



Daylight and Sunlight Report

In respect of
21 JOHN STREET, HOLBORN, LONDON, WC1N 2BP

Application LPA Ref:- 2018/0509/P



On behalf of
Jaspar Homes Ltd

Ref: JM033
June 2018

1 INTRODUCTION

- 1.1.1 This statement assesses the development proposal on 21 John Street in Holborn against the impact of daylight and sunlight on neighbouring properties. The proposed development seeks to create a single storey roof extension at eight floor level to provide 1 one-bedroom flat.
- 1.1.2 The impact of the potential loss of light to Mytre Court within the Courtyard was assessed on 21 June 2018, at Summer Solstice when the sun is at its highest point in the sky in relation to the site. The series of photos at Section 2.0 have been taken at the red location point on the Plan below, facing towards the rear of Mytre Court.



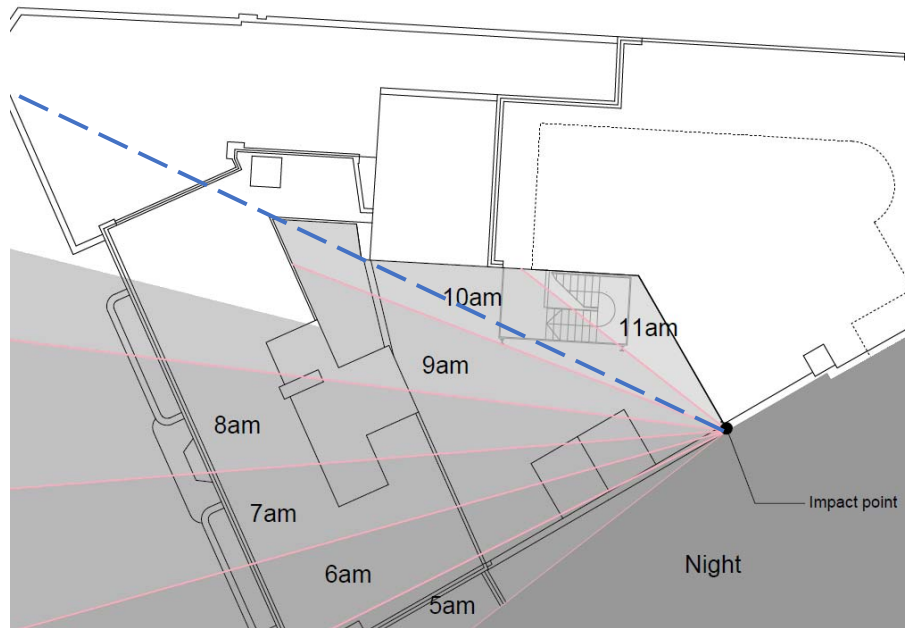
Plan View from Google Maps showing the application site.

- 1.1.3 The sun chart for the site has been modelled onto plan (**Appendix 1**), which shows that only during the summers months there is potential for Mytre Court to be impacted. However, during the winter months the sun rises further south and does not have the potential to rise as high, preventing any opportunity for direct sunlight to pass over 21 John Street onto Mytre Court, therefore, new proposal has no potential for overshadowing.



1.1.4

In the summer months and in particular at summer solstice after 10.15am the sun is south enough that possible shading created from 21 John Street will pass Mytre Court and has have no impact on the building.



