146-150 ROYAL COLLEGE STREET LONDON BOROUGH OF CAMDEN

DAYLIGHT AND SUNLIGHT REPORT

DIRECTOR: LIAM DUNFORD
CLIENT: C/O HART DIXON
DATE: APRIL 2021
VERSION: V2
PROJECT: P2641

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Contents

Appendices

1 Introduction

1.1 This report relates to the Gluckman Smith Architects designed scheme received 10th December 2020, for the development of 146-150 Royal College Street ("the Site" / "the Proposed Development") insofar as it affects the daylight and sunlight amenity to the surrounding residential properties.

1.2 There is a more recent iteration of the Proposed Development received 10th December 2020. The revisions provide a minor reduction in massing at roof level and some changes at ground floor level, when compared to the Proposed Development assessed within this report. In our professional opinion, the revisions will only serve to improve the daylight and sunlight levels assessed herein.

1.3 The Local Authority will be informed in this by the BRE document entitled Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011 (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.

1.4 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located and the daylight and sunlight will be one of a number of planning considerations which the local authority will weigh.

Sources of Information

1.5 In the process of compiling this report, the following sources of information have been used:

Point 2 Surveyors
Laser Scan
Site Photographs

The Scan Station Ltd
Drone Scan
Drone Photographs

Gluckman Smith
Proposed Info (received 10/12/20)
1929_P_00_100_001 10.12.20.dwg
RCS Facade Review 05.11.20 Chosen Design 2018.skp

2 Methodology

2.1 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2011 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.

2.2 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties.

2.3 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25˚ from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

2.4 The BRE guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL). They also detail a third measure of daylight which is primarily used for assessing amenity within proposed accommodation, namely Average Daylight Factor (ADF).

2.5 In terms of sunlight we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.

2.6 These measures of daylight and sunlight are discussed in the following paragraphs.

Diffuse Daylight

2.7 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

2.8 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.

2.9 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

2.10 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.

2.11 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

2.12 **Average Daylight Factor (ADF)** - ADF is a measure of the overall amount of diffuse daylight within a room. It is the average of the daylight factors across the working plane within a room. This equates to the ratio of the average illuminance across the working plane, to the illuminance due to an unobstructed sky.

2.13 In addition to accounting for external obstructions, the ADF accounts for the number of windows and their size in relation to the size of the room, the window transmittance and the reflectance of the internal walls, floor and ceiling.

2.14 While the ADF can be calculated from first principles using a lighting simulation software suite such as Radiance, in simple situations it can approximated using the empirical formula detailed in both British Standard 8206 Part 2:2008 and Appendix C of the BRE Report.

2.15 Both the BRE Report and BS 8206 Part 2:2008 provide guidance for acceptable ADF values in the presence of supplementary electric lighting, depending on the room use. These are 1.0% for a bedroom, 1.5% for a living room and 2.0% for a kitchen.

Sunlight

2.16 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

2.17 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

2.18 The BRE guidelines state that '...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun'.

2.19 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room based figures.

3 Standard Survey Limitations

3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions provided along with our fee proposal. Our understanding of the existing massing, including the surrounding context was established from the sources of information details within Section 3.

3.2 In addition to our standard limitations the following limitations and assumptions also apply.

- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.
- When floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.

4 Setting Appropriate Daylight Targets

4.1 In order to deliver all of the above, particularly the number of homes, departure from rigid BRE targets is inevitable and appropriate, alternate targets need to be considered.

4.2 The BRE daylight and sunlight guidance was established in relation to a sub-urban environment.

4.3 As such, the default nationwide BRE numerical criteria are based on 25-degree development angles, which are frequently inappropriate, and indeed unachievable, in urban areas.

4.4 This is openly acknowledged by the BRE, and in its introduction, the BRE guide itself urges that the guidelines be interpreted flexibly:

"The advice given here is not mandatory……Although it gives numerical guidelines these should be interpreted flexibly……For example in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable…."

4.5 This is also acknowledged in the National Planning Policy Framework February 2019 ("NPPF") where it states at paragraph 123(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*** [emphasis added], *where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."*

4.6 It has been held at Appeal for the development of the Land at Edgeware Road, Church Street, Paddington Green and Newcastle Place; Application Nos. 03/03464/CAC, 03/03466/CAC, 03/03463/FULL and 03/03465/FULL) that **'noticeable'** is not to be equated with **'unacceptable'.** The following extract from the inspector's report gives pragmatic guidance on the interpretation of the default BRE criteria:

*"13.103 According to the BRE Guide, a Vertical Sky Component (VSC) of 27% will give the potential for good interior diffuse daylighting. A reduction in VSC to less than both 27% and 80% of its former value will be noticeable**. 'Noticeable', however, is not to be equated with 'unacceptable'*** [emphasis added]. *And, as its introduction acknowledges, the Guide is just that - 'although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design'. That is true in urban areas especially, where VSCs very much lower than 27% do not seem to diminish the attraction of some popular residential areas."*

4.7 Appendix F of the BRE guidelines provides advice on setting alternative targets for access to daylight and sunlight. In relation to the default targets it says; *"These values are purely advisory and different targets may be used…..for example, in a mews in a historic city centre, a typical obstruction angle might be close to 40 degrees. This would correspond to a VSC of 18%, which could be used as a target."*

4.8 In relation to considering alternative targets, Appendix F of the BRE guidelines states that:

"*In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole."* In accordance with this, in assessing the proposal, primary consideration is given to the VSC figures.

4.9 In many urban areas development angles of 40 degrees, or more, are common and a VSC of 18% has been a reasonable and accepted level of daylight in many desirable urban areas for well over a century.

4.10 In recent years the need to make best use of available land means that the redevelopment of previously comparatively low rise, low density sites has required an increase in density, with corresponding increases in typical development angles and reductions in daylight. In many recent developments, therefore, angles greater than 40 degrees are not uncommon.

