

REPORT

**The Cock Tavern
Phoenix Road
London NW1**

DAYLIGHT & SUNLIGHT

BVP

BROOKE VINCENT + PARTNERS



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04 July 2014

The Cock Tavern

Daylight & Sunlight

We are instructed to report upon the daylight and sunlight aspects of this Planning Application in relation to neighbouring residential properties.

Our report is based upon the scheme drawings prepared by Mark Fairhurst Architects, survey information, photographs, plus daylight and sunlight studies.

1.0 SUMMARY

- 1.1 This report has been drafted by reference to the Building Research Establishment (BRE) publication (2011), *"Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice"* and local planning policy.
- 1.2 Our studies have confirmed that the amenity values of daylight and sunlight to neighbouring residential properties would be retained to a level that satisfies BRE criteria.
- 1.3 In summary, BRE's recommendations and criteria have been satisfied and therefore the relevant policies of Camden's Core Strategy.



Directors: John Carter FRICS David Sirman MRICS Andrew Cornick BSc(Hons) MRICS
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2.0 PLANNING POLICY

London Borough of Camden

- 2.1 Camden's *Local Development Framework (LDF)*, November 2010, sets out the key elements of the Council's vision for the Borough through its Core Strategy, while detailing planning criteria are defined through its development policies which are detailed below:

Core Strategy

POLICY CS5 – Managing the impact of growth and development

The second part of this Policy confirms:

“The Council will protect the amenity of Camden’s residents and those working in and visiting the Borough by:

- (e) *Making sure that the impact of developments on their occupiers and neighbours is fully considered.”*

In the explanatory notes following this Policy item 5.8 confirms: *“We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.”*

Development Policies

POLICY DP26 – Managing the impact of development on occupiers and neighbours

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include;

- (b) *Overshadowing and outlook*
- (c) *Sunlight, daylight and artificial light levels.”*

- 2.2 Camden's Core Strategy also makes reference to the good practice guide, which is used to compare the compatibility of the application to the stated Policy. All of the daylight matters referred to by The London Plan, are references to proposed accommodation which has not been considered in this report.

3. **METHOD OF CALCULATION**

Building Research Establishment

- 3.1 The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication 2011 "Site Layout Planning to Daylight and Sunlight. A Guide To Good Practice" as a means of articulating their policy. BRE confirm that the Guide does not contain mandatory requirements and in the **Introduction** provides a full explanation of its purpose:-

"The Guide is intended for building designers and their clients, consultants and planning officials."

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

"It aims to help rather than constrain the designer."

"Although it gives numerical guidelines these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."

"In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

3.2 **Modelling and Results**

- 3.2.1 Our analysis and subsequent results are produced by the application of our specialist software on our three-dimensional model, images of which are included in **Appendix 1**. This is based upon survey information, supplemented by photographs, plus the architect's planning drawings also included in **Appendix 1**.

- 3.2.2 In this model, the neighbouring buildings are defined in green, the parts of the site building to be demolished in blue and the proposed extension development in magenta.
- 3.2.3 Within **Appendix 1** we also include window references that can again be cross-referenced to the body of our report and the results sheets.

3.3 Daylight

- 3.3.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky.
- 3.3.2 Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.
- 3.3.3 The simplest methods are not appropriate in an urban environment, where the built form is invariably complex. Vertical Sky Component (VSC) is the calculation most readily adopted, as the principles of calculation can be established by relating the location of any particular window to the existing and proposed, built environment.
- 3.3.4 The BRE Guide states *“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° to the horizontal, then the diffused daylighting of the existing building may be adversely affected.*

This will be the case if 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”.

- 3.3.5 Where the VSC calculation has been used, BRE also seeks to consider daylight distribution within neighbouring rooms, once again defining an adverse effect as a result that is less than 0.8 the former value. Access is rarely available and we have therefore taken a reasoned approach. In this instance it was very difficult to gain access to observe the location of windows. Whilst this was achieved, typically access was not.

3.4 Sunlight

3.4.1 The BRE *Guide to Good Practice* confirms:

- (i) Sunlight is only relevant to neighbouring residential windows which have a view of the proposed development and face within 90° of south, i.e. south of the east-west axis.
- (ii) If any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the main living room window, a vertical section perpendicular to the window, then the sunlighting in the existing dwelling may be adversely affected.
- (iii) Similarly, the sunlight availability to an existing dwelling may be adversely affected if the APSH, when measured at the centre of the window are reduced by more than 4%.
- (iv) Should the loss be greater than 4%, then sunlight availability may be adversely affected if the centre of the window receives less than 25% of the annual probable sunlight hours, of which 5% of the annual total should be received between 21 September and 21 March (winter) and less than 0.8 times its former sunlight hours during either period.
- (v) Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

4.0 DAYLIGHT RESULTS

Neighbouring Residential Buildings

4.1 North:

40-151 Walker House

4.1.1 To the north of the site is Walker House, a block of flats. For the purpose of this report we have analysed the relevant windows facing the site.

4.1.2 The results confirm that in all locations, the proposed figure would not fall beneath BRE's benchmark of 27% VSC and there would be no adverse effect.

4.1.2 We have not sought access to these properties but it can be seen that the proposed value for daylight at the face all the windows are similar to the existing value, there can be no expectation of a significant reduction in Daylight Distribution within these rooms.

4.2 East

1-39 Walker House

4.2.1 Walker House is also sited to the east of the site. The VSC results in **Appendix 2** confirm that the existing VSC figures are below BRE's benchmark of 27% VSC and the values in the proposed condition follow suit. BRE provides the appropriate advice, which we have reiterated in item 3.3.4 of our report. This states that an adverse effect would occur if the proposed value was not only less than 27% VSC but also less than 0.8 of the former (existing) value. This would only occur in one location (third floor W9) with the remaining results well above 0.8 and there would be no adverse effect

4.2.2 It is important to note that the result of 0.78 for third floor W9 can be seen from photographic evidence to be a hallway/entrance. This is a non-habitable room and BRE confirm there is no criteria to meet.

4.2.3 Again, we have not sought access to these properties but it can be seen that the proposed value for daylight at the face of nearly all the windows are similar to the existing value, there can be no expectation of a significant reduction in Daylight Distribution within these rooms.

4.3 South and West

4.3.1 The proposed extension has a number of dormer windows within the mansard roof facing the south and west of the site. These dormer windows do not noticeably affect the obstruction of the sky dome. Residential properties within the vicinity of the site are further away from the development than those previously analysed in this report and would retain their existing view of the sky dome. Their daylight would remain unchanged.

4.4 **Summary**

4.4.1 BRE criteria for daylight to neighbouring windows serving habitable rooms has easily been satisfied and there would be no adverse effect.

5.0 SUNLIGHT RESULTS

5.1 Neighbouring Residential Buildings

5.1.1 The sunlight results are defined by the two right hand columns in **Appendix 2** and adjacent to VSC results.

5.1.2 All windows that face within 90 degrees of south, would retain and in most locations be well above the BRE recommended annual sunlight availability of 25% and 5% winter sunlight.

