

POINT 2 SURVEYORS LTD
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NICK LANE • LIAM DUNFORD

London Borough Camden Planning Application 2016/6238/P

Mr & Mrs JJ Lorraine,
The House
Lissenden Gardens
London
NW5 1ND

1st February 2017

Dear JJ,

Re: The Proposed Extension of The House at Lissenden Gardens, London, NW5 1ND- Detailed Daylight and Sunlight Review

I am writing with regards to the proposed redevelopment of The House at Lissenden Gardens, London, NW5 1ND and the potential effects this would have on the light to neighbouring residential properties.

The London Borough of Camden's relevant planning policies advocate that the impact of a proposal in respect of daylight and sunlight amenity should be assessed by reference to the BRE guidance report: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice – 2011 (The BRE Guide).

The BRE Guide advises that predominantly residential properties need be considered for daylight and sunlight assessment. Furthermore, living rooms, kitchens and bedrooms are the primary focus of the guideline recommendations.

Several pieces of information have been supplied to Point 2 Surveyors which highlight the extent of the proposed extension to The House on Lissenden Gardens scheme including a number of drawings highlighting the extent of the proposal. Further drawings have been supplied including a digital measured survey of the adjacent Mansion Blocks, consented drawings of the neighbouring school wing (2014/7683/P) as well as the alternative proposal for the school site (2016/3512/P). This information has been used to model the extent of the emerging proposal and surrounding context.

There are two dwellings which flank The House, including 81-100 Parliament Hill Mansions and 32-51 Clevenden Mansions that overlook the site and could in turn be affected by the proposed scheme. The scheme and neighbouring context is shown on Plate 01 below.

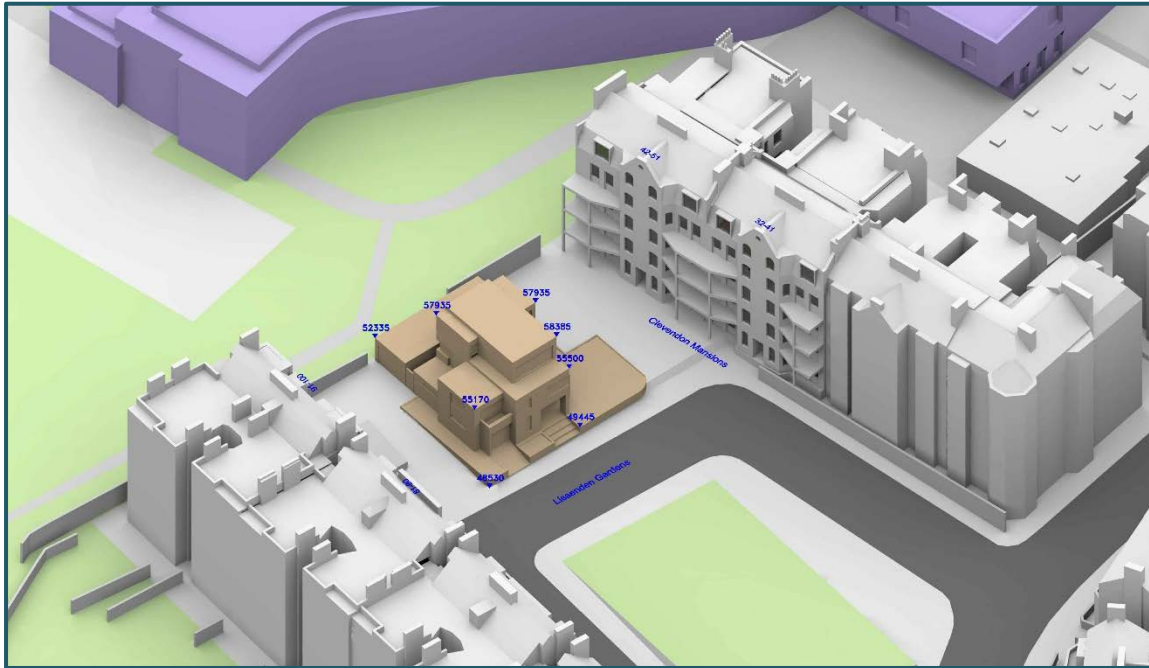


PLATE 01 – THE HOUSE INCLUDING PROPOSED MODIFICATIONS

The BRE Guide advises that a 25-degree line taken from the centre of the lowest window on the neighbouring building can be used to establish the basis for which consideration in relation to light should be approached. If the whole of the new development is lower than this line then it is unlikely to have a substantial effect on the daylight enjoyed by occupants in the neighbouring building. It is understood that this initial exercise had been undertaken and supplied along with the original application as part of the Design and Access Statement – see Plate 02 below.

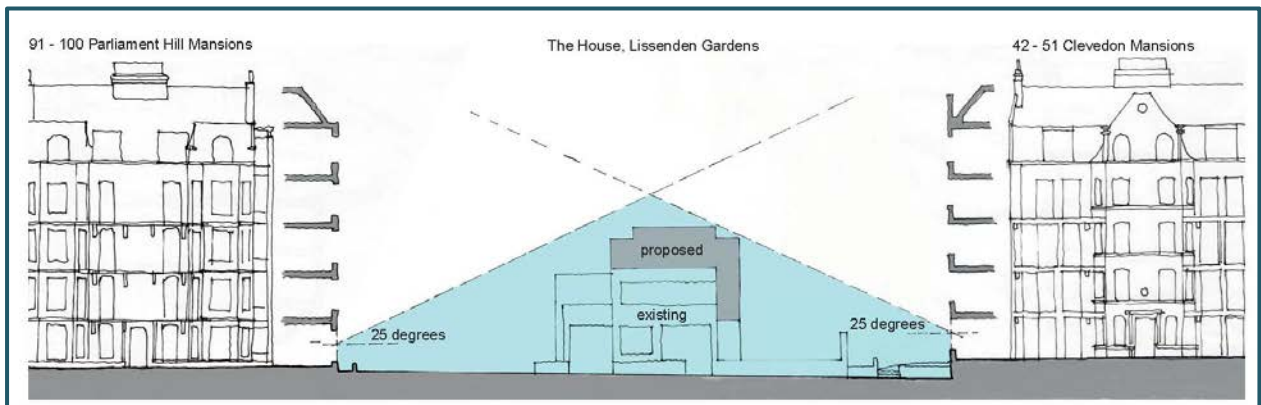


PLATE 02- 25 DEGREE LINE EXERCISE CONFIRMING THAT THE SCHEME FALLS WITHIN THE BRE TEST

Point 2 Surveyors have been asked to qualify the daylight & sunlight position by creating a full computer model of the site and surrounding buildings including those windows which overlook The House. The assessments include a review of the Vertical Sky Component (VSC) and the No Sky Line (NSL) for daylight and Annual Probable Sunlight Hours (APSH) for sunlight.

