DAYLIGHT & SUNLIGHT REPORT

relating to the

PROPOSED REAR EXTENSION AND TERRACE

at

8A PRIMROSE GARDENS
LONDON
NW3 4TN

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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 properties.

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 excepting one isolated reduction of just 2%, thus all habitable rooms readily meet BRE Guide default target criteria.

1.4 For sunlight, the rear elevation windows to neighbouring residential at Nos. 6 & 10 Primrose Gardens face broadly 'north-east' thus not facing within 90° of South and therefore not applicable to be considered for sunlight review.

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 No.8A Primrose Gardens, these are limited and relating to replacement of a part-width single-storey rear extension to full-width, with differing form and arrangement; please refer to full application scheme details and drawings prepared by Brod Wight Architects. To clarify, we have included the privacy screens to the roof terrace as solid obstruction when considering the impact upon neighbouring properties.

2.2 In terms of neighbouring properties for detailed review, this relates to the nearest neighbouring residential properties at Nos. 6 and 10 Primrose Gardens in respect of the rear windows / rooms at both lower ground and upper ground floor analysed.

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;

- 6 Primrose Gardens – rear elevation – windows / rooms at lower & upper ground
- 10 Primrose Gardens – rear elevation – windows / rooms at lower & upper ground

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 Nos. 6 and 10 Primrose Gardens 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;

6 Primrose Gardens: VSC reductions at lower ground floor range up to 13% (11% for a weighted room VSC) and there is negligible reduction (up to 1%) at upper ground; these results readily meet BRE Guide default target criteria.

10 Primrose Gardens: VSC reductions at lower ground floor range up to 13% (10% for a weighted room VSC) and there are no reductions at upper ground; these results readily meet BRE Guide default target criteria.

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 are very limited and 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 Applicable rooms within neighbouring Nos. 6 and 10 Primrose Gardens have 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;

6 Primrose Gardens: There is a negligible reduction of 2% at lower ground floor and effectively no reduction at upper ground floor in daylight distribution resulting from the proposals.

10 Primrose Gardens: 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 rooms, there are effectively no reductions excepting one isolated reduction of just 2%, 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 rear elevation windows to neighbouring Nos. 6 & 10 Primrose Gardens face broadly 'north-east' thus not facing within 90° of South and therefore, not applicable to be considered for sunlight review.