5.2 Summary

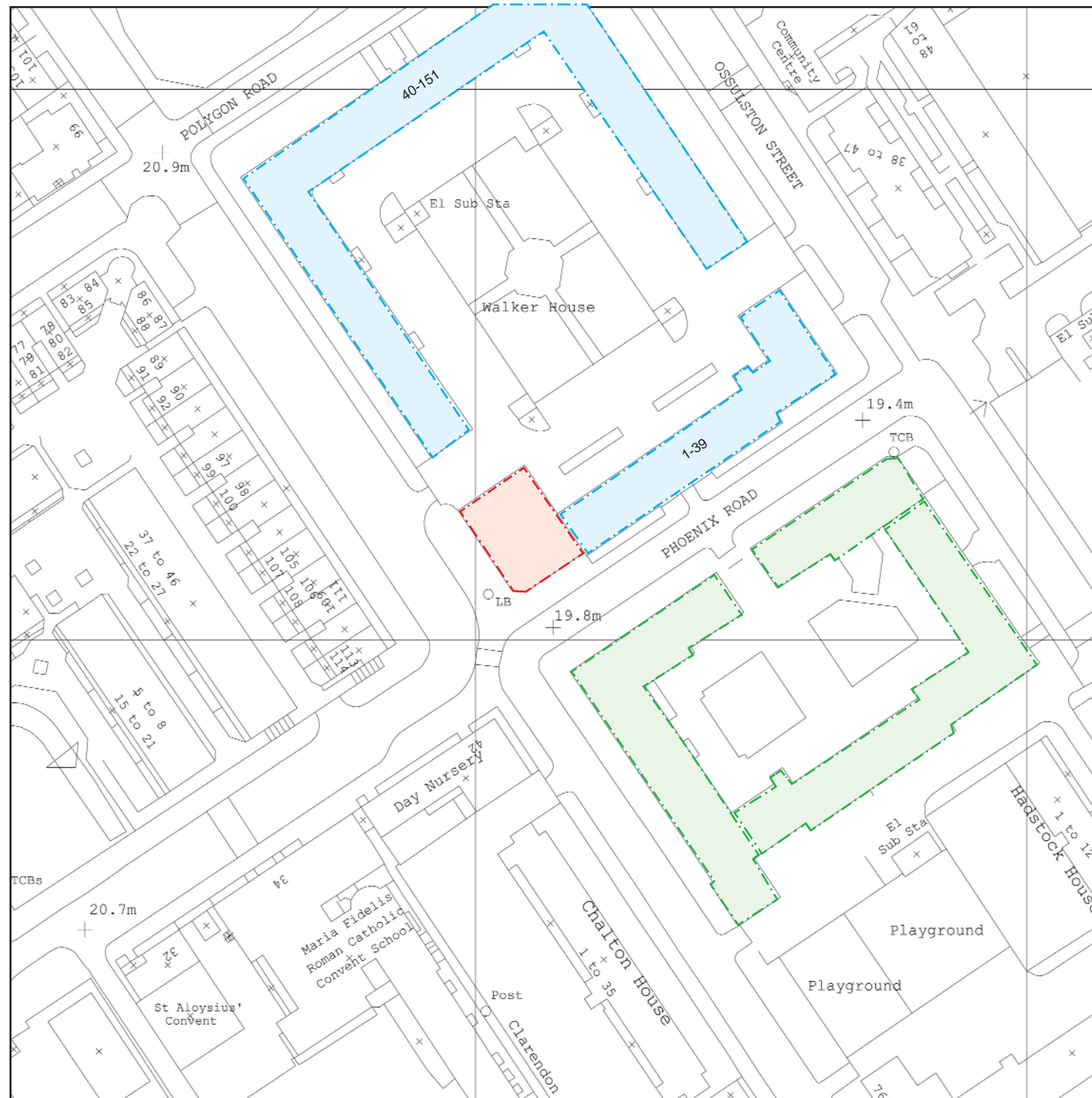
5.2.1 The results clearly confirm that the proposed scheme would not be the cause of an adverse effect. Sunlight availability remains fully satisfied in all locations.

APPENDIX 1

LOCATION PLAN

CAD MODEL

ARCHITECT'S DRAWINGS



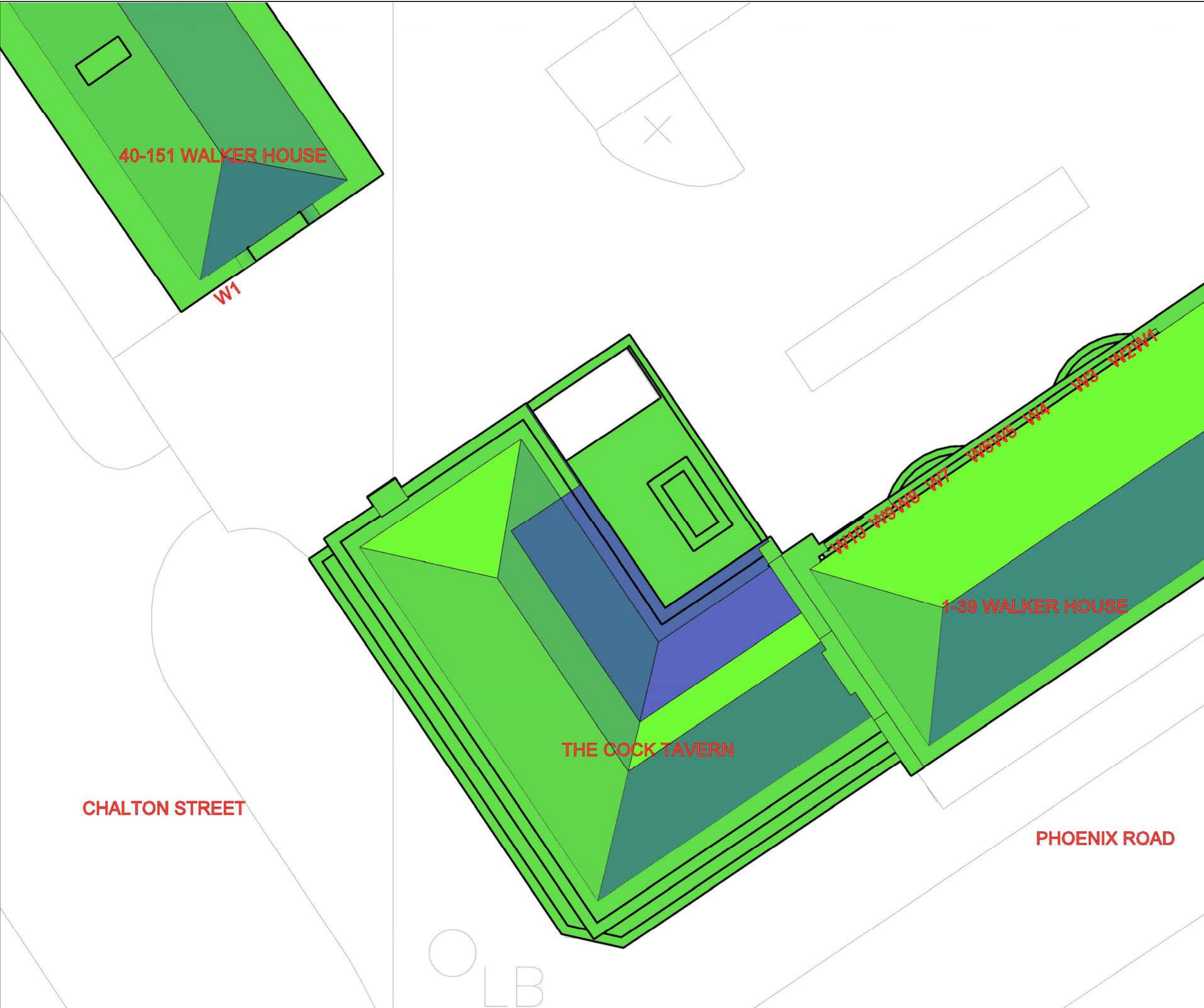
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Reference No: 798-1-131384
Date of listing: Dec 13 1996
- Walker House, Grade: II
Reference No: 798-1-131384
Date of listing: Dec 13 1996
- Chamberlain House, Grade: II
Reference No: 798-1-131289
Date of listing: Dec 13 1996