The detailed daylight & sunlight assessment undertaken by Point 2 Surveyors includes two separate baseline conditions for the school extension. This approach has been considered as it is accepted that local obstructions could give rise to different retained levels of light (within the Mansion blocks for instance) ahead of establishing the additional effect of the proposed scheme. The drawings attached to this report (P1220/01 to P1220/12) highlight the two extensions as well as the scheme proposal.

The results of the detailed computer analysis identify full BRE compliance with every window and room assessed meeting the guidelines. Plates 03 & 04 identify the results of this analysis using a traffic light method for establishing the impact position. Green defines compliance whereas Red indicates a breach of the BRE Standards. For each baseline condition the VSC method of assessment confirms that all 150 windows assessed will meet the BRE guidelines. When considering the NSL method, every one of the 80 tested rooms will also be BRE compliant. The results of the detailed assessments are appended to this letter.



PLATE 03 – VSC & NSL RESULTS WINDOW MAP SHOWING FULL BRE COMPLIANCE FOR 32-51 CLEVENDEN MANSIONS



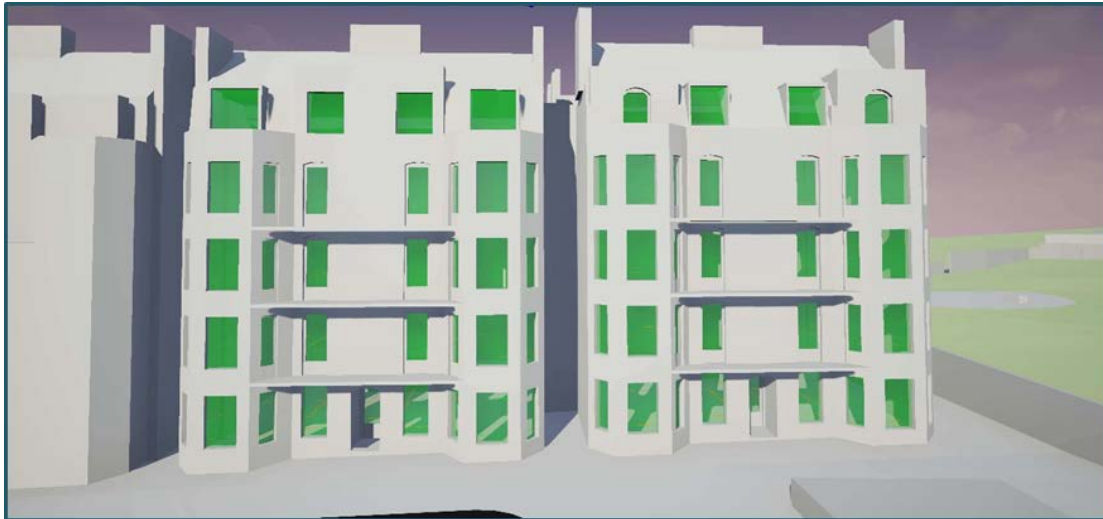


PLATE 04 - VSC & NSL RESULTS WINDOW MAP SHOWING FULL BRE COMPLIANCE FOR 81-100 PARLIAMENT HILL MANSIONS



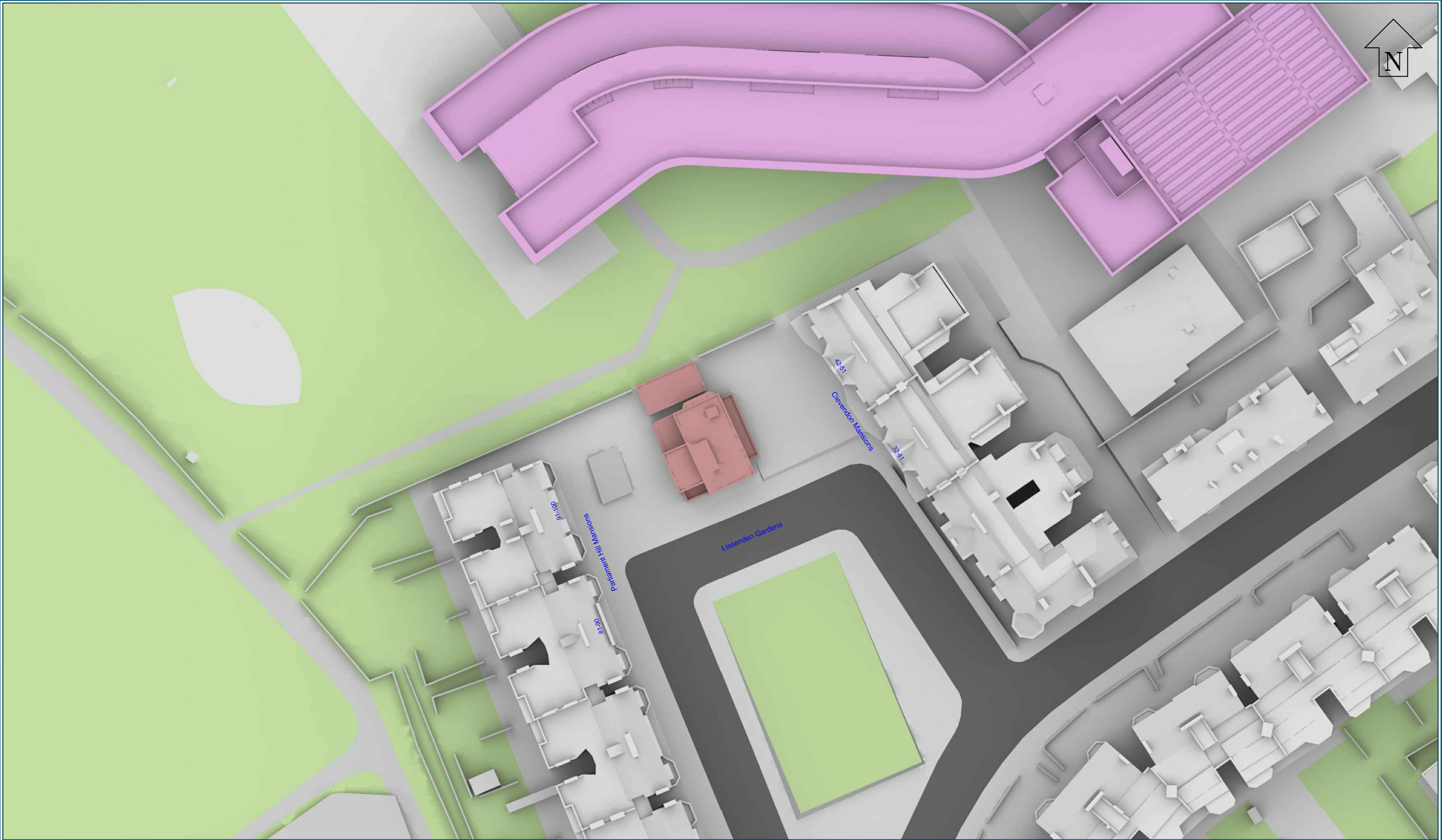
With regards to sunlight, every window within 90 degrees of due south (and therefore in view of the sun) that also faces the development site has been considered for assessment. The results confirm that the implementation of the scheme will result in full BRE compliance.

