gia

Daylight and Sunlight

1 Centric Close, London, NW1

Prepared by: Katie Bone

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Dear Michael

Re: Planning Application ref 2016/6891/P – 1 Centric Close, London, NW1 ("the Site")

GIA have been instructed to undertake a supplementary technical assessment in respect of daylight and sunlight for the above proposed development ("the Proposed Development"). This supplementary assessment has been undertaken in line with a recommendation proposed by *Delva Patman Redler* within pages 2 and 6 of their independent review dated 26 May 2017.

Technical Assessment

The assessment seeks to illustrate the potential impacts upon light to neighbouring properties as a result of the Proposed Development, whilst discounting the effects of the existing projecting elements of the neighbouring properties themselves, which may be limiting the access of light to certain windows and rooms.

This is a supplementary assessment to the tests already completed and detailed within GIA's daylight and sunlight report dated 08 December 2016 and addendum report dated 17 May 2017. It is asserted within these reports that some of the adverse impacts upon daylight and sunlight to neighbours may be due to the unsympathetic design of the neighbouring properties themselves rather than the Proposed Development. It is generally accepted that architectural features such as projecting wings and balconies can inhibit access to light in the existing scenario and therefore windows and rooms situated adjacent to such projections will be sensitive to any new alterations in massing. Paragraphs 2.2.11 and 2.2.12 of the BRE Guidelines acknowledges the demonstrable constraint that existing buildings with unsympathetic design can have upon the potential of a redevelopment site to satisfy the BRE criteria.

Paragraph 2.2.11 states:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction may result in a large relative impact on the VSC, and on the area receiving direct skylight."

Paragraph 2.2.12 states:

"A larger relative reduction in VSC may also be unavoidable of the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above."

Assumptions

The assessment has been carried out in respect of a number of assumptions as set out below. GIA have identified the following windows and rooms as pertinent for testing in this supplementary assessment.

Due to the time constraints of this supplementary analysis, drawings have not been provided within this report illustrating each of the modelling assumptions outlined, however these can be prepared upon request if needed.

29 Oval Road

W3/600 serving room R1/600 at ground floor level – This window is set back from the main rear elevation of the property and has therefore been brought forward in the case of this analysis in order to mitigate the potential effects of the existing projecting massing of the property.

27 Oval Road

W2/699 serving room R2/699 located at basement level – This window is located next to the projecting rear extensions of no. 25 and 27 Oval Road which have been removed for the purposes of this analyses.

W1/709 serving room R1/709 at ground floor level – This window is located in the rear elevation of this property and for the purposes of this analysis, the adjacent rear extension of no. 27 Oval Road has been removed.

25 Oval Road

W2/799 serving room R1/799 at basement level – This window is situated next to the projecting rear extension of the property which has been removed along with the rear extension of no. 27 and 23 Oval Road for this analysis.

W1/800 serving room R2/800 as ground floor level – This windows is also situated next to the projecting rear extension of the property which has been removed along with the rear extension of no.27 and 23 Oval Road for this analysis.

23 Oval Road

W1/899, W2/899 and W3/899 serving room R1/899 at basement level – These windows are located next to the projecting rear extension of no. 23 Oval Road, The Coach House, which has been removed for the purpose of this analysis.

19 Oval Road

W1/1100 serving room R1/1100 at ground floor level – This window is located next to a projecting rear extension of the property which has been removed for the purpose of this analysis.

W1/1101 serving room R1/1101 at first floor level - This window is also located next to a projecting rear extension of the property which has been removed for the purpose of this analysis.

Results

The results of these supplementary analyses are set out below in comparison tables showing the results of the previous analyses as detailed in GIA's aforementioned reports.

Vertical Sky Component (VSC)

Property	Window	Retained VSC Previous Analysis	Retained VSC Supplementary Analysis
29 Oval Road	W3/600	18.2	23.4
27 Oval Road	W2/699	15.1	20.1
	W1/709	17.1	22.6
25 Oval Road	W2/799	9.2	19.9
	W1/800	16.9	24
23 Oval Road	W1/899	13.6	16.9
	W2/899	12.4	17.5
	W3/899	15.4	17.6

The VSC results for 19 Oval Road have not been re tested for this assessment as the windows for this property retain at least 0.8 times their former VSC value and therefore meet the BRE criteria.

