Sunlight Assessments UK

Impact Assessment Project address: 142 Bayham Street, London Impact address: 142a Bayham Street, London

Consultant Architect: TWINNING DESIGN

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1 Introduction

- 1.1 Sunlight Assessments UK have been instructed by Twinning Design to assess the daylight and sunlight implications to the proposed new balustrade on the 1st floor of 142 Bayham Street, London (the "Site" / "Proposed Development")
- 1.2 This report relates to proposed scheme presented by Twinning Design and provides detailed technical support regarding the potential impact to the daylight of neighbouring properties, for the purposes of this report the windows in 142a Bayham Street have be analysed because of the proximity to the proposed new balustrade. The windows at the rear of 140 Bayham Street are set back nearly 5 meters from the new balustrade and is considered that because of the distance there will be no material impact as a result of the updated balustrade.
- 1.3 The Local Authority will be guided in this by the BRE document entitled Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022 (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.4 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of several planning considerations which the local authority will weigh.

Sources of Information

1.5 In the process of compiling this report, the following sources of information have been used:

Ordnance Survey Data OS Map

Twinning Design **Drawings** Information drawings in **appendix 1**



2 Methodology

2.1 The purpose of this report is the impact assessment of the daylight of neighbouring properties to the proposed site namely: 142a Bayham Street, London.

2.2 Impact Assessment Scope:

• Effect on daylight

Vertical Sky Component (VSC)

• Effect on Sunlight

APSH (Annual Probable Sunlight Hours) **Not tested** - Rear elevation/windows of 142a Bayham Street are within 90 degrees due north.

The BRE guidelines state regarding the APSH test "any windows facing within 90 degrees due north does not need to be analysed as there is no expectation of sunlight".

3 Standard Survey Limitations

- 3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions. Our understanding of the proposed development is informed in the drawings in appendix 1.
- 3.2 In addition to our standard limitations the following limitations and assumptions also apply:
 - Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.
 - Where floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.



4 The Site





4.1 The site is in located in Bayham Street London.

5 The Proposal

Proposed Development

5.1 Our understanding of the proposed balustrade is illustrated in the drawings, located within Appendix 1.

5.2 Twinning Design has provided floorplans and elevations.



6 Impact on the Surrounding Properties

6.1 The following properties contain residential accommodation. Due to the proximity to the site, we have assessed the ground and 1st floor windows of 142a Bayham Street London.

6.2 The location of these properties can be seen in the photo extracts below:









7 Assessment Results

- 7.1 The local planning authority were requesting daylight analysis of neighbouring properties due to the proximity to the site, the rear ground and 1st floor windows of 142a Bayham Street, London (results in appendix 3).
- 7. Number 142a is located adjacent to the Site. The ground and 1st floor comprises of a living accommodation.

VSC (Vertical Sky Component)

7.3 The results show that all rear windows and associated room will not experience a noticeable reduction in daylight as defined in the BRE guidance.

APSH (Annual Probable Sunlight Hours) Not tested.

7.4 The BRE guidelines state "any windows facing within 90 degrees due north does not need to be analysed as there is no expectation of sunlight".

8 Conclusion

- 8.1 The daylight to the rear ground & 1st floor windows of 142a Bayham Street London will not experience noticeable reduction of daylight as set out in the BRE guidelines.
- 8.2 We therefore conclude that the effects of the proposed balistrade in relation to daylight are BRE compliant and we have identified no grounds for rejection of a planning application for this proposal.











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Appendix 2: Window Maps





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Technical Analysis

Vertical sky component (VSC)

Neighbours impact results VSC (rear windows)

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
142A Bayham Street	Ground	W1	57°N	13.80	11.59	0.84	PASS
142A Bayham Street	Ground	W2	57°N	15.11	12.61	0.83	PASS
142A Bayham Street	Ground	W3	57°N	14.80	12.66	0.86	PASS
142A Bayham Street	Ground	W4	57°N	12.29	10.63	0.86	PASS
142A Bayham Street	First	W5	57°N	31.43	31.43	1	PASS
142A Bayham Street	First	W6	57°N	31.39	31.39	1	PASS
142A Bayham Street	First	W7	57°N	31.46	31.46	1	PASS
142A Bayham Street	First	W8	57°N	31.64	31.64	1	PASS

APSH

NOT TESTED

Within 90 degrees due north

BRE guidelines state any windows facing within 90 degrees due north does not need to be analysed for APSH as there is no expectation of sunlight.

