Daylight & Sunlight Report
Boyer Planning

47 Ornan Road

13th January 2025

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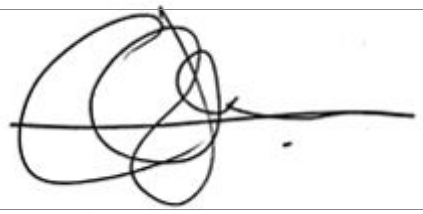
Signature:	

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About MES Building Solutions

MES Building Solutions (MES) is an established consultancy practice specialising in providing building solutions throughout the UK.

We offer a full range of services for both residential and commercial buildings from small individual properties through to highly complex mixed use developments.

We are an industry leader in delivering a professional, accredited and certified service to a wide range of clients including architects, developers, builders, housing associations, the public sector and private householders.

Employing highly qualified staff, our team comes from a variety of backgrounds within the construction industry with combined knowledge of building design, engineering, assessment, construction, development, research and surveying.

MES Building Solutions maintains its position at the forefront of changes in building regulations as well as technological advances. Our clients, large or small are therefore assured of a cost effective, cohesive and fully integrated professional service.

About the Authors

Chris Jones is the Technical Director at MES Building Solutions. Chris has a Masters Degree in Energy Efficient & Sustainable Building, as well as an Honours degree in Mechanical Engineering. Chris has over 20 years' experience in providing sustainable building solutions and assists the Neighbourly Matters team at MES. He undertakes daylighting, sunlight and shadow cast analysis for planning applications. Chris is also a qualified BREEAM and Code for Sustainable Homes assessor and has worked with some of the UK's top developers, as well as housing associations and local authorities.

Andrew Pickersgill is an Associate member of the Royal Institution of Chartered Surveyors and leads our neighbourly matters team. He has a BSc (Hons) degree in Building Surveying. Andrew undertakes daylighting, sunlight and shadow analysis for planning applications. He is also involved in party wall issues and carries out other building surveying services for our clients.

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1.0 Executive Summary

We have carried out calculations following guidance in Site Layout Planning for Daylight & Sunlight (SLPDS), PJ Littlefair et al 2022 to ascertain the impact of the proposed roof top extension to 47 Ornan Road, London, NW3 4QD, on the daylight and sunlight of neighbouring residential properties.

On this occasion, we have assessed eighty windows, serving forty four rooms within eight neighbouring residential properties.

All of the windows and rooms assessed comfortably meet all of the BRE planning guidance for daylight and sunlight. Further, the rear gardens of the neighbouring properties on Ornan Road will comfortably meet the BRE guidance for sunlight to amenity spaces, while those serving properties on Belsize Avenue are unlikely to experience any measurable impact due to their position relative to the development site.

Therefore, in our opinion, the proposals accord fully with the intent and context of the planning guidance in this case.

2.0 Introduction

The purpose of this report is to assess the impact of the proposed roof top extension to 47 Ornan Road, London, NW3 4QD, on the daylight and sunlight of neighbouring residential properties.

This report considers the daylight and sunlight issues against the criteria set out for national guidance in the following publications:

- Site Layout Planning for Daylight & Sunlight (SLPDS), PJ Littlefair et al 2022 published by the BRE (Building Research Establishment).

  The SLPDS is the culmination of research undertaken by the BRE to determine whether or not a new development will adversely affect the light to nearby properties. The BRE tests are approved by the Department of the Environment and are widely used by local authorities when deciding on development applications.

- BS 8206-2- Code of practice for skylighting.

There are no minimum mandatory requirements for sunlight & skylight in Building Regulations for England & Wales but the guidance set out in SLPDS is widely accepted as the approved methodology when calculating sunlight & skylight.

3.0 Planning Policy

3.1 National Planning Policy

The national Planning Policy Framework (Department for Levelling Up, Housing & Communities December 2023) makes little direct reference to Daylight & Sunlight However, in Section 11 (Making effective use of land), paragraph 123 states:

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”

Section 11 continues in paragraph 129c:

“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).”

Section 12 (Achieving well-designed places), paragraph 131, goes on to make a more general statement about high quality design:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.”

3.2 London Plan 2021

Policy D6 Housing quality and standards

a) Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

b) The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

3.3 London Plan 2016 Housing SPG

Section 1.3 Optimising housing potential
Standards for privacy, daylight and sunlight

1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm 'to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines100 to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.

1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

Section 2.3 Dwellings (Policy 3.5, part C)
Daylight and Sunlight

Standard 32- All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.

2.3.45 Daylight enhances residents' enjoyment of an interior and reduces the energy needed to provide light for everyday activities, while controlled sunlight can help to meet part of the winter heating requirement. S unlight is particularly desirable in living areas and kitchen dining spaces. The risk of overheating should be taken into account when designing for sunlight alongside the need to ensure appropriate levels of privacy. In addition to the above standards, BRE good practice guidelines and methodology146 can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3.

2.3.46 Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. They should also demonstrate how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development

2.3.47 BRE guidelines147 on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.

4.0 Description of Development

The scheme comprises of a roof top extension to the existing residential property at 47 Ornan Road, London, NW3 4QD to provide an additional storey of residential living accommodation.

The property is located on the south east side of Ornan Road and is neighboured by other similarly sized houses adjoining the road. To the rear of the site (south east) there are a row of five storey, semi-detached, properties on Belsize Avenue.

Site Location Plan (Google Maps 2024)

5.0 Assessment Process

The SLPDS describes three parameters to be assessed in order to measure the impact of the proposed new building on Daylight/Sunlight availability to the key adjacent properties. The three parameters to be assessed are as follows:

1) **Daylight:**
   Vertical Sky Component (VSC)
   Daylight Distribution (DD)

2) **Sunlight:**
   Annual Probable Sunlight Hours (APSH)

3) **Overshadowing (Amenity Space)**
   On relevant open spaces

The guidance states that rooms to be assessed should be living rooms, kitchens and bedrooms in residential properties. In non-domestic buildings rooms where occupants 'have a reasonable expectation of daylight' should be assessed. Although these spaces are not defined, examples are given of the type of non-domestic buildings that would normally fall into this category. These include schools, hospitals, hotels and hostels, small workshops and some offices.

As it is difficult to be sure of the specific use of neighbouring spaces, we have taken a view on the relevance of the spaces adjacent to the proposed development. If we have been in any doubt, we have carried out the assessment. However, it should be noted some of the spaces we have assessed could fall outside the test requirement criteria.

It is important to note that the numerical values in the guidance are advisory and different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints.

The neighbouring properties we have assessed are as follows:

