



# 2 Falkland Place

## Daylight and Sunlight Addendum

Issued: March, 2017

Issue: 2

Job Number: 2296





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# Document Control

Author	Date	Signature
OW	08.03.17	
Checked	Date	Signature
BW	08.03.17	

# 1.0 Introduction

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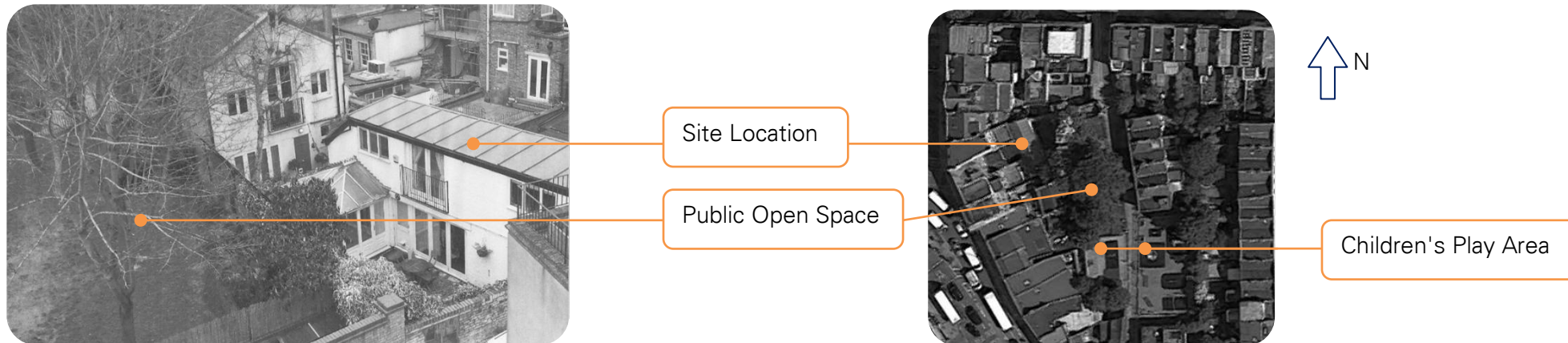
- 1.1 This report is an addendum to the Daylight and Sunlight Assessment report, issued to accompany the planning application for the extension of 2 Falkland Place, London NW5.
- 1.2 Comments have been received by the neighbouring properties to the site and this addendum seeks to address the issues raised.
- 1.3 The first issue has been raised by the immediate neighbours at 4 Falkland Place who have commissioned their own assessment which shows a greater impact than the calculations presented in our report. This is looked at in Section 2 of this addendum.
- 1.4 The second issue raise is that the proposal will reduce sunlight levels in the nearby public open space. This item is dealt with in Section 3
- 1.5 This report has been prepared in support of a planning application, and not a Right to Light dispute. Although the methodology used is similar, this report has not been formulated for Right to Light usage, and must not be used as such.

## 2.0 No. 4 Falkland Place

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- 2.1 An objection has been received by the neighbouring dwelling at No. 4 Falkland Place. As this dwelling is situated to the south of the proposal and its windows face north, it is only daylight which is concern and not sunlight.
- 2.2 The occupants have commissioned their own daylight assessment, produced by The Chancery Group which concludes, in contrast to our own calculations that the proposal will reduce daylight received on windows W1, W2, W3 and W4 beyond what would normally be deemed acceptable by the BRE guidance.
- 2.3 However, the Chancery report contains little detail on how these figures were arrived at and simply concludes that the T16 Design results are "substantially different" to the Chancery findings. There is no reason given for why this might be the case, only the implied conclusion that the Chancery results are correct and our results are not.
- 2.4 Clearly, in the absence of any justification for this conclusion there is no reason to give it any particular weight.
- 2.5 The Chancery report also states that whilst trees are not normally included in a daylight assessment, "it would seem prudent to include them in this type of scenario", but it is unclear whether or not the Chancery results included the effects of the trees, or how they were modelled (the difficulty in accurately modelling trees is one reason why they are not normally included : *Site Layout Planning for Daylight and Sunlight, 2<sup>nd</sup> Edition, 2011 - Appendix H, H1.2*)
- 2.6 Therefore, whilst it may go some way to explaining the differences in the results, without any clarity on their inclusion, in opposition to the BRE guidance recommendations, it is difficult to see how the Chancery results can be taken as being reliable.
- 2.7 It therefore remains our conclusion that the effects of the proposal are within RBE guidance (80% retention) and the scheme is therefore acceptable in daylight terms.
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## 3.0 Effects on Open Space

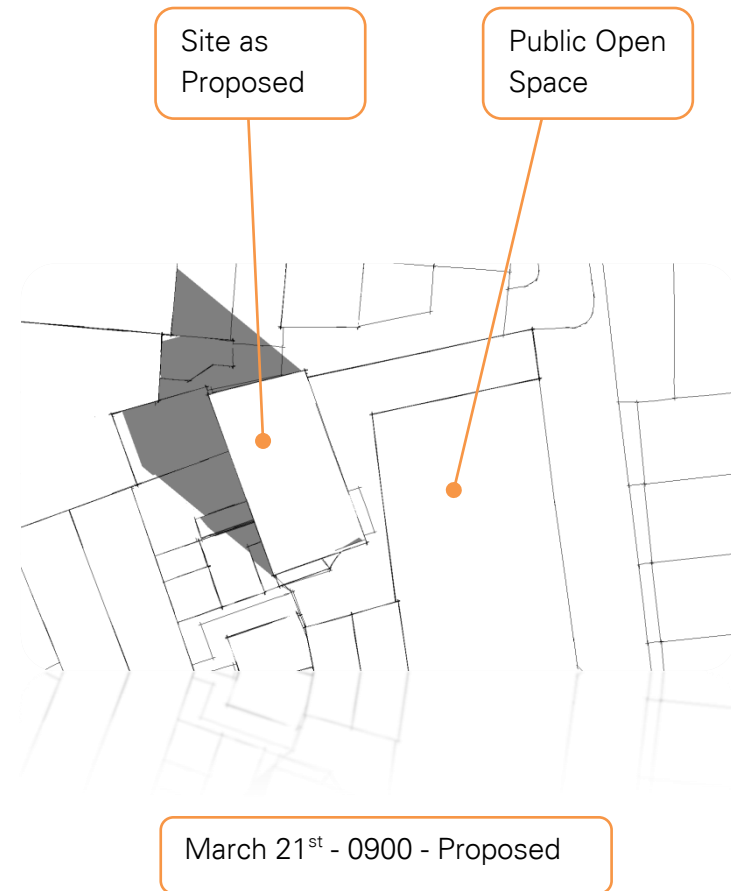
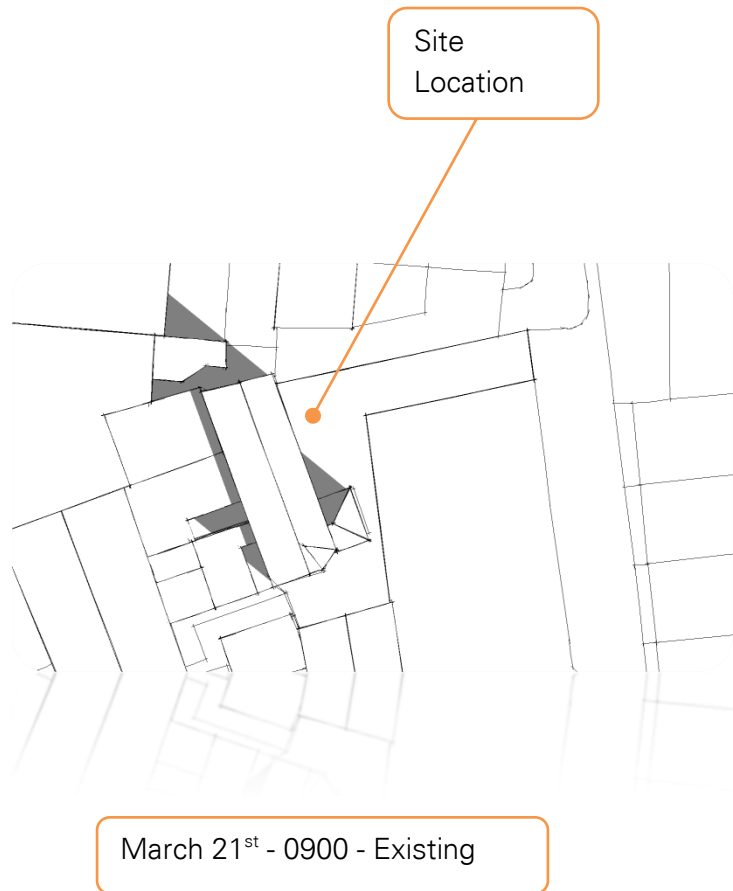
- 3.1 A second objection received focuses on the effects of the proposal on the nearby public open space. An assessment of this was not included in the original report as it lies to the East and South East of the proposal and will therefore not be overshadowed to any meaningful degree. The play spaces, which would normally be of most concern, are both South of the site and unaffected.
- 3.2 The photographs below show the position of the proposal site in relation to the open spaces (north up). It is quite clear that the proposal site is to the North and North West of these spaces (and also some distance away) and therefore there will be very minimal consequential loss of sunlight provision to these spaces.
- 3.3 The only area which would have a small degree of overshadowing is the far corner of the empty open space to the east (shown in the photo below and in the shadow study at Appendix 1). It remains our conclusion that these effects are acceptable in line with BRE guidance.