Annual Probable Sunlight Hours (APSH)

Property	Room	Number of Windows	Previous Analysis		Supplementary Analysis	
			Meet BRE criteria	Transgression outside of BRE criteria	Meet BRE criteria	Transgression outside of BRE criteria
29 Oval Road	R1/600	1	0	1	1	0
27 Oval Road	R2/699	1	0	1	1	0
	R1/709	1	0	1	1	0
25 Oval Road	R1/799	1	0	1	1	0
	R2/800	1	0	1	1	0
23 Oval Road	R1/899	3	0	3	3	0
19 Oval Road	R1/1100	1	0	1	1	0
	R1/1101	1	0	1	1	0

29 Oval Road

In terms of VSC, the results of the supplementary analysis show that the tested window (W3/600) experiences an improved retained VSC result when taking account of the set-back nature of the window as outlined in the assumptions above. In respect of the supplementary analysis, this window experiences a retained VSC value of 23.4%, increased from 18.2% in the previous analysis. Whilst this remains below the 27% recommended by the BRE Guidelines, GIA consider a retained VSC level of 23.4% to be typical within a densely built location and may be commensurate within an urban environment such as this.

In terms of APSH, the room tested (R1/600) experiences an increase in the amount of sunlight received. As such, the room, which was in breach of the BRE criteria for sunlight previously, meets the BRE criteria in the case of the supplementary analysis.

27 Oval Road

In terms of VSC, the results show that the tested windows (W2/699 and W1/709) experience improved retained VSC levels when taking account of the projecting extensions of no. 25 and 27 Oval Road. Window W2/699 experiences a retained VSC value of 20.1%, increased from 15.1% in the previous analyses. Further, window W1/709 experiences a retained VSC value of 22.6%, increased from 17.1%. Whilst, these results remain below the 27% recommended by the BRE, GIA consider these retained VSC levels to be typical within a densely built location and may be commensurate within an urban environment such as this.

In terms of APSH, the rooms tested (R2/699 and R1/709) experience an increase in the amount of sunlight received. As such, the rooms, which were in breach of the BRE criteria for sunlight previously, meet the BRE criteria in the case of the supplementary analysis.

25 Oval Road

In terms of VSC, the results show that the tested windows (W2/799 and W1/800) experience improved retained VSC levels when taking account of the rear extensions of no. 23, 25 and 27 Oval Road. Window W2/799 experiences a retained VSC value of 19.9%, increased from 9.2%. Further, window W1/800 experiences a retained VSC value of 24, increased from 16.9%. Whilst, these results remain below the 27% recommended by the BRE, GIA consider these retained VSC levels to be typical within a densely built location and may be commensurate within an urban environment such as this.

In terms of APSH, the rooms tested (R1/799 and R2/800) experience an increase in the amount of sunlight received. As such, the rooms, which were in breach of the BRE criteria for sunlight previously, meet the BRE criteria in the case of the supplementary analysis.

23 Oval Road

In terms of VSC, the results show that the tested windows (W1/899, W2/899 and W3/899) experience improved retained VSC levels when taking account of the projecting rear extension of 23 Oval Road, The Coach House. Window W1/899 experiences a retained VSC value of 16.9%, increased from 13.6%. Window W2/899 experiences a retained VSC value of 17.5%, increased from 12.4% and finally, window W3/899 experiences a retained VSC level of 17.6%, increased from 15.4%. Whilst these results remain below the 27% recommended by the BRE, these levels would be considered more typical of the urban London location.

It should also be recognised that these windows are situated at the basement level of the property and access to light will be further restricted by the height of the rear wall and stepped landscaping level of the garden directly in front.

In terms of APSH, the room tested (R1/899) experiences an increase in the amount of sunlight received. As such, the rooms, which were in breach of the BRE criteria for sunlight previously, meet the BRE criteria in the case of the supplementary analysis.

19 Oval Road

In terms of APSH, the rooms tested (R1/1100 and R1/1101) experience an increase in the amount of sunlight received as a result of taking account of the projecting rear extension of the property. As such, the rooms, which were in breach of the BRE criteria for sunlight previously, meet the BRE criteria in the case of the supplementary analysis.

Conclusions

For neighbouring properties, nos. 29, 27, 25, 23 and 19 Oval Road, the analyses show that the unsympathetic design of these properties, i.e. the existing rear extensions of the properties themselves, mean that the windows and rooms tested experience reduced access to light in the existing scenario and are therefore sensitive to additional massing on the Site. This supplementary analysis clearly demonstrates, that when the limiting effects of the rear extensions and building design are discounted, these properties experience VSC levels which are commensurate with the densely built and urban location of the Site.