Site Plan
Scale 1:1000


0 50 100 Metres





The Cock Tavern, 23 Phoenix Road,
London, NW1 1HB




LEGEND


Indicative

 Existing Buildings

 Existing Buildings to be Demolished

 Proposal

SOURCES OF DATA

Rev.	Date	Description

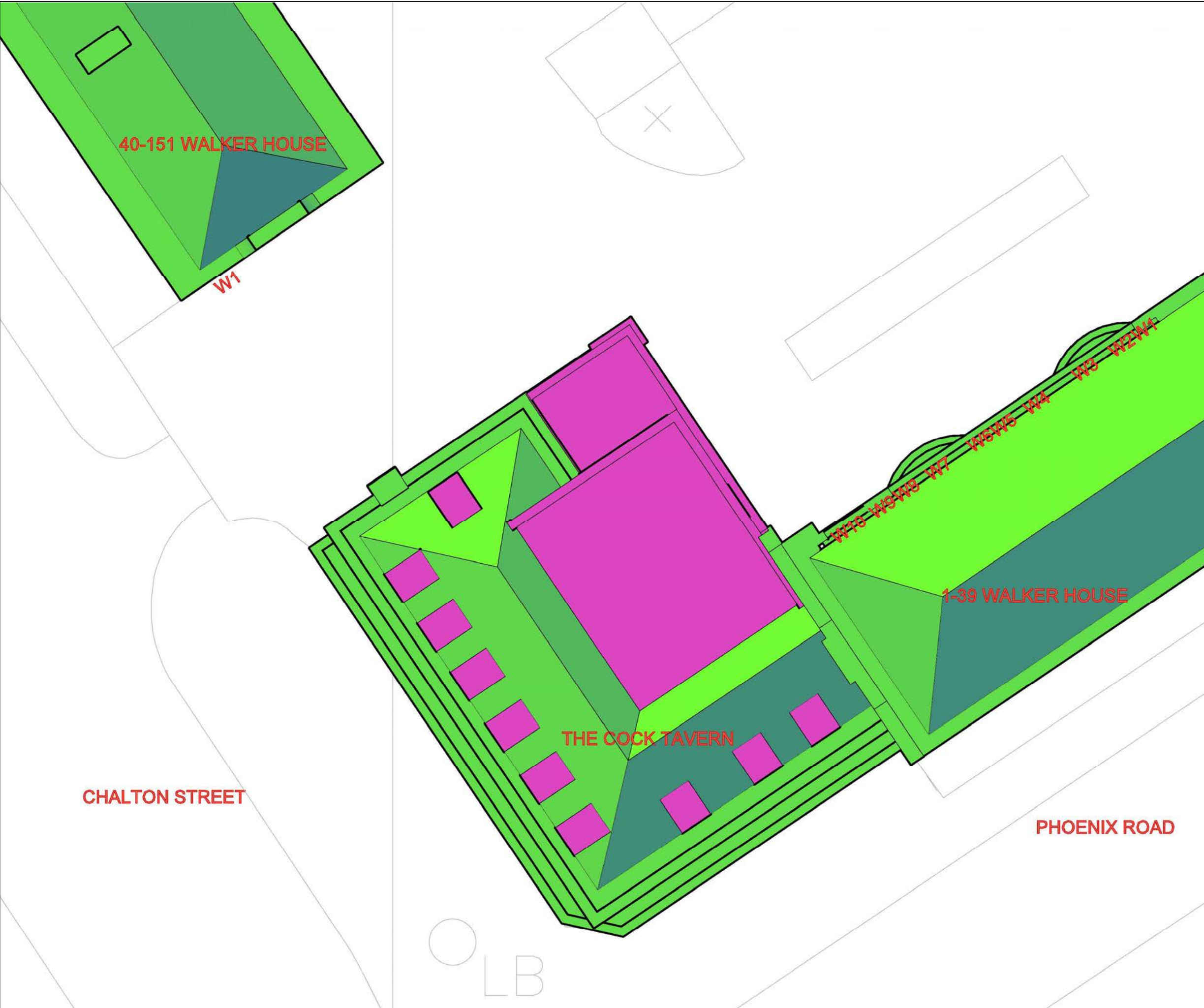
Brooke Vincent & Partners
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CLIENT / ARCHITECT:
Mark Fairhurst Limited


PROJECT:
THE COCK TAVERN
NW1 1HB


DRAWING:
Plan View
Existing


DRAWN: MZ	PROJECT NO: 10472
SCALE: NTS	
DATE: 03.07.2014	
DRAWING NO: 10472-01	
REV: A	




LEGEND


Indicative

 Existing Buildings

 Existing Buildings to be Demolished

 Proposal

SOURCES OF DATA

Rev.	Date	Description

Brooke Vincent & Partners

Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
Tel: 020 8202 1013 Fax: 020 8202 9488
E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:

Mark Fairhurst Limited

PROJECT:

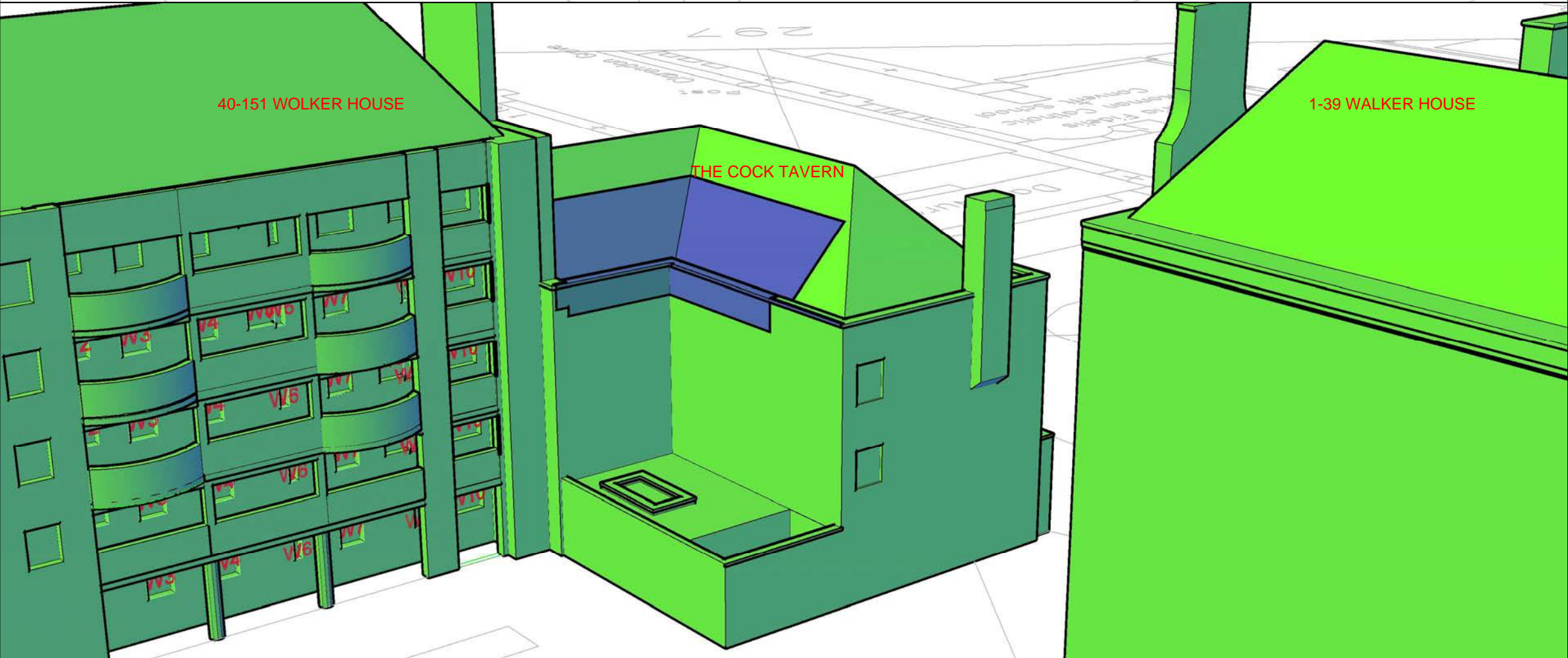
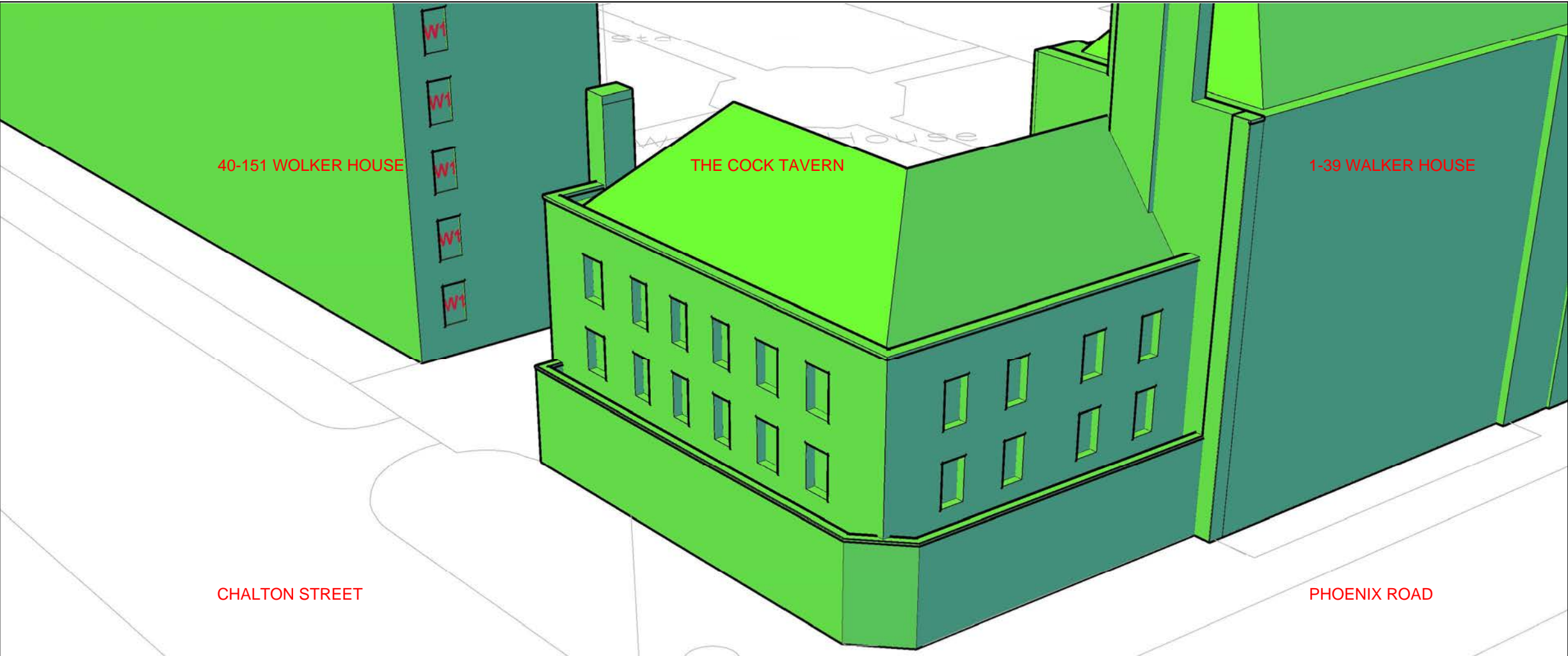
THE COCK TAVERN
NW1 1HB

