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DAYLIGHT & SUNLIGHT REPORT

99-101 Parkway
London
NW1 7PP

June 2020

1. Introduction

1.1. eb7 have been instructed to assess the effect of proposed development at 99-101 Parkway, London on the daylight and sunlight to the neighbouring residential properties. These assessments consider the June 2020 Latitude Architects scheme proposals.

1.2. The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2011).

1.3. In order to carry out an assessment, we have generated a 3D computer model of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings. Given the scale of the proposed development, the daylight and sunlight assessments have focussed specifically on the effects to the neighbours at 97 & 103-105 Parkway adjoining the site as these are the main residential receptors to the site.

1.4. The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules, but are advisory and need to be applied flexibly according to the specific context of a site.

2. Guidance

Daylight & sunlight for planning

'Site layout planning for daylight and sunlight: A guide to good practice', BRE 2011

2.1. The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within proposed new development.

Detailed daylight assessments

2.2. The guidance outline three detailed methods for calculating daylight: the Vertical Sky Component (VSC), the No-Sky Line (NSL) and the Average Daylight Factor (ADF).

2.3. The VSC and NSL are primarily used for the assessment of existing buildings, while the ADF test is generally recommended for proposed rather than existing dwellings. The ADF may sometimes be useful as a supplementary analysis for existing buildings, particularly newer ones, and a number of local authorities request this as a standard measurement for impact assessments. It can help in judging whether an impact on daylight, which might otherwise be deemed 'noticeable', is nonetheless acceptable, when considered in the broader town planning context.

2.4. The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre point of a window.

2.5. The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.

2.6. For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -

- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
- Levels of NSL within rooms are reduced to less than 0.8 times their former values.

2.7. Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no sky line may be unavoidable"* (page 8, paragraph 2.2.10).

Detailed sunlight assessments

2.8. For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.

2.9. In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.

2.10. The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

3. Application of the guidance

Scope of assessment

Impact analysis for neighbouring buildings

3.1. The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

> *"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."*

3.2. Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g. staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

Application of the numerical criteria

3.3. The opening paragraphs of the BRE guidelines state:

> *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer.*
>
> *Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design… In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

3.4. It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

3.5. With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

> *"Note that numerical values given here are purely advisory. Different criteria maybe used, based on the requirements for daylighting in an area viewed against other site layout constraints.*

Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light."

3.6. Suggested approaches for setting appropriate alternative target values are provided within Appendix F of the BRE guidelines.

3.7. Paragraph F5 at page 62 seeks *"to ensure that new development matches the height and proportions of existing buildings"*. This recognises that higher degrees of obstruction may be unavoidable if this objective is to be achieved with a flexible approach being required.

4. Planning Policy Context

4.1. We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.

4.2. The need to protect the amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied carefully and in consideration of the development's context.

Camden Local Plan (2017)

Policy A1 Managing the impact of development

4.3. Policy A1 seeks to ensure that standards of amenity are protected stating: -

"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity".

4.4. In respect of daylight and sunlight, paragraph 6.4 of the Camden Local Plan states the following: -

"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 on amenity".

The New London Plan – The Mayor of London (December 2019)

4.5. The Mayor of London's New London Plan gives the following: -

Policy D4 Housing quality and standards

"Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Policy D1 London's form and characteristics than a dual aspect dwelling and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating."

"The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."

The Housing SPG – The Mayor of London (March 2016)

Standards for privacy, daylight and sunlight

"1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.

1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.""

The National Planning Policy Framework - Department for Housing, Communities and Local Government (July 2019)

4.6. The DCLG have produced a National Planning Policy Framework document (2019) which includes the following: -

11. Making effective use of land

Achieving appropriate densities

"123. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances: -

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site."

5. Sources of information & assumptions

5.1. A measured survey, planning records, architects' drawings, site photographs and Ordnance Survey information have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.

5.2. Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.

5.3. The primary receptors to the site are 97 Parkway immediately north and 103-105 Parkway to the south of the site. These buildings have been modelled using the measured survey provided by Arena Property Services Limited (dated 13/03/2020). The internal room layouts of these properties have been modelled based on planning records available from Camden Council planning reference: 2014/7841/P & 2008/5399/P).

5.4. The full list of the source information used in this assessment is as follows:

Arena Property Services Limited

Measured survey

19132-13-B-GAa.dwg
19132-13-E-GAa.dwg
19132-13-SE-GA.dwg
Received 18/05/2020

Latitude Architects

Proposed 3D model

2002-LAT-ZZ-XX-DR-A-15002-A [Sheet Title].dwg
2002-LAT-ZZ-XX-DR-A-15003-A [Sheet Title].dwg
2002-LAT-ZZ-XX-DR-A-15004-A [Sheet Title].dwg
2002-LAT-ZZ-XX-DR-A-15201 [Sheet Title].dwg
Received 18/05/2020

Promap

OS map

eb7 Ltd

Site phots

6. The site and proposal

6.1. The development site is located within the London Borough of Camden on the eastern side of Parkway. The site comprises a part 4 / part 2-storey mixed use building with commercial use at ground level and residential accommodation above.

