

URBAN BUILDING SURVEYORS

CHARTERED BUILDING SURVEYORS

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Dear Kolja

9 Gladwell Road N8

I am asked to advise on the internal daylighting of the proposal with particular regard to the concerns expressed in the email of 26 January from Tania Skelli:

Pls demonstrate that sufficient internal natural daylight level are achieved in accordance with London Plan D6, BRE guidelines and Haringey Policy DM12.

I visited the site some time ago and took measurements and some photographs. I have also now considered your drawings nos 263.18/113 and 131 showing the approved scheme and 113B and 131B showing the present proposal, being to add a window to the front room.

The relevant section of the London Plan Policy D6 is paragraph D which states:

The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

The relevant part of the BRE guidance is *Site layout planning for sunlight and daylight 2022, 2 Light from the sky 2.1 New development* which states:

2.1.21 Obstructions can limit access to light from the sky. This can be checked at an early design stage by measuring or calculating the angle of visible sky θ , angle of obstruction or vertical sky component (VSC) at the centre of the lowest window where daylight is required. If VSC is:

- at least 27% (θ is greater than 65° , obstruction angle less than 25°) conventional window design will usually give reasonable results.*
- between 15% and 27% (θ is between 45° and 65° , obstruction angle between 25° and 45°) special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight.*

The relevant part of Haringey Policy DM12 which is otherwise fairly general referring to quality rather than subjective measurement is:

A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.

The proposal already has consent so far as its form is concerned and I understand the only concern in light terms is the daylight illumination of the front room by the installation of a window and small light well in front of it.

I have considered the light within the room and found that unobstructed skylight will, at an angle of 25°, reach three-quarters of the way into the room at working plane (850mm) height, and all the way at floor level.

The proposal therefore does provide sufficient daylight to the front room. The room faces north east so there is unlikely to be much sunlight except perhaps early in the morning.

The angle of visible sky as mentioned in the BRE guidance measures 51° with an unobstructed angle of 25° presented to the centre of the window. This is less than the suggested 65°, but as the window head is virtually at ceiling height, the criteria are satisfied. (See the reference to the angle of visible sky being between 45° and 65°.)

Further, in reality direct skylight will reach into the room at an angle below the conservative figure of 25°. If an angle of 120° were to be taken then direct skylight would reach into the full depth of the room at working plane height

In summary, the London Plan criteria are satisfied, in that sufficient daylight is provided appropriate for its context, the BRE guidance criteria are satisfied in that direct skylight reaches three-quarters of the depth of the room, the whole depth at floor level, and the Haringey Policy DM12 is also satisfied.

I trust the above adequately addresses the concerns but if you have any further queries do please contact me.

Kind regards

Yours sincerely

A handwritten signature in black ink, appearing to be 'D A Bowden', written over a horizontal line.

D A Bowden