

31 July 2020

Catija Cristensson
Caruso St. John Architects



17 SLINGSBY PLACE
LONDON | WC2E 9AB

BY EMAIL ONLY: cchristensson@carusostjohn.com

Dear Catija,

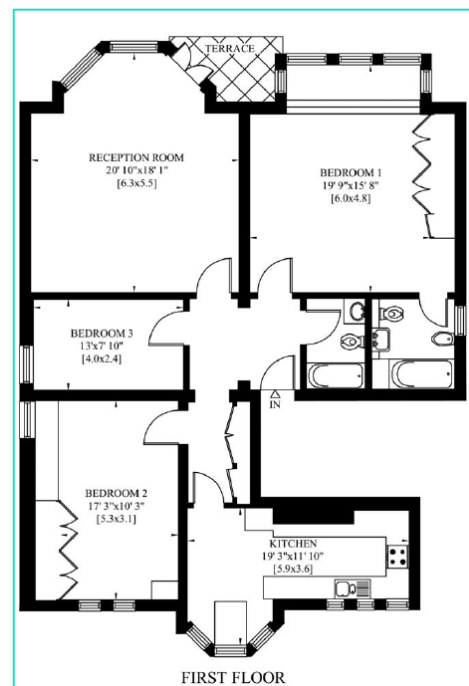
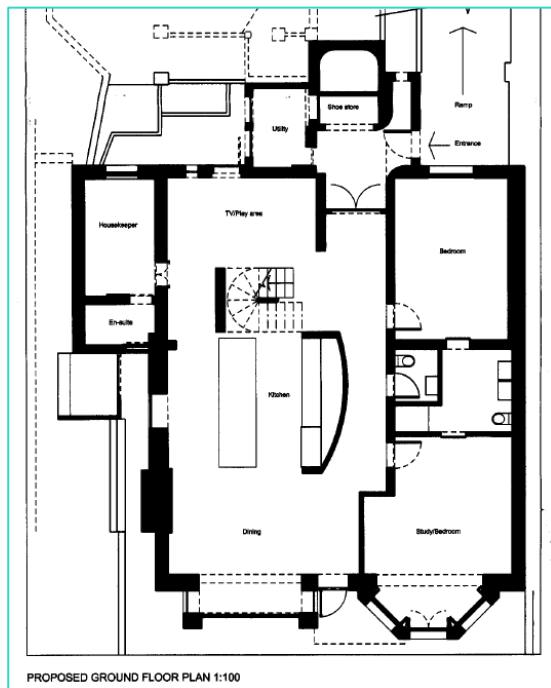
PROPOSED DEVELOPMENT AT 9 LYNDHURST TERRACE

DAYLIGHT & SUNLIGHT AMENITY AND 7 LYNDHURST TERRACE

Further to the submission of our original daylight and sunlight report, it has been requested by the case officer that we assess the potential loss of daylight and sunlight to number 7 Lyndhurst Terrace. I will consider the potential impact in accordance with BRE Guidance. This letter is to be read in conjunction with our original submitted daylight and sunlight report.

As a reminder, only habitable rooms (i.e. living rooms, bedrooms and large kitchens) within residential properties are assessed for daylight and sunlight.

I am in receipt of layout information for the ground and first floors of the property.



The ground and first floor plans confirm there are no windows serving habitable rooms on the side elevation facing toward the site.

I am not in receipt of layouts for the upper floors.



Site Facing Elevation – Upper floor fenestration

From external observation, the windows bordered yellow in the above image seems to be quite small and are considered most likely to serve hallway, bathrooms or other non-ancillary areas that would not warrant testing for daylight and sunlight amenity.

The extension in red on the top floor appears more likely to serve a habitable room, given the size of the window and the fact it has been designed as dual aspect.

Results Assessment

All rooms and windows have been assessed irrespective of use for information purposes.

From the floor plan information sourced and external observation, it appears likely that the only habitable room directly facing the site is the top floor room shaded in red above. This room and its windows experience no change in VSC or NSL as a result of the development. The occupant will not notice a change in accordance with the BRE Guidelines.

If by chance any of the other windows on the side elevation serve habitable rooms, which I am not aware that they do, it would be advisable to turn to an assessment of the impact in accordance with Appendix F of the BRE Guidelines as detailed within paragraphs 6.10-6.12 of our submitted daylight and sunlight report.

If a 'mirror-image' building was considered, then the proposed scheme would show that it offers better levels of daylight compared to a mirror of itself equidistant from the boundary. The proposed scheme therefore complies with the BRE Guidelines' Appendix F methodology and considered acceptable, even if the lower level windows serve habitable rooms.

Conclusion

- According to the sourced floor plans, there are no site facing rooms at ground or first floor level which need to be tested;
- From external observation, the site facing window all appear to serve non-habitable rooms (which do not require testing) with the exception of the dormer extension at top floor;
- The room at the top floor experiences no change in daylight whatever as a result of the proposed scheme;
- Even if the lower levels had habitable rooms facing the site, decision makers are referred to the 'mirror' test as ascribed within Appendix F of the BRE Guidelines and as detailed within paragraphs 6.10-6.12 of our original daylight and sunlight report;
- The proposed scheme will offer better levels of daylight to 7 Lyndhurst Terraced than a mirror of itself, thus conforming with the BRE Guidelines Appendix F methodology.

Point 2 Surveyors fully support this scheme in terms of daylight and sunlight amenity.

If I can be of any further assistance, please do not hesitate to contact me.

Your sincerely,



Matthew Hensey
Associate Director
Point 2 Surveyors Ltd.

Encls.

- Existing v. Proposed VSC, ADF, NSL and APSH Analysis of 7 Lyndhurst Terrace