

Sunlight
Assessments UK

Impact Assessment

Site address: 111a Chetwynd Road NW5 1DA

Impact address: 109 Chetwynd Road NW5 1DA

Designer/Architects My-architect





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1. Introduction

- 1.1 Sunlight Assessments UK have been instructed to assess the daylight and sunlight of the proposed extension on 111a Chetwynd Road NW5 1DA.
- 1.2 The report relates to the proposed Scheme presented by My-architect, and provides detailed technical support regarding the potential impact to the daylight and sunlight of 109 Chetwynd Road NW5 1DA.
- 1.3 The Local Authority will be informed in this by the BRE document entitled 'Site layout planning for daylight and sunlight: a guide to good practice' (BR209 2022). 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

Proposed drawings in Appendix 1



2. Methodology

Effect on daylight

Vertical Sky Component (VSC), to surrounding properties.

BRE guidance summary on daylight:

2.2.23 If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value.

the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value.

Effect on sunlight

Annual probable sunlight hours (APSH), to surrounding properties.

BRE guidance summary on sunlight:

3.2.13 If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sun lighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

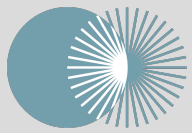
- values less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period.

and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.



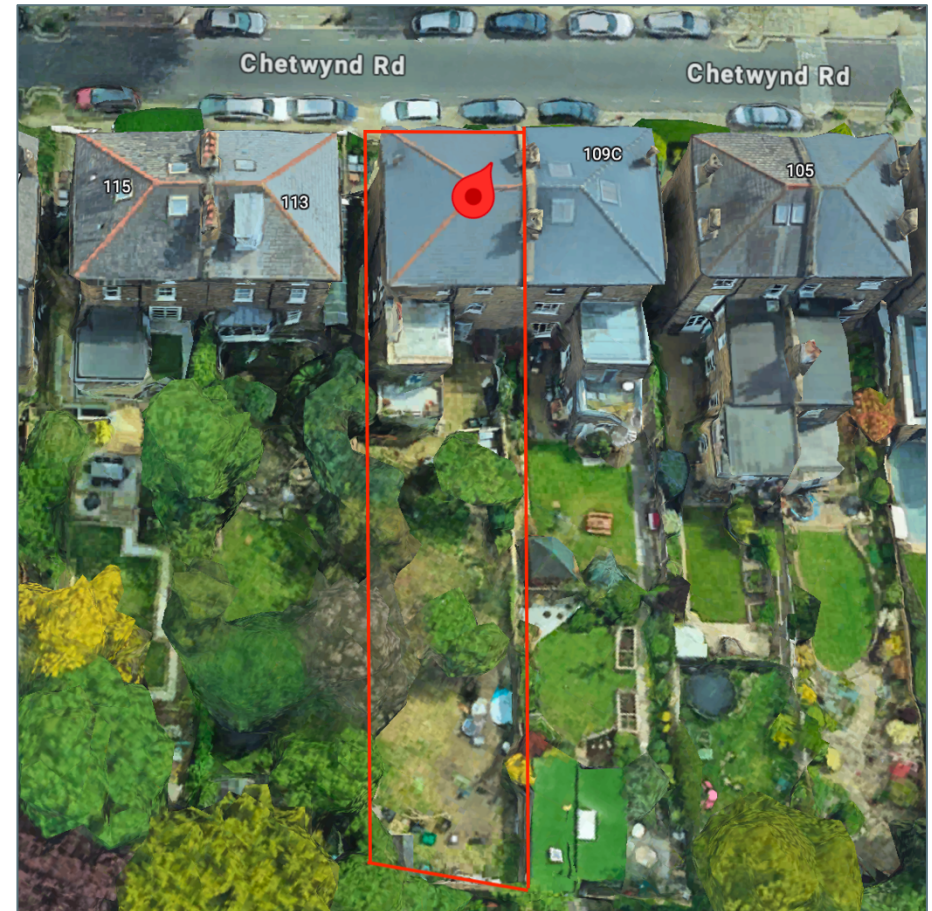
3. Standard Survey Limitations

- 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 and information supplied by My-architect.
- 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 located at 111a Chetwynd Road NW5 1DA.





5. The Proposal

PROPOSED DEVELOPMENT

- 5.1 To build a rear extension on the ground floor, our understanding of the proposed extension is illustrated in the drawings, located within Appendix 1.
- 5.2 My-architect has provided floorplans and elevations.





