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225 KENTISH TOWN ROAD,

CAMDEN, LONDON

Daylight & Sunlight

Report

DIRECTOR: LIAM DUNFORD
DATE: JUNE 2015
VERSION: PLANNING
PROJECT:: P576

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1 **Executive Summary**

- 1.1 This reports relates to the Planning Application for an apartment building containing 6 self-contained residential units at 225 Kentish Town Road, Camden scheme insofar as it effects the daylight and sunlight amenity to the surrounding residential properties.

- 1.2 There is full technical analysis contained in this report, however, in summary, the effect of the construction of the proposed scheme upon the 2 surrounding residential rooms is considered to be negligible in nature.

- 1.3 On the basis that daylight amenity alterations, if any, to all of the rooms and windows are fully compliant with BRE Guidance on either VSC or NSL criteria (or both) meaning the occupants of these rooms are unlikely to notice any alteration to their levels of daylight amenity.

- 1.4 Sunlight alterations to 1 of the 2 rooms required for assessment are fully compliant with the relevant BRE guidance, which means that the occupants of the rooms are unlikely to notice any alteration to their levels of sunlight amenity. There are mitigating factors for the one room which does not meet the relevant sunlight criteria.

2 Planning Overview

- 2.1 Through the planning process the local authority will wish to be reassured that the construction of the new scheme will not materially harm the neighbours' daylight and sunlight amenity beyond BRE and British Standard Guidance.
- 2.2 The Local Authority will be informed in this by the BRE document entitled *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011* (the BRE Guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 2.3 The BRE guidelines are not mandatory, although local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE Guidance. Consideration will be given to the urban context within which a scheme is located and the daylight and sunlight will be one of a number of planning considerations which the local authority will weigh.

3 Methodology

- 3.1 To quantify the effect of developing 225 Kentish Town Road insofar as it effects the daylight and sunlight amenity to the surrounding residential properties, we have constructed a three dimensional computer model of the site and relevant neighbouring properties. Commercial properties are generally deemed to have a greater reliance upon supplementary electric lighting and have, therefore, not been included within the assessment.
- 3.2 We have then undertaken technical analysis to measure the light received by neighbouring properties and open spaces both before and after the proposed scheme is constructed.

Daylight

- 3.3 In accordance with the BRE Guidelines, only residential properties are considered for daylight levels. Living rooms, kitchens and bedrooms are the primary focus of the guideline recommendations.
- 3.4 The initial test proposed by the BRE Guidelines is to establish if the proposed massing subtends above a 25° section line drawn from the centre of the window/room in question. If the angle is breached it is necessary to undertake more detailed technical calculations such as Vertical Sky Component (VSC), No Sky Line (NSL) and Average Daylight Factor (ADF).
- 3.5 The Vertical Sky Component (VSC) analysis assesses the amount of sky visibility at the centre of the outside of a window face. The No Sky Line (NSL) analysis assesses the extent of the area of a room which can benefit from sky visibility at working plane height (850mm). These measurements are taken both before and after the construction of the proposed development.
- 3.6 The BRE Guidelines permit a reduction of up to 20% of the existing VSC values in situations where the retained VSC value falls below 27%, which is the BRE recommended VSC level for adequate daylight amenity in a suburban environment. The 20% maximum recommended reduction is based upon the BRE stating that a change up to this extent would remain unnoticeable. The 20% reduction recommendation is also applicable to the NSL values.

Sunlight

- 3.7 The BRE Guidelines use Annual Probable Sunlight Hours (APSH) as the methodology for calculating sunlight levels when a 25° section line, as per daylight assessments, is breached.
- 3.8 The BRE recommends that the APSH in the proposed situation should be at least 25% of the annual total of which 5% should be from the winter months. When the proposed value falls short of this standard the reduction should be within 0.8 times its former value unless there is a reduction in total APSH which is less than 4%.
- 3.9 Where an existing surrounding room is served by additional windows to those facing within 90° of due south, all windows will be assessed, even any additional window serving the room is facing within 90° of due north. This is done in order to understand the true level of sunlight amenity to the room in question.
- 3.10 This methodology is in accordance with the BRE Guidelines for the assessment and establishing effect significance (Appendix I paragraph I6). It does not duplicate sunlight values. It measures the total sunlight availability to all windows.
- 3.11 Only residential properties that face within 90° of due south are taken into account for sunlight analysis, the BRE Guidelines considers that sunlight to main living room windows as the most important.
- 3.12 For existing residential properties, the BRE Guidelines state in Section 3.2.3 that: “all main living rooms of dwellings...should be checked if they have a window facing within 90° of due south, kitchens and bedrooms are less important, although care should be taken not to block too much sun.”

