

Right of Light Consulting

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Mike Ofori
Liv Homes
1 Northways Parade
Finchley Road
London
NW3 5EN

20 November 2013

Dear Mr Ofori,

BRE Daylight and Sunlight

Land Adjacent to 1 St John Wood Park, London NW8 6QS

Thank you for inviting us to consider the daylight and sunlight aspects of your design as detailed on drawings:

154-P001	Proposed Floor Plans	Rev –
154-P300	Proposed Elevations	Rev –
154-P301	Proposed Perspectives	Rev –

I have appraised the scheme with reference to the standard daylight and sunlight criteria used to assess planning applications; as set out in Building Research Establishment (BRE) Guide entitled 'Site Layout Planning for Daylight and Sunlight' 2011 by P J Littlefair.

The BRE guide covers two main areas. Firstly, daylight and sunlight receivable to main habitable room windows in domestic properties. Habitable room types include living rooms, dining rooms, kitchens and bedrooms. Secondly, the BRE guide considers overshadowing to gardens and open spaces.

The nearest neighbouring property to the development site is 1 St John Wood Park. We understand that all windows which face directly onto the development site at 1 St Johns Wood Park serve either non-habitable rooms or are secondary windows to habitable rooms which are not required to be tested for daylight and sunlight (see enclosed photographs). The main habitable room windows at this property are in the front and rear elevations which do not face directly on to the development site. These windows will therefore not suffer any material loss of light and do not warrant further detailed testing.

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The second main aspect covered by the BRE guidelines is overshadowing on the ground. The BRE guide suggests that 50% or more of each amenity area should receive at least two hours of direct sunlight on 21 March. The garden at 1 St John Wood Park is located to the south of the development site and accordingly there will be little or no overshadowing as a result of the proposed development. The proposed development would clearly pass the BRE overshadowing test by a significant margin and therefore in my opinion, further detailed testing in this case is not required.

In summary, I am of the opinion that the current design proposals satisfy all of the requirements set out in BRE Guide 'Site Layout Planning for Daylight and Sunlight' 2011. The proposed development will therefore have a low impact on the light receivable by the neighbouring property at 1 St John Wood Park.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'A Fawell', written in a cursive style.

Anthony James Fawell B.Sc. (Hons)

Enc. Window Position Photographs

Neighbouring Windows



1 St John Wood Park



1 St John Wood Park