

APPENDIX

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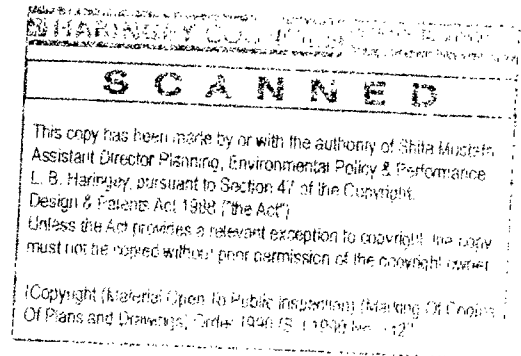
Proposed development of the land adjacent to 2 Seymour Road, London N8

In accordance with your instructions and on the basis of the drawings supplied, I have now visited the site and would report as follows.

Drawings

CG Architects

359/01	Site Location Plan
359/02	Site Plan as Existing
359/03	Site Plan as Proposed
359/04	Proposed Floor Plans
359/05	Seymour Road Elevation as Existing & Proposed
359/06	Rear Elevations as Existing and Proposed
359/07	Flank Elevations as Existing & Proposed & Section



Town and Country Planning

The latest guidance note on the subject of sunlight, daylight and other associated matters is the Building Research Establishment report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". The report sets out tests that can be applied to assess the impact of redevelopment or extensions on neighbouring properties.

Methodology

The properties which may be affected by the proposed development are the side elevation of the back addition of 2 Seymour Road, and the rear elevations of 148 and 150 Wightman Road.

2 Seymour Road

At the present time the windows in the side elevation of the back addition face the existing garage block which is some 2m away. It is proposed to demolish the garage block and to construct 2 No houses the rear elevations of which will align with the rear elevation of 2 Seymour Road. The windows in the side elevation of the back addition of 2 Seymour Road will then look out over the rear gardens of the new properties, with a substantial improvement in daylighting.

150 Wightman Road

The assessment has been carried out to the windows at ground floor level to the main rear elevation and the rear elevation of the back addition opposite the proposed development. If the results are compliant with the BRE Report, as the distance height ratio will increase to windows at higher levels or further from the proposed development, the values will also increase.

148 Wightman Road

The windows to the rear elevation of the back addition are not directly opposite the proposed development and are further away than the windows to 150 Wightman Road which have been assessed. The distance height ration will therefore be greater with a consequential increase in the daylighting and sunlight values. The window in the main rear elevation adjacent to window number 6 to 150 Wightman Road will have a very similar value due to the "tunnel" effect of the two back additions.

Light from the Sky

Building Research Establishment Report "Site layout planning for daylight and sunlight" deals with light from the sky in Section 2, and states in relation to existing buildings that:

"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 degrees to the horizontal, than the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;

and

- the area of the working plane in a room which can receive direct skylight reduced to less than 0.8 times its former value."

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Report

The vertical sky component to the ground floor windows to the rear elevation and the rear elevation of the back addition has been measured in accordance with Appendix A of the Report by plotting the obstruction created by existing buildings compared with the proposed development. The resulting plots are placed over the skylight indicator which has 80 crosses marked on it, each of which corresponds to 0.5% vertical sky component. The vertical sky component at the reference point (in %) is found by counting the unobstructed crosses and dividing by two. The windows assessed are indicated on the plan marked Appendix 1 and attached to this report, the results being as follows:

Window	Existing Sky Factor	Proposed Sky Factor	Loss	Percentage Loss
150 Wightman Road				
Ground Floor 1	31.25%	30.25%	N/A	N/A
Ground Floor 2	24.00%	24.00%	N/A	N/A
Ground Floor 3	39.00%	29.50%	N/A	N/A
Ground Floor 4 (Door)	38.00%	27.50%	N/A	N/A
Ground Floor 5	37.50%	27.00%	N/A	N/A
Ground Floor 6	12.00%	10.25%	1.75%	14.6%

Conclusion

Insofar as light from the sky is concerned, the scheme is BRE compliant in that the retained sky component will be at least 27%, unchanged or more than 0.8 times its former value to all windows.

Sunlighting

Building Research Establishment Report "Site layout planning for daylight and sunlight" deals with sunlight in section 3, and states in relation to existing buildings that:

"Obstruction to sunlight may become an issue if:

- some part of a new development is situated within 90 degrees of due south of a main window wall of an existing building;

and

- in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25 degrees to the horizontal measured from a point 2m above the ground."

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Report

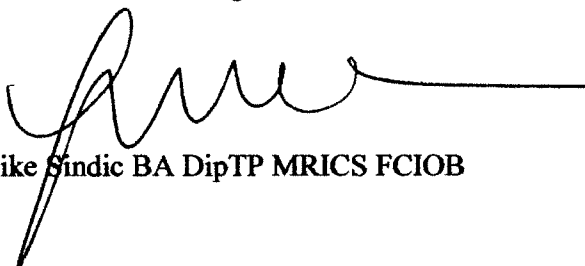
The British Standard referred to in the Report recommends that at least 25% of annual probable sunlight hours be available at the reference point, including at least 5% of annual probable sunlight hours in the winter months between 21st September and 21st March. The sunlight availability indicator has 100 spots on it representing 1% of sunlight availability for each spot which remains unobstructed, and the calculation for probable sunlight hours in the winter months is carried out by only taking into account those spots below the Equinox line. The results calculated for the same windows as the vertical sky component are as follows:

