

JOB NO: 1532
JOB: 181-183 York Way & 282a Camden Road, LONDON N7 9LN – NW1 9AB
REF: DAYLIGHT AND SUNLIGHT IMPACT ASSESSMENT
DATE: 20/09/17

Daylight and sunlight to adjacent windows

As part of a planning application, daylight and sunlight is most commonly assessed under the guidelines of BRE 209: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (P.J Littlefair, 2011).

To check the impact of the new development we use two different tests:

25 Degree Test

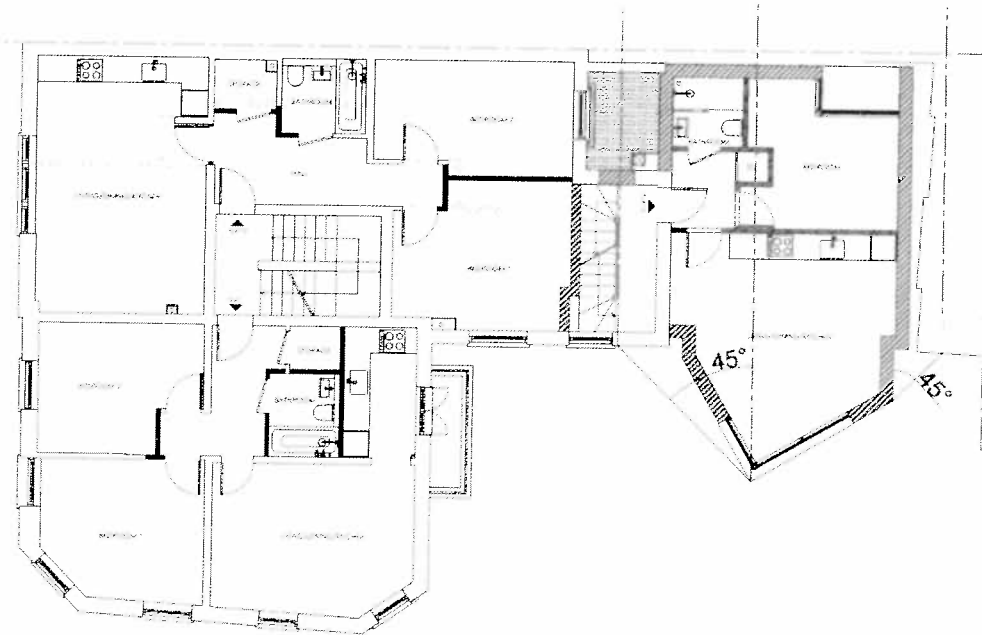
The 25 degree test is used where the development is opposite the window. The centre of the lowest habitable room window should be used as the reference point for the test. As there are no habitable rooms on the ground floor of the existing building, the centre of the lowest habitable room window is on the first floor. As seen in the elevation below, the proposed development is below the line taken at 25 degrees from the centre of the first floor window. This means that there is no effect on the daylight and sunlight reaching the existing building at 282a Camden Road. In addition, there is no detrimental effect on the buildings on the opposite side of Camden Road and York Way, which are 21 metres away from the proposed development.

45 Degree Test

The 45 degree test is used to check extensions that are perpendicular to a window. In this case, the centre of the windows in the existing building lie outside the 45 degree line (on plan and elevation) and daylight and sunlight levels will not be affected.



