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Chartered Surveyors

DAYLIGHT & SUNLIGHT REPORT

relating to the

PROPOSED REAR EXTENSION

at

FLAT 1,
99 KING HENRYS ROAD
LONDON
NW3

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APPENDICES

1.0 EXECUTIVE SUMMARY

1.1 This Daylight and Sunlight Report considers the impact of the proposal upon daylight and sunlight upon the nearest applicable neighbouring residential property.

1.2 The results of our examination are based upon the standard assessment procedure of the BRE Guide 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' 3rd Edition 2022 (The BRE Guide).

1.3 The daylight analysis for neighbouring residential properties confirms that for review of daylight VSC for all main windows (or rooms where a weighted approach is appropriate to consider the loss of VSC to the room as a whole), these meet BRE Guide default target criteria. In terms of daylight distribution there are effectively no reductions thus all habitable rooms readily meet BRE Guide default target criteria.

1.4 For sunlight, any applicable reductions to neighbouring windows / rooms, these also readily meet BRE Guide default target criteria.

1.5 Therefore, we conclude that the impact of the proposal upon daylight and sunlight to neighbouring residential properties is limited and readily meets BRE default target criteria and on this basis, should be considered acceptable.

2.0 OVERVIEW

2.1 In terms of proposed massing / volume changes for the application site at Flat 1, 99 King Henrys Road, these are limited and relating to a single-storey rear extension; please refer to full application scheme details and drawings prepared by Brod Wight Architects.

2.2 In terms of neighbouring properties for detailed review, this relates to the nearest neighbouring residential property at No. 101 King Henrys Road in respect of the rear windows / room at lower ground floor.

2.3 3D perspective views (existing and proposed) with neighbouring context (along with associated window references relating to the analysis tables) are provided within **Appendix A**, to enable the analysis tables and other descriptions within this report to be interpreted.

3.0 NEIGHBOURING REVIEW – DAYLIGHT & SUNLIGHT

3.1 BACKGROUND

3.1.1 Daylight and sunlight amenity are considerations that the local planning authority will ordinarily take into account when determining planning applications. There is no national planning policy relating to daylight and sunlight and overshadowing impacts although general guidance is, however, given on the need to protect existing amenity as set out in the National Planning Policy Framework. The National Planning Practice Guidance (NPPG) requires consideration on whether the impact to neighbouring daylight and sunlight would be 'unreasonable'.

3.1.2 Locally, consideration has been made to daylight and sunlight review in reference to applicable policies within The London Borough of Camden.

3.1.3 This review has been undertaken in reference to the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (3rd Ed / 2022) (The BRE Guide) which enables an objective assessment to be made as to whether the proposals will adversely affect the daylight and sunlight reaching neighbouring habitable rooms. The BRE Guide is the industry source reference for daylight and sunlight review although it is important to highlight that the Guide is not a set of planning rules, which are either passed or failed; the numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and coming to a judgement.

3.2 METHODOLOGY

3.2.1 We have undertaken analysis of the existing and proposed situations following the methodology set out in the BRE Guide on Site Layout Planning for Daylight and Sunlight (3rd Ed / 2022). We have considered daylight, both in terms of Vertical Sky Component (VSC) and daylight distribution analysis and have also considered, as applicable, sunlight (again, by the method, if appropriate to review set out in the Guide for the proportion of the annual probable sunlight hours / APSHs and winter hours), that the surrounding windows / rooms will benefit from in the existing and proposed scenario.

3.2.2 We have utilised OS and survey drawings and the architect's design drawings to enable a 3D model of the existing and proposed arrangement, with neighbouring context, ready for analysis with industry recognised specialist software for daylight/sunlight review. As the scheme drawings form part of the formal submission, these are not reproduced here.

3.2.3 In terms of neighbouring properties for detailed daylight and sunlight review as applicable, we have assessed the effect of the proposals on applicable windows and rooms within No.101 King Henrys Road – rear elevation – windows / room at lower ground floor.

3.2.4 Whilst we have not accessed neighbouring properties and accordingly, we have made reasonable assumptions / interpreted where necessary, anticipated room arrangements / uses to these properties based on consideration of the exterior and utilising in part, information available on the plan layouts from within the public realm (planning portal, estate agent details etc).

3.3 DAYLIGHT VSC

3.3.1 The BRE Guide considers that in terms of Vertical Sky Component (VSC), as a target value, if the VSC with the new development in place is both, less than 27% and less than 0.8 times its former value (i.e. the latter, if exceeding a 20% reduction), occupants of the existing building will notice the reduction in the amount of skylight. The maximum value obtainable at a flat window in a vertical wall is effectively 40%.