6.2. The neighbouring properties within the vicinity are similarly commercial use at ground level with residential use to the upper levels with the exception of the 3-storey office building located east of the site.

6.3. The proposed development is for the: -

"Removal and replacement of existing mansard roof at third floor. Erection of second floor and third floor rear extension above first floor rear projection to facilitate reconfiguration of existing flat at second third floor level to form 1x residential flat at second floor and 1x residential flat at third floor"

6.4. The scheme has been developed to respond to the neighbouring context stepping down in height to the north and stepping away from the adjoining lightwell. This helps to minimise daylight and sunlight impacts to the neighbours.

6.5. Our computer modelling of the proposed scheme is shown in the image below and in more detail within our drawings at Appendix 1.

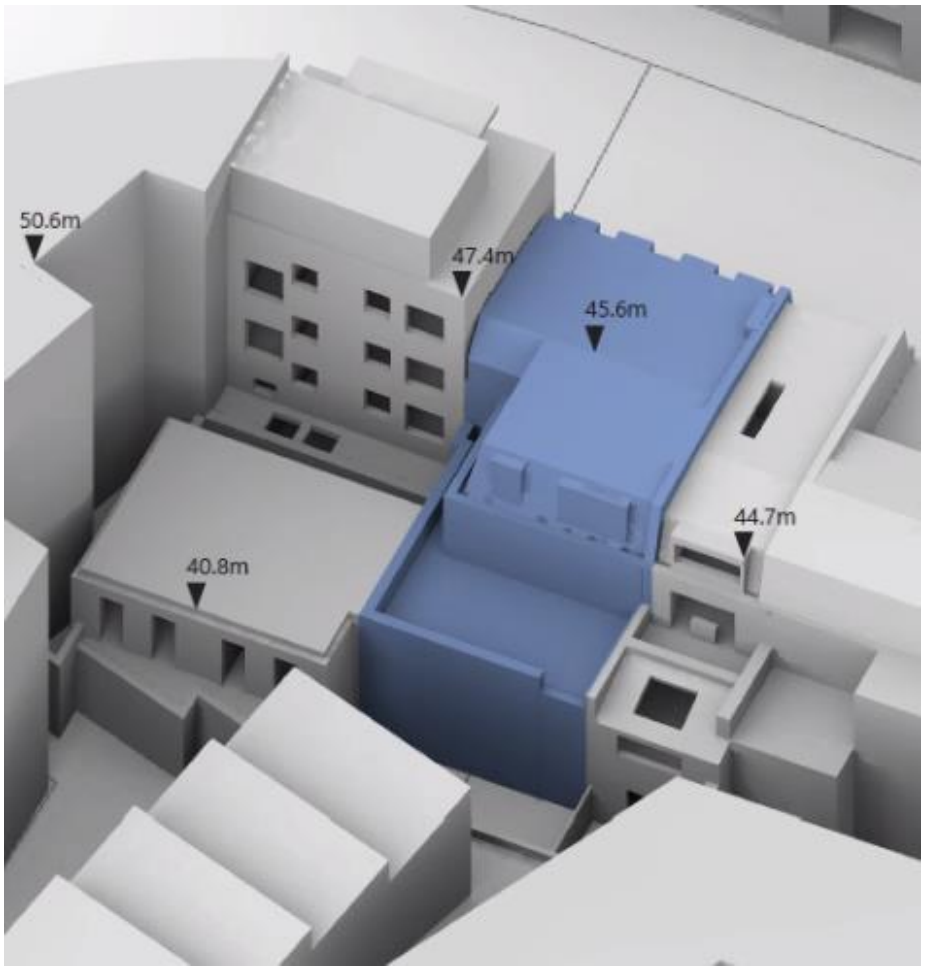


Image 1 – 3D view of the proposed development

7. Assessment results

7.1. Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties are attached within Appendix 1.

