


300 Kentish Town Road

Daylight and Sunlight Report

24 March 2022

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300 Kentish Town Road

DAYLIGHT AND SUNLIGHT REPORT

Client: Sakkson House

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Reviewed by: Luke Wilson

Reference: 2456

DOCUMENT HISTORY

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CONTENTS

Executive Summary

1. Introduction
2. Summary of how daylight and sunlight are considered for planning
3. Assumptions Used in the Analysis
4. Sources of Information Used in the Report
5. Daylight & Sunlight Analysis
6. Internal Daylight & Sunlight Analysis
7. Conclusions

Appendix 1: Drawings

Appendix 2: Daylight & Sunlight Analysis Results

Appendix 3: Internal Daylight & Sunlight Analysis Results

Appendix 4: Window Maps



EXECUTIVE SUMMARY

- This is a report into the impact of the proposed development at 300 Kentish Town Road on the daylight and sunlight to surrounding residential properties and internally to the scheme itself. This analysis has been based upon scheme drawings provided by Archer Architects, a photogrammetric survey, and site photography.
- The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2011) (the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.
- The daylight and sunlight impact on the surrounding properties should, in our view, be considered acceptable. The retained levels of daylight and sunlight within the surrounding properties with the proposed scheme in place are considered to be contextually appropriate for the local area. While the majority of windows and rooms meet the target values as set out in the BRE Guidelines, where there are transgressions, these are considered to be minor adverse and not significant.
- Internally, the scheme will be well daylit as all rooms analysed will meet their ADF target values.



1 INTRODUCTION

Waldrams have been instructed to provide daylight and sunlight analysis for the proposed development of the site at 300 Kentish Town Road. This analysis is based upon scheme drawings by Archer Architects, a photogrammetric survey of the site and surrounding context and site photography.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The existing site can be seen on drawings 2456-01-01 to -01-03 with the proposal on drawings 2456-02-01 to -02-03, all in Appendix 1. The numerical results of the quantitative daylight and sunlight analysis can be found in Appendix 2. The numerical results of the quantitative internal daylight and sunlight analysis can be found in Appendix 3. Internal layouts showing the position of rooms analysed in the proposed scheme can be found on drawing 2456-02-04 in Appendix 1. Window maps showing the locations of the windows analysed in the neighbouring property can be found in Appendix 4.

2 SUMMARY OF HOW DAYLIGHT AND SUNLIGHT ARE CONSIDERED FOR PLANNING

2.1 INTRODUCTION TO THE BRE GUIDELINES

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the Building Research Establishment (BRE) Guidelines, used in conjunction with British Standard BS8206 Part 2. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties. In practice, it is principally the main habitable rooms internal to the scheme and within the surrounding residential properties that are sensitive in terms of daylight and sunlight. This report therefore focuses on the internal daylight and sunlight and the change in daylight and sunlight to habitable rooms in the surrounding residential property.

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly, there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where 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 thus this document 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 because natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values."

(Page 1, BRE Guidelines)

The numerical figures should not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular, existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

2.2 DAYLIGHT AND SUNLIGHT CRITERIA TO SURROUNDING RESIDENTIAL PROPERTY

According to the BRE Guidelines, a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting if the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved, then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level and if the area of the room that can see the sky at desk height (known as the daylight distribution or no sky contour) is reduced by less than 20% of its existing area. The BRE Guidelines state this in paragraph 2.2.21 as:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *The VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value*
- *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."*

The BRE Guidelines state in paragraph 2.2.2:

"Bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."

In certain situations, as outlined in paragraph F8 of the BRE Guidelines, it may also be



appropriate to analyse the Average Daylight Factor. The ADF measure of daylight takes into account the main factors that affect the actual daylight appearance of a room including the area of sky visibility, which is closely related to VSC, the area of the window serving the room, the glazing transmittance, the total area of the room's surfaces and the internal reflectance of the room. ADF then provides an absolute measure of daylight expressed as a ratio of daylight for the room in question as a proportion of the daylight outside at any moment in time.

The BRE Guidelines refers to BS 8206-2 Code of practice for daylighting and CIBSE Lighting Guide LG10, which gives recommended minimum values of ADF of 2% for kitchens, 1.5% for living rooms, and 1% for bedrooms.

The test for sunlight to the neighbouring properties is calculated for each living room with a main window facing within 90° of due south. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH).

The BRE Guidelines state that, each main window facing within 90° of due south serving a main living room may be adversely affected if it has less than 25% of the APSH across the whole year or less than 5% APSH during the winter months (defined as the 6 months from September 21st through to March 21st); and receives less than 0.8 times its former sunlight hours as a result of a proposed development; and has a reduction in sunlight hours received over the whole year greater than 4% of annual probable sunlight hours with the development in place.

Following the BRE Guidelines recommendations, VSC and APSH are measured from a point on the outer window wall whilst ADF is measured from the point halfway between the inner and outer window wall.

2.3 ALTERNATIVE TARGET VALUES AND APPLYING A FLEXIBLE APPROACH

The BRE Guidelines recommend that, in urban development locations, alternative baselines or lower target values may be used (c.f. Appendix F of the BRE Guidelines for Daylight & Sunlight). Paragraph F1 states:

"These values [those set out in the BRE Guidelines] are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylight needs of the proposed development itself."

Indeed, in paragraph 2.2.3 of the BRE Guidelines it states:



"Note that numerical values given here are purely advisory. Different criteria may be 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 more than its fair share of light. Appendix F gives further guidance."

And in Paragraph F4, the BRE Guidelines state:

"For example, in a mews in a historic city centre, a typical obstruction angle from ground floor window level might be close to 40°. This would correspond to a VSC of 18%, which could be used as a target value for development in that street if new development is to match the existing layout."

The Mayor of London's draft *Housing Design Quality and Standards*, SPG Module C supports the use of lower VSC target values where it states in section C5.3:

"The BRE guidelines apply nationwide, and the default numerical targets provided are purely advisory. These are based on a uniform, 25 degree development angle (vertical obstruction angle) typical of a low-rise suburban location. This corresponds to the Vertical Sky Component (VSC) target of 27 per cent cited in the guidelines. Typical development angles in a city or central urban location are considerably higher. In Central London, development angles of 40 degree or 50 degree are common and can, if well planned, deliver successful schemes. A uniform development angle of 40 degree corresponds to a VSC target of 18 per cent, and 50 degree gives a VSC target of 13 per cent. Such daylight levels have been accepted in many desirable central areas for well over a century. Module A: Optimising Site Capacity - A Design-led Approach therefore adopts a 50 degree development angle to determine offset distances.."

Applying flexibility when considering the BRE Guidelines in planning terms is also supported by the National Planning Policy Framework (NPPF) (July 2021) which states in paragraph 125:

"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 (as long as the resulting scheme would provide acceptable living standards)."

Finally, it is also important to note that the BRE Guidelines merely state that occupants may "notice" reductions of more than 20% and do not talk about acceptability. Planning appeal decisions and investigations carried out by the Inspectorate in recent years (such as appeal ref. APP/E5900/W/17/3191757) have made it clear that, in assessing daylight and sunlight impacts, the context of the site is key in understanding whether occupants in surrounding properties will be left with appropriate levels of amenity and whether or not reductions are acceptable.

For instance, where the resulting levels of daylight and sunlight are comparable to those of other local residents, changes (i.e. reductions) can be considered acceptable and contextually appropriate. It is also important to remember that residential amenity should be balanced against the advantages of living in such a location (such as close links to transport, amenities, employment, services etc.).

The Appeal (APP/E5900/W/17/3191757) decision states that, in considering daylight and sunlight impacts, the following process should be considered:

"15. ...In essence, first, as a matter of calculation, whether there would be a material deterioration in conditions and second, as a matter of judgement, whether that deterioration would be acceptable in the particular circumstances of the case.

16. The Court held that the first question can be answered by applying the BRE Guidelines: for each window assessing the 'vertical sky component' (VSC) and the 'no sky line' (NSL) for daylight and the 'annual probable sunlight hours' (APSH) for sunlight. If the guidelines are exceeded the deterioration would be material. In answering the second question - whether that deterioration is acceptable - wider considerations come into play. This indicates to me that the acceptability of a material deterioration in living conditions must be judged in its local context."

2.4 INTERNAL DAYLIGHT & SUNLIGHT CRITERIA FOR NEW BUILDS

The BRE Guidelines refer to BS8206 Part 2 and CIBSE Lighting Guide LG10 which set out the following criteria for assessing interior daylight:

- Average Daylight Factor



- Position of the no sky line (Daylight distribution)

The ADF measure of daylight takes into account the main factors that affect the actual daylight appearance of a room including the area of the window. ADF provides an absolute measure of daylight expressed as a ratio of daylight for the room in question as a proportion of the daylight outside at any moment in time. The ADF for a living room should be above 1.5% (i.e. the room should enjoy a minimum of 1.5% of the average external daylight at any moment in time), whilst that for a bedroom and kitchen should be in excess of 1% and 2% respectively. ADF is dependent on the area of sky visibility, which is closely related to VSC, the area of the window serving the room, the glazing transmittance, the total area of the room's surfaces and the internal reflectance of the room.

In relation to the position of the no-sky line (daylight distribution), the BRE Guidelines state in paragraph C16:

"If a significant area of the working plane (normally more than 20%) lies beyond the no-sky line (i.e. it receives no direct skylight) then the distribution of daylight in the room will look poor and supplementary electric lighting will be required."

We have therefore calculated the proportion of each habitable room internally to the scheme between the window and the no-sky line.

For internal sunlight, the only test put forward in the BRE Guidelines is Annual Probable Sunlight Hours (APSH). The test for sunlight is calculated for each main living room. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that a window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH). The BRE Guidelines recommend that interiors where the occupants expect sunlight should receive at least 25% APSH, including in the winter months between 21 September and 21 March at least 5% APSH.

Following the BRE Guidelines recommendations, APSH is measured from a point on the inner window wall whilst ADF is measured from the point halfway between the inner and outer window wall.

