

DAYLIGHT & SUNLIGHT ASSESSMENT

Planning Application Document

Local Area Requirements for Planning Application
Section 4 Reports and Assessment



divine ideas architects

• 7A High Street Wanstead London E11 2AA • T: 020 8530 7632 •

61 Swinton Street, London WC1X 9NT

May 2014

DAYLIGHT & SUNLIGHT ASSESSMENT

INTRODUCTION

This document is to assess the impact of the proposed development on the surrounding buildings with regards to daylight and sunlight availability.

The assessment has been carried out in accordance with the methodology and guidelines set out in the BRE Guidance (*Building Research Establishment 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'; 1991*)

DIA considered the effects of the development on the daylight and sunlight levels received by the following residential properties in the vicinity of the site:

No. 64 Acton Street
No. 68 Acton Street
No. 65 Swinton Street

The residential accommodation of these buildings with windows orientated towards the proposed extension has been assessed in terms of daylighting. The windows orientated within 90 degrees of due south have also been assessed in relation to sunlight availability.

DAYLIGHT

No. 64 & 48 Acton Street

As illustrated in the section, the proposed extension does not subtend more than 25° at the lowest window. In terms of diffused daylight coming over the boundary to the land, the section shows that it is no worse than the existing situation. Therefore, daylighting for these buildings is unlikely to be significantly affected by the proposed development.



