DAYLIGHT & SUNLIGHT REPORT

relating to the

PROPOSED EXTENSION

of

42 CANFIELD GARDENS LONDON, NW6

Prepared by:

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MAY 2019
Ref 2011/D

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1.0 EXECUTIVE SUMMARY

The findings detailed in this daylight and sunlight report confirms that the proposals will have overall, relatively minor effects on the neighbouring No. 40 Canfield Gardens as assessed in respect of daylight/sunlight. Our assessment, in accordance with the BRE Site Layout for Daylight and Sunlight, concludes that the proposal adheres to the target criteria and in this respect, it can be considered that there are no adverse material reductions to neighbouring No. 40 Canfield Gardens in terms of daylight and sunlight, including to amenity areas.

2.0 OVERVIEW

The proposed scheme consists of extending the original building at No.42 Canfield Gardens, to the rear at ground-floor level. Thus, in terms of massing, the increase is limited to the net change from existing massing / volume to the proposed, which forms the basis of this review.

Since the proposals are shown in detail on the planning drawings, these are not reproduced herein albeit within Appendix 2, we have, however, shown existing and proposed perspective views and the surrounding building window references (please see Appendix 2) to enable the analysis tables and other descriptions in this report to be more readily understood.

3.0 INSTRUCTIONS

Our instructions are to assess the effects of the planning proposals on the neighbouring No.40 Canfield Gardens in terms of daylight and sunlight and to report on our findings for submission to the local planning authority.

4.0 DAYLIGHT & SUNLIGHT

4.1 BACKGROUND

Daylight and sunlight amenities are considerations that the local planning authority can take into account when determining planning applications. There is no national planning policy relating to daylight and sunlight and overshadowing impacts. General guidance is, however, given on the need to protect existing amenity as set out in the National Planning Policy Framework. At a Regional level, the London Plan sets out at Policy 7.6 that buildings should "*not cause unacceptable harm to the surrounding land and buildings, particularly residential buildings…."*

We have utilised for daylight and sunlight analysis, the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (2011) (The BRE Guide) which is the current objective method of assessing the effects on the amenity of light to surrounding properties.

When considering the Guide's requirements, it is important to remember that the Guide is not to be viewed as a set of planning rules, which are either passed or failed. Numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and coming to a judgement. The Guide is conceived as an aid to planning officers and designers by giving objective means of making assessments.

4.2 METHODOLOGY

We have carried out an analysis of the proposed situations following the methodology set out in the BRE Guide on Site Layout Planning for Daylight and Sunlight (2nd Ed / 2011). We have considered daylight, both in terms of vertical sky component (VSC) and daylight distribution analysis and have also considered sunlight (again, by the method set out in the Guide) to see as applicable the proportion of the annual probable sunlight hours (APSHs) that the surrounding windows will benefit from in the existing and proposed scenario. We have not considered the BRE Guides initial 'rules of thumb / preliminary guidance' in respect of the '25° test' or '45° approach' but focused on the detailed analysis in respect of VSC, daylight distribution and APSHs which forms the basis of this report.

We have utilised architect's existing survey and proposed drawings, site photos, and OS to form a 3D model of existing and proposed arrangement, ready for analysis by industry recognised specialist software for daylight/sunlight review.

As the scheme drawings form part of the formal submission, these are not reproduced here. We have, however, shown existing and proposed perspective views and the surrounding building window references (please see Appendix 2).

In terms of neighbouring properties applicable for detailed daylight/sunlight review, this relates to **40 Canfield Gardens** – residential building located to the north east of the proposed site.

Whilst we have not accessed any neighbouring properties, we have made reasonable assumptions and interpreted where necessary, likely room arrangements / uses based from our review of the exterior and utilising in part, information available on arrangements found within the public realm (planning portal / estate agent details).

4.3 DAYLIGHT - VSC

The Guide considers that in terms of vertical sky component (VSC), as a target value, if the VSC with the new development in place is both, less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The maximum value obtainable at a flat window in a vertical wall is effectively 40%.

VSC represents a ratio of the part of illuminance at a point on a given vertical plane (usually the centre point of window on the window wall face), that would be received directly from an overcast sky (CIE standard overcast sky) to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The VSC does not include reflected light, either from the ground or from other buildings.

Table 1 (VSC and sunlight for neighbouring No 40) within Appendix 1 sets out the results of our examination for windows appropriate for assessment. This shows the VSC (and the annual probable sunlight hours and the winter proportion), in the existing and proposed situations, based on the scheme proposals. The assessment calculates current daylight reaching the windows of the neighbouring property under consideration (i.e. 40 Canfield Gardens) and what effects the alterations as proposed will have on the existing situation.

From **Table 1** it can be summarised that reductions in VSC range 0% - 20% i.e. up to 0.80x former value (not greater than a 20% reduction) thus satisfying the BRE Guide target criteria.

Thus, we submit, therefore, that there are no “material” adverse effects on the daylight to the habitable rooms of the surrounding properties resulting from the proposals as the BRE Guide target criteria is satisfied / adhered to.

4.4 DAYLIGHT DISTRIBUTION

Using the information previously mentioned, we have derived internal room layouts and prepared a set of daylight distribution or no-sky line calculations both as existing and as proposed to show what effects the proposed development will have on neighbouring No.40 Canfield Gardens in terms of the daylight penetration into any habitable rooms applicable (**Table 2 – Daylight Distribution for neighbouring No 40 – Appendix 1**).

From this Table 2, it can be seen in terms of the window / rooms analysed, there are effectively no losses in daylight distribution thus readily satisfying the BRE Guide target criteria.

In summary, BRE Guide target criteria is satisfied / adhered to.

4.5 SUNLIGHT

On sunlight, only the windows that face within 90° of South, that is to say, facing from 90° to 270°, are normally considered under the sunlight criteria. We therefore, pass comment on the windows with this orientation. Within **Table 1 (VSC and Sunlight for neighbouring No 40)**, the windows that face within 90° of north, which is to say, from 270° to 360° and from 360° to 90°, are marked as “north” are north facing and these windows are not, therefore, considered / commented upon for sunlight.

The BRE recommendation is that windows facing within 90° of South should have 25% of annual probable hours with 5% in the winter months (from the autumn equinox to the spring equinox). Where reductions below the recommended levels are contemplated, these should be target limited to one fifth or 0.2 times the present value (unless a reduction of sunlight received over the whole year is not greater than 4% of annual probable sunlight hours).

To highlight, analysis review of windows primarily relates to main living rooms and conservatories i.e. sun important rooms as per the BRE Guide.

As can be seen from Table 1 (Appendix 1), given the orientation of the neighbouring windows (windows / rooms not facing within 90° of South) there are no rooms applicable for review in terms of sunlight.

In summary, the proposal does not result in any material reductions to sunlight in reference to the BRE Guide to the neighbouring properties.

4.6 SUN ON THE GROUND

The BRE Guide states that the garden (amenity space) of an existing property, it is recommended that for it to appear adequately sunlit throughout the year;

1) *at least half of a garden or amenity area should receive at least two hours of sunlight on 21st March.*
2) *If as a result of a new development an existing garden or amenity area does **not** meet the above, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21st March.*

We have undertaken an analysis of the nearest surrounding neighbouring amenity at No.40 Canfield Gardens and the results of our analysis are summarised as follows: -

Ability to receive 2 hours of Sun on the Ground at the Equinox

Amenity Area / Property	**Existing 2-hour Area (ability to receive 2 hours sun at Equinox)**		**Proposed 2-hour Area (ability to receive 2 hours sun at Equinox)**		**Proposed / Existing for unshaded**
	Shaded	**Unshaded**	**Shaded**	**Unshaded**	
No.40	30%	70%	36%	64%	0.90

Thus, for No.40 Canfield Gardens, the area that has the actual ability to receive 2 hours of sun on the ground at the Equinox meets the BRE Guide target criteria.

In summary, the proposals satisfy the BRE Guide target criteria / there is no material effect.

5.0 CONCLUSION

The results of our examination show that for the neighbouring habitable windows / rooms analysed to No. 40 Canfield Gardens, these all satisfy the target requirements of the BRE Guide in terms of daylight and sunlight in the proposed situation and in this respect, and we conclude that there is no material effect from the proposal in terms of daylight/sunlight to neighbouring No 40 Canfield Gardens.

