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MOUNT PLEASANT

Daylight & Sunlight

DIRECTOR: JUSTIN BOLTON
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1 Introduction

- 1.1 Point 2 Surveyors have been instructed to consider the daylight and sunlight opportunities associated with the proposed CalfordSeaden scheme for the Mount Pleasant site. A detailed computer model of the scheme and the surrounding buildings has been assembled in order to establish both the potential changes in light to the neighbouring building and also the potential for light within the proposed residential units which make up the scheme.
- 1.2 The purpose of this report is to assess whether the emerging proposal is acceptable in daylight and sunlight terms. This has been established by calculating the available Vertical Sky Component (VSC) on the vertical surfaces on both the neighbouring buildings facing the development site as well as the elevations which make up the scheme proposal. Consideration has also been given to the available sunlight reaching the ground surface of the amenity areas.

2 Methodology

- 2.1 The daylight review has been undertaken in accordance with the Building Research Establishment (BRE) Guidelines: '*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*' 2011, together with the standards contained in the British Standard Code of Practice for Daylighting, BS8206, Part 2.
- 2.2 The assessments concentrate on establishing the VSC available on the facades which can be used in order to inform the potential Average Daylight Factor (ADF) available within the proposed residential units within the scheme.



3 The Scheme Proposal

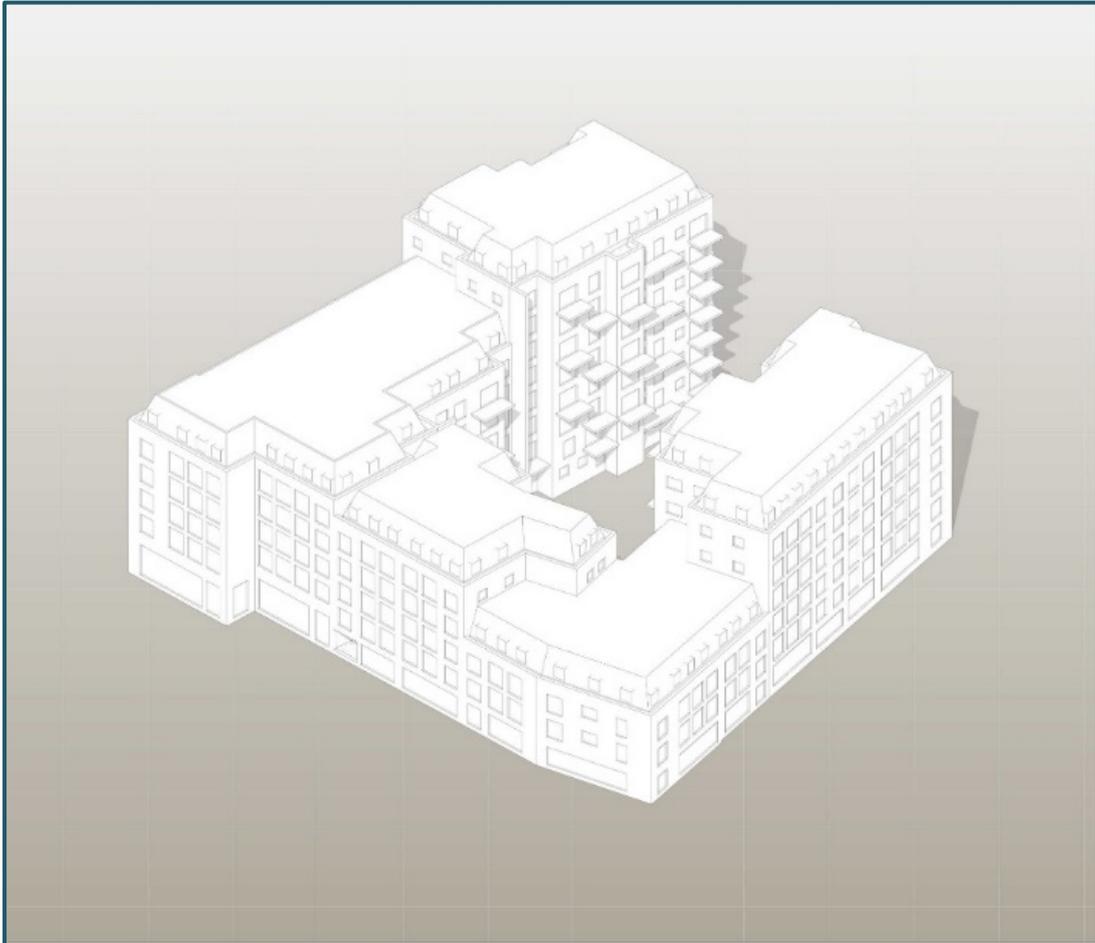


PLATE 01 – THE CALFODSEADEN PROPOSAL FOR MOUNT PLEASANT

- 3.1 The CalfordSeaden scheme has been considered within the existing building context including all of the buildings which are in existence and face the development site. Plate 01 (above) indicates the scheme in isolation including the outboard balconies serving habitable spaces.

4 Daylight & Sunlight Results to Neighbouring Properties

- 4.1 A review which considers the retained VSC on the neighbouring buildings has been undertaken. The images (Plates 02, 03 and 04) highlight the available VSC by reference to a 'heat map' scale where the light and Orange/ Red colours highlight retained levels of daylight.



