New Mews House, Rear of the Albert Pub, Princess Road, NW1 8JR

Daylight/Sunlight Assessment Report

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Daylight/Sunlight Assessment Report

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Contents

Registration of Amendments

Revision	Amendment Details	Revision Prepared By	Revision Approved By

EXECUTIVE SUMMARY

This report assesses the impact upon daylight and sunlight access for the proposed Mews House residential property within the rear garden of the Albert Pub on Princess Street and the surrounding existing properties. This assessment has been undertaken following the guidance given in the Building Research Establishment's (BRE) Publication 'Site Layout Planning for Daylight and Sunlight'.

The assessment undertakes initial 25 degree line checks on the properties immediately opposing the proposed development and compares the results to the existing site conditions. The results indicate that the basement window of the proposed development and the ground and first floor opposing windows of 38-43 Kingston Street will exceed the 25 degree subtended line angle. These areas are analysed in greater depth using the VSC and ADF methods.

Vertical Sky Component (VSC) checks were undertaken for the adjacent areas identified as not meeting the 25 degree line criteria. Only the ground floor opposing window of 38-43 Kingston Street does not meet the VSC criteria. This is unlikely to be an issue as the space served by this window is also served by additional larger areas of glazing that would be unimpeded by the proposed development.

Average Daylight Factor (ADF) calculations have been undertaken for all occupied rooms within the proposed new development. The ADF calculations show that all occupied spaces (living rooms, kitchens and bedrooms) will meet and exceed the recommended daylight factor levels published within the BRE guidance.

Sunlight access to the open plan kitchen, living room and dinning area of the proposed scheme has been assessed and in all cases found to exceed the recommended sunlight levels published by the BRE guidance for 25% total and 5% winter annual probable hours of sunlight.

Sunlight access to the Albert Pub Garden has been assessed in accordance with the BRE guidance. The garden is shown to meet the stipulated target of a minimum of two hours sunlight access on the 21st March.

Sunlight access to the surrounding properties has been assessed. The sunlight access to 38-43 Kingston Street will not be impacted to a noticeable degree except for the opposing ground floor window. The space served by this window is also served by additional south facing glazing that would not be affected by the proposed development so overall impact is likely to be minimal. The Albert Pub Conservatory will experience a noticeable reduction in sunlight access as assessed by the BRE methodology. This would be mitigated to some extent by the function of the conservatory as additional dining space for the Albert Pub rather than as a traditional residential conservatory. The presence of the proposed development would serve to reduce solar glare and overheating to the conservatory dining area.

The report concludes that the proposed new development will meet the BRE guidance for sufficient access to both daylight and sunlight. Additionally the report concludes that the proposed new

development will, with the exception of the Albert Pub Conservatory, not reduce the daylight and sunlight access to the surrounding existing properties below the BRE guidance advised acceptable levels.

1.0 INTRODUCTION

1.1 Create Consulting Engineers Ltd has been commissioned by Brooks / Murray Architects to undertake a Daylight/Sunlight impact assessment to accompanying the planning application for the proposed Mews House residential property within the rear garden of the Albert Pub on Princess Street. This report assesses the impact of the development proposals compared to the current existing site conditions, as well as the amount of daylight and sunlight received by the scheme proposals.

1.2 The provision of daylight access has been assessed based upon the guidance and methodologies detailed in the Building Research Establishment's (BRE) Guide 'Site Layout and Planning for Daylight and Sunlight – a Good Practice Guide'.

Site Location and Description

1.3 The Site is located within the London Borough of Camden on the west side of Princess Street, at 200 m from Primrose Hill and 500 m from Camden Town tube station. (Please refer to Figure 1.1 below).

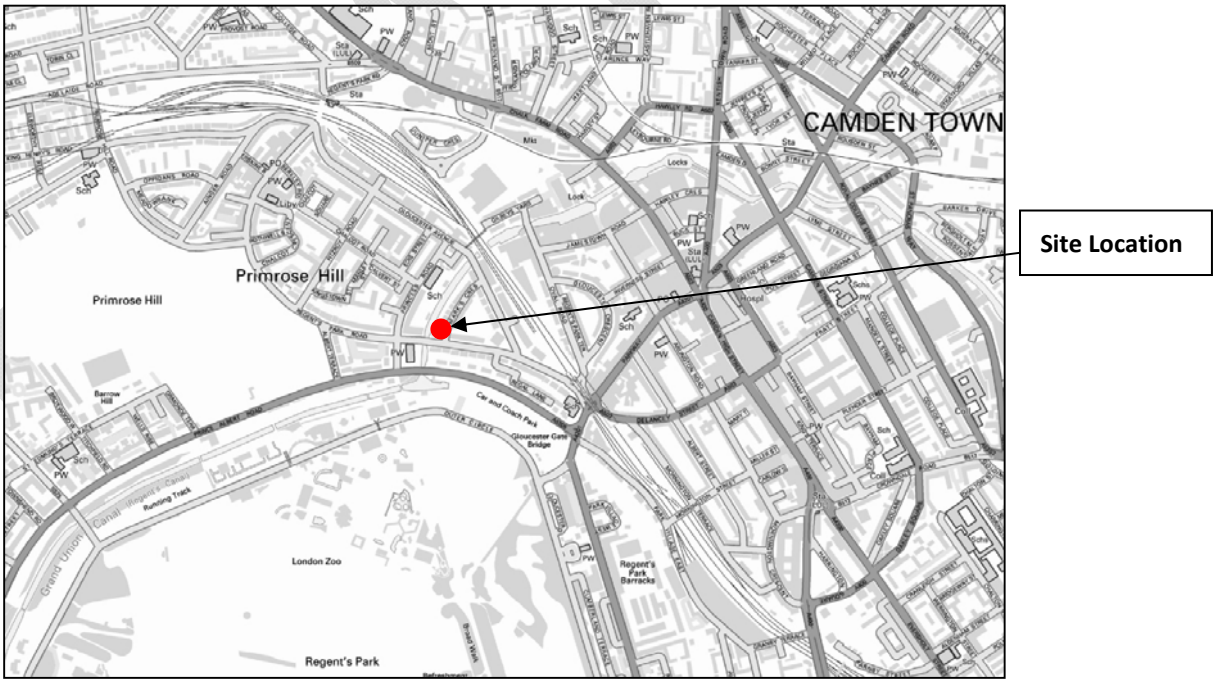

Figure 1.1: Site Location

Proposed Development

1.4 The development proposal consists of a single three bedroom residential property located within the boundary of the current Albert Pub garden. The development will comprise a basement level kitchen and living space with bedrooms on the ground, first and second floors.

Policy Context

1.5 The London Borough of Camden stipulate in their policy document Camden Planning Guidance CPG 6 *Amenity* that all new developments should receive adequate levels of daylight and sunlight, and that the impact of new developments on the daylight and sunlight access of existing properties should be evaluated using the methodologies detailed within the Building Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice".

2.0 CALCULATION METHODOLOGY

2.1 The assessment and methods used to determine daylight access have been based upon geometric information supplied by Brooks / Murray Architects.

Limitations and Assumptions

2.2 The following assumptions and limitations have been made within this assessment.

- In accordance with guidance provided by the BRE document Site Layout Planning for Daylight and Sunlight, the effect of trees and plant life on daylight and sunlight access has not been included within this study.

- The glazed area of the windows has been used to calculate the Average Daylight Factor (ADF) for the scheme proposals, and not the window opening area, which includes the window frame as well as the glazed area.

- For the proposed development only rooms being assessed for daylight access have been assessed.

- Reflectance and transmittance values for all opaque and transparent surfaces are based upon the reference values detailed within the Chartered Institute of Building Services Engineers (CIBSE) publication - Lighting Design LG10.

- Window positions for surrounding properties have been based upon photographic images supplied by Brooks / Murray Architects. Precise dimensions were unavailable at the time of writing; however, this will not impact upon the results of the VSC calculations used to assess the amount of skylight access to the existing windows of the surrounding properties, because the calculations assess the amount of light reaching a surface, rather than the amount of light transmitted through a window. Therefore the position of the window rather than its size is more important.

- The scheme proposals will have the greatest impact on the properties closest to the development proposals; therefore the existing properties immediately adjacent to the proposed development have been assessed in detail, to provide a robust calculation.

2.1 This daylight availability assessment is based upon the guidance outlined within Section 6 of Camden Borough Council's SPG CPG 6 – *Amenity*. In accordance with CPG 6 the impact of the scheme proposals on daylight and sunlight access to the neighbouring properties will be evaluated using the methodologies detailed within the BRE publication Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice.

2.3 The Building Research Establishments (BRE) 2011 guidelines Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice suggests a series of sequential measures for determining the impact of new developments upon the daylight and sunlight availability to existing properties. These sequential measures are as follows:

Step 1: 25 Degree Line Check

2.4 The 25 degree line check is an initial quick test to determine if a new development will impact upon the amount of daylight received by the surrounding buildings, as well as assessing whether the surrounding buildings will impact upon the amount of daylight received within the proposed development.

2.5 The 25 degree line check consists of drawing a line in a sectional view from the highest obstructing point to the centre of the assessed window. If the angle of this line exceeds 25° from the perpendicular then the amount of daylight received by the window is likely to be affected.

2.6 For areas identified as failing the 25 degree line check, Camden's SPG CPG 6 presents two additional methods for more in-depth daylight analysis. These are the Vertical Sky Component (VSC) and Average Daylight Factors (ADF).

Step 2: Vertical Sky Component (VSC)

2.7 The Vertical Sky Component is a measure of the amount of skylight incident on a vertical plane. It is most commonly applied to the light incident at the centre of a window, and in this sense is a measure of the potential for good day light. The VSC is calculated by taking the ratio of the skylight incident at a point to the unobstructed skylight available at that same point on a horizontal plane. For a uniform sky, the maximum value is 50% (since the point is on a vertical plane, clearly only half the hemisphere can contribute). For a CIE sky, the maximum value is 39.6%. The VSC calculations have been undertaken using computer based simulation.

Step 3: Average Daylight Factor

2.8 The level of daylight available to a given space is expressed as the daylight factor (DF). The daylight factor for a space (or room) is the ratio between the internal and external luminance of a space and is expressed as a percentage. As the amount of natural light will vary in any one space depending on the time of day and year, it is impossible to set one standard level of luminance for any given space. As daylight factors are expressed as ratios this is not an issue and so they can be used irrespective of the actual availability of natural light at any one time.

2.9 Average daylight factor values have been determined using a three dimensional computer model of the development and the relevant shading features combine with a backwards ray tracing program to determine results.

2.10 Sunlight access and over shading impact has been determined using a 3D computer simulation of the proposed development and a sun path calculation tool to determine the difference in direct solar exposure between the existing and proposed developments.

3.0 25 DEGREE LINE TEST

3.1 The 25 degree line check is used as a first pass assessment of the potential impact on daylight access for a given window area opposing a potential source of shading.

3.2 The 25 degree line check involves using a sectional view to draw a line from the centre of the window in question to the highest point of the obstructing object. If the angle of this line is greater than 25 degrees to the horizontal it indicates daylight access may be affected.

