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Burley House  
15-17 High Street  
Rayleigh  
Essex  
SS6 7EW

TEL 0800 197 4836

E-MAIL [enquiries@right-of-light.co.uk](mailto:enquiries@right-of-light.co.uk)

WEBSITE [www.right-of-light.co.uk](http://www.right-of-light.co.uk)

## By Email

Ian Backer  
John Rowan and Partners  
Craven House  
40 Uxbridge Road  
London  
W5 2BS

5 December 2016

Dear Mr Backer

### **BRE Daylight and Sunlight Study – Redevelopment of West End Lane, London NW6 1SD - Planning Application 2015/6455**

I have reviewed the comments by Save West Hampstead (SWH) “Stop the Blocks!” Campaign, in their document ‘Discrepancies in Reported Sunlight to Gardens’.

SWH have overlaid the BRE 2 hour sunlight on the ground contours, with the overshadowing plots, and note a slight difference between the two. I confirm that we would expect there to be a slight difference. The BRE guide allows two methods for applying the 2 hour sunlight calculation. The measurement can either be undertaken at a single point at the centre of the garden; or it can be undertaken based on a grid of points over the entire garden area. We have applied the latter method as this is the more accurate of the two methods. However, due to the grid spacing, there will still invariably be a slight difference between the 2 hour contour and the overshadowing plots. However, the difference is small and does not materially affect the results. If we were to reduce the grid spacing, the 2 hour contours would match even more closely with the overshadowing plots, thereby showing slightly less overshadowing than the current 2 hour contours. However, since the differences are small, and because the grid method is still significantly more accurate than the alternative single point method of testing, I am of the opinion that the current assessment is sufficiently accurate. Another difference between an overshadowing assessment and the 2 hour assessment is that the BRE guide states that sunlight received at an angle of less than 10 degree should be excluded from the 2 hours assessment. Sunlight received at an angle of less than 10 degrees is, however, included in the overshadowing plots. Whilst this can also contribute to a difference between the overshadowing plots and 2 hour contours, I am of the opinion that this is also unlikely to make a material difference in this instance.

As previously explained, the differences between the December and June numerical data is due to a combination of additional survey information becoming available and changes

to the proposed design, which resulted in an overall reduction to the size of the scheme. Between the two reports, we also updated some of the modelling of neighbouring properties based on drawings obtained from planning records. In overall terms, there is little difference between the number of windows/gardens which surpass the BRE guidelines. However, given the refinement of the model throughout the process, the June assessment is the most accurate. We have provided a copy of our computer model to Anstey Horne who I understand are employed by Camden Council to confirm its accuracy.

SWH have requested additional shadowing images. In particular, they have requested hourly overshadowing plots. Whilst the BRE guide has no specific requirement for hourly images, I enclose the plots as requested.

I trust that the above addresses the comments by SWH. 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. Hourly overshadowing plots

# Shadow Analysis

# 156 West End Lane Shadow analysis 8am & 9am

Notes:



21st March 8am (GMT) Existing



21st March 8am (GMT) Proposed



21st March 9am (GMT) Existing



21st March 9am (GMT) Proposed

Project Name	156 West End Lane
Drawing Title	Shadows at 8am & 9am (GMT) on 21st March
Scale	Do not scale
Drawing No.	001
Rev.	-



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# Shadow Analysis

## 156 West End Lane Shadow analysis 10am & 11am



21st March 10am (GMT) Existing



21st March 10am (GMT) Proposed



21st March 11am (GMT) Existing



21st March 11am (GMT) Proposed

Notes:

Project Name	156 West End Lane
Drawing Title	Shadows at 10am & 11am (GMT) on 21st March
Scale	Do not scale
Drawing No.	002
Rev.	-



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# Shadow Analysis

# 156 West End Lane Shadow analysis 12noon & 1pm

Notes:



21st March 12noon (GMT) Existing



21st March 12noon (GMT) Proposed



21st March 1pm (GMT) Existing



21st March 1pm (GMT) Proposed

Project Name	156 West End Lane
Drawing Title	Shadows at 12noon & 1pm (GMT) on 21st March
Scale	Do not scale
Drawing No.	003
Rev.	-



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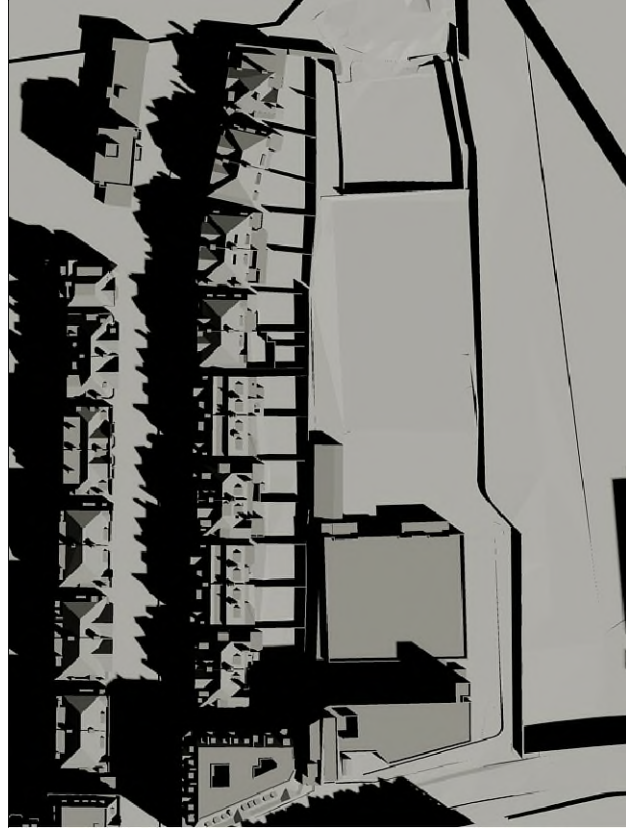
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# Shadow Analysis

# 156 West End Lane Shadow analysis 2pm & 3pm

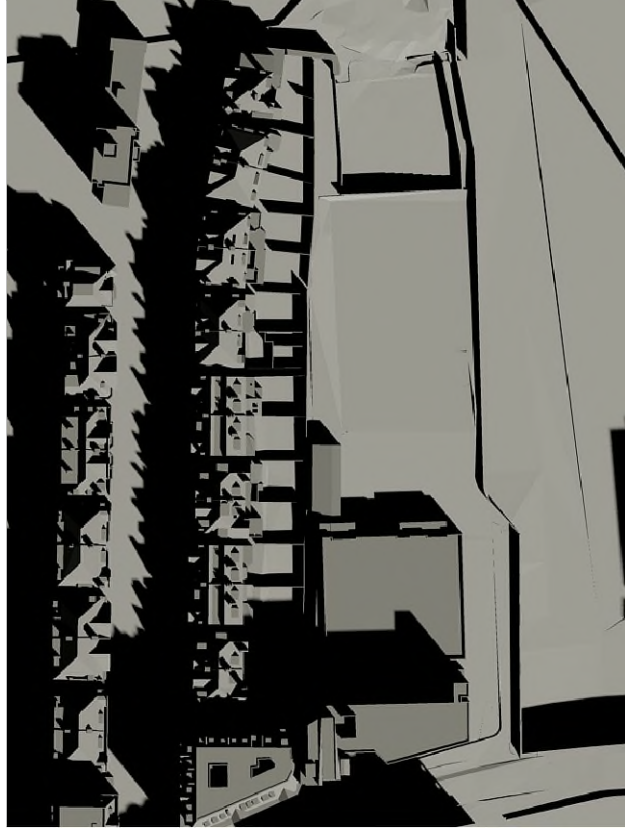
Notes:



21st March 2pm (GMT) Existing



21st March 2pm (GMT) Proposed



21st March 3pm (GMT) Existing



21st March 3pm (GMT) Proposed

Project Name	156 West End Lane
Drawing Title	Shadows at 2pm & 3pm (GMT) on 21st March
Scale	Do not scale
Drawing No.	004
Rev.	-



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# Shadow Analysis

# 156 West End Lane Shadow analysis 4pm & 5pm

Notes:



21st March 4pm (GMT) Existing



21st March 4pm (GMT) Proposed



21st March 5pm (GMT) Existing



21st March 5pm (GMT) Proposed

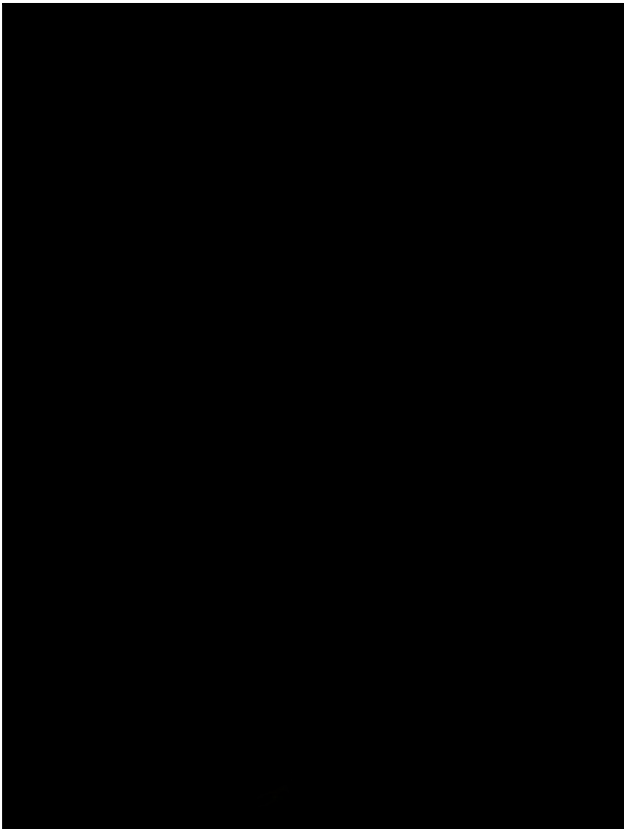
Project Name	156 West End Lane
Drawing Title	Shadows at 4pm & 5pm (GMT) on 21st March
Scale	Do not scale
Drawing No.	005
Rev.	-



