

Daylight and sunlight report for the proposed
development at

**140- 142 Camden High Street,
London NW10NG**



Prepared for: Tasou Associates

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Reference: [REDACTED]



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1. Executive summary

1.1. Scope

- 1.1.1. We have been instructed by Tasou Associates to determine the impact upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at 140- 142 Camden High Street, London NW10NG. The development under consideration entails a rear two storey extension over the existing first floor roof, to provide additional residential accommodation.

1.2. Assessment criteria

- 1.2.1. To ensure that this assessment can be appropriately evaluated against London Borough of Camden's planning policy, daylight and sunlight calculations have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2nd Edition, 2011(the "BRE guide") and also British Standard 8206 – 2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE guide refers. The standards and tests applied within this assessment are briefly described in Appendix A.

1.3. Summary of effect of proposed development on existing surrounding buildings

- 1.3.1. Only one property surrounding the two story rear extension development at 140- 142 Camden High Street is thought to be residential and marginally affected in terms of daylight and sunlight, namely the rear windows and rooms pertaining 144 Camden High Street.

Daylight

- 1.3.2. Of the 11 windows assessed for Vertical Sky Component (VSC), all but two will continue to meet the target values as set out in the BRE guidelines, achieving either a VSC of 27% or above, in the proposed condition, or they will experience a ratio reduction of no more than 0.8 times their former value. In most cases the windows assessed will experience no reduction whatsoever.
- 1.3.3. Both the windows that fall short of the BRE's numerical criteria are located on the first floor on the southern elevation, siting opposite the proposed development and within close proximity. The windows in question will experience moderate reductions of 0.65% and 0.62% when considering their already low existing VSC. It should be noted that, any kind of standard construction on the site beyond the baseline scenario, would alter the levels of daylight reaching these windows, which is due to the dense urban environment.

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2. Introduction

2.1. Scope

2.1.1. We have been instructed by Tasou Associates to determine the impact upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at 140- 142 Camden High Street, London NW10NG (the "Application Site"). In accordance with the BRE Guide we have limited our assessment to those surrounding/adjoining buildings containing in part, or in whole, residential habitable rooms.

2.1.2. The development under consideration entails a rear two storey extension over the existing first floor roof, to provide additional residential accommodation.

2.2. Planning policy

2.2.1. Camden Council's Local Development Framework, Development Policy, refers to the following documents as those being used to review adequacy of daylight and sunlight.

2.2.2. Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011" ("the BRE Guide").

2.2.3. This Report is therefore based on the BRE guide which contains the accepted methodologies for assessing daylight and sunlight and the recommended targets.

2.2.4. Camden Council's Local Plan (2017) contains the following policy guidance under Section 6 – Protecting Amenity, Policy A1 Managing the Impact of Development:

Sunlight, daylight and overshadowing

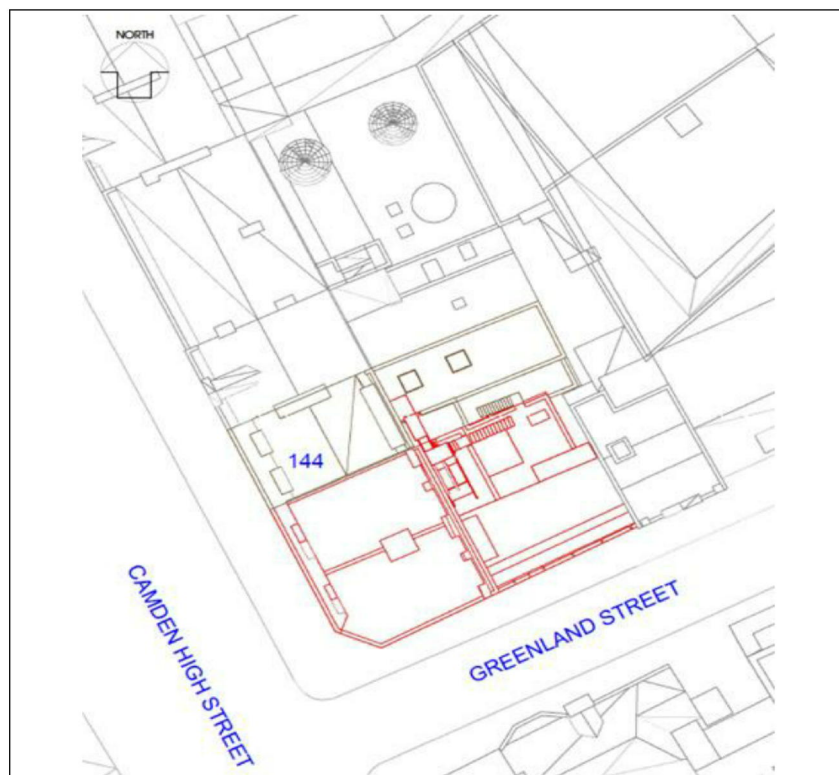
6.5. *Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance.*

2.3. Assessment criteria

2.3.1. To ensure that this assessment can be appropriately evaluated against Camden Council's planning policy, daylight and sunlight calculations have been undertaken in accordance with the 'BRE guide' and also on BS8206-2: 2008 to which the BRE guide refers. The standards and tests applied are briefly described in Appendix A.

