s p planning

MANOR COURT, 152 ABBEY RD, LONDON, NW6 4ST

Daylight/Sunlight Assessment

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R16043 DS

74 clerkenwell road
clerkenwell
london ec1m 5qa

t: 020 7253 1979

info@spplanning.co.uk
www.spplanning.co.uk

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1.0 INTRODUCTION

1.1 This report assesses the effects of the proposal to erect of a roof addition to create four flats at Manor Court, 152 Abbey Road, London NW6 4ST on natural light reaching neighbouring residential properties immediately below the proposal and to the north and east of the application site.

1.2 The quantitative assessment has been undertaken in accordance with the guidelines set out in the Building Research Establishment (BRE) report *"Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice"* (BR209, Second Edition 2011). The Guide is intended to be advisory and does not contain mandatory standards. The introduction states:

> *"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. Its aim is 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"*

1.3 This assessment has been carried out using the application drawings listed at Appendix 1 and photographs taken from the roof of the application property and the road. It is supported by analytical plots attached in the appendix.

2.0 PLANNING POLICY CONTEXT

2.1 The statutory Development Plan applicable to the application site is the London Plan 2015, the Camden Core Strategy (2010) and the Camden Development Policies.

2.2 Policy DP26 of the latter states:

> *The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:*
>
> *....c) sunlight, daylight and artificial light levels*

2.3 Paragraph 26.3 of the Development Policies notes:

> *To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (1991).*

2.4 *Camden Planning Guidance 6: Amenity* devotes a section to Daylight and Sunlight. It states:

> *The Council will require a daylight and sunlight report to accompany planning applications for development that has the potential to reduce levels of daylight and sunlight on existing and future occupiers, near to and within the proposal site. Daylight and sunlight reports should also demonstrate how you have taken into consideration the guidance contained in the BRE document*

3.0 SCOPE OF ASSESSMENT

Guidance

3.1 The BRE guide is primarily aimed at the protection of natural light to permanent residential accommodation. With regard to the effect of new development on daylight to neighbouring dwellings the guide states at paragraph 2.2.2:

> *The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation area and garages need not be analysed.*

3.2 Similarly in respect of the effect of new development on sunlight paragraph 3.2.3 states:

> *To assess the loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90^0 of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.*

Kingswood Court

3.3 Kingswood Court to the north of the application property is a 5-storey building containing flats. The closest ground floor living room window in this building that directly faces the proposal represents the worst case scenario and therefore warrants assessment. This window is identified on photograph 1 (Appendix 2).

Manor Court, 152 Abbey Road

3.4 Due to the staggered arrangement of Manor Court, the proposal will be visible from existing top floor windows and will therefore have some effect on natural light reaching these windows. The three closest second floor windows, which we understand provide light to living rooms and bedrooms, therefore require assessment (photographs 2 and 3). Lower level windows would be further away from the proposal and therefore less affected.

150 Abbey Road

3.5 There are a number of windows in the flank wall of 150 Abbey Road, directly to the east of the application property (photograph 3). Based on external inspection it appears that the majority of these windows provide natural light to circulation space or bathrooms or serve rooms that also benefit from front or rear-facing windows. The planning records indicate that the right-hand second floor window provides the sole source of natural light to a kitchen (ref: 2015/5893/P). This therefore warrants assessment.

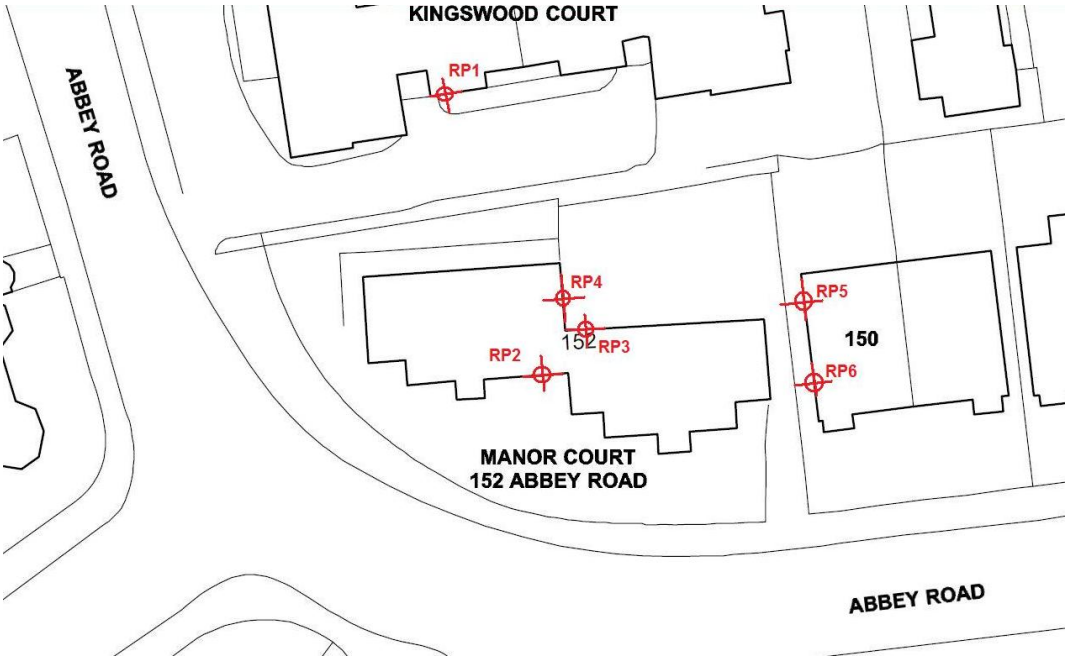
3.6 The left-hand upper ground floor window also appears to serve a kitchen. Whilst it is likely this room benefits from a main rear-facing window as well as the one in the flank wall, this is assessed in case the windows serve separate rooms.

