

2ND FLOOR, CENTRIC HOUSE
390 STRAND, LONDON WC2R 0LT
TEL: 0207 836 5828



JUSTIN BOLTON • BARRY HOOD
• NICK LANE • LIAM DUNFORD •
ANDREW CARTMELL

Angela Parikh
Tibbalds Planning and Urban Design Ltd
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

5th February 2015

Dear Angela

Re: Liddell Road – Overshadowing

The BRE guidelines acknowledge that sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development. It states:

“...good site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development.”

The method for assessing sun on the ground is the ‘sun-on-ground indicator’. The BRE Guidelines suggest that the Spring Equinox (March 21) is a suitable date for the assessment. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. This assessment reviews the total percentage of an area that receives at least 2 hours of direct sunlight on the March 21.

The guidelines suggest that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving 2 hours of sunlight on the 21st March. They go on to say that an area of amenity space or garden may be adversely affected if less than half (50%) of the area is prevented by buildings from receiving 2 hours of sunlight on the 21st March does and the area which can receive some sun on the 21st March is less than 0.8 times its former value.

In respect to overshadowing caused by the proposed development at Liddell Road, London Borough of Camden have, in summary, requested that:-

“The impact of shading...on the adjacent Maygrove Peace Park, in particular the MUGA, outdoor gym and area of natural green space...should be undertaken and considered in determining the quality of the proposed open space provision...[and also to ensure that]...Maygrove Woodland Walk...will not be negatively impacted by the scheme.”

We have not undertaken the sun-on-ground assessment for the five individual areas referred to above and highlighted in the attached plan. Instead we have undertaken a transient overshadowing analysis, which shows the path of the shadows cast by both the existing and the proposed buildings on

21st December (winter), 21st June (summer) and 21st March (spring and autumn). The side by side drawings attached show the times of the year and the duration of any additional shadow cast by the proposed development compared to the existing buildings.

These drawings clearly show that, whilst there will be some additional shadowing caused by the proposed buildings at various times and for differing durations during the year, the additional shadow is not sufficient to render any of the five areas of amenity space in a position where less than half (50%) of the area is prevented by buildings from receiving 2 hours of sunlight on 21st March.

All of the areas on the attached plan will, therefore, be adequately sunlit throughout the year.

Yours sincerely



Nicola Murdoch

Associate Partner

For and on behalf of Point 2 Surveyors

Mobile: 07903 411744

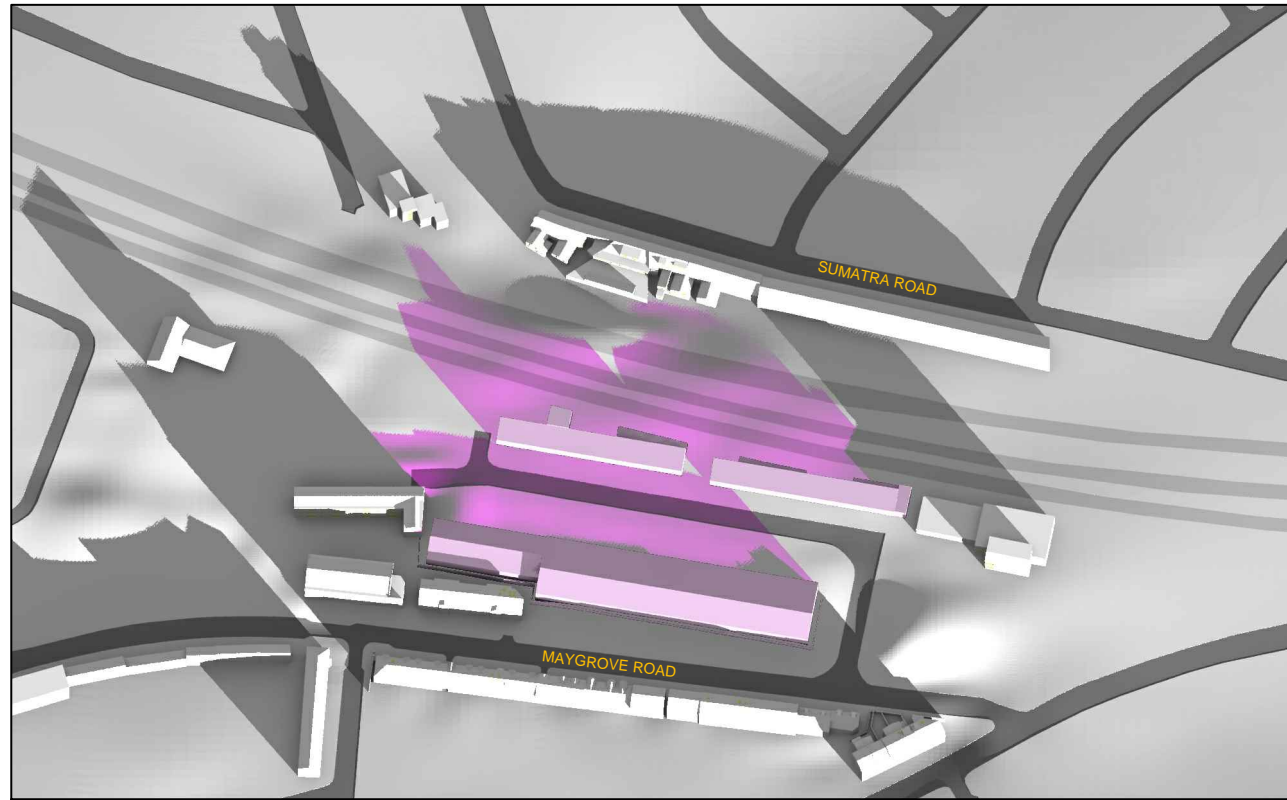
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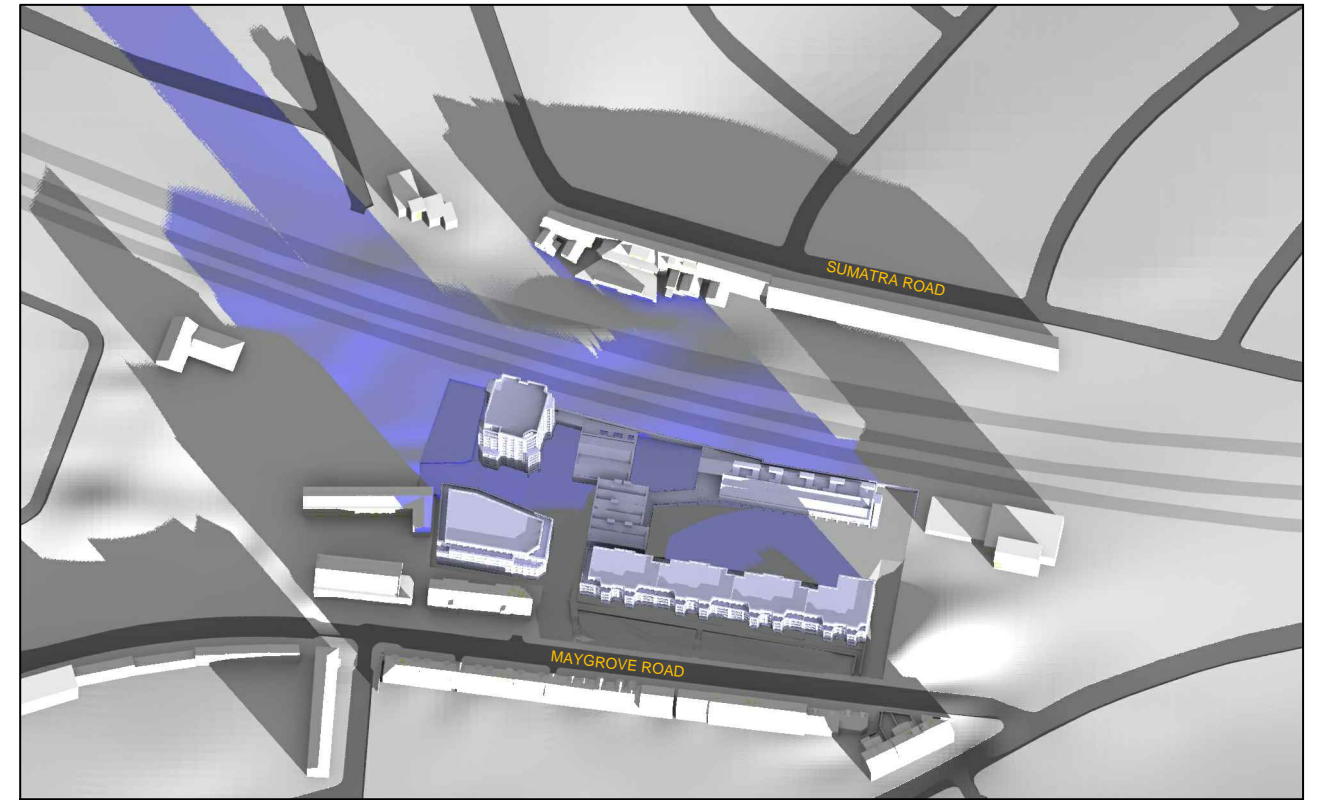
- ① MAYGROVE WOODLAND WALK
- ② MAYGROVE PEACE PARK
- ③ MUGA (WITHIN MAYGROVE PEACE PARK)

- ④ OUTDOOR GYM
- ⑤ AREA OF NATURAL GREEN SPACE



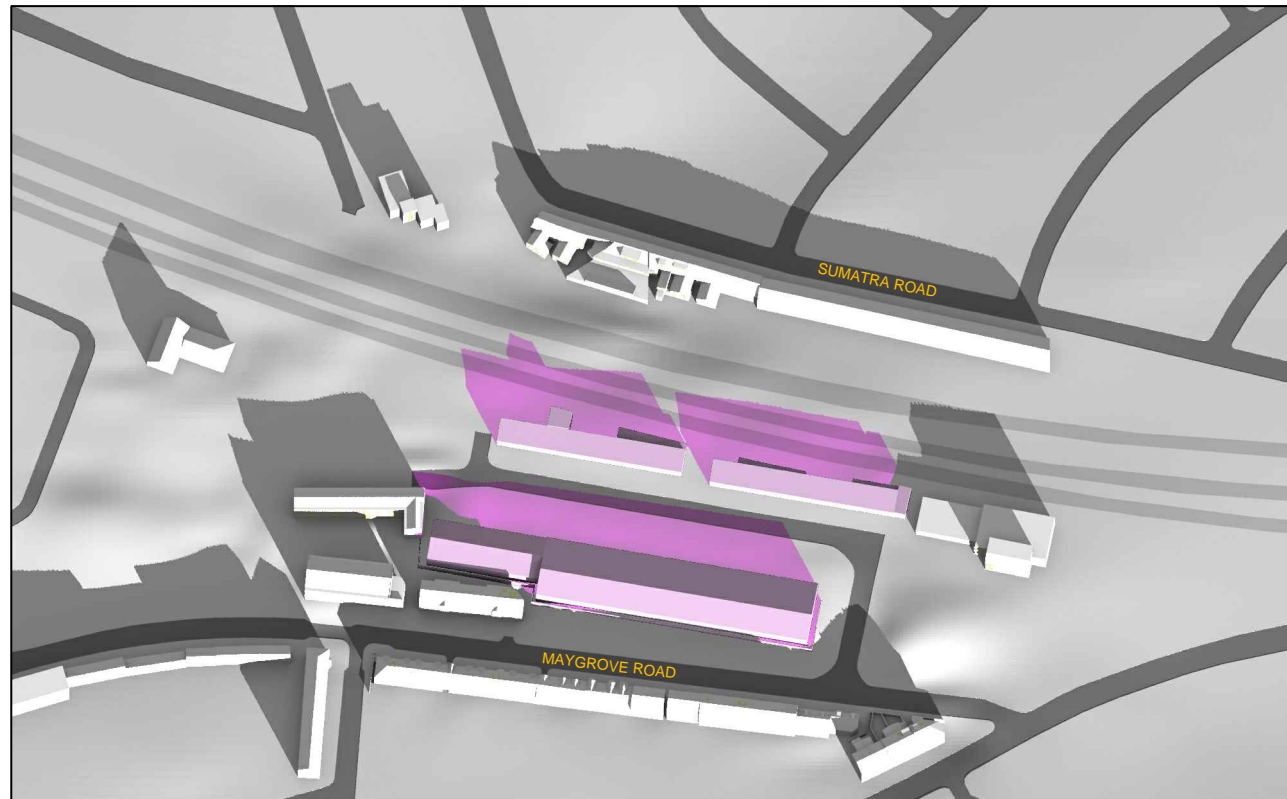


Existing 09:00am

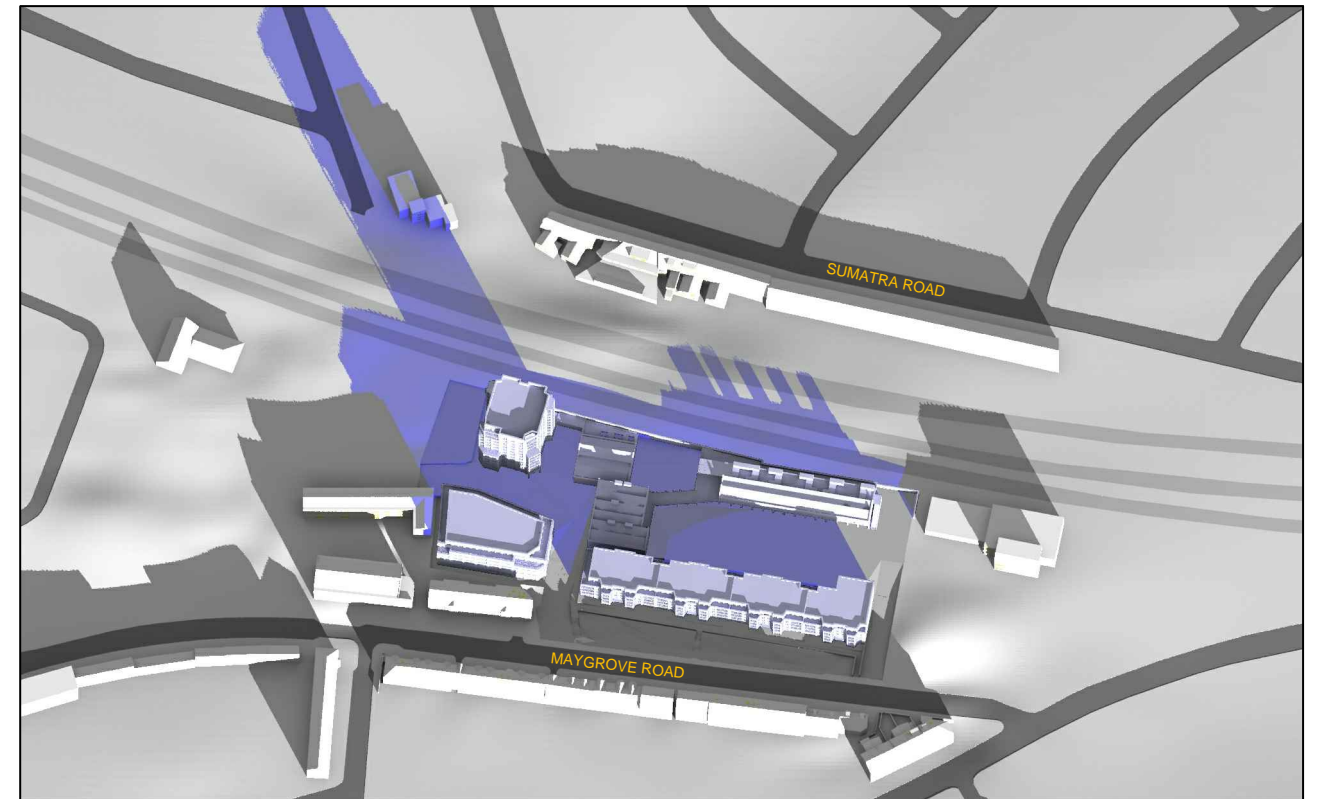


Proposed 09:00am

December 21st (GMT)



Existing 10:00am



Proposed 10:00am

Sources: MACCREANOR LAVINGTON
Proposed 3D CAD model of scheme
(140910_Masterplan.skp)
Received 16/10/14

APR SERVICES
Site Survey (Job 914153)

POINT 2 SURVEYORS
Site Photos

Key:

- Grey shadows are those caused by buildings which are not on the site under development.
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Project: 403 LIDDELL ROAD / KINGSGATE
SCHOOL
WEST HAMPSTEAD
CAMDEN
LONDON

Title: TRANSIENT OVERSHADOWING
PROPOSED SCHEME 11/11/14

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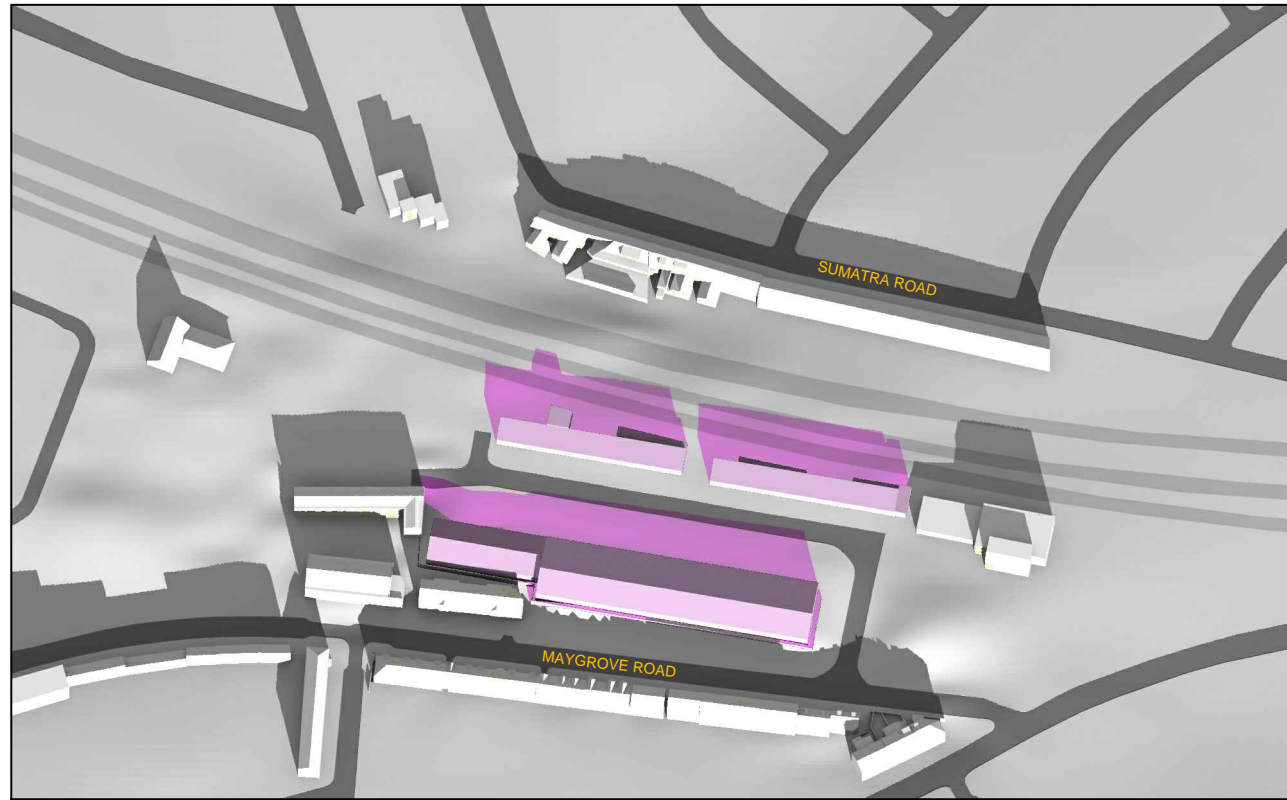
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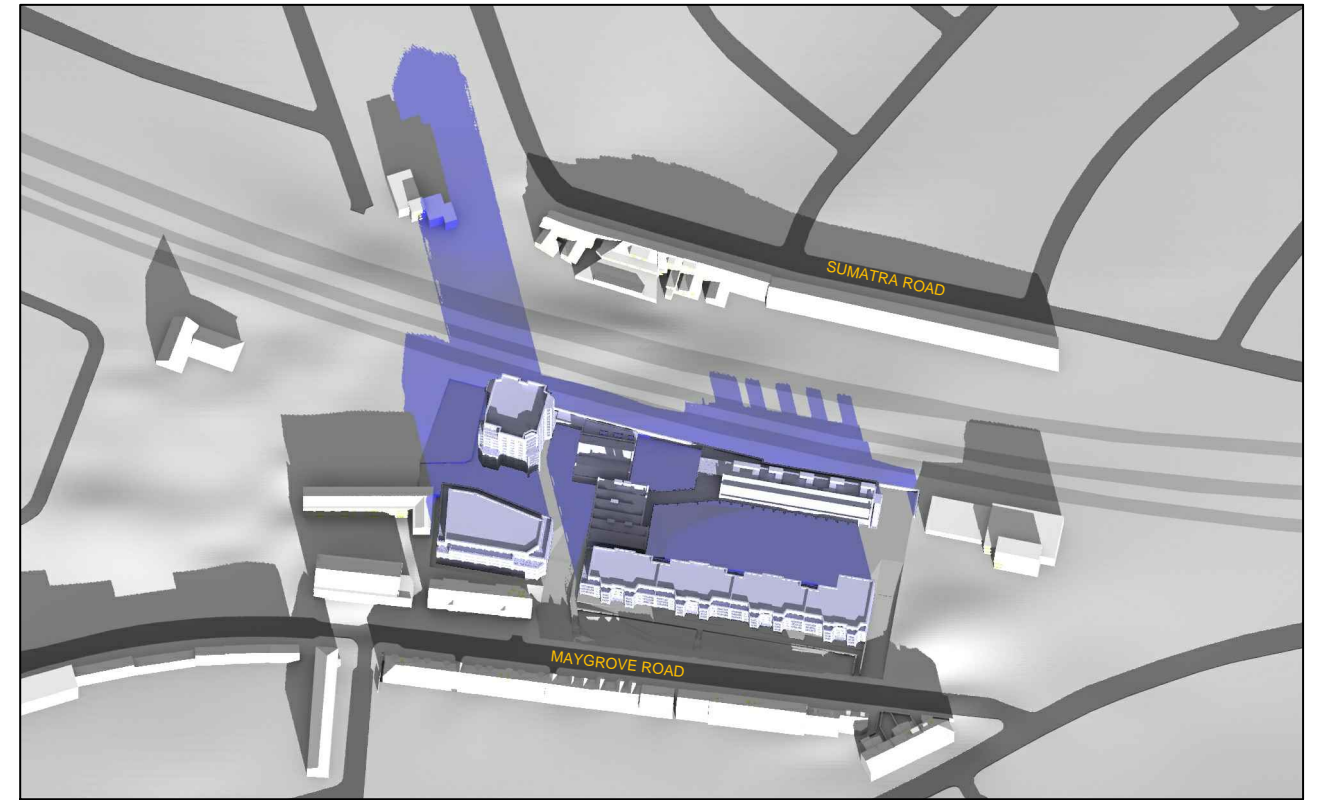
Date: OCT 2014

Dwg No: **P297/DEC1/01**



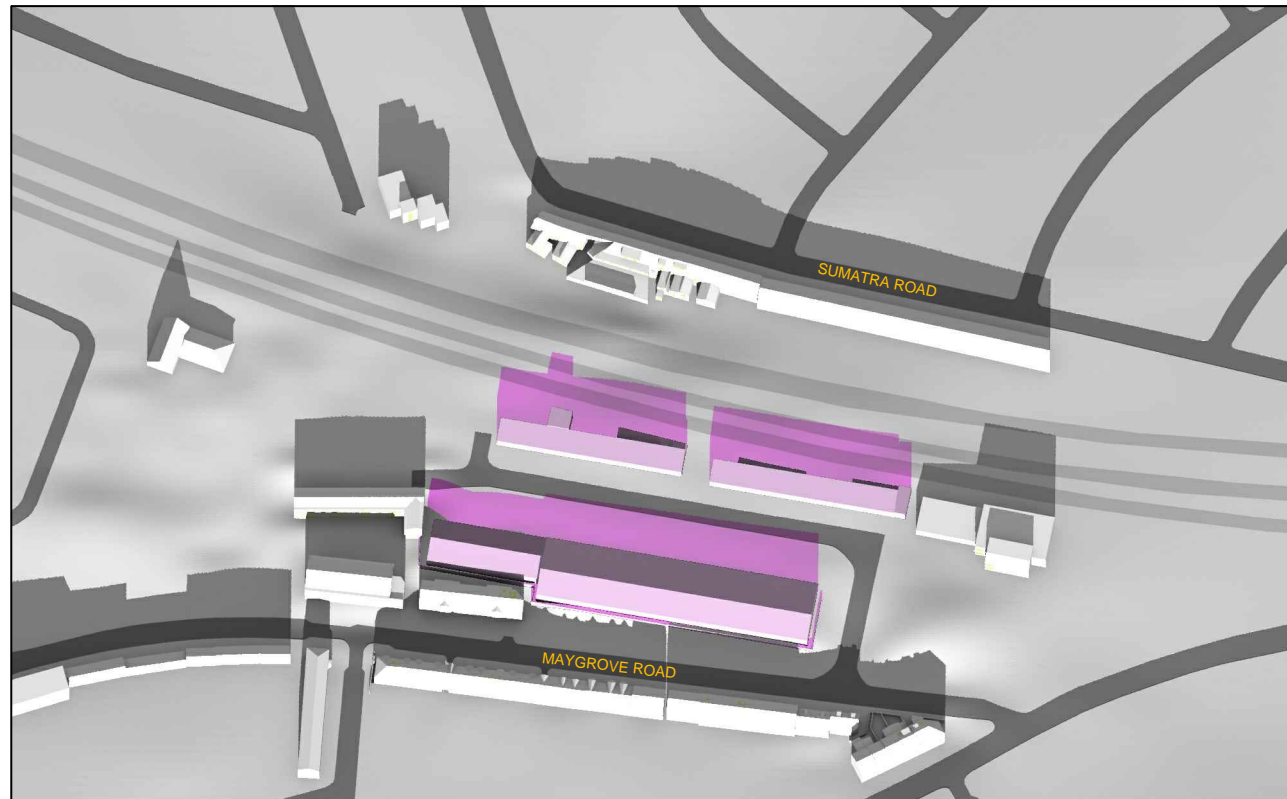


Existing 11:00am

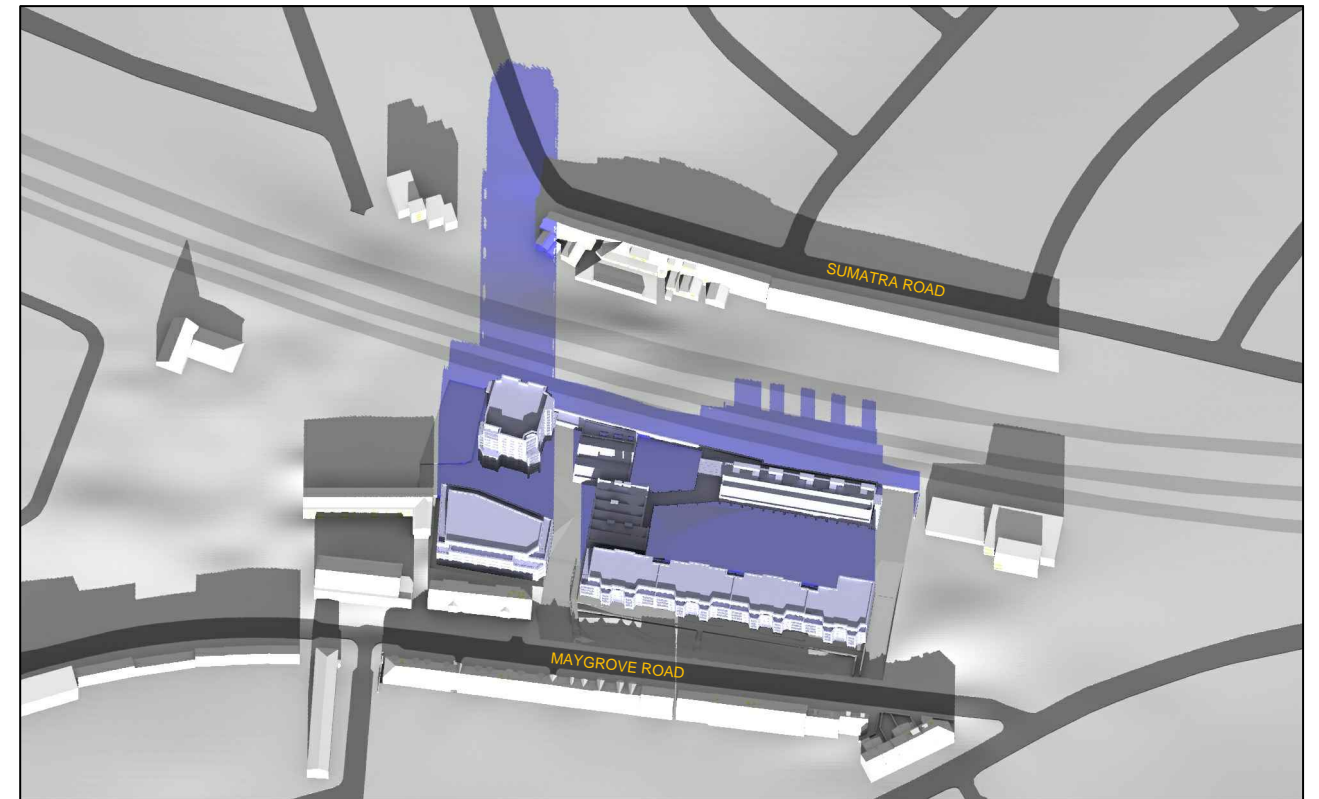


Proposed 11:00am

December 21st (GMT)



