4orm

# 9 Evangelist Road, Kentish Town NW5

**Study into the impact of Daylight & Sunlight on 11 Evangelist Road in repect of the proposed development to 9b Evangelist Road Kentish Town London NW5.**

## introduction

We have been instructed to consider the impact of the proposed first floor rear extension on the daylight & sunlight to the windows of the neighbouring residential premises at 11 Evangelist Road.

This report is based upon the following scheme drawings, site survey information, photographs, plus daylight and sunlight studies carried out .

- *4035-P.16A proposed plans*
- *4035-P.17A proposed elevations*

## 1.0 summary

1.1 This study has been carried out and the report has been prepared in accordance with the procedure set out in the Building Research Establishment (BRE) publication, "Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice" (2011).

1.2 Our studies confirm that the daylight and sunlight to the affected windows of 11 Evangelist Road would remain to a level that satisfies BRE standards.

1.3 In summary, BRE's recommendations and criteria have been satisfied and therefore the relevant policies of Camden's Local Plan.

## 2.0 method of calculation

### 2.1 Building Research Establishment

2.1.1 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''. 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; its aim is 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."*

### 2.2 Modelling and Calculation

2.2.1 Our analysis below uses the graphic analysis method as set out in Appendix A of the BRE publication.

2.2.2 Three windows at ground floor level of 11 Evangelist Road were identified as potentially impacted by the proposal. These are indicated on the location drawing at Appendix 1.

2.2.3 For each window the reference point is set at the centre of each window and two metres above floor level. The current situation is represented by plotting the existing obstructions onto the Direction Finder. The alterations to 9 Evangelist Road including the proposed first floor extention and removal of existing parapet wall is also plotted and differentiated. These are diagrams are included at Appendix 2.

## 3.0 measurement

### 3.1 daylight

3.1.1 Using the skylight indicator the existing vertical sky component incident upon the reference point may be established. The results are:

| location | existing skylight(%) | proposed skylight(%) | % of former value |
|---|---|---|---|
| Window 1 | 25% | 22% | 88% |
| Window 2 | 14% | 12% | 86% |
| Window 3 | 21% | 23% | 109% |

3.1.2 These results are well within the guidelines that would permit a reduction to 80% of the former value before being noticable to the occupants of the exisitng neighbouring building.

### 3.2 Sunlight

3.2.1 Using the sunlight availability indicator the annual probable sunlight hours available to the windows may be measured. The results are:

| location | existing available annual sunlight hours(%) | proposed available annual sunlight hours(%) |
|---|---|---|
| Window 1 | 38% | 27% |
| Window 2 | 38% | 31% |
| Window 3 | 50% | 50% |

3.2.2 The annual probable sunlight hours available during the winter period (between 21 September and 21 March) are:

| location | existing available winter sunlight hours(%) | proposed available winter sunlight hours(%) |
|---|---|---|
| Window 1 | 10% | 5% |
| Window 2 | 8% | 11% |
| Window 3 | 13% | 17% |

3.2.3 The annual probable sunlight hours available to each window is not less than 25% and the annual probable sunlight hours between 21 September and 21 March is not less than 5%

3.2.4 The British Standard (8206 Pt2:1992) recommends that at least 25% annual probable sunlight hours be available including at least 5% in the winter months.