APPENDICES

Appendix 1 -
Table 1 - VSC and Sunlight for neighbouring No 40
Table 2 - Daylight Distribution for neighbouring No 40

Appendix 2 –
Existing & Proposed 3D model views and window references for neighbouring No 40

APPENDIX 1 -

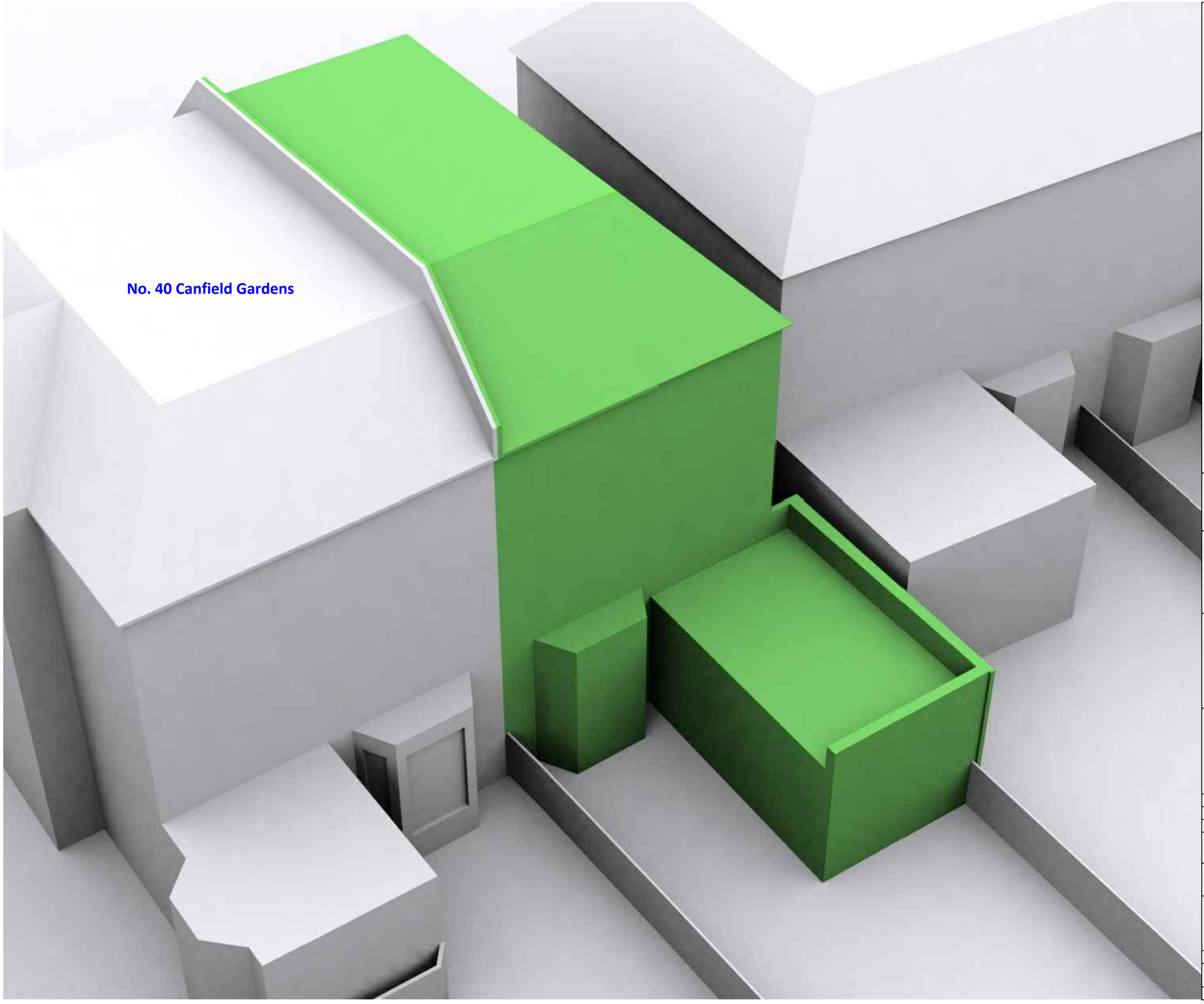
Table 1 - VSC and Sunlight for neighbouring No 40
Table 2 - Daylight Distribution for neighbouring No 40

Table 1 - VSC and Sunlight for neighbouring No 40													
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
No 40 Canfield Gardens													
Ground	R1	Unknown-Resi	W1	Existing	9.53	1.00	YES	*North*	*North*				
				Proposed	9.53								
			W2	Existing	30.43	0.93	YES	*North*	*North*				
				Proposed	28.15								
			W3	Existing	24.17	0.80	YES	*North*	*North*				
				Proposed	19.23								
										North		*North*	
										North	-	*North*	-