4.11 The Mayor of London; Housing; Supplementary Planning Guidance Document March 2016 ('The London Plan') states at paragraph 1.3.45 and 1.3.46, that:

(1.3.45) *"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) *"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."*

4.12 The inspectorate considered the above Guidance in the Whitechapel Estate Appeal (Reference: APP/E5900/W/17/3171437); they stated that that:

*"The figures show that a proportion of residual **Vertical Sky Component ('VSC') values in the mid-teens have been found acceptable in major developments across London*** [emphasis added]. *This echoes the Mayor's endorsement in the pre- SPG decision at Monmouth House, Islington that VSC values in the **mid-teens are acceptable in an inner urban environment. They also show a smaller proportion in the bands below 15%*** [emphasis added]. *Even if there were some discrepancy in the appellants' figures for this lower band at Whitechapel Central, which is disputed, **the VSC outcomes for the appeal proposal would in general be very similar to those of the other major schemes*** [emphasis added]. *The appeal proposal would therefore appear to be in compliance with the LP as amplified by the SPG and as it is being interpreted by the Mayor. The GLA responses to the planning application did not raise any concern about neighbours' amenity."*

4.13 We also refer decision makers to two recently approved planning decisions within London Borough of Camden, namely; St. Pancras Commercial Centre (Planning Reference: 2019/4201/P) and 70-86 Royal College Street (Planning Reference: 2020/0728/P). We copy below extract from the planning officer's report in relation to 70-86 Royal College Street:

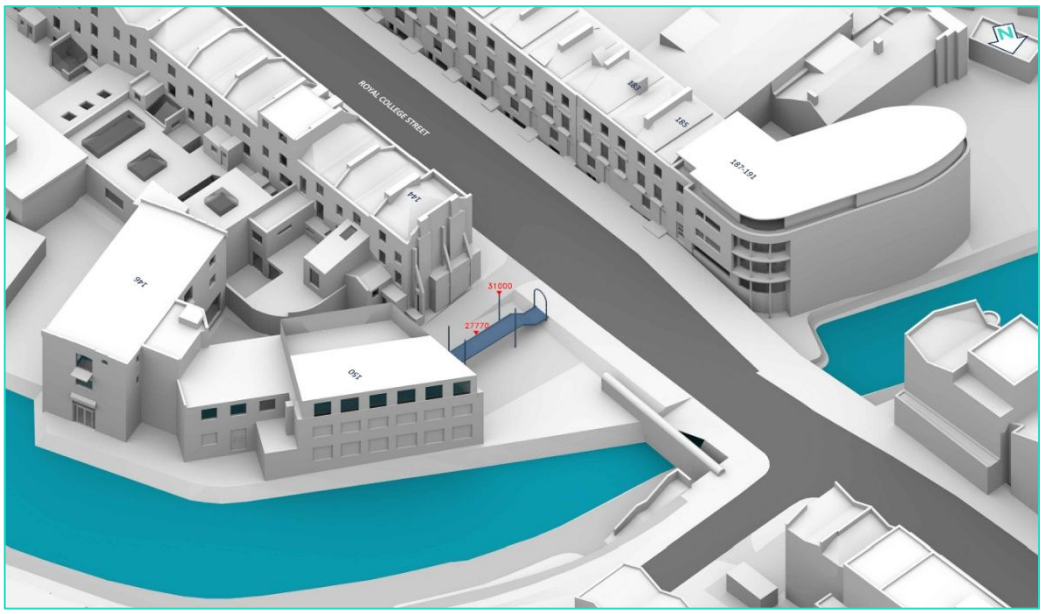
(8.9) *"As noted, Point 2 consider that a VSC target of 15% should be considered acceptable in this location…."*

(8.11) *"Officers also note that Point 2 were also the authors of the sunlight and daylight report for the proposed development at St Pancras Commercial Centre (application reference 2019/4201/P) which was approved at Planning Committee in January. The report for this application used the same 15% VSC target as the report for the current application, which was considered acceptable by officers and subsequently approved by members."*

4.14 Therefore, taking into consideration the intention of the London Plan, NPPF, flexibility of the default BRE Guidance and the above referenced decisions in relation other Major Developments, **we consider a general VSC target of 15% is appropriate in relation to the this context, with a smaller proportion in bands below 15%.**

5 The Site

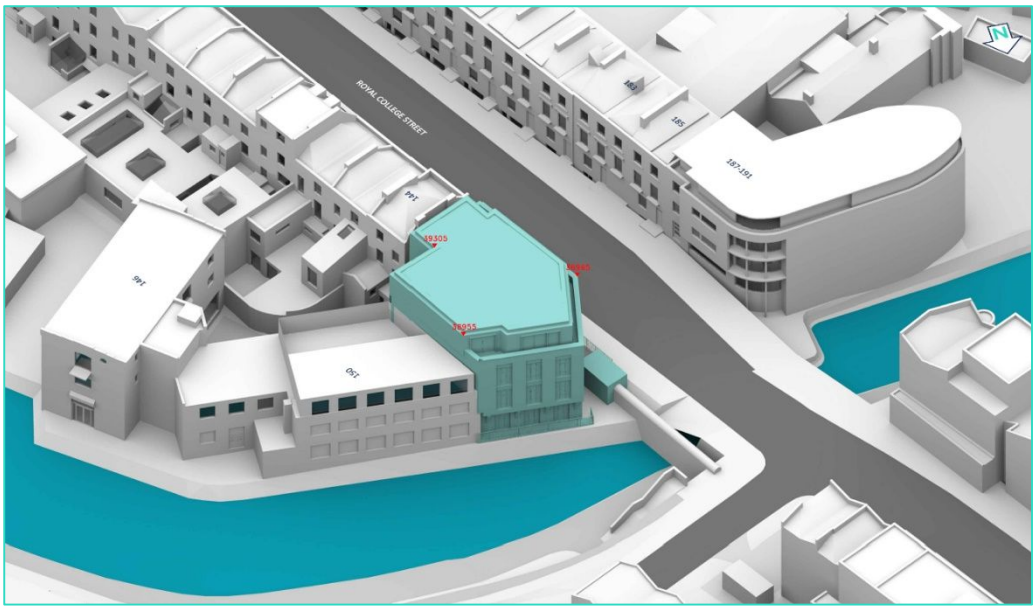
5.1 The site is located in the London Borough of Camden



Drawing Number: P2641/03 – 3D View – Existing Building

5.2 Our understanding of the site location and existing building(s) that occupy the site are illustrated in drawing numbers P2641/01-03 and located within Appendix 1.

