



## Briefing Note

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Our ref 13853/IR/BK  
Date December 2014

**Subject The Hill Bar & Brasserie, Haverstock Hill, London, NW3 4RN:  
Daylight and Sunlight Appraisal**

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### 1.0 Introduction

1.1 This briefing note sets out the results of our daylight and sunlight appraisal for the proposed mansard roof extension at The Hill Bar & Brasserie, Haverstock Hill, London. The appraisal focuses on the effects of the development on the daylight and sunlight levels experienced by neighbouring properties. It is accompanied by four appendices containing images of the assessment model and the neighbouring windows assessed and the daylight and sunlight results tables.

### 2.0 Scope of Assessment: Daylight and Sunlight Analysis

2.1 The appraisal has considered the effects of the development on windows serving neighbouring residential properties immediately opposite and adjacent to the site. This comprises, the Studio House and The Cottage on Hay Mews, Nos. 2-3 Hay Mews and 81 Haverstock Hill.

2.2 The windows and rooms selected for analysis represented the windows serving the neighbouring residential properties that are most likely to be affected by the proposed development. Other buildings in the area are non-residential in use or are situated a sufficient distance from the site to be unaffected by the development in daylight and sunlight terms.

2.3 The analysis of this accommodation enables inferences to be drawn regarding the wider effects of the development on other less sensitive neighbouring properties.

2.4 The following properties have been assessed:

Address	Floors	No. windows assessed	
		Daylight	Sunlight*
The Studio House, Hay Mews	G	1	1
The Cottage, Hay Mews	G	4	4
2-3 Hay Mews	1	5	0
81 Haverstock Hill	1	2	0
<b>Total</b>		<b>12</b>	<b>5</b>

Table 2.1: Neighbouring Properties Assessed [\*windows orientated within 90 degrees of due south]

2.5 The assessment model is illustrated at Appendix 1 and the windows and rooms assessed are shown at Appendix 2.

### 3.0 Methodology

3.1 The aforementioned windows have been assessed in terms of Vertical Sky Component (VSC). The south facing windows have also been considered in terms of Annual and Winter Probable Sunlight Hours (APSH/WPSH). The analysis has been carried out under the 2011 BRE guidance (Building Research Establishment: *'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'*; October 2011).

3.2 The assessment has been based on three dimensional AutoCAD models constructed for the site and surroundings as existing and with the proposed development in place. The daylight (VSC) and sunlight (APSH/WPSH) levels at each window/room assessed has been quantified using Waldram Tools daylight and sunlight software (MBS Software Ltd).

3.3 The following summarises these methods of assessment.

#### Vertical Sky Component (VSC)

3.4 VSC is a measure of the level of ambient daylight received by a window. It represents the amount of vertical skylight falling on a vertical window.

3.5 The maximum VSC level that can be achieved is 40% and the BRE guide outlines flexible guidelines for new developments in relation to the VSC at nearby reference points. The document states that:

*"If the vertical sky component, with the new development in place, is **both** less than 27% **and** less than 0.8 times its former value, then the loss of light is likely to be noticeable."* (our emphasis)

3.6 The guidelines therefore require that either the VSC target or the degree of change in daylighting are met (i.e. if the 27% target is adhered to, there is no requirement under the BRE guidelines for the resultant VSC level to remain at 0.8 times the former VSC level).

## Sunlight

- 3.7 Windows that are orientated within 90 degrees of due south also require assessment in terms of annual sunlight availability (APSH) and sunlight availability received during the winter months (WPSH). The following outlines the sunlight methodology used for the assessing the neighbouring properties and proposed windows assessed.
- 3.8 The BRE good practice guide states that the sunlighting of an existing dwelling may be adversely affected by a development “...if the centre of the window:
- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
  - receives less than 0.8 times its former sunlight hours during either period and
  - has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours”
- 3.9 As with daylighting, the guidelines require that **either** the sunlight availability targets **or** the degree of change in sunlighting **or** a reduction less than 4% of APSH are achieved (i.e. if the 25%/5% targets are adhered to, there is no requirement under the BRE guidelines for the resultant sunlight levels to remain at 0.8 times the former levels).

