



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Within Development)

14 September 2023

529 Finchley Road
London
NW3 7BG

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by London Dha Properties Ltd to undertake a daylight and sunlight assessment in connection with the development at 529 Finchley Road, London NW3 7BG. The aim of the assessment is to check whether the proposed accommodation will provide its future occupiers with adequate levels of natural light.
- 1.1.2 The assessment is based on the numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 Appendix 1 identifies the windows and amenity areas analysed in this assessment. Daylight provision data and contours for the habitable rooms are presented in Appendix 2. Exposure to sunlight data is provided in Appendix 3. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 4.
- 1.1.4 The numerical results demonstrate that the proposed development design achieves a very high level of compliance with the BRE recommendations. Whilst a small number of rooms and gardens do not meet the recommendations, the results are not unusual in the context of an urban location. In our professional opinion, the proposed design will provide the development's future occupiers with adequate levels of natural light.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on the following drawings:

Form Architecture

1783/01	Residential Development Site Location Plan & Existing Layout	Rev A
1783/02	Residential Development Proposed Layout	Rev D
1783/03	Residential Development Proposed Sections	Rev A

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide ‘Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition’ by P J Littlefair 2022. The BRE guide is based on European standard BS EN 17037 ‘Daylight in Buildings’, 2019 (BS EN 17037).
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 “The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.”
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 “These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location.”

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

“Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

3.3 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Interior Daylighting

3.4.1 The BRE guide recommends that interior daylighting is checked using the daylight provision test set out in BS EN 17037. The test measures both the amount of daylight, as well as the distribution of daylight within a room. The test is applied to habitable rooms such as living rooms and bedrooms. A kitchen is generally deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small and is solely used for cooking purposes, then the accepted practice is to treat the kitchen as a non-habitable room.

3.4.2 The assessment is carried out using a grid of points on a horizontal reference plane in each room. In accordance with the BRE recommendations, we have set the reference plane at 850mm above the floor and have excluded assessment points from a 0.3m wide band around the perimeter of each room.

3.4.3 The UK National Annex to BS EN 17037 gives UK specific minimum illuminance recommendations which we have set as the targets for this project. The targets comprise of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens to be exceeded over at least 50% of the reference plane.

3.4.4 Where a room has a shared use, the highest target should apply. However, the BRE guide explains that local authorities could use discretion here. The guide gives the example where the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.

3.4.5 The data in Appendix 2 includes the lux target we have assigned to each room, together with the percentage of the reference plane that meets the target. The median

illuminance (lux) achieved for each room is also presented. Where the median illuminance exceeds the lux target, this means the lux target has been achieved over at least 50% of the assessment grid.

3.4.6 The daylight provision test may be carried out using either the daylight factor method, or the interior illuminance method. For the purpose of this assessment, we have adopted the daylight factor method. Using the conversion table set out in the BRE guide, we have expressed the results in terms of lux.

3.4.7 Since the assessment is based on a computer simulation, it is necessary to set various surface reflectance values. For example, a 0.6 reflectance means that 60% of the light hitting the surface will be reflected. The BRE guide states that it is necessary to make an allowance for the deterioration of surface finishes. Furniture within the rooms will also have an impact on daylight provision. Since the computer model used in the simulation does not include furniture, the BRE guide recommends that an allowance for this is also made within the reflectance values. For this reason, we have set out below, both the manufacturer's reflectance values, and the values used in the simulation. The simulation values include allowances for furniture and the deterioration of the surfaces. Should product substitutions be required, products with equal reflectance values should be chosen to ensure the daylight results presented in this report are achieved.

Surface	Product	Product Reflectance	Simulation Reflectance
Interior walls	Dulux Light & Space Absolute White	0.93	0.8
Ceilings	Dulux Light & Space Absolute White	0.93	0.8
Floors	Kahrs engineered wood (Ash Air)	0.76	0.4
Development cladding	BRE default value	n/a	0.2
Balcony floors	Portland stone	0.6	0.5
Balcony soffits	Dulux Weathershield Brilliant White	0.92	0.6
Neighbouring buildings	BRE default value	n/a	0.2
Mirror	Generic value	n/a	0.95
Glass	Generic value	n/a	0.1
Exterior ground	BRE default value	n/a	0.2

3.4.8 The simulation is based on double-glazed windows with a glazed area that equates to 80% of the structural opening size. The glazing consists of a Pilkington 4mm Optifloat Clear outer pane and a Pilkington 6.4mm OptiLam K Glass S inner pane, which has an overall manufacturer's direct transmittance of 0.82. In accordance with the BRE guide, the simulation includes maintenance factors to allow for the effect of dirt on the glazing.

3.5 Exposure to Sunlight

- 3.5.1 The BRE guide states that the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.
- 3.5.2 The BRE guide states that, in general, a dwelling will appear reasonably sunlit provided:
- at least one main window wall faces within 90 degrees of due south, and
 - a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.
- 3.5.3 The guide states that, where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations.

3.6 Overshadowing to Gardens and Open Spaces

- 3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:
- Gardens, usually the main back garden of a house
 - Parks and playing fields
 - Children's playgrounds
 - Outdoor swimming pools and paddling pools
 - Sitting out areas, such as those between non-domestic buildings and in public squares
 - Focal points for views such as a group of monuments or fountains.
- 3.6.2 The BRE guide recommends that, for an open space to appear adequately lit throughout the year, at least 50% of its area should receive two hours of sunlight on 21 March.

4 RESULTS OF THE ASSESSMENT

4.1 Windows and Amenity Areas Analysed

4.1.1 Appendix 1 identifies the windows serving habitable rooms analysed in this assessment.

4.1.2 We have also identified the outdoor amenity areas that have been assessed.

4.2 Interior Daylighting

4.2.1 Daylight provision data and contours for the habitable rooms are presented in Appendix 2.

4.2.2 All habitable rooms tested meet or surpass the BRE minimum illuminance recommendations, with the exception of 2 rooms (i.e., only 2 of the total 10 rooms tested fall short of their Daylight Factor targets). This is a very high level of compliance in the context of an urban development site.