6 The Proposal



Drawing Number: P2641/06 – 3D View – Proposed Scheme

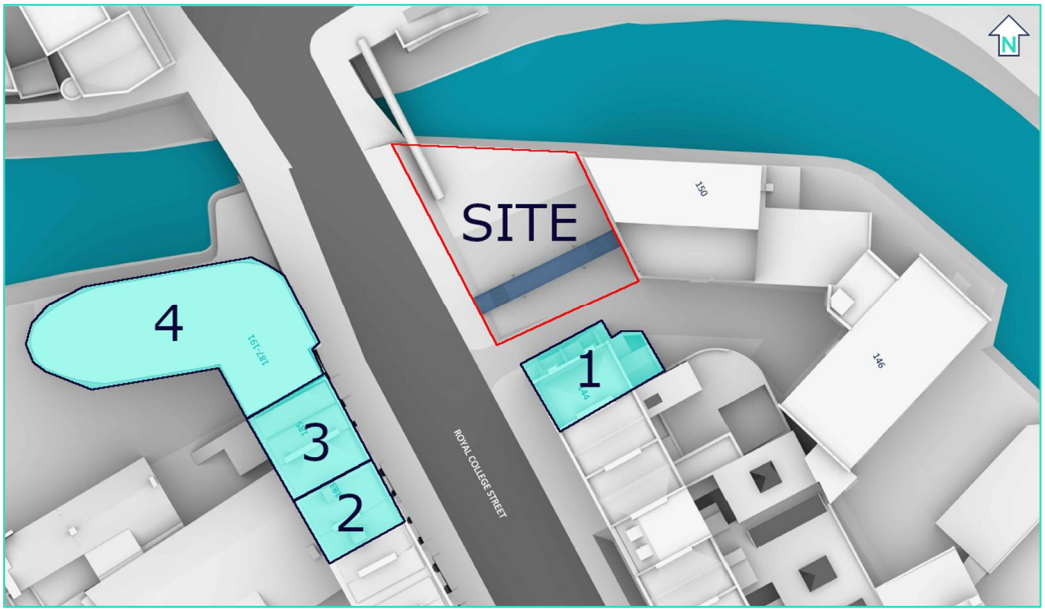
6.1 Our understanding of the proposed scheme is illustrated in drawings P2641/04-06 located within Appendix 1.

7 The Surrounding Properties

7.1 The following surrounding properties contain residential accommodation and, due to their proximity to the development site, have been assessed in terms of the effects of the proposed development upon their daylight and sunlight amenity:

1) 144 Royal College Street
2) 183 Royal College Street
3) 185 Royal College Street
4) 187-189 Royal College Street

7.2 The location of these properties can be seen in the drawings within Appendix 1 and via their numerical reference on the below identification drawing ("the Plan")



Identification Drawing ("the Plan")

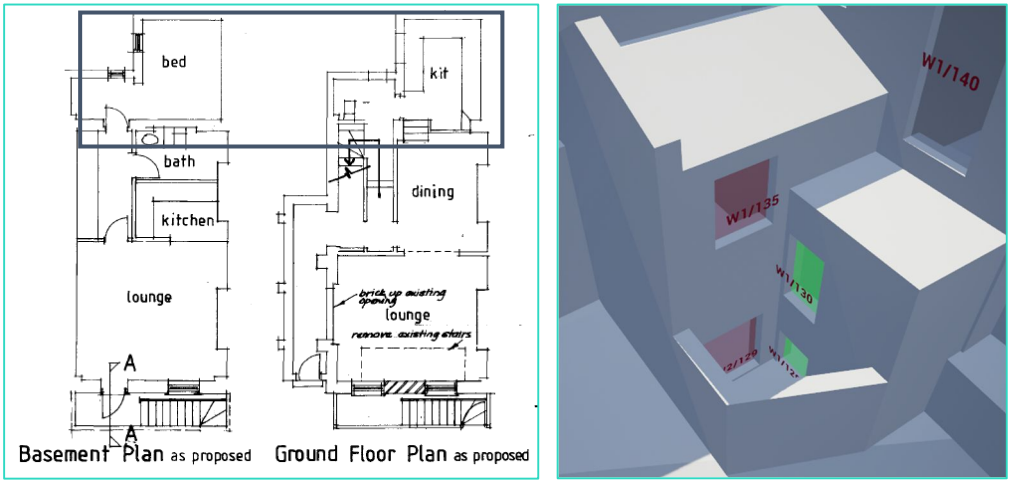
7.3 Detailed results for each window/room assessed can be found in Appendix 2 and are summarised below.

1) 144 Royal College Street

7.4 South of the Site and referenced '1' on the Plan, this property is identified as containing residential accommodation. We have sourced layouts for the property attached to a planning application submitted in 2005 for a change of use from office to residential. The plans identify there are 5 windows serving 4 site facing rooms; comprising 3 bedrooms and one small kitchen across basement, ground, first and second floors.

Daylight

7.5 The first and second floor windows (W1/131 and W1/132) and rooms experience proportional reductions in VSC and NSL less than 20% their existing level. In accordance with BRE Guidance, any change in daylight will be unnoticeable.