As a separate consideration, the overshadowing position has been reviewed for the neighbouring amenity areas including the school playground. The BRE test considers the Sun-on-Ground assessment which measures the available sun reaching the ground on March 21st (the solar equinox). Whilst the proposed scheme will include a slight increase in height on the site, general openness of the playground area would result in good retained sunlight levels reaching the ground surface.

Having undertaken a number of detailed technical analyses, Point 2 Surveyors are able to confirm the implementation of The House will not cause a material or negative affect on the amenity position to any of the neighbouring building that surround and face The House. This has been demonstrated through the detailed analysis for which two baseline conditions (relating to the school building) have been adopted.

Yours sincerely

Justin Bolton Director
For and behalf of Point 2 Surveyors Ltd



Sources: Z-Mapping LTD
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Highgate_131113_Solids.dwg

Tribal Surveys
2D Drawings (received 20/01/17)
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Site Plan.dwg

Morrow + Lorraine Architects
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Key: Existing Buildings
Proposed Scheme
Consented Scheme

Project: Lissenden Gardens
London

Title: Plan View
Existing Buildings
2014 Consented Parliament Hill
School Surroundings

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Scheme Confirmed: Morrow + Lorraine Architects

Date : 20/01/17

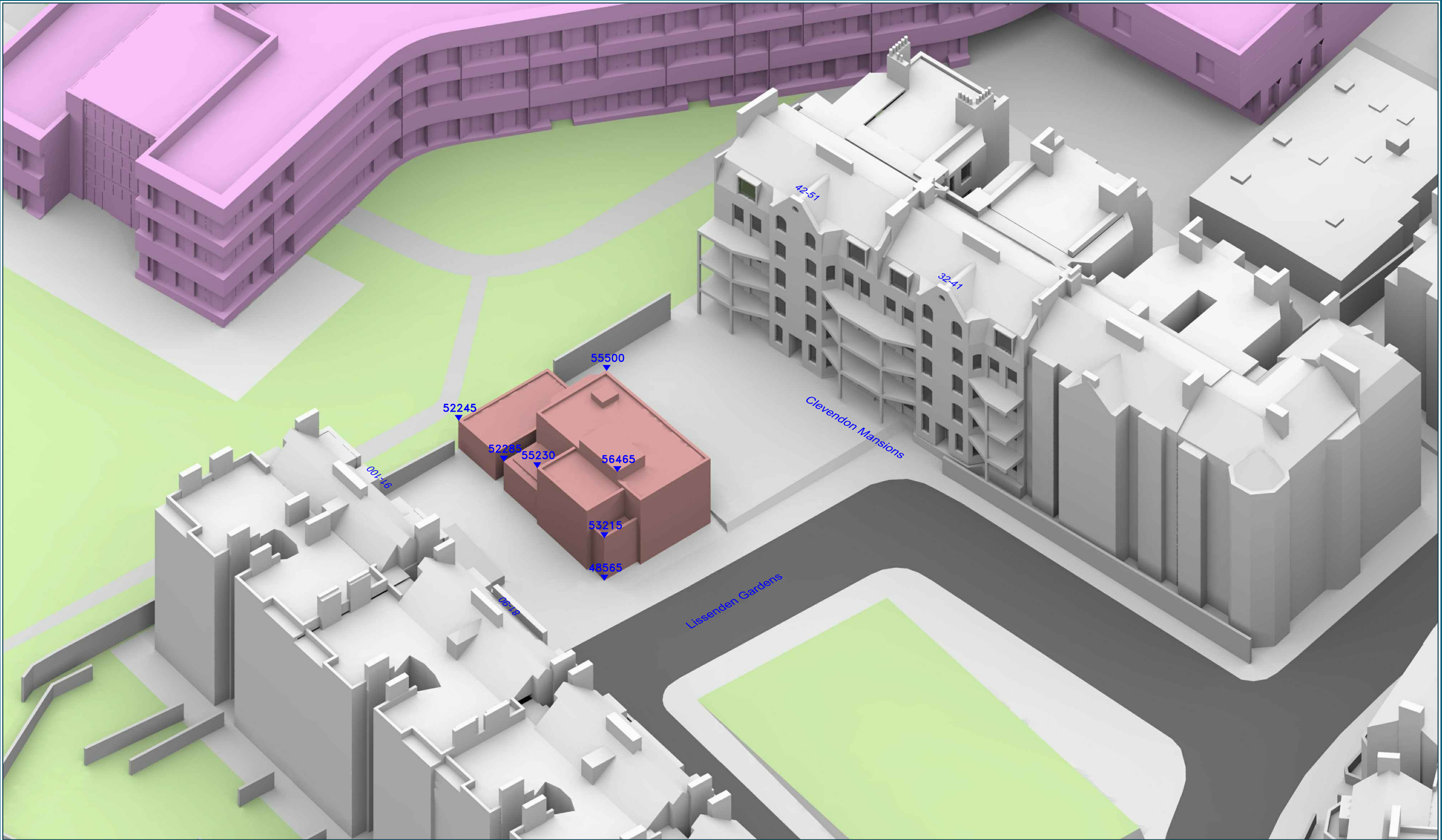
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Dwg No: **P1220/01**