In conclusion, the Proposed Development results in commensurate VSC levels and is APSH compliant when considered within its dense urban location.

We hope that the information contained in this report is sufficient for further consideration of our client's application, however we would be happy to discuss any points in more detail should this be required.

Yours sincerely
For and on behalf of GIA

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Surveyor
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Encl. Principles of Daylight and Sunlight
Daylight and Sunlight Results

Appendix 01

Principles of Daylight and Sunlight

Principles of Daylight and Sunlight

Background

The quality of amenity and open spaces is often stipulated within planning policy for protection or enhancement and is often a concern for adjoining properties and other interested parties.

Historically the department of environment provided guidance with the issues, and in this country, this role has now been taken on by the Building Research Establishment (BRE), the British Standards Institutions (BSI) and the Chartered Institute of Building Services Engineers (CIBSE). Fortunately they have collaborated in many areas, to provide as much unified advice as possible in the form of industry best practice.

Many local planning authorities consider daylight and sunlight an important factor for determining planning applications. Policies refer to both the protection of daylight and sunlight amenity within existing properties as well as the creation of proposed dwellings with high levels of daylight and sunlight amenities.

In terms of considering what is material, local authorities typically refer to the BRE guidelines and apply their criteria set out within. The guidelines were originally produced in 1991, but superseded by the BRE guidelines (2011*) site layout planning for daylight and sunlight.*

Where developers are seeking to maximise their development value, it is often in the area of daylight and sunlight issues that they may seek to push the boundaries. Particularly in London, there is a priority on the creation of more housing thus resulting in the densification of urban areas. Local authorities vary in their attitude of how flexible they can be with the degree of impact on the daylight and sunlight amenity enjoyed by neighbouring owners and it is one factor among many planning aspects considered when determining an application. In city centres where high density is common, the protection of amenity is more challenging and there are many factors that need to be taken into account: each case has to be considered on its own merits.

The BRE Guidelines

The guidelines are typically referred to for daylight and sunlight amenity issues, however they were not intended to be used as an instrument of planning policy. In the introduction of 'Site Layout Planning for Daylight and Sunlight (2011)', section 1.6 (page 1), states that:-

> *"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 (see Section 5). In special circumstances the developer or Planning Authority may wish to use different target values. For example, in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

Again, the paragraph 2.2.3 (page 7) of the document states:-

> *"Note that numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints".*

The numerical criteria suggested by the BRE are therefore designed to provide industry advice/guidance to plan/design with daylight in mind. Alternative values may be appropriate in certain circumstances such as highly dense urban areas around London, for e.g. the approach to creating alternative criteria is detailed within Appendix F of the BRE.

Measurement and Criteria for Daylight and Sunlight as set out in the BRE Guidelines

The BRE guidelines state that they are;

> *"intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedroom. Windows to bathrooms, toilets, garages need not be analysed."*

They are therefore primarily designed to be used for residential properties however, the BRE guidelines continue to state that they may be applied to any existing non-residential buildings where there may be a reasonable expectation of daylight including; schools, hospitals, hostels, small workshop and some offices.

Daylight

In the first instance, if a proposed development falls beneath a 25 degree angle taken from the centre point of the lowest window, then the BRE suggests that no further analysis is required as there will be adequate sky light (i.e. sky visibility). This rule is applied when considering the scope of any assessments.

The BRE guidelines provide two methods for calculating daylight to existing surrounding properties:

- Vertical Sky Component (VSC)
- No Sky Line (NSL) also referred to as daylight distribution

A further method, the Average Daylight Factor (ADF) is provided for calculating daylight within proposed properties. However, it is sometimes applied as a supplementary assessment for exiting surrounding properties.

Each method is described below:

Vertical Sky Component

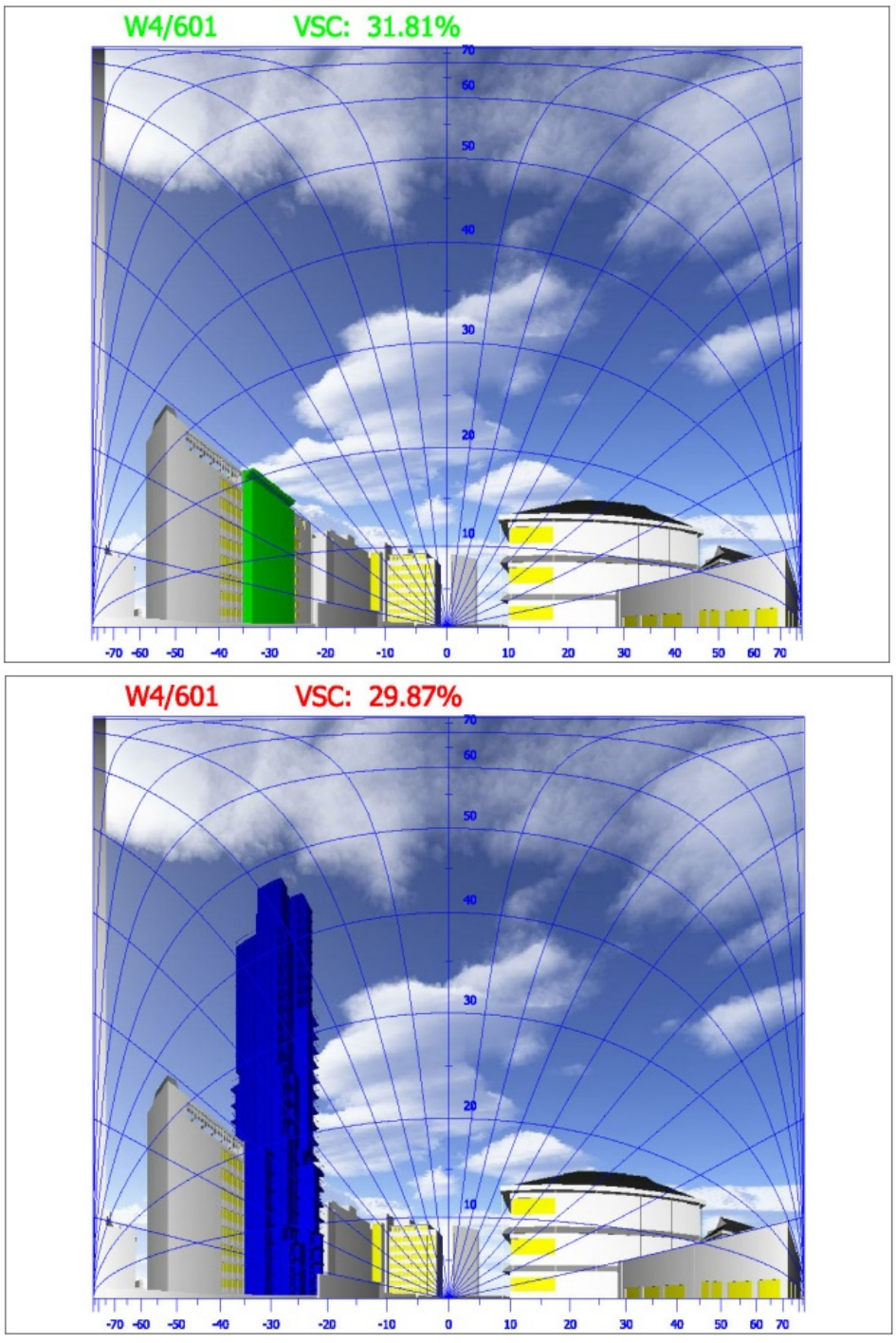
Methodology

This is defined in the BRE as:-

> *"Ratio of that part of illuminance, at a point on a given vertical plane that, is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky."*

This statement means, in practice that if one had a totally unobstructed view of the sky, looking in a single direction, then just under 40% of the complete hemisphere would be visible. The measurement of this vertical sky component is undertaken using two indicators, namely a skylight indicator and a transparent direction finder.

Alternatively a further method of measuring the VSC, which is easier to understand both in concept and analysis, is often more precise and can deal with more complex instructions, is that of the Waldram diagram.



The point of reference is the same as for the skylight indicator, at the centre of the outward window face. Effectively a snap shot is taken from that point of the sky in front of the window, before and after the obstruction is put in place together with all the relevant obstructions to it, i.e. the buildings.

An unobstructed sky from that point of reference would give a vertical sky component of 39.6%, corresponding to 50% of the hemisphere, and therefore the purpose of the diagram is to discover how much sky remains once obstructions exist in front of that point.