## Appendix 1 - Shadow Study

- i. The numerical calculations in the previously issued report show how the proposal is compliant with BRE guidance. However, concern has also been raised on the impact of the scheme on the adjacent public open space
- ii. It is usual to conduct a shadow study on March 21st. We have produced shadow diagrams for this date at each hour from 09.00 until 17.00. There are two sets of images. The first shows only the images from the property at 2 Falkland Place, both as existing and proposed. The second set shows the shadows cast by all the adjacent existing buildings on this space.
- iii. There is no “industry standard” method to interpret these images, but it can be seen by comparing the two sets of images that the impact of overshadowing on the open space is marginal.

# Shadow Study - 2 Falkland Place Only



# Shadow Study - 2 Falkland Place Only



March 21<sup>st</sup> - 1000 - Existing



March 21<sup>st</sup> - 1000 - Proposed



# Shadow Study - 2 Falkland Place Only

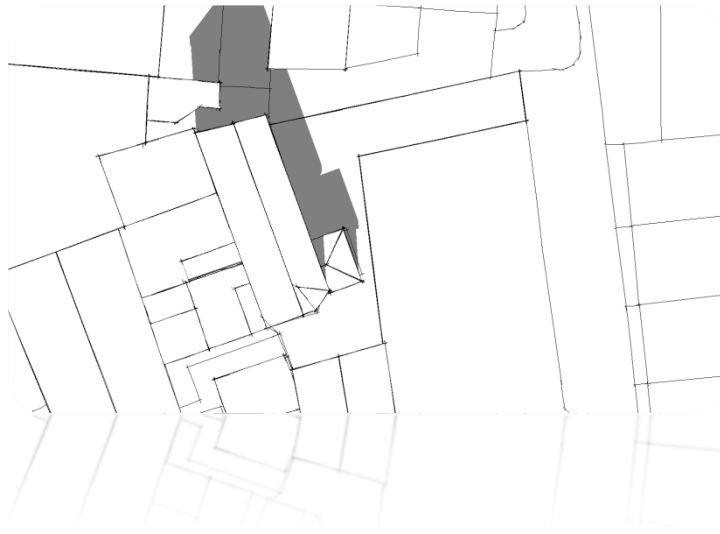