Table 2 - Daylight Distribution for neighbouring No 40								
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
No 40 Canfield Gardens								
Ground	R1	Unknown-Resi	Area m2	28.11	27.87	27.87		
			% of room		99%	99%	1.00	YES

APPENDIX 2 -

Existing & Proposed 3D model views and window references for neighbouring No 40



REV.	NOTES	DWN	DATE

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DRAWN	-
CHECKED	-

SCALE

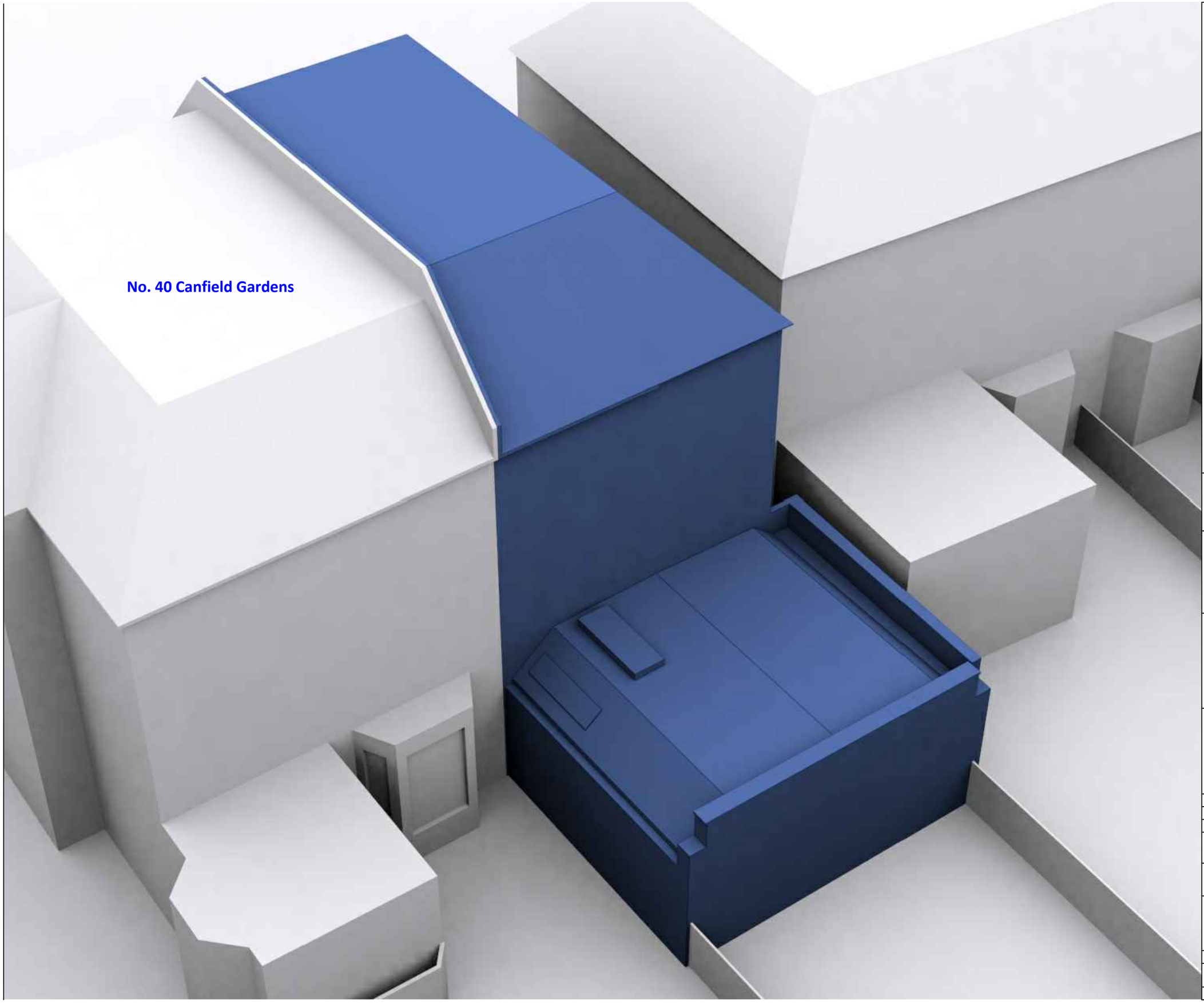
NTS (A3 Sheet)

