

Planning and Built Environment Directorate  
London Borough of Camden  
Camden Town Hall Extension  
Argyle Street, London WC1H 8ND

Our Ref: DJJ/J0915-01-01(1)

DATE : 21<sup>st</sup> APRIL 2015

c/o Norton Ellis Architects Ltd, 14 Baltic Street, London EC1Y 0UJ

Dear Sirs

**TOWN and COUNTRY PLANNING ACTS** - Daylight-Sunlight Assessment  
Site Address known as : 61-63 ROCHESTER PLACE, LONDON NW1 9JU

1.00 INSTRUCTIONS :

1.01 It is proposed to extend the existing 2 storey B1/B8 building at the site address, at 1st floor level to give additional B1/B8 use, and to extend the B1/B8 use to at 2nd floor level, "the development proposal".

1.02 I have been instructed by the applicants to confirm whether or not the development proposal will detrimentally impact on the daylight and sunlight amenity enjoyed by any of the northerly overlooking habitable rooms at the rear of the residential dwellings fronting on St Pancreas Way, and also by any of the south easterly overlooking habitable rooms at the rear of the residential dwellings fronting on Reed's Place; and also whether or not there could be any material effect on 57-59 Rochester Place - "the neighbouring buildings".

2.00 FINDING :

2.01 I can confirm that the development proposal will not detrimentally impact on the daylight and sunlight amenity enjoyed by the neighbouring buildings; and, that it has been well designed to meet approved public policy in planning for good daylight and sunlight.

3.00 TERMS OF REFERENCE :

3.01 The Building Research Establishment Practice Guidance Report, Site Layout Planning for Daylight and Sunlight 2<sup>nd</sup> Ed. BR209 Oct. 2011 – "The BRE Guidelines"; and, the British Standards Code of Practice for Daylighting BS8206-2:2008.

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3.02 The drawings presented by Norton Ellis Architects forming a part of the planning application; and, the appended extract analysis drawings 0915-A01 and 0915-A02

4.00 IN BRIEF :

4.01 All daylight is sunlight, and by the terms of reference *daylight* means the sun's dispersed radiation diffused over the whole dome of sky by the earth's atmosphere (Commission Internationale de l'Eclairage - CIE standard overcast sky), and *sunlight* means the sun's direct radiation unobstructed by cloud formation in the southern quadrant.

4.02 Broadly in planning for good daylight and sunlight, the guidelines consider the quantity of sky visible from a building, measured with respect to the vertical plane and expressed as a percentage of the whole dome of sky [*vertical sky component, VSC*].

4.03 Subject to any qualifying conditions that may apply to a particular situation, the preference value for new development is to leave some 27% of the dome of sky visible with respect to the centre of the windows of the main habitable rooms in any overlooking residence.

4.04 If the existing townscape built horizon skyline subtends an angle of less than 25° with respect to the horizontal plane from a given neighbouring building station point, and the development proposal does not extend above this, then the exterior vertical sky component will measure 27% or more, meaning that the neighbouring overlooking building will retain a good standard of daylight, and sunlight if orientated into the sun-arc.

4.05 Broadly the recommendation is that all of the given criteria are applied flexibly and that the guidelines are interpreted permissively rather than restrictively.

5.00 ANALYSIS: [Please see appendices 0915-A01 and 0915-A02].

5.01 I have adopted the station points SP01, SP02, SP03 and SP04 as representing the points of greatest potential daylight and sunlight impact with respect to the neighbouring overlooking buildings, applying the principle that if the development proposal does not impact at these points, then it will not at any other point.

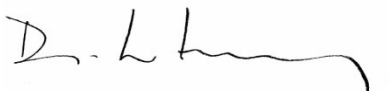
5.02 At SP01, it may be observed that the development proposal will not extend above the existing built townscape horizon line, with respect to all overlooking lower windows, and will not therefore be seen.

- 5.03 At SP02 it may be observed that the development proposal will not subtend more than 25° to the horizontal with respect to all upper overlooking windows which will continue to receive a VSC of at least 27%, and the related rooms will thereby maintain a good standard of daylight.
- 5.04 With respect to SP01 and SP92, the development proposal lies in the northern sky quadrant and is not there subject to annual sunlight probability analysis.
- 5.05 At SP03, it may be observed that the development proposal will not extend above the existing built to nscape horizon line, with respect to all overlooking lower windows, and will not therefore be seen.
- 5.06 At SP04 it may be observed that the development proposal will not subtend more than 25° to the horizontal with respect to all upper overlooking windows which will continue to receive a VSC of at least 27%, and the related rooms will thereby maintain a good standard of daylight.
- 5.07 At SP03 the development proposal lies substantially in the eastern quadrant and there will be no change to the existing to annual sunlight probability.
- 5.08 At SP04 the development proposal lies substantially in the eastern quadrant which will retain in excess of 55% annual sunlight probability, of which more than 15% will be in the winter months.

6.00 CONCLUSION :

- 6.01 The development proposal has been well designed with respect to Government criteria for the maintenance of good daylight and sunlight amenity for the neighbouring buildings.

