

Daylight and Sunlight Report

Flat 2, 108 Greencroft Gardens,
London, NW6 3PH

22nd March 2024

CHP Surveyors Limited
2-6 Boundary Row
London, SE1 8HP

Tel: 020 3714 4090
enquiries@chpsurveyors.com
www.chpsurveyors.com

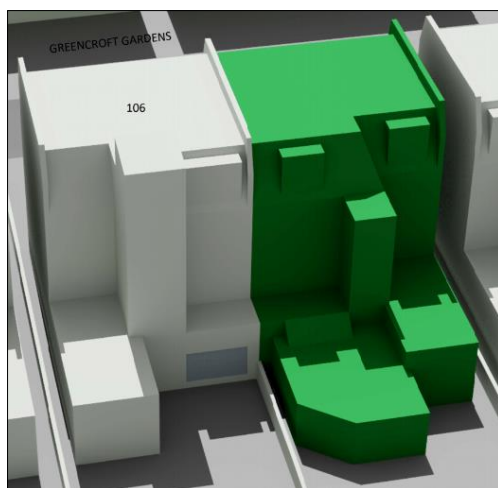
1.0 Instructions

- 1.1 In accordance with our instructions, we have considered the impact the proposals will have on the daylight and sunlight enjoyed by 106 Greencroft Gardens in accordance with the Building Research Establishment's publication "*Site layout planning for daylight and sunlight. A guide to good practice*" (third edition June 2022) (BRE guidelines).

22/03/2024
Page | 1

2.0 Analysis

- 2.1 Our analysis has considered the implications the proposals, as indicated on drawing numbers GREGA-PA01, P102, P103, E101 and E102, will have on the daylight enjoyed by the ground floor patio doors to 106 Greencroft Gardens and the assumed habitable rooms they serve.



Existing



Proposed

- 2.2 Based on our 3D computer model and using a specialist computer programme, in accordance with Paragraph 2.2.23 of the BRE guidelines, we have calculated the Vertical Sky Component (VSC) currently enjoyed by the patio doors and this is 33%. We then calculated the VSC for the patio doors with the proposals implemented. This demonstrates that a VSC of 32% will be achieved, well in excess of the 27% minimum target set out in the BRE guidelines.

2.3 We have also, based on our reasonable assumptions as to the internal configuration of 106 Greencroft Gardens, considered the daylight distribution within the room served by the patio doors. In accordance with Paragraph 2.2.10 of the BRE guidelines, we have established the area that is currently in front of the No Sky Line (NSL) which is 98%. We then calculated the area in the room in front of the NSL with the proposals in place. This demonstrates that still 98% of the room will be in front of NSL, which is significantly more than the recommended minimum of 80%.

2.4 Due to the patio doors not facing within 90° of due South, in accordance with the BRE guidelines no analysis is required.

3.0 Conclusion

3.1 The results of our analysis demonstrate that the guidelines set out in the Building Research Establishment's publication "*Site layout planning for daylight and sunlight. A guide to good practice.*" (third edition June 2022) will be met by the proposals and that they will therefore not have a significant effect on the daylight and sunlight enjoyed by 106 Greencroft Gardens.

CHP Surveyors Limited

CHP Surveyors Limited