Daylight and sunlight to neighbouring buildings

7.2. Our technical assessment focusses on the closest residential neighbours at 97 and 103-105 Parkway. These neighbouring properties are shown in the below image: -

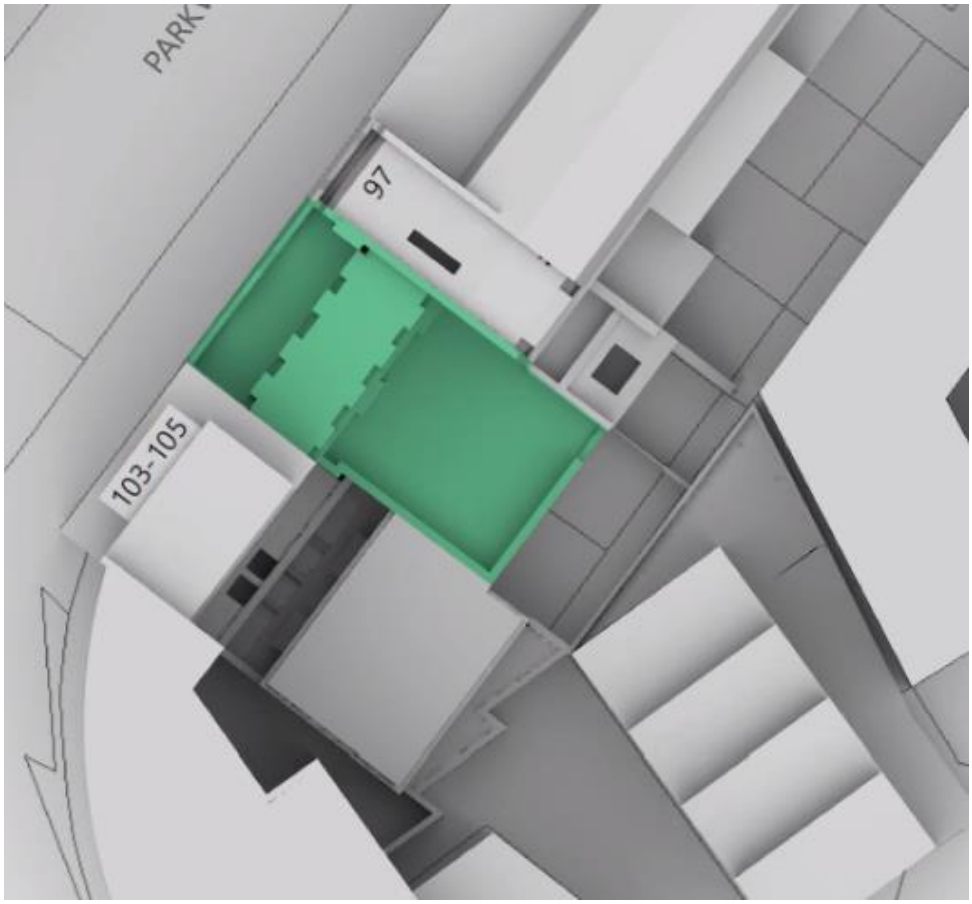


Image 2 – site and neighbouring properties assessed

7.3. All other neighbouring properties are sufficiently offset or serve non-habitable space such that no material daylight and sunlight impacts would be experienced based on the current proposals.

97 Parkway

Image 3 – 97 Parkway, south elevation

7.4. This 4-storey mixed use property adjoins the site to the north and comprises a retail unit at ground level with residential accommodation between first and third level. Whilst there are a number of windows close to the boundary, their primary outlook is east away from the site.

7.5. Internal floorplan drawings were available for this property from the Camden Council planning portal (planning ref: 2014/7841/P) and these have informed our modelling.

Daylight

7.6. The results of our Vertical Sky Component (VSC) and No-Sky Line (NSL) assessments demonstrate that there will be no material change in daylight to the windows/rooms of this property.

7.7. With the scheme in place, daylight levels are shown to be comparable with the existing condition and thus fully comply with the BRE guidelines for VSC / NSL daylight.

Sunlight

7.8. For sunlight, the BRE guidelines consider all main living rooms with windows within 90º of due south relevant for Annual Probable Sunlight Hours (APSH) assessment.

7.9. The results of our APSH assessments show that all rooms assessed will be well in excess

of the BRE targets of at least 25% total annual sunlight levels and at least 5% for winter.

7.10. Retained sunlight levels are considered high for an urban location and fully adhere to the BRE recommendations.

103-105 Parkway

Image 4 – 103-105 Parkway, south elevation

7.11. This 5-storey mixed use building adjoins the site to the south and is commercial use at ground level with residential flats above and to the rear. This building's primary outlook is east / west however there are several inward facing windows looking out onto a lightwell.

7.12. A measured survey has been used to model this neighbouring building however where access was limited within the lightwell, available planning drawings (planning ref: 2008/5399/P) and site photos have been utilised to model these windows.

Daylight

7.13. Our results for the property show reductions in the VSC will be unnoticeable under the BRE guidelines where all rooms retain at least 0.8 times their existing level.

