

Our ref: GF05

25 March 2015

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Dear Steve

**Proposed Development at 16 Rochester Mews (London Borough of Camden Planning Reference 2014/5510/P)**

**Overshadowing**

Further to our detailed Daylight and Sunlight Report in support of the above application, which focused on the BRE and British Standard recommended assessments of Vertical Sky Component (VSC), Daylight Distribution (DD) and Annual Probable Sunlight Hours (APSH), we understand that London Borough of Camden Planning Officers have expressed concern with respect to potential overshadowing effects to neighbours as a result of implementing the proposed development.

We have therefore extended our technical assessments to consider potential effects to the relevant neighbouring amenity areas/gardens, having regard for the BRE "Two Hour Time in Sun" recommended methodology.

BRE "Two Hour Time in Sun" assessment

The BRE recommends this assessment is undertaken on March 21<sup>st</sup>, i.e. the spring equinox, in order to represent average annual conditions. As such, conditions are generally expected to improve after the assessment day, until peak potential sunlight availability at the summer solstice.

The assessment considers each amenity area within which the BRE consider direct sunlight may be required and suggests these may include main rear gardens, communal amenity areas, parks, playgrounds and sitting out areas.

The BRE recommends that as a guide at least 50% of such amenity areas should receive in excess of two hours of direct sunlight on the assessment day. However, the BRE also state that each type of amenity area will have its own particular requirements based upon its use and therefore no "hard and fast rule" can be prescribed for every type of amenity area.

As with the rest of the BRE Guidance on these types of matter, the assessment is considered to be entirely flexible, requiring regard for specific use and context.

### Application to the Proposed Development

The proposed development site is located in the heart of Central London and unsurprisingly a high degree of existing obstruction to sunlight penetration into amenity areas and rear gardens already exists.

Having regard to the BRE Guidance, we have identified nearby amenity areas with a requirement for direct sunlight within which access could be potentially affected by the proposed development.

Located directly to the north of the development site is a first floor terrace/podium rooftop amenity area serving the residential accommodation at 85-89 Camden Road.

This amenity area appears to be the sole south facing external amenity space serving this block of flats and therefore it is understandable why there may be concern in respect whether the proposed development may adversely affect potential sunlight availability.

The assessment of this amenity area is shown on attached drawing CAD/30, denoted as area 'B'.

As can be seen the area of the space which receives in excess of 120 minutes, i.e. 2 hours of direct sunlight availability on the assessment day of March 21, relates to 123.84 sq. metres, or 92.34% of its area.

Given the urban location this would be considered an excellent level of sunlight penetration and as outlined above, is expected to improve further throughout the year as a greater degree of sunlight is available from the spring equinox towards the summer solstice of June 21.

As such, the proposed development, due to its stepping design, is not considered to produce any adverse overshadowing effects to this external amenity area and therefore ensures that future users will have adequate access to sunlight.

We understand that an objection has been raised in respect of the properties to the north west of the development site, namely 58 and 59 Rochester Road.

As can be seen from the aerial image below and confirmed during a recent site inspection, the potentially affected rear areas are in use as surface car parking. The BRE specifically states that shade is valued in car parking areas, especially in summer (paragraph 3.3.7 & figure 30, page 19).



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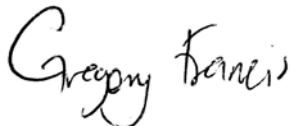
As such, the BRE would not typically suggest an analysis is required. Notwithstanding this, attached drawing CAD/30 indicates an assessment of this area and confirms that the area receiving in excess of two hours of direct sunlight on March 21 would be 88.37 sq metres, or 55% of the overall area.

As such, this would meet the target recommendations as set out in the BRE Guidance.

Conclusion

In overall conclusion, the proposed development is not considered to produce any adverse effect to potential sunlight availability within existing neighbouring amenity areas.

Yours sincerely

A handwritten signature in black ink that reads "Gregory Francis". The signature is written in a cursive style with a large initial 'G'.

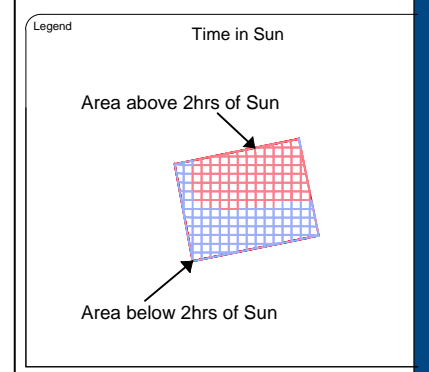
**Gregory Francis MBA**  
**Senior Surveyor**  
**Schatunowski Brooks**

Enc.