Existing 12:00pm



Proposed 12:00pm

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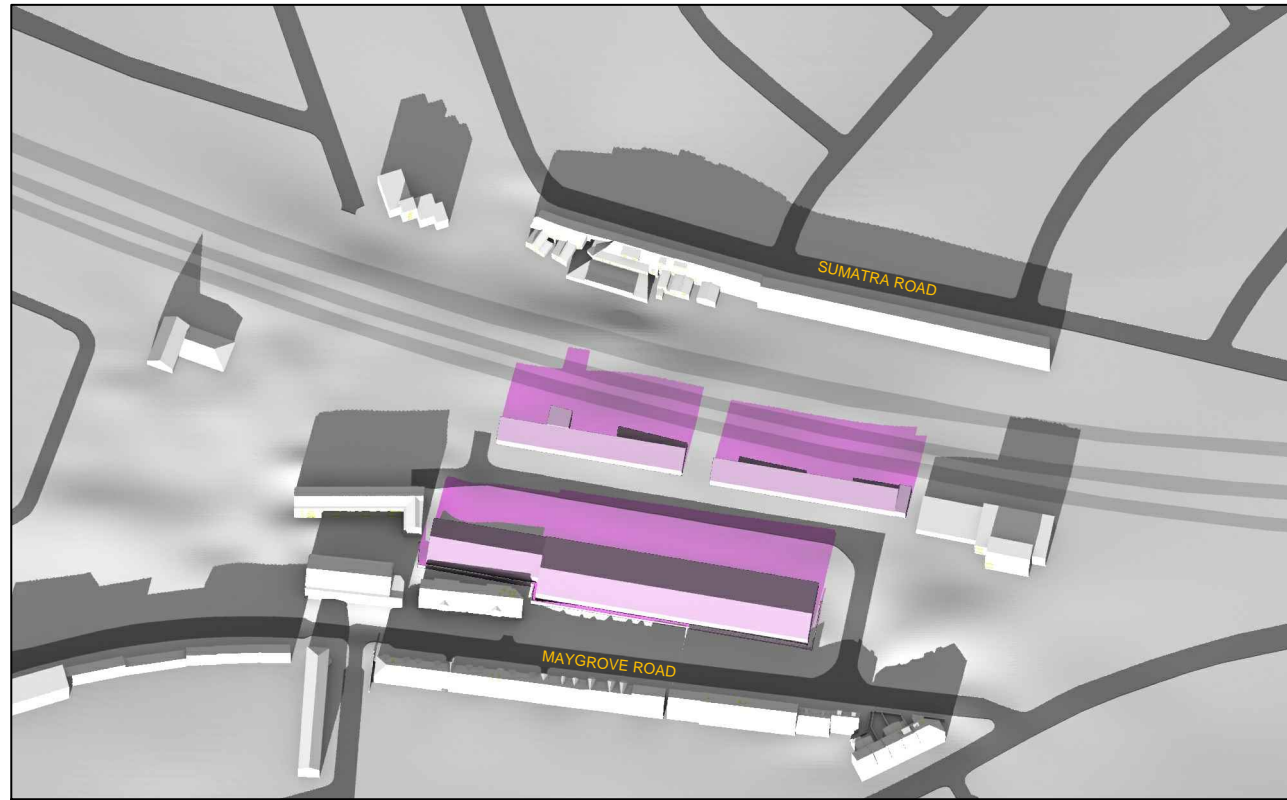
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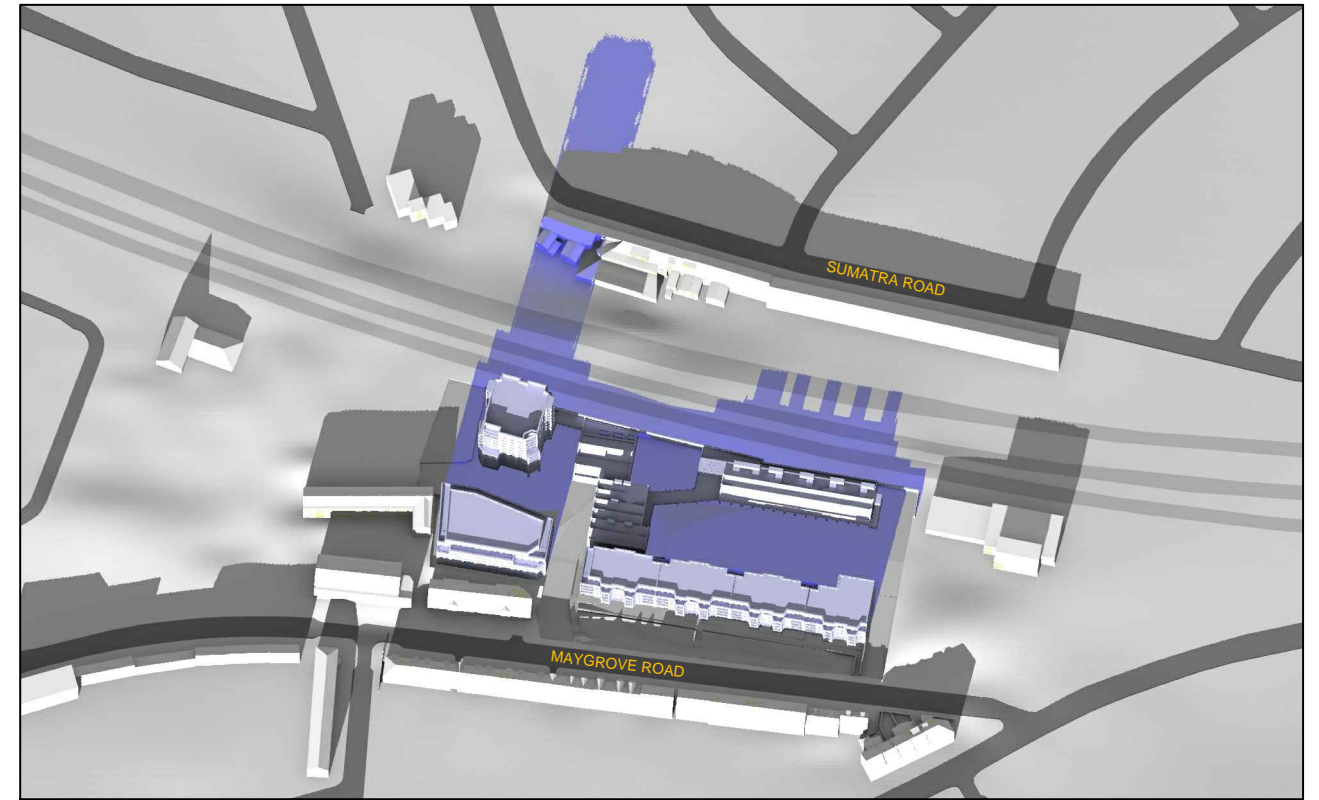
Dwg No: **P297/DEC1/02**



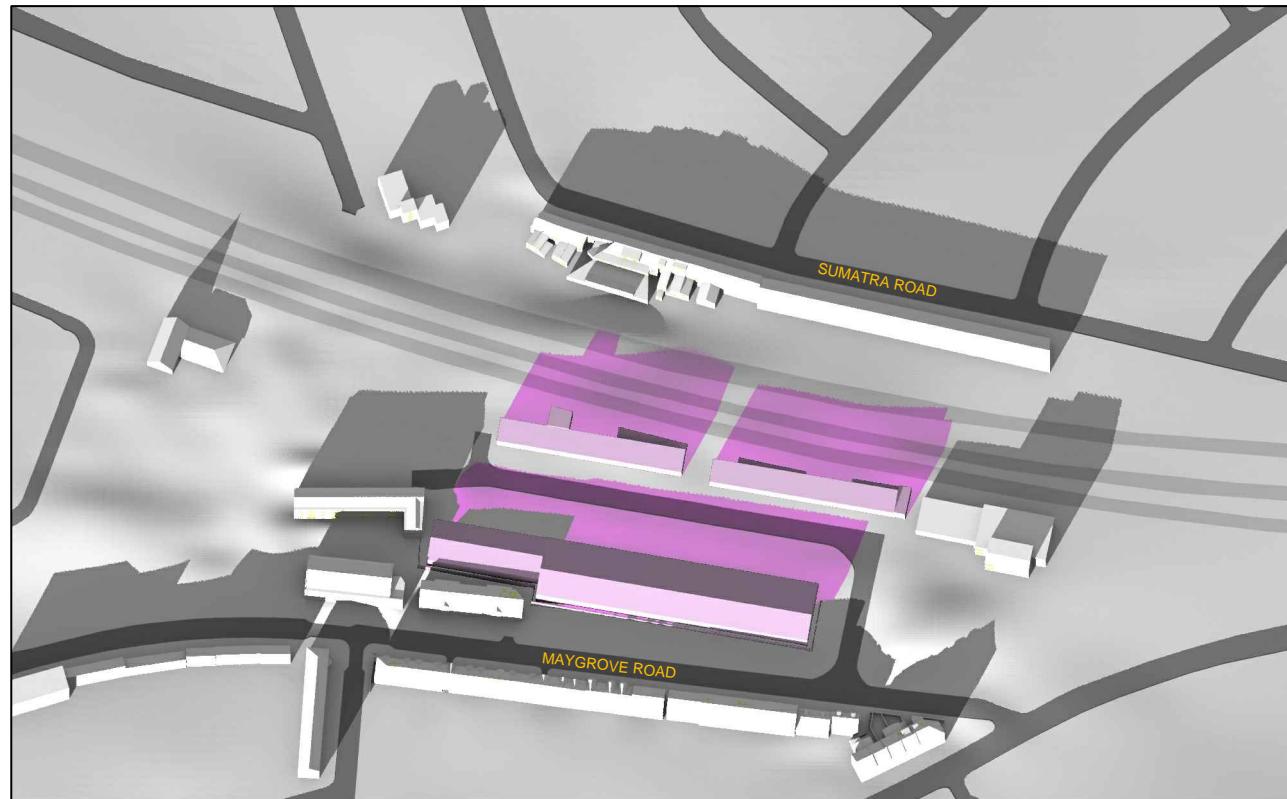


Existing 01:00pm

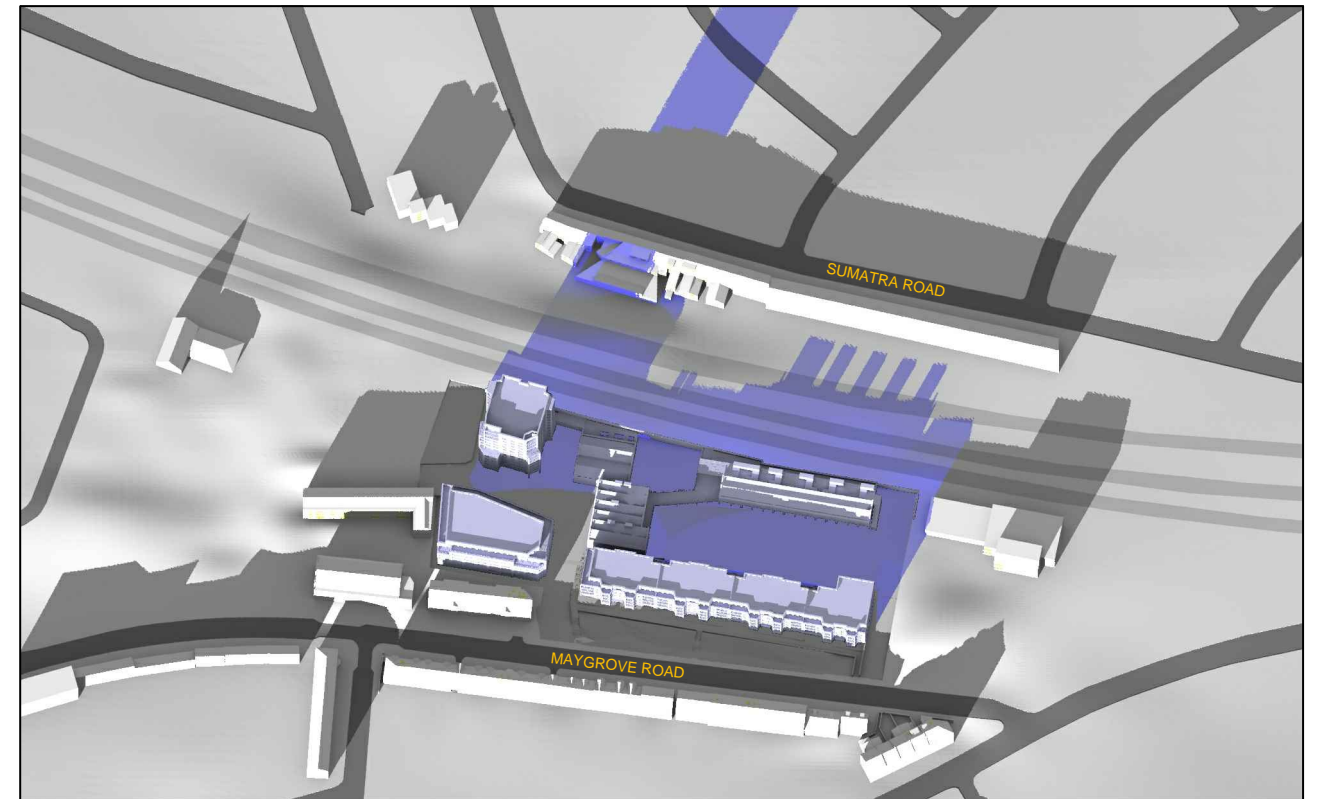
December 21st (GMT)



Proposed 01:00pm



Existing 02:00pm



Proposed 02:00pm

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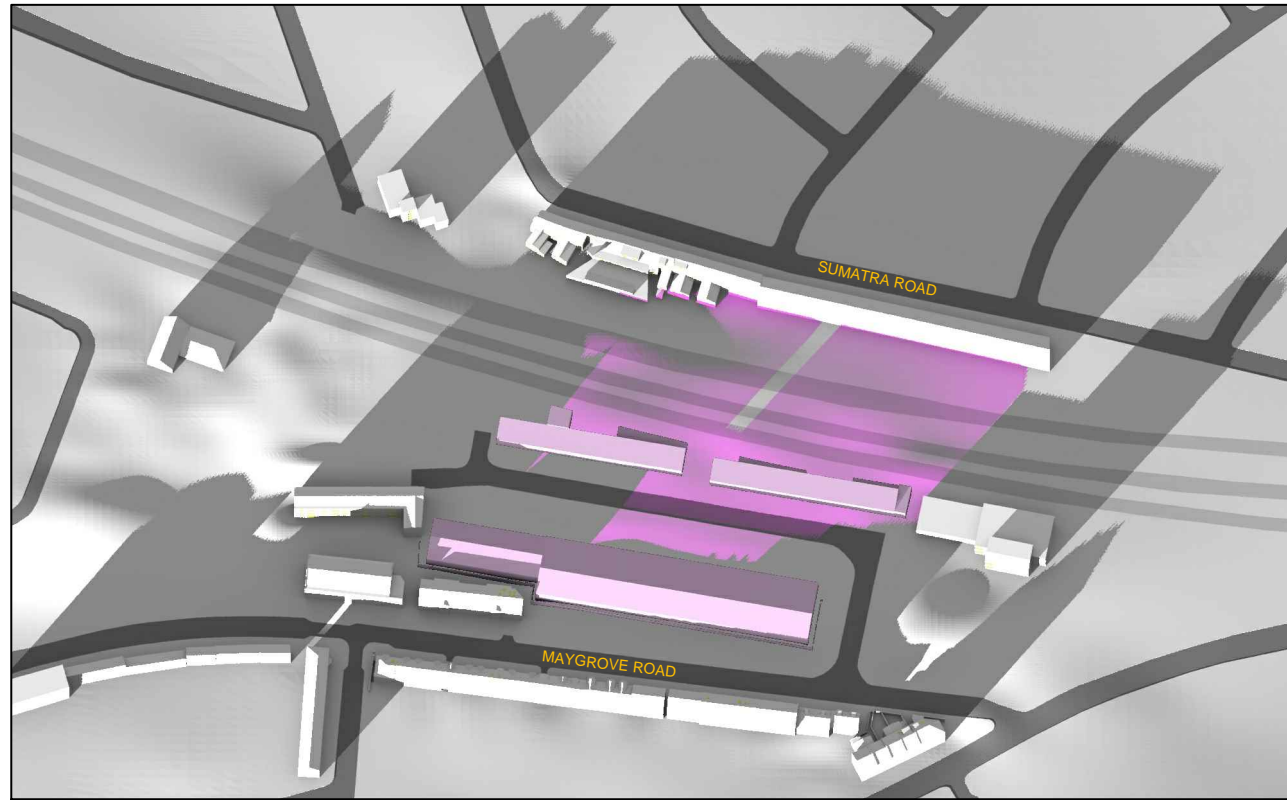
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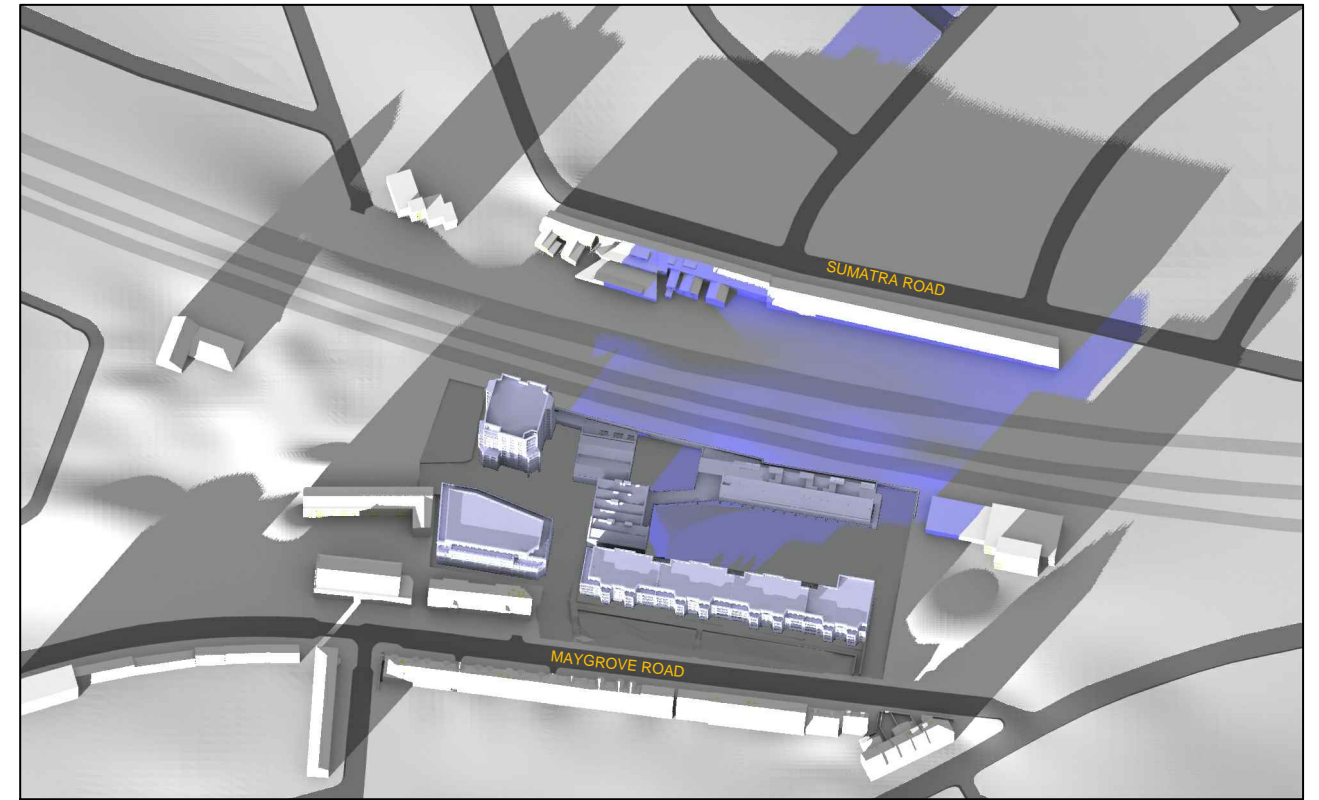
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Dwg No: **P297/DEC1/03**





Existing 03:00pm



Proposed 03:00pm

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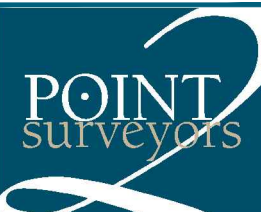
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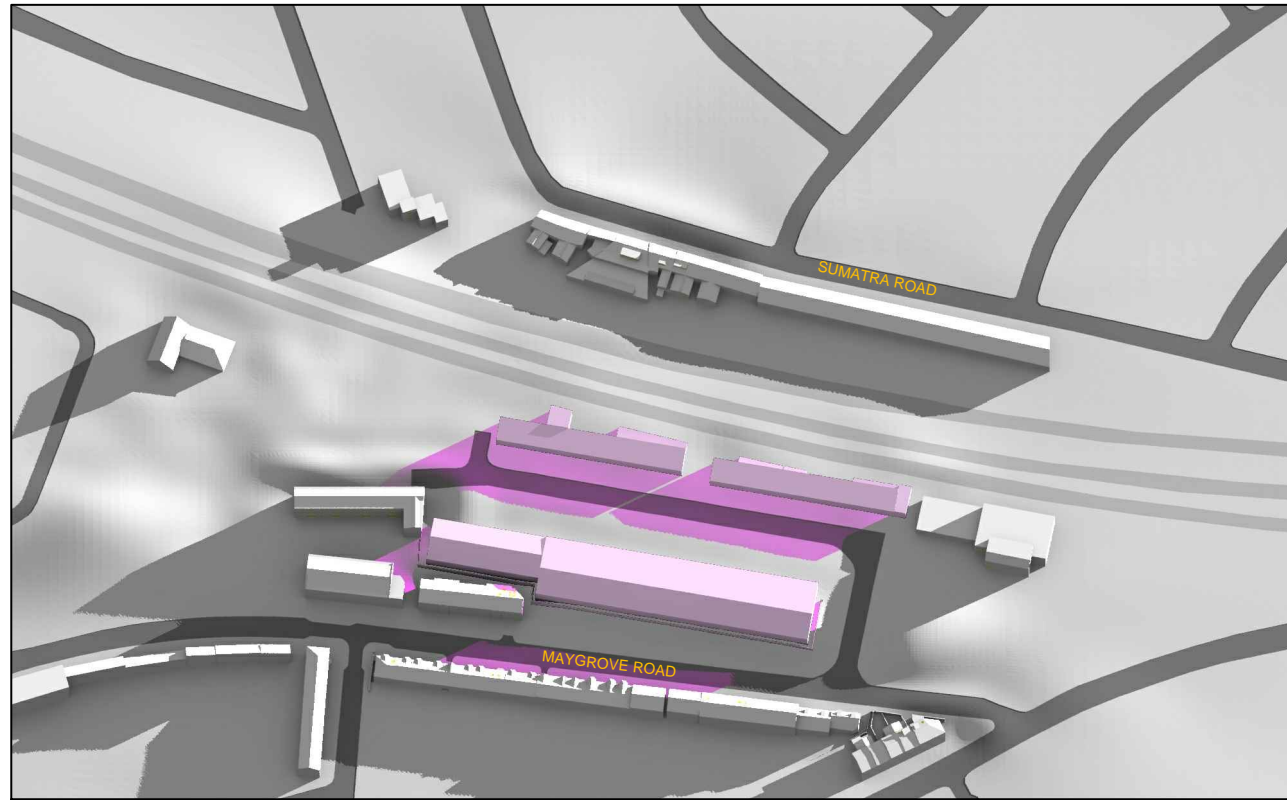


