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24th October 2011

Dear Mr Rafferty,

10a Belmont Street, London NW1
BRE Daylight and Sunlight Study

Thank you for forwarding on Ms Peck's email of 12th October 2011. I am pleased to respond to the daylight/sunlight related queries as follows:

- 1) I attach an updated table of results. I have indicated the floor level against each of the windows we have assessed. In all other respects, the results table remains the same as that in our report of 26th August 2011.
- 2) We do not indicate a pass/fail result against the Average Daylight Factor (ADF) test results. This is because the 1991 BRE guide does not specify an acceptable reduction in instances where the level of light is already below the target before the development. Instead, the results must be interpreted on a case by case basis. In the case of the Belmont Street development, one window will have a 0.3% loss and the losses to all other windows will be between 0% and 0.2%. In our opinion the losses are negligible and would not in our experience amount to a reason for planning refusal.

Please also note that the BRE guide has recently been updated and a new version was published around 2 weeks ago. In general, the new guide is more flexible than the earlier version. All windows that satisfied the old criteria will also satisfy the new criteria. Therefore, in general, the changes do not materially affect our findings. However, there is one change that is relevant. The new BRE guide states that the ADF test is intended to be used to test new development and should not be used to assess the impact on existing neighbouring properties. Therefore, the ADF scores can effectively be disregarded in this instance. The only test in the new guide to check the overall amount of daylight to existing neighbouring properties is the

Vertical Sky Component (VSC) test. As stated in our report, all windows a pass the VSC test.

In summary, I remain of the opinion that the proposed development will not unreasonably affect the daylight and sunlight receivable by its neighbouring properties.

Should any further queries arise, please do not hesitate to come back to me.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Paul A. Fawell', with a stylized, flowing script.