4.3 Exposure to Sunlight

4.3.1 Exposure to sunlight data is provided in Appendix 3.

4.3.2 All dwellings have at least one living room window which faces within 90 degrees of due south. All dwellings also have a living room which receives a total of at least 1.5 hours of sunlight on 21 March. The proposed development therefore satisfies the BRE exposure to sunlight requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 4.

4.4.2 The results show that proposed amenity spaces do not receive at least two hours of sunlight on 21 March. Whilst the gardens do not meet the targets, this is not unusual in the context of an urban location. The garden areas are relatively small. It is quite often not practical for small gardens to meet the 21 March 2 hour sunlight recommendation. This is because small gardens, by their nature, tend to be fairly enclosed. For example, every part of a small garden is often close to a building or

boundary fence, which casts shadows over a significant proportion of the area. This is the case with the proposed garden/terraces at 529 Finchley Road.

4.5 Conclusion

4.5.1 The numerical results demonstrate that the proposed development design achieves a very high level of compliance with the BRE recommendations. Whilst a small number of rooms and gardens do not meet the recommendations, the results are not unusual in the context of an urban location. In our professional opinion, the proposed design will provide the development's future occupiers with adequate levels of natural light.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing of the proposed development as set out in section 2.1, 3.1 and 3.3 of the BRE guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 26 January 2023.
- 5.1.4 We have undertaken the survey following the guidelines of the RICS publication "Surveying Safely". Where limited access is available, assumptions will have been made.
- 5.1.5 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW KEY



Proposed
Development

20

21

12

5

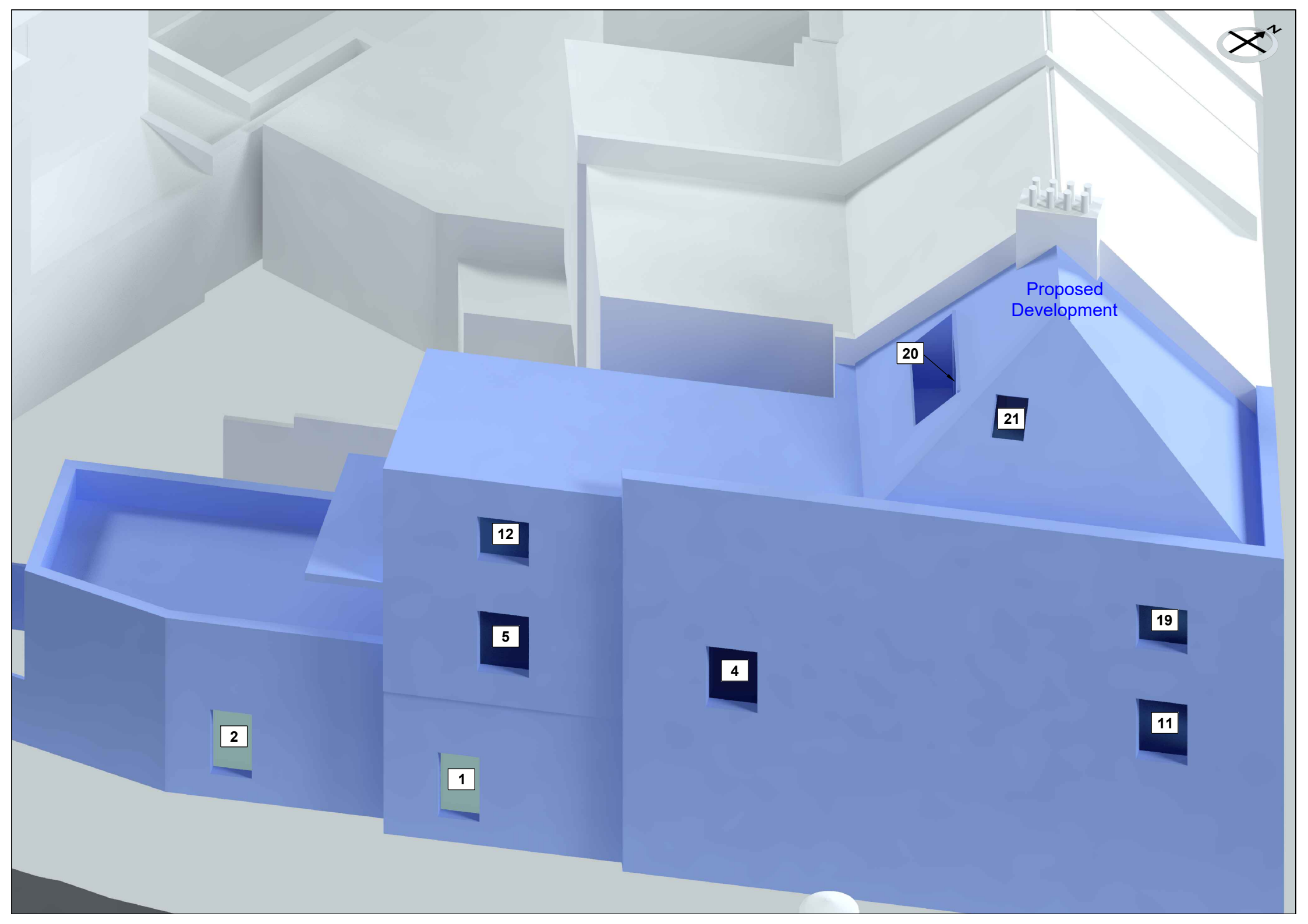
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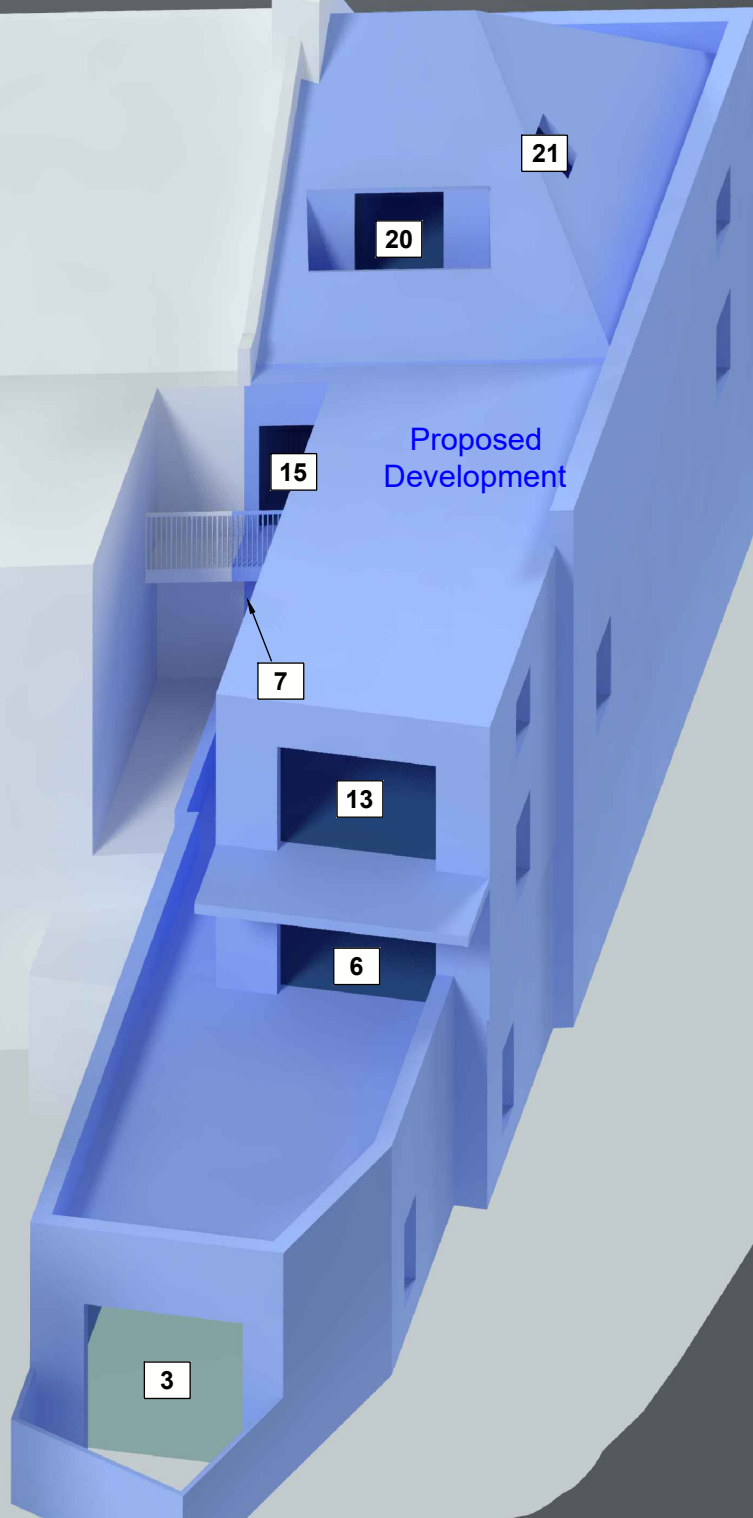
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2

