Our Ref: MG/DM/ROL01057

Mr Lulzim Tafasi
258 Kilburn High Road
NW6 2BY

17 February 2023

By email only: email@rklicensing.com

Dear Mr Tafasi,

RE: ROL01057- Daylight and Sunlight Associated with the Change of Use from commercial to mixed use of 258 Kilburn High Road

Anstey Horne have been instructed by Mr Lulitafasi to review the development proposals for 258 Kilburn High Road in Kilburn in respect of daylight and sunlight within the proposed dwelling.

We have built a 3D model of the site using the proposed residential layout plans and the elevations of 258 Kilburn High Road provided by E Riley Associates on 7 February 2023 and have conducted a review of adequate daylighting in line with requirements specified in Class MA 'commercial, business and service uses to dwellinghouses' of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021. This document states the following conditions under MA.2. 'Conditions':

"Development under Class MA is permitted subject to the condition that before beginning the development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to … f) the provision of adequate natural light in all habitable rooms of the dwellinghouses".

We have carried out an assessment in accordance with the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022). The BRE guidelines suggest assessing daylight to new dwellings using either the Daylight Factor method or the Illuminance method. The illuminance method involves using climatic data for the location of the site to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at a minimum hourly interval for a typical year.

The UK National Annex provides minimum illuminance recommendations for daylight provision within UK dwellings as follows:

- Bedrooms: 100 lux
- Living rooms: 150 lux
- Kitchens: 200 lux

In terms of sunlight, Section 3.1 of the BRE Guidelines make recommendations concerning sunlight in new buildings. It advises that *"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the mornings rather than the afternoon."*

The Sunlight exposure (SE) assessment recommended by the guidelines sets out that internal spaces should be able to receive a minimum of 1.5 hours of direct sunlight on a selected date between 1st February and 21st March with cloudless conditions. The BRE recommend that the test date should be 21st March and that at least one habitable room, preferably a main living room, should achieve at least the minimum criterion. It further notes that the criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west, it is unlikely to be met.

Daylight and sunlight within the proposed accommodation

The daylight availability within the proposed habitable rooms has been calculated in accordance with the illuminance method. The rooms tested are shown outlined on our drawing no. ROL01057_R01_V01_601-01 and the tabulated data of the target illuminance levels achieved are appended to this letter.

The results demonstrate that of the three rooms assessed, one exceeds the recommended guideline value. The living kitchen dining room (LKD) receives the required lux levels across 57% of its room area, exceeding the guideline of 50% and will therefore feel very well lit. The two other rooms are bedrooms. Room R2 achieves the required lux levels across 19% of its room area, while R3 achieves the required lux levels across 16% of its room area. It is worth noting that the guidelines place less importance on daylight to bedrooms and the testing here confirms that these bedrooms are located within a dwelling served by a well-lit living space.

The sunlight results for the rooms tested are appended to this letter. The assessment indicates that of the three rooms assessed, the LKD would exceed the minimum guideline values. The two remaining rooms are the bedrooms, which do not have windows facing within 90 degrees of due south and therefore do not have the same expectation of sunlight due to the orientation.

Summary

We have carried out an assessment of the proposed accommodation for 258 Kilburn High Road in accordance with the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022). In summary, the LKD exceeds the guideline recommendations for daylight and sunlight within the proposed accommodation. Therefore, the main habitable space within the dwelling will receive good levels of daylight and sunlight. It is worth noting that the guidelines place less importance on daylight to bedrooms and the testing here confirms that these bedrooms are located within a dwelling served by a well-lit living space.

We trust this provides a useful summary in respect of the daylight and sunlight levels associated with the proposed development at 258 Kilburn High Road.

If you have any questions regarding the above, please do not hesitate to contact us.

