

# **REPORT**

**19 GREENAWAY GARDENS  
HAMPSTEAD  
LONDON NW3**

**DAYLIGHT & SUNLIGHT**

**BVP**

**BROOKE VINCENT + PARTNERS**

## **CONTENTS OF REPORT**

	<b><u>Page</u></b>
1. SUMMARY	1
2. INTRODUCTION	2
3. DAYLIGHT	3
4. SUNLIGHT	5

<b>Appendices:</b>	1. Location Plan and Photograph
	2. Daylight Studies
	3. Sunlight Studies
	4. Credentials



BROOKE VINCENT + PARTNERS

CHARTERED BUILDING SURVEYORS, ENTERPRISE HOUSE, THE CREST, LONDON NW4 2HW

[www.brooke-vincent.co.uk](http://www.brooke-vincent.co.uk)

Tel 020 8202 1013 Fax 020 8202 9488

Wolff Architects  
16 Lambton Place  
Notting Hill  
London W11 2SH

Our Ref: JC/FR/8326

Date: 12<sup>th</sup> July 2007

Dear Sirs

**Redevelopment of 19 Greenaway Gardens, Hampstead, London NW3 7DH**

**Daylight & Sunlight**

We are instructed to advise and report upon the daylight and sunlight aspects of this planning application.

Our report is based upon the scheme drawings prepared by Wolff Architects, our site inspection and measurement, plus daylight/sunlight studies to neighbouring residential properties.

**1.0 SUMMARY**

- 1.1 This report has been drafted by reference to the Building Research Establishment (BRE) publication '*Site Layout Planning for Daylight and Sunlight: A guide to good practice*' and the requirements of the London Borough of Camden's Unitary Development Plan (UDP).
- 1.2 Consideration is given to residential property neighbouring the site.
- 1.3 Despite a number of windows with a view towards this development, daylight and sunlight to neighbouring residential property will not be adversely affected. We are able to conclude that the recommendations of BRE's guide to good practice and the requirements of the Local Planning Authority's UDP are satisfied.

Yours faithfully

**John Carter FRICS**  
**For BROOKE VINCENT + PARTNERS**

email: [john.carter@brooke-vincent.co.uk](mailto:john.carter@brooke-vincent.co.uk)



Directors: John Carter FRICS Christopher Negus BSc Dip Proj Man FRICS David Sirman MRICS  
Brooke Vincent + Partners is the trading name of Brooke Vincent Limited, a company  
registered in England and Wales No. 6009355. Registered address as above

Doc Ref: 8326/Report/19 Greenaway Gardens Daylight & Sunlight/fr

## 2.0 INTRODUCTION

- 2.1 This report is based upon the application drawings of Wolff Architects.
- 2.2 The London Borough of Camden's Unitary Development Plan (UDP) confirms the need to retain adequate daylight and sunlight to residential buildings and makes specific reference to the good practice guide detailed below.
- 2.3 We confirm all calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication "*Site Layout Planning for Daylight and Sunlight, a guide to good practice.*" This Guide does not contain mandatory requirements, but in the Introduction provides a full explanation of its purpose:

*"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."*

*"It aims to help rather than constrain the designer."*

*"Although it gives numerical guidelines these should be interpreted flexibly because natural lighting is only one of many factors in site layout design."*

*"In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, a high degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."*

- 2.4 Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.
- 2.5 The simplest methods are not appropriate in an urban environment, where the built form is invariably complex. Vertical Sky Component (VSC) is the calculation most readily adopted, as the principles of calculation can be established by relating the location of any particular window to the existing and proposed, built environment.
- 2.6 The BRE Guide states "*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 diffused daylighting of the existing building may be adversely affected.*

*This will be the case if the Vertical Sky Component measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value".*

### 3.0 **DAYLIGHT**

#### 3.1 **Generally**

3.1.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky. It is therefore necessary to consider all neighbouring residential property facing the reference site.

3.1.2 We define below the properties that neighbour the site and refer you to the location plan in Appendix 1. This also defines the location of the windows we have further considered by calculating VSC. For each window the location number is followed by the floor level.

#### 3.2 **North**

3.2.1 Immediately to the north of the property is 18 Greenaway Gardens, a three storey residential building.

3.2.2 The windows with a view of the proposed site are on the flank elevation. See Photograph 1 in Appendix 1.

3.2.3 We have analysed daylight to the lowest and closest window to the proposed development. This is defined on the Location Plan as Window W1. The daylight indicator can be found in Appendix 2. The result is detailed below for ease of reference.