- 2.3.2. The existing buildings adjacent to the proposed development site are shown on the site plan (see below) and comprise:

Name/address of building	Assumed use	Position in relation to the development
144 Camden High Street	Residential	North



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Title

Date

3. Assessment & results – impact of new development on existing surrounding buildings
- 3.1. Daylight
- 3.1.1. In accordance with the BRE guide (see also Appendix A) and our site inspection the following building required assessment:
 - 144 Camden High Street.
- 3.1.2. We have excluded 7 - 9 Greenland Street and 1 Greenland Street as these properties are not believed to contain any residential accommodation and the BRE guidelines therefore do not apply.

144 Camden High Street
- 3.1.3. 144 Camden High Street is located to the north of the proposed development with its eastern and southern rear elevation windows facing the site. It is believed to be residential property.
- 3.1.4. The results of our VSC (Vertical Sky Component) analysis are shown in full in Appendix D.
- 3.1.5. For the VSC assessment, two of the eleven windows assessed will not meet the BRE's numerical criteria of 0.8 times the former value. The two windows in questions are located on the first floor on the southern elevation and will experience moderate reductions values of 0.65% and 0.62%. In addition, one of the rooms receives sufficient daylight as illustrated in the NSL results as it benefits from a sky light. The beneficial use of this room will therefore not be affected by the development and we consider that the impact to this window will not be noticeable by the occupants of the building. Moreover, the windows in question sit within close proximity to the proposed developments site and due to the already low VSCs and dense setting, any kind of standard development on the site beyond the baseline scenario, would alter the levels of daylight reaching these windows.
- 3.1.6. The NSL (No-Sky Line) assessment results are shown in full in Appendix D.
- 3.1.7. For the NSL assessment, of the eight rooms assessed, only one will fall short of the BRE's numerical criteria achieving a daylight distribution of 3% which is 0.39 times their former value. However, it should be borne in mind that the room in question receives a very low level of daylight in the baseline scenario of 38% of the room receiving daylight distribution. Therefore, any development that matches the height of the surrounding context would cause short falls to the current levels of daylight received by this room. As explained earlier, in the summary section of this report, the author of the BRE Guide acknowledges in paragraph 16 that the numerical target values are purely advisory as it has been drafted primarily for use in low density suburban developments and should therefore be interpreted flexibly when applied to dense urban environments. Therefore, we consider that the development is broadly in line with the recommendations set out in the BRE guidelines.

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Appendix A

Test to be applied



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The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings.

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25° test will need to be carried out.

25° test - a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25° to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25° then more detailed tests are required, as outlined below.

VSC Test - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25° Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

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The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. APSH tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90° of due south of an existing building's main window wall and the new building subtends to angle of more than 25° to the horizontal;
- The window wall faces within 20° of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%

Where APSH testing is required it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

Sunlight – Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

The BRE guidelines state that:

- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;
- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

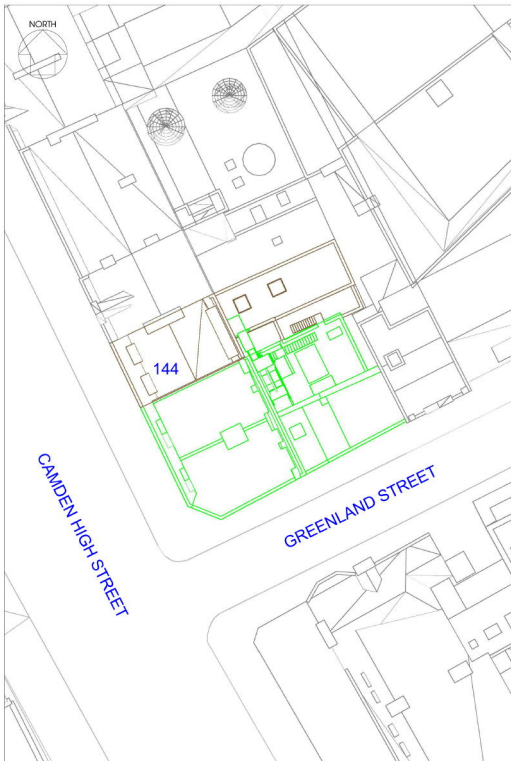
Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

