REPORT

Minerva House, Hatton Garden
London EC1

DAYLIGHT & SUNLIGHT

Neighbouring Residential Properties

BVP
BROOKE VINCENT + PARTNERS

RICS

CONTENTS OF REPORT

Appendices: 1. CAD Model & Results Neighbouring Properties

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London SE1 0JF

Our Ref: JC/HA/10746

Date: 29 March 2016

Dear Sirs

Re: Minerva House, Hatton Garden, London EC1
Daylight & Sunlight – Full-application Report

Brooke Vincent + Partners (BVP) have been instructed to advise and report upon the daylight and sunlight implications of the proposed development upon neighbouring residential buildings. There are only a four residential windows that require analysis, hence the short formal of this report.

In this respect, the two most important considerations are the planning policy and the BRE Guidelines.

1. London Borough of Camden – Planning Policy

1.1 Camden are presently considering their Local Plan and, for the time being, the following policies remain relevant.

"CS5 – Managing the impact of growth and development"

Amongst other matters, 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;"

"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:

c) Sunlight, daylight and artificial light levels."

The London Plan (March 2015, Consolidated with Alterations since 2011)

1.2 As with all London boroughs, the London Plan and its supplementary guidance on housing is also a consideration. Within the London Plan *"Housing Supplementary Planning Guidance, 2012,"* (HSPG), reference is made to the following:

Baseline Standards these are endorsed by the Mayor as addressing issues of particular strategic concern.

Good Practice Standards these are put forward by the Mayor as representing general good practice.

The standards that are relevant to daylight and sunlight are detailed below:

Baseline

Standard 5.2.1 - developments should avoid single aspect dwellings that are north facing, exposed to noise exposure Categories C or D, or contain three or more bedrooms.

Note: "north facing is usually defined as an orientation less than 45° either side of due north".

Good Practice

Standard 5.5.1 - glazing to all habitable rooms should be not less than 20% of the internal floor area of the room.

Standard 5.5.2 - all homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.

1.3 The London Plan does not provide numerical values for daylight or sunlight. Those given in this report are based upon the methods referred to in the next item. It should also be noted that the London Plan does not define a standard for neighbouring properties.

2. METHOD OF CALCULATION

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."

2.2 These Guidelines set out the guidance on daylight and sunlight availability that all local authorities refer to in order to provide a basis for evaluating their policies on daylight etc.

3.0 Modelling

3.1 Our analysis and subsequent results are produced by the application of BRE compatible software on our three-dimensional model, images of which are included in **Appendix 1**. This is based upon survey information, supplemented by photographs, and the architect's planning drawings.

3.2 In this model, the neighbouring buildings are defined in green, the existing site building in blue and the proposed building in magenta.

3.3 Daylight

3.3.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky.

3.3.2 Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.

3.3.3 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.

3.3.4 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.*

This will be the case if the Vertical Sky Component measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value".

3.3.5 Where the VSC calculation has been used, BRE also seeks to consider daylight distribution within neighbouring rooms, once again defining an adverse effect as a result that is less than 0.8 the former value. Access is rarely available and we have therefore taken a reasoned approach.

4.0 **Neighbouring Residential Properties**

35 Greville Street

4.1 To the east and directly adjacent to the site, stands a block of studio flats known as 35 Greville Street. For the purposes of this report we have analysed the relevant windows serving habitable rooms to the rear of the property. We have been unable to obtain up to date internal layouts however it can be seen from external evidence that a number of windows serve an entrance and a bathroom. Please refer to the attached photo within **Appendix 1.**

4.2 The VSC results within **Appendix 2** confirms that VSC is below BRE's benchmark of 27%. In these circumstances, BRE provides the appropriate advice, which we have reiterated in item 3.3.4 of our report. This states that an adverse effect would occur if the proposed value was not only less than 27% VSC but also less than 0.8 of the former (existing) value. In two locations the result would be lower than 0.8, however both windows are secondary. The primary window for each room has a result well above 0.8. Taken together these results confirm the room would retain adequate daylight.

4.3 We have also given consideration to the room sizes and Daylight Distribution within. The results can be referred to in Appendix 2 following the VSC result. The value confirms that both rooms would remain well above 0.8 the former existing value, with a result of 0.99 and there would be no adverse effect.