3.2.5 The proposed development therefore complies with these requirements.

## 4.0 Conclusion

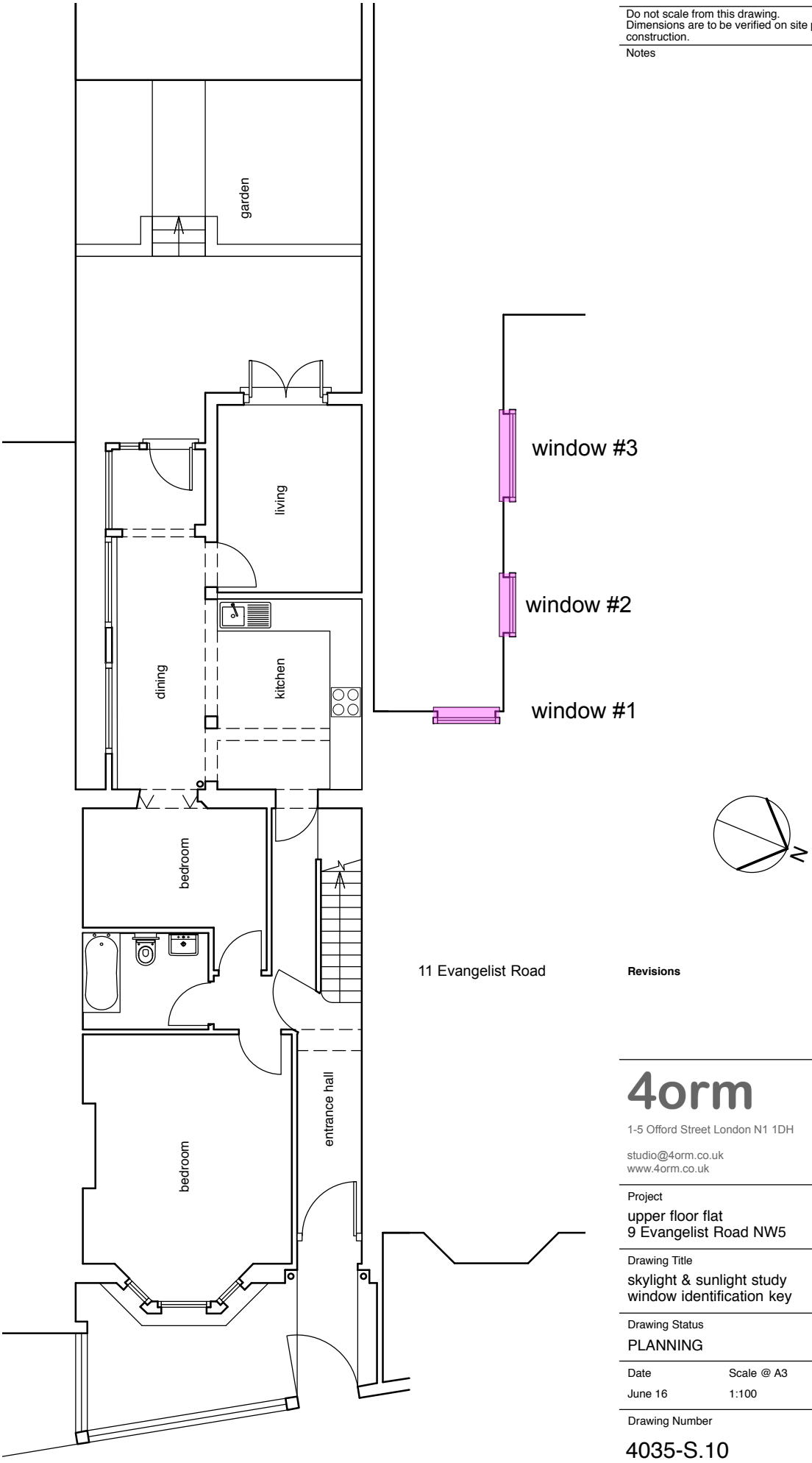
4.1 The Daylight & Sunlight guide states that when working in the context of existing buildings the guidelines need to be “applied sensibly and flexibly” it also states that the loss of some daylight and sunlight is less important to bedrooms.

4.2 This study assesses the impact of the development upon the neighbour's ground floor windows that will bear the greatest impact on the skyline from the proposal. The result is that scheme has a slight impact on the skyline from the windows it is not so great as to reduce daylight and access to sunlight below acceptable norms.

23 June 2016

**Appendix 1**

Location Plan




Do not scale from this drawing.
Dimensions are to be verified on site prior to construction.