Summary

3.7 Based on the above the following nearby windows require assessment (their locations are shown on the drawing below).

Location	***Ref***	***Orientation***
Kingswood Court, ground floor living room window	RP1	South-facing
Manor Court, second floor, bedroom	RP2	North-facing
Manor Court, second floor, living room	RP3	South-facing
Manor Court, second floor, bedroom	RP4	East-facing
150 Abbey Road, upper ground floor, kitchen	RP5	West-facing
150 Abbey Road, second floor, kitchen	RP6	West-facing

Table 3.1: Reference Points



Reference point locations

4.0 DAYLIGHT

Methodology

4.1 The level of daylight received by a window is quantified in terms of its Vertical Sky Component (VSC), which represents the amount of vertical skylight falling on a vertical window. Plots for the assessment of the VSC are derived from the distance of physical obstructions from reference point and their relative height above the reference point. The heights above ground level and locations of the surrounding buildings and the proposed development have been taken from the application drawings, photographs of the surroundings and aerial photography.

4.2 The VSC can be calculated either using the skylight indicator and guidance provided in Appendix A of the BRE Guide or by using the Waldram diagram as explained in Appendix B of the Guide. In this case the latter approach has been used and the resultant plots for the apertures assessed are provided at Appendix 3 of this report. These graphically depict the impact of the surrounding obstructions. The effect of existing surrounding buildings is shown by the green shading. The additional effects resulting from the proposal are shown in red. The un-shaded areas represent the amount of skylight received at the reference point. By comparing the existing and resultant situations the effect of the proposal can be established.

4.3 The BRE good practice guide outlines numerical guidelines that represent flexible targets 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)*

4.4 These targets are based on suburban standards. Therefore, levels lower than 27% can be expected in urban areas characterised by a higher density of development.

Results

4.5 The following results were obtained:

Reference point	***Existing (a) (%)***	***Resultant (b) (%)***	***Change (b)÷(a)[1]***
BRE targets	*27*	*27*	*0.8*
RP1 (Kingswood Court, ground floor)	29.4	27.2	n/a
RP2 (Manor Court, 2nd floor, bedroom)	22.0	21.2	0.96
RP3 (Manor Court, 2nd floor, living rm)	39.3	35.9	n/a
RP4 (Manor Court, 2nd floor, bedroom)	36.8	32.1	n/a
RP5 (150 Abbey Rd, upper grd, kitchen)	18.7	17.9	0.95
RP6 (150 Abbey Rd, second fl. kitchen)	38.2	37.4	n/a

1. Applicable if the resultant is less than 27%

Table 4.1: Vertical Sky Component results

4.6 The results above demonstrate that with the proposed roof addition in place four of the six windows tested would retain daylight levels that exceed the BRE VSC target of 27%.

4.7 In respect of RP2 and RP5 the existing and resultant levels are less than 27%. However the latter would be 0.96 times and 0.95 times the former, well above the 0.8 target for the level of change. As such this change is unlikely to be noticeable.

5.0 SUNLIGHT

Methodology

5.1 Obstructions to sunlight may become an issue if some part of the proposal is situated within 90° of due south of main window walls to existing buildings. A small part of the proposal would be within 90^0 of reference points 3, 4, 5 and 6 and therefore it is deemed necessary to undertake sunlight assessment for these points.

5.2 To determine sunlight availability, the plots derived for daylighting have been overlaid on a Sun Availability Indicator for London (51.5^o N). Again, the area shaded green represents the impact of obstructions on sunlight availability. The plots provide the percentage year round sunlight availability, which is quantified by counting the number of dots outside of the shaded areas. There are 100 dots shown on the indicator, each of which represents 1% of the annual probable sunlight hours. The plots also enable the percentage of sunlight availability during the winter months to be derived by counting the number of dots outside the shaded areas and below the equinox line.