Canfield Gardens - NW6

Existing 3d View

Job No	Rev	Drawing Number
2011/D	-	100

Date : 24.05.2019



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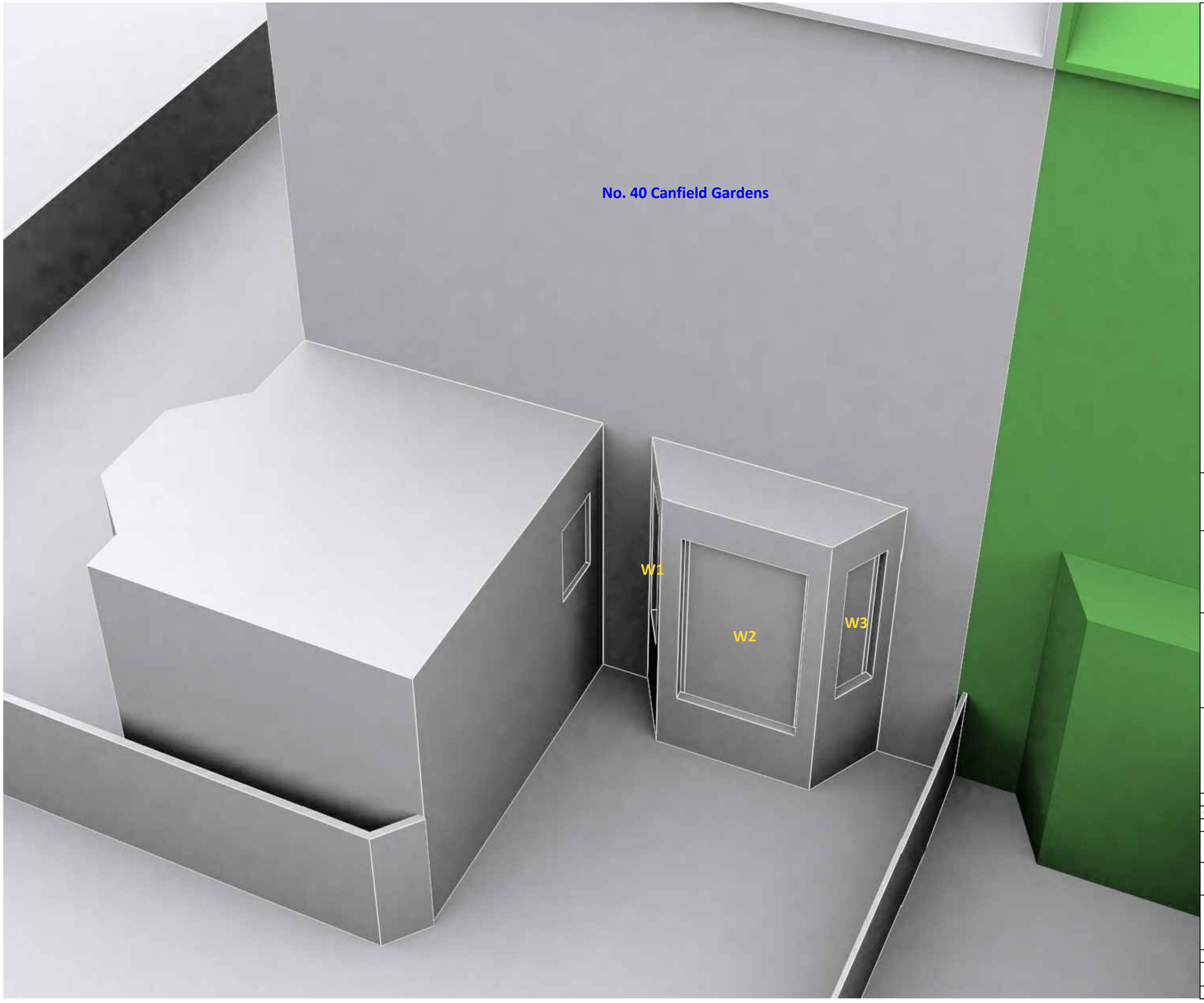
Canfield Gardens - NW6

Proposed 3d View

Job No	Rev	Drawing Number
2011/D	-	101

Date : 24.05.2019



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NTS (A3 Sheet)

Canfield Gardens - NW6

Window Maps
No. 40 Canfield Gardens

Job No	Rev	Drawing Number
2011/D	-	200

Date : 24.05.2019