

Sunlight
Assessments UK

Daylight & Sunlight Assessment

Neighbours Impact Report

Site address: 34 Lowfield Rd, London NW6 2PR, UK

Impact address: 32 Lowfield Rd, London NW6 2PR, UK

Technical analysis by Milica Mijajlović

Designer/Architects Jonathan Percival (client)





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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 34 Lowfield Rd, London NW6 2PR, UK.
- 1.2 The report relates to the proposed Scheme presented by Jonathan Percival (client), and provides detailed technical support regarding the potential impact to the daylight and sunlight of 32 Lowfield Rd, London NW6 2PR, UK.
- 1.3 The Local Authority will be informed of 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.
- 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 Jonathan Percival (client).
- 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.



4. The Site

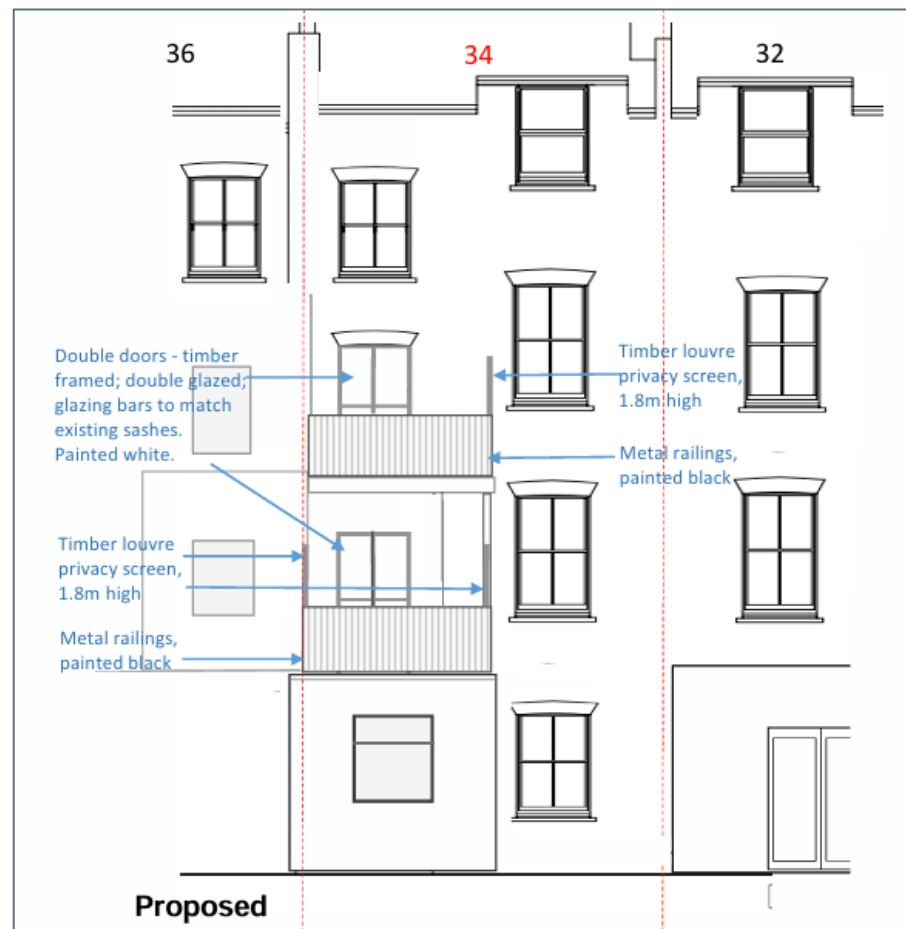
4.1 The site is located at 34 Lowfield Rd, London NW6 2PR, UK.