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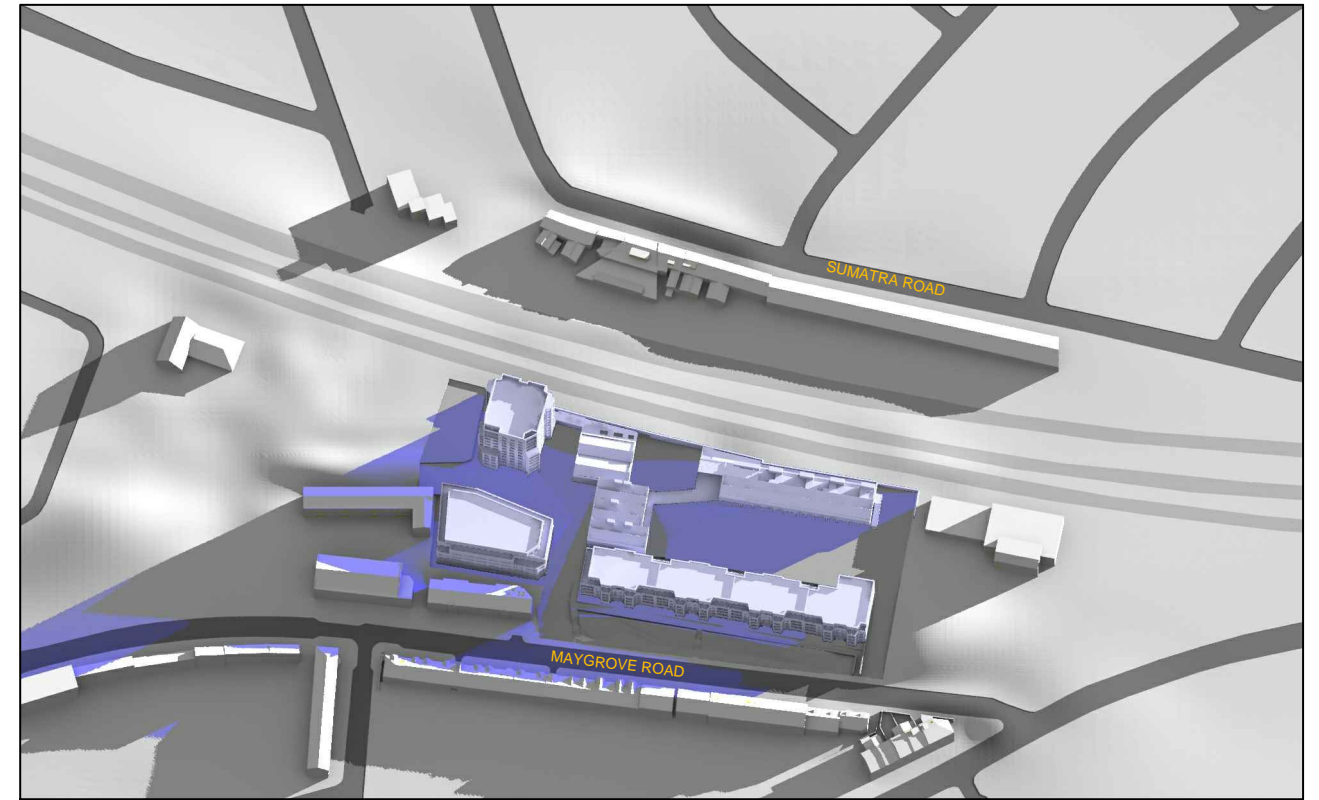
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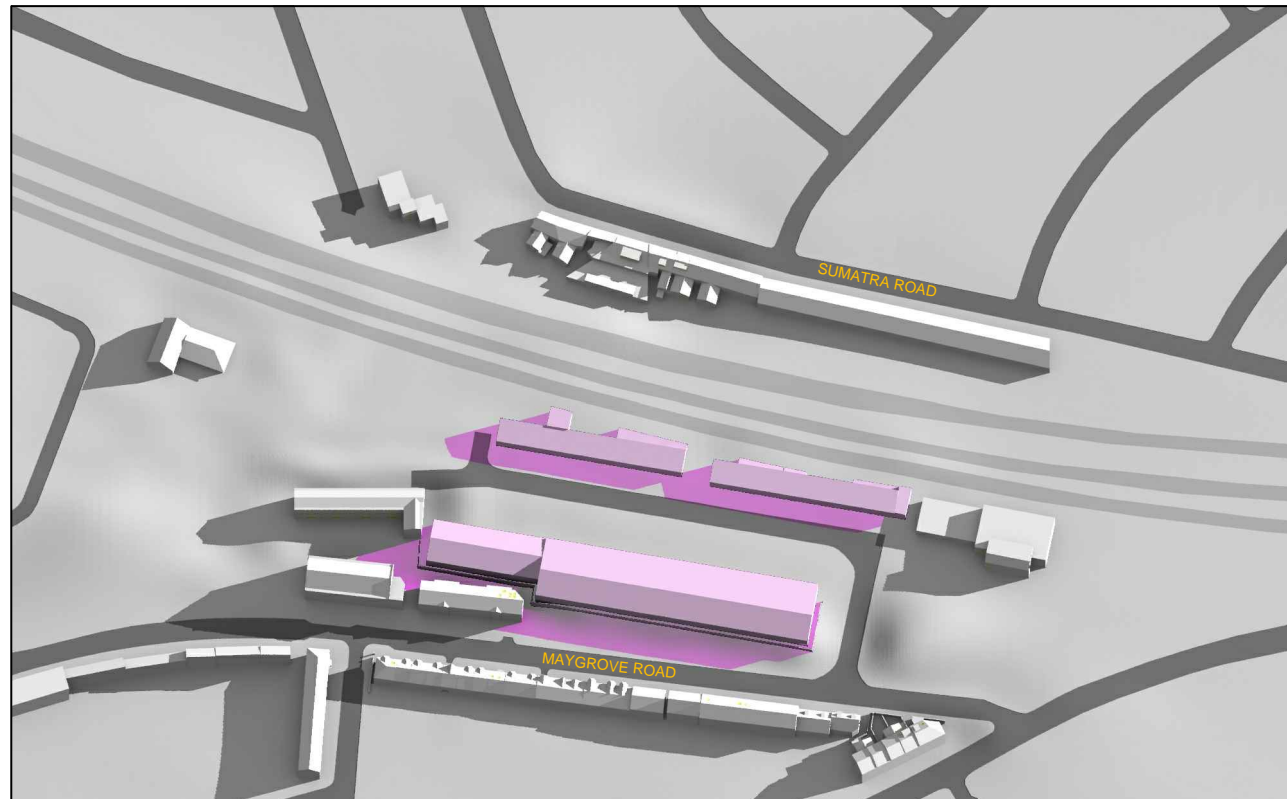


Existing 06:00am

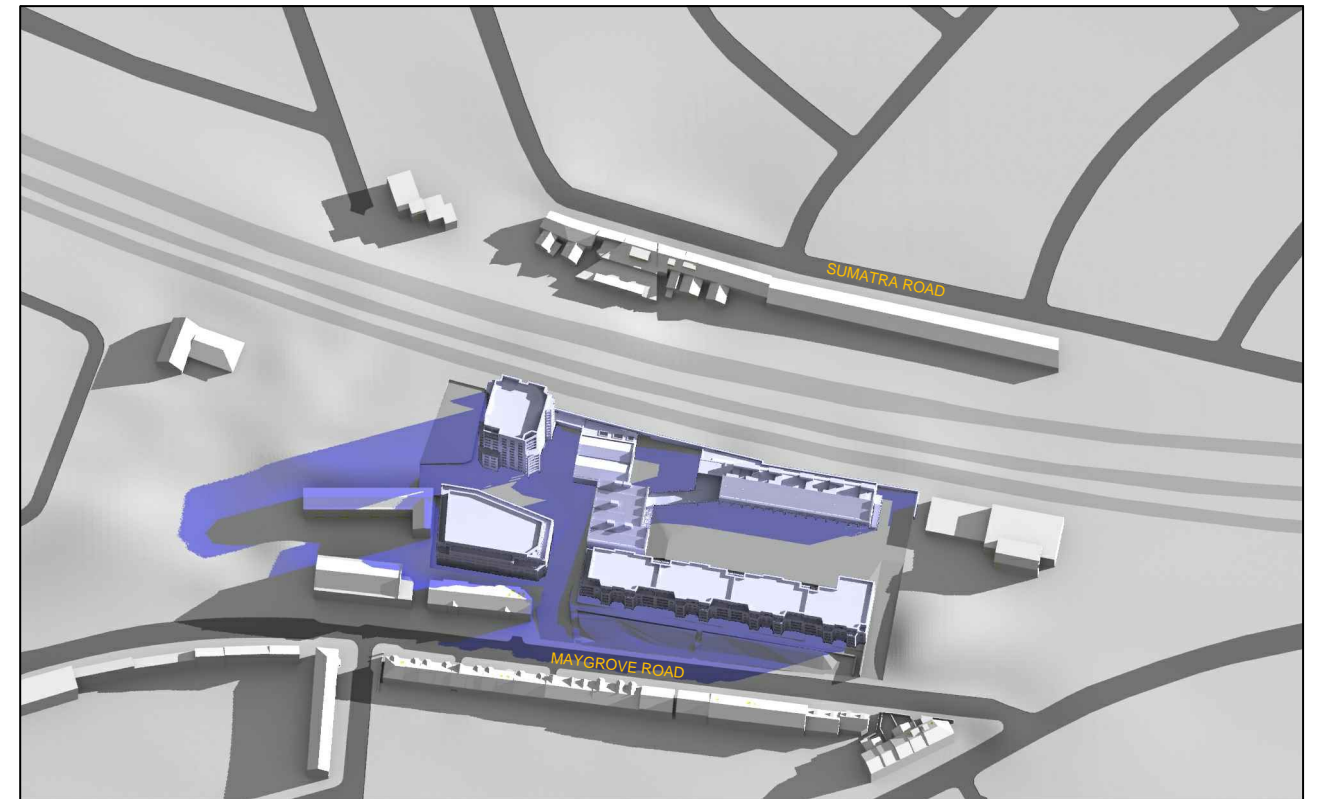


Proposed 06:00am

June 21st (BST)



Existing 07:00am



Proposed 07:00am

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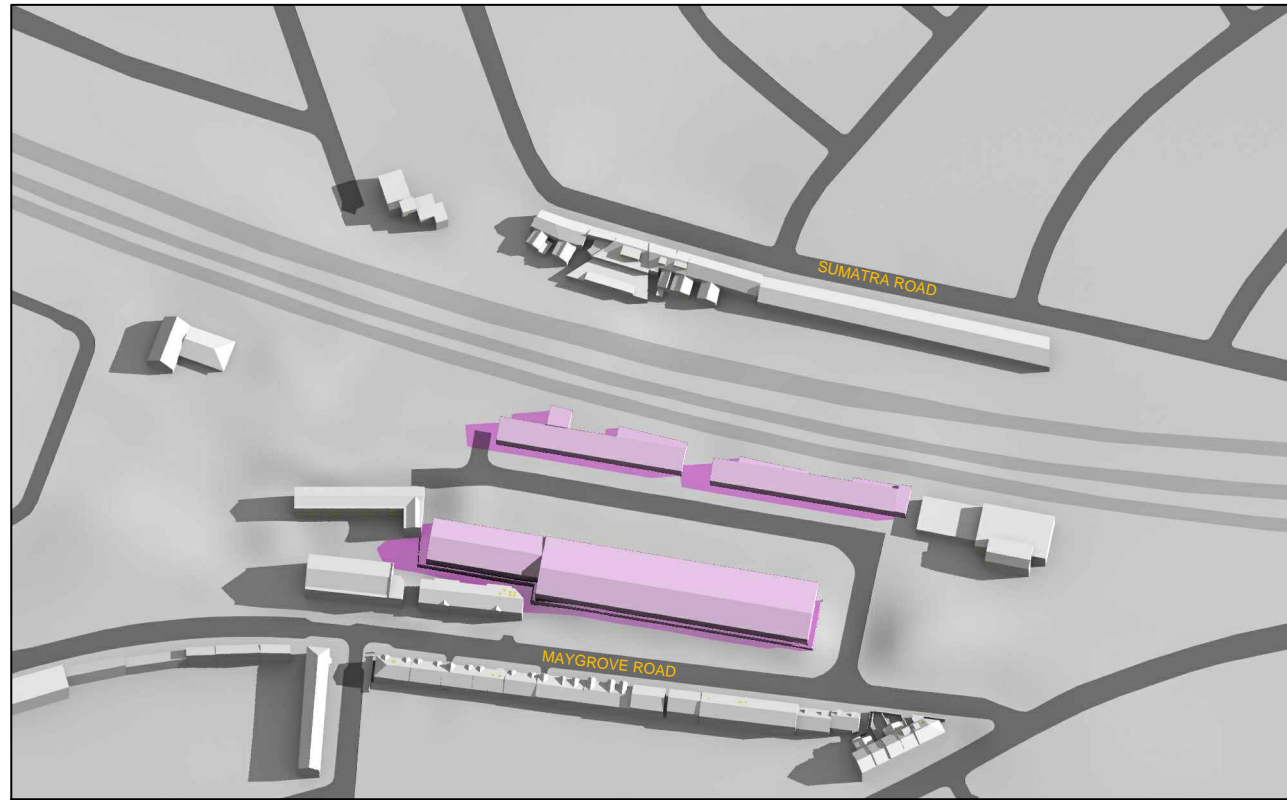
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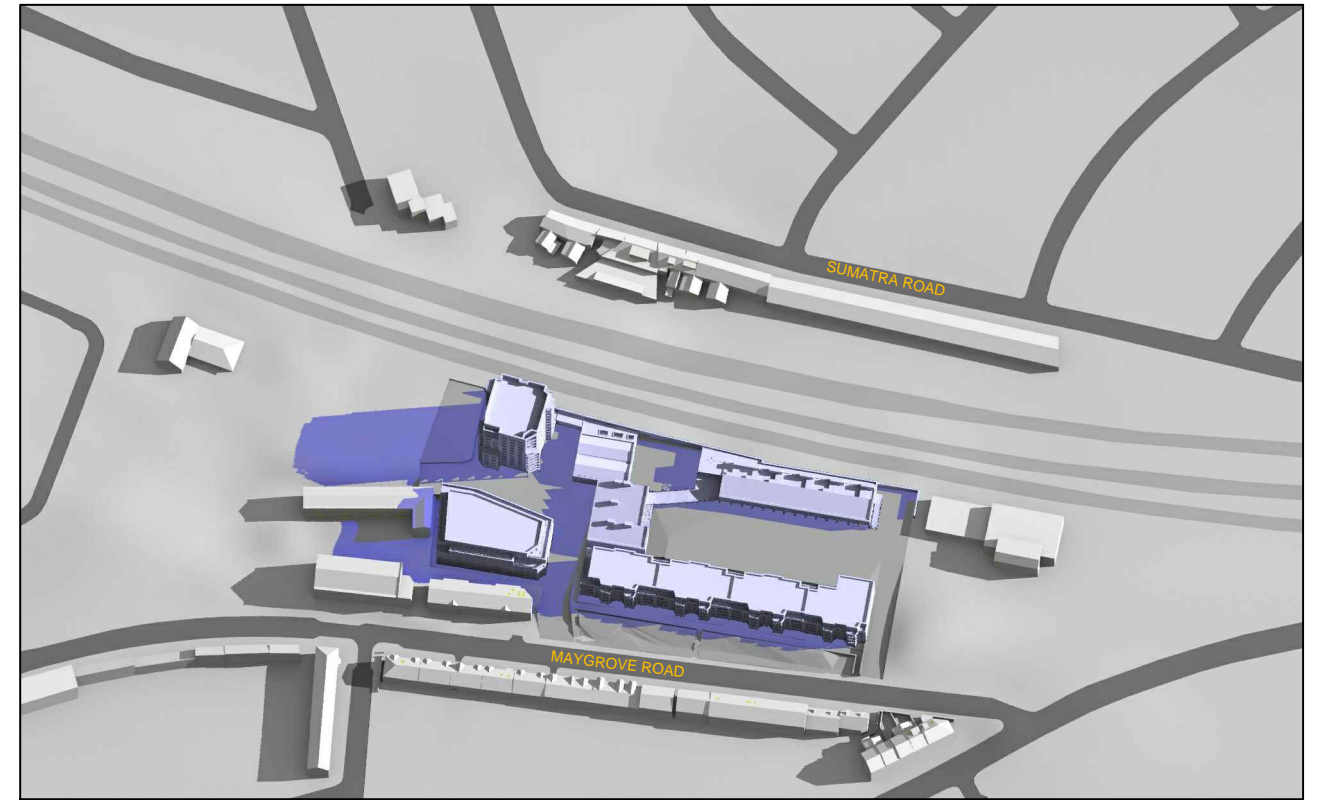
Date: OCT 2014

Dwg No: **P297/ JUN1/01**





Existing 08:00am

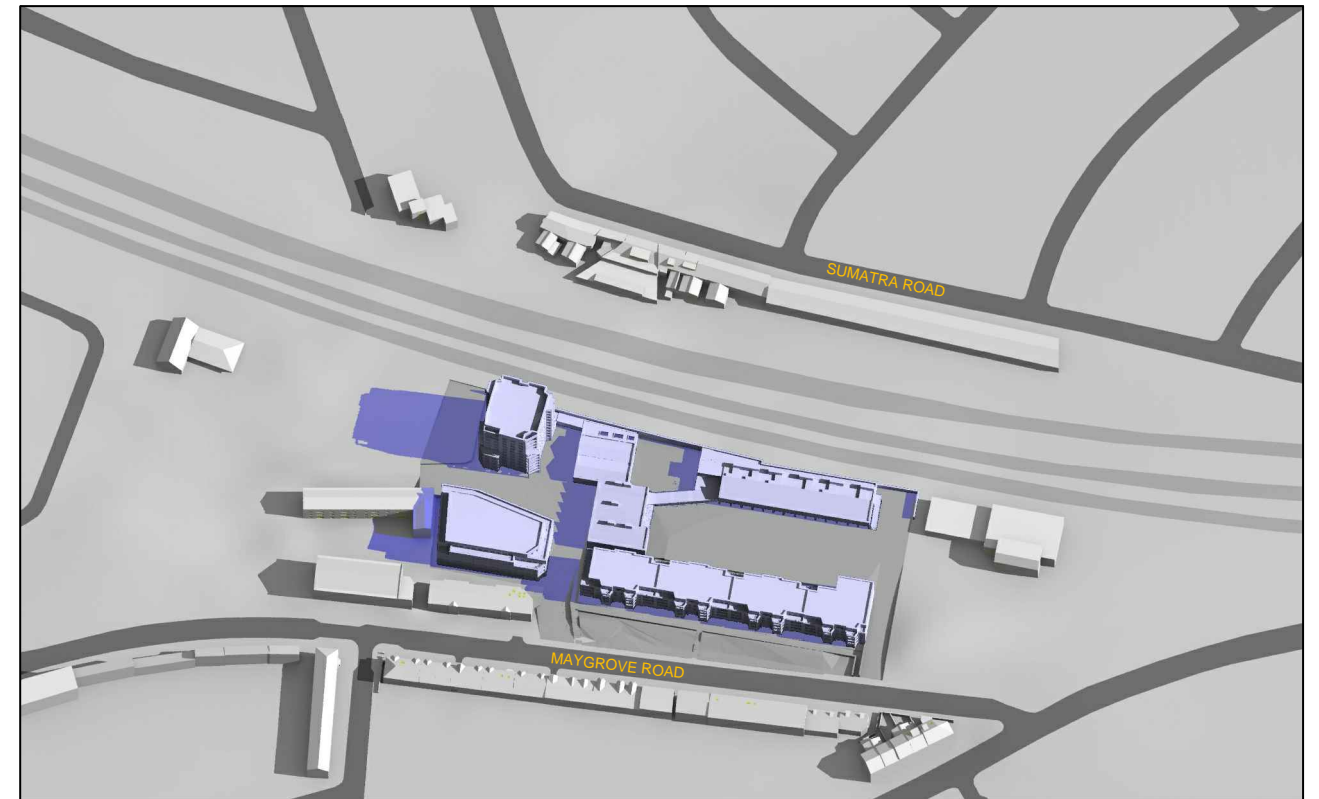


Proposed 08:00am

June 21st (BST)



Existing 09:00am



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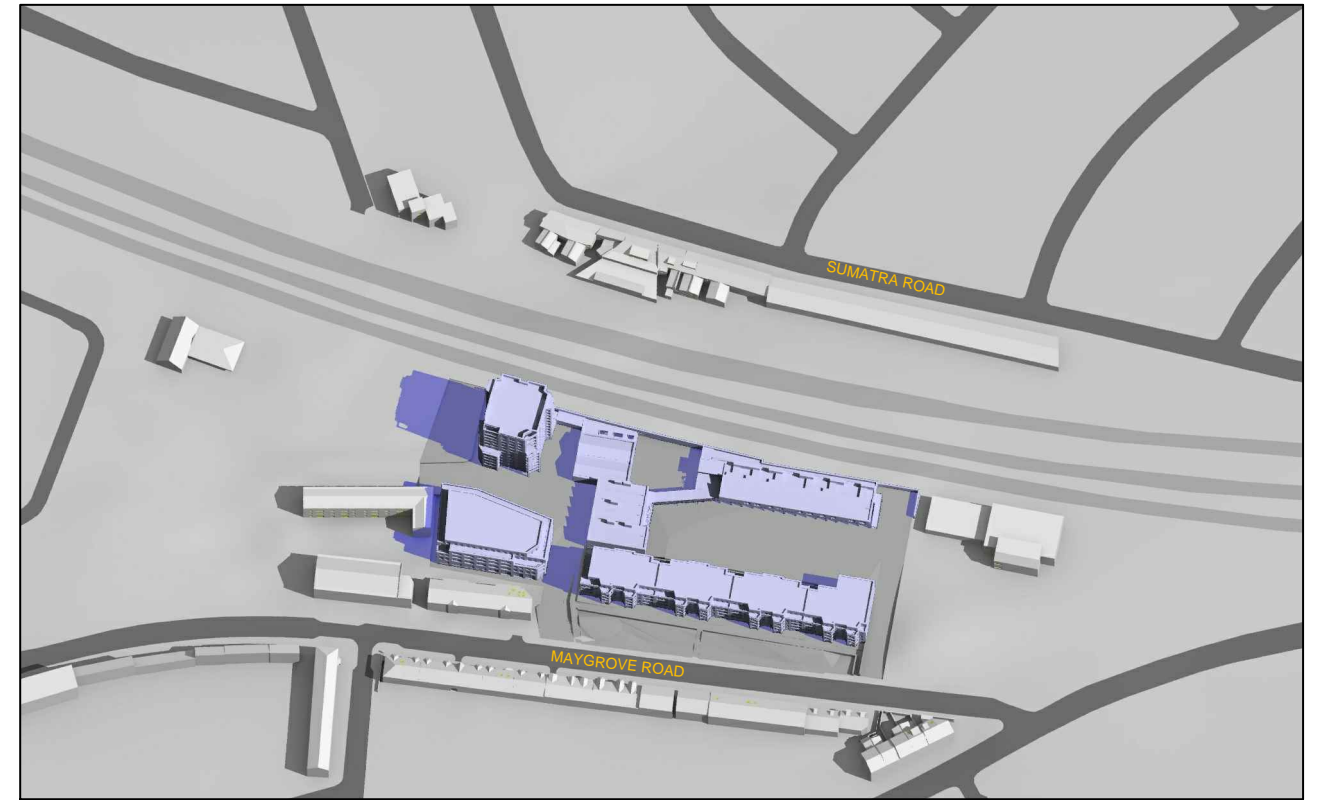
Date: OCT 2014

Dwg No: **P297/ JUN1/02**





Existing 10:00am

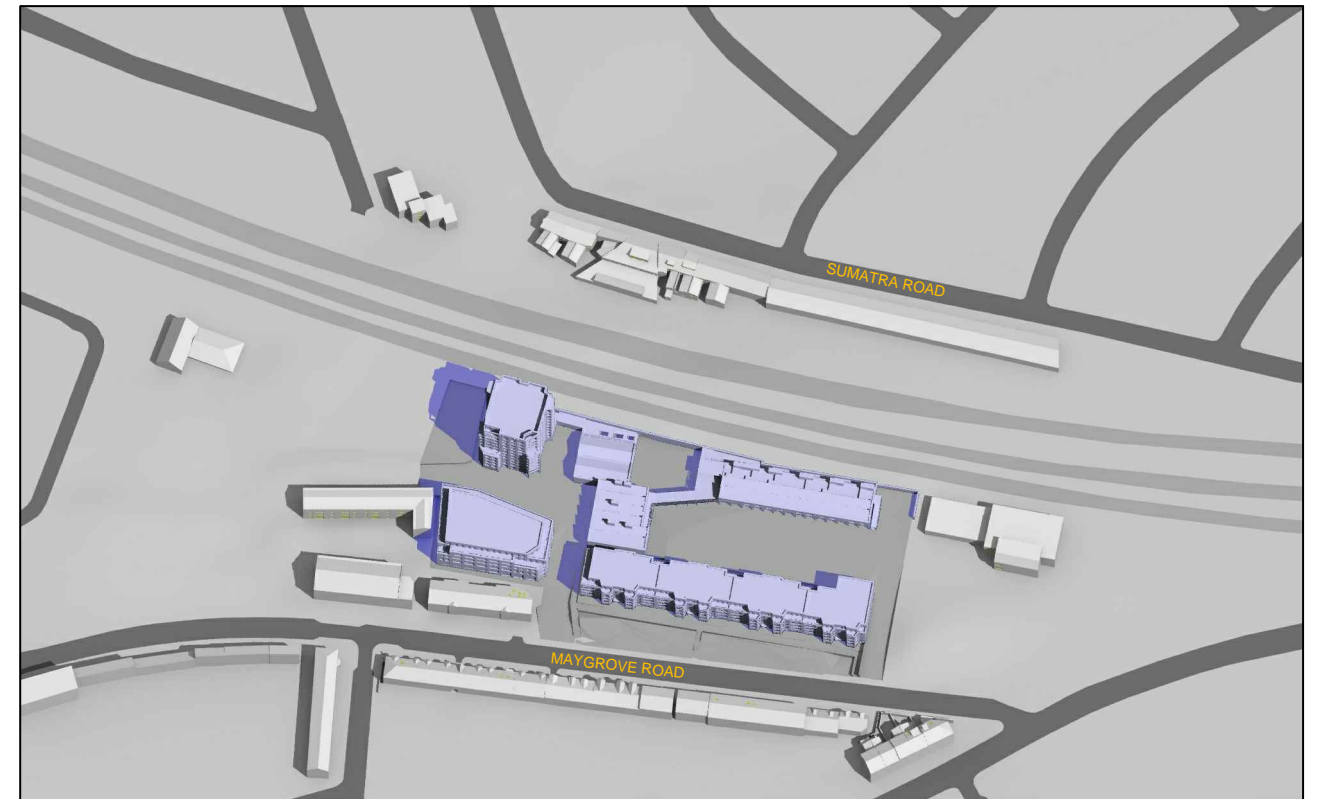


Proposed 10:00am

June 21st (BST)