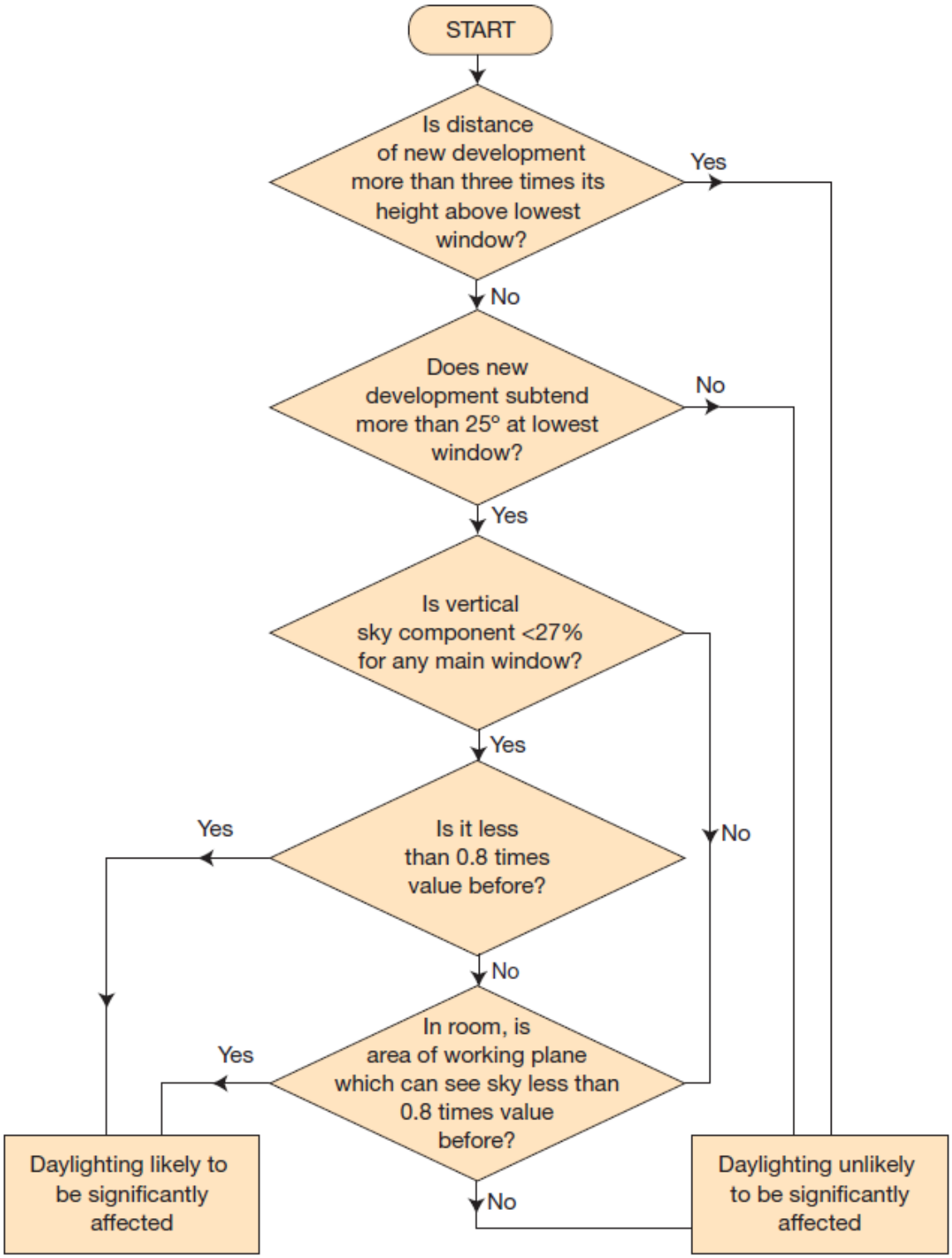
- 28 Ornan Road
- 30 Ornan Road
- 34 Ornan Road
- 45 Ornan Road
- 49 Ornan Road
- 45 Belsize Avenue
- 47 Belsize Avenue
- 49 Belsize Avenue

The assessment is based on a site visit, 3D laser scan survey, photographic evidence and OS data, along with the following drawings, provided by ZED Architects:

- 100 00 Existing Ground Floor Layout
- 101 00 Existing First and Roof Layout
- 105 00 Existing Elevations
- 110 00 Proposed Ground Floor Layout
- 111 00 Proposed First and Second Floor Layout
- 112 00 Proposed Roof Floor Layout
- 115 00 Proposed Front and Rear Elevations
- 116 00 Proposed Side Elevation

6.0 Daylight

Site Layout Planning for Daylight & Sunlight contains the following flow chart showing the steps which should be taken in order to establish whether a building will receive adequate daylight:



Distance Check:

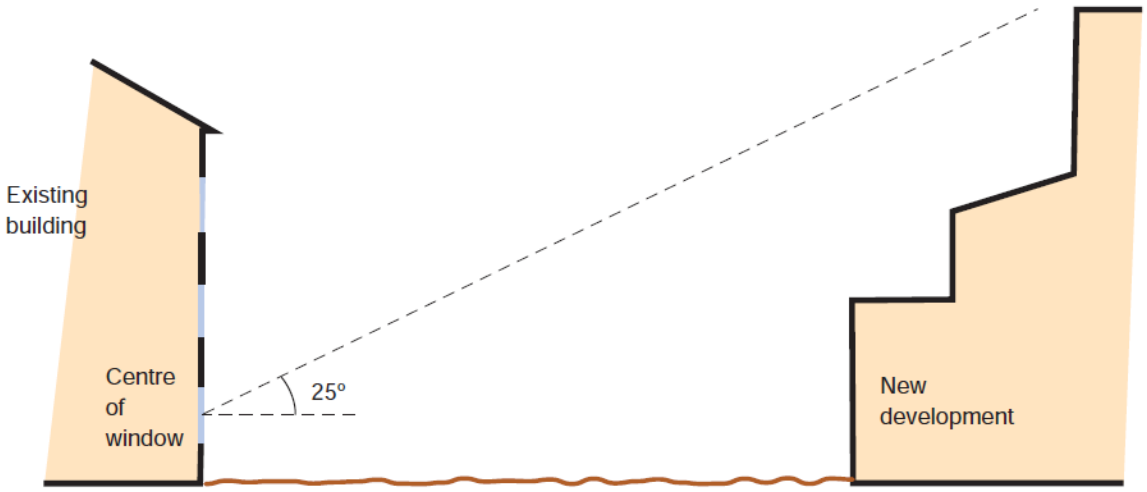
Site Layout Planning for Daylight & Sunlight (2022) states: “Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window.”

Distance Check Results

On this occasion the ratio of the height of the proposed building to its distance from the centre of the lowest existing window is less than 1:3 and the 25^{O} rule must be applied.

25^{O} Rule:

The angle to the horizontal subtended by the new development at the level of the centre of the lowest affected window should be no greater than 25^{0}. If this is the case then it is unlikely to have a noticeable effect on diffuse skylight enjoyed by the existing building.



If, for any part of the development, the angle is more than 25^{o}, a more detailed check is needed to find the loss of skylight to the existing building:

25^{o} Rule Results

On this occasion the angle to the horizontal subtended by the new development at the level of the centre of the lowest affected window is likely to be greater than 25^{o} and therefore the following more detailed checks have been carried out:

Vertical Sky Component:

Daylight is the light received from the sun which is diffused through the sky's clouds. Even on a cloudy day when the sun is not visible a room will continue to be lit with light from the sky. This is also known as 'diffuse light'. Any reduction in the total amount of daylight can be calculated by finding the 'Vertical Sky Component'.

The Vertical Sky Component (VSC) is the ratio of the direct skylight illuminance falling on a vertical face at a reference point (usually the centre of a window), to the simultaneous horizontal illuminance under an unobstructed sky.

The guidance states that the VSC will be adversely affected if after a development it is both less than 27% of the overall available diffuse light and less than 0.8 times its former value.

Therefore, if the VSC is more than 27% then enough light would still be reaching the window of the neighbouring building. However, if the VSC is less than 27% as well as less than 0.8 times its former value the occupants will notice the reduction in the amount of skylight.

VSC Results

Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight & Sunlight' - PJ Littlefair et al 2022.

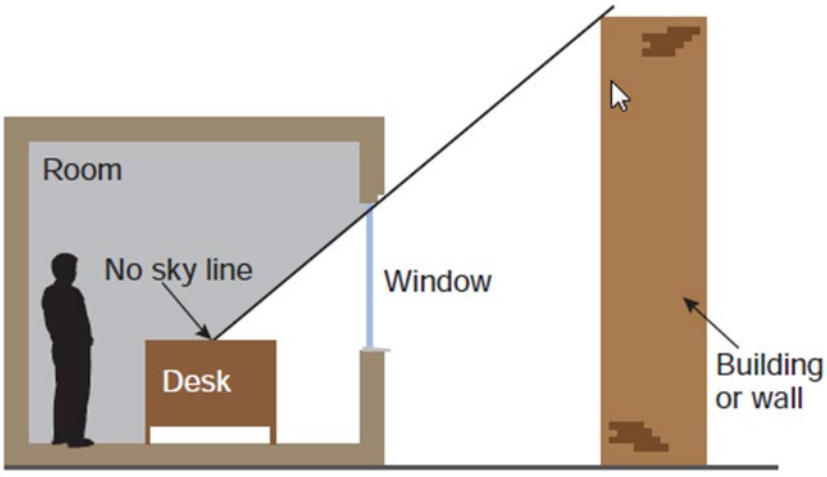
Detailed results are in Appendix 1.