5. The Proposal

- 5.1 Our understanding of the proposed new build is illustrated in the drawings, located in Appendix 1.
- 5.2 Jonathan Percival (client) 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 windows of 32 Lowfield Rd, London NW6 2PR, UK.
- 6.2 This/these residential properties are 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 rooms 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 32 Lowfield Rd, London NW6 2PR, UK will not experience a noticeable reduction of daylight and sunlight as set out in the BRE guidelines.
- 8.2 We, therefore, conclude that the effects of the proposed scheme in relation to daylight and sunlight are BRE compliant and we have identified no grounds for rejection of a planning application in regards to daylight & sunlight

Appendix 1:

Drawings



34 Lowfield Road NW6 2PR

Proposed plans- Flat A

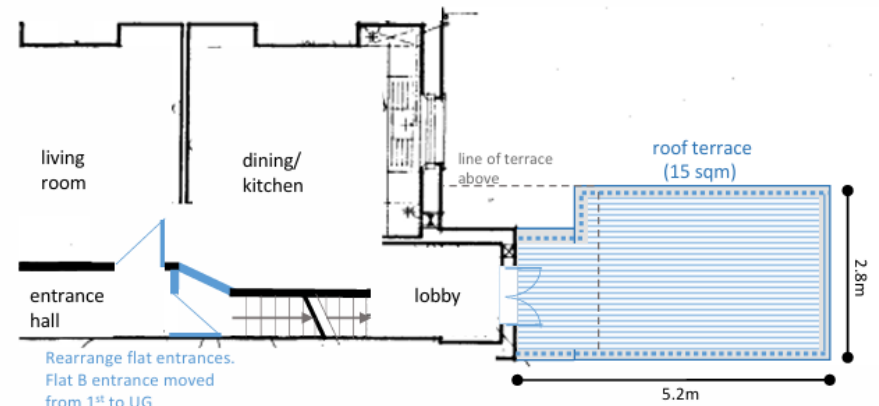
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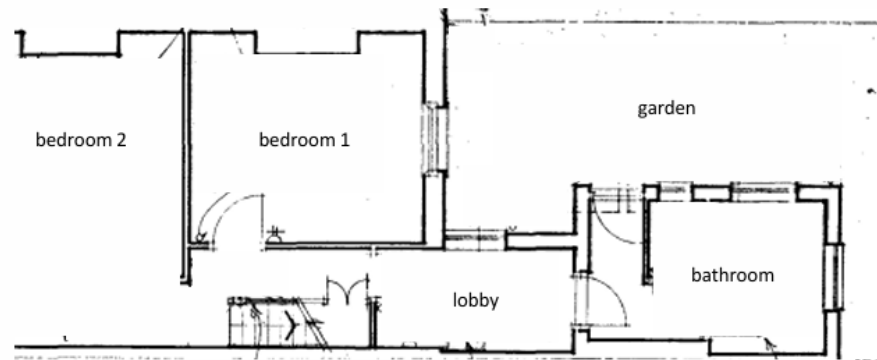
1m 10m



