



By Email

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Dear Will,

Re: Hall School, Crossfield Road – Daylight and Sunlight matters

GIA have been instructed to assess the potential Daylight and Sunlight issues that could arise following the construction of the proposed scheme design at Hall School, Crossfield Road, specifically to identify and give professional opinion on any daylight and sunlight impacts that could arise to the surrounding properties.

The proposed scheme that has been considered was received by GIA from Norr Architects on 09/05/2017 (“the Proposed Scheme”). This can be seen in Figure 01 below.

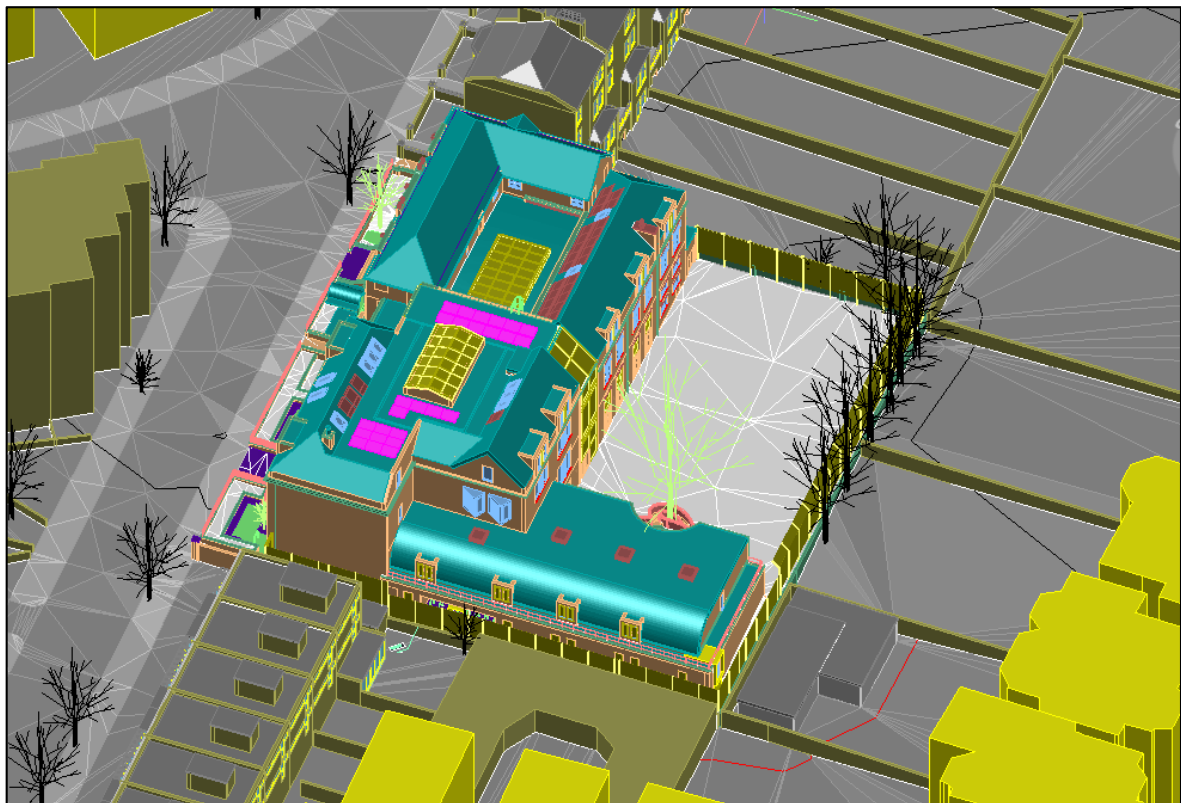


Figure 01 – The Proposed Scheme for Hall School

The scheme design assessed here has been modified from two previous scheme designs, which both underwent full detailed technical analysis, to understand and quantify the daylight and sunlight impacts to any surrounding properties. The findings of this previous analysis were detailed in two daylight and sunlight reports by GIA dated 26/05/2016 ("the May Scheme"), and 07/11/2016 ("the November Scheme").

The Previous Scheme Designs and Accompanying Daylight and Sunlight Analysis

The report findings for both previous scheme were that all but two nearby properties relevant for assessment would experience full compliance with the daylight and sunlight target values, as per the Building Research Establishment (BRE) guidelines.