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Appendix B

Context drawings

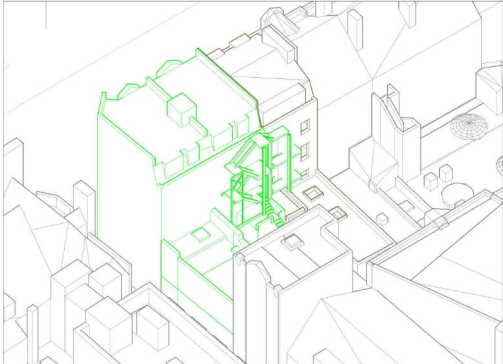




Existing Site Plan



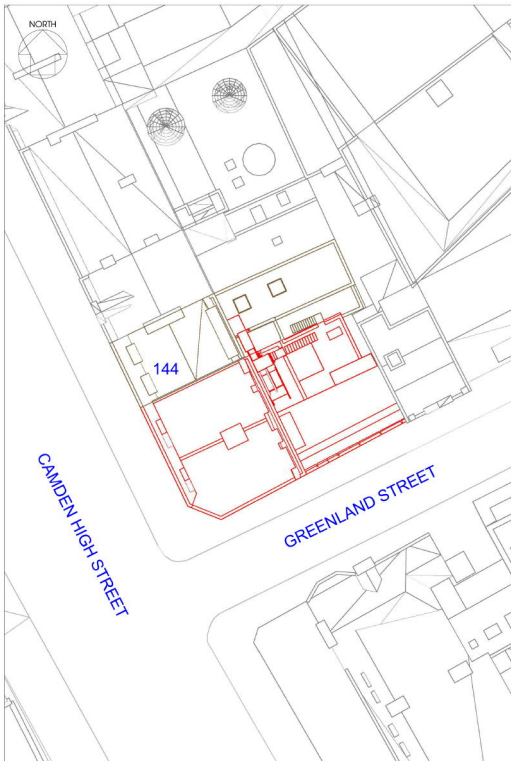
3D Context View - View from North East (Existing)



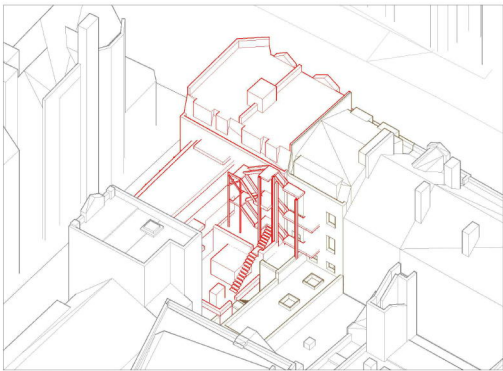
3D Context View - View from South East (Existing)

SOURCES OF INFORMATION:
TASOU ASSOCIATES ARCHITECTS
10 BARNHARTT ROAD, BARNHARTT ROAD, LONDON, NW1 7JG
TEL: 020 7622 9555
RECEIVED FEBRUARY 2020
PROJECT NO: 144 - 142 CAMDEN HIGH ST, SW8 3HE
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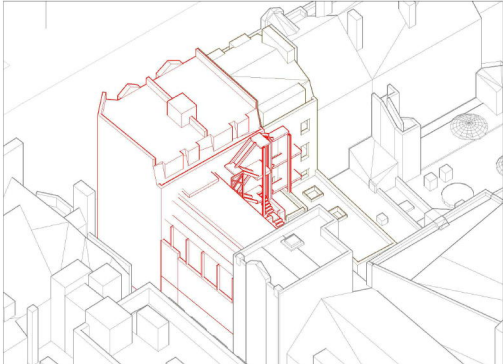
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Proposed Site Plan



3D Context View - View from North East (Proposed)



3D Context View - View from South East (Proposed)