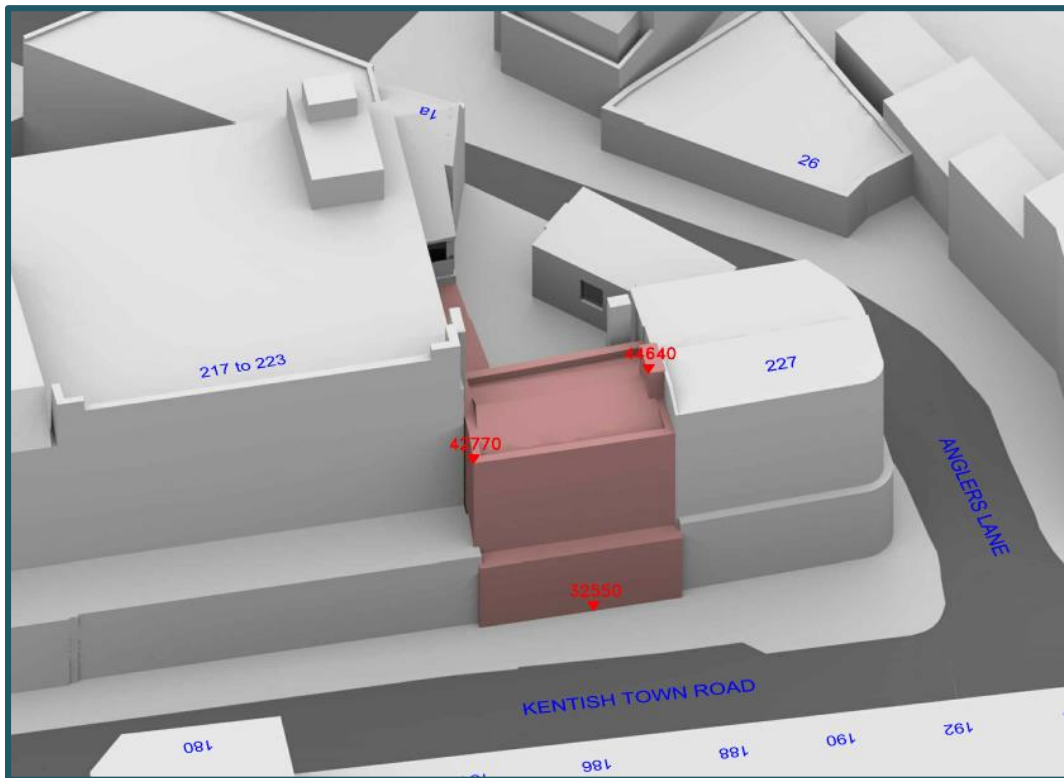
Significance	Description
Negligible	No alteration or a small alteration from the existing scenario which is within the numerical levels suggested in the BRE Guidelines.
Minor	Marginal infringements (20-29.9%) of the numerical values suggested in the BRE Guidelines, which should be viewed in context.
Moderate	Moderate infringements (30-39.9%) of the numerical values suggested in the BRE Guidelines, which should be viewed in context.
Major	Major infringements (40%+) of the numerical values suggested within the BRE Guidelines, which should be viewed in context.

4 Sources of Information

Site Photographs	-	Point 2 Surveyors
Base Model	-	OS Map digital data
Proposed Scheme Drawings	-	Fresson & Tee: Existing and Proposed Plans & Elevations 222090 – P0

5 The Site

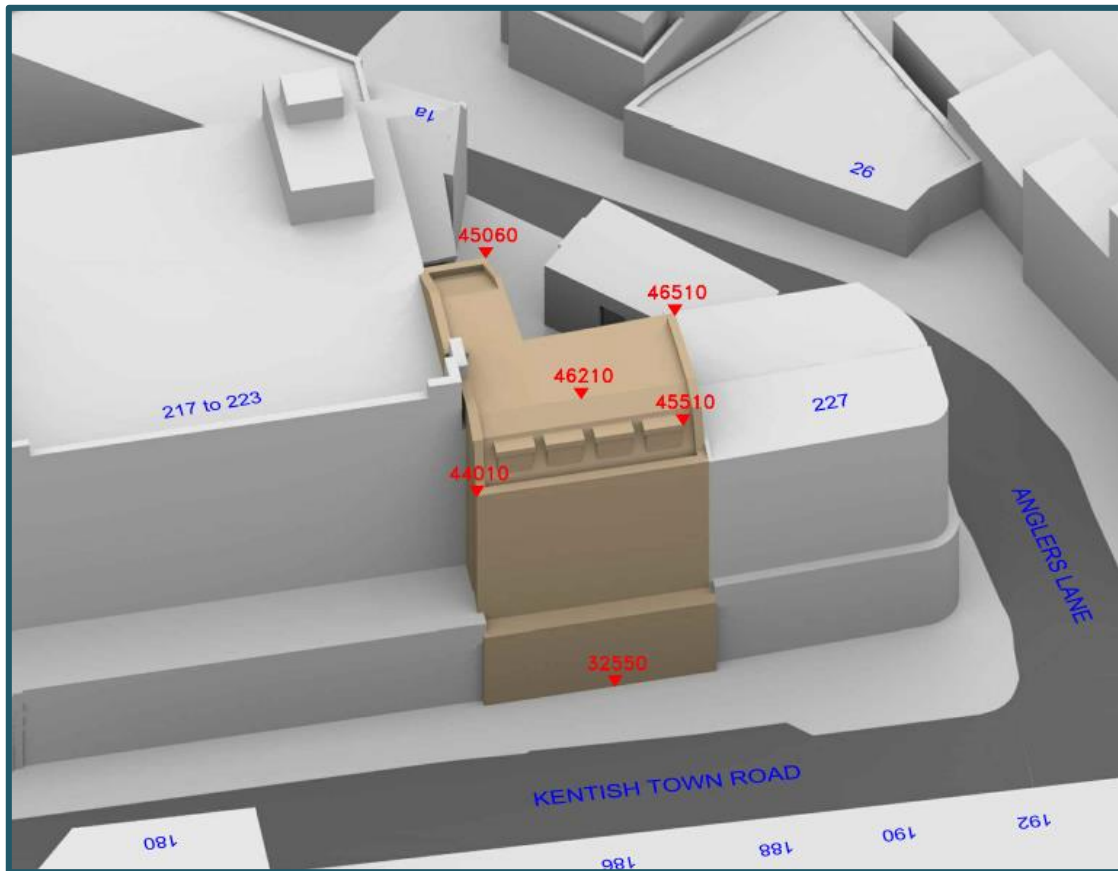
The site is located in the London Borough of Camden.



Drawing Number: P576/02 – 3D View - Existing Buildings

- 5.1 Our understanding of the site location and the existing buildings which occupy the site can be seen in the above drawing.

