



Our Ref: SG/sg/15555

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John Pearson
Senior Project Manager
Bidwells
Bidwell House
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Dear John,

Westcott House, Jesus Lane, Cambridge CB5 8BP – Daylight and Sunlight Analysis

We have been instructed to assess the likely impact of the proposed Learning Resource Centre at Westcott House on the neighbouring amenity adjacent to the site in daylight and sunlight terms. The site of the Learning Resource Centre is situated to the south of the Westcott House site in close proximity to the King Street buildings immediately adjacent to the south.

This letter is based on a desk top review of the drawings only at this point. No detailed technical assessment of the properties has been undertaken.

The Proposal

The proposals comprise a 2 storey building plus a lower ground floor and provides additional library, tutorial, office and ancillary spaces all under a pitched roof profile.

Policy / Guidelines

This study has been carried out in accordance with the recommendations of the Building Research Establishment report "Site Layout Planning for Daylight & Sunlight 2011" (BRE209). This is the standard referred to in the City of Cambridge Planning Policy against which daylight and sunlight should be assessed.

The BRE guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the report should not be seen as a part of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In certain circumstances the developer or planning authority may wish to use alternative target values.

Whilst technical analysis can be carried out in accordance with numerical guidelines and reported factually by comparison with those guidelines, the final assessment as to whether affected dwellings are left with acceptable amounts of daylight and sunlight in an inner city context where the findings are to be interpreted in a flexible manner is a matter of subjective opinion.

Desk top Review

The BRE Report advises that daylight levels should be assessed for the main habitable rooms of neighbouring residential properties. Habitable rooms in residential properties are defined as kitchens, living rooms and dining rooms. Bedrooms are less important as they are mainly occupied at night time

The only neighbouring residential accommodation within the vicinity of the site is within the King Street buildings immediately adjacent to the south of the proposed site.

It is noted from pages 10 and 11 within the Phelan Architects Design & Access Statement (DAS) that the residential accommodation starts from an elevated first floor above ground floor car parking and a mezzanine storage level. As illustrated in the Phelan Architects DAS, at this level the striking angle of the proposed development from the sill of those first floor windows is an angle of 27°.

The BRE Guide states that:

"If, for any part of the new development, the angle from the centre of the lowest affected window to the head of the new development is more than 25°, then a more detailed check is needed to find the loss of skylight to the existing buildings."

The BRE Guide also states that:

"If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building."

The attached annotated sketch from page 11 of the DAS illustrates that the development will subtend an angle of less than 25° when measured from the centre of the first floor windows. Therefore any reductions will be very modest and will remain well within the BRE Guidelines and the habitable spaces will remain well lit in daylight and sunlight terms.

As a result there will be no material loss of light to those window/rooms within the King Street buildings and no further detailed technical assessment need be required.

Conclusions

The site is situated to the south of the Westcott House site in close proximity to the King Street buildings immediately to the south.

This desk top study has been carried out in accordance with the recommendations of the Building Research Establishment report "Site Layout Planning for Daylight & Sunlight 2011" (BRE209).

The residential accommodation within the King Street building starts from an elevated first floor above ground floor car parking and a mezzanine storage level. The development will subtend an angle of less than 25° from the centre of these first floor windows. Therefore any reductions will be very modest and will remain well within the BRE Guidelines and the habitable spaces will remain well lit in daylight and sunlight terms.

The scheme proposals by Phelan Architects will therefore fully recognise and observe the intentions of BRE Guidance 209 in accordance with the requirements of the Cambridge City Council Planning Policy in daylight and sunlight terms.

I trust this is sufficient for application purposes but please do not hesitate to contact me if you require anything further.

Kind regards

Stuart Gray
Partner
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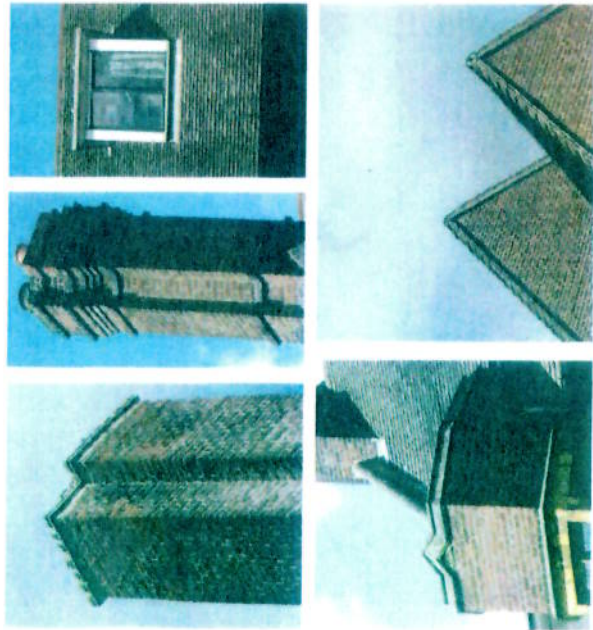
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Precedents