Window	Existing VSC	Proposed VSC	Ratio of Proposed/Existing
18 Greenaway Gardens			
W1/G	24%	21.25%	0.88

3.2.4 Item 2.6 of this report confirms BRE guidance on what constitutes an adverse effect to the diffused daylighting received by an existing building. *"This will be the case if the Vertical Sky Component, measured at the centre of an existing main window, is less than 27% and less than 0.8 times its former value."*

3.2.5 Our calculations have confirmed that due to the flank of No. 18 being so close to No. 19, the existing VSC is less than 27%. However, the proposed VSC will be 0.88 the value of the former figure, above the BRE requirement to be at least 0.8 times the former value. This confirms there will be no adverse effect.

#### 3.3 **East**

3.3.1 To the east of the property is the rear garden and beyond are the gardens of other property. There are no houses within a reasonable distance to give any cause for concern.



### 3.4 South

3.4.1 To the south of the site is 9 Frognal Lane, a three storey residential property. The windows that have a view of the proposed site are in the rear elevation. See Photograph 2 in Appendix 1.

3.4.2 We have analysed the ground floor window closest to the proposed building. The daylight indicator is included in Appendix 2 and the result is detailed below.

Window	Existing VSC	Proposed VSC	Ratio of Proposed/Existing
9 Frognal Lane			
W2/G	33.75%	32%	0.94

3.4.3 The closest window will retain an extremely high level of daylight and remain well above the benchmark figure of 27% VSC. No other windows to the south of the site give cause for concern.

### 3.5 West

3.5.1 Across Greenaway Gardens there are more residential properties. Due to their distance away from the proposed site there can be no cause for concern.

### 3.6. DAYLIGHT SUMMARY

3.6.1 The residential properties with a view of the development will retain daylighting in accordance with BRE recommendations. There will be no adverse effect to daylight received by neighbouring residential property.

## 4.0 **SUNLIGHT**

### 4.1 **Generally**

#### 4.1.1 The BRE *Guide to Good Practice* confirms:

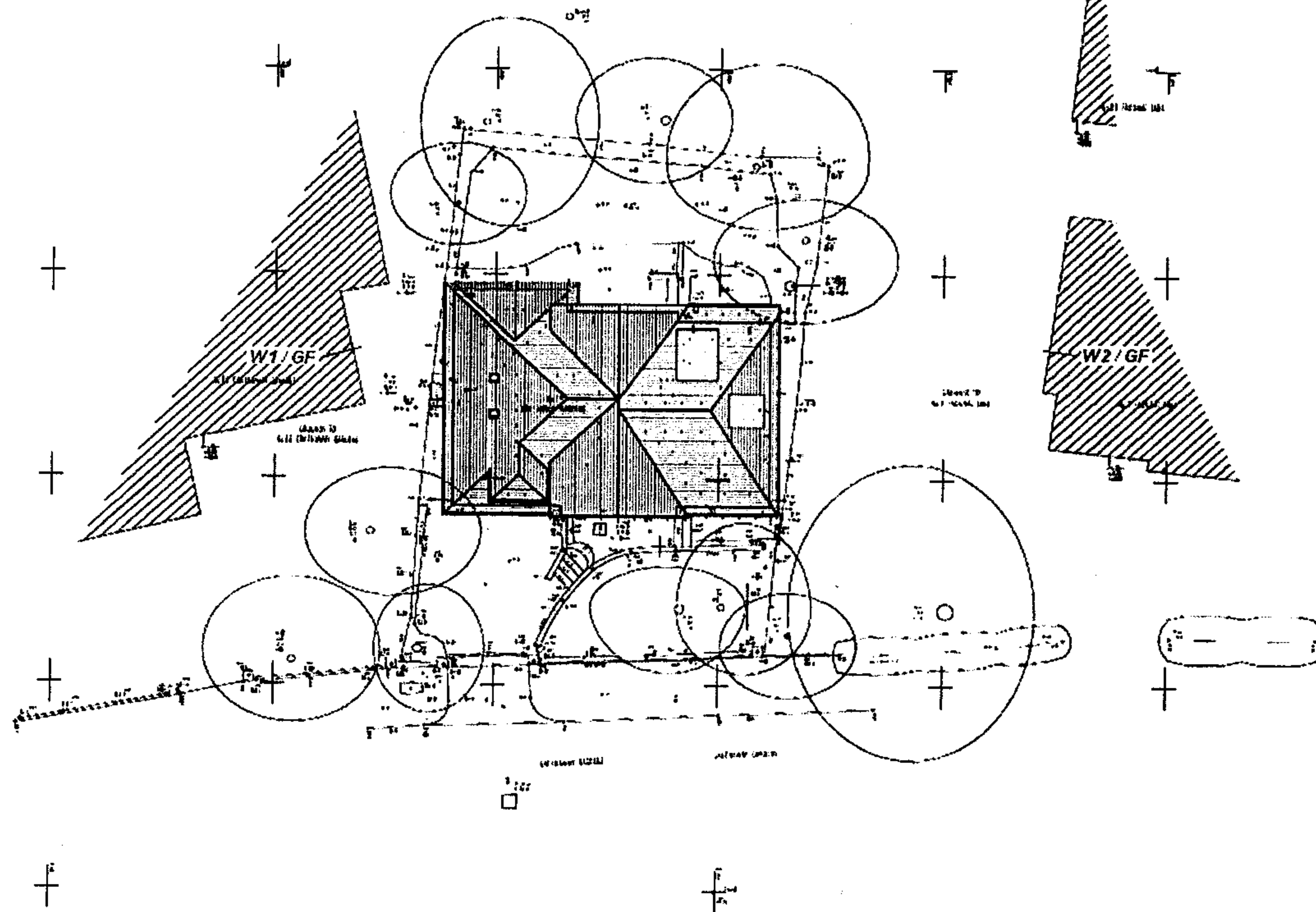
- (i) Sunlight is only relevant to neighbouring residential windows which have a view of the proposed development and face south of the east/west axis.
- (ii) Similarly, the sunlighting of the existing dwelling may be adversely affected if the centre of the window receives less than 25% of the annual probable sunlight hours, of which 5% of the annual total should be received between 21<sup>st</sup> September and 21<sup>st</sup> March (winter) and less than 0.8 times its former sunlight hours during either period.