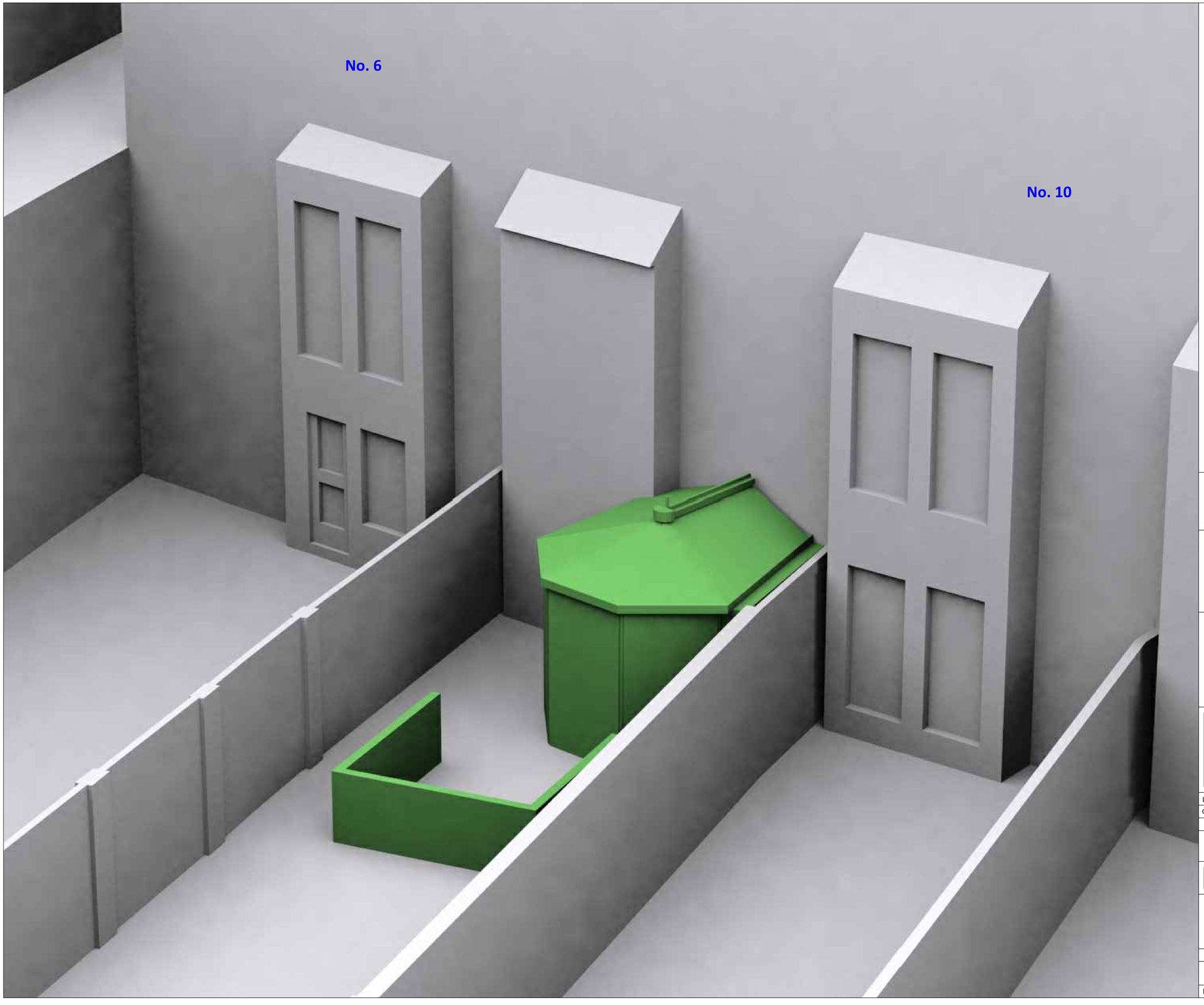
APPENDICES

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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SCALE

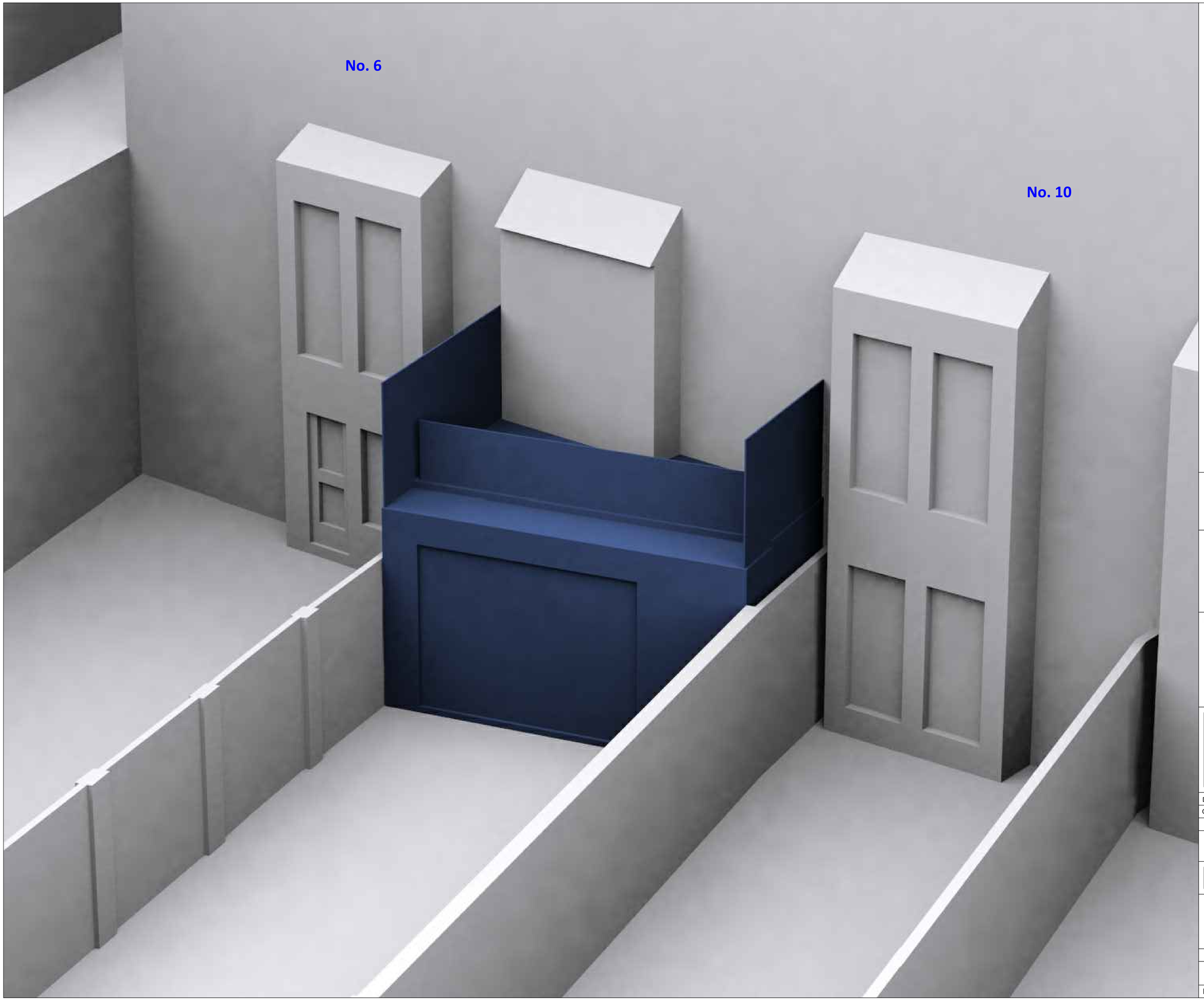
NTS (A3 Sheet)