Elevation on Camden



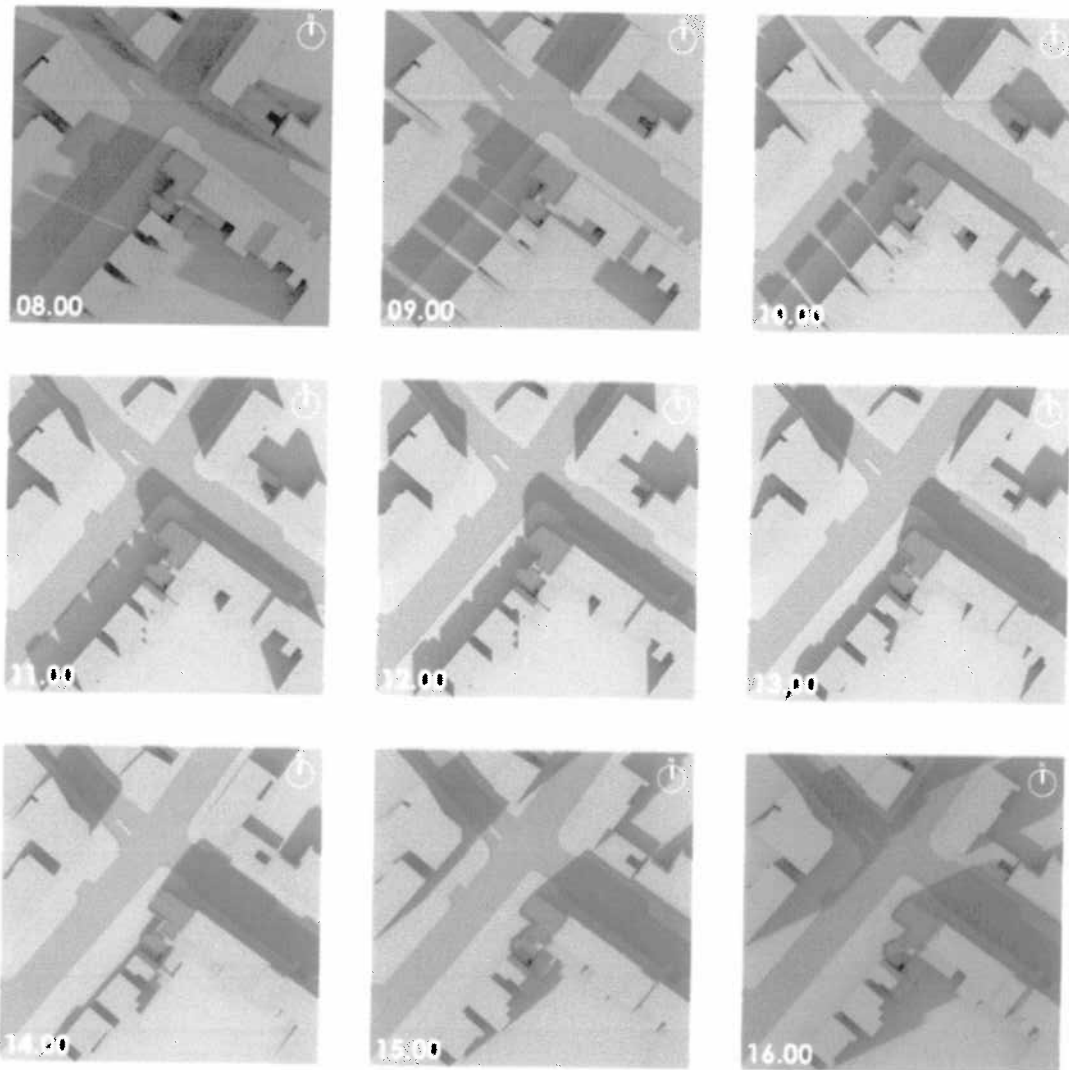
First Floor Plan

Overshadowing over neighbouring properties

The guidelines relating to the impact of a development's shadow upon neighbouring properties and their respective amenity areas are set out in document BRE 209.

This states that a development should not leave a neighbouring amenity area with less than 2 hours' access to direct sunlight across 50% of its area on the 21st March.

The overshadowing images below demonstrate that no neighbouring amenity areas will incur a detrimental loss of sunlight as a result of the development, and thus the development meets the criteria.



■ PROPOSED DEVELOPMENT
■ EXISTING BUILDINGS

OVERSHADOWING DIAGRAM – 21 MARCH