Upper
ground



Lower
ground





34 Lowfield Road NW6 2PR
Proposed plans- Flat B
Drawing no. 1.7
1:100 @ A4

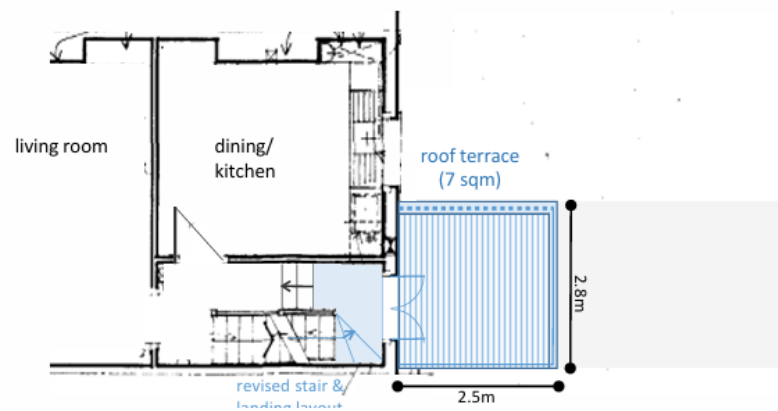
1m 10m



Second
floor



First
floor





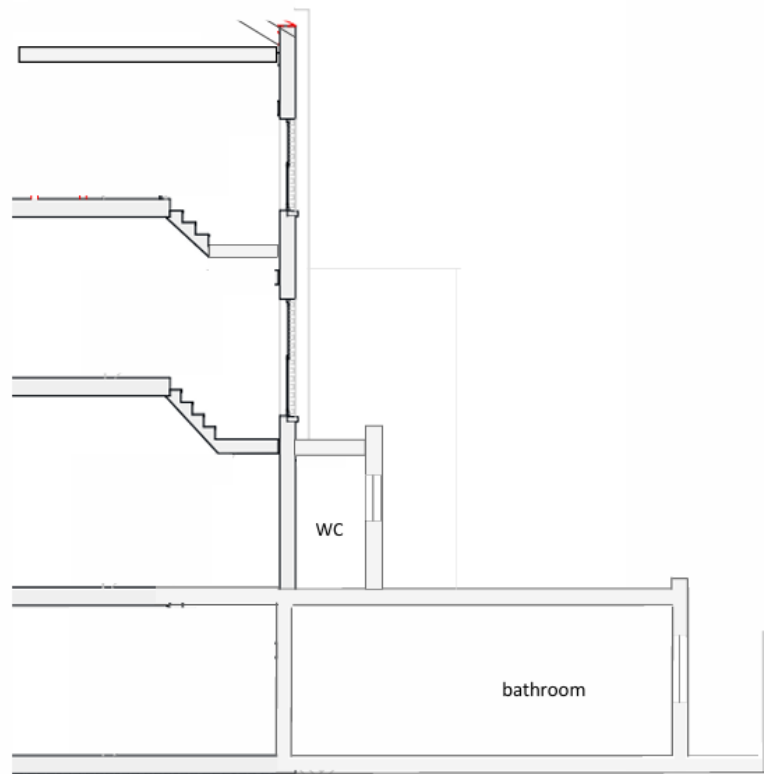
34 Lowfield Road NW6 2PR

Sections

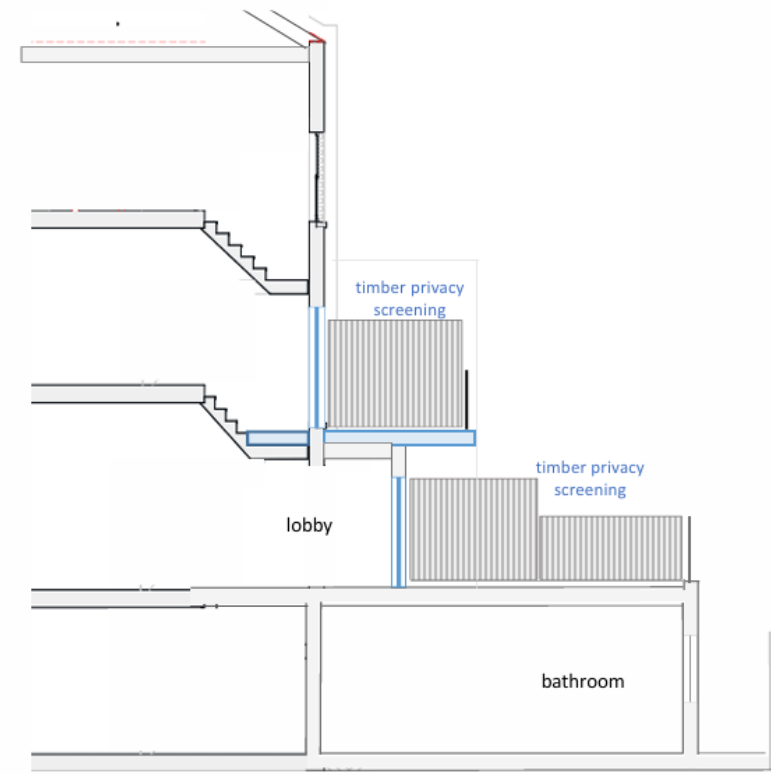
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1m 10m



