AVISON YOUNG

Independent Daylight & Sunlight Review
Proposed Redevelopment

219-233 Coldharbour Lane, London SE5
Revised scheme application 29 October 2020

March 2020

Contents

1. Executive Summary 1
2. Methodology 2
3. Current Planning Criteria 3
4. The Development Site 4
5. Scheme Analysis 5
6. Conclusions and Subsequent Actions 6
7. Overall Conclusion 9

1. Executive Summary

1.1. Avison Young have been commissioned by The London Borough of Lambeth to advise on the level of impact on neighbouring buildings with regard to Daylight and Sunlight matters.

1.2. The advice is based on the technical studies carried out on behalf of the developer by Point 2 surveyors dated 15th May 2019 and 13th February 2020. It should be confirmed that Avison young have not undertaken any technical analysis and our comments are based on the technical results provided by Point 2 Surveyors.

1.3. Our review of the applicants' March 2020 report flagged an inconsistency with the "existing" daylight values for 220 Coldharbour Lane when compared to the earlier June 2019 report. The applicants confirmed that this inconsistency was due to reporting one set of the "existing" values in a theoretical "without balconies" scenario in one report and not the other, which had the effect of altering the "existing" values between the two.

2. Methodology

2.1 The methodology used to assess the impact of the proposal is the industry standard guidance as set down by the Building Research Establishment," Site layout planning for Daylight and Sunlight, A Guide to Good Practice 2011."

2.2 The guidance as to the level of change caused by a development to a neighbour is based upon the premise that an occupier will not perceive a noticeable change in their daylight if only up to 20% of the light they receive pre development is lost. Similar guidance applies to Sunlight but also has a factor for winter sunlight availability.

2.3 The assessment is that of two measures, the light available to the middle of the tested window, Vertical Sky Component (VSC) and that of the Daylight Distribution (DD) throughout the room.

2.4 The two assessments are important in considering the overall impact on a neighbour as it is quite possible to pass the VSC test and not the DD test and for one to see a large loss of Daylight internally which may not be appropriate. This latter point depends to a very large extent on room layout and size. Equally a disproportionately sized room for its own window may exert too great an influence on available development so care must be taken when assessing the data.

2.5 On this basis we also consider, in difficult circumstances, the Average Daylight Factor of rooms as a measure of the retained level of Daylight within a room, in combination with the DD this can be a useful indicator of acceptability.

3. Current Planning Criteria

3.1 The new NPPF factors into any analysis on the basis that it suggests that guidance such as the above does not prevent efficient use of available land and this will relate especially to Brownfield sites where the land use may be tightly knit or already substantial in size. The guidance needs to be used flexibly and appropriately.

4. The Development Site

4.1 The site is located on the corner of Coldharbour Lane and Hinton Road.

4.2 It is currently occupied by a light industrial building of only two stories over virtually the whole site footprint.

4.3 The proposal is to demolish and rebuild with residential units up to a height of up to seven stories albeit the height varies with various steps and set backs at high level.

4.4 There are residential uses surrounding the site which have been analysed by Point 2 and these are as follows:-

- 218 Coldharbour Lane
- 216 Coldharbour Lane
- 214 Coldharbour Lane
- 209a Coldharbour Lane
- 215-217 Coldharbour Lane
- 1-9 Hinton Road
- 7A Hinton Road
- 18-20 Hinton Road
- 14&16 Hinton Road
- 10& 12 Hinton road
- 220 Coldharbour Lane
- 225 Coldharbour Lane
- 226 Coldharbour Lane

4.5 The scope of this analysis is entirely appropriate for the site.

5. Scheme Analysis

5.1 The results provided from the assessment dates 15/05/19 were reviewed and the following conclusions reached for each property:

- 218 Coldharbour Lane- all Impacts less than 20% - acceptable
- 216 Coldharbour Lane-all impacts less than 20%- acceptable
- 214 Coldharbour Lane-all impacts less than 20%-acceptable
- 209a Coldharbour Lane- two of four windows assessed see 38% and 40% reductions of VSC respectively but these understood to be bedrooms and considered that this may be acceptable given no loss at all of daylight distribution.
- 214-217 Coldharbour Lane- This property is the most adjacent to the proposed development and has an elevation facing the site across a small roadway consisting of both Lounge/kitchen /Dining rooms and bedrooms. The proposal causes losses to all windows in varying degree across the elevation but significant impact is caused to the flats on ground to fourth floor levels at the rear of the site, those at the front benefitting from dual aspect across both the development site and Coldharbour Lane. The rear flats seeing between 43% and 60% VSC loss.

