

DAVID MAYCOX & Co.

Party Wall and Rights of Light Consultants

55 Church Hill Road, East Barnet Village EN4 8SY

Tel: 020 8441 9900 / 020 8441 9980

Email: [office@davidmaycox.co.uk](mailto:office@ davidmaycox.co.uk)

1st September 2014

Ringley Limited
Ringley House
349 Royal College Street
London NW1 9QS

Dear Sirs

Proposed development at 147 Kentish Town Road, London N1

In accordance with your instructions and on the basis of the drawings supplied, I have now visited the site and would report as follows.

1.0 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 and also to assess the adequacy of natural light within a proposed area.

2.0 Methodology

The proposed development is on the corner between Kentish Town Road and Castle Road. The properties which may be affected by the proposed development are adjacent to it at 145 Kentish Town Road and 3 Castle Road and also on the opposite side of Castle Road at No 4 Castle Road.

The locations of the windows serving the neighbouring properties which have been assessed are shown on the diagrams attached as Appendix A to this report.

An assessment has also been carried out of the proposed development to establish whether sufficient daylight will be received by rooms served by windows.

The assessment has been prepared using 3D modelling and Autodesk Ecotech, computer aided design software which is based upon 2D drawings provided. It should be noted that the software takes into account reflected as well as direct light received by any window and is therefore an accurate assessment of actual light that will be received.

The drawings used for the purposes of this assessment are listed in the drawing register attached as Appendix B to this report. The drawings used for the assessment of the proposal within the application referenced 2013/5568/P are contained in that application.

3.0 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, then 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.”

4.00 Report

4.01 Vertical Sky Component

The vertical sky component at the windows likely to be affected has been measured in accordance with Appendix A of the Report. The results being as follows:

Window	Existing Sky Factor	Proposed Sky Factor	Loss	Percentage Loss
<u>3 Castle Road</u>				
3691	21.62%	19.45%	02.17%	10.04%
3692	15.30%	13.69%	01.61%	10.52%
<u>4 Castle Road</u>				
6458	30.08%	27.76%	02.32%	07.71%
6459	30.61%	28.58%	02.03%	06.63%

145 Kentish Town Road

It is advised by the architects that the existing building contains no residential accommodation or any areas with an expectancy of natural light and as such no assessment has been undertaken.

The design of a proposed development at the second floor level of this property has been provided which is attached to this report as Appendix C. It is advised that the floors below this level will remain non-residential and as such will not have an expectancy of natural light. The proposed alterations include residential accommodation at second floor level only.

The proposed alterations at second floor level that will be affected by the proposed development at 147 Kentish Town Road will be secondary windows, and the rooms served by these windows all have primary windows which will continue to receive virtually unobstructed sky visibility. As the relevant rooms at 145 Kentish Town Road are therefore not reliant for light from these windows, the vertical sky component has not been assessed.

The design of the alterations at 145 Kentish Town Road also indicates that these rooms will be adequately lit by large principal windows and rooflights and as such would be BRE compliant.

4.02 Sunlight

Building Research Establishment Report “Site layout planning for daylight and sunlight” deals with sunlight in section 3, the British Standard referred to in the Report recommends that at least 25% of annual probable sunlight hours be available at the reference point, including at least 5% of annual probable sunlight hours in the winter months between 21st September and 21st March. The results calculated at the same windows as the vertical sky component are as follows:

Window	Existing Annual	Existing Winter	Proposed Annual	Proposed Winter
<u>3 Castle Road</u>				
3691	37.58%	10.35%	30.04%	10.35%
3692	25.85%	07.10%	20.66%	07.10%
<u>4 Castle Road</u>				
6458	66.28%	22.33%	60.68%	22.33%
6459	67.13%	23.13%	62.76%	23.13%

4.03 Average Daylight Factor

Appendix C of the BRE Report sets out various more detailed tests that assess the interior daylight conditions of rooms. These include the calculation of the average daylight factor which determines the level of interior illumination that can be compared with the British Standard BS 8206: Part 2. This standard recommends a minimum average daylight factor of 2.0% for kitchens, 1.5% for living rooms and 1.0% for bedrooms.