#### 4.1.2 The only window with a southerly aspect and a view of the proposed site is Window W1. A sunlight analysis has been carried out using a BRE indicator, see Appendix 3. The results are detailed below for ease of reference.

Window Location	Sunlight Availability	
	Annual %	Winter %
W1/G		
Existing	59.0%	14.0%
Proposed	56.75%	11.75%

## 4.2 **SUNLIGHT SUMMARY**

#### 4.2.1 Our analysis confirms that proposed annual and winter sunlight will remain relatively unchanged and above BRE's recommended levels.



This drawing is prepared under copyright and all rights reserved. Any use of this drawing for reproduction or other purposes without the written consent of the architect is prohibited. (Copyright: 1997)

This drawing is not to be used for any other purpose than that for which it is prepared. It is not to be used for any other purpose than that for which it is prepared.

Responsibility for any errors or omissions in this drawing is accepted by the architect.

REV	DESCRIPTION	
	DATE	BY
0	First Issue	15.06.07
1		
2		

## PROPOSED

W O L F  
ARCHITECTS

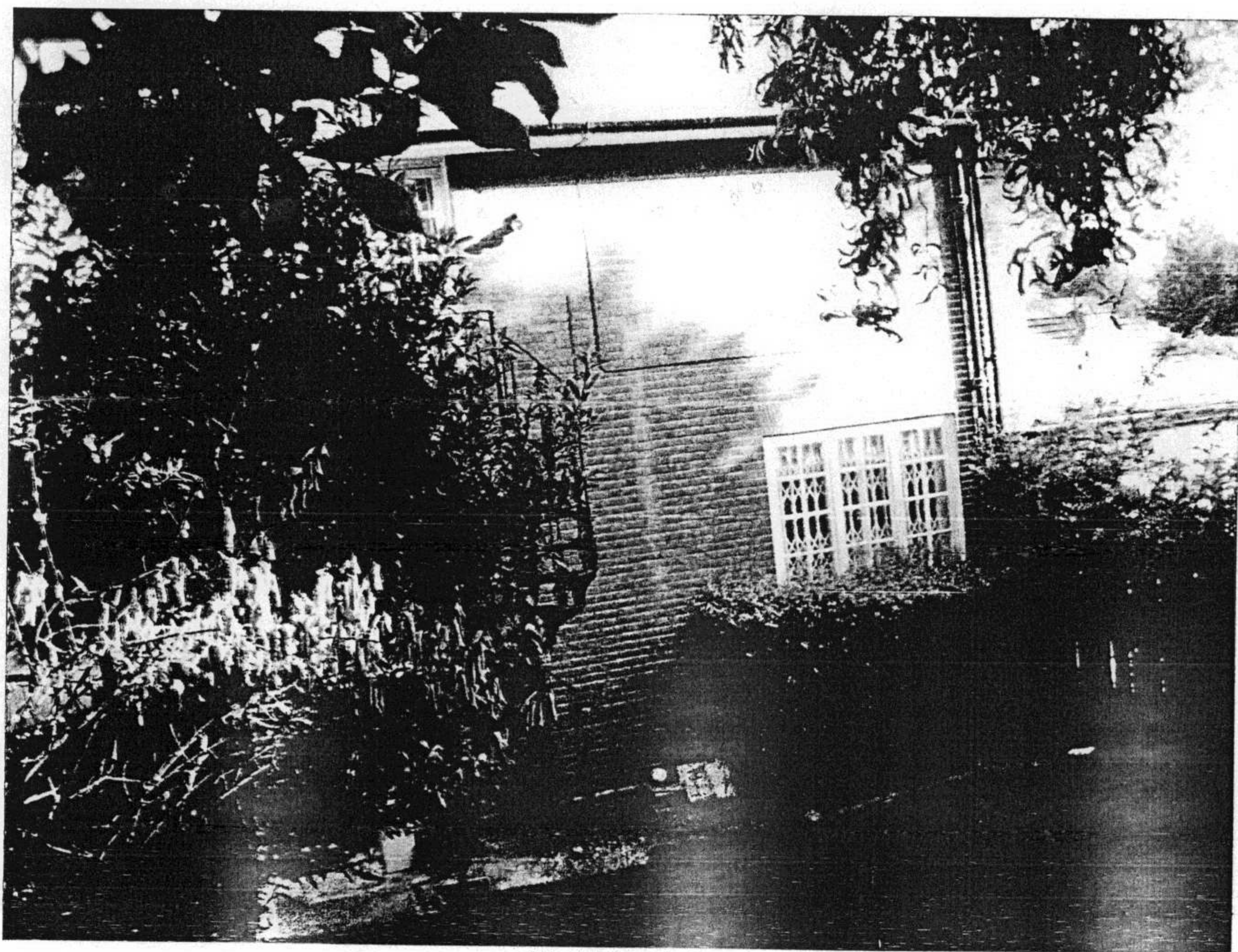
28 GREENWAY GARDENS  
LONDON E15 2JF  
TEL: 020 7254 1234  
FAX: 020 7254 1235  
WWW.WOLFACTS.COM

PROJECT	19 Greenaway Gardens London		
DATE	07-03-PR-205	22	0
DESCRIPTION	Proposed Site Road level Plan		
DATE	15.06.07	SCALE	1:200





