



Daylight and Sunlight

**A&A Storage,
Highgate Road, London**

Prepared by: Daniel Maddox
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By Email

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Dear Jonathan,

Re: A&A Storage, Highgate Road – Daylight & Sunlight Addendum

We have been asked to provide supplementary analysis to assess the impact that the proposed scheme for the A&A Storage Site has on the daylight and sunlight amenity of the adjoining residential units. This is principally to demonstrate that where there are reductions to adjoining residential units that the retained levels are commensurate with the surrounding area which is a methodology recommended in the recent Greater London Authority Planning Supplementary Guidance.

Alternative Baseline Assessment

As the site is largely underdeveloped in comparison with the large buildings adjacent to the north west, the residential properties to the east (namely 42 Highgate Road) currently enjoy uncharacteristically high levels of daylight and sunlight when compared to other such properties on the east side of the Highgate Road.

To demonstrate that the proposed building causes no additional impact on these properties than other adjacent buildings in the surrounding area would have, we have created a 'mirror' of Linton House on the site and undertaken an assessment with this property in the existing situation. This allows us compare the impact of the proposed scheme against this property.

The full results are contained in Appendix 01 of this letter but they quite clearly shows that the proposed building would cause significantly less impact to 42 Highgate Road than Linton House would in its situation. Of the 40 windows that were assessed for Vertical Sky Component (VSC), 33 would see no change or improvements over that of Linton House. Where there windows that demonstrate an increase in impact, the actual increase is only between 0.1% and 0.5% VSC, which is negligible and would be unnoticeable by an occupant.

Of the 36 rooms assessed for NSL, 35 would see improvements, some significant, with the proposed scheme over the impacts that would be caused by Linton House. The remaining two rooms that would see reductions in NSL would only see a further reduction of 1.3 and 3.2 sq. ft, which again is negligible and unnoticeable by an occupant.

Only two of the rooms assessed for Annual Probably Sunlight Hours (APSH) would experience reductions over the Linton House baseline and both of these would only experience an additional loss of 1% annual APSH which again would be unnoticeable.

These results demonstrate that the impact caused by the proposed scheme is less than it would have been if the massing of Linton House was replicated on the site, and thereby continuing the building line along the western side of Highgate Road.

We therefore can conclude that while the occupants of 42 Highgate Road will experience reductions in their daylight and sunlight amenity following the implementation of the proposed scheme, the retained levels are commensurate given the surroundings and urban location of the property.

Assessment of Additional Properties along Highgate Road.

Our assessments have suggested that while there are reductions in the daylight and sunlight amenity to 46 and 44 Highgate Road, the low levels are in fact caused by the building directly opposite, Linton House. To demonstrate this we have modelled windows and rooms on the lower ground and ground floors of 52 and 54 Highgate Road, which are unaffected by the scheme but face Linton House further north along Highgate Road.

We have included the comparison results within Appendix 02 of this report, and as can be clearly seen the proposed levels within 44 and 46 Highgate Road show a very strong coloration to the daylight and sunlight levels within 52 and 54 Highgate Road. This shows that while 44 and 46 do currently receive some daylight and sunlight across the site, the levels they will retain following the construction of the scheme are very close to that of their immediate neighbours.

This is therefore clear that it is Linton House that is causing the majority of the obstruction and the retained levels following the construction of the project are commensurate with directly adjacent properties.

Hopefully this is clear, however if you have any questions please feel free to give me a call to discuss further.

Kind regards,

Yours sincerely
For and on behalf of GIA



Daniel Maddox
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Encl. Appendix 01 and 02

