



# Gondar Gardens, Rear Of 12 Sarre Road NW/2

## Daylight and Sunlight Assessment

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## 1.0 Introduction

- 1.1 This daylight and sunlight assessment has been prepared in relation to a planning application for the proposed development of 1 new dwelling at Gondar Gardens, rear of 12 Sarre Road, London NW2.
- 1.2 The report assesses the proposals in respect of daylight, sunlight and overshadowing matters, having regard to industry standard guidance. The report concludes that the proposal is acceptable and in accordance with planning policy requirements in relation to daylight and sunlight.
- 1.3 There is no existing specific National Planning Policy relating to the prospective impacts of developments on daylight and sunlight on their surrounding environment.
- 1.4 However, the NPPF (Para 129) does refer to daylight and sunlight in relation to density, encouraging Local Planning Authorities to take a flexible approach to applying policies and guidance relating to the impacts of proposals where they would otherwise inhibit making effective use of the site.
- 1.5 The BRE Report 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (3rd Edition, 2022) is the established National guidance to aid the developer to prevent and/or minimise the impact of a new development on the availability of daylight and sunlight in the environs of the site and the assessment of light within proposed new dwellings.
- 1.6 It refers in turn to the daylight and sunlight recommendations in BS EN 17037: 2018+A1:2021 (with UK Annex): 'Daylight in Buildings'
- 1.7 These reference documents are accepted as the authoritative works in the field on daylight, sunlight and overshadowing and the BRE guidance specifically referred to in many Local Authorities' planning policy guidance for daylighting.
- 1.8 The methodology therein has been used in numerous lighting analyses and the standards of permissible reduction in light are accepted as the industry standards.

## 2.0 Project Summary

- 2.1 The proposal site is a parcel of land on Gondar Gardens and to the rear of 12, Sarre Road, London NW2.
- 2.2 The proposal is for the construction of a single 2-storey dwelling as a continuation of the two dwellings already constructed to the south.
- 2.3 The impacts of the scheme have been assessed, in line with BRE guidance. Generally, it is the impacts on residential neighbours which are of primary concern.
- 2.4 Further details on the location of the assessed neighbours and their windows are given in Section 5.0
- 2.5 In addition to assessing the impacts of the scheme on neighbours, daylight within the proposed new dwelling has also been assessed.



Site Location

## 3.0 Methodology

- 3.1 For the impacts analysis, we have undertaken the most common calculations for the change in daylight and sunlight to existing buildings, as recommended in BRE Digest 209. These are:
  - Vertical Sky Component (VSC) for daylight impacts and Target Daylight Factor (DF<sub>T</sub>) for daylight within the proposal
  - Annual Probable Sunlight Hours and Winter Probable Sunlight Hours (WPSH) (APSH) for sunlight impacts
- 3.2 The VSC method measures the general amount of light available on the outside plane of the window as a ratio (%) of the amount of total unobstructed sky viewable following introduction of visible barriers such as buildings. The maximum value is just under 40% for a completely unobstructed vertical wall.
- 3.3 The VSC is calculated using computer simulation under a CIE overcast sky. This works by simulating the amount of visible sky from the centre point of each window. It is not affected by orientation and so all potentially affected windows are assessed.
- 3.4 Annual Probable Sunlight Hours (APSH) and Winter Probable Sun light Hours (WPSH) are a measure of the amount of potential direct sunlight that is available to a given surface. APSH covers sunlight over the whole year and WPSH from September 21st to March 21st.
- 3.5 The number of total available hours is calculated from a data file in the software, built up over a number of years of actual weather data records.
- 3.6 Only windows which face within 90° of due south need be assessed for sunlight. In this instance, all windows face outside of this orientation and so no sunlight calculations are required.
- 3.7 PSH can also be used to assess the impact on external spaces such as gardens. This is looked at in Section 8.

## 4.0 Modelling & Data Sources

- 4.1 The first stage of the analysis is to create the analysis model of the existing site condition and the proposal. This allows us to analyse the impact of the proposal when compared to the existing condition.
- 4.2 2D drawings and a 3D model have been provided by the design team. These drawings are used to construct a 3D analysis model which is exported into the specialist daylight software. Calculations are then run, for both existing and proposed scenarios.
- 4.3 Sufficient detail is added to the model for the analysis. In accordance with BRE recommendations, trees and foliage have been omitted from the calculations.
- 4.4 Information on the properties has been provided to us by the design team in the form of drawings and a model giving the site as existing and proposed and photographs of the site and surroundings.
- 4.5 Web-based mapping sources and planning records for neighbouring buildings have also been used.



Architect's 3D Model - as Proposed

## 5.0 BRE Guidance Targets

- 5.1 The reference document for this analysis, BRE Digest 209, gives the methodology for undertaking the calculations. It also provides benchmark figures for the acceptable reduction in the daylight on existing properties which might be affected by development.
- 5.2 Specifically, the guidance gives figures for the VSC and APSH, as a percentage reduction that is "permissible" for the effect on existing windows.
- 5.3 It is worth noting the following statement in the Guidance introduction:
  - "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer.
  - Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."
- 5.4 The relevant BRE recommendations for daylight and sunlight are:
  - The Vertical Sky Component measured at the centre of a window should be no less than 27%, or if reduced to below this, no less than 0.8 times the former value.
  - The window should receive at least 25% of available annual sunlight hours and more than 5% during the winter months (September 21st to March 21st), or, where this is not the case, 80% of its former value.