Notes

11 Evangelist Road

**Revisions**

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Project

upper floor flat
9 Evangelist Road NW5

Drawing Title

skylight & sunlight study
window identification key

Drawing Status

PLANNING

| Date | Scale @ A3 | Drawn |
|---|---|---|
| June 16 | 1:100 | RH |

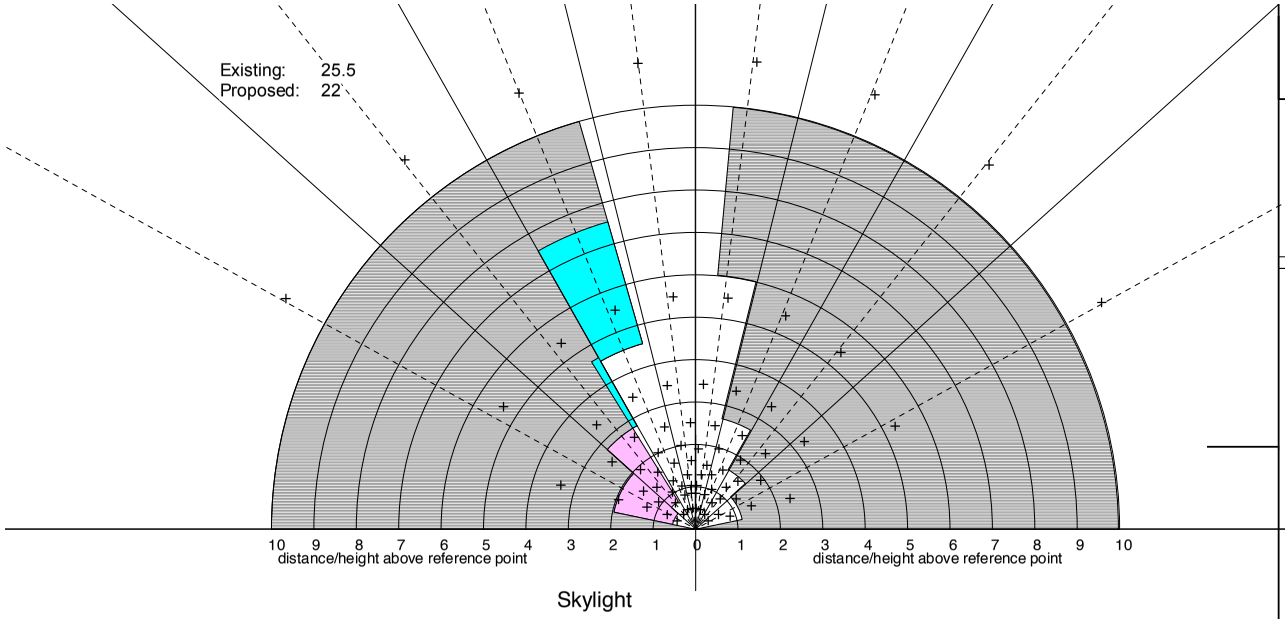
Drawing Number

4035-S.10

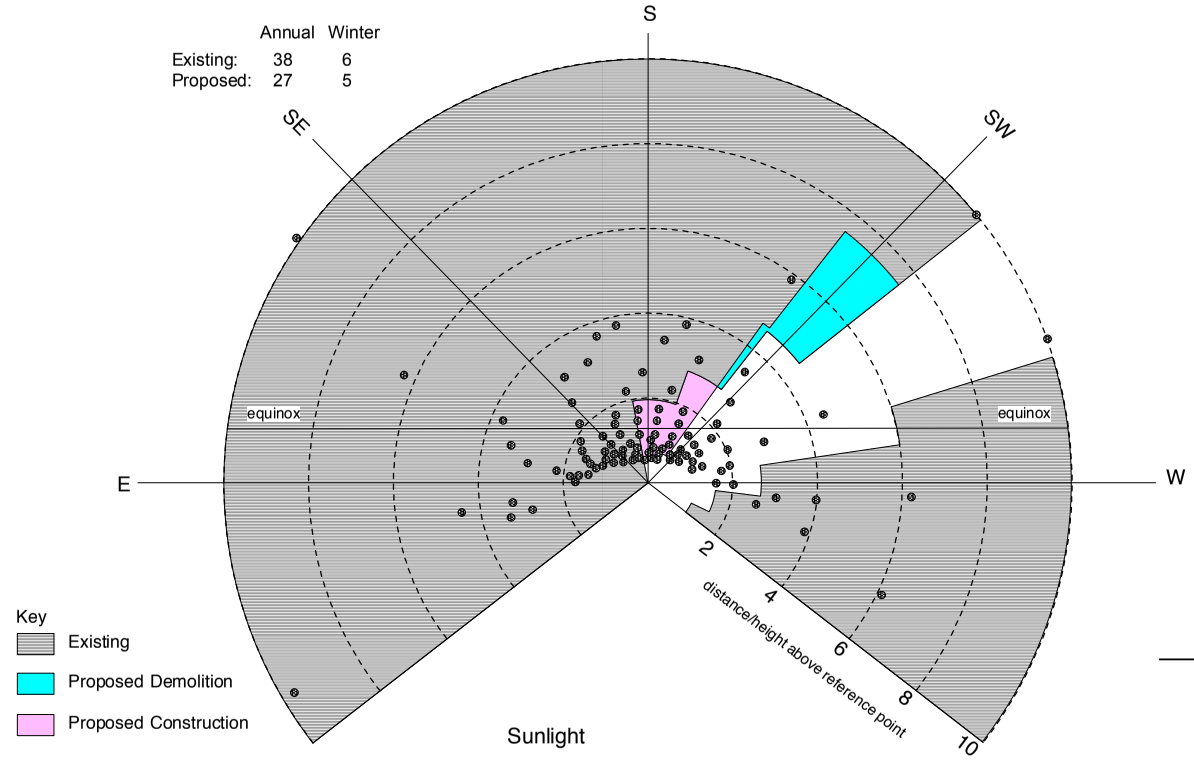
## Appendix 2

Measurements for each window

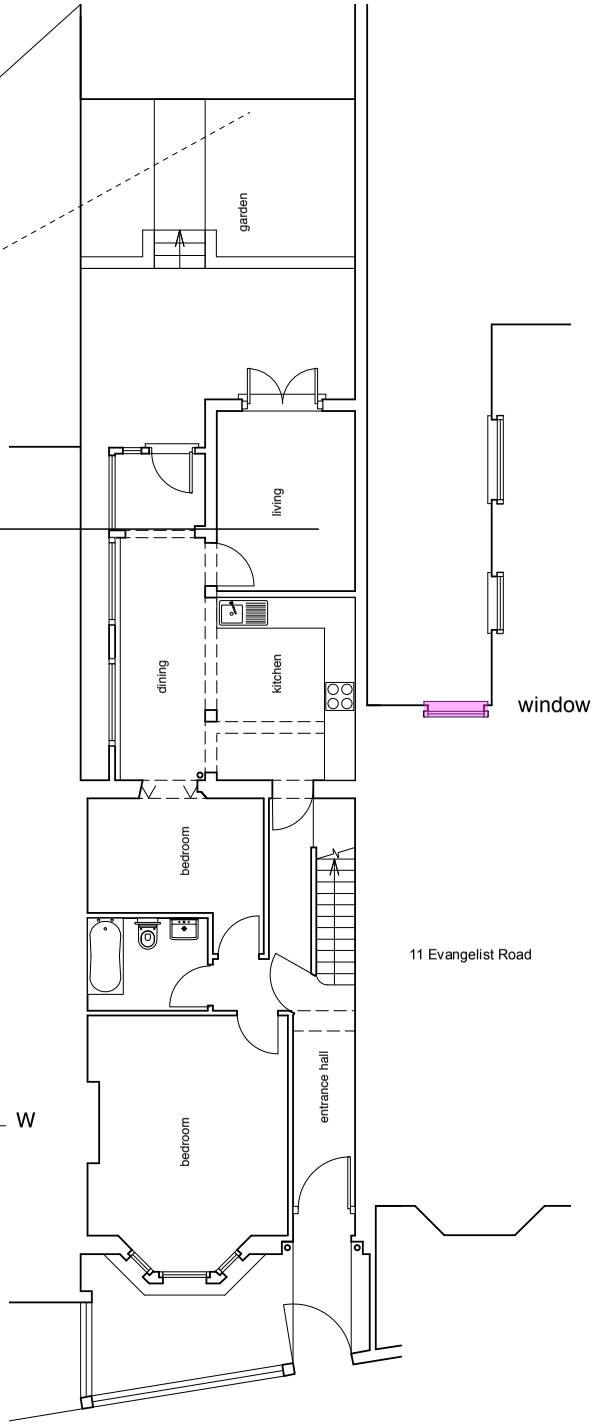
| | |
|---|---|
| 4035-S.01 | window 1 |
| 4035-S.02 | window 2 |
| 4035-S.03 | window 3 |