Extract from Planning Drawings& Analysis Model – Basement and Ground Floor

7.6 The bedroom and kitchen windows (W2/129 and W1/135) presently take all their sky visibility over the existing, cleared site. Any realistic redevelopment of the Site will inevitably result in large relative losses of daylight to these rooms. This is recognised in the BRE Guidelines' introduction, namely; "*…a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."*[1].

[1] BRE Guide 209, paragraph 1.6

7.7 The windows experience proportional VSC reductions of 53.3% and 73.7% and the rooms experience NSL reductions of 65.9% and 77.4%. The reductions in daylight are likely to be noticeable, albeit it should be borne that daylight to bedrooms is classed as less important[2], and the kitchen is 8.9sqm thus technically classifying it as a 'non-habitable' room due to its size[3].

7.8 In conclusion, while the basement and ground floor kitchen and bedroom experience some noticeable losses in daylight as a result of the Proposed Development, the impacts can be considered acceptable given the nature of the spaces affected possessing as lesser expectation to daylight, and indeed that a reduction to the windows on the boundary is simply unavoidable with any viable redevelopment of the Site.

Sunlight

7.9 All windows are orientated within 90 degrees due north, which in accordance with BRE Guidance means they do not need to be considered in terms of APSH.

2) 183 Royal College Street, and; 3) 185 Royal College Street

7.10 South-west of the Site and referenced '2' and '3' on the Plan, these properties are identified as containing residential accomodaiton. We ave not managed to source layouts for these properties thus the modelling of the internal dimensions is based on reasonable assumptions, applying approximate room depths of c.4.2m. There are 15 windows assessed as serving 10 Site facing rooms across basement, ground, first and second floors.

Daylight

7.11 All windows experience proporitonal reducitons in VSC less than 20% their existing value, which in accordance with BRE Guidance will be unnoticeabel. A basement room in 183 Royal College Street (R1/349) and basement + ground floor in 185 Royal College Street (R1/359 & R1/360) experiecne proportioanl NSL reducitons between 26%-51%. This level of change suggests to be noticeable, however it should be borne the BRE Guidelines does only recommend the NSL is considered where room layouts are known[4] thus accordingly greater reliance should be placed on the VSC.

[2] BRE Guide 209, paragraph 2.2.6
[3] Mayor of London; Supplementary Planning Guidance paragraph 1.3.19
[4] BRE Guide 209, paragraph 2.2.6

7.12 After the Proposed Development is implemented, all first and second floor windows retain above 27% VSC (the default recommendation based on suburban area), the ground floor windows retain c.25% VSC and the basement windows retain 17.5% and c.20%. Compared to established VSC targets within the area[5], the retained values to these windows are better than those already established and can be considered acceptable in planning terms.

Sunlight

7.13 All windows are orientated within 90 degrees due north, which in accordance with BRE Guidance means they do not need to be considered in terms of APSH.

3) 187-189 Royal College Street

7.14 West of the Site and refernced '4' on the Plan, this property is identified as containing residential accomodaiton at the top floor only. We have sourced layouts for the property which have been implemented into our analyis model. The plans identify there are 7 windows serving 2 Site facing rooms; comprising 1 LKD and 1 Bedroom.

Daylight

7.15 All changes in VSC and NSL are less than 20% their existing value and will be unnoticeable.

Sunlight

7.16 All windows are orientated within 90 degrees due north, which in accordance with BRE Guidance means they do not need to be considered in terms of APSH.

[5] See paragraphs 4.13 to 4.14

8 Conclusion

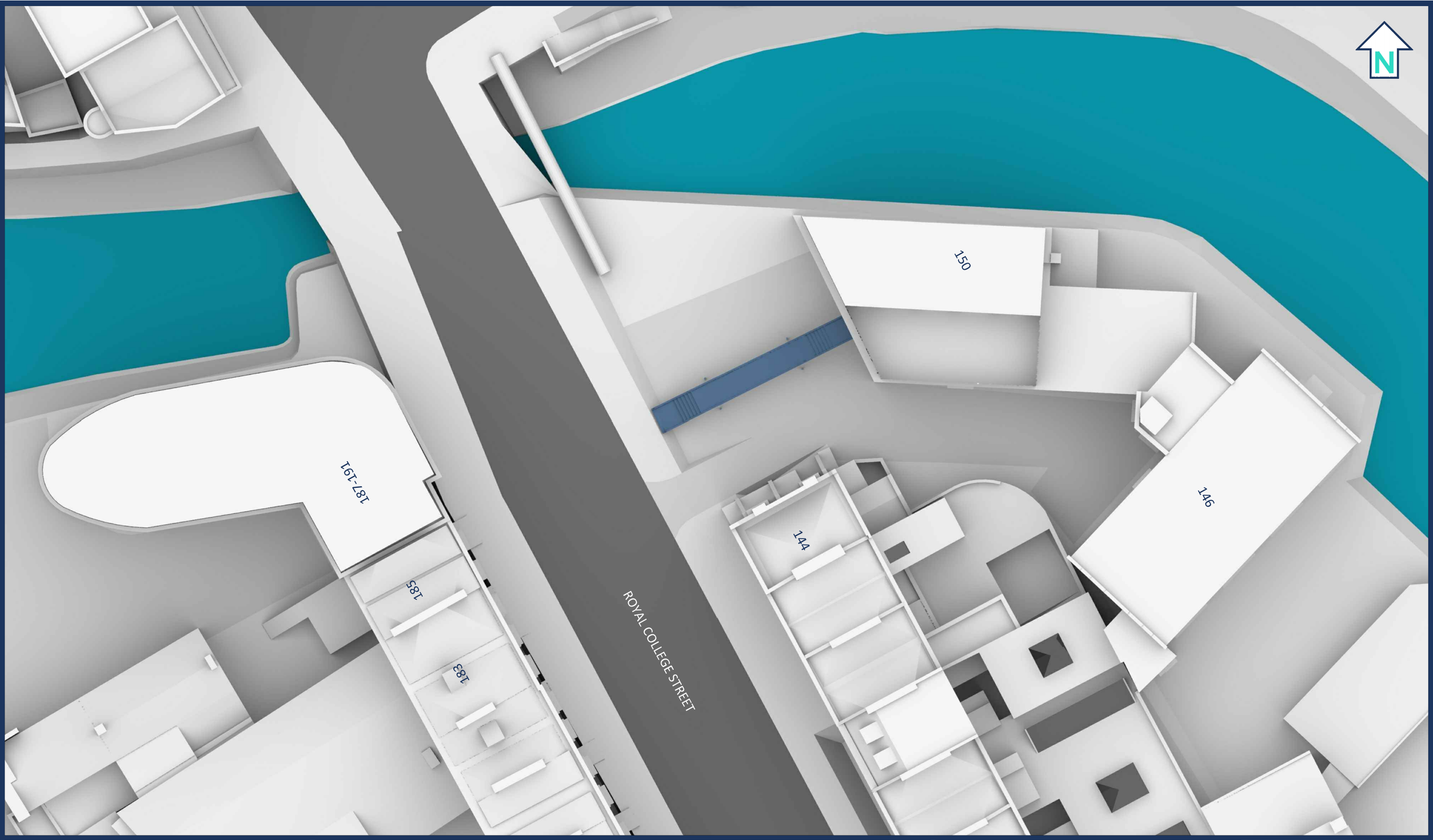
8.1 The above report and technical analysis appended hereto confirms the Proposed Development relates well with the surrounding residential context in terms of daylight and sunlight amenity.