DRAWING:


Plan View
Proposed


DRAWN: MZ	PROJECT NO:
SCALE: NTS	10472
DATE: 03.07.2014	


DRAWING NO: 10472-02	REV: A
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LEGEND

 Existing buildings

 Existing buildings to be demolished

 Proposed new buildings


Indicative

SOURCES OF DATA

Rev.	Date	Description

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CLIENT / ARCHITECT:

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PROJECT:

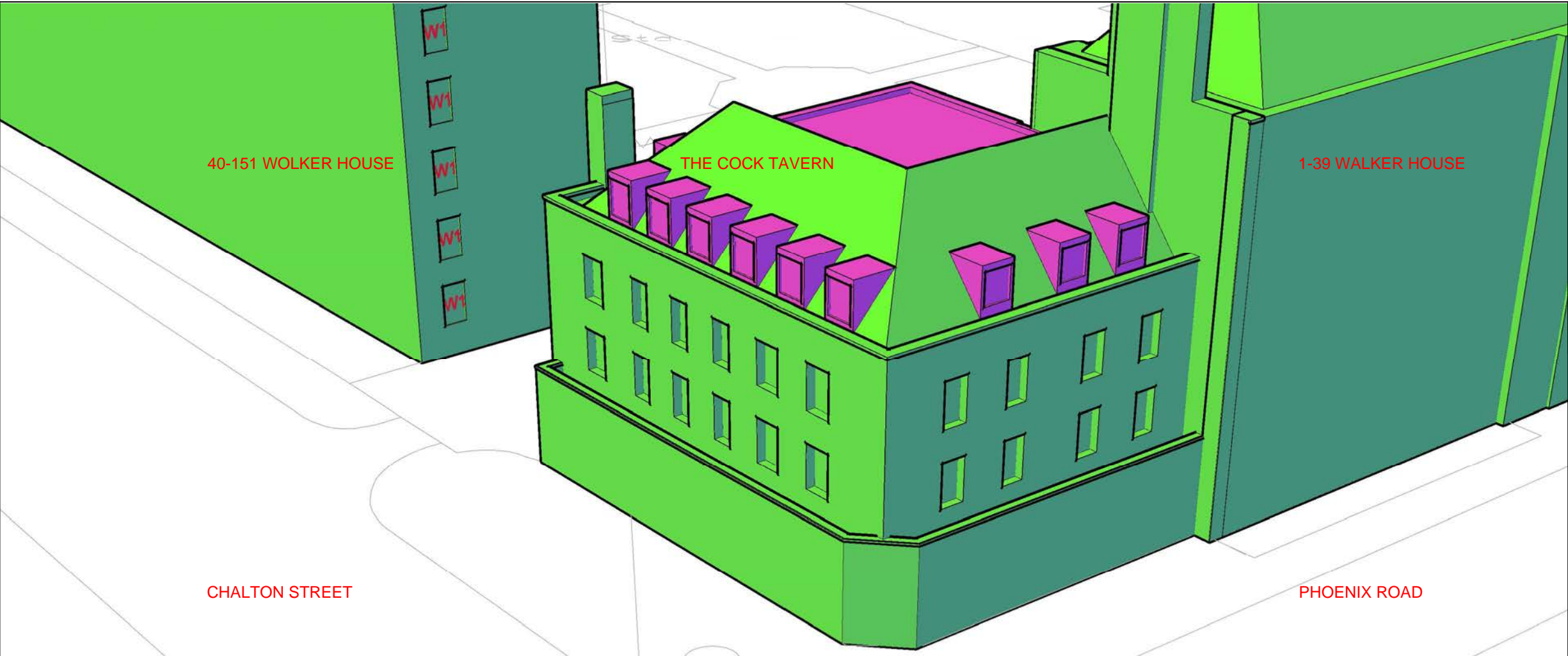
THE COCK TAVERN
NW1 1HB

DRAWING:

Existing View
Perspective 1 and 2

DRAWN: MZ	PROJECT NO:
SCALE: NTS	10472
DATE: 03.07.2014	

DRAWING NO: 10472-03	REV: A
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LEGEND

Indicative

Existing buildings

Existing buildings to be demolished

Proposed new buildings

SOURCES OF DATA

Rev.	Date	Description

Rev.	Date	Description

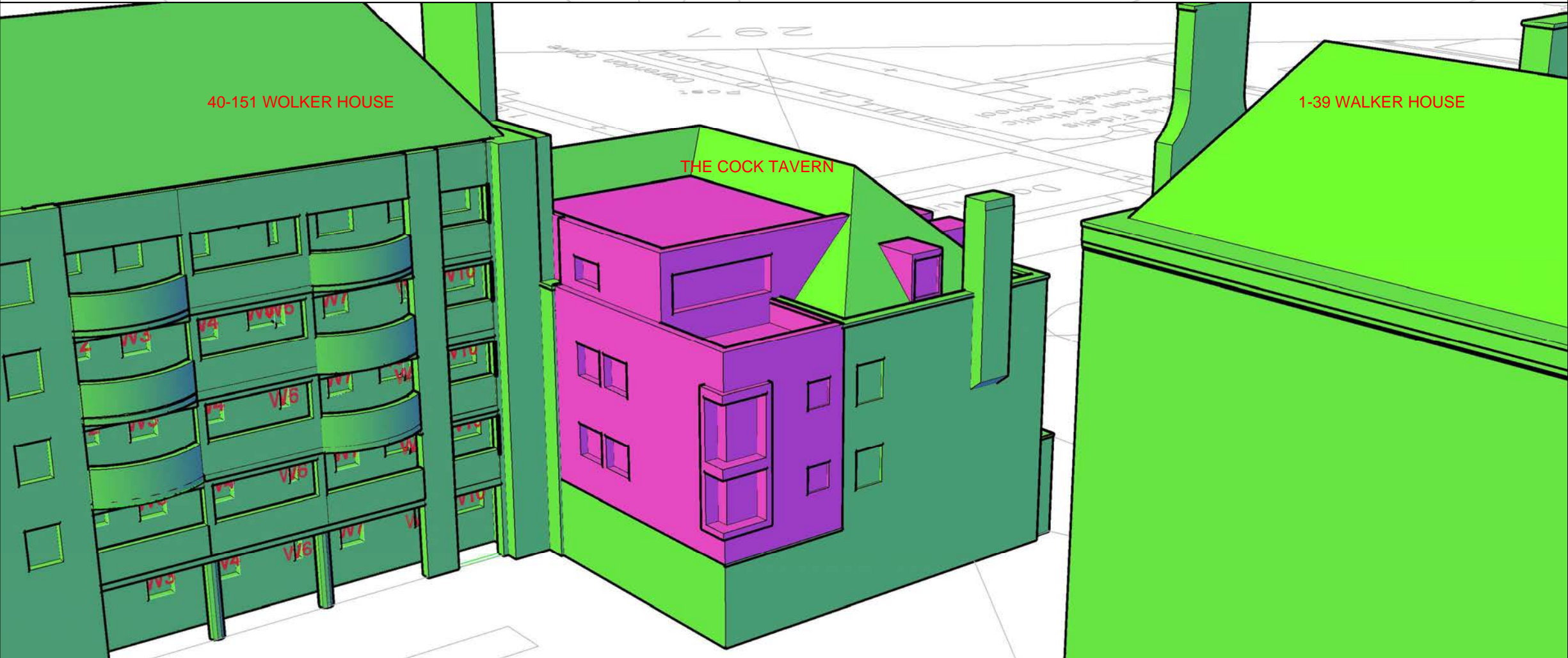
Brooke Vincent & Partners
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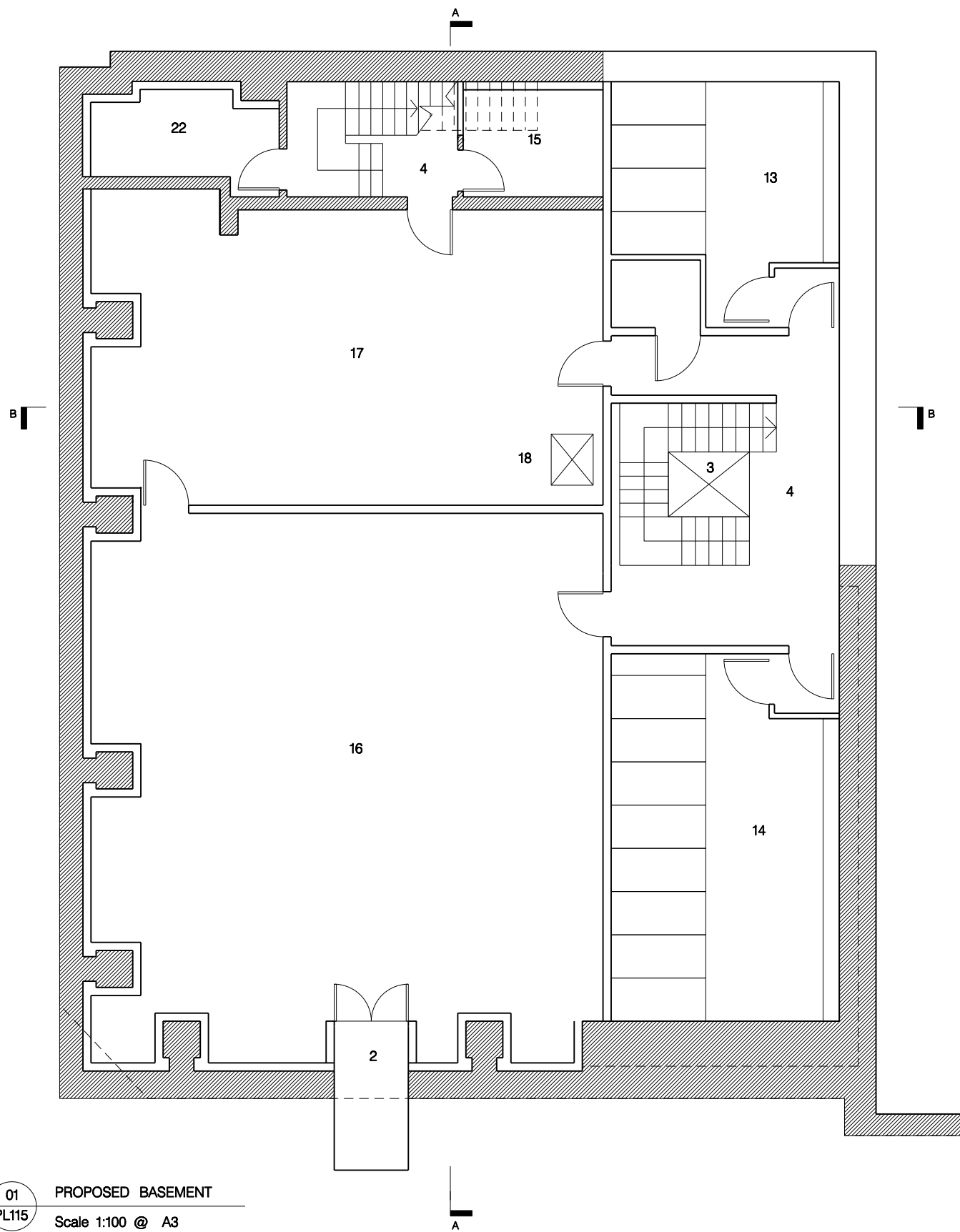
CLIENT / ARCHITECT:
Mark Fairhurst Limited