As can be seen the proposed development has very little impact on neighbouring properties with all eighty windows assessed comfortably meeting the BRE guidance for vertical sky component.

Daylight Distribution:

Where room layouts are known (or estimated) the impact on daylighting distribution can be found by plotting what is known as the 'no sky line' in each of the main rooms. These are the same rooms as used for the VSC test.

The no sky line effectively divides the points on the working plane (0.85m high for residential properties and 0.7m high for offices) that cannot see the sky. Therefore, areas beyond the no sky line will receive no direct daylight but will instead be lit from reflected light.



BRE 209

If, following the construction of a new development, the no sky line moves so that the area of the existing room, which does not receive direct skylight, is reduced to less than 0.8 times its former value, this will be noticeable to the occupants.

We have estimated internal layouts to assess the Daylight Distribution in rooms adjacent to the development.

Daylight Distribution Results

Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight & Sunlight' - PJ Littlefair et al 2022.

Detailed results are in Appendix 2:

As can be seen the proposed development has very little impact on neighbouring properties with all forty four rooms assessed comfortably meeting the BRE guidance for daylight distribution.

7.0 Sunlight

Available Sunlight Hours

Guidance for minimum sunlight values can be found in Section 3 of Site Layout Planning for Daylight and Sunlight (SLPDS).

Habitable rooms in domestic buildings that face within 90° of due south are tested, as are rooms in non-domestic buildings that have a particular requirement for sunlight.

The recommendations are that applicable windows should receive a minimum of 25% of the total annual probable sunshine hours, to include a minimum of 5% of that which is available during the winter months between 21st September to the 21st March (the approximate dates of the spring and autumn equinoxes).

However if this is not possible (or the amount of sunlight is already reduced because of the effect of existing obstructions) then a further reduction in sunlight availability will be noticeable to an occupier if the total number of sunlight hours is below the target 25% of the total annual probable sunshine hours, to include a minimum of 5% of that which is available during the winter months, and is less than 0.8 times its former value prior to the development.

There is no requirement for windows that face within 90° of due north so windows that fall into this category have not been considered for sunlight calculations.

Available Sunlight Hours Results

Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 ‘Site Layout Planning for Daylight & Sunlight’ - PJ Littlefair et al 2022.

Detailed results are in Appendix 1:

As can be seen the proposed development has very little impact on neighbouring properties. Of the eighty windows assessed, twenty nine are orientated within ninety degrees of south. All of these windows comfortably meet the BRE guidance for both annual and winter sunlight hours.

8.0 Amenity Space

Recent guidance through the BRE suggests that at least 50% of any garden or open spaces should receive no less than 2 hours of direct sun on the spring equinox (March 21st).

Open spaces 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

Amenity Space Results

Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight & Sunlight' - PJ Littlefair et al 2022.

On this occasion, the position of the proposed development relative to the neighbouring gardens, being to the north results in a very low chance of significant impact to sunlight provision to external amenity spaces. As can be seen in the image below.

The only significant possibility of additional shadow is to the rear garden to 49 Ornan Road which is situated to the north east of the development site, and as can be seen the results of our technical analysis demonstrate that this space, along with the rear garden of 47 Ornan Road will remain comfortably within the BRE guidelines for sunlight to external amenity spaces. Due to their relative position in relation to the development site, formal analysis of the rear gardens on Belsize Avenue was not deemed necessary.

Detailed results are in Appendix 3:

9.0 Notes

This report has been prepared for the sole use of the Client in support of their planning application. No representation or warranty (expressed or implied) is given to any other parties or for any other purpose. Therefore, this report should not be relied upon by any third party for any other use and we accept no liability from such use.

Where full access was not available, we have made reasonable estimations of internal layouts, floor areas, window sizes and positions etc.

Our calculations model has been built from a combination of architect's plans, partial site survey, site and aerial photographs.

We are not aware of any conflicts of interest between ourselves and any other party concerning this project.

Appendix 1

Window Test Results

Vertical Sky Component & Available Sunlight Hours

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Newark Beacon, Cafferata Way, Newark, Nottinghamshire NG24 2TN

BRE Daylight & Sunlight Window Tests (Vertical Sky Cmponent & Average Probable Sunlight Hours)
Project: 47 Ornan Road
Date of Analysis: 09/10/2024

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Light Retained	Meets BRE Guidance	Annual	Light Retained	Meets BRE Guidance	Winter	Light Retained	Meets BRE Guidance
28 Ornan Road														
Ground	R1	Residential	LKD	W1	Existing	35.42	0.98	YES	74.00	0.97	YES	24.00	0.92	YES
					Proposed	34.65			72.00			22.00		
				W2	Existing	35.53	0.98	YES	76.00	0.99	YES	25.00	0.96	YES
					Proposed	34.87			75.00			24.00		
				W3	Existing	35.94	0.98	YES	77.00	1.00	YES	26.00	1.00	YES
					Proposed	35.38			77.00			26.00		
				W4	Existing	39.59	1.00	YES	20.00	*North	*North	2.00	*North	*North
					Proposed	39.59			20.00			2.00		
				W5	Existing	39.60	1.00	YES	21.00	*North	*North	2.00	*North	*North
					Proposed	39.60			21.00			2.00		
First	R1	Residential	Bedroom	W1	Existing	37.41	0.99	YES	75.00	1.00	YES	25.00	1.00	YES
					Proposed	37.10			75.00			25.00		
	R2	Residential	Bedroom	W2	Existing	37.55	0.99	YES	78.00	1.00	YES	27.00	1.00	YES
					Proposed	37.28			78.00			27.00		
30 Ornan Road														
Basement	R1	Residential	Living Room	W1	Existing	3.16	1.00	YES	0.00	*North	*North	0.00	*North	*North
					Proposed	3.16			0.00			0.00		
				W2	Existing	5.22	1.00	YES	4.00	1.00	YES	0.00	1.00	YES
					Proposed	5.22			4.00			0.00		
				W3	Existing	6.81	1.00	YES	0.00	*North	*North	0.00	*North	*North
					Proposed	6.81			0.00			0.00		
				W4	Existing	5.34	1.00	YES	4.00	1.00	YES	0.00	1.00	YES
					Proposed	5.34			4.00			0.00		
Ground	R1	Residential	LD	W1	Existing	35.02	0.98	YES	73.00	1.00	YES	24.00	1.00	YES
					Proposed	34.18			73.00			24.00		
				W3	Existing	39.43	1.00	YES	17.00	*North	*North	2.00	*North	*North
					Proposed	39.43			17.00			2.00		
	R2	Residential	Study	W2	Existing	35.30	0.98	YES	72.00	0.99	YES	22.00	0.95	YES
					Proposed	34.48			71.00			21.00		
First	R1	Residential	Bedroom	W1	Existing	37.40	0.99	YES	75.00	1.00	YES	25.00	1.00	YES
					Proposed	37.07			75.00			25.00		
	R2	Residential	Study	W2	Existing	37.40	0.99	YES	77.00	1.00	YES	26.00	1.00	YES
					Proposed	37.03			77.00			26.00		

BRE Daylight & Sunlight Window Tests (Vertical Sky Cmponent & Average Probable Sunlight Hours)
Project: 47 Ornan Road
Date of Analysis: 09/10/2024