2.5 METHOD USED FOR CALCULATING THE DAYLIGHT AND SUNLIGHT RESULTS

The analysis provided in this report utilizes state-of-the-art software to calculate in three dimensions the daylight and sunlight following the methods specified in the BRE Guidelines. A three dimensional accurate computer model has been created for the existing site in context of the immediate surrounding properties, based upon a photogrammetric survey of the site and surrounding properties, site photographs and



Ordnance Survey information.

Drawings of the existing and proposed building in context of the surrounding properties are shown in Appendix 1.

2.5.1 SURROUNDING PROPERTIES

Daylight and sunlight levels comparing the existing and proposed daylight (VSC and daylight distribution) and sunlight (APSH) situation are then calculated for the surrounding properties. These results are provided in Appendix 2.

2.5.2 INTERNAL RESIDENTIAL ROOMS

Daylight and sunlight levels for the proposed daylight (ADF and daylight distribution) and sunlight (APSH) internally to the scheme are then calculated. These results are provided in Appendix 3.

REFERENCES:

BRE Guidelines (BR 209): *Site layout planning for daylight and sunlight: a guide to good practice*, by PJ Littlefair (2011).

These Guidelines provide the basis of the analysis described in this report. Please refer to this document for a detailed description as to the approach, methodology, and implementation of the numerical analysis used in this report. A summary of the approach and methods recommended by the BRE Guidelines is included in Section 2 above of this report.

3 ASSUMPTIONS USED IN THE ANALYSIS

Uses of the surrounding properties have been based on external appearance to determine whether they are residential or commercial use. Where this is ambiguous, we have researched the Council Tax records for the property, which if listed would indicate residential use.

It is important to note that, in some cases, the window positions in the surrounding property elevations has been estimated based on brick counts from site photographs. The floor levels for the surrounding buildings are assumed unless otherwise indicated, which may affect the daylight distribution and ADF calculations.

We have obtained layouts for the following properties from the local planning portal and/or estate agency listings:

- 1, 2, 3, and 5 Leverton Place
- 300 Kentish Town Road (existing)



We have not been able to obtain layouts or gain access internally to any of the remaining surrounding properties and so details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.

All property addresses are taken from the Land Registry MapSearch website and we advise that these are checked by your solicitor prior to any action being taken based on this report.

The following assumed window transmittance, internal reflectance value, and maintenance factor have been used in the ADF calculations:

- Transmittance (T): 0.68
- Reflectance (R): 0.65
- Maintenance Factor (M): 0.92

4 SOURCES OF INFORMATION USED IN THE REPORT

Archer Architects

2456_MTS_2013_220315.dwg

5206_PresentationPlanningStudy_WIP_220211-1 (1).pdf

Received 15.03.22

Waldrams Chartered Surveyors

Photogrammetry

Site Photographs



Photo 1: Existing site (outlined in red)

5 DAYLIGHT & SUNLIGHT ANALYSIS

The existing site is shown on drawings 2456-01-01 to -01-03 in Appendix 1 whilst the proposed scheme is shown on drawings 2456-02-01 to -02-03. The existing site in its current condition is shown in photo 1 above.

In terms of daylight and sunlight, the following properties in the table below were analysed due to their proximity to the development site given the height and massing of the proposal.

The table below demonstrates that the following properties meet the target values as set out in the BRE Guidelines for daylight (in terms of VSC and daylight distribution) and sunlight (in terms of APSH) and therefore, are not commented on further:

- 3 Leverton Street
- 1 Leighton Road
- 3 Leighton Road
- 292-294 Kentish Town Road
- 296 Kentish Town Road



Property	Vertical Sky Component				No Sky Line				Annual Probable Sunlight Hours	
	Windows tested	Windows satisfying BRE criteria	Windows not satisfying BRE criteria (reduction)		Rooms tested	Rooms satisfying BRE criteria	Rooms not satisfying BRE criteria (reduction)		South facing windows tested	Windows satisfying BRE criteria
			20.1-30%	30.1-40%			>40.1%	20.1-30%		
11 Leverton Place	5	5			2	2			5	3
22 Leverton Place	4	3	1		3		2		3	2
33 Leverton Place	3	3			3	2		1	3	2
11 Leverton Street	5	5			5	4	1		0	n/a
33 Leverton Street	7	7			5	5			2	2
11 Leighton Road	6	6			6	6			0	n/a
33 Leighton Road	5	5			4	4			2	2
292-294 Kentish Town Road	11	11			9	9			0	n/a
296 Kentish Town Road	7	7			5	5			3	3
298-302 Kentish Town Road	9	5		1	3	7	1		0	n/a



Photo 2: 1 to 3
Leverton Place

1 LEVERTON PLACE

This property is located opposite the development site to the north and can be seen in photo 2 above (far left with the orange painted exterior on the ground floor). We have obtained layouts for this property from online sales particulars. We have not analysed the second floor as the proposed development will fall below a 25 degree line subtended from the second floor windows.

RESULTS

The rooms analysed on the ground and first floors within this property will retain at least 80% of their existing VSC and daylight distribution levels, therefore meeting the BRE's criteria.

The living room on the first floor will exceed the BRE Guideline's target values for sunlight with the proposed scheme in place. While there are two windows on the ground floor which will not meet for APSH across the winter months, as the room is a bedroom it is considered less sensitive to alterations in sunlight. Furthermore, when all the windows serving this room are considered as a whole, it will meet the APSH target values.

COMMENTARY

The impact of the proposed development on the daylight and sunlight to this property are within the target values. As such, the impacts are considered acceptable.



Photo 2: 1 to 3
Leverton Place

2 LEVERTON PLACE

This property is located opposite the development site to the north and can be seen in photo 2 above (centre with mint green painted exterior on the ground floor). We have obtained layouts for this property from online sales particulars. We have not analysed the second floor as the proposed development will fall below a 25 degree line subtended from the second floor windows.

RESULTS

The window on the ground floor, overlooking the site, will retain 79% of its existing level of VSC, retaining 15% VSC in absolute terms. This room is dual aspect with a second, unimpacted window which faces away from the site. This room will retain 74% of its existing level of daylight distribution. The bedroom on the first floor will retain 85% of its existing level of VSC and 79% of its exiting level of daylight distribution.

In sunlight terms, the living room on the ground floor will exceed the target value for APSH across the whole year, retaining 42% as compared to the 25% target value, but will retain 3% APSH across the winter months as compared to the 5% target value with the proposed scheme in place.

COMMENTARY

While there are reductions in daylight to this property of more than 20%, the impacts are



considered to be minor adverse and not significant. The living room on the ground floor, which is dual aspect, will experience a 21% reduction in VSC which is only just beyond the 20% threshold at which reductions are deemed to be noticeable. Furthermore, its retained level of 15% VSC in absolute terms is in keeping with the Mayor of London's recommendations for daylight within the city. The daylight distribution reduction of 26% is also considered to be a minor adverse impact as it is less than a 30% reduction. The impacted room is a deep living room and, as per the Mayor of London's *Housing Design Quality and Standards* SPG Module C, "Less weight should be given to the room-based measures of daylight such as 'no-sky line' or average daylight factor as these are dependent on the design of the neighbouring property."

The bedroom on the first floor will remain appropriately well daylight, retaining 22% VSC in absolute terms, experiencing a 15% reduction which is not noticeable. While it experiences a 21% reduction in daylight distribution, this is only just beyond the 20% threshold at which reductions are deemed to be noticeable. Furthermore, as per paragraph 2.2.8 of the BRE Guidelines, bedrooms are considered "less important" when it comes to considering daylight distribution.

In terms of the sunlight impact, the living room on the ground floor will retain 42% APSH across the whole year which is well above the 25% target value. While it will retain 3% APSH during the winter months, below the 5% target value, in our opinion this room will still be contextually well sunlit overall with the proposed scheme in place. Considering the London location, it would be appropriate to apply a flexible approach in considering the sunlight impact to this property, whereby the level of winter sunlight should be considered in balance with the high level of APSH across the whole year. The retained level of sunlight is still considered to be good for this area.

Overall therefore, while there are reductions in daylight and sunlight to this property beyond the criteria set out in the BRE Guidelines, in our opinion, this property will retain contextually appropriate levels of daylight and sunlight with the proposed development in place and the impact of the proposed scheme on the daylight and sunlight to this property should be considered acceptable.



Photo 2: 1 to 3
Leverton Place

3 LEVERTON PLACE

This property is located opposite the development site to the north and can be seen in photo 2 above (far right with white painted exterior on the ground floor). We have obtained layouts for this property from online sales particulars. We have not analysed the second floor as the proposed development will fall below a 25 degree line subtended from the second floor windows.

RESULTS

The habitable rooms analysed on the ground and first floors within this property will retain at least 80% of their existing VSC and daylight distribution levels, therefore meeting the BRE's criteria.

In sunlight terms, the living room on the ground floor will exceed the target value for APSH across the whole year, retaining 41% as compared to the 25% target value, but will retain 2% APSH across the winter months as compared to the 5% target value with the proposed scheme in place.

COMMENTARY

The impact of the proposed scheme on the daylight to this property will not be noticeable.



In terms of the sunlight impact, the living room on the ground floor will retain 41% APSH across the whole year which is well above the 25% target value. While it will retain 2% APSH during the winter months, below the 5% target value, in our opinion this room will still be contextually well sunlit overall with the proposed scheme in place. As with no.2 above, it would be appropriate to apply a flexible approach in considering the sunlight impact to this property, whereby the level of winter sunlight should be considered in balance with the high level of APSH across the whole year. The retained level of sunlight is still considered to be good for the London environment.

Overall therefore, the impact of the proposed scheme on the daylight and sunlight to this property should be considered acceptable.



Photo 3: 1 Leverton Street

1 LEVERTON STREET

This property is located to the east of the site and can be seen in photo 3 above. The rear windows of this property overlook the site. We have not been able to obtain layouts for this property so they have been reasonably assumed.

RESULTS

The five windows analysed all retain at least 94% of their existing levels of VSC. In terms of daylight distribution, four of the assumed rooms will retain at least 84% of their existing levels with the one remaining room on the ground floor, likely a kitchen, retaining 77%. As the layouts are assumed, the daylight distribution results are indicative only.

All windows in the rear of this property do not face within 90 degrees of due south and so do not require analysis for sunlight.