PROJECT:
THE COCK TAVERN
NW1 1HB

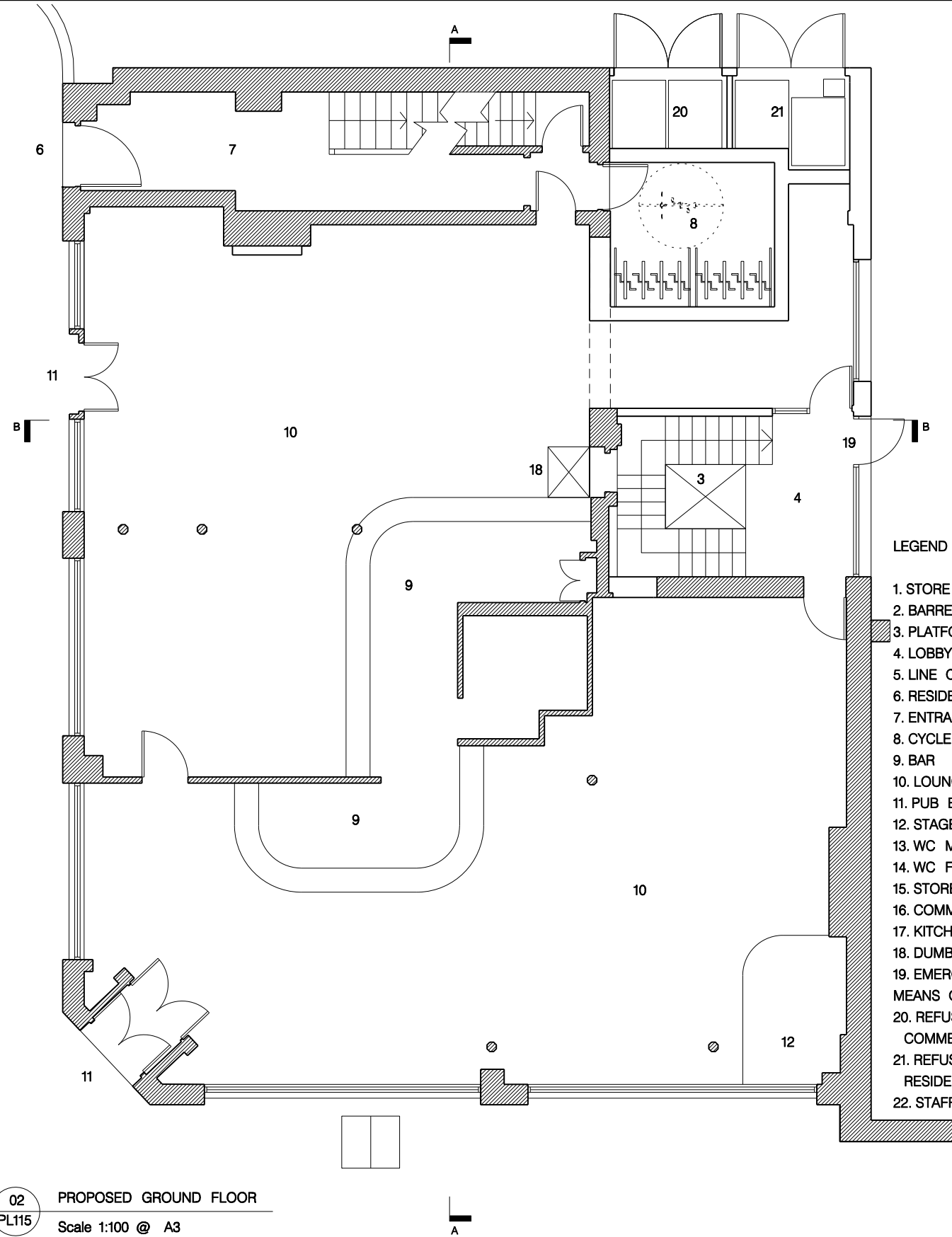
DRAWING:
Proposed View
Perspective 1 and 2

DRAWN: MZ	PROJECT NO:
SCALE: NTS	10472
DATE: 03.07.2014	
DRAWING NO: 10472-04	REV: A





01
PL115
PROPOSED BASEMENT
Scale 1:100 @ A3



02
PL115
PROPOSED GROUND FLOOR
Scale 1:100 @ A3

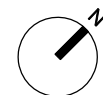
LEGEND

1. STORE
2. BARREL DROP
3. PLATFORM LIFT
4. LOBBY
5. LINE OF BUILDING ABOVE
6. RESIDENTIAL ENTRANCE
7. ENTRANCE HALL
8. CYCLE STORE
9. BAR
10. LOUNGE
11. PUB ENTRANCE
12. STAGE
13. WC MALE
14. WC FEMALE
15. STORE
16. COMMUNITY ROOM
17. KITCHEN
18. DUMB WAITER
19. EMERGENCY MEANS OF ESCAPE
20. REFUSE COLLECTION COMMERCIAL
21. REFUSE COLLECTION RESIDENTIAL
22. STAFF CHANGING/WC

Revision	Date	Reason	Initial
/	25/04/14	PRELIMINARY	MF
A	13/08/14	PRELIMINARY	MF
B	12/09/14	PLANNING	MF

Notes

1. Drawings based on measured survey by Warner Land Surveys
2. Demolished & replaced fabric in red.



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Project: COCK TAVERN, 23 PHOENIX ROAD, LONDON NW1 1HB