## Daylight Results

- 4.0
- 4.1 The results of the daylight analysis for existing neighbouring properties and emerging developments are summarised in Table 4.1 below. The results are provided in full at Appendix 3.

	Assessed	Above	% Compliant	Below	% Non compliant
The Studio House, Hay Mews	1	1	100%	0	0%
The Cottage, Hay Mews	4	4	100%	0	0%
2-3 Hay Mews	5	5	100%	0	0%
81 Haverstock Hill	2	2	100%	0	0%
<b>Total</b>	<b>12</b>	<b>12</b>	<b>100%</b>	<b>0</b>	<b>0%</b>

Table 4.1: Summary of VSC results for neighbouring properties [*\*Marginal: within 20% of guide levels*]

- 4.2 The results of the daylight analysis show that all of the windows assessed will comply fully with the BRE guide levels for VSC with the proposed roof level addition in place.
- 4.3 The proposed development will not cause any materially noticeable effects on existing neighbouring properties’ ambient daylight levels. The effects of the development on the daylight levels experienced by existing neighbouring

properties are therefore acceptable in the context of the BRE guidance and relevant policy.

5.0 **Sunlight Results**

5.1 The results of the sunlight analysis are summarised in Table 5.1 below. The results are again provided in full at Appendix 4.

5.2

	Assessed	Above	% Compliant	Below	% Non compliant
The Studio House, Hay Mews	1	1	100%	0	0%
The Cottage, Hay Mews	4	4	100%	0	0%
2-3 Hay Mews	0	-	-	-	-
81 Haverstock Hill	0	-	-	-	-
<b>Total</b>	<b>5</b>	<b>5</b>	<b>100%</b>	<b>0</b>	<b>0%</b>

Table 5.1: Summary of Sunlight results for neighbouring properties [*\*Marginal: within 40% of guide levels*]

5.3 In common with the position on daylight, the results of the sunlight analysis are very good. All south facing windows serving existing neighbouring properties that could potentially be affected by the development in terms of sunlight availability will all comply fully with the BRE guide levels for annual and winter sunlighting with the roof level addition in place.

5.4 The proposed development, therefore, does not give rise to any materially noticeable reductions in annual or winter sunlight in the context of the BRE guidance.

6.0 **Summary and Conclusions**

6.1 The daylight and sunlight appraisal shows that all existing neighbouring residential properties will comply fully with the BRE guidance for ambient daylighting with the development in place.

6.2 Similarly all of the south facing windows serving existing neighbouring properties will comply fully with the BRE guide levels for annual and winter sunlighting.