Rear view of adjoining properties at Acton Street

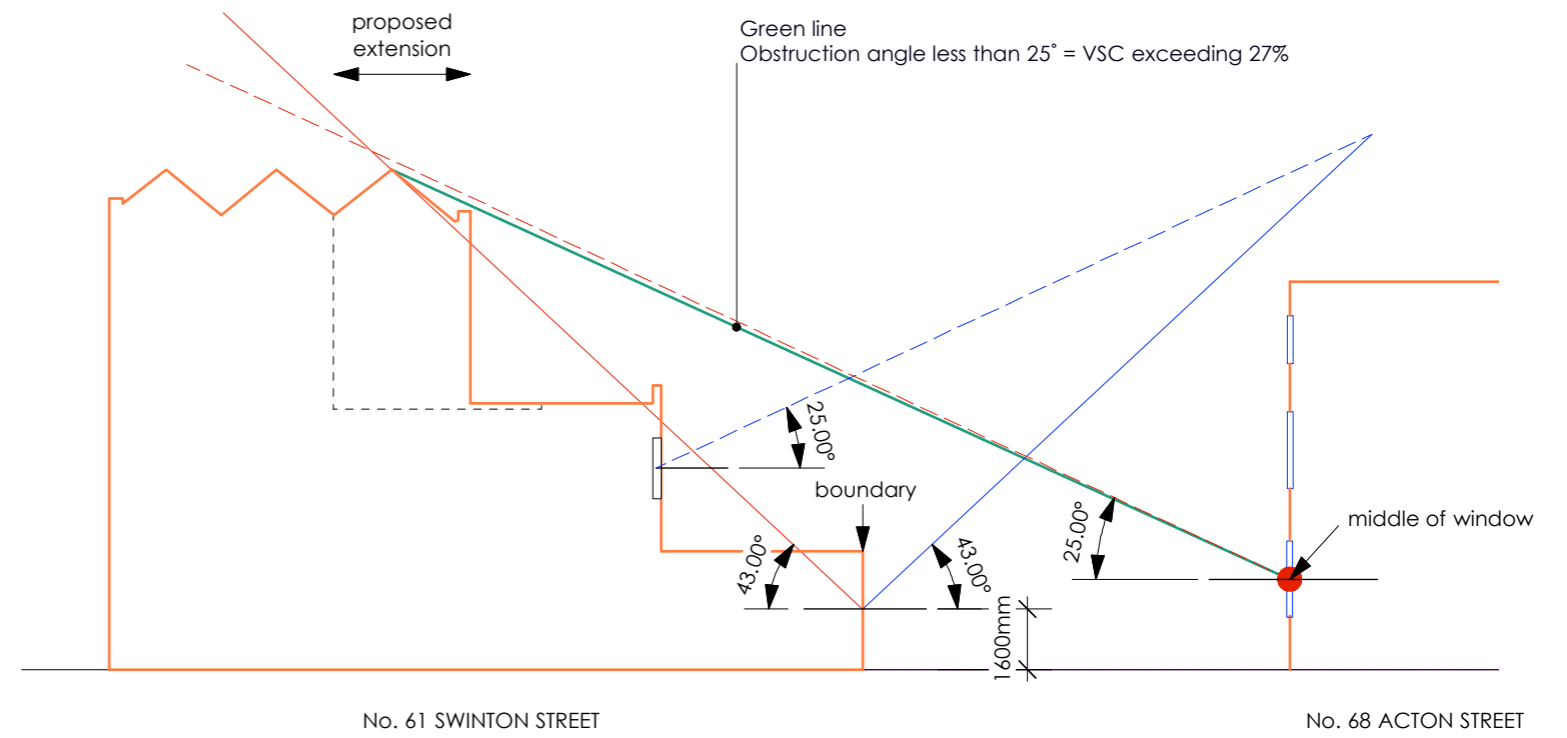
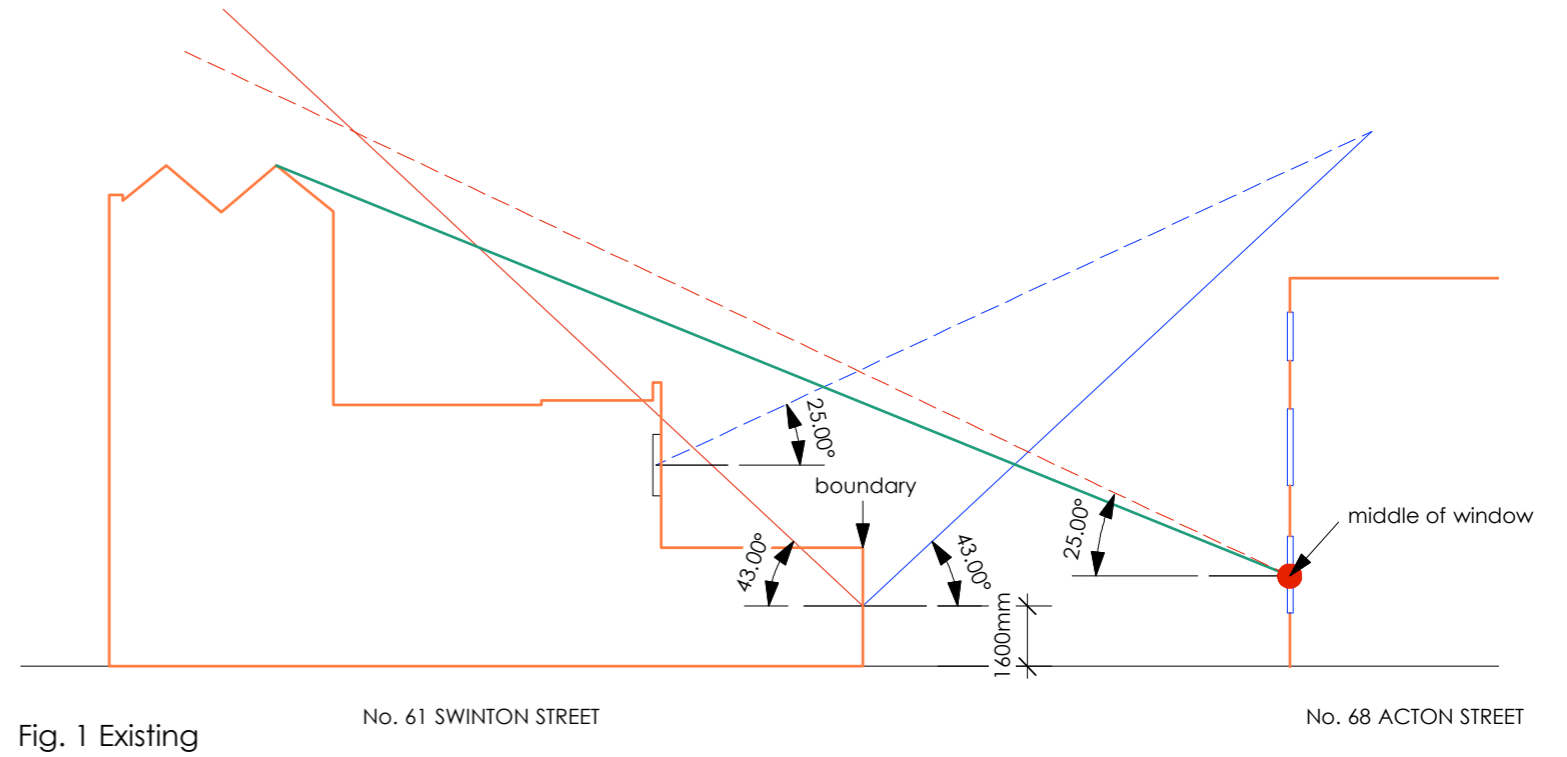