3.3 The 25 degree line check has been used to evaluate the impact of the proposed Mews House property on the opposing residential properties at 38-43 Kingston Street and the rear elevation of the existing Albert Pub. The Albert Pub has been assessed from the lowest window judged to be subject to permanent occupation based on the available internal layouts.

3.4 The proposed development itself has also been assessed via the 25 degree method. Only the basement and ground floor windows have been assessed as these are the only windows that would face significant obstructions.

3.5 Figures 3.1 and 3.2 below show the 25 degree line checks undertaken. Table 3.1 summarises the results for the 25 degree line checks.

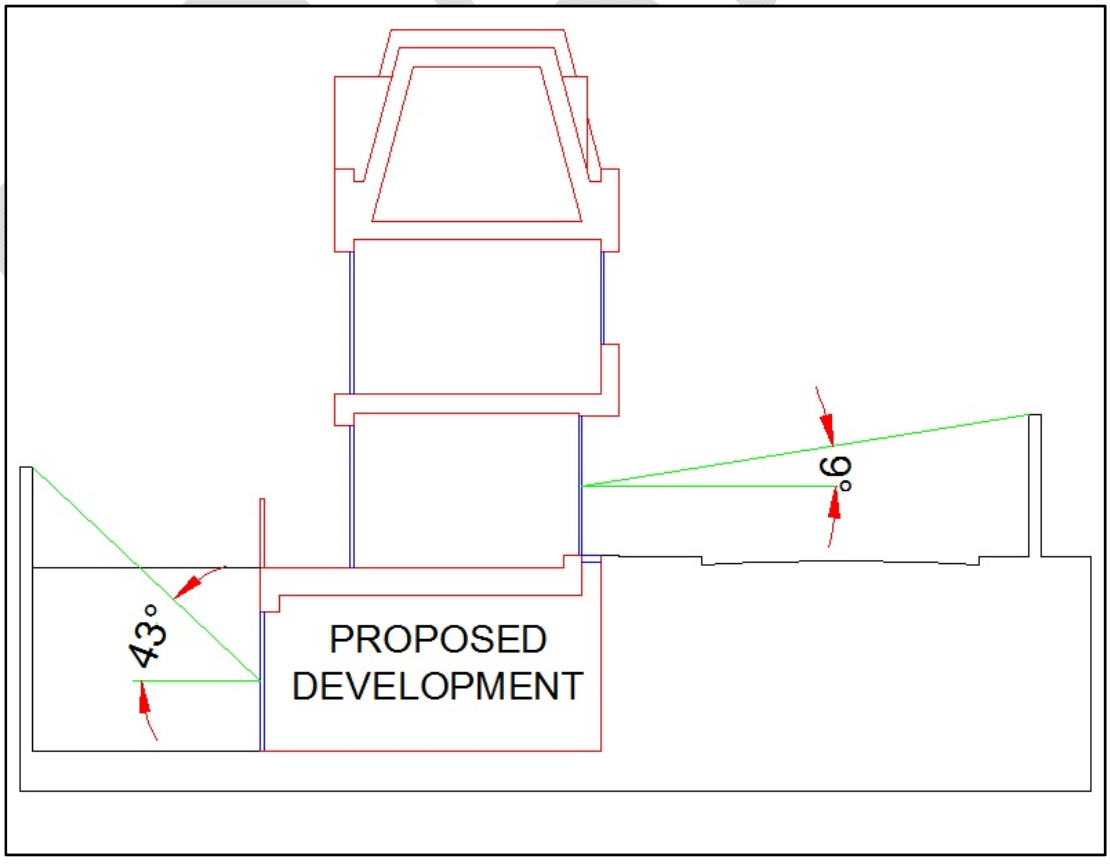

Figure 3.1: 25 degree line from New Mews House

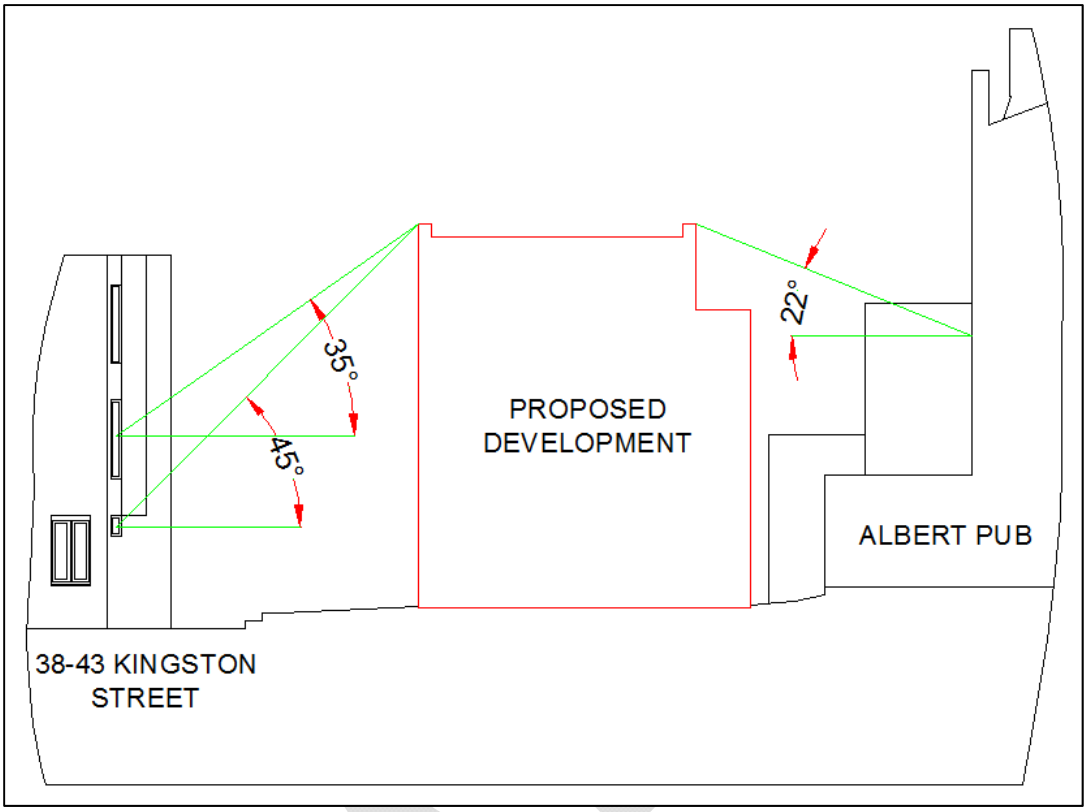

Figure 3.2: 25 degree line from the opposing building of the existing Albert Pub and 38-43 Kingston Street

Location	25 Degree Line Angle
New Mews House Basement	43°
New Mews House Ground Floor	9°
38-43 Kingston Street Ground Floor	45°
38-43 Kingston Street Second Floor	35°
Albert Pub	22°

Table 3.1: 25 degree check results summary

3.6 The 25 degree line checks show that the basement of the proposed development and the ground and first floor opposing windows of 38-43 Kingston Street will exceed a sub tended angle of 25 degrees indicating a possible impact upon daylight availability. The extent of these impacts will be examined in greater detail using the VSC and ADF methods in Sections 4 and 5.

4.0 VERTICAL SKY COMPONENT

4.1 The VSC calculation has been assessed against the guidance given in the BRE publication 'Site Layout Planning for Daylight and Sunlight'. VSC calculations produce a value between 0 and 40%. A VSC greater than 27% is typically viewed as having little to no impact on skylight access. If the VSC with the New Mews House development is below 27% then it should not be less than 0.8 times its former value.

4.2 The VSC check is used to assess the daylight access to a vertical surface such as a window. VSC checks have been undertaken for the opposing windows of No. 1 and No. 38-43 Kingston Street. No. 1 Kingston Street was not assessed using the 25 degree line as it is not located directly opposite the New Mews House; however, taking into consideration its proximity to the site an assessment of the impact on daylight availability has been undertaken.

4.3 It should be noted that the VSC check measures the illuminance of a surface, as opposed to the level of light that is transmitted through an opening, as is the case with the daylight factor method. Subsequently, the precise geometric dimensions of any window or surface assessed are less important than its relative position to any obstructions.