Paul Andrew Fawell
B.Sc. (Hons) MRICS

Enc Numerical Daylight and Sunlight results

Appendix 2 - Daylight and Sunlight to Windows
10a Belmont Street, London NW1 10

| Reference | Use Class | Daylight to Windows | | | | | | Sunlight to Windows | | | | | |
|-------------------------|------------|------------------------|----------|-------|-------------|----------|----------|-------------------------|--------|--------|----------------------|----------|-------|
| | | Vertical Sky Component | | | No-Sky Line | | | Average Daylight Factor | | | Total Sunlight Hours | | |
| | | Existing | Proposed | Ratio | Result | Existing | Proposed | Ratio | Result | Target | Existing | Proposed | Ratio |
| <u>2 Belmont Street</u> | Supp Light | 35.5% | 32.5% | 0.92 | Pass | 99% | 99% | 1.0 | Pass | 2.0% | 47% | 41% | 0.87 |
| Window 1 (Fourth) | Supp Light | 32.8% | 29.9% | 0.91 | Pass | 97% | 97% | 0.94 | Pass | 2.0% | 40% | 36% | 0.9 |
| Window 2 (Third) | Supp Light | 28.5% | 26.1% | 0.92 | Pass | 97% | 97% | 0.89 | Pass | 2.0% | 37% | 34% | 0.97 |
| Window 3 (Second) | Supp Light | 20.4% | 18.9% | 0.93 | Pass | 99% | 99% | 0.99 | Pass | 2.0% | n/a | n/a | n/a |
| Window 4 (Second) | Supp Light | 28.5% | 27.0% | 0.95 | Pass | 99% | 99% | 0.99 | Pass | 2.0% | 40% | 38% | 0.95 |
| Window 5 (Second) | Supp Light | 17.8% | 16.6% | 0.93 | Pass | 98% | 98% | 0.99 | Pass | 2.0% | n/a | n/a | n/a |
| Window 6 (First) | Supp Light | 18.4% | 17.3% | 0.94 | Pass | 98% | 98% | 0.99 | Pass | 2.0% | 26% | 25% | 0.96 |
| <u>4 Belmont Street</u> | Supp Light | | | | | | | | | | | | |
| Window 8 (Third) | Supp Light | 29.1% | 25.8% | 0.89 | Pass | 83% | 83% | 0.84 | Pass | 2.0% | 33% | 26% | 0.79 |
| Window 9 (Second) | Supp Light | 25.2% | 22.6% | 0.9 | Pass | 73% | 73% | 0.92 | Pass | 2.0% | 28% | 24% | 0.86 |
| Window 10 (First) | Supp Light | 19.8% | 17.7% | 0.89 | Pass | 69% | 69% | 0.93 | Pass | 2.0% | 18% | 17% | 0.94 |
| Window 11 (Ground) | Supp Light | 15.0% | 13.4% | 0.89 | Pass | 61% | 61% | 0.95 | Pass | 2.0% | 14% | 14% | 1.0 |
| Window 12 (Third) | Supp Light | 28.4% | 24.8% | 0.87 | Pass | 75% | 75% | 0.84 | Pass | 2.0% | 31% | 24% | 0.77 |
| Window 13 (Second) | Supp Light | 24.7% | 21.9% | 0.89 | Pass | 66% | 66% | 0.88 | Pass | 2.0% | 25% | 21% | 0.84 |
| Window 14 (First) | Supp Light | 20.1% | 17.9% | 0.89 | Pass | 60% | 60% | 0.92 | Pass | 2.0% | 19% | 18% | 0.95 |
| Window 15 (Ground) | Supp Light | 15.4% | 13.7% | 0.89 | Pass | 49% | 49% | 0.94 | Pass | 2.0% | 12% | 12% | 1.0 |
| <u>6 Belmont Street</u> | Supp Light | | | | | | | | | | | | |
| Window 16 (Third) | Supp Light | 28.0% | 24.0% | 0.86 | Pass | 72% | 72% | 0.72 | Fail | 2.0% | 31% | 23% | 0.74 |
| Window 17 (Second) | Supp Light | 24.8% | 21.5% | 0.87 | Pass | 56% | 56% | 0.82 | Pass | 2.0% | 25% | 20% | 0.8 |
| Window 18 (First) | Supp Light | 21.0% | 18.4% | 0.88 | Pass | 48% | 48% | 0.88 | Pass | 2.0% | 21% | 18% | 0.86 |
| Window 19 (Ground) | Supp Light | 17.0% | 15.0% | 0.88 | Pass | 43% | 43% | 0.91 | Pass | 2.0% | 14% | 12% | 0.86 |
| Window 20 (Third) | Supp Light | 26.9% | 22.8% | 0.85 | Pass | 66% | 66% | 0.71 | Fail | 2.0% | 29% | 22% | 0.76 |
| Window 21 (Second) | Supp Light | 23.6% | 20.3% | 0.86 | Pass | 51% | 51% | 0.78 | Fail | 2.0% | 24% | 18% | 0.75 |
| Window 22 (First) | Supp Light | 20.0% | 17.4% | 0.87 | Pass | 42% | 42% | 0.86 | Pass | 2.0% | 20% | 16% | 0.8 |
| Window 23 (Ground) | Supp Light | 16.2% | 14.2% | 0.88 | Pass | 37% | 37% | 0.89 | Pass | 2.0% | 12% | 10% | 0.83 |
| <u>8 Belmont Street</u> | Supp Light | | | | | | | | | | | | |
| Window 24 (Third) | Supp Light | 27.1% | 22.7% | 0.84 | Pass | 72% | 72% | 0.64 | Fail | 2.0% | 29% | 21% | 0.72 |
| Window 25 (Second) | Supp Light | 23.8% | 20.2% | 0.85 | Pass | 52% | 52% | 0.73 | Fail | 2.0% | 23% | 18% | 0.78 |
| Window 26 (First) | Supp Light | 20.4% | 17.6% | 0.86 | Pass | 42% | 42% | 0.79 | Fail | 2.0% | 19% | 15% | 0.87 |
| Window 27 (Ground) | Supp Light | 17.1% | 14.9% | 0.87 | Pass | 35% | 35% | 0.86 | Pass | 2.0% | 15% | 13% | 0.79 |
| Window 28 (Third) | Supp Light | 26.3% | 22.0% | 0.84 | Pass | 67% | 67% | 0.66 | Fail | 2.0% | 29% | 20% | 0.69 |
| Window 29 (Second) | Supp Light | 23.0% | 19.5% | 0.85 | Pass | 50% | 50% | 0.74 | Fail | 2.0% | 23% | 17% | 0.74 |
| Window 30 (First) | Supp Light | 19.7% | 17.0% | 0.86 | Pass | 40% | 40% | 0.8 | Pass | 2.0% | 14% | 14% | 0.74 |
| Window 31 (Ground) | Supp Light | 16.4% | 14.4% | 0.88 | Pass | 33% | 33% | 0.88 | Pass | 2.0% | 12% | 9% | 0.75 |