6 The Scheme



Drawing Number: P576/05 – 3D View – Proposed Scheme

6.1 Our understanding of the proposed scheme is illustrated in the above drawing.

7 Effects of the Scheme

The following neighbouring properties contain residential accommodation and, due to their proximity to the development site, have been assessed in terms of the effects of the proposed development upon their daylight and sunlight amenity:

- **1a Angler's Lane**
- **227 Kentish Town Road**

Results for each window & room can be found in Appendix A.

We are also aware of other residential accommodation facing the site, located on the first and second floors of 186-188 Kentish Town Road to the East of the site. No technical analysis has been undertaken in respect of these rooms, this is due to the fact there is a large separation distance between the site and the site. Moreover, when looking at the modest level of the extension it is clear there would not be any material impact, if there was any impact at all.

227 Kentish Town Road

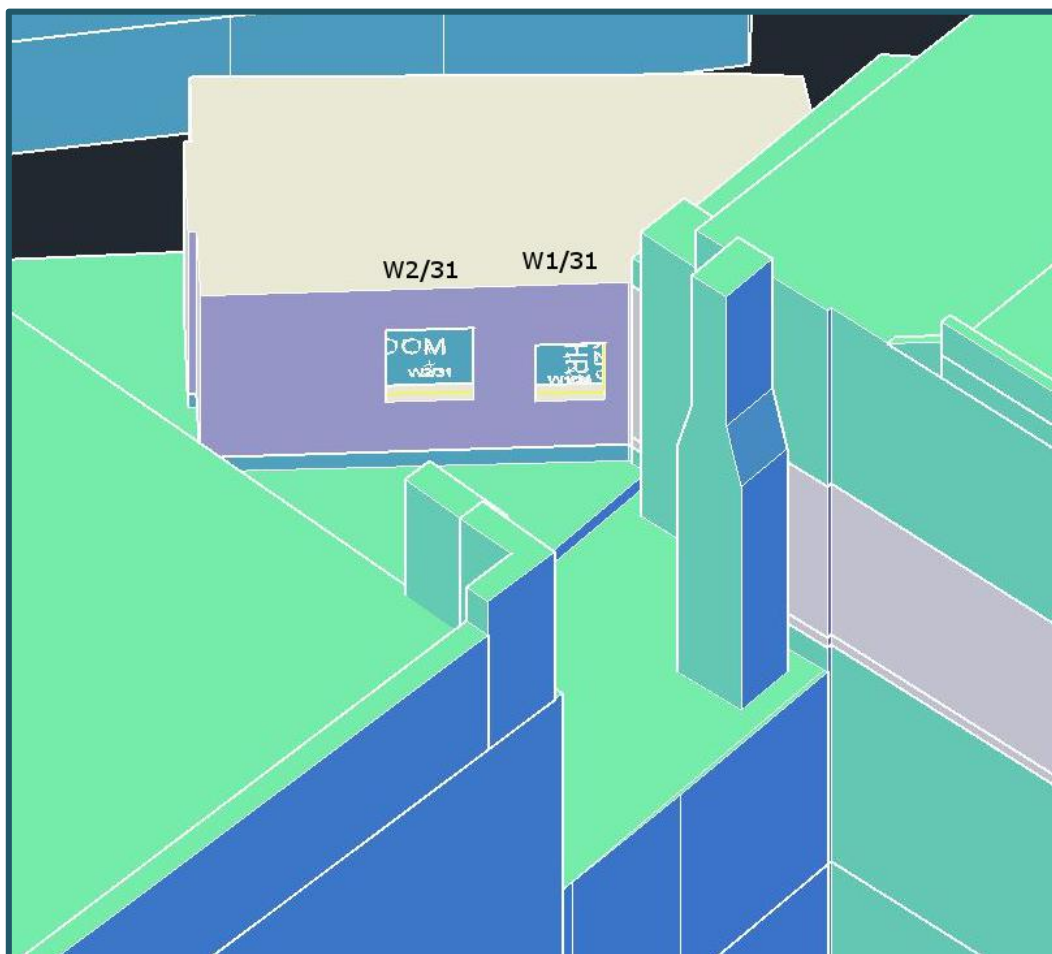
- 7.1 Adjoining the development site on its northern and north-western boundaries this building features site-facing windows at first floor level. The property at this level is understood to provide residential accommodation. We have managed to acquire a set of floor plans from Camden's planning portal and are therefore able to accurately comment upon room use and layout.

Daylight

- 7.2 There are 3 windows serving 1 site facing habitable room which is understood to be a bedroom, and one window serving a bathroom.
- 7.3 The bathroom is considered non-habitable by BRE Guidance and has therefore been discounted.
- 7.4 The bedroom has one site facing window (W2/31) which will experience a derogation from VSC Guidance. This is largely due to its proximity to the site and the fact it does not receive good daylight in the existing situation. The room does however meet BRE Guidance in retaining a good level of daylight since the room is dual aspect with two further windows facing onto Angler's Lane both enjoying VSC values above 37%. The overall position is confirmed by considering the Daylight distribution test which considers light across the whole room area from all sources; the bedroom is fully compliant in terms of NSL alterations and the retained daylight amenity is considered good; retaining daylight to 99% of the room.
- 7.5 Overall, the effect of the proposed development upon the daylight amenity of this property is, therefore, considered to be negligible in nature and compliant with BRE Guidance.

Sunlight

- 7.6 The one room of this building which has site facing windows, and which are orientated to within 90 degrees of due south, is fully compliant with the BRE guidelines relating to sunlight amenity.



227 Kentish Town Road – Window References W2/31 & W1/31

1a Anglers Lane

- 7.7 Adjoining the development site on its western boundaries this building features one site-facing residential room on first floor level.