COMMENTARY

In our opinion, the impact of the proposed development on the daylight to this property is considered acceptable as all windows will retain at least 94% of their exiting levels of VSC. While there is one room which experiences a reduction in daylight distribution of more than 20%, it is only considered to be a minor adverse impact and, as the layouts are assumed, the VSC results should take precedence in our view.



Photo 4: 298-302
Kentish Town Road

298-302 KENTISH TOWN ROAD

This property adjoins the development site and can be seen in photo 4 above.

RESULTS

Of the nine windows analysed, five retain at least 80% of their existing levels of VSC. Of the four windows which experience reductions of more than 20%, two serve bathrooms and so can be disregarded. The two remaining windows, W3 on the first and second floors, will retain 16% and 21% VSC in absolute terms with the proposed development in place.

In daylight distribution terms, of the six bedrooms analysed, five retain at least 80% of their existing levels. The one remaining room, R1 on the first floor, retains 74% of its existing level.

All windows in the rear of this property do not face within 90 degrees of due south and so do not require analysis for sunlight.

COMMENTARY

While there are two windows which experience reductions in VSC of more than 20%, they will retain levels of VSC in absolute terms which are in keeping with the Mayor of London's recommendations for daylight within the city and are therefore considered contextually appropriate. The larger relative reductions in VSC should be considered in context of the



site and the currently open outlook resulting in unusually high levels of VSC in the existing position. Similarly, while there is one bedroom which will experience a reduction in daylight distribution of more than 20%, the reduction is considered minor adverse and not significant. Furthermore, as per paragraph 2.2.8 of the BRE Guidelines, bedrooms are considered "less important" when it comes to considering daylight distribution.



6 INTERNAL DAYLIGHT & SUNLIGHT ANALYSIS

The room layouts within the proposed development are shown on drawing 2456-02-04 in Appendix 1, which reference the results of the internal daylight and sunlight analysis, included in Appendix 3.

The BRE Guidelines make it clear that ADF is a primary measure for daylight for new build accommodation such as this, and APSH is the measure for sunlight. It is important to note that the BRE Guidelines recommend that a kitchen should enjoy daylight levels of 2% ADF, a living room levels of 1.5%, and bedrooms 1% ADF.

RESULTS

In daylight terms, all rooms analysed will exceed their ADF target value. Five of the eight rooms will meet for daylight distribution in that 80% of their room area will be able to see the sky at desk height. The three remaining rooms, R2, R4, and R5 on the first floor will achieve 79%, 75%, and 61% daylight distribution respectively.

As there are no proposed living rooms, we have not undertaken analysis for sunlight.

COMMENTARY

In our opinion, the proposed rooms will be well daylit as they all meet their ADF target values for their room uses. While there are three rooms which do not achieve 80% daylight distribution, considering their use as bedrooms and the urban context of the site, the achieved levels of between 61% and 79% are still considered contextually appropriate.



7 CONCLUSIONS

This is a report into the impact of the proposed development at 300 Kentish Town Road on the daylight and sunlight to surrounding residential properties and internally to the scheme itself. This analysis has been based upon scheme drawings provided by Archer Architects, a photogrammetric survey, and site photography.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines, which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The daylight and sunlight impact on the surrounding properties should, in our view, be considered acceptable. The retained levels of daylight and sunlight within the surrounding properties with the proposed scheme in place are considered to be contextually appropriate for the local area. While the majority of windows and rooms meet the target values as set out in the BRE Guidelines, where there are transgressions, these are considered to be minor adverse and not significant.

Internally, the scheme will be well daylit as all rooms analysed will meet their ADF target values.



APPENDIX 1

Drawings



SOURCES OF INFORMATION:

ARCHER ARCHITECTS
IRO1 (RECEIVED 29.01.2020)

ACCUCITIES
IRO2 (RECEIVED 07.02.2020)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY
INFORMATION

NOTES:

EXISTING BUILDING SHOWN IN GREEN

Email: contact@waldrams.com
Tel: 020 7183 9109
www.waldrams.com

PROJECT

300 KENTISH TOWN ROAD
LONDON NW5

DRAWING

PLAN VIEW
EXISTING CONDITION

DATE

07.02.20

SCALE @ A3

1:250

MODELED BY

DF

DRAWN BY

DF

PROJECT No.

2456

REL No.- DRAWING No.

01-01



SOURCES OF INFORMATION:

ARCHER ARCHITECTS
IR01 (RECEIVED 29.01.2020)

ACCUCITIES
IR02 (RECEIVED 07.02.2020)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY
INFORMATION

NOTES:

ALL AOD HEIGHTS ARE IN METRES

EXISTING BUILDING SHOWN IN GREEN


waldrams
Email: contact@waldrams.com
Tel: 020 7183 9109
www.waldrams.com

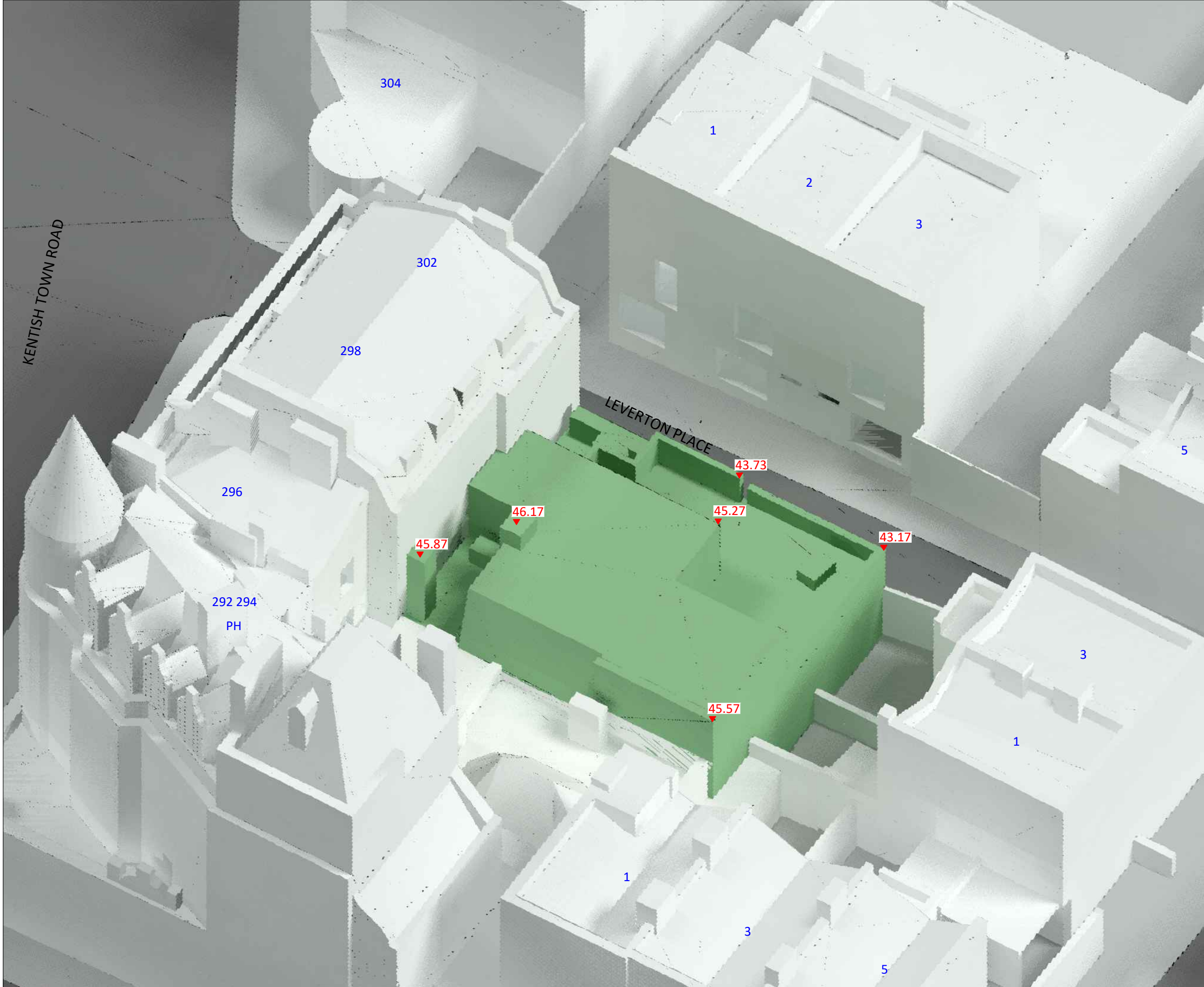
PROJECT

300 KENTISH TOWN ROAD
LONDON NW5

DRAWING

3D VIEW
EXISTING CONDITION

DATE	07.02.20	SCALE @ A3	NTS
MODELED BY	DF	DRAWN BY	DF
PROJECT No.	2456	REL No.- DRAWING No.	01-02



SOURCES OF INFORMATION:

- ARCHER ARCHITECTS
IR01 (RECEIVED 29.01.2020)
- ACCUCITIES
IR02 (RECEIVED 07.02.2020)
- SITE PHOTOGRAPHS
- SURROUNDING PROPERTY
INFORMATION

NOTES:
ALL AOD HEIGHTS ARE IN METRES
EXISTING BUILDING SHOWN IN GREEN



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PROJECT
300 KENTISH TOWN ROAD
LONDON NW5

DRAWING
3D VIEW
EXISTING CONDITION

DATE 07.02.20	SCALE @ A3 NTS
MODELED BY DF	DRAWN BY DF
PROJECT No. 2456	REL No.- DRAWING No. 01-03



SOURCES OF INFORMATION:

SOURCE 1
IR03 (RECEIVED 15.03.2022)