Skylight




Sunlight

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Project
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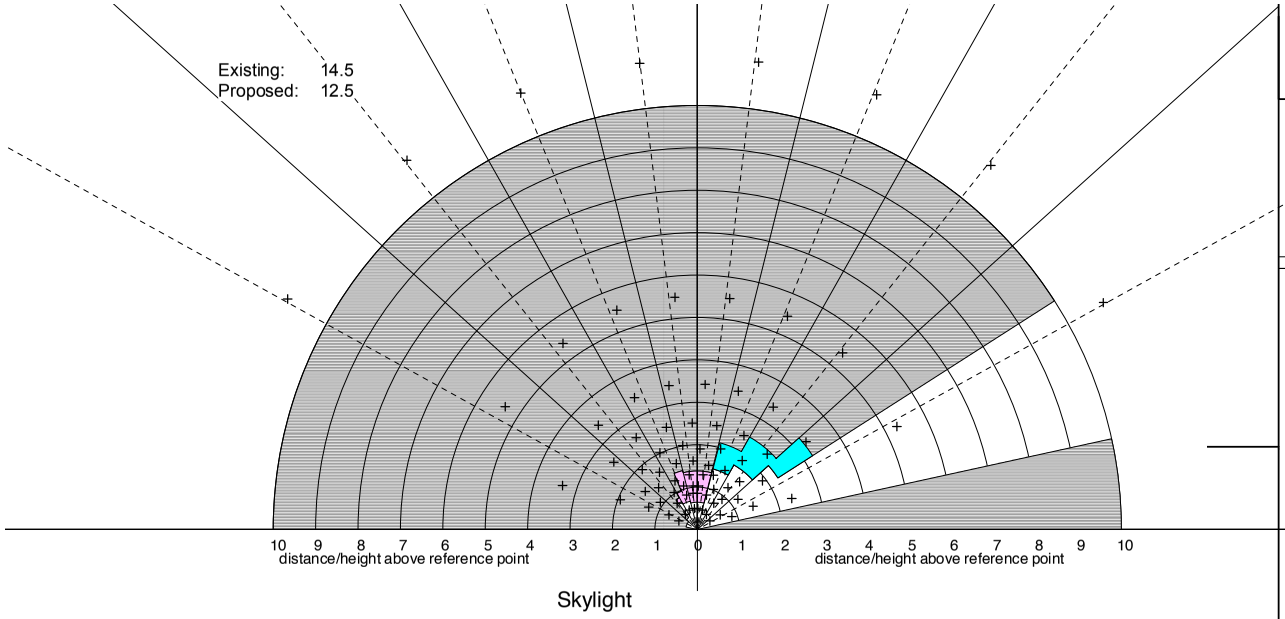
9 Evangelist Road NW5