Figure 4.1: No. 38-43 Kingston Street Existing

Figure 4.2: No. 38-43 Kingston Street in the presence of New Mews House

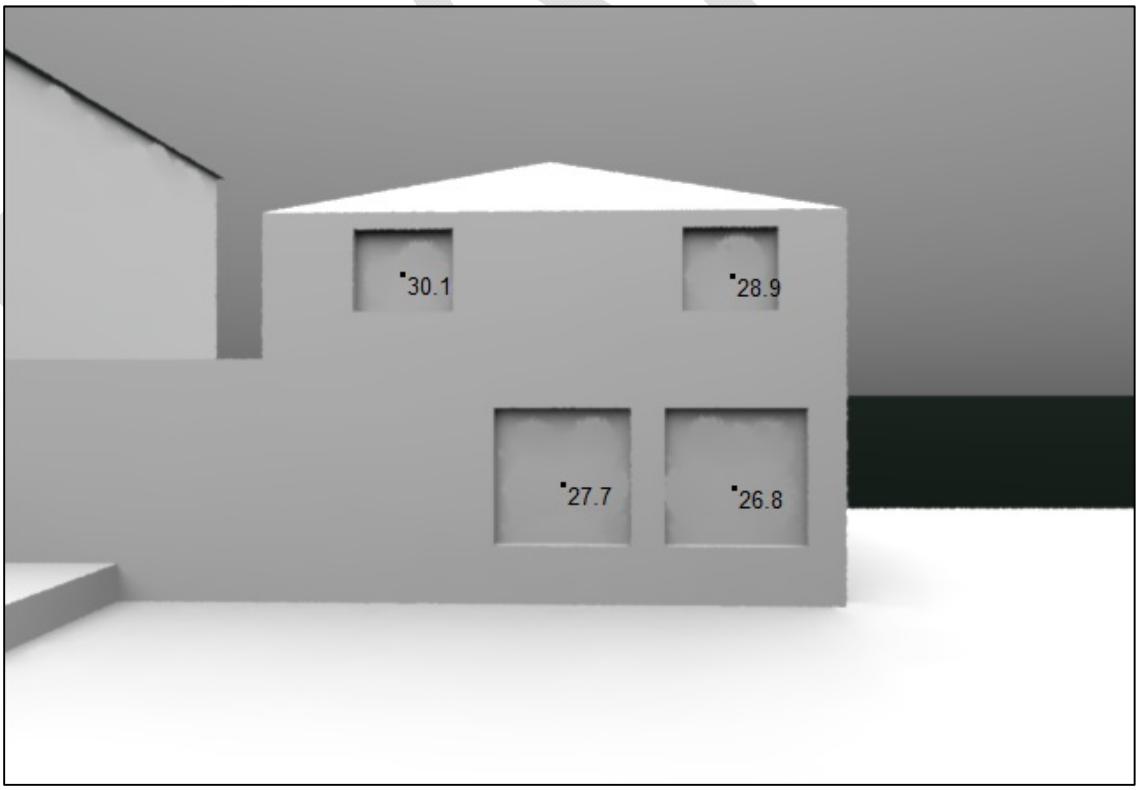

Figure 4.3: No. 1 Kingston Street Existing

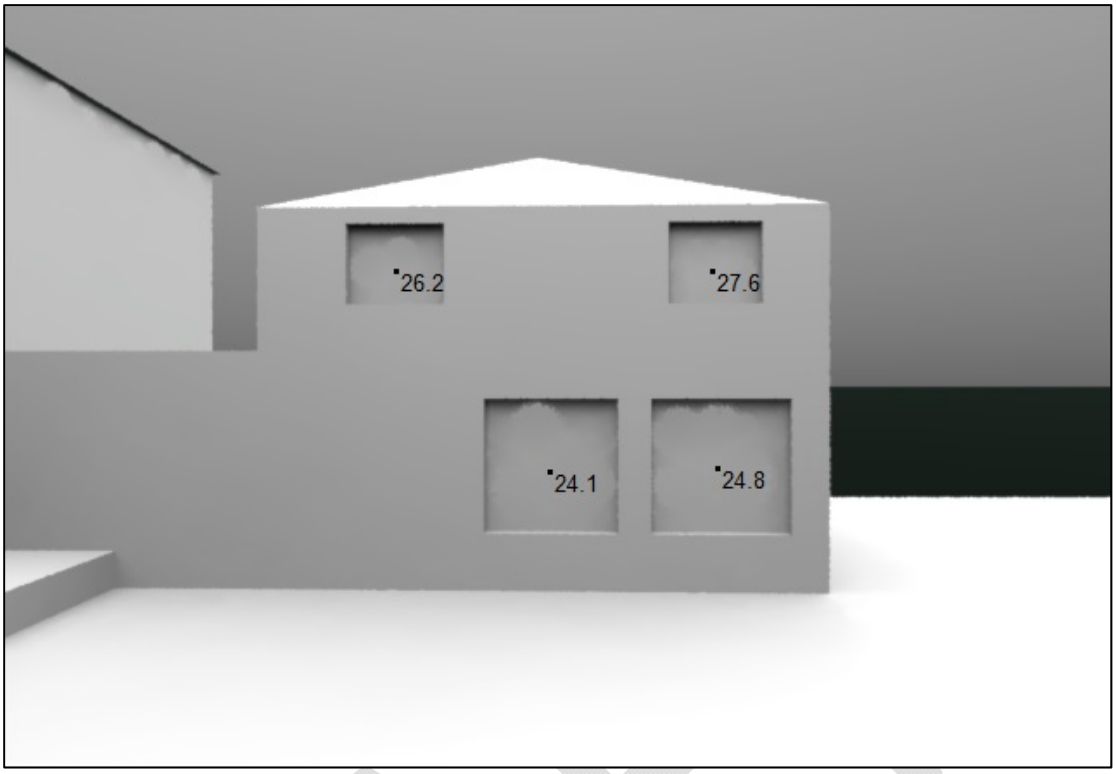

Figure 4.4: No. 1 Kingston Street in the presence of New Mews House

Window Location	Current VSC Value	VSC with New Development	Percentage Change	Less than 0.8 Existing Value
No. 38-43 Ground Floor	17.5	12.4	5.1	Yes
No. 38-43 First Floor	29.7	27.0	2.7	No
No. 38-43 Second Floor	31.4	30.0	1.4	No
No 1. Ground 1	27.7	24.1	3.6	No
No 1. Ground 2	26.8	24.8	2	No
No 1. First 1	30.1	26.2	3.9	No
No 1. First 2	28.9	27.6	1.3	No

Table 4.1: Summary of Pre-Development and Post Development VSC Values.

4.4 Table 4.1 shows the results of the VSC calculations. Only the ground floor opposing window of No. 38-43 Kingston Street fails to meet the requirement for the post development VSC score be no less than 0.8 times its former value. In all other cases the VSC calculations show that the assessed areas meet the BRE guidance with none of the reductions being less than 0.8 times the pre-development value.

4.5 The ground floor window of No. 38-43 Kingston Street facing the proposed New Mews House would have a post development VSC value of 0.71 times the pre-development value, which on its own would indicate that the space served by that window would experience a noticeable reduction in daylight access. Figure 4.5 below highlights the ground floor window of No. 38-43 Kingston Street.

4.6 The space served by the window is also served by a larger double window on the corner wall which would be unaffected by the presence of the proposed New Mews House. The VSC check only assesses a single surface/window and does not take into consideration combined daylight access from multiple windows. Given that this space will continue to have unaffected access from a south facing window the overall impact on daylight access is likely to be minimal.

Figure 4.5: No. 38-43 Kingston Street ground floor window

5.0 AVERAGE DAYLIGHT FACTOR

5.1 The daylight factor is the ratio of the internal to external luminance; as a ratio it will be constant irrespective of time of day or year. The daylight factor is measured using the CIE standard overcast sky and as such only the indirect sky light component (not direct sunlight) is assessed. This is essentially the worst case scenario for assessing daylight availability. As a ratio, daylight factors are expressed as percentages.

5.2 Daylight factor calculations have been undertaken for the basement living room/kitchen and bedrooms of the scheme proposals. The location and designation of each room has been based upon the layout drawings provided by Brooks / Murray Architects.

5.3 It is important to note that there are currently no minimum requirements for daylight factor. The Chartered Institute of Building Service Engineers (CIBSE) Guide A (Environmental Design) and CIBSE Guide LG 10 (Day Lighting and Window Design) as well as the BRE Guidance 'Site Layout Planning for Daylight and Sunlight' all reference BS8206 (Code of Practice for Day Lighting). The recommended average daylight factor for each defined living space is detailed in table 5.1 below:

Room Type	Recommended Daylight Factor
Bedroom	1%
Living Room	1.5%
Kitchen	2%

Table 5.1: Recommended Daylight Factors

5.4 The results of the daylight factor calculations are presented in table 5.2 below:

Area	Daylight Factor Percentage	Recommended Value
Basement living room/kitchen	3.9%	1.5/2.0%
Ground floor bedroom	9.13%	1.0%
First floor bedroom	8.35%	1.0%
Second floor bedroom	5.75%	1.0%

Table 5.2: Daylight Factors for Proposed Development

5.5 The daylight factor calculations show that all the occupied spaces within the proposed New Mews House will comfortably exceed the minimum recommended daylight factor values for their specific room types. Please note, the basement will exceed the recommended daylight level for a living room (1.5%), and the higher level for a kitchen (2.%).

6.0 SUNLIGHT ANALYSIS

6.1 Sunlight is direct light from the sun as opposed to diffused light (which is measured through the daylight factor method).

Window Sunlight

6.2 The BRE guidance requires that access to sunlight be considered and that sunlight availability be maximised without overheating the space. The guidance requires that where practical at least one window to a main living room faces within 90 degrees of south and should receive at least 25% of annual probable sunlight hours including at least 5% of Annual Probable Sunlight Hours (ASPH) between 21st September and 21st March, where possible.

6.3 Table 6.1 below shows the results from the sun path calculations for ASPH values for the basement living room/kitchen and bedroom windows of the proposed New Mews House. In accordance with the BRE guidance the values detailed are for the south facing window areas only. The south facing window of the basement kitchen/living area is a ceiling level window located at the ground level of the street.

	Basement	Ground Floor Bedroom	First Floor Bedroom	Second Floor Bedroom
Total Average	29.06%	25.21%	44.00%	72.69%
Winter Average	20.33%	31.41%	59.55%	77.58%
Summer Average	34.45%	21.37%	34.39%	69.66%
Monthly Averages				
Jan	0.00%	28.01%	66.49%	75.00%
Feb	33.66%	36.90%	54.29%	73.62%
Mar	44.54%	34.88%	56.95%	93.32%
Apr	34.29%	26.15%	46.80%	76.92%
May	38.57%	21.45%	32.22%	66.67%
Jun	31.30%	14.45%	23.67%	58.83%
Jul	34.49%	17.12%	27.31%	62.50%
Aug	33.68%	22.59%	37.26%	66.67%
Sep	34.83%	29.38%	43.91%	92.31%
Oct	25.62%	34.56%	58.26%	73.96%
Nov	3.92%	26.73%	59.38%	73.84%
Dec	0.00%	23.52%	65.28%	71.43%

Table 6.1: Living Areas Percentage of Probable Solar Hours

6.4 The results show the living room areas of the New Mews House will meet the winter requirement for a minimum of 5% of annual probable sunlight hours and the requirement for 25% of total annual probable sunlight hours.

Existing buildings

6.5 The BRE guidance notes for existing buildings with main windows facing within 90 degrees of south that the impact of a new development should not reduce annual hours of sunlight to less than 25% or less than 5% in winter. Additionally the development should not reduce sunlight access to less than 0.8 times its pre-development value.

6.6 The sunlight access to the surrounding properties was assessed to determine the impact of the proposed New Mews House. Only those areas with a window within 90 degrees of south that would be affected by the development proposals have been assessed. The areas assessed are the conservatory of the Albert Pub and the opposing windows of No. 38-43 Kingston Street. The results for the current site and the site in the presence of the New Mews House (pre-development and post development cases) are presented in tables 6.2 and 6.3 below.

Conservatory Percentage Hours Sunlight		
	Pre	Post
Total Average	32.3	21.7
Winter Average	32.3	7.0
Summer Average	32.3	30.9
Monthly Averages		
Jan	37.3	6.4
Feb	29.0	5.6
Mar	27.1	11.6
Apr	29.7	27.9
May	35.1	35.3
Jun	35.1	35.5
Jul	35.7	36.3
Aug	30.1	29.9
Sep	26.2	17.2
Oct	32.5	8.6
Nov	33.5	4.3
Dec	37.8	3.3

Table 6.2 Albert Pub Conservatory Sunlight Hours

6.7 The sunlight analysis for the conservatory of the Albert Pub shows that the total and winter sunlight hours will be reduced to a level less than 0.8 times the pre-development level and the total sunlight hours will be less than 25%. This indicates that sunlight access to the conservatory is likely to be noticeably impacted.

6.8 It should be noted that this space is not used as a conventional conservatory associated with residential use, but is used as additional dining space for the Albert Pub. As such sunlight access is less of a priority than if it were to be used as a conventional conservatory, and

taking into consideration the actual use of this space the additional shading provided by the proposed development would serve to reduce instances of solar glare and overheating for diners particularly during the summer months.