4.4 The combination of VSC and Daylight Distribution results confirm good daylight would be maintained in accordance with BRE guidelines.

All other Surrounding Properties

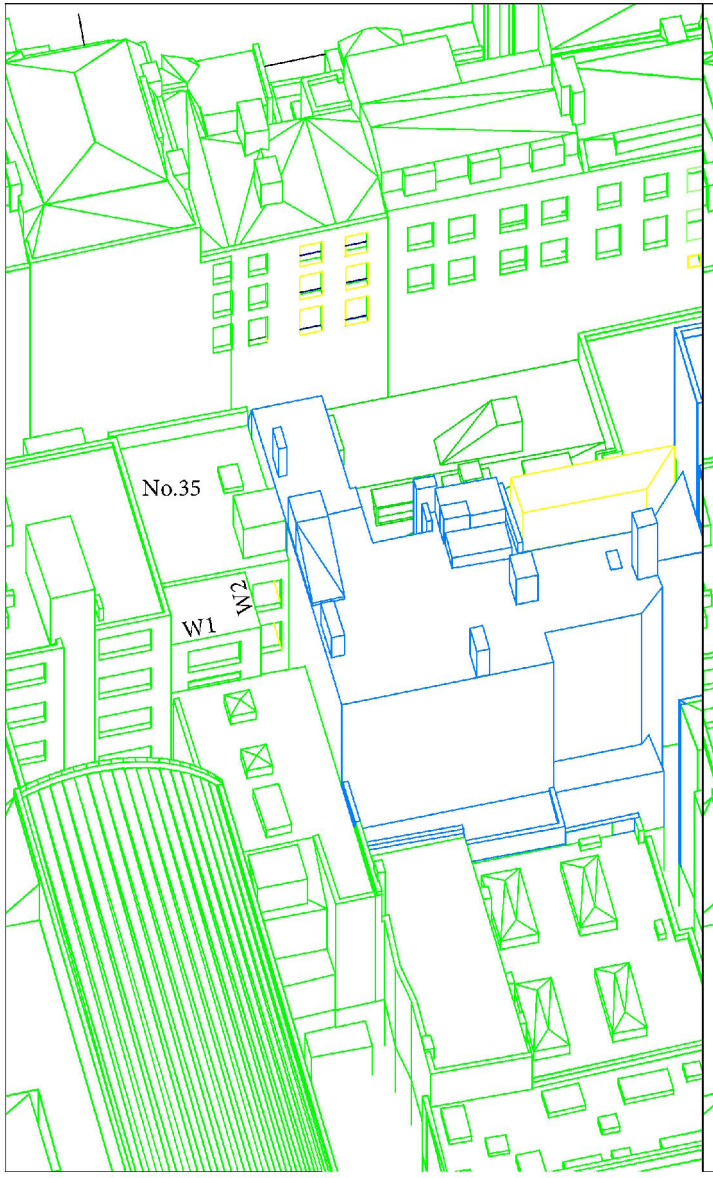
4.5 BVP have made a site inspection at both ground and rooftop levels and have found no evidence of residential use in all other neighbouring buildings. The development is to provide commercial, not residential, accommodation and there are no daylight values to consider.