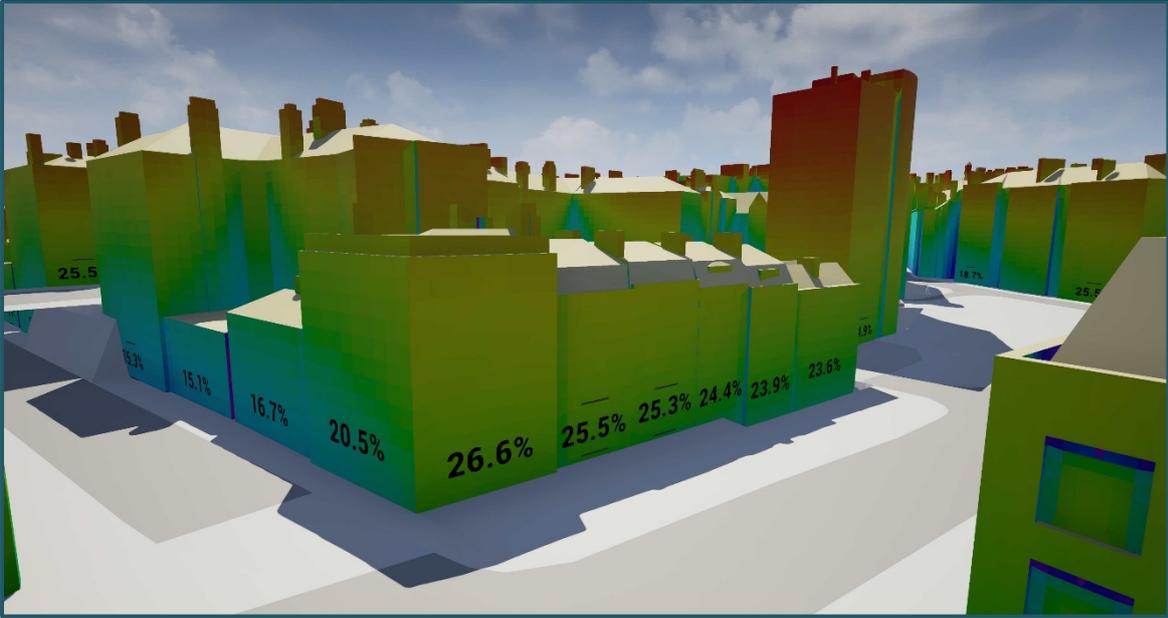


PLATE 02 — RESIDENTIAL BUILDINGS OPPOSITE SITE AND FRONTING MOUNT PLEASANT — LOOKING NORTH EAST

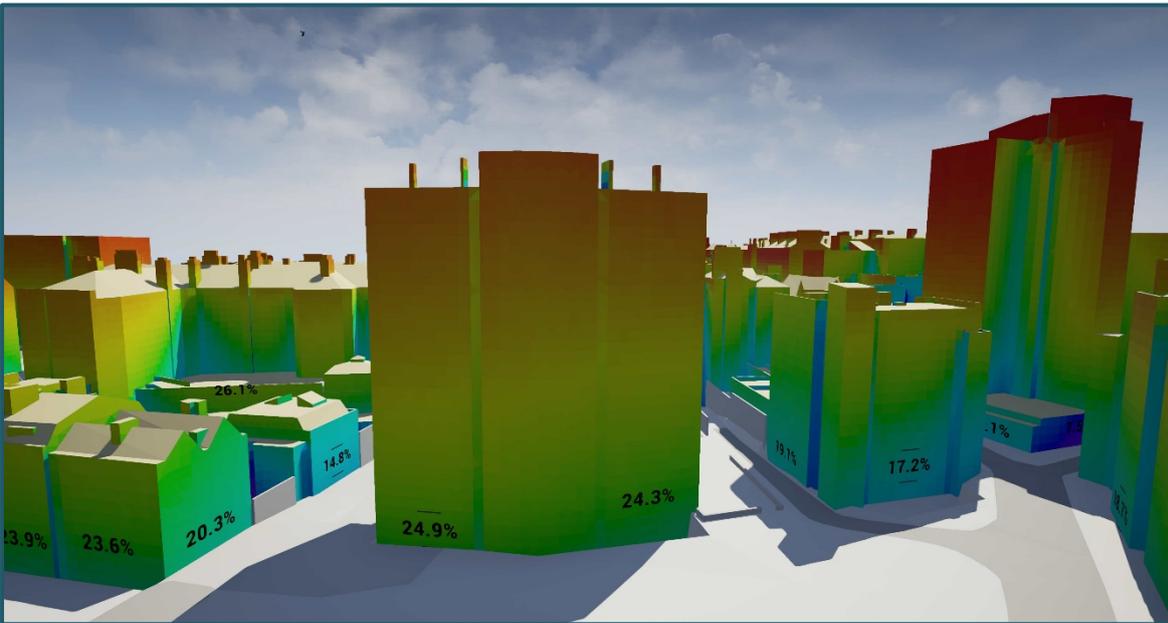


PLATE 03 — RESIDENTIAL BUILDINGS OPPOSITE SITE AND FRONTING MOUNT PLEASANT — LOOKING SOUTH EAST



