

From: Carr, Seonaid
Sent: 21 March 2014 14:44
To: Planning
Subject: FW: The Roundhouse

Importance: High

Categories: Orange Category

Can this be logged as an objection to 2014/0853/P.

Thanks

Seonaid Carr
Senior Planning Officer

Telephone: 020 7974 2766

From: Richard Staig [mailto: [REDACTED]]
Sent: 21 March 2014 13:26
To: Carr, Seonaid
Cc: 'Bier Julian'; 'Leon Barnes'; 'Toyoko Ito'; 'ryu'
Subject: The Roundhouse
Importance: High

Dear Ms Carr

I have been asked by the Owners of the Adelaide Tavern, 151-155 Regents Park Road to write in respect of Planning Permission Application 2014/0853/P specifically with regard to the Daylight Report prepared by Keeping Blue Limited dated January 31, 2014 which accompanied the Application.

For your information, I would like to confirm 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 at Dixon Payne in 2001. 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 was consulted by the *Building Research Establishment* with regard to the revision of their guideline "*Site Layout planning for daylight and sunlight: A guide to good practice*" by Paul Littlefair (1991) and now the (*Second Edition 2011*) which is the current guidance.

In considering the Report, I would make the following comments:-

In the first instance, I would suggest that the 3d model from which the technical analysis was derived appears limited in extent, for instance the Roundhouse itself is not included nor the majority of adjoining buildings or any account appears to take of the changes in site levels. Furthermore, given that the Circa Building was granted Planning Permission in April 2003, the appropriate reference point for the analysis, of either daylight or sunlight, is that prior to the erection of this building not subsequently as per the Keeping Blue Report.

With regard to the results obtained in respect of daylight, all windows to 151-153 Regent's Park Road serve residential accommodation, the losses - as currently assessed - are such that they will be discernible to the human eye, a loss of more than 20% of the original is deemed a significant loss of daylight. In respect of sunlight, the *Second Edition 2011* states that a window should receive at least 25% of annual probable sunlight hours with at least 5% of winter probable sunlight hours. If this is not

achieved, then any reductions should not be more than 20% of the original figures or else the loss of sunlight will also be deemed significant. There are therefore a number of windows for which the reduction in sunlight is in excess of this criteria, but not stated and therefore the effect should be considered significant.

No assessment has been undertaken, as far as I can see, on the effect of overshadowing. Given the proposals are south of 151-153 Regent's Park Road, this may be significant. Furthermore, no comment has been made upon the effect upon outlook.

For my part, before accepting that the technical analysis is actually correct, the model should be verified. I presume that the modelling is based upon a SketchUp model and to this end it is possible to issue this or at the very least an expanded image of what has been used. This will demonstrate the extent of modelling and whether the differences in levels has been taken into account. I would normally expect to use a 3d survey model to provide the context of the surrounding site and this should also be confirmed or otherwise.

If the 3d model is verified as being correct, the analysis results need to be referenced to the guidance contained within the *Building Research Establishment Report "Site Layout planning for daylight and sunlight: A guide to good practice" (Second Edition 2011)* correctly and the correct conclusions stated. At present there are significant losses to windows at Adelaide Tavern.

I would be grateful if you could acknowledge receipt of this email representation on behalf of the Owners of the Adelaide Tavern.

If you would like to discuss matters further, please do not hesitate to contact me.

Yours sincerely

Richard Staig



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