

Report on

***Sunlight and
Daylight***

At

***2 Connaught Mews
Pond Street,
London***

for

Chassay + Last Architects

3rd July 2006

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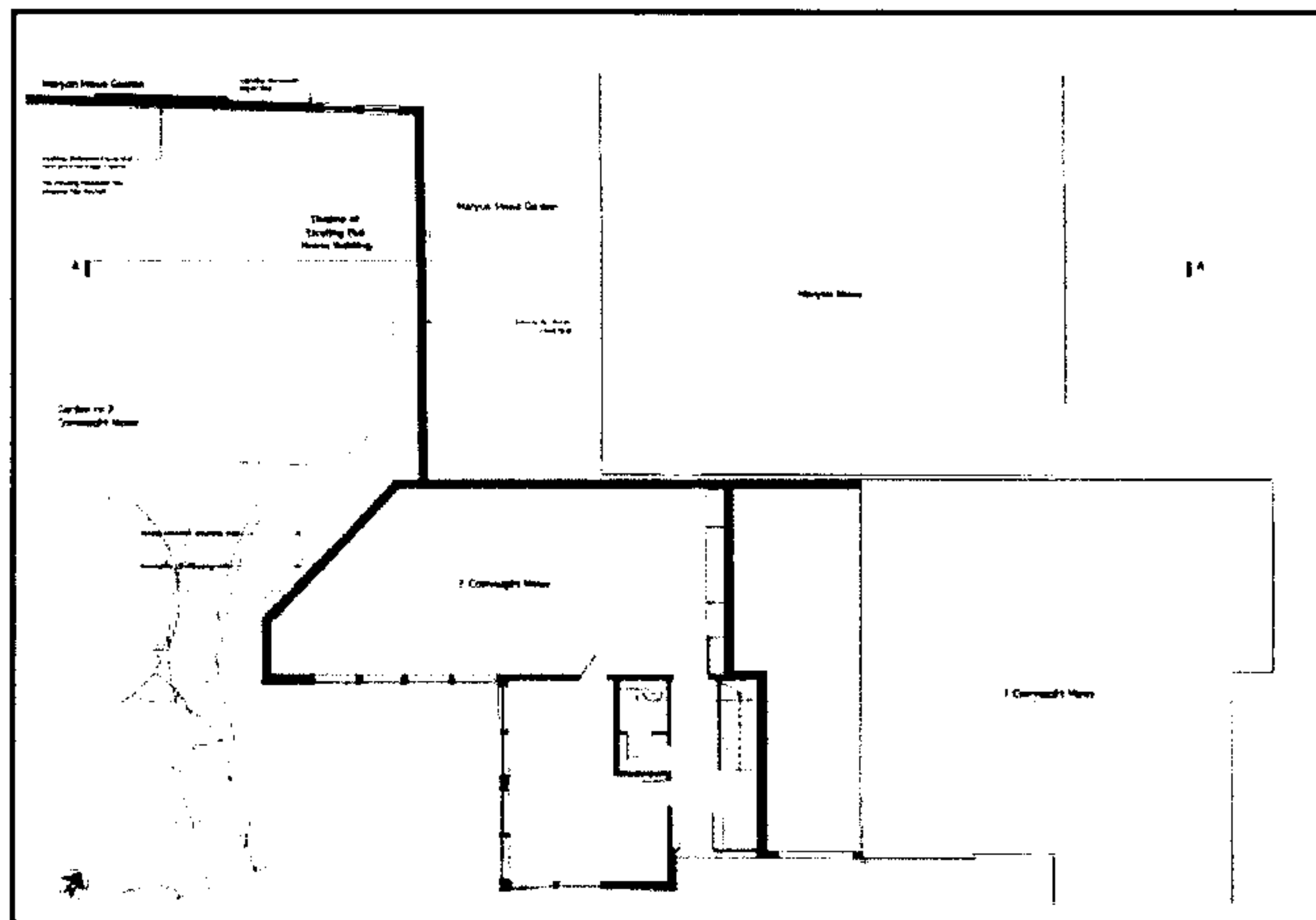
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1 Introduction

- 1.1 The development site is known as no.2 Connaught Mews. The site is located in Hampstead, North London. This report considers the sunlight and daylight impact of the proposed development on to the surrounding existing buildings.
- 1.2 Plan 1.3 below shows the development site.



Plan 1.3 As existing no. 2 Connaught Mews

2 Scope of this report

2.1 This report considers the sunlight and daylight issues against the criteria set out for national discretionary guidance in the publication Site Layout Planning for Daylight and Sunlight (SLP) published by the Building Research Establishment in 1991¹. The document SLP refers both to particular amounts of daylight and sunlight and to a method of setting alternative target values for skylight. We are not aware of LPAs setting such alternative target values. The document SLP states in its own introduction on page 1 that:

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

2.2 Government policy has encouraged increases in density of development, in some cases significantly, since SLP was published in 1991. There has been no corresponding re-evaluation of sunlight and daylight benchmark levels in that time. The British Standard current for this subject is BS 8206-2:1992 – code of practice for daylighting. This dates from 1992. In the absence of other levels, this report relates sunlight and daylight levels to those of SLP. For the reasons given in this paragraph, in our view, these levels should be seen as references, now some 14 years out of date, and not as limiting values.

