DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

020 7936 3668
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

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Date: 13th April 2015

Janinder Bhatti
Ben Adams Architects
99 Southwark Street
London
SE1 0JF

Dear Janinder,

Bewlay House, 32 Jamestown Road, Camden, London – Neighbouring Daylighting Assessment

In accordance with your instructions we have now undertaken an evaluation of the latest Ben Adams Architects April 2015 planning application scheme in conjunction with our daylight and sunlight assessment conducted in August 2013. The purpose of this exercise is to establish whether the results ascertained within this assessment still remain valid for the latest planning application scheme.

The latest Ben Adams Architects planning scheme drawings no's are detailed below;

12-007-P199 Rev J
12-007-P200 Rev J
12-007-P201 Rev H
12-007-P202 Rev H
12-007-P203 Rev G
12-007-P204 Rev I
12-007-P205 Rev H
12-007-P206 Rev H
12-007-P400 Rev D
12-007-P401 Rev D
12-007-P402 Rev B
12-007-P403 Rev A

Enclosed with this letter is the Delva Patman Redler LLP Daylight and Sunlight assessment dated August 2013. It has been undertaken in line with the guidance laid out in the BRE Site layout planning for daylight and sunlight 'A Guide to Good Practise (2011)' (BRE guide).

This study has been carried out in accordance with the Camden UDP requirements by using the recommendations of the Building Research Establishment (BRE) Report "Site Layout Planning for Daylight & Sunlight 2011".

Habitable rooms are described within the BRE guide as kitchens; living rooms; dining rooms and rooms.

The BRE guide outlines three main methodologies for the assessment for the daylight to residential property these being the Vertical Sky Component (VSC), the no sky-line (NSL) and the Average Daylight Factor (ADF).

The BRE guide states that the interior daylight provision for new rooms should be checked using the ADF method as described in appendix C of the publication which in turn references the British Standards Institution code of Practice for day lighting (BS8206 part 2) which was updated in 2008.

The ADF assessment methodology takes into account factors including the VSC value measured at the centre point of the window serving the room in question, the internal surface area of the room, the window glazing transmittance, and the window size.

In order to complete the assessment a 3D CAD model of the site and surrounding buildings was created using the Ben Adams Architects drawing no's: June 2013: 3D Sketchup Model.

As the report demonstrates the daylight and sunlight assessment on all neighbouring habitable rooms shows full BRE compliance and in most cases exceeds the minimum criteria by some margin. The latest planning application drawings show that there will be a further reduction in massing by the reduction is plant at roof level to the point that the change in daylight and sunlight results would be of a beneficial impact when compared to the previous scheme. Therefore it is reasonable to state that the latest planning application scheme will fulfil BRE criteria.

After consideration of the latest Ben Adams Architects planning application drawings in comparison to the scheme assessed within the Delva Patman Redler LLP August 2013 daylight and sunlight report it is clear that the scheme will satisfy BRE criteria and therefore Camden planning policy. Whilst a technical assessment has not been undertaken on the latest April 2015 planning application scheme it is deemed at this stage that this would create unnecessary additional work and demand on time and resources. If a pragmatic approach is adopted by the planning officer then no further technical work will be required and it should be acknowledged that the current planning application scheme is considered to be BRE compliant.

Yours sincerely

Dan Wade
dan.wade@delvapatmanredler.co.uk

Encs. DPR LLP Daylight and Sunlight Report – August 2013