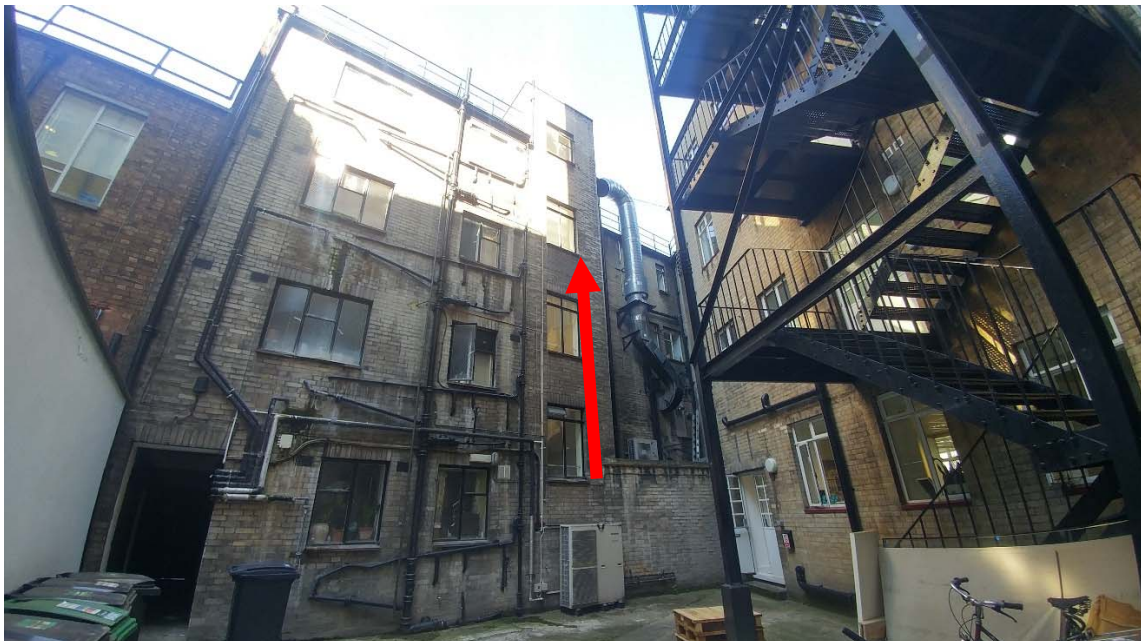
2 PHOTOGRAPHS

- 2.1.1 The follow series of photographs indicate the early morning shadow from the existing 8-storey building at 21 John Street. They show the point in time when the sun breaks through the top of the building and allows direct light onto Mytre Court. The red arrow on the photos show the location of the shadow from the 8-storey building at 21 John Street. The sunlight on the left of the shadow will not be affected from the proposal as this light is coming over the top of Bedford House, 21a John Street, Holborn and the proposed scheme does not impact this area.

