



152-160 Kemp House
City Road
London
EC1V 2NX

0207 112 7590
www.planningforsustainability.co.uk

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Rear Extension to 39 Rochester Road, NW1 9JJ – Daylight Impact Report

Report author: Drs P. Giesberg

Introduction

It is proposed to demolish part of the existing ground floor buildings to the rear of 39 Rochester Road in Camden and replace it with a full width extension on the ground floor and an additional but smaller extension on the first floor.

Pre-application advice was sought from the local authority's planning officers. This was provided by letter on 16 November 2020 (reference 2020/3504/PRE). In this letter concern was raised regarding the effect on the daylight availability to neighbouring properties, particularly No 40 Rochester Road.

In light of this concern a daylight analysis of the rear windows of the properties directly adjacent 39 Rochester Road was made. The analysis has been carried out using the methodology set out by Paul Littlefair in BR209 "Site layout planning for daylight and sunlight: a guide to good practice" (2011) (BRE Trust).

Light from the sky

It is important to safeguard the daylight that is available for nearby buildings in living rooms, kitchens and bedrooms. Non-habitable rooms, such as circulation spaces, bathrooms and storage rooms, are not required to be considered. The Vertical Sky Component (VSC) is a measure of available daylight on a particular surface or window. The guidelines in the BRE209 document state that where a window has a VSC of 27 % or more daylighting is unlikely to be affected. In cases where the VSC is less than 27%, it is unlikely that a change in daylighting will be noticeable if a reduction in VSC is not less than 0.8 times the original value.

Where a room has more than 1 window the average weighted VSC should be used.

The VSC has been determined using the Virtual Environment building modelling software by IES (version 2019.1.0.0).

The analysis

Figure 1 provides a rear elevation of the studied buildings that is used for the analysis in the situation that would be after the extension would be completed. The relevant windows and doors are annotated and coded

for further reference in this report. Doors that give access to circulation areas are not further analysed, although some of the windows shown also serve circulation areas and bathrooms.



Figure 1. Rear elevation of 39 Rochester Road and neighbouring properties. The windows and doors that were analysed are coded for further reference in this report.

The windows were analysed both in the current situation and where the extension would be constructed. Figure 2 shows the results of the VCA analysis in both the existing situation and the situation with the proposed extension in place. Green windows indicate that the VCA complies with the outright requirement of 27 or higher.

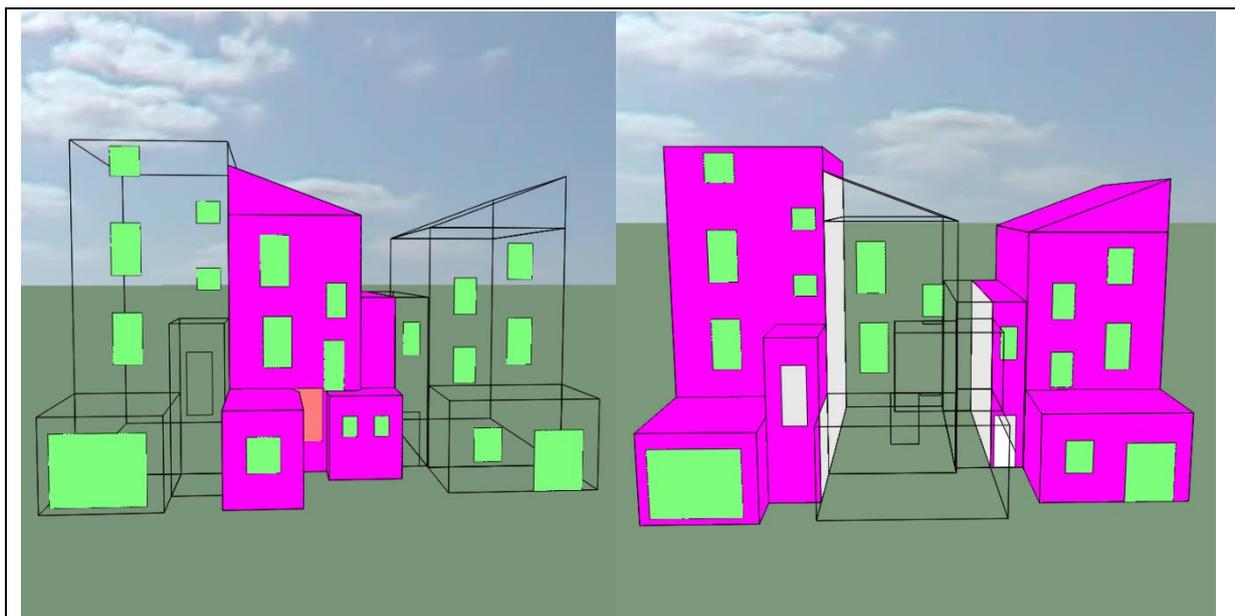


Figure 2. VCA of rear windows in the neighbouring properties. Left is the existing situation and right is the situation with the proposed extension in place. Green windows indicate a VCA of more than 27.

Table I gives a numeric overview of each of the relevant windows.

Table I VCA for each analysed window, before and after the extension would be erected.

Window	Existing	V. S. C.	Status
38A	37	37	Pass
38B	40	40	Pass
38C	40	40	Pass
38D	40	39	Pass
38E	40	40	Pass
38F	40	40	Pass
40A	39	28	Pass
40B	40	40	Pass
40C	40	39	Pass
40D	39	36	Pass
40E	40	40	Pass
40F	39	39	Pass
40G	40	40	Pass

Conclusion

The results demonstrate that none of the relevant windows in the adjoining properties are significantly and adversely effected by the extension. Therefore, the proposed development complies with the requirements for daylight impact on neighbouring properties.

Sincerely yours,

for and on behalf of Planning for Sustainability,

Drs. Paul Giesberg CEnv CSci MEnvSc
Director