WALDRAMS LTD
2456 - 01
SITE PHOTOGRAPHS

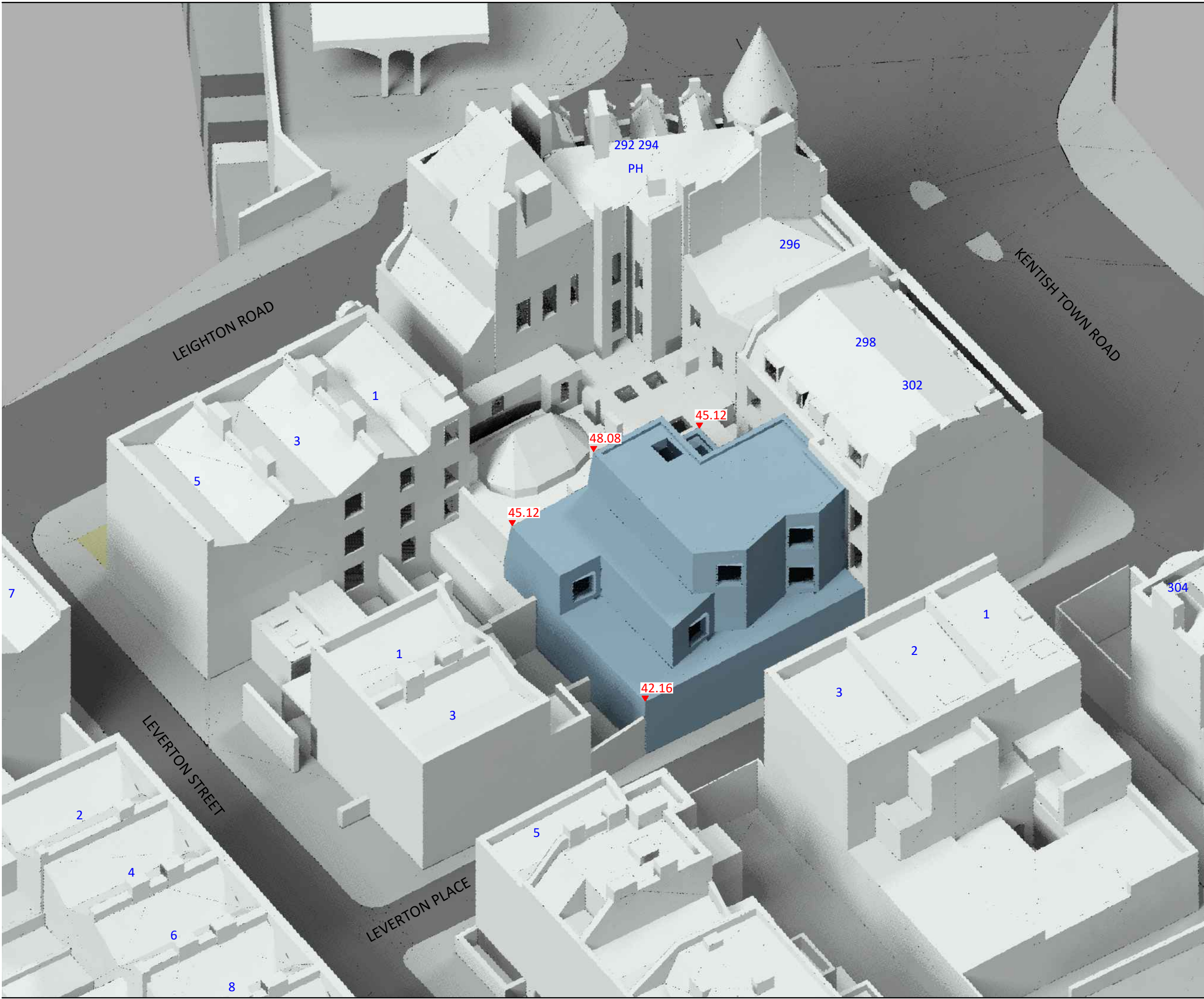
SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED BUILDING SHOWN IN BLUE



PROJECT 300 KENTISH TOWN ROAD LONDON NW5	
DRAWING PLAN VIEW PROPOSED SCHEME	
SCALE @ A3 1:250	DATE 23.03.2022
MODELLED BY WDC	DRAWN BY WDC
PROJECT No. 2456	REL No. - DWG No. 02-01



SOURCES OF INFORMATION:

SOURCE 1
IR03 (RECEIVED 15.03.2022)

WALDRAMS LTD
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SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED BUILDING SHOWN IN BLUE

AOD HEIGHTS SHOWN IN METRES

PROJECT
300 KENTISH TOWN ROAD
LONDON NW5

DRAWING
3D VIEW
PROPOSED SCHEME

SCALE @ A3
NTS

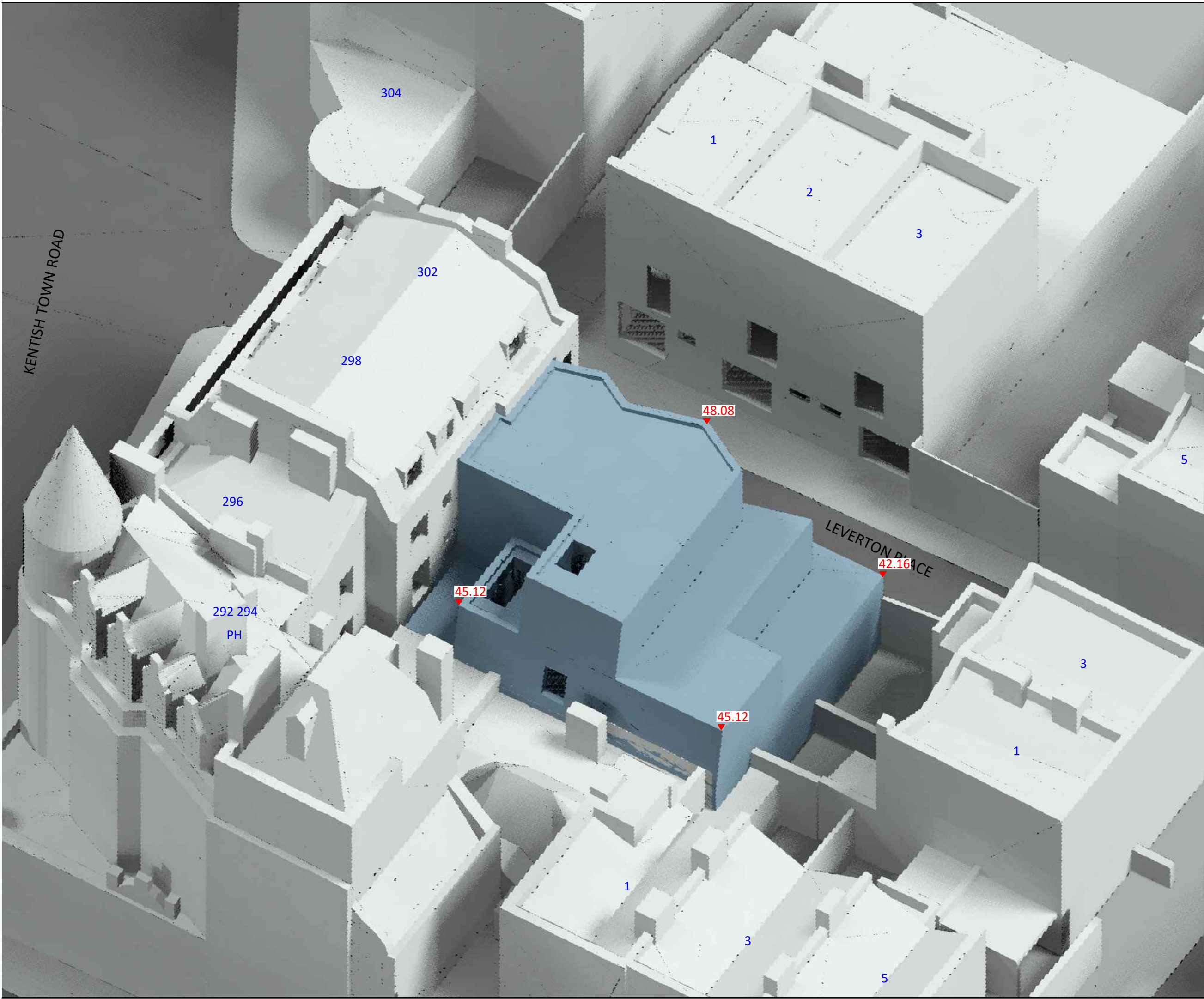
DATE
23.03.2022

MODELLED BY
WDC

DRAWN BY
WDC

PROJECT No.
2456

REL No.- DWG No.
02-02



SOURCES OF INFORMATION:

SOURCE 1
IR03 (RECEIVED 15.03.2022)

WALDRAMS LTD
2456 - 01
SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED BUILDING SHOWN IN BLUE