3.3.2 VSC represents a ratio of the part of illuminance at a point on a given vertical plane (usually the centre point of window on the window wall face), that would be received directly from an overcast sky (CIE standard overcast sky) to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The VSC does not include reflected light, either from the ground or from other buildings.

3.3.3 Applicable windows within neighbouring No.101 King Henrys Road have been analysed.

3.3.4 **Table 1 – VSC and Sunlight for surrounding buildings** within **Appendix B** sets-out the results of our analysis review with the existing and proposed VSC values presented along with the proportion of the former value stated from which we summarise the results as follows;

101 King Henrys Road: VSC reductions meet BRE Guide default target criteria for all main windows (or rooms where a weighted approach is appropriate to consider the loss of VSC to the room as a whole).

3.3.5 **Summary:** Daylight VSC analysis for applicable neighbouring windows that serve habitable rooms, confirms that for all applicable windows (or rooms where a weighted approach is appropriate to consider the loss of VSC to the room as a whole), such reductions readily meet BRE Guide default target criteria.

3.4 DAYLIGHT DISTRIBUTION

3.4.1 The Guide considers that in terms of daylight distribution, as a target value, if the daylight distribution with the new development in place is less than 0.8 times its former value (i.e. if exceeding a 20% reduction), occupants of the existing building will notice the reduction in the amount of daylight distribution within the room.

3.4.2 Daylight distribution relates to the area of the room (expressed as a percentage of the whole room area) that can see direct sky, at the working plane (working plane for residential is taken at 85 cm above floor level).

3.4.3 The applicable room within neighbouring No.101 King Henrys Road has been analysed.

3.4.4 **Table 2 – Daylight Distribution for surrounding buildings** within **Appendix B** sets out the results of our analysis review with the existing and proposed daylight distribution values presented along with the proportion of the former value stated, from which we summarise the results as follows;

101 King Henrys Road: There are effectively no reductions in daylight distribution resulting from the proposals.

3.4.5 **Summary**: Daylight distribution analysis confirms that for applicable neighbouring habitable room, there is effectively no reduction thus readily meeting BRE Guide default target criteria.

3.5 SUNLIGHT

3.5.1 For sunlight, only windows that face within 90° of South, that is to say, facing from 90° to 270°, are ordinarily considered in reference to sunlight BRE Guide review.

3.5.2 The BRE Guide recommendation is that windows facing within 90° of South, should have 25% of Annual Probable Sunlight Hours (APSHs) with 5% in the winter months (from the autumn equinox to the spring equinox). Where reductions below the recommended levels are contemplated, these should be targeted so that the proposed value is 0.8 times former value or above (unless a reduction of sunlight received over the whole year is not greater than 4% of annual probable sunlight hours).

3.5.3 To highlight, focus of analysis review of windows primarily relates to main living rooms and conservatories i.e. sun important rooms as per the BRE Guide (in reference to the BRE Guide, kitchens and bedrooms are less important, although care should be taken not to block too much sun). Our analysis review has considered all habitable rooms for sunlight review as considered previously for daylight.

3.5.4 **Table 1 – VSC and Sunlight for surrounding buildings** within **Appendix B** sets out the results of our analysis review with the existing and proposed APSHs values (plus winter hours) presented along with the proportion of the former value stated. The analysis results for the neighbouring room assessed, where reductions are applicable, these adhere to the BRE Guide default target criteria in reference to both APSH and winter ('Total suns per room' – existing and proposed).

3.5.5 **Summary**: Sunlight analysis to applicable neighbouring windows / rooms, confirms that for where reductions are applicable, these all meet BRE Guide default target criteria thus such reductions should be considered acceptable.

