

Square Feet Architects  
8A Baynes Mews  
London NW3 5BH

Our Ref: JC/AM/10907

Date: 15 January 2016

Dear Sirs

**Garages to Rear of 29/33 Arkwright Road, London NW3 6BJ**

**Daylight and Sunlight**

We are instructed to respond to this proposal, as outlined in the drawings in **Appendix 1**, in relation to the adjacent house at 25b Frognal.

25b Frognal is clearly located on the drawings, whilst the internal layout is defined by drawings dated March 2012 and included in **Appendix 2**. A photograph of the 25b Frognal elevation that faces towards the proposed development is also included in Appendix 2. This photograph confirms that the two ground floor windows serving 25b Frognal and the direct view of the proposed development are set at a relatively high level, with the centre of each window approximately 2.5m above ground level.

As with all daylight and sunlight matters, there are two aspects that need to be considered: planning policy and the method of calculation.

## **1.0 PLANNING POLICY**

### **London Borough of Camden**

- 1.1 Camden's *Local Development Framework (LDF)*, November 2010, sets out the key elements of the Council's vision for the Borough through its Core Strategy, while detailing planning criteria are defined through its development policies which are detailed below:

## Core Strategy

### **POLICY CS5 – Managing the impact of growth and development**

The second part of this Policy confirms:

*“The Council will protect the amenity of Camden’s residents and those working in and visiting the Borough by:*

- (e) Making sure that the impact of developments on their occupiers and neighbours is fully considered.”*

In the explanatory notes following this Policy item 5.8 confirms:

*“We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.”*

## Development Policies

### **POLICY DP26 – Managing the impact of development on occupiers and neighbours**

*“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:*

- (b) Overshadowing and outlook*
- (c) Sunlight, daylight and artificial light levels.”*

## **2.0 METHOD OF CALCULATION**

### **Building Research Establishment**

- 2.1 The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication 2011 “Site Layout Planning to Daylight and Sunlight. A Guide to Good Practice” as a means of articulating their policy. BRE confirm

that the Guide does not contain mandatory requirements and in the **Introduction** provides a full explanation of its purpose:-

*"The Guide is intended for building designers and their clients, consultants and planning officials."*

*"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy."*

*"It aims to help rather than constrain the designer."*

*"Although it gives numerical guidelines these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."*

*"In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."*

## **Daylight**

- 2.2 Daylight is not specific to a particular direction, as it is received from the dome of the sky.
- 2.3 Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.
- 2.4 The simplest methods are not appropriate in an urban environment, where the built form is invariably complex. Vertical Sky Component (VSC) is the calculation most readily adopted, as the principles of calculation can be established by relating the location of any particular window to the existing and proposed, built environment.
- 2.5 The BRE Guide states:

*"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends*

*an angle of more than 25° to the horizontal, then the diffused daylighting of the existing building may be adversely affected.*

## **Sunlight**

2.6 The BRE *Guide to Good Practice* confirms:

- (i) Sunlight is only relevant to neighbouring residential windows which have a view of the proposed development and face within 90° of south, i.e. south of the east-west axis.
- (ii) If any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the main living room window, a vertical section perpendicular to the window, then the sunlighting in the existing dwelling may be adversely affected.

## **3.0 ANALYSIS**

3.1 By reference to Section AA which, for ease of reference, we have repeated in **Appendix 3**.

This confirms that a 25° line rising from the centre of the relevant ground floor windows serving 25b Frogna1 is only just subtended by the proposed development. Even this minor variation from BRE's first manner of calculation would conventionally call for further detailed consideration. This would require 3D modelling and a calculation of Vertical Sky Component (VSC). This is a measure of daylight received at the centre of the neighbour's window. Similarly, average probable sunlight hours would be calculated in the same location.