Rear view of adjoining properties at Acton Street

Sections in plane perpendicular to the affected window wall of No. 68 Acton Street.

Fig. 1 Existing
Fig. 2 Proposed

The proposed section illustrates the obstruction angle as less than 25° = VSC exceeding 27%.



SUNLIGHT

The red shadows shown on the 3D modelling snapshots of various times indicate the overshadowing of the neighbouring property at No. 65 Swinton Street. Due to the fact that the proposed development is facing south and does not project beyond the existing building line of No. 59, there is no further impact on the other surrounding buildings other than No. 65.

As illustrated there is some overshadowing of existing windows in no. 65 but only for a limited time in the morning.

A supporting letter from the owner of No. 65 Swinton Street is attached.

BOWDEN HOUSE (UK) LLP

53-55 Chalton Street
London NW1 1HY

Telephone 020 7834 0367 Fax 020 7976 5587

To,
David Cunningham
Divine Ideas (UK) Ltd
7A High Street
Wanstead
London
E11 2AA

6th May 2014

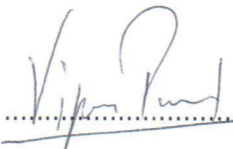
Dear David

As you are aware we are the owners of both Amba Holdings Ltd and Bowden House Ltd, these companies own 61 and 65 Swinton Street respectively.

We confirm that we have no objections to the planning application submitted in May 2014 for the change of use and extension at 61 Swinton Street. As neighbours and owners of number 65 we support the proposals in the application and look forward to receipt of a consent in order that the building can be brought quickly back into beneficial use.

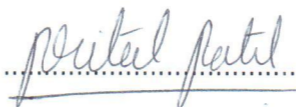
Yours sincerely,

Sanchit Patel.
Co. Secretary

Sign: 

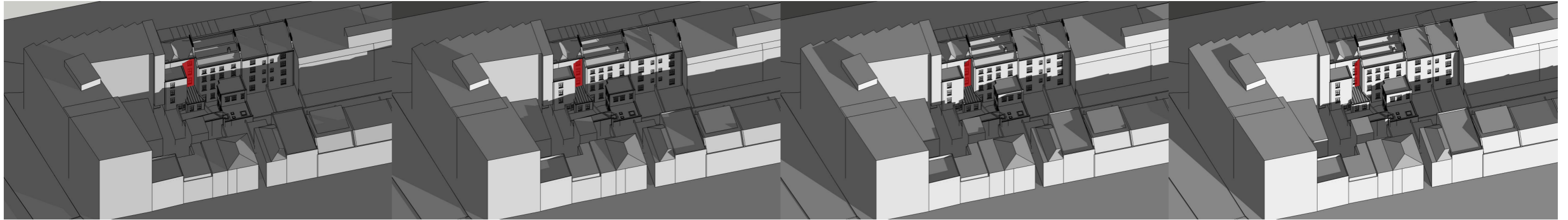
Print name: Mr. Vijay Patel – Director (Amba Holdings & Bowden House UK LLP)

