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Daylight and Sunlight Study (Neighbouring Properties)

10B Wavel Mews, South Hampsted, London NW6 3AB

24 March 2020

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CONTENTS

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Brickson Construction Ltd to undertake a daylight and sunlight study of the proposed development at 10B Wavel Mews, South Hampsted, London NW6 3AB.

1.1.2 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, 2nd Edition' by P J Littlefair 2011.

1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 11, 13, 15 & 17 Acol Road and 7, 8, 10a, 11 & 12 Wavel Mews.

1.1.4 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. Where room layouts are not known the daylight distribution test has not been undertaken.

1.1.5 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.

1.1.6 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Brickson Construction

1/3	Existing Ground Floor Plan Existing First Floor Plan	Rev 04/2016-2
2/3	Existing Roof Plan Existing South Elevation Existing Section 1-1 Existing West Elevation	Rev 04/2016-2
3/3	Existing East Elevation	Rev 04/2016-2

Mobile CAD Surveying Office & on Site

1687-01	Site Plan	Rev -

MC2 Architects

P836/12	Ground Floor Plan Sketch Layout C	Rev -
P836/13	First Floor Plan Sketch Layout C	
P836/14	Section AA Sketch Layout C	Rev -
P836/15	Section BB Sketch Layout C	Rev -
P836/16	Section CC Sketch Layout C	Rev -
P836/17	Elevation to Wavel Mews Sketch C	Rev -
P836/18	Side Elevation Sketch C	Rev -
P836/19	Rear Elevation Sketch C	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

www.rightmove.co.uk

15 Acol Road XXX	Floor Plans	Rev -
11a Acol Road XXX	Floor Plans	Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to 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, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is not anticipated until sometime in 2020. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

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 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 Daylight to Windows

3.3.1 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.

3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."

3.3.5 The BRE guide contains two tests which measure diffuse daylight:

3.3.6 Test 1 <u>Vertical Sky Component</u>

The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has multiple windows, the largest window is usually taken as the main window and the smaller window(s) as secondary. Although we generally follow the practice of testing all windows, including secondary windows, our interpretation of the

BRE guide is that the Vertical Sky Component targets do not apply to secondary windows.

3.3.7 Test 2 Daylight Distribution

The distribution of daylight within a room can be calculated by plotting the 'no sky line'. 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.

3.3.8 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. 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. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

3.4.1 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. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.4.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees due north, but a secondary window faces within 90 degrees due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. 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.

3.5 Overshadowing to Gardens and Open Spaces

3.5.1 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.

3.5.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this study.

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. This 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 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 11, 13, 15 & 17 Acol Road and 7, 8, 10a, 11 & 12 Wavel Mews.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

4.2.1 Vertical Sky Component

4.2.2 All windows with a requirement for daylight pass the Vertical Sky Component test.

4.2.3 Daylight Distribution

4.2.4 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

4.5.1 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

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 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.

5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 22 August 2017. We have not had access to neighbouring properties.

5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.

5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.

5.1.7 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.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

Window Key

Key

- Window reference
- Development site
- Neighbouring Properties

Project Name: 10B Wavel Mews , London NW6 3AB

Drawing Title: Appendix 1 – Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 2 | Rev. –

Rev	Date	Details of revision

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Window & Garden Key

Key

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

Project Name: 10B Wavel Mews , London NW6 3AB

Drawing Title: Appendix 1 – Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 2 | Rev. –

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Window & Garden Key

Key

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

Project Name: 10B Wavel Mews , London NW6 3AB

Drawing Title: Appendix 1 – Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 2 | Rev. –

Rev	Date	Details of revision

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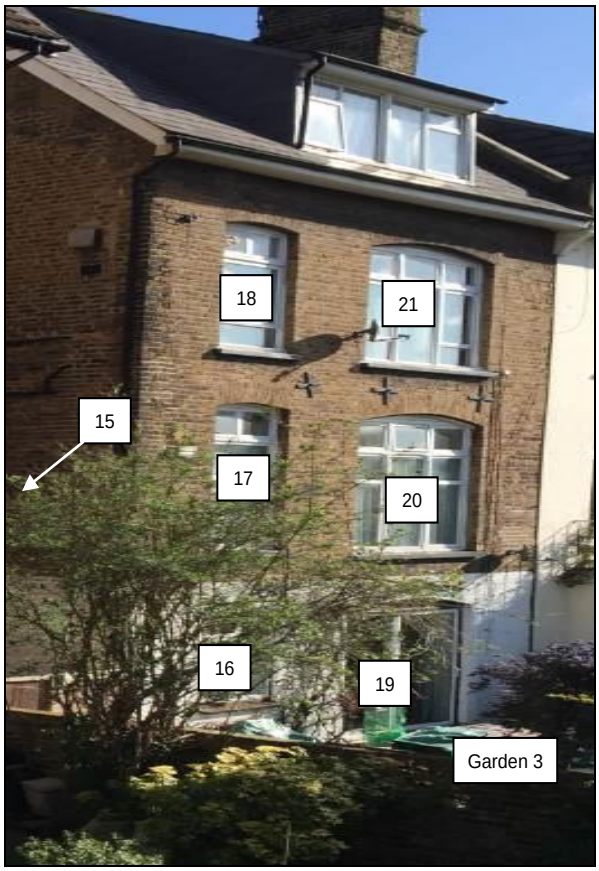
Neighbouring Windows

15 Acol Road

15 Acol Road

13 Acol Road

13 Acol Road

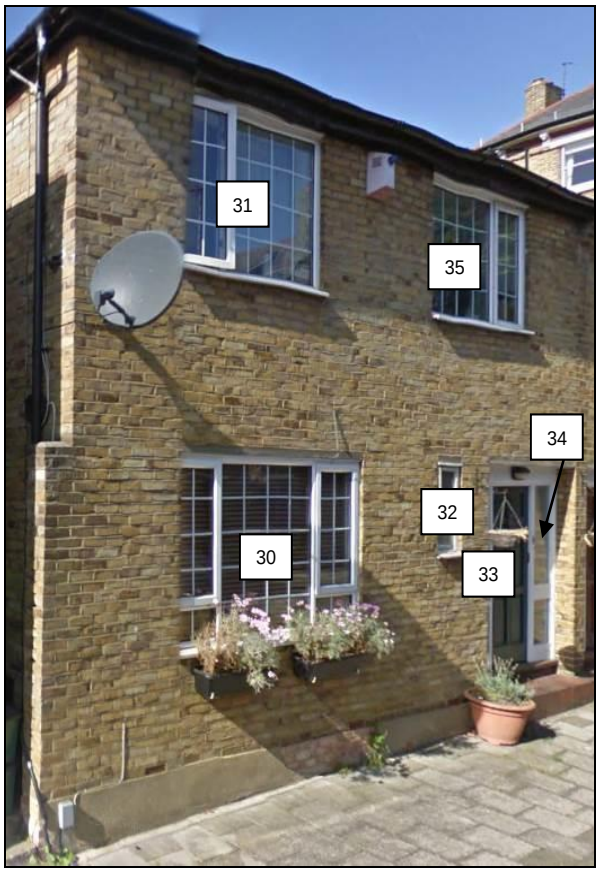


11 Acol Road

7 Wavel Mