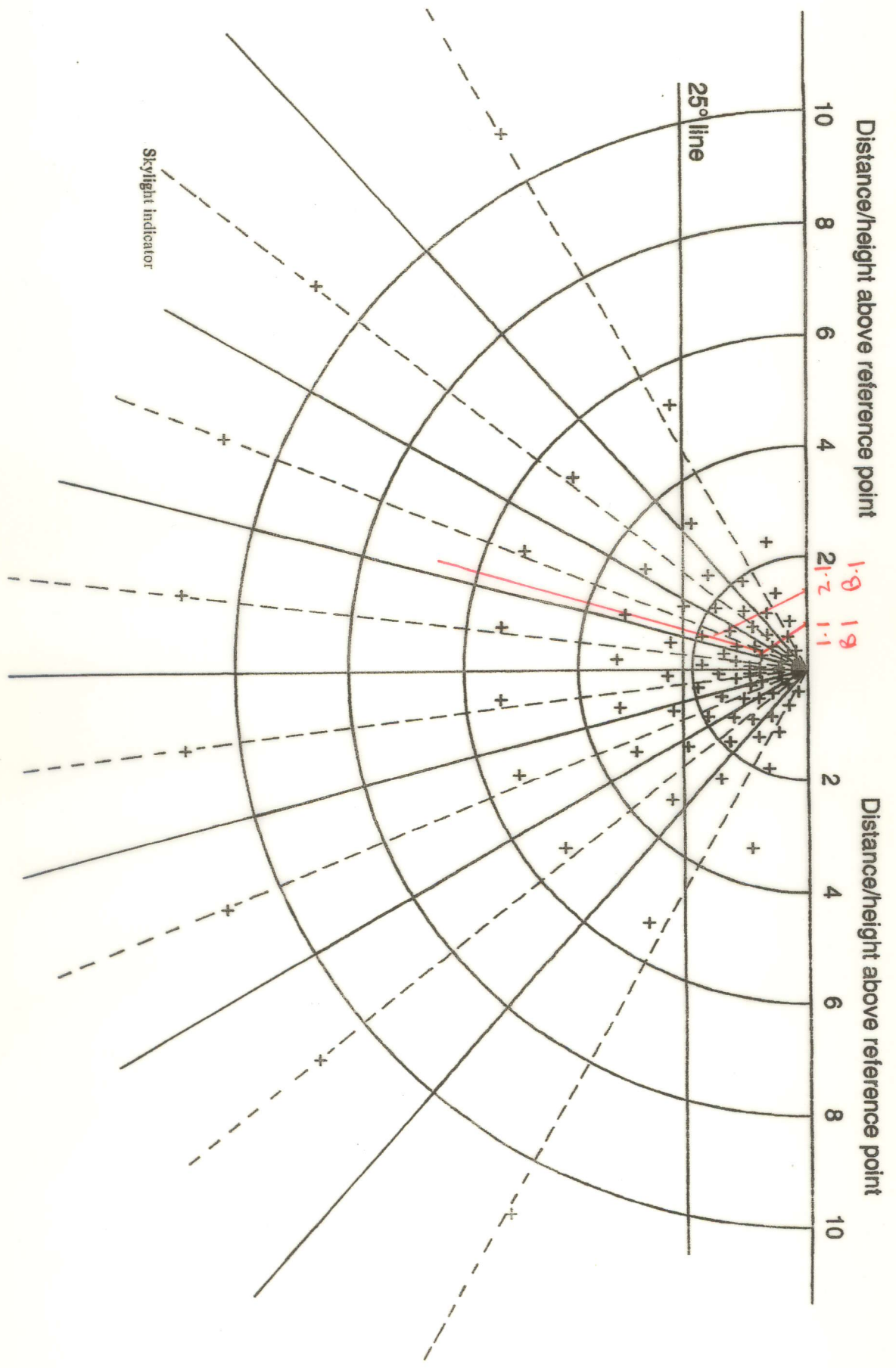
7.3.1
8.2
2.6

10.1
1.1
3.1

L

Flat
Flat