5.3 The BRE good practice guide notes that:

> *"If [a] window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months between 21 September and 21 March, then the room should still receive enough sunlight..... If the available sunlight hours are both less than the amount given and less than 0.8 times their former value, either over the whole year or just during the winter months (21 September to 21 March), then the occupants of the existing building will notice the loss of sunlight." (page 11, our emphasis).*

Results

5.4 The following results were obtained:

Reference point	***Existing (a) (%)***	***Resultant (b) (%)***	***Change (b)÷(a)[1]***
BRE targets	*25*	*25*	*0.8*
RP1 (Kingswood Court, ground floor)	66	63	n/a
RP3 (Manor Court, 2nd floor, living rm)	87	72	n/a
RP5 (150 Abbey Rd, upper grd, kitchen)	21	17	0.81
RP6 (150 Abbey Rd, second fl. kitchen)	51	51	n/a

1. Only applicable if the resultant is less than 25% or 0.8 is less than 25%

Table 5.1: Annual Sunlight Availability at the reference points

Reference point	***Existing (a) (%)***	***Resultant (b) (%)***	***Change (b)÷(a)[1]***
BRE targets	*5*	*5*	
RP1 (Kingswood Court, ground floor)	18	15	n/a
RP3 (Manor Court, 2nd floor, living rm)	30	26	n/a
RP5 (150 Abbey Rd, upper grd, kitchen)	6	6	n/a
RP6 (150 Abbey Rd, second fl. kitchen)	15	15	n/a

1. Only applicable if the resultant is less than 5% or 0.8 is less than 5%

Table 5.2: Winter Sunlight Availability at the reference points

5.5 The results above demonstrate that with the proposed roof addition in place three of the four windows tested would retain levels of year round sunlight that exceed the BRE target of 25%.

5.6 In respect of RP5, annual sunlight availability would be reduced from 21% to 17%. As the latter is more than 0.8 times the former the BRE test is satisfied. (It looks likely that the room served by RP5 also benefits from a rear-facing window, although this has not been established as fact).

5.7 All four windows tested would retain levels of sunlight that exceed the BRE target for sunlight during winter months.

6.0 CONCLUSIONS

6.1 This assessment has been carried out in accordance with the Building Research Establishment (BRE) report *"Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice"* (BR209, Second Edition 2011). It assesses the effects of the proposal on flats below the proposed roof extension and windows in surrounding buildings facing the application site.

6.2 **Daylight**: The daylight assessment results demonstrate that either the daylight reaching neighbouring windows with the proposed roof extension in place would either be above the BRE target (27%) or, where below 27%, the level of change would be small and therefore unlikely to be noticeable.

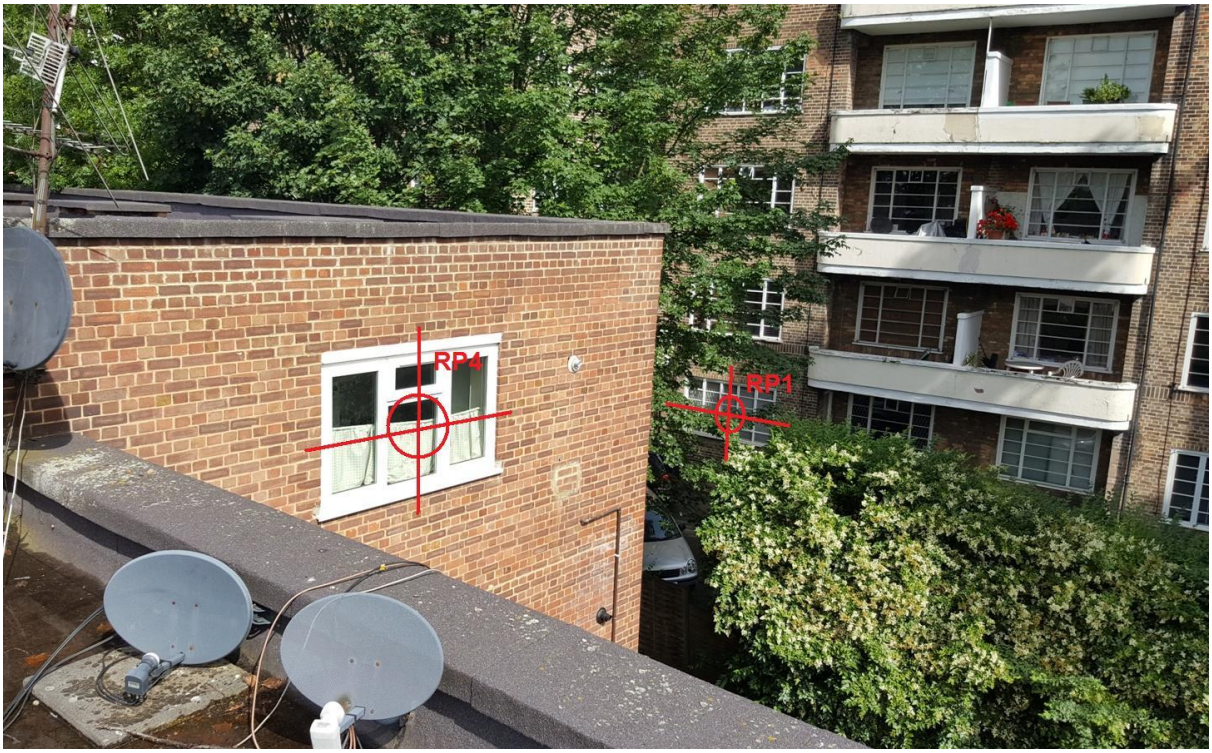
6.3 **Sunlight**: With one exception (RP5) the resultant levels of annual sunlight availability and sunlight availability during winter months will remain above the BRE targets with the proposal in place. In respect of RP5, the resultant level of annual sunlight availability would be more than 0.8 times the existing level and therefore complies with the BRE test.