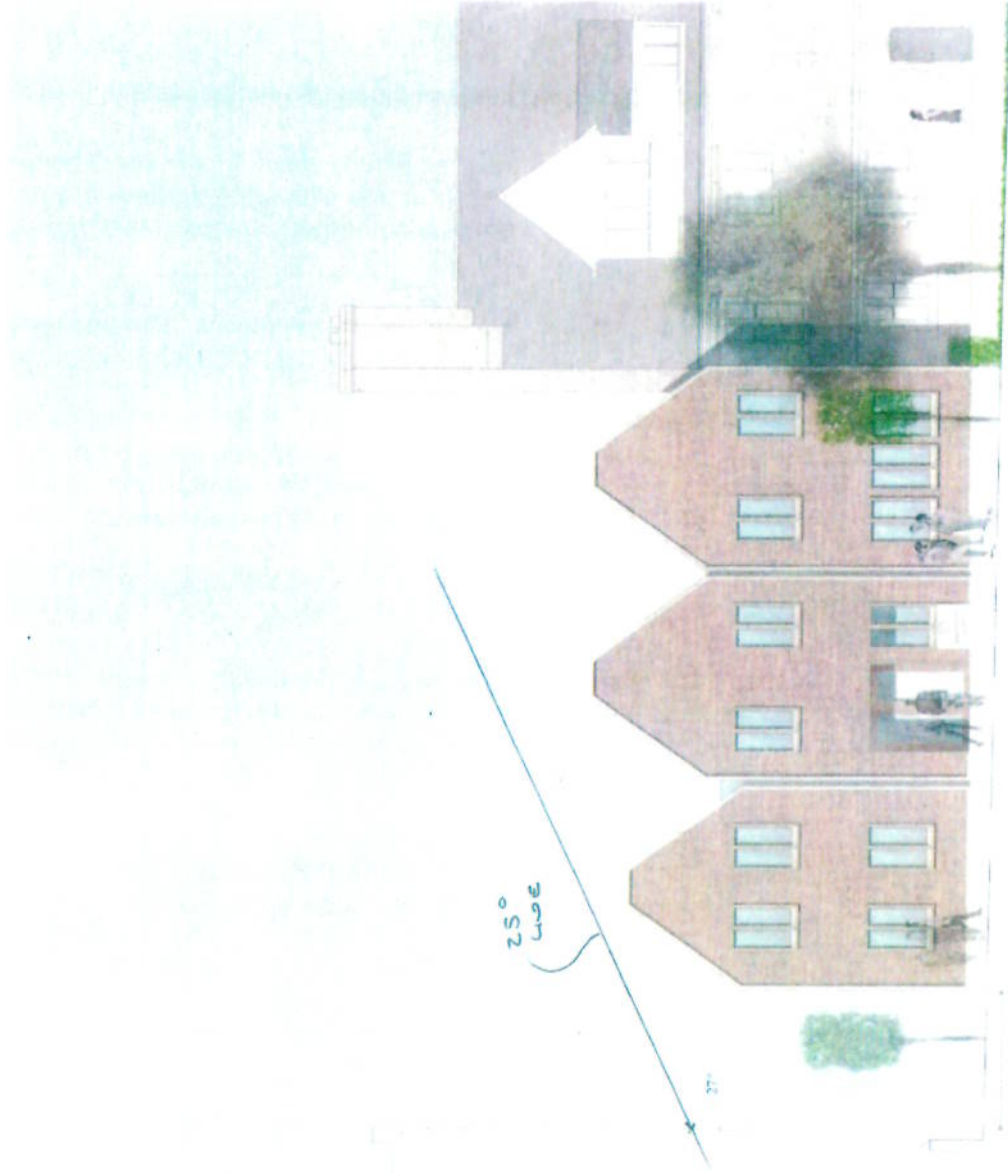
We looked at a number of Arts and Crafts buildings for precedents. We were struck in particular by the triple gables on a number of buildings, including Trinity Hall by Grayson & Ould, but notably by Richard Lethaby's Maisetter House.

We liked the crisp detailing of the stone gables which even today has a modern sensibility in its detailing and absence of coping stones.

Clearly, there is some obvious symbolism in the triple gables, with the individual expression on the peaks but an underlying unity of the facade of the building.



Roof elements at Westcott House



Proposed East Elevation