Existing



Proposed



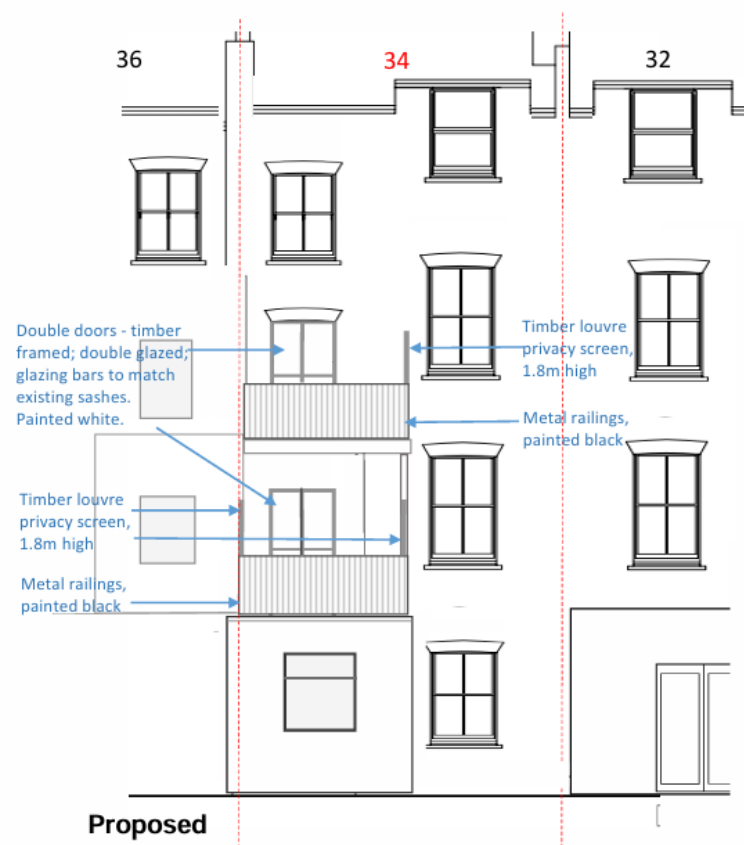
34 Lowfield Road NW6 2PR

East elevations

Drawing no. 1.9

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1m 10m