Appendix 2 - Daylight and Sunlight to Windows
10a Belmont Street, London NW1 10

| Reference | Use Class | Daylight to Windows | | | | | | Sunlight to Windows | | | | | |
|-----------------------------------|------------|------------------------|----------|-------|-------------|----------|----------|-------------------------|----------|----------|----------------------|----------|-------|
| | | Vertical Sky Component | | | No-Sky Line | | | Average Daylight Factor | | | Total Sunlight Hours | | |
| | | Existing | Proposed | Ratio | Result | Existing | Proposed | Target | Existing | Proposed | Existing | Proposed | Ratio |
| <u>1 to 64 Hardington</u> | | | | | | | | | | | | | |
| Window 32 (Ground) | Supp Light | 34.2% | 33.8% | 0.99 | Pass | 98% | 98% | 2.0% | 2.3% | 2.3% | 61% | 59% | 0.97 |
| Window 33 (Ground) | Supp Light | 19.7% | 19.2% | 0.97 | Pass | 97% | 97% | 2.0% | 2.5% | 2.5% | 24% | 24% | 1.0 |
| Window 34 (Ground) | Supp Light | 18.8% | 18.2% | 0.97 | Pass | 97% | 97% | 2.0% | 2.4% | 2.4% | 22% | 22% | 1.0 |
| Window 35 (Ground) | Supp Light | 32.5% | 31.7% | 0.98 | Pass | 98% | 98% | 2.0% | 2.2% | 2.2% | 54% | 53% | 0.98 |
| Window 36 (Ground) | Supp Light | 26.9% | 26.3% | 0.98 | Pass | 97% | 97% | 2.0% | 2.6% | 2.6% | 22% | 22% | 1.0 |
| Window 37 (Ground) | Supp Light | 26.8% | 26.2% | 0.98 | Pass | 97% | 97% | 2.0% | 2.6% | 2.6% | 23% | 23% | 1.0 |
| <u>12 and 14 Belmont Street</u> | | | | | | | | | | | | | |
| Window 38 (Second) | Supp Light | 34.1% | 33.3% | 0.98 | Pass | 97% | 97% | 2.0% | 2.0% | 1.9% | 38% | 38% | 1.0 |
| Window 39 (First) | Supp Light | 32.5% | 31.6% | 0.97 | Pass | 97% | 97% | 2.0% | 2.2% | 2.2% | 39% | 39% | 1.0 |
| Window 40 (Ground) | Supp Light | 19.3% | 18.5% | 0.96 | Pass | 97% | 97% | 2.0% | 1.5% | 1.5% | 31% | 31% | 1.0 |
| Window 41 (Ground) | Supp Light | 14.3% | 11.4% | 0.8 | Pass | 76% | 76% | 2.0% | 1.2% | 1.1% | 29% | 22% | 0.76 |
| Window 42 (Second) | Supp Light | 33.6% | 32.5% | 0.97 | Pass | 97% | 97% | 2.0% | 1.9% | 1.9% | 37% | 37% | 0.97 |
| Window 43 (First) | Supp Light | 31.8% | 30.7% | 0.97 | Pass | 97% | 97% | 2.0% | 2.2% | 2.1% | 38% | 37% | 0.97 |
| Window 44 (Ground) | Supp Light | 21.0% | 21.0% | 1.0 | Pass | 97% | 97% | 2.0% | 1.6% | 1.6% | 21% | 21% | 1.0 |
| <u>21 and 23 Ferdinand Street</u> | | | | | | | | | | | | | |
| Window 45 (First) | Supp Light | 21.0% | 21.0% | 1.0 | Pass | 99% | 99% | 2.0% | 2.9% | 2.9% | 32% | 32% | 1.0 |
| Window 46 (First) | Supp Light | 27.3% | 26.5% | 0.97 | Pass | 99% | 99% | 2.0% | 2.9% | 2.9% | 54% | 53% | 0.98 |
| Window 47 (First) | Supp Light | 29.0% | 27.4% | 0.94 | Pass | 99% | 99% | 2.0% | 2.9% | 2.9% | 46% | 43% | 0.93 |
| Window 48 (Ground) | Supp Light | 17.6% | 17.6% | 1.0 | Pass | 97% | 97% | 2.0% | 3.9% | 3.9% | 28% | 28% | 1.0 |
| Window 49 (Ground) | Supp Light | 20.8% | 20.1% | 0.97 | Pass | 97% | 97% | 2.0% | 3.9% | 3.9% | 35% | 35% | 1.0 |
| Window 50 (Ground) | Supp Light | 19.5% | 18.4% | 0.94 | Pass | 97% | 97% | 2.0% | 3.9% | 3.9% | 33% | 31% | 0.94 |
| Window 51 (Second) | Supp Light | 28.7% | 27.5% | 0.96 | Pass | 50% | 50% | 2.0% | 1.4% | 1.3% | 46% | 45% | 0.98 |
| Window 52 (Second) | Supp Light | 28.7% | 27.7% | 0.97 | Pass | 50% | 50% | 2.0% | 1.4% | 1.3% | 46% | 44% | 0.96 |
| Window 53 (First) | Supp Light | 25.8% | 24.7% | 0.96 | Pass | 39% | 39% | 2.0% | 1.0% | 1.0% | 40% | 35% | 0.88 |
| Window 54 (Ground) | Supp Light | 22.3% | 21.3% | 0.96 | Pass | 61% | 61% | 2.0% | 1.7% | 1.7% | 44% | 40% | 0.91 |
| Window 55 (Ground) | Supp Light | 24.2% | 23.3% | 0.96 | Pass | 98% | 98% | 2.0% | 3.4% | 3.4% | 47% | 44% | 0.94 |
| Window 56 (Ground) | Supp Light | 23.6% | 22.8% | 0.97 | Pass | 98% | 98% | 2.0% | 3.4% | 3.3% | 44% | 43% | 0.98 |
| Window 57 (Ground) | Supp Light | 22.5% | 21.8% | 0.97 | Pass | 98% | 98% | 2.0% | 3.4% | 3.3% | 42% | 41% | 0.98 |
| Window 58 (Ground) | Supp Light | 19.6% | 19.0% | 0.97 | Pass | 98% | 98% | 2.0% | 3.4% | 3.3% | 38% | 36% | 0.95 |