Rel: 01



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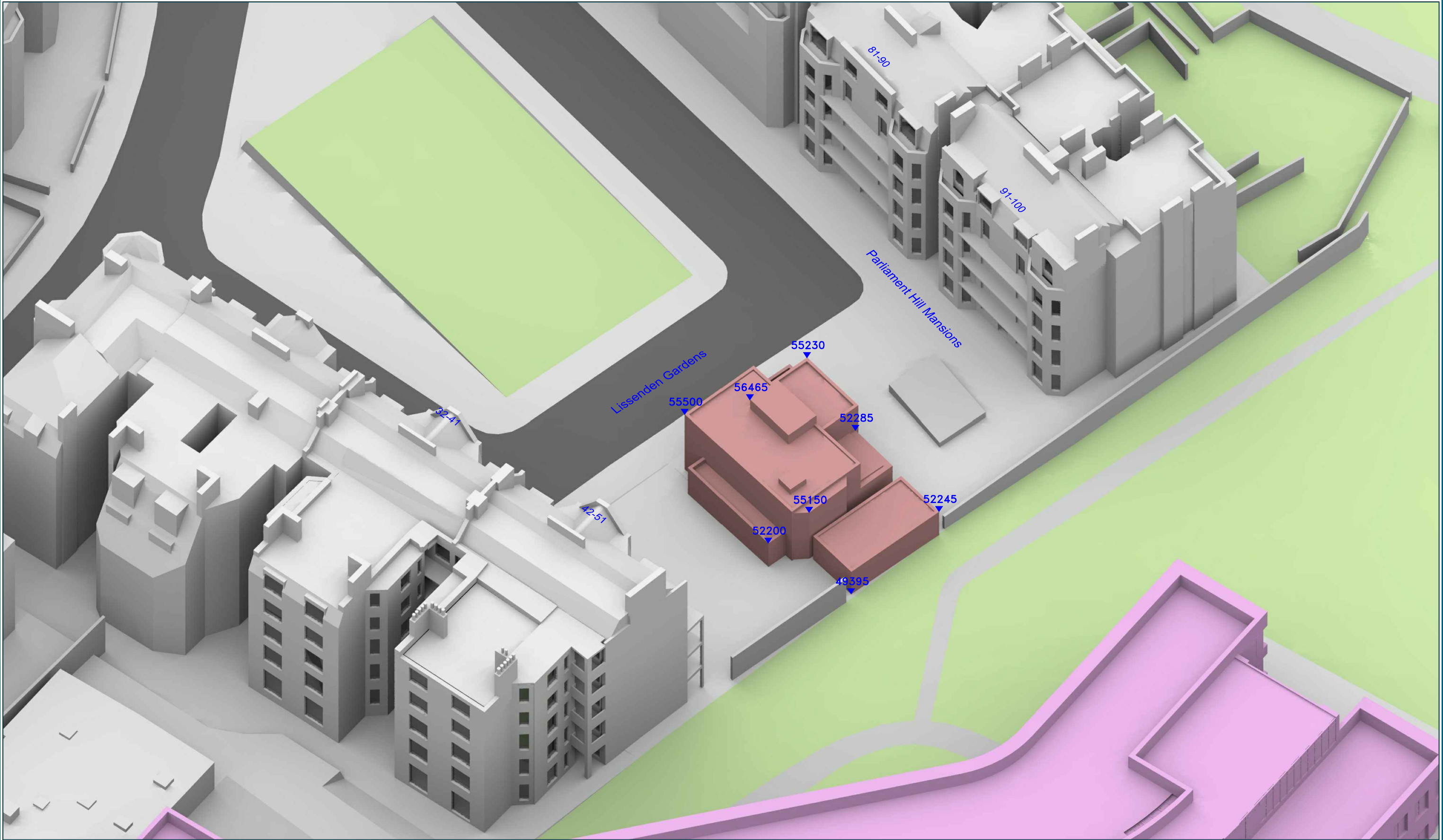
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Date: Jan 17

Dwg No: P1220/02

Rel: 01



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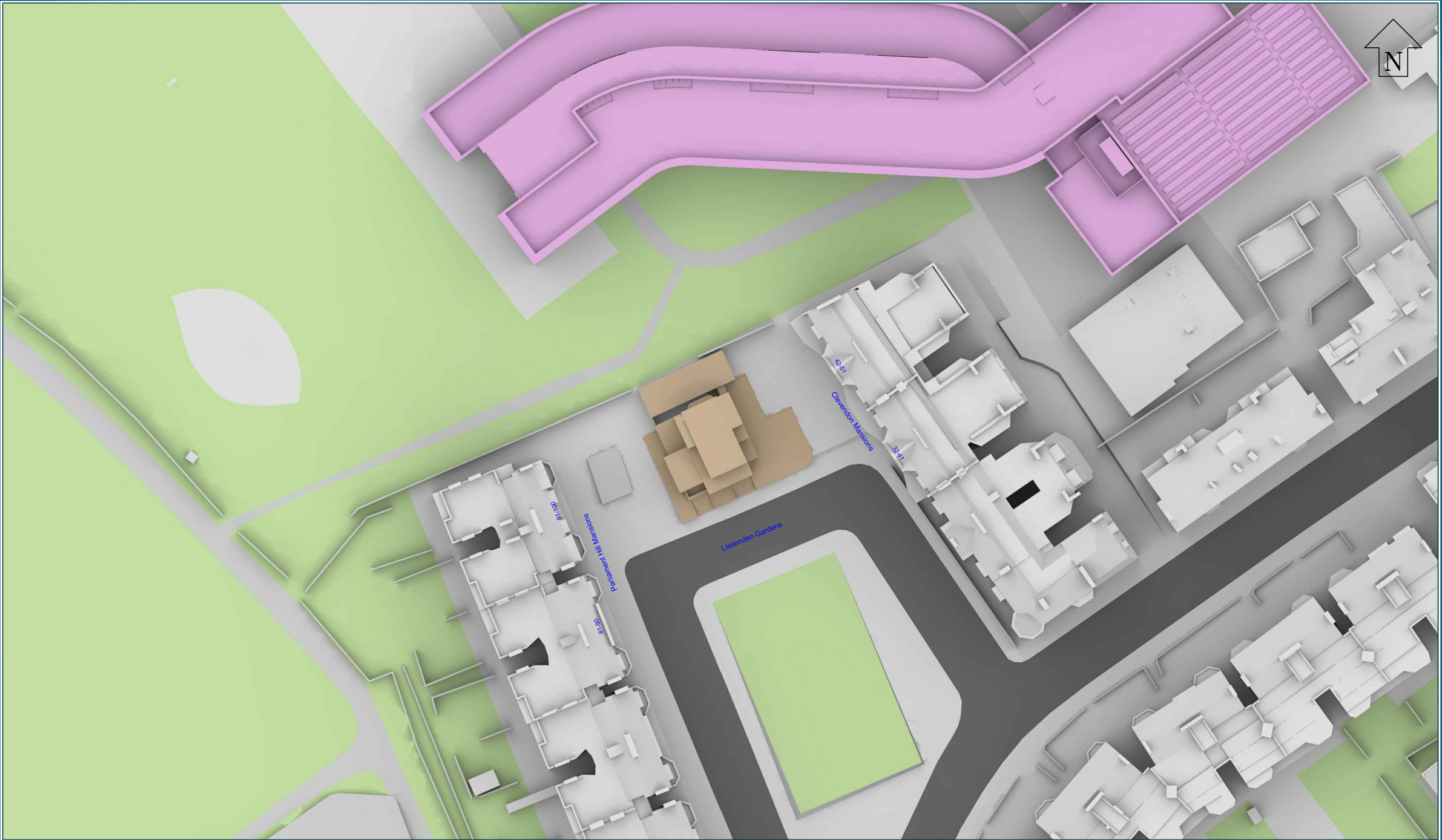
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Dwg No: P1220/03