However, this is not necessary, as the ground floor plan of 25b Frogna1, see Appendix 2, confirms that these windows are just two of many that serve the open-plan living and kitchen space within. The kitchen is served by a complete glazed facade that faces north and three further windows that face south. The south-facing windows contribute to the light received within the living area. More importantly, the living area is served by a complete facade of east-facing glass which, alone, must ensure a wholly adequate, and

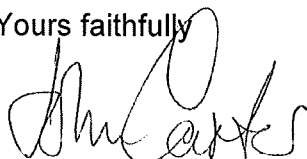
almost certainly very high, value of daylight. Therefore, the high-level window in the west facade, the subject of this report, need contribute nothing to the daylight value within the living room. However, the small degree of obstruction confirms it will continue to provide a daylight value. Certainly, there would be no adverse effect due to the proposed development of 29/33 Arkwright Road.

- 3.2 Turning now to sunlight. We have already mentioned that the windows that serve the living room and face east or west will only receive very small quantities of sunlight, if any, as they are reliant on sunlight close to sunrise and sunset on 21 March and 21 September. Between these dates the sun does not even rise or set on the east-west axis. The receipt of sunlight would be even further diminished and would probably be nil. Whereas the very good and long hours of sunlight received through the south-facing windows that serve both kitchen and living room space would remain unaffected throughout the year. There would be no adverse effect.

#### 4.0 SUMMARY

- 4.1 Our analysis of the effect of the proposed development on the daylight and sunlight to 25b Frognaal has concluded that there would be very little effect, and certainly no adverse effect.

Yours faithfully



**John Carter FRICS**  
**For and on behalf of**  
**Brooke Vincent + Partners**

email: [john.carter@brooke-vincent.co.uk](mailto:john.carter@brooke-vincent.co.uk)

## **APPENDIX 1**

**General notes:**

**General notes:**

1. All dimensions are in millimeters unless noted otherwise.
2. All dimensions shall be verified on site before proceeding with the work.
3. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

**Note:** If the project progresses onto site without the involvement of Squaro Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

**C.D.M. Regulations 2015:**  
These Drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to construction without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 2015. If advice is required please do not hesitate to contact Square Feet Architects.

Red - application sites under consideration

Blue - adjacent area owned by applicant

revisions:

• - 05.11.15 - Planning Submission



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drawing title:

## PROPOSED SITE PLAN

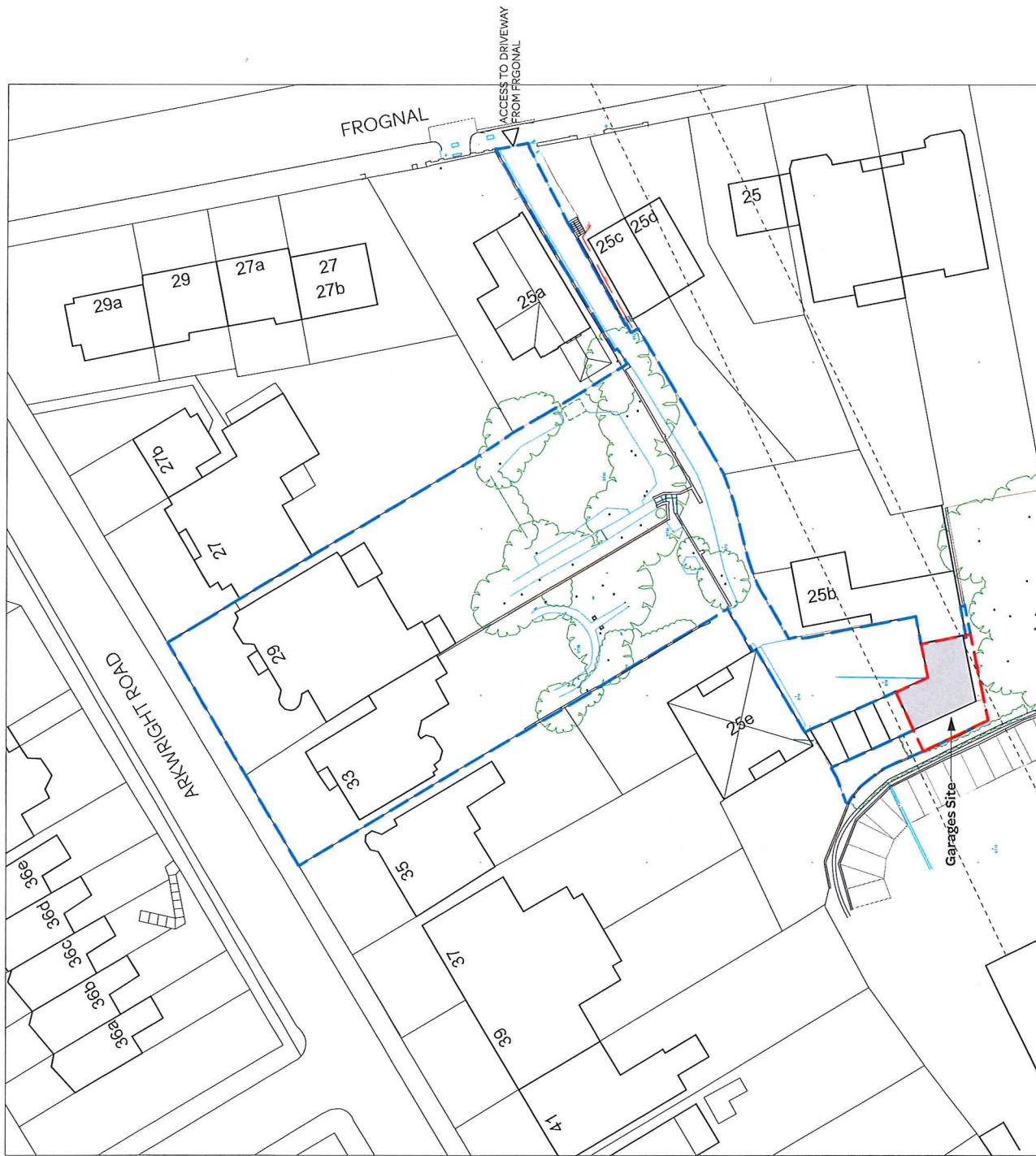
1100

Amirilan Management Ltd.

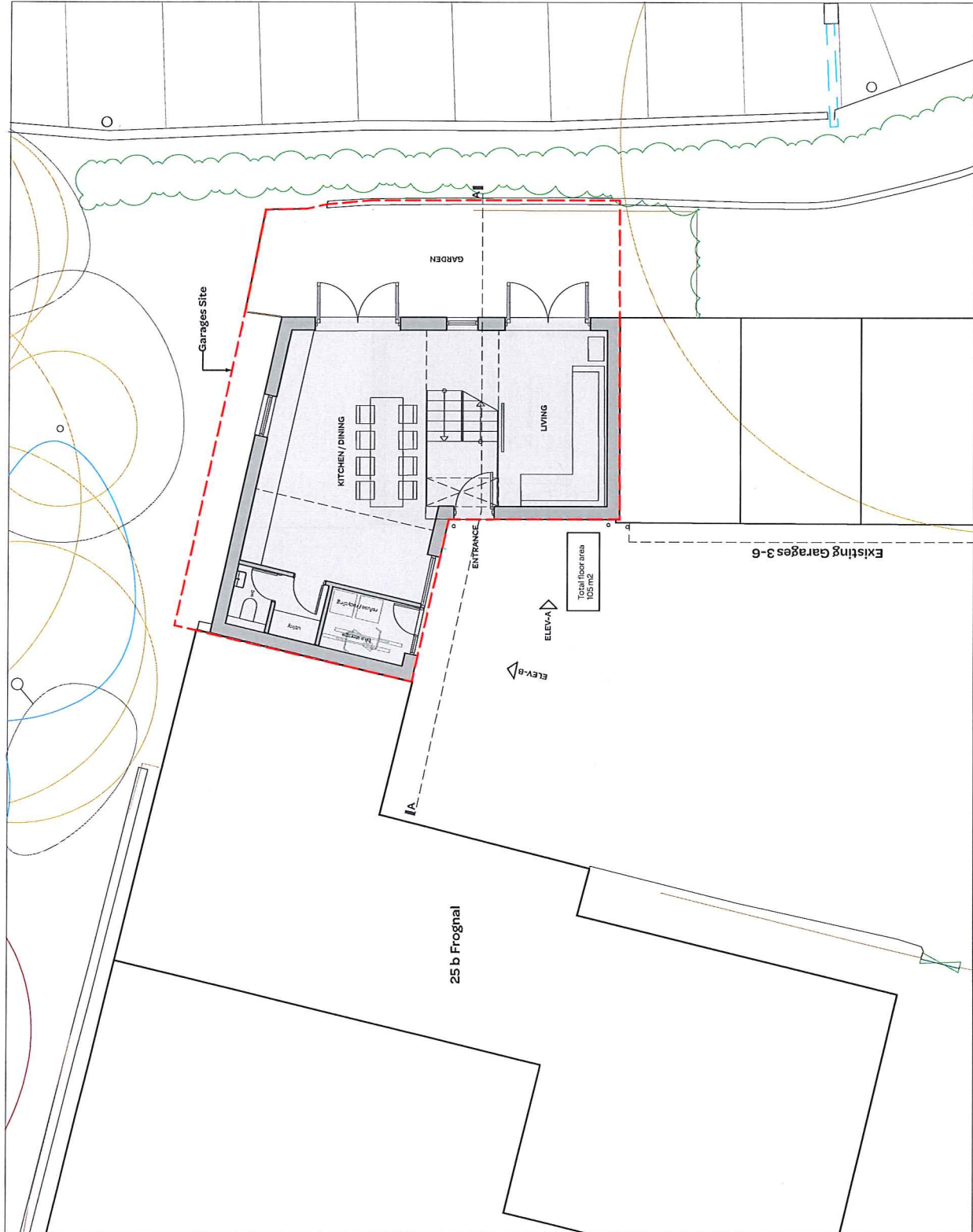
Project: **Garages Rear 29/33 Arkwright Rd,  
London. NW3 6BJ**