2.3 This report considers sunlight and daylight to the existing adjacent residential building that may be affected by the proposed extension at No.2 Connaught Mews. Sunlight and daylight to non-residential buildings are not considered in this report. Sunlight and daylight levels within commercial buildings are not generally town planning issues.

2.4 The analyses used in this chapter are:

2.4.1 **For sunlight:** The sun light protractor method and sunlight availability indicator for 51.5° N as set out in Appendix A of SLP.

2.4.2 **For daylight:** The principles set out in section 2 of SLP together with the concept of average daylight factor (*df*) as set out in both Appendix C of SLP - interior daylighting recommendations – and in BS 8206-2:1992:code of practice for daylighting.

¹ Littlefair, P.J (1991) Site Layout Planning for Daylight and Sunlight, A guide to good practice, BRE

3 The Drawings

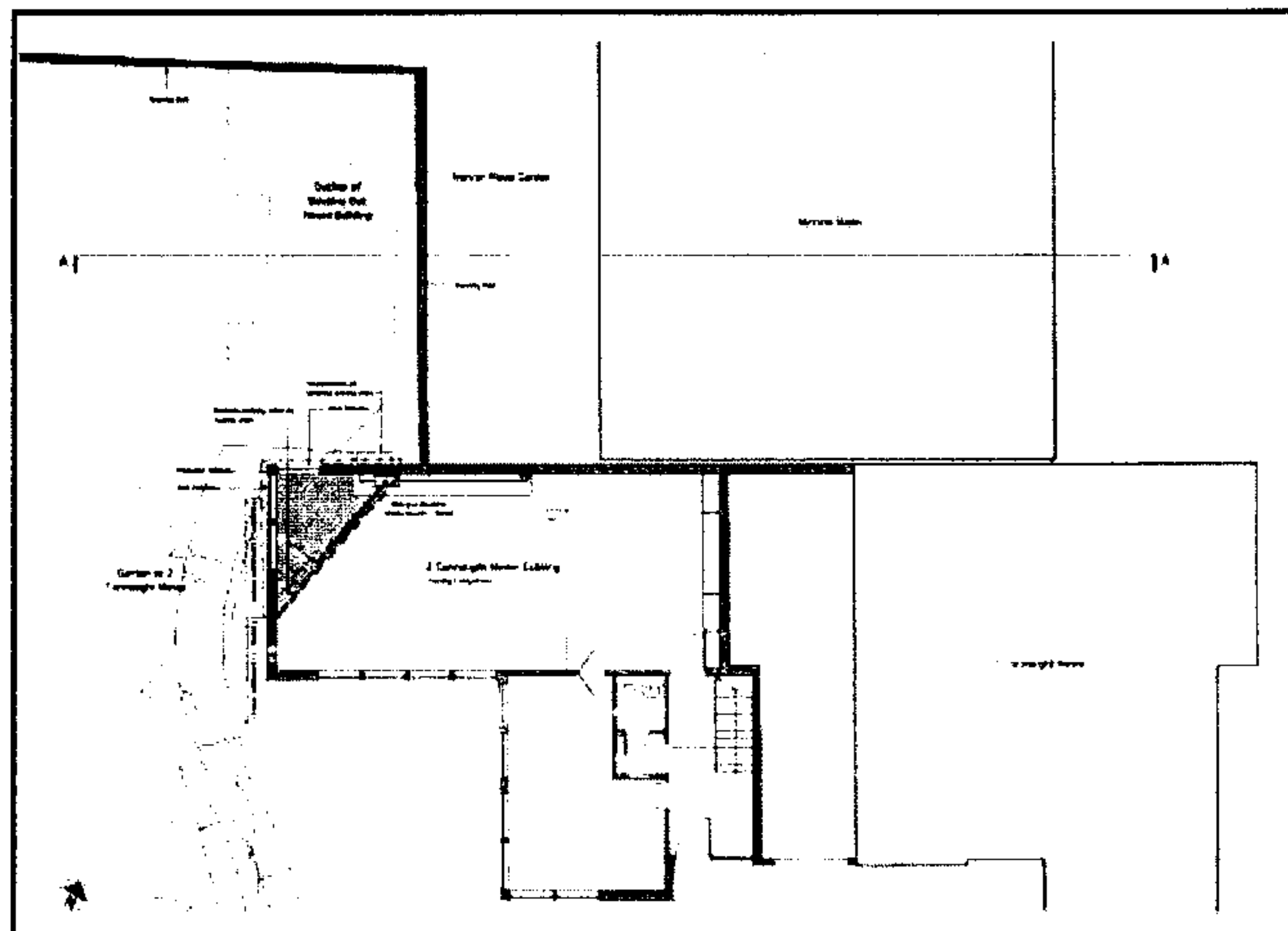
3.1 This report has been prepared following our site visit on the 1st June 2006 and in respect of the scheme shown on the following drawings.