Client: FLAMESTRIKE LTD

Drawing title: PROPOSED BASEMENT & GROUND FLOOR PLANS

Scale: 1:100@A3, 1:50@A1

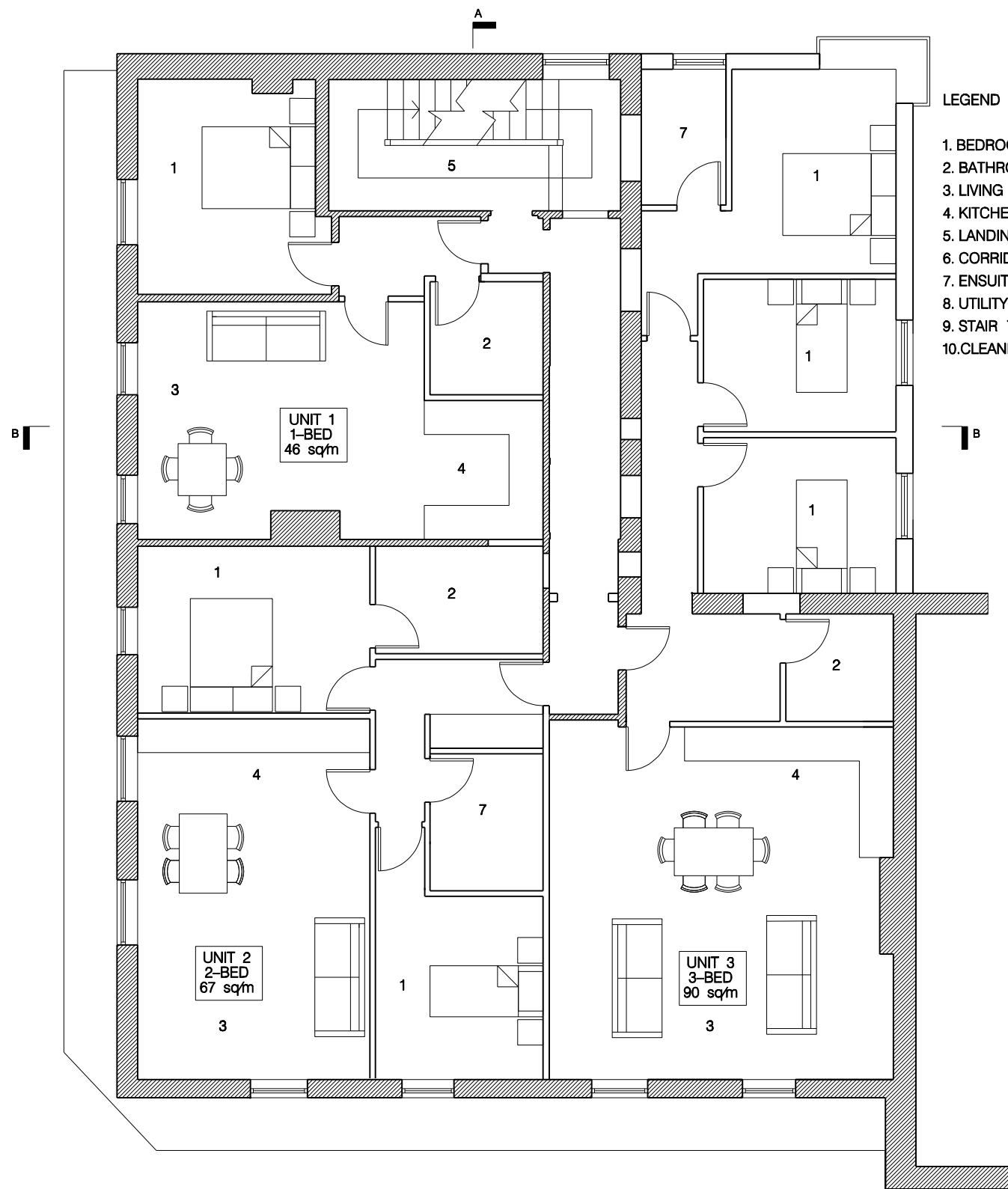
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Drawn by: MF

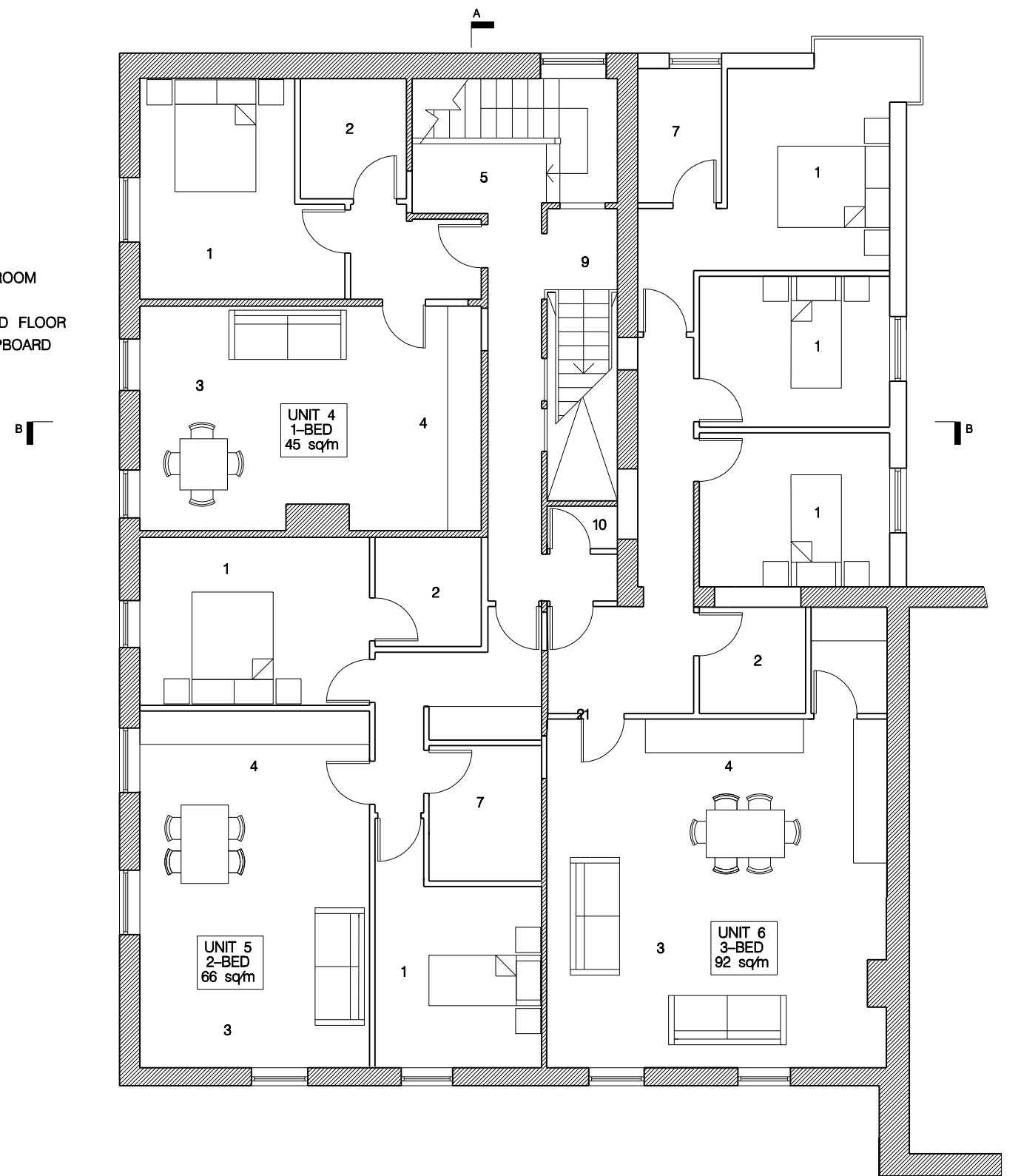
Project number: 1250

Drawing number: PL115 Rev B

Status: PLANNING



01
PL116
PROPOSED FIRST FLOOR PLAN
Scale 1:100 @ A3



02
PL116
PROPOSED SECOND FLOOR PLAN
Scale 1:100 @ A3

Revision	Date	Reason	Initial
/	04.04.14	PRELIMINARY	MF
A	08.04.14	PRELIMINARY	MF
B	13.08.14	PRELIMINARY	MF
C	12.09.14	PLANNING	MF

Notes
1. Drawings based on measured survey by Warner Land Surveys
2. Demolished & replaced fabric in red.