7.14. In regards to the daylight distribution to the rooms (the No-Sky Line) the results show none of the habitable rooms within this property will experience a change in daylight penetration as a result of the proposals.

7.15. Proposed daylight conditions will be comparable with the existing condition and fully comply with the BRE targets for VSC & NSL daylighting.

Sunlight

7.16. For sunlight, we were unable to confirm the location of the main living rooms and as such, we have considered all rooms within our assessment.

7.17. The results show that all rooms will either meet the BRE targets of at least 25% total annual levels / 5% for the winter months or experience no change in sunlight from the existing condition.

7.18. This neighbouring property therefore meets the BRE recommendations for sunlight.

8. Conclusions

8.1. This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at 99-101 Parkway on the key neighbouring receptors.

Daylight and sunlight impact to neighbouring properties

8.2. Our assessments have been undertaken using the VSC, NSC (daylight) and APSH (sunlight) tests set out within the BRE guidance *'Site layout planning for daylight and sunlight: A guide to good practice'* (2011). It is important to note that the BRE guide is meant to be interpreted flexibly because natural lighting is only one of many factors in site layout design.

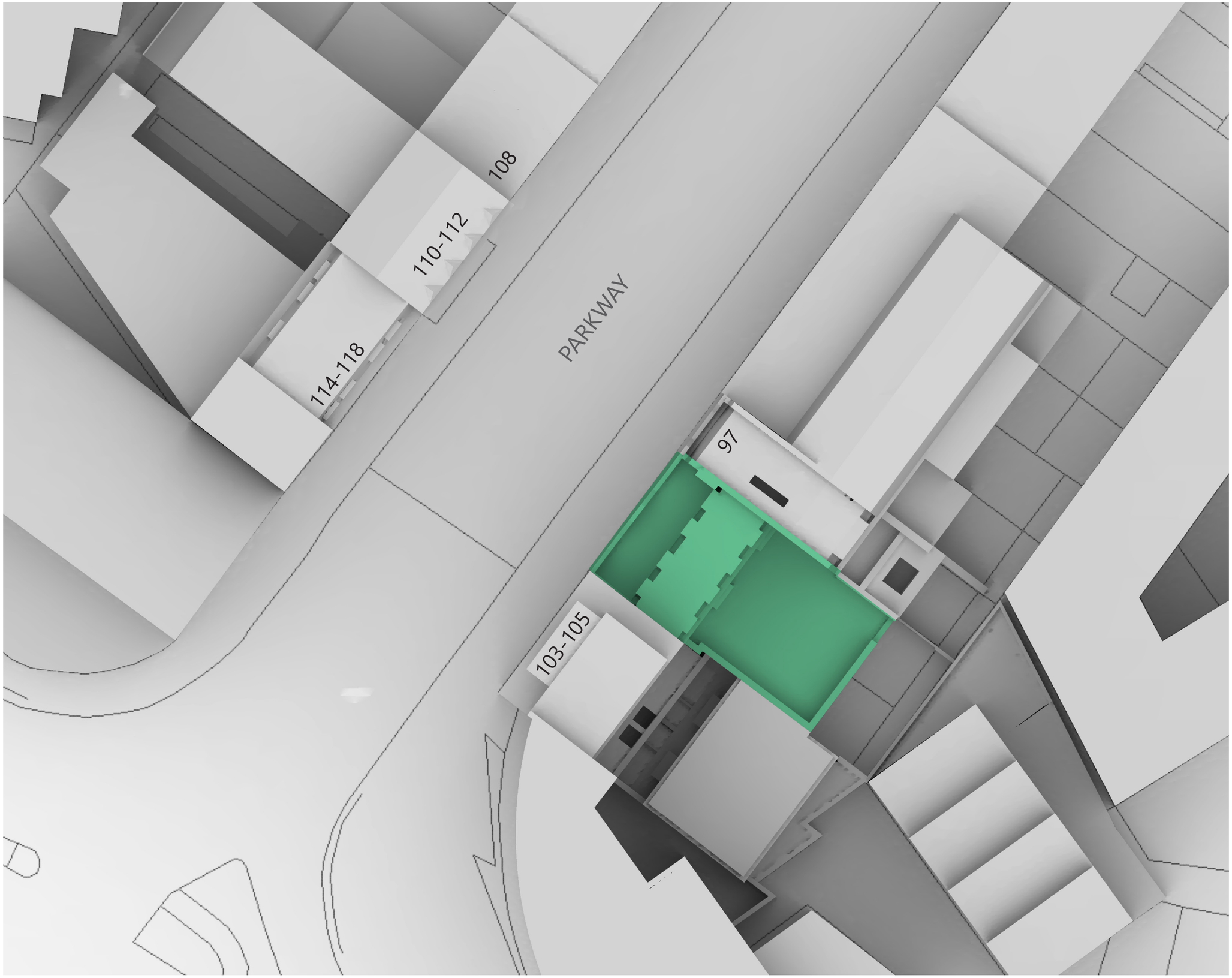
8.3. The results of our Vertical Sky Component (VSC) and No-Sky Line (NSL) assessments show that any change in daylight to the neighbours is considered unnoticeable under the BRE guidelines.

