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Andrea Villate
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18 January 2021

Dear Ms Villate

BRE Daylight and Sunlight – 248 to 250 Camden Road, London NW1 9HE

Thank you for sending me the extant planning permission details for 99 Camden Mews. For the purpose of this letter, I have reviewed the planning drawings that pertain to the planning application (2017/5313/P, granted by appeal APP/X5210/W/18/3198024):

Ne/AR Architects

Proposed First Floor Plan - 0316/CM/112
Proposed Second Floor Plan - 0316/CM/112

We have utilised the drawings submitted as part of the planning application to remodel and reassess the affect of the proposed development at 248 to 250 Camden Road on 99 Camden Mews. The window keys and assessment results are appended to this letter. I can therefore confirm that this analysis on 99 Camden Mews therefore supersedes that contained within our BRE Daylight & Sunlight Study of 4 August 2020.

Whilst the relevant tests have been set out in the above previous study, I have copied them below again for reference, along with a commentary about the results.

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The BRE guide contains three tests which measure diffuse daylight:

Daylight Tests - Vertical Sky Component, Daylight Distribution and Average Daylight Factor

The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

Whilst the BRE guide outlines that in assessing the loss of daylight to an existing building, the Vertical Sky Component and Daylight Distribution tests are normally appropriate, there are certain situations where the Average Daylight Factor (ADF test) can be applied. The ADF test is a measurement of interior daylighting, taking into account a range of variables including, but not limited to, room geometry, type of room and the number of windows serving the space.

Paragraph F8 of the BRE Guide sets out that: *ADF target value(s) with the new development in place could be appropriate as a criterion for loss of light:*

(i) Where the existing building is one of a series of new buildings that are being built one after another, and each building has been designed as part of the larger group

(ii) As a special case of (i) where the existing building is proposed but not yet built. A typical situation might be where the neighbouring building has received planning permission but not yet been constructed.

The results of the updated assessment show that for the Vertical Sky Component test all main habitable room windows meet the BRE recommendations with the exception of windows 1, 3, 6 & 7 which fall marginally short of the BRE 0.8 recommendation (before /after ratios of between 0.75 and 0.79). It is important to take into consideration that the Vertical Sky Component test is applied to a window by window basis and does not take into account that a room may benefit from multiple light sources. Windows 6 & 7 for example are part of an open plan living/dining/kitchen room at the first floor. The other five windows into the room (4, 5, 8, 9 & 10) all meet the BRE recommendations.

With regards to the daylight distribution test, all rooms meet the BRE recommendations.

As set out above it is sometimes appropriate to also consider the Average Daylight Factor test as a criterion for loss of light and we are of the opinion that paragragh F8 (ii) (see above) of the BRE Guide should apply here. For the purpose of this ADF assessment we have assumed BRE internal reflectance values pertaining to medium wooden floors (Coefficient value of 0.4), light painted walls (0.8) and matte white painted ceilings (0.85).

We have also assumed the windows consist of modern double-glazed units with a frame to glazing ratio of 0.8.

All rooms which have windows that fall short of the BRE VSC recommendations, exceed their relevant BRE ADF targets by a significant margin.

Sunlight availability to Windows

The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south.

The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

The results of the assessment show that all tested windows would meet the above recommendations.

Conclusion

In our opinion the above analysis illustrates that the proposed development has an acceptable impact on 99 Camden Mews and that the new occupants of the property once the planning permission is implemented would not experience a noticeable effect on their daylight or sunlight as a result of the development.

I trust the above is useful, but if you require anything further, please come back to me.

Yours sincerely,

Paul Hearmon LLB (Hons)

Senior Right of Light Surveyor

Enc:

99 Camden Mews Window Keys
Vertical Sky Component Results
Daylight Distribution Results
Average Daylight Factor Results
Sunlight to Windows Results