Appendix 01

Alternative Baseline Assessment

DAYLIGHT ANALYSIS

EXISTING V PROPOSED

Floor Level	Room	Room Use	Vertical Sky Component					No Sky Line					Annual Probable Sunlight Hours					
			Window	Existing	Proposed	Loss	%	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss	Existing Winter	Annual	Proposed Winter	Annual	Winter %Loss	Annual %Loss
42 HIGHGATE ROAD- FLATS 1-23 ELSFIELD																		
300	R1	ENTRANCE	W1	6.8	6.8	0.0	0.0	28.9	28.9	28.9	0.0	0.0	3	29	3	28	0.0	3.4
			W2	3.4	3.4	0.0	0.0											
			W3	12.7	12.7	0.0	0.0											
			W4	30.6	30.6	0.0	0.0											
			W5	26.3	26.0	0.3	1.1											
			W6	15.6	15.3	0.3	1.9											
300	R2	UNKNOWN	W10	19.8	19.6	0.2	1.0	130.2	126.7	129.0	-2.3	-1.9	8	46	8	45	0.0	2.2
			W7	26.6	26.5	0.1	0.4											
			W8	25.3	24.9	0.4	1.6											
			W9	21.6	21.5	0.1	0.5											
300	R3	UNKNOWN	W11	15.9	15.4	0.5	3.1	92.4	71.0	69.7	1.3	1.8	0	25	0	25	0.0	0.0
300	R4	UNKNOWN	W12	16.1	16.3	-0.2	-1.2	199.9	125.1	138.4	-13.3	-10.6	7	33	9	35	-28.6	-6.1
300	R5	UNKNOWN	W13	16.2	16.7	-0.5	-3.1	198.4	101.7	123.7	-22.0	-21.6	7	33	11	36	-57.1	-9.1
300	R6	UNKNOWN	W14	16.5	17.4	-0.9	-5.5	199.3	101.4	132.0	-30.6	-30.2	7	34	10	36	-42.9	-5.9
300	R7	UNKNOWN	W15	16.9	18.2	-1.3	-7.7	199.5	105.6	146.5	-40.8	-38.7	9	36	12	37	-33.3	-2.8
300	R8	UNKNOWN	W16	17.3	19.2	-1.9	-11.0	199.7	115.2	167.1	-51.9	-45.1	9	37	12	39	-33.3	-5.4
300	R9	UNKNOWN	W17	17.6	20.1	-2.5	-14.2	200.2	129.4	199.8	-70.5	-54.5	10	40	13	41	-30.0	-2.5
300	R10	UNKNOWN	W18	17.5	20.6	-3.1	-17.7	201.7	145.4	201.7	-56.3	-38.8	9	37	11	39	-22.2	-5.4
301	R1	UNKNOWN	W1	31.5	31.5	0.0	0.0	102.6	102.5	102.6	-0.1	-0.1	8	39	10	40	-25.0	-2.6
			W2	15.1	15.2	-0.1	-0.7											
301	R2	UNKNOWN	W3	12.8	12.5	0.3	2.3	124.4	100.1	101.4	-1.3	-1.3	3	31	3	30	0.0	3.2
301	R3	UNKNOWN	W4	18.2	18.5	-0.3	-1.6	199.8	130.3	145.5	-15.1	-11.6	11	42	13	43	-18.2	-2.4
301	R4	UNKNOWN	W5	18.2	18.9	-0.7	-3.8	198.4	109.7	132.9	-23.2	-21.1	11	42	14	44	-27.3	-4.8
301	R5	UNKNOWN	W6	18.5	19.5	-1.0	-5.4	199.2	108.4	138.2	-29.8	-27.5	12	43	14	44	-16.7	-2.3
301	R6	UNKNOWN	W7	18.8	20.3	-1.5	-8.0	199.7	113.8	151.1	-37.3	-32.8	13	44	15	46	-15.4	-4.5

