REPORT

24-26 Hanway Street
London W1

DAYLIGHT & SUNLIGHT
TO
NEIGHBOURING PROPERTIES

July 2016

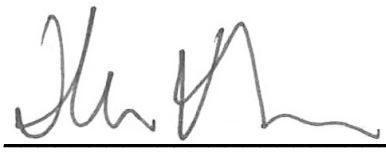
BVP
BROOKE VINCENT + PARTNERS

RICS

CONTENTS OF REPORT

Appendices: 1. Location Plan, CAD Model
2. Daylight and Sunlight Results – Neighbouring Properties

Drafted by:



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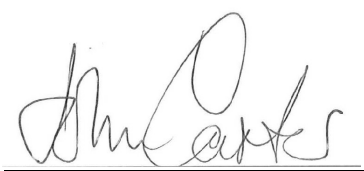

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4th July 2016

24-26 Hanway Street, London W1

Daylight & Sunlight

We are instructed to report upon the daylight and sunlight aspects of this Planning Application in relation to neighbouring residential properties.

Our report is based upon the scheme drawings prepared by Chassay Studio, survey information and photographs, plus daylight and sunlight studies.

1.0 SUMMARY

1.1 This report has been drafted by reference to the Building Research Establishment (BRE) publication (2011), *"Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice"* and local planning policy.

1.2 Our studies have confirmed that the amenity values of daylight and sunlight to all neighbouring residential properties would be retained to a level that satisfies BRE criteria.

1.3 In summary, the scheme satisfies BRE's recommendations and criteria and therefore the relevant policy within Westminster's Development Plan.

2.0 PLANNING POLICY

London Borough of Westminster

2.1 The City of Westminster's Planning Policy Framework is set out in a range of documents, including Westminster City Plan Strategic Policies (2013), the Unitary Development Plan (UDP) 2007 and other supplementary guidance documents. The current statutory "Development Plan" for Westminster is the City Plan, together with retained policies from the UDP. Westminster are preparing a revised City Management Plan (CCMP). Only limited weight is given to the emerging CCMP revision and therefore it is appropriate to refer to the retained policies in the UDP.

POLICY ENV 13: Protecting Amenities, Daylight & Sunlight and Environmental Quality

(D) The City Council will ensure that both new and replacement accommodation, particularly residential, receives adequate daylight and sunlight. The City Council will seek improvement where opportunities arise, particularly in cases where the existing conditions are substandard.

(E) The City Council will normally assist proposals which result in material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. In cases where the resulting level is unacceptable, permission will be refused.

(F) Developments should not result in a significant increase in the sense of enclosure or overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space on adjoining buildings, whether in residential or public use.

S29: The council will resist proposals that result in an unacceptable material loss of residential amenity and developments should aim to improve the residential environment.

The London Plan 2015 (Including Housing Standards minor alterations - March 2016)

2.2 The London Plan forms part of Westminster's Development Plan. The Housing Supplementary Planning Guidance 2012, defined in greater detail the London Plan's Housing requirements and standards were replaced by the House Supplementary Planning Guidance 2016 in March of this year.

2.3 Inevitably the proposal was designed by reference to the 2012 guidance which is detailed below. Thereafter the 2016 guidance is detailed and confirms that the expectations with regard to Daylight and Sunlight within proposed accommodation have remained very similar to the 2012 Guidance. However, the notes that follow the new (2016) standard 32 state "BRE good practice guidelines methodology can be used to assess the levels of daylight and sunlight achieved within new developments". This had not been stated in the previous SPG (2012), although the BRE good practice guidelines had in any case, been the basis upon which daylight and sunlight values were considered during the design process. These guidelines and the method of calculation are more fully detailed later.

Housing Supplementary Planning Guidance 2012

2.4 This SPG define baseline standards and good practice standards as further detailed below.

Baseline Standards are those endorsed by the Mayor as addressing issues of particular strategic concern.

Good Practice Standards are those put forward by the Mayor as representing general good practice.