- 2.1.2 **9:16am** | 21st June 2018

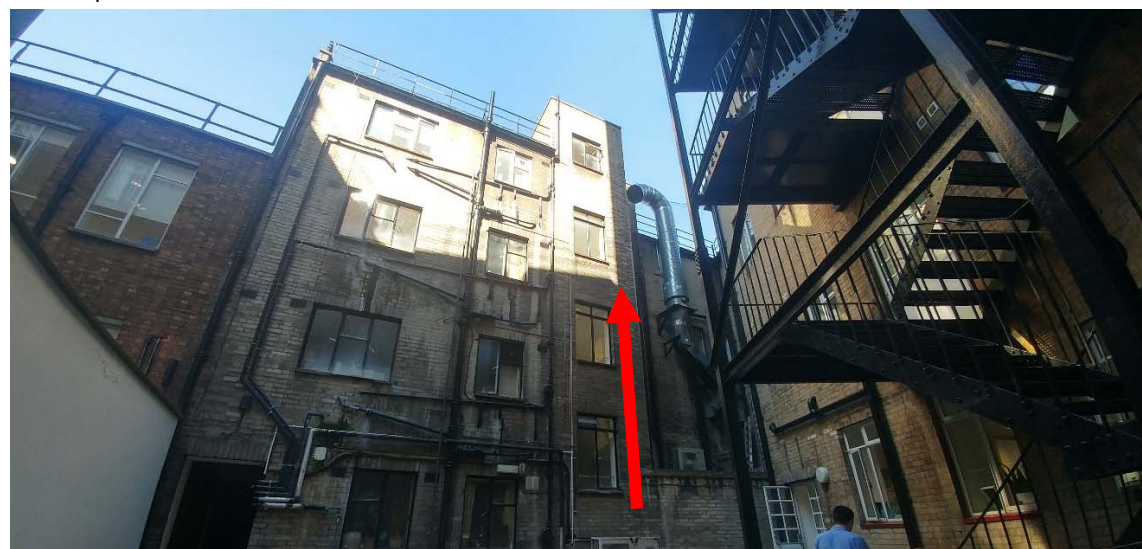


- 2.1.3 **9:22am** | 21st June 2018



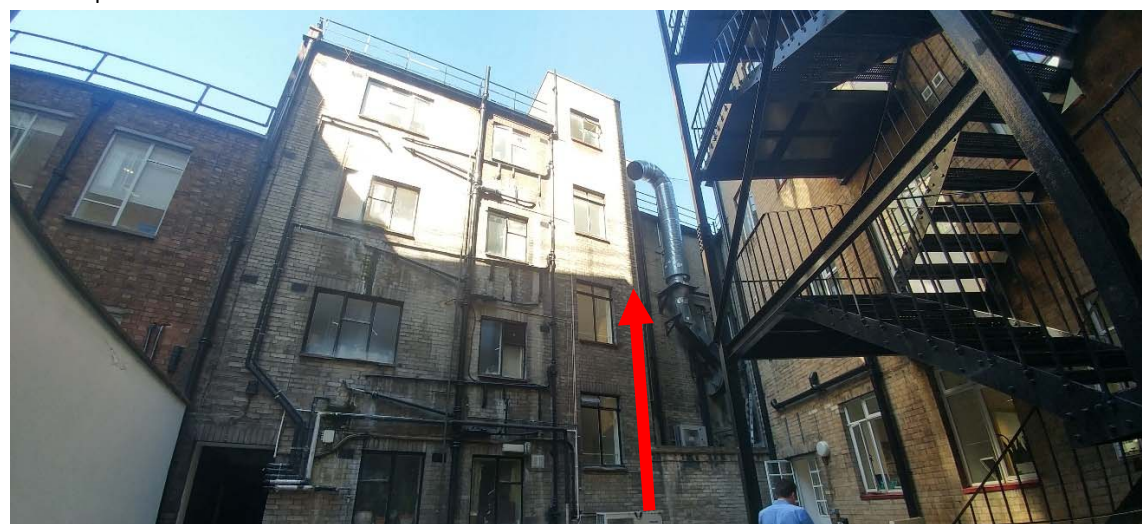
2.1.4

9:32am | 21st June 2018