8.4. For sunlight, all of the rooms assessed will either meet the BRE target for Annual Probable Sunlight Hours (APSH) or experience no reduction at all.

8.5. Overall, the effects of the proposals demonstrate full compliance with BRE guidelines and local / national planning policy.

Appendix 1

Drawings of the existing and proposed condition



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Sources of information

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2002-LAT-ZZ-XX-DR-A-15004-A [Sheet Title].dwg
2002-LAT-ZZ-XX-DR-A-15201 [Sheet Title].dwg
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EB7 Ltd
Site Photographs
Ordnance Survey

Key:

Existing

NORTH

Project	99-101 Parkway Camden
Title	Existing Condition Plan View

Drawn	AD	Checked	--
Date	05/06/2020	Project	4257

Rel no.	Prefix	Page no.
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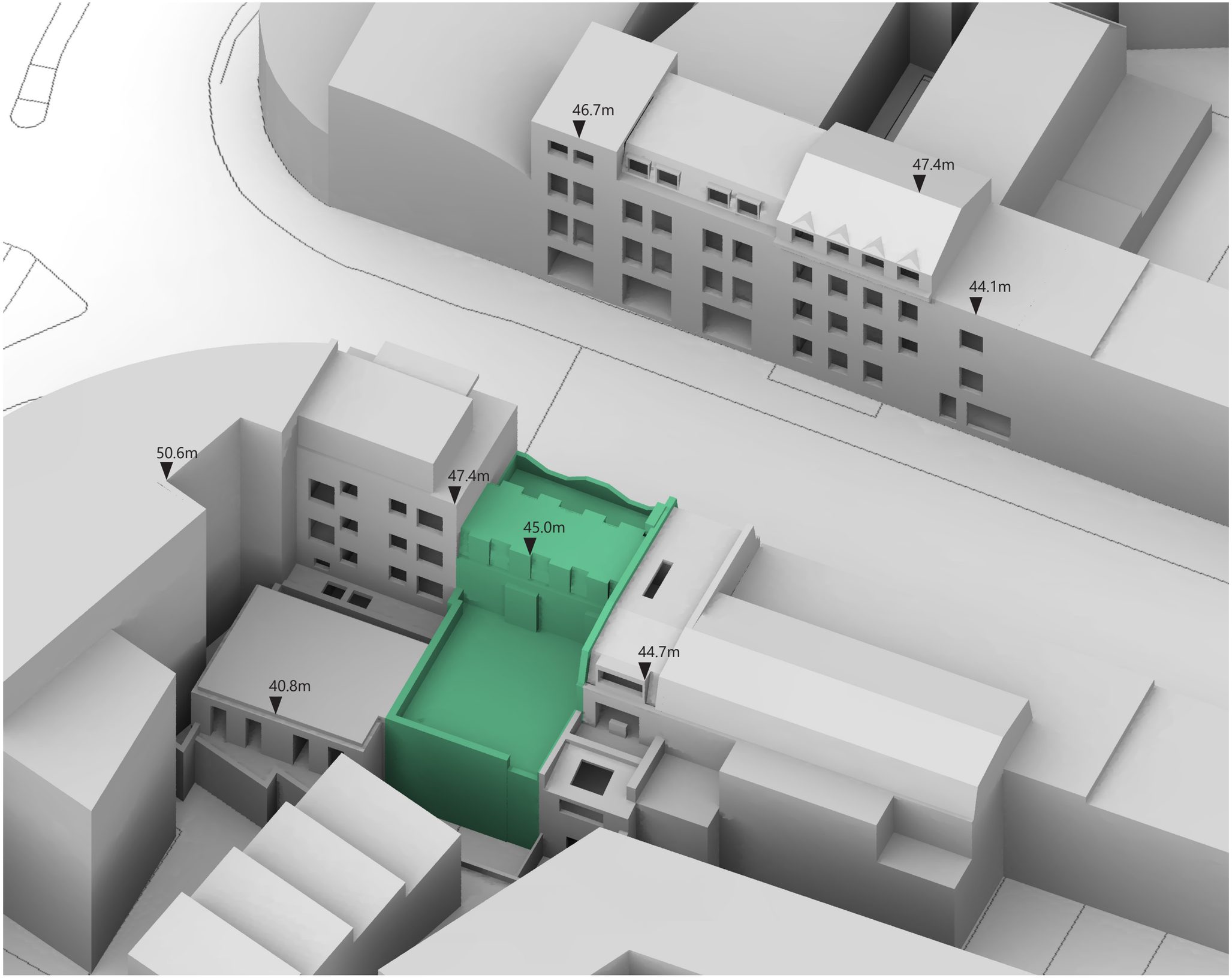