6.4 On the basis of the above, we conclude that the proposal would not result in unacceptable effects on the living conditions of occupiers of neighbouring residential properties. The proposal therefore complies with Policy DM26 and *Camden Planning Guidance 6: Amenity*.

APPENDIX 1: Application drawings

	Drawing number
Site plan	EX00 P1
Existing Ground Floor Plan	EX01 P1
Existing Elevations	EX02 P1
Existing Long Elevations	EX03 P1
Existing Surrounding Elevations	EX04 P1
Proposed Third Floor Plan	GA02 P1
Proposed Elevations	GA03 P1
Proposed Long Elevations	GA04 P1
Proposed Surrounding Elevations	GA05 P1

APPENDIX 2: Photographs

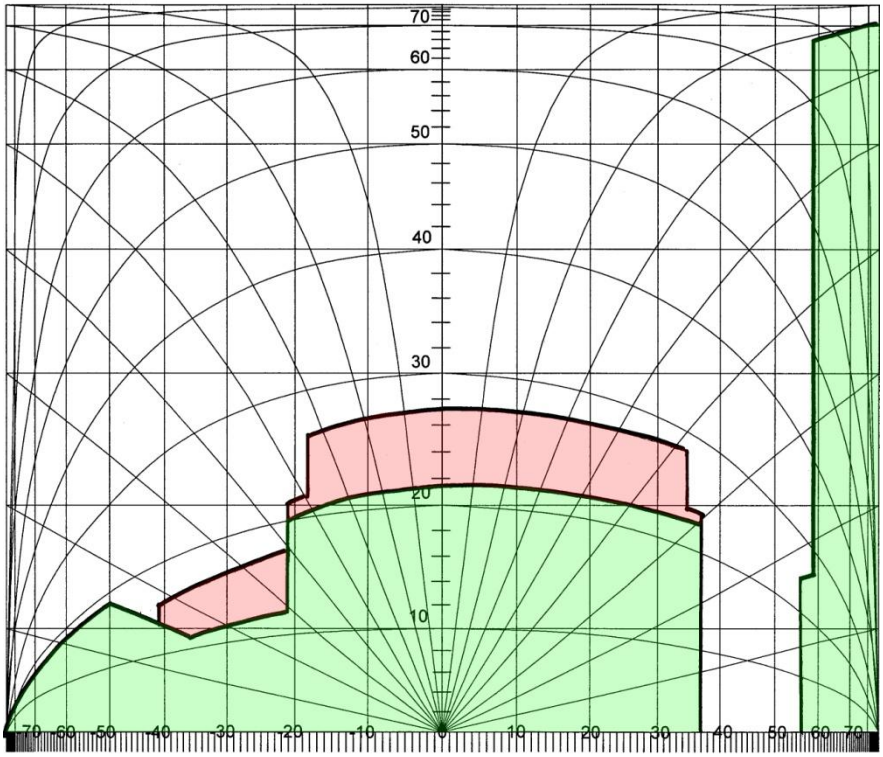


1: View towards Kingswood Court (RP1 is the ground floor left hand window). In the foreground is RP4.

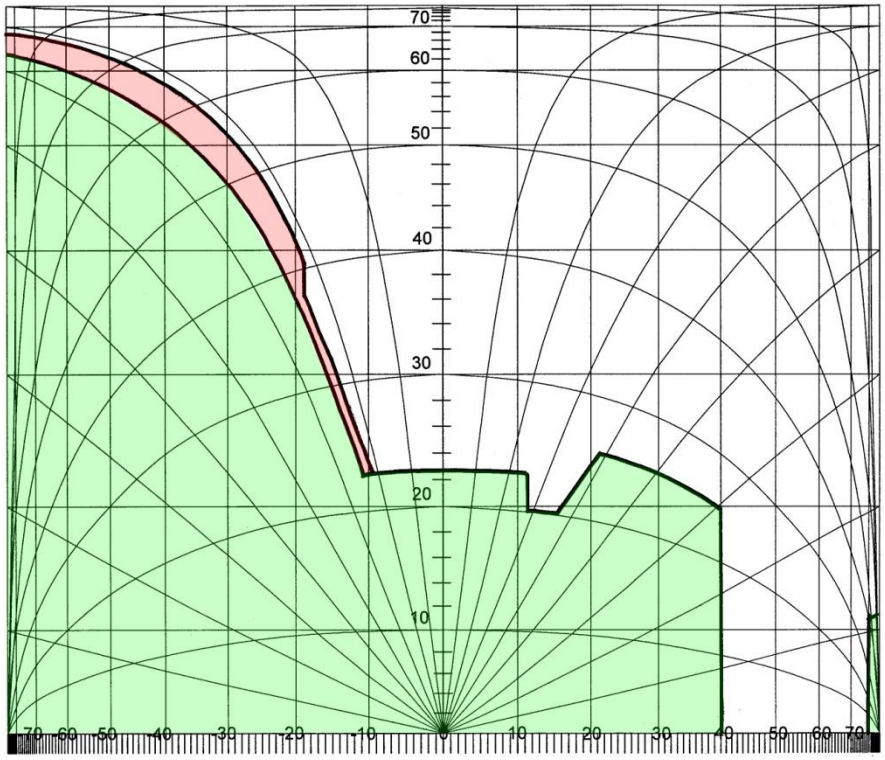
2: Second floor living room window in foreground (RP2)