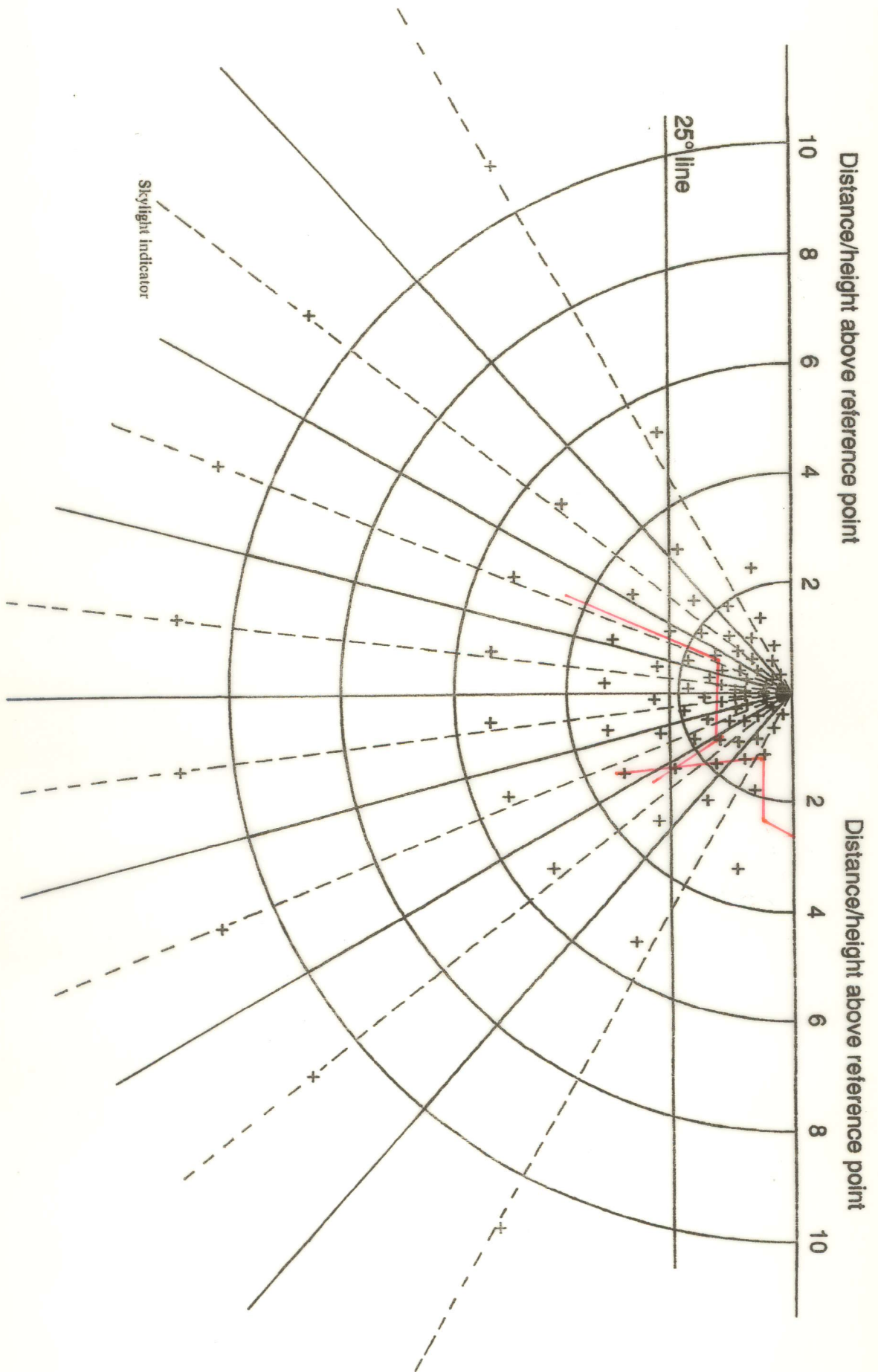
1.1 B1
2.1 B1



h.1
h.1
2.4
8.5
9

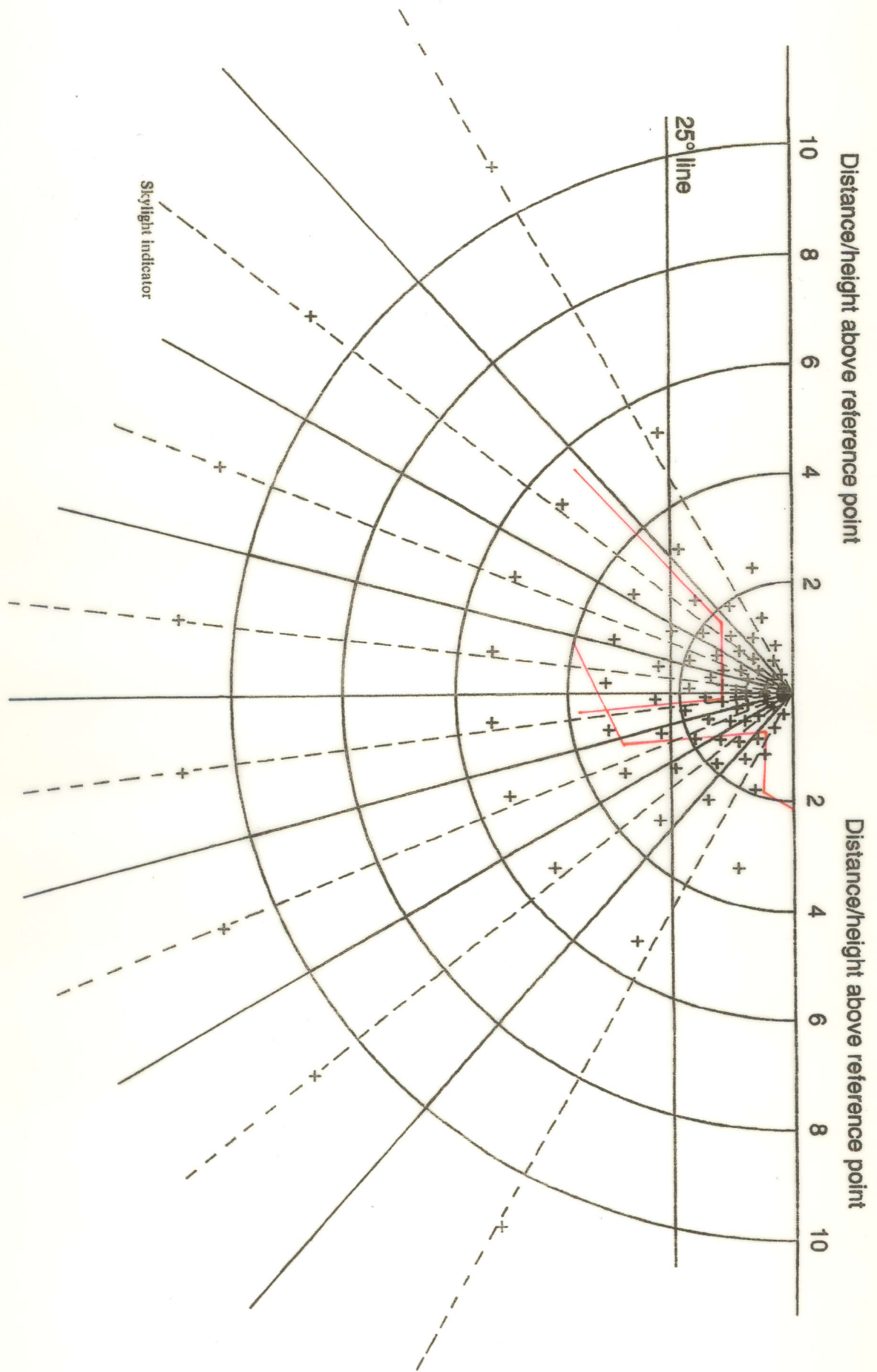
h.1
h.1
2.4
8.5
9

Flat 12 LR



4.1 5.1 4.2 3.1 4.2 9.2
 8.4
 9.9 2.7 4.2 2.6 6.1 4.8.1

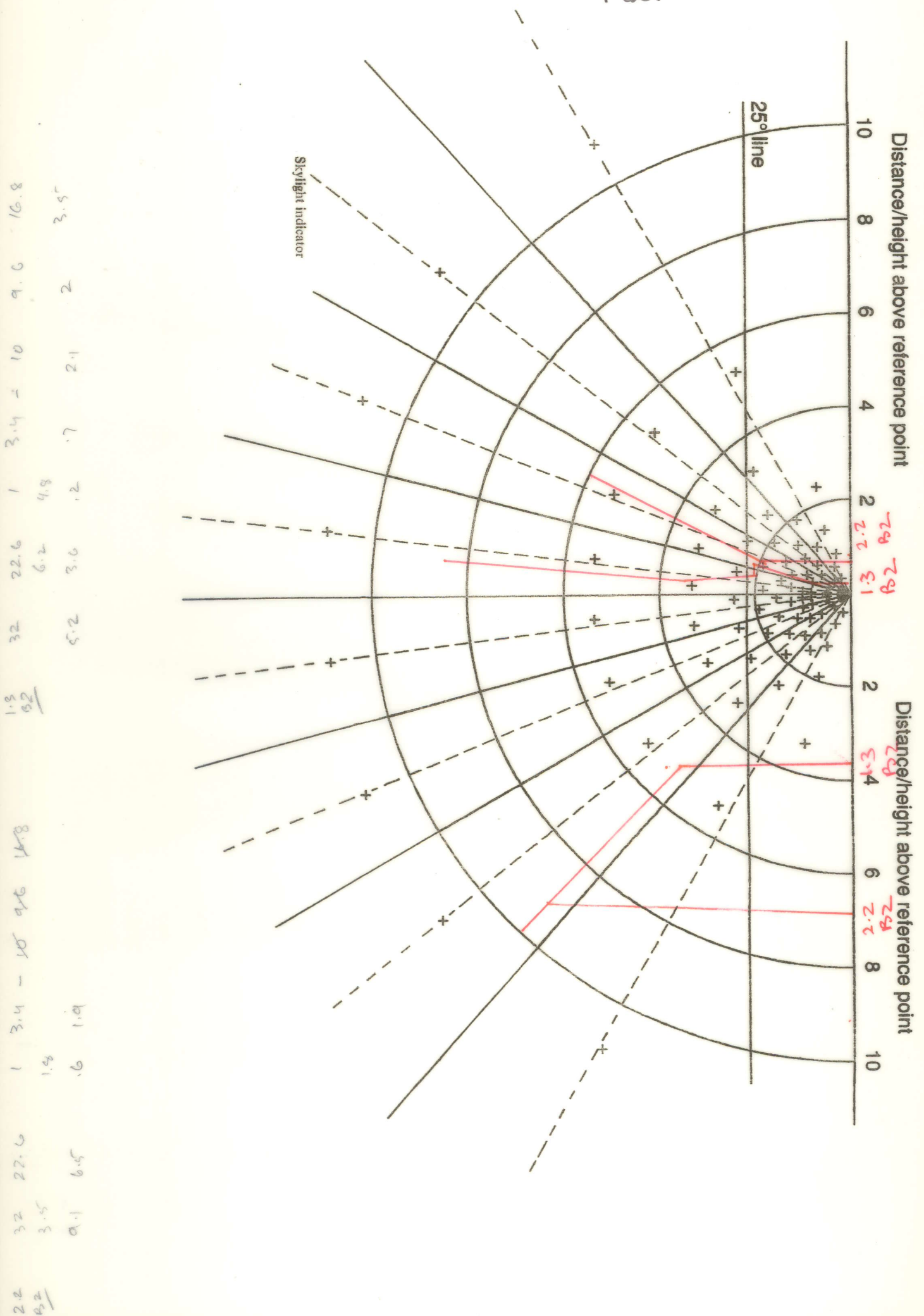
Flat 1.2 B1