Photograph 1

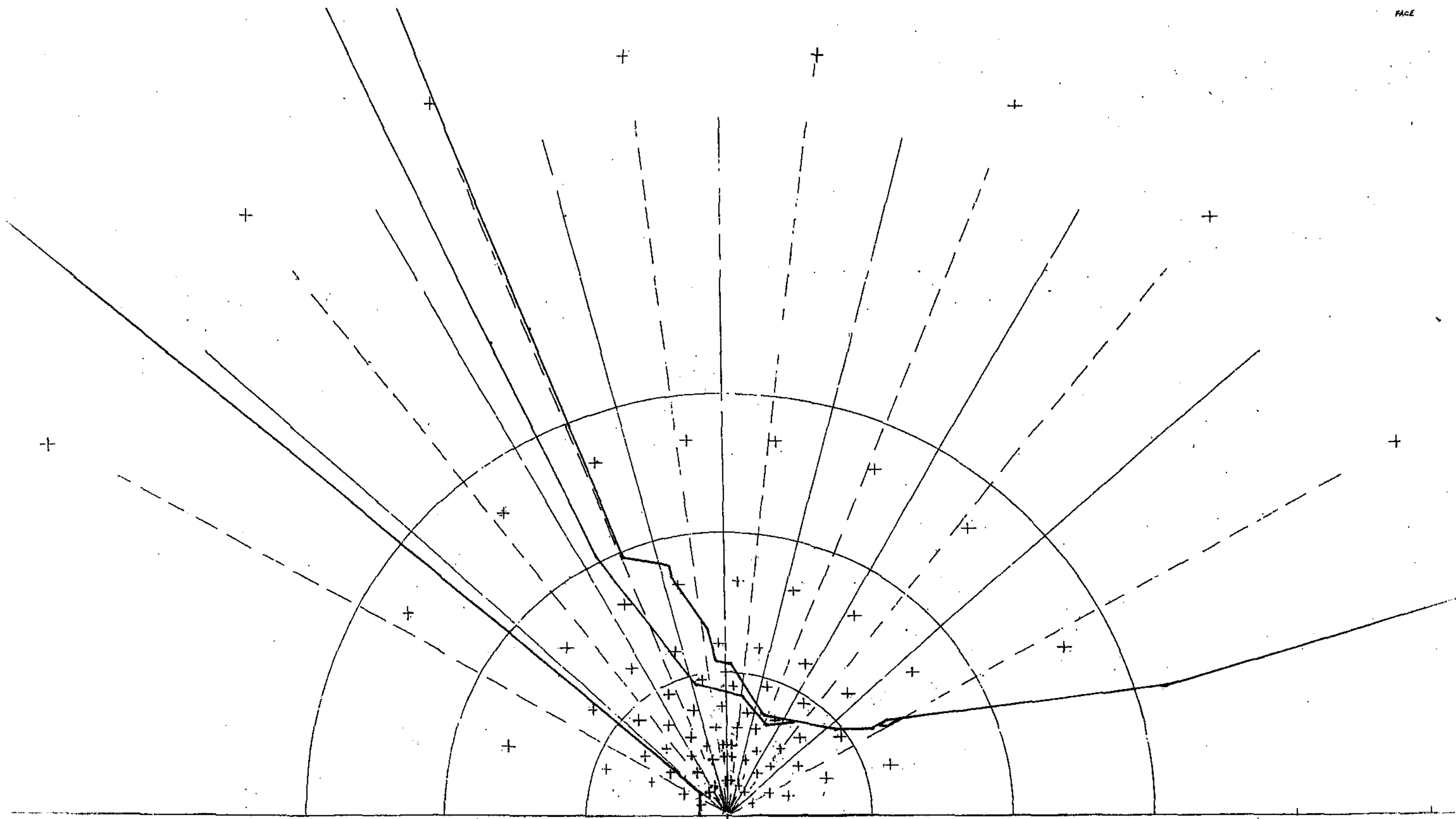


Photograph 2



## **APPENDIX 2**

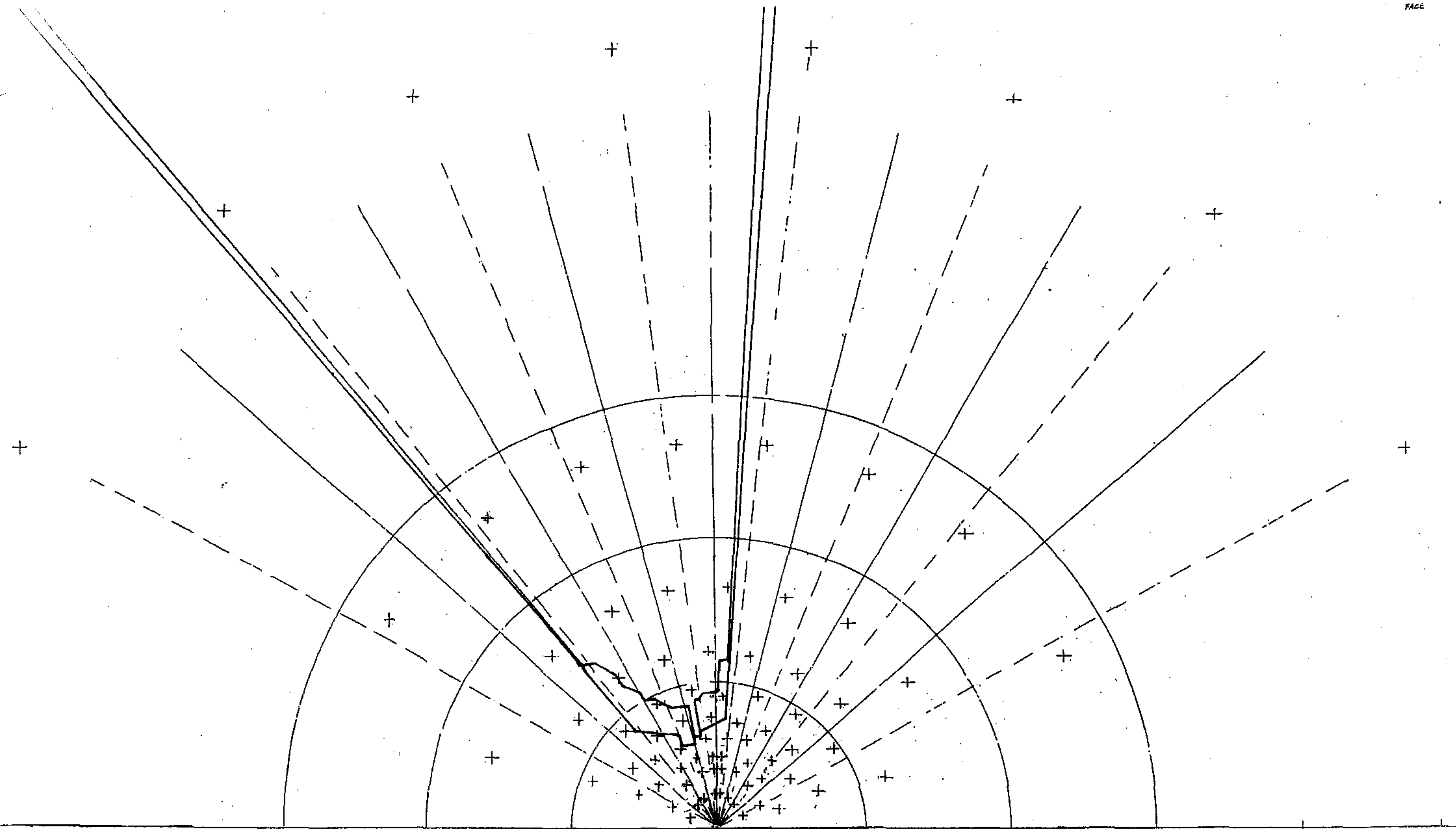
### **DAYLIGHT STUDIES**



LOCATION: 18 GREENAWAY GARDENS

WINDOW REF:	W1/GP	
VSC:	24.0	(Existing)
	21.25	(Proposed)
	0.88	(Ratio)

