

SYLVAN COURT, ABBEY ROAD, LONDON, NW8 – DAYLIGHT AND SUNLIGHT IMPACT REPORT

INTRODUCTION:

This report considers the daylight and sunlight impact implications of the proposed additional floor at Sylvan Court, with specific reference to the living-architects drawings numbers 962-005 and 006, which show the relationship of the proposed extension to the nearest residential building, 47 Priory Road.

DAYLIGHT & SUNLIGHT IMPACT ASSESSMENTS:

The national standards for such assessments are set out in "Site Layout Planning For Daylight And Sunlight A guide to good practice" BR 209 dated 2011.

SUNLIGHT IMPACT:

BR 209 paragraph 3.2.2 confirms that there is no adverse impact on sunlight received through an existing window if the proposed development is sited northwards of the East-West line of the window affected.

Plan BC.1. [drawing number 962-X01] shows that Sylvan Court lies entirely to the north of 47 Priory Road, so the proposed additional storey at Sylvan Court will have no adverse impact on sunlight currently reaching 47 Priory Road.

DAYLIGHT IMPACT:

BR 209 paragraph 2.2.21 confirms that if a new development subtends an angle of 25 degrees or less, taken from the mid-point of an existing facing window, then diffuse daylight to the existing building will not be adversely affected.

BR 209 2.2.2 says that for existing residential properties, the windows to be assessed are those lighting living rooms, kitchens, bathrooms and bedrooms. Windows which do not require analysis are those lighting bathrooms, toilets, storerooms, circulation areas and garages.

If an existing habitable room is faced by an existing building which already subtends an angle of more than 25 degrees from the centre of its facing window, then extending higher will have no greater adverse impact on that window, as it is already "in shadow".

The assessment required for 47 Priory Road is therefore of any habitable room with a window facing Sylvan Court, where the latter building currently sits level with or below the 25 degree angle.

47 PRIORY ROAD HABITABLE ROOMS FACING WINDOWS CURRENTLY "NOT IN SHADOW":

1) Photograph BC.2. shows the top roof level dormer window at 47 Priory Road which faces directly towards Sylvan Court.

Layout plan BC.3. shows the top two floors of 47 Priory Road, the top floor of which is a Bedroom/Study, lit by the wide dormer shown in photograph BC.2.

This window must therefore be assessed.

BC.3. also confirms that there are no other habitable room windows on the top two floors of 47 Priory Road.

2) Drawing number 962-X02 by living-architects shows on the bottom right the existing full side elevation of 47 Priory Road which faces Sylvan Court.

The dormer window referenced in 1) above is shown above eaves level and the small bathroom window at second floor level shown on BC.3. is visible just below the eaves.

The next window down in BC.4. is the round-arched long window, which BC.3. confirms is the hallway window to the stairs. It can be seen at half-floor level in the centre photograph of BC.5.

These windows do not need to be assessed, as they are not lighting habitable rooms.

The small windows to the right of the staircase window shown on BC.4. are all beside the soil pipes and below the second floor bathroom window [shown also in the bottom photograph of BC.5.

Photograph BC.6. also shows them to be obscured glazed windows.

These windows do not therefore need to be assessed, as they too are not lighting habitable rooms.

47 PRIORY ROAD TOP FLOOR DORMER WINDOW DAYLIGHT ASSESSMENT:

Drawing BC.7., living-architects drawing number 962- 005, shows annotated the 25 degree line taken from the centre of the dormer at roof level at 47 Priory Road.

The proposed additional storey at Sylvan Court passing significantly below it, subtending an angle of 18 degrees.

The daylight impact assessment of BR 209 paragraph 2.2.21 is thereby wholly satisfied.

CONCLUSIONS:

Applying the long established national standards for assessing daylight and sunlight impact, there is no adverse impact from the proposed additional storey at Sylvan Court to any building, including the immediate neighbour at 47 Priory Road.