3: Flank elevation of 150 Abbey Road showing locations of kitchen windows

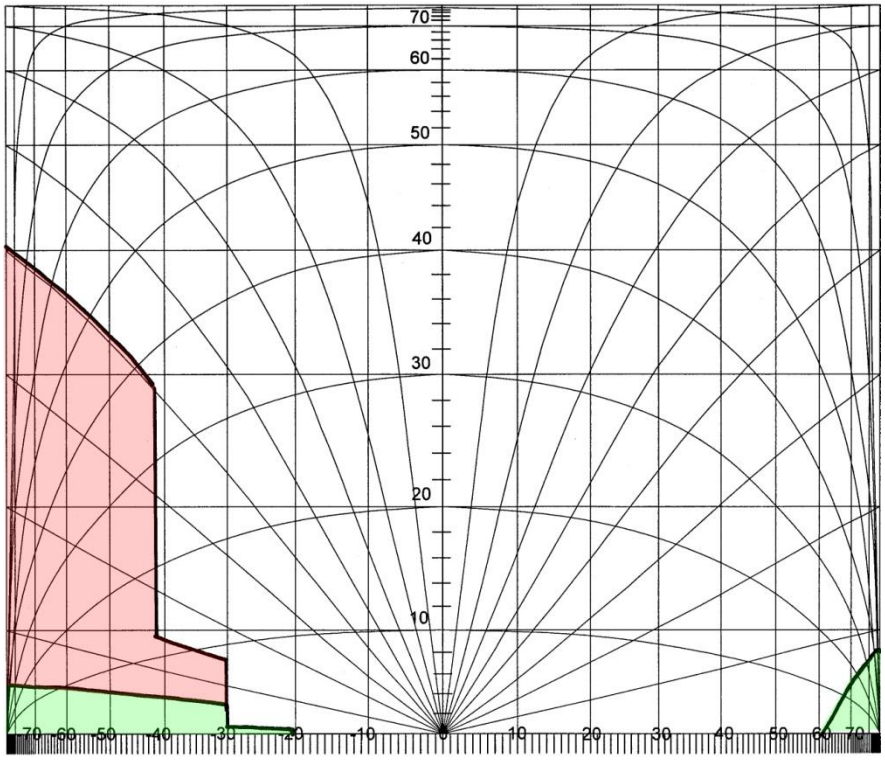
APPENDIX 3: Vertical Sky Component plots



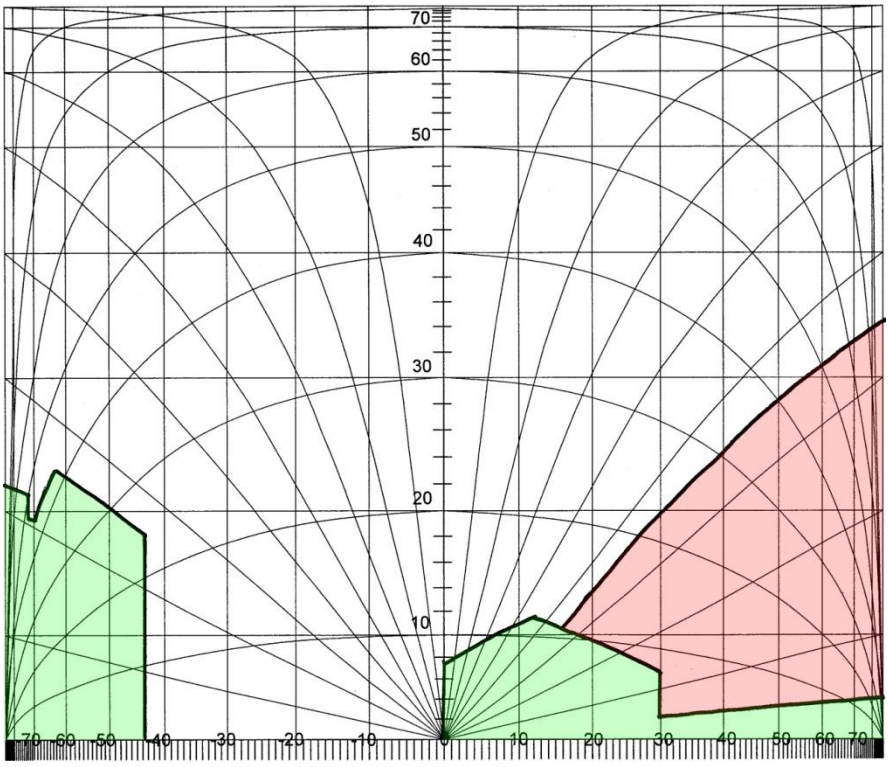
RP1: *Kingswood Court, ground floor living room window*