The standards that are relevant to daylight and sunlight are detailed below:

Baseline

Standard 5.2.1 - developments should avoid single aspect dwellings that are north facing, exposed to noise exposure Categories C or D, or contain three or more bedrooms.

Note: "north facing is usually defined as an orientation less than 45o either side of due north".

Good Practice

Standard 5.5.1 - glazing to all habitable rooms should be not less than 20% of the internal floor area of the room.

Standard 5.5.2 - all homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.

Housing Supplementary Planning Guidance – March 2016

2.5 HOUSING QUALITY AND DESIGN POLICY

Policy 3.5 Quality and design of housing developments

Daylight and Sunlight

Standard 32 – All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living area and kitchen/dining spaces should preferable receive direct sunlight.

2.3.45 …"In addition to the above standards, BRE good practice guidelines and methodology can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3".

2.3.46 …"Where direct sunlight cannot be achieved in line with standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units would achieve good amenity for residence".

2.3.47 …"BRE guidelines on assessing daylight and sunlight should be applied sensitively too high a density development in London, particularly in central and urban settings, recognising the London Plan strategic approach to optimising housing supply and locations with good accessibility for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London".

2.6 It should also be noted that the London Plan does not define a standard for neighbouring properties.

3. METHOD OF CALCULATION

Building Research Establishment

3.1 The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication 2011 ‘’Site Layout Planning to Daylight and Sunlight. A Guide To Good Practice’’ as a means of articulating their policy. BRE confirm that the Guide does not contain mandatory requirements and 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 since 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, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”

3.2 Modelling and Results

3.2.1 Our analysis and subsequent results are produced by the application of our specialist software on our three-dimensional model, images of which are included in Appendix 1. This is based upon survey information, supplemented by photographs, plus the architect’s planning drawings also included in Appendix 1.

3.2.2 In this model, the neighbouring buildings are defined in green, the current site building in blue, and the proposed building in magenta.

3.3 Daylight

3.3.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky.

3.3.2 Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.

3.3.3 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.

3.3.4 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^{o} 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."

3.3.5 Where the VSC calculation has been used, BRE also seeks to consider daylight distribution within neighbouring rooms, once again defining an adverse effect as a result that is less than 0.8 the former value.

3.4 Sunlight

3.4.1 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 within 90^{o} of south, i.e. south of the east-west axis.

(ii) If any part of a new development subtends an angle of more than 25^{o} to the horizontal measured from the centre of the main living room window, a vertical section perpendicular to the window, then the sunlighting in the existing dwelling may be adversely affected.

(iii) Similarly, the sunlight availability to an existing dwelling may be adversely affected if the APSH, when measured at the centre of the window is reduced by more than 4%.

(iv) Should the loss be greater than 4%, then sunlight availability 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 September and 21 March (winter) and less than 0.8 times its former sunlight hours during either period.

(v) Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

4.0 DAYLIGHT RESULTS

4.1 Neighbouring Buildings

Hanway Place

4.1.1 To the north and opposite the site, there are a number of properties along Hanway Place. For the purposes of this report, we have analysed the relevant windows with a direct view of the proposal.

4.1.2 The VSC results in Appendix 2 show that in all locations, the existing VSC is below the BRE's benchmark figure of 27% and the proposed value follows suit. Whenever proposed VSC values are less than 27%, reference needs to be made to the BRE guidance and this is reiterated in item 3.3.5 of this report. This clearly states that an adverse effect may only occur if proposed VSC is not only less than 27% but also less than 0.8 its former (existing) value. In all locations the result is well above 0.8, with the lowest result being 0.92

4.1.3 We have also given consideration to room sizes and Daylight Distribution within and the results can be referred to in Appendix 2. The values confirm that in all but one location, rooms would remain well above 0.8 the existing value and there would be no adverse effect.

4.1.4 The one exception is No.3 Hanway Place, R7, with a result of 0.73. This single outcome should not negate a good set of results.

4.1.5 The combination of VSC and Daylight Distribution results confirm good daylight would be maintained in accordance with BRE guidelines.