This drawing is Copyright © of GVA Grimley Limited.  
 Do not scale this drawing.  
 All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

| AREA A    |           | CAR PARK |  |
|-----------|-----------|----------|--|
| UNDER 120 | 77.29sq/m | 45.00%   |  |
| OVER 120  | 88.37sq/m | 55.00%   |  |

| AREA B    |            | 85-89 CAMDEN ROAD |  |
|-----------|------------|-------------------|--|
| UNDER 120 | 10.28sq/m  | 07.66%            |  |
| OVER 120  | 123.84sq/m | 92.34%            |  |



Sources of Information

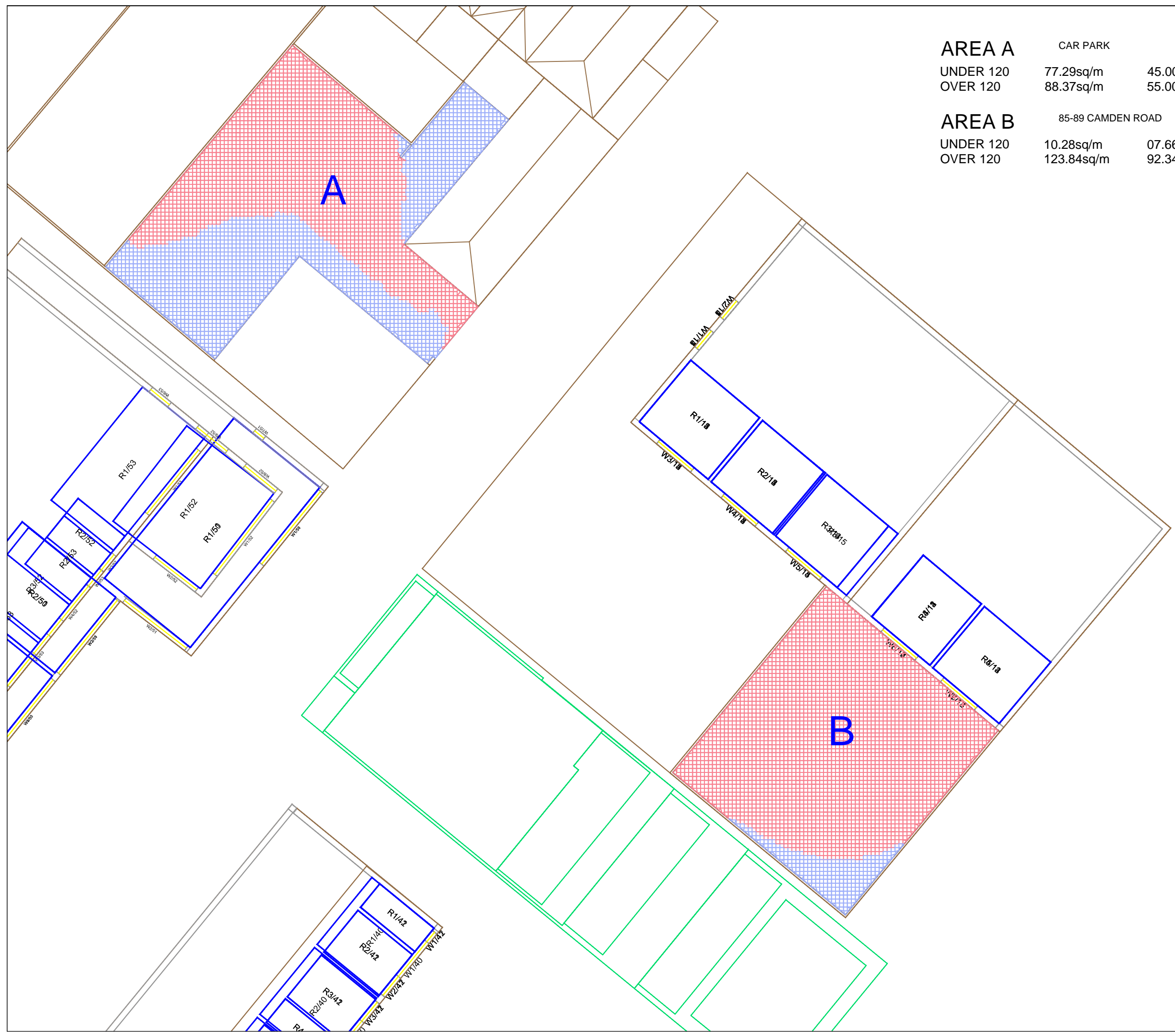
**EXISTING SITE**  
 L6318-ELEVATIONS.DWG  
 L6318-G.DWG  
 L6318-R.DWG  
 L6318-SECTIONS.DWG  
 PHOTOS  
 BING MAPS  
 GOOGLE STREET VIEW

**SURROUNDING SITE**  
 L6318-ELEVATIONS.DWG  
 L6318-G.DWG  
 L6318-R.DWG  
 L6318-SECTIONS.DWG  
 PHOTOS - BRICK COUNT  
 BING MAPS  
 GOOGLE STREET VIEW  
 Elevations 85-85 Camden Road.PDF  
 Proposed Elevations for 26-28 Rochester Place.PDF  
 Proposed Floor Plans for 26-28 Rochester Place.PDF

**PROPOSED SITE**  
 Architects scheme drawings in AutoCAD dwg format  
 FES\_SD\_JULY2014.DWG

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|--|-----------------------|---------------------|-----------------------|
| Project Name<br>ROCHESTER MEWS<br>LONDON |                       |                     |                       |
| Client<br>-                              |                       |                     |                       |
| Drawing Title<br>TIME IN SUN<br>CAR PARK |                       |                     |                       |
| Drawn By<br>RT                           | Chk'd By<br>-         | Scale @ A3<br>1/125 | Date<br>24 MARCH 2015 |
| Project No.<br>RO46/05                   | Drawing No.<br>CAD/30 | Revision<br>-       |                       |



TIME IN SUN

A3