March 21<sup>st</sup> - 1100 - Existing



March 21<sup>st</sup> - 1100 - Proposed

# Shadow Study - 2 Falkland Place Only



March 21<sup>st</sup> - 1200 - Existing



March 21<sup>st</sup> - 1200 - Proposed

# Shadow Study - 2 Falkland Place Only



March 21<sup>st</sup> - 1300 - Existing



March 21<sup>st</sup> - 1300 - Proposed

# Shadow Study - 2 Falkland Place Only



March 21<sup>st</sup> - 1400 - Existing



March 21<sup>st</sup> - 1400 - Proposed

# Shadow Study - 2 Falkland Place Only



March 21<sup>st</sup> - 1500 - Existing



March 21<sup>st</sup> - 1500 - Proposed

# Shadow Study - 2 Falkland Place Only



March 21<sup>st</sup> - 1600 - Existing



March 21<sup>st</sup> - 1600 - Proposed

# Shadow Study - 2 Falkland Place Only

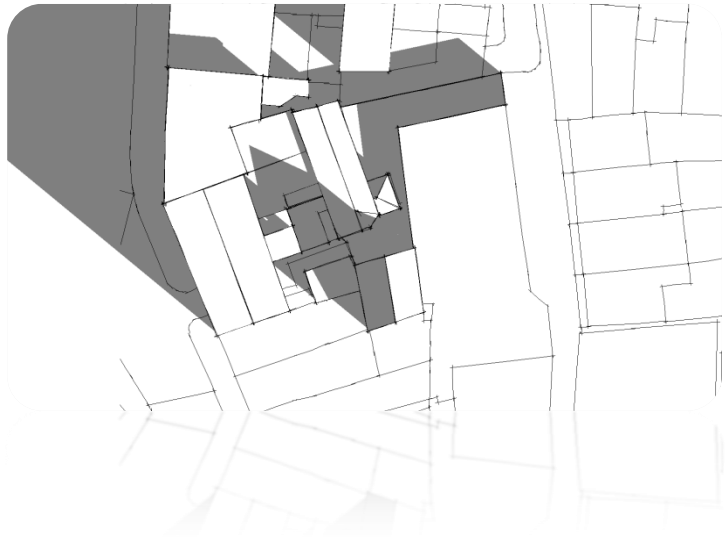


March 21<sup>st</sup> - 1700 - Existing

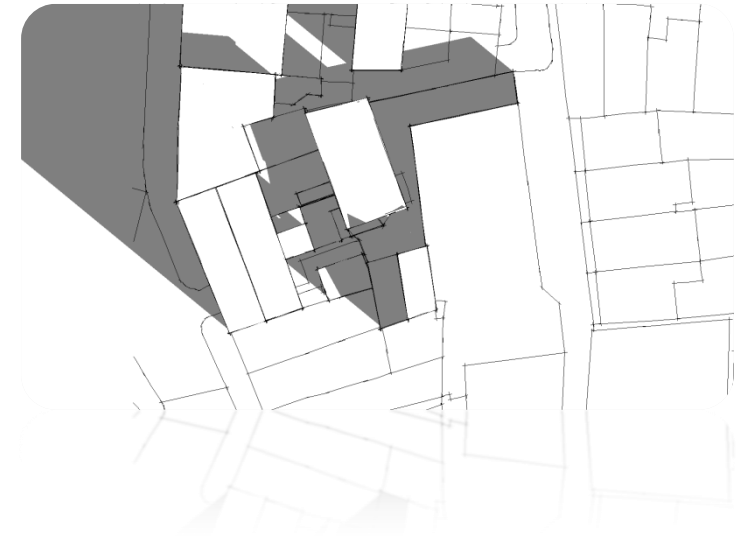


March 21<sup>st</sup> - 1700 - Proposed

# Shadow Study - All Shadows



March 21<sup>st</sup> - 0900 - Existing