All other Surrounding Properties

4.2 All other buildings to the east, south and west have not been analysed as they have either no view of the development site or they serve commercial use only and there is no daylight criterion to meet.

4.3 Daylight Summary

4.3.1 Our analysis has confirmed that all neighbouring buildings analysed would retain daylight at levels that satisfy BRE criteria. In the single case where an apparent effect is defined by Daylight Distribution the VSC, which BRE considers to be the primary indicator, remains satisfactory.

5.0 SUNLIGHT RESULTS

5.1 Neighbouring Residential Buildings

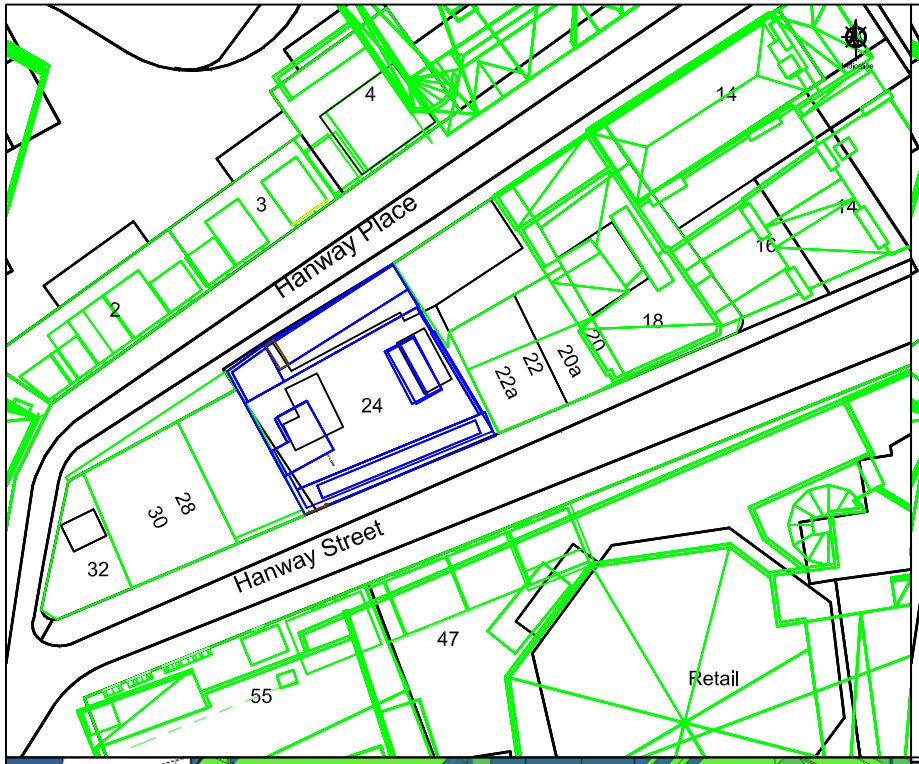
5.1.1 The sunlight results are defined by the two right hand columns in **Appendix 2** and adjacent to the VSC results.