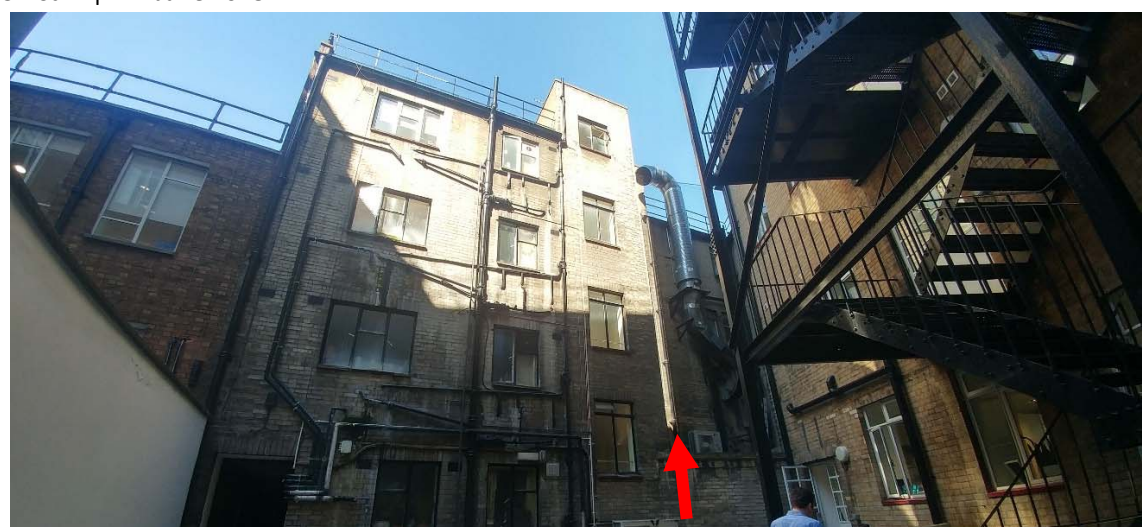
2.1.5

9:38am | 21st June 2018



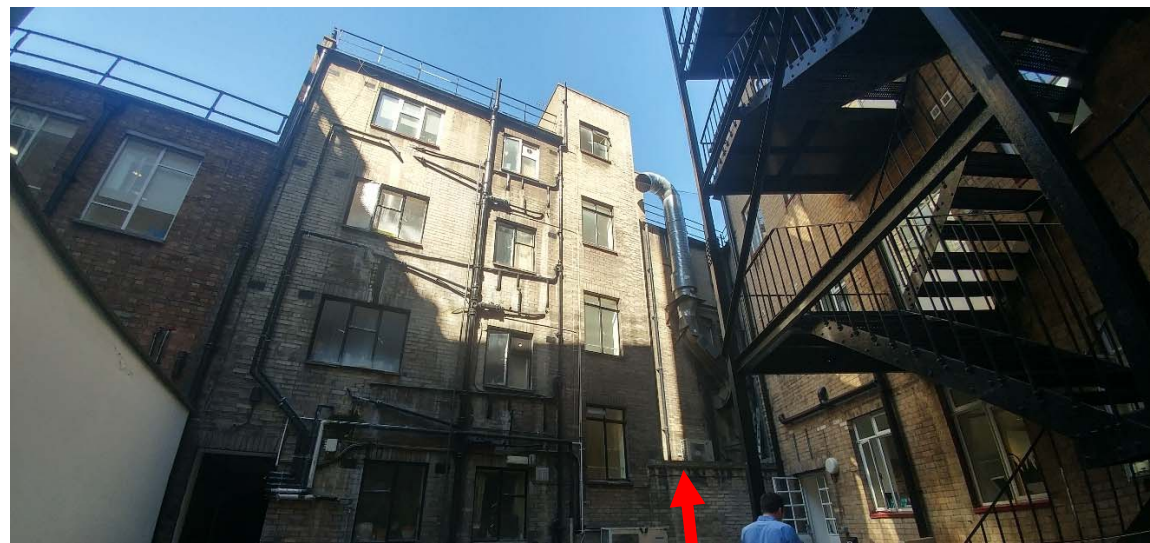
2.1.6

9:46am | 21st June 2018



2.1.7

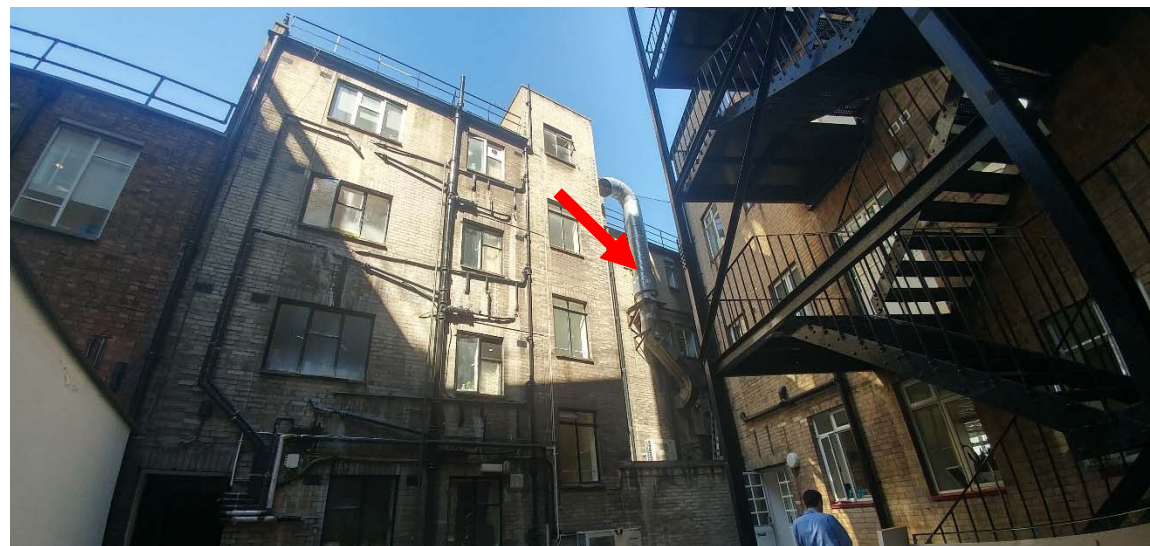