Date: 6/5/2014

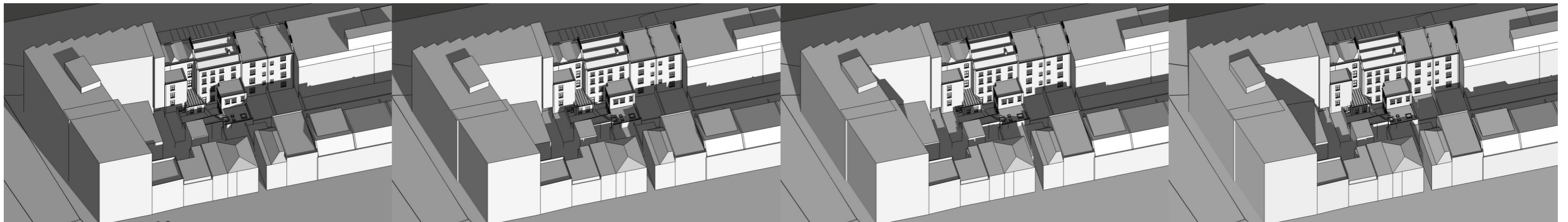
Sign: 

Print name: Ms. Prital Patel – Director (Amba Holdings & Bowden House UK LLP)

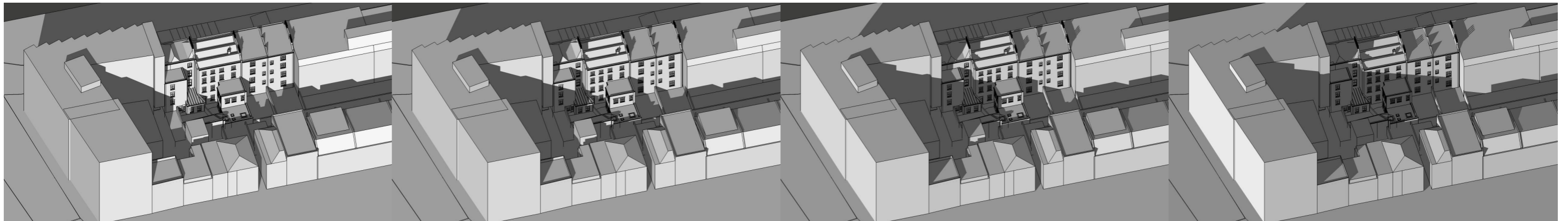
Date: 6th May '14



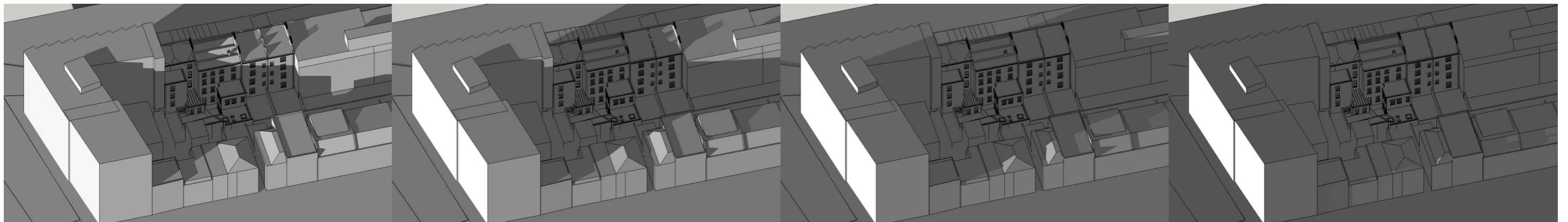
7.30am



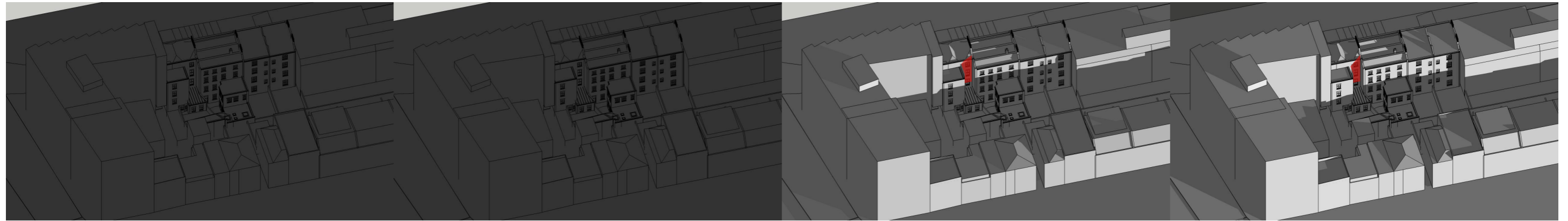
10am