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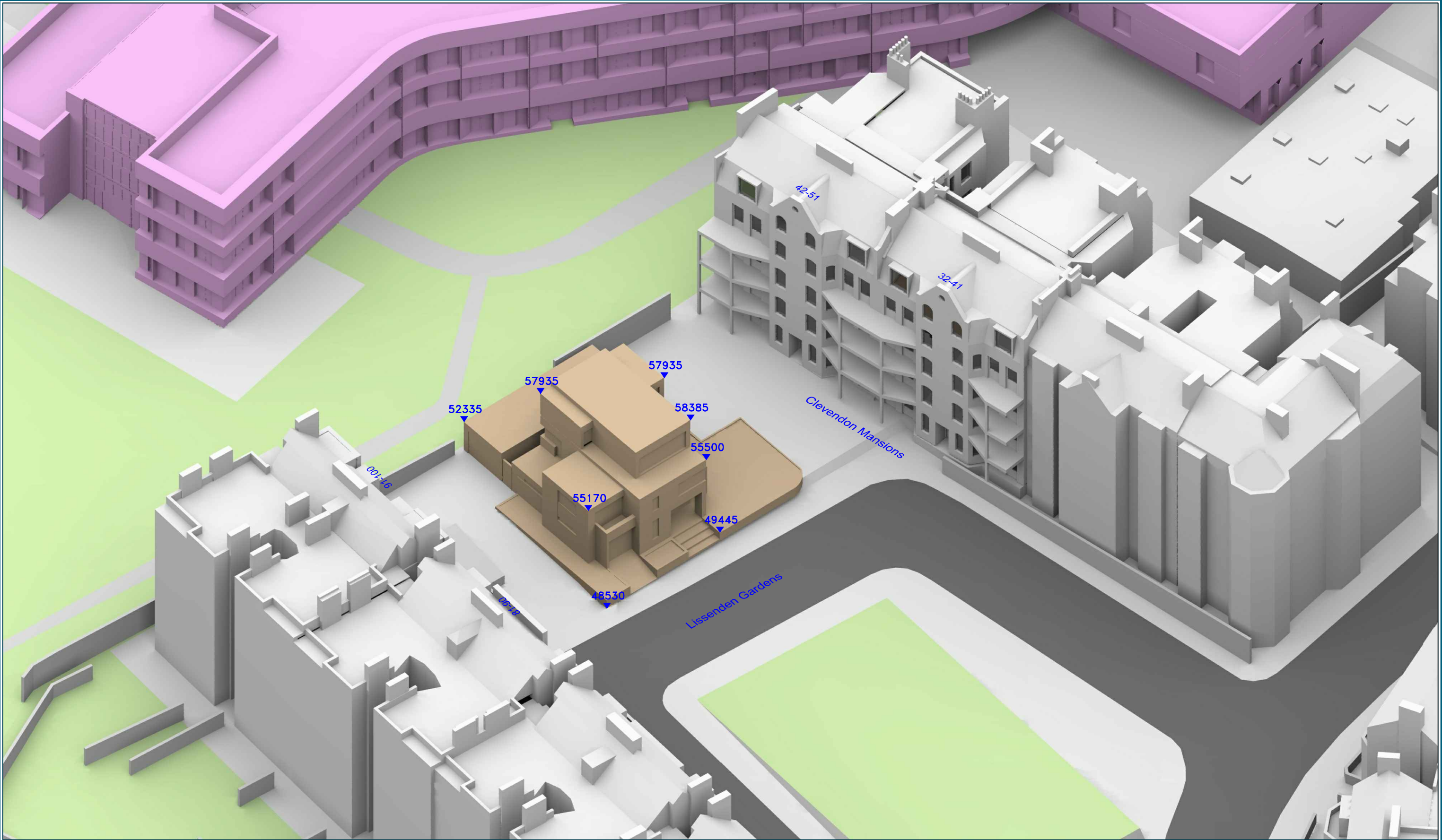
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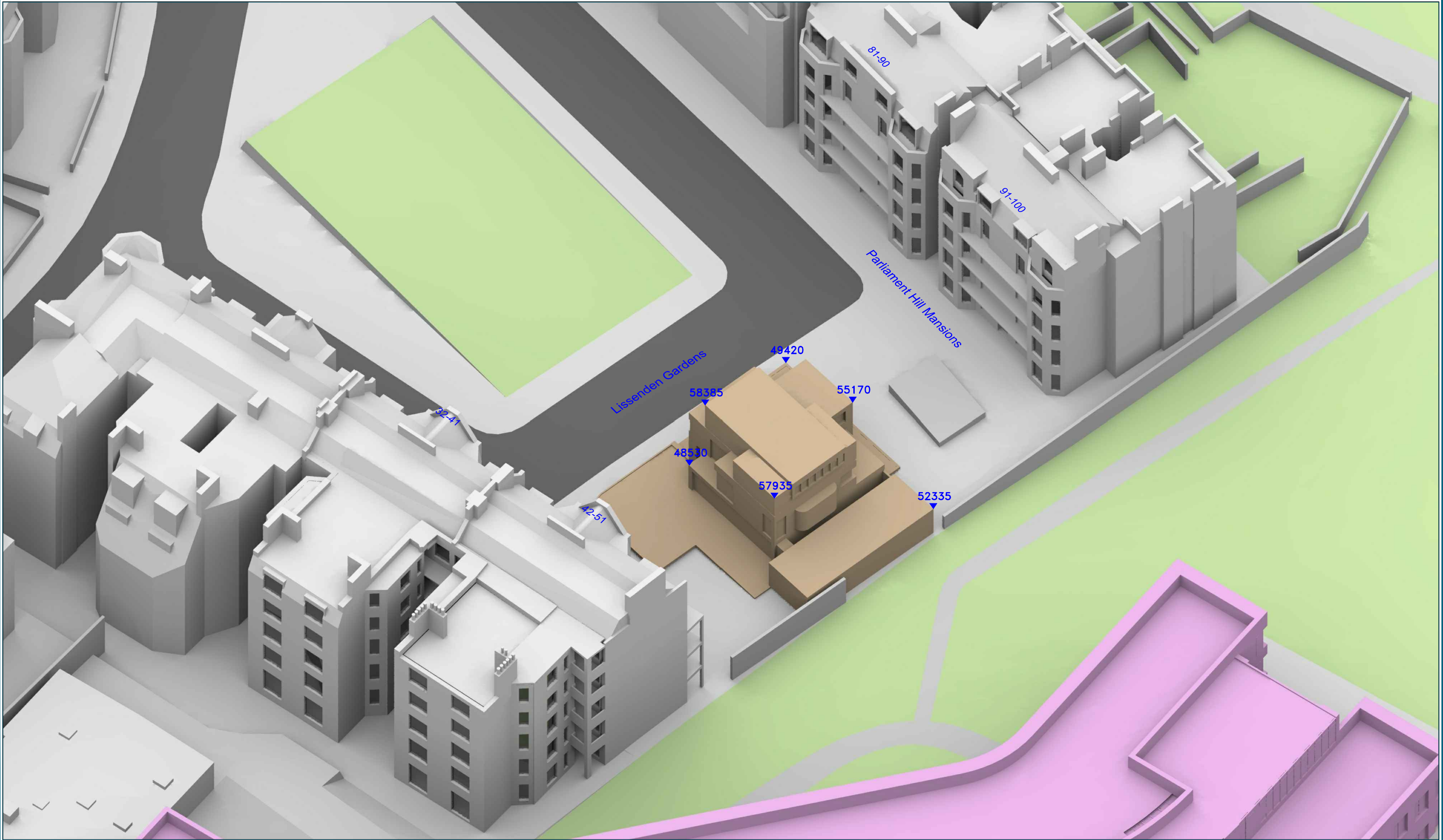
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Dwg No: **P1220/05**