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Light Retained	Meets BRE Guidance	Annual	Light Retained	Meets BRE Guidance	Winter	Light Retained	Meets BRE Guidance
34 Ornan Road														
Lower Ground	R1	Residential	Bedroom	W1	Existing	34.16	0.98	YES	69.00	0.99	YES	23.00	0.96	YES
					Proposed	33.50			68.00			22.00		
				W2	Existing	33.43	0.98	YES	69.00	0.99	YES	24.00	0.96	YES
					Proposed	32.75			68.00			23.00		
				W3	Existing	31.70	0.98	YES	69.00	0.99	YES	23.00	0.96	YES
					Proposed	30.99			68.00			22.00		
Ground	R1	Residential	Living Room	W1	Existing	36.30	0.99	YES	78.00	0.97	YES	27.00	0.93	YES
					Proposed	35.95			76.00			25.00		
First	R1	Residential	Bedroom	W1	Existing	38.43	1.00	YES	78.00	1.00	YES	27.00	1.00	YES
					Proposed	38.41			78.00			27.00		
Second	R1	Residential	Bedroom	W1	Existing	37.50	1.00	YES	73.00	1.00	YES	27.00	1.00	YES
					Proposed	37.50			73.00			27.00		
				W2	Existing	37.49	1.00	YES	72.00	1.00	YES	26.00	1.00	YES
					Proposed	37.49			72.00			26.00		
45 Ornan Road														
Ground	R1	Residential	Living Room	W1	Existing	25.68	0.99	YES		*North	*North		*North	*North
					Proposed	25.35								
	R2	Residential	Living Room	W2	Existing	18.18	0.97	YES	20.00	*North	*North	0.00	*North	*North
					Proposed	17.62			20.00			0.00		
				W3	Existing	26.05	1.00	YES	58.00	1.00	YES	13.00	1.00	YES
					Proposed	26.05			58.00			13.00		
				W4	Existing	24.30	1.00	YES	46.00	1.00	YES	10.00	1.00	YES
					Proposed	24.30			46.00			10.00		
				W5	Existing	73.12	0.99	YES	84.00	1.00	YES	25.00	1.00	YES
					Proposed	72.64			84.00			25.00		
First	R1	Residential	Bedroom	W1	Existing	32.73	0.96	YES		*North	*North		*North	*North
					Proposed	31.34								
49 Ornan Road														
Ground	R1	Residential	Unknown	W1	Existing	22.70	0.98	YES	4.00	*North	*North	0.00	*North	*North
					Proposed	22.32			4.00			0.00		
				W2	Existing	25.83	0.99	YES	48.00	0.94	YES	7.00	1.00	YES
					Proposed	25.51			45.00			7.00		
	R2	Residential	Unknown	W3	Existing	29.18	0.99	YES	60.00	0.97	YES	13.00	1.00	YES
					Proposed	28.98			58.00			13.00		
				W4	Existing	28.31	1.00	YES	65.00	0.97	YES	17.00	1.00	YES
					Proposed	28.23			63.00			17.00		
First	R1	Residential	Unknown	W1	Existing	28.09	0.96	YES	15.00	*North	*North	0.00	*North	*North
					Proposed	26.99			6.00			0.00		
				W2	Existing	31.70	0.97	YES	64.00	0.89	YES	17.00	0.94	YES
					Proposed	30.84			57.00			16.00		
	R2	Residential	Unknown	W3	Existing	32.78	0.99	YES	70.00	0.97	YES	20.00	1.00	YES
					Proposed	32.44			68.00			20.00		
	R3	Residential	Unknown	W4	Existing	32.18	1.00	YES	72.00	0.96	YES	24.00	0.88	YES
					Proposed	32.08			69.00			21.00		

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Project: 47 Ornan Road
Date of Analysis: 09/10/2024

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Light Retained	Meets BRE Guidance	Annual	Light Retained	Meets BRE Guidance	Winter	Light Retained	Meets BRE Guidance
45 Belsize Avenue														
Lower Ground	R1	Residential	Unknown	W1	Existing	2.59	1.00	YES	*North	*North		*North	*North	
					Proposed	2.59								
	R2	Residential	Unknown	W2	Existing	12.27	1.00	YES	*North	*North		*North	*North	
					Proposed	12.27								
				W3	Existing	12.79	1.00	YES	*North	*North		*North	*North	
					Proposed	12.79								
				W4	Existing	6.13	1.00	YES	*North	*North		*North	*North	
					Proposed	6.13								
Ground	R1	Residential	Unknown	W1	Existing	32.24	0.98	YES	*North	*North		*North	*North	
					Proposed	31.62								
	R2	Residential	Unknown	W2	Existing	30.42	0.99	YES	*North	*North		*North	*North	
					Proposed	30.06								
				W3	Existing	32.16	0.98	YES	*North	*North		*North	*North	
					Proposed	31.41								
				W4	Existing	26.36	0.97	YES	*North	*North		*North	*North	
					Proposed	25.62								
First	R1	Residential	Unknown	W1	Existing	36.79	0.98	YES	*North	*North		*North	*North	
					Proposed	36.20								
	R2	Residential	Unknown	W2	Existing	36.59	0.98	YES	*North	*North		*North	*North	
					Proposed	35.95								
				W3	Existing	36.52	0.98	YES	*North	*North		*North	*North	
					Proposed	35.87								
Second	R1	Residential	Unknown	W1	Existing	38.25	0.99	YES	*North	*North		*North	*North	
					Proposed	37.88								
	R2	Residential	Unknown	W2	Existing	38.17	0.99	YES	*North	*North		*North	*North	
					Proposed	37.76								
				W3	Existing	38.16	0.99	YES	*North	*North		*North	*North	
					Proposed	37.74								

BRE Daylight & Sunlight Window Tests (Vertical Sky Cmponent & Average Probable Sunlight Hours)
Project: 47 Ornan Road
Date of Analysis: 09/10/2024

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Light Retained	Meets BRE Guidance	Annual	Light Retained	Meets BRE Guidance	Winter	Light Retained	Meets BRE Guidance
47 Belsize Avenue														
Lower Ground	R1	Residential	Unknown	W1	Existing	6.10	1.00	YES		*North	*North		*North	*North
					Proposed	6.10								
				W2	Existing	12.64	1.00	YES		*North	*North		*North	*North
					Proposed	12.64								
				W3	Existing	12.17	1.00	YES		*North	*North		*North	*North
					Proposed	12.17								
	R2	Residential	Unknown	W4	Existing	2.06	1.00	YES		*North	*North		*North	*North
					Proposed	2.06								
Ground	R1	Residential	Unknown	W1	Existing	26.82	0.98	YES		*North	*North		*North	*North
					Proposed	26.28								
				W2	Existing	31.33	0.97	YES		*North	*North		*North	*North
					Proposed	30.43								
				W3	Existing	27.26	0.97	YES		*North	*North		*North	*North
					Proposed	26.54								
	R2	Residential	Unknown	W4	Existing	30.34	0.97	YES		*North	*North		*North	*North
					Proposed	29.45								
First	R1	Residential	Unknown	W1	Existing	36.35	0.98	YES		*North	*North		*North	*North
					Proposed	35.64								
				W2	Existing	36.33	0.98	YES		*North	*North		*North	*North
					Proposed	35.62								
	R2	Residential	Unknown	W3	Existing	36.34	0.98	YES		*North	*North		*North	*North
					Proposed	35.63								
Second	R1	Residential	Unknown	W1	Existing	38.10	0.99	YES		*North	*North		*North	*North
					Proposed	37.66								
				W2	Existing	38.08	0.99	YES		*North	*North		*North	*North
					Proposed	37.69								
	R2	Residential	Unknown	W3	Existing	38.09	0.99	YES		*North	*North		*North	*North
					Proposed	37.77								

BRE Daylight & Sunlight Window Tests (Vertical Sky Cmponent & Average Probable Sunlight Hours)
Project: 47 Ornan Road
Date of Analysis: 09/10/2024