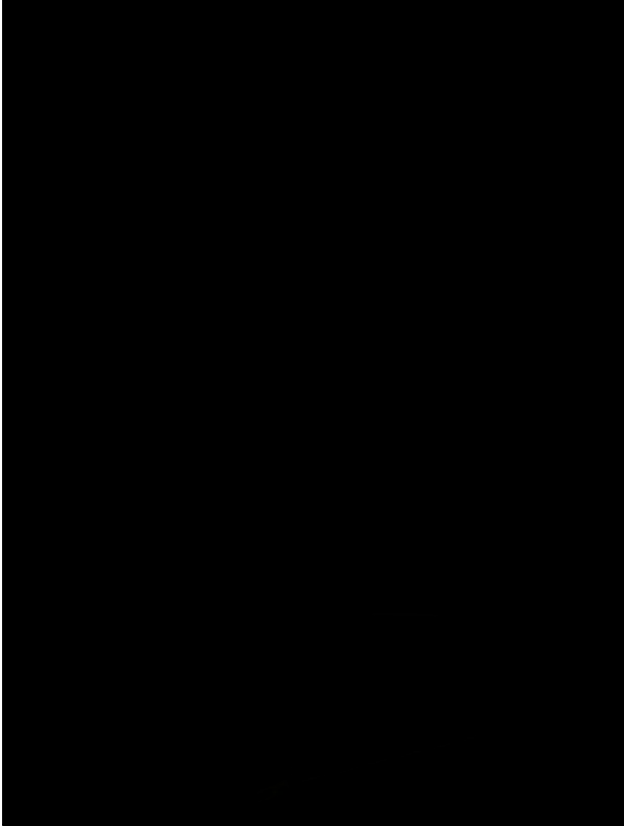
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# Shadow Analysis

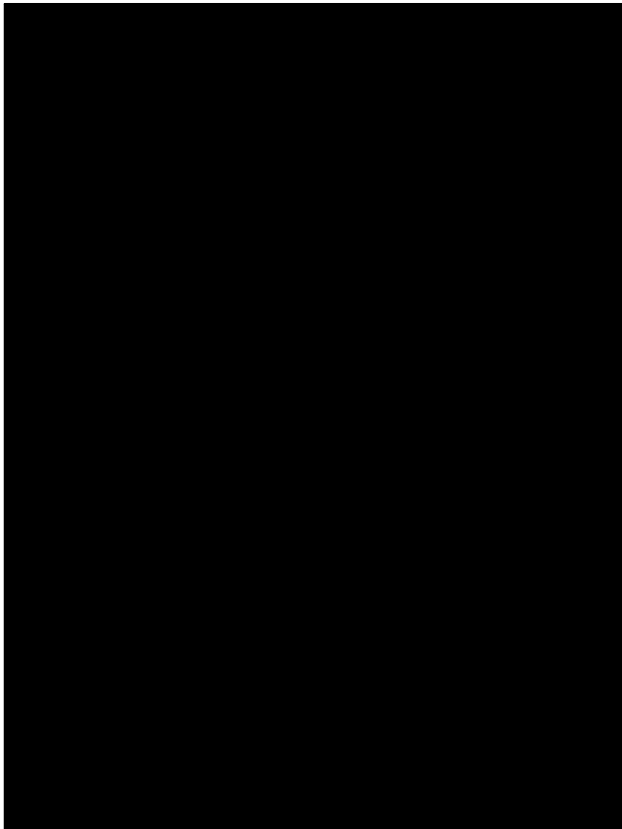
156 West End Lane  
Shadow analysis 6pm & 7pm



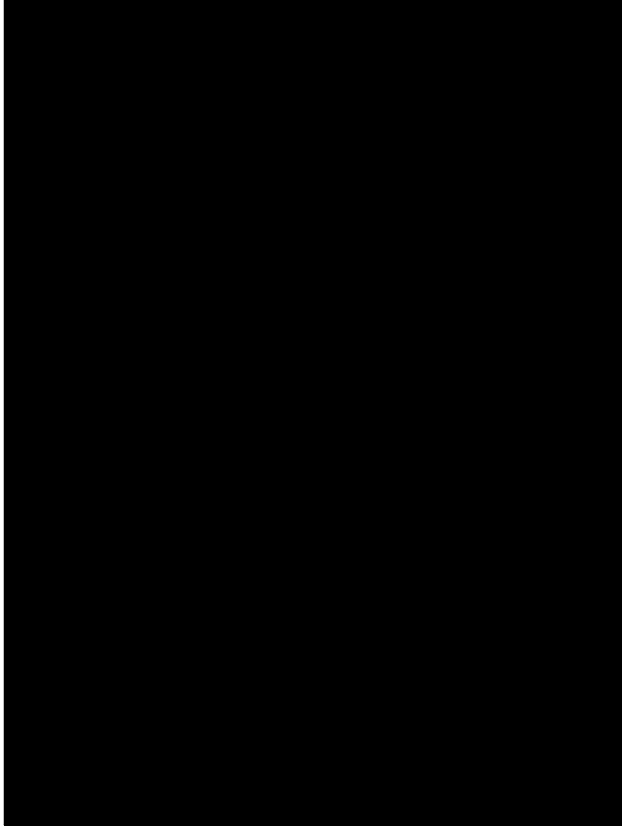
21st March 6pm (GMT) Existing



21st March 6pm (GMT) Proposed



21st March 7pm (GMT) Existing



21st March 7pm (GMT) Proposed

Notes:

Project Name	156 West End Lane
Drawing Title	Shadows at 6pm & 7pm (GMT) on 21st March
Scale	Do not scale
Drawing No.	006
Rev.	-

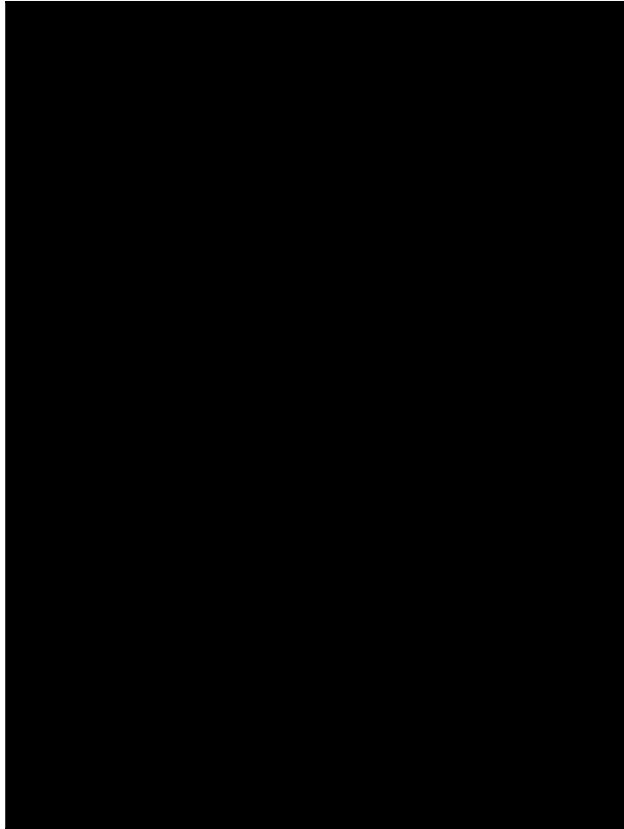


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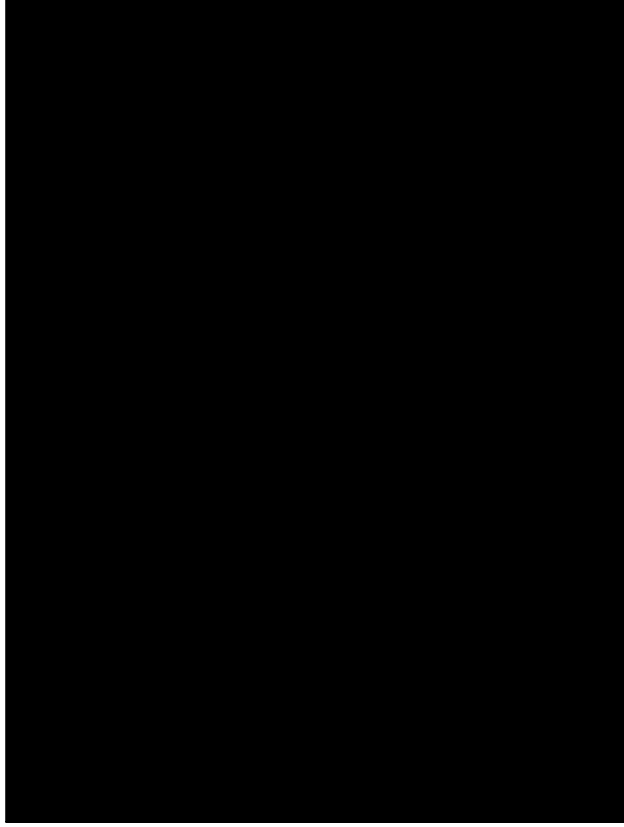


