

## Proposed single storey rear extension

14 Burrard Road, London NW6 1DB

### Daylight and Sunlight Assessment

It is recommended that an assessment should be provided if there is concern that the proposed development may have an adverse effect on a neighbouring property. We have therefore considered the potential effect on no. 12 Burrard Road.

This assessment has been carried out following advice contained in the BRE publication 'Site Layout Planning for Sunlight and Daylight – A guide to good practice 1991'.

### Description of Design Proposals

14 Burrard Road is a three storey terraced house, constructed in the late Nineteenth Century. It is not located in a Conservation Area, and is not a listed building.

It is proposed to extend the kitchen by the addition of a new structure to the side of the existing outrigger. It is further proposed that an existing flat roof single storey rear extension is reconstructed. This rear extension is believed to form part of the original building, although altered to incorporate a balcony at some later date.

The new structures will be substantially glazed with a new brick cavity wall adjacent to the boundary with the neighbouring property. The existing boundary fence will be re-instated on the completion of the works.



Photographs of the existing rear elevation



existing rear extension

## Sunlight

The level of sunlight a window can receive is dependent on its orientation; the windows to the rear outrigger of no. 12 Burrard Road face north-east and receive minimal sunlight.

As the proposed extension to no. 14 is sited to the north east of no. 12, it will not have any effect on the availability of sunlight to this property.



No. 12 Burrard Road viewed from the site.

## Daylight

The BRE assessment of daylight states “if any part of a new extension measured in a vertical section, perpendicular to a main window wall of an existing building from the centre of the lowest windows, subtends an angle of more than 25 degrees to the horizontal, then the diffuse day lighting of the existing building may be adversely affected”.

It is noted that the existing rear outrigger to no. 14 already creates a shadowing effect to the windows of no. 12. Furthermore, the existing fence, which will be retained, exceeds the height of the proposed side extension at the eaves. The proposed extension will not therefore have a substantial effect on the daylight enjoyed by the existing building.

## Overshadowing of Open Areas

The BRE guidelines state “for it to appear adequately sunlit throughout the year, no more than two fifths and preferable more than a quarter, of any of the amenity space area should be prevented by buildings from receiving any sunlight on 21<sup>st</sup> March.

As stated above, the orientation of the proposed extension to no. 14 means that it will not have any additional shading effect on the garden of no.12 Burrard Road, and cannot be considered to have an adverse effect on the amenity space of this property.

Noelle Hughes

Architect

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