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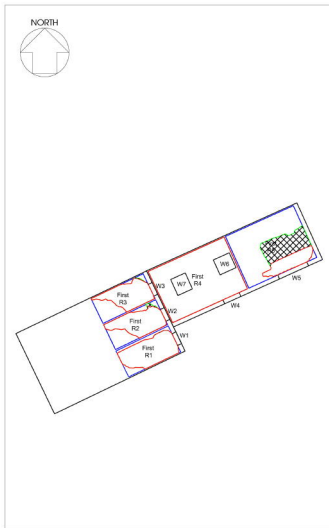
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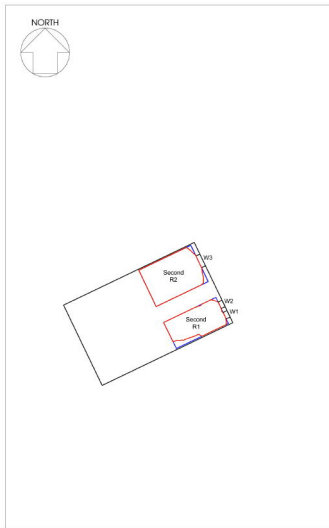
Appendix C

Window/room reference drawings

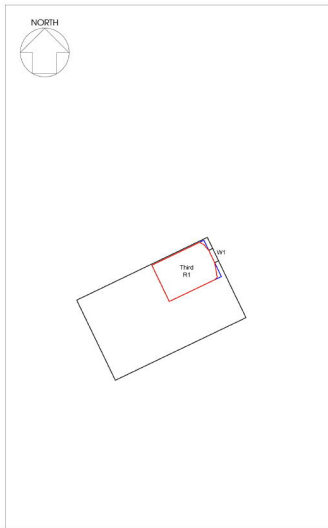




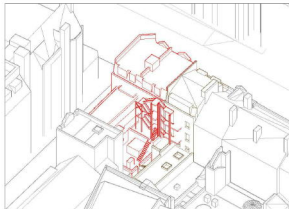
144 Camden High Street - First Floor



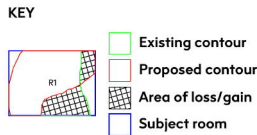
144 Camden High Street - Second Floor



144 Camden High Street - Third Floor



3D Context View - North East



3D Context View - South East

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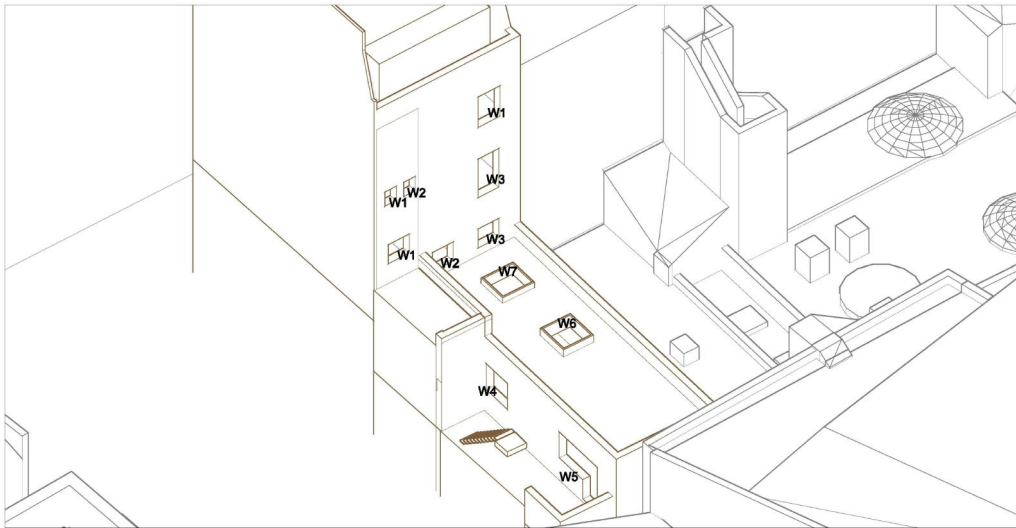
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Daylight Distribution
Contours/Referencing Plans
144 Camden High Street

CURVE
Tasou Associates

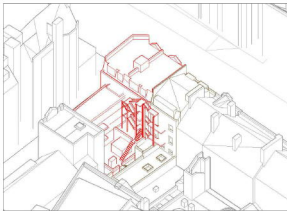
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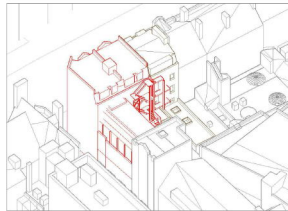
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144 Camden High Street



3D Context View - North East



3D Context View - South East

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Window Referencing Diagrams
144 Camden High Street

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Tasou Associates

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VERTICAL SKY
COMPONENT ANALYSIS