Window	Existing Annual	Winter	Proposed Annual	Winter
150 Wightman Road				
Ground Floor 1	50.0%	16.0%	48.5%	16.0%
Ground Floor 2	45.0%	16.0%	45.0%	16.0%
Ground Floor 3	48.5%	16.0%	42.0%	16.0%
Ground Floor 4 (Door)	49.0%	16.0%	37.0%	14.0%
Ground Floor 5	50.0%	16.0%	34.5%	13.0%
Ground Floor 6	9.0%	8.5%	Nil	Nil

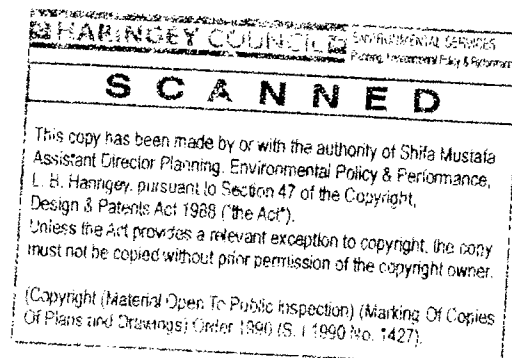
Conclusion

Insofar as sunlighting is concerned, the scheme is BRE compliant in respect of windows nos 1-5 inclusive in that at least 25% of annual probable sunlight hours will be available, including at least 5% of annual probable sunlight hours in the winter months between 21st September and 21st March.

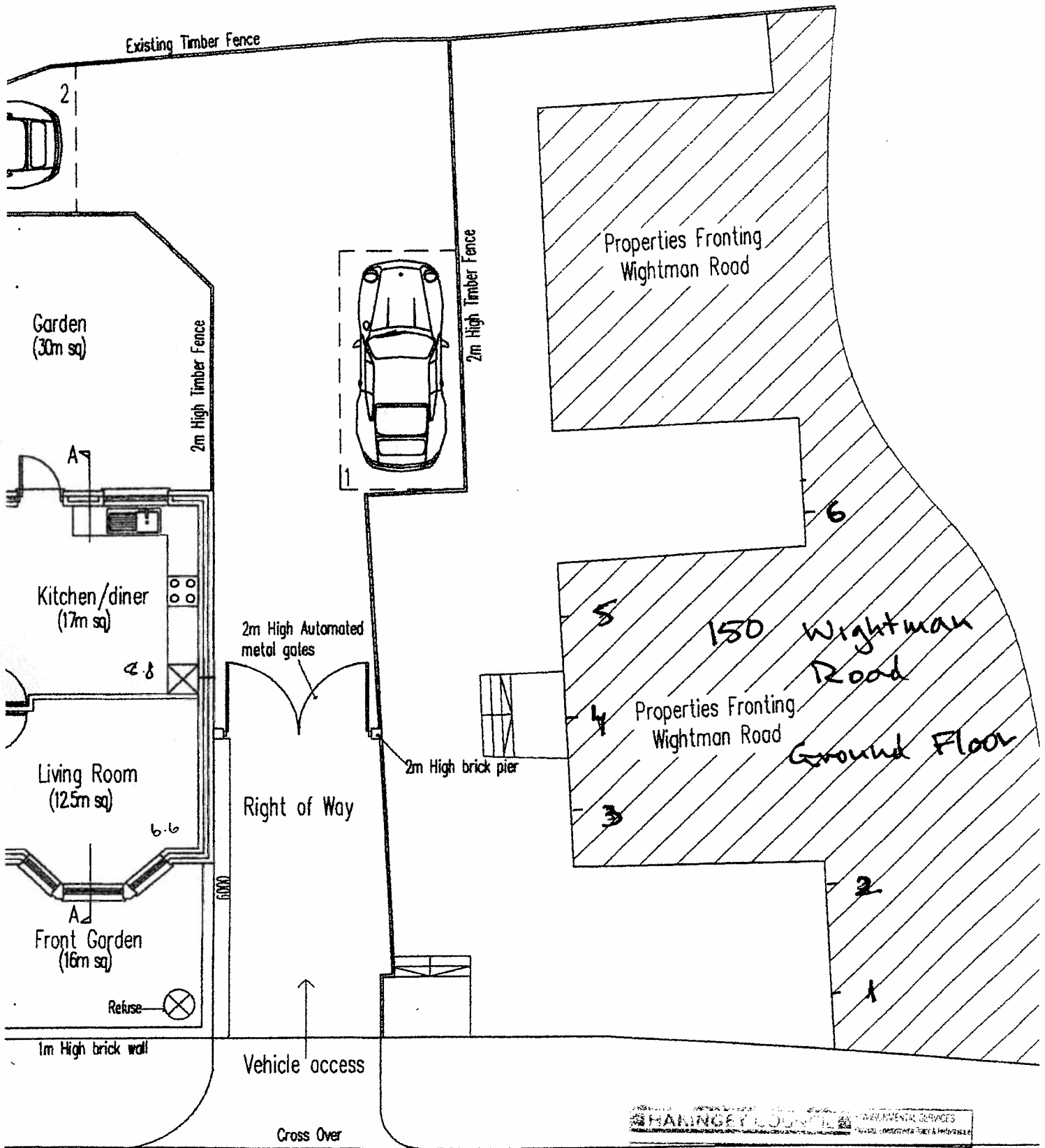
Window no 6 receives very little sunlight due to the "tunnel" effect created by the more recently constructed back additions to 148 and 150 Wightmen Road, and the loss of 0.5% is not significant.



Mike Sindic BA DipTP MRICS FCIQB



APPENDIX 1



eymour Road

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