6 Primrose Gardens, London NW3

Existing 3d View

Job No	Rev	Drawing Number
2011i	A	100

Date : 03.07.2023



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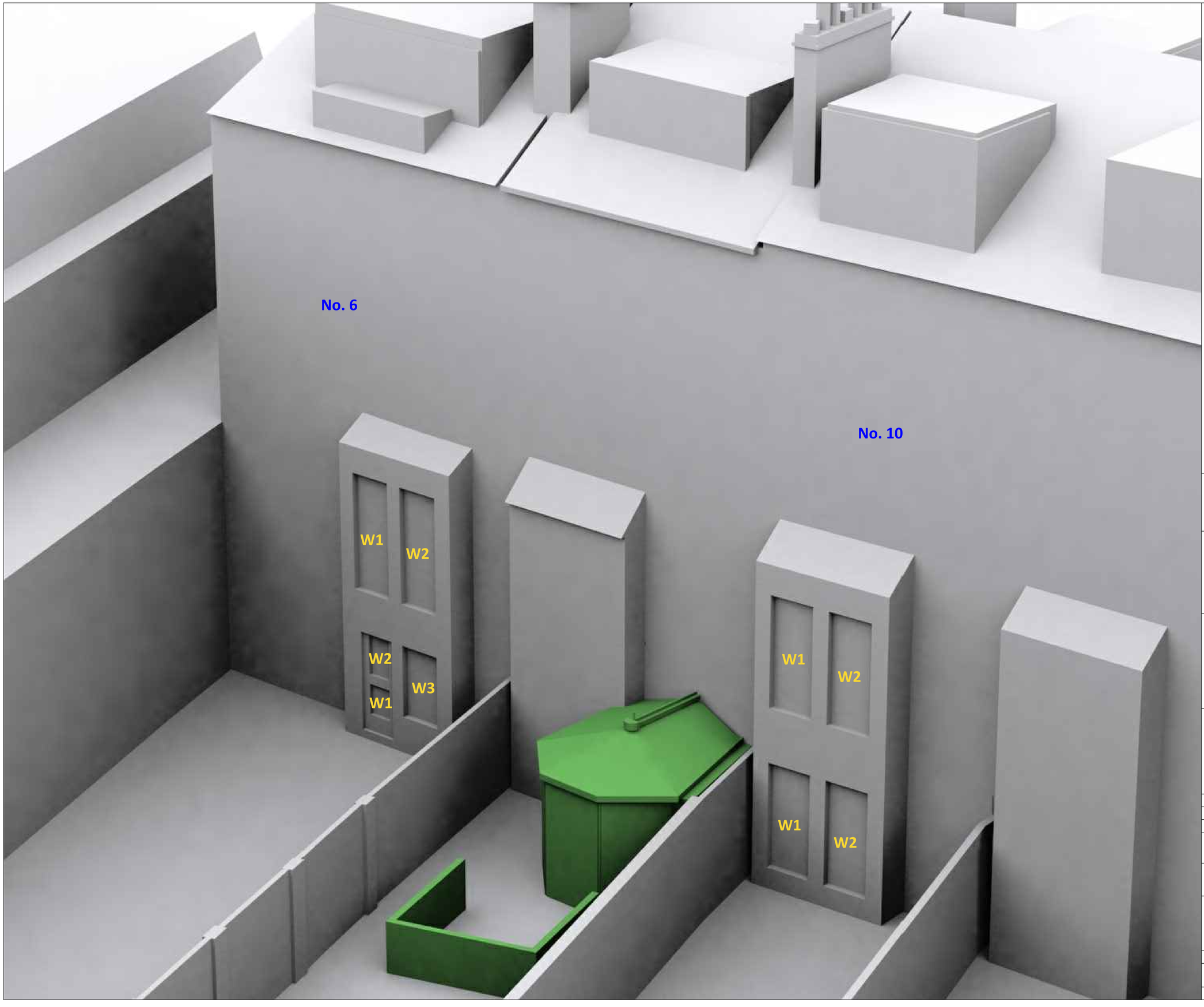
NTS (A3 Sheet)