Existing 11:00am



Proposed 11:00am

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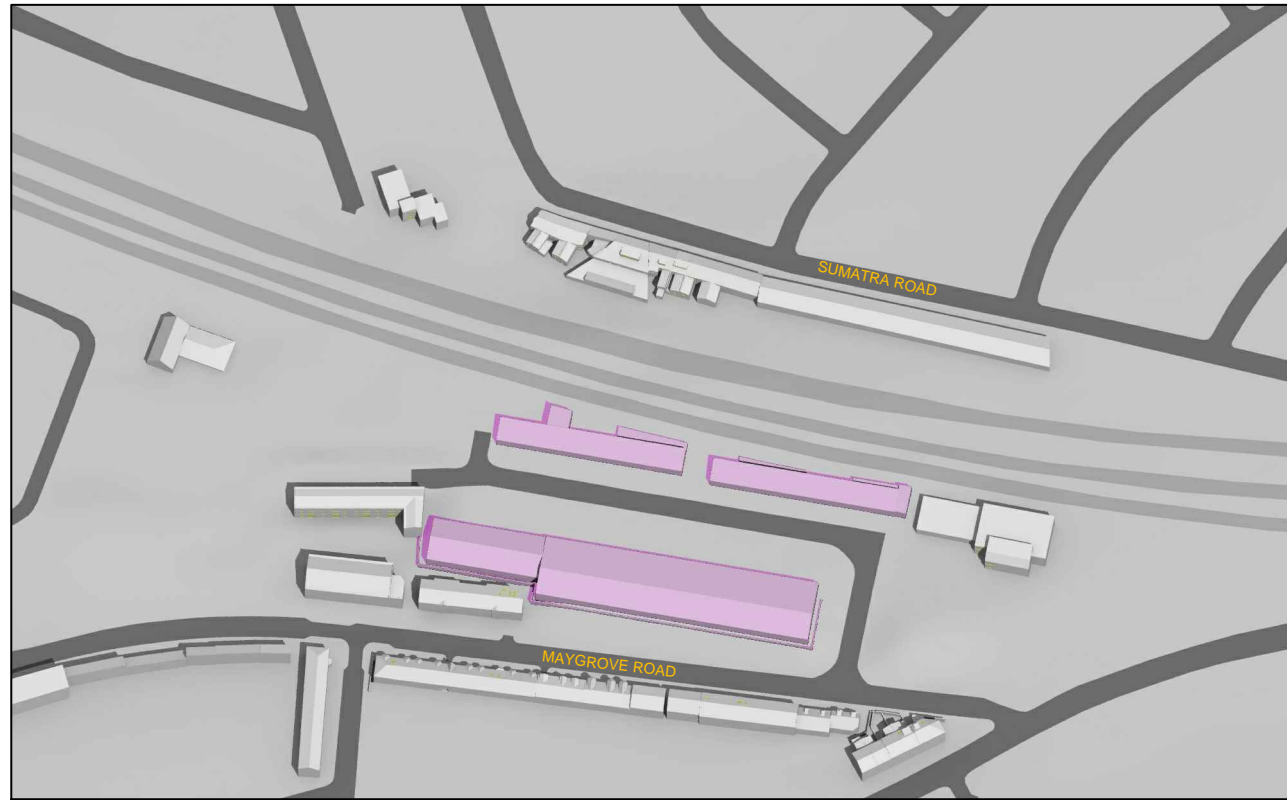
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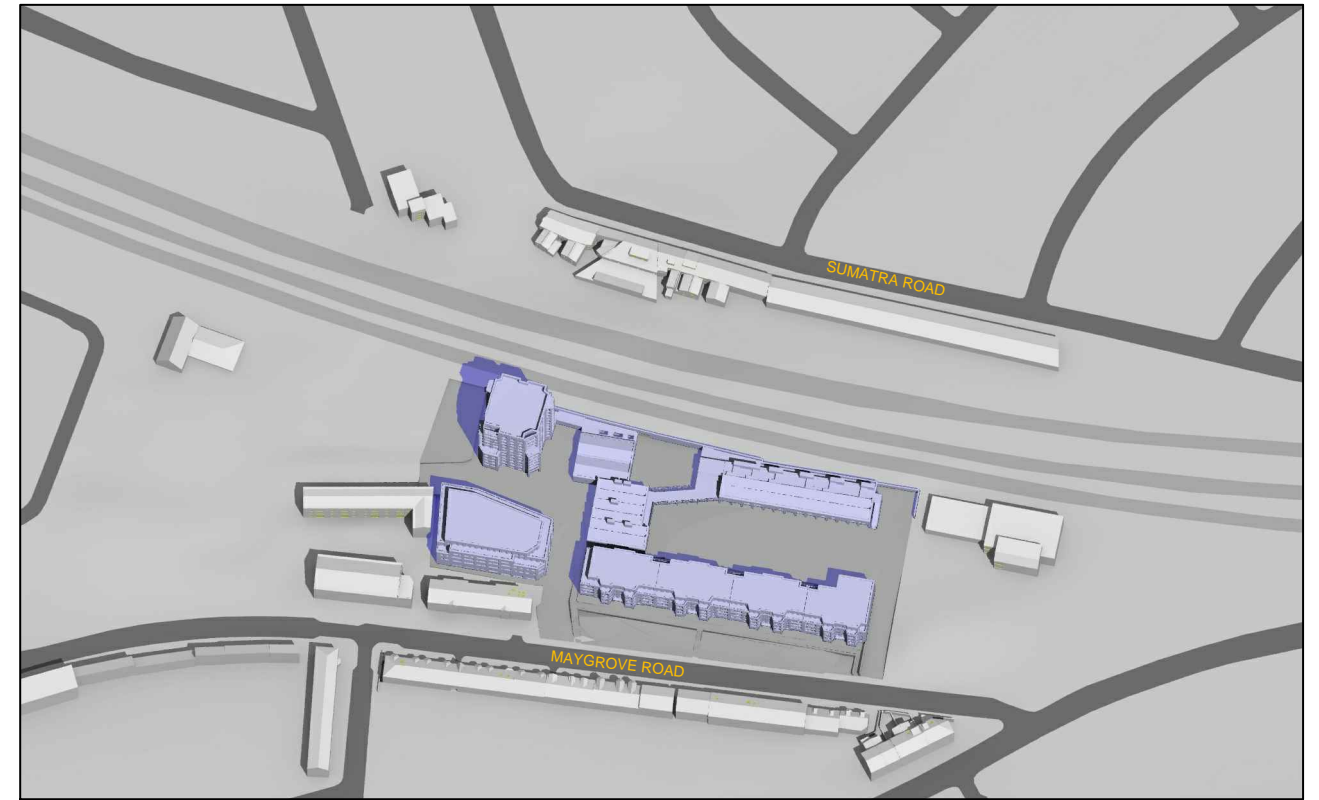
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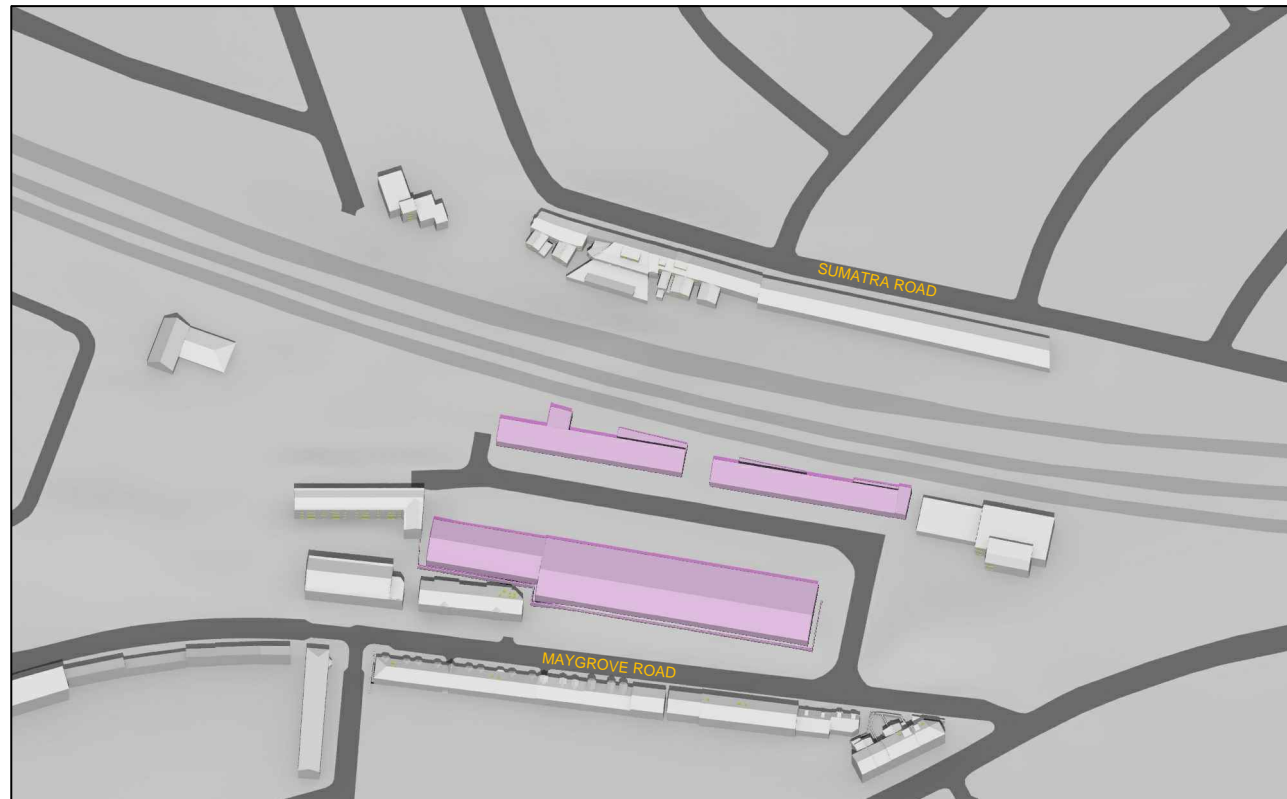


Existing 12:00pm

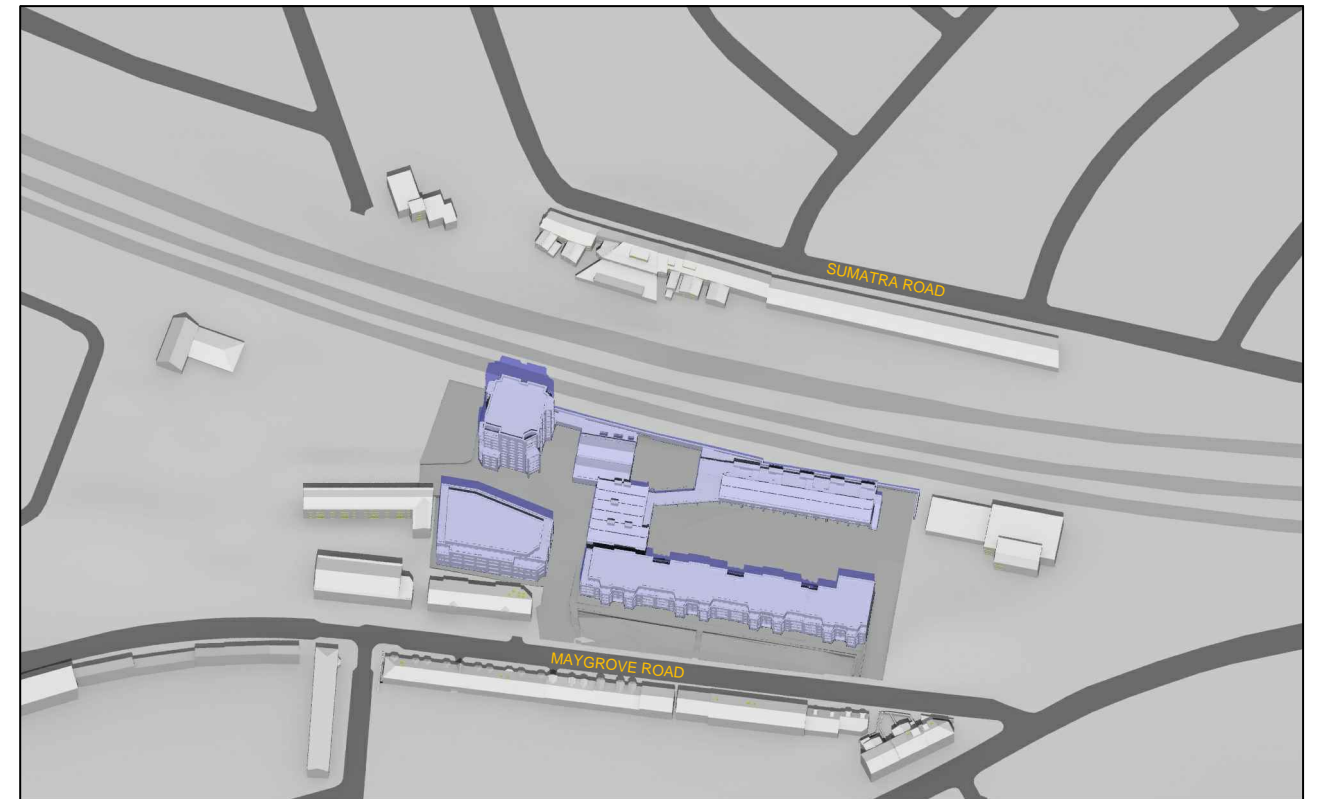


Proposed 12:00pm

June 21st (BST)



Existing 01:00pm



Proposed 01:00pm

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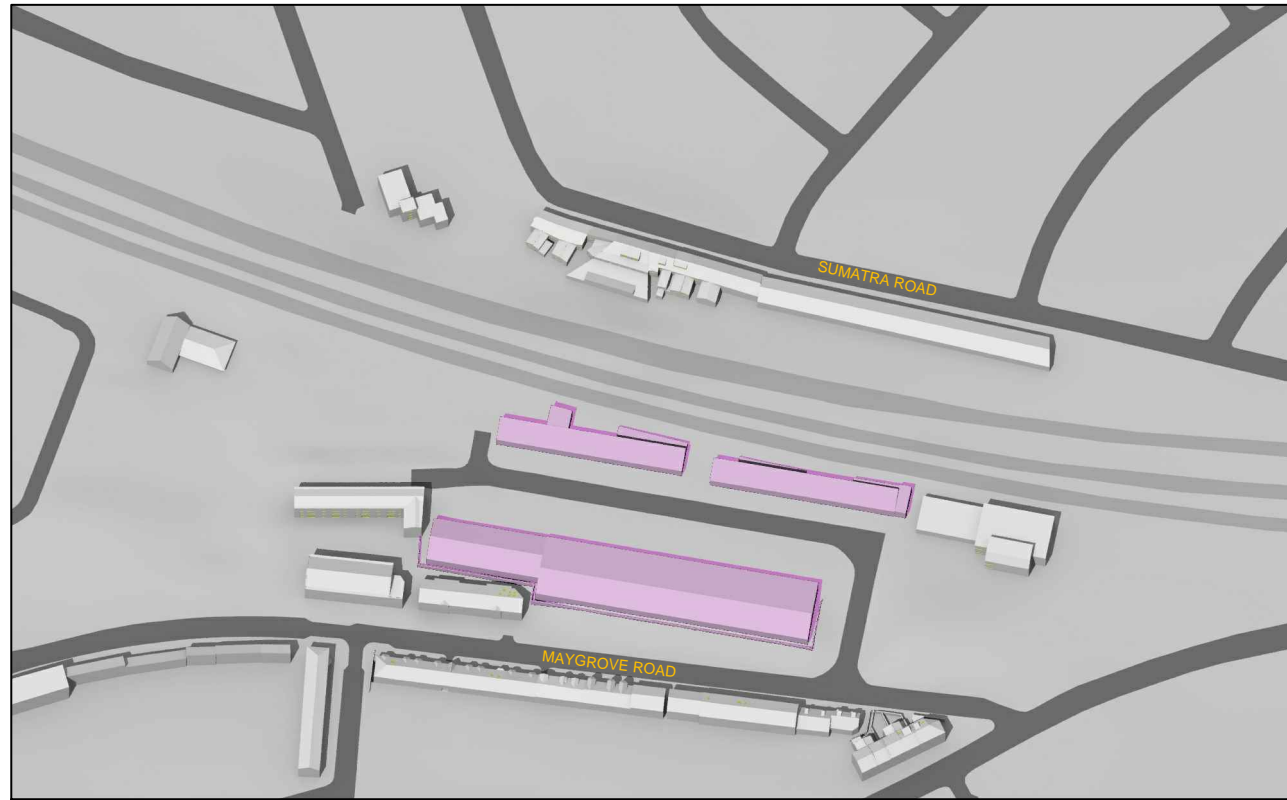
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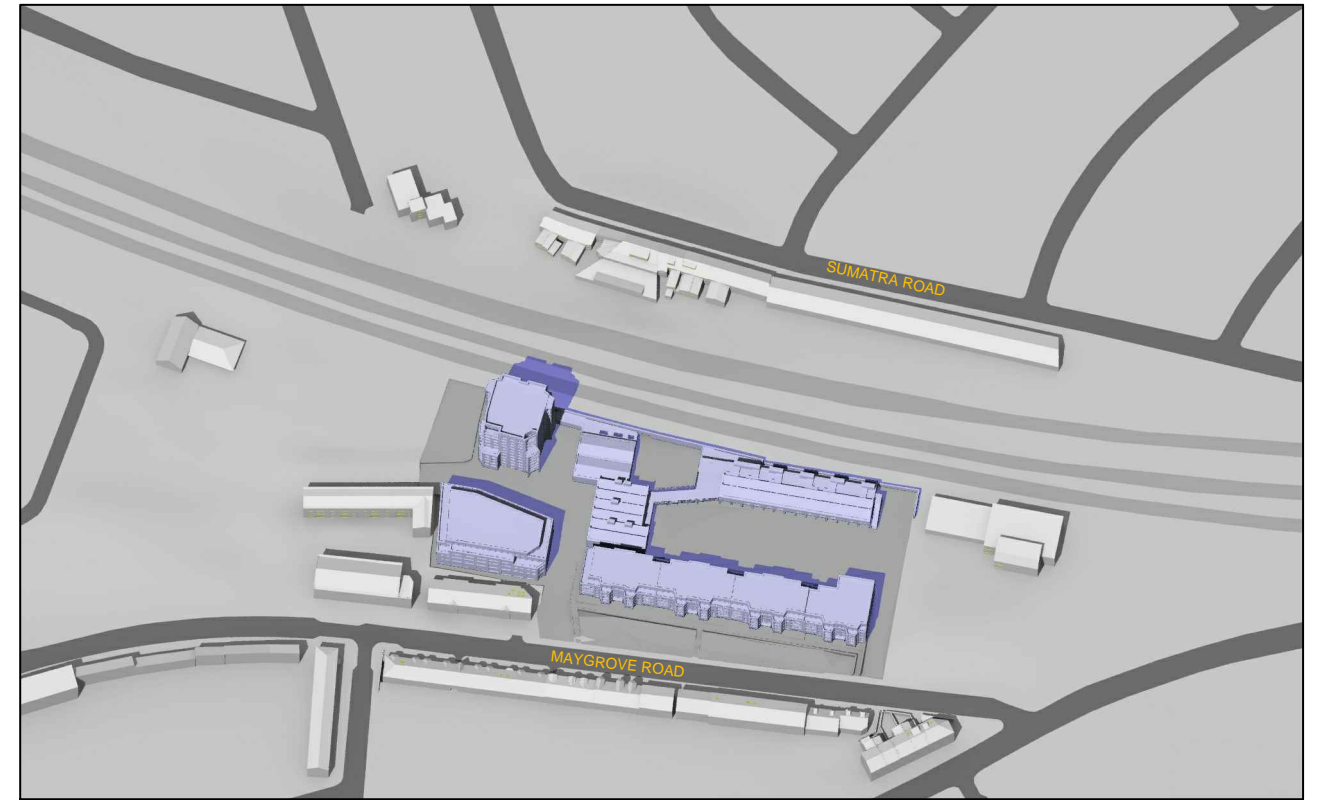
Date: OCT 2014

Dwg No: **P297/ JUN1/04**



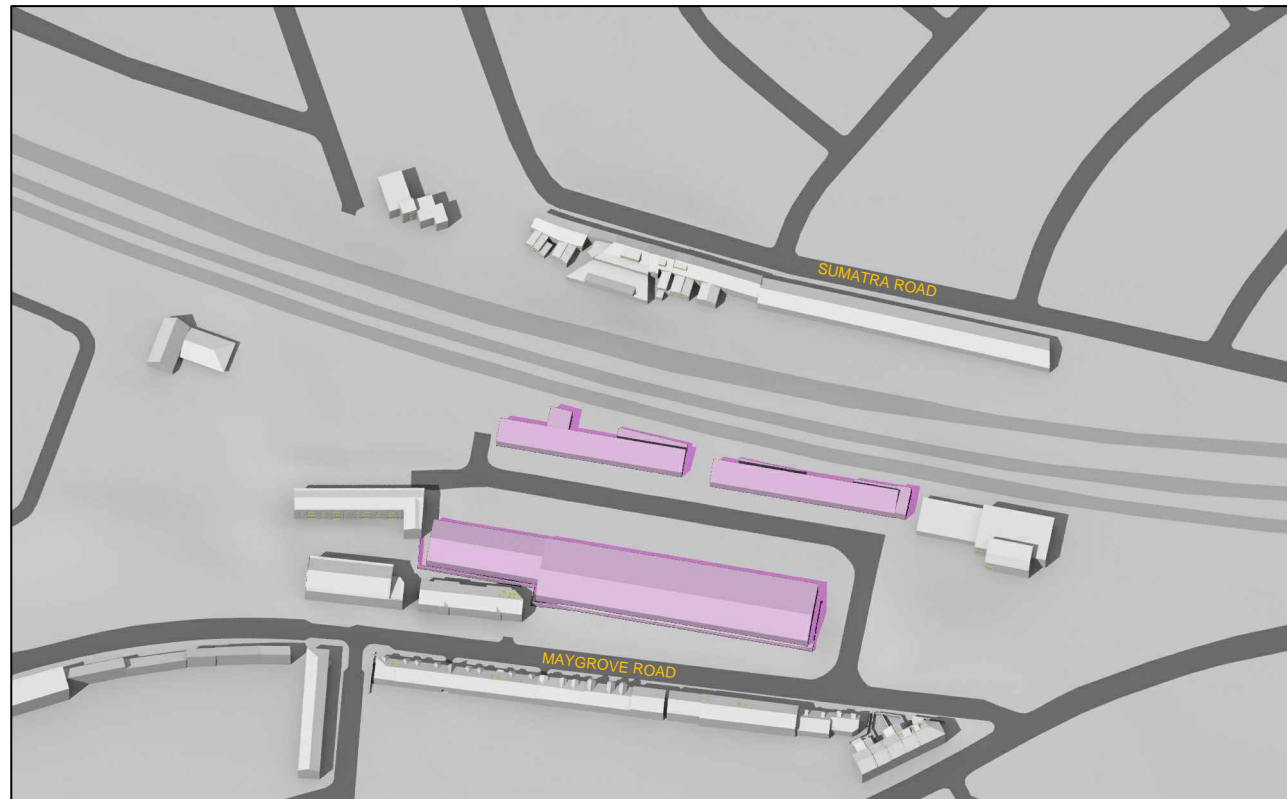


Existing 02:00pm

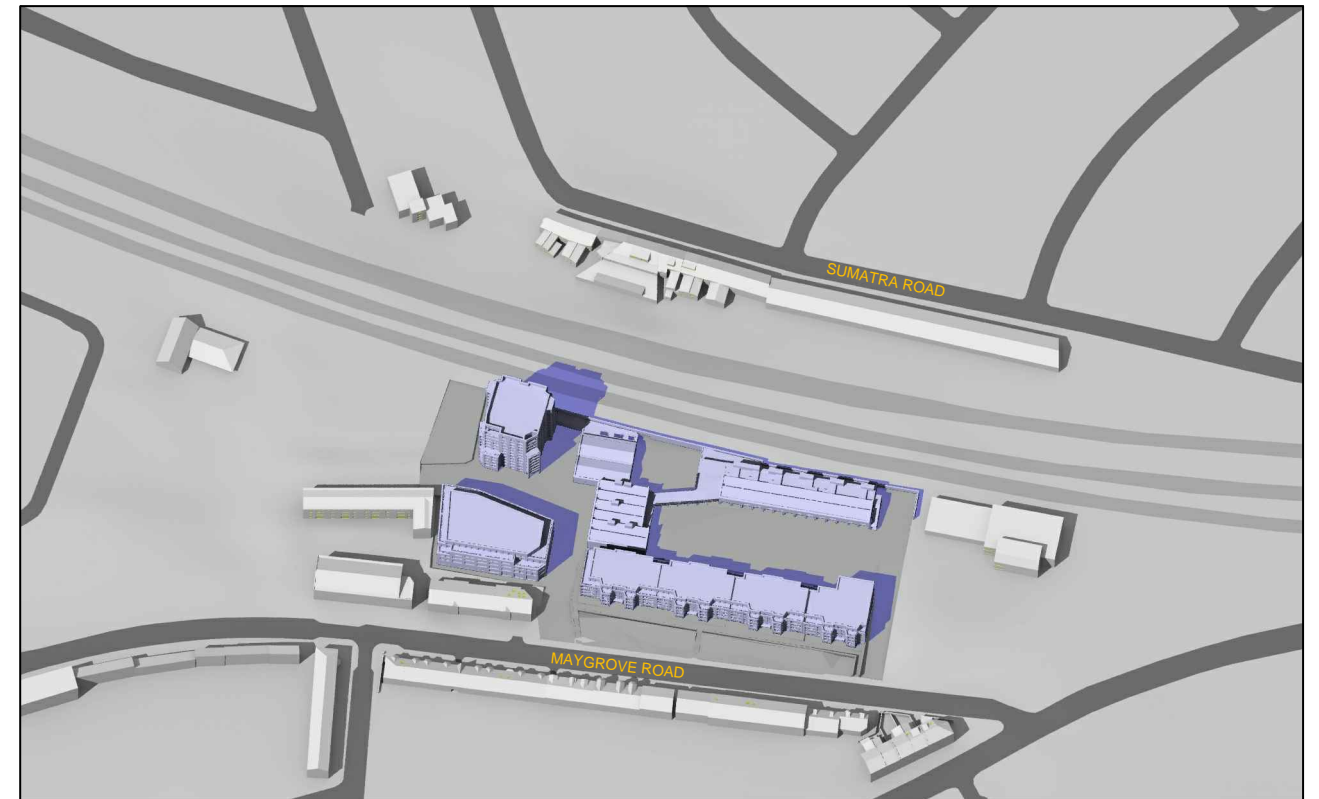


Proposed 02:00pm

June 21st (BST)



Existing 03:00pm



Proposed 03:00pm

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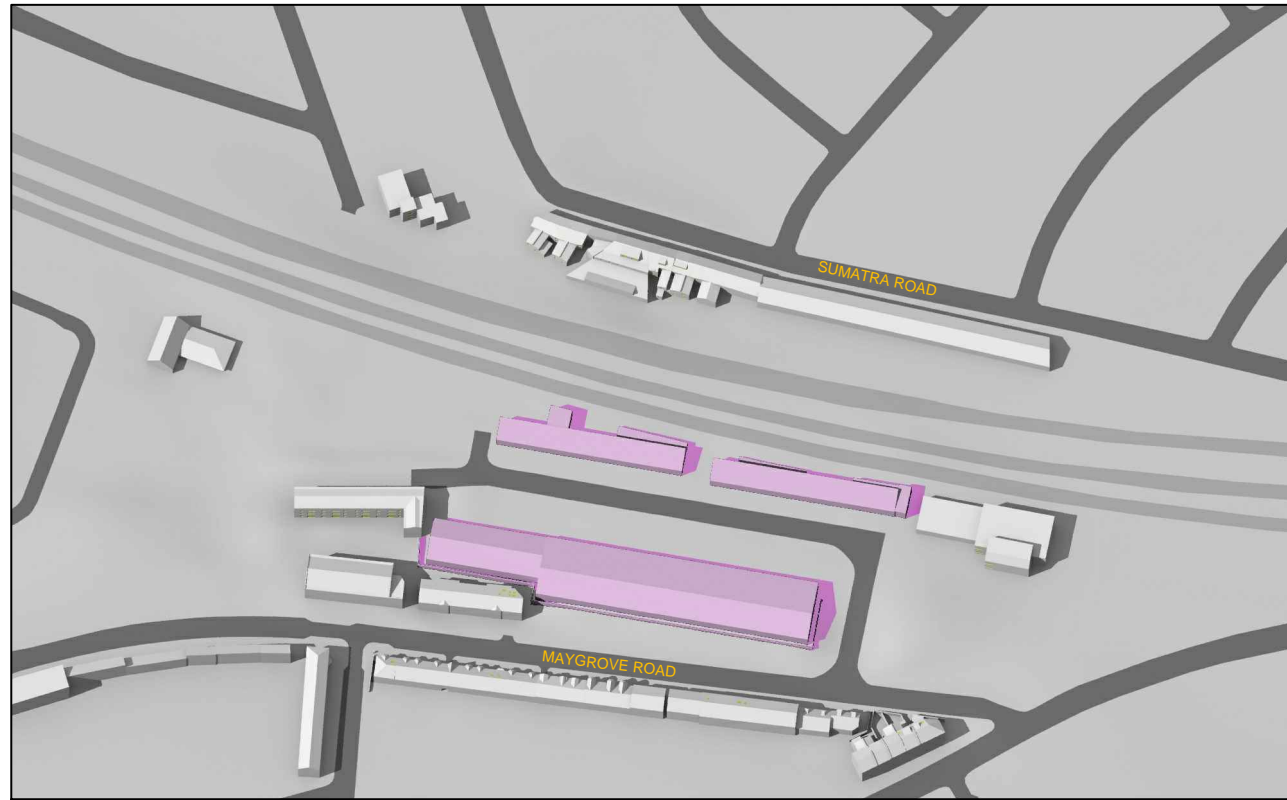
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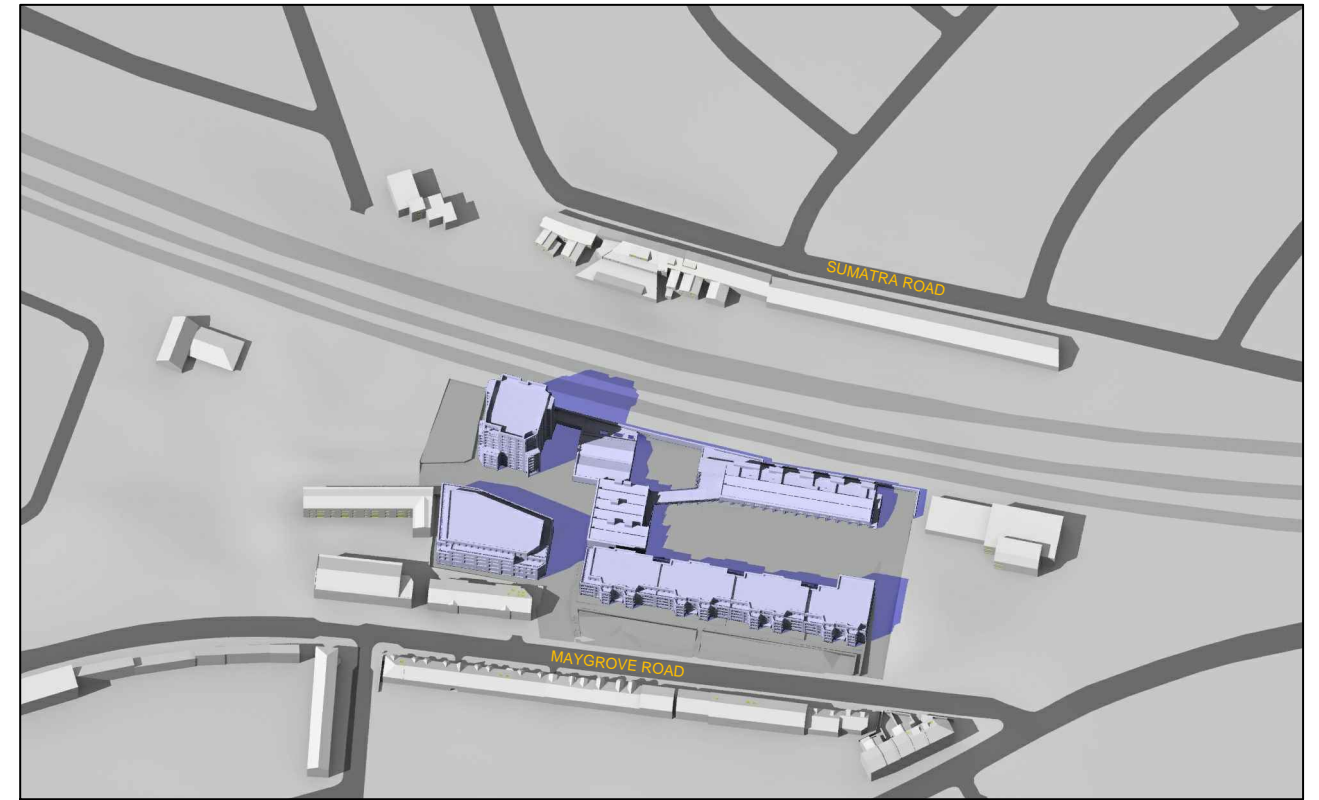
Date: OCT 2014