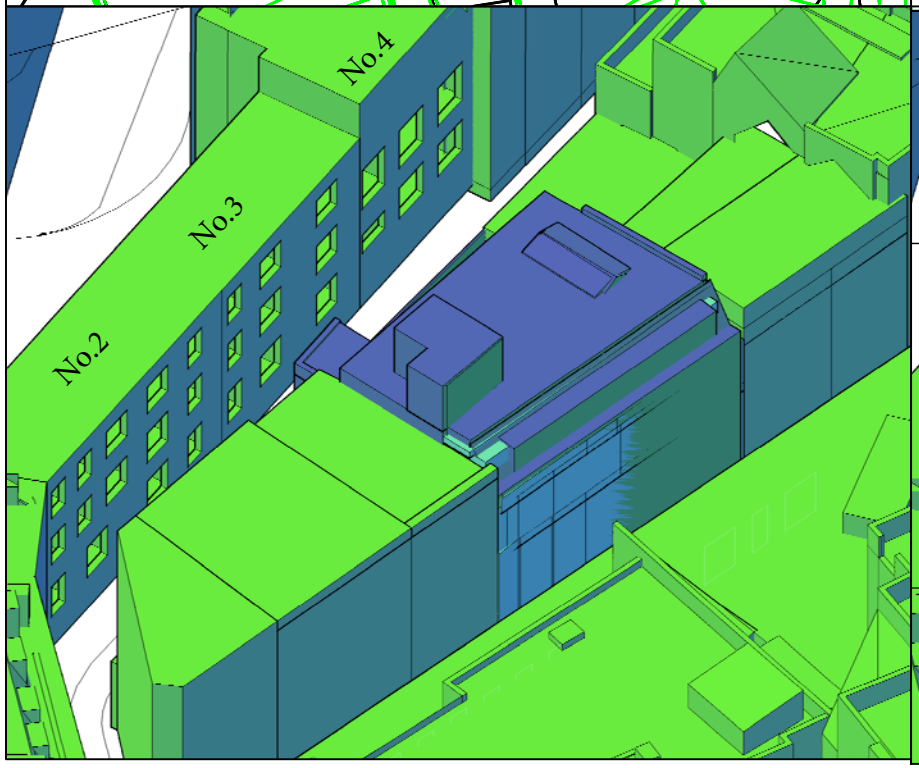
5.1.2 The results for windows that face within 90 degrees of south demonstrate that when consideration is given to BRE's recommended values, there would be no adverse effect.

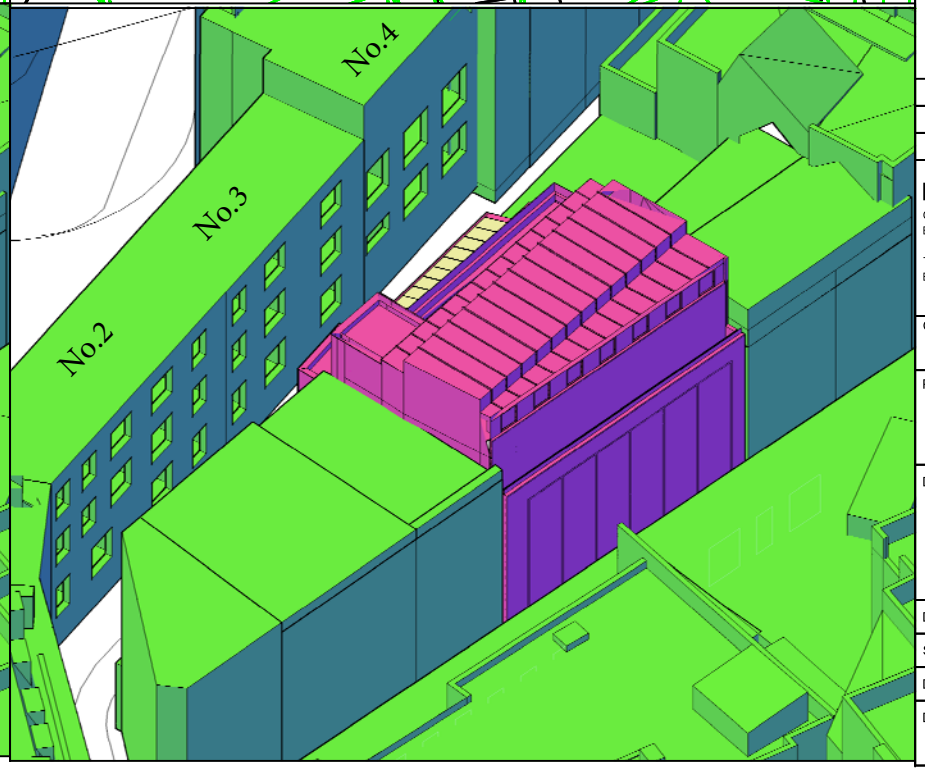
APPENDIX 1

LOCATION PLAN

CAD MODEL







LEGEND

Existing Buildings

Site building

Proposal

Brooke Vincent & Partners
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CLIENT / ARCHITECT:
Chassay Studio