## 6.0 Window Schedules



1-14 Sarre Road (Rear)



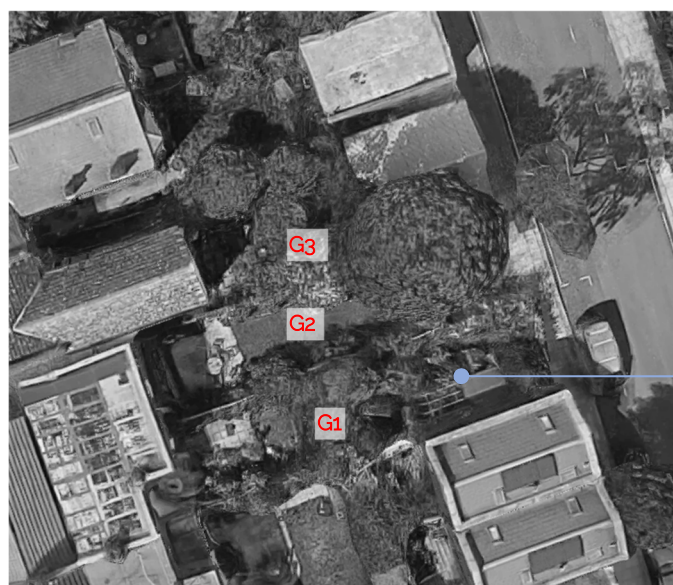
## 7.0 Daylight Impact Results

- 7.1 The Vertical Sky Component has been calculated for each of the 12 assessed windows for both the existing and proposed conditions.
- 7.2 As can be seen in the results below, all windows retain in excess of 80% of their current values.
- 7.3 The scheme is therefore compliant with BRE recommendations in relation to daylight impacts
- 7.4 As all of the assessed windows face within 90° of north, no sunlight calculations are required.

Vertical Sky Component				
Window	Existing VSC	Proposed VSC	% Retained	Meets BRE Guidance?
1	37.758	37.267	98.70%	Yes
2	34.075	32.755	96.13%	Yes
3	34.561	32.625	94.40%	Yes
4	26.992	26.510	98.21%	Yes
5	23.383	21.509	91.99%	Yes
6	28.630	28.205	98.52%	Yes
7	32.549	30.884	94.88%	Yes
8	36.761	36.276	98.68%	Yes
9	19.771	18.386	93.00%	Yes
10	34.171	33.647	98.47%	Yes
11	34.823	33.620	96.55%	Yes
12	39.087	38.753	99.15%	Yes

## 8.0 Sunlight to Gardens and Amenity Spaces

- 9.1 Residential gardens are generally assessed using the sunlight hours test, but only on March 21st. The guidance describes a well-lit space as being one which receives at least 2 hours of direct sunlight on this date over 50% of its area.
- 9.2 BRE guidance also uses the "80%" rule for this test, whereby the effects are considered acceptable if the remaining sunlight is in excess of 80% of the existing level.
- 9.3 This clause applies if the space is reduced to less than 50% of the area well sunlit.
- 9.4 The garden spaces adjacent to the site were assessed using the methodology, as identified below.
- 9.5 The spaces retain 100% existing values, and the scheme is therefore compliant with BRE guidance.



Site Location

Amenity Sunlight Hours				
Garden	Existing Area Receiving 2 Hours	Proposed Area Receiving 2 Hours	% Retained	Meets BRE Guidance?
G1	56.03%	56.03%	100.00%	Yes
G2	50.37%	49.78%	98.83%	Yes
G3	56.03%	56.03%	100.00%	Yes