147 Kentish Town Road

For the ground and basement floor levels, an assessment has been carried out of the light received by this proposal and also a proposal subject of a previous application, referenced 2013/5568/P. This has been carried out for the purposes of comparison.

An assessment has also been carried out for all of the areas served by windows at first floor level and above

	Unit / Floor	Room	Daylight Factor
Previous Proposal			
	Basement	Office Space	05.31%
	Ground	Office Space	12.92%
	Ground	Training Room	08.47%
Current Proposal			
	Basement	Unknown	10.82%
	Ground	Larger Space	17.82%
	Ground	Smaller Space	16.83%
	1	Kitchen/Living/Dining Room	13.01%
	1	Bedroom 1	06.49%
	1	Bedroom 2	04.37%
	2	Kitchen/Living/Dining Room	06.72%
	2	Bedroom 1	05.94%
	3	Kitchen/Living/Dining Room	08.31%
	3	Bedroom 1	03.17%
	3	Bedroom 2	04.55%
	4	Kitchen/Living/Dining Room	13.28%
	4	Bedroom 1	06.64%
	4	Bedroom 2	04.59%
	5	Kitchen/Living/Dining Room	06.86%
	5	Bedroom 1	06.12%

Unit / Floor	Room	Daylight Factor
6	Kitchen/Living/Dining Room	08.81%
6	Bedroom 1	03.43%
6	Bedroom 2	04.91%
7	Kitchen/Living/Dining Room	09.11%
7	Bedroom 1	12.56%
7	Bedroom 2	12.84%
8	Kitchen/Living/Dining Room	18.44%
8	Bedroom 1	11.18%
8	Bedroom 2	06.83%

5.00 Summary

Insofar as light from the sky is concerned, the scheme is wholly BRE compliant. Insofar as sunlighting is concerned, the scheme is virtually wholly BRE compliant.

3 Castle Road

The retained sky component to windows at the rear of 3 Castle Road will be either unaffected by the proposed development or any loss will be less than 0.8 times its former value.

Substantially more than 25% of annual probable sunlight hours will be available to the upper level window, and more than 5% of annual probable sunlight hours in the winter months between 21st September and 21st March will be available to both of the windows assessed.

4 Castle Road

The retained sky component to the ground floor level windows at 4 Castle Road will be in excess of 27% and any loss will be less than 0.8 times its former value. The windows to lower ground floor level are largely obstructed by the walls of the lightwell within the pavement and will not be affected by the proposed development. As the distance height ratio will increase to windows at higher levels, the values will also increase and any such windows have not been assessed.

Substantially more than 25% of annual probable sunlight hours will be available to all windows, and substantially more than 5% of annual probable sunlight hours in the winter months between 21st September and 21st March.

145 Kentish Town Road

The rooms at 145 Kentish Town Road served by windows affected by the proposed development will have other principal windows which receive virtually unobstructed sky

visibility.

147 Kentish Town Road

The Average Daylight Factor values to the areas served by windows within the proposed development will be far in excess of the BRE recommendations for any room use and as such are wholly BRE compliant.

The ground and basement floor levels of the latest proposal by comparison to the earlier proposal, as submitted in the application referenced 2013/5568/P, will receive more acceptable levels of daylight which will provide an improved internal space. The latest proposal will provide greater levels of daylight to the ground and basement floor levels than the aforementioned earlier proposal.

6.00 Conclusion

The internal parts of the proposed development are BRE compliant and as such will receive adequate levels of daylight.

All windows will comply with the guidelines of the BRE report in respect of daylight and sunlight excepting window 3692 where 20.66% of annual probable sunlight hours will be available, being less than the recommended value of 25%.

Where the sunlight levels are reduced the BRE Report provides that if existing buildings stand close to the new development, then a greater reduction in sunlight access may be unavoidable. The surrounding buildings already create a high degree of obstruction, and it is considered in this instance that the very small reduction in the sunlight value is unavoidable and is unlikely to be noticeable.