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Light Retained	Meets BRE Guidance	Annual	Light Retained	Meets BRE Guidance	Winter	Light Retained	Meets BRE Guidance
49 Belsize Avenue														
Lower Ground	R1	Residential	Unknown	W1	Existing	3.93	0.99	YES	5.00	1.00	YES	1.00	1.00	YES
					Proposed	3.89			5.00			1.00		
				W2	Existing	12.16	1.00	YES	0.00	*North	*North	0.00	*North	*North
					Proposed	12.16			0.00			0.00		
	R2	Residential	Unknown	W3	Existing	17.67	0.98	YES		*North	*North		*North	*North
					Proposed	17.36								
Ground	R1	Residential	Unknown	W1	Existing	13.86	0.98	YES	17.00	1.00	YES	1.00	1.00	YES
					Proposed	13.62			17.00			1.00		
				W2	Existing	29.46	0.96	YES	15.00	*North	*North	0.00	*North	*North
					Proposed	28.39			15.00			0.00		
				W3	Existing	19.29	1.00	YES	0.00	*North	*North	0.00	*North	*North
					Proposed	19.29			0.00			0.00		
	R2	Residential	Unknown	W4	Existing	21.17	0.98	YES		*North	*North		*North	*North
					Proposed	20.77								
				W5	Existing	30.78	0.98	YES		*North	*North		*North	*North
					Proposed	30.07								
				W6	Existing	26.88	0.99	YES		*North	*North		*North	*North
					Proposed	26.61								
First	R1	Residential	Unknown	W1	Existing	37.11	0.99	YES		*North	*North		*North	*North
					Proposed	36.64								
	R2	Residential	Unknown	W2	Existing	37.09	0.99	YES		*North	*North		*North	*North
					Proposed	36.74								
				W3	Existing	37.10	0.99	YES		*North	*North		*North	*North
					Proposed	36.79								
Second	R1	Residential	Unknown	W1	Existing	38.34	1.00	YES		*North	*North		*North	*North
					Proposed	38.27								
	R2	Residential	Unknown	W2	Existing	38.30	1.00	YES		*North	*North		*North	*North
					Proposed	38.25								
				W3	Existing	38.29	1.00	YES		*North	*North		*North	*North
					Proposed	38.26								

Appendix 2

Room Test Results

Daylight Distribution

mesbuildingsolutions.co.uk
Newark Beacon, Cafferata Way, Newark, Nottinghamshire NG24 2TN

BRE Daylight Room Test (Daylight Distribution)
Project: 47 Ornan Road
Date of Analysis: 09/10/2024

Floor Ref.	Room Ref	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Light Retained	Meets BRE Guidance
28 Ornan Road								
Ground	R1	LKD	Area m2	76.20	72.24	72.23	1.00	YES
			% of room		94.79%	94.79%		
First	R1	Bedroom	Area m2	17.30	17.14	17.14	1.00	YES
			% of room		99.12%	99.11%		
	R2	Bedroom	Area m2	11.18	10.98	10.98	1.00	YES
			% of room		98.26%	98.26%		
30 Ornan Road								
Basement	R1	Living Room	Area m2	44.31	17.90	17.90	1.00	YES
			% of room		40.40%	40.40%		
Ground	R1	LD	Area m2	32.65	32.61	32.61	1.00	YES
			% of room		99.89%	99.89%		
	R2	Study	Area m2	16.38	16.36	16.36	1.00	YES
			% of room		99.88%	99.88%		
First	R1	Bedroom	Area m2	17.30	17.15	17.15	1.00	YES
			% of room		99.17%	99.17%		
	R2	Study	Area m2	11.18	10.97	10.97	1.00	YES
			% of room		98.15%	98.15%		
34 Ornan Road								
Lower Ground	R1	Bedroom	Area m2	23.10	21.48	21.48	1.00	YES
			% of room		92.97%	92.97%		
Ground	R1	Living Room	Area m2	26.26	25.77	25.77	1.00	YES
			% of room		98.13%	98.13%		
First	R1	Bedroom	Area m2	21.22	20.94	20.94	1.00	YES
			% of room		98.72%	98.72%		
Second	R1	Bedroom	Area m2	21.96	21.32	21.32	1.00	YES
			% of room		97.09%	97.09%		
45 Ornan Road								
Ground	R1	Living Room	Area m2	14.96	13.07	13.07	1.00	YES
			% of room		87.41%	87.39%		
	R2	Living Room	Area m2	11.12	11.12	11.12	1.00	YES
			% of room		100.00%	100.00%		
First	R1	Bedroom	Area m2	9.57	9.57	9.56	1.00	YES
			% of room		99.93%	99.85%		

BRE Daylight Room Test (Daylight Distribution)
Project: 47 Ornan Road
Date of Analysis: 09/10/2024

Floor Ref.	Room Ref	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Light Retained	Meets BRE Guidance
49 Ornan Road								
Ground	R1	Unknown	Area m2	14.30	14.30	14.30	1.00	YES
			% of room		100.00%	100.00%		
	R2	Unknown	Area m2	29.21	29.06	29.03	1.00	YES
			% of room		99.49%	99.38%		
First	R1	Unknown	Area m2	14.30	14.30	14.30	1.00	YES
			% of room		100.00%	100.00%		
	R2	Unknown	Area m2	14.32	14.26	14.25	1.00	YES
			% of room		99.60%	99.52%		
	R3	Unknown	Area m2	14.38	14.30	14.30	1.00	YES
			% of room		99.44%	99.44%		
45 Belsize Avenue								
Lower Ground	R1	Unknown	Area m2	7.18	6.24	6.05	0.97	YES
			% of room		86.93%	84.20%		
	R2	Unknown	Area m2	30.31	29.87	29.63	0.99	YES
			% of room		98.53%	97.75%		
Ground	R1	Unknown	Area m2	9.26	9.09	9.09	1.00	YES
			% of room		98.21%	98.21%		
	R2	Unknown	Area m2	27.68	27.57	27.57	1.00	YES
			% of room		99.62%	99.62%		
First	R1	Unknown	Area m2	10.01	9.34	9.34	1.00	YES
			% of room		93.34%	93.34%		
	R2	Unknown	Area m2	18.38	18.08	18.08	1.00	YES
			% of room		98.39%	98.39%		
Second	R1	Unknown	Area m2	8.97	8.81	8.81	1.00	YES
			% of room		98.27%	98.27%		
	R2	Unknown	Area m2	31.36	30.83	30.83	1.00	YES
			% of room		98.30%	98.30%		

BRE Daylight Room Test (Daylight Distribution)
Project: 47 Ornan Road
Date of Analysis: 09/10/2024

Floor Ref.	Room Ref	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Light Retained	Meets BRE Guidance
47 Belsize Avenue								
Lower Ground	R1	Unknown	Area m2	30.31	29.81	29.77	1.00	YES
			% of room		98.34%	98.20%		
	R2	Unknown	Area m2	7.18	4.73	4.73	1.00	YES
			% of room		65.82%	65.81%		
Ground	R1	Unknown	Area m2	27.68	27.58	27.58	1.00	YES
			% of room		99.65%	99.65%		
	R2	Unknown	Area m2	9.26	9.08	9.08	1.00	YES
			% of room		98.03%	98.02%		
First	R1	Unknown	Area m2	18.38	18.12	18.11	1.00	YES
			% of room		98.58%	98.57%		
	R2	Unknown	Area m2	10.01	9.34	9.34	1.00	YES
			% of room		93.34%	93.34%		
Second	R1	Unknown	Area m2	31.36	30.76	30.76	1.00	YES
			% of room		98.09%	98.09%		
	R2	Unknown	Area m2	8.97	8.81	8.81	1.00	YES
			% of room		98.19%	98.19%		
49 Belsize Avenue								
Lower Ground	R1	Unknown	Area m2	10.62	9.14	9.14	1.00	YES
			% of room		86.07%	86.07%		
	R2	Unknown	Area m2	39.49	16.64	16.59	1.00	YES
			% of room		42.13%	42.00%		
Ground	R1	Unknown	Area m2	9.55	9.55	9.55	1.00	YES
			% of room		100.00%	100.00%		
	R2	Unknown	Area m2	27.68	27.57	27.57	1.00	YES
			% of room		99.60%	99.60%		
First	R1	Unknown	Area m2	10.01	9.35	9.35	1.00	YES
			% of room		93.37%	93.37%		
	R2	Unknown	Area m2	18.38	18.08	18.08	1.00	YES
			% of room		98.39%	98.39%		
Second	R1	Unknown	Area m2	8.97	8.81	8.81	1.00	YES
			% of room		98.24%	98.24%		
	R2	Unknown	Area m2	31.36	30.85	30.85	1.00	YES
			% of room		98.39%	98.39%		