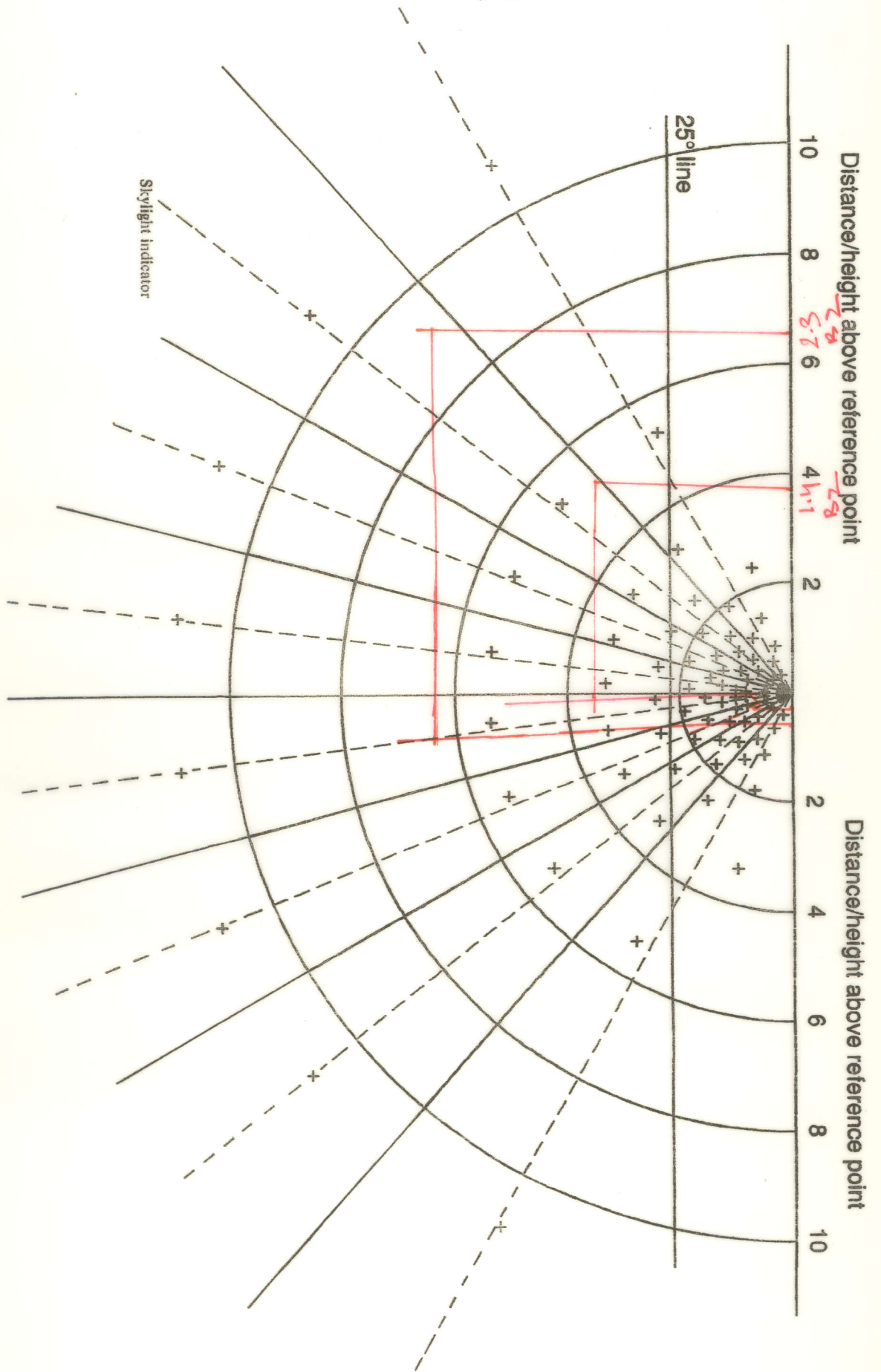
15.2 18.6 22.6 23 6.1 8.6
 7 4.8
 2.2 1.9 3.2 3.3 1.3 1.8