DATE: 11.07.07

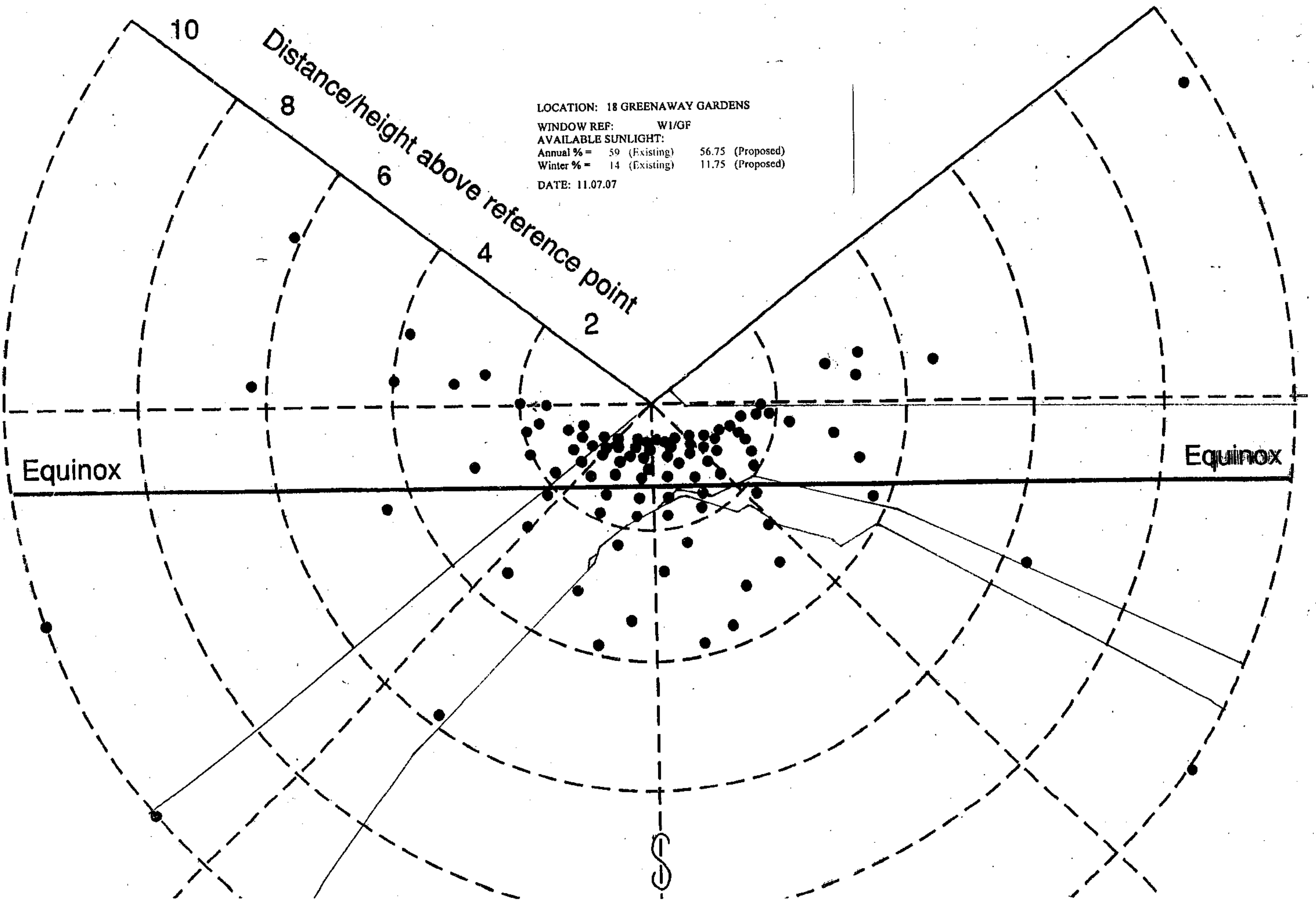


LOCATION: 9 FROGNAL LANE

WINDOW REF: W2/GF

VSC:	33.75	(Existing)
	32.0	(Proposed)
	0.94	(Ratio)

DATE: 11.07.07



LOCATION: 18 GREENAWAY GARDENS

WINDOW REF: W1/GF

AVAILABLE SUNLIGHT:

Annual % = 59 (Existing) 56.75 (Proposed)

Winter % = 14 (Existing) 11.75 (Proposed)

DATE: 11.07.07



A Founding Partner of Brooke Vincent + Partners in 1974, a Director from May 2007 and a Fellow of the Royal Institution of Chartered Surveyors since 1981.

Professional experience covers most aspects of a Chartered Building Surveyor's workload but currently, boundary related matters including, Rights To Light, Daylighting, Party Wall legislation disputes, etc., and building surveys of a wide variety of building styles and ages.

Past Chairman of the Pyramus & Thisbe Club (a club for surveyors advising on boundary related disciplines) and now Honorary Secretary. Previously a member of two of the Institution's skills panels (residential surveys and geodetics) and a consulting member to the boundaries panel.

Whilst with the residential survey panel, co-opted onto the working party responsible for revising and extending the RICS Good Practice Note for Residential Building Surveys and thereafter scripting and presenting an educational tape on the same subject.