date:	September 2015	scale:	1:500 @A3
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drawing number: <b>1538-L-005</b>	revision: *
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<p>notes:</p> <p><b>General notes:</b></p> <ol style="list-style-type: none"> <li>1. All dimensions are in millimeters unless noted otherwise.</li> <li>2. All dimensions shall be verified on site before construction.</li> <li>3. Square Feet Architects shall be notified in writing of any discrepancies.</li> </ol> <p><b>Party Wall Act 1996:</b></p> <p>Note: If the project progresses onto site without the involvement of Square Feet Architects the Client shall be responsible for ensuring that the planned works as detailed on the drawings to establish whether the works fall within the scope of the Party Wall Act 1996. Square Feet Architects shall be notified in writing of any discrepancies.</p> <p><b>CA 14 Regulations 2007:</b></p> <p>These Regulations are produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction of the proposed works in accordance with the Building Regulations 1994. If the project progresses on to site without the involvement of Square Feet Architects.</p>		<p>revision:</p> <p>* - 051115 - Planning Submission</p> <p>A - 11.01.16 - Revised Planning Drawings</p>
<p><b>SQUARE FEET ARCHITECTS</b></p> <p>A : 85 Baynes Way, London NW3 5BH T : 0207 431 4500 E : studio@squarefeetarchitects.co.uk W : www.squarefeetarchitects.co.uk</p>		<p>drawing title:</p> <p><b>PROPOSED LOWER GROUND FLOOR PLAN</b></p>
<p>client:</p> <p>Amirilan Management Ltd.</p>		<p>project:</p> <p>Garages Rear 29/33 Arkwright Rd, London, NW3 6BJ</p>
<p>date:</p> <p>September 2015</p>		<p>scale:</p> <p>1:100 @ A3</p>
<p>drawing number:</p> <p>1538-L-021</p>		<p>revision:</p> <p>A</p>





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## C.D.M. Regulations 2007:

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Division:

- A - 11.01.15 - Revised Planning Drawings



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Drawing title:

PROPOSED  
SECTION AA / ELEVATION

Client:

Amirilan Management Ltd.

