

Right of Light Consulting

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By Email

Dyar Lally
Hallmark Property Group
46 Great Marlborough Street
London
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12 August 2014

Dear Mr Lally,

Proposed Extension at 55 to 57 Holmes Road, London NW5 3AN

BRE Daylight and Sunlight Study

Thank you for inviting me to consider the daylight and sunlight aspects of your design as detailed on drawings:

A(GA)110	Proposed First Floor Plan	Rev –
A(GA)120	Proposed Second Floor Plan	Rev –
A(GA)130	Proposed Third Floor Plan	Rev –
A(GA)140	Proposed Fourth Floor Plan	Rev –
A(GA)300	Proposed Section A-A	Rev –
A(GA)400	Proposed North Elevation	Rev –
A(GA)401	Proposed South Elevation	Rev –
A(GA)402	Proposed West Elevation	Rev –

I understand there has been particular concern raised by the occupiers of the flats directly adjacent to the proposed extension (i.e. Flat 9 & 14). I have appraised the design with reference to the standard daylight and sunlight criteria used for the purpose of assessing planning applications; as set out in Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight' 2011.

The BRE guide sets out two preliminary tests known as the 25 degree and 45 degree rules. Failing either of these tests does not necessarily mean that daylight and sunlight will be adversely affected. Under the BRE guidelines, failing the tests simply means that further detailed testing is required to check the light levels.

The so called '45 degree rule' is the appropriate test for assessing extensions which are sited adjacent to existing windows. If the centre of a neighbour's windows lies on the extension side of both the 45 degree lines (on plan and elevation), then the more detailed BRE tests are usually required. Otherwise, daylight and sunlight levels are unlikely to be

adversely affected because the light will continue to be received either over or beyond the end of the extension (refer to enclosed Fact Sheet 1 which explains the application of the 45 degree rule).

In the case of the extension to 55 to 57 Holmes Road, the centre of the nearest window at Flat 14 (bedroom window) lies within the 45 degree line on plan; but not on elevation (refer to Drawing 1 enclosed). Therefore, the bedroom window at Flat 14 passes the 45 degree test and daylight/sunlight levels to this room are unlikely to be adversely affected.

The bedroom window at Flat 9 (sited directly below the bedroom window at Flat 14) does not pass the preliminary 45 degree rule (centre of the window sits within the 45 degree line on both plan and elevation). However, we note that window 9 faces directly onto the recently constructed 61 to 63 Holmes Road development (outline of the proposal shown in blue on the enclosed elevation drawing). Given that the light to this window is already hampered by the obstruction created by 61 to 63 opposite, I am of the opinion that any additional light loss as a result of the proposed extension at 55 to 57 Holmes Road is unlikely to be noticeable.

In summary, I confirm that the proposed extension at 55 to 57 Holmes Road is likely to have a minimal impact on its existing neighbouring properties' daylight/sunlight. I trust the above is useful, please do not hesitate to come back to me if you have any queries.

Yours sincerely,

A handwritten signature in red ink, appearing to read 'A. Fawell', written in a cursive style.

Anthony James Fawell B.Sc. (Hons)

Enc. Fact Sheet 1 : The 25 degree and 45 degree rules
Drawing 1: Proposed plan and elevation annotated with 45 degree lines



*Minutes
of CPD*

FACT SHEET 1

25 and 45 degree rules of thumb



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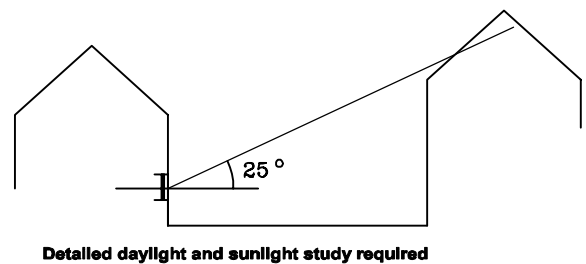
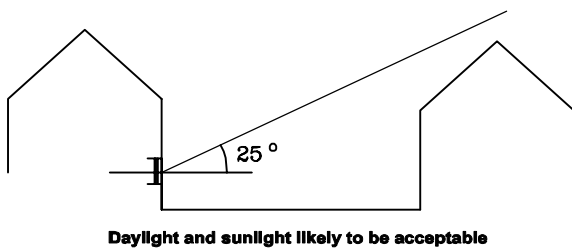
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Local authorities will usually only approve a planning application if it does not have an adverse effect on daylight and sunlight to neighbouring properties. The daylight and sunlight tests normally used by local authorities when considering planning applications are set out in the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)'. The BRE guide gives two helpful rule of thumb tests which determine whether or not further detailed daylight and sunlight tests are required. The further detailed daylight and sunlight tests are covered in Fact Sheet 2.

