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Daylight and Sunlight Study 40 Hillway, London N6 6HH

6 September 2018

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DAYLIGHT AND SUNLIGHT STUDY
40 Hillway, London N6 6HH

CONTENTS

1 EXECUTIVE SUMMARY2

1.1 Overview2

2 INFORMATION SOURCES3

2.1 Documents Considered3

3 METHODOLOGY OF THE STUDY4

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight.....4

3.2 Daylight to Windows4

3.3 Sunlight availability to Windows5

3.4 Overshadowing to Gardens and Open Spaces5

4 RESULTS OF THE STUDY7

4.1 Windows & Amenity Areas Considered.....7

4.2 Numerical Results.....7

4.3 Daylight to Windows7

4.4 Sunlight to Windows7

4.5 Overshadowing to Gardens and Open Spaces7

4.6 Conclusion.....7

5 CLARIFICATIONS8

5.1 General.....8

5.2 Project Specific.....8

APPENDICES

APPENDIX 1 WINDOW & GARDEN KEY

APPENDIX 2 DAYLIGHT AND SUNLIGHT RESULTS

APPENDIX 3 OVERSHADOWING TO GARDENS AND OPEN SPACES

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Mr Tony Bandak to undertake a daylight and sunlight study of the proposed development at 40 Hillway, London N6 6HH.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 38 & 42 Hillway and the Holly Lodge Community Centre. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.
- 1.1.3 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. The results confirm that all neighbouring windows pass the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.
- 1.1.4 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

Hut Architecture

E001	Existing Location	Rev –
E010	Existing Ground Floor Plan	Rev –
E011	Existing First Floor Plan	Rev –
E012	Existing Second Floor Plan	Rev –
E013	Existing Roof Plan	Rev –
E030	Existing Front Elevation	Rev –
E030	Existing Rear Elevation	Rev –
E031	Existing North Elevation	Rev –
E033	Existing South Elevation	Rev –
E040	Existing Section 01	Rev –
010	Proposed Ground Floor Plan	Rev B
011	Proposed First Floor Plan	Rev B
012	Proposed Second Floor Plan	Rev B
013	Proposed Roof Plan	Rev B
030	Proposed Front Elevation	Rev –
031	Proposed Side Elevation	Rev B
032	Proposed Rear Elevation	Rev B
033	Proposed Side Elevation	Rev B
040	Proposed Section 01	Rev B
–	Laser Scan Point Cloud Data	Rev –

3 METHODOLOGY OF THE STUDY

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight

- 3.1.1 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The following statement is quoted directly from the BRE guide:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide 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, since natural lighting is only one of many factors in site layout design."

3.2 Daylight to Windows

- 3.2.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

Diffuse daylight calculations should be undertaken to all rooms where daylight is required, including living rooms, kitchens and bedrooms. Usually, if a kitchen is less than 13m², it is considered to be a non-habitable room and the daylight tests need not be applied. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

- 3.2.2 The BRE guide contains two tests which measure diffuse daylight:

3.2.3 Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.2.4 Test 2 Daylight Distribution

The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, 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.

3.3 Sunlight availability to Windows

3.3.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight.

3.3.2 The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.4 Overshadowing to Gardens and Open Spaces

3.4.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.4.2 The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 Appendix 1 provides a plan and photographs to indicate the positions of the windows and gardens analysed in this study.

4.2 Numerical Results

4.2.1 Appendix 2 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

4.3 Daylight to Windows

4.3.1 All main habitable room windows pass the Vertical Sky Component test and all habitable rooms pass the Daylight Distribution test. The proposed development therefore satisfies the BRE daylight requirements.