Criteria

The BRE Handbook provides criteria for:

(a) New Development
(b) Existing Buildings
(c) Adjoining Development Land

(a) New Development

Paragraph 2.1.21 of the BRE states that:

"Obstructions can limit access to light from the sky. This can be checked by measuring or calculating the angle of visible sky 'theta', angle of obstruction or Vertical Sky Component (VSC) at the centre of the lowest window where daylight is required. If VSC is:

- at least 27% ('theta' is greater than 65 degrees, obstruction angle less than 25 degrees) conventional window design will usually give reasonable results.
- between 15% and 27% ('theta' is between 45 degrees and 65 degrees, obstruction angle between 25 degrees and 45 degrees) special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight.
- between 5% and 15% ('theta' is between 25 degrees and 45 degrees, obstruction angle between 45 degrees and 65 degrees) it is very difficult to provide adequate daylight unless very large windows are used.
- less than 5% ('theta' less than 25 degrees, obstruction angle more than 65 degrees) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed."

(b) Existing Buildings

Para 2.2.21 (page 11) of the BRE 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 degree to the horizontal, then the diffuse 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".

The VSC provides a quick and simple test which looks to give an early indication of the potential for light at the window face. However considered in isolation, it does not, in any fashion, indicate the quality of actual light within a space. It does not take into account the window size, the room size or room use. It helps by indicating that if there is an appreciable amount of sky visible from a given point there will be a reasonable potential for daylighting.

(c) Adjoining Development Land

Paragraph 2.3.10 of the BRE guidelines states:

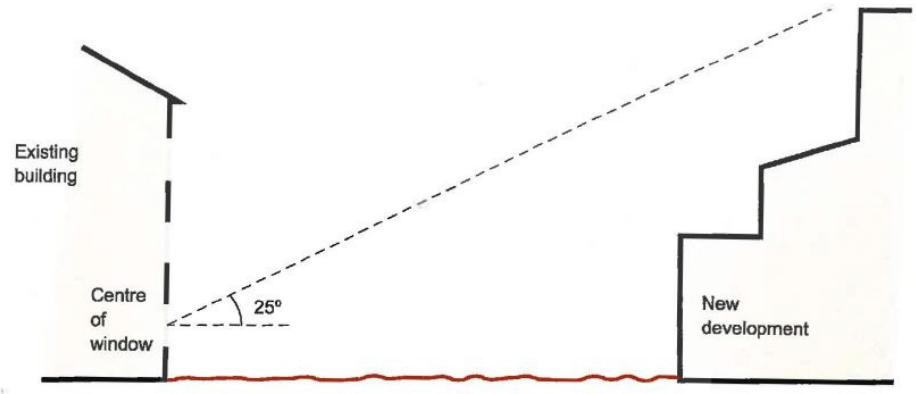
"in broad general terms, a development site next to a proposed new building will retain the potential for good diffuse daylighting provided that on each common boundary:

(a) no new building, measured in a vertical section perpendicular to the boundary, from a point 1.6m above ground level, subtends an angle of more than 43 degrees to the horizontal;

(b) or, If (a) is not satisfied, then all points 1.6m above the boundary line are within 4m (measured along the boundary) of a point which has a VSC (looking towards the new building(s)) of 17% or more 2m above ground level are within 4m (measured sideways) of a point which has a vertical sky component of 27% or more.

Alternative VSC criteria as per Appendix F of the BRE guidelines

The 27% VSC target criteria is based upon a sub-urban type environment whereby a 25 degree line was taken from the centre point on a ground floor window as shown below:



However, in city centre locations and urban areas where density levels are increasing, these values may not be considered appropriate. The BRE guidelines provide that "*different targets may be used based on the special requirements of the proposed development or its location*" (paragraph F1).

Appendix F of the BRE suggests several approaches as to how alternative targets may be considered including:

- Consented scheme - use of an extant planning permission to establish alternative benchmark criteria for VSC and APSH. It is not appropriate to treat a permitted scheme in the same manner as an existing building and allow a 20% reduction beyond this. If the levels of daylight and sunlight retained are similar to a previously consented scheme then it follows that these levels should be considered acceptable again, notwithstanding other planning considerations.
- Mirror massing – to ensure a development matches the height and proportions of existing buildings, the VSC and APSH targets could be set to those of a mirror image of the same height and size, an equal distance away from the boundary (paragraph F5).
- Consider surrounding context and existing obstruction angles as well as spacing to height ratios.

In addition, due to the requirements for external amenity space within local planning policies, many residential buildings are served by balconies. Balconies can restrict the view of the sky dome whereby even the modest obstruction may result in a large relative impact on the VSC. The BRE guidelines therefore provide that an assessment can be carried out comparing the levels of VSC with and without the balconies in place for both the existing and proposed scenarios, to establish whether it is the presence of the balcony or the size of the new obstruction that is the main factor in the loss of light (paragraph 2.2.11).