8.2 While there are a handful of reductions in VSC and/or NSL that exceed default BRE Guidance, these reductions are either to secondary spaces where the change is unavoidable due to the positioning of windows immediately on the Site boundary (144 Royal College Street) or notwithstanding the change, the retained daylight levels are very good for the locality (183 and 185 Royal College Street).

8.3 The most recent iteration of the Proposed Development provides a minor reduction in massing at roof level and some changes at ground floor level, when compared to the Proposed Development assessed within this report. As a result, in our professional opinion, the revised iteration will have less of an impact on the surrounding properties daylight and sunlight. Thus, only serving to improve the conditions to the surrounding residential properties material for assessment.

8.4 Overall, the daylight and sunlight position can be considered acceptable in planning terms and we fully support this planning application in terms of daylight and sunlight amenity.

Appendix 1:
Drawings



Sources: Point 2 Surveyors
Laser Scan
Bangor Wharf - Recap.rcp

The Scan Station Ltd
Drone Scan
Bangor Wharf Drone survey - Recap.rcp

Gluckman Smith
Proposed Info (received 10/12/20)
1929_P_00_100_001 10.12.20.dwg
RCS Facade Review 05.11.20 Chosen Design 2018.skp

Key: Existing Buildings
Proposed Scheme

Project: Bangor Wharf, Georgiana Street

Title: Site Plan
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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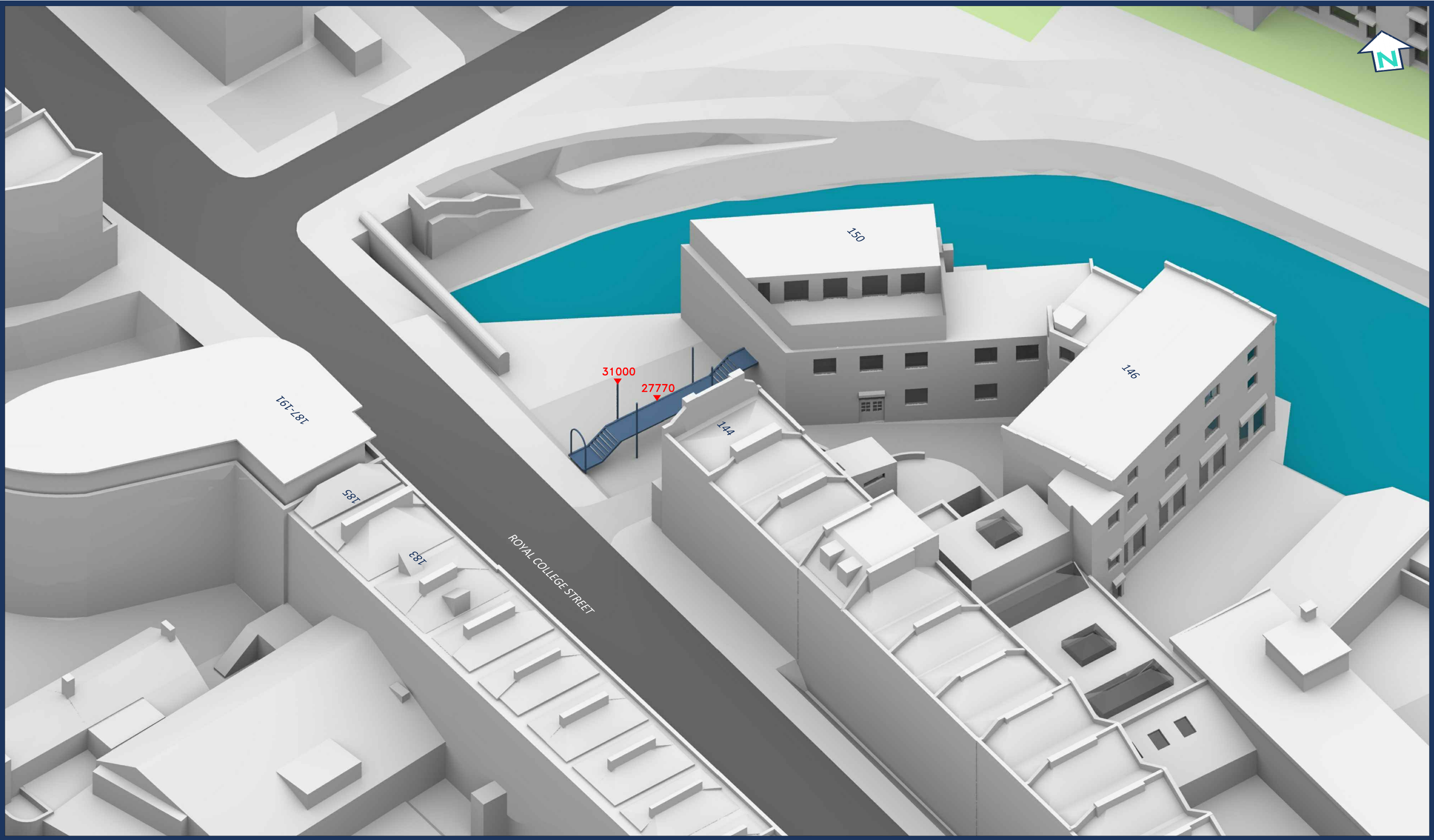