4.4 Sunlight to Windows

4.4.1 All windows which face within 90 degrees of due south have been tested for direct sunlight. All main habitable room windows pass both the total annual sunlight hours test and the winter sunlight hours test (annual probable sunlight hours between 21 September and 21 March). The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 The proposed development will not create any new areas which receive less than two hours of sunlight on 21 March. The before/after ratios are 1 (no loss) and the proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

4.6 Conclusion

4.6.1 The proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 We have undertaken the survey following the guidelines of the RICS publication “Surveying Safely”.
- 5.1.3 We have used our best endeavours to ensure all relevant windows within the neighbouring properties have been identified.
- 5.1.4 Where limited access is available, assumptions will have been made.
- 5.1.5 We have adopted the conventional approach of assessing all habitable rooms within domestic properties.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.
- 5.1.7 Right of Light Consulting have endeavoured to include in the report those matters, which they have knowledge of or of which they have been made aware, that might adversely affect the validity of the opinion given.

5.2 Project Specific

- 5.2.1 None.

APPENDICES

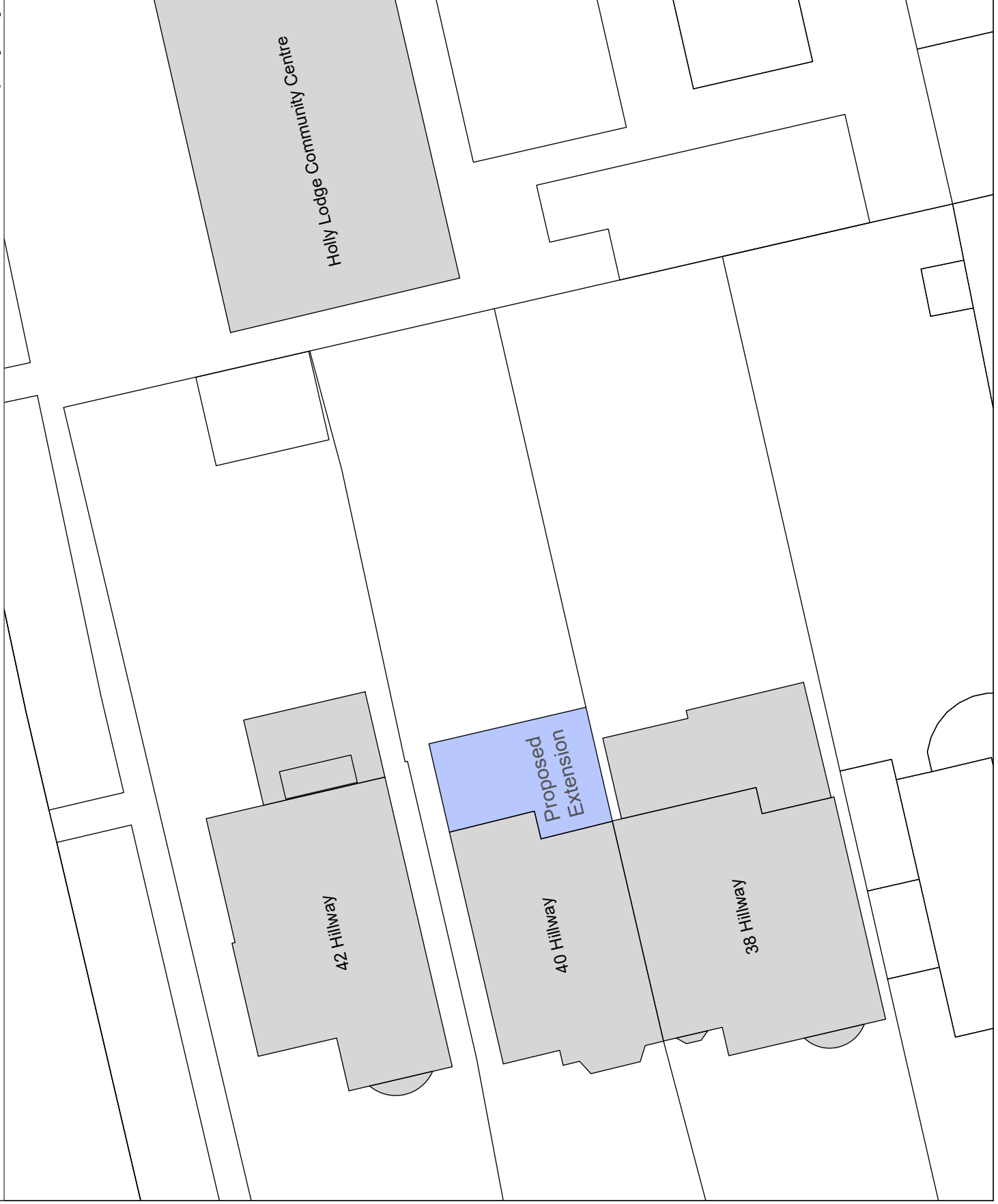
APPENDIX 1

WINDOW & GARDEN KEY

Property Key

Key

- Development site
- Neighbouring Properties



Project Name: 40 Hillway, London N8 8HH

Drawing Title: Property Key

Rev	Date	Description of revision
1		

Scale: Do not scale

Drawing No: 1 of 4



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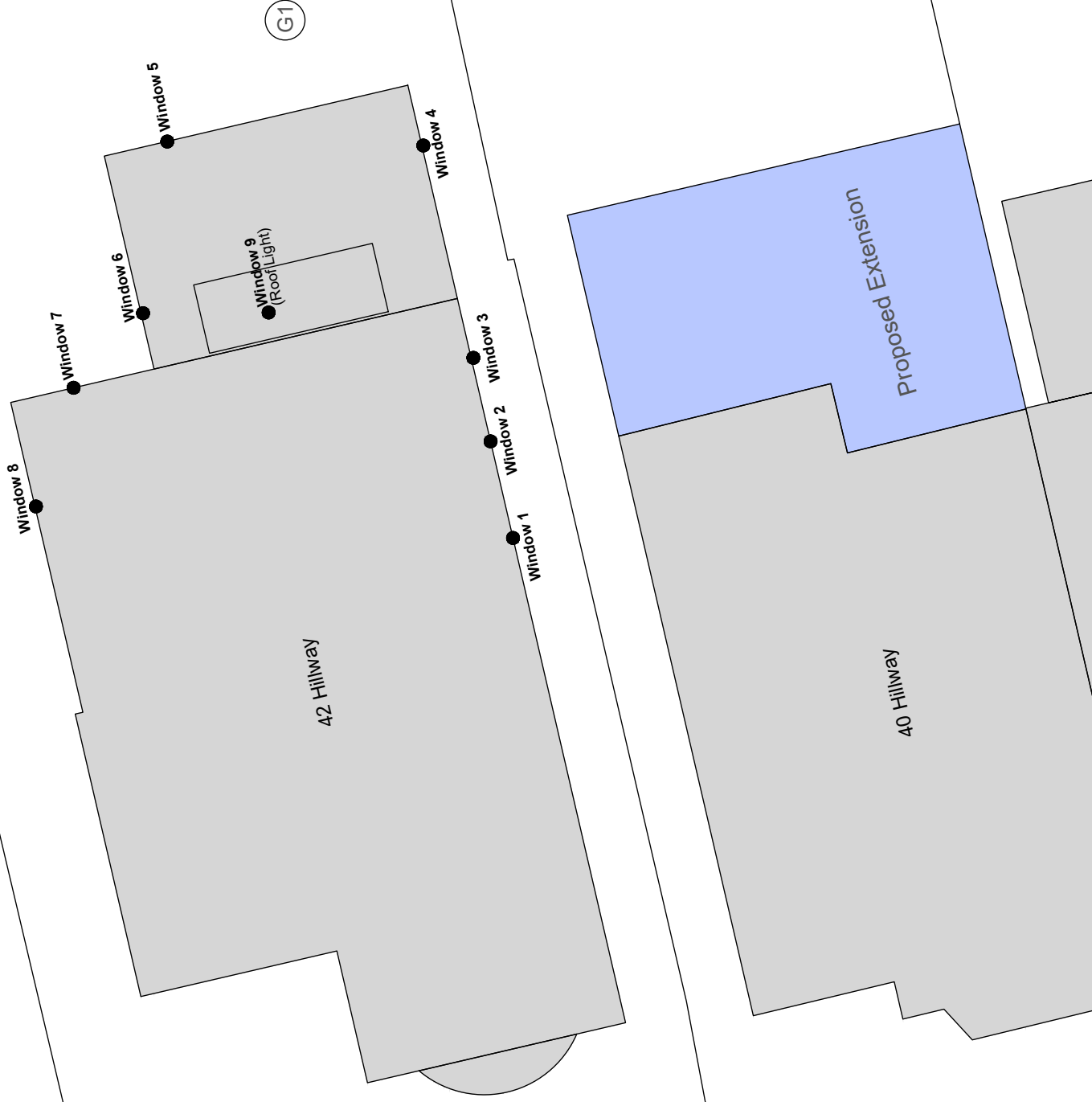
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Window & Garden Key

