



Dear Alex

67-74 Saffron Hill, London

In accordance with instructions, I have undertaken initial review of the scheme proposal drawings to see whether there are any daylight and sunlight or rights of light matters that need to be addressed. In doing that, I have considered the current scheme proposal drawings provided to me.

I believe the key one is the proposed courtyard elevation drawing 1815/214C. I note from all of the drawings that the proposal is to add a new fifth floor office to the building that will be set back from the courtyard elevation with the Ziggurat building and located 11.3m away from the elevation of that building. It is clear to me that this will have no material impact on either daylight and sunlight for planning or rights of light in common law and I can explain why that is.

I attach a copy of that section drawing on which I have added a daylight angle line to illustrate why there will not be a daylight and sunlight issue for planning.

The principal daylight assessment calculates the vertical sky component to a neighbouring window. The vertical sky component is the amount of direct sky visible to the window as measured from the centre of the glazing. Daylight and sunlight is assessed in accordance with the recommendations of the Building Research Establishment in their document "*Site Layout Planning for Daylight and Sunlight 2011*". The first test that needs to be met is to determine whether a proposed construction is within an angle of 25° drawn from horizontal. If not, then no further daylight assessment needs to be undertaken. If an assessment is undertaken, then the daylight that should be left to a window should be 27% vertical sky component (VSC) or if reduced below that, reduced by no more than 20% from existing.

As shown on the attached drawing, the only window that can materially see the proposed office is the one on the fifth floor. The windows below that cannot see that extension due to its setback and the sixth floor window extension sees light over the top of it. A line drawn from the centre of the window shows that it is a 20° angle from that particular window so within the 25° angle permitted. In addition, this is only fractionally more than the existing as shown by the parapet to the courtyard wall and in any event, any reduction in sky visibility will be substantially less than 20% from existing. The daylight standards are therefore met.

There is no need for a sunlight assessment as sunlight analysis should only be undertaken for neighbouring windows that face within 90° of due south and the windows of the Ziggurat building face effectively north.

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Mr A Richards
Cunnane Town Planning

28 March 2019

There is also the issue of common law rights of light. Common law right to light is a right to a minimum adequate level of direct sky visibility. Right to light surveyors work on the principle that a room entitled to a right to light will have adequate light if it can see 0.2% of the sky over more than 50% of the room area at a working plane height of 850mm above floor level. Again, the only window we need to consider is the fifth floor window. From a simple section across the courtyard the fifth floor rooms in the Ziggurat building will see 0.2% sky visibility to a depth of at least 4m. This means that, for a right to light injury to be caused, the room would need to be at least 7m deep, and any shallower room could not experience a right to light injury.

I hope this simple explanation suffices and do let me know if you need anything further on this.

Kind regards