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Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Bangor Wharf, Georgiana Street

Title: 3D View
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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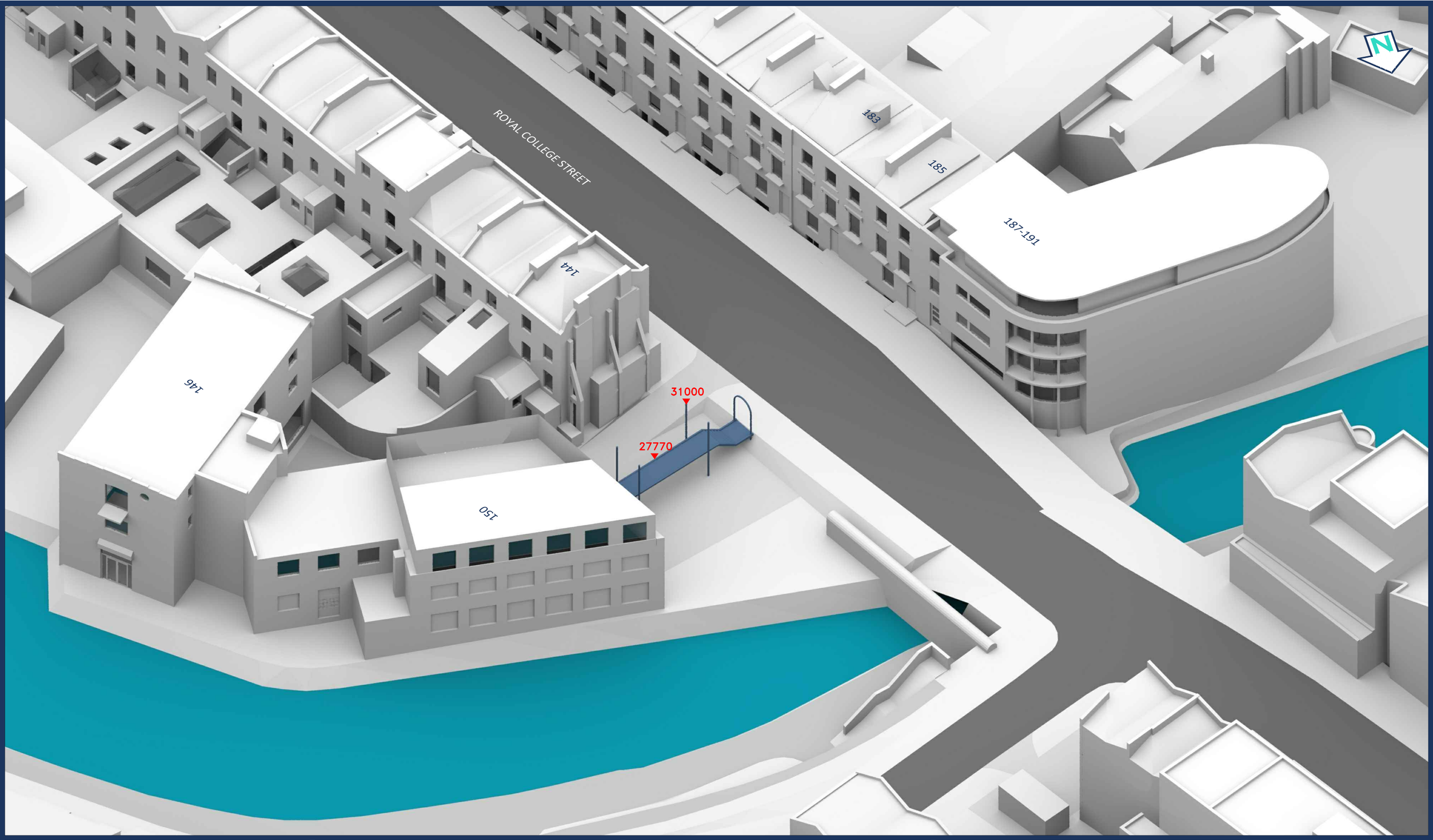