No Sky Line

Methodology

The NSL method is a measure of the distribution of daylight at the working plane within a room. The 'working plane' means a horizontal 'desktop' plane 0.85m in height for residential properties. The NSL divides those areas of the working plane which can receive direct sky light from those which cannot. If a significant area of the working plane lies beyond the NSL (i.e. it receives no direct sky light), then the distribution of daylight in the room will be poor and supplementary electric lighting may be required.

It is similar to the VSC approach in that a reduction of 0.8 times in the area of sky visibility at the working plane may be deemed to be noticeable. It is however, very dependent upon knowing the actual room layouts or having a reasonable understanding of the likely layouts.

It is assessed by plotting the area of a room which can see the sky and which cannot, referred to as the NSL contour or daylight distribution contour. The contours assist in helping to understand the way the daylight is distributed within a room and the comparisons of existing and limitations of proposed circumstances within neighbouring properties. Like the VSC method, it relates to the amount of visible sky but does not consider the room use in its criteria, it is simply a test to assess the change in position of the No Sky Line, between the existing and proposed situation. It does take into account the number and size of windows to a room, but does not give any quantitative or qualitative assessment of the light in the rooms, only where sky can or cannot be seen.

Criteria

BS 8206 Part 2 (para 5.7) that the:

> *"uniformity of daylight is considered to be unsatisfactory if a significant part of the working plane (normally more than 20%) lies behind the no-sky line".*

Therefore, it is implied that an NSL of at least 80% would be considered satisfactory in regards to deep rooms which are lit by windows on one side, the BRE Guidelines state (para, 2.2.10):

In regards to the alteration as a result of a proposed development or obstruction the BRE provide that the daylight may be adversely affected if *" the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value. ".*

Average Daylight Factor

Methodology

The Average Daylight Factor (ADF) is defined within the 2011 BRE Guidelines as:

> *'a ratio of total daylight flux incident on a reference area to the total area of the reference area, expressed as a percentage of outdoor luminance on a horizontal plane, due to an unobstructed sky of assumed or known luminance distribution'.*

Whilst the BRE guidelines provide this measure as a tool to understand daylight within proposed dwellings not existing dwellings, if room layouts are known it can provide a useful supplementary measure of daylight and is often requested by many local authorities.

The ADF method of assessment considers:

- The diffuse visible transmittance of the glazing to the room in question (i.e. how much light gets through the window glass). A transmittance value of 0.8% is assumed for single glazing and 0.65% for double glazed windows;
- The net glazed area of the window in question;
- The total area of the room surfaces (ceiling, walls, floor and windows); and
- The angle of visible sky reaching the window(s) in question

In addition, the ADF method makes allowance for the average reflectance of the internal surfaces of the room and of external obstruction (assumed to be 0.5 unless otherwise stated).

Criteria

The criteria for ADF is taken from the British Standard 8206 part II which gives the following criteria based on the room use:

- Bedroom – 1% ADF
- Living room – 1.5% ADF
- Kitchen – 2% ADF

Where a room has multiple uses such as a living kitchen diner (LKD) or a studio apartment, the highest value is taken so in these cases the required ADF is 2%.

Sunlight

Methodology

The BS 8206 part 2 (section 5.2) states that:

> *"Provided that the entry of sunlight is properly controlled, it is generally welcome in most buildings in the UK. Dissatisfaction can arise as much from the permanent exclusion of sunlight as from its excess. The provision of sunlight is important in dwellings, particularly during winter months. Sunlight is especially valued in habitable rooms used for long periods during the day."*

Principles of Daylight and Sunlight

Sunlight is measured using a sun indicator which contains 100 spots, each representing 1% of Annual Probable Sunlight Hours (APSH). Where no obstruction exists the total APSH would amount to 1486 hours and therefore each spot equates to 14.86 hours of the total annual sunlight hours.

The number of spots is calculated for both the whole year and also during the winter period (21st September to 21st March) prior to an obstruction and after the obstruction is put in place. This provides a percentage of APSH for each of the time periods for each window assessed. The 2011 BRE Guidelines note that:

- *"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon."*

- *"all main living rooms of dwellings…should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun";*

- *"If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked."*

- *"…a south facing window will, in general, receive most sunlight, while a north facing one will receive it only on a handful of occasions. East and west facing windows will receive sunlight only at certain times of day".*

When a room has multiple windows, not all may have a southerly orientation however, these windows may contribute to the levels of sunlight within a given room even if by 1-2% APSH. As well as the assessment on a window basis the BRE guidelines provide that an assessment can be undertaken on a room basis.