# Shadow Analysis

156 West End Lane  
Shadow analysis 8pm



21st March 8pm (GMT) Existing



21st March 8pm (GMT) Proposed

Notes:

Project Name	156 West End Lane
Drawing Title	Shadows at 8pm (GMT) on 21st March
Scale	Do not scale
Drawing No.	007
Rev.	-



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# Shadow Analysis

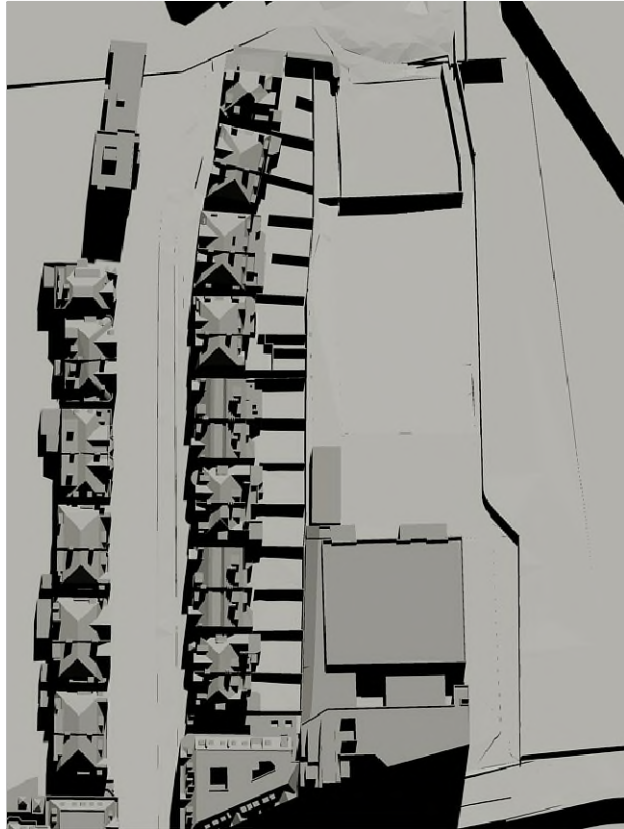
# 156 West End Lane Shadow analysis 8am & 9am



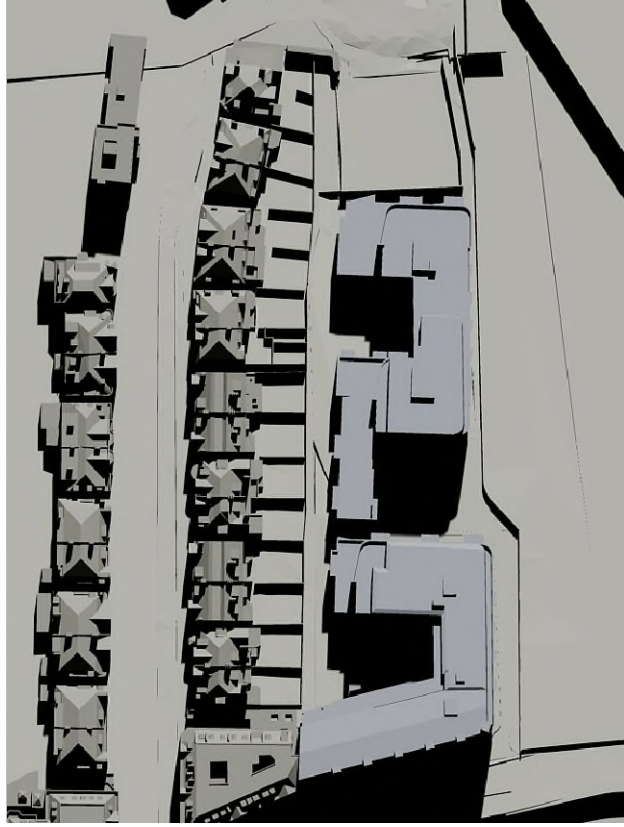
21st June 8am (BST) Existing



21st June 8am (BST) Proposed



21st June 9am (BST) Existing



21st June 9am (BST) Proposed

Notes:

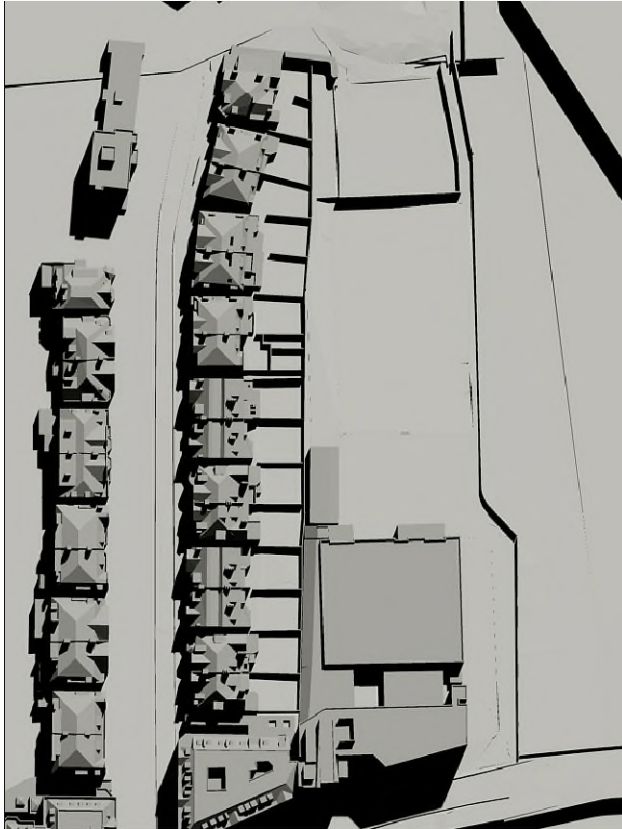
Project Name	156 West End Lane
Drawing Title	Shadows at 8am & 9am (BST) on 21st June
Scale	Do not scale
Drawing No	008
Rev	-



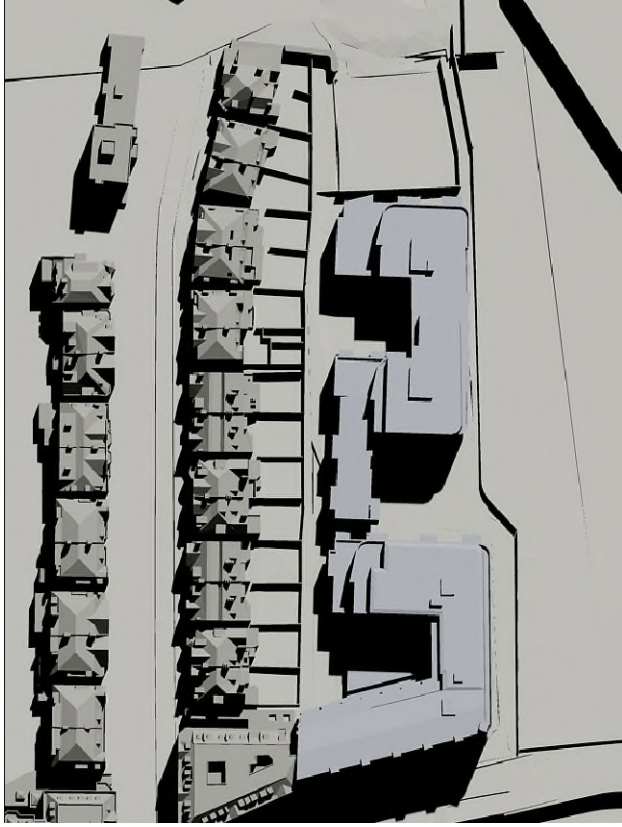
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# Shadow Analysis

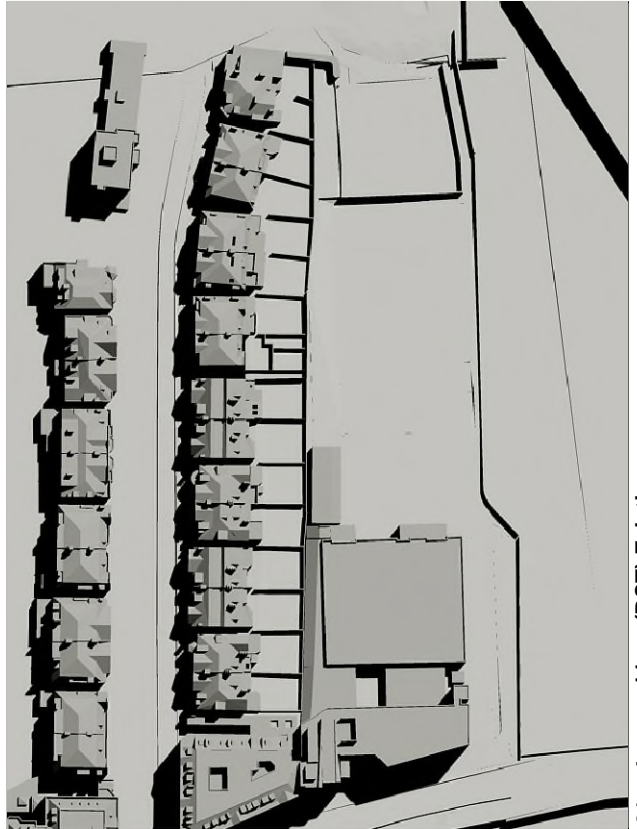
# 156 West End Lane Shadow analysis 10am & 11am