Appendix 3

Amenity Space Results

2 Hours Sunlight to Amenity

mesbuildingsolutions.co.uk
Newark Beacon, Cafferata Way, Newark, Nottinghamshire NG24 2TN

BRE Two hours Sunlight to Amenity Analysis
Project Name: 240911 47 Ornan Road
Date of Analysis: 13/01/2025

Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Guidance
45 Ornan Road							
Ground	A1	Area m2	74.15	65.22	65.22	100%	YES
		Percentage		88%	88%		
49 Ornan Road							
Ground	A2	Area m2	124.40	111.49	111.48	100%	YES
		Percentage		90%	90%		

Key:

Existing well-lit contour line

Proposed well-lit contour line

Area of gain/loss of sufficient sunlight

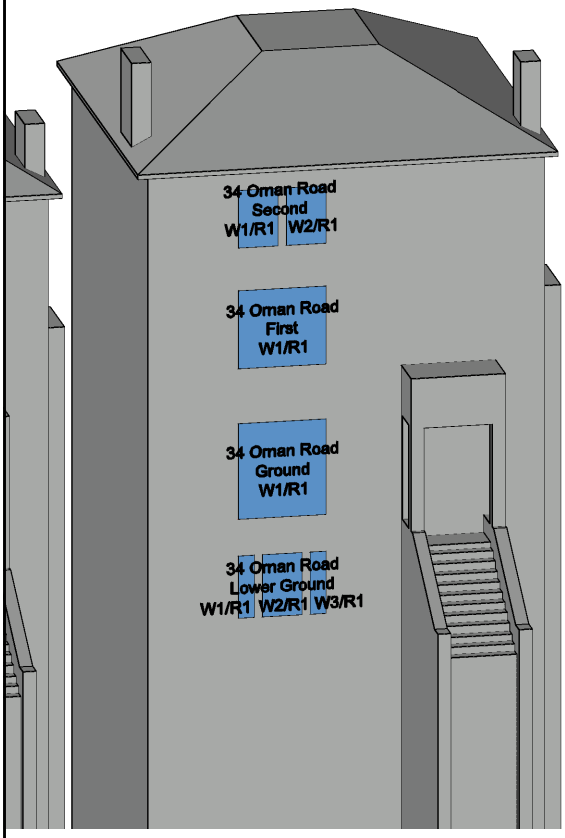
Newark Beacon
Cafferata Way
Newark NG24 2TN
01636 653 055
www.mesbuildingsolutions.co.uk

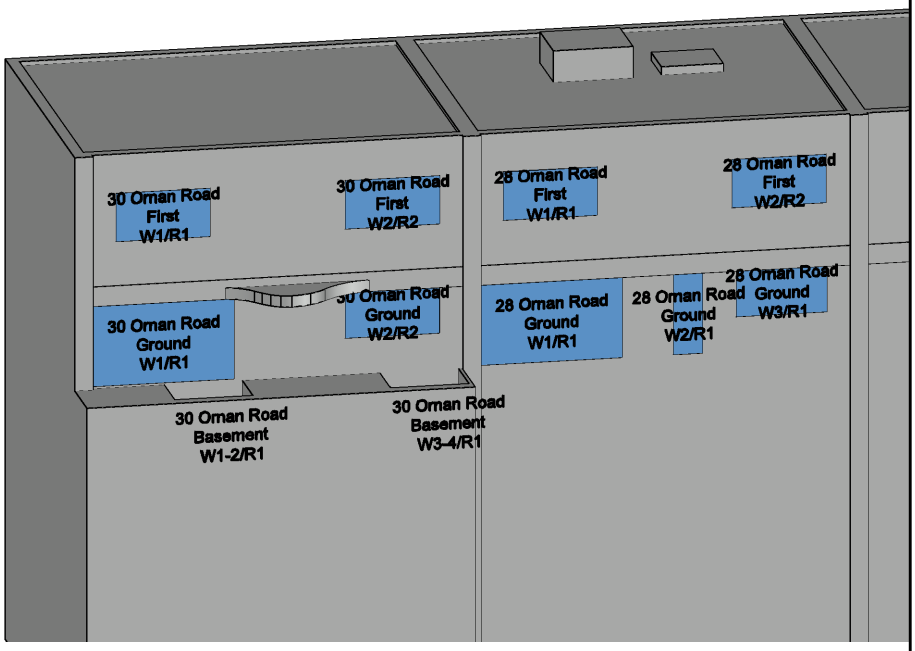
CLIENT:	PROJECT :	DRAWING TITLE:	DRAWN BY:	CHECKED BY:
Boyer Planning Limited	47 Ornan Road London NW3 4QD	Amenity Contours	NJW	CJ
			DATE: 13/1/2025	SCALE: NTS