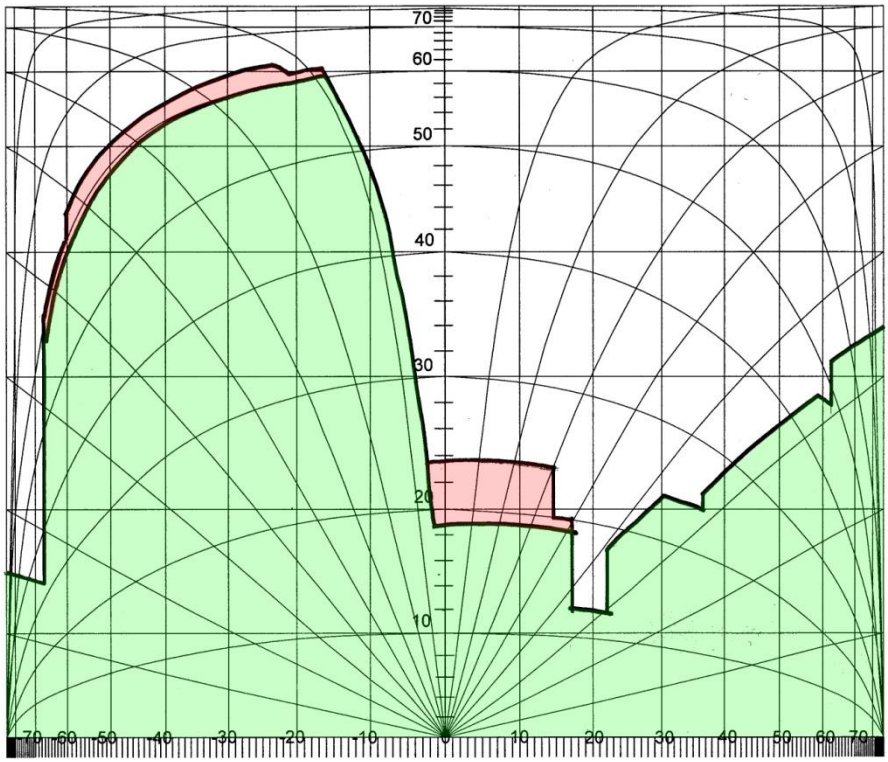
RP2: *Manor Court, second floor, bedroom window*



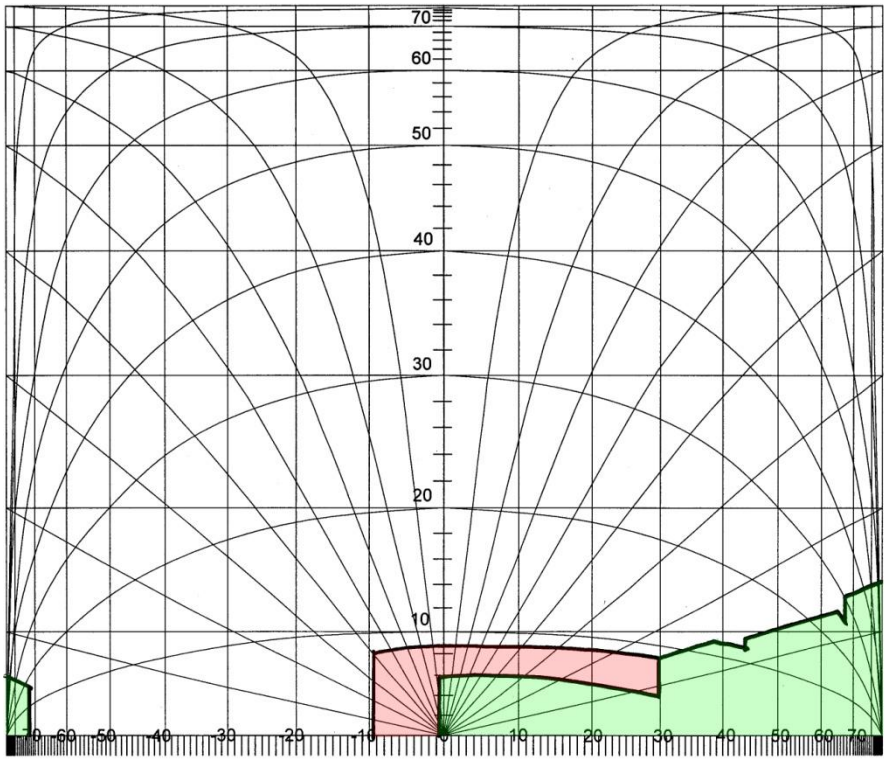
RP3: *Manor Court, second floor, living room window*



