

SENT BY EMAIL ONLY

K180757/C7/0012 PS/G3
04 April 2019

Mrs Roni Mr Gilead Rosenheimer
Flat 3
12 Lyndhurst Gardens
London NW3 5NR

Dear Mr Rosenheimer

30 Upper Park Road, London, NW3 2UT

This letter is in reference to the planning application for the proposed extension to 30 Upper Park Road.

The BRE report entitled 'Site Layout Planning for Daylight and Sunlight' states in paragraph 2.2.2:

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."

There is only one window in the gable end of the neighbouring property, 28 Upper Park Road, which faces towards the extension. This window serves a bathroom and therefore, in accordance with the BRE recommendations, the window does not need to be analysed for daylight and sunlight.

We have also analysed the effect that the proposed rear extension at 30 Upper Park Road will have on the daylight and sunlight amenity to 28 Upper Park Road. Attached is a drawing showing the results.

The main criteria considered for daylight is the Vertical Sky Component (VSC) measured on the face of the window and the No Sky Line (NSL) which is a series of points within the room at 850mm (tabletop height) above floor level where the sky is no longer visible through the window. The criteria for sunlight is the Annual Probable Sunlight Hours (APSH).

In order to meet the BRE recommendations for VSC, a window should have a VSC value that meets or exceeds 27% in the proposed situation or has a value greater than 0.8 times its former value. For NSL, a room should show daylight distribution to 80% of its area or is reduced to greater than 0.8 times its former value.

The attached results show that the neighbouring windows meet the recommendations for VSC, NSL and APSH and therefore are in line with the recommended guidance for daylight and sunlight.

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K180428/A1_10/0006
21 September 2018

We have run an overshadowing analysis to the rear garden of 28 Upper Park Road and the results show there will be no increased overshadowing at all to the rear garden.

Yours sincerely



Peter Spence
Associate

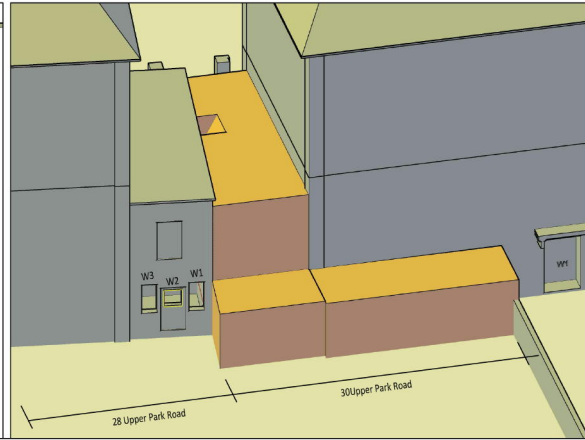
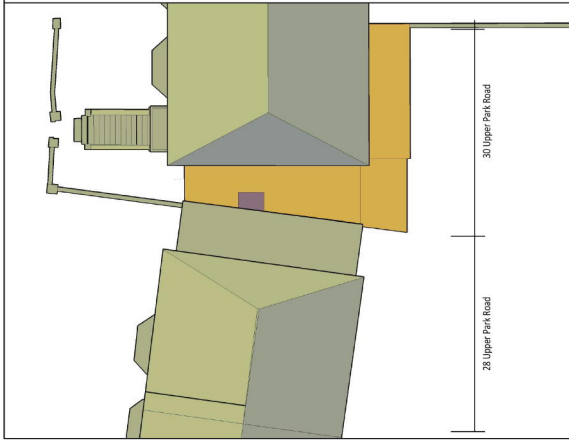
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A3 SHEET

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR ON SITE

Building Ref	Floor Ref	Room Ref	Id	VSC	Diff.	Annual	Winter	
28 Upper Park Road	Basement	R1	W1	Existing	34.60	0.83	48	13
			Proposed	28.84		46	13	
			W2	Existing	34.54	0.95	46	13
			Proposed	32.95		46	13	
			W3	Existing	34.32	0.98	45	12
			Proposed	33.78		45	12	

Building Ref	Floor Ref	Room Ref	Room Use	Area	Lit Area Ex.	Lit Area Pr.	Diff.
28 Upper Park Road	Basement	R1	Kitchen-Resi	8.06	7.90	7.90	0.99



- Legend**
- Existing Buildings
 - Proposal
 - Buildings to be Demolished



Client
Mr Gili Rosenheimer
Project
30 Upper Park Road

Title
Daylight and Sunlight Results

Scale NTS Date 27/03/2019 Drawn By PS Checked By JH Project No: K180757 Drawing No: 01 Revision

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