1

11





20

21

Proposed
Development

15

7

13

6

3

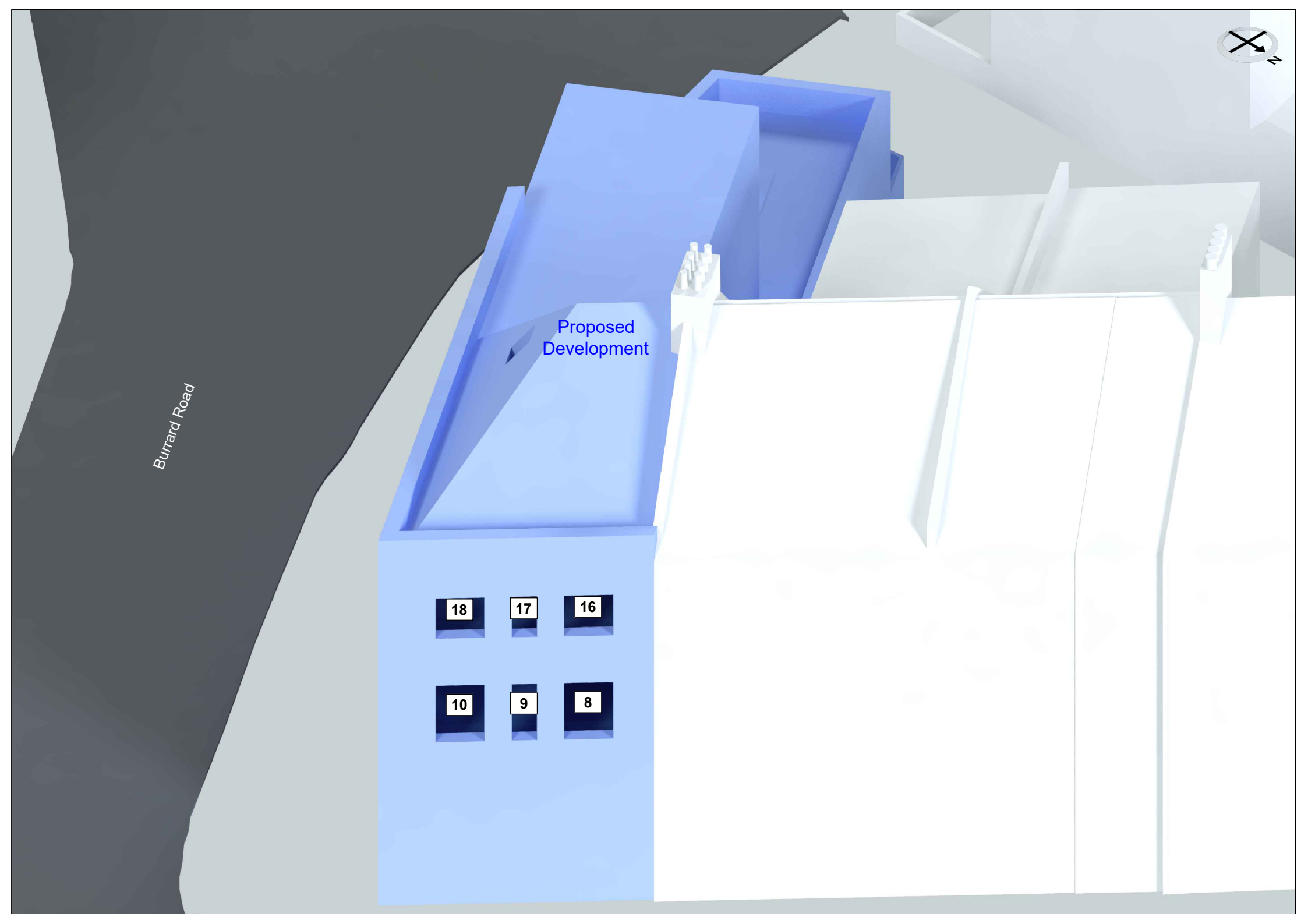
Burrard Road



Burrard Road

Proposed
Development

- | | | |
|----|----|----|
| 18 | 17 | 16 |
| 10 | 9 | 8 |





Proposed
Development

20

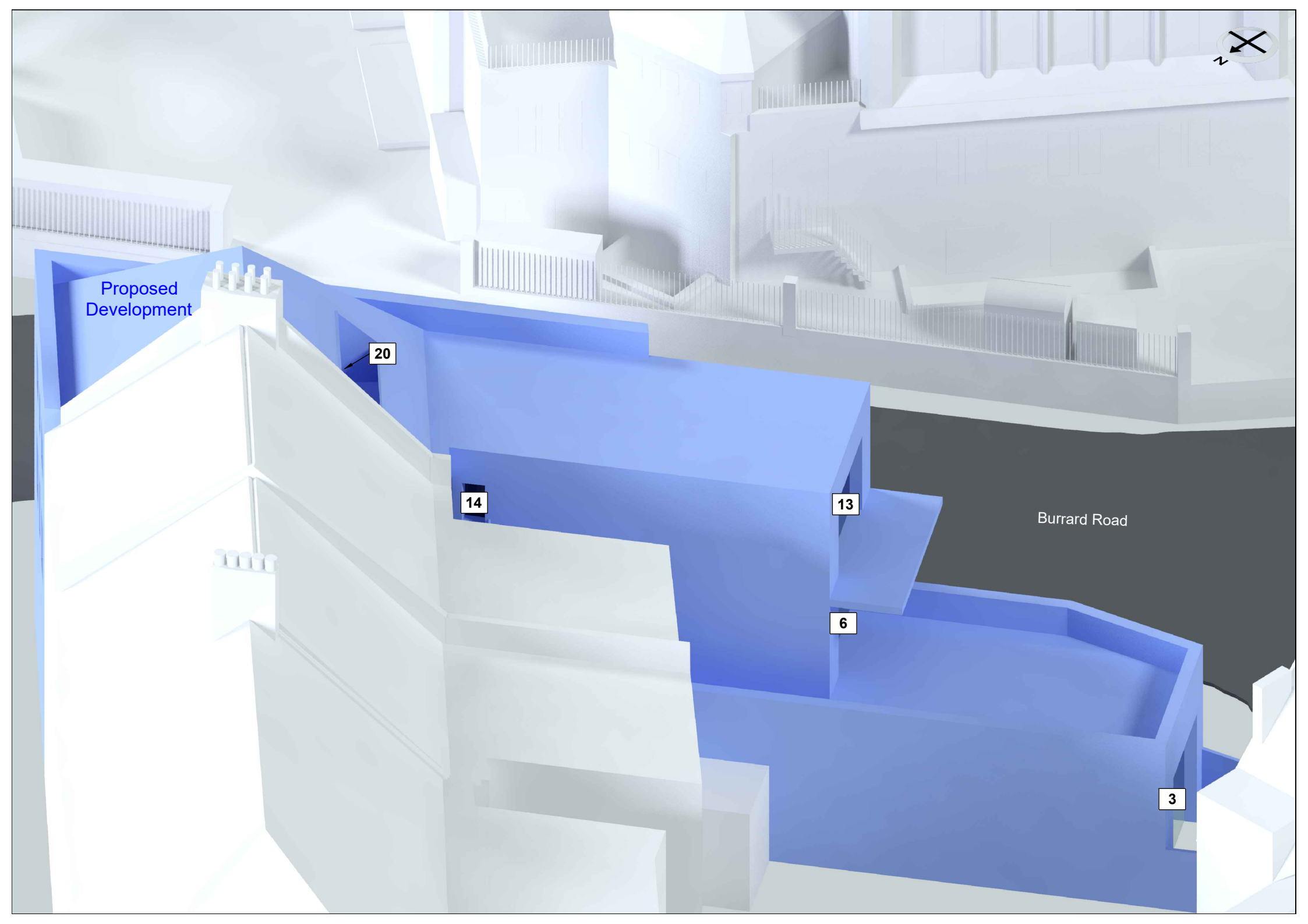
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13