AOD HEIGHTS SHOWN IN METRES

PROJECT
300 KENTISH TOWN ROAD
LONDON NW5

DRAWING
3D VIEW
PROPOSED SCHEME

SCALE @ A3
NTS

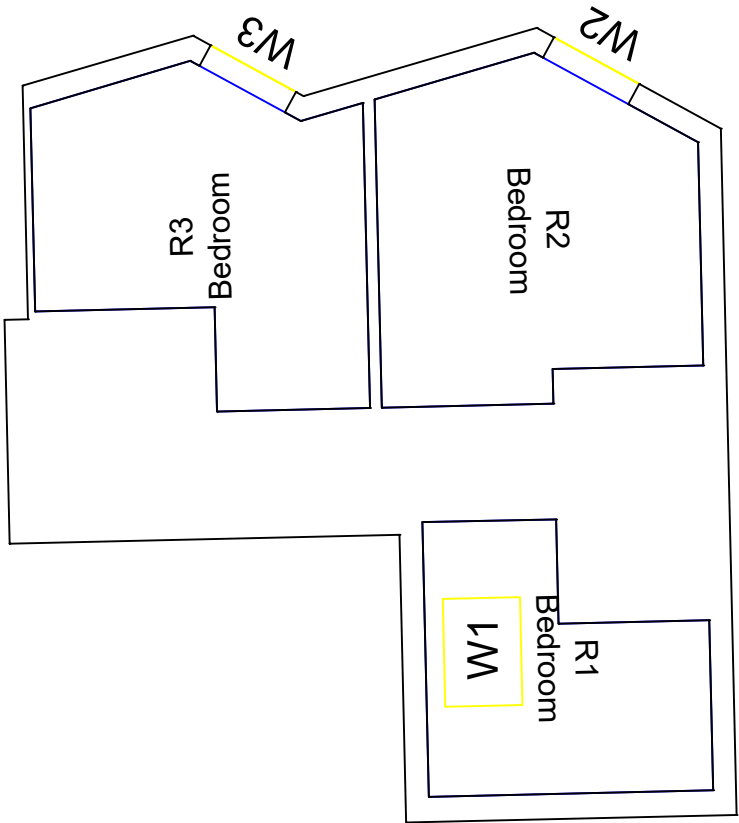
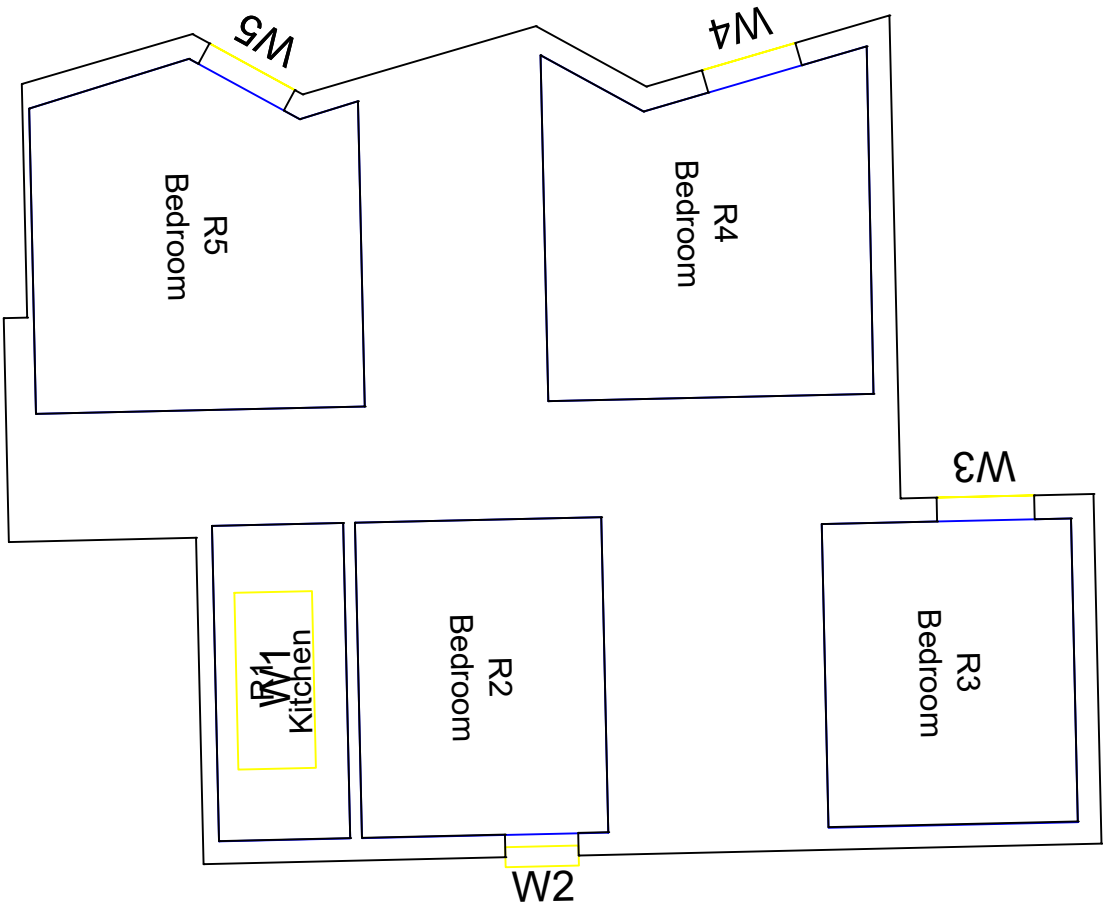
DATE
23.03.2022

MODELLED BY
WDC

DRAWN BY
WDC

PROJECT No.
2456

REL No. - DWG No.
02-03



SOURCES OF INFORMATION:

SOURCE 1
IR03 (RECEIVED 15.03.2022)

WALDRAMS LTD
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SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

PROJECT
300 KENTISH TOWN ROAD
LONDON NW5

DRAWING
INTERNAL LAYOUTS

SCALE @ A3
1:100

DATE
23.03.2022

MODELLED BY
WDC

DRAWN BY
WDC

PROJECT No.
2456

REL No.- DWG No.
02-04



APPENDIX 2

Daylight & Sunlight Results

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
1 Leverton Place																	
Ground	R1	Residential	Kitchen	W1	17.94	17.94	1.00	18.66	96.05	80.97	0.84	28.00	28.00	1.00	3.00	3.00	1.00
Ground	R1	Residential	Kitchen	W2	16.87	13.97	0.83	18.66	96.05	80.97	0.84	45.00	40.00	0.89	5.00	2.00	0.40
Ground	R1	Residential	Kitchen	W3	20.21	16.07	0.80	18.66	96.05	80.97	0.84	53.00	46.00	0.87	9.00	4.00	0.44
First	R1	Residential	Bedroom	W1	28.28	28.28	1.00	20.96	97.40	91.19	0.94	35.00	35.00	1.00	5.00	5.00	1.00
First	R1	Residential	Bedroom	W2	22.49	19.41	0.86	20.96	97.40	91.19	0.94	60.00	54.00	0.90	12.00	6.00	0.50
2 Leverton Place																	
Ground	R1	Residential	LKD	W1	19.61	15.41	0.79	24.49	53.67	39.79	0.74	52.00	42.00	0.81	8.00	3.00	0.38
Ground	R1	Residential	LKD	W3	7.52	7.52	1.00	24.49	53.67	39.79	0.74	0.00	0.00	North	0.00	0.00	North
Ground	R2	Residential	Circulation	W2	23.45	18.85	0.80	7.35	58.40	34.09	0.58	62.00	55.00	0.89	11.00	7.00	0.64
First	R1	Residential	Bedroom	W1	26.39	22.52	0.85	15.83	85.80	67.71	0.79	70.00	62.00	0.89	17.00	9.00	0.53
3 Leverton Place																	
Ground	R1	Residential	Circulation	W1	24.10	19.85	0.82	4.31	90.84	56.84	0.63	64.00	55.00	0.86	13.00	6.00	0.46
Ground	R2	Residential	LKD	W2	21.22	18.59	0.88	20.45	55.36	59.77	1.08	48.00	41.00	0.85	6.00	2.00	0.33
First	R1	Residential	Bedroom	W1	28.72	26.25	0.91	16.08	95.18	85.45	0.90	74.00	70.00	0.95	19.00	15.00	0.79
3 Leverton Street																	
Ground	R1	Residential	Unknown	W1	15.54	16.06	1.03	9.62	52.84	52.22	0.99	23.00	22.00	North	2.00	2.00	North
Ground	R1	Residential	Unknown	W2	12.48	12.34	0.99	9.62	52.84	52.22	0.99	27.00	26.00	0.96	4.00	4.00	1.00
Ground	R2	Residential	Unknown	W3	13.69	12.82	0.94	11.18	59.67	60.79	1.02	20.00	20.00	North	2.00	2.00	North
First	R1	Residential	Bathroom	W1	26.89	25.14	0.93	9.62	85.81	86.10	1.00	38.00	34.00	North	6.00	5.00	North
First	R1	Residential	Bathroom	W2	14.44	14.02	0.97	9.62	85.81	86.10	1.00	34.00	33.00	0.97	6.00	6.00	1.00
First	R2	Residential	Unknown	W3	30.00	28.72	0.96	11.18	98.12	98.12	1.00	38.00	37.00	North	7.00	7.00	North
Second	R1	Residential	Unknown	W1	32.00	31.69	0.99	10.05	93.62	93.21	1.00	44.00	44.00	North	10.00	10.00	North
1 Leverton Street																	
Ground	R1	Residential	Kitchen	W1	18.60	17.44	0.94	8.95	59.01	45.56	0.77	16.00	15.00	North	0.00	0.00	North
Ground	R2	Residential	Unknown	W2	14.80	14.62	0.99	6.34	91.78	90.30	0.98	0.00	0.00	North	0.00	0.00	North
First	R1	Residential	Unknown	W1	29.14	27.56	0.95	8.95	98.85	98.85	1.00	34.00	30.00	North	3.00	3.00	North
First	R2	Residential	Circulation	W2	22.91	21.91	0.96	9.01	87.58	73.96	0.84	16.00	15.00	North	0.00	0.00	North
Second	R1	Residential	Unknown	W1	27.84	26.94	0.97	9.01	84.08	73.42	0.87	22.00	20.00	North	0.00	0.00	North
3 Leighton Road																	
Ground	R1	Residential	Unknown	W1	15.77	16.06	1.02	9.72	79.96	79.45	0.99	5.00	5.00	1.00	0.00	0.00	1.00
Ground	R1	Residential	Unknown	W2	13.39	13.49	1.01	9.72	79.96	79.45	0.99	2.00	2.00	1.00	0.00	0.00	1.00
Ground	R2	Residential	Unknown	W3	21.68	21.79	1.00	12.80	83.65	83.65	1.00	2.00	2.00	North	0.00	0.00	North
First	R1	Residential	Unknown	W1	29.59	29.28	0.99	12.80	91.92	91.92	1.00	8.00	8.00	North	0.00	0.00	North
Second	R1	Residential	Unknown	W1	36.23	36.05	1.00	12.80	98.71	98.71	1.00	12.00	12.00	North	0.00	0.00	North
1 Leighton Road																	
Ground	R1	Residential	Unknown	W1	21.28	21.63	1.02	12.80	95.45	97.06	1.02	0.00	0.00	North	0.00	0.00	North
First	R1	Residential	Unknown	W1	29.88	29.66	0.99	12.80	97.33	97.33	1.00	7.00	7.00	North	0.00	0.00	North
First	R2	Residential	Unknown	W2	20.22	20.65	1.02	8.79	88.87	93.93	1.06	4.00	4.00	North	0.00	0.00	North
Second	R1	Residential	Unknown	W1	36.07	35.65	0.99	12.80	97.34	97.34	1.00	12.00	12.00	North	0.00	0.00	North
Second	R2	Residential	Unknown	W2	32.84	31.86	0.97	8.79	98.56	98.56	1.00	9.00	9.00	North	0.00	0.00	North
Third	R1	Residential	Unknown	W1	37.84	37.77	1.00	8.28	98.33	98.33	1.00	12.00	12.00	North	0.00	0.00	North