RP4: Manor Court, 2nd floor

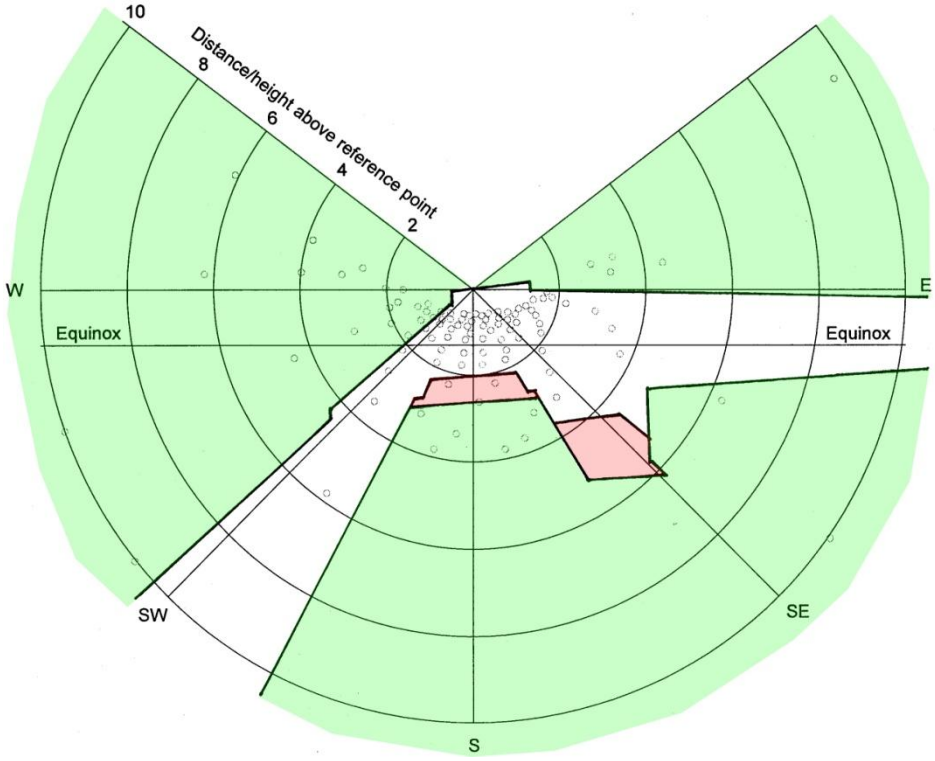


RP5: 150 Abbey Rd, upper ground, kitchen

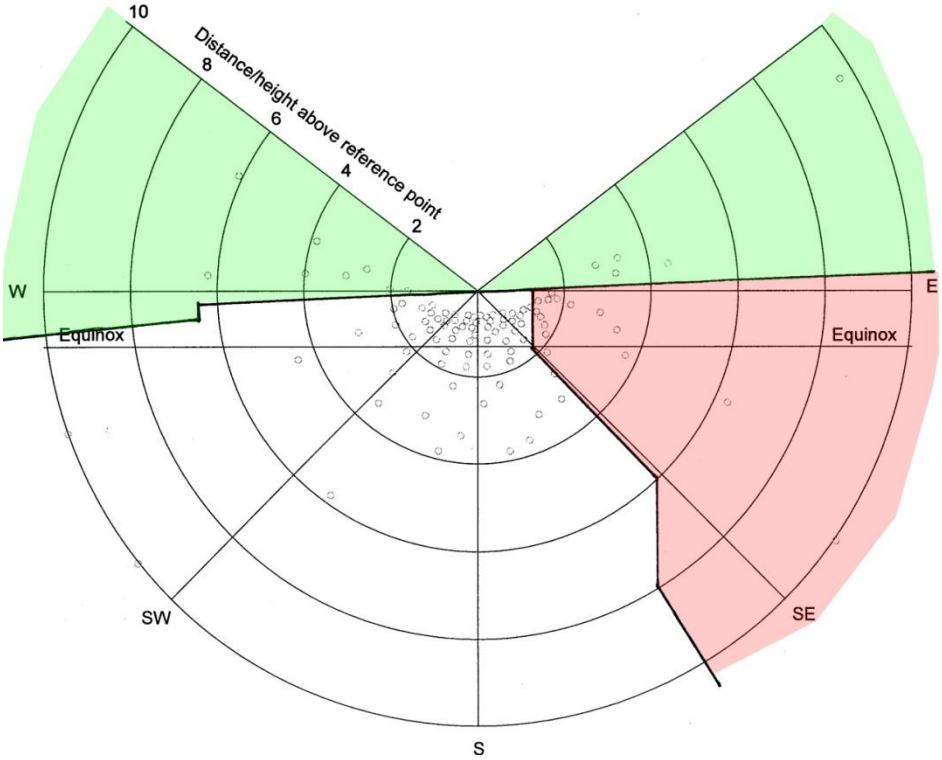


RP6: 150 Abbey Rd, second floor, kitchen

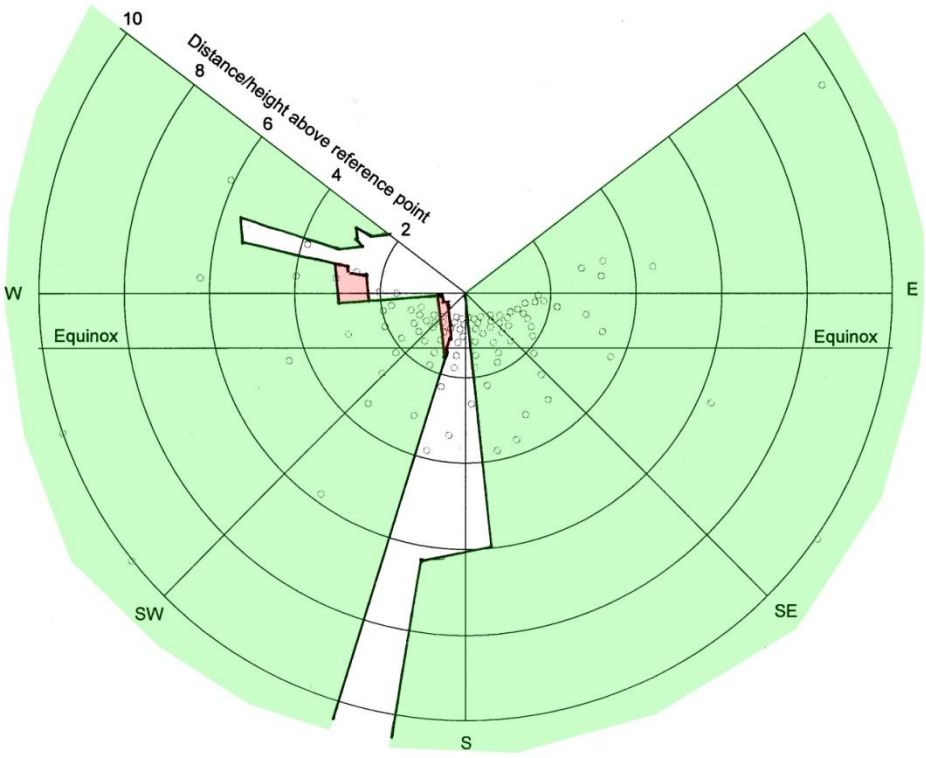