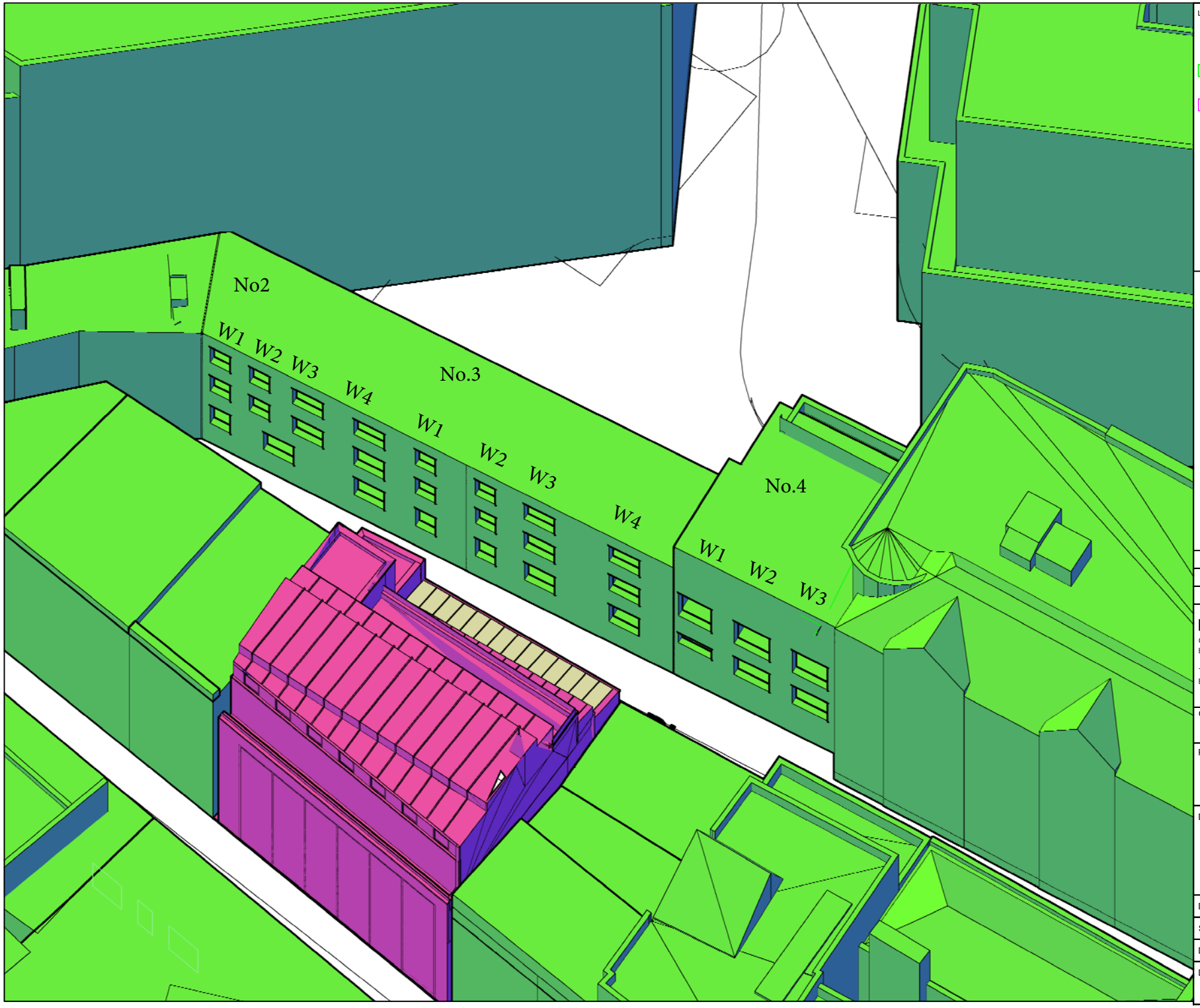
PROJECT:
Hanway St
W1T 1HD

DRAWING:
Plan / Perspective View
Existing / Proposed

DRAWN: HA	PROJECT NO: 10657
SCALE: NTS	
DATE: 04.07.2016	

DRAWING NO: 10657 01

REV:



LEGEND

Existing Buildings

Proposal

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E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
Chassay Studio

PROJECT:
Hanway St
W1T 1HD

DRAWING:
Perspective View
Proposed

DRAWN: HA
SCALE: NTS
DATE: 04.07.2016

PROJECT NO:
10657

DRAWING NO:
10657 02

REV:

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS TO NEIGHBOURING PROPERTIES

Project Name: Hanway
Date of Analysis: 04/07/2016
Key drawings: VSC SUNLIGHT

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Pass / Fail	Available Sunlight Hours	
								Annual %	Winter %
2 Hanway Place									
Ground	R1	Bedroom	W1	Existing	9.16	0.99	PASS	13	4
				Proposed	9.03			13	4
Ground	R2	Livingroom	W2	Existing	9.33	0.98	PASS	11	2
				Proposed	9.12			11	2
Ground	R3	Livingroom	W3	Existing	9.69	0.97	PASS	14	0
				Proposed	9.44			14	0
Ground	R4	Bedroom	W4	Existing	10.4	0.97	PASS	17	0
				Proposed	10.13			16	0
First	R1	Bedroom	W1	Existing	14.49	0.99	PASS	23	6
				Proposed	14.28			22	6
First	R2	Bedroom	W2	Existing	15.04	0.98	PASS	29	5
				Proposed	14.74			27	5
First	R3	Livingroom	W3	Existing	15.12	0.97	PASS	32	3
				Proposed	14.71			31	3
First	R4	Livingroom	W4	Existing	15.73	0.96	PASS	33	1
				Proposed	15.17			31	1
First	R5	Bedroom	W5	Existing	16.9	0.96	PASS	37	1
				Proposed	16.17			36	1
Second	R1	Bedroom	W1	Existing	23.57	0.99	PASS	52	9
				Proposed	23.32			51	9
Second	R2	Bedroom	W2	Existing	23.93	0.98	PASS	55	9
				Proposed	23.56			54	9
Second	R3	Livingroom	W3	Existing	24.43	0.98	PASS	58	10
				Proposed	23.82			56	10
Second	R4	Livingroom	W4	Existing	25.43	0.96	PASS	57	9
				Proposed	24.34			54	9
Second	R5	Bedroom	W5	Existing	26.2	0.94	PASS	60	11
				Proposed	24.63			59	11
3 Hanway Place									
Ground	R5	Bedroom	W5	Existing	11.45	0.96	PASS	18	0
				Proposed	10.99			17	0
Ground	R6	Livingroom	W6	Existing	12.41	0.94	PASS	24	0
				Proposed	11.68			20	0
Ground	R7	Livingroom	W7	Existing	13.78	0.94	PASS	27	1
				Proposed	12.93			26	1
First	R6	Bedroom	W6	Existing	18.07	0.94	PASS	43	4
				Proposed	17.05			39	4
First	R7	Livingroom	W7	Existing	18.93	0.94	PASS	45	4
				Proposed	17.83			42	4
First	R8	Livingroom	W8	Existing	20.89	0.94	PASS	51	5
				Proposed	19.62			50	5
Second	R6	Bedroom	W6	Existing	26.73	0.92	PASS	62	14
				Proposed	24.65			59	11
Second	R7	Livingroom	W7	Existing	27.13	0.92	PASS	62	13
				Proposed	24.95			61	12
Second	R8	Livingroom	W8	Existing	28.2	0.93	PASS	64	15
				Proposed	26.32			61	12
4 Hanway Place									
Ground	R2	Livingroom	W2	Existing	16.93	0.97	PASS	37	4
				Proposed	16.44			34	2
Ground	R2	Livingroom	W3	Existing	15.54	0.97	PASS	34	4
				Proposed	15.07			34	4
First	R1	Bedroom	W1	Existing	25.38	0.97	PASS	59	12
				Proposed	24.53			57	10
First	R2	Livingroom	W2	Existing	25.36	0.97	PASS	58	15
				Proposed	24.53			57	14
First	R2	Livingroom	W3	Existing	23.47	0.97	PASS	58	15
				Proposed	22.73			57	14

