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420.043 Lighting Report

30 June 2009

Mr J and Mrs L T J Morris
55 Princess Road
London NW1 8JS

Proposed development at 55 Princess Road, London NW1

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 property which may be affected by the proposed development is the rear of 53 Princess Road. The assessment has been carried out to the windows at ground floor and first floor levels to the rear elevation, and to the ground floor window in the side elevation of the back addition.

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 relation to existing buildings that:

"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 degrees to the horizontal, than the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

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;

and

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."

Report

The vertical sky component at each window has been measured in accordance with Appendix A of the Report by plotting the obstruction created by existing buildings compared with the proposed development. 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 the reference point (in %) is found by counting the unobstructed crosses and dividing by two, the results being as follows:

Window	**Existing Sky Factor**	**Proposed Sky Factor**	**Loss**	**Percentage Loss**
53 Princess Road				
rear elevation				
ground floor	14.75%	13.75%	1.00%	6.8%
first floor	31.25%	26.50%	4.75%	15.2%
back addition side elevation				
ground floor	13.75%	12.75%	1.00%	7.3%

Conclusion

Insofar as light from the sky is concerned, the scheme is BRE compliant in that the retained sky component to the windows at the rear of 53 Princess Road which will be affected by the proposed development will not be reduced to less than 0.8 times their former value.

Sunlighting

Building Research Establishment Report "Site layout planning for daylight and sunlight" deals with sunlight in section 3, and states in relation to existing buildings that:

"Obstruction to sunlight may become an issue if:

some part of a new development is situated within 90 degrees of due south of a main window wall of an existing building;

and

in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25 degrees to the horizontal measured from a point 2m above the ground."

Report

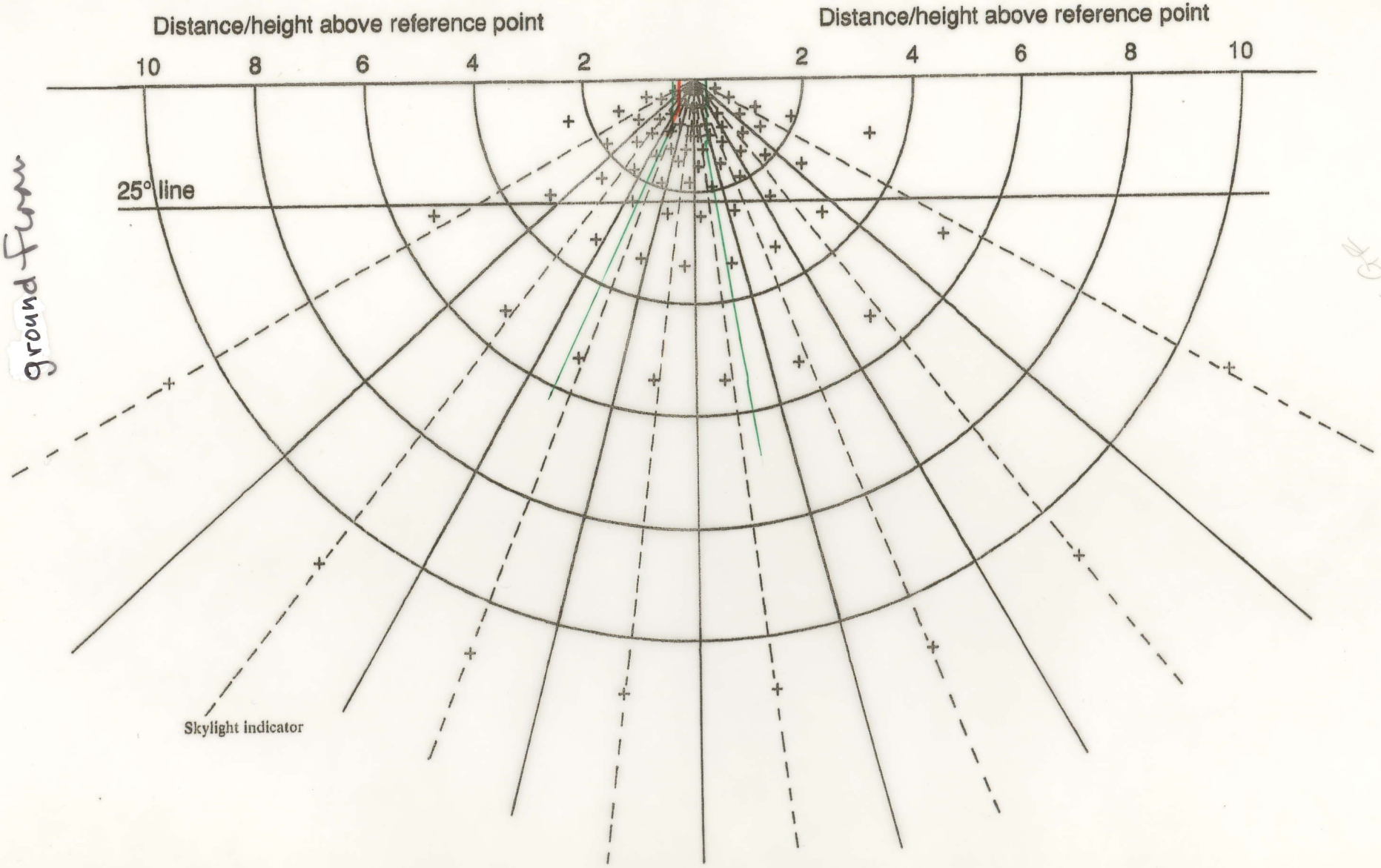
The windows in the main rear elevation of 53 Princess Road face due northwest and the window to the side elevation of the back addition faces due northeast. No part of the proposed development will be within 90 degrees of due south of any of the relevant windows.