Drawing Title
skylight & sunlight diagrams
window #1

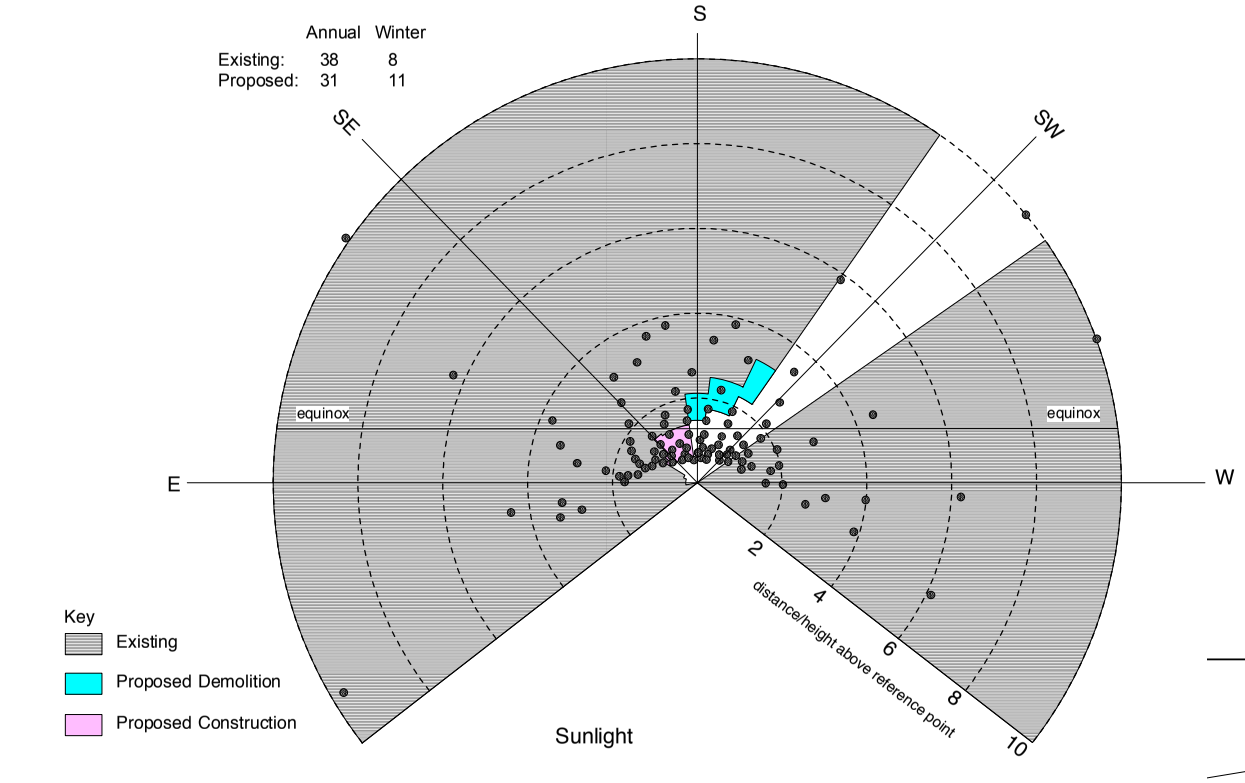
Drawing Status
PLANNING

| Date | Scale @ A3 | Drawn |
|---|---|---|
| June 16 | 1:100 | RH |

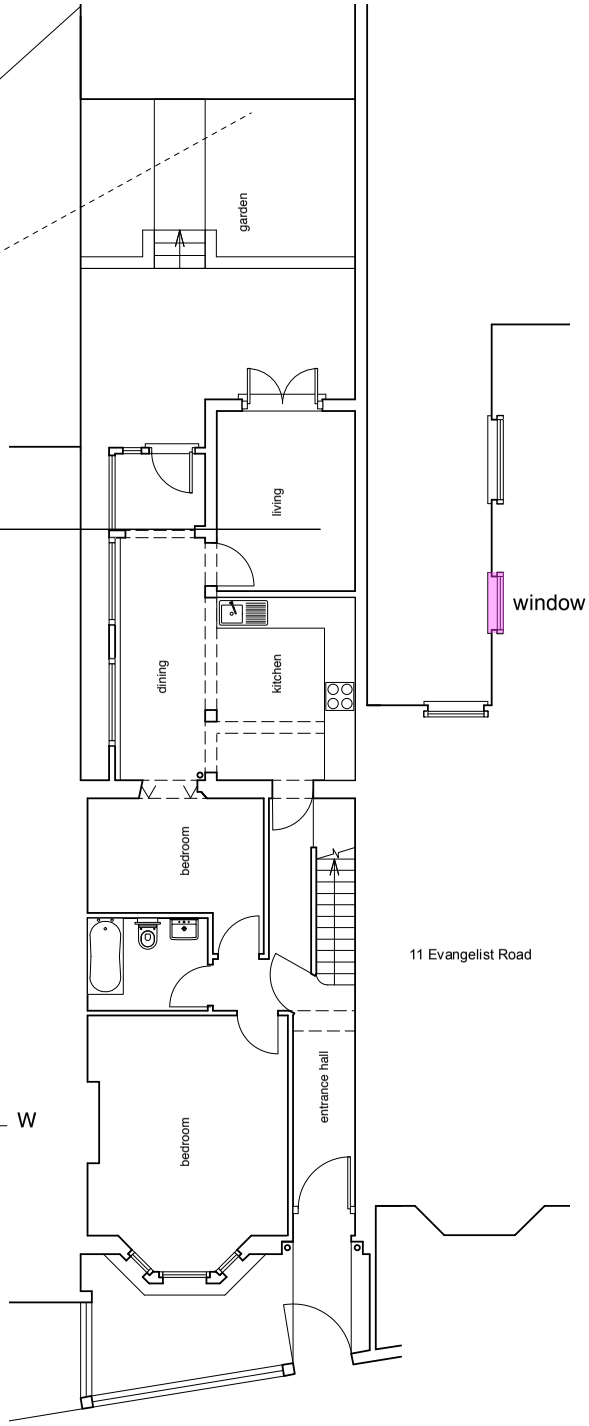
Drawing Number