Appendix 2 - Daylight and Sunlight to Windows
10a Belmont Street, London NW1 10

| Reference | Use Class | Daylight to Windows | | | | | | Sunlight to Windows | | | | | | | | | | | | |
|--|--|------------------------|----------|-------|-------------|----------|----------|-------------------------|--------|--------|----------|----------------------|----------|----------|-------|-----------------------|----------|----------|-------|--------|
| | | Vertical Sky Component | | | No-Sky Line | | | Average Daylight Factor | | | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | | |
| | | Existing | Proposed | Ratio | Result | Existing | Proposed | Ratio | Result | Target | Existing | Proposed | Existing | Proposed | Ratio | Result | Existing | Proposed | Ratio | Result |
| <u>27 Ferdinand Street</u> Window 59 (Ground) Window 60 (Ground) Window 61 (Ground) Window 62 (Ground) | Supp Light Supp Light Supp Light Supp Light | 23.9% | 22.2% | 0.93 | Pass | 98% | 96% | 0.98 | Pass | 2.0% | 2.7% | | | 2.5% | n/a | n/a | n/a | n/a | n/a | n/a |
| | | 23.5% | 21.7% | 0.92 | Pass | 98% | 96% | 0.98 | Pass | 2.0% | 2.8% | | | 2.7% | n/a | n/a | n/a | n/a | n/a | n/a |
| | | 21.2% | 19.5% | 0.92 | Pass | 98% | 93% | 0.95 | Pass | 2.0% | 2.7% | | | 2.5% | n/a | n/a | n/a | n/a | n/a | n/a |
| | | 16.3% | 14.9% | 0.91 | Pass | 99% | 99% | 1.0 | Pass | 2.0% | 3.1% | | | 2.9% | n/a | n/a | n/a | n/a | n/a | n/a |
| <u>10 Belmont Street</u> Window 63 (First) Window 64 (Second) | Supp Light Supp Light | 21.2% | 20.8% | 0.98 | Pass | 81% | 79% | 0.98 | Pass | 2.0% | 1.4% | | | 1.4% | 18% | 16% | 0% | 0% | 1.0 | Pass |
| | | 22.0% | 21.5% | 0.98 | Pass | 71% | 70% | 0.99 | Pass | 2.0% | 2.0% | | | 2.0% | 18% | 16% | 0% | 0% | 1.0 | Pass |

n/a = window does not face within 90 degrees of due south and the BRE sunlight targets are not applicable.

Appendix 2 - Overshadowing to Gardens and Open Spaces
10a Belmont Street, London NW1 10

| Reference | Total Area | Area receiving no sunlight on 21st March | | Area receiving at least some sunlight on 21st March | | Result |
|---|---------------------|--|----------------------|---|--------------------|-----------------------------|
| | | Existing | Proposed | Existing | Proposed | |
| <u>4 Belmont Street</u> Garden 1 | 40.52 m2 | 14.41 m2 | 14.41 m2 | 26.11 m2 | 26.11 m2 | 1.0 Pass |
| <u>6 Belmont Street</u> Garden 2 | 37.4 m2 | 13.97 m2 | 13.97 m2 | 23.44 m2 | 23.44 m2 | 1.0 Pass |
| <u>8 Belmont Street</u> Garden 3 | 52.8 m2 | 14.2 m2 | 14.2 m2 | 38.61 m2 | 38.61 m2 | 1.0 Pass |
| <u>12 and 14 Belmont Street</u> Garden 4 Garden 5 | 18.6 m2 17.78 m2 | 16.47 m2 13.11 m2 | 16.47 m2 13.25 m2 | 2.13 m2 4.67 m2 | 2.13 m2 4.53 m2 | 1.0 0.96 Pass Pass |