Kind regards,

Anstey Horne

17 February 2023

Inc: Appendices

APPENDIX A

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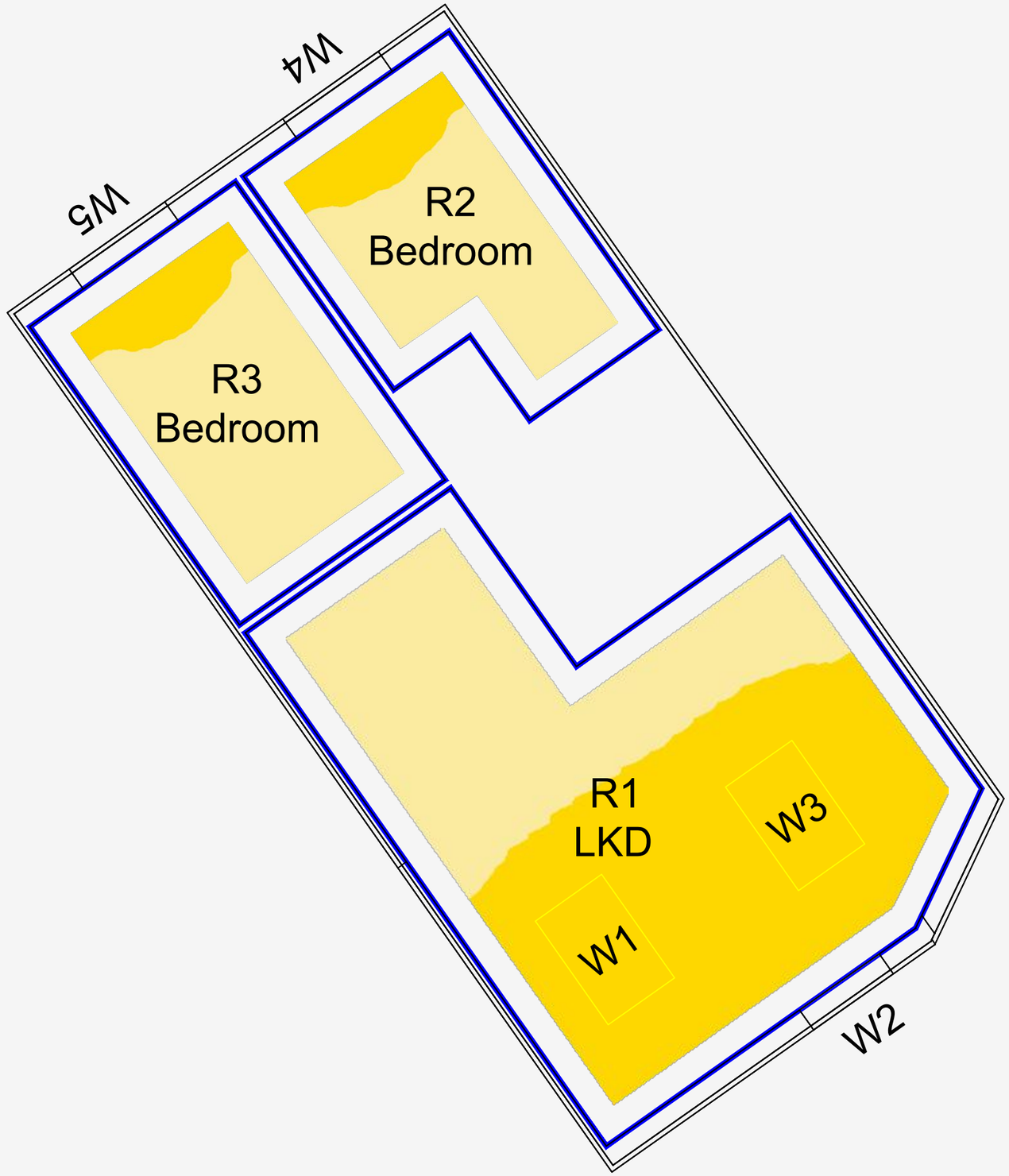
PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL01057_R01_V01_601-01



1ST FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

TI (%) OF HOURS > REQ. LUX

≥50
<50

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
Anstey Horne Point Cloud
Received on 07/02/23

Site and aerial photos.

PROPOSED BUILDINGS
E RILEY ASSOCIATES
Received on 07/02/2023

0m 0.5m 1m 1.5m 2m 2.5m

PROJECT INFORMATION

CLIENT: MR LULZIM TAFASI

PROJECT TITLE: 258 KILBURN HIGH ROAD
LONDON

SCHEME REF: SCHEME RECEIVED: 07/02/2023

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
1ST FLOOR

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
LG	10/02/2023	1:50	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01057_R01_V01_			601-01

Daylight & Sunlight

APPENDIX B
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DAYLIGHT ILLUMINANCE TABLE

Project Name: ROL01057_R01_V01_MODEL
Project No.: ROL01057
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 10/02/2023

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
258 KILBURN HIGH ROAD														
1st Floor	R1		Residential	LKD	27.34	20.84	271	11.97	57%	200	50%	50%	4380	YES
	R2		Residential	Bedroom	8.63	5.20	60	0.97	19%	100	50%	50%	4380	NO
	R3		Residential	Bedroom	9.65	6.22	55	0.97	16%	100	50%	50%	4380	NO

APPENDIX B
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SUNLIGHT EXPOSURE TABLE

Project Name: ROL01057_R01_V01_MODEL
Project No.: ROL01057
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 10/02/2023

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
258 KILBURN HIGH ROAD								
1st Floor	R1		Residential	LKD	W1	145° Inc	2.7	
					W2	145°	0	
					W3	145° Inc	2.8	
							2.8	Minimum
1st Floor	R2		Residential	Bedroom	W4	325°N	0	
							0	**Failed**
1st Floor	R3		Residential	Bedroom	W5	325°N	0	
							0	**Failed**