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3

Burrard Road

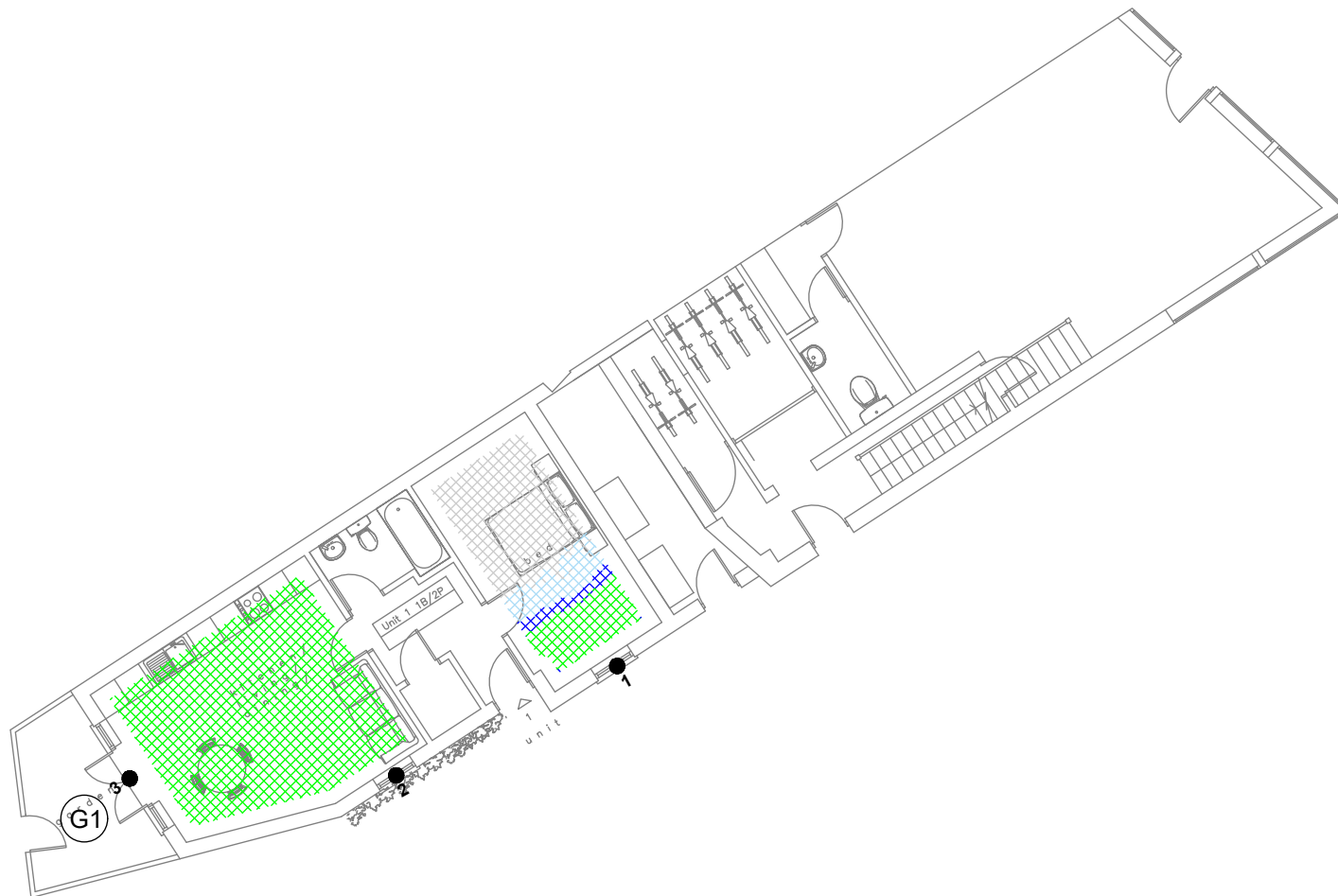


APPENDIX 2

DAYLIGHT PROVISION DATA & CONTOURS


Appendix 2 - Daylight Provision
529 Finchley Road, London NW3 7BG


Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>529 Finchley Road (Unit 1)</u>						
<u>Ground Floor</u>						
Window 1	Bedroom	100	50%	41%	No	83
Windows 2 & 3	Living/Dining/Kitchen	200	50%	100%	Yes	433
<u>529 Finchley Road (Unit 2)</u>						
<u>First Floor</u>						
Windows 4 to 6	Living/Dining/Kitchen	200	50%	84%	Yes	274
Window 7	Bedroom	100	50%	15%	No	54
Window 8	Bedroom	100	50%	100%	Yes	400
Windows 9 to 11	Bedroom	100	50%	100%	Yes	737
<u>529 Finchley Road (Unit 3)</u>						
<u>Second Floor</u>						
Windows 12 & 13	Living/Dining/Kitchen	200	50%	95%	Yes	463
Windows 14 & 15	Bedroom	100	50%	61%	Yes	116
<u>529 Finchley Road (Unit 4)</u>						
<u>Second Floor</u>						
Windows 16 to 19	Living/Dining/Kitchen	200	50%	99%	Yes	373
<u>Third Floor</u>						
Windows 20 & 21	Bedroom	100	50%	100%	Yes	734




Key:


 200 lux and above

 150 lux to 199 lux

 100 lux to 149 lux

 Below 100 lux

 Window reference

 Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 1 of 4

Rev. .