Dwg No: **P297/ JUN1/05**



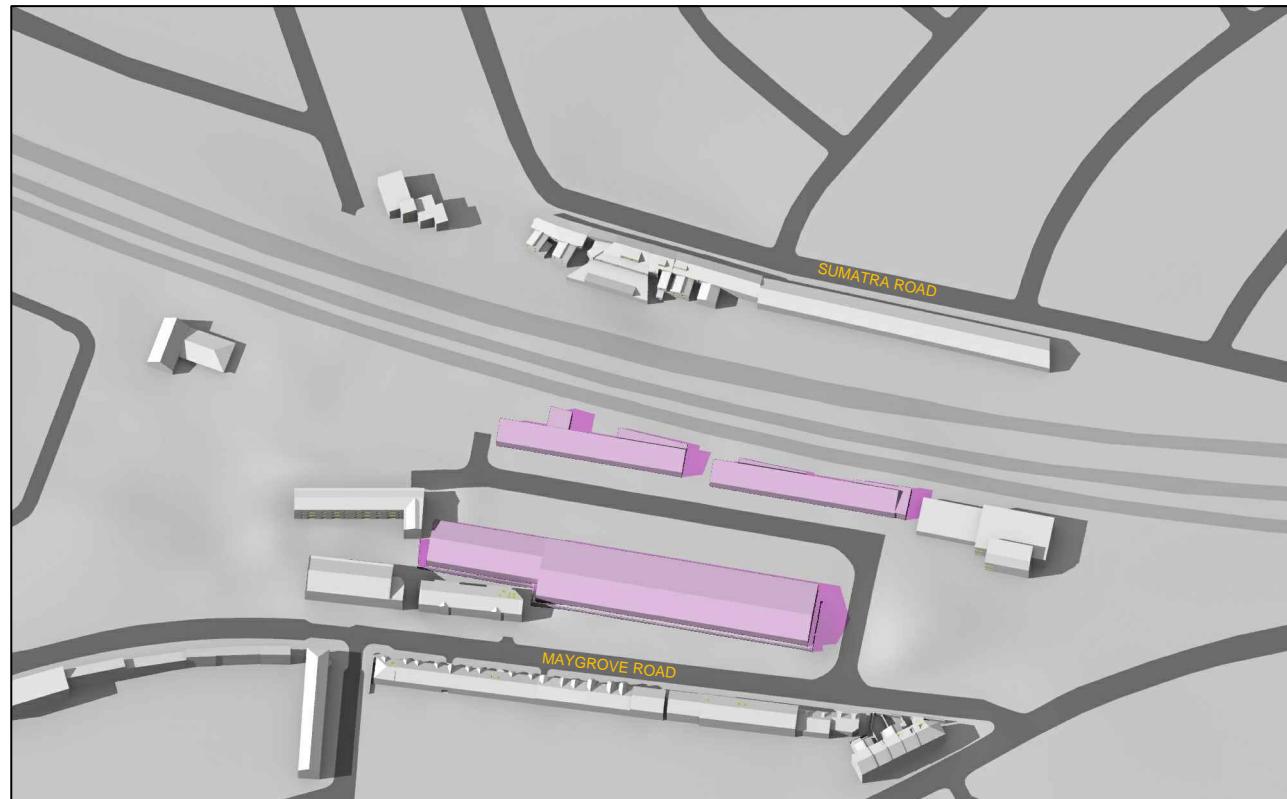


Existing 04:00pm

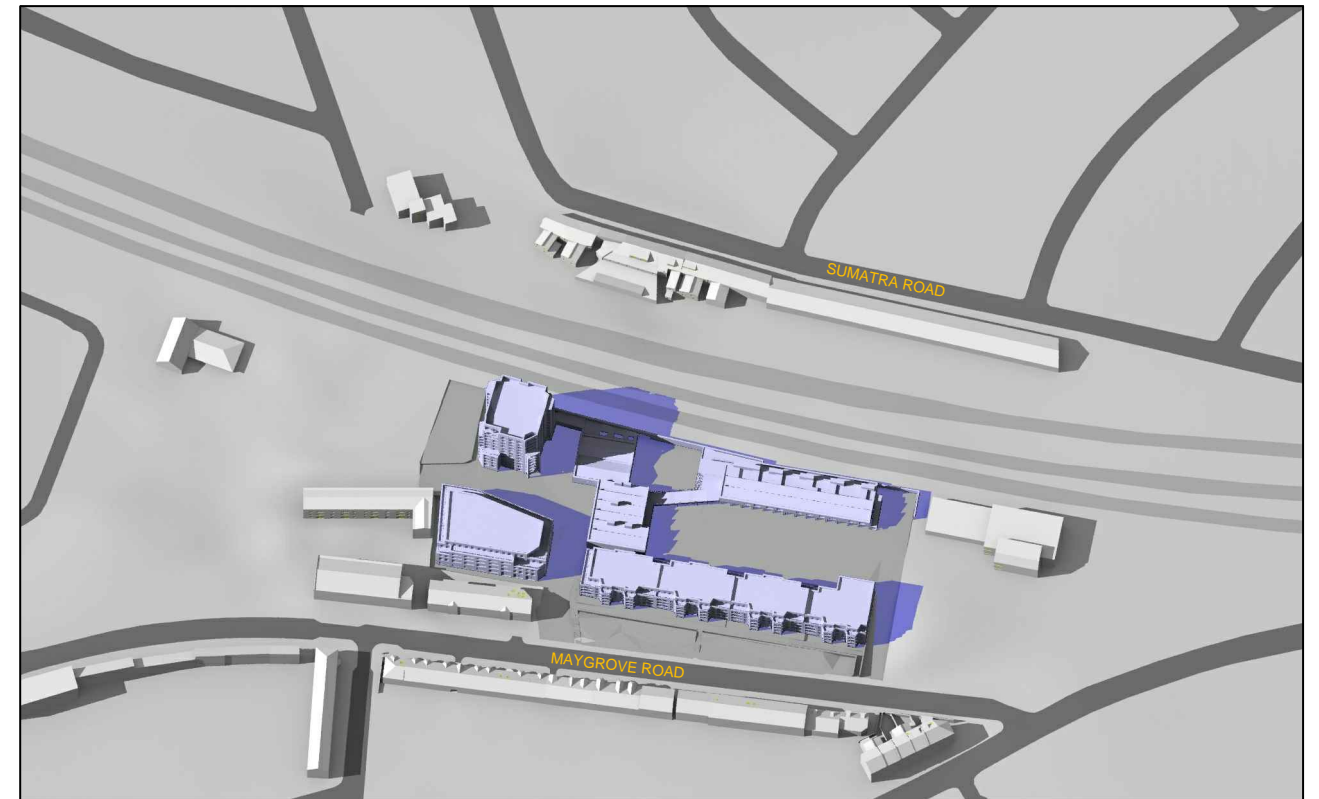


Proposed 04:00pm

June 21st (BST)



Existing 05:00pm



Proposed 05:00pm

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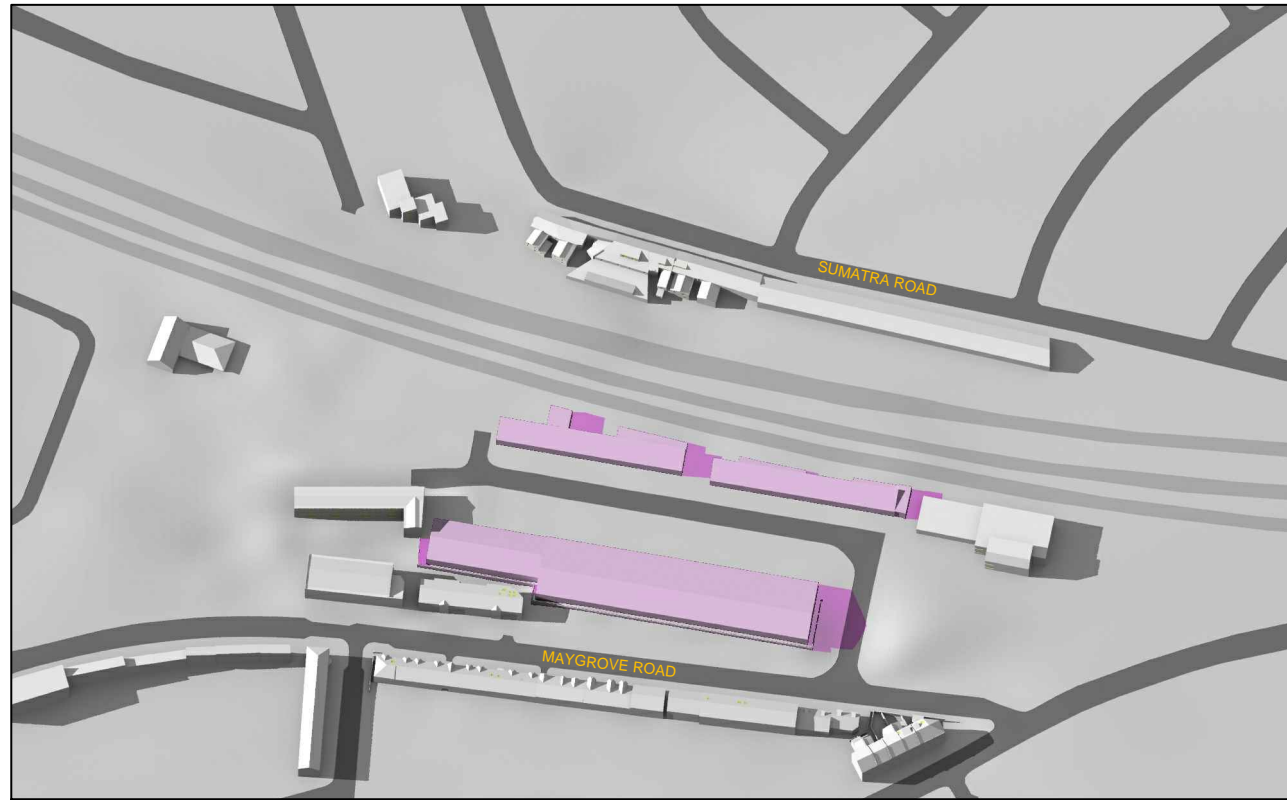
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Scale: NTS

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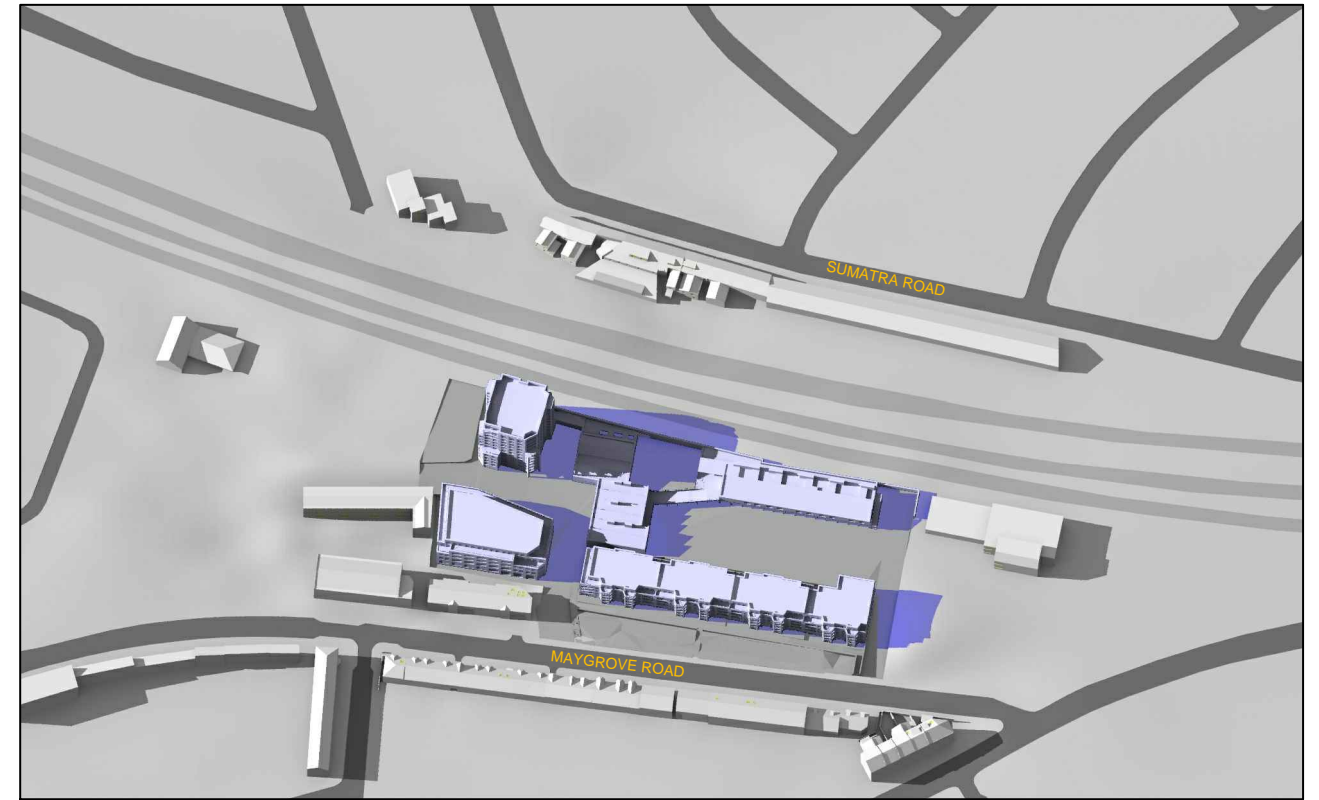
Dwg No: **P297/ JUN1/06**



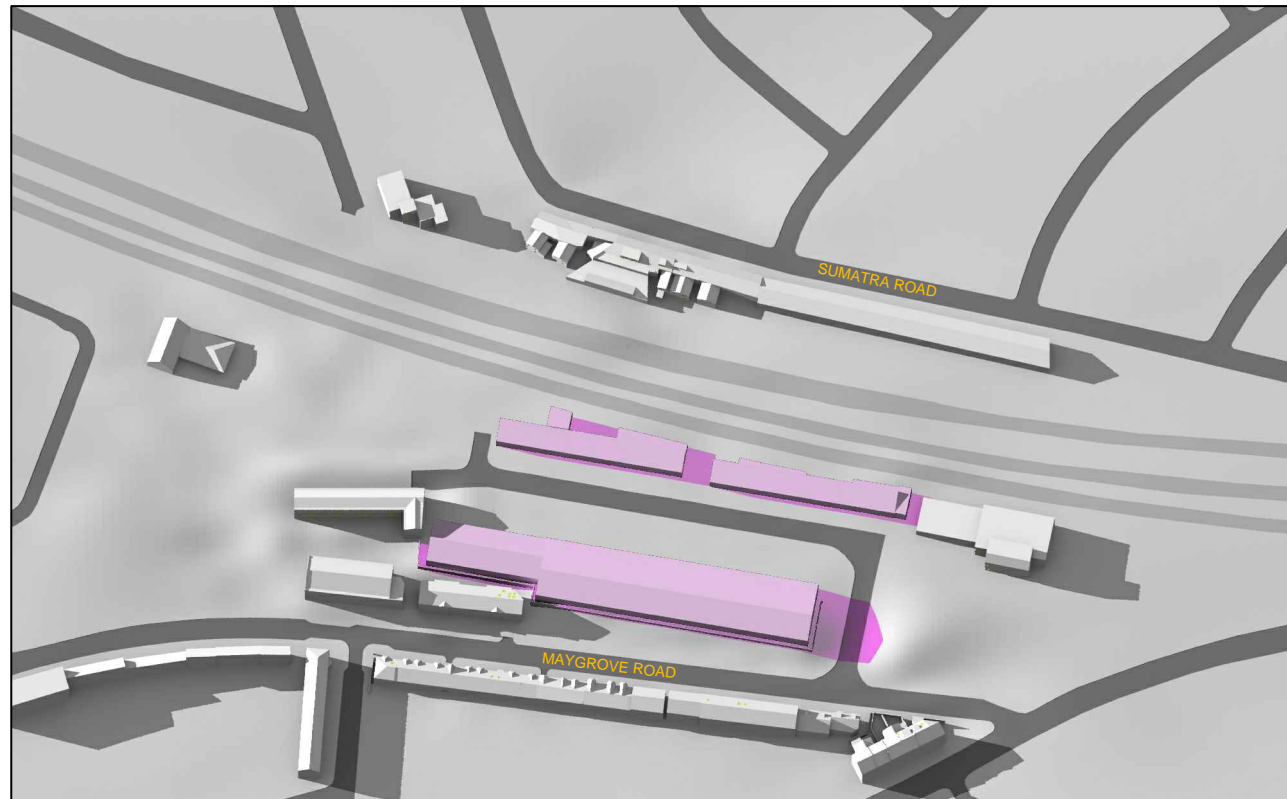


Existing 06:00pm

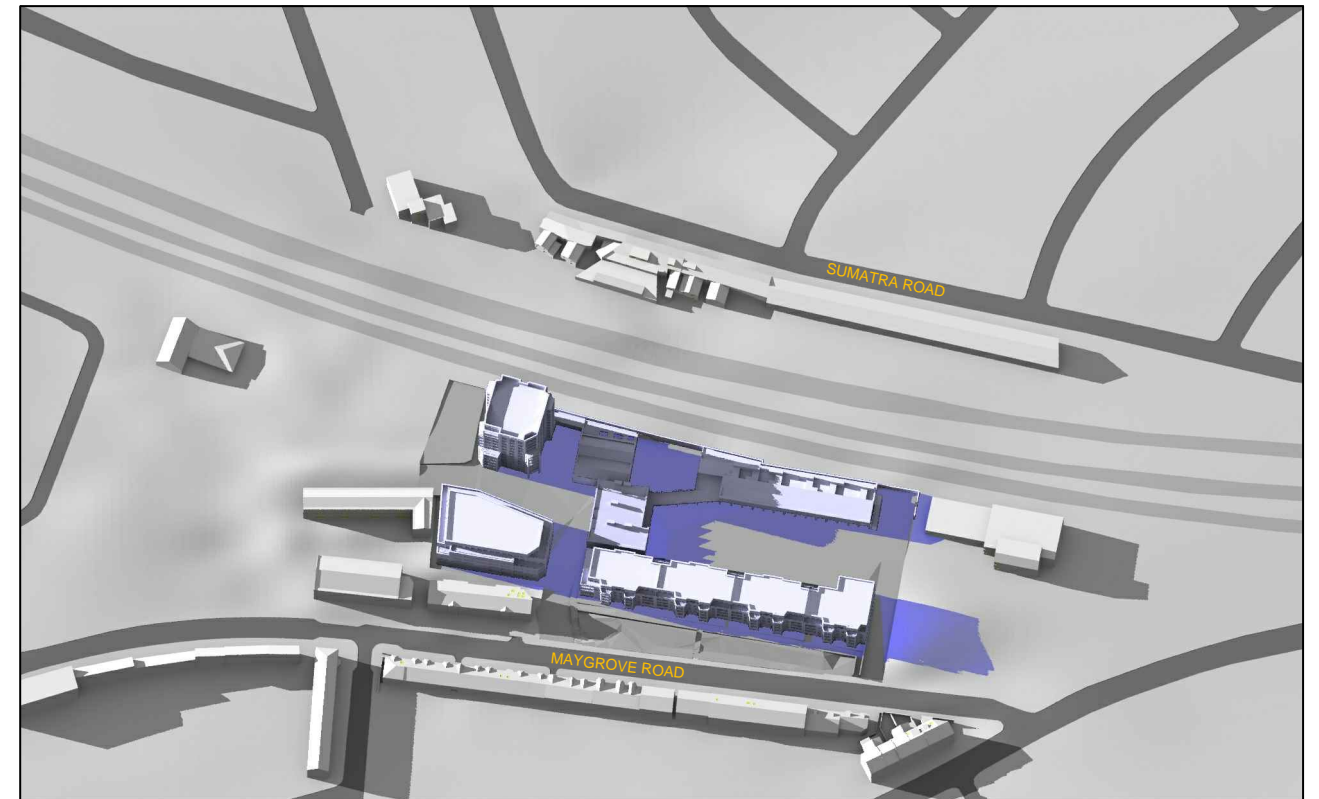
June 21st (BST)



Proposed 06:00pm



Existing 07:00pm



Proposed 07:00pm

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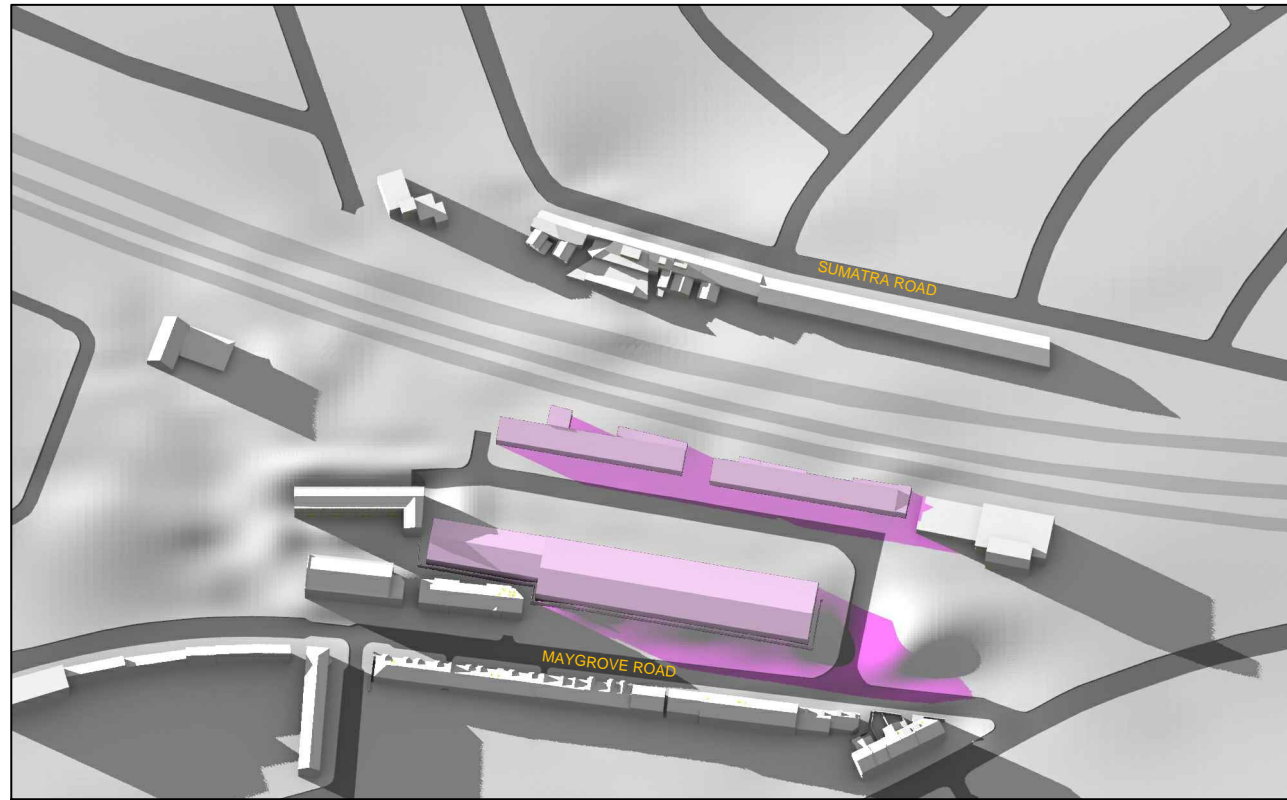
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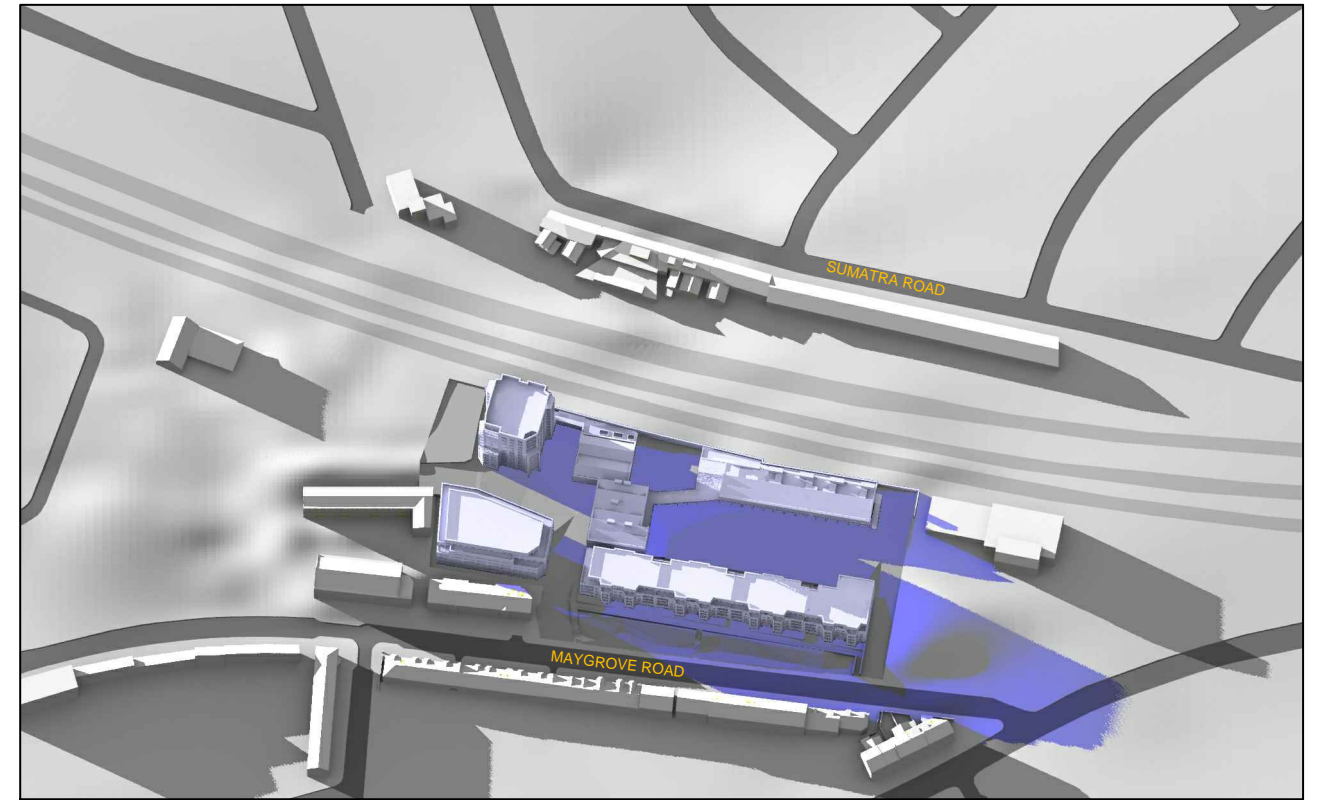
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Dwg No: **P297/ JUN1/07**