Drawings by Chassay + Last Architects and numbered:

<u>Title:</u>	<u>Drawing No:</u>
Block Site Plan	PSC/SK 101
Existing Ground Floor Plan	PSC/SK 102
Proposed Ground Floor Plan	PSC/SK 103
Proposed First Floor Plan	PSC/SK 104
Existing Elevations	PSC/SK 105
Proposed Elevations	PSC/SK 106
Existing/Proposed Flank Wall Treatment	PSC/SK 107
Existing Tree Survey	PSC/SK 108

4. Short Description of the Scheme

4.1 The proposals in principle comprise a two storey extension to an existing two storey residential building known as no.2 Connaught Mews. The proposed extension is highlighted in orange on Plan 2 below.



Plan 2. Proposed Extension at no.2 Connaught Mews

5 Description of the Surroundings

5.1 To the north of the site Maryon Mews. To the east of the site is no.1 Connaught Mews. To the south of the site are private resident's gardens. To the west of the no.2 Connaught Mews is an existing out house building.

6 Sunlight

6.1 Sunlight to Adjacent Existing Building

- 6.1.1 In accordance with SLP Appendix C we have assessed the sunlight impact on to Maryon Mews before and after redevelopment. The table below sets out our results for habitable rooms at key lowest residential floor locations.
- 6.1.2 In our opinion the after development there will remain good sunlight potential to the existing Maryon Mews adjacent to the proposed extension, and with part of the out house removed, there will be better sunlight entry to the existing building, and will have the potential annually for sunlight in excess of the discretionary percentage of annual probable hours stated in SLP. A window location plan is set out in Appendix 1 to this report.

Sunlight to Existing Maryon Mews before development		
Window At Lowest Residential Level	Total Annual Probable Hours of Sunshine	Equinox Total Probable Hours
Window 1	51%	13%
Window 2	48.5%	9.5%
Window 3	29%	3%

Sunlight to Existing Maryon Mews after development		
Window At Lowest Residential Level	Total Annual Probable Hours of Sunshine	Equinox Total Probable Hours
Window 1	59%	18%
Window 2	51%	11%
Window 3	35%	1%

Table 1. Sunlight to Maryon Mews, before and after development

6.2 Sunlight to Adjacent Gardens.

- 6.2.1 The garden adjacent to the proposed extension will also not experience a material impact on sunlight as a result of the development.

7 Daylight

7.1 Daylight to Adjacent Existing Buildings

- 7.1.1 We have carried out daylight assessments at the lowest residential level to Maryon Mews to assess the projected daylight values within certain rooms on an Average Daylight Factor basis. We have carried out these studies in accordance with Appendix C of the 1991 BRE publication Site Layout Planning for Daylight and Sunlight. Although The BRE guide was prepared with low density suburban townscape in mind it is the latest document available on the matter from BRE. The discretionary minimum values given by the BRE in Appendix C for average daylight factor assessments are:

7.1.1.1 Bedrooms 1.0% *df*

7.1.1.2 Living rooms 1.5% *df*

- 7.1.2 It can be seen from table 2 that all of the existing daylight factor values given in SLP Appendix C have been met and exceed at each location we have tested. There will remain good daylight potential to the existing Maryon Mews rooms adjacent to the proposed extension, and with part of the out house removed, there will be better daylight entry to the existing building A window location plan and details of this assessment can be found in Appendix 1 to this report.
- 7.1.3 It will be noted that the BRE discretionary guidance is met and exceeded before and after development.

Daylight to Maryon Mews before development		
Window	<i>Adf</i> – Average Daylight Factor	Discretionary Guidance <i>df</i> %
Window 1 Window 2 Window 3	9.8% 9.0% 7.8%	1.5 % Living Rooms and 1.0 % Bedrooms

Daylight to Maryon Mews after development		
Window	<i>Adf</i> – Average Daylight Factor	Discretionary Guidance <i>df</i> %
Window 1 Window 2 Window 3	10.1% 8.8% 7.5%	1.5 % Living Rooms and 1.0 % Bedrooms

Table 2. Daylight to Maryon Mews, before and after development

8 Conclusions

- 8.1.1 We have analysed the sunlight and daylight impact of the proposed extension on to the existing adjacent building known as Maryon House, at key window locations.
- 8.1.2 In our opinion there will remain good sunlight potential to the existing rooms adjacent to the proposed extension. We have compared the results with the existing situation on site and find that there will be the potential annually for adequate sunlight in excess of the discretionary percentage of annual probable hours stated in SLP., before and after development.
- 8.1.3 We have carried out daylight assessments at the same room locations to assess the projected daylight impact of the proposed development on the existing buildings. We have analysed the Average Daylight Factor impact on the existing Maryon Mews and have compared the results with the existing situation on site. We conclude that there will be good levels of daylighting to this building before and after development, as stated above. All rooms will achieve levels that exceed the BRE discretionary guidance.

3rd July 2006

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