



Our Ref: SG/sg/19604

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BY EMAIL ONLY – Stuart@smplanning.com

Dear Stuart,

10 Ferncroft Avenue, London, NW3 7PH - Daylight & Sunlight Analysis

Further to instructions received I have reviewed the existing and proposed scheme drawings produced by XUL Architecture for the redevelopment of the 10 Ferncroft Avenue site.

This desk top review of the scheme drawings and the potential effects on neighbouring residential amenity has been undertaken with reference to the BRE Guidance Paper 209 'Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice'. This is the standard identified in the London Borough of Camden planning policy by which daylight and sunlight should be considered. You should be aware that I have not visited the site for myself.

The BRE guide gives advice on site layout planning of development to retain good daylighting and sunlighting in existing surrounding buildings and to achieve it in new buildings. The guide states:

"(Its) main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the report should not be seen as a part of planning policy. Its aim is to help rather than constrain the designer."

Paragraph 2.2.2 of the BRE guide states:

"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 areas and garages need not be analysed"

10 Ferncroft Avenue is a detached villa closely enclosed by No's. 8 & 12 Ferncroft Avenue which both have windows along their side elevations close to the boundary and facing No.10. Not all facing windows in these neighbouring properties will serve habitable rooms but there are a number of windows which do that will have an aspect of the development site. Confirmation of this is aided by review of the planning archive and also of the available ownership information around the site.

Daylight, Sunlight and Shadowing to Surrounding Properties

The BRE guide sets out numerical guidelines against which the potential effects of proposed development on daylight and sunlight to surrounding properties may be assessed. The default numerical guidelines are summarised in the table below.

BRE numerical criteria for neighbouring properties

Issue	BRE Default Criteria
Daylight to neighbouring buildings	Daylight will be adversely affected if either: <ul style="list-style-type: none"> the vertical sky component (VSC) measured at the centre of the window is reduced to less than 27% and less than 0.8 times its former value, or the area of the working plane in a room which can receive direct skylight, i.e. is within no-sky line (NSL), is reduced to less than 0.8 times its former value.
Sunlight to neighbouring buildings	Sunlight will be adversely affected if the centre of the window will: <ul style="list-style-type: none"> receive less than 25% of annual probable sunlight hours (APSH) or less than 5% APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period and the reduction in sunlight over the whole year will be greater than 4% APSH.
Sunlight to neighbouring gardens & amenity areas	Sunlight to gardens and amenity areas may be adversely affected if the area which can receive two hours of direct sunlight on 21 March is reduced to less than 50% of its area and less than 0.8 times its former size.

In short, the BRE guidelines work on the general principle that, except where certain minimum values are retained (i.e. 27% VSC, 25% APSH annually, 5% APSH in winter and 50% of a garden/amenity space receiving at least two hours of sunlight), a reduction in light to less than 0.8 times its former value (i.e. more than 20% reduction) will be noticeable to the occupiers.

The Proposed Development

The development proposals offer the refurbishment of the current building which includes removal of the existing conservatory and the construction of a ground floor extension to the rear of the building and the addition of new dormer roof windows front and rear at first floor level.

Desktop Review

Despite the extensive reworkings to the rear of the building at ground floor level the overall additional massing adjacent to No.8 is minimal and will create no material impact or reduction on the light to this neighbour.

Adjacent to the side windows of No.12 it is proposed to extend the rear line of the building by 3550mm thus projecting across the line of the main kitchen window in No.12. This will not be an issue, however, as the level of the proposed ground floor extension sits below the line of the window sill in No.12 and so can have no material impact on the light received by this neighbour. This is helpfully illustrated on the XUL Architecture drawing 18107/PA-04 Rev P01 which illustrates the level of this neighbouring window relative to the level of the proposed extension on the rear elevation. Regardless the ground floor space in No.12 is also lit by windows and patio doors facing out to the rear decking and garden and also to the east away from No.10 altogether so this space is and will remain well-lit as a result of the development proposals. Therefore, this neighbour will also remain unaffected by the development proposals.

Those neighbouring windows which do have an aspect of the additional building mass which will experience any loss of light as a result will be few and the levels of reduction will be modest and well within the above primary BRE default criteria in VSC, NSL and APSH terms.

In addition, the proposed scheme will cast little or no additional shadow beyond the existing on neighbouring gardens at No's. 8 & 12 Ferncroft Avenue which will continue to receive good levels of sunlight early in the morning and evening and will continue to be shadowed by the existing buildings throughout the day generally. This is largely a product of the orientation of the rear gardens of No's. 8-12 Ferncroft Avenue which are largely north facing gardens. Any additional shadowing that does occur will be minimal remain well within the BRE default criteria for sunlight to neighbouring gardens.

Therefore, the proposed scheme will fully comply with the BRE Guidelines in daylight, sunlight and shadowing terms.

I trust this is sufficient for your application purposes but please do not hesitate to contact me if you require anything further.

Kind regards

A handwritten signature in blue ink, appearing to read "Stuart Gray".

Stuart Gray

Partner

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