Conclusion

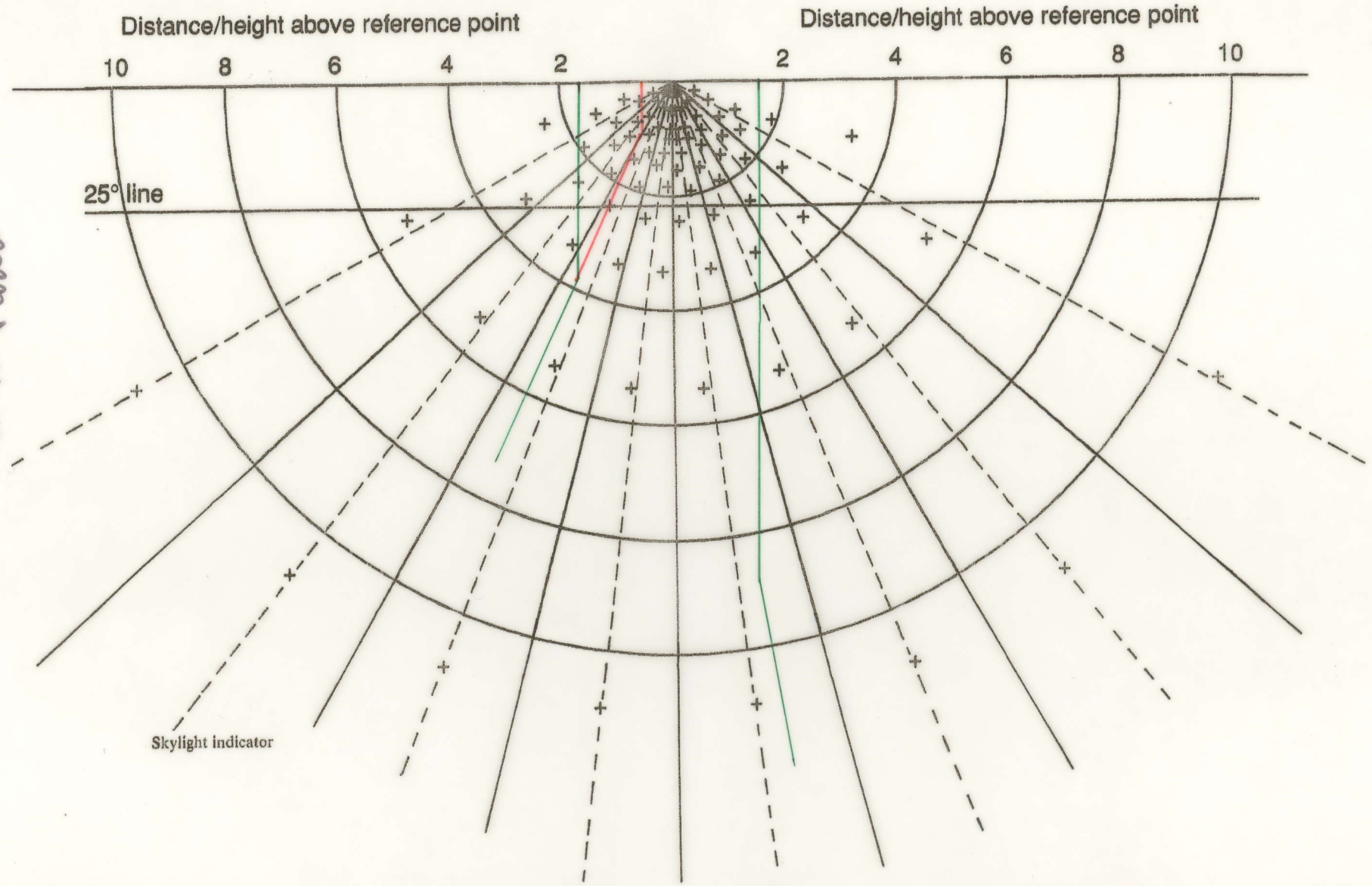
The sunlighting to the windows at the rear of 53 Princess Road will not be affected by the proposed development. Insofar as sunlighting is concerned, the scheme is deemed to be BRE compliant.