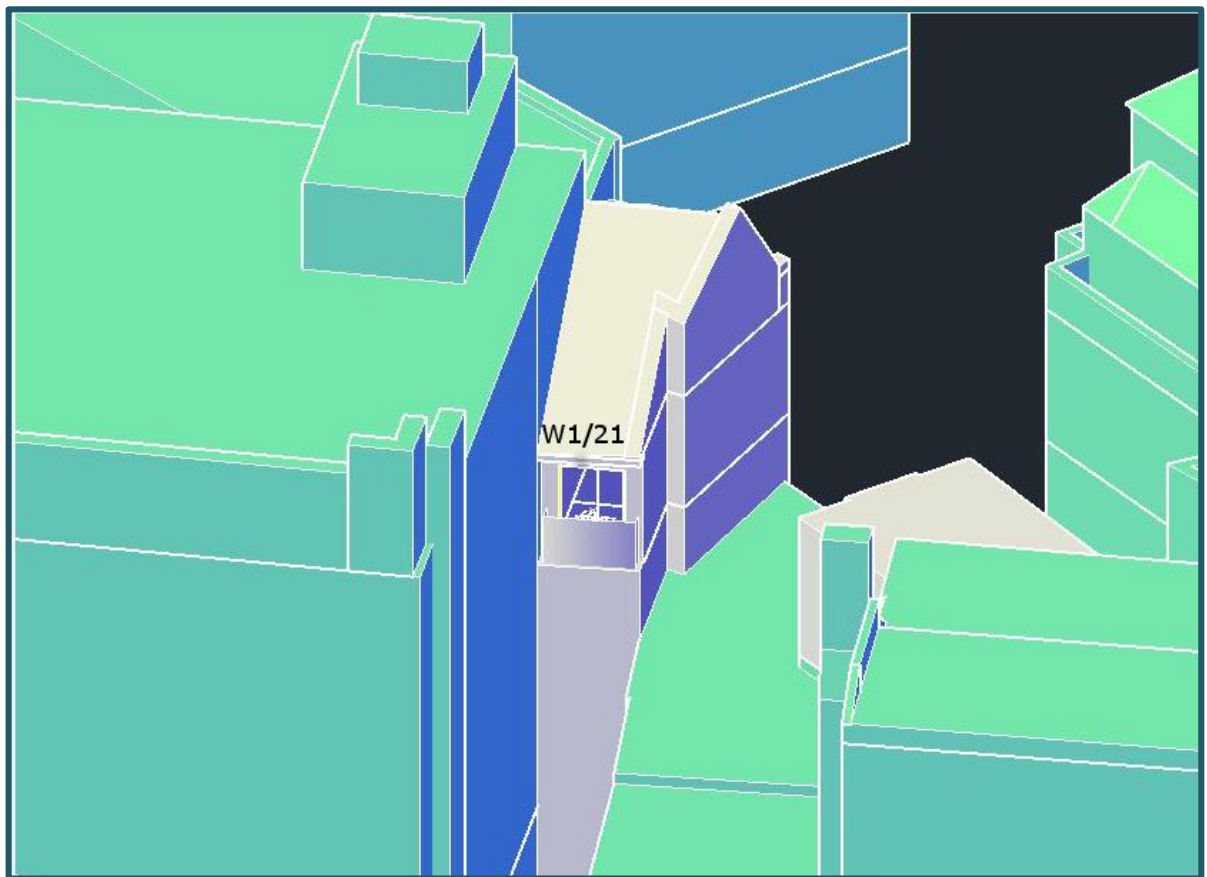
Daylight

- 7.8 There is 1 windows serving 1 site facing room on the first floor (believed to be a study) which has been assessed.
- 7.9 The room is fully compliant in terms of NSL alterations and the retained daylight amenity is very good, with good daylight to 80% of the room. The one window serving the room will experience a reduction to its VSC beyond guidance, however, this is because it has a low existing baseline value due to its oblique view of the site and is therefore sensitive to further change.

7.10 Given the retained NSL values the impact to VSC is more or less immaterial, and unlikely to be noticeable to the occupants to the room and therefore complaint with BRE Guidance.

Sunlight

7.11 The one room in this building which has a site facing window, and which is orientated to within 90 degrees of due south, does not meet BRE guidance relating to sunlight amenity. This is because the room already enjoys very little sunlight amenity at present and has an oblique view of the site. Therefore, any change from the existing situation would likely cause a derogation from guidance and it is in our view not possible to achieve any reasonable additional massing to the site without impairing the amenity to this room.



1a Anglers Lane – Window Reference W1/21

8 **Conclusion**

- 8.1 Detailed technical analysis has been undertaken to quantify the effect of the construction of the proposed 225 Kentish Town Road redevelopment upon the daylight and sunlight amenity of the neighbouring residential properties.