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Proposed Scheme

All Heights in mm AOD

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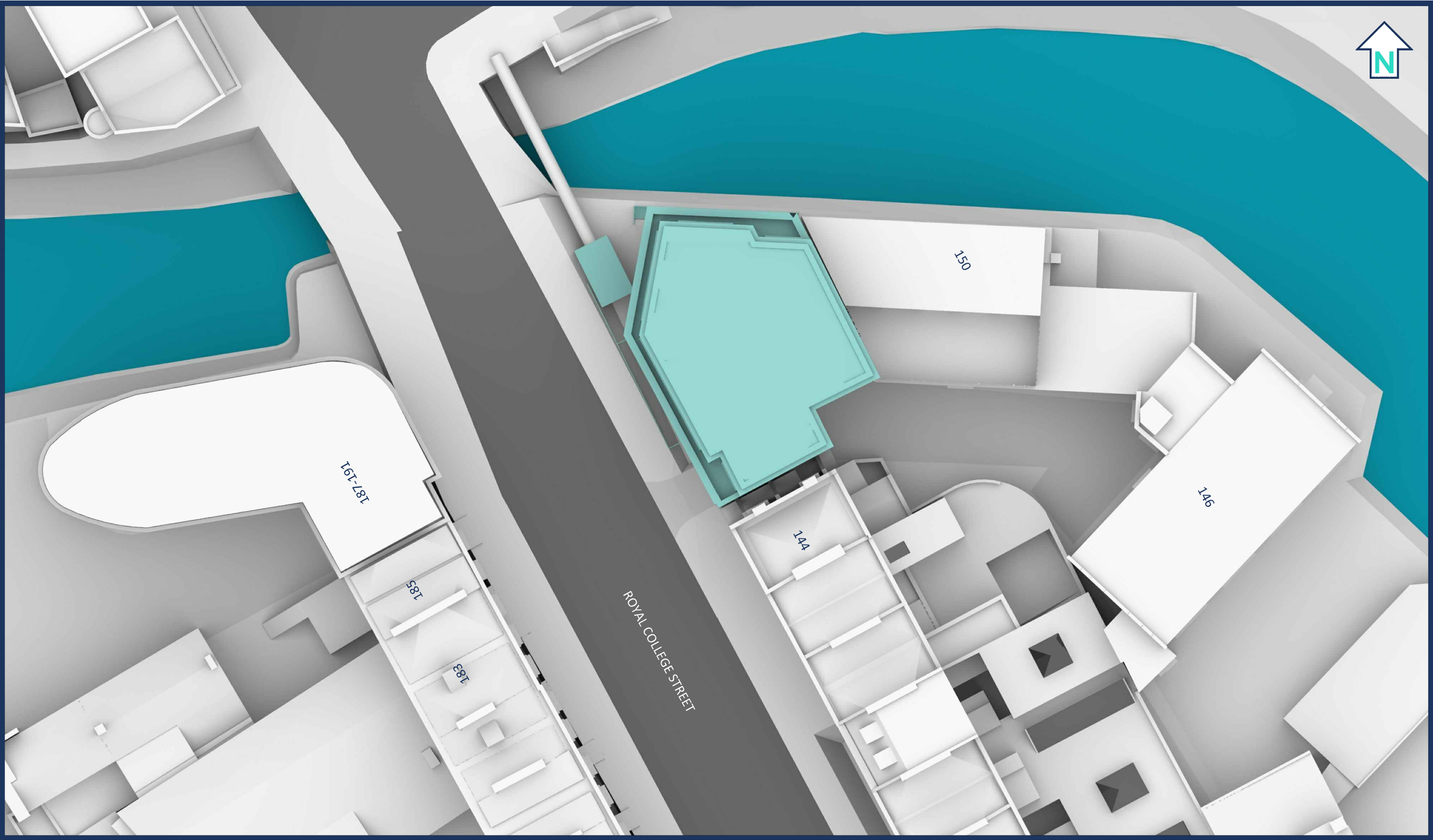

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Key: Existing Buildings
Proposed Scheme

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Proposed Scheme 10/12/20

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Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Bangor Wharf, Georgiana Street

Title: 3D View
Proposed Scheme 10/12/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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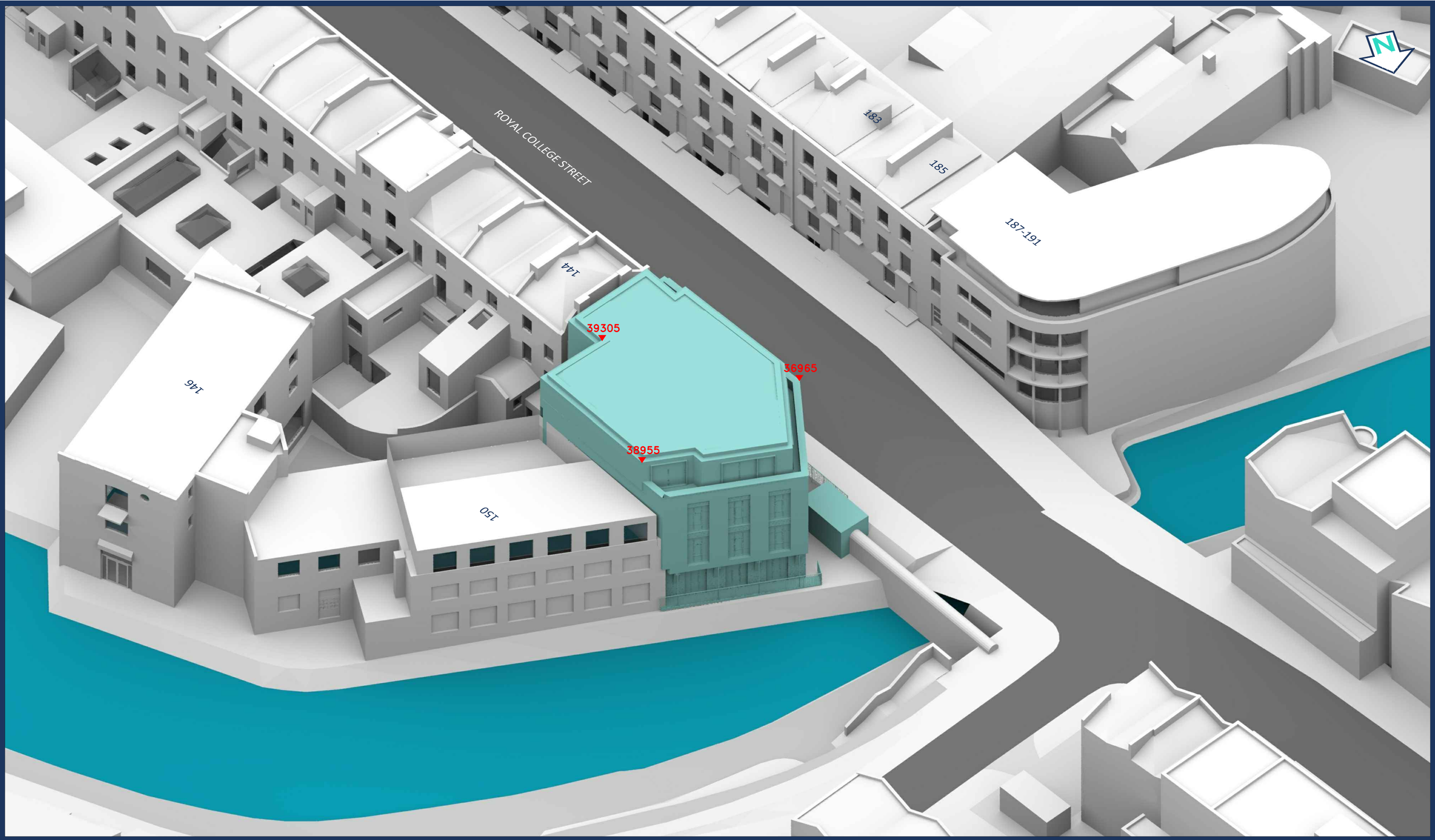