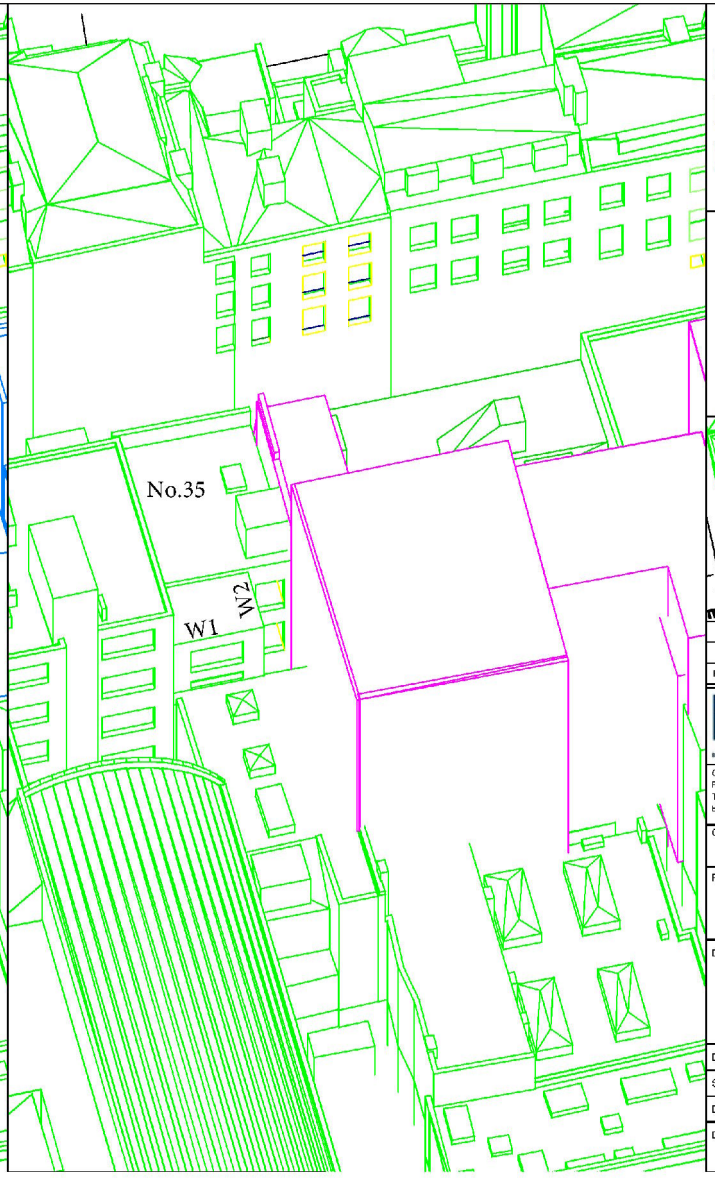
5.0 Summary

5.1 We conclude that the proposed development will not be the cause of an adverse effect to daylight and sunlight availability as defined by BRE Guidelines. On this basis, Camden's policies as detailed above, and the relevant elements of the London Plan, will automatically be satisfied.

APPENDIX 1

Cad Model
Photograph



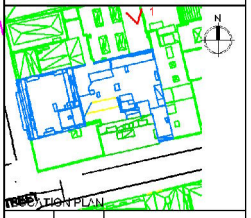


KEY:

Existing Neighbouring Buildings

Existing Site Building

Proposed Site Building



LOCATION PLAN

Rev.	Date	Description

BVP RICS
BROOKE VINCENT + PARTNERS
Chartered Building Surveyors
Fairmajor House, The Grove, London, W4 2HR
Tel: 020 8202 1013
E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
Ben Adam Architects

PROJECT:
Minerva
EC1N 6LB

DRAWING:
Existing/Proposed View
Perspective 1

DRAWN: HA	PROJECT NO: 10746
SCALE: NTS	
DATE: 28.03.2016	
DRAWING NO: 10746/01	REV:

APPENDIX 2

Results

Project Name: Minerva House
Date of Analysis: 29/03/2016
Key drawings: VSC

35 Greville Street

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Pass / Fail	Available Sunlight Hours	
								Annual %	Winter %
Second	R1	Residential	W1	Existing	19.47	0.87	PASS	*North Facing	
				Proposed	17.02				
Second	R1	Residential	W2	Existing	1.74	0.60		0	0
				Proposed	1.04			0	0
Third	R1	Residential	W1	Existing	22.46	0.86	PASS	*North Facing	
				Proposed	19.39				
Third	R1	Residential	W2	Existing	3.3	0.57		0	0
				Proposed	1.88			0	0

Project Name: Minerva House
Date of Analysis: 29/03/2016
Key drawings: Daylight Distribution

35 Greville Street

Floor	Room	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference	Pass / Fail
Second	R1	Residential	Area m2	11	8.91	8.85	0.99	PASS
			% of room		81.00%	80.45%		
Third	R1	Residential	Area m2	11	10.91	10.84	0.99	PASS
			% of room		99.18%	98.55%		