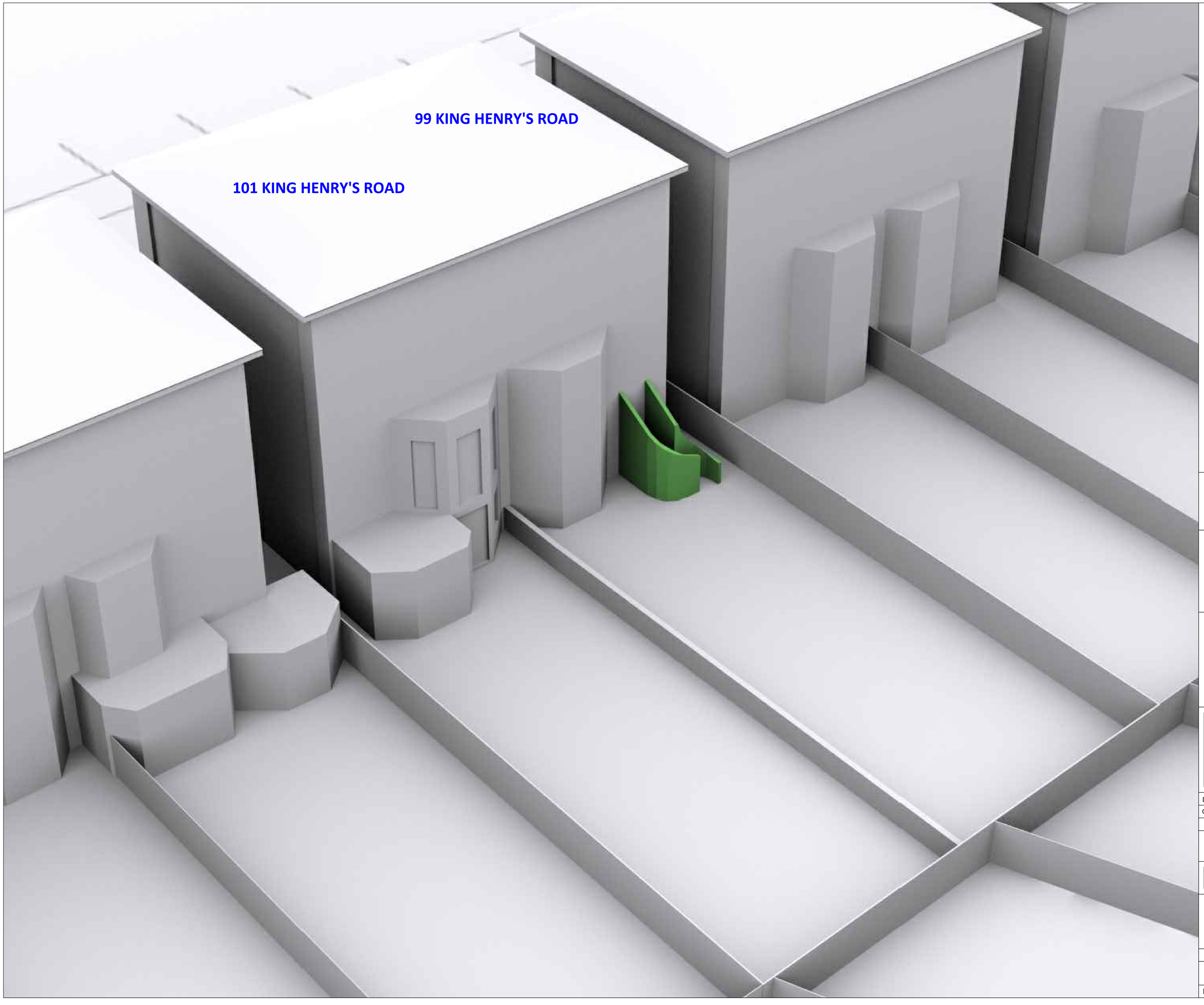
APPENDICES

A. **3D Perspective Views with Neighbouring Context** (existing and proposed), associated Window / Room Reference Plans.

B. **Neighbouring Analysis:**
Table 1 - VSC and Sunlight for surrounding buildings
Table 2 - Daylight Distribution for surrounding buildings

Appendix A

3D Perspective Views with Neighbouring Context (existing and proposed), associated Window / Room Reference Plans.



REV.	NOTES	DWN	DATE

Notes:

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DRAWN	-
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SCALE