Whilst the emphasis of the BRE guidelines is in regards to living rooms, it is not always possible to determine the room uses within all of the properties assessed and therefore typically all windows or all rooms with windows facing within 90 degrees of due south and facing the site are assessed.

Criteria

The BRE provide that for existing buildings a window maybe adversely affected if a point at the centre of a window receives:

- Less than 25% of the APSH during the whole year, of which 5% APSH must be in the winter period; and
- Receives less than 0.8 times its former sunlight hours in either time period; and
- Has a reduction in sunlight for the whole year more than 4% APSH.

In terms of the assessment on a room basis the criteria applied is the same.

For proposed buildings the BRE provide (paragraph 3.1.15) that a dwelling or building which has a particular requirement for sunlight will appear reasonably sunlit provided:

- At least one main window faces within 90 degrees of due south; and

- Centre of one main living room window can receive 25% of APSH including 5% APSH in the winter months.

It continues that where groups of dwellings are planned the layout should aim to maximise the number of living rooms that meet the above recommendations.

Overshadowing

As well as daylight and sunlight amenity to neighbouring dwellings, planning policy often refers to the levels of overshadowing to amenity areas such as parks, public squares, playgrounds etc. The BRE guidelines provide two methods of calculation in regards to overshadowing which are as follows:

Sun Hours on Ground

Methodology

This method of overshadowing assessment uses the sun on ground indicator to determine the areas which receive direct sunlight and those which do not. This method applies to both new and existing areas of amenity space. The BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment as this is the midpoint of the suns position throughout the year. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

Criteria

The BRE guidelines recommend that at least half of an amenity space should receive at least two hours of direct sunlight on March 21st. In regards to existing spaces where the existing sunlit area is less than half of the area, the area which receives two hours of sunlight should not be reduced by more than 20% (it should retain 0.8 times its former value).

Transient Overshadowing

The BRE guidelines suggest that where large buildings are proposed which may affect a number of gardens or open spaces, it is useful to plot a shadow plan to illustrate the location of shadows at different times of the day and year. For the purpose of this assessment, shadow has been mapped at the following times of the year:

- 21st March (Spring equinox)
- 21st June (Summer solstice)
- 21st December (Winter solstice)

The September equinox is not assessed as this would provide the same results as those for March 21st.

For each of these dates the overshadowing is calculated at hourly intervals throughout the day however some images may not be present given the early sunset during the Winter period.

The BRE guidelines do not provide any criteria for transient overshadowing. Therefore the analysis provides a description of where additional shadow is cast as a result of a development with professional judgement to determine the effect comparing the shadow resulting from the proposed development against that of the existing site.

Light pollution and Solar Glare

Light pollution is defined as any light emitting from artificial sources into spaces where it is not wanted for example from offices into neighbouring residential properties where it could cause a nuisance. The ILP Guidance notes provide details of how to measure light pollution and criteria based on the urban density of the respective area to determine the acceptability of the light levels.

Solar glare is particularly important at pedestrian and road junctions as well as along railway lines where the glare can cause a temporary blinding to drivers or pedestrians. Glare can occur from reflective materials such as glazed areas or metal cladding on the facades. This assessment is therefore undertaken from viewpoints surrounding the site at junctions and positioned at the driver's eye level. Focal points are dictated by the location of signals or oncoming traffic.

Other Amenity Considerations

Daylight and sunlight is one factor among many under the heading of residential amenity considerations for any given development design or planning application; others include:

- outlook
- sense of enclosure
- privacy
- access to outdoor space e.g. balconies or communal garden/courtyard

Appendix 02

Daylight and Sunlight Results

19 Oval Road
Annual Probable Sunlight Hours (APSH)

9333
EX v PR IR24

Centric Close
IR24 - Revised Latest Scheme
24.11.16
Sunlight Analysis

2017-04-06T00:00:00+01:00

Room	Window	Room Use	Flat Number	Orientation	Window Existing Winter APSH	Window Existing Annual APSH	Window Proposed Winter APSH	Window Proposed Annual APSH	Winter Loss	Annual Loss	Winter %Loss	Annual %Loss	Room Existing Winter APSH	Room Existing Annual APSH	Room Proposed Winter APSH	Room Proposed Annual APSH	Winter %Loss	Annual %Loss
19 OVAL ROAD																		
R1/1100	W1/1100	Living Room		-111	18	55	18	47	0	8	0.00	14.55	18	55	18	47	0.0	15
R1/1101	W1/1101	Bedroom		-111	19	58	18	52	1	6	5.26	10.34	19	58	18	52	5.3	10