Key

- Development site
- Neighbouring Properties
- Window reference
- G1 Neighbouring Gardens and Amenity Areas



Project Name: 40 Hillway, London N8 8HH

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 4

Rev: -

Rev	Date	Description of revision



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Window & Garden Key

Key



Development site



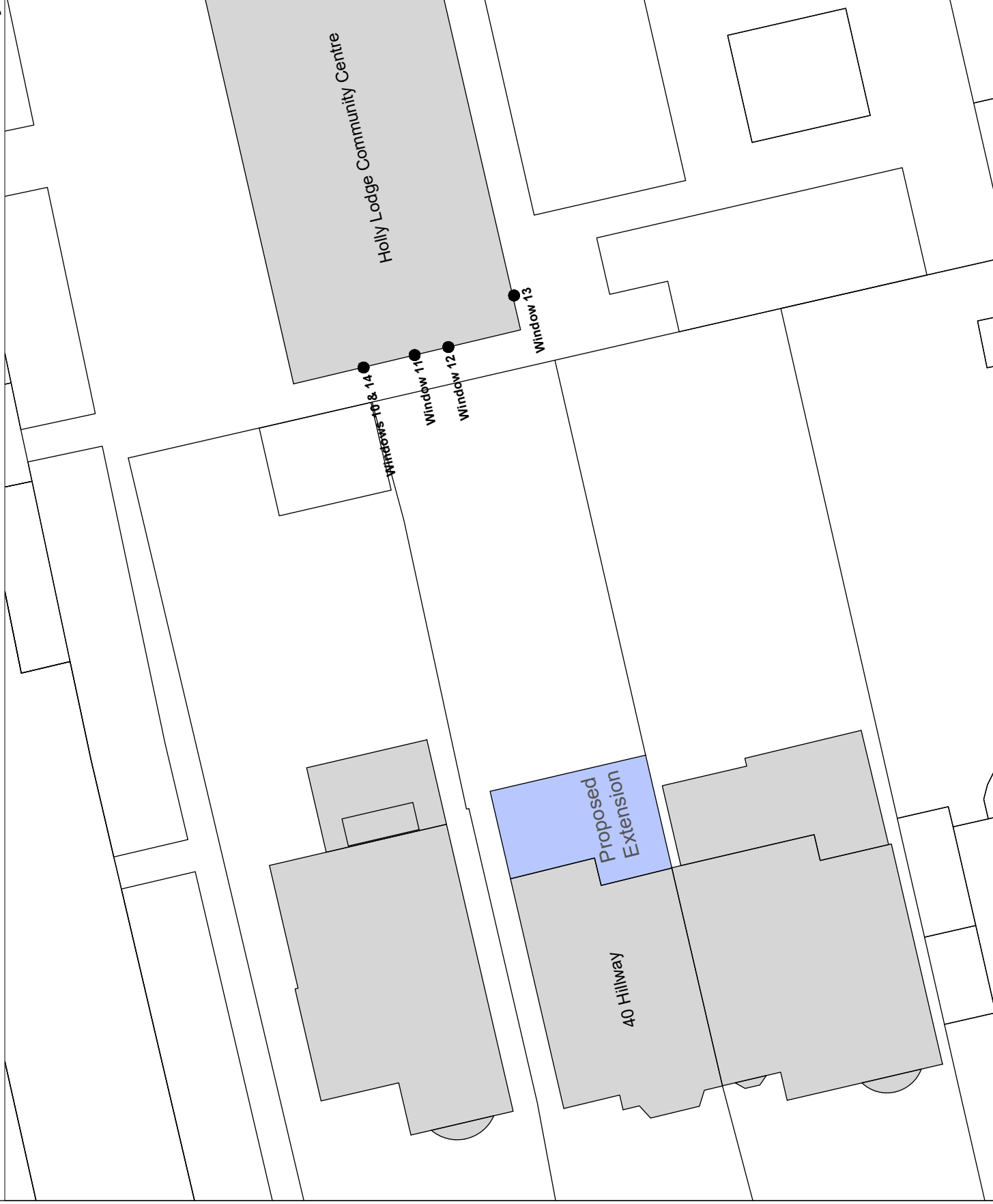
Neighbouring Properties



Window reference



Neighbouring Gardens and Amenity Areas



Project Name: 40 Hillway, London N8 8HH

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 3 of 4

Rev: -

Rev: -

Rev: -

Rev: -



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Window & Garden Key

Key



Development site



Neighbouring Properties



Window reference



Neighbouring Gardens and Amenity Areas



Project Name: 40 Hillway, London N8 8HH

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 4 of 4

Rev: -

Rev: -

Rev: -

Rev: -



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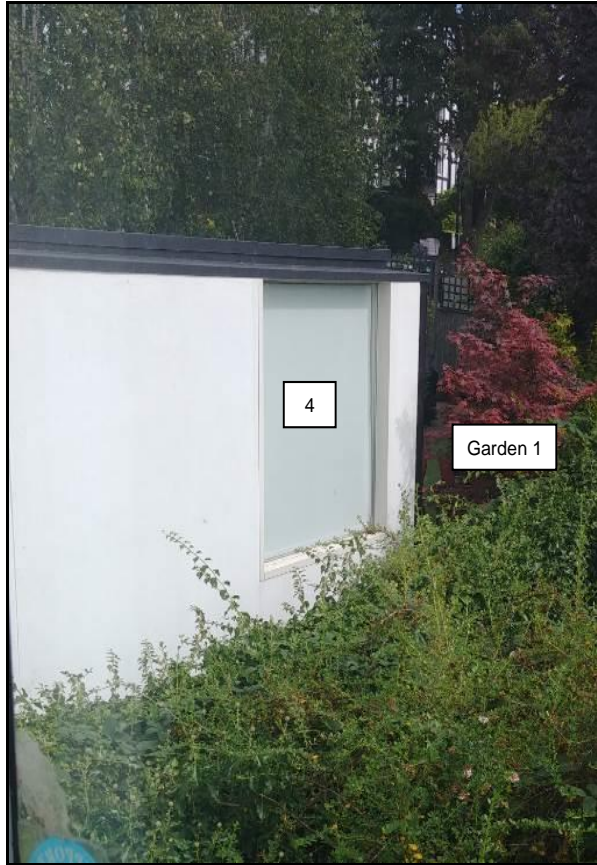
Neighbouring Windows



42 Hillway



42 Hillway



42 Hillway



42 Hillway



Holly Lodge Community Centre



38 Hillway



38 Hillway