DAYLIGHT ANALYSIS

EXISTING		PROPOSED		DAYLIGHT ANALYSIS									Annual Probable Sunlight Hours					
Floor Level	Room	Room Use	Vertical Sky Component					No Sky Line					Existing		Proposed		Winter	Annual
			Window	Existing	Proposed	Loss	%	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss	Winter	Annual	Winter	Annual	%Loss	%Loss
301	R7	UNKNOWN	W8	19.3	21.2	-1.9	-9.8	200.0	122.8	171.2	-48.4	-39.4	13	44	15	46	-15.4	-4.5
301	R8	UNKNOWN	W9	19.6	22.0	-2.4	-12.2	200.5	135.6	200.4	-64.8	-47.8	11	43	16	46	-45.5	-7.0
301	R9	UNKNOWN	W10	19.4	22.4	-3.0	-15.5	202.1	149.3	202.1	-52.8	-35.4	10	40	13	44	-30.0	-10.0
302	R1	UNKNOWN	W1	26.7	26.8	-0.1	-0.4	140.9	129.5	140.4	-10.9	-8.5	15	57	15	57	0.0	0.0
302	R2	UNKNOWN	W2	22.0	21.9	0.1	0.5	81.8	75.3	73.6	1.7	2.3	6	39	7	40	-16.7	-2.6
302	R3	LIVINGROOM	W3	26.3	26.7	-0.4	-1.5	200.3	156.8	184.8	-28.0	-17.8	16	60	17	60	-6.3	0.0
302	R4	LIVINGROOM	W4	26.3	27.0	-0.7	-2.7	198.9	136.6	171.1	-34.5	-25.3	17	61	18	62	-5.9	-1.6
302	R5	LIVINGROOM	W5	26.4	27.5	-1.1	-4.2	199.2	132.0	173.5	-41.5	-31.4	17	61	19	63	-11.8	-3.3
302	R6	LIVINGROOM	W6	26.7	28.1	-1.4	-5.2	200.0	135.6	185.9	-50.3	-37.1	17	62	19	64	-11.8	-3.2
302	R7	LIVINGROOM	W7	27.0	28.8	-1.8	-6.7	200.3	143.1	198.4	-55.3	-38.7	17	62	20	65	-17.6	-4.8
302	R8	LIVINGROOM	W8	27.4	29.6	-2.2	-8.0	200.5	153.3	200.5	-47.3	-30.8	18	63	21	65	-16.7	-3.2
302	R9	LIVINGROOM	W9	27.7	30.3	-2.6	-9.4	201.9	164.5	201.9	-37.4	-22.7	17	61	19	63	-11.8	-3.3
303	R1	UNKNOWN	W1	30.2	30.4	-0.2	-0.7	114.1	110.7	111.3	-0.6	-0.6	18	66	18	66	0.0	0.0
303	R2	UNKNOWN	W2	26.8	26.8	0.0	0.0	127.8	123.0	119.9	3.2	2.6	8	51	9	52	-12.5	-2.0
303	R3	BEDROOM	W3	29.6	30.1	-0.5	-1.7	200.3	174.6	196.2	-21.6	-12.4	18	64	19	65	-5.6	-1.6
303	R4	BEDROOM	W4	29.7	30.4	-0.7	-2.4	198.9	166.6	191.8	-25.3	-15.2	18	66	20	67	-11.1	-1.5
303	R5	BEDROOM	W5	29.8	30.8	-1.0	-3.4	199.1	163.8	192.0	-28.3	-17.2	18	65	21	68	-16.7	-4.6
303	R6	BEDROOM	W6	30.1	31.3	-1.2	-4.0	200.0	167.4	198.7	-31.3	-18.7	19	66	21	68	-10.5	-3.0
303	R7	BEDROOM	W7	30.4	32.0	-1.6	-5.3	200.2	174.2	200.2	-26.0	-14.9	19	67	22	69	-15.8	-3.0
303	R8	BEDROOM	W8	30.7	32.7	-2.0	-6.5	200.5	180.3	200.5	-20.2	-11.2	19	66	23	70	-21.1	-6.1
303	R9	BEDROOM	W9	31.0	33.3	-2.3	-7.4	201.9	187.0	201.9	-15.0	-8.0	20	67	22	69	-10.0	-3.0

Appendix 02

Daylight & Sunlight Tabulated Results

Vertical Sky Component (VSC)

DAYLIGHT ANALYSIS

Vertical Sky Component						
Room	Window	Room Use	Existing	Proposed	Loss	%
54 HIGHGATE ROAD						
R2/B01	W1/B01	Lower Ground	15.2	15.2	0	0.0
R2/B01	W2/B01	Lower Ground	14.1	14.1	0	0.0
R1/F00	W1/F00	Ground	19.8	19.5	0.3	1.5
R1/F00	W2/F00	Ground	19.5	19.2	0.3	1.5
52 HIGHGATE ROAD						
R1/B01	W1/B01	Lower Ground	6.9	6.9	0	0.0
R1/B01	W2/B01	Lower Ground	13.6	13.5	0.1	0.7
R1/B01	W3/B01	Lower Ground	9.4	9.4	0	0.0
R1/F00	W1/F00	Ground	19.1	19.1	0	0.0
R1/F00	W2/F00	Ground	18.6	18.2	0.4	2.2
R1/F00	W3/F00	Ground	18.4	17.5	0.9	4.9
46 HIGHGATE ROAD						
R1/249	W1/249	Lower Ground	15.2	12.2	3.0	19.7
R2/249	W2/249	Lower Ground	16.8	14.3	2.5	14.9
R2/249	W3/249	Lower Ground	17.3	14.8	2.5	14.5
R2/249	W4/249	Lower Ground	18.3	15.0	3.3	18.0
R2/250	W1/250	Ground	20.7	18.0	2.7	13.0
R2/250	W3/250	Ground	21.2	18.1	3.1	14.6
R2/250	W2/250	Ground	20.9	18.0	2.9	13.9
44 HIGHGATE ROAD						
R1/199	W1/199	Lower Ground	19.2	15.2	4.0	20.8
R1/199	W2/199	Lower Ground	19.0	15.0	4.0	21.1
R1/199	W3/199	Lower Ground	18.2	14.6	3.6	19.8
R2/199	W4/199	Lower Ground	28.7	25.5	3.2	11.1
R3/199	W5/199	Lower Ground	31.7	28.0	3.7	11.7
R3/199	W6/199	Lower Ground	32.3	28.6	3.7	11.5
R4/199	W7/199	Lower Ground	28.9	25.9	3.0	10.4
R4/199	W8/199	Lower Ground	32.2	29.1	3.1	9.6
R1/200	W1/200	Ground	22.3	18.3	4.0	17.9
R1/200	W2/200	Ground	22.6	18.3	4.3	19.0
R1/200	W3/200	Ground	23.1	18.4	4.7	20.3
R2/200	W4/200	Ground	21.2	15.8	5.4	25.5
R2/200	W5/200	Ground	22.5	16.9	5.6	24.9
R2/200	W6/200	Ground	21.8	16.2	5.6	25.7
R2/200	W7/200	Ground	24.0	18.6	5.4	22.5
R2/200	W8/200	Ground	34.8	31.8	3.0	8.6
R3/200	W9/200	Ground	34.0	31.4	2.6	7.6
R3/200	W10/200	Ground	27.8	27.8	0.0	0.0