Daylight and sunlight to neighbouring windows

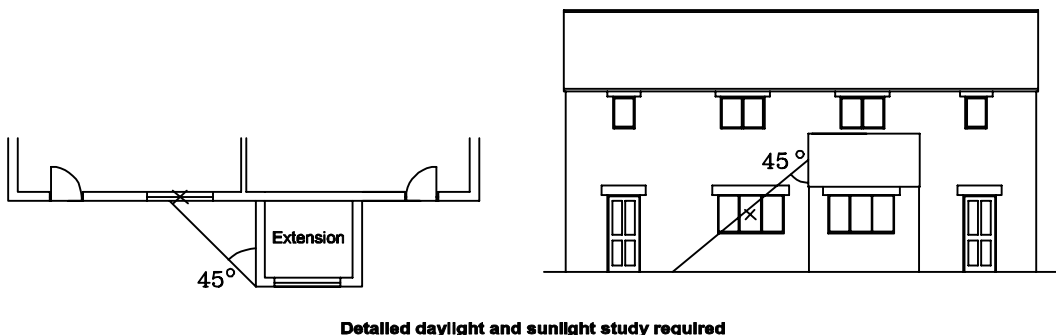
25 degree test

The 25° test is used where the development is opposite the window, as shown in the diagram below. The centre of the lowest habitable room window should be used as the reference point for the test. If the whole of the proposed development falls beneath a line drawn at 25° from the horizontal, then there is unlikely to be a substantial effect on daylight and sunlight. If the proposed development goes above the 25° line, it does not automatically follow that daylight and sunlight levels will be below standard. However, it does mean that further checks on daylight and sunlight are required. The further checks can be undertaken using the detailed BRE daylight and sunlight tests listed overleaf and covered in more detail in Fact Sheet 2.



45 degree test

The 45° test is used to check extensions that are perpendicular to a window – as in the example below.



If the centre of the neighbour's window lies on the extension side of both of the 45° lines (on plan and elevation), then the more detailed BRE tests are required. Otherwise, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received either over the roof or beyond the end of the extension.

In the above example, the extension has a sloping roof. In this situation the BRE guide states that the height of the extension should be taken half way along the slope of the roof.

The detailed BRE tests

Where the 25° or 45° tests are breached, daylight and sunlight levels should be checked using the BRE's detailed tests:

- Vertical Sky Component
- Daylight Distribution / No Sky Line (where room layouts are known)
- Average Daylight Factor (where BRE Appendix F criteria apply)
- Annual Probable Sunlight Hours

Daylight and sunlight within the development

The 25° test can be adapted to check whether or not the proposed development will itself achieve an acceptable standard of daylight. The BRE guide gives the following advice on window design. If the obstruction angle is:

less than 25°, conventional window design will usually give reasonable results.

between 25° and 45°, special measures (enlarged windows, changes to room layout) are usually needed to provide adequate daylight.

between 45° and 65°, it is very difficult to provide adequate daylight, unless very large windows are used.

more than 65°, it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed.