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
40 Hillway, London N6 6HH

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>42 Hillway</u>					
Window 1	Bathroom/WC	8.0%	8.0%	0.0%	1.0
Window 2	Living/Dining/Kitchen	14.6%	14.6%	0.0%	1.0
Window 3	Living/Dining/Kitchen	30.2%	30.2%	0.0%	1.0
Window 4	Living/Dining/Kitchen	35.3%	35.3%	0.0%	1.0
Window 5	Living/Dining/Kitchen	30.3%	30.3%	0.0%	1.0
Window 6	Living/Dining/Kitchen	26.1%	26.1%	0.0%	1.0
Window 7	Living/Dining/Kitchen	26.0%	26.0%	0.0%	1.0
Window 8	Living/Dining/Kitchen	33.2%	33.2%	0.0%	1.0
Window 9	Living/Dining/Kitchen	54.7%	54.7%	0.0%	1.0
<u>Holly Lodge Community Centre</u>					
Window 10	Non Domestic	20.1%	20.1%	0.0%	1.0
Window 11	Non Domestic	27.3%	27.3%	0.0%	1.0
Window 12	Non Domestic	13.4%	13.4%	0.0%	1.0
Window 13	Non Domestic	34.7%	34.7%	0.0%	1.0
Window 14	Non Domestic	31.6%	31.6%	0.0%	1.0
<u>38 Hillway</u>					
Window 15	Lounge	26.8%	24.2%	2.6%	0.9
Window 16	Lounge	27.7%	27.1%	0.6%	0.98
Window 17	Dining Room	27.3%	27.2%	0.1%	1.0
Window 18	Bedroom	30.9%	30.9%	0.0%	1.0
Window 19	Bedroom	30.2%	30.2%	0.0%	1.0
Window 20	Bedroom	8.1%	8.1%	0.0%	1.0
Window 21	Bathroom/WC	33.2%	33.2%	0.0%	1.0