No. 38-43 Kingston Street Opposing Windows						
	Ground Floor		First Floor		Second Floor	
	Pre	Post	Pre	Post	Pre	Post
Total Average	11.51%	7.89%	25.29%	21.77%	28.92%	27.11%
Winter Average	11.73%	9.87%	21.42%	18.62%	24.75%	21.15%
Summer Average	11.38%	6.67%	27.67%	23.72%	31.50%	30.80%
Monthly Averages						
Jan	14.37%	14.37%	20.24%	20.24%	20.24%	20.24%
Feb	9.52%	9.52%	16.60%	16.60%	20.06%	20.06%
Mar	19.27%	9.93%	31.59%	21.44%	38.75%	24.60%
Apr	11.52%	4.74%	22.75%	15.86%	26.56%	26.56%
May	7.58%	4.21%	29.50%	28.55%	31.96%	31.96%
Jun	14.86%	14.26%	31.25%	31.25%	36.30%	36.30%
Jul	7.30%	6.00%	28.74%	28.74%	31.27%	31.27%
Aug	9.30%	2.53%	22.95%	18.86%	31.45%	31.45%
Sep	18.47%	7.10%	29.97%	15.63%	29.97%	25.18%
Oct	12.17%	12.17%	24.30%	20.06%	24.30%	20.06%
Nov	9.26%	9.26%	13.59%	13.59%	21.34%	21.34%
Dec	2.61%	2.61%	19.62%	19.62%	19.62%	19.62%

Table 6.3 38-43 Kingston Street Sunlight Hours

6.9 The sunlight analysis for the opposing windows of No. 38-43 Kingston Street indicate the following:

- The second floor window passes all the BRE guidance requirements;
- The annual sunlight access to the first floor window is reduced to less than 25%; however, this reduction is less than 0.8 times the pre-development value;
- The ground floor window is already receiving less than 25% of annual sunlight hours and this is reduced by more than 0.8 times the pre-development level.

6.10 The ground floor window is the only window that would be impacted upon to an appreciable degree; however, as detailed in paragraph 4.4 and Figure 4.5 the space served by this window is also served by a larger south facing window which would be unaffected by the proposed New Mews House, therefore the overall impact on sunlight access to this space is likely to be minimal.

Gardens Sunlight

6.11 The impact on sunlight availability to the adjacent garden of the Albert Pub has been assessed against the BRE guidance. The recommended check for sunlight availability to exterior amenity spaces is that at least half of the area receives at least 2 hours of direct sunlight on the 21st March.

6.12 Figure 6.1 below shows the solar hour's exposure image for the 21st March. The output from the simulation has been adjusted to only show values of solar exposure greater than two hours for this day. The image show's that the garden of the Albert Pub will receive at least two hours of direct sunlight on the 21st March.

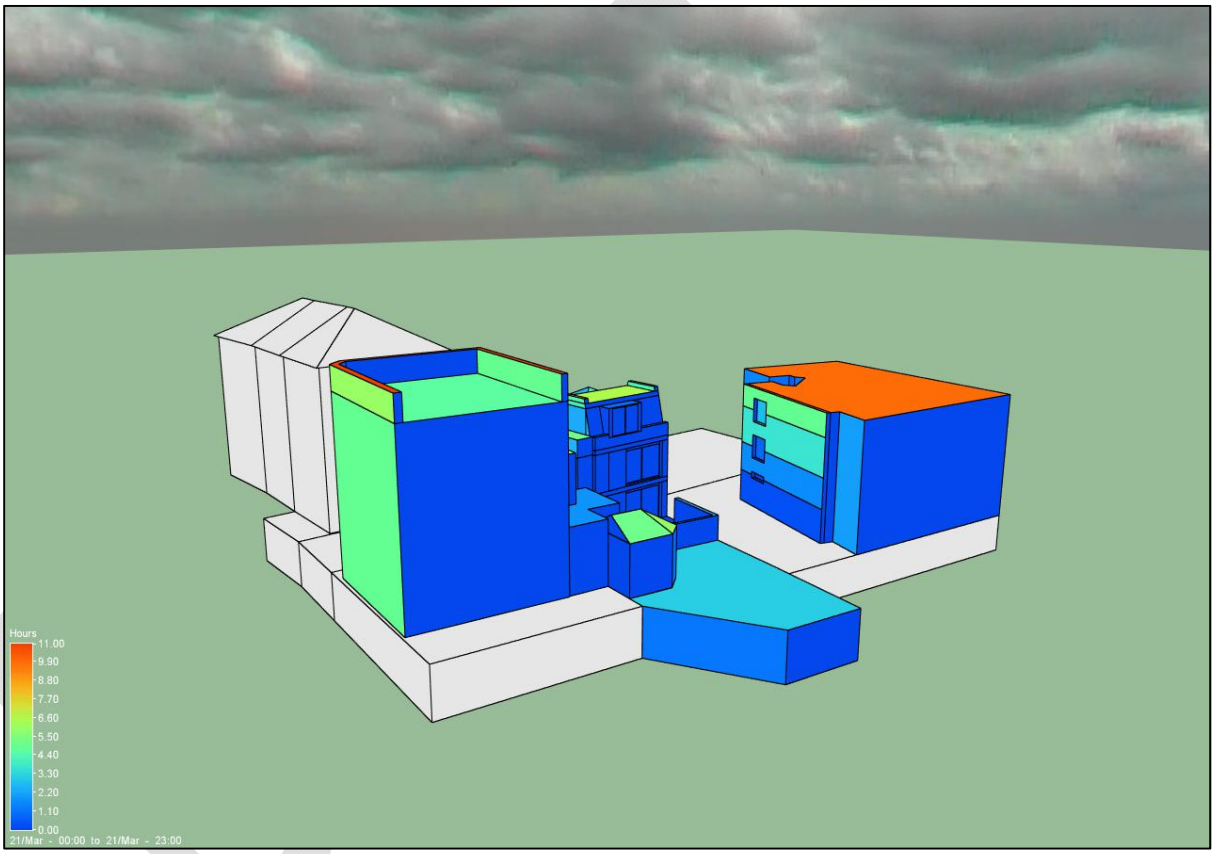

Figure 6.1: Garden Solar Exposure Hours

Over Shading

6.13 To allow the over shading impact of the proposed development to be evaluated, a series of hourly images (Figures 6.2 to 6.15) have been produced showing the shadow cast by the current site building and the scheme proposals. These images have been taken for the 21st March (the equinox) as they represent the average annual case for direct solar exposure.