5.2 Reviewing the daylight Distribution showed that the Ground Floor rear flat also suffered a 56% loss of distribution whilst the first floor flat lost 27%. At levels above this the levels of distribution remained acceptably high.

- 18 & 20 Hinton Road – all impacts less than 20% - acceptable
- 14 & 16 Hinton Road-all impacts less than 20%-acceptable
- 10 & 12 Hinton Road-all impacts less than 20% - acceptable
- 1-9 Hinton Road- all impacts less than 20% - acceptable
- 7A Hinton Road-Retained levels of Daylight VSC satisfactory-acceptable
- 220 Coldharbour Lane-all impact less than 20%- acceptable
- 225 Coldharbour Lane- all impacts less than 20% or rooms retain very high levels of daylight- acceptable
- 226 Coldharbour Lane- all impact less than 20%- acceptable

6. Conclusions and Subsequent Actions

6.1 Avison Young reported to planning officers that for the 2019 application they were content that impacts were acceptable apart from hose on the lower rear flats of 215-271.

6.2 Planning Officers confirmed that objections had indeed been received from the occupants of that building.

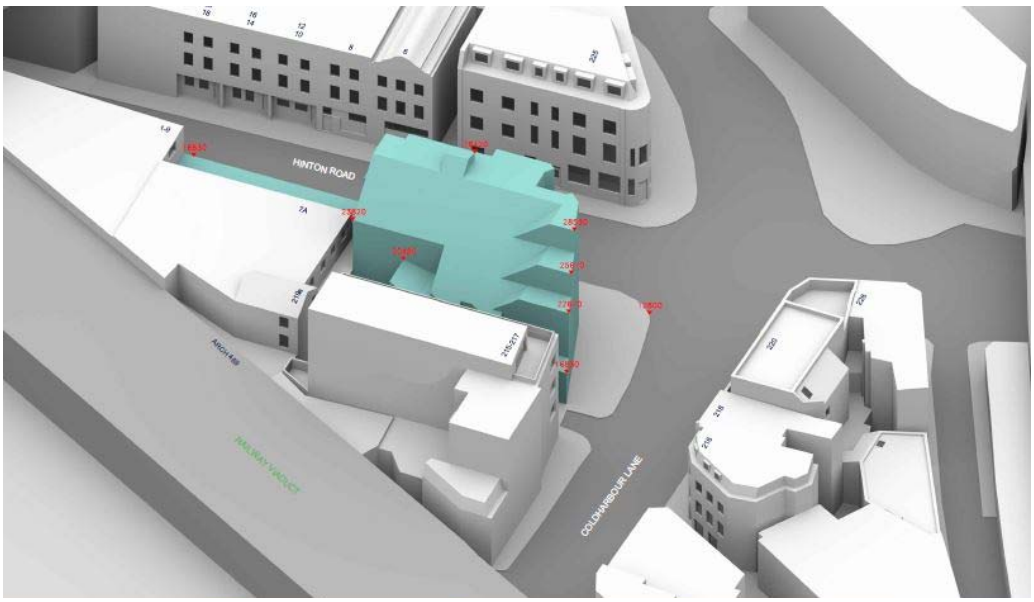
6.3 Avison Young inspected the inside of the flats at 215-217in the company of Jeni Cowan to establish the internal layouts of the flats and to ascertain whether the estimated impacts could be looked upon as acceptable given those room depths, shapes and uses.

6.4 It was concluded that the impacts, especially on the ground floor rear flat were too great and that the residual levels of light were not acceptable either.