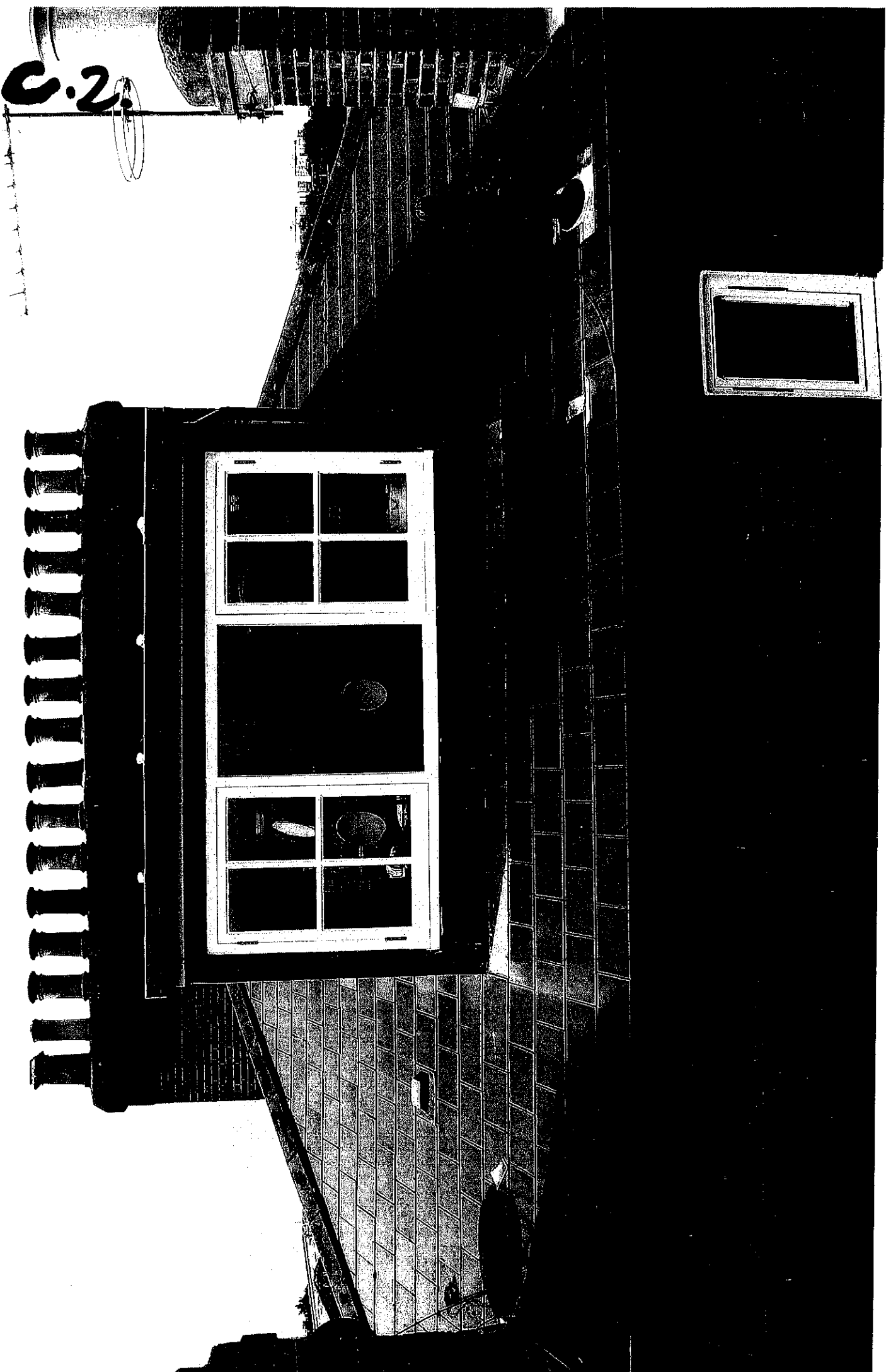
Yours faithfully,

Simon Avery – Partner

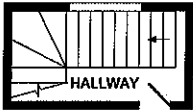
Bell Cornwell LLP.

A large, stylized handwritten signature in black ink, appearing to read 'Simon Avery', is written over the typed name and firm name.