Rel: 01



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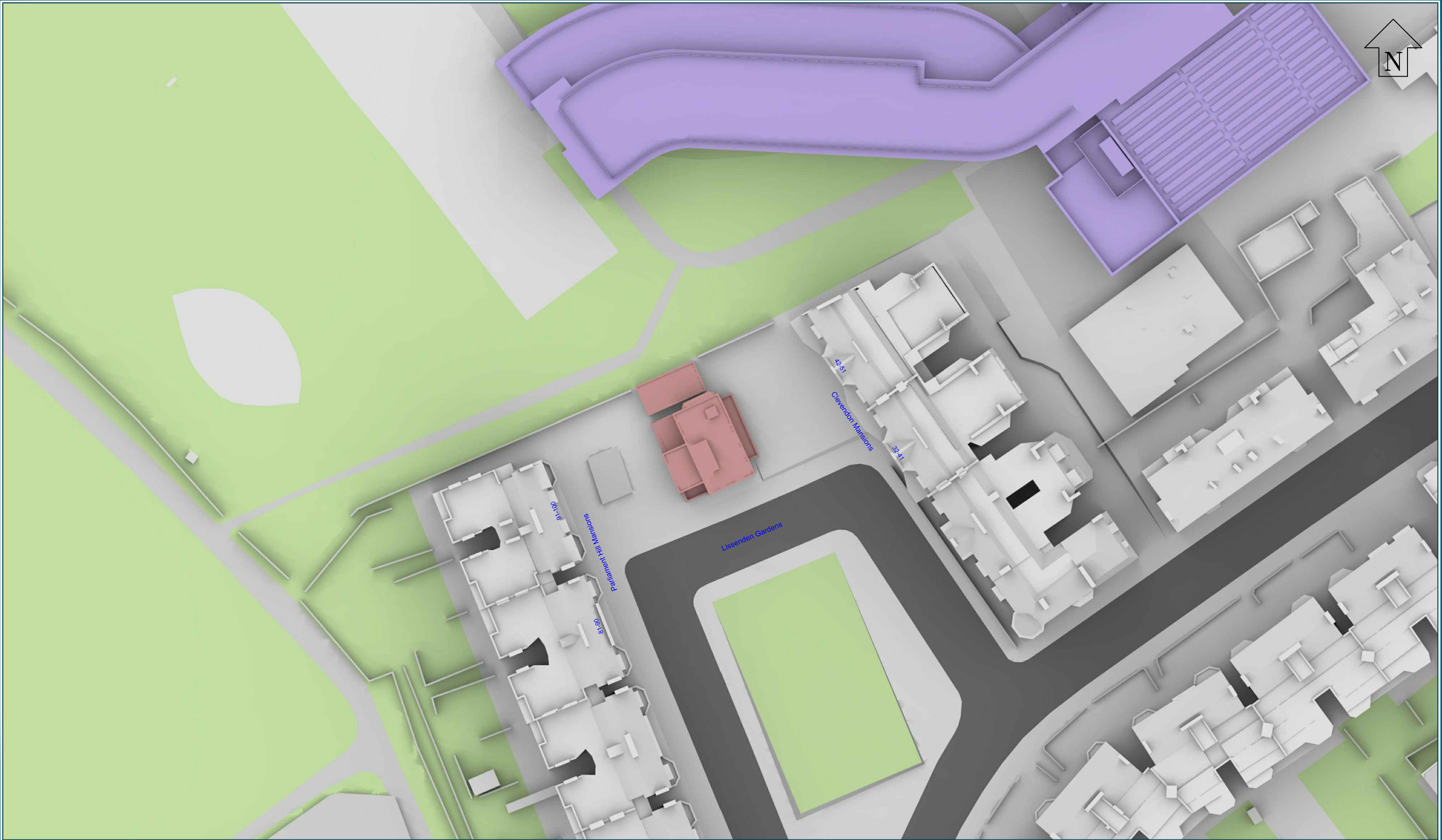
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Dwg No: **P1220/06**