4035-S.01




Skylight




Sunlight




11 Evangelist Road

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Project
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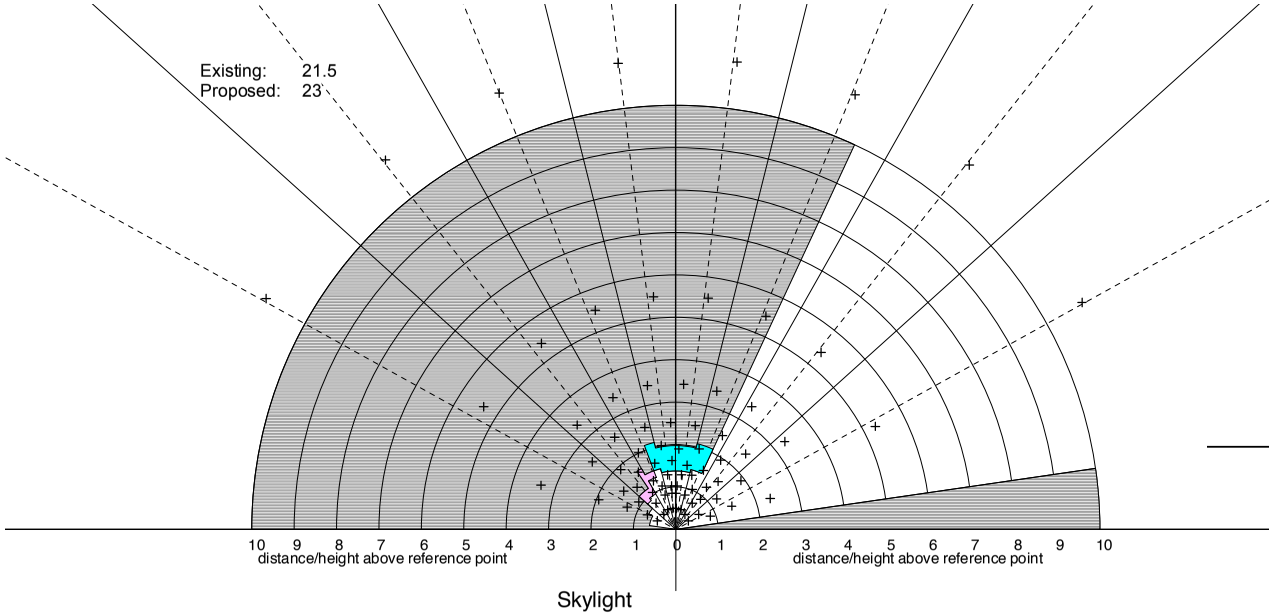
9 Evangelist Road NW5