Rev	Date	Details of revision



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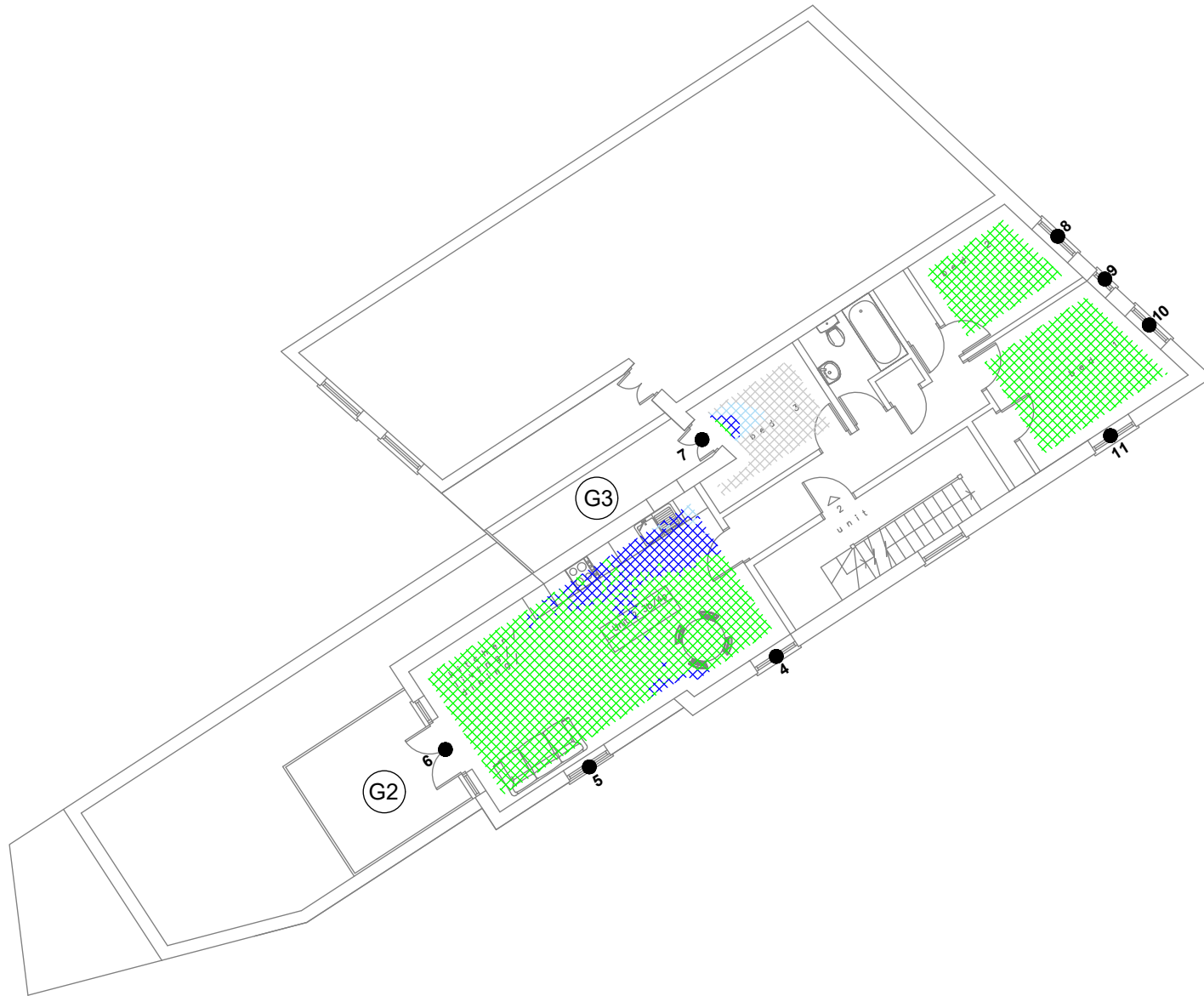
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15 - 17 High Street
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





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Key:

-  200 lux and above
-  150 lux to 199 lux
-  100 lux to 149 lux
-  Below 100 lux
-  Window reference
-  Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 2 of 4

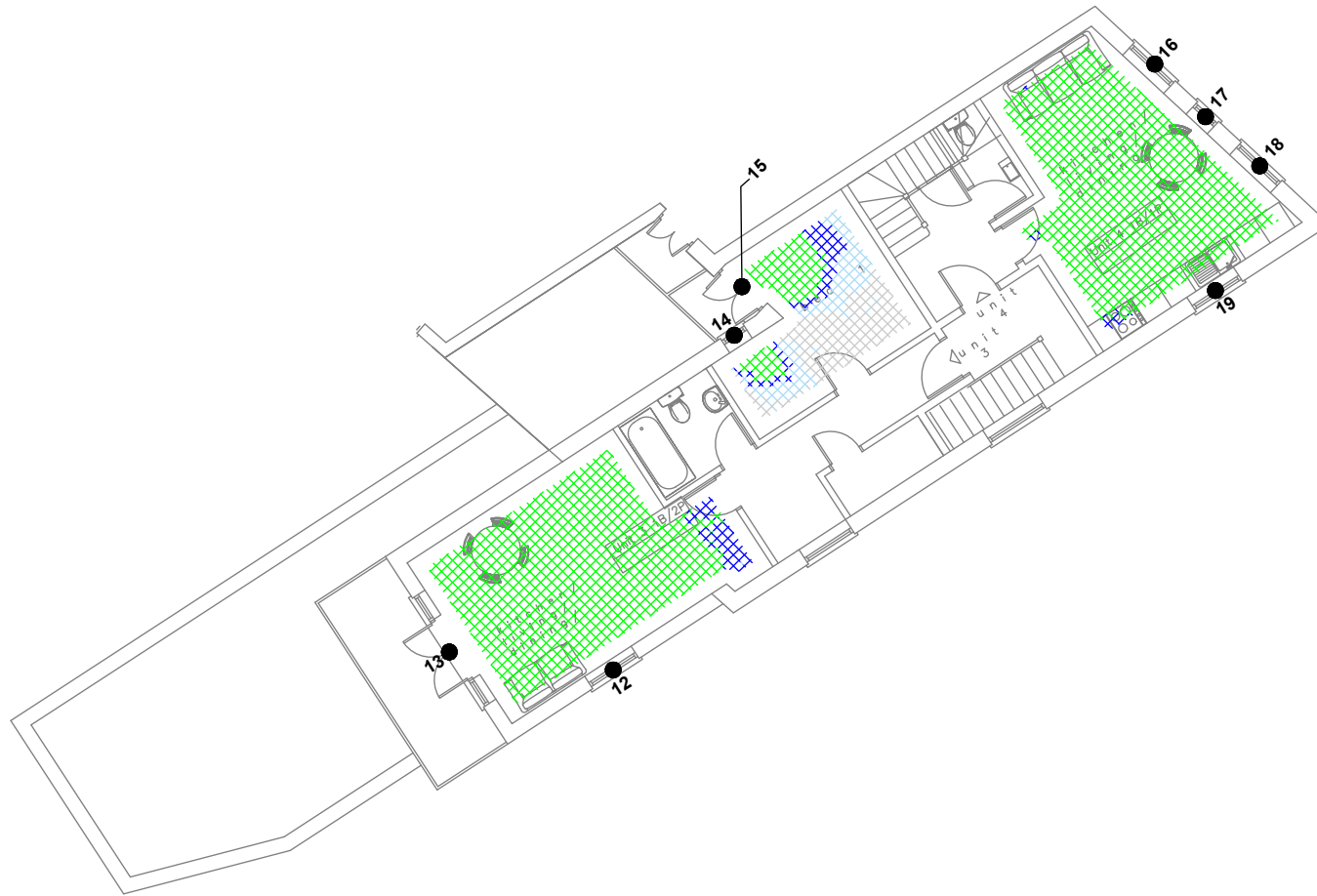
Rev. .