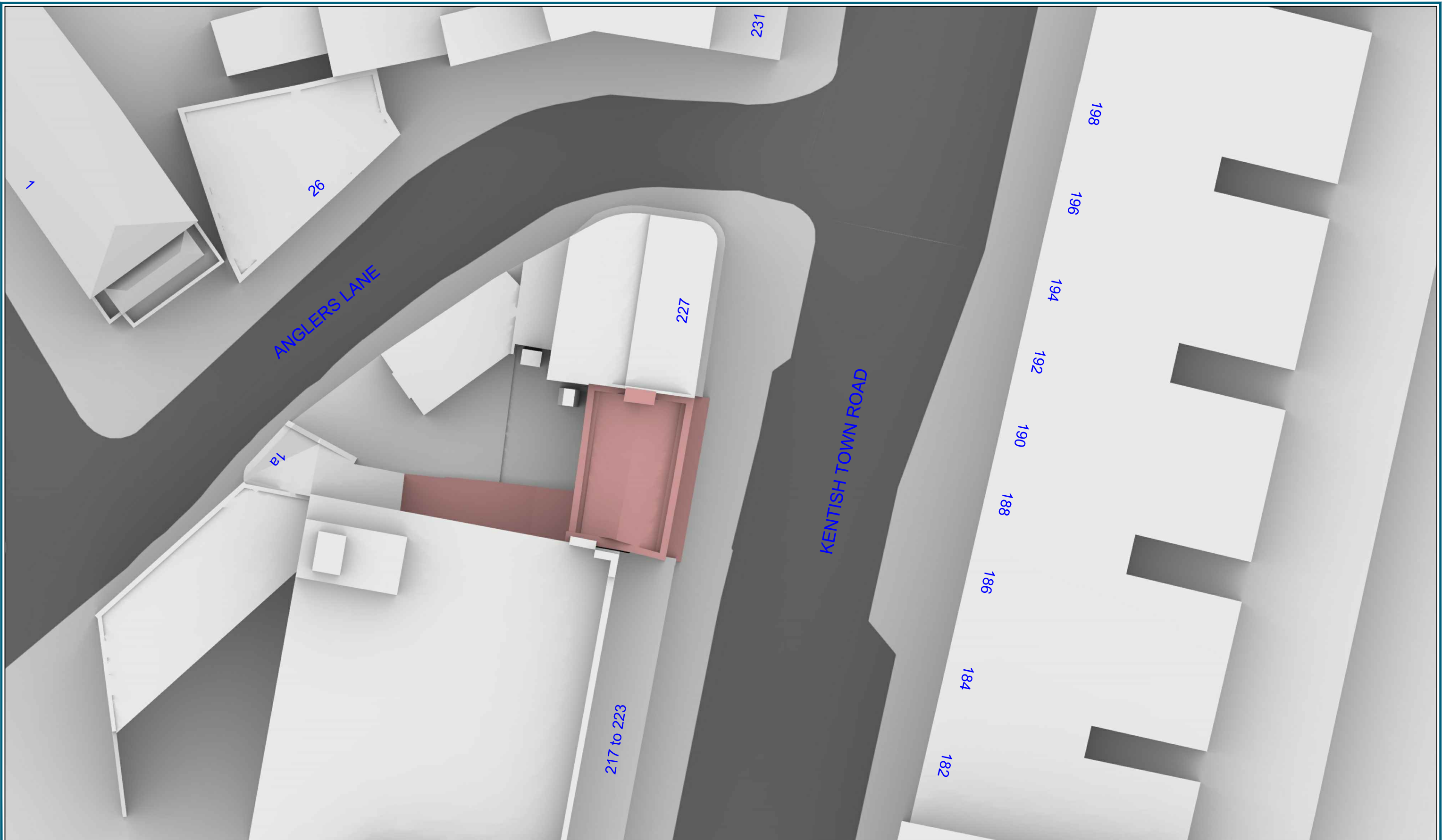
Daylight

- 8.2 The daylight analysis identifies that there will be no noticeable reduction in daylight to the surrounding habitable rooms.
- 8.3 There is one incidence in a VSC value to 227 Kentish Town Road exceeding 20% but, as discussed within the report the room is served by 2 other windows, which offset any material light loss and as such the Daylight Distribution test identifies full compliance with BRE Guidance.

Sunlight

- 8.4 The Sunlight analysis demonstrates full compliance with BRE guidance. This means that the occupants of the rooms are unlikely to notice any alteration to their levels of sunlight amenity.
- 8.5 Overall, the proposed the redevelopment of 225 Kentish Town Road will relate well to the neighbouring residential properties. We fully support this application with regards to Daylight and Sunlight.