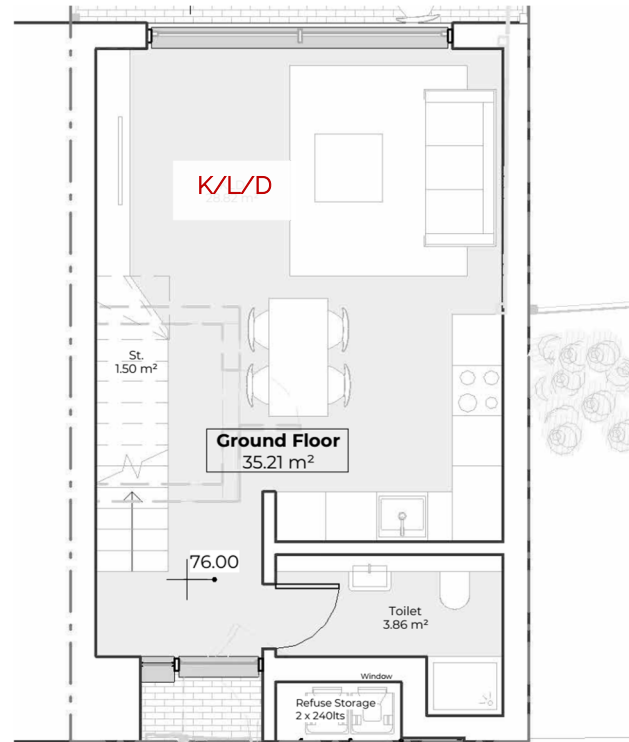
## 9.0 Daylight within the Proposal

- 9.1 The BRE and BS EN 17037 guidance allows for two alternative methods to assess daylight within new dwellings. This report uses the following method:
- Target Daylight Factor ( $DF_1$ )
- 9.2 The  $DF_T$  method is a complex and representative calculation to determine natural internal luminance.
- 9.3 It takes into account such factors as window size, number of windows available to the room, room size and layout, room surface reflectance, and the angle of visible sky reaching the window
- 9.4 Due to the complexity of the daylight entering the proposed rooms, the Target Daylight Factor approach is the one of the suitable calculations to give a realistic indication of the internal illuminance that will be experienced.
- 9.5 The calculations have assumed a white ceiling, cream walls and mid-grey carpet or wooden floor using reflectance values taken from the BS EN 170437 Guidance.
- 9.6 The benchmark values each room type which are recommended by the BRE guidance and BS:EN 17037:2018 are.

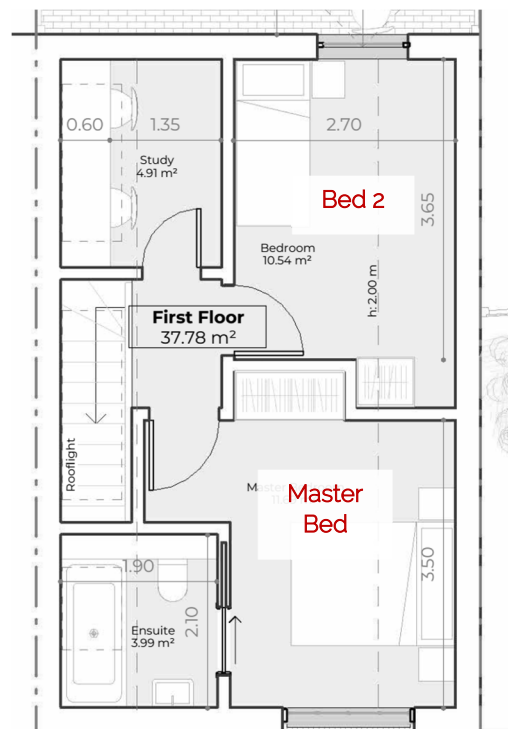
Table C2 – Target daylight factors (D) for London		
Level of recommendation	Target daylight factor D for half of assessment grid	Target daylight factor D for 95% of assessment grid
Minimum	2.1%	0.7%
Medium	3.5%	2.1%
High	5.3%	3.5%

- 9.7 It is deemed by the guidance that if the minimum DF criteria are met, then the occupiers of the dwelling will have sufficient daylight. As can be seen from the results below that all assessed habitable rooms comfortably meet the minimum levels of internal daylight.

## 9.0 Daylight within the Proposal



Ground Floor as Proposed



First Floor as Proposed



## 9.0 Daylight within the Proposal

### Minimum Target Daylight Factor

Unit	Room	0.7% DF Target Area	Area Receiving 0.7% DF	2.1% DF Target Area	Area Receiving 2.1% DF	Meets Standards?
1	K/L/D	95%	100.0%	50%	91.9%	Yes
1	Master Bed	95%	100.0%	50%	96.4%	Yes
1	Bedroom 1	95%	100.0%	50%	87.6%	Yes

## 10.0 Conclusions

- 10.1 Using industry standard methodology, we have made numerical analyses to ascertain the effects of the proposal on the land rear of 12 Sarre Road, NW2 and the levels of change in daylight and sunlight for the windows of the neighbouring properties.
- 10.2 The main criteria used in this analysis to show compliance are the Vertical Sky Component for daylight impacts and Annual and Winter Probable Sunlight Hours for sunlight impacts
- 10.3 As has been shown, the effect on VSC is within the 80% guidance value in all cases.
- 10.4 There will therefore be no adverse impact on neighbouring residents in terms of daylight.
- 10.5 In terms of sunlight, all of the assessed windows face within 90° of north and so no calculations for sunlight to windows are required.
- 10.6 The nearby gardens retain in excess of 80% of their area that receives 2 hours or more of direct sunlight on March 21<sup>st</sup>.
- 10.7 The scheme is therefore compliant with BRE guidance in relation to sunlight impacts.
- 10.8 Habitable rooms within the new residential dwelling will benefit from daylight levels in excess of the requirements of BSEN 17037:2018 recommendations.
- 10.9 From a planning perspective therefore, it is the conclusion of this report that the proposed development is entirely acceptable for planning, in daylight and sunlight terms.



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