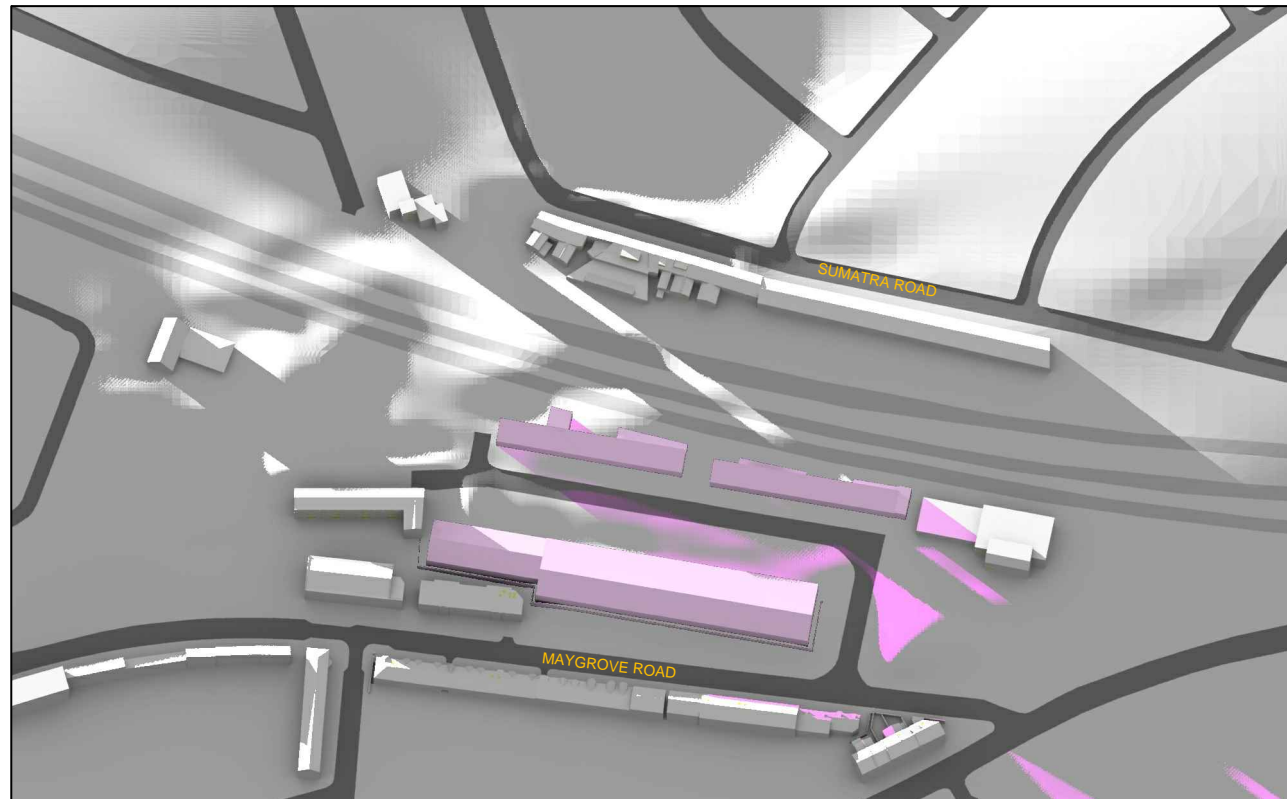


Existing 08:00pm

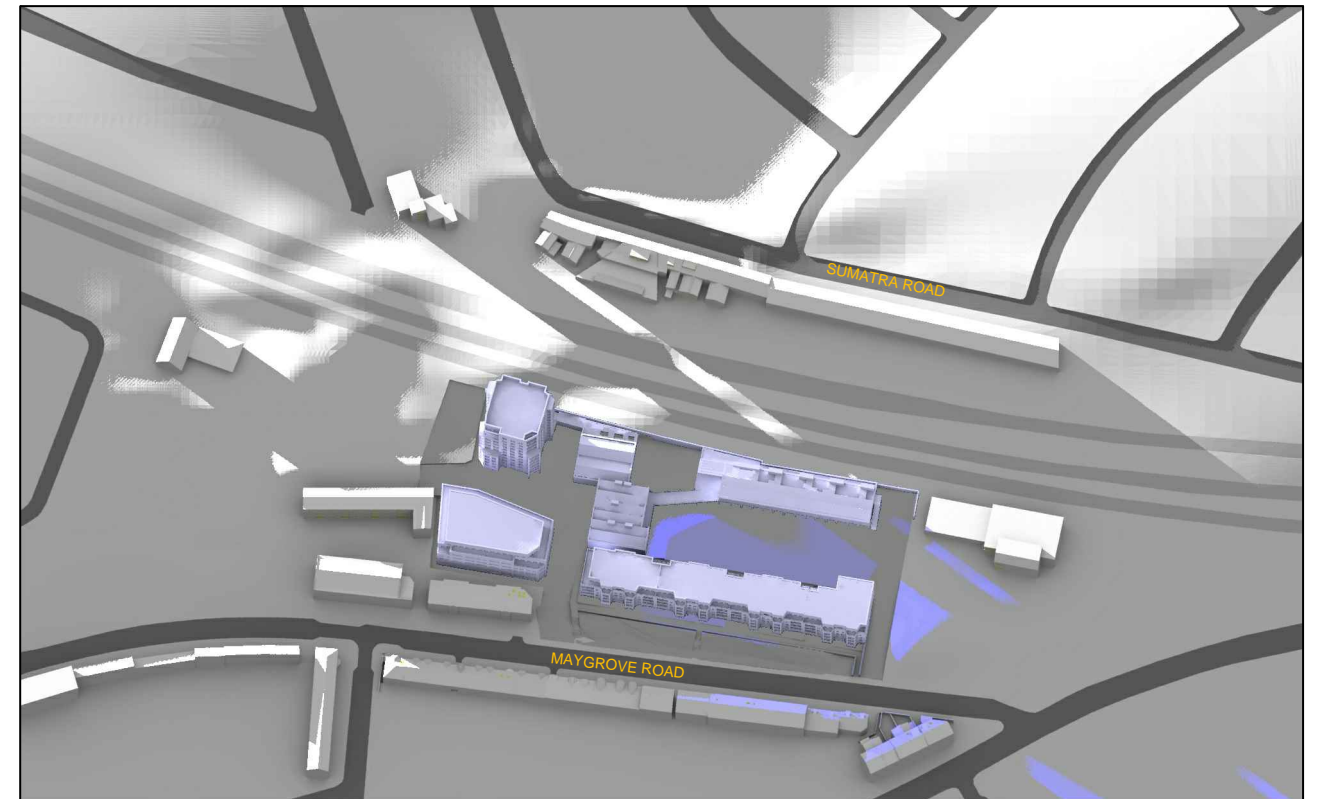


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Project: 403 LIDDELL ROAD / KINGSGATE
SCHOOL
WEST HAMPSTEAD
CAMDEN
LONDON

Title: TRANSIENT OVERSHADOWING
PROPOSED SCHEME 11/11/14

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0207 836 5828
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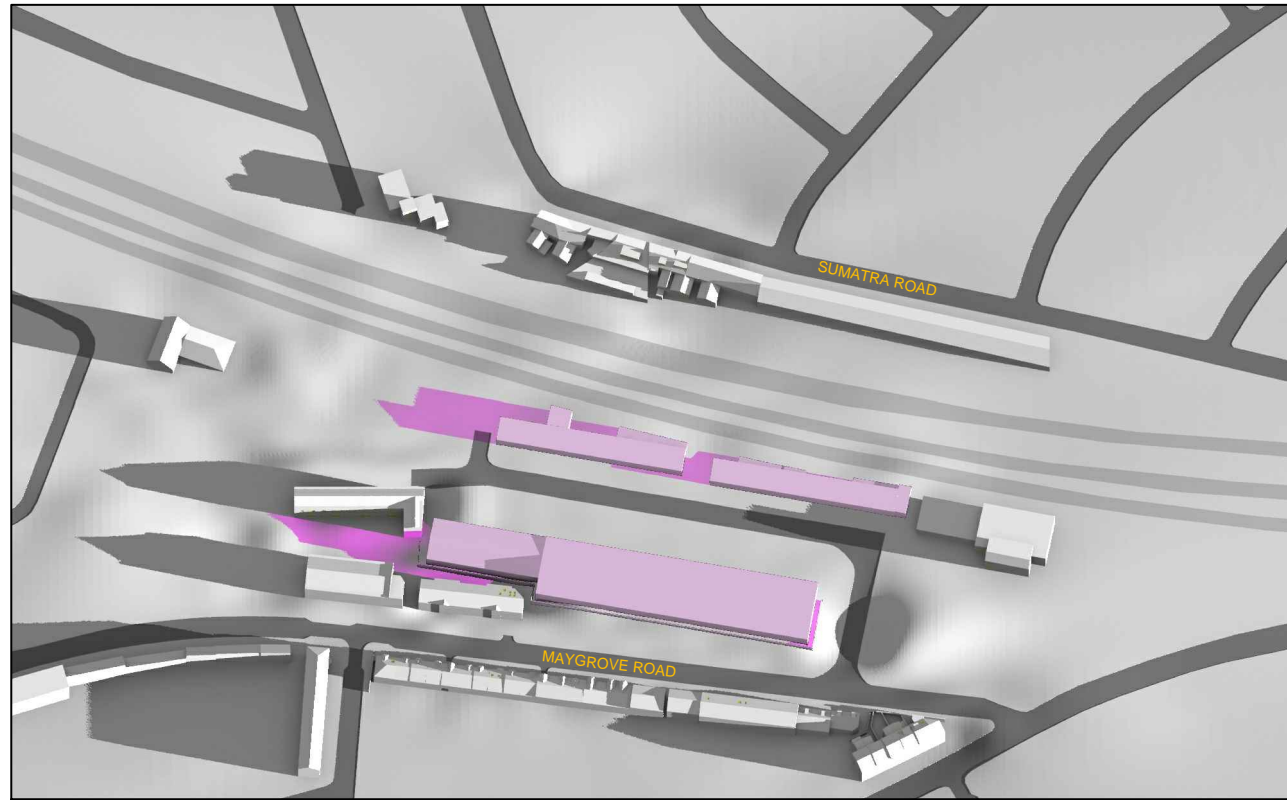
Drawn By: DT

Scale: NTS

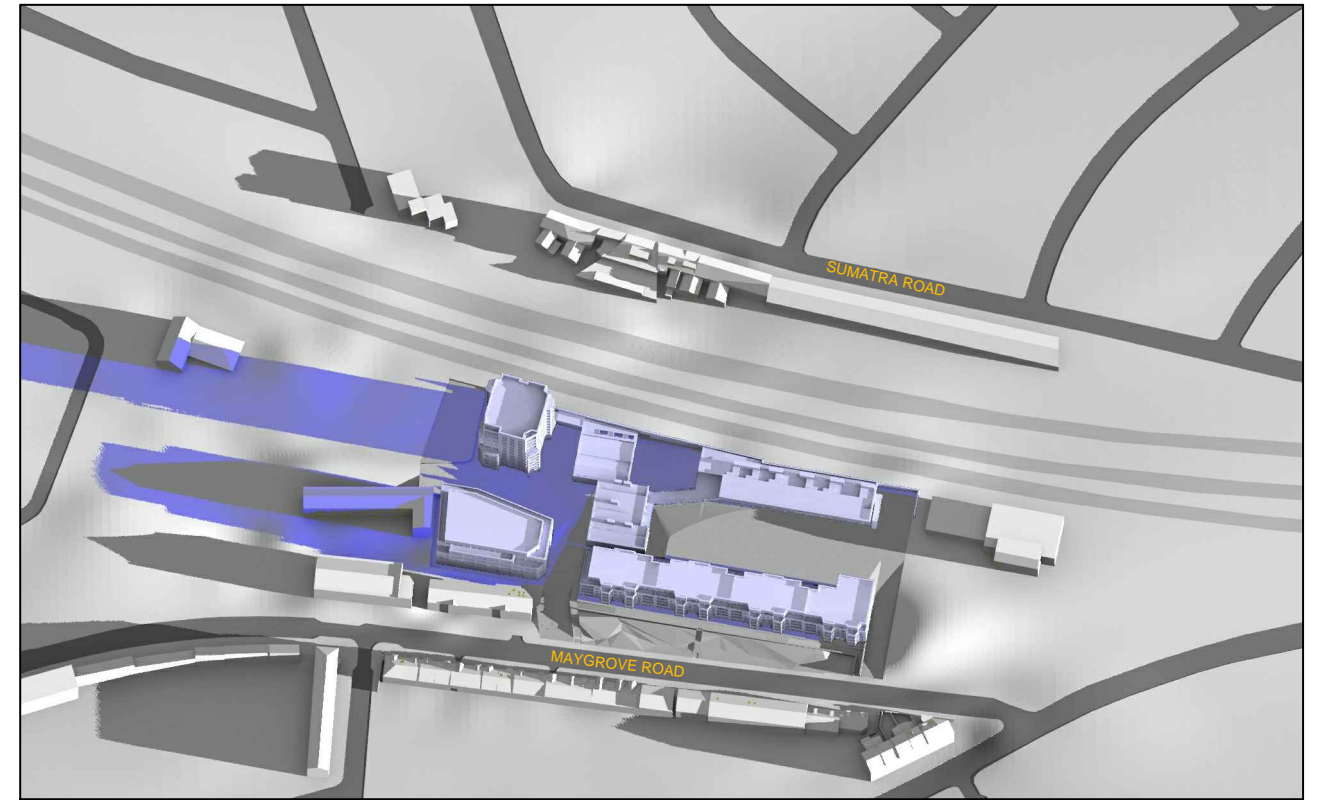
Date: OCT 2014

Dwg No: **P297/ JUN1/08**



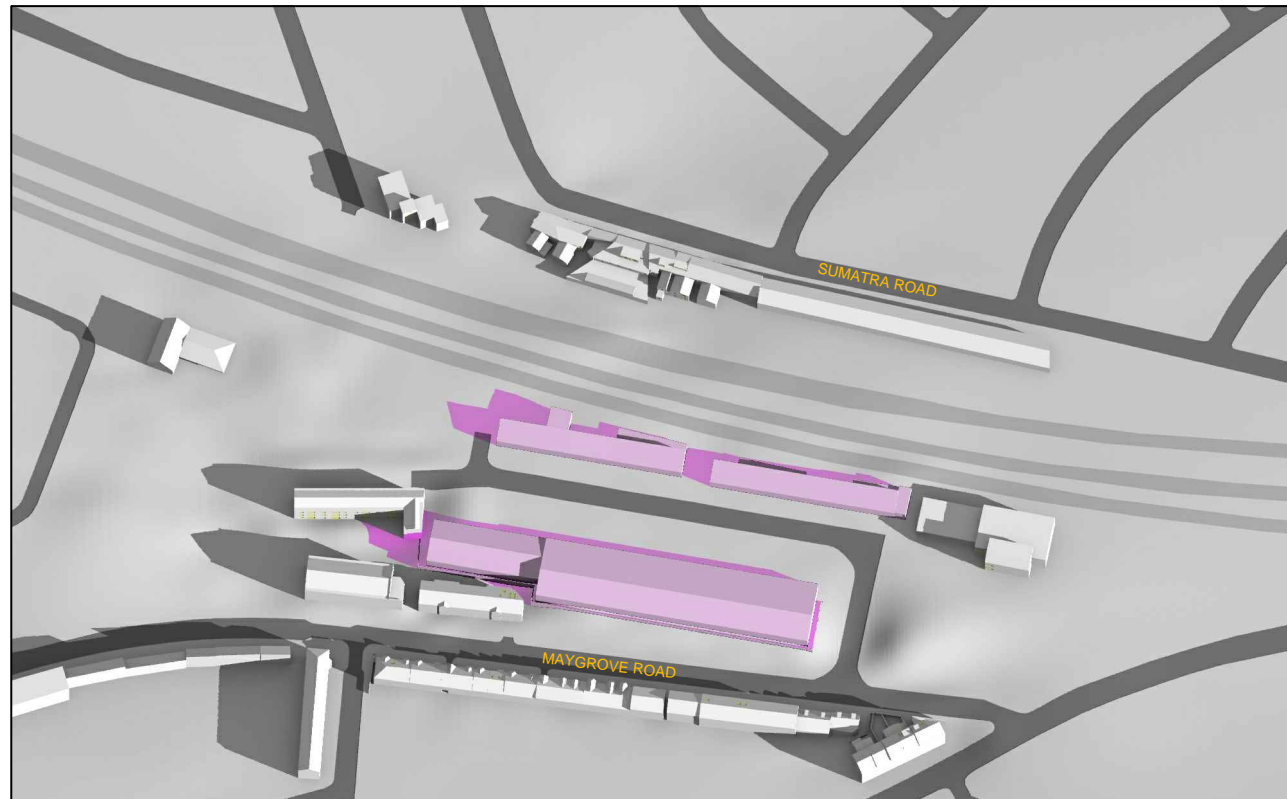


Existing 07:00am

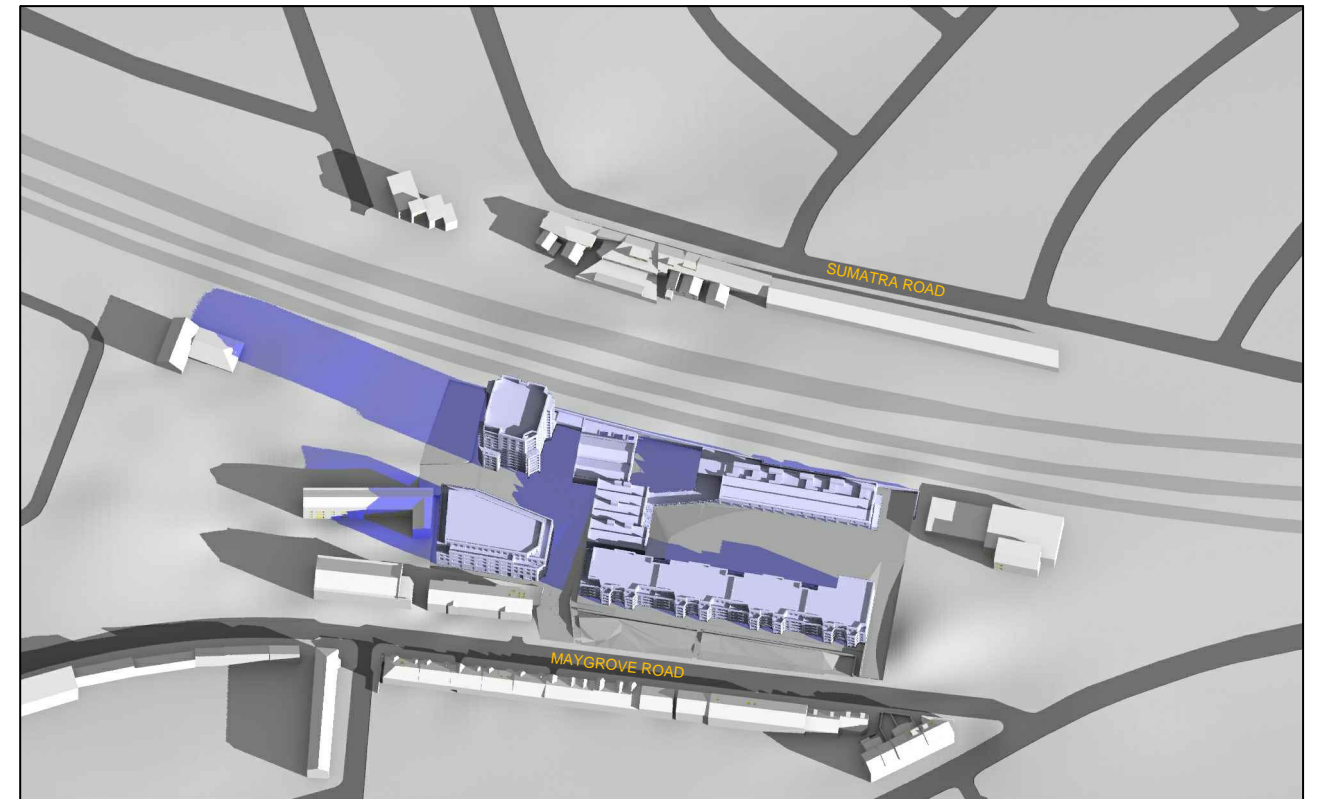


Proposed 07:00am

March 21st (GMT)



Existing 08:00am



Proposed 08:00am

Sources: MACCREANOR LAVINGTON
Proposed 3D CAD model of scheme
(140910_Masterplan.skp)
Received 16/10/14

APR SERVICES
Site Survey (Job 914153)

POINT 2 SURVEYORS
Site Photos

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PROPOSED SCHEME 11/11/14

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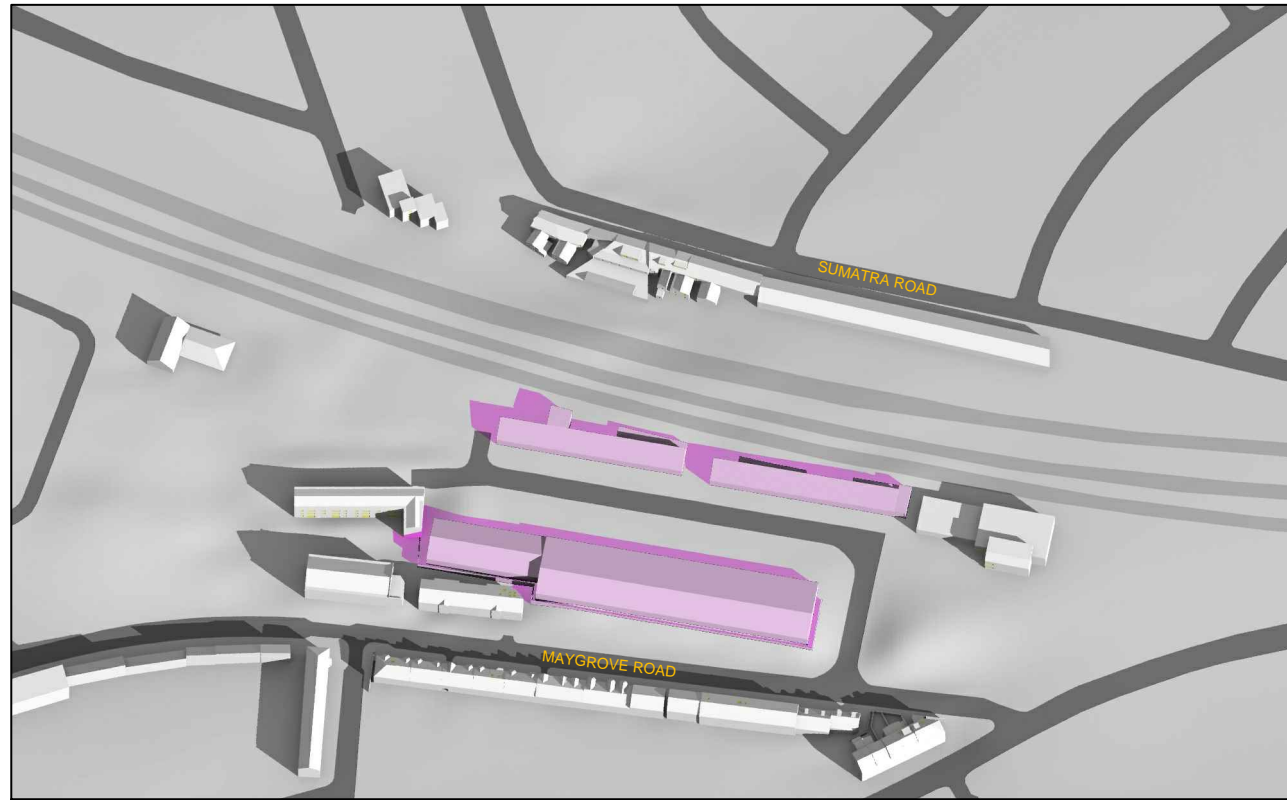
Drawn By: DT