6 Primrose Gardens, London NW3

Proposed 3d View

Job No	Rev	Drawing Number
2011i	A	101

Date : 03.07.2023



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NTS (A3 Sheet)

8 Primrose Gardens, London NW3

Neighbouring Window Reference
6 & 10 Primrose Gardens, London NW3

Job No	Rev	Drawing Number
2011i	-	200

Date : 12.01.2023

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	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
6 Primrose Gardens																	
Lower Ground	R1	Living Room	W1	Existing	22.16	0.93	YES	62°N					*North	*North		*North	*North
				Proposed	20.53												
			W2	Existing	23.73	0.93	YES	62°N					*North	*North		*North	*North
				Proposed	22.01												
			W3	Existing	24.74	0.87	YES	62°N					*North	*North		*North	*North
				Proposed	21.44												
									24.12	0.89	YES						
									21.41								
Upper Ground	R1	Bedroom	W1	Existing	28.64	1.00	YES	62°N					*North	*North		*North	*North
				Proposed	28.57												
			W2	Existing	29.58	0.99	YES	62°N					*North	*North		*North	*North
				Proposed	29.38												
									29.11	1.00	YES						
									28.98								
10 Primrose Gardens																	
Lower Ground	R1	Unknown	W1	Existing	25.54	0.87	YES	59°N					*North	*North		*North	*North
				Proposed	22.22												
			W2	Existing	29.78	0.92	YES	59°N					*North	*North		*North	*North
				Proposed	27.44												
									27.66	0.90	YES						
									24.83								
Upper Ground	R1	Unknown	W1	Existing	33.62	1.00	YES	59°N					*North	*North		*North	*North
				Proposed	33.62												
			W2	Existing	33.84	1.00	YES	59°N					*North	*North		*North	*North
				Proposed	33.84												
									33.73	1.00	YES						
									33.73								

*denotes windows not facing within 90 degrees of south

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
6 Primrose Gardens								
Lower Ground	R1	Living Room	Area m2	19.53	14.21	13.96		
			% of room		72.75%	71.47%	0.98	YES
Upper Ground	R1	Bedroom	Area m2	17.88	15.82	15.82		
			% of room		88.46%	88.46%	1.00	YES
10 Primrose Gardens								
Lower Ground	R1	Unknown	Area m2	14.24	14.15	14.14		
			% of room		99.37%	99.36%	1.00	YES
Upper Ground	R1	Unknown	Area m2	14.24	14.15	14.15		
			% of room		99.38%	99.38%	1.00	YES