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
292-294 Kentish Town Road																	
First	R1	Residential	Unknown	W1	25.62	24.89	0.97	6.99	73.60	71.58	0.97	0.00	0.00	North	0.00	0.00	North
First	R1	Residential	Unknown	W2	26.13	22.72	0.87	6.99	73.60	71.58	0.97	0.00	0.00	North	0.00	0.00	North
First	R2	Residential	Unknown	W3	19.24	18.20	0.95	9.22	91.62	91.62	1.00	4.00	4.00	North	0.00	0.00	North
First	R3	Residential	Unknown	W4	15.41	13.45	0.87	7.15	89.67	89.67	1.00	0.00	0.00	North	0.00	0.00	North
First	R4	Residential	Circulation	W5	18.01	17.90	0.99	1.56	90.84	90.84	1.00	0.00	0.00	North	0.00	0.00	North
First	R4	Residential	Circulation	W6	32.85	32.85	1.00	1.56	90.84	90.84	1.00	20.00	20.00	North	8.00	8.00	North
Second	R1	Residential	Unknown	W1	35.94	35.94	1.00	7.68	97.80	97.80	1.00	5.00	5.00	North	0.00	0.00	North
Second	R2	Residential	Unknown	W2	34.97	34.96	1.00	5.59	99.53	99.53	1.00	5.00	5.00	North	0.00	0.00	North
Second	R3	Residential	Unknown	W3	32.66	32.64	1.00	5.94	96.19	96.19	1.00	5.00	5.00	North	0.00	0.00	North
Second	R4	Residential	Unknown	W4	18.22	18.20	1.00	7.15	90.56	90.56	1.00	0.00	0.00	North	0.00	0.00	North
Second	R5	Residential	Unknown	W5	22.44	22.41	1.00	9.22	93.84	93.84	1.00	8.00	8.00	North	0.00	0.00	North
296 Kentish Town Road																	
First	R1	Residential	Unknown	W1	19.52	18.50	0.95	9.37	96.98	96.98	1.00	20.00	19.00	North	0.00	0.00	North
First	R2	Residential	Unknown	W2	25.60	23.26	0.91	8.38	98.33	98.33	1.00	18.00	18.00	North	0.00	0.00	North
First	R3	Residential	Unknown	W3	53.46	50.05	0.94	20.96	82.56	82.45	1.00	20.00	21.00	1.05	0.00	0.00	1.00
First	R3	Residential	Unknown	W4	43.67	41.95	0.96	20.96	82.56	82.45	1.00	11.00	11.00	1.00	0.00	0.00	1.00
First	R3	Residential	Unknown	W5	50.03	48.07	0.96	20.96	82.56	82.45	1.00	4.00	4.00	1.00	0.00	0.00	1.00
Second	R1	Residential	Unknown	W1	27.16	24.87	0.92	9.37	97.84	97.84	1.00	30.00	29.00	North	1.00	1.00	North
Second	R2	Residential	Unknown	W2	24.94	23.70	0.95	9.26	97.37	97.37	1.00	13.00	12.00	North	0.00	0.00	North
302-298 Kentish Town Road																	
First	R1	Residential	Bedroom	W1	12.63	14.67	1.16	13.99	79.67	58.63	0.74	2.00	19.00	North	0.00	2.00	North
First	R2	Residential	Bathroom	W2	22.57	12.77	0.57	3.91	63.88	34.72	0.54	6.00	3.00	North	1.00	1.00	North
First	R3	Residential	Bedroom	W3	28.89	16.00	0.55	17.77	69.10	68.90	1.00	29.00	5.00	North	2.00	0.00	North
Second	R1	Residential	Bedroom	W1	35.15	29.07	0.83	15.02	84.51	84.50	1.00	32.00	30.00	North	4.00	4.00	North
Second	R2	Residential	Bathroom	W2	35.80	22.24	0.62	3.90	96.66	95.37	0.99	23.00	18.00	North	3.00	2.00	North
Second	R3	Residential	Bedroom	W3	35.65	21.56	0.60	20.64	86.24	86.22	1.00	33.00	6.00	North	6.00	0.00	North
Third	R1	Residential	Bedroom	W1	37.68	37.68	1.00	14.05	88.55	88.55	1.00	29.00	29.00	North	5.00	5.00	North
Third	R2	Residential	Bathroom	W2	38.30	38.30	1.00	4.38	88.03	88.03	1.00	22.00	22.00	North	2.00	2.00	North
Third	R3	Residential	Bedroom	W3	38.88	38.88	1.00	13.07	88.71	88.71	1.00	30.00	30.00	North	6.00	6.00	North