1.3 B2.

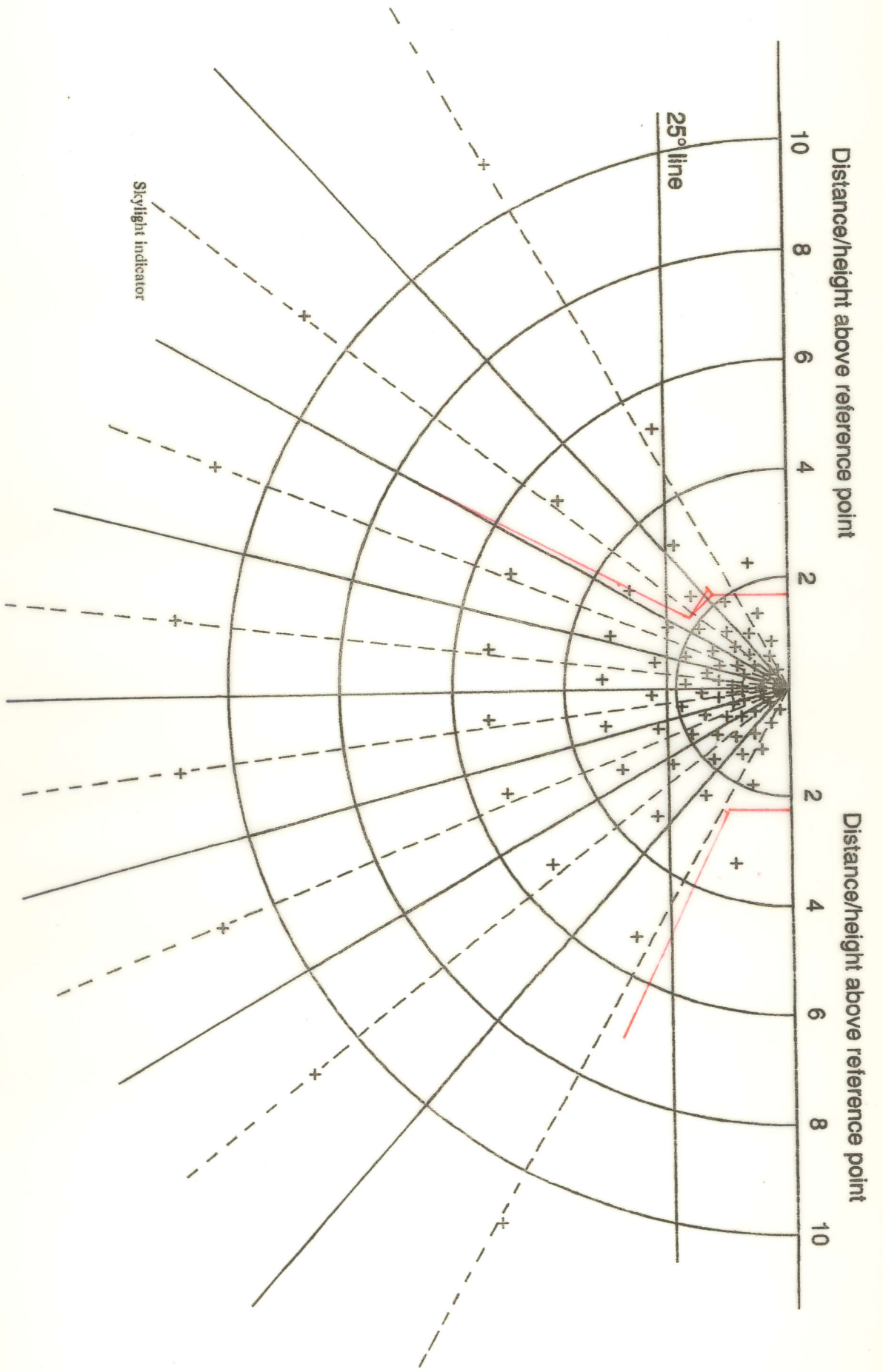
2.2. B2.



Flat	1.4	B2.
Flat	2.3	B2.

[illegible]

Flat 2.1 LR



5.3 1.2 2.2 3.2 8.1 5.2 1.2
 2.4 2.4 8.
 5.4 1 6.8 2.6 - 8.1 4.1 2 6.1