34 Lowfield Road NW6 2PR

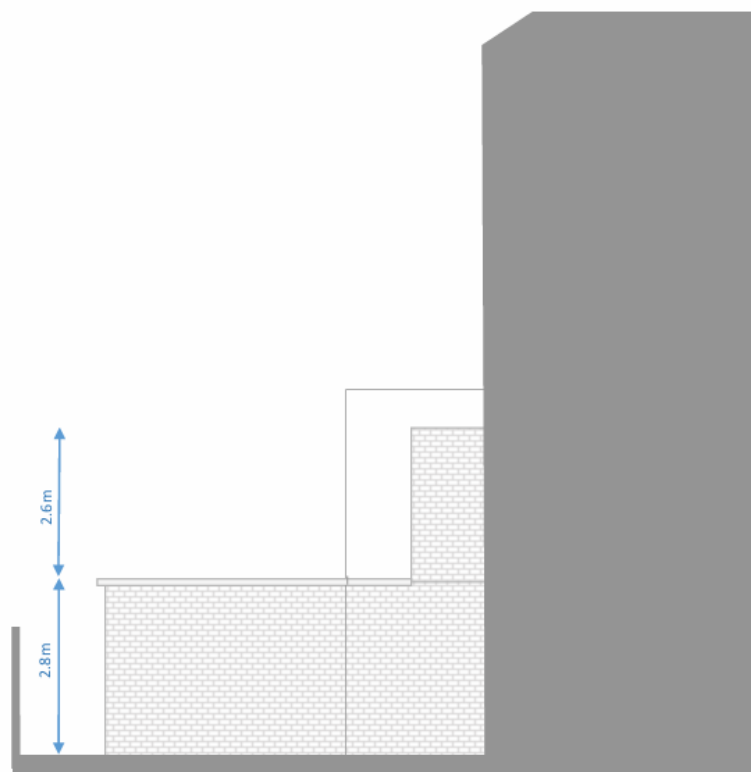
North elevations

Drawing no. 1.10

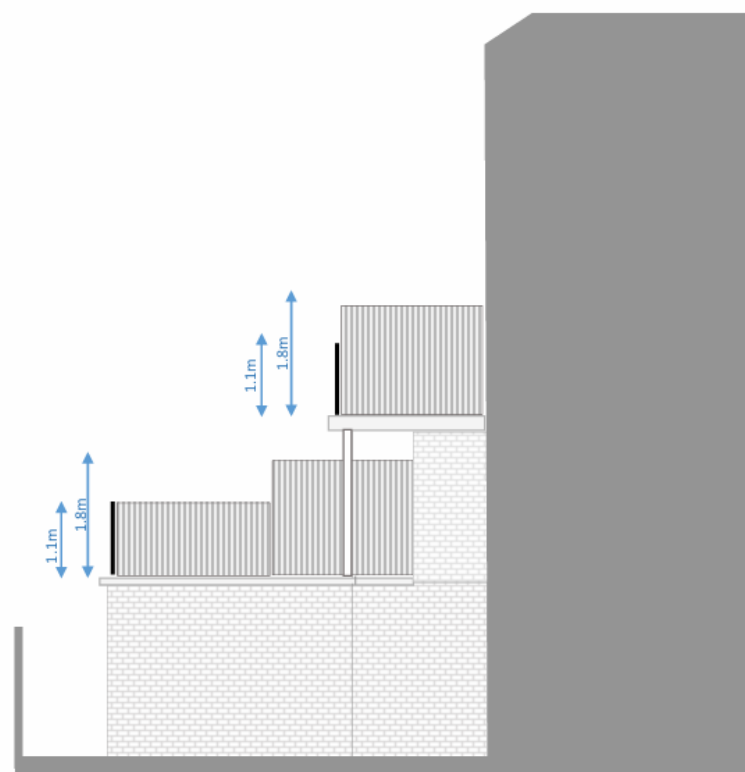
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1m