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Appendix 2:
Technical Analysis

DAYLIGHT ANALYSIS

146-150 Royal College Street

Existing Vs Proposed Scheme 10/12/20

P2641 - Rel1

Room	Room Use	Window	DAYLIGHT Existing VSC	Proposed VSC	Loss	%Loss
144 Royal College Street						
R1/129	BEDROOM	W1/129	6.25	5.64	0.61	9.76
R1/129	BEDROOM	W2/129	8.38	2.87	5.51	65.75
R1/131	BEDROOM	W1/131	28.44	26.56	1.88	6.61
R1/132	BEDROOM	W1/132	36.90	35.27	1.63	4.42
R1/135	KITCHEN	W1/135	22.39	5.90	16.49	73.65
183 Royal College Street						
R1/349	ASSUMED	W1/349	22.76	20.93	1.83	8.04
R1/349	ASSUMED	W2/349	21.92	19.52	2.40	10.95
R1/350	ASSUMED	W1/350	29.07	25.39	3.68	12.66
R1/351	ASSUMED	W1/351	33.02	30.16	2.86	8.66
R1/351	ASSUMED	W2/351	33.41	30.08	3.33	9.97
R2/351	ASSUMED	W3/351	33.69	29.92	3.77	11.19
R1/352	ASSUMED	W1/352	36.44	34.64	1.80	4.94
R1/352	ASSUMED	W2/352	36.52	34.47	2.05	5.61
R2/352	ASSUMED	W3/352	36.52	34.27	2.25	6.16
185 Royal College Street						
R1/359		W1/359	20.71	17.50	3.21	15.50
R1/360		W1/360	30.97	25.48	5.49	17.73
R1/361	ASSUMED	W1/361	34.22	29.90	4.32	12.62
R1/361	ASSUMED	W2/361	34.34	29.75	4.59	13.37
R1/362	ASSUMED	W1/362	36.58	34.02	2.56	7.00
R1/362	ASSUMED	W2/362	36.55	33.84	2.71	7.41
187-189 Royal College Street						

DAYLIGHT ANALYSIS

146-150 Royal College Street

Existing Vs Proposed Scheme 10/12/20

P2641 - Rel1

			DAYLIGHT			
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**Loss**	**%Loss**
R1/403	BEDROOM	W1/403	23.53	22.81	0.72	3.06
R2/403	LKD	W2/403	24.23	23.49	0.74	3.05
R2/403	LKD	W3/403	31.00	30.23	0.77	2.48
R2/403	LKD	W4/403	30.70	30.13	0.57	1.86
R2/403	LKD	W5/403	30.50	30.13	0.37	1.21
R2/403	LKD	W6/403	30.73	30.56	0.17	0.55
R2/403	LKD	W7/403	30.41	30.36	0.05	0.16

NSL ANALYSIS

146-150 Royal College Street

Existing Vs Proposed Scheme 10/12/20

P2641 - Rel1

Room	Room Use	Whole Room sq ft	NSL Existing sq ft	NSL Proposed sq ft	NSL Loss sq ft	NSL %Loss
144 Royal College Street						
R1/129	BEDROOM	120.7	67.1	22.9	44.2	65.9
R1/131	BEDROOM	116.7	112.7	112.6	0.1	0.1
R1/132	BEDROOM	116.7	112.3	112.3	0.0	0.0
R1/135	KITCHEN	93.6	60.2	13.6	46.6	77.4
183 Royal College Street						
R1/349	ASSUMED	164.9	129.8	83.6	46.2	35.6
R1/350	ASSUMED	164.9	146.7	120.6	26.0	17.7
R1/351	ASSUMED	228.4	225.3	225.3	0.0	0.0
R2/351	ASSUMED	128.8	126.2	122.1	4.1	3.2
R1/352	ASSUMED	228.4	225.6	225.6	0.0	0.0
R2/352	ASSUMED	128.8	126.2	126.2	0.0	0.0
185 Royal College Street						
R1/359		151.4	142.5	69.6	72.9	51.2
R1/360		151.4	147.0	108.8	38.2	26.0
R1/361	ASSUMED	220.1	217.0	217.0	0.0	0.0
R1/362	ASSUMED	220.1	217.3	217.3	0.0	0.0
187-189 Royal College Street						
R1/403	BEDROOM	105.1	99.0	99.0	0.0	0.0
R2/403	LKD	325.2	325.2	325.2	0.0	0.0

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