9:52am | 21st June 2018



Existing shadow created by 21 John Street

2.1.8

9:58am | 21st June 2018



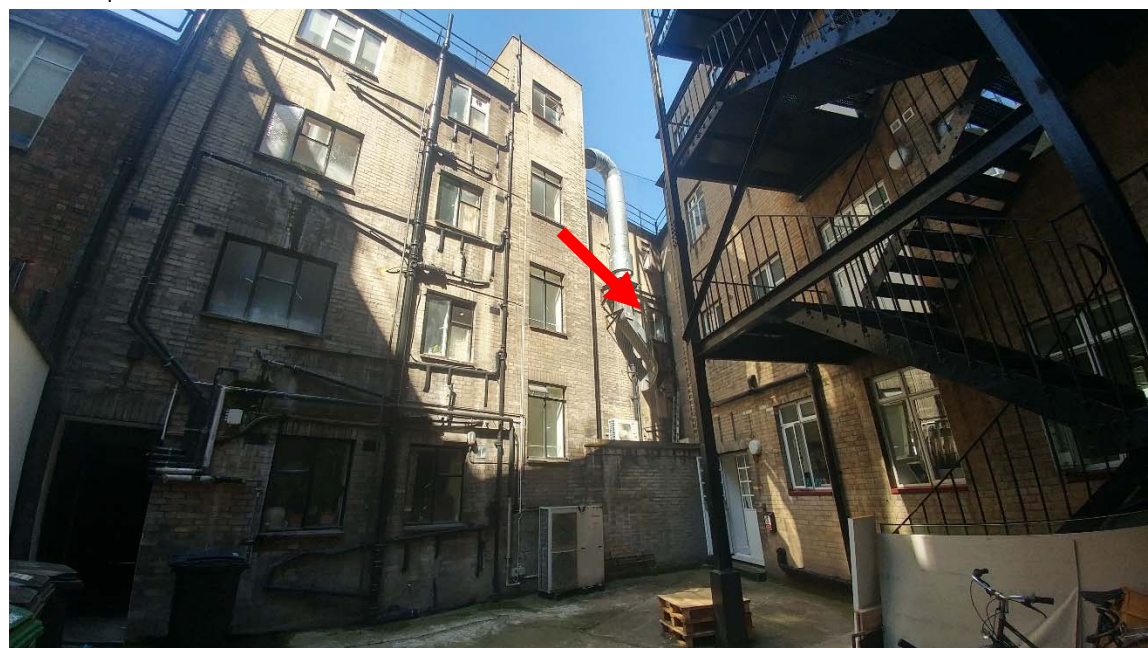
2.1.9

10:05am | 21st June 2018