Rel: 01



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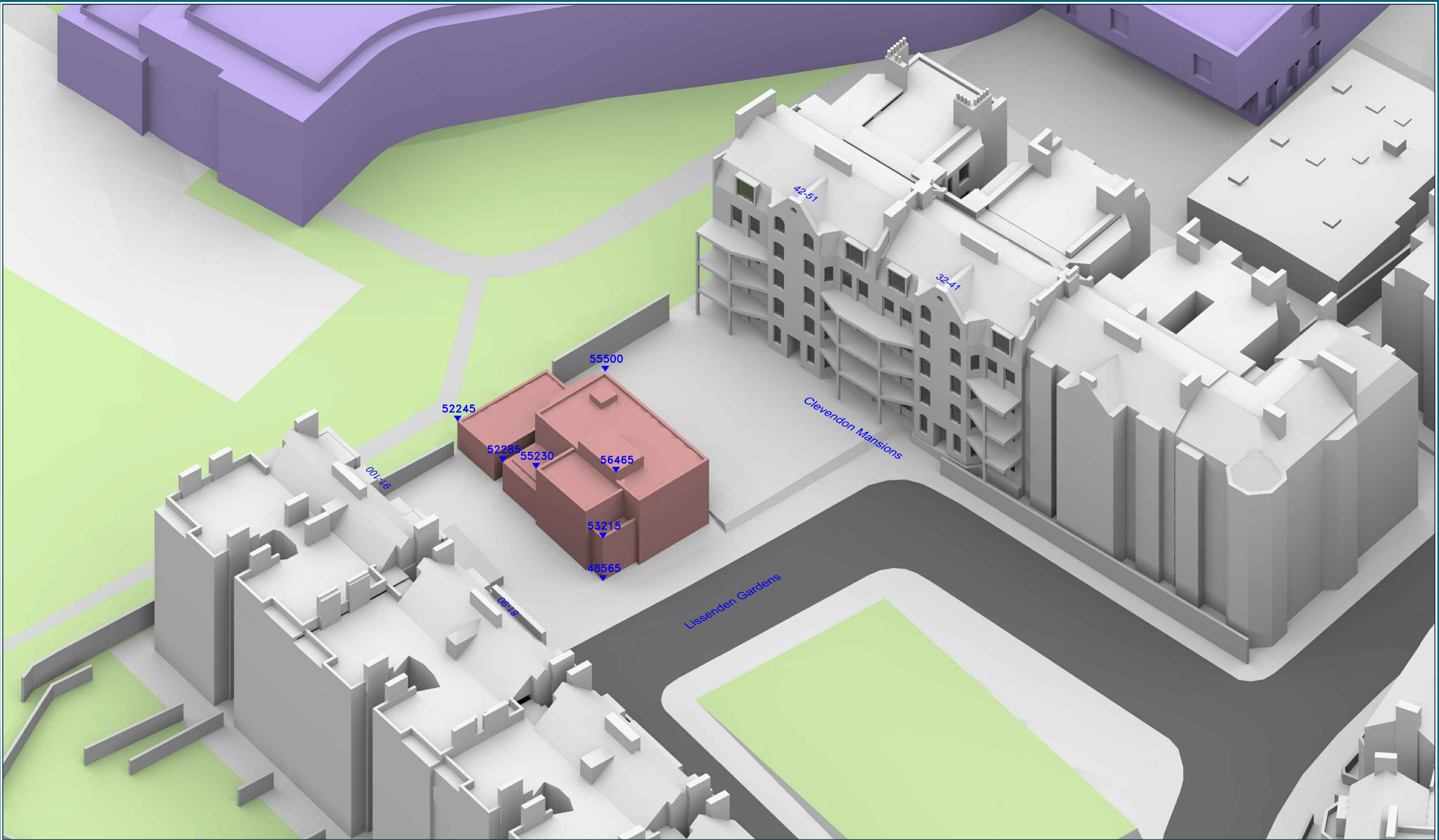
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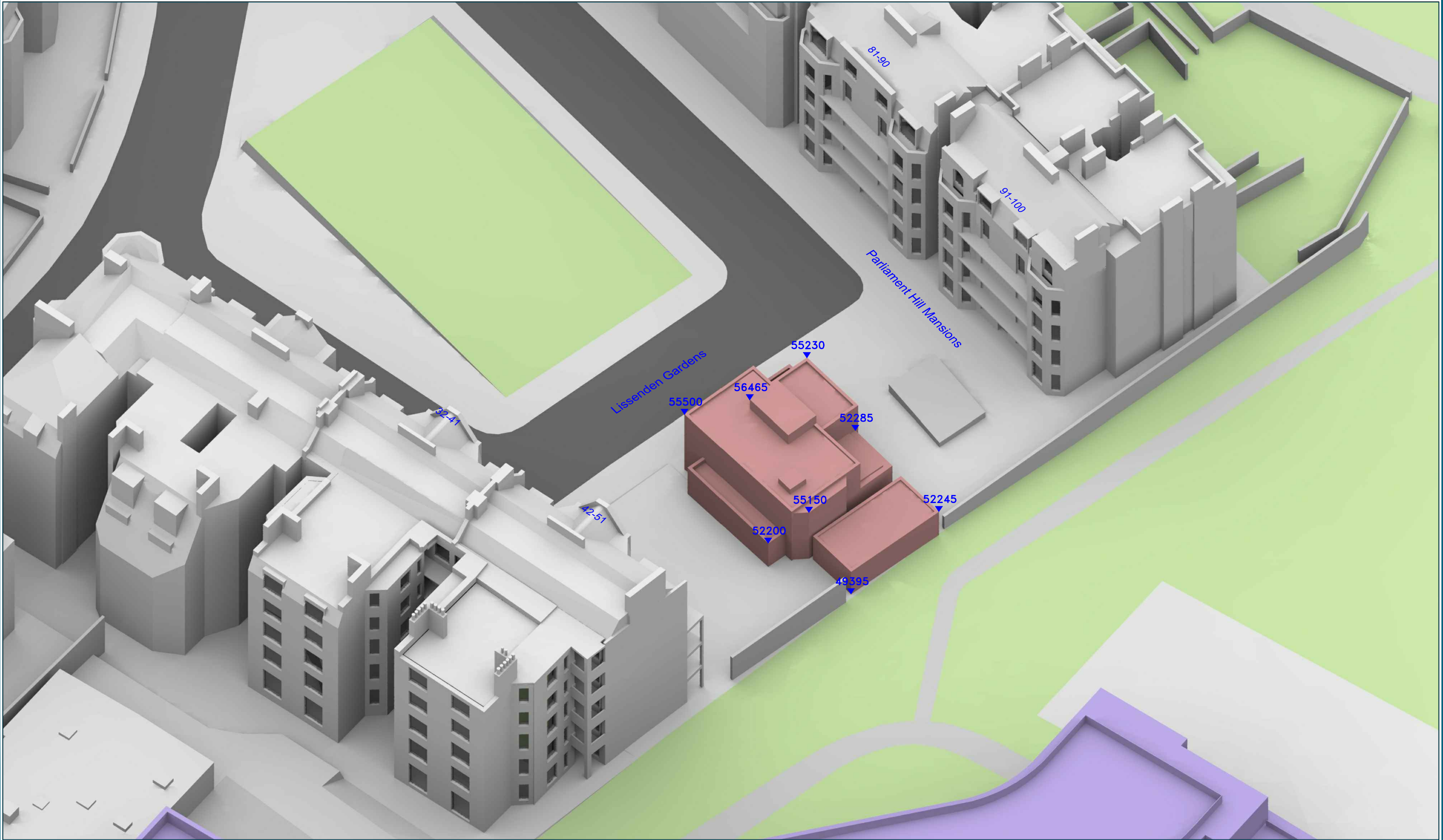