Rev	Date	Details of revision





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Key:


 200 lux and above

 150 lux to 199 lux

 100 lux to 149 lux

 Below 100 lux

 Window reference

 Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 3 of 4

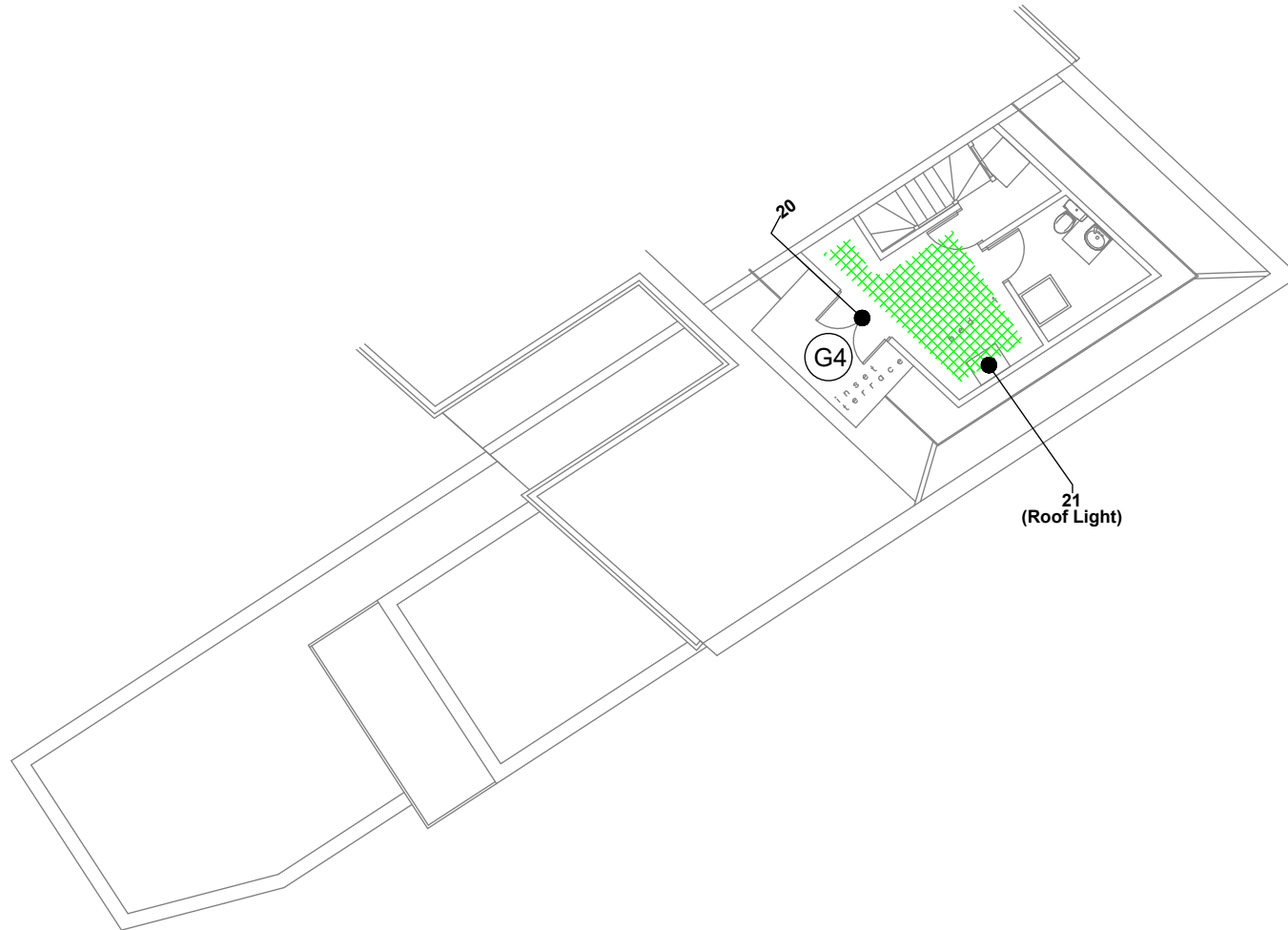
Rev. .

Rev	Date	Details of revision







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Key:

-  200 lux and above
-  150 lux to 199 lux
-  100 lux to 149 lux
-  Below 100 lux
-  Window reference
-  Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 4 of 4 Rev. .