Appendix A – Drawings



Sources: FRESSON & TEE
Existing and Proposed Plans & Elevations
22209 - P0

OS Map
Site Photos

Key: █ Existing Building
█ Proposed Scheme



Project: 225 Kentish Town Road,
London

Title: Plan View
Existing Buildings

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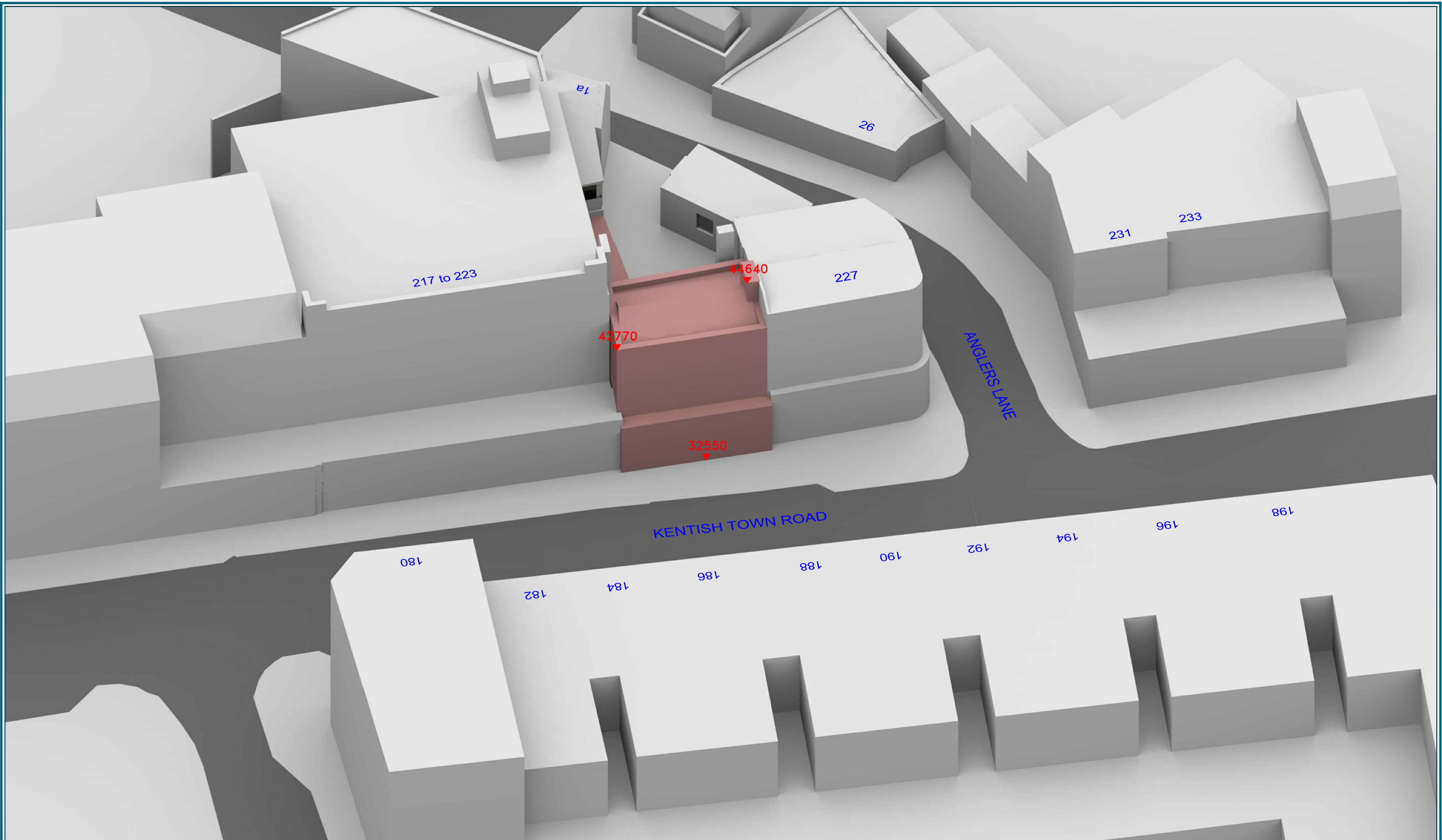
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Scale: 1:200

Date: JUNE 15

Dwg No:

P576/01



Sources: FRESSON & TEE
 Existing and Proposed Plans & Elevations
 22209 - P0

OS Map

Site Photos

Key: █ Existing Building
█ Proposed Scheme
 All Heights in mm AOD

Project: 225 Kentish Town Road,
 London

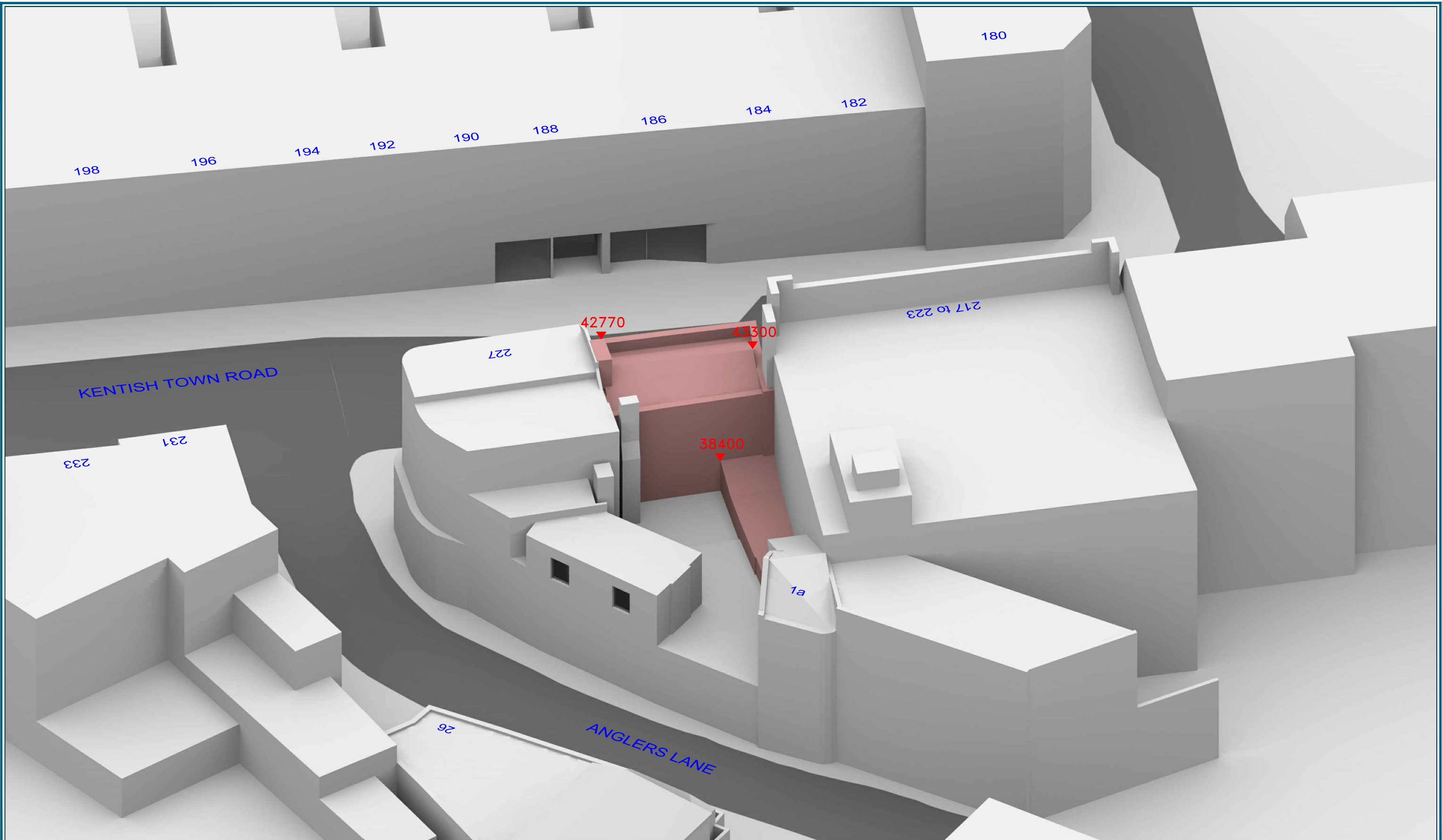
Drawn By: JCA

Title: 3D View
 Existing Buildings

Date: JUNE 15

Dwg No: **P576/02**

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Sources: FRESSON & TEE
 Existing and Proposed Plans & Elevations
 22209 - P0