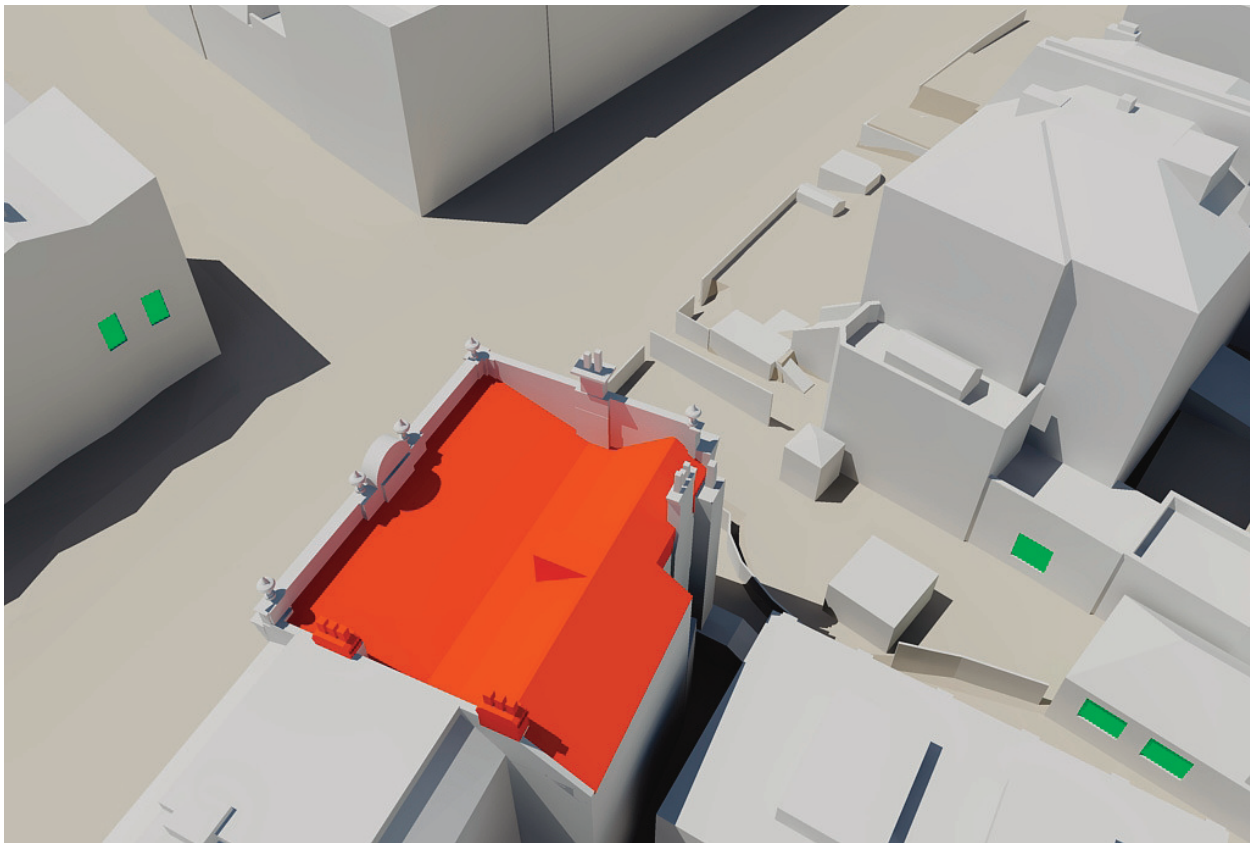
6.3 We therefore conclude that the proposed extension will not result in any material concerns regarding the daylight and sunlight levels experienced by neighbouring properties and areas of open space.