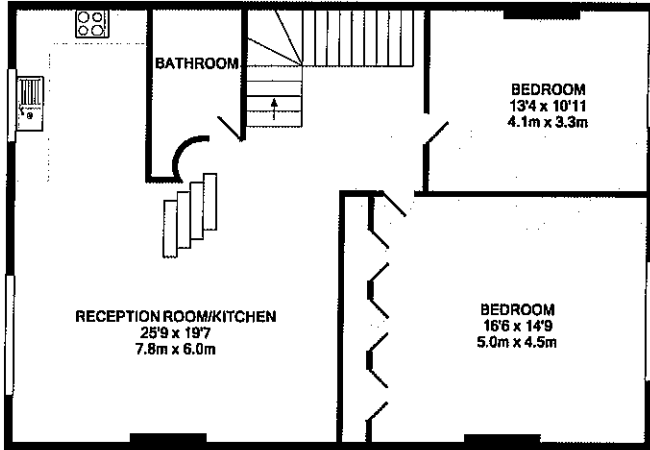
BC.2.



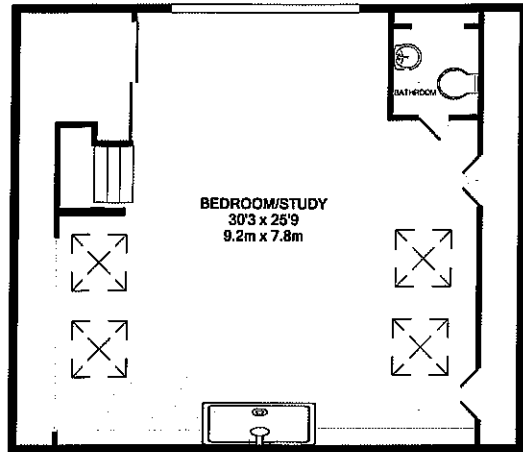
DL.3.



1ST FLOOR
APPROX. FLOOR
AREA 62 SQ.FT.
(5.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 962 SQ.FT.
(89.4 SQ.M.)



TOP FLOOR
APPROX. FLOOR
AREA 776 SQ.FT.
(72.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1800 SQ.FT. (167.2 SQ.M.) INCLUDING RESTRICTED HEIGHT
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62015

47, PRIORY ROAD



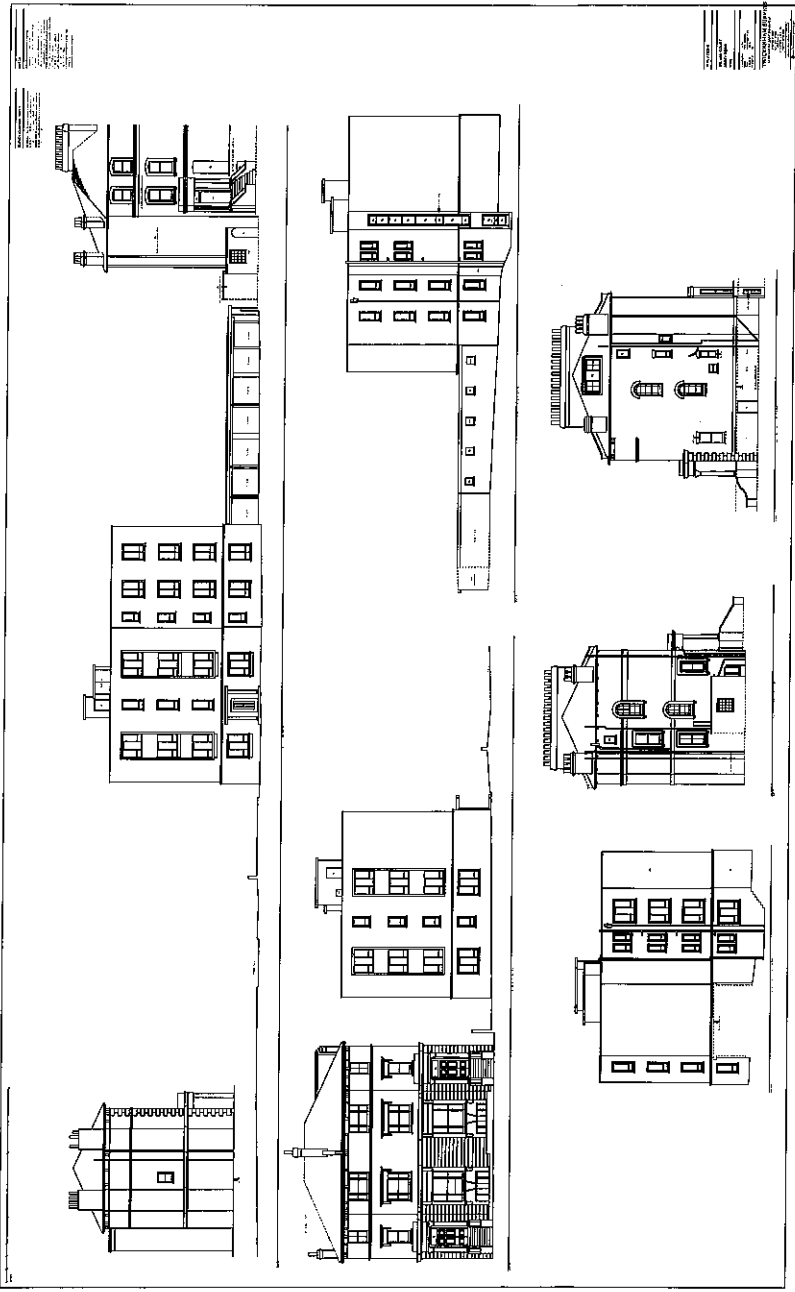
These details are only to give you a rough idea of the above property. We have tried to make this information as accurate as possible. Before making an offer, buying or renting this property please seek independent advice.