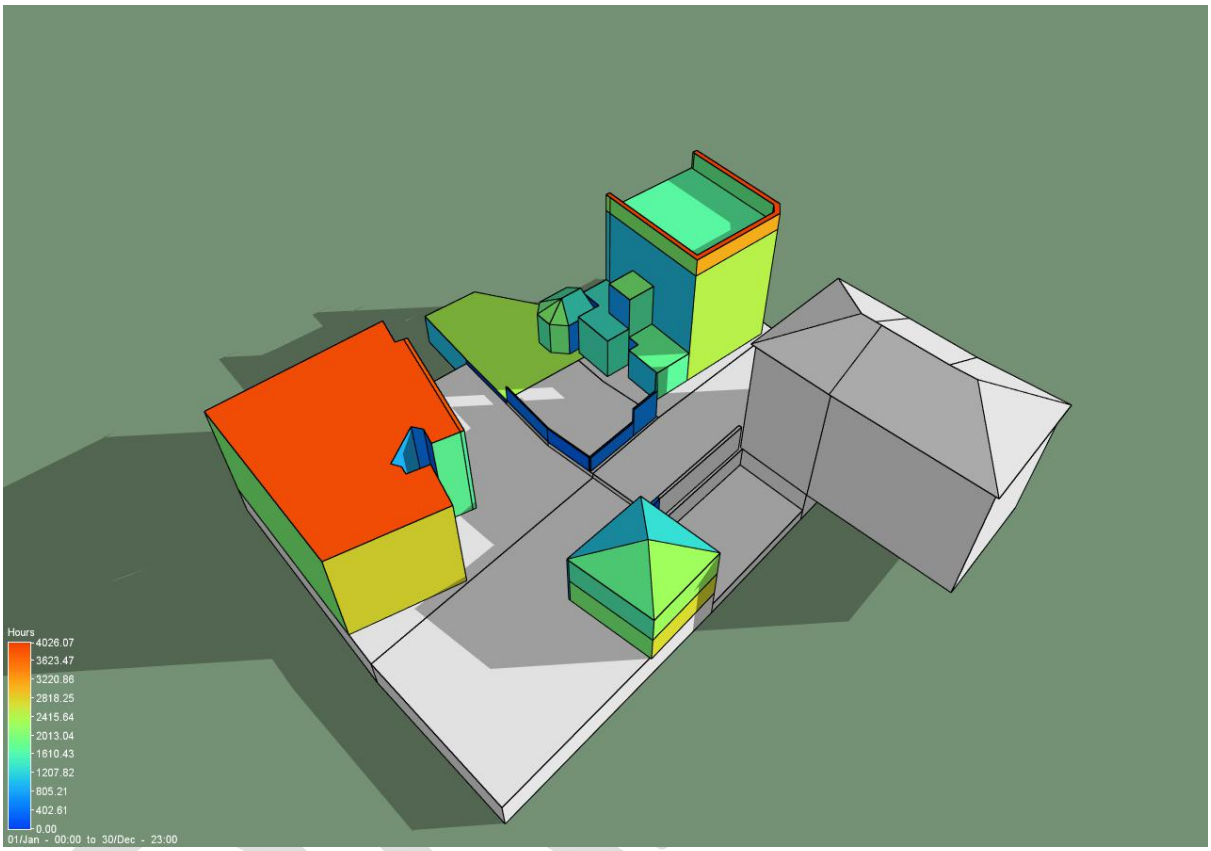

Figure 6.2: 21st March 09:00 Existing Development Shadow Cast

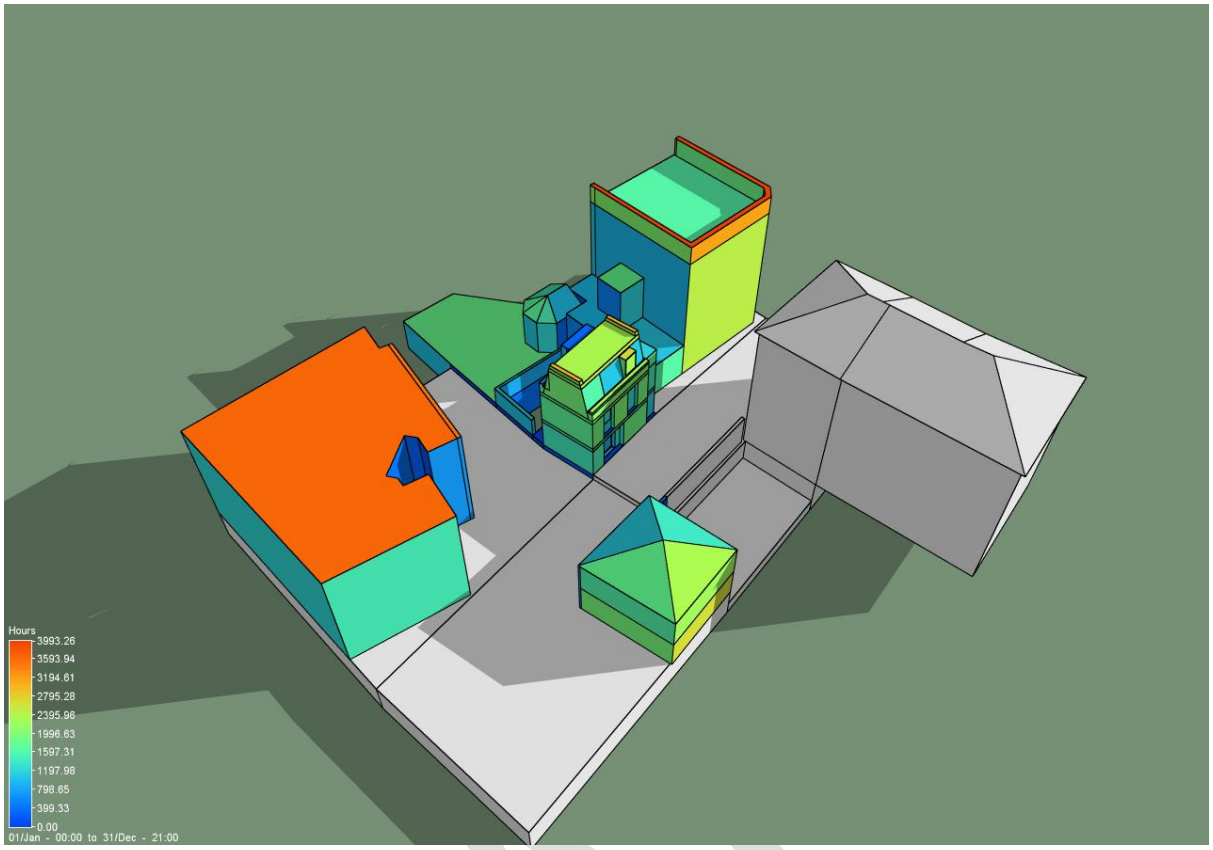

Figure 6.3: 21st March 09:00 Proposed Development Shadow Cast

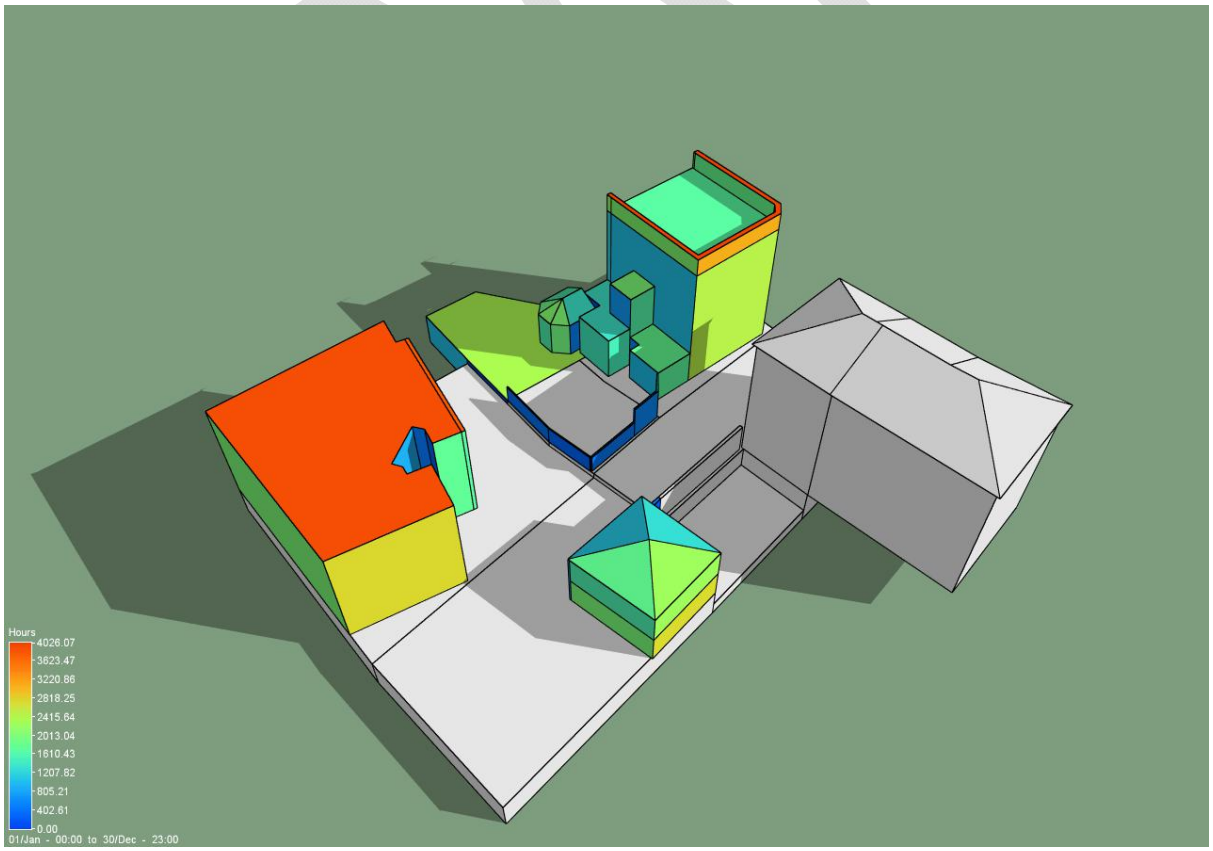

Figure 6.4: 21st March 10:00 Existing Development Shadow Cast

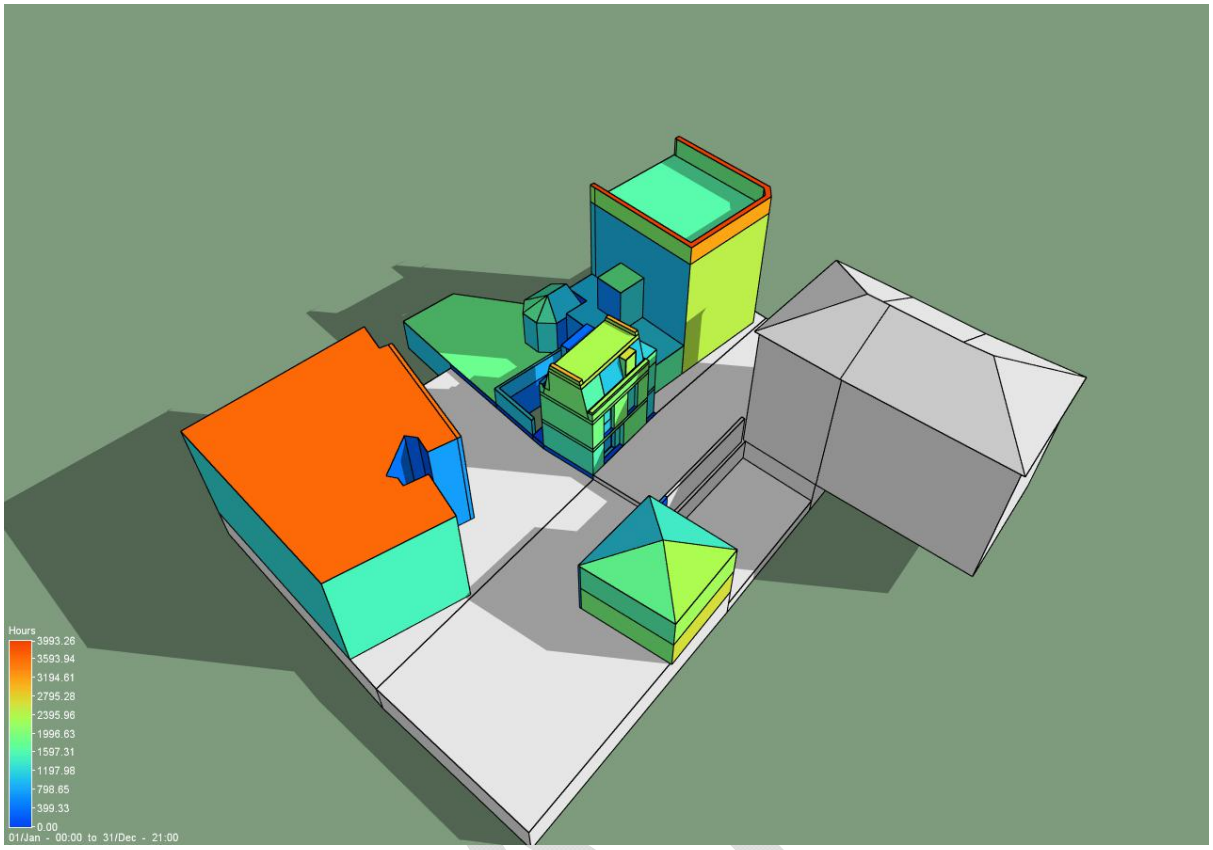

Figure 6.5: 21st March 10:00 Proposed Development Shadow Cast

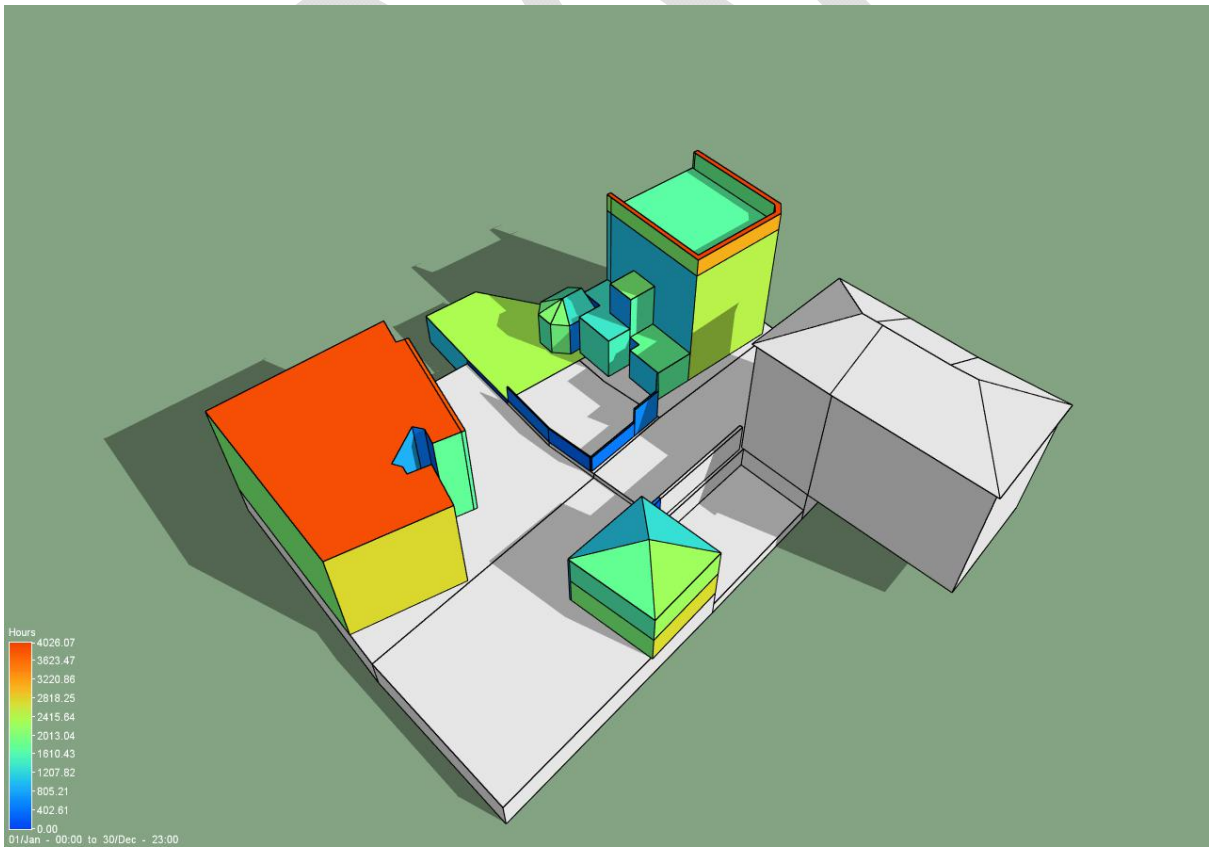

Figure 6.6: 21st March 11:00 Existing Development Shadow Cast

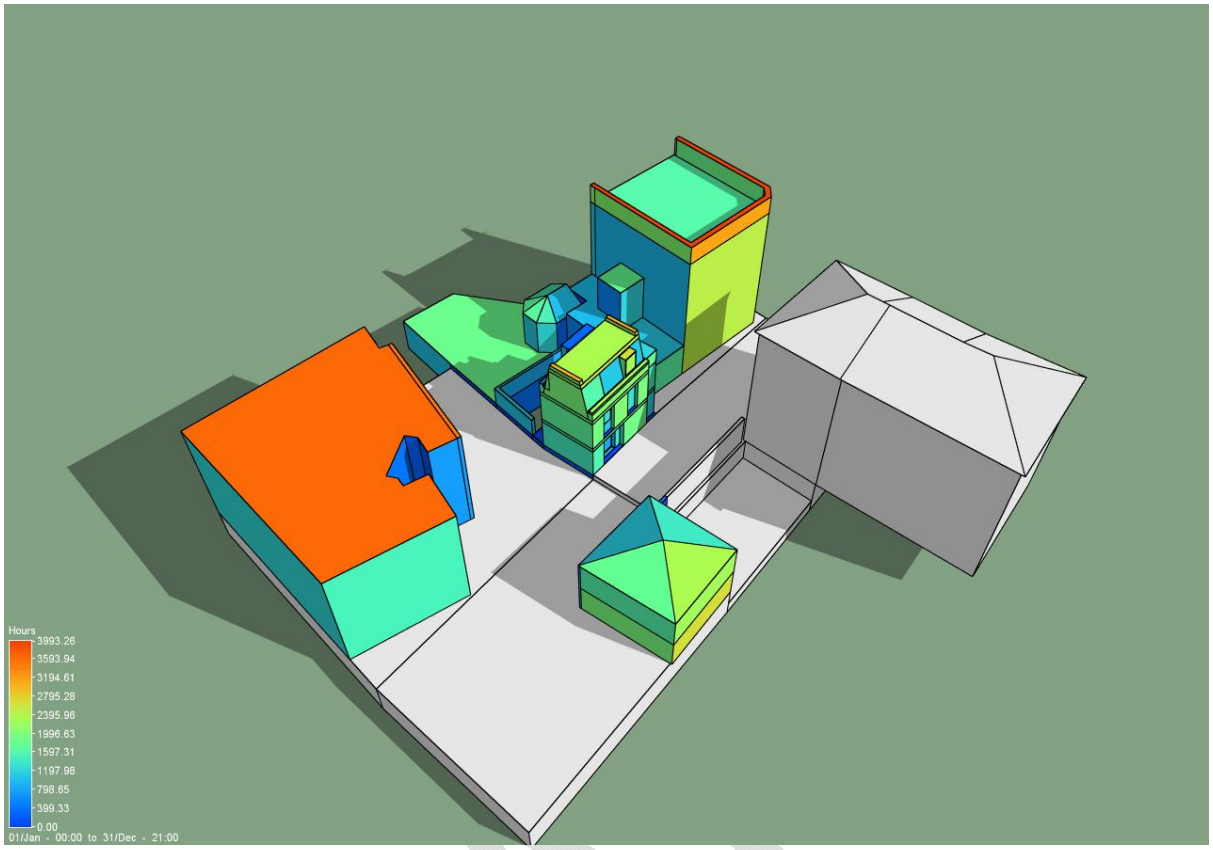

Figure 6.7: 21st March 11:00 Proposed Development Shadow Cast

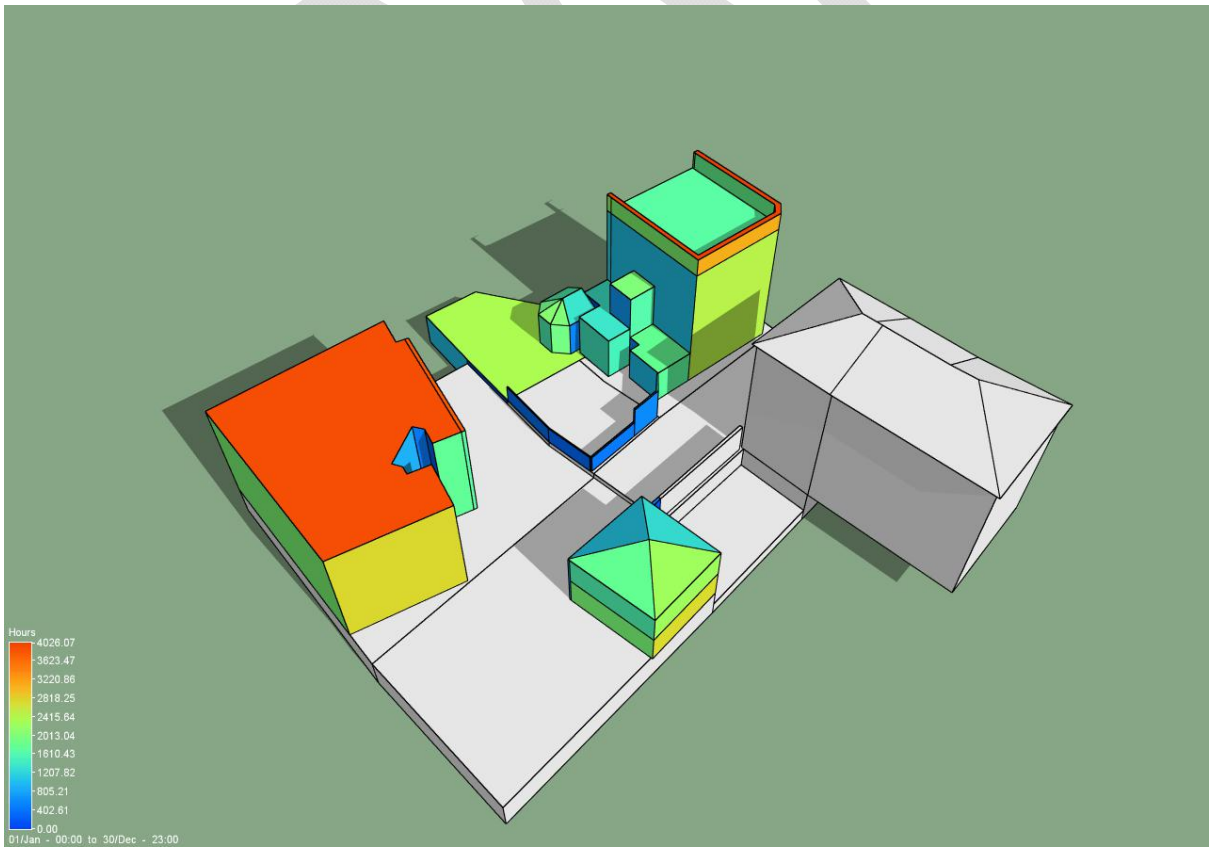

Figure 6.8: 21st March 12:00 Existing Development Shadow Cast

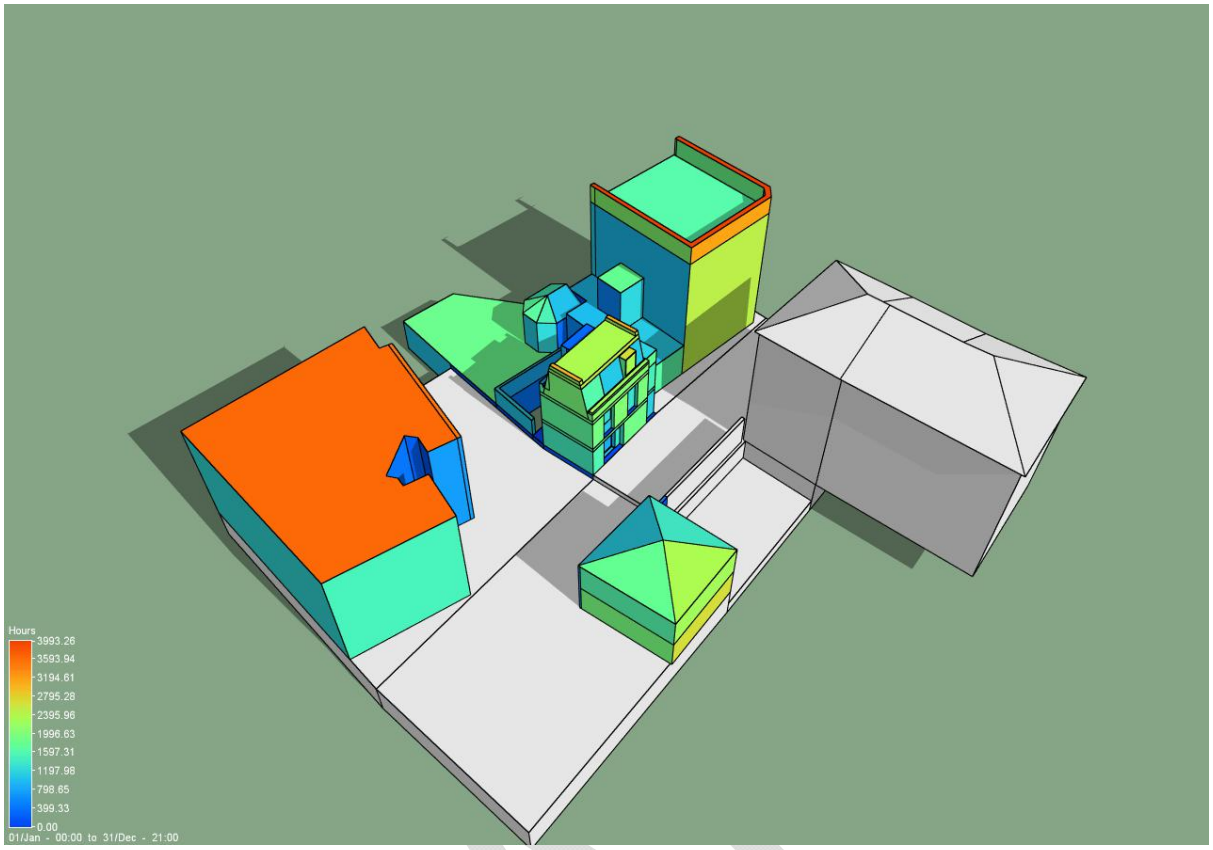

Figure 6.9: 21st March 12:00 Proposed Development Shadow Cast

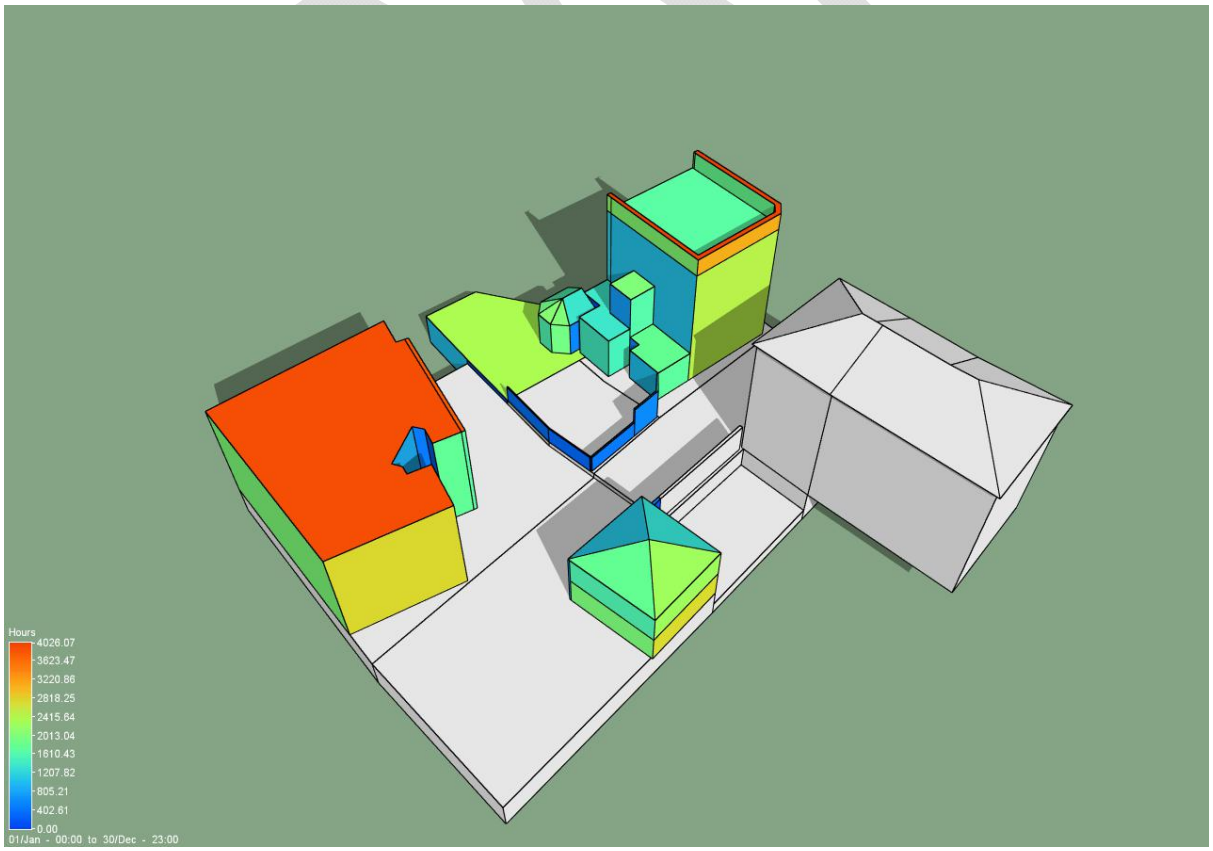

Figure 6.10: 21stMarch 13:00 Existing Development Shadow Cast

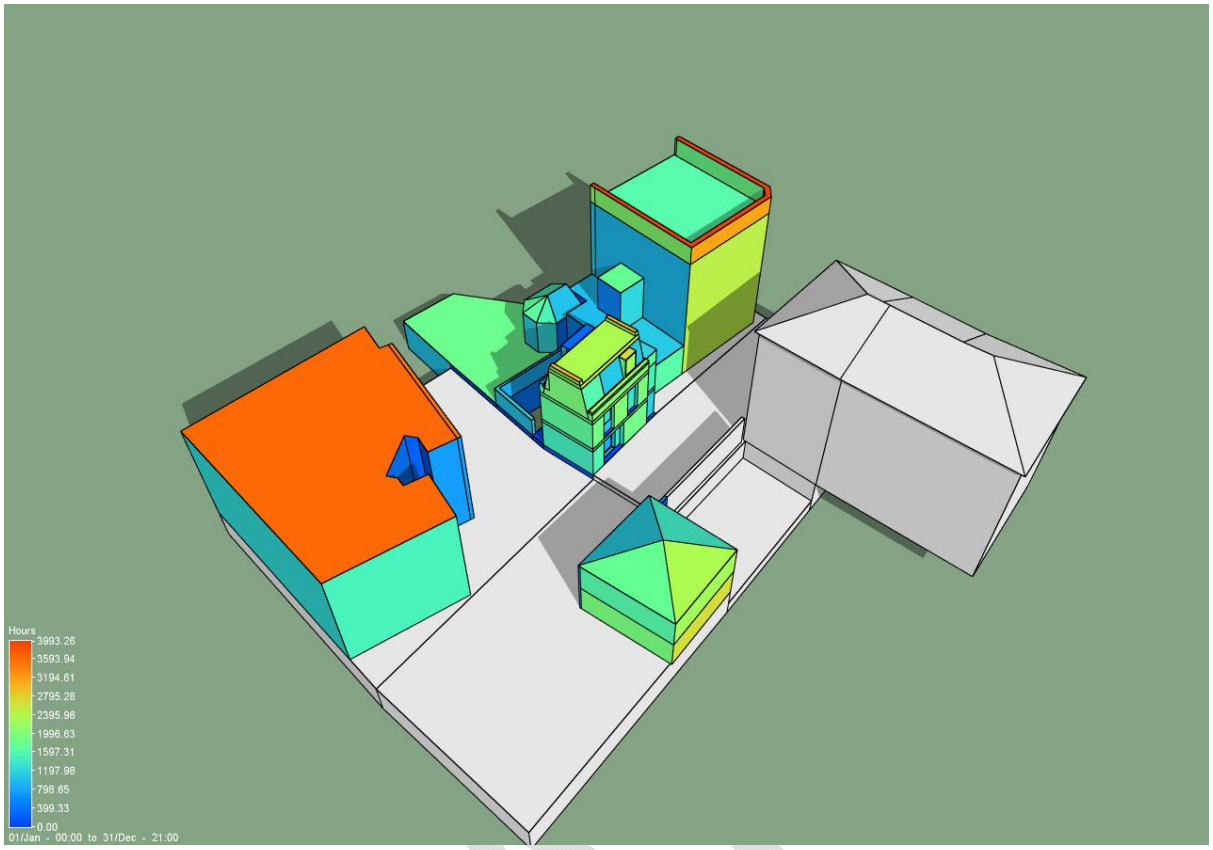

Figure 6.11: 21st March 13:00 Proposed Development Shadow Cast