The two properties to experience transgressions were 24 Crossfield Road adjoining the school to the south, and an art building within Hereward House School, directly to the east. These two properties would have experienced some minor transgressions of daylight to a small number of windows facing the site. However, the rooms that those windows served would have retained excellent daylight amenity overall, as they all featured additional sources of daylight by way of being dual-aspect and/or featuring rooflights. Accordingly, the No Sky Line (NSL) levels remained high, and the rooms themselves would have retained excellent levels of sky visibility.

It should be noted that the November Scheme was modified from that of the May Scheme partly to address concerns surrounding the daylight impacts to 24 Crossfield Road. While the impacts to the daylight amenity of the property was indeed lessened, daylight transgressions of the BRE target values to some windows remained.

We concluded that both schemes would have been acceptable in terms of overall daylight impact, and in the case of the Hereward House School art block, while some transgression of the daylight target values here was likely inevitable owing to the close proximity of the affected windows to the boundary with Hall School, the daylight amenity of the art block would have remained good.

It is understood that following the submission of the planning application of the November Scheme, an objection was raised by Hereward House School regarding a number of issues, one of which was the possible daylight impact to the art block. The Proposed Scheme presented here has been amended considerably in the part of the scheme closest to the Hereward art block specifically in response to this, in order to significantly lessen the daylight impact here.

Assessment of the Proposed Scheme

GIA have reviewed the Proposed Scheme drawings and 3D model provided to us by Norr Architects, and undertaken a desktop assessment as to how the daylight impacts may change from that of the November Report. Please note that no technical analysis has been undertaken to quantify any changes in daylight and sunlight impact, and the commentary presented here is based on a desktop assessment and the professional opinion of GIA.

Hereward House School – Art Block

The daylight impact to the Hereward House School art block site-facing windows will be lessened when compared to that of the scheme as per the November Report. This is due to the change in design at the part of the proposed scheme closest to these windows, specifically:

- The stepping back of the first floor away from the art block, to create a "terracing" effect
- The reduction in overall height of this part of the scheme by approximately 1.25m
- The increase in distance between the proposal and the site boundary by approximately 0.6m

This will allow much more daylight to enter the windows here, particularly when compared to the previous scheme design, which featured a taller, full-footprint two storey design closer to the art block. While no technical analysis has been undertaken to quantify how much the impact to these windows will lessen and whether they would be compliant with the BRE target values, we can confidently conclude that there will be a material and noticeable increase in daylight to these windows and in turn the room, and given the additional sources of daylight to the art block (specifically rooflights and the principal windows/sources of daylight to the room being positioned on the opposite façade, facing away from the scheme), the daylight amenity to this room will undoubtedly remain very good, with very high sky visibility. In addition, all rooms within the art block would remain fully compliant with the sunlight criteria, as per the November Scheme.

24 Crossfield Road

With regards to the impact to two windows at 24 Crossfield Road, again the proposed changes in the design here from that of the November Scheme would lessen these daylight impacts, owing to the significant scaling back of the massing here. While the purpose of this report is not to quantify any changes in daylight, taking into consideration that the original daylight transgressions were marginal, were one to complete a technical analysis of the proposed scheme it is likely that these transgressions would disappear altogether. However we can confidently conclude that even with the absence of a technical analysis, the daylight to the windows and rooms at this property will improve over that of the November Report, and the daylight amenity to the rooms served by the impacted windows would remain good. Due to the location of 24 Crossfield Road relative to Hall School, this property is not relevant for the sunlight assessment.

Regarding all other surrounding properties, we believe all would remain fully compliant with the BRE target values for daylight and sunlight, in line with our previous conclusions.

Conclusion

Our conclusion is that the proposed scheme for Hall School assessed here is acceptable in terms of any daylight impacts to surrounding properties, and in particular regarding Hereward House School art block and 24 Crossfield Road, any daylight impacts are likely to be significantly lessened over those of the previous scheme design. The daylight amenity to the rooms within these and indeed all other surrounding properties relevant for assessment would remain good following implementation of the proposed scheme. In addition, all relevant rooms within surrounding properties would likely be compliant with the sunlight criteria.

Kind regards,

Yours sincerely
For and on behalf of GIA



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