mark fairhurst ARCHITECTS

16 Winchester Walk, London, SE1 9AQ. T 020 7407 7070, E info@mark-fairhurst.co.uk

Project: COCK TAVERN, 23 PHOENIX ROAD, LONDON NW1 1HB

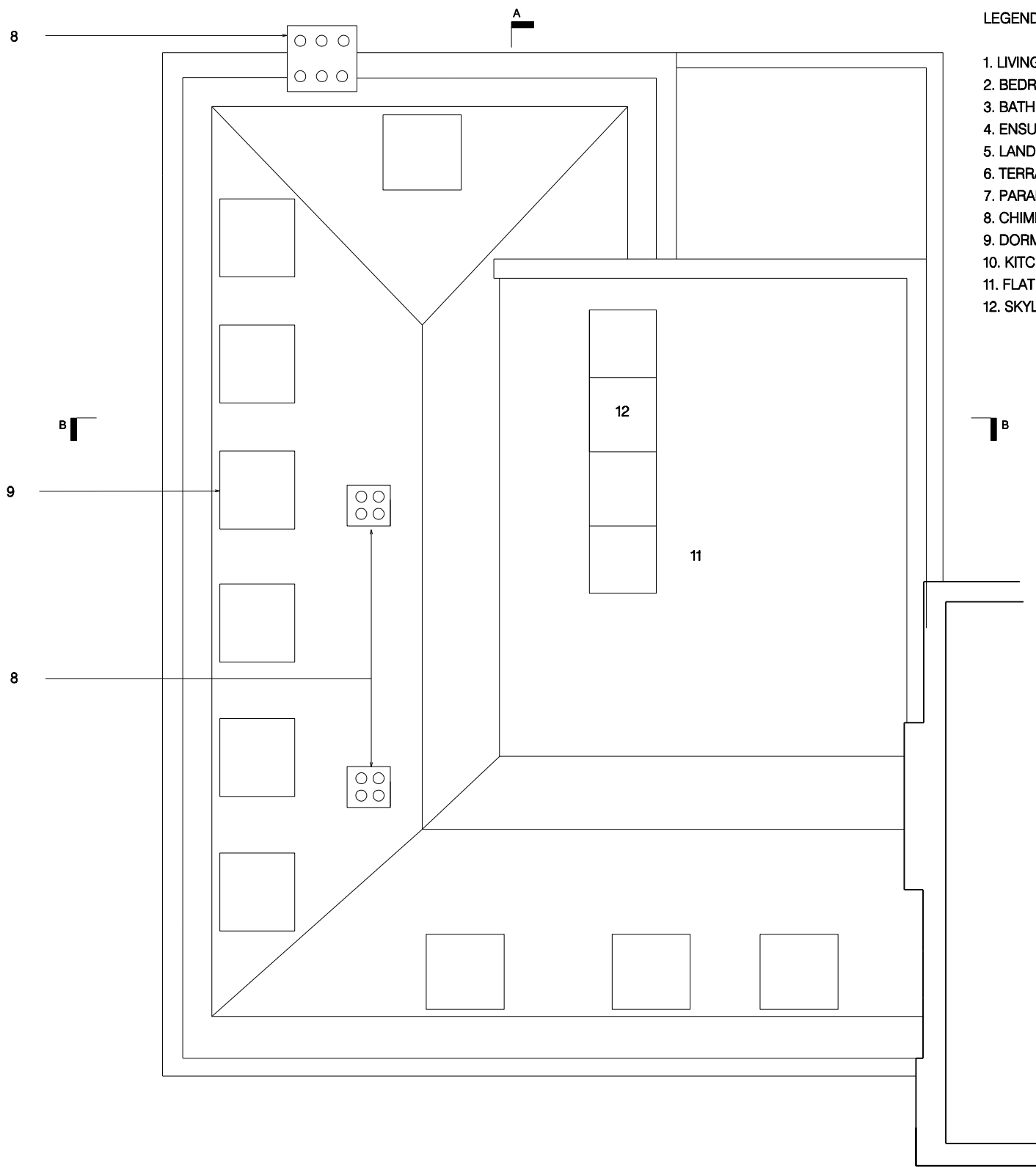
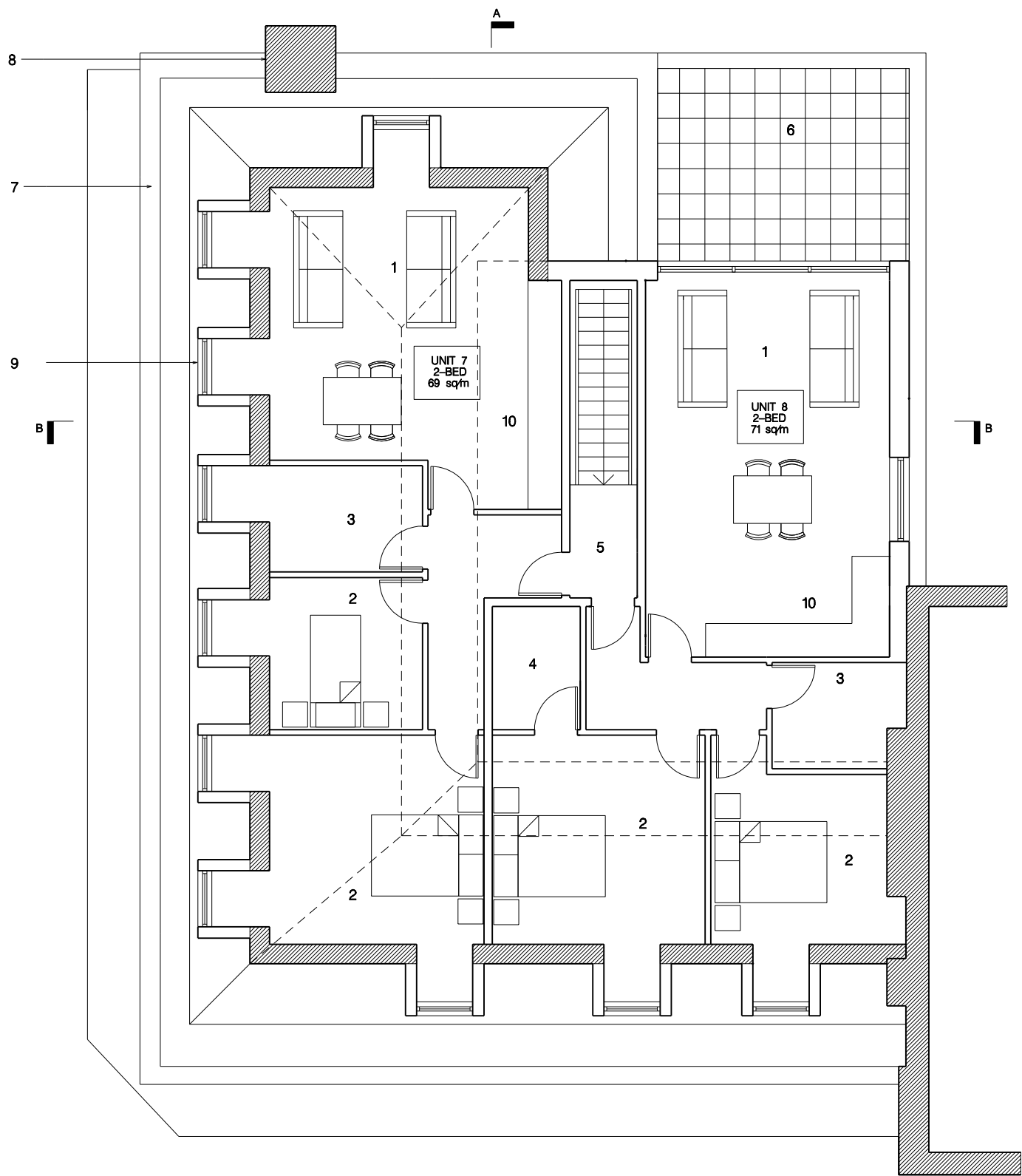
Client: FLAMESTRIKE LTD

Drawing title: PROPOSED FIRST & SECOND FLOOR PLANS

Scale: 1:100@A3, 1:50@A1 Date: 12.09.14 Drawn by: MF

Project number: 1250 Drawing number: PL116 Rev C

Status: PLANNING



- LEGEND
- 1. LIVING
 - 2. BEDROOM
 - 3. BATHROOM
 - 4. ENSUITE BATHROOM
 - 5. LANDING
 - 6. TERRACE
 - 7. PARAPET
 - 8. CHIMNEY
 - 9. DORMER WINDOW
 - 10. KITCHEN
 - 11. FLAT ROOF
 - 12. SKYLIGHT OVER STAIR

01
PL117
PROPOSED THIRD FLOOR
Scale 1:100 @ A3



02
PL117
PROPOSED ROOF PLAN
Scale 1:100 @ A3



Revision	Date	Reason	Initial
/	04.04.14	PRELIMINARY	MF
A	08.04.14	PLANNING	MF
B	13.08.14	PLANNING	MF
C	12.09.14	PLANNING	MF

Notes

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- 2. Demolished & replaced fabric in red.