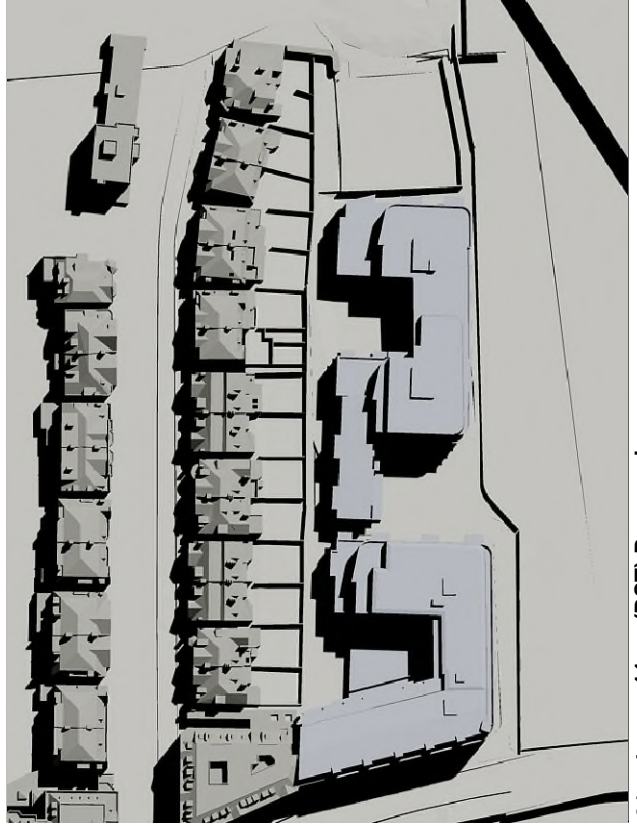
21st June 10am (BST) Existing



21st June 10am (BST) Proposed



21st June 11am (BST) Existing



21st June 11am (BST) Proposed

Notes:

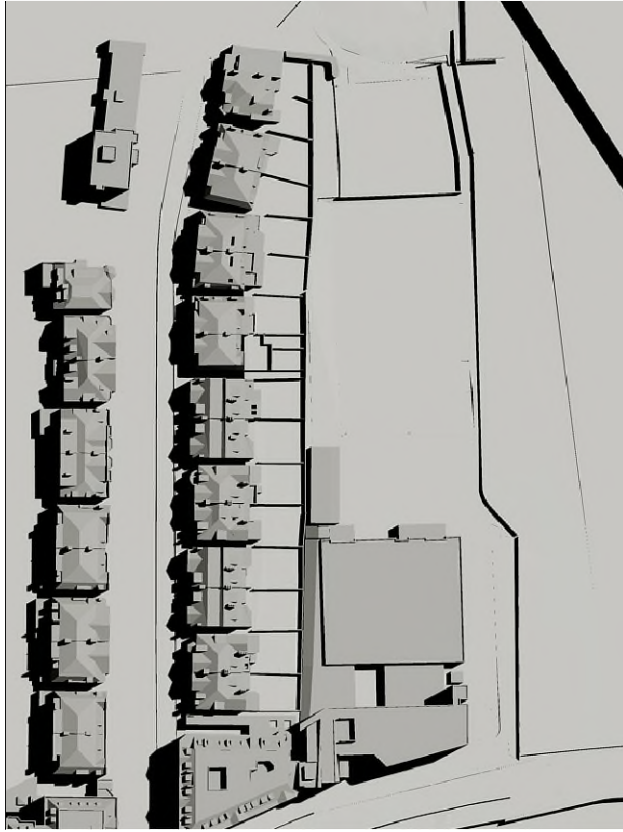
Project Name	156 West End Lane
Drawing Title	Shadows at 10am & 11am (BST) on 21st June
Scale	Do not scale
Drawing No.	009
Rev.	-



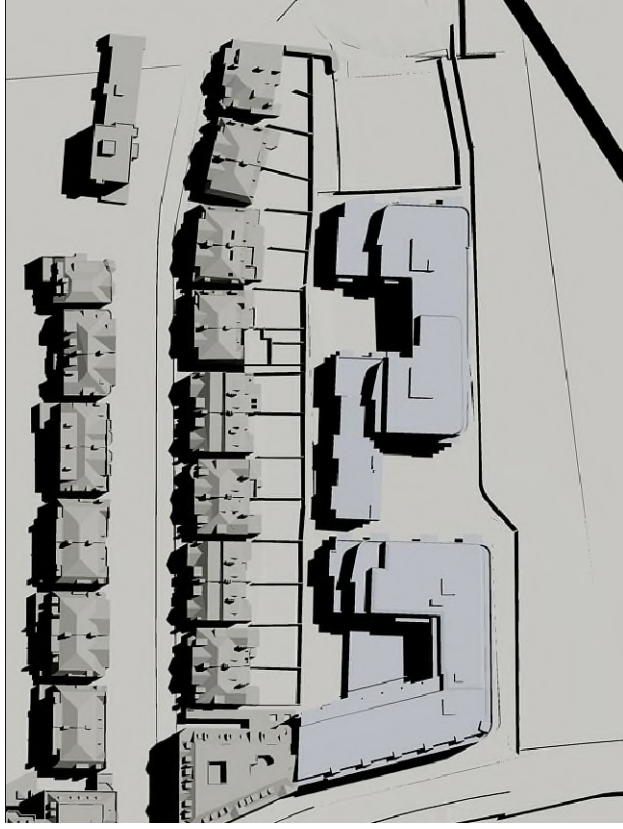
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Rayleigh  
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# Shadow Analysis

# 156 West End Lane Shadow analysis 12noon & 1pm



21st June 12noon (BST) Existing



21st June 12noon (BST) Proposed



21st June 1pm (BST) Existing



21st June 1pm (BST) Proposed

Notes:

Project Name	156 West End Lane
Drawing Title	Shadows at 12noon & 1pm (BST) on 21st June
Scale	Do not scale
Drawing No.	010
Rev.	-



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Tel. 0800 197 4836

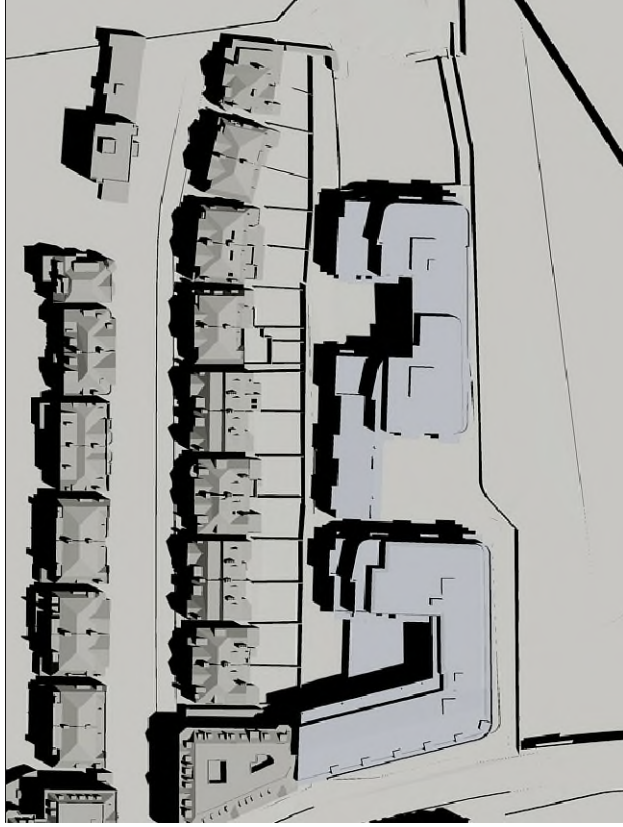
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# Shadow Analysis

# 156 West End Lane Shadow analysis 2pm & 3pm



21st June 2pm (BST) Existing



21st June 2pm (BST) Proposed



21st June 3pm (BST) Existing



21st June 3pm (BST) Proposed

Notes:

Project Name	156 West End Lane
Drawing Title	Shadows at 2pm & 3pm (BST) on 21st June
Scale	Do not scale
Drawing No.	011
Rev.	-



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# Shadow Analysis

# 156 West End Lane Shadow analysis 4pm & 5pm

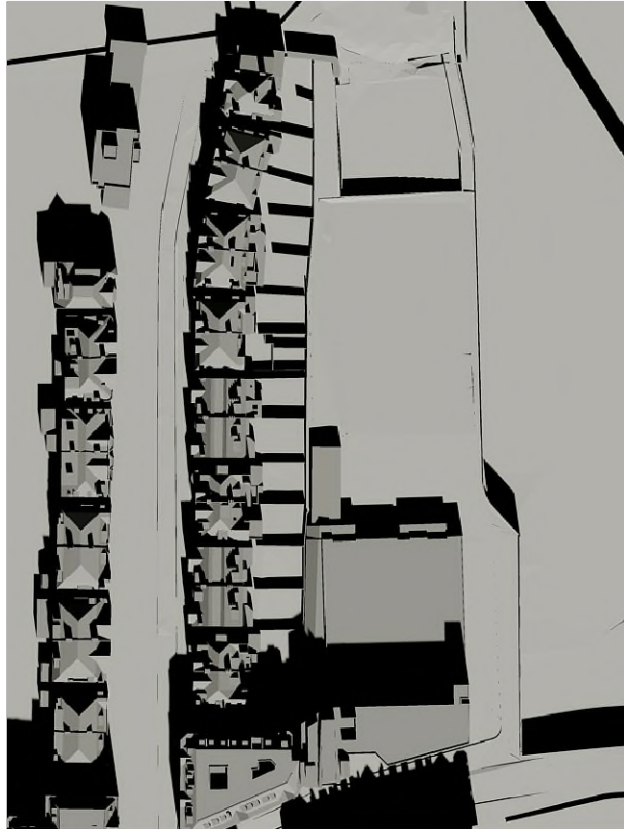
Notes:



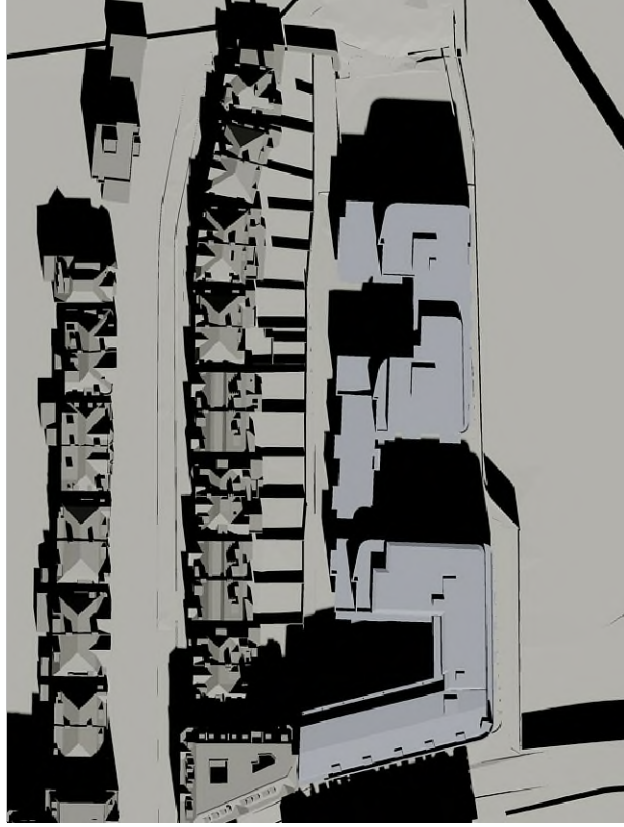
21st June 4pm (BST) Existing



21st June 4pm (BST) Proposed



21st June 5pm (BST) Existing



21st June 5pm (BST) Proposed

Project Name	156 West End Lane
Drawing Title	Shadows at 4pm & 5pm (BST) on 21st June
Scale	Do not scale
Drawing No.	012
Rev.	-



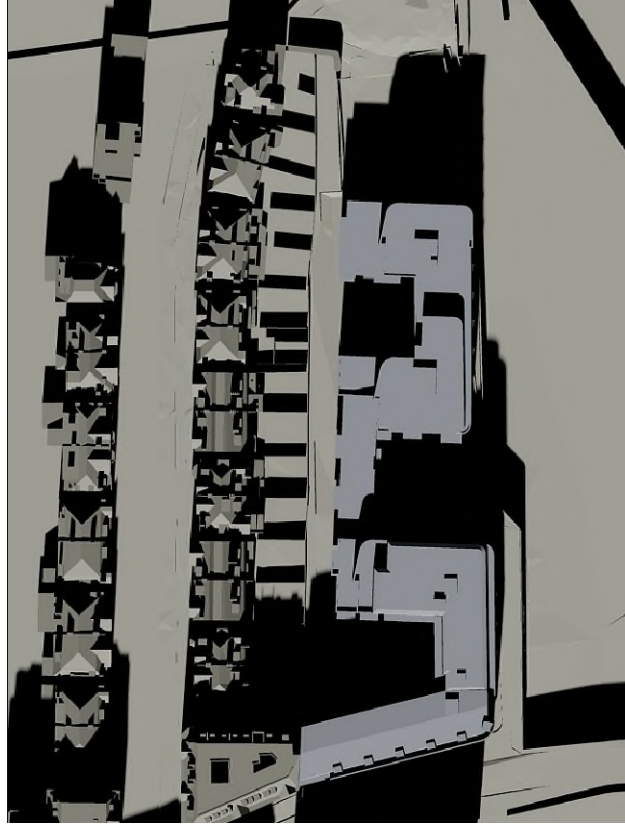
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Rayleigh  
Essex SS6 7EW  
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# Shadow Analysis

# 156 West End Lane Shadow analysis 6pm & 7pm



21st June 6pm (BST) Existing



21st June 6pm (BST) Proposed



21st June 7pm (BST) Existing



21st June 7pm (BST) Proposed

Notes:

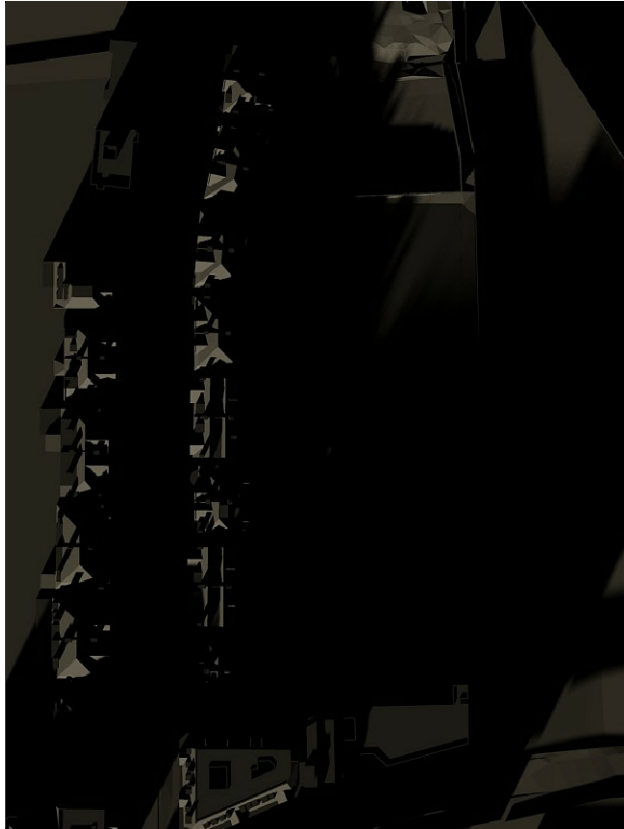
Project Name	156 West End Lane
Drawing Title	Shadows at 6pm & 7pm (BST) on 21st June
Scale	Do not scale
Drawing No.	013
Rev.	-



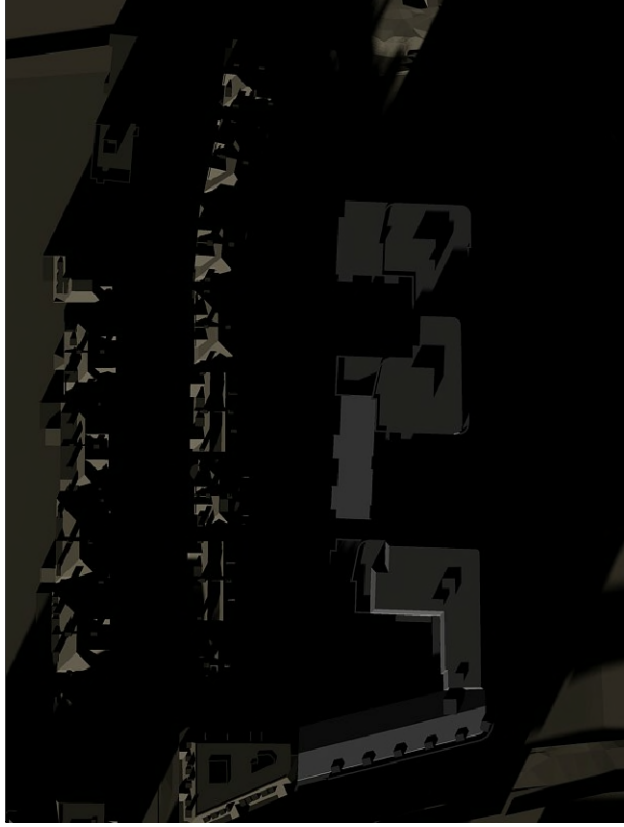
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15-17 High Street  
Rayleigh  
Essex SS6 7EW  
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enquiries@right-of-light.co.uk  
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# Shadow Analysis

## 156 West End Lane Shadow analysis 8pm



21st June 8pm (BST) Existing



21st June 8pm (BST) Proposed

Notes:

Project Name	156 West End Lane
Drawing Title	Shadows at 8pm (BST) on 21st June
Scale	Do not scale
Drawing No.	014
Rev.	-