Notes: All heights and dimensions are in AOD

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Site Photographs
Ordnance Survey

Key:

Existing

Project: 99-101 Parkway
Camden

Title: Existing Condition
3D View

Drawn	AD	Checked	--
Date	05/06/2020	Project	4257

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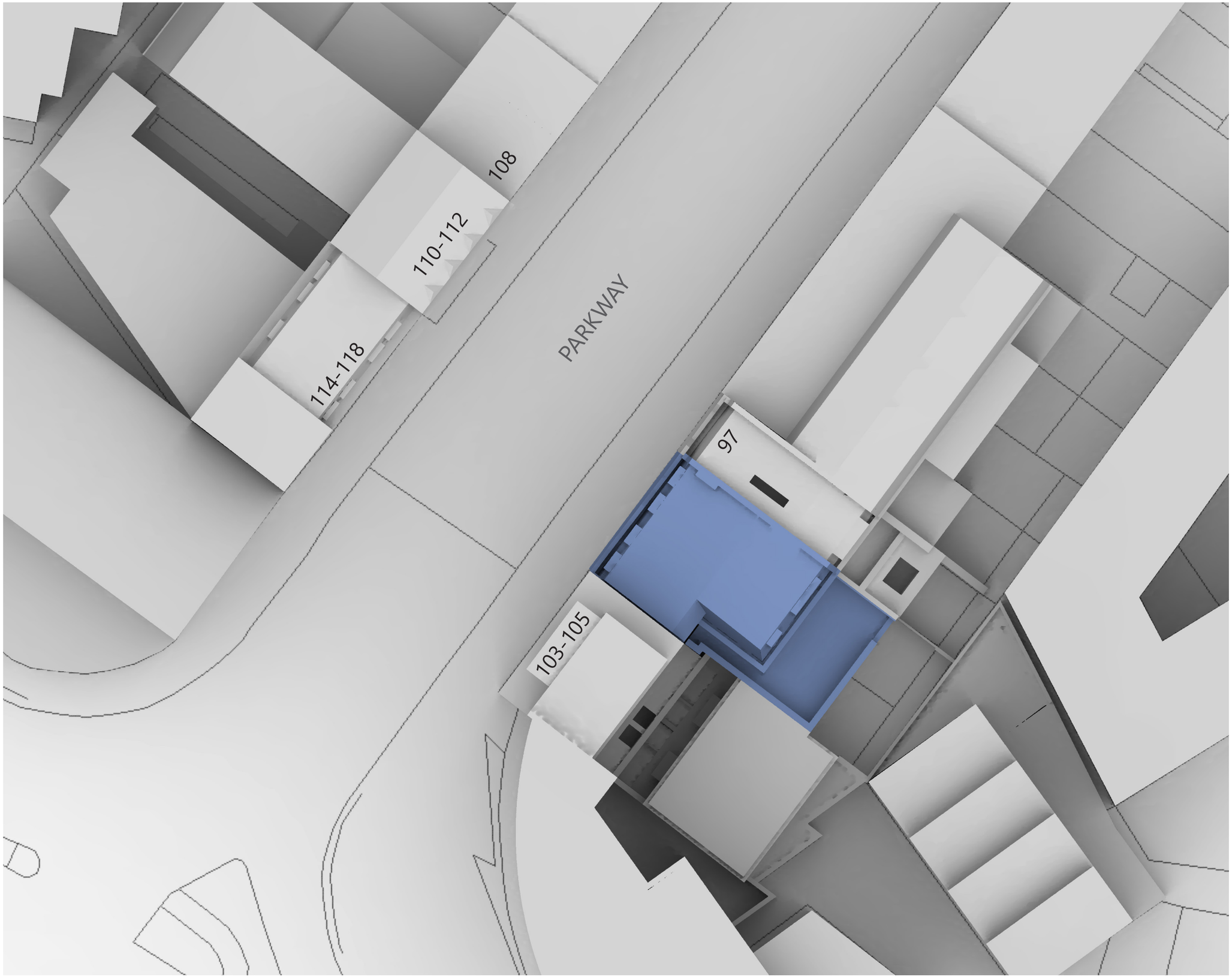

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Site Photographs
Ordnance Survey

Key:

Proposed

NORTH

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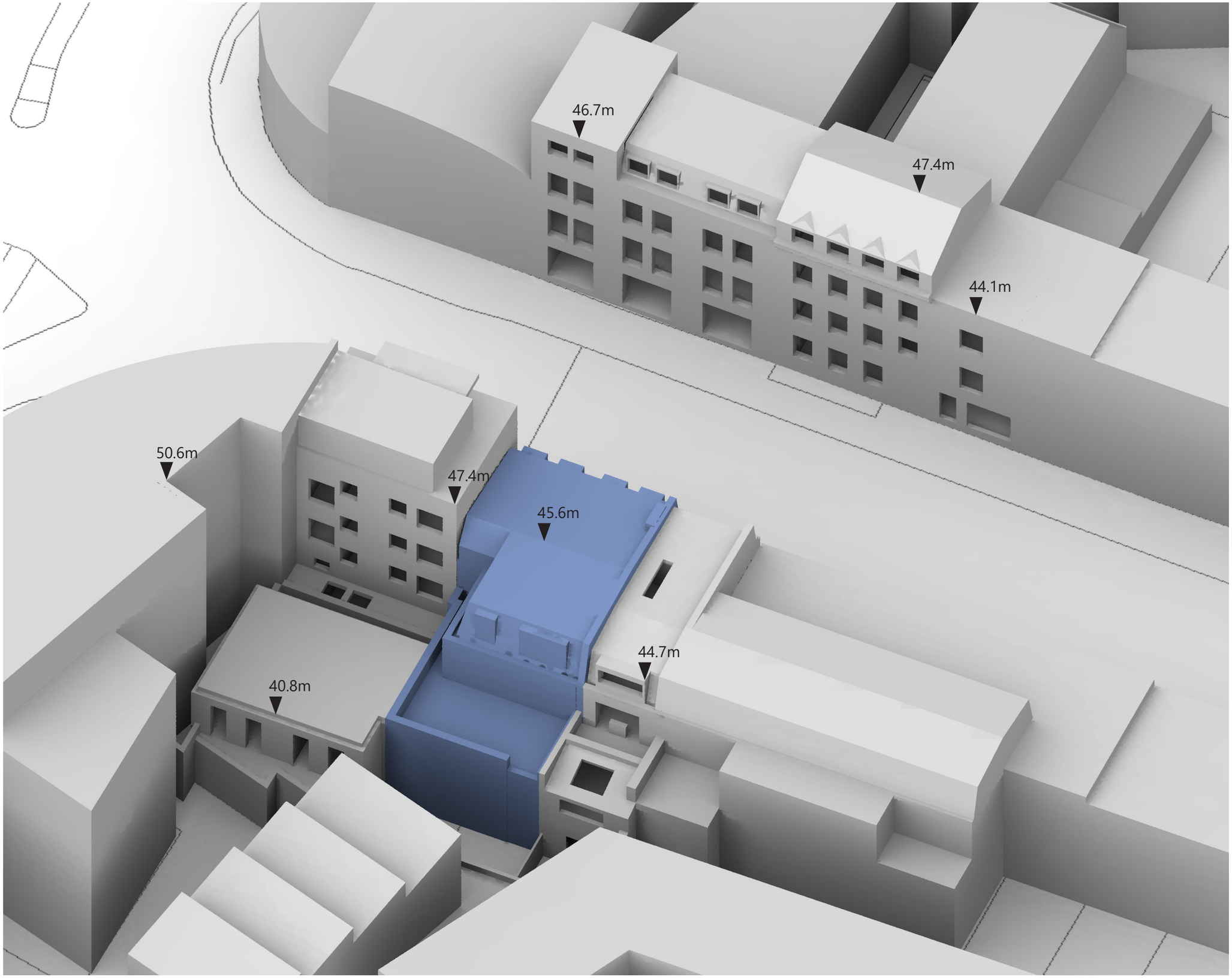