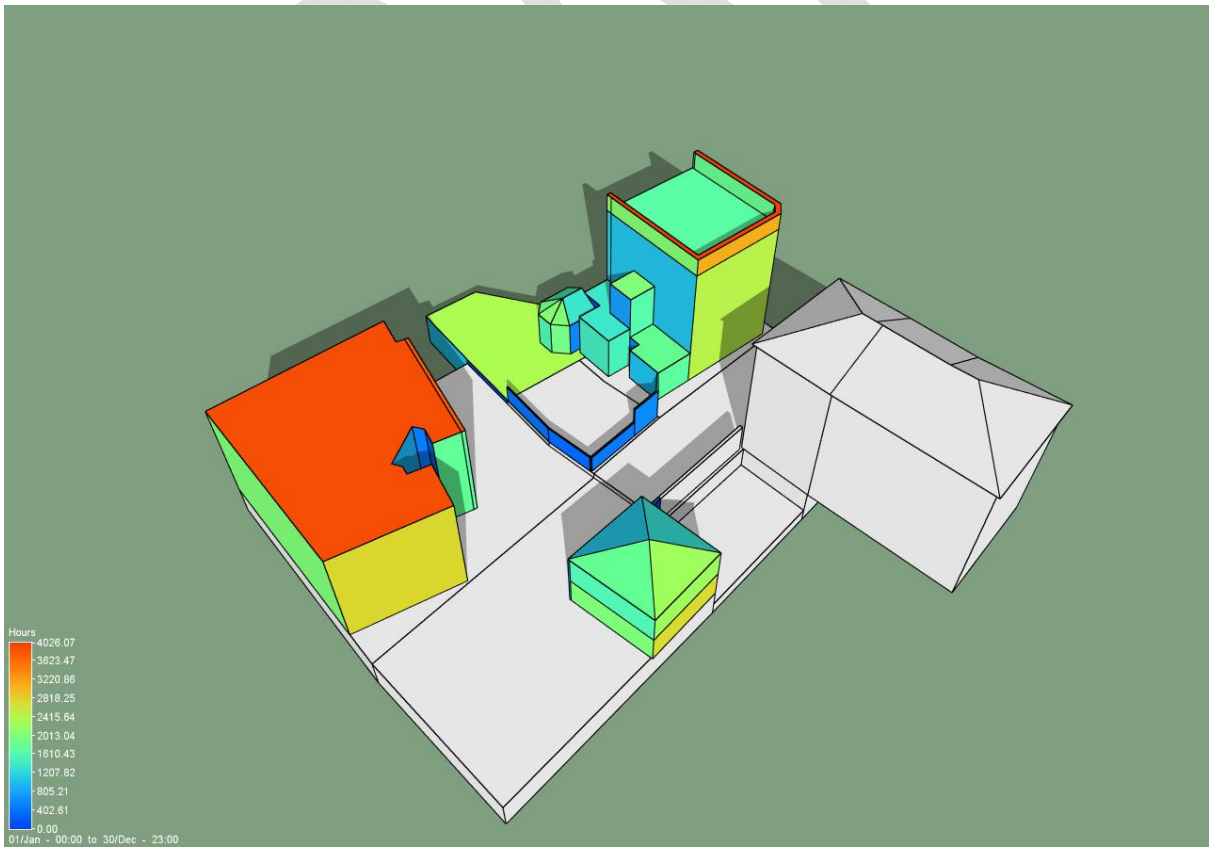

Figure 6.12: 21st March 14:00 Existing Development Shadow Cast

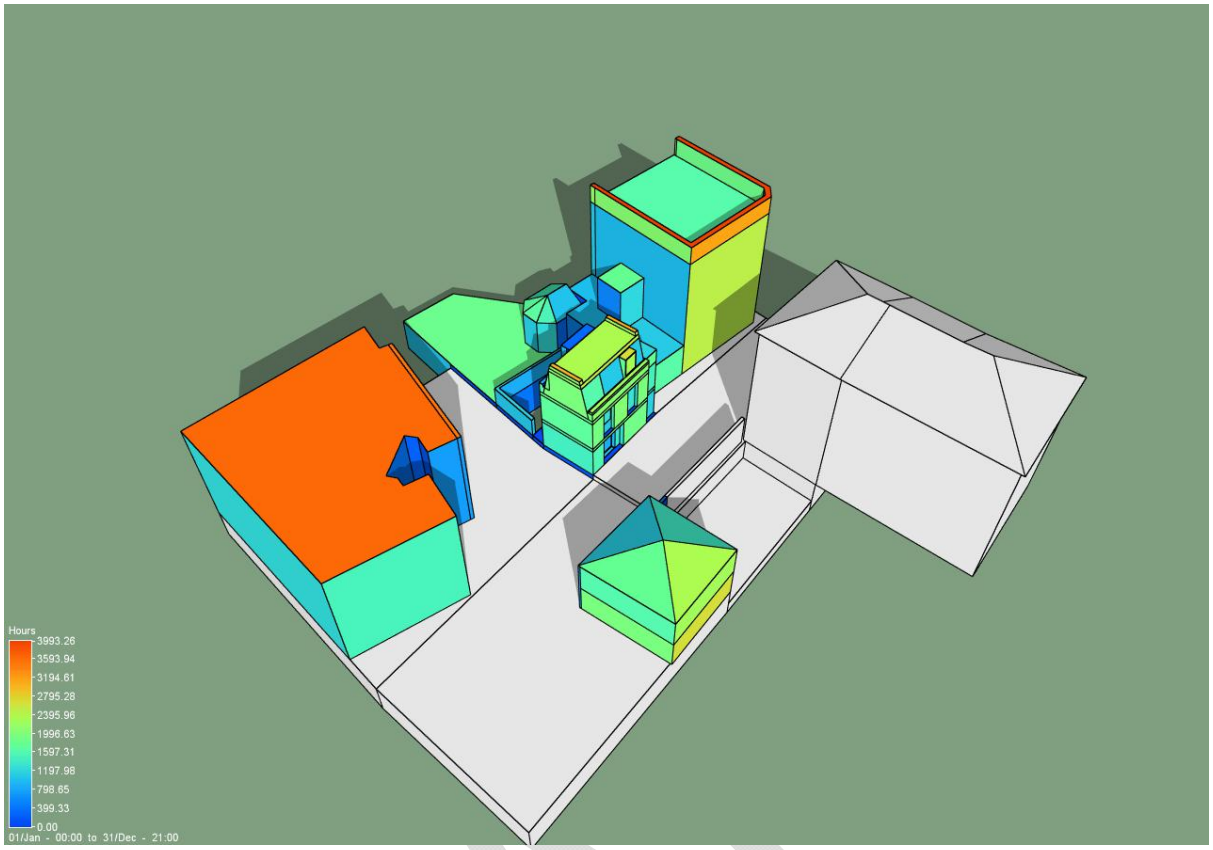

Figure 6.13: 21st March 14:00 Proposed Development Shadow Cast

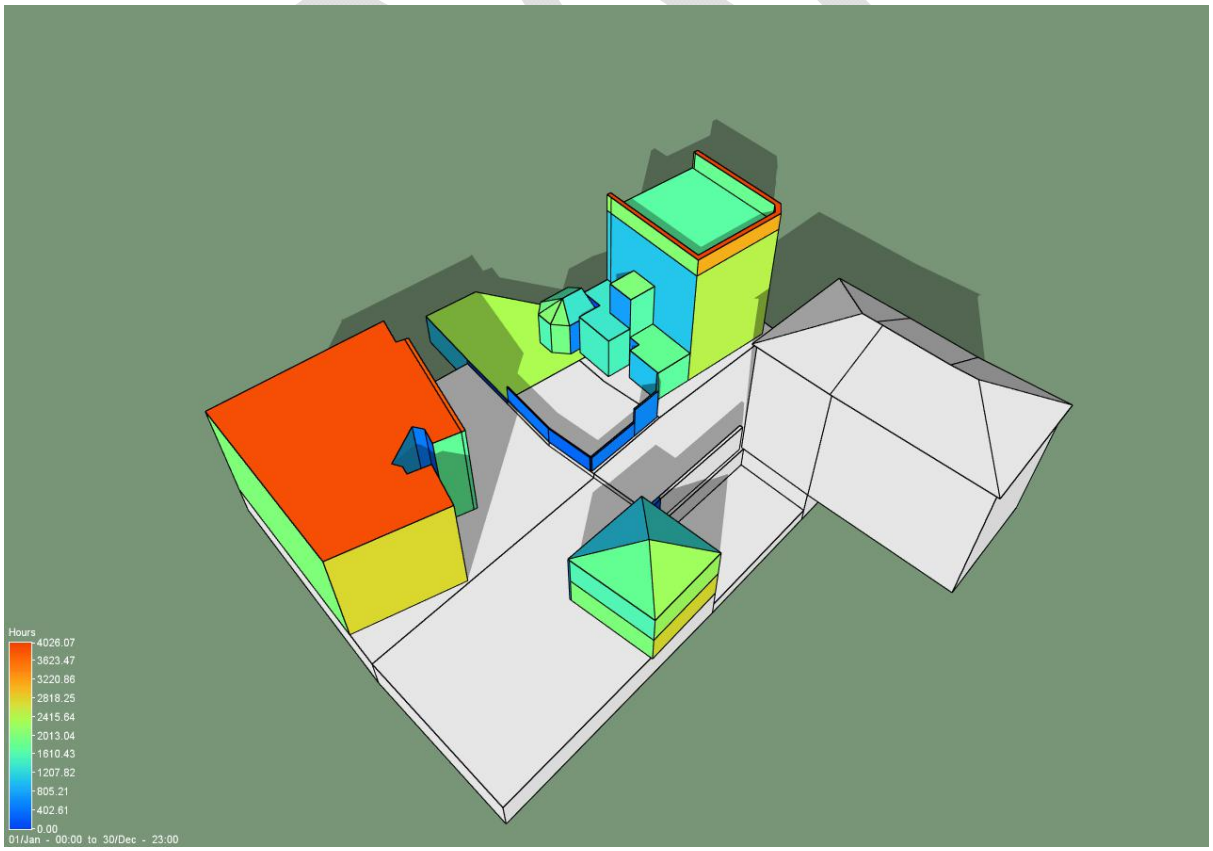

Figure 6.14: 21st March 15:00 Existing Development Shadow Cast

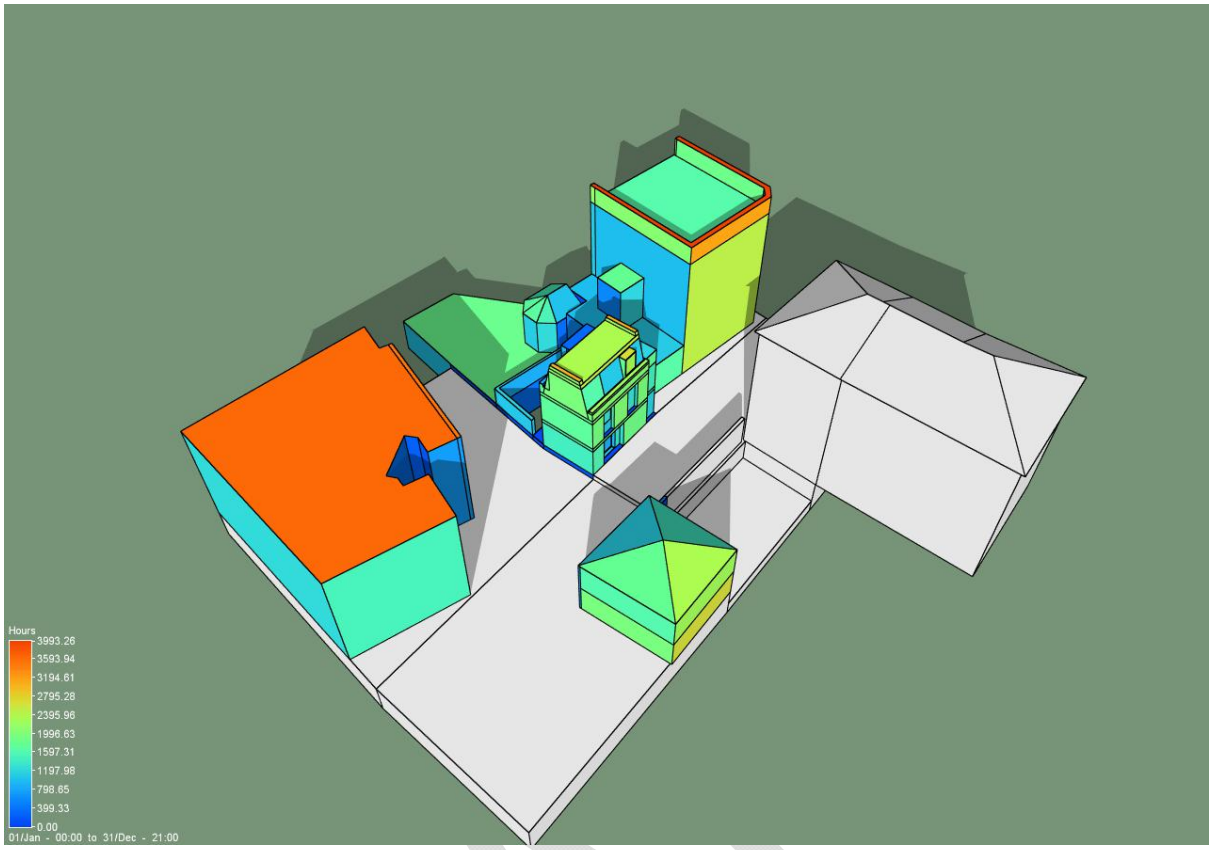

Figure 6.15: 21st March 15:00 Proposed Development Shadow Cast

7.0 CONCLUSION

7.1 This assessment examines the daylight and sunlight impact of the proposed New Mews House on the existing buildings on Kingston Street, as well as the adjacent Albert Pub in accordance with the guidance stipulated in the Building Research Establishment guidelines 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'. The impact upon daylight and sunlight access is assessed for both the surrounding properties and the proposed new development.