Appendix 2 - Daylight Distribution

40 Hillway, London N6 6HH

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>42 Hillway</u>					
Window 1	Bathroom/WC	17%	17%	0.0%	1.0
Window 2	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 3	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 4	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 5	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 6	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 7	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 8	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 9	Living/Dining/Kitchen	100%	100%	0.0%	1.0
<u>Holly Lodge Community Centre</u>					
Window 10	Non Domestic	96%	96%	0.0%	1.0
Window 11	Non Domestic	96%	96%	0.0%	1.0
Window 12	Non Domestic	99%	99%	0.0%	1.0
Window 13	Non Domestic	99%	99%	0.0%	1.0
Window 14	Non Domestic	92%	92%	0.0%	1.0
<u>38 Hillway</u>					
Window 15	Lounge	99%	99%	0.0%	1.0
Window 16	Lounge	99%	99%	0.0%	1.0
Window 17	Dining Room	100%	100%	0.0%	1.0
Window 18	Bedroom	99%	99%	0.0%	1.0
Window 19	Bedroom	99%	99%	0.0%	1.0
Window 20	Bedroom	99%	99%	0.0%	1.0
Window 21	Bathroom/WC	96%	96%	0.0%	1.0

Appendix 2 - Sunlight to Windows

40 Hillway, London N6 6HH

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>42 Hillway</u>										
Window 1	Bathroom/WC	27%	27%	0%	1.0	2%	2%	0%	1.0	
Window 2	Living/Dining/Kitchen	40%	40%	0%	1.0	6%	6%	0%	1.0	
Window 3	Living/Dining/Kitchen	65%	65%	0%	1.0	19%	19%	0%	1.0	
Window 4	Living/Dining/Kitchen	73%	73%	0%	1.0	25%	25%	0%	1.0	
<u>Holly Lodge Community Centre</u>										
Window 10	Non Domestic	34%	34%	0%	1.0	12%	12%	0%	1.0	
Window 11	Non Domestic	35%	35%	0%	1.0	11%	11%	0%	1.0	
Window 12	Non Domestic	19%	19%	0%	1.0	9%	9%	0%	1.0	
Window 13	Non Domestic	68%	68%	0%	1.0	27%	27%	0%	1.0	
Window 14	Non Domestic	42%	42%	0%	1.0	12%	12%	0%	1.0	

Appendix 2 - Overshadowing to Gardens and Open Spaces
40 Hillway, London N6 6HH

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>42 Hillway</u>								
Garden 1	134.91 m2	121.69 m2	90%	121.69 m2	90%	0.0 m2	0%	1.0
<u>38 Hillway</u>								
Garden 2	170.56 m2	107.74 m2	63%	107.74 m2	63%	0.0 m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Overshadowing to Gardens and Open Spaces

Key



Receives under two hours sunlight on 21st March before and after the development.



Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).



Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).



Receives at least two hours sunlight on 21st March before and after the development.

Notes:

- Contours derived in accordance with BRE Guide : Site Layout Planning for Daylight and Sunlight

Project Name: 40 Hillway, London NB 6HH

Drawing Title: Overshadowing to Gardens and Open Spaces

Scale: Do not scale

Drawing No: 1 of 1

Rev: -

Rev: -

Rev: -

Rev: -

Rev: -



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