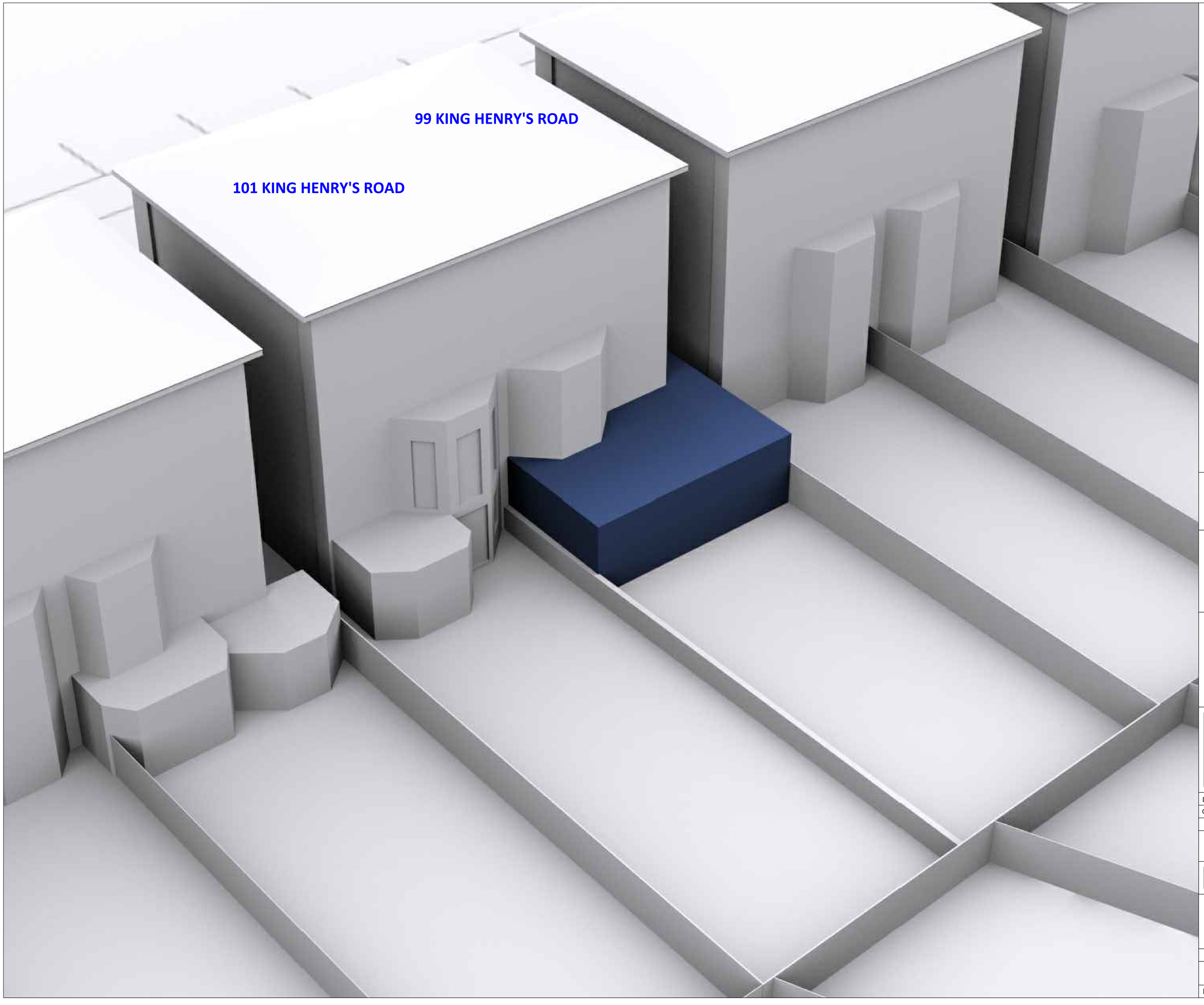
NTS (A3 Sheet)

Flat 1, 99 King Henry's Road, NW3

Existing 3d View

Job No	Rev	Drawing Number
2011/J	-	100

Date : 25.05.2023



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SCALE

NTS (A3 Sheet)

Flat 1, 99 King Henry's Road, NW3

Proposed 3d View

Job No	Rev	Drawing Number
2011/J	-	101

Date : 25.05.2023

Appendix B

Neighbouring Analysis:
Table 1 - VSC and Sunlight for surrounding buildings
Table 2 - Daylight Distribution for surrounding buildings

Table 1 - VSC and Sunlight for surrounding buildings																	
Floor Ref.	**Room Ref.**	**Room Use**	**Window Ref.**		**VSC**	**Pr/Ex**	**Meets BRE Criteria**	**Room VSC**	**Pr/Ex**	**Meets BRE Criteria**	**Annual**	**Winter**	**Total Suns per Room Annual**	**Pr/Ex**	**Meets BRE Criteria**	**Total Suns per Room Winter**	**Pr/Ex**	**Meets BRE Criteria**
101 King Henrys Road																	
Lower Ground	R1	Unknown	W1	Existing	28.98	*See room VSC*					62	22						
				Proposed	26.11						53	20						
			W2	Existing	27.16	*See room VSC*					63	23						
				Proposed	16.03						42	17						
								28.48	0.82	YES			65			23		
								23.36					56	0.86	YES	21	0.91	YES

Table 2 - Daylight Distribution for surrounding buildings								
Floor Ref.	Room Ref	Room Use		**Room Area**	**Lit Area Existing**	**Lit Area Proposed**	**Pr/Ex**	**Meets BRE Criteria**
101 King Henrys Road								
Lower Ground	R1	Unknown	Area m2	29.05	29.03	29.03		
			% of room		99.95%	99.95%	1.00	YES