APPENDIX 3

Internal Daylight & Sunlight Results

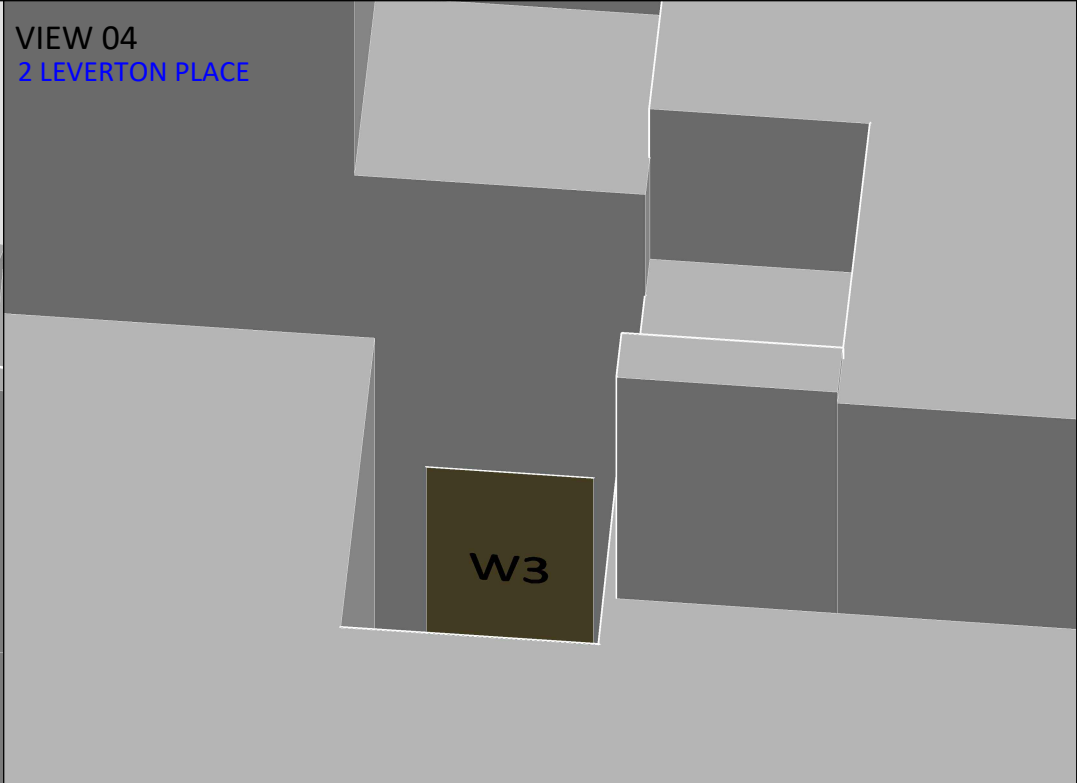
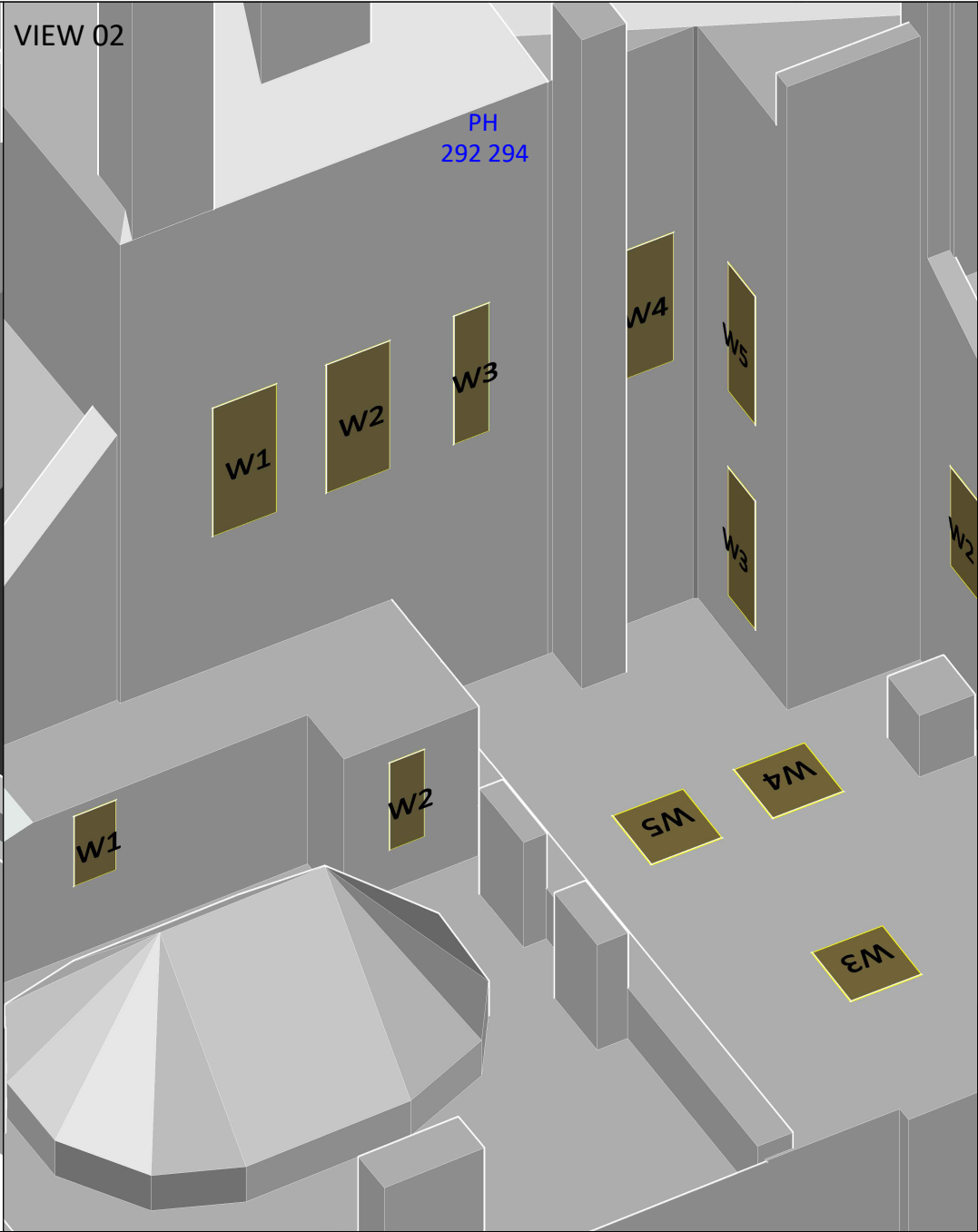
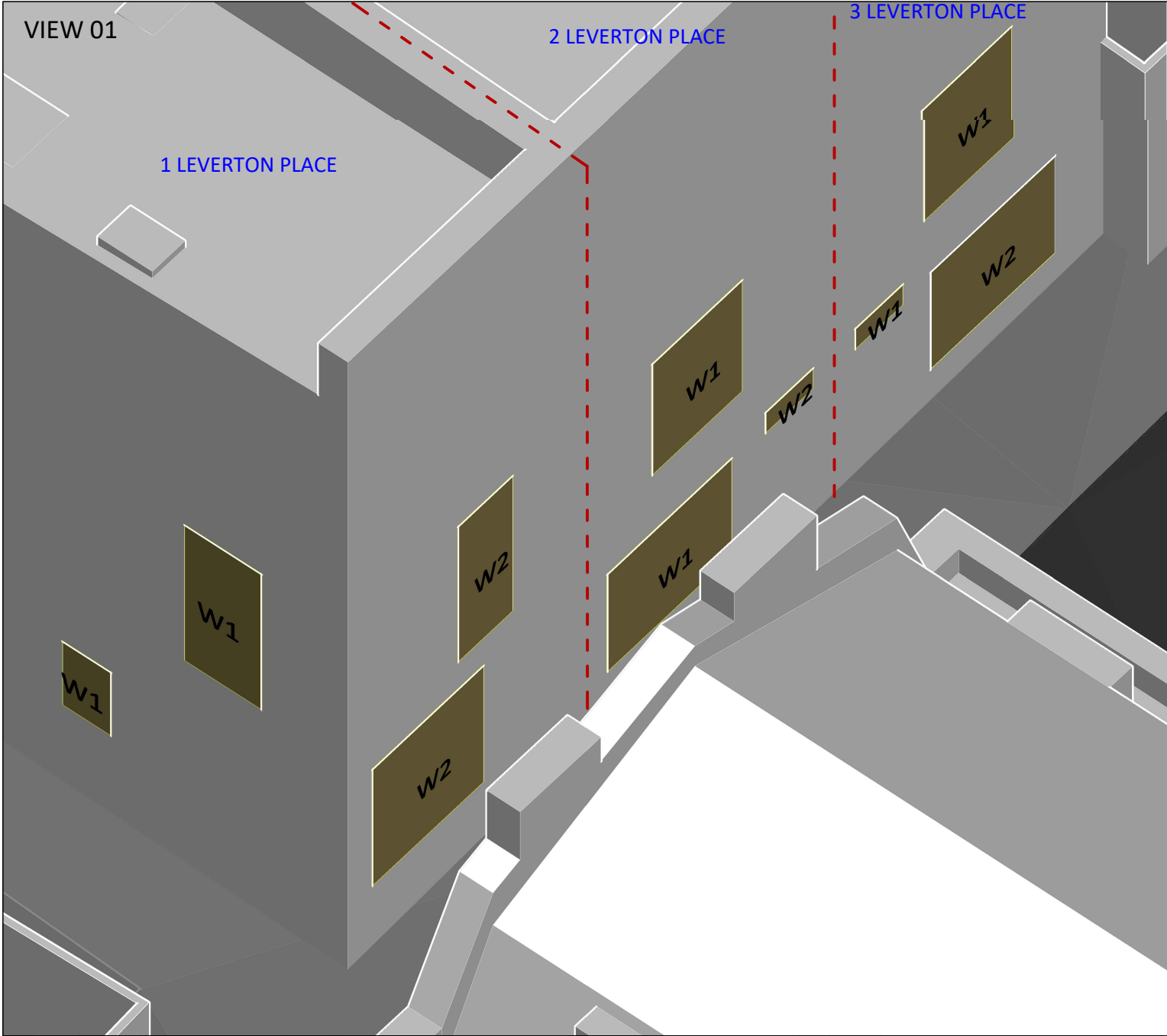
Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
PROPOSED													
First	R1	Residential	Kitchen	W1	0.68	0.92	2.18	104.50	44.03	0.65	1.00	5.57	
												5.57	2.00
First	R2	Residential	Bedroom	W2	0.68	0.92	1.34	N/A	64.37	0.65	1.00	1.08	
												1.08	1.00
First	R3	Residential	Bedroom	W3	0.68	0.92	1.76	55.30	63.08	0.65	1.00	1.66	
												1.66	1.00
First	R4	Residential	Bedroom	W4	0.68	0.92	1.76	55.40	81.42	0.65	1.00	1.29	
												1.29	1.00
First	R5	Residential	Bedroom	W5	0.68	0.92	1.76	50.37	79.63	0.65	1.00	1.20	
												1.20	1.00
Second	R1	Residential	Bedroom	W1	0.68	0.92	1.33	169.22	58.79	0.65	1.00	4.10	
												4.10	1.00
Second	R2	Residential	Bedroom	W2	0.68	0.92	1.76	67.98	75.00	0.65	1.00	1.71	
												1.71	1.00
Second	R3	Residential	Bedroom	W3	0.68	0.92	1.76	62.63	73.76	0.65	1.00	1.60	
												1.60	1.00

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Proposed
PROPOSED						
First	R1	Residential	Kitchen	Area m2	7.24	7.24
				% of room		100.00%
	R2	Residential	Bedroom	Area m2	13.60	10.68
				% of room		79.00%
	R3	Residential	Bedroom	Area m2	13.25	12.87
				% of room		97.00%
	R4	Residential	Bedroom	Area m2	18.08	13.50
				% of room		75.00%
	R5	Residential	Bedroom	Area m2	18.42	11.31
				% of room		61.00%
Second	R1	Residential	Bedroom	Area m2	10.91	10.50
				% of room		96.00%
	R2	Residential	Bedroom	Area m2	16.97	16.69
				% of room		98.00%
	R3	Residential	Bedroom	Area m2	15.35	14.73
				% of room		96.00%



APPENDIX 4

Window Maps




SOURCES OF INFORMATION:

ARCHER ARCHITECTS
IRO1 (RECEIVED 29.01.2020)

ACCUCITIES
IRO2 (RECEIVED 07.02.2020)

