

Daniel Woolfson
WMG Design Studio
46B Burghley Road
Kentish Town
London NW5 1UE

18th November 2015

Dear Mr Woolfson,

RE: Bull and Last PH, Dartmouth Park, London – Daylight and Sunlight

Waldrams Ltd have been instructed to provide an indicative review of the likely impact to the daylight and sunlight to the rooms served by the skylights within 1 Highcroft shown in Photo 1 below and the conservatory to the rear of 2 Woodsome Road due to the proposed development at the Bull and Last PH, Dartmouth Park, London. The assessment is based on the planning application scheme at the Bull and Last Pub for WMG Studio, received on 17th November 2015. The site location is shown below in Figure 1. No quantitative analysis has been undertaken and thus this assessment is based upon a review of the scheme drawings, an assessment of the surrounding properties and our professional opinion as a specialist chartered surveying practice in the field of daylight and sunlight.



Figure 1: Bull and Last PH Site Plan

Summary of how daylight and sunlight are considered for planning

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the Building Research Establishment (BRE) Guidelines, used in conjunction with British Standard BS8206 Part 2. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the surrounding properties.

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. Likewise if the existing site is open or only has low existing buildings, but has been earmarked in local development policy for high density development, then it is inevitable that the change between existing and proposed levels will be relatively large. In these situations it is the retained level of daylight and sunlight which the primary measure of acceptability, not the change between existing and proposed levels. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where the BRE Guidelines state:

“The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and thus this document should not be seen as an instrument of planning policy. Its aim is to help rather constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values.”

(Page 1, BRE Guidelines)

1 Highcroft

This property is shown below in Photos 1 and 2. From external appearance is entirely of residential use. The room served by the two skylights is shown below.

In daylight terms the two skylights overlooking the site serve what appears to be a combined kitchen / living / dining room. This room enjoys mitigated light provided by the large sliding doors at the rear of the building that face an open garden and away from the development and a second window as shown below in Photo 2. It is therefore likely that daylight will meet the BRE Guidelines with the proposal in place.

In sunlight terms the BRE Guidelines make it clear that sunlight to the main windows serving main living spaces are most sensitive to sunlight. The main windows face north away from the proposal and will not be affected in sunlight

terms. Therefore sunlight to this property will likely be in accordance with the BRE Guidelines with the proposal in place.

Overall therefore in our opinion the daylight and sunlight to the room served by these skylight will be in accordance with the BRE Guidelines and thus in line with planning policy on daylight and sunlight with the proposal in place.



Photo 1: 1 Highcroft (skylights)



Photo 2: 1 Highcroft (rear)

2 Woodsome Road

This property is shown below in Photo 3 and from external appearance is entirely of residential use. It is likely that this conservatory window serves a main living space such as a dining room or combined Living / Kitchen / Dining room. Clearly there is a large roof light serving this space and possibly also a window or patio door in the wall facing north west, not facing the proposal.

Roof lights generally provide excellent levels of daylight to the room they serve and are thus extremely difficult to harm in terms of loss of daylight as they receive daylight from many different angles. BRE Guidelines refer to two principle methods for assessing daylight: vertical sky component (VSC) and daylight distribution. It is not possible to calculate the VSC for a skylight such as this since VSC can only be calculated for windows in the vertical plane. Daylight distribution to the room served by this skylight will be extremely good with the proposal in place and it is extremely unlikely that this room would not meet the BRE guidelines in terms of daylight distribution. Furthermore if there is a second window facing away from the scheme, this will provide additional light to the room completely unaffected by the proposal. As such the room served by this skylight is very likely to meet the BRE Guidelines for daylight and comply with planning policy.

In sunlight terms only windows in the vertical plane can be assessed using the criteria in the BRE Guidelines. If there is a window in the wall facing away from the scheme this will likely be considered the main window in terms of sunlight as assessed by the BRE Guidelines and thus the room is likely to comply with the BRE Guidelines for sunlight.

Overall therefore in our opinion the daylight and sunlight to the room served by this skylight will likely meet the BRE Guidelines and be in line with planning policy for daylight and sunlight with the proposal in place.



Photo 3: 2 Woodsome Road (conservatory)

Conclusion

This letter responds to planning concerns raised in relation to loss of daylight and sunlight to the skylights within 1 Highcroft and the conservatory to the rear of 2 Woodsome Road. A non-quantitative assessment has been carried out.

Overall in our opinion the daylight and sunlight to the rooms served by the skylights within 1 Highcroft and the conservatory to the rear of 2 Woodsome Road will likely be in accordance with the BRE Guidelines and thus in line with planning policy on daylight and sunlight with the proposal in place.

Kind regards,



Michael Harper MRICS
Director



michael.harper@waldrams.com