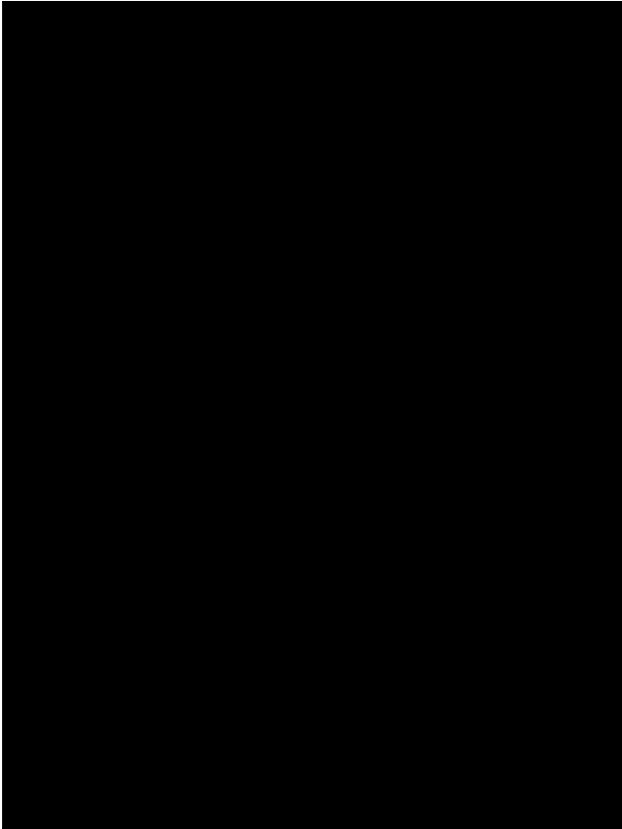


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Rayleigh  
Essex SS6 7EW  
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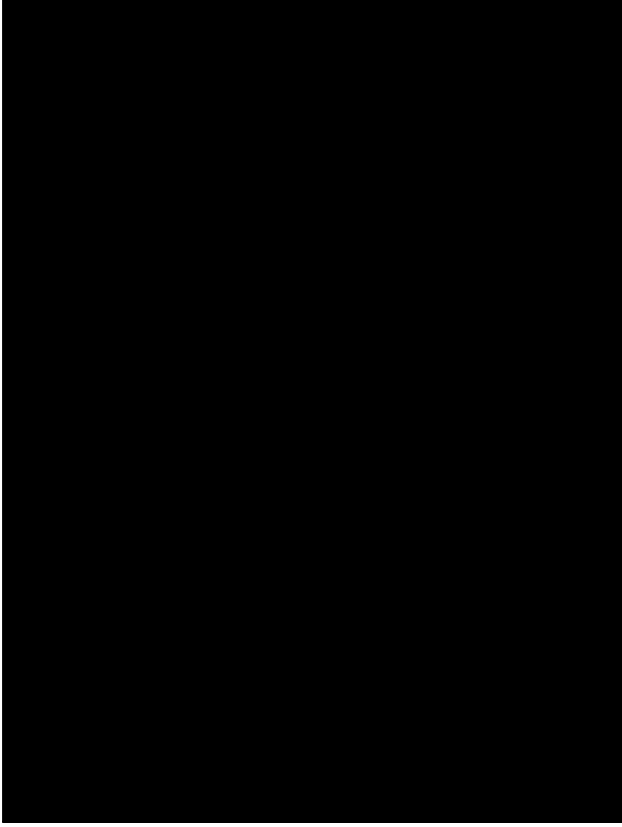


# Shadow Analysis

## 156 West End Lane Shadow analysis 8am & 9am



21st December 8am (GMT) Existing



21st December 8am (GMT) Proposed



21st December 9am (GMT) Existing



21st December 9am (GMT) Proposed

Notes:

Project Name	156 West End Lane
Drawing Title	Shadows at 8am & 9am (GMT) on 21st December
Scale	Do not scale
Drawing No.	015
Rev.	-



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Burley House  
15-17 High Street  
Rayleigh  
Essex SS6 7EW  
Tel. 0800 197 4636  
enquiries@right-of-light.co.uk  
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# Shadow Analysis

156 West End Lane  
Shadow analysis 10am & 11am

Notes:



21st December 10am (GMT) Existing



21st December 10am (GMT) Proposed



21st December 11am (GMT) Existing



21st December 11am (GMT) Proposed

Project Name	156 West End Lane
Drawing Title	Shadows at 10am & 11am (GMT) on 21st December
Scale	Do not scale
Drawing No.	016
Rev.	-



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# Shadow Analysis

## 156 West End Lane Shadow analysis 12noon & 1pm

Notes:



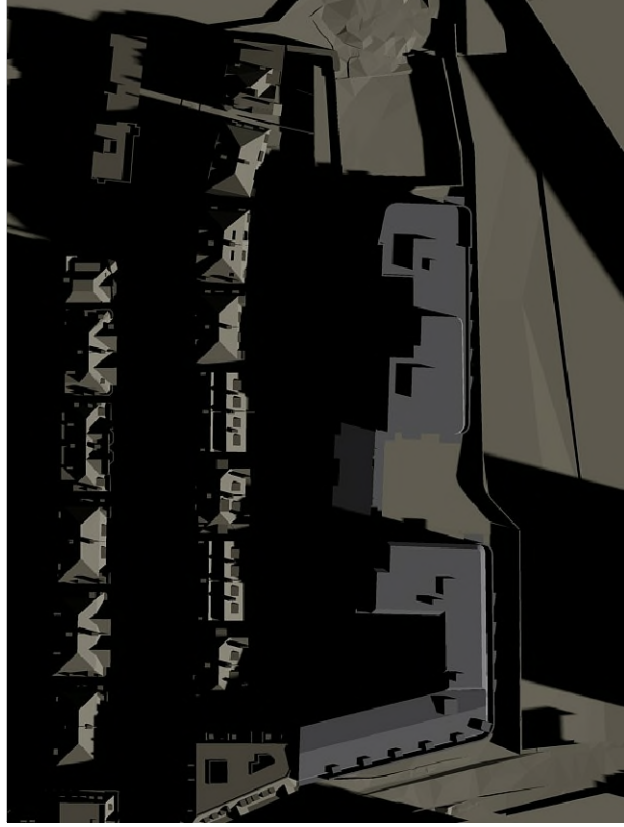
21st December 12noon (GMT) Existing



21st December 12noon (GMT) Proposed



21st December 1pm (GMT) Existing



21st December 1pm (GMT) Proposed

Project Name	156 West End Lane
Drawing Title	Shadows at 12noon & 1pm (GMT) on 21st December
Scale	Do not scale
Drawing No.	017
Rev.	-



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# Shadow Analysis

## 156 West End Lane Shadow analysis 2pm & 3pm

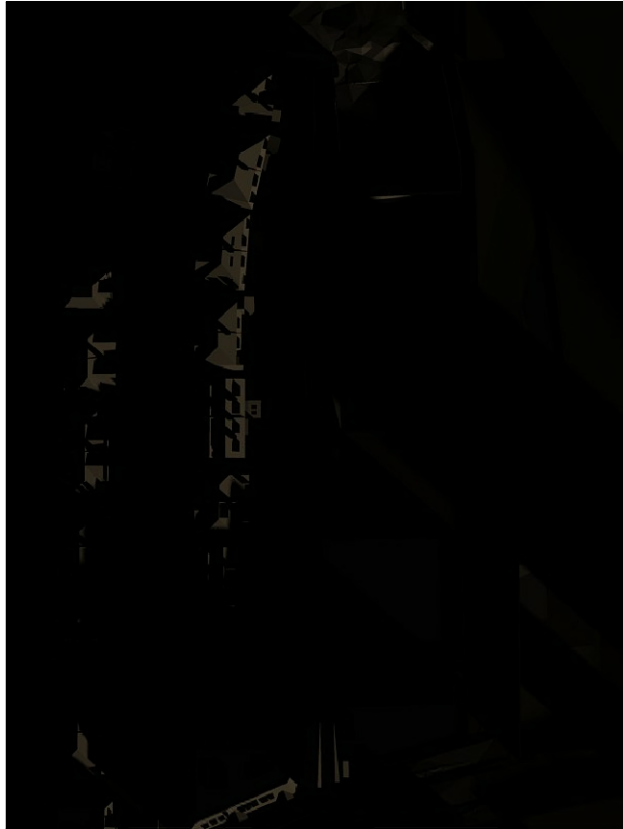
Notes:



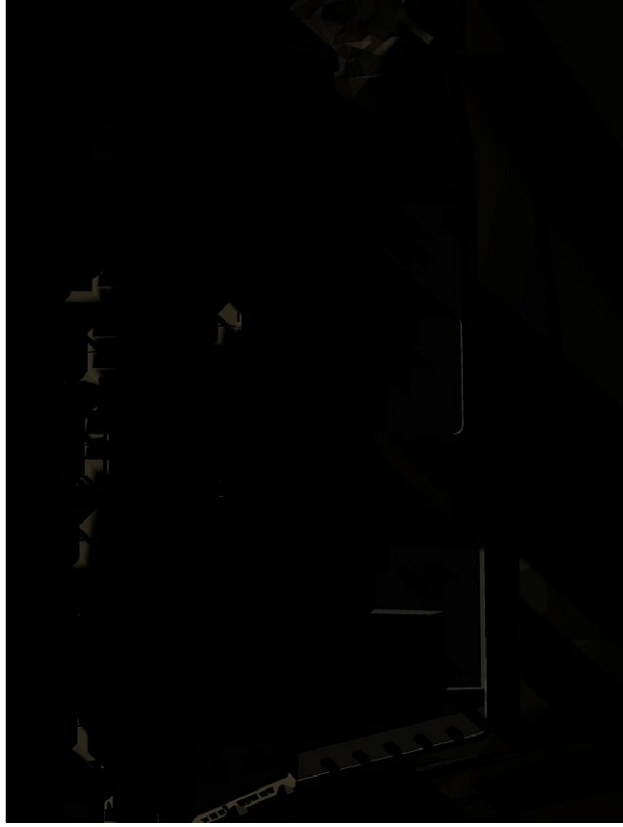
21st December 2pm (GMT) Existing



21st December 2pm (GMT) Proposed



21st December 3pm (GMT) Existing



21st December 3pm (GMT) Proposed

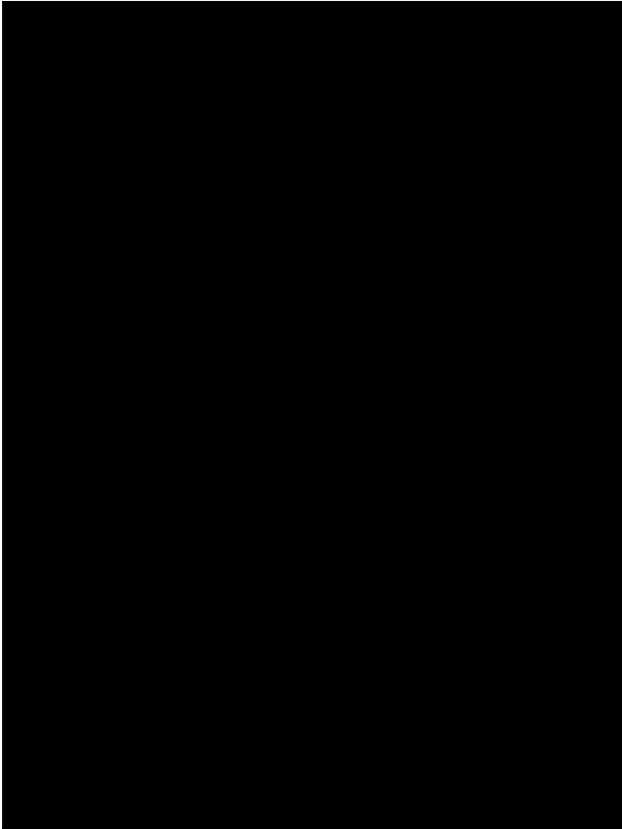
Project Name	156 West End Lane
Drawing Title	Shadows at 2pm & 3pm (GMT) on 21st December
Scale	Do not scale
Drawing No.	01B
Rev.	-



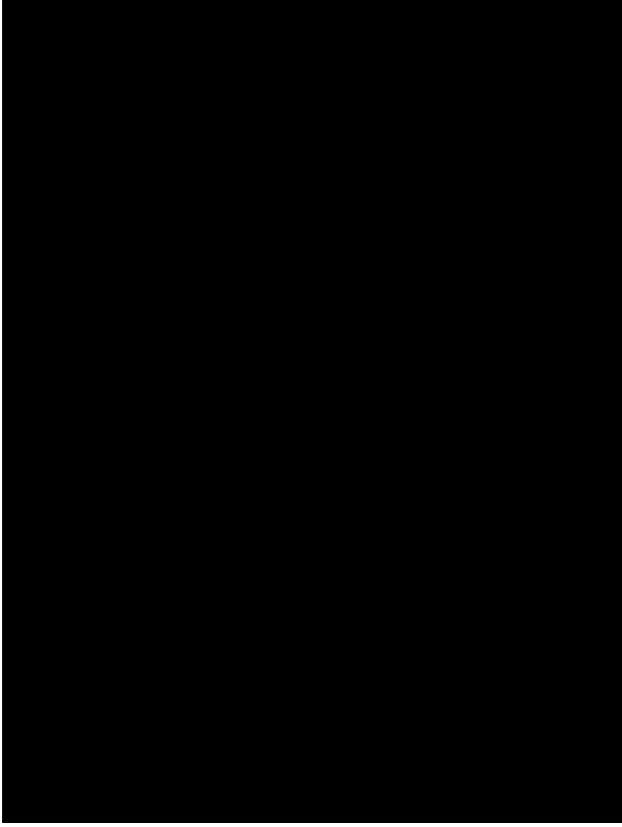
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# Shadow Analysis

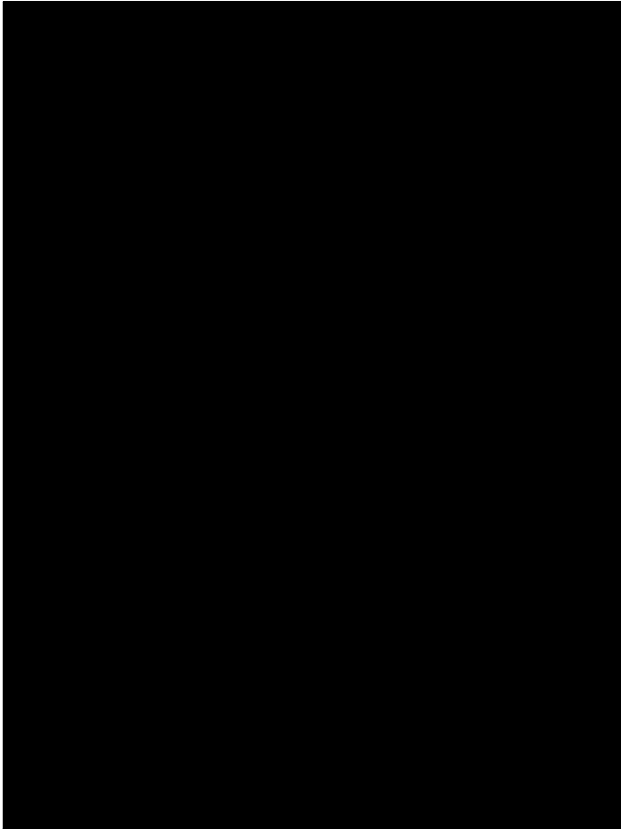
156 West End Lane  
Shadow analysis 4pm & 5pm



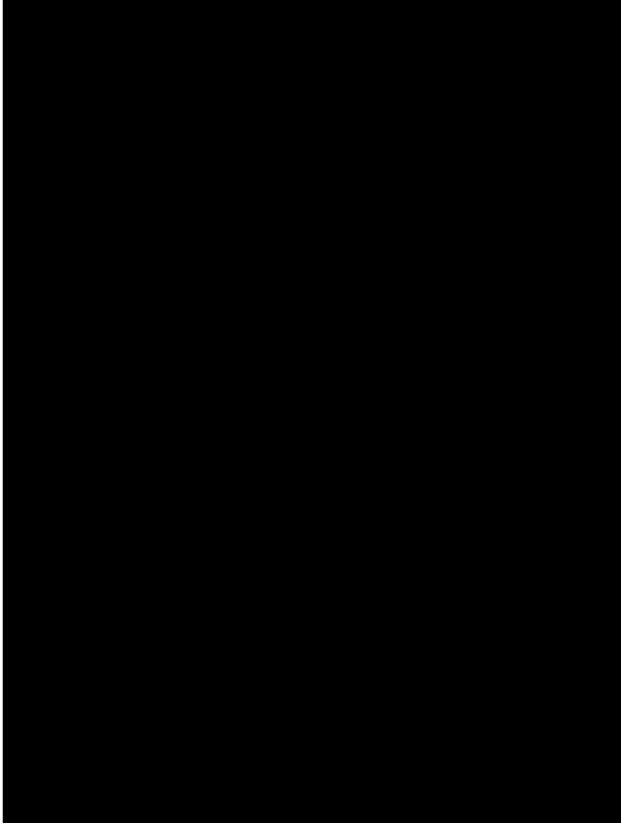
21st December 4pm (GMT) Existing



21st December 4pm (GMT) Proposed



21st December 5pm (GMT) Existing



21st December 5pm (GMT) Proposed

Notes:

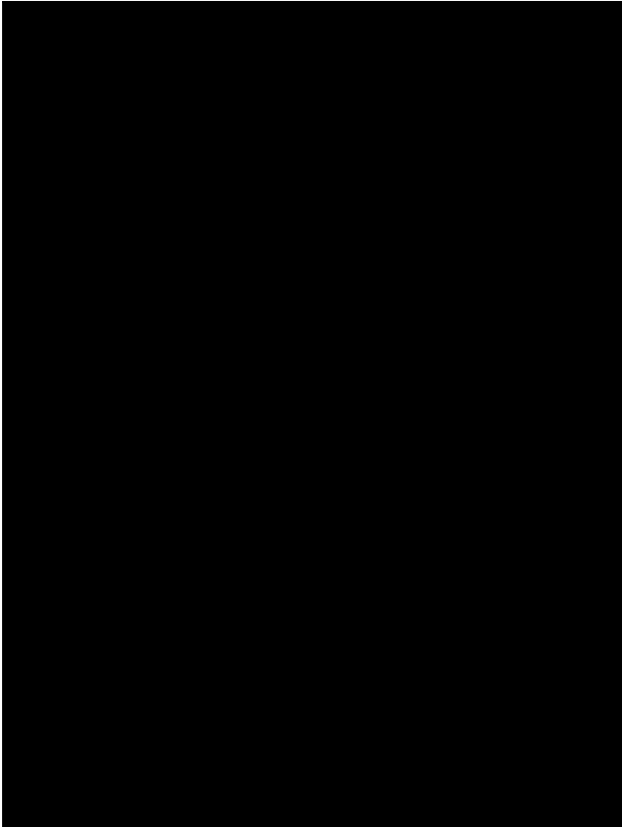
Project Name	156 West End Lane
Drawing Title	Shadows at 4pm & 5pm (GMT) on 21st December
Scale	Do not scale
Drawing No.	019
Rev.	-