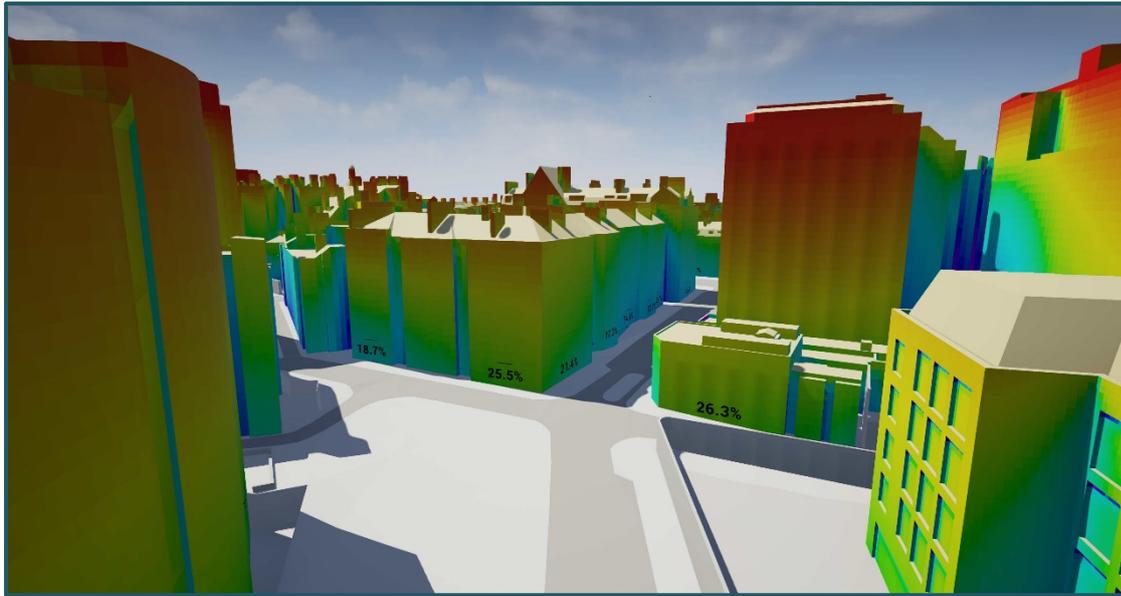


PLATE 04 – RESIDENTIAL BUILDINGS OPPOSITE SITE AND FRONTING MOUNT PLEASANT – LOOKING SOUTH ALONG MOUNT PLEASANT

4.2 The results demonstrate that all windows (and therefore rooms behind the fenestrations) will retain very good daylight levels which are BRE compliant.