Vertical Sky Component

Room	Window	Room Use	Existing	Proposed	Loss	%
23 OVAL ROAD						
R1/899	**W1/899**	Bedroom	24.9	16.9	8.0	32.1
R1/899	**W2/899**	Bedroom	25.7	17.5	8.2	31.9
R1/899	**W3/899**	Bedroom	26.2	17.6	8.6	32.8

23 Oval Road
Annual Probable Sunlight Hours (APSH)

9333
EX v PR IR24

Centric Close
IR24 - Revised Latest Scheme
24.11.16
Sunlight Analysis

2017-04-06T00:00:00+01:00

					Window								Room					
					Existing		Proposed						Existing		Proposed			
Room	Window	Room Use	Flat Number	Orientation	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter Loss	Annual Loss	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
23 OVAL ROAD																		
R1/899	W1/899	Bedroom		-110	9	40	7	27	2	13	22.22	32.50						
R1/899	W2/899	Bedroom		-110	10	41	8	29	2	12	20.00	29.27						
R1/899	W3/899	Bedroom		-110	11	44	9	30	2	14	18.18	31.82	11	44	9	30	18.2	32

Vertical Sky Component						
Room	**Window**	**Room Use**	Existing	Proposed	Loss	**%**
25 OVAL ROAD						
R1/799	**W2/799**	Bedroom	27.4	19.9	7.5	27.4
R2/800	**W1/800**	LKD	32.9	24	8.9	27.1

25 Oval Road
Annual Probable Sunlight Hours (APSH)

Project No:9333
EX v PR IR24
AHMM

Centric Close
IR24 - Revised Latest Scheme 24.11.16
SUNLIGHT ANALYSIS

Apr 2017

					Window								Room					
					Existing		Proposed						Existing		Proposed			
Room	Window	Room Use	Flat Number	Orientation	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter Loss	Annual Loss	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
25 OVAL ROAD																		
R1/799	W2/799	Bedroom		-110.0511173	9	40	7	31	2	9	22.22	22.50	9	40	7	31	22.22	22.50
R2/800	W1/800	LKD		-110.0511173	16	54	12	39	4	15	25.00	27.78	16	54	12	39	25.00	27.78

Vertical Sky Component

Room	Window	Room Use	Existing	Proposed	Loss	%
27 OVAL ROAD						
R1/709	**W1/709**	Reception	32.5	22.6	9.9	30.5
R2/699	**W2/699**	Reception	28.2	20.1	8.1	28.7

27 Oval Road
Annual Probable Sunlight Hours (APSH)

Centric Close
IR24 - Revised Latest Scheme
24.11.16
Sunlight Analysis

					Window								Room					
					Existing		Proposed						Existing		Proposed			
Room	Window	Room Use	Flat Number	Orientation	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter Loss	Annual Loss	Winter %Loss	Annual %Loss	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss
27 OVAL ROAD																		
R1/709	W1/709	Reception		-110	15	53	10	36	5	17	33.33	32.08	15	53	10	36	33.3	32
R2/699	W2/699	Reception		-110	11	44	7	30	4	14	36.36	31.82	11	44	7	30	36.4	32

Vertical Sky Component

Room	Window	Room Use	Existing	Proposed	Loss	%
29 OVAL ROAD						
R1/600	**W3/600**	Unknown	33.1	23.4	9.7	29.3

29 Oval Road
Annual Probable Sunlight Hours (APSH)

9333
EX v PR IR24

Centric Close
IR24 - Revised Latest Scheme
24.11.16
Sunlight Analysis

2017-04-06T00:00:00+01:00

Room	Window	Room Use	Flat Number	Orientation	Window Existing Winter APSH	Window Existing Annual APSH	Window Proposed Winter APSH	Window Proposed Annual APSH	Winter Loss	Annual Loss	Winter %Loss	Annual %Loss	Room Existing Winter APSH	Room Existing Annual APSH	Room Proposed Winter APSH	Room Proposed Annual APSH	Winter %Loss	Annual %Loss
29 OVAL ROAD																		
R1/600	W3/600	Unknown		-109	17	54	11	37	6	17	35.29	31.48	17	54	11	37	35.3	31

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