Drawing Title
skylight & sunlight diagrams
window #2

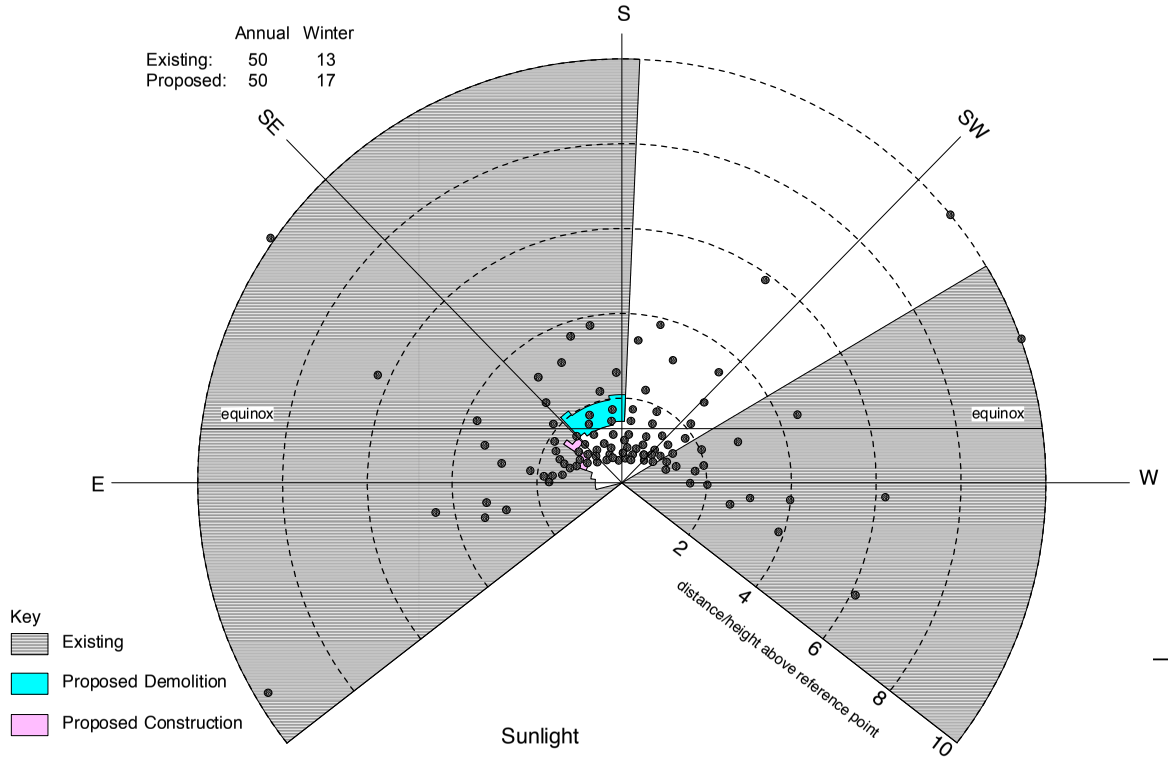
Drawing Status
PLANNING

| Date | Scale @ A3 | Drawn |
|---|---|---|
| June 16 | 1:100 | RH |

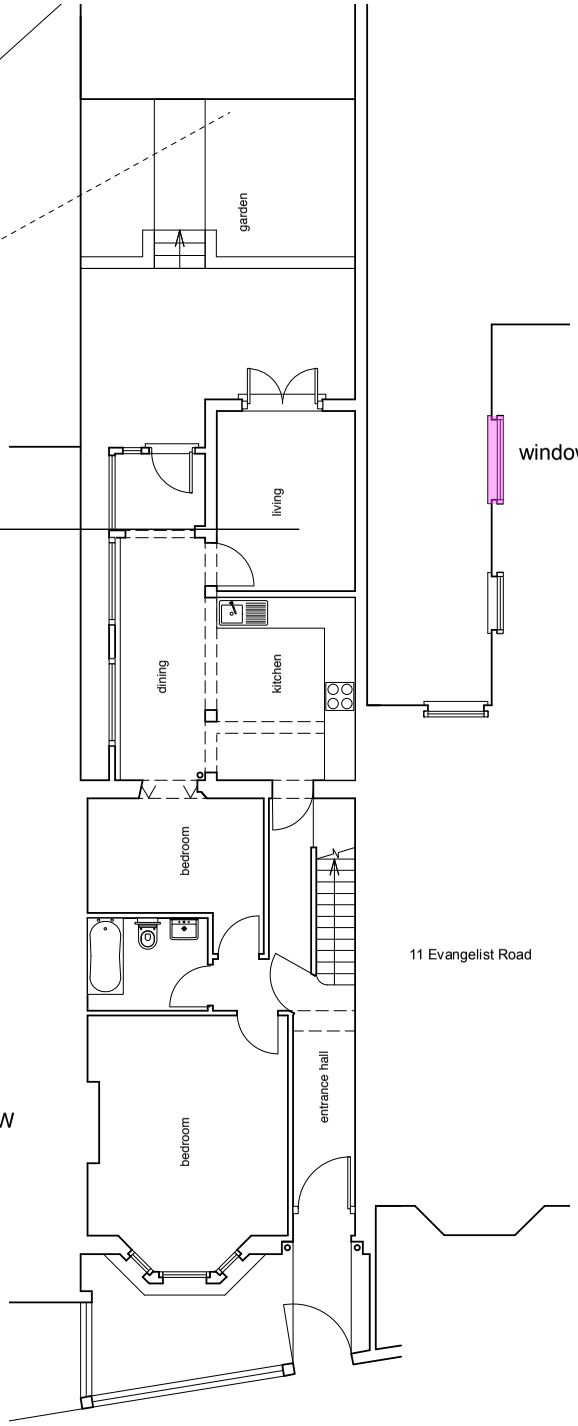
Drawing Number
4035-S.02




Skylight




Sunlight

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Project
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9 Evangelist Road NW5

Drawing Title
skylight & sunlight diagrams
window #3

Drawing Status
PLANNING

| Date | Scale @ A3 | Drawn |
|---|---|---|
| June 16 | 1:100 | RH |

Drawing Number
4035-S.03