DELVA PATMAN REDLER Chartered Surveyors



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Date: 13th June 2014

Our Ref: LT/lt/14157

Mr Paul Lawrence 64 King Henry's Road London NW3 3RR

Dear Paul,

64 King Henry's Road, London, NW3 – Neighbouring Daylight Distribution & Average Daylight Factor Assessment

I understand that Ms Boyse-Smith has employed their own independent light specialist, John Carter of Brooke Vincent and Partners. I have had a look through their consultant's response to Delva Patman Redler's initial planning report. It concluded that planning approval shouldn't be given to this application on the basis that an additional Daylight Distribution study needs to be conducted.

In accordance with your instructions we have now undertaken the requested additional Daylight Distribution analysis to assess the adequacy to all the habitable rooms within your neighbour Ms Boyse-Smith's property adjacent at 66 King Henry's Road.

This study has been carried out in accordance with the recommendations of the Building Research Establishment Report "Site Layout Planning for Daylight & Sunlight 2011" (BRE209). This is the standard specifically identified in the London Borough of Camden's Local Development Framework by which daylight and sunlight should be assessed.

This report is in addition to the planning report which was submitted for planning. The original analysis considered the primary Daylight method being the Vertical Sky Component (VSC). This demonstrated that all neighbouring habitable windows at 66 King Henry's Road are fully compliant and are comfortably within the recommended standards set out in the BRE Guide.

For the purposes of this assessment Delva Patman Redler gained access into Ms Boyse-Smith's property and measured up all habitable rooms within the property. The Living room/Dining room is a duel aspect room at ground floor level with an additional window facing out onto King Henry's Road. These room configurations have been implemented into the original 3D massing and the Daylight Distribution study assessed.

The results of the Daylight Distribution assessment are displayed in the table below and on NSL/001 which is attached as an appendix:

Delva Patman FRICS ACIArb Alistair Redler BSc FRICS

Dwg No	Address	Floor Level	Room Name	Window ID	No Sky Line %age of Room Area Existing	No Sky Line %age of Room Area Proposed	Percentage Difference	Condition
-	66 King Henrys Road	Ground	Kitchen	W1	61.59%	61.52%	-0.12%	Pass
-				W3				
-			Living room	W2	99.47%	80.66%	-18.91%	Pass
-				W4				
-		First	Bedroom	W1	99.94%	99.94%	0.00%	Pass
-				W4				
-			Study	W2	81.41%	81.41%	0.00%	Pass

As the table shows, the Daylight Distribution results for all the habitable rooms within 66 King Henry's Road will be within the recommended standards of the BRE guide and as such the scheme proposals will comply with the London Borough of Camden's Local Development Framework.

In addition to this assessment, the third and final Daylight assessment, Average Daylight Factor (ADF) was also conducted. This assesses the quality and distribution of light within a room served by a window and takes into account the VSC value, the size and number of the windows and room and the use to which the room is put.

The results for this assessment are shown in tabulated form below:

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age Existing	ADF (Room) %age Proposed	Percentage Difference	Condition
-	66 King Henrys Road	Ground	Kitchen	W1	1.70%	1.66%	-2.24%	Pass
-				W3				
-			Living Room	W2	2.45%	2.34%	-4.16%	Pass
-				W4				
-		First	Bedroom	W1	6.15%	6.13%	-0.32%	Pass
-				W4				
-			Study	W2	2.54%	2.51%	-1.22%	Pass

Summary

All rooms at 66 King Henry's Road are fully compliant in terms of VSC which was reported on in the planning application and now in both Daylight Distribution and Average Daylight Factor (ADF) terms. It is noted that the scheme will reduce the levels of Daylight to number 66; however the reductions are within the standards set in the BRE guide.

It is noted that of the 66 properties on this estate, 32 are 2 storeys. Of these, 22 have applied to extend onto their roof terrace and have all have been successful.

Considering all the above, it is concluded that the planning application should be granted planning consent as it has been demonstrated that there are no adverse impacts to any of the neighbouring properties. Where there is an impact, it is within the standards set out in the BRE guide which is identified in the London Borough of Camden's Local Development Framework.

I trust the above is satisfactory for your purposes but please do not hesitate to let me know if you require anything further. I would be more than happy to discuss this further if needs be.

Delva Patman FRICS ACIArb Alistair Redler BSc FRICS Yours sincerely

The tag

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Enc. NSL/001

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