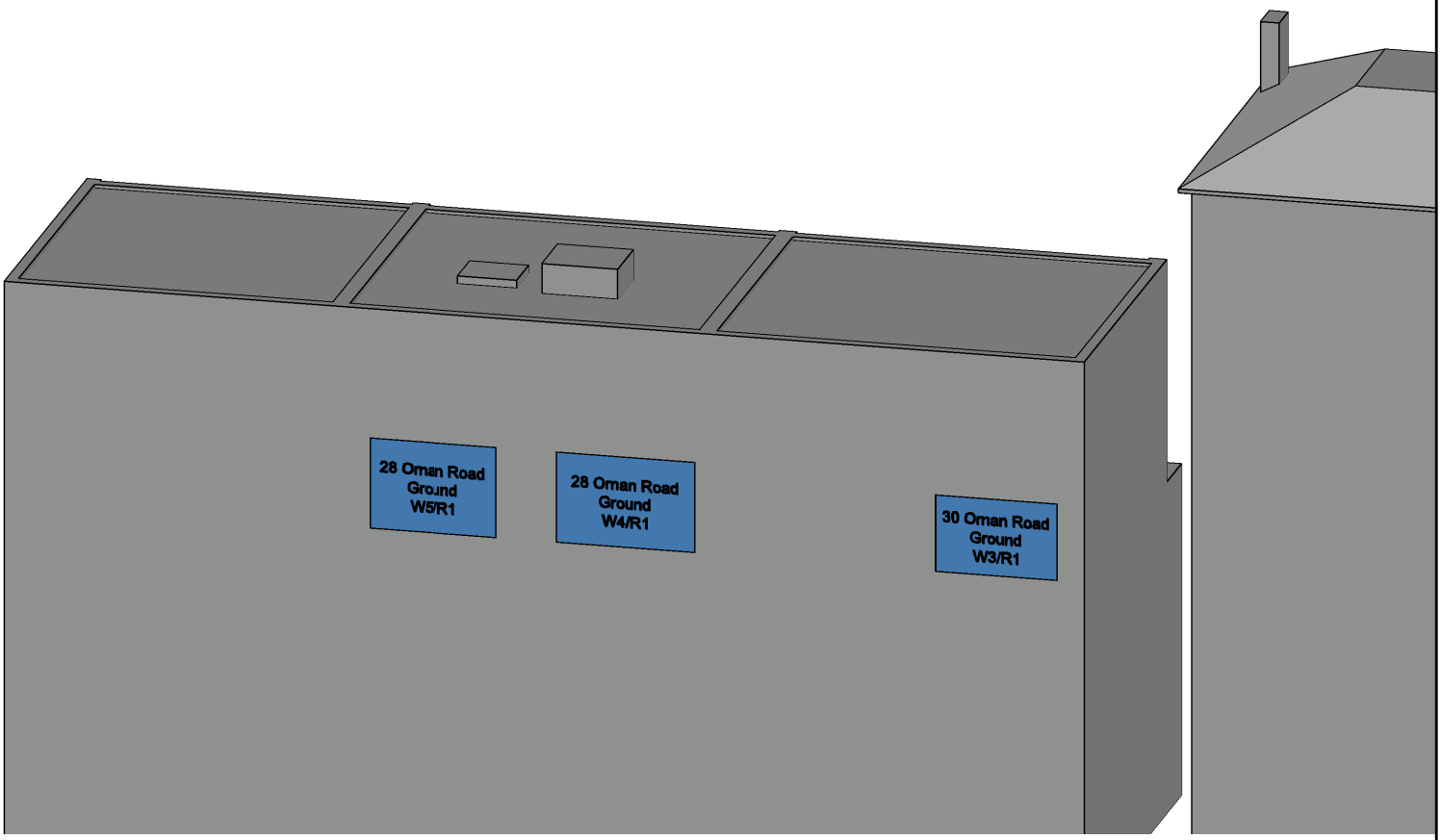
Appendix 4

Window & Room References

mesbuildingsolutions.co.uk
Newark Beacon, Cafferata Way, Newark, Nottinghamshire NG24 2TN







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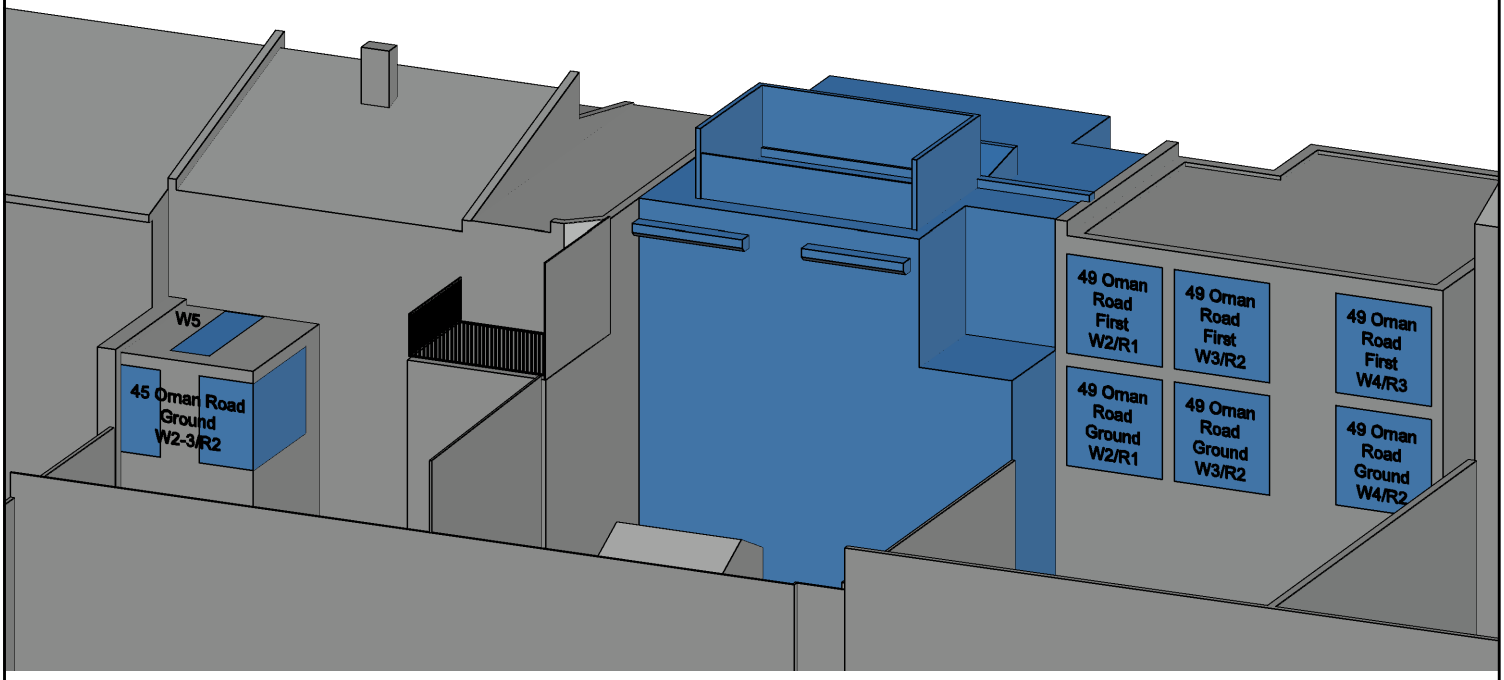
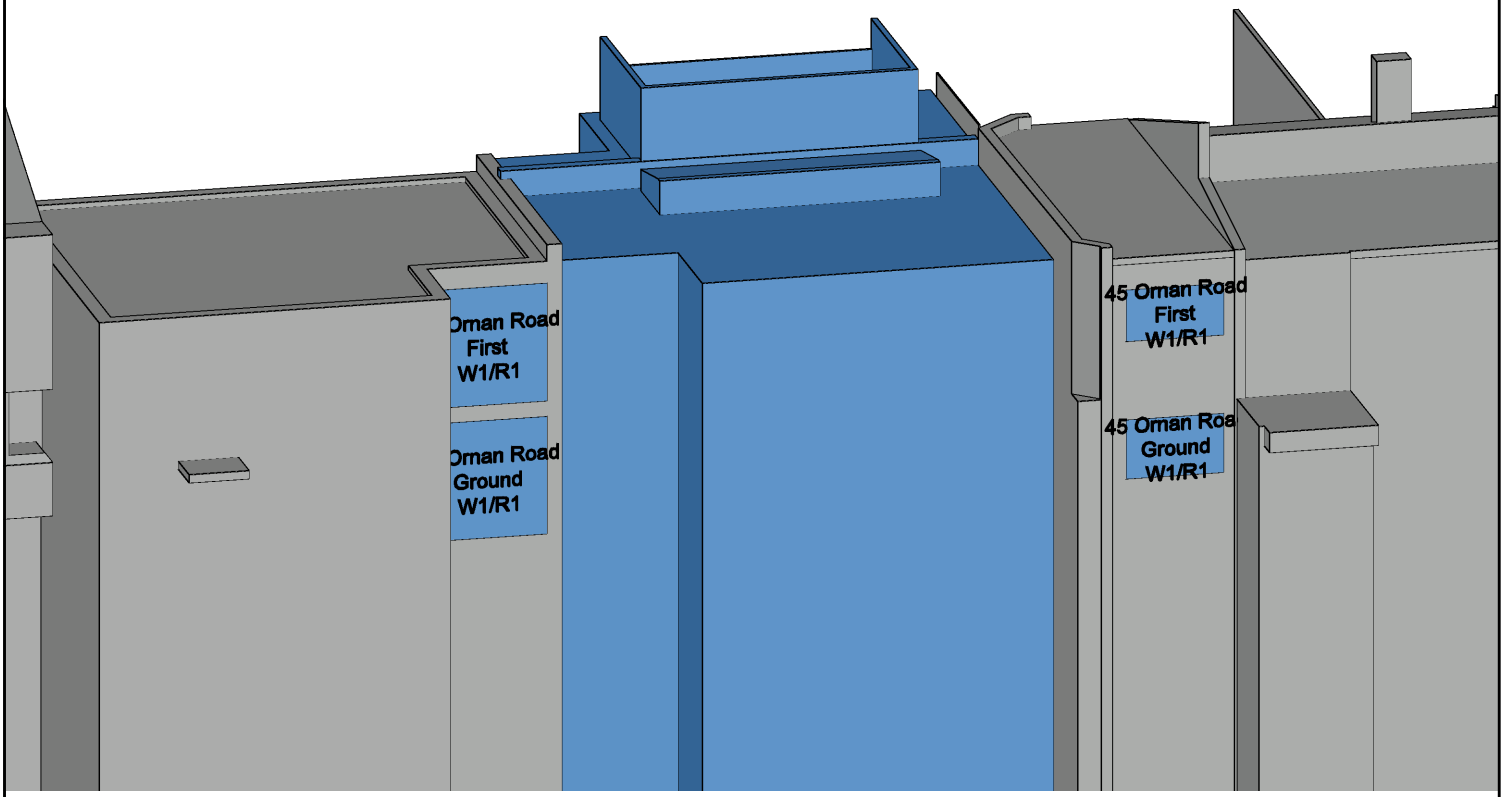
CLIENT:	PROJECT :	DRAWING TITLE:	DRAWN BY:	CHECKED BY:
Boyer Planning Limited	47 Ornan Road London NW3 4QD	Window Labels 28,30 & 34 Ornan Road	NJW	CJ
			DATE: 10/10/2024	SCALE: NTS





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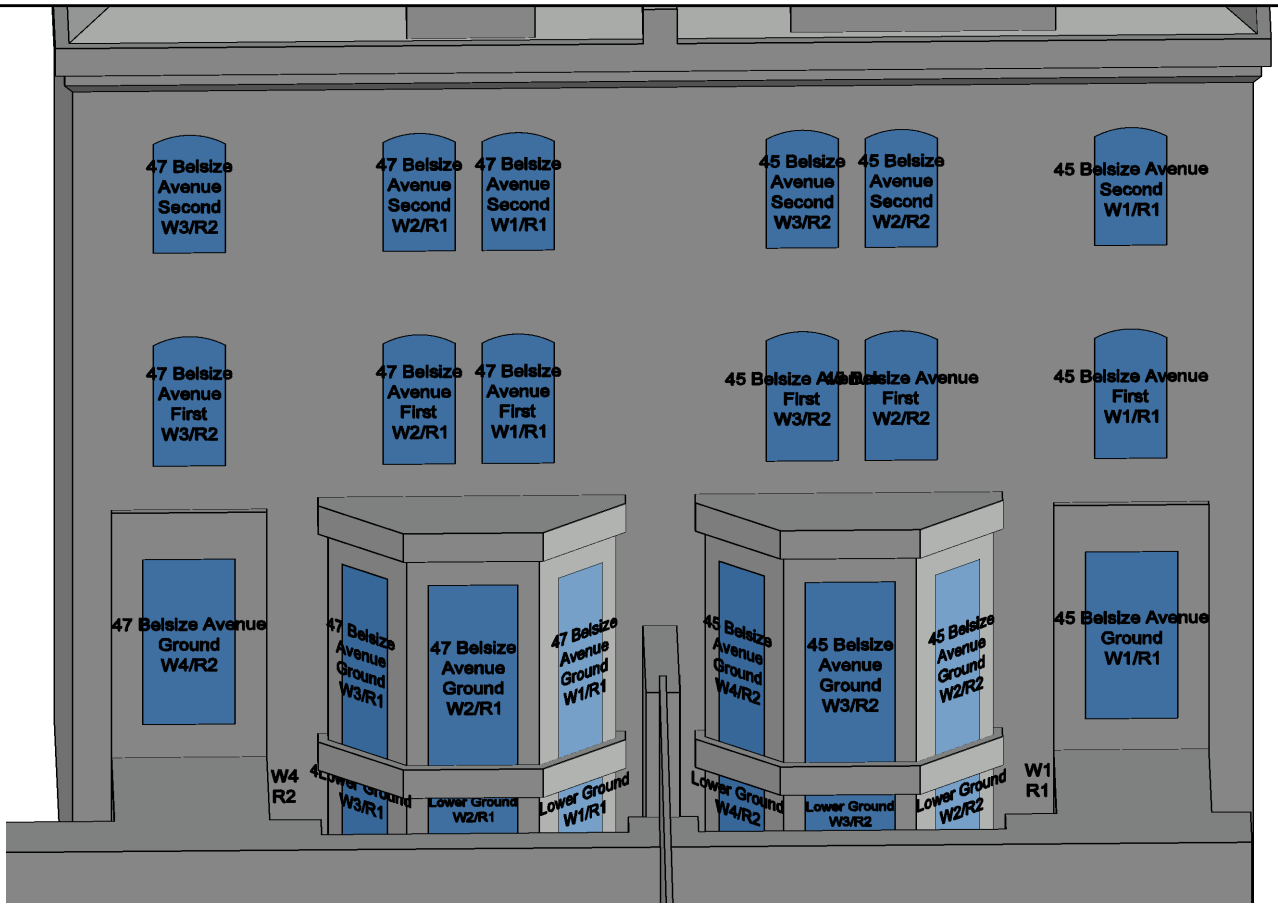
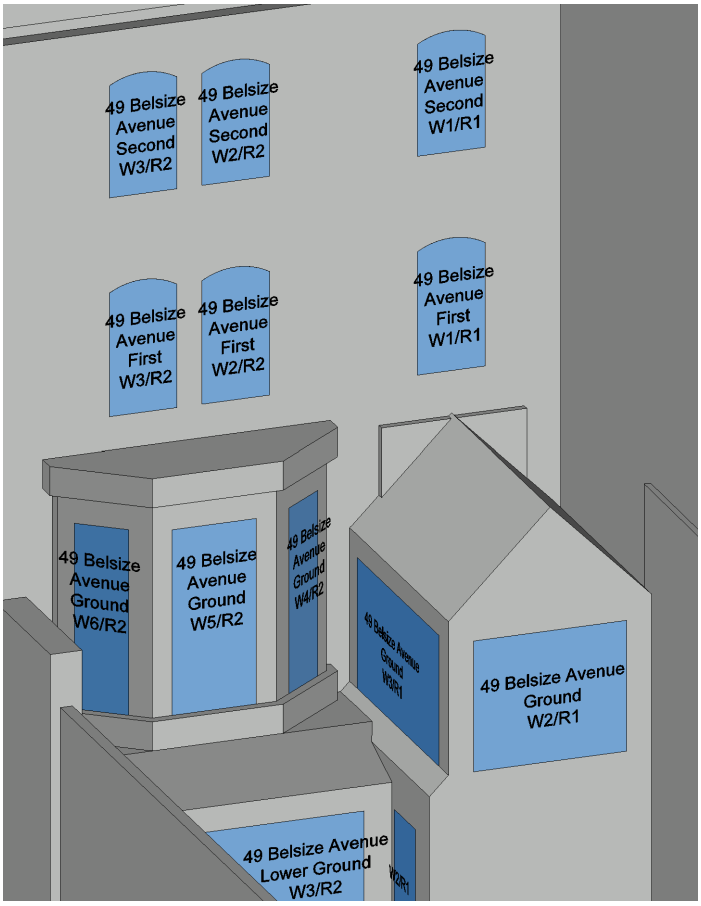
CLIENT:	PROJECT :	DRAWING TITLE:	DRAWN BY:	CHECKED BY:
Boyer Planning Limited	47 Ornan Road London NW3 4QD	Window Labels 45 & 49 Ornan Road	NJW	CJ
			DATE: 10/10/2024	SCALE: NTS





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CLIENT:	PROJECT :	DRAWING TITLE:	DRAWN BY:	CHECKED BY:
Boyer Planning Limited	47 Ornan Road London NW3 4QD	Window Labels 45, 47 & 49 Belsize Avenue	NJW	CJ
			DATE: 10/10/2024	SCALE: NTS