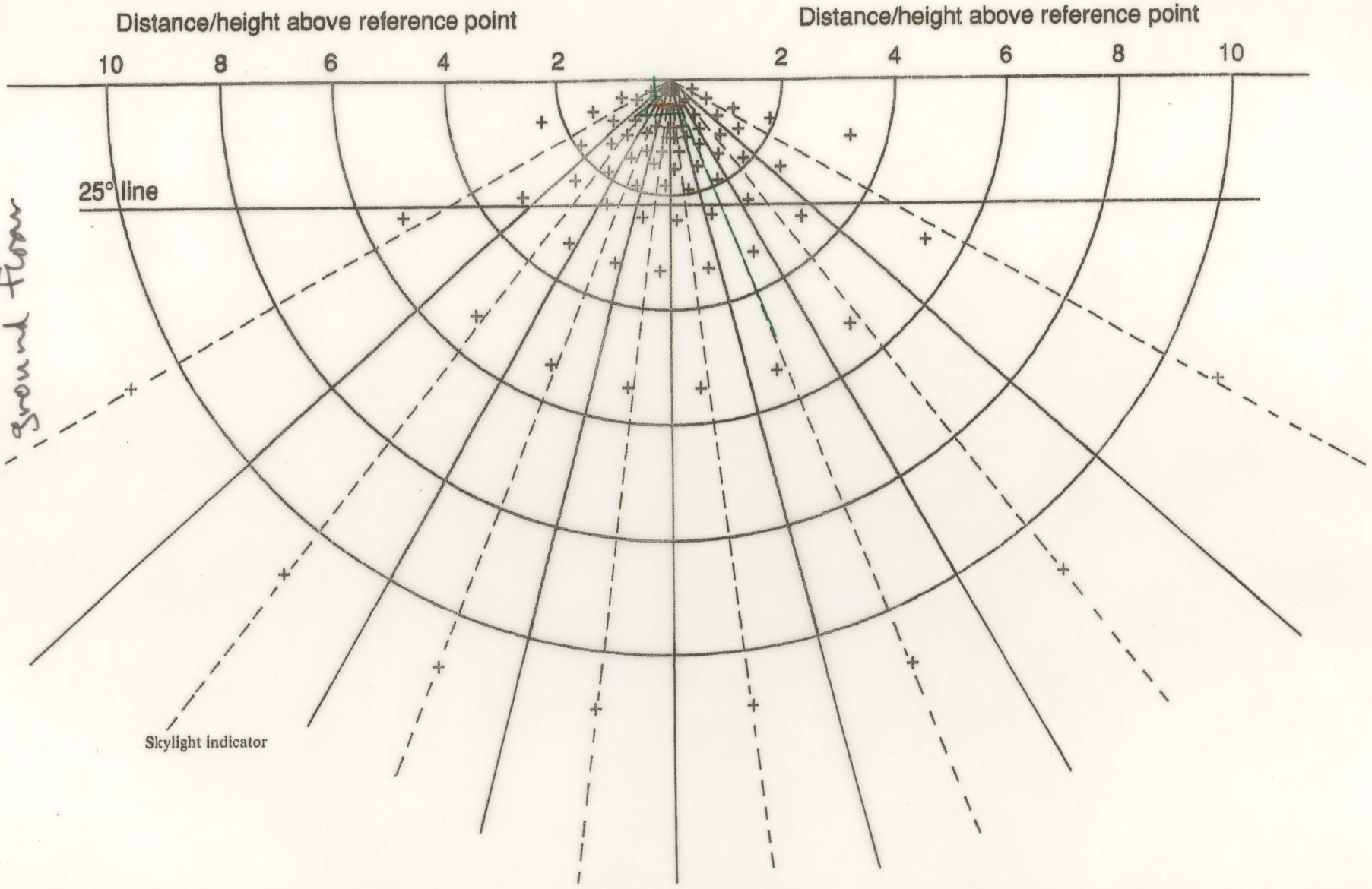
Mike Sindic BA DipTP MRICS FCIOB

53 Princess Road
rear elevation
ground floor



53 Princess Road
rear elevation
First floor





53 Princess Road
back addition
- side elevation
ground floor