SITE PHOTOGRAPHS

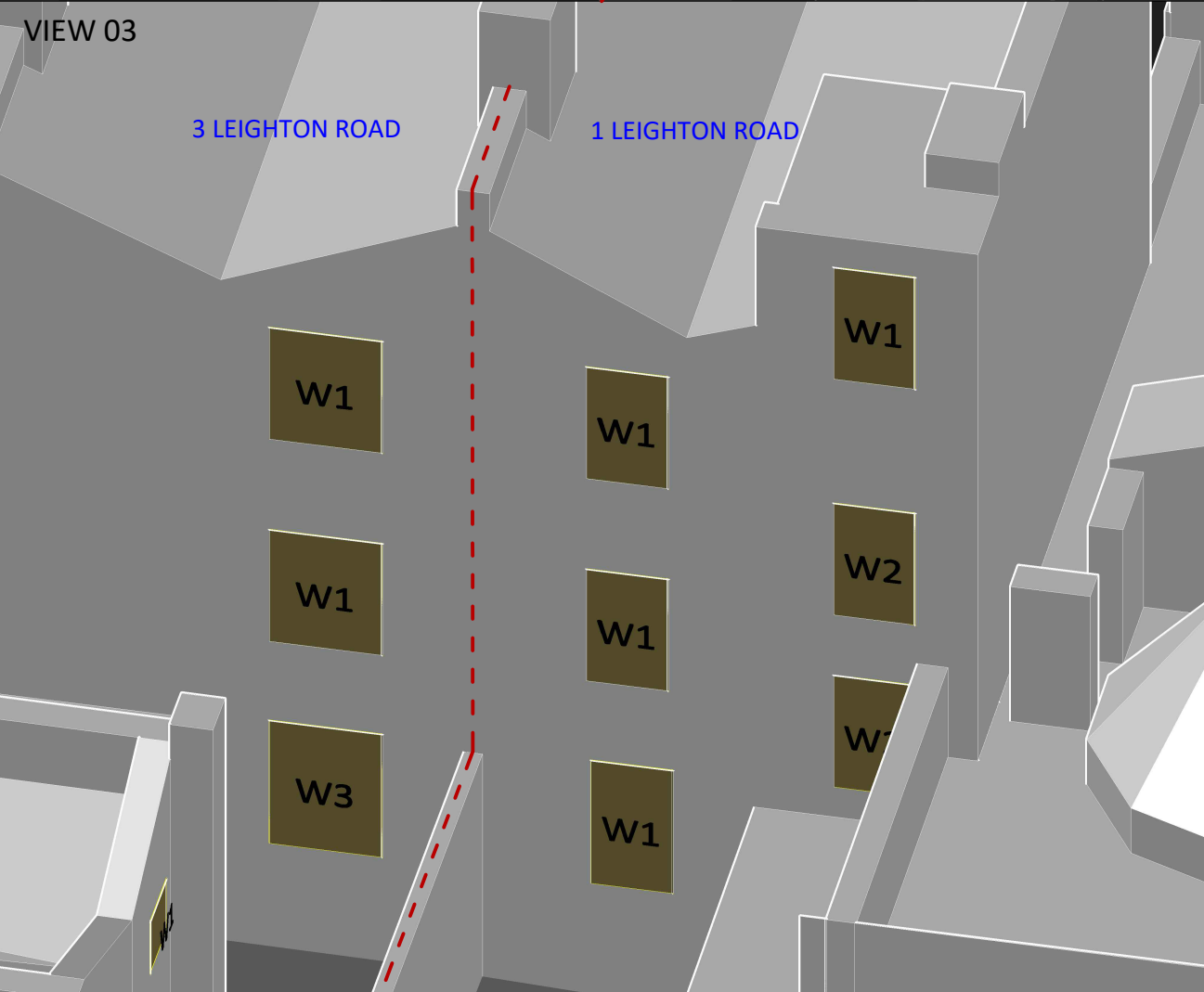
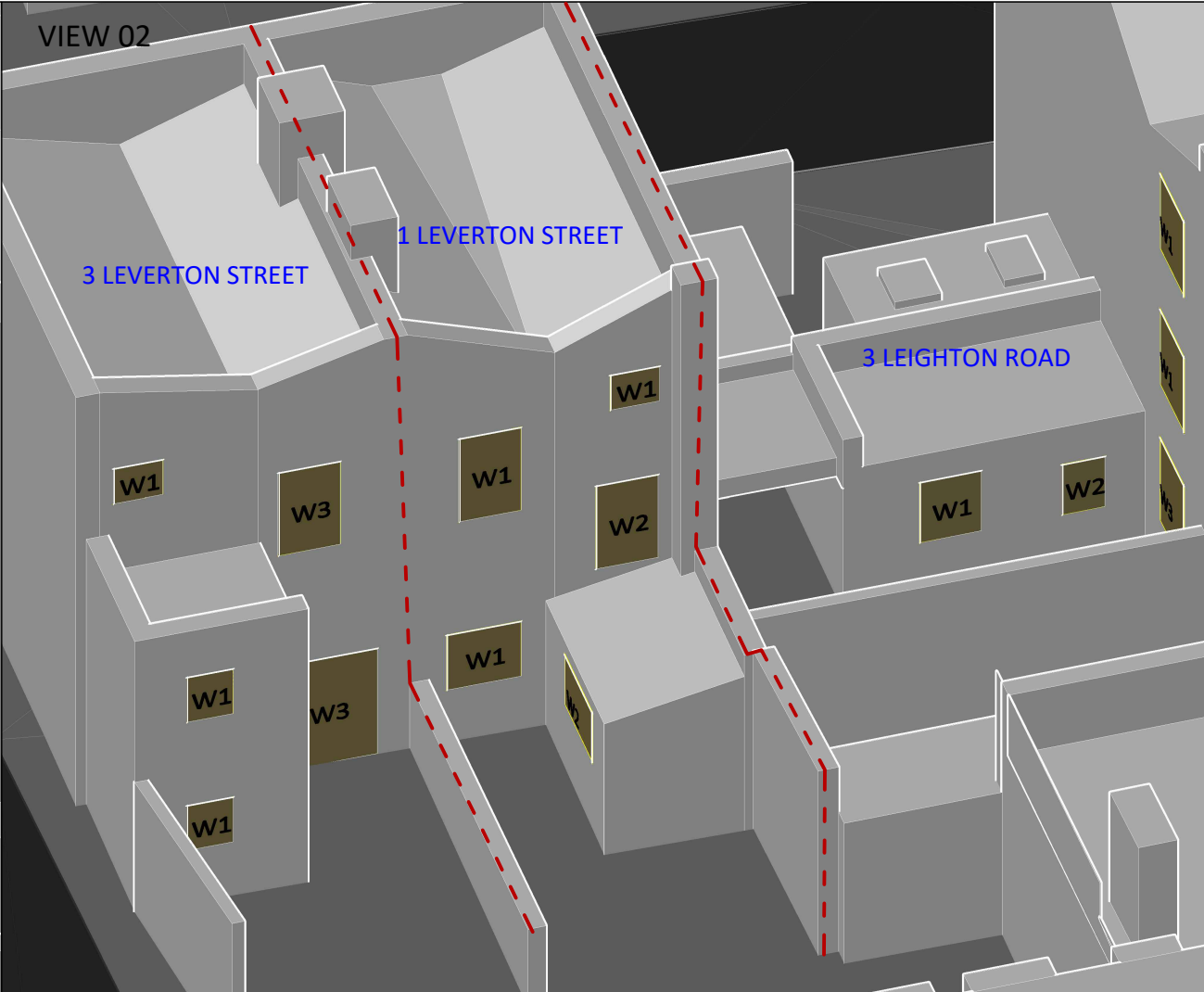
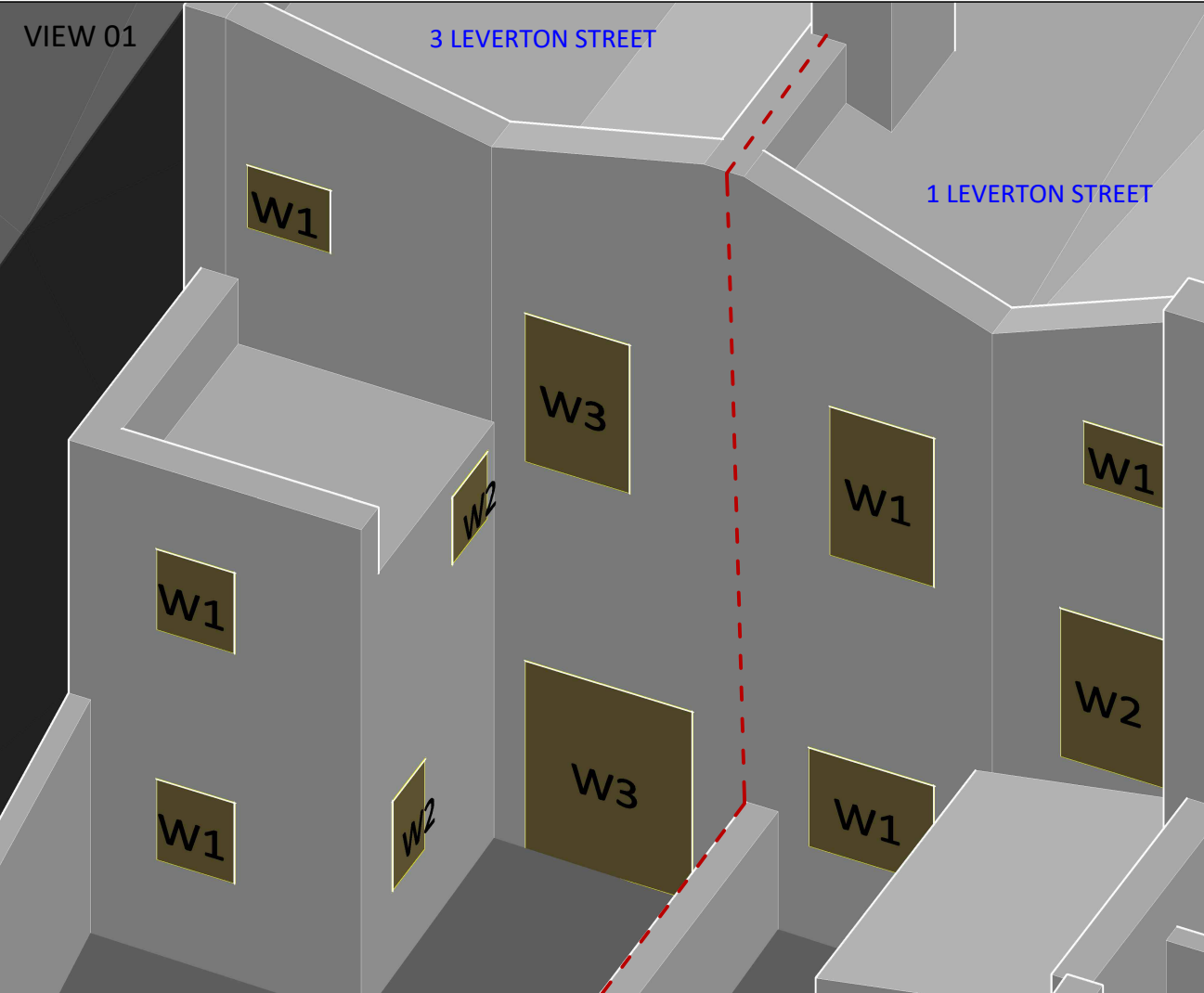
SURROUNDING PROPERTY
INFORMATION


waldrams
Email: contact@waldrams.com
Tel: 020 7183 9109
www.waldrams.com

PROJECT
300 KENTISH TOWN ROAD
LONDON NW5

DRAWING
WINDOW MAP

DATE 07.02.20	SCALE @ A3 NTS
MODELED BY DF	DRAWN BY DF
PROJECT No. 2456	REL No.- DRAWING No. 01-13



SOURCES OF INFORMATION:

ARCHER ARCHITECTS
IR01 (RECEIVED 29.01.2020)

ACCUCITIES
IR02 (RECEIVED 07.02.2020)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY
INFORMATION




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PROJECT

300 KENTISH TOWN ROAD
LONDON NW5

DRAWING

WINDOW MAP

DATE

10.02.20

SCALE @ A3
NTS

MODELED BY

DF

DRAWN BY

DF

PROJECT No.

2456

REL No.- DRAWING No.

01-14



SOURCES OF INFORMATION:

SOURCE 1
IR03 (RECEIVED 15.03.2022)

WALDRAMS LTD
2456 - 01
SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION



PROJECT 300 KENTISH TOWN ROAD LONDON NW5	
DRAWING WINDOW MAPS	
SCALE @ A3 NTS	DATE 23.03.2022
MODELLED BY WDC	DRAWN BY WDC
PROJECT No. 2456	REL No.- DWG No. 02-05

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