5 Overshadowing of Amenity Area – Mount Pleasant

5.1 The proposed amenity area fronting Mount Pleasant is located on a junction setback from the street. The easterly outlook results in significant sun reaching the ground which will exceed the BRE Standards for sunlight amenity.

6 Internal Daylight Amenity

6.1 The VSC heat mapping assessment has been further extended to include the potential daylight position for the habitable rooms which make up the proposed scheme. Plates 5,6, & 7 consider the VSC levels reaching the vertical surface where the majority of the elevations (especially along Mount Pleasant) retain very good daylight levels and therefore will meet the BRE's requirements for light amenity. The proposed inner courtyard of the scheme does include overhanging balconies which as a result of the architectural feature, limit the view of the skydome and therefore the daylight availability behind the fenestration. However, the analysis undertaken by Point 2 Surveyors considers an earlier iteration of the scheme whereas the architects have taken some initial suggestions to improve the daylight position which includes staggering the balconies in order to maximise the daylight opportunities. The most current CalfordSeaden scheme is identified on Plate 01 within Section 3 of this document.

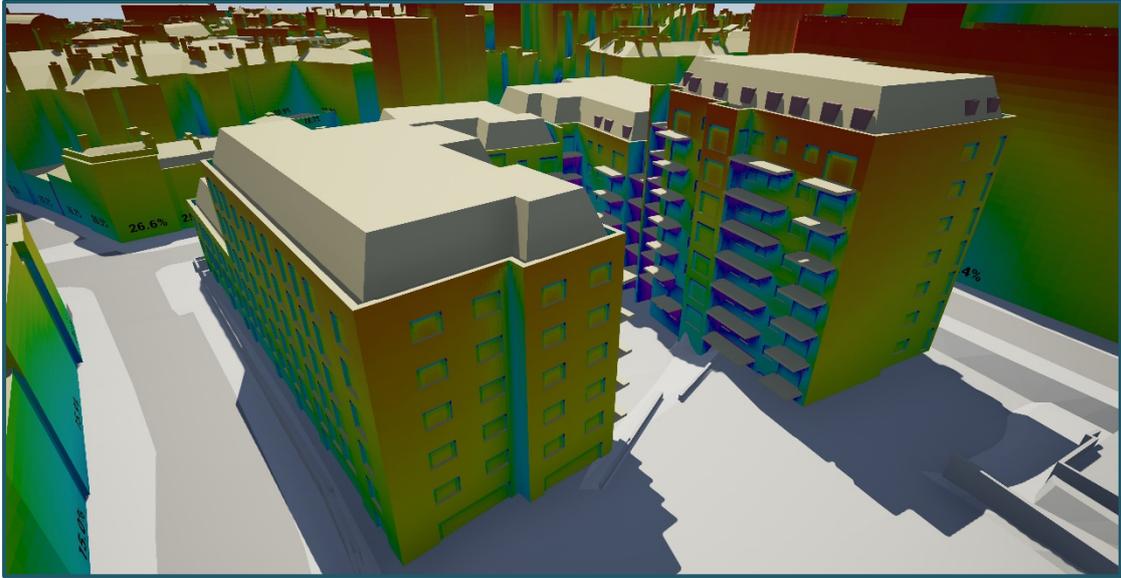


PLATE 05- THE PROPOSED MOUNT PLEASANT SCHEME LOOKING EAST

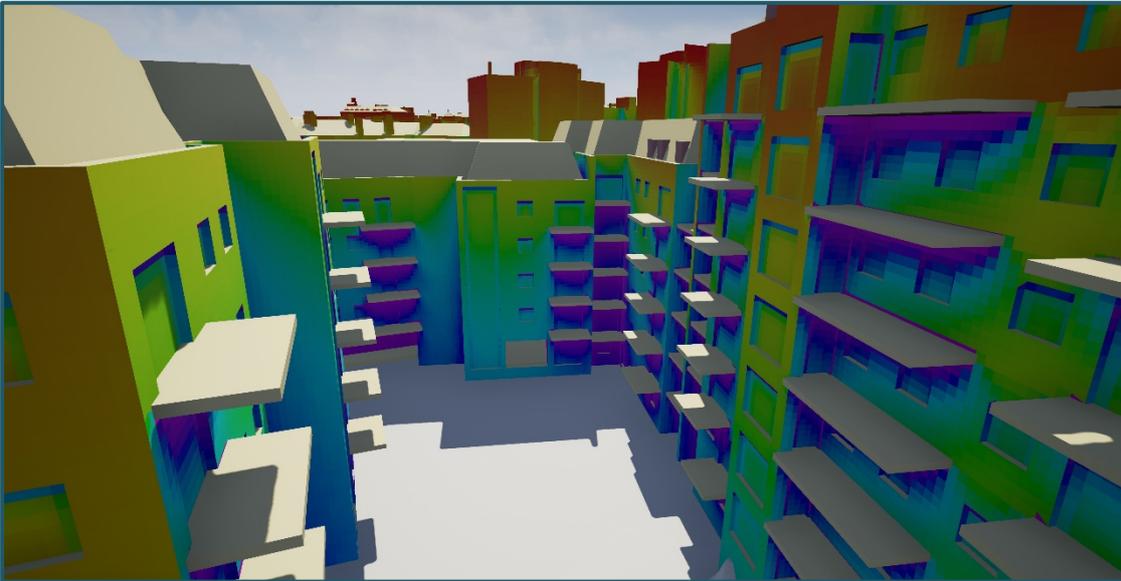


PLATE 06 - THE PROPOSED MOUNT PLEASANT SCHEME – INNER COURTYARD



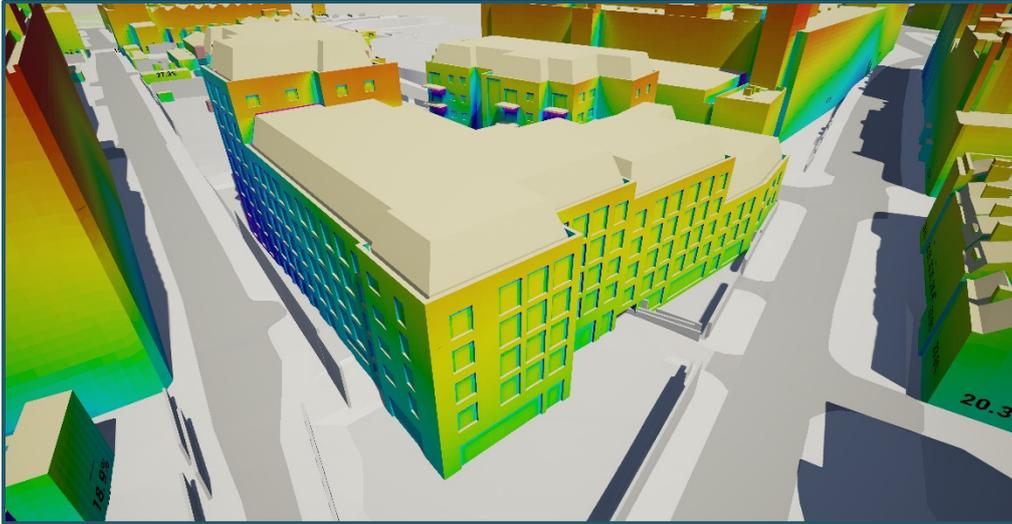


PLATE 07 - THE PROPOSED MOUNT PLEASANT SCHEME LOOKING NORTH

- 6.2 It is recognised that the BRE and British Standard consider internal daylight by reference to the Average Daylight Factor (ADF). This would include the area of the glazing, the transmittance of the glazing, the internal reflectants of the wall surface, the room area as well as the room use. As these elements are moveable (prior to a final fix), it is Point 2 Surveyors opinion that the layouts as presented (see plate 08) will meet these guidelines. The VSC ultimately is an indicator for daylight falling on a vertical surface which does also form quite early on in the ADF formulae. The VSC levels retained do support achievable ADF's.



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