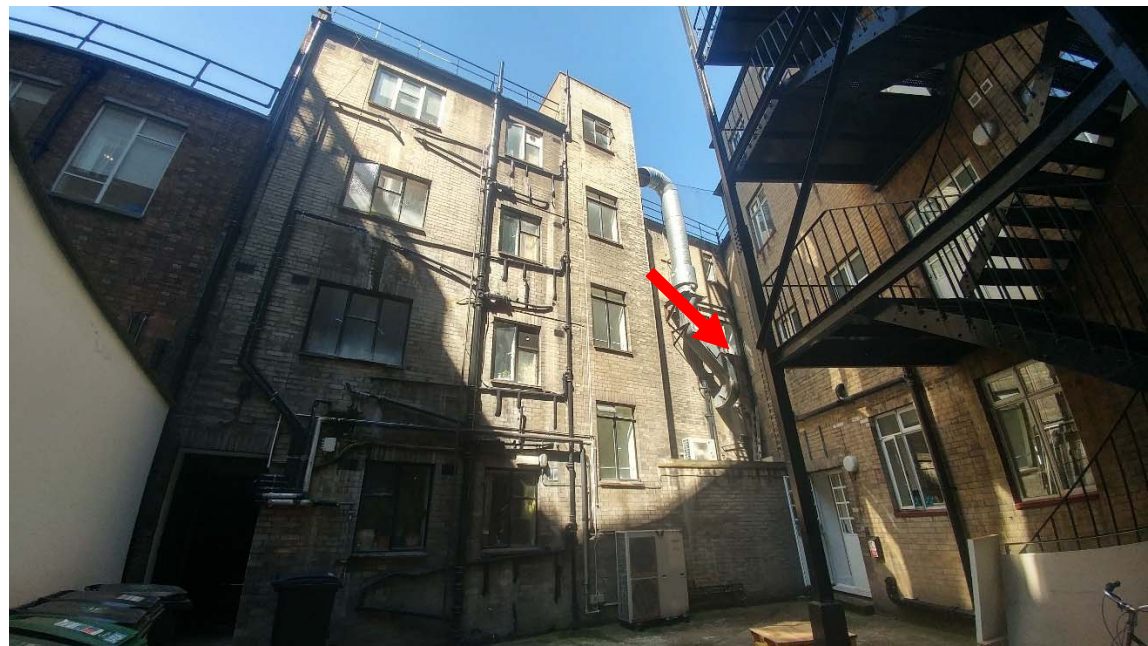
2.1.10

10:13am | 21st June 2018



2.1.11

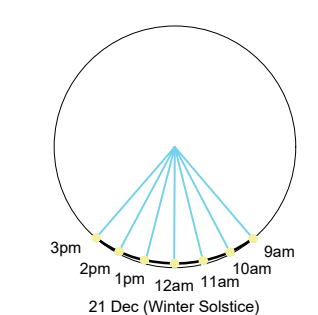
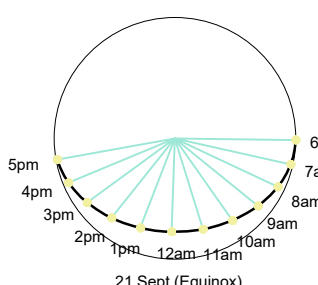
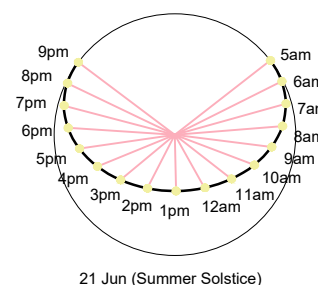