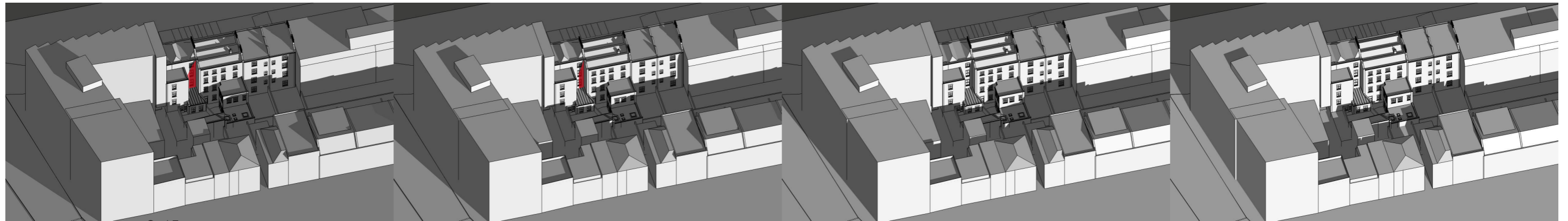
12.30pm



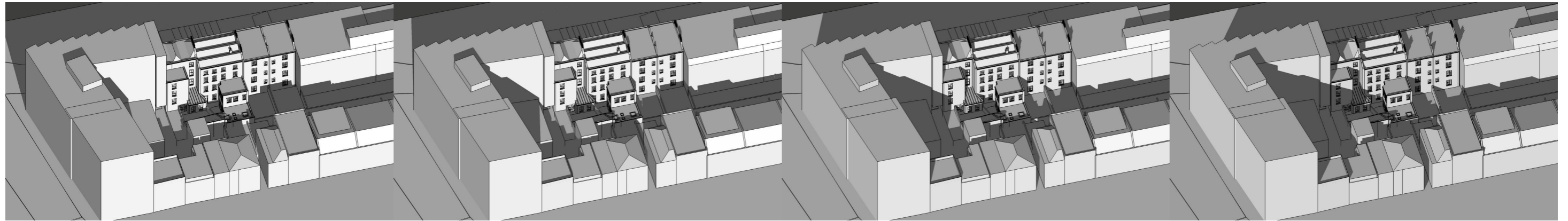
2.30pm



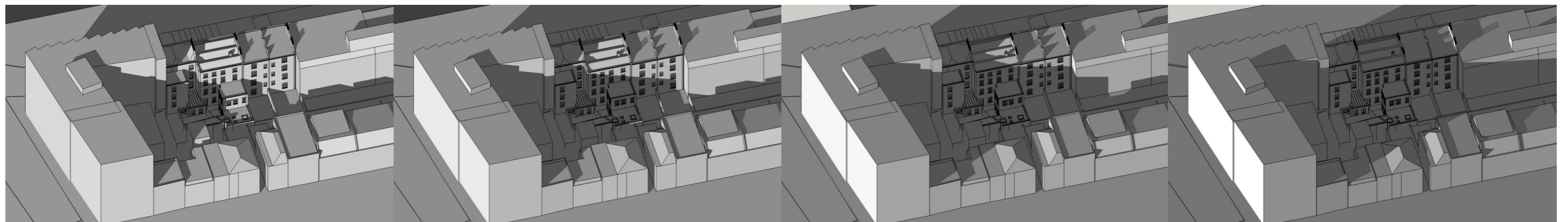
6.25am



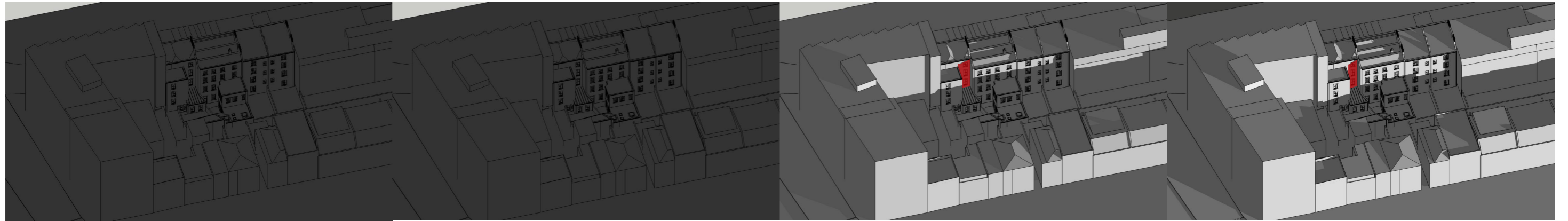
9.45am



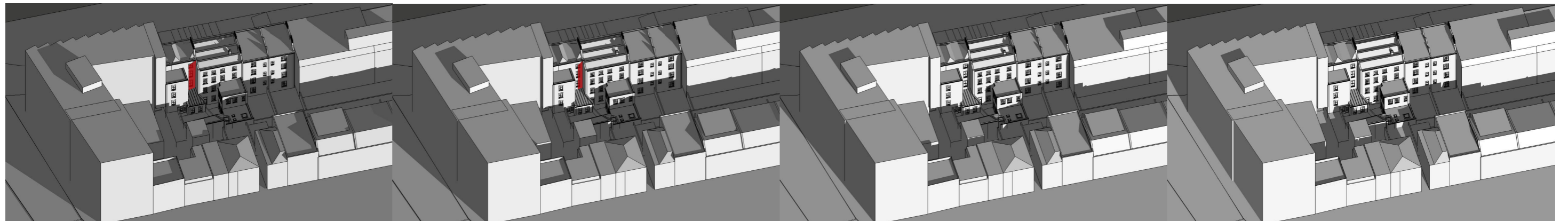
12.45pm



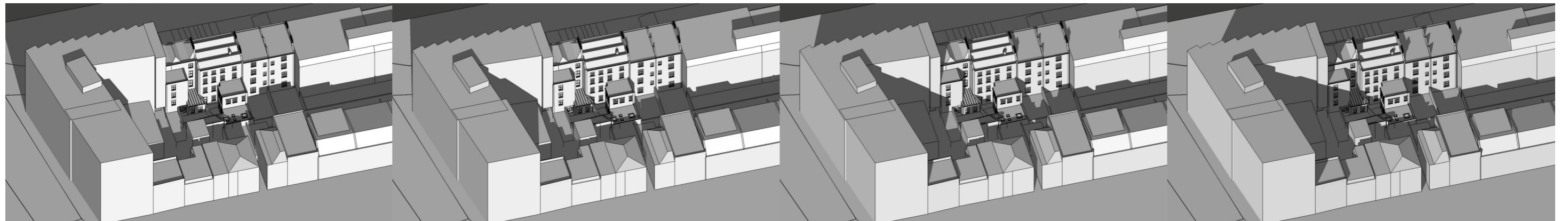
3.45pm



9.20am



11am



12.30pm