Scale: NTS

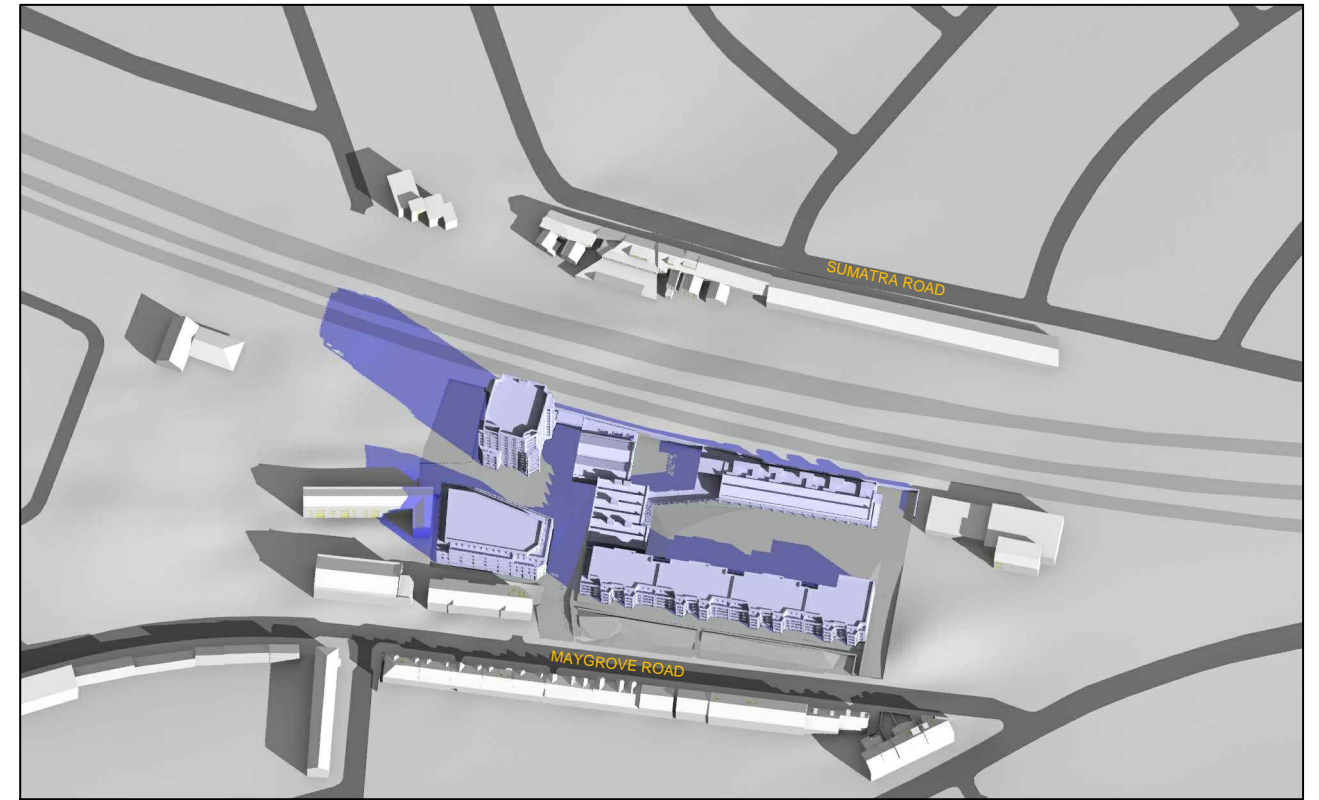
Date: OCT 2014

Dwg No: **P297/MAR1/01**



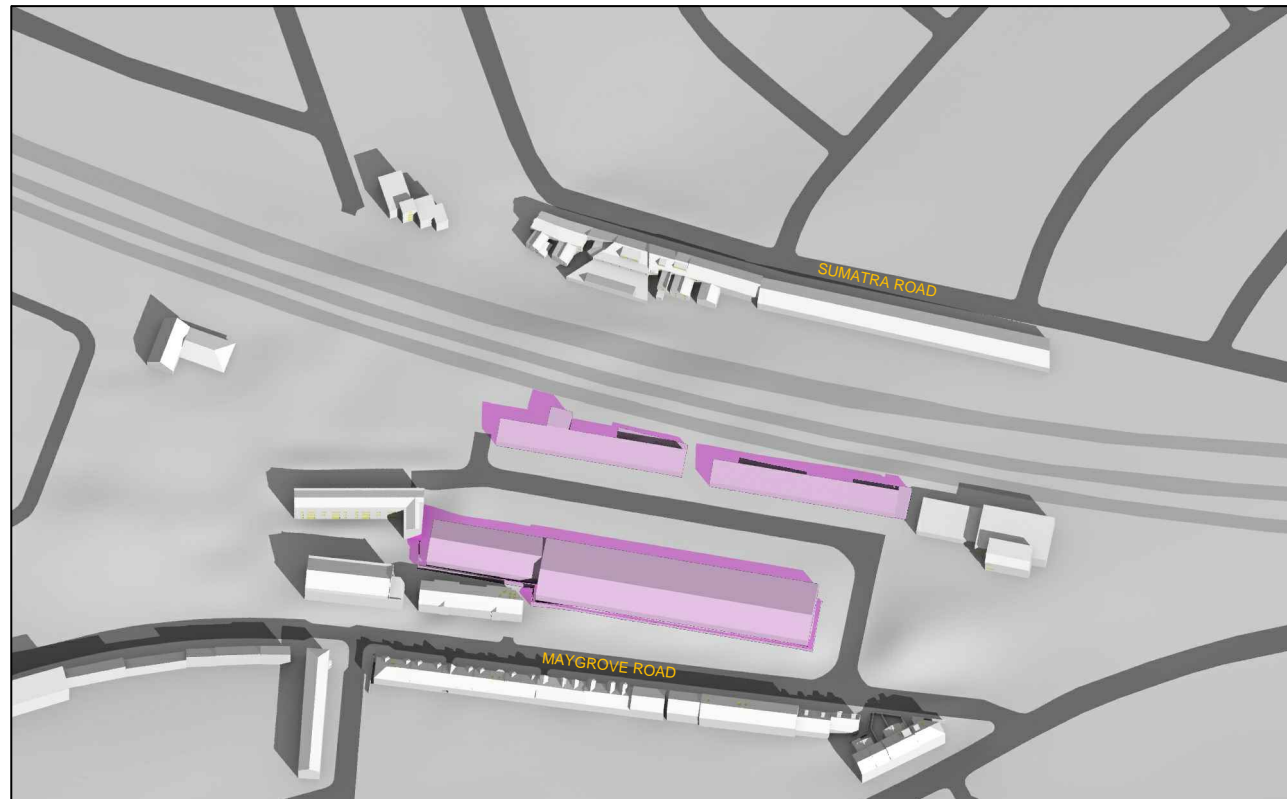


Existing 09:00am

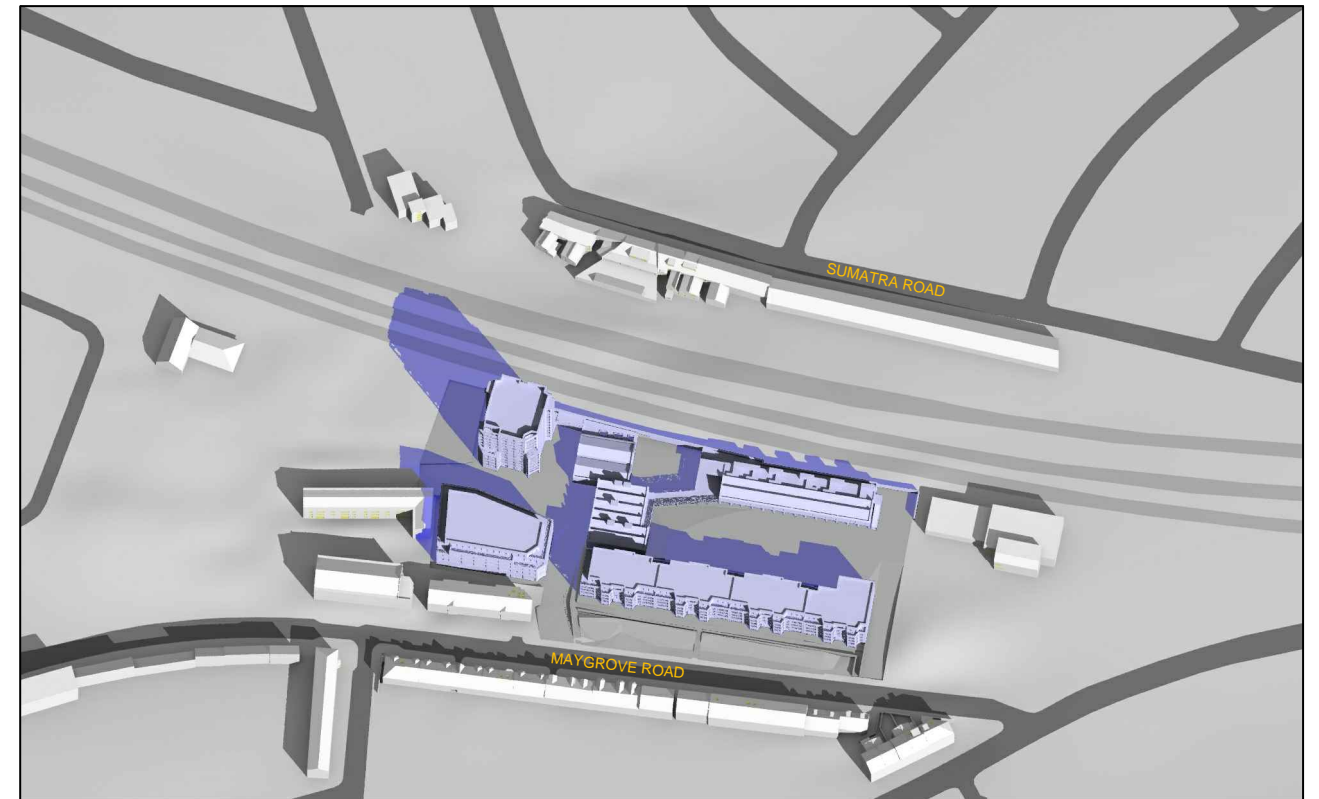


Proposed 09:00am

March 21st (GMT)



Existing 10:00am



Proposed 10:00am

Sources: MACCREANOR LAVINGTON
Proposed 3D CAD model of scheme
(140910_Masterplan.skp)
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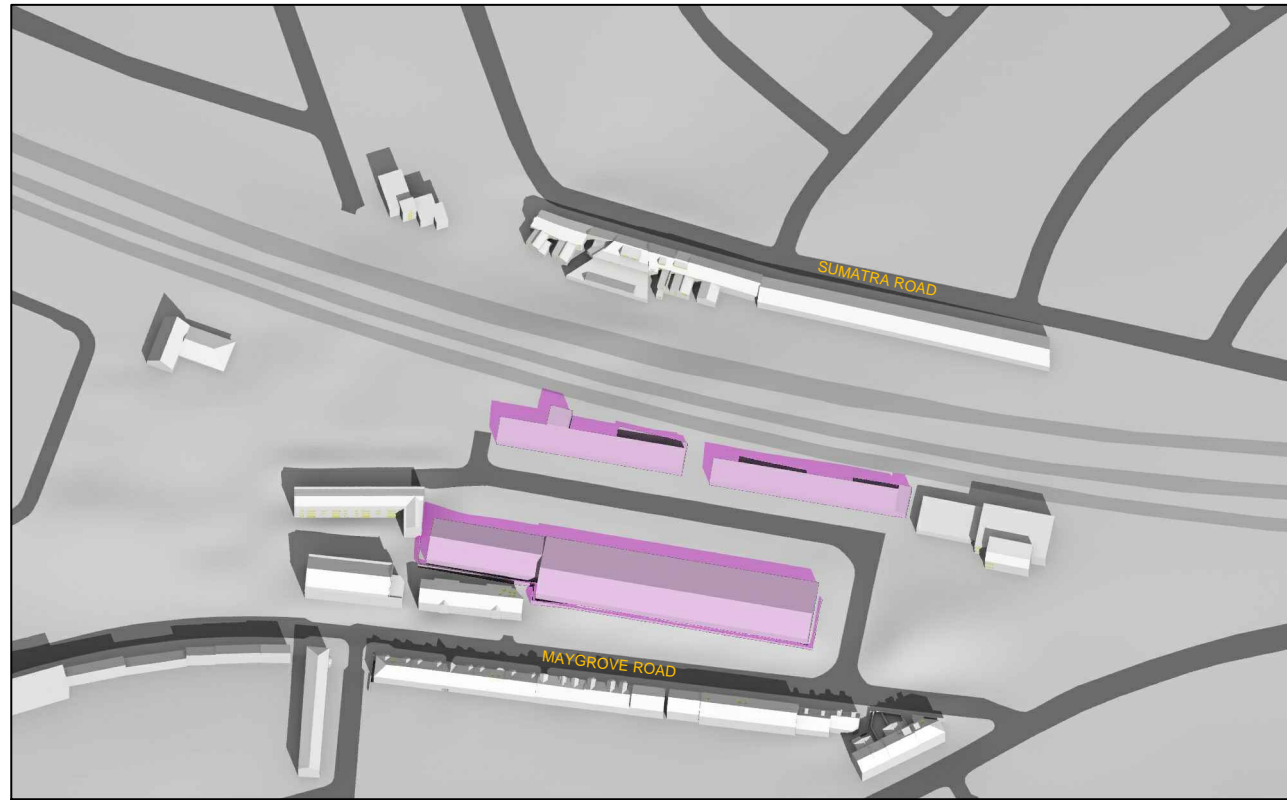
Drawn By: DT

Scale: NTS

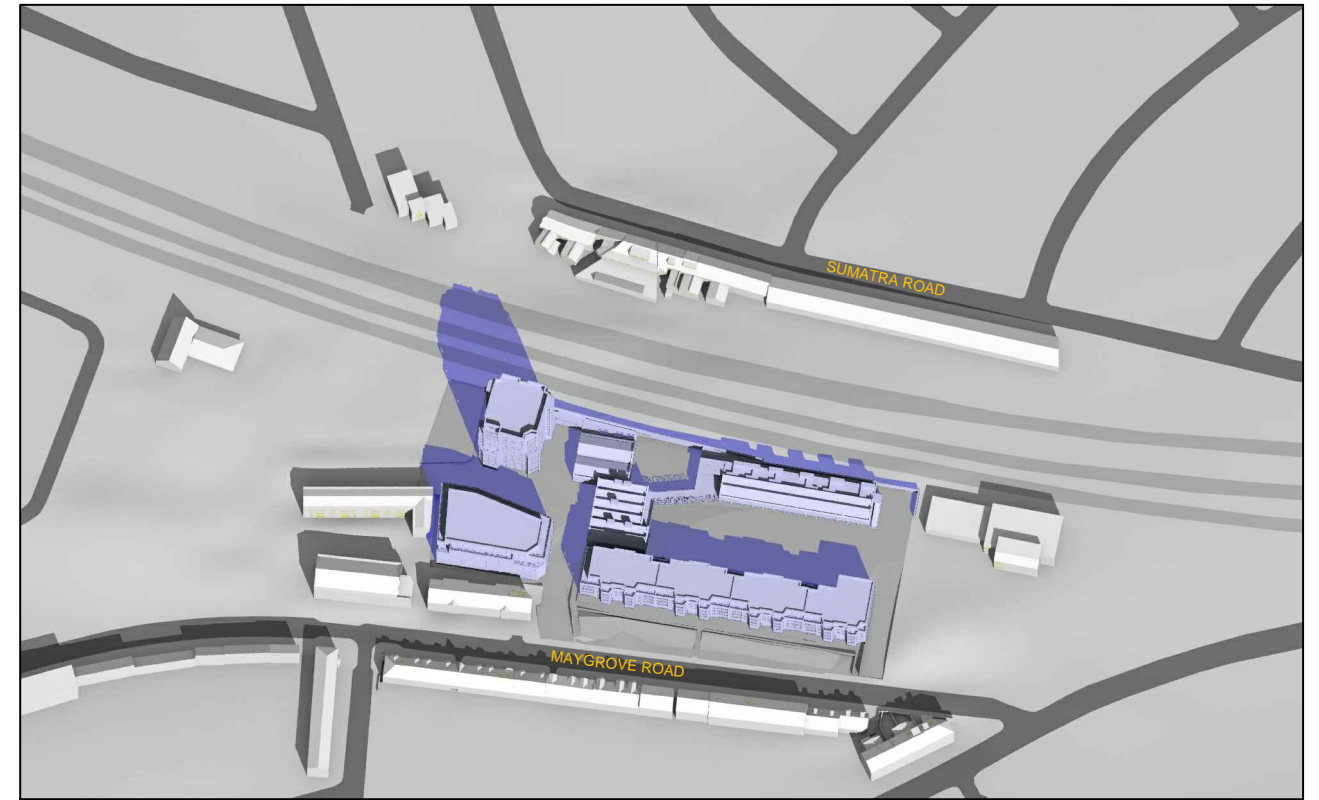
Date: OCT 2014

Dwg No: **P297/MAR1/02**





Existing 11:00am

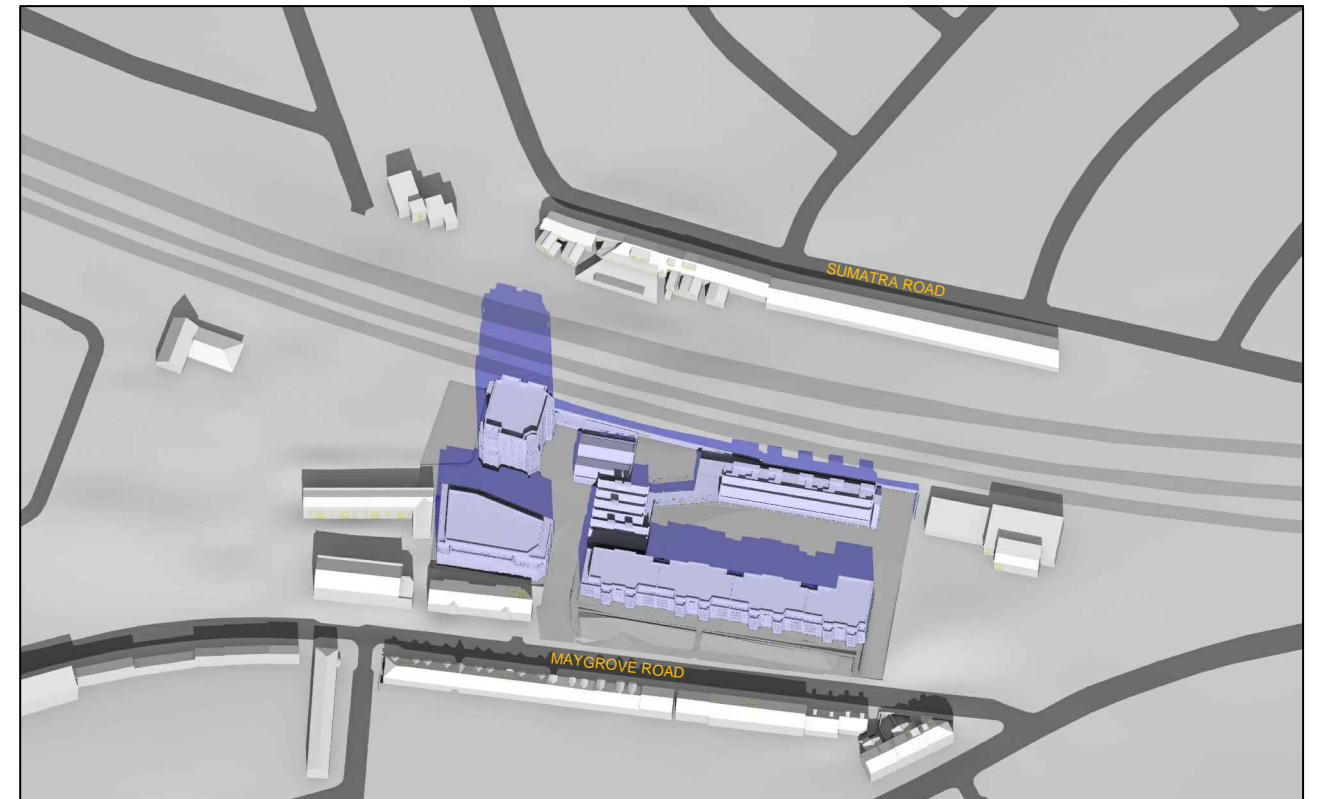


Proposed 11:00am

March 21st (GMT)



Existing 12:00pm



Proposed 12:00pm

Sources: MACCREANOR LAVINGTON
Proposed 3D CAD model of scheme
(140910_Masterplan.skp)
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APR SERVICES
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Drawn By: DT

Scale: NTS

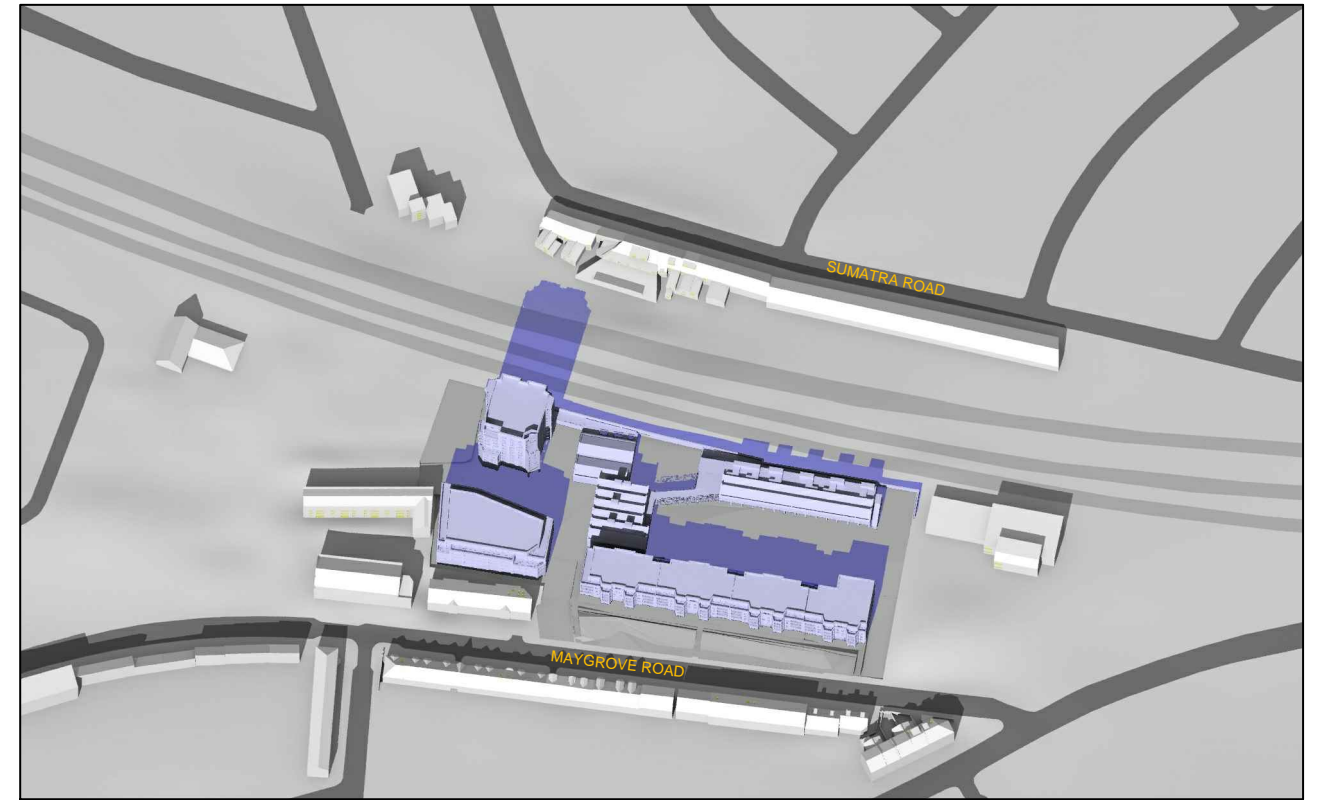
Date: OCT 2014

Dwg No: **P297/MAR1/03**



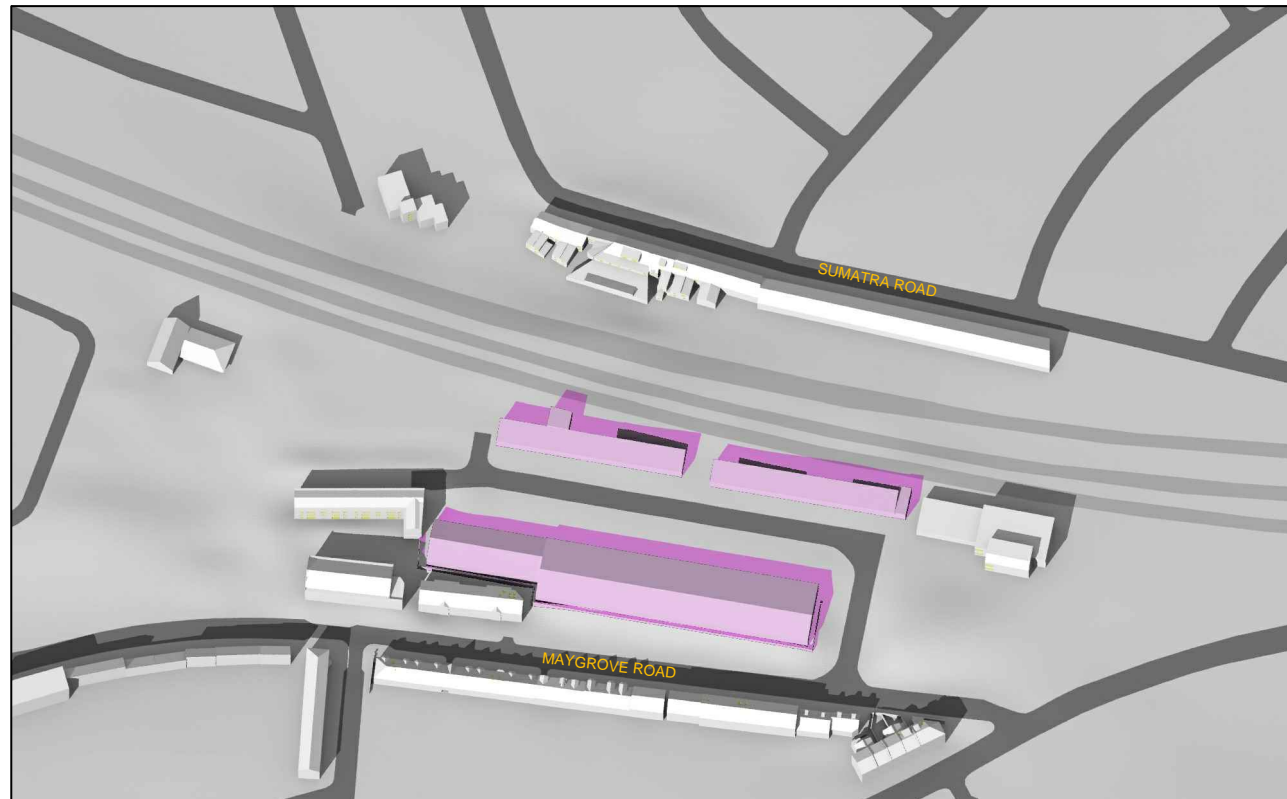


Existing 01:00pm

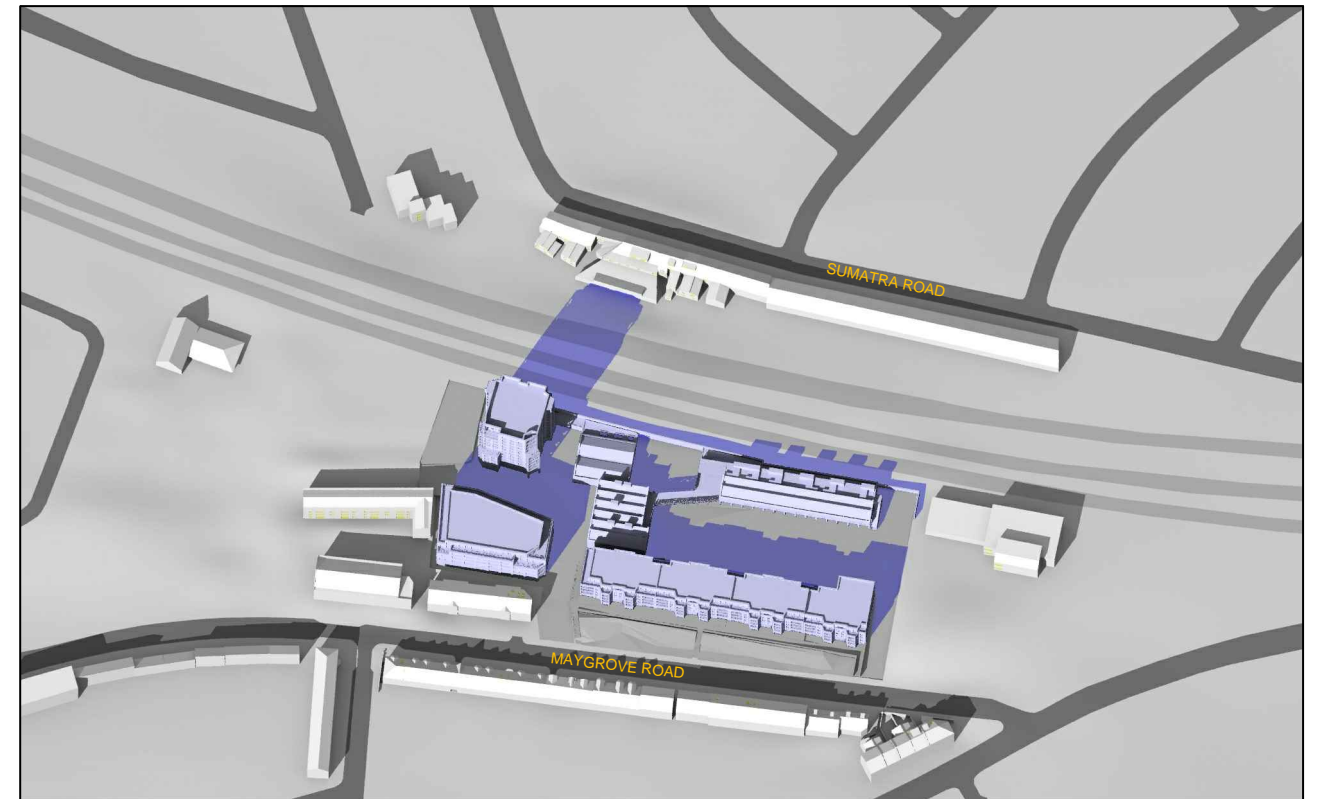


Proposed 01:00pm

March 21st (GMT)