140- 142 Camden High Street,
London NW10NG

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
144 Camden High Street					
First	W1	20.42	20.01	0.98	Yes
First	W2	14.80	14.80	1.00	Yes
First	W3	24.72	24.55	0.99	Yes
First	W4	9.55	6.21	0.65	No
First	W6	68.70	67.34	0.98	Yes
First	W7	52.12	51.02	0.98	Yes
First	W5	9.46	5.89	0.62	No
Second	W1	5.81	5.76	0.99	Yes
Second	W2	6.59	6.59	1.00	Yes
Second	W3	30.25	30.21	1.00	Yes
Third	W1	36.10	36.10	1.00	Yes



DAYLIGHT DISTRIBUTION
ANALYSIS

140- 142 Camden High Street,
London NW10NG

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	%Loss	BRE Compliant
144 Camden High Street							
First	R1	Unknown	6.7	6.7	1	0	YES
First	R2	Unknown	5.4	5.3	0.98	2	YES
First	R3	Unknown	5.1	5.1	0.99	1	YES
First	R4	Unknown	22.6	22.6	1	0	YES
First	R5	Unknown	7.8	3.0	0.39	61	NO
Second	R1	Unknown	7.3	7.3	1	0	YES
Second	R2	Unknown	10.9	10.9	1	0	YES
Third	R1	Unknown	10.9	10.9	1	0	YES

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Appendix E

Sunlight study





ANNUAL PROBABLE
SUNLIGHT HOURS ANALYSIS

140- 142 Camden High Street,
London NW10NG

Floor Ref.	Window Ref.	Existing Winter % Annual %		Proposed Winter % Annual %		Winter Times Former Value	Annual Times Former Value	BRE Compliant
144 Camden High Street								
First	W4	1	14	0	5	0.00	0.36	NO
First	W6	3	23	0	18	0.00	0.78	NO
First	W7	0	15	0	14	1.00	0.93	YES
First	W5	1	17	0	10	0.00	0.59	NO

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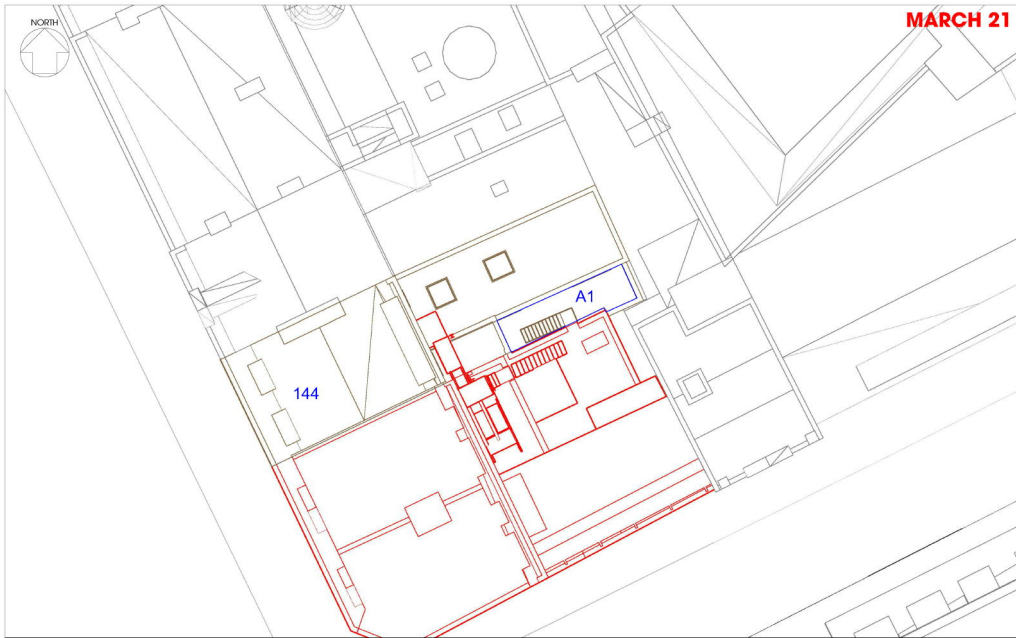




OVERSHADOWING ASSESSMENT

140- 142 Camden High Street,
London NW10NG

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/ Ex	Meets BRE Criteria
144 Camden High Street	First	A1	12.8	0.0	0.0	0.00%	0.00%	1	YES



144 Camden High Street - First Floor

KEY

- Existing area receiving over 2 hours of Sun
- Proposed area receiving over 2 hours of Sun
- Area of loss/gain
- Amenity area

SOURCES OF INFORMATION:
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TITLE			
Existing & Proposed 2hr Sun Contours			
March 21st			
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Tasou Associates			
PROJECT			
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London,			
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