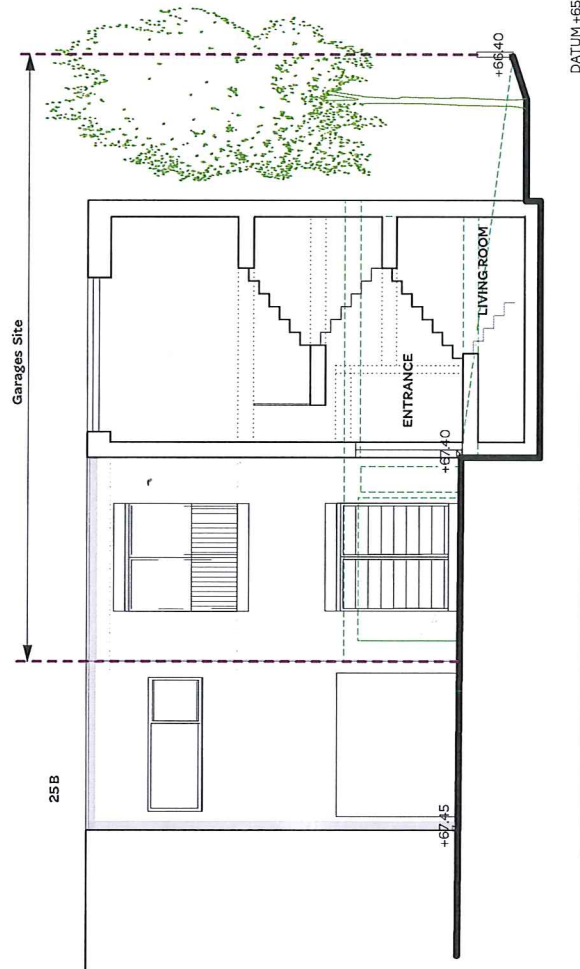
project.

Project: **Garages Rear 29/33 Arkwright Road,  
London, NW3 6BJ**

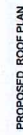
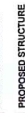
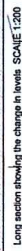
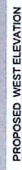
— rate: | scale:

September 2015 1:100@A3

revision:	
drawing number:	



## **APPENDIX 2**

[illegible]

address	date
259 FROGNAL, LONDON NW3 6AR	MARCH 2012
project	code
PROPOSED HOUSE EXTENSION	1:100 @A1
PROPOSED FLOOR PLANS AND ELEVATIONS	des by
client	S.E.
AKK PROPERTIES LTD	fig no
	05-101





## APPENDIX 3

<p><b>notes:</b></p> <p><b>General notes:</b></p> <ol style="list-style-type: none"> <li>1. All dimensions are in millimeters unless noted otherwise.</li> <li>2. All dimensions shall be verified on site before construction.</li> <li>3. Square Feet Architects shall be notified in writing of any discrepancies.</li> </ol> <p><b>Party Wall Act 1996:</b></p> <p>Note: If the project progresses onto site without the necessary Party Wall Agreement, the client and contractor must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act. If the works do fall within the scope of the Act, the client and contractor must ensure that they are served with a statutory notice.</p> <p><b>C.D.M. Regulations 2007:</b></p> <p>These drawings have been produced for the purpose of applying for Planning and Building Regulations. The client and contractor must ensure that they obtain the necessary consents from the relevant authorities without the involvement of Square Feet Architects. The client and contractor must ensure that they fulfil the duties in respect of the construction phase of the project. If the client and contractor require advice in relation to the CDM Regulations, they should contact Square Feet Architects.</p>		<p>revision:</p> <p>• 05/11/15 - Planning Submission</p> <p>A-11/01/16 - Revised Planning Drawings</p>
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<p><b>PROPOSED SECTION AA / ELEVATION</b></p>		
<p>client: Amirilan Management Ltd.</p>		
<p>project: Garages Rear 29/33 Arkwright Road, London, NW3 6BJ</p>		
<p>date: September 2015</p>		scale: 1:100 @ A3
<p>drawing number: 1538-L-025</p>		revision: A