Existing 02:00pm



Proposed 02:00pm

Sources: MACCREANOR LAVINGTON
Proposed 3D CAD model of scheme
(140910_Masterplan.skp)
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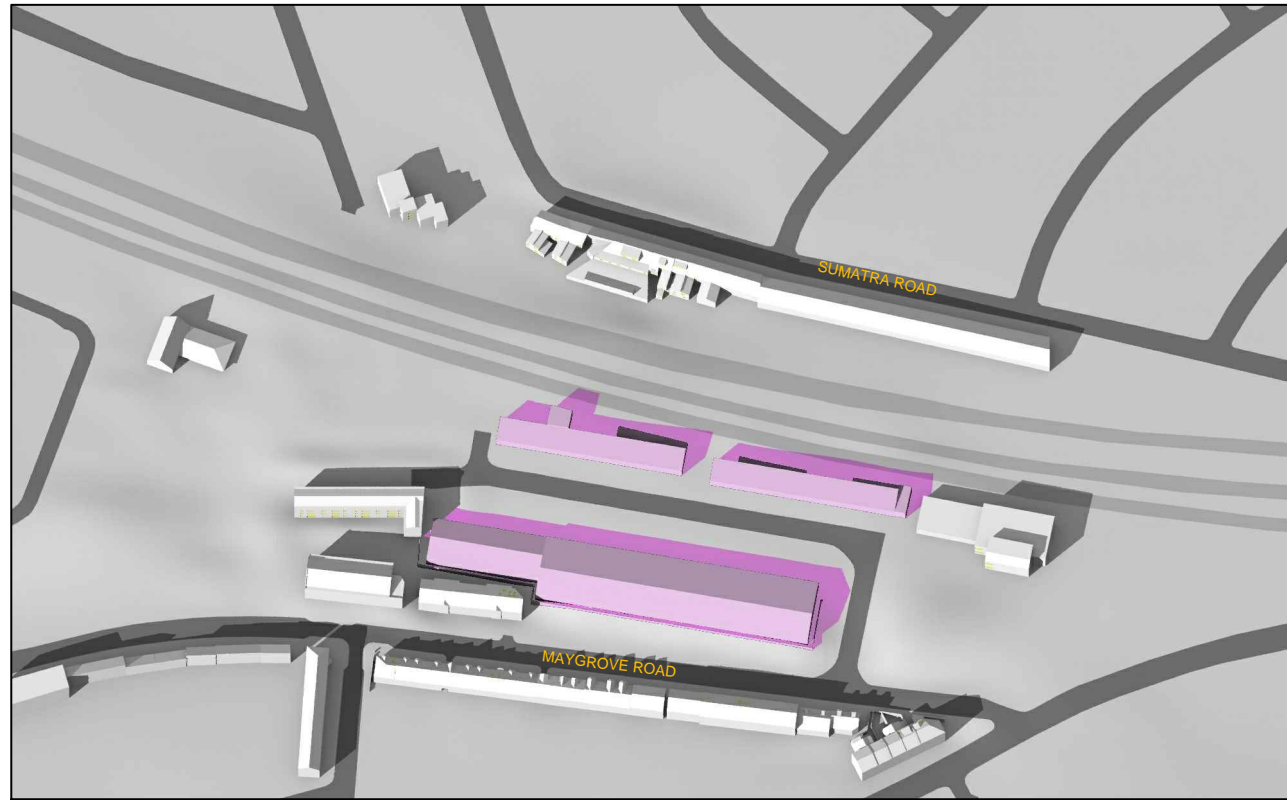
Drawn By: DT

Scale: NTS

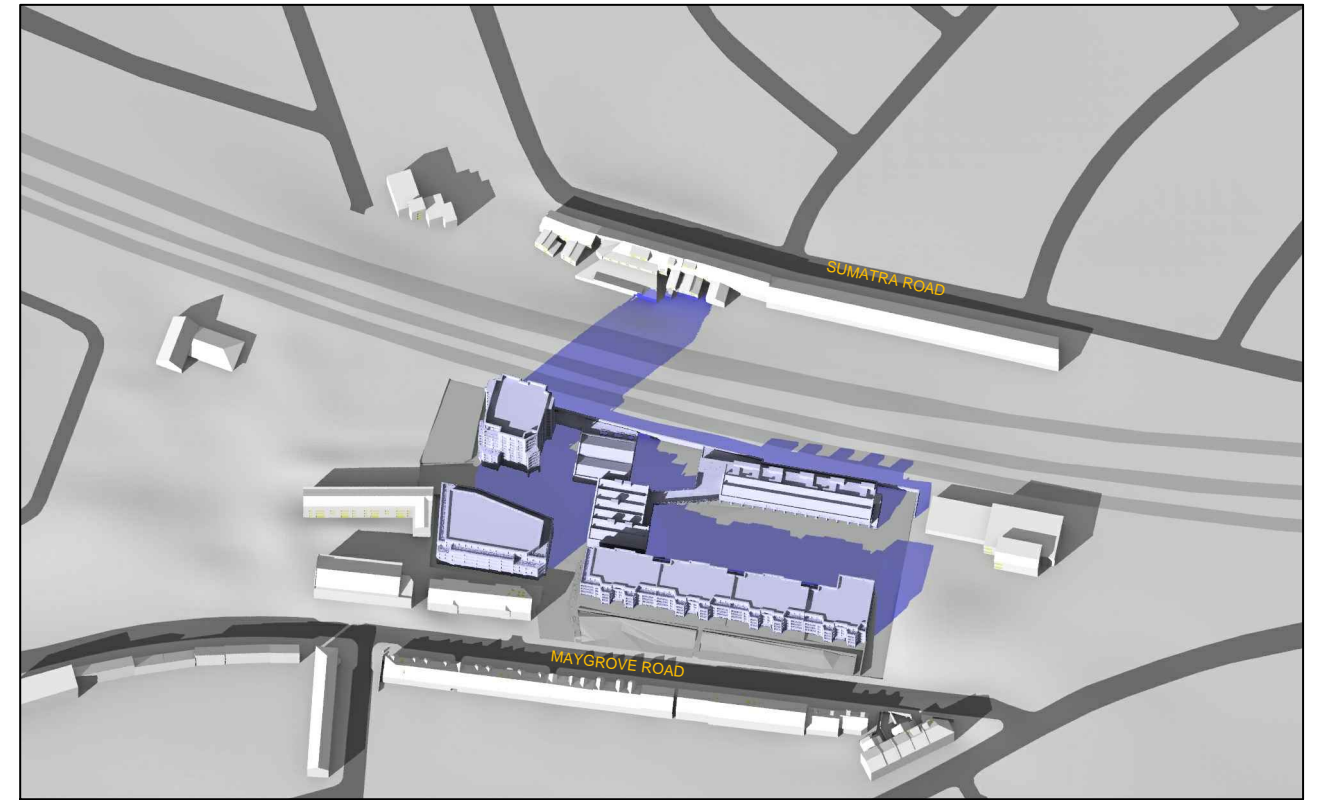
Date: OCT 2014

Dwg No: **P297/MAR1/04**



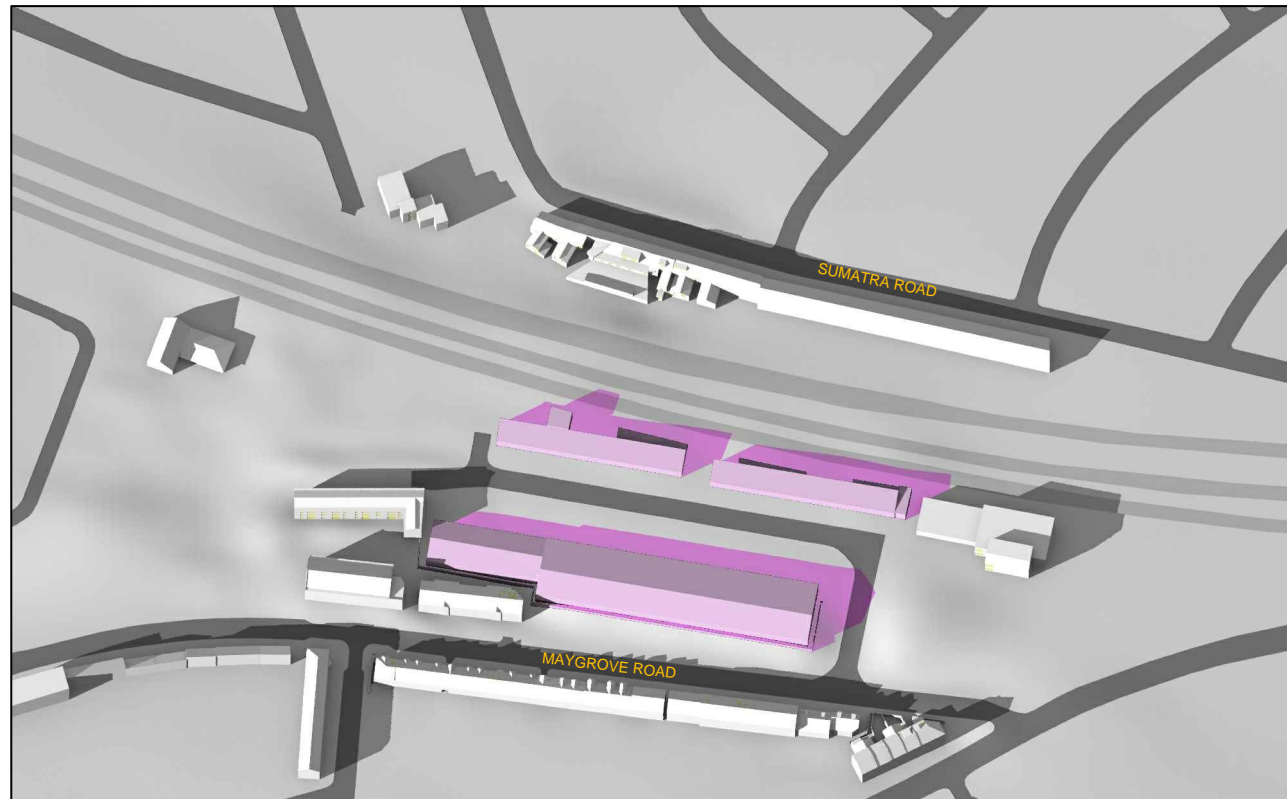


Existing 03:00pm

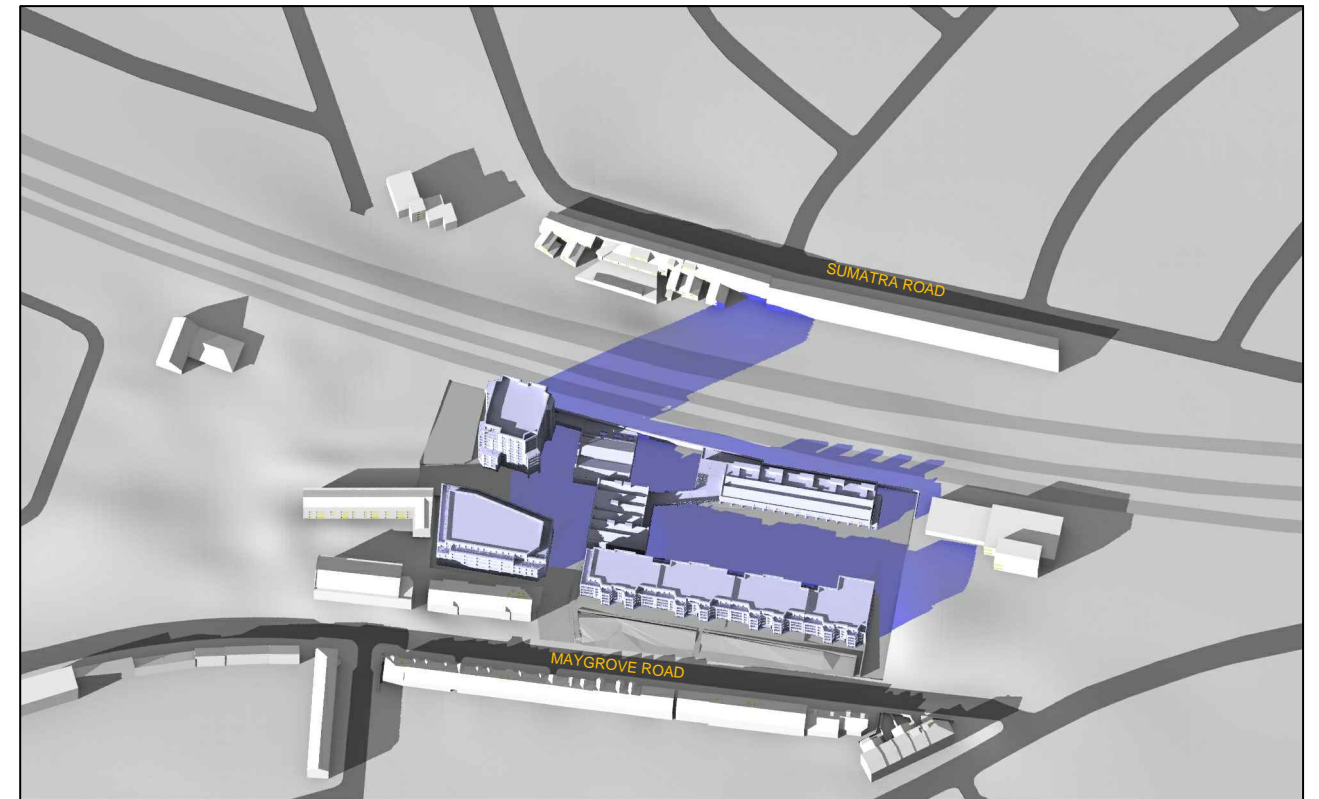


Proposed 03:00pm

March 21st (GMT)



Existing 04:00pm



Proposed 04:00pm

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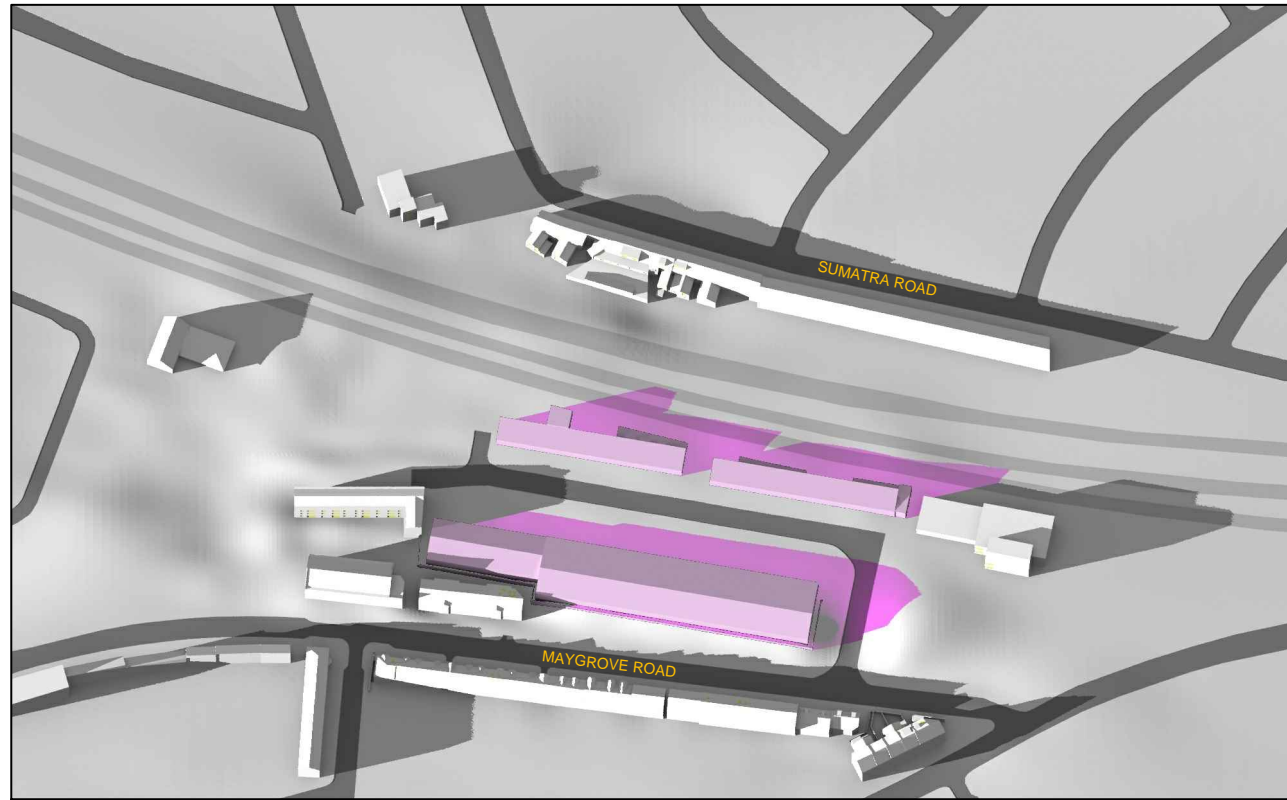
Drawn By: DT

Scale: NTS

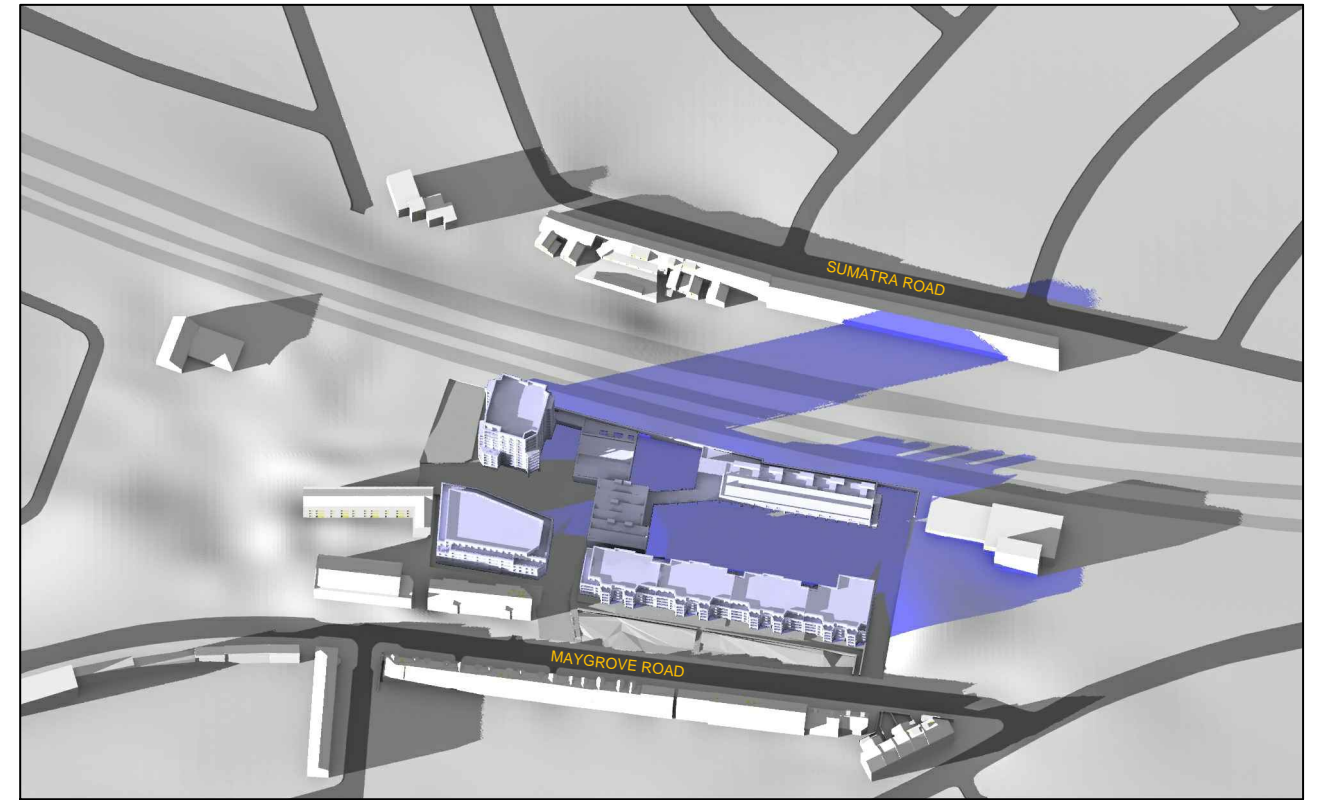
Date: OCT 2014

Dwg No: **P297/MAR1/05**



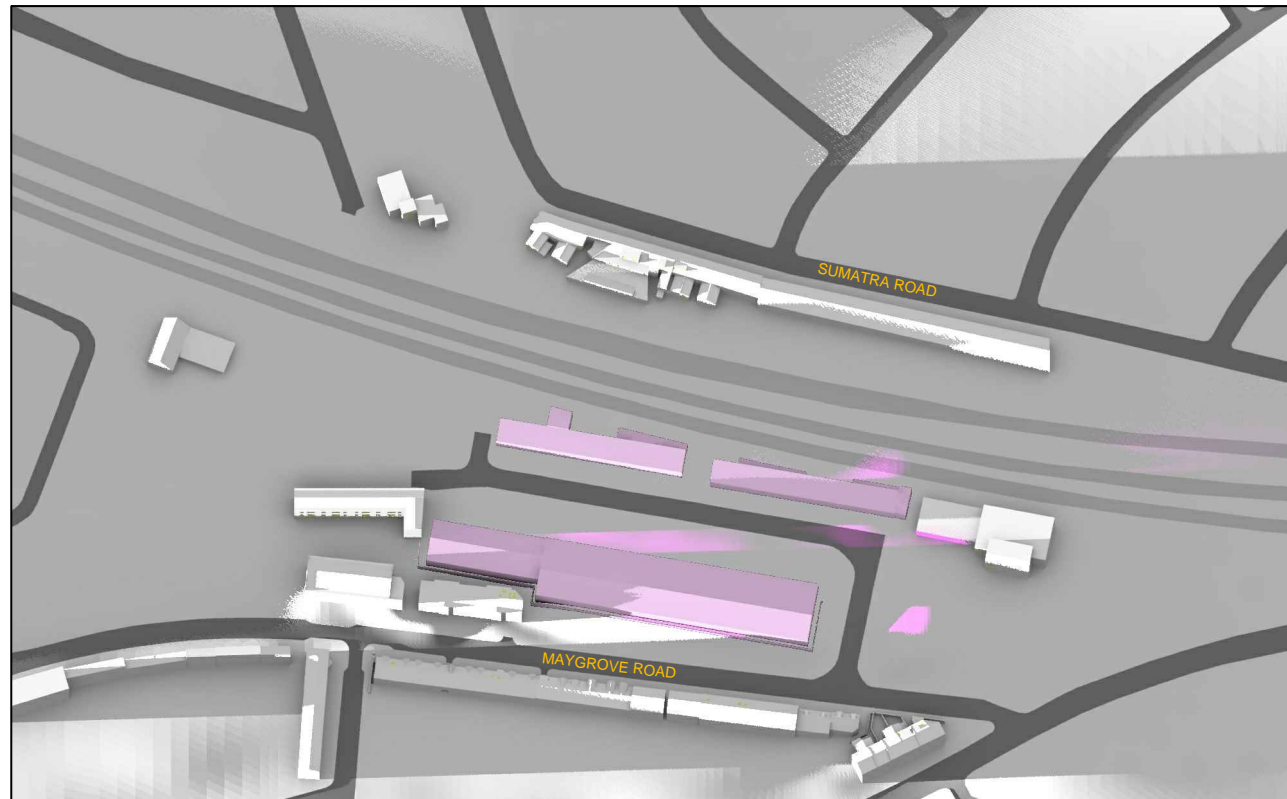


Existing 05:00pm

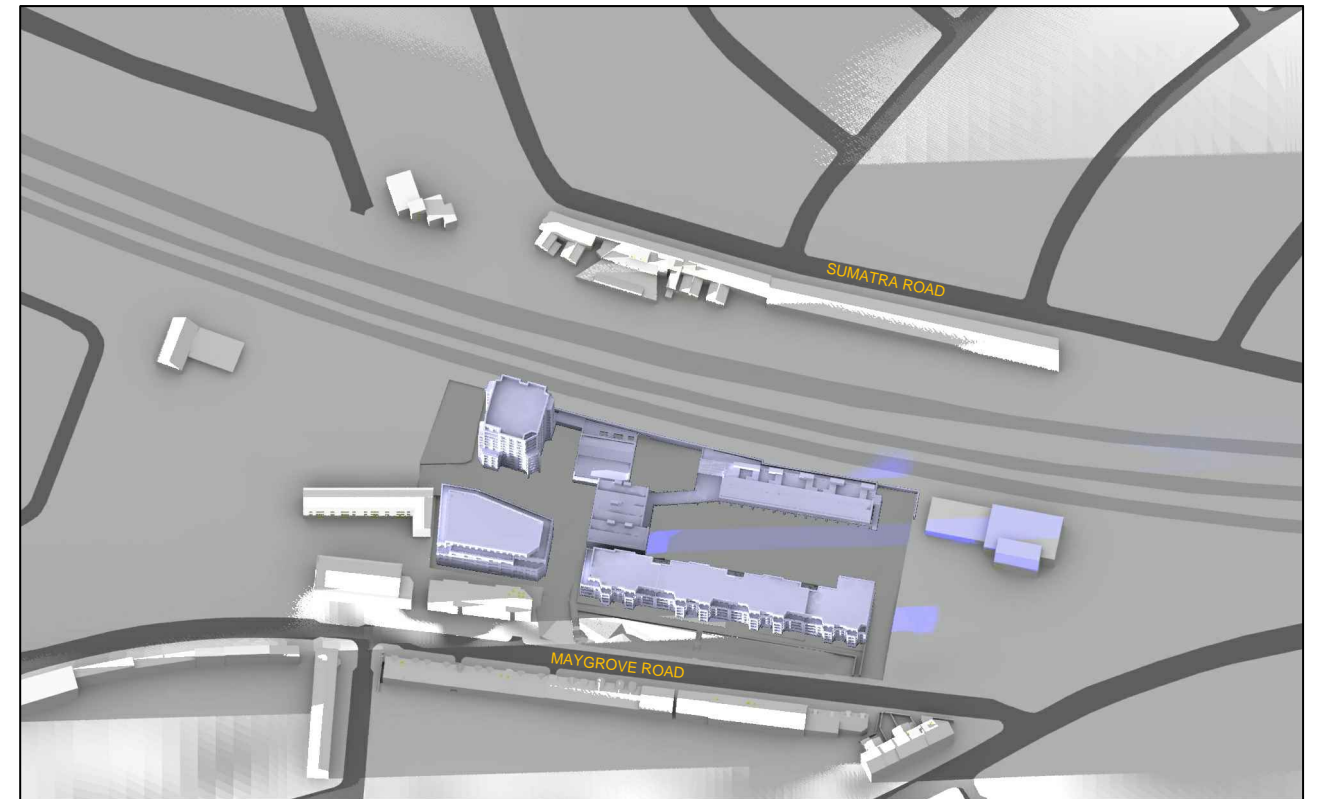


Proposed 05:00pm

March 21st (GMT)



Existing 06:00pm



Proposed 06:00pm

Sources: MACCREANOR LAVINGTON
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(140910_Masterplan.skp)
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Drawn By: DT

Scale: NTS

Date: OCT 2014

Dwg No: **P297/MAR1/06**