7.2 A 25 degree projected line and Vertical Sky Component calculations have been undertaken, as appropriate for the surrounding existing properties for both the current and proposed development. This has allowed the determination of the impact of the proposed development in relation to the existing site layout.

7.3 The report findings show that daylight access to the surrounding properties will not be significantly affected. The ground floor window of the opposing building at No. 38-43 Kingston Street is the only building that would be affected to a degree. The space this window serves has additional south facing glazed areas that would be unaffected by the scheme proposals.

7.4 Daylight access to the New Mews House is shown to exceed the minimum advised levels for the relevant room activities.

7.5 Direct sunlight access to the surrounding garden and window areas has been assessed. The garden of Albert Pub will meet the BRE guidance for sunlight access in the presence of the scheme proposals. The ground floor opposing window of No. 38-43 Kingston Street will be impacted, but as detailed above the space it serves benefits from additional glazing on its south orientation that would be unaffected by the scheme proposals, therefore the overall impact is likely the be negligible.

7.6 The conservatory associated with the Albert Pub will experience a noticeable reduction in sunlight access greater than the standards recommended within the BRE guidance. This would be mitigated, to some extent by the use of the conservatory, which serves as additional dining room space for the Albert Pub rather than as a conventional residential conservatory. As such the reductions in solar glare and overheating caused by the proposed development would likely be less of a concern.

7.7 Sunlight access for the proposed New Mews House has been assessed and shown to be above the advised acceptable levels.

7.8 The conclusion of this report is that the proposed new development will not significantly affect the daylight access of the surrounding properties and will itself receive adequate levels of daylight and sunlight.

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