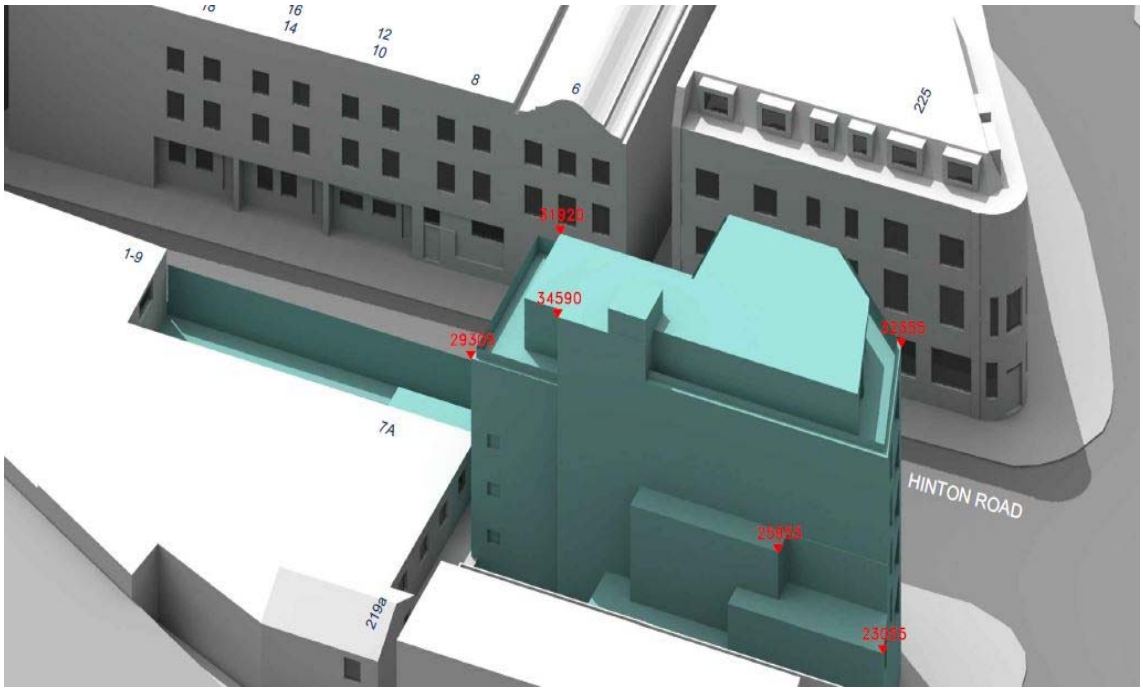
6.5 This conclusion led to a meeting with the developer and Point 2 to discuss these conclusions and to look at alternative design to reduce impacts on the flats and especially the ground floor flat.

Amended Scheme

6.6 An amended scheme was submitted in February 2020, the results produced for this were only those relating to the rooms within 215-217 with an altered rear elevation as below.



This is as compared to the original elevation as below.



6.7 The revised analysis of the light to the Flats shows the daylight as follows as compared to the original results:

	VSC Loss Original	VSC Loss New	VSC Retained New	ADF Retained Original	ADF Retained New	DD Retained Original	DD Retained New
Ground floor flat lounge	63.34%	29.28%	15.19%	0.63%	1.39%	70.7 sq ft	85.6 sq ft
First Floor Flat lounge	60.28%	32.27%	21.09%	1.03%	1.33%	152.8 sq ft	193.3 sq ft

6.8 It is clear the adjustments to the scheme have reduced the impact to the two flats in question and left them with more light.

6.9 In terms of the first floor flat, it is clear that the DD contour covers a significant amount of the room area and its ADF is approaching the requisite 1.5% for a lounge and given its retained VSC is over 20% we consider this will be sufficiently well lit.

6.10 In terms of the Ground floor it was clear from our internal inspection that the rear part of the room was never directly lit by daylight being a relatively deep Lounge/Kitchen/Diner.

6.11 It was therefore clearly important to ensure as much of the true living space towards the front of the room remains as well-lit as possible.

6.12 The two comparative contour plots below show the alteration between the original proposal and the new.

6.13 In combination with the ADF , the retained VSC level of 15.19% and the location of the area directly lit by Daylight we believe this flat will be lit to a level that is comparable to a normal residential unit in an urban area and therefore can be counted as being satisfactory in this case.

7. Overall Conclusion

7.1 In terms of the original assessment concern was only raised in respect of 215-217 Coldharbour Lane. All other neighbouring properties performing satisfactorily.

7.2 The adjustments made to the scheme we assessed originally have made a reasonable difference to the impact on the previously heavily impacted flats within 215-217.

7.3 In our view both the Ground and First Floor rear flats to the block, whilst still suffering a reasonably high alteration in daylight availability will retain sufficient daylight to ensure that the spaces are usable with, in overall terms, reasonable levels of daylight and Sunlight.

Avison Young

3 Brindleyplace, Birmingham B1 2JB