10m



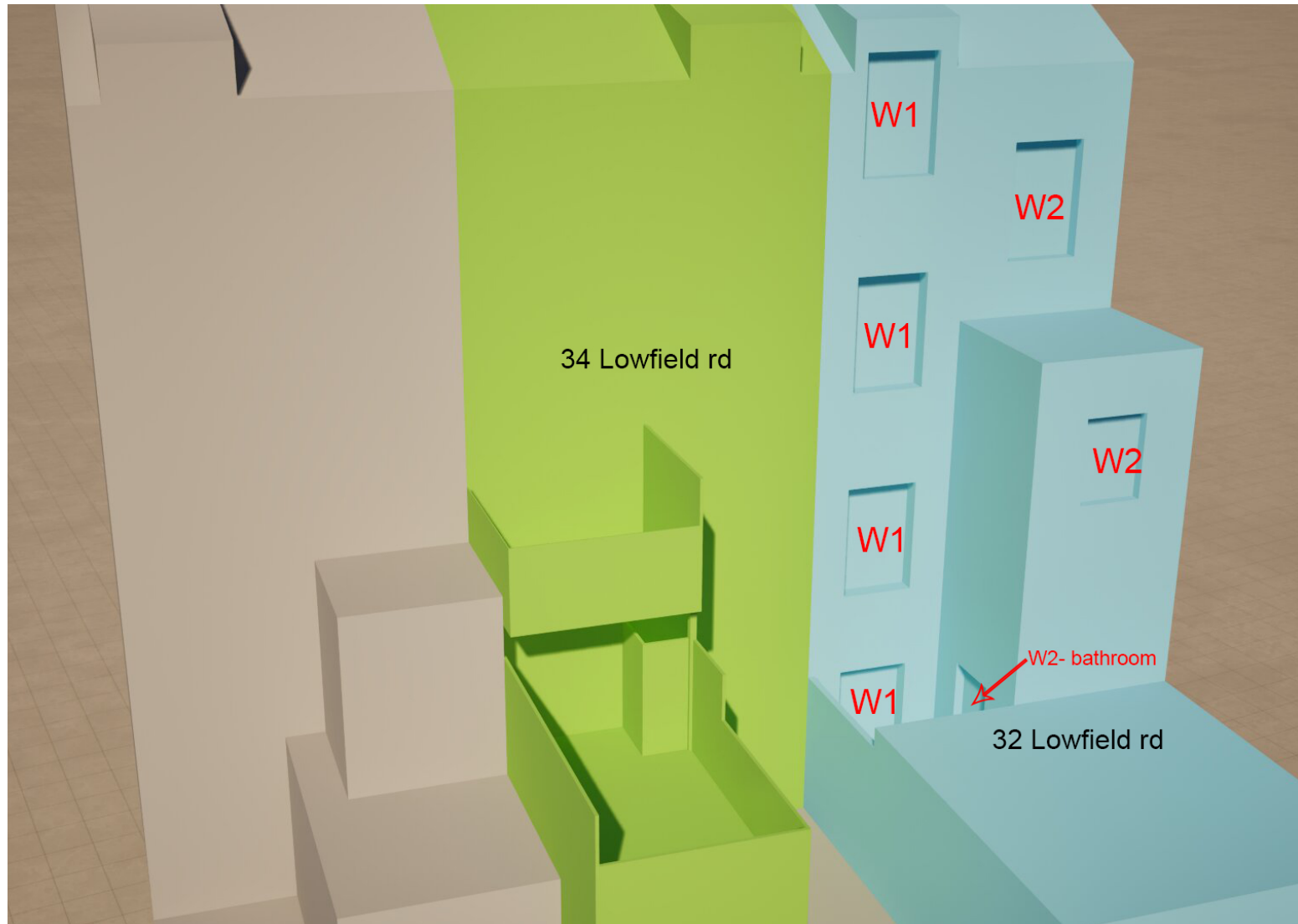
Existing



Proposed

Appendix 2:

Window Maps



Appendix 3:

Technical Analysis



Vertical Sky Component (VSC) results

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
32 Lowfield Rd	First	W1	99°	29.05	27.78	0.96	YES
32 Lowfield Rd	Ground	W1	99°	15.41	14.84	0.96	YES
32 Lowfield Rd	Ground	W2	189°	15.66	11.87	0.76	Bathroom window
32 Lowfield Rd	Second	W1	99°	39.11	39.11	1	YES
32 Lowfield Rd	Second	W2	99°	39.62	39.62	1	YES
32 Lowfield Rd	Third	W1	99°	39.62	39.62	1	YES
32 Lowfield Rd	Third	W2	99°	39.62	39.62	1	YES



Annual probable sunlight hours (APSH) results

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria
32 Lowfield Rd	First	W1	99°	57	50	0.88	YES
32 Lowfield Rd	Ground	W1	99°	31	25	0.81	YES
32 Lowfield Rd	Ground	W2	189°	39	31	0.79	Bathroom window
32 Lowfield Rd	Second	W1	99°	58	58	1	YES
32 Lowfield Rd	Second	W2	99°	58	58	1	YES
32 Lowfield Rd	Third	W1	99°	58	58	1	YES
32 Lowfield Rd	Third	W2	99°	58	58	1	YES

End of report

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