Project Name: Hanway Street
Date of Analysis: 04/07/2016
Key drawings: Daylight Distribution

Floor	Room	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference	Pass / Fail
2 Hanway Place								
Ground	R1	Bedroom	Area m2 % of room	7.07	3.33 47.10%	3.33 47.10%	1.00	PASS
Ground	R2	Livingroom	Area m2 % of room	11.02	4.06 36.84%	4.05 36.75%	1.00	PASS
Ground	R3	Livingroom	Area m2 % of room	11.02	3.7 33.58%	3.66 33.21%	0.99	PASS
Ground	R4	Bedroom	Area m2 % of room	6.69	3.45 51.57%	3.37 50.37%	0.98	PASS
First	R1	Bedroom	Area m2 % of room	5.57	3.13 56.19%	3.13 56.19%	1.00	PASS
First	R2	Bedroom	Area m2 % of room	5.44	3.26 59.93%	3.26 59.93%	1.00	PASS
First	R3	Livingroom	Area m2 % of room	11.02	5.01 45.46%	5 45.37%	1.00	PASS
First	R4	Livingroom	Area m2 % of room	11.02	5.39 48.91%	5.39 48.91%	1.00	PASS
First	R5	Bedroom	Area m2 % of room	6.69	4.93 73.69%	4.83 72.20%	0.98	PASS
Second	R1	Bedroom	Area m2 % of room	5.57	4.97 89.23%	4.98 89.41%	1.00	PASS
Second	R2	Bedroom	Area m2 % of room	5.44	4.97 91.36%	4.97 91.36%	1.00	PASS
Second	R3	Livingroom	Area m2 % of room	11.02	8.42 76.41%	8.38 76.04%	1.00	PASS
Second	R4	Livingroom	Area m2 % of room	11.02	9.32 84.57%	9.27 84.12%	0.99	PASS
Second	R5	Bedroom	Area m2 % of room	6.69	6.49 97.01%	6.3 94.17%	0.97	PASS
3 Hanway Place								
Ground	R5	Bedroom	Area m2 % of room	6.19	3.55 57.35%	3.47 56.06%	0.98	PASS
Ground	R6	Livingroom	Area m2 % of room	10.28	4.72 45.91%	4.46 43.39%	0.94	PASS
Ground	R7	Livingroom	Area m2 % of room	11.02	5.69 51.63%	5.38 48.82%	0.95	PASS
First	R6	Bedroom	Area m2 % of room	6.19	5 80.78%	4.59 74.15%	0.92	PASS
First	R7	Livingroom	Area m2 % of room	10.28	6.2 60.31%	5.76 56.03%	0.93	PASS
First	R8	Livingroom	Area m2 % of room	11.02	8.15 73.96%	7.46 67.70%	0.92	PASS
Second	R6	Bedroom	Area m2 % of room	6.19	6.05 97.74%	5.69 91.92%	0.94	PASS
Second	R7	Livingroom	Area m2 % of room	10.28	9.06 88.13%	6.6 64.20%	0.73	FAIL
Second	R8	Livingroom	Area m2 % of room	11.02	10.31 93.56%	8.46 76.77%	0.82	PASS
4 Hanway Place								
Ground	R1	Hallway						
Ground	R2	Livingroom	Area m2 % of room	31.49	25.41 80.69%	25.39 80.63%	1.00	PASS
First	R1	Bedroom	Area m2 % of room	9.28	9.23 99.46%	9.23 99.46%	1.00	PASS
First	R2	Livingroom	Area m2 % of room	28.87	25.51 88.36%	25.51 88.36%	1.00	PASS