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Notes

Scale	Revisions
All rights reserved. Copyright © 2015 living-architects	
25, Vauxhall Court Abbey Road London NW8	
AS-EXISTING SURVEY ELEVATIONS	
living-architects 14 Lincolns House, 253 Kilburn Lane Tel: 020 852 6560 Fax: 020 852 6561 www.living-architects.com	
DATE	15/03/2015
DRAWN BY	BT October 2015
CHECKED BY	
CLIENT REF	982-202-006
PROJECT NAME	
REFERENCE NO.	982-202
REVISIONS	

BC.4.



AS-EXISTING SURVEY ELEVATIONS

BC.5.

47 Priory Road – behind 145 Abbey Road (Sylvan Court)

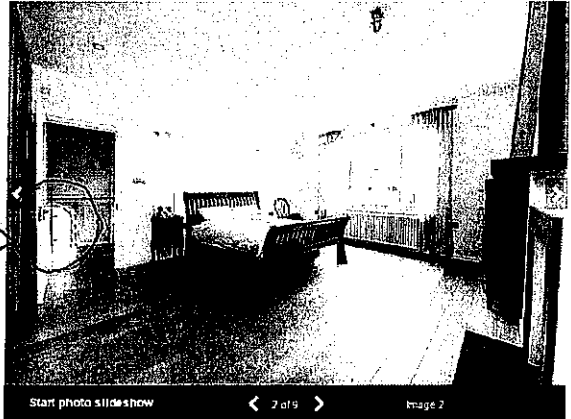
Property history of 47 Priory Road, London NW6 4NS, 19th Oct 2015

Previously listed for sale on 19th Oct 2015
£995,000 Guide price - 3 bed flat



Property history of 47 Priory Road, London NW6 4NS, 19th Oct 2015

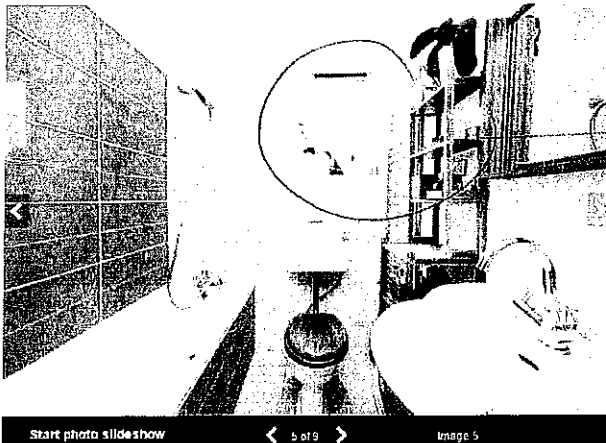
Previously listed for sale on 19th Oct 2015
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Staircase
window

Property history of 47 Priory Road, London NW6 4NS, 19th Oct 2015

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→ No. 2, on your
~~enlargement~~
BC.4: drawing,