6. Impact on the Surrounding Properties

- 6.1 Due to the proximity to the site, we have assessed the rear ground floor windows of 109 Chetwynd Road NW5 1DA.
- 6.2 This residential property is located adjacent to the Site.
- 6.3 The location of these properties is highlighted in the map:





7. Assessment Results

Vertical Sky Component (VSC)

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

Annual probable sunlight hours (APSH)

- 7.2 The results show that all windows and associated room will not experience a noticeable reduction in sunlight as defined in the BRE guidance.



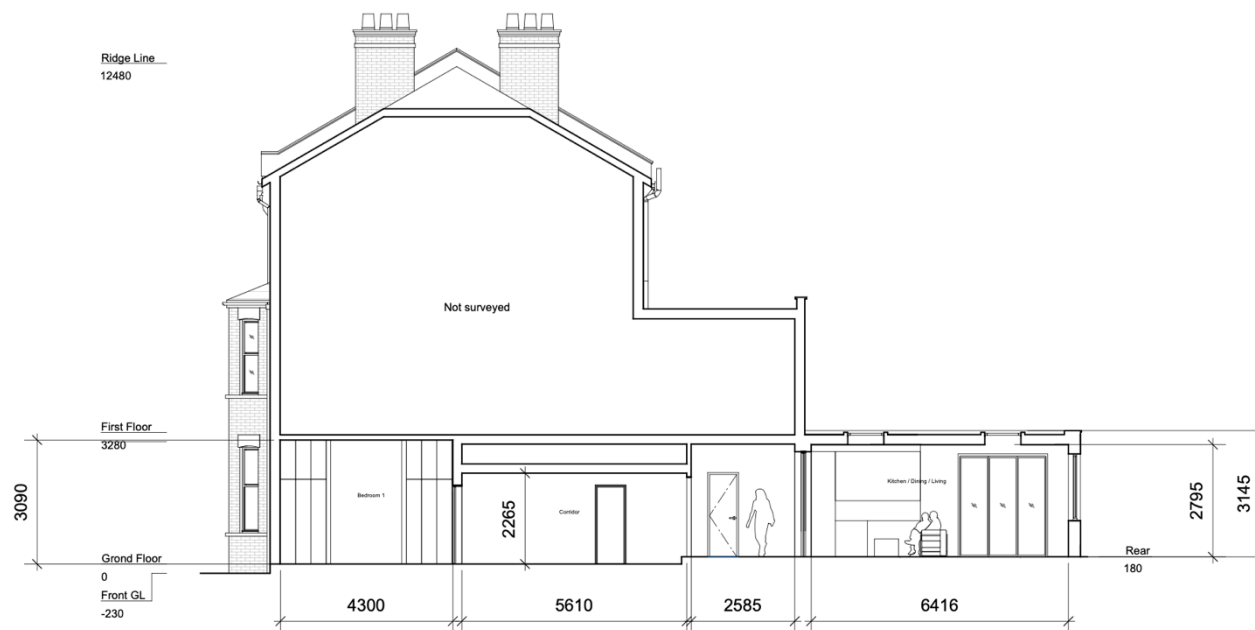
8. Conclusion

- 8.1 The daylight and sunlight to the analysed windows of 109 Chetwynd Road NW5 1DA will not experience noticeable reduction of daylight and sunlight as set out in the BRE guidelines.
- 8.2 We therefore conclude that the effects of the proposed development in relation to daylight and sunlight are BRE compliant and we have identified no grounds for rejection of a planning application for this proposal.

Appendix 1:

Drawings





Proposed Section AA

03	04/01/2024	Update	DS	HM
02	13/09/2023	Update	DS	HM
01	11/05/2023	Planning	DS	HM
00	09/05/2023	Initial issue	DS	HM
REV	DATE	COMMENT	DRW	CHK



