

URBAN BUILDING SURVEYORS
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5433d1242

10 Baltic Street East
London
EC1Y 0UJ

Aaron Down
Trevor Horne Architects
56a Orsman Road
London
N1 5QJ

Tel 020 7377 9494

mail@ubs-uk.com

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Dear Aaron

Annroy 110-114 Grafton Road NW5

Dear Aaron

As requested I have considered your proposals at the above from the perspective of both daylight and sunlight for planning and also briefly rights to light.

The intention is to add a roof extension which abuts the extent of the building envelope to the west end of the north side and the east end of the south. Whilst the north side abuts the main part of the adjoining building above roof level, the south is set back somewhat from the boundary.

Camden Planning Guidance 6: Amenity gives guidance in chapter 6 on daylight and sunlight. The principle is that the quality of life be protected and the guidance refers to the BRE guidance "Site layout planning for daylight and sunlight: A guide to good practice", of which the second edition (2011) is current.

So far as daylight is concerned, the aim (6.6) is "to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers and ensure sufficient daylight to occupiers of new dwellings taking in account overall planning and site considerations".

So far as sunlight is concerned, the aim (6.16) is "to maximise the amount of sunlight into rooms without overheating the space and to minimise overshadowing". Of this only the overshadowing can apply to nearby buildings.

Rights to light are mentioned at 6.19 and although not a planning consideration are considered briefly at the end of this report.

I made a site inspection on 4 April and took several photographs of the surrounding buildings.

I have considered your Pre-Application drawings in the document dated November 2016, and your Design and Access Statement of the same date.

I have also considered various Planning Guidance documents from the Camden web-site as well as the BRE guidance "Site layout planning for daylight and sunlight: A guide to good practice", second edition, 2011.

I have considered the effect of the proposals on the adjoining properties at 104-108 and 116-124 Grafton Road, principally using the No Sky Line test contained in the BRE guidance as mentioned at 6.15 of CPG6.

I shall consider the effect of the proposals, firstly as regards daylight.

The raising at roof level by one storey of 3m additional height occurs to the west end of the north boundary but only against the existing flank wall of 116-118 and above its roof. There are no windows in 116-124 for this to affect. Further east, the raising will be just visible above the existing parapet.

The raising at roof level occurs to the east end of the south elevation, although here it is set back from the boundary, as are the windows in the building at 104-108.

It is the only part of the scheme likely to be visible from the windows in the lower floors, and presents a horizontal angle of 60° and a vertical angle of 7°. In other words, it will be visible and so cast a slight extension to the shadow within the ground floor room by perhaps 300mm, although as direct skylight will continue to penetrate from either side of it, there is unlikely to be any reduction in daylighting at all, simply a slightly smaller area of visible sky.

To the west the raising is set back further and not visible as it remains behind the existing parapets.

The BRE guidance suggests at 2.2.21 that a reduction of skylight to less than 80% of the previously existing may adversely affect the existing building.

So far as any effect on sunlight is concerned, the BRE guidance again considers that a reduction of more than 80% should be avoided.

The building at 104-108 lies to the south of the proposal and so will not have its sunlight affected at all.

The building at 116-24 lies to the north, and whilst my initial analysis shows no reduction in daylighting, the additional floor is likely to lead to some increase in overshadowing. The architect's shadow studies contained in his Design and Access Statement show that the increase in overshadowing will only affect one window and then for a limited time in July, and none at all in December.

Again, therefore, the BRE guidance is satisfied.

Finally I have briefly considered rights to light. This does not concern itself with the extent of any reduction but the extent of what remains. Whilst I have not seen inside any of the rooms to the surrounding buildings my preliminary view is that there will be no effect at all on any rights to light.

In conclusion, the proposed extensions have clearly been designed to avoid or at least minimise any effect on surrounding buildings and in my opinion have more than achieved this aim.

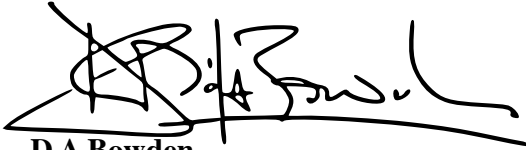
Only one window to the buildings to the north receiving any reduction in overshadowing, and then for only part of the year, and a slight, but insignificant as regards the BRE guidance, reduction to the daylight reaching the windows to the building to the south.

The BRE guidance and hence the Camden Planning Guidance are therefore more than satisfied.

I trust this report adequately addresses your concerns, but if you have any queries or further questions, do please let me know.

Kind regards

Yours sincerely

A handwritten signature in black ink, appearing to read 'D A Bowden', written over a horizontal line. The signature is stylized and somewhat illegible due to the cursive nature of the writing.

D A Bowden