APPENDIX 4: Sunlight Availability plots



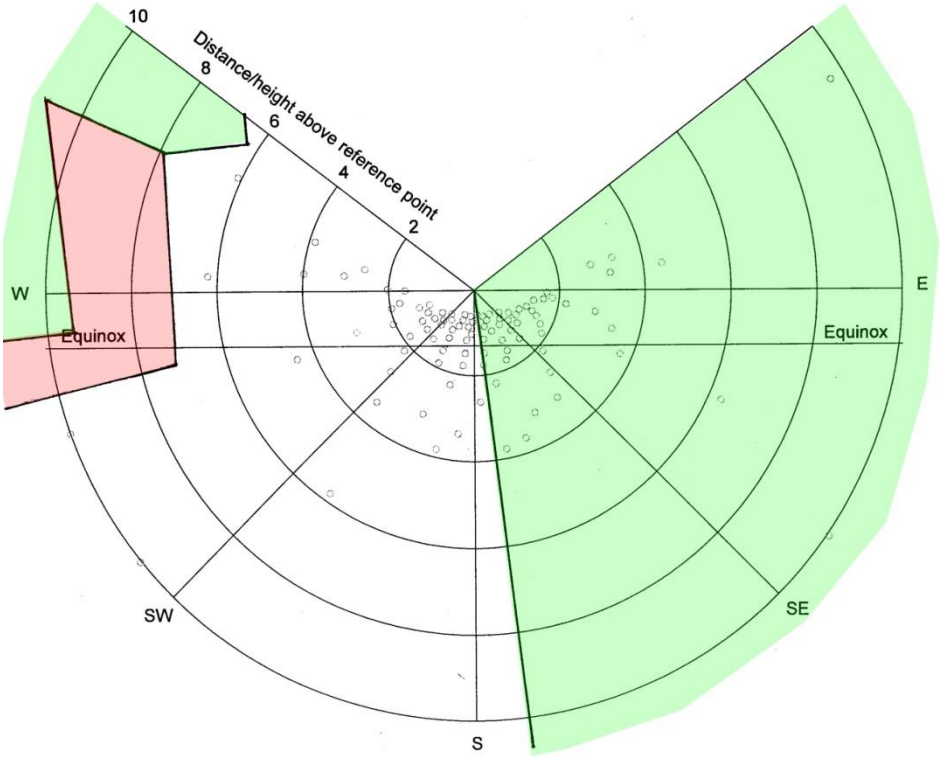
RP1: Kingswood Court, ground floor living room window



RP3: Manor Court, second floor, living room



RP5: 150 Abbey Rd, upper ground floor, kitchen



RP6: 150 Abbey Rd, second floor, kitchen