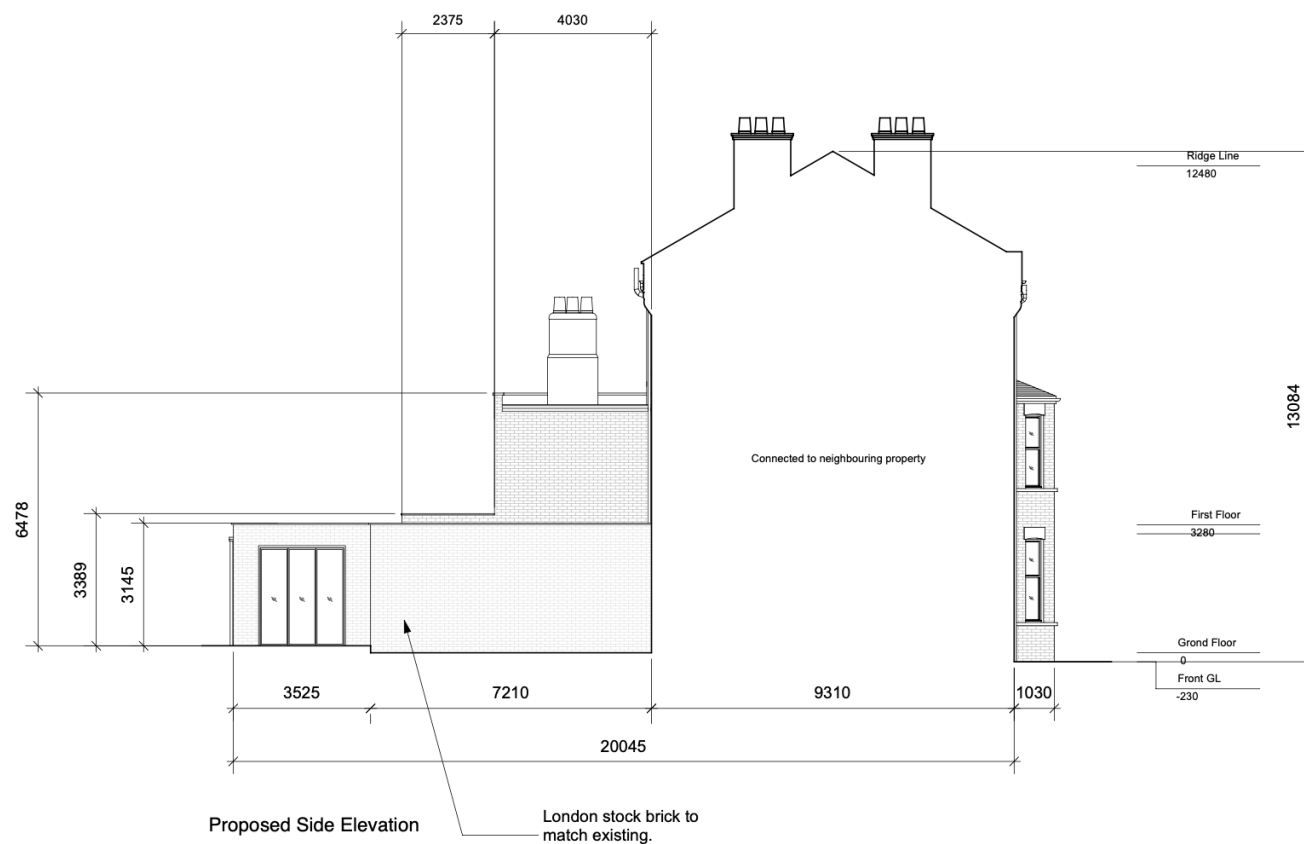
NOTES
These drawings are for planning purposes only. All dimensions indicated are subject to alterations on site. Confirm all dimensions prior to ordering materials and commencing construction.

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PROJECT
111 Chetwynd Road, Flat A, NW5 1DA
DRAWING
Proposed Sections
SCALE
1:100 @ A3
STATUS
Planning

DRAWING No. **383/03/202** REVISION **P03**



03	04/01/2024	Update	DS	HM
02	13/09/2023	Update	DS	HM
01	11/05/2023	Planning	DS	HM
00	09/05/2023	Initial Issue	DS	HM
REV	DATE	COMMENT	DRW	CHK



NOTES
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PROJECT
111 Chetwynd Road, Flat A, NW5 1DA
DRAWING
Proposed Side Elevation

SCALE
1:100 @ A3
STATUS
Planning

DRAWING No. 383/03/201 REVISION P03

Appendix 2:

Window Maps



Appendix 3:

Technical Analysis



Annual probable sunlight hours (APSH)

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria
109 Chetwynd Rd	Ground	W1	326°N	0.00	0.00	North	*North
109 Chetwynd Rd	Ground	W2	56°N	0.00	0.00	North	*North
109 Chetwynd Rd	Ground	W3	56°N	0.00	0.00	North	*North

*The BRE Guidelines on APSH suggest that windows with orientation within 90 degrees of due south should only be assessed.

Vertical Sky Component (VSC)

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
109 Chetwynd Rd	Ground	W1	326°N	27.22	23.71	0.87	YES
109 Chetwynd Rd	Ground	W2	56°N	19.69	17.82	0.91	YES
109 Chetwynd Rd	Ground	W3	56°N	27.40	25.37	0.93	YES

Sunlight Assessments UK Ltd