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Project: COCK TAVERN, 23 PHOENIX ROAD, LONDON NW1 1HB

Client: FLAMESTRIKE LTD

Drawing title: PROPOSED THIRD FLOOR & ROOF PLANS

Scale: 1:100@A3, 1:50@A1 Date: 12.09.14 Drawn by: MF

Project number: 1250 Drawing number: PL117 Rev C

Status: PLANNING

APPENDIX 2

Daylight and Sunlight Results

Project Name: 2014-06-24 3D MASSI_MASSING Project No: 10472 Report Title: THE COCK TAVERN NW1 1HB Date of Analysis: 03/07/2014														
Floor Ref.	Room Ref.	Room	Use.	Window Ref.	Scenario	VSC	Difference	Pass / Fail	Available Sunlight Hours					
									Annual %	Diff %	Pass / Fail	Winter %	Diff %	Pass / Fail

40-151 Walker House

Ground	NoRoomAttach	-		W1	Existing	28	0.99	PASS	64	1.00	PASS	19	1.00	PASS
				Proposed		27.78			64			19		
First	NoRoomAttach	-		W1	Existing	30.88	1.00	PASS	72	1.00	PASS	21	1.00	PASS
				Proposed		30.77			72			21		
Second	NoRoomAttach	-		W1	Existing	33.75	1.00	PASS	77	1.00	PASS	24	1.00	PASS
				Proposed		33.61			77			24		
Third	NoRoomAttach	-		W1	Existing	36.44	1.00	PASS	79	1.00	PASS	25	1.00	PASS
				Proposed		36.36			79			25		
Fourth	NoRoomAttach	-		W1	Existing	38.17	1.00	PASS	81	1.00	PASS	27	1.00	PASS
				Proposed		38.17			81			27		

1-39 Walker House

Ground	NoRoomAttach	-		W1	Existing	2.49	0.91	PASS	*North Facing					
				Proposed		2.26								
Ground	NoRoomAttach	-		W2	Existing	2.82	0.96	PASS	*North Facing					
				Proposed		2.71								
Ground	NoRoomAttach	-		W3	Existing	10.17	0.99	PASS	*North Facing					
				Proposed		10.06								
Ground	NoRoomAttach	-		W4	Existing	8.9	0.97	PASS	*North Facing					
				Proposed		8.63								
Ground	NoRoomAttach	-		W5	Existing	4.31	0.99	PASS	*North Facing					
				Proposed		4.25								
Ground	NoRoomAttach	-		W6	Existing	8.28	0.98	PASS	*North Facing					
				Proposed		8.11								
Ground	NoRoomAttach	-		W7	Existing	9.02	0.99	PASS	*North Facing					
				Proposed		8.94								
Ground	NoRoomAttach	-		W8	Existing	4.12	1.00	PASS	*North Facing					
				Proposed		4.12								
Ground	NoRoomAttach	-		W9	Existing	3.36	1.00	PASS	*North Facing					
				Proposed		3.36								
Ground	NoRoomAttach	-		W10	Existing	7.11	0.98	PASS	*North Facing					
				Proposed		6.98								
First	NoRoomAttach	-		W1	Existing	1.56	0.87	PASS	*North Facing					
				Proposed		1.36								
First	NoRoomAttach	-		W2	Existing	4.08	0.96	PASS	*North Facing					
				Proposed		3.9								
First	NoRoomAttach	-		W3	Existing	7.26	0.97	PASS	*North Facing					
				Proposed		7.03								
First	NoRoomAttach	-		W4	Existing	6.88	0.97	PASS	*North Facing					
				Proposed		6.64								
First	NoRoomAttach	-		W5	Existing	2.17	0.96	PASS	*North Facing					
				Proposed		2.09								
First	NoRoomAttach	-		W6	Existing	6.4	0.98	PASS	*North Facing					
				Proposed		6.26								
First	NoRoomAttach	-		W7	Existing	6.4	0.99	PASS	*North Facing					
				Proposed		6.33								
First	NoRoomAttach	-		W8	Existing	6.14	1.00	PASS	*North Facing					
				Proposed		6.14								
First	NoRoomAttach	-		W9	Existing	2.87	1.00	PASS	*North Facing					
				Proposed		2.87								
First	NoRoomAttach	-		W10	Existing	5.36	0.99	PASS	*North Facing					
				Proposed		5.28								
Second	NoRoomAttach	-		W1	Existing	1.91	0.93	PASS	*North Facing					
				Proposed		1.77								
Second	NoRoomAttach	-		W2	Existing	4.52	0.97	PASS	*North Facing					
				Proposed		4.38								
Second	NoRoomAttach	-		W3	Existing	7.86	0.98	PASS	*North Facing					
				Proposed		7.69								
Second	NoRoomAttach	-		W4	Existing	6.89	0.97	PASS	*North Facing					
				Proposed		6.66								
Second	NoRoomAttach	-		W5	Existing	2.48	0.98	PASS	*North Facing					
				Proposed		2.42								
Second	NoRoomAttach	-		W6	Existing	7.34	0.96	PASS	*North Facing					
				Proposed		7.07								
Second	NoRoomAttach	-		W7	Existing	7.02	0.95	PASS	*North Facing					
				Proposed		6.69								

Project Name: 2014-06-24 3D MASSI_MASSING
 Project No: 10472
 Report Title: THE COCK TAVERN NW1 1HB
 Date of Analysis: 03/07/2014

Floor Ref.	Room Ref.	Room	Use.	Window Ref.	Scenario	VSC	Difference	Pass / Fail	Available Sunlight Hours					
									Annual %	Diff %	Pass / Fail	Winter %	Diff %	Pass / Fail
Second	NoRoomAttach	-		W8	Existing	6.06	1.00	PASS	*North Facing					
					Proposed	6.06								
Second	NoRoomAttach	-		W9	Existing	3.4	0.89	PASS	*North Facing					
					Proposed	3.04								
Second	NoRoomAttach	-		W10	Existing	6.17	0.99	PASS	*North Facing					
					Proposed	6.11								
Third	NoRoomAttach	-		W1	Existing	2.45	0.99	PASS	*North Facing					
					Proposed	2.43								
Third	NoRoomAttach	-		W2	Existing	5.04	0.99	PASS	*North Facing					
					Proposed	5								
Third	NoRoomAttach	-		W3	Existing	8.54	0.99	PASS	*North Facing					
					Proposed	8.44								
Third	NoRoomAttach	-		W4	Existing	7.96	0.98	PASS	*North Facing					
					Proposed	7.83								
Third	NoRoomAttach	-		W5	Existing	7.87	0.96	PASS	*North Facing					
					Proposed	7.58								
Third	NoRoomAttach	-		W6	Existing	7.92	0.95	PASS	*North Facing					
					Proposed	7.55								
Third	NoRoomAttach	-		W7	Existing	8.02	0.94	PASS	*North Facing					
					Proposed	7.53								
Third	NoRoomAttach	-		W8	Existing	2.38	1.00	PASS	*North Facing					
					Proposed	2.38								
Third	NoRoomAttach	-		W9	Existing	3.94	0.78	FAIL	*North Facing					
					Proposed	3.07								
Third	NoRoomAttach	-		W10	Existing	6.47	1.00	PASS	*North Facing					
					Proposed	6.47								

APPENDIX 3

Photograph



Mr. Mark Fairhurst
48A Union Street
London SE1

Our Ref: JC/HA/10472

Date: 05 March 2015

Dear Mark

The Cock Tavern, Pheonix Rd. London NW1

In addition to our Daylight and Sunlight report issued on the 4th July 2014, we have been instructed to provide our response to the revised proposal.

In the same manner as our original report, our response are based upon scheme drawings prepared by marc fairhurst architects, survey and photographs and by reference to local planning policy and BRE guidance. Policy and Guidance is fully explained in our original report.

1.0 Neighbouring Buildings

- 1.1 We can confirm the revised scheme the architects have provided, is now reduced in height and massing.
- 1.2 Our previous report confirmed that the amenity values of daylight and sunlight to neighbouring residential properties would be retained to a level that satisfies BRE criteria.
- 1.3 Therefore any reduction in height and massing would improve the results and analysis previously reported.

2.0 Summary

- 2.1 Our studies have again confirmed that, the neighbouring daylight and sunlight values would fully satisfy BRE criteria.

Yours sincerely



Helen Anderson B.Arch

email: helen.anderson@brooke-vincent.co.uk

Doc Ref. 10472/Addendum/ 5.03.15 /ha