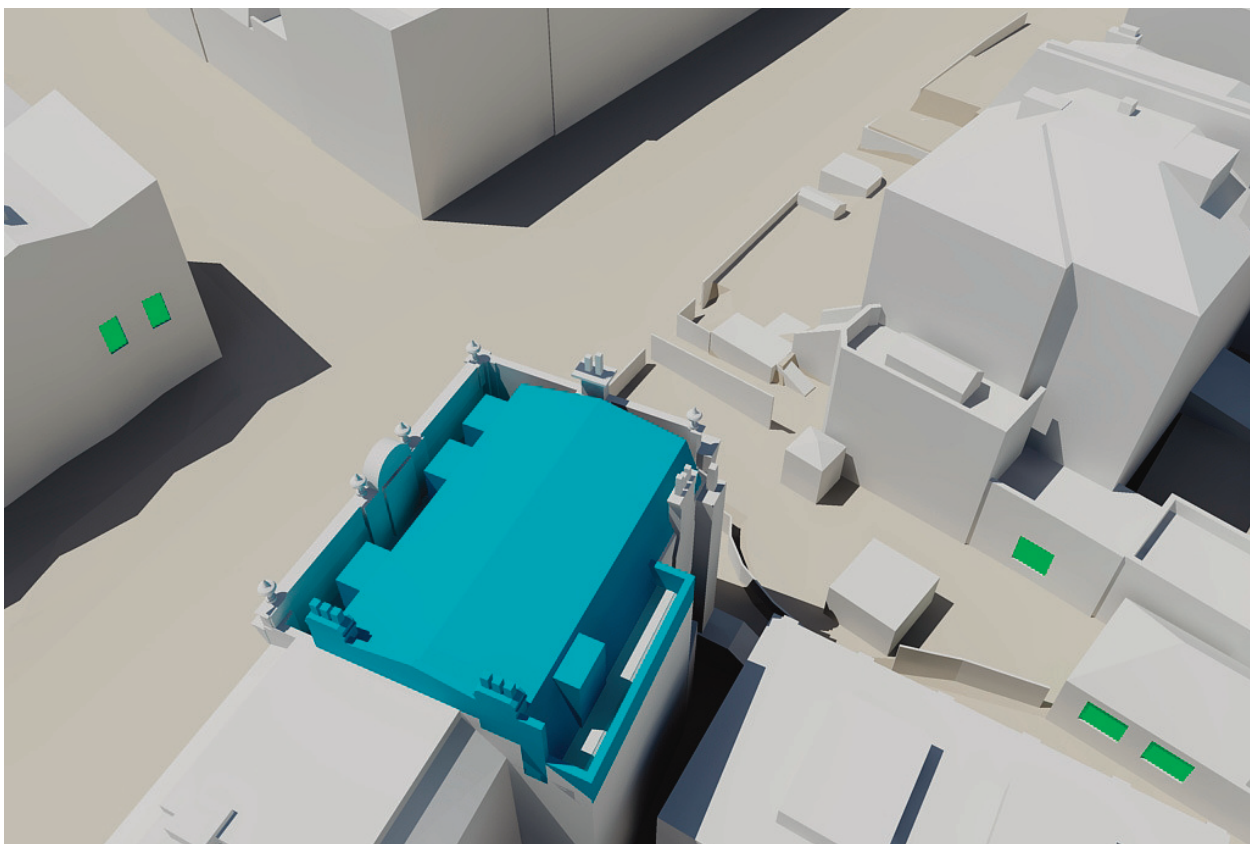
# Appendix 1

Assessment Model





Model as Existing

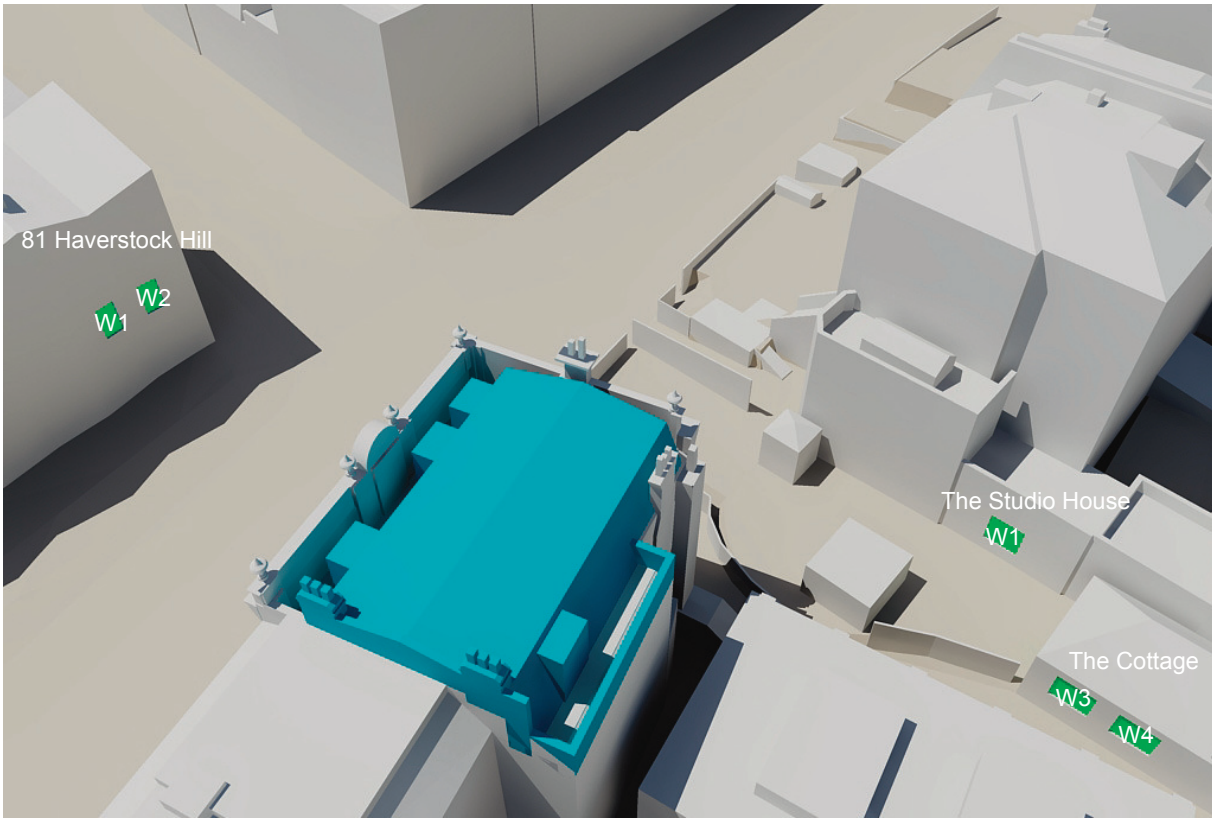


Model as Proposed

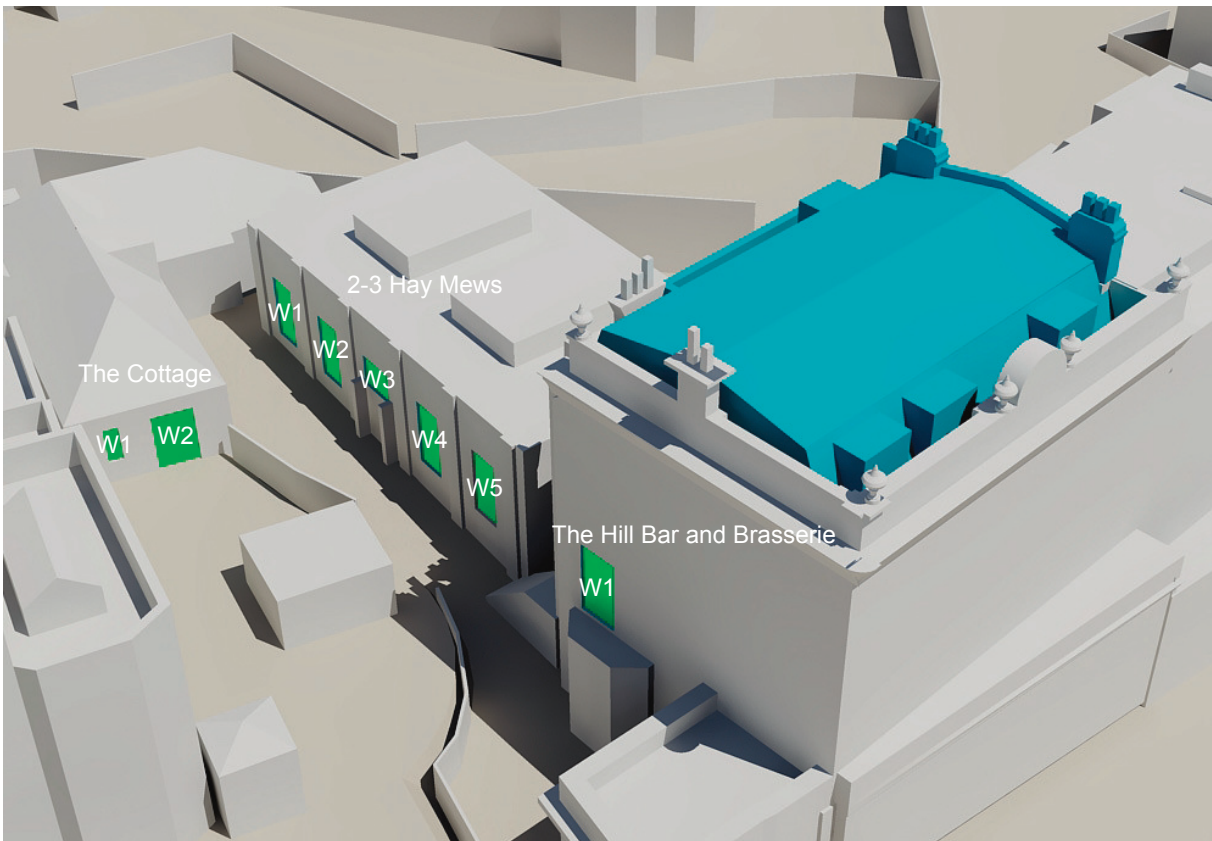


# Appendix 2

Window Layouts



Window Layouts



Window Layouts



# Appendix 3

VSC Results

Floor Ref.	Window Ref.	Scenario	VSC	Difference	Pass / Fail
<b>The Studio House</b>					
Ground	W1	Existing Proposed	27.52 27.16	0.99	PASS
<b>The Cottage</b>					
Ground	W1	Existing Proposed	19.96 19.71	0.99	PASS
Ground	W2	Existing Proposed	21.47 21.17	0.99	PASS
Ground	W3	Existing Proposed	19.92 19.69	0.99	PASS
Ground	W4	Existing Proposed	19.75 19.6	0.99	PASS
<b>2-3 Hay Mews</b>					
First	W1	Existing Proposed	20.38 20.38	1.00	PASS