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Appendix 2

Results of the daylight and sunlight assessments within neighbouring properties

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
103-105 Parkway																		
Lower Grour	R1	W01	Kitchen	13.5	13.5	0.0	1.0											
		W02-L		1.3	1.3	0.0	1.0											
		W02-U						121.2	39.1	39.1	0.0	1.0	1	0	1	0	1.0	0.0
Lower Grour	R2	W03-L	Storage	0.5	0.5	0.0	1.0											
		W03-U						49.1	4.2	4.2	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R3	W04-L	Storage	0.5	0.5	0.0	1.0											
		W04-U						49.3	3.9	3.9	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R4	W05-L	Kitchen	2.6	2.2	0.4	0.9											
		W05-U																
		W06		15.6	14.8	0.8	0.9	130.8	41.1	41.1	0.0	1.0	0	0	0	0	0.0	0.0
Ground	R1	W01-L	Bathroom	0.0	0.0	0.0	0.0											
		W01-U						38.7	0.5	0.5	0.0	1.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W04	Commercial	32.8	31.2	1.6	1.0											
		W05		35.1	32.9	2.2	0.9											
		W06-L		27.8	27.8	0.0	1.0											
		W06-U																
		W07-L		26.9	26.9	0.0	1.0											
		W07-U						694.9	555.2	555.2	0.0	1.0	37	6	37	6	1.0	1.0
First	R1	W01	Bathroom	5.1	4.2	0.9	0.8	42.4	24.0	22.5	1.6	0.9	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W02	Bathroom	3.4	3.1	0.3	0.9	42.4	7.8	7.9	-0.1	1.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W03-L	Bedroom	16.8	16.8	0.0	1.0											
		W03-U																
		W04-L		18.8	18.8	0.0	1.0											
		W04-U						222.5	219.9	219.9	0.0	1.0	25	2	25	2	1.0	1.0
First	R4	W05-L	Bedroom	19.2	19.2	0.0	1.0											
		W05-U																
		W06-L		17.3	17.3	0.0	1.0											
		W06-U						223.9	221.6	221.6	0.0	1.0	35	4	35	4	1.0	1.0
First	R5	W07	Stairwell	16.7	16.2	0.5	1.0	71.0	34.7	34.7	0.1	1.0	22	0	22	0	1.0	0.0
First	R6	W08	Residential	23.9	23.0	0.9	1.0	52.0	39.9	39.9	0.0	1.0	34	2	34	2	1.0	1.0
First	R7	W09	Residential	26.2	24.1	2.1	0.9	32.4	31.2	31.2	0.0	1.0	43	5	39	5	0.9	1.0
First	R8	W10	Residential	24.6	22.0	2.7	0.9	95.4	94.8	94.5	0.3	1.0	43	6	41	6	1.0	1.0
Second	R1	W01-L	Stairwell	24.0	23.6	0.4	1.0											
		W01-U						71.0	70.9	70.9	0.0	1.0	35	4	34	4	1.0	1.0
Second	R2	W02	Residential	28.4	28.0	0.4	1.0	52.0	42.8	42.8	0.0	1.0	43	7	42	7	1.0	1.0
Second	R3	W03	Residential	31.4	30.2	1.1	1.0	32.4	31.6	31.6	0.0	1.0	51	9	50	9	1.0	1.0
Second	R4	W04-L	Residential	32.3	29.5	2.8	0.9											
		W04-U						95.4	94.9	94.8	0.0	1.0	54	11	50	11	0.9	1.0
Third	R1	W01	Stairwell	27.6	27.5	0.1	1.0	71.0	69.7	69.7	0.0	1.0	39	6	39	6	1.0	1.0
Third	R2	W02	Residential	32.0	32.0	0.0	1.0	52.0	47.2	47.2	0.0	1.0	47	9	47	9	1.0	1.0
Third	R3	W03	Residential	34.9	34.9	0.0	1.0	32.4	31.6	31.6	0.0	1.0	58	13	58	13	1.0	1.0
Third	R4	W04-L	Residential	35.9	35.7	0.1	1.0											
		W04-U						95.4	94.9	94.9	0.0	1.0	61	15	61	15	1.0	1.0
97 Parkway																		
Ground	R1	W01-L	Commercial	12.4	12.4	0.0	1.0											
		W01-U																
		W02-L		10.3	10.3	0.0	1.0											
		W02-U						262.6	116.7	116.7	0.0	1.0	28	2	28	2	1.0	1.0
First	R1	W01	Residential	21.4	21.4	0.0	1.0											
		W02		81.7	80.8	1.0	1.0	196.2	196.2	196.2	0.0	1.0	66	15	64	15	1.0	1.0
Second	R1	W01-L	LKD	32.4	32.3	0.0	1.0											
		W01-U																
		W02		33.3	33.3	0.0	1.0											
		W03-L		32.1	32.1	0.0	1.0											
		W03-U																
		W04-L		34.0	34.0	0.0	1.0											
		W04-U																
		W05-L		34.1	34.1	0.0	1.0											
		W05-U						508.4	499.0	499.0	0.0	1.0	90	23	90	23	1.0	1.0
Third	R1	W01-L	Bedroom	38.4	38.4	0.0	1.0											
		W01-U						132.8	131.8	131.8	0.0	1.0	69	23	69	23	1.0	1.0
Third	R2	W02	Stairwell	98.4	97.0	1.5	1.0	52.9	52.9	52.9	0.0	1.0	91	23	86	19	0.9	0.8