It is important to note that the BRE Report states that the numerical values are purely advisory, and that the advice given is not mandatory as the document must not be seen as an instrument of planning policy. The numerical guidelines should be interpreted flexibly, and it is accepted that in city centres a higher degree of obstruction is acceptable and may in fact be unavoidable. The calculation methods in Appendices A, B and G of the BRE Report are entirely flexible in this respect.

It is considered that the proposed development complies with the BRE Report as a whole.

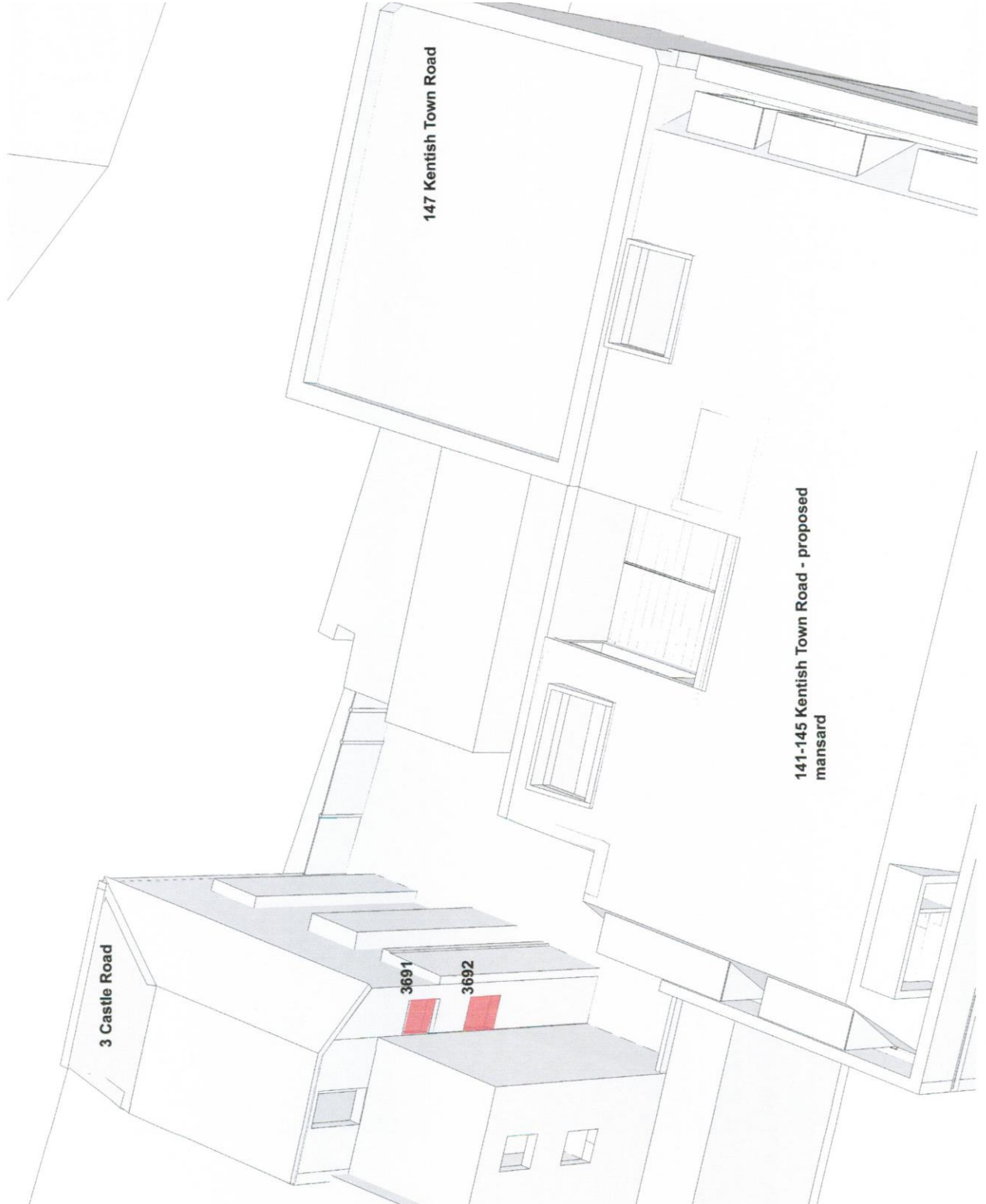
Yours faithfully

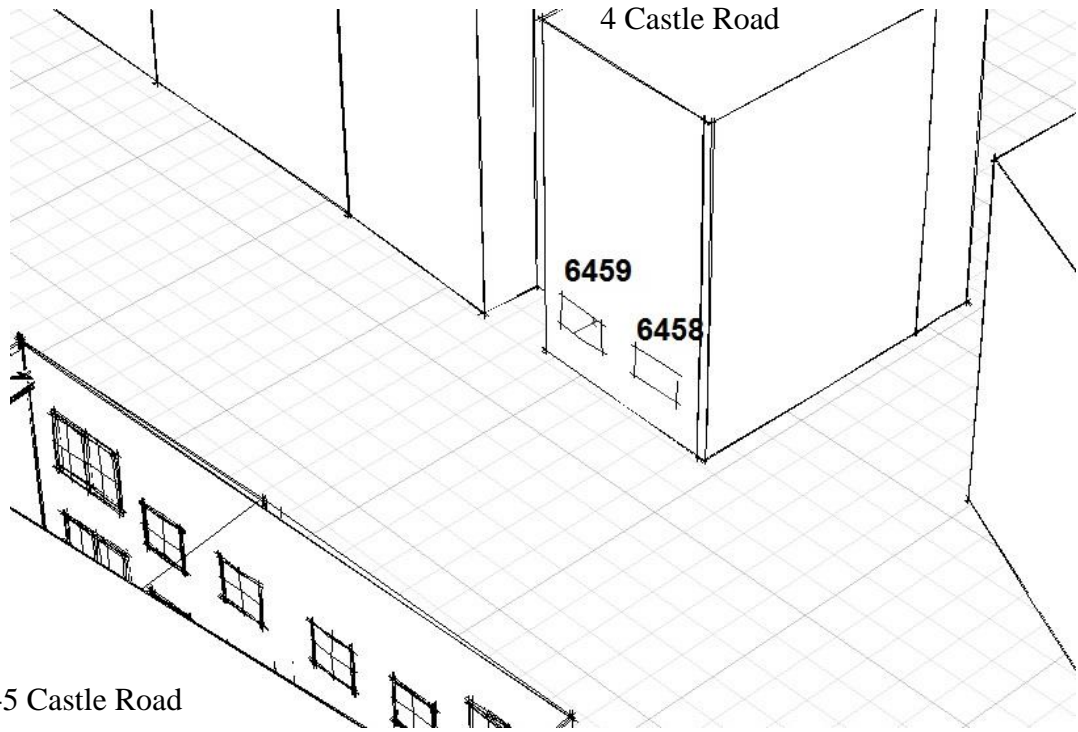


Mike Sindic BA DipTP MRICS FCIQB

APPENDIX A

WINDOW REFERENCE DIAGRAMS





3-5 Castle Road

APPENDIX B

DRAWING REGISTER

Drawings by Daria Wong Architects ref:	1344_GA_E_01A	Proposed Elevations
	1344_GA_E_05A	Existing Elevations
	1344_GA_P_-1C	Proposed basement
	1344_GA_P_00C	Proposed ground floor
	1344_GA_P_01C	Proposed first floor
	1344_GA_P_02A	Proposed second floor
	1344_GA_P_03C	Proposed third floor
	1344_GA_P_04	Proposed roof
	1344_GA_S_01A	Proposed section

APPENDIX C

PROPOSAL AT 145 KENTISH TOWN ROAD