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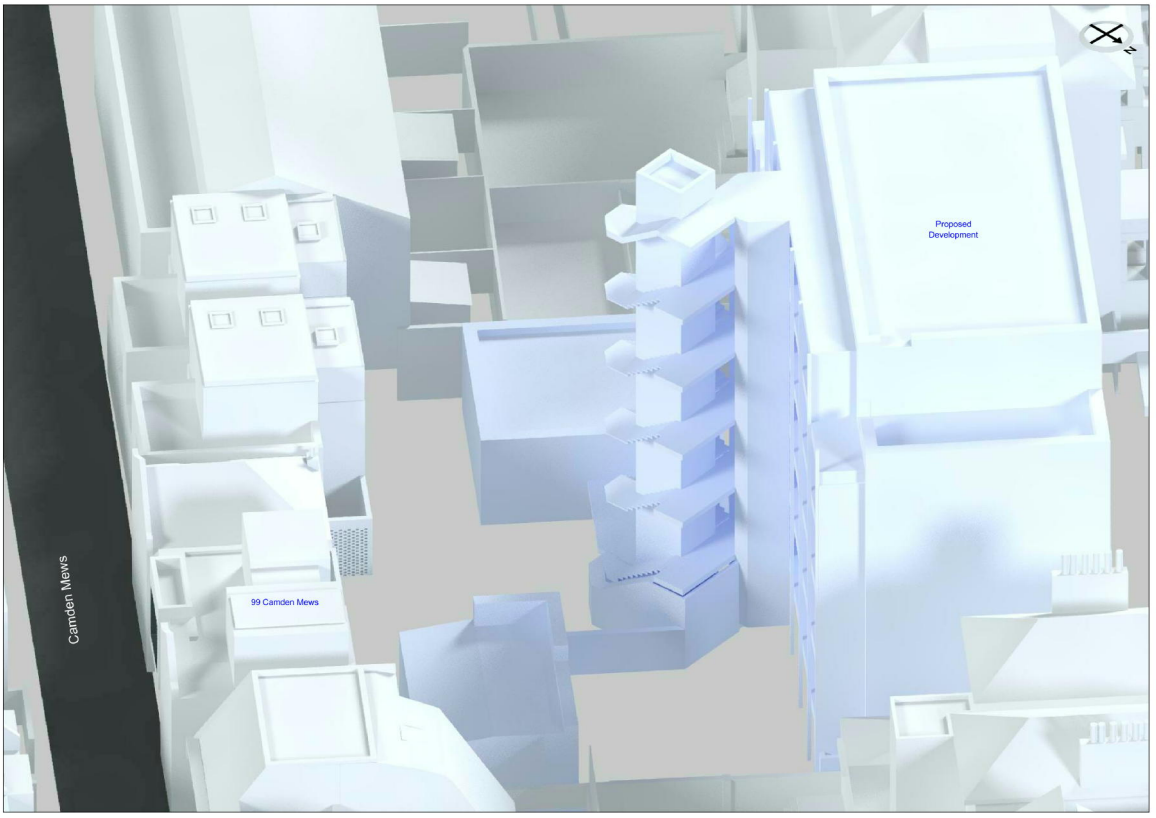
Proposed
Development
99 Camden Mews
Camden Mews


Camden Road
Proposed
Development
99 Camden Mews

Proposed
Development
99 Camden Mews
Camden Mews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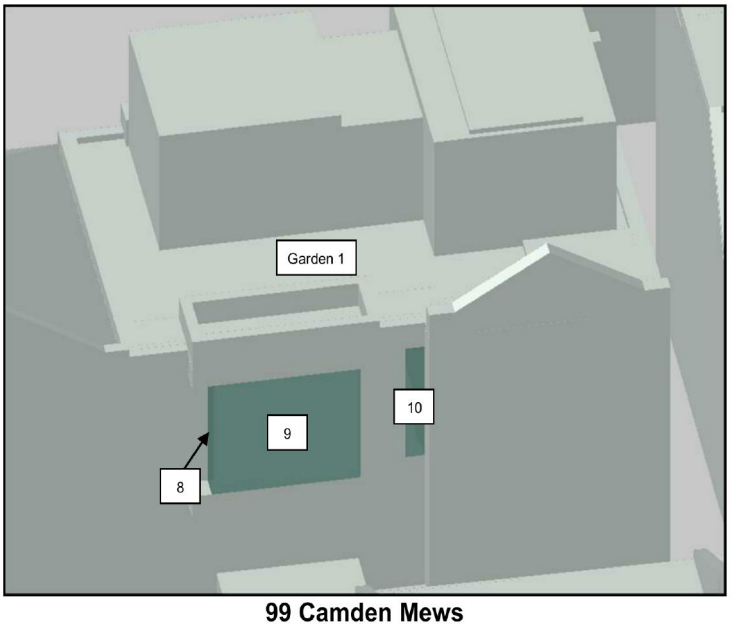
Neighbouring Windows

