

To: Mr A Arya
Marek Wojciechowski Architects
66-68 Margaret Street
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By email to: adam@mw-a.co.uk

Our ref: 61680/16/SJP/SMM
Date: 04 October 2019

Dear Adam

42 Elsworthy Road, London NW3 3DL – Response to Questions Raised by Planning Case officer regarding Daylight and Sunlight

I have reviewed comments and questions raised by the case officer and respond as follows.

On the daylight/sunlight issue for the small flat

- *Could you please confirm which are the findings in relation to the Proposed Clear Sky and ADF? Cannot find the window correspondent L or U with the annotations on the drawings with the ones in the table.*

The references to L and U in the tables are for the Lower and Upper sections of the windows. The BRE methodology for ADF calculations is that the lower part of the window (that part below the working plane so this relates to windows / glass doors that extend down from sill to floor level) should have a correction factor applied to reduce the light level. This is because, light passing into a room from the lower part of the window tends to be absorbed by the floor covering or reflected onto furniture and absorbed there. This approach follows standard / correct practice.

- *Don't understand the table at pg 30.?*

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Regulated by RICS

These are the daylight distribution (DD) assessment results of the proposed building. DD measures the proportion of each room which will receive direct daylight, as opposed to those parts that will be lit by reflected light. It mainly applies to living rooms with kitchens and bedrooms being less important. The BRE target is that 80% of new living rooms should receive direct light and therefore all rooms pass as the range here is 97% to 100%.

Floor Ref	Room Ref	Room Use	Room Area (m ²)	No Sky Line (m ²)	% of Room Area	BRE Compliant
42 Elsworthy Road						
Basement	R2	Bedroom	10.07	9.76	96.86%	YES
Basement	R3	Bedroom	7.79	7.77	99.82%	YES
Lower Ground	R1	Living Room	53.65	53.65	100.00%	YES
Lower Ground	R2	Living Room	20.97	20.87	99.53%	YES
Lower Ground	R3	LKD	29.12	29.11	99.96%	YES
Lower Ground	R4	Kitchen	38.3	37.12	96.92%	YES
Ground	R1	Living Room	32.67	32.67	100.00%	YES

■ APSH

- *Basement R2 served by W4 – does not meet BRE for window – no findings are shown for proposed room – please provide.*

The overall room result is listed against window W5. This is because, when there is more than one window serving any room, the window results are shown under the 'window column' and the room result is shown under the 'room column' against the last window, ie that is where the cumulative figure is shown for each room from the combined effect of the individual window components.

- *Basement R3 served by W6 – does not meet any BRE criteria*

This is correct, however the room is a bedroom which has a lower requirement for sunlight. In addition, the BRE target for flats is that each unit should have a 'main living room' which receives a reasonable amount of sunlight. In this case, the main living room for this flat on the lower ground floor has excellent sunlight availability (57% APSH against the BRE target of 25% APSH and 10% winter sunlight against the BRE target of 5%), so the flat does meet the BRE guidance.

- *Living room Kitchen/Living R3 LKD served by W13 – meets BRE for window – figures for the room?*

The figures for the room are as stated above ie 57% annual and 10% winter.

- *Living room Kitchen/Living R3 LKD served by W21 – does not meet BRE for window but it does for room? – please explain.*

As explained above, the room result is the cumulative amount for all the windows in the room (in this case windows 13-21) and therefore the room meets (and exceeds) the target even though some of the individual windows do not.

- *When you provide the info for the above please also include a comprehensive justification why we should allow a flat with such low level of daylight, sunlight and outlook? Para 4.2.2 of the D&S report implies that the rooms that fail the BRE target are considered less important because they are kitchens and bedrooms – but fails to recognise that those are all the rooms this flat has.*

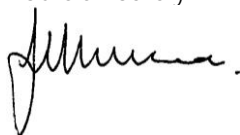
This is not the case. The flat has the following rooms and results:

Floor Level	Meets ADF	Meets DD	Meets APSH	Compliant with BRE
<u>Basement</u>				
Room 2 (bedroom)	YES	YES	Not Applicable	YES
Room 3 (bedroom)	YES	YES	Not Applicable	YES
<u>Lower Ground</u>				
Room 3 (Kitchen / Living Room)	YES	YES	YES	YES

Therefore, the flat will have excellent daylight and sunlight characteristics and fully meets the BRE guidance.

I trust the above is clear and I would be happy to discuss at any time.

Yours sincerely



Ian McKenna
Partner