



DIXON PAYNE

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Our ref: rs/ROL.10/1

Dear Guillaume

**96 LEATHER LANE LONDON EC1N 7TX
DAYLIGHT AND SUNLIGHT**

Further to our telephone conversations, your e-mail dated October 21, 2010 forwarding the revised drawings and our site inspection, I have pleasure in confirming my advice with regard to daylight/sunlight matters arising from the proposals. I have specifically considered are the resultant daylight/sunlight arising from the proposals at the above, particularly at the ground and mezzanine floors, through the proposed skylights above the mezzanine level.

For the avoidance of doubt whilst you have provided me with drawings and we have made a site, I have not taken any site measurements to confirm dimensions as scaled from the drawings..

For the purposes of this Report, I would advise that I am a Chartered Building Surveyor (MRICS) working predominately in the field of boundary disputes dealing with matters arising under *The Party Wall etc Act, 1996*, neighbourly matters including boundary disputes and rights of light including daylight and sunlight assessments. I have an extensive and highly specialised knowledge, in these areas having worked in the past for both Anstey Horne & Co. for five years and Schatunowski Brooks (formerly known as Michael Brooks Associates as it was when I joined and now known as GVA Schatunowski Brooks) for three years, as well as Delva Patman Associates for four years prior to joining in partnership Dixon Payne. All are acknowledged Experts in these fields. I regularly provide Expert Witness advice in respect of Planning Applications in respect of daylight and sunlight at Planning Inquiries acting for both Appellants and Planning Authorities.

I have, in preparing this Report, assumed a basic understanding of the planning criteria in respect of daylight and sunlight, but would summarise, for completeness, the principles as follows.

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Within the *BRE* Guidance, the tests for daylight are in respect of the amount of skylight that falls on a vertical wall or window and is quantified as the vertical sky component (*VSC*). A vertical window can see a maximum of 50% of the sky dome which equates to a *VSC* of 39.6%. Obviously, a rooflight will be able to receive light from 100% of the sky dome if the skylight is completely unobscured.

There is no test prescribed for the assessment of skylight through a rooflight although there is a calculation used to demonstrate the resultant internal illuminance which uses the formula for calculating the *Average Daylight Factor (ADF)*. This calculation uses the amount of daylight received over the area of glazing as a ratio against room area.

Given the area of glazing proposed, the rooflight will provide significant internal illuminance to both the proposed ground and mezzanine floors.

The proposals can therefore be seen to have regard to the *Building Research Establishment* Report "*Site Layout planning for Daylight and Sunlight: A guide to good practice*" published in 1991.

I hope that the above is satisfactory, but should you wish to discuss matters further, please do not hesitate to contact me.

Yours sincerely,

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