March 21<sup>st</sup> - 0900 - Proposed



# Shadow Study - All Shadows



March 21<sup>st</sup> - 1000 - Existing



March 21<sup>st</sup> - 1000 - Proposed

# Shadow Study - All Shadows



March 21<sup>st</sup> - 1100 - Existing



March 21<sup>st</sup> - 1100 - Proposed

# Shadow Study - All Shadows

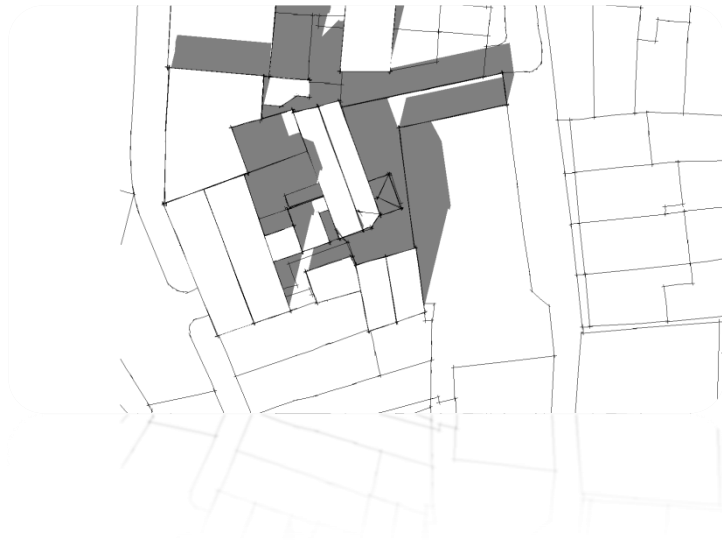


March 21<sup>st</sup> - 1200 - Existing



March 21<sup>st</sup> - 1200 - Proposed

# Shadow Study - All Shadows



March 21<sup>st</sup> - 1300 - Existing



March 21<sup>st</sup> - 1300 - Proposed

# Shadow Study - All Shadows



March 21<sup>st</sup> - 1400 - Existing



March 21<sup>st</sup> - 1400 - Proposed

# Shadow Study - All Shadows



March 21<sup>st</sup> - 1500 - Existing



March 21<sup>st</sup> - 1500 - Proposed

# Shadow Study - All Shadows



March 21<sup>st</sup> - 1600 - Existing

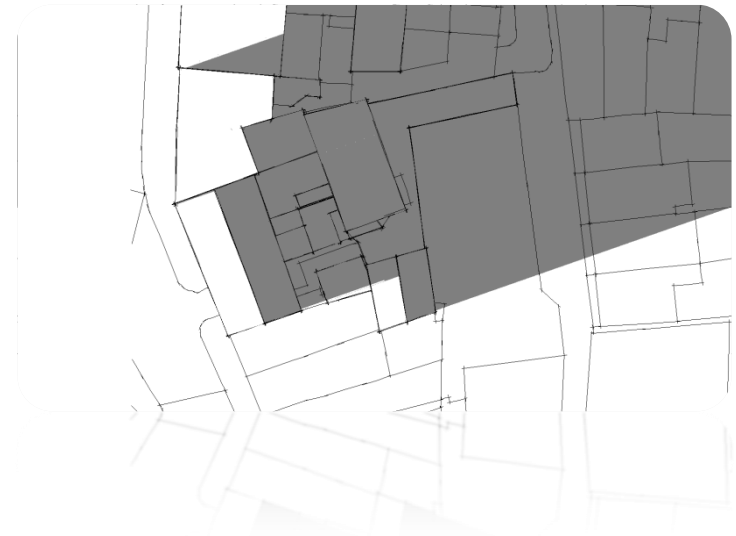


March 21<sup>st</sup> - 1600 - Proposed

# Shadow Study - All Shadows



March 21<sup>st</sup> - 1700 - Existing



March 21<sup>st</sup> - 1700 - Proposed