

C. Schneider Esq. Rowan Orchid Architects Limited B307 The Chocolate Factory 5 Clarendon Road Wood Green London N22 6XJ

Date Thursday, March 28, 2015 Our ref rs/ROL.15/1

Dear Mr Schneider

51 WERRINGTON STREET LONDON NW1 1QN INTERNAL ILLUMINANCE

Further to instructions of mutual Client, I would like to confirm my advice in respect of the internal illuminance of the proposed basement accommodation at the above.

The criteria against which internal illuminance is considered is detailed within *Appendix C* of the *BRE Second Edition 2011* which is used in conjunction with *BS 8206-2 Code of practice for daylighting* and the *CIBSE Lighting Guide LG10 Daylighting and window design* The guide states that where a predominately daylit appearance is required, the *ADF* should be at least 5% or more if there is no supplementary electric lighting or 2% or more if there is. In respect of kitchens, living rooms and bedrooms there are additional recommendations of 2%, 1.5% and 1% respectively.

In considering matters, I have constructed a 3d computer model of the proposals using measurements taken from the drawings and using specialist computer programmes calculated the quantum of daylight received through the proposed fenestration.

The results for the technical analysis demonstrate that the proposals at the above entirely accord with Appendix C of the Building Research Establishment Guidance "Site Layout planning for daylight and sunlight: A guide to good practice" Second Edition issued October 2011. and the additional recommendations of BS 8206-2 Code of practice for daylighting and the CIBSE Lighting Guide LG10 Daylighting and window design.

Prior to confirming my detailed advice, I would like to confirm that I work predominately in the field of boundary disputes dealing with matters arising under *The Party Wall etc. Act, 1996*, neighbourly matters including boundary disputes and rights of light including daylight and sunlight assessments. I have an extensive and highly specialised knowledge, in these areas having worked in the past for both Anstey Horne & Co. for five years and Schatunowski Brooks (formerly known as Michael Brooks Associates as it was when I joined and now known as GVA Schatunowski Brooks) for three years, as well as Delva Patman Associates for four years prior to joining in partnership Dixon Payne. All are acknowledged Experts in these fields. I regularly provide Expert Witness advice in respect of Planning Applications in respect of daylight and sunlight at Planning Inquiries acting for both Appellants and Planning Authorities.

I was consulted by the *Building Research Establishment* with regards to the proposed revision of their current guidelines; the assessment of daylight and sunlight has been generally carried out in accordance with the criteria set by this publication and which is generally taken to be the accepted basis for such assessment and adopted by most Planning Authorities. This publication has been superseded by the *Second Edition* issued October 2011. In accordance with the *Appendix C* of the *Second Edition 2011* I have undertaken a Waldram analysis of the skylight available to the windows within the building. Room dimensions have been ascertained by way of reference to the scheme drawings.

By way of explanation, Percy J. Waldram invented the Waldram diagram as a method of showing on a 2d image the curved and three dimensional view of the sky from a fixed point. The area of a Waldram diagram drawn to scale is 396cm² which represents the total amount of unobscured sky that can be seen from a vertical plane. The vertical edges of any obstructions are plotted as vertical lines on the diagrams by reference to their angle from the reference point. The head of any obstruction are plotted along the droop line corresponding to their altitudes above the horizontal measured in the section perpendicular to the reference point.

The results are as follows:-

Bedroom 9sqm - 1.37% *ADF* Bedroom 9sqm - 1.09% *ADF* Bedroom 13sqm - 1.30% *ADF* Bedroom 16sqm - 2.095% *ADF*

The foregoing results therefore demonstrate that the proposals exceed the minimum requirements insofar as internal illuminance is concerned and this provision entirely accords with the *Second Edition 2011*.

I hope that the foregoing is satisfactory, but should you require anything further, please do not hesitate to contact me.

Yours sincerely,

R W STAIG

BSc.

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