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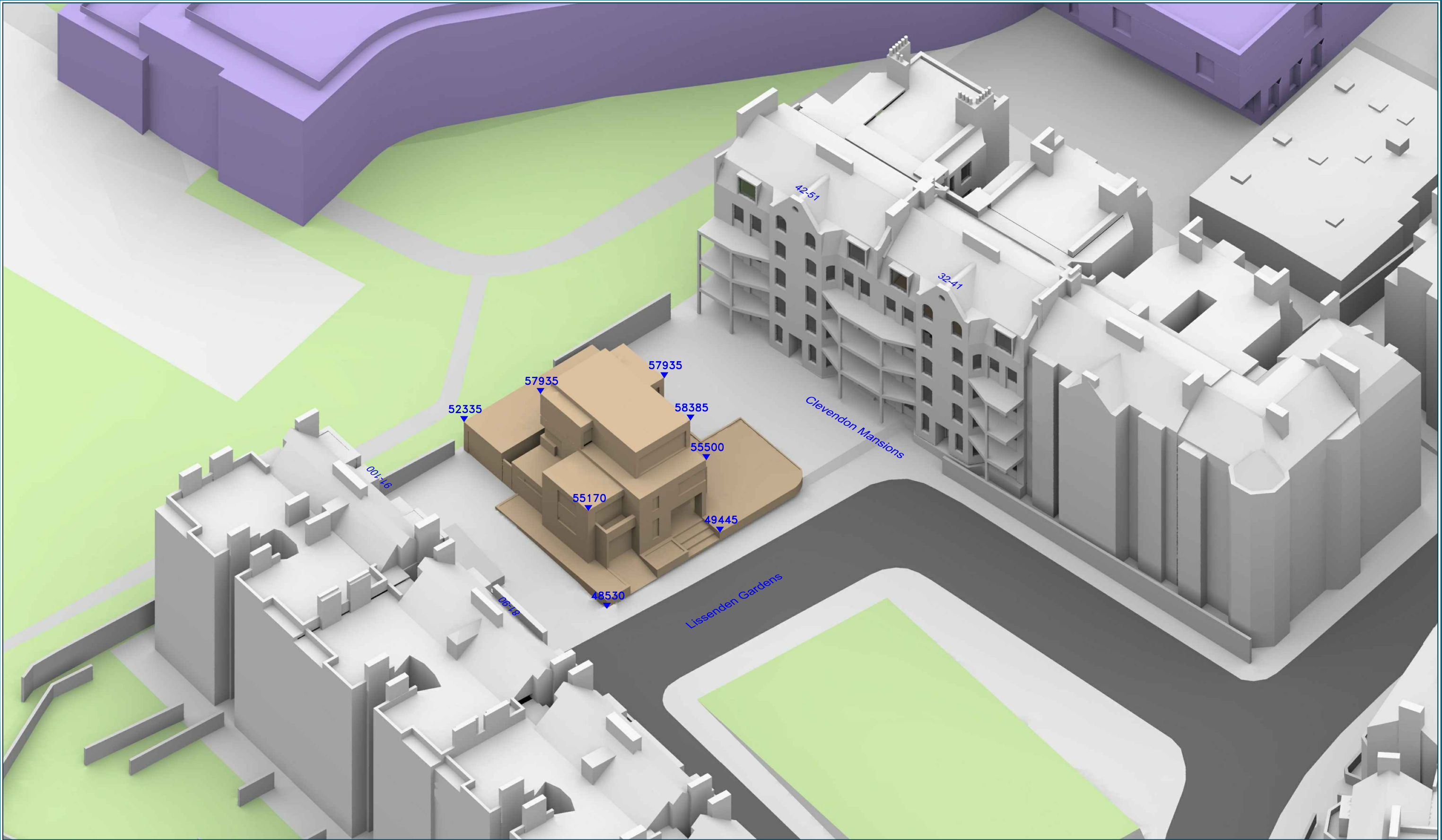
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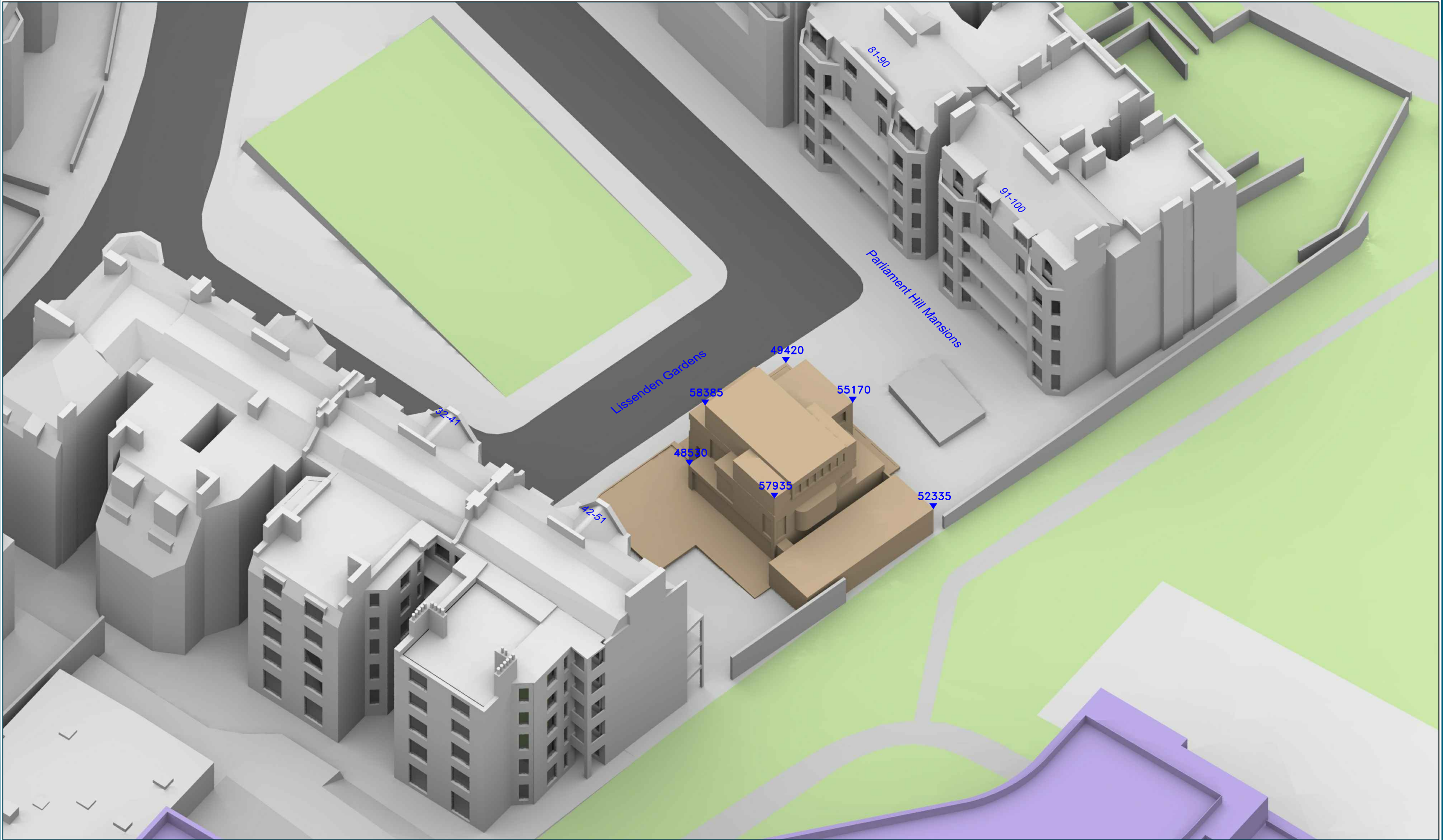
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