Rev	Date	Details of revision



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APPENDIX 3

EXPOSURE TO SUNLIGHT DATA

Appendix 3 - Sunlight Exposure
529 Finchley Road, London NW3 7BG

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>529 Finchley Road (Unit 1)</u>				
<u>Ground Floor</u>				
Window 1	Bedroom	1.5 hours	3.7 hours	Yes
Windows 2 & 3	Living/Dining/Kitchen	1.5 hours	4.9 hours	
<u>529 Finchley Road (Unit 2)</u>				
<u>First Floor</u>				
Windows 4 to 6	Living/Dining/Kitchen	1.5 hours	7.4 hours	Yes
Window 7	Bedroom	1.5 hours	1 hours	
Window 8	Bedroom	1.5 hours	0 hours	
Windows 9 to 11	Bedroom	1.5 hours	6.2 hours	
<u>529 Finchley Road (Unit 3)</u>				
<u>Second Floor</u>				
Windows 12 & 13	Living/Dining/Kitchen	1.5 hours	9 hours	Yes
Windows 14 & 15	Bedroom	1.5 hours	1 hours	
<u>529 Finchley Road (Unit 4)</u>				
<u>Second Floor</u>				
Windows 16 to 19	Living/Dining/Kitchen	1.5 hours	6.2 hours	Yes
<u>Third Floor</u>				
Windows 20 & 21	Bedroom	1.5 hours	7 hours	

APPENDIX 4

OVERSHADOWING TO GARDENS & OPEN SPACES

Appendix 4 - Overshadowing to Gardens and Open Spaces
529 Finchley Road, London NW3 7BG

Reference	Total Area	Area receiving at least 2 hours of sunlight on 21 March	
<u>529 Finchley Road (Unit 1)</u>			
<u>Ground Floor</u>			
Garden 1	7.2 m2	2.12 m2	29%
<u>529 Finchley Road (Unit 2)</u>			
<u>First Floor</u>			
Garden 2	8.95 m2	0.58 m2	7%
Garden 3	5.39 m2	0.0 m2	0%
<u>529 Finchley Road (Unit 4)</u>			
<u>Third Floor</u>			
Garden 4	4.56 m2	0.0 m2	0%



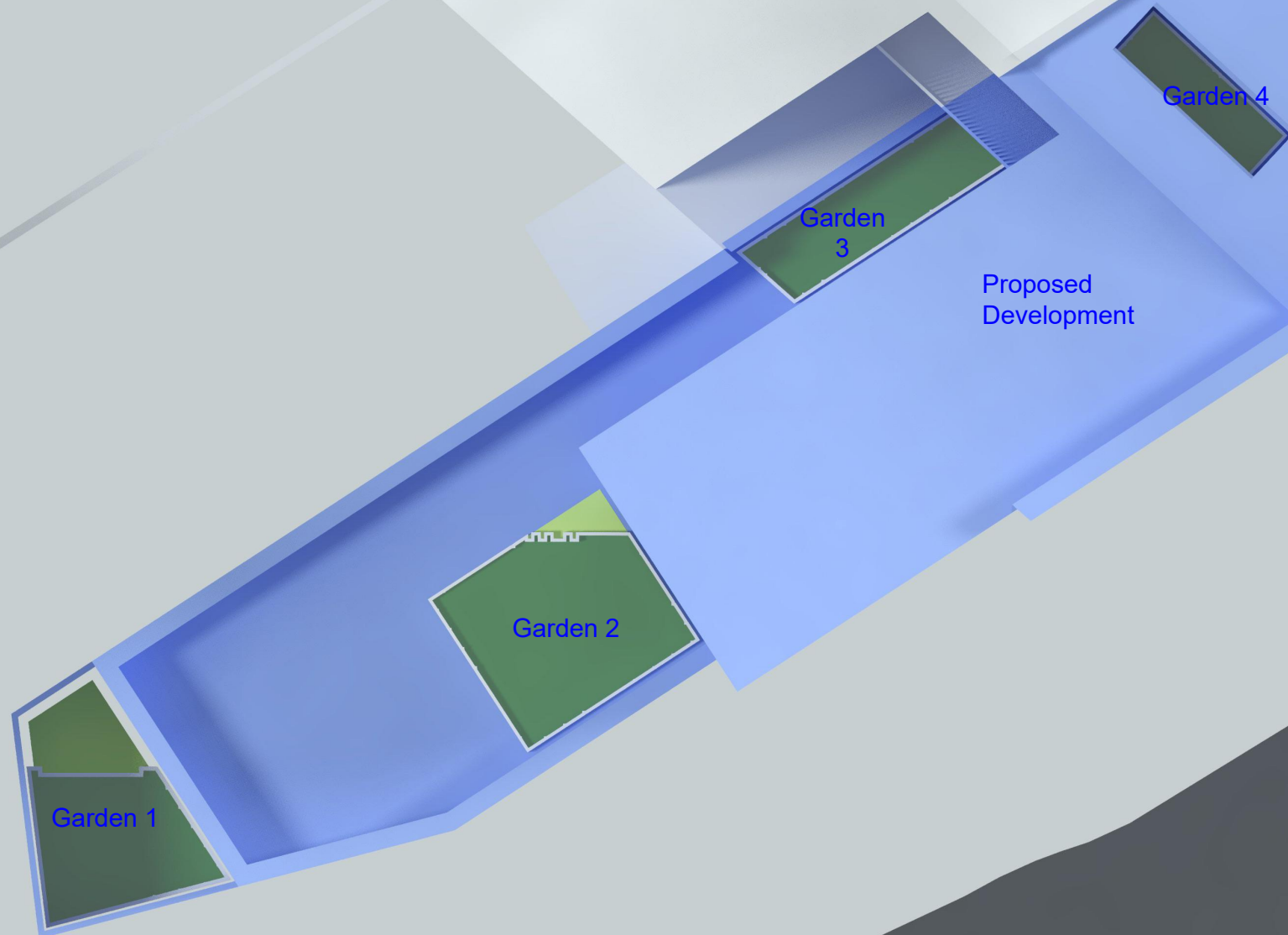
Key



Receives under two hours sunlight on 21st March.



Receives at least two hours sunlight on 21st March.



Project Name: 529 Finchley Road, London NW3 7BG

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



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