Daylight Distribution (NSL)

DAYLIGHT DISTRIBUTION ANALYSIS

Room/ Floor	Room Use	Flat Number	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss	%Prev	%New
54 HIGHGATE ROAD									
R2/B01	Lower Ground		182.63	60.15	60.15	0.00	0.00	32.94	32.94
R1/F00	Ground		182.63	70.22	70.14	0.08	0.12	38.45	38.40
52 HIGHGATE ROAD									
R1/B01	Lower Ground		164.28	47.79	47.71	0.08	0.17	29.09	29.04
R1/F00	Ground		202.23	81.09	80.99	0.11	0.13	40.10	40.05
46 HIGHGATE ROAD									
R1/249	Lower Ground		48.51	29.84	27.73	2.11	7.07	61.51	57.16
R2/249	Lower Ground		220.88	110.48	42.73	67.75	61.32	50.02	19.35
R2/250	Ground		220.88	139.97	103.27	36.70	26.22	63.37	46.75
44 HIGHGATE ROAD									
R1/199	Lower Ground		221.48	122.57	51.24	71.33	58.20	55.34	23.13
R2/199	Lower Ground		39.59	35.27	35.27	0.01	0.01	89.09	89.08
R3/199	Lower Ground		104.09	99.48	99.43	0.05	0.05	95.57	95.53
R4/199	Lower Ground		102.15	79.66	69.47	10.19	12.79	77.99	68.01
R1/200	Ground		221.48	150.11	115.43	34.69	23.11	67.78	52.12
R2/200	Ground		133.63	128.08	128.06	0.02	0.02	95.85	95.83
R3/200	Ground		72.45	64.75	64.75	0.00	0.00	89.38	89.38

Annual Probable Sunlight Hours (APSH)

SUNLIGHT ANALYSIS

			Room					
Room	Window	Room Use	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
54 HIGHGATE ROAD								
R2/B01	W1/B01	Lower Ground						
R2/B01	W2/B01	Lower Ground	3	33	3	33	0.0	0
R1/F00	W1/F00	Ground						
R1/F00	W2/F00	Ground	7	45	6	44	14.3	2
52 HIGHGATE ROAD								
R1/B01	W1/B01	Lower Ground						
R1/B01	W2/B01	Lower Ground						
R1/B01	W3/B01	Lower Ground	3	28	3	28	0.0	0
R1/F00	W1/F00	Ground						
R1/F00	W2/F00	Ground						
R1/F00	W3/F00	Ground	7	43	6	42	14.3	2
46 HIGHGATE ROAD								
R1/249	W1/249	Lower Ground	12	34	5	27	58.3	20.6
R2/249	W2/249	Lower Ground						
R2/249	W3/249	Lower Ground						
R2/249	W4/249	Lower Ground	12	37	4	29	66.7	21.6
R2/250	W1/250	Ground						
R2/250	W2/250	Ground						
R2/250	W3/250	Ground	12	46	5	39	58.3	15.2
44 HIGHGATE ROAD								
R1/199	W1/199	Lower Ground						
R1/199	W2/199	Lower Ground						
R1/199	W3/199	Lower Ground	16	43	5	32	68.75	25.58
R2/199	W4/199	Lower Ground	14	56	5	46	64.29	17.86
R3/199	W5/199	Lower Ground						
R3/199	W6/199	Lower Ground	20	65	9	54	55.00	16.92
R4/199	W7/199	Lower Ground						
R4/199	W8/199	Lower Ground	20	62	13	55	35.00	11.29
R1/200	W1/200	Ground						
R1/200	W2/200	Ground						
R1/200	W3/200	Ground	17	51	8	42	52.94	17.65
R2/200	W4/200	Ground						
R2/200	W5/200	Ground						
R2/200	W6/200	Ground						
R2/200	W7/200	Ground						
R2/200	W8/200	Ground	20	77	13	70	35.00	9.09
R3/200	W9/200	Ground						
R3/200	W10/200	Ground	22	66	16	60	27.27	9.09

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