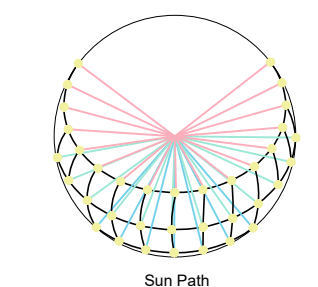
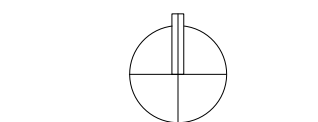
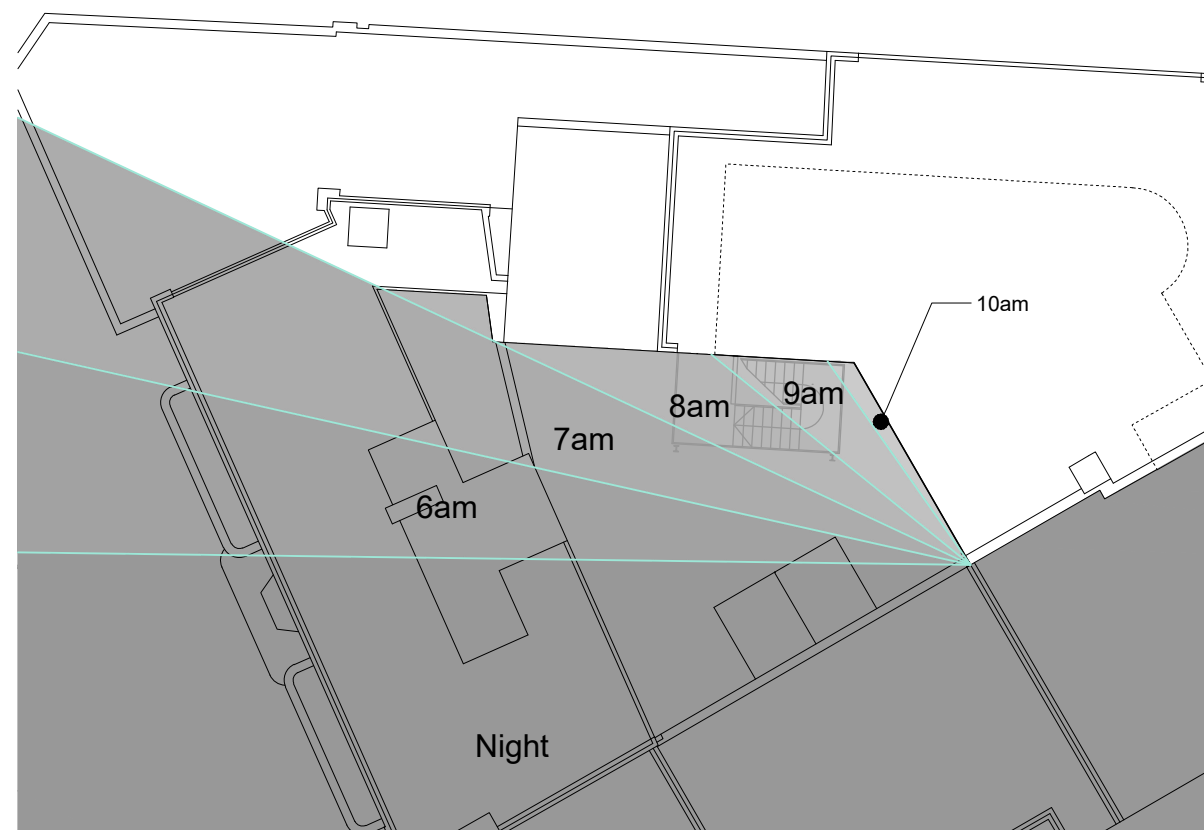
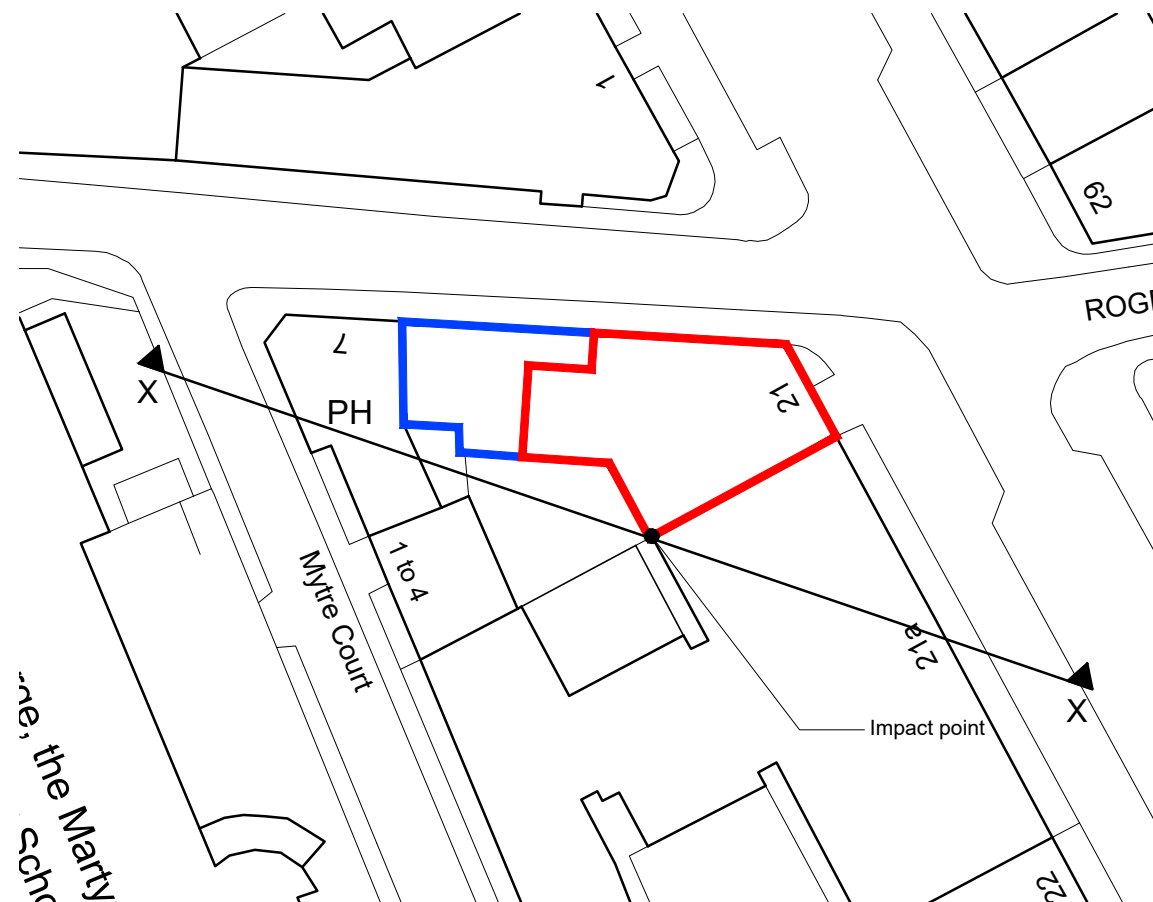
10:18am | 21st June 2018