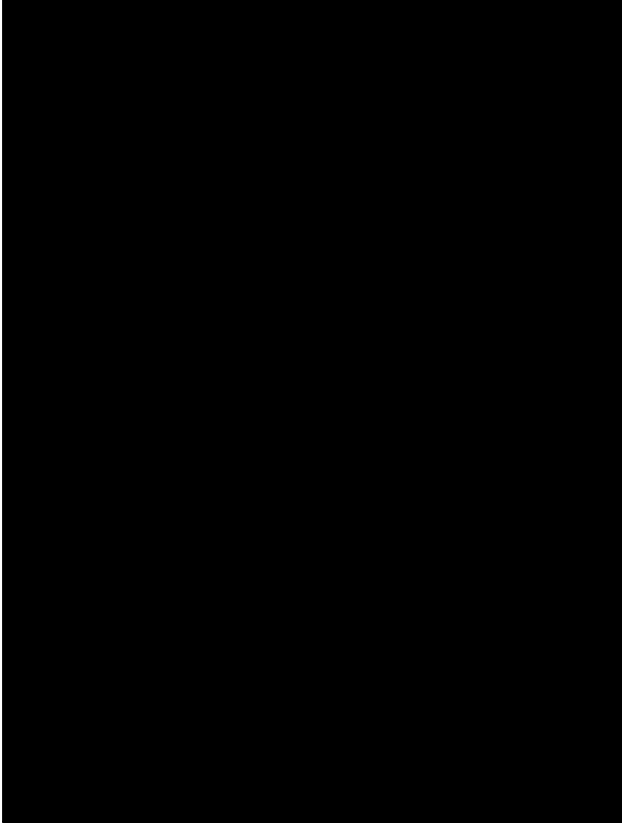
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# Shadow Analysis

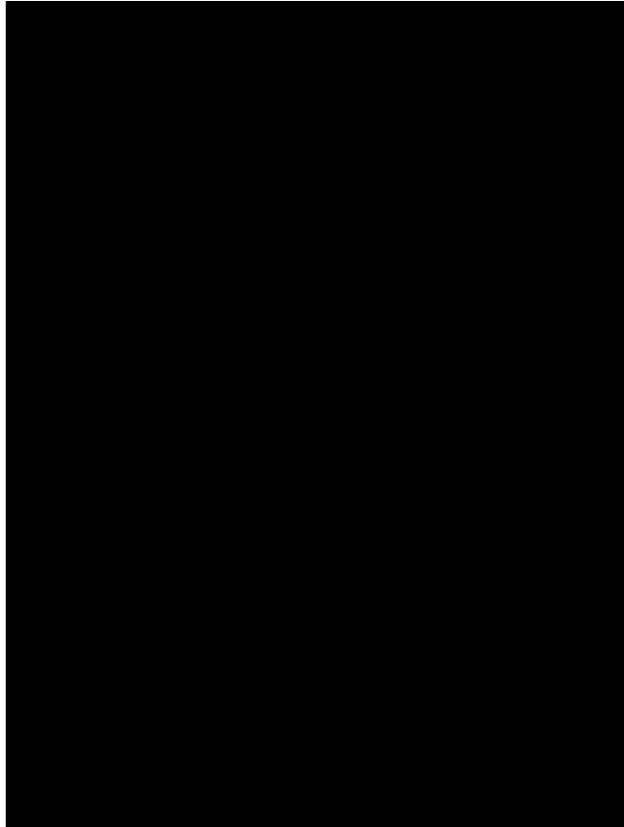
156 West End Lane  
Shadow analysis 6pm & 7pm



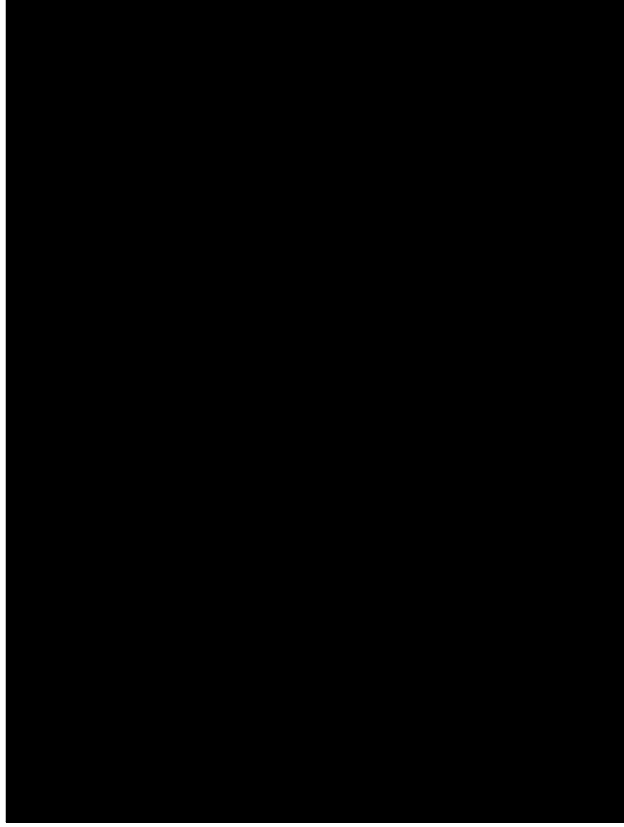
21st December 6pm (GMT) Existing



21st December 6pm (GMT) Proposed



21st December 7pm (GMT) Existing



21st December 7pm (GMT) Proposed

Notes:

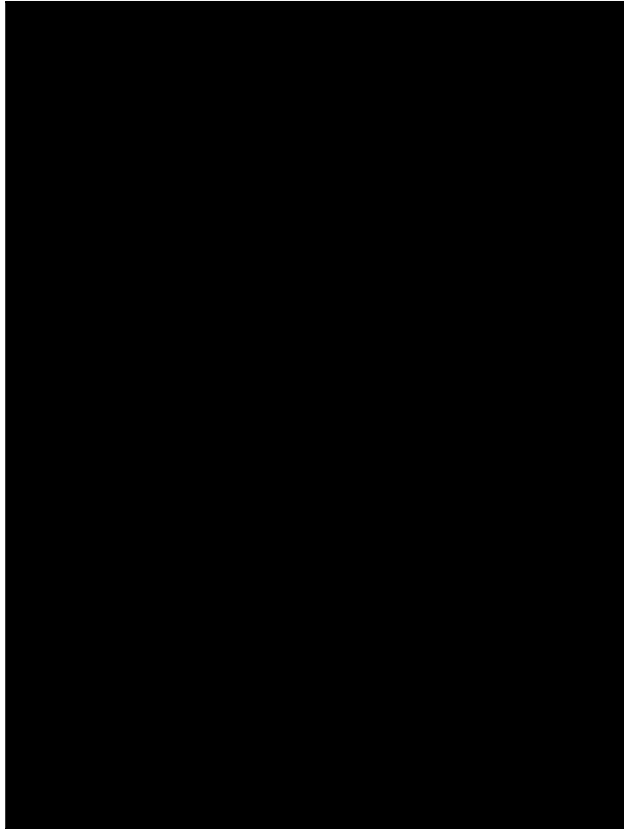
Project Name	156 West End Lane
Drawing Title	Shadows at 6pm & 7pm (GMT) on 21st December
Scale	Do not scale
Drawing No.	020
Rev.	-



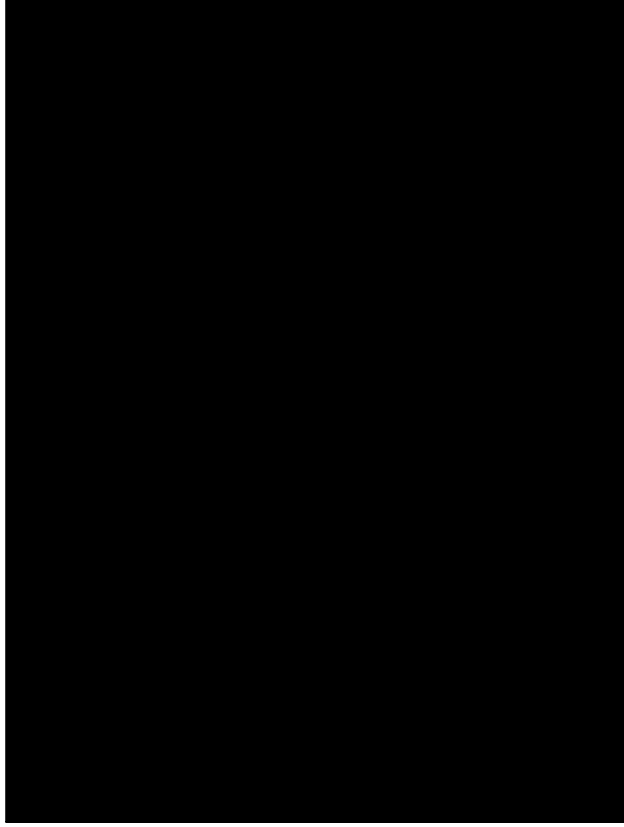
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# Shadow Analysis

156 West End Lane  
Shadow analysis 8pm



21st December 8pm (GMT) Existing



21st December 8pm (GMT) Proposed

Notes:

Project Name	156 West End Lane
Drawing Title	Shadows at 8pm (GMT) on 21st December
Scale	Do not scale
Drawing No.	021
Rev.	-



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