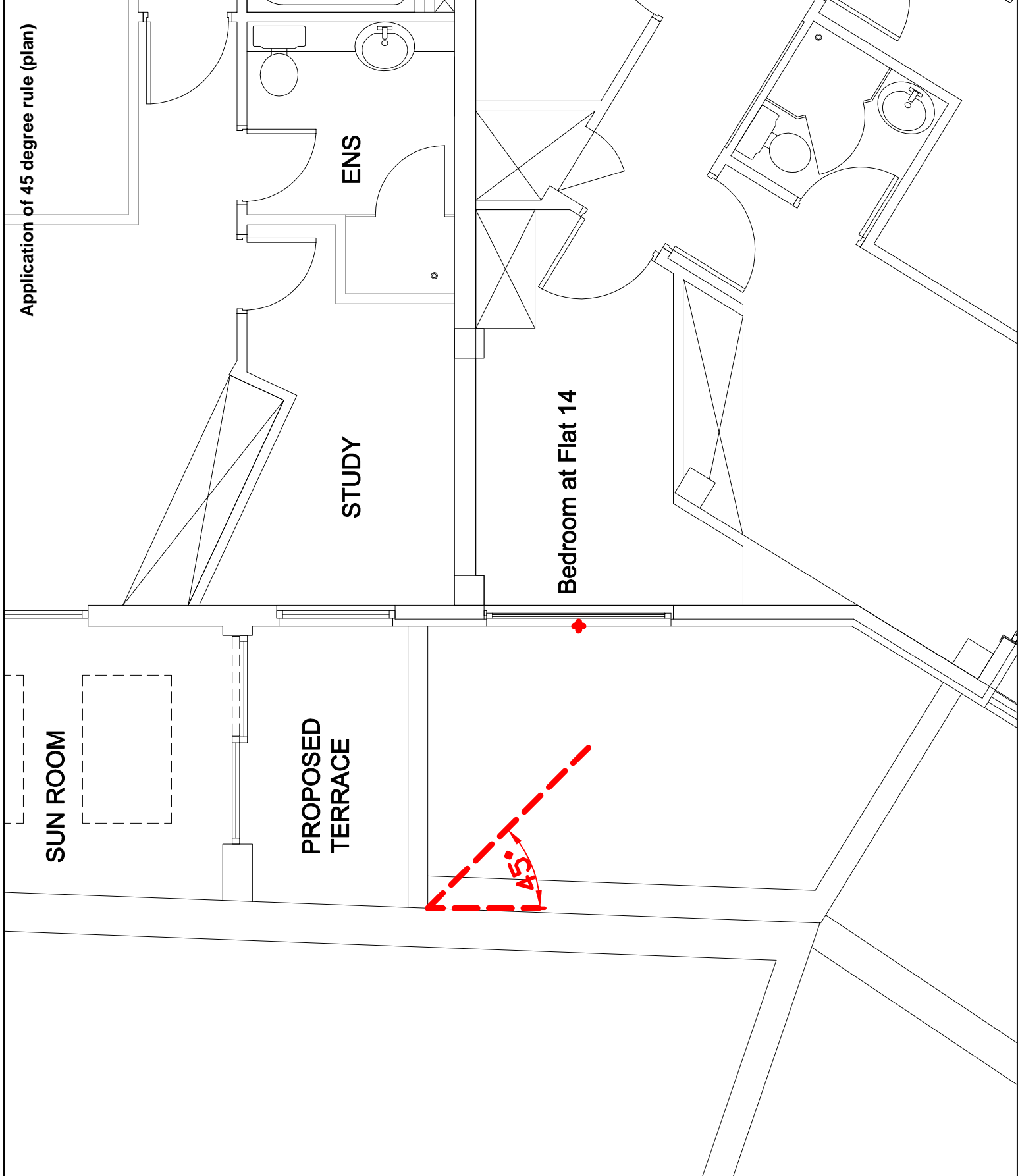
Notwithstanding the above rule of thumb guidelines, it is still often possible to achieve adequate daylight and sunlight (even with the larger obstruction angles noted above) using the following BRE tests as tools to guide the design:

- Average Daylight Factor
- Daylight Distribution / No Sky Line
- Room Depth
- Annual Probable Sunlight Hours

Fact Sheet 2 gives more information on these tests. To maximise compliance with the tests, where possible, the following design features should be implemented:

- Light coloured interiors
- Large windows
- High transmittance glazing
- Shallow room depths
- South facing living room windows

Application of 45 degree rule (plan)



Project Name:	55 to 57 Holmes Road, London		
Drawing Title:	45 degree rule		
Scale:	Do not scale		
Drawing No:	1	Rev.	-
Rev	Date	Details of revision	