99 Camden Mews



99 Camden Mews

Appendix 2 - Vertical Sky Component
248-250 Camden Road, London NW1 9HE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
99 Camden Mews					
Ground Floor					
Window 1	Bedroom	26.7%	21.2%	5.5%	0.79
Window 2	Bathroom/WC	28.0%	21.8%	6.2%	0.78
Window 3	Studio/Bedroom	28.3%	21.3%	7.0%	0.75
First Floor					
Window 4	Living/Dining/Kitchen	29.9%	24.7%	5.2%	0.83
Window 5	Living/Dining/Kitchen	31.3%	25.8%	5.5%	0.82
Window 6	Living/Dining/Kitchen	31.7%	25.1%	6.6%	0.79
Window 7	Living/Dining/Kitchen	31.7%	24.6%	7.1%	0.78
Window 8	Living/Dining/Kitchen	15.5%	15.5%	0.0%	1.0
Window 9	Living/Dining/Kitchen	31.3%	31.3%	0.0%	1.0
Window 10	Living/Dining/Kitchen	19.6%	19.6%	0.0%	1.0

Appendix 2 - Daylight Distribution
248-250 Camden Road, London NW1 9HE

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
99 Camden Mews					
Ground Floor					
Window 1	Bedroom	97%	89%	8.0%	0.92
Window 2	Bathroom/WC	93%	82%	11.0%	0.88
Window 3	Studio/Bedroom	96%	80%	16.0%	0.83
First Floor					
Windows 4 to 10	Living/Dining/Kitchen	100%	100%	0.0%	1.0

Appendix 2 - Average Daylight Factor Workings
248-250 Camden Road, London NW1 9HE

Reference	Target ADF based on room use		Average Daylight Factor Coefficients						
	Primary room use	ADF	T	Aw	A	R	Existing theta	Proposed theta	ADF %
99 Camden Mews									
Window 1 (lower)			0.65	1.55	79.85	0.69	60.8	52.1	0.5%
Window 1 (upper)			0.65	2.91	79.85	0.69	63.9	54.8	2.5%
Total ADF for room	Bedroom	1.0%							**3.0%**
Window 2	Bathroom/WC	n/a	0.65	0.55	31.04	0.73	0.4	55.1	**1.4%**
Window 3 (lower)			0.65	1.55	72.51	0.68	63.9	52.6	0.5%
Window 3 (upper)			0.65	2.91	72.51	0.68	66.6	54.9	2.7%
Total ADF for room	Studio/Bedroom	1.5%							**3.2%**
Window 4 (lower)			0.65	0.29	177.88	0.65	65.8	57.0	0.0%
Window 4 (upper)			0.65	0.73	177.88	0.65	69.0	60.2	0.3%
Window 5			0.65	0.93	177.88	0.65	0.4	62.0	0.4%
Window 6 (lower)			0.65	0.44	177.88	0.65	70.0	58.7	0.1%
Window 6 (upper)			0.65	1.1	177.88	0.65	72.7	61.2	0.4%
Window 7 (lower)			0.65	1.28	177.88	0.65	70.4	58.2	0.2%
Window 7 (upper)			0.65	3.2	177.88	0.65	73.0	60.6	1.2%
Window 8 (lower)			0.65	0.25	177.88	0.65	42.6	42.6	0.0%
Window 8 (upper)			0.65	0.61	177.88	0.65	45.0	45.0	0.2%
Window 9 (lower)			0.65	1.58	177.88	0.65	66.6	66.6	0.3%
Window 9 (upper)			0.65	3.9	177.88	0.65	72.4	72.4	1.8%
Window 10 (lower)			0.65	0.21	177.88	0.65	47.1	47.1	0.0%
Window 10 (upper)			0.65	0.51	177.88	0.65	51.1	51.1	0.2%
Total ADF for room	Living/Dining/Kitchen	2.0%							**5.1%**

Appendix 2 - Sunlight to Windows
248-250 Camden Road, London NW1 9HE

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
99 Camden Mews									
First Floor									
Window 8	Living/Dining/Kitchen	46%	46%	0%	1.0	19%	19%	0%	1.0
Window 9	Living/Dining/Kitchen	65%	65%	0%	1.0	20%	20%	0%	1.0
Window 10	Living/Dining/Kitchen	39%	39%	0%	1.0	15%	15%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
248-250 Camden Road, London NW1 9HE

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
99 Camden Mews								
Second Floor								
Garden 1	14.6 m2	14.59 m2	100%	14.59 m2	100%	0.0 m2	0%	1.0