Yours faithfully



Donald Jessop

Jessop Associates (UK) Limited

Daylight Sunlight Consultants

0915-01-01(1) 21<sup>ST</sup> APRIL 2015

**TOWN and COUNTRY PLANNING ACTS** - Daylight-Sunlight Analysis

Application Site at : 61-63 ROCHESTER PLACE, LONDON NW1 9JU

# APPENDICES

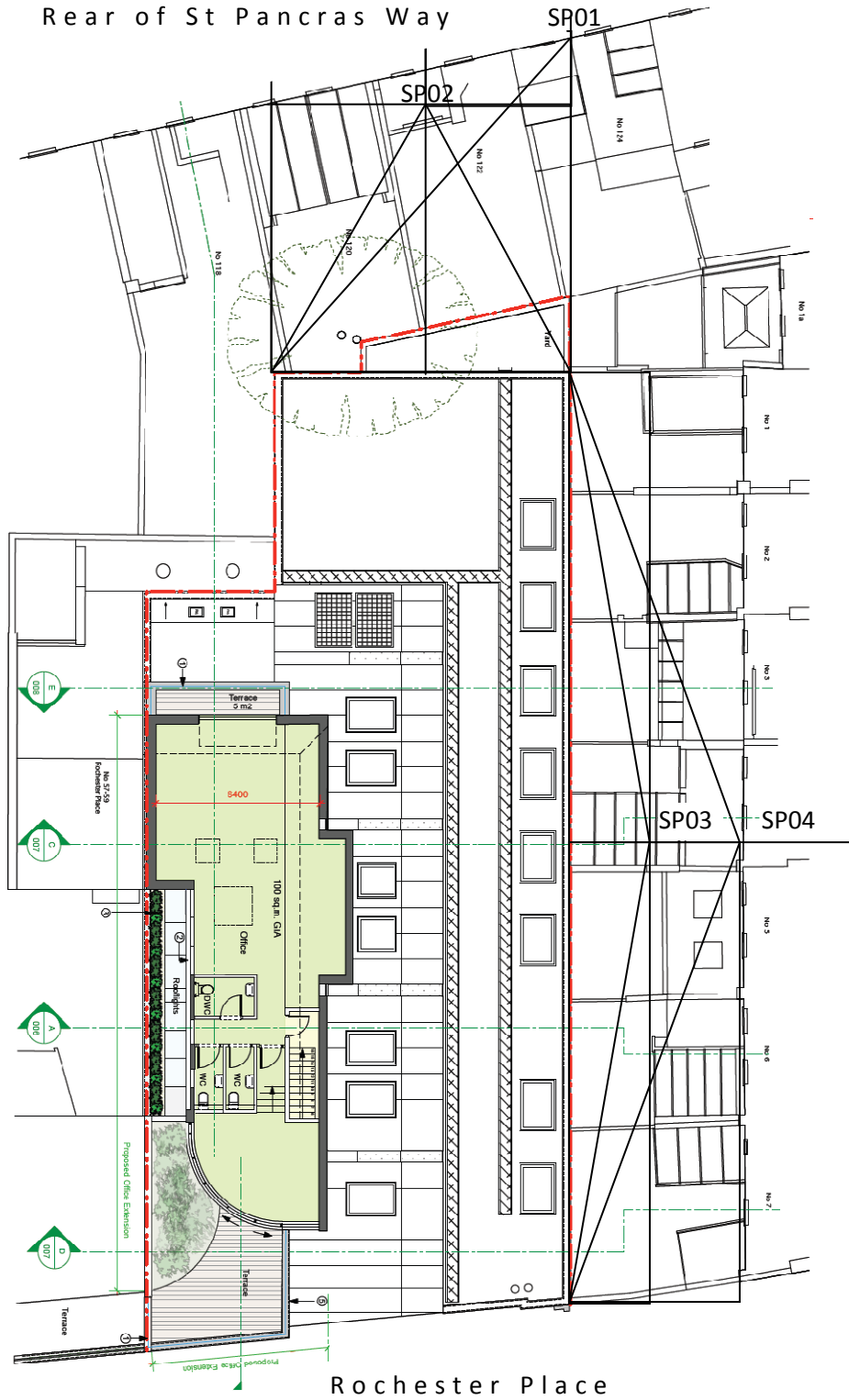
[NOT PAGINATED]

1. **J0915-A01** – Angles in the Azimuth for External Vertical Sky Component
  
2. **J0915-A02** – Angles in the Zenith for External Vertical Sky Component

SITE ADDRESS : 61-63 ROCHESTER PLACE LONDON NW1 9JU

TOWN and COUNTRY PLANNING ACTS (BRE Guideline Criteria)  
ANGLES IN THE AZIMUTH FOR EXTERIOR VERTICAL SKY COMPONENT ANALYSIS

Extract Drawing for Identification and Modelling Purposes ONLY  
Reduced Scale - APRIL 2015



SITE ADDRESS : 61-63 ROCHESTER PLACE LONDON NW1 9JU

TOWN and COUNTRY PLANNING ACTS (BRE Guideline Criteria)  
ANGLES IN THE ZENITH FOR EXTERIOR VERTICAL SKY COMPONENT ANALYSIS

Extract Drawing for Identification and Modelling Purposes ONLY  
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