First	W2	Existing Proposed	22.22 22.22	1.00	PASS
First	W3	Existing Proposed	25.38 25.38	1.00	PASS
First	W4	Existing Proposed	24.25 24.25	1.00	PASS
First	W5	Existing Proposed	24.32 24.32	1.00	PASS
<b>The Hill Bar and Brasserie</b>					
First	W1	Existing Proposed	30.18 30.18	1.00	PASS
<b>81 Haverstock Hill</b>					
First	W1	Existing Proposed	31.98 31.97	1.00	PASS
First	W2	Existing Proposed	32.09 32.08	1.00	PASS

VSC Results

# Appendix 4

**Sunlight Results**

Floor Ref.	Window Ref.	Scenario	Available Sunlight Hours					
			Annual %	Diff %	Pass / Fail	Winter %	Diff %	Pass / Fail
<b>The Studio House</b>								
Ground	W1	Existing	54	1.00	PASS	13	1.00	PASS
		Proposed	54			13		
<b>The Cottage</b>								
Ground	W1	Existing	45	1.00	PASS	13	1.00	PASS
		Proposed	45			13		
Ground	W2	Existing	47	0.98	PASS	14	0.93	PASS
		Proposed	46			13		
Ground	W3	Existing	37	0.97	PASS	9	0.89	PASS
		Proposed	36			8		
Ground	W4	Existing	35	1.00	PASS	7	1.00	PASS
		Proposed	35			7		
<b>2-3 Hay Mews</b>								
First	W1	Existing Proposed	*North Facing					
First	W2	Existing Proposed	*North Facing					
First	W3	Existing Proposed	*North Facing					
First	W4	Existing Proposed	*North Facing					
First	W5	Existing Proposed	*North Facing					
<b>The Hill Bar and Brasserie</b>								
First	W1	Existing Proposed	*North Facing					
<b>81 Haverstock Hill</b>								
First	W1	Existing Proposed	*North Facing					
First	W2	Existing Proposed	*North Facing					

Sunlight Results