3 SUMMARY AND CONCLUSION

- 3.1.1 The site plan at **Appendix 1** and the photos taken at Summer Solstice show that the existing building shades Mytre Court throughout the winter, spring and autumn months. During summer solstice light can penetrate pass overtop the existing 8-storey building at 21 John Street at 9:55am, however the sun moves far enough south by 10.15am/10.20am that Mytre Court cannot be impacted by 21 John Street regardless of its height.
- 3.1.2 Photograph 2.1.10 shows 2 windows could gain direct light from the sun for 10 minutes in the morning, however a duct already covers these windows and creates further shading. In addition, the light at this point in time is at such an angle to the building/windows that few rays could penetrate into the room.
- 3.1.3 Jaspar Homes Ltd are seeking for a single storey extension to the existing roof at eight floor level providing an additional 1 bedroom flat. The proposed scheme which surpasses the existing parapet by 2.3m and is a similar height to the existing lift overrun, will not impact the neighbouring properties Daylight and Sunlight levels in particular Mytre Court.

APPENDIX 1: SHADING FROM 21 JOHN STREET PLAN



| Rev | Description | Date | |
|---|---------------|----------|----------|
| <p>All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Do not scale from this drawing or reproduce without consent.</p> <p>This drawing and the design is the copyright and property of Jaspas Group and may not be used in part or in whole without prior written consent.</p> <p>This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to notified to Jaspas Group before the affected work commences.</p> | | | |
| PROJECT: 21 John Street, Holborn, London WC1N 2BP | | | |
| DRAWING: Sunlight Impact from 21 John Street | | | |
| DWN: | CKD: | DATE: | STATUS: |
| DS | - | 21/06/18 | PLANNING |
| SCALE: | DWG NO: | | REV: |
| 1:500 @ A3 1:200 @ A3 | JM033_PL_0051 | | 00 |