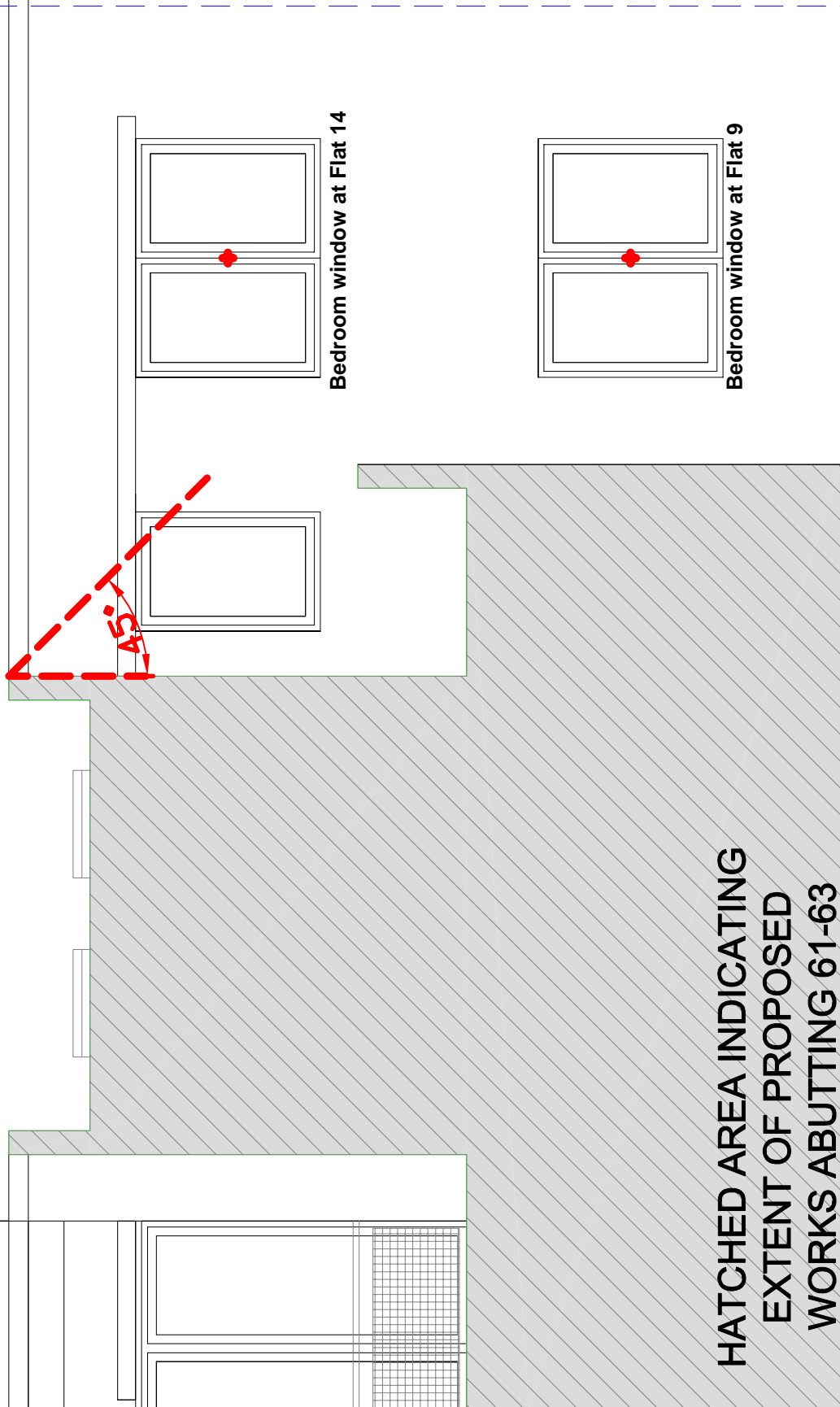


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Application of 45 degree rule (elevation)

Outline of 61 to 63 Holmes Road



Project Name: **55 to 57 Holmes Road,
London**

Drawing Title: **45 degree rule**

Scale: **Do not scale**

Drawing No: **2**

Rev: **-**

Rev

Date

Details of revision



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