A frequent speaker on light, party wall and survey matters and an independent assessor of candidates undertaking their RICS Assessment of Professional Competence.

In 1999, received CEDR accreditation as a mediator and became a member of the RICS panel of mediators.

## **Clients - Rights to Light and Daylight/Sunlight**

Akeler Developments Limited  
Alburn Limited  
Antler Homes  
Associated Newspapers  
Barratt Homes  
Bee Bee Developments Limited  
Berkeley Homes  
Bryant Homes  
Cala Homes  
Canon Estates Limited  
City North Group Plc  
City & Thames  
Credit Suisse  
Crest Nicholson  
Galliard Homes Limited  
Grainger Trust Plc.  
Heritage Group  
Ipsus Developments Limited  
J.G. Land + Estates Limited  
Londnewcastle  
Michael Shanley Homes  
Morris Homes  
Pinnacle Estates Limited  
Quintain Estates & Development Plc  
Redrow Homes Limited  
Reit Asset Management  
Rialto Homes  
Rushbond Group  
Shaftesbury Plc  
St. James Homes Limited  
St. James's Investments  
St. John's College, Oxford  
Swan Hill Properties  
Tesco Stores Limited  
The Trustees of Charterhouse London  
Ward Homes  
Wilson Bowden  
Windmill Properties Limited