OS Map

Site Photos

Key: ■ Existing Building
■ Proposed Scheme
 All Heights in mm AOD

Project: 225 Kentish Town Road,
 London

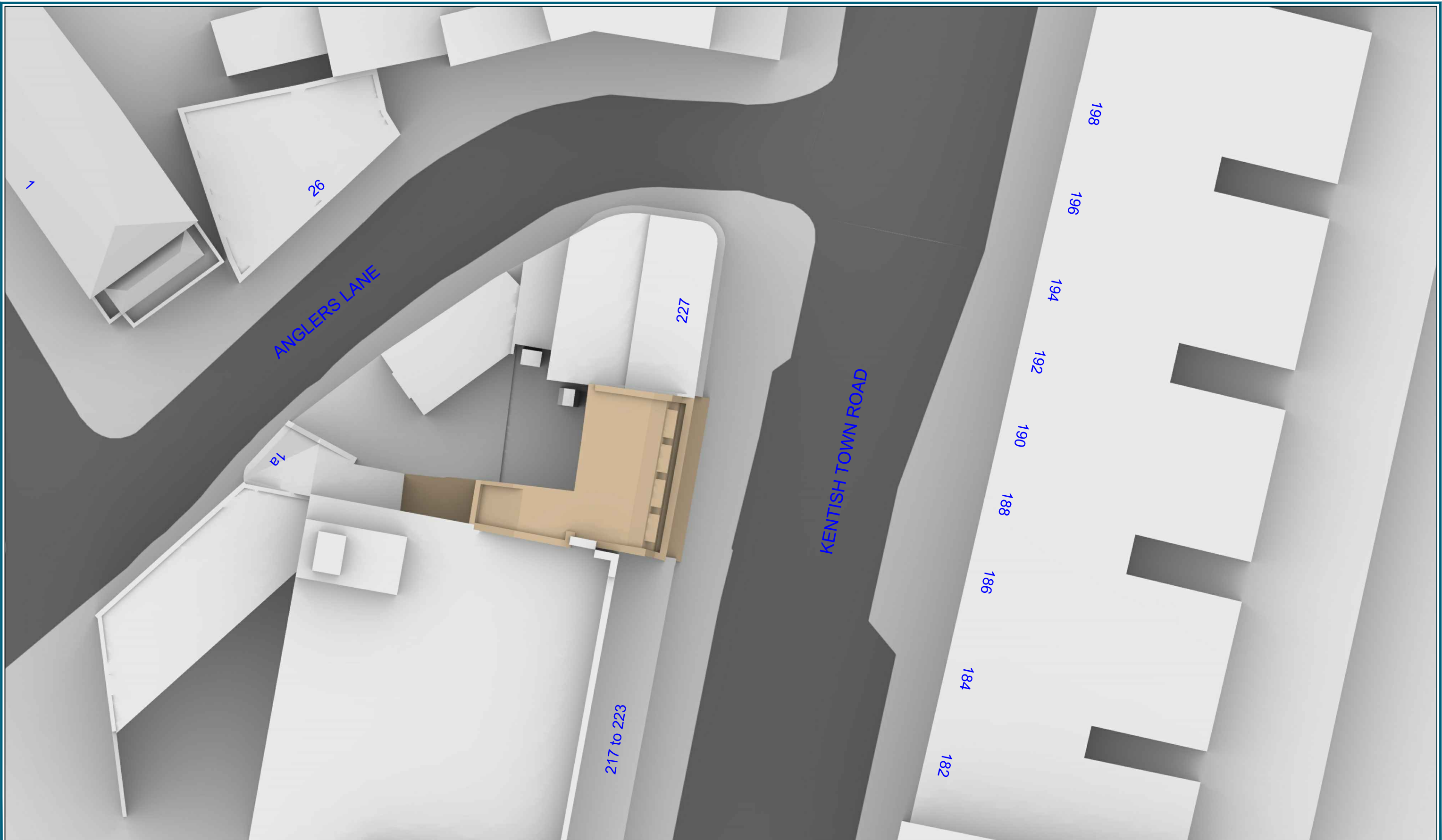
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Title: 3D View
 Existing Buildings

Date: JUNE 15

Dwg No: **P576/03**

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Sources: FRESSON & TEE
Existing and Proposed Plans & Elevations
22209 - P0

OS Map
Site Photos

Key: — Existing Building
— Proposed Scheme



Project: 225 Kentish Town Road,
London

Title: Plan View
Proposed Scheme 09/06/15

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Drawn By: JCA

Scale: 1:200

Date: JUNE 15

Dwg No:

P576/04



Sources: FRESSON & TEE
 Existing and Proposed Plans & Elevations
 22209 - P0

OS Map

Site Photos

Key: ▬ Existing Building
▬ Proposed Scheme
 All Heights in mm AOD

Project: 225 Kentish Town Road,
 London

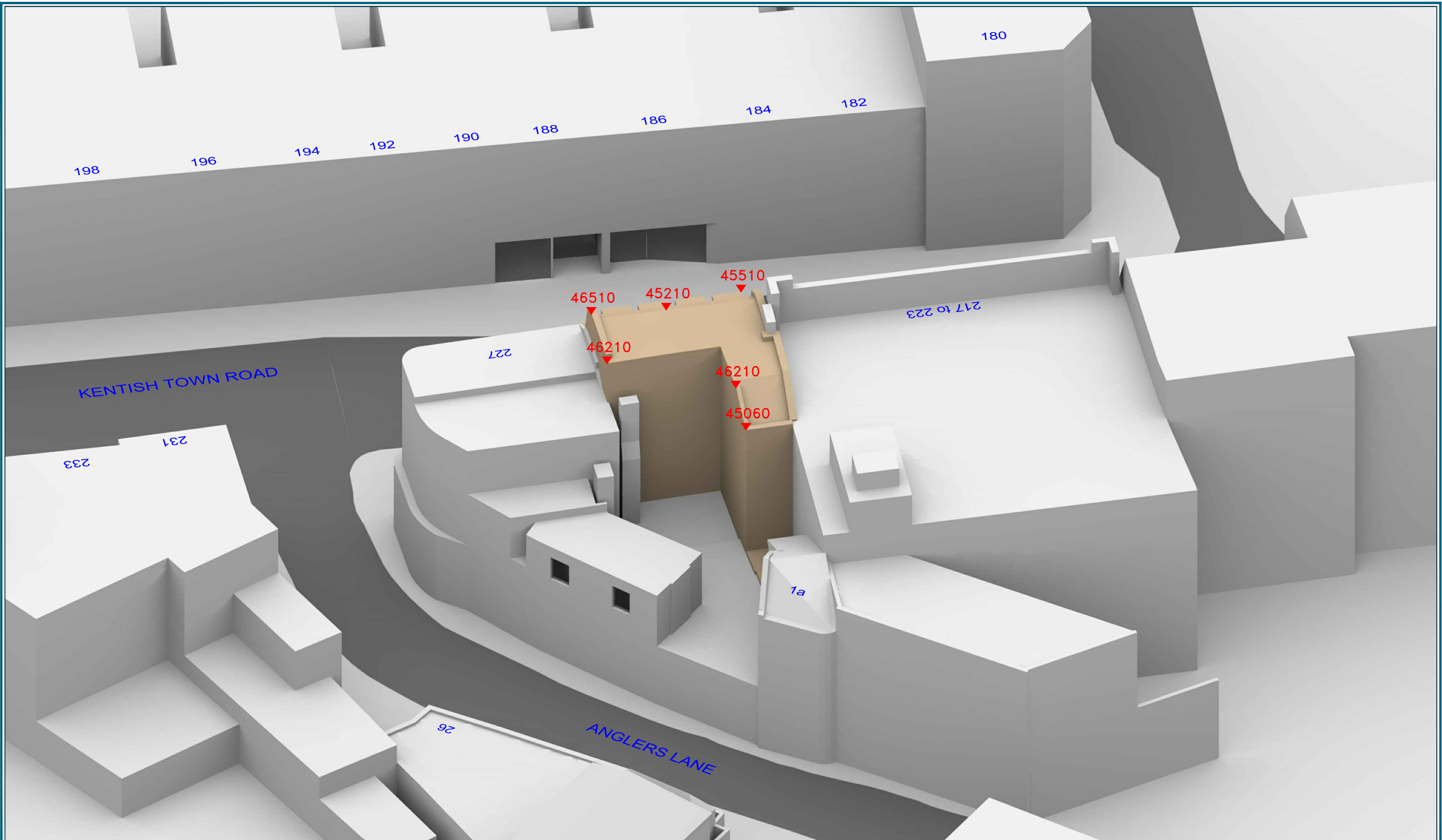
Drawn By: JCA

Title: 3D View
 Proposed Scheme 09/06/15

Date: JUNE 15

Dwg No: **P576/05**

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Sources: FRESSON & TEE
 Existing and Proposed Plans & Elevations
 22209 - P0

OS Map

Site Photos

Key: █ Existing Building
█ Proposed Scheme
 All Heights in mm AOD

Project: 225 Kentish Town Road,
 London

Drawn By: JCA

Title: 3D View
 Proposed Scheme 09/06/15

Date: JUNE 15

Dwg No: **P576/06**

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Appendix B – External Daylight & Sunlight Results

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
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1a ANGLERS LANE

R1/21	STUDY	W1/21	15.66	9.53	6.13	39.14
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227 KENTISH TOWN ROAD

R1/31	BEDROOM	W2/31	15.71	9.80	5.91	37.62
R1/31	BEDROOM	W3/31	37.48	37.48	0.00	0.00
R1/31	BEDROOM	W4/31	37.15	37.15	0.00	0.00
R2/31	BATHROOM	W1/31	N/A	N/A	N/A	N/A

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
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1a ANGLERS LANE

R1/21	STUDY	37.3	37.0	30.3	6.8	18.4
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227 KENTISH TOWN ROAD

R1/31	BEDROOM	194.9	184.0	182.7	1.3	0.7
R2/31	BATHROOM	N/A	N/A	N/A	N/A	N/A

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH			Annual APSH	Winter APSH	Annual APSH	Winter APSH		
1a ANGLERS LANE														
R1/21	W1/21	STUDY	0	8	0	0	-	100.0	0	8	0	0	-	-
227 KENTISH TOWN ROAD														
R1/31	W2/31	BEDROOM	0	36	0	20	-	44.4						
R1/31	W3/31	BEDROOM	1	17	1	17	0.0	0.0						
R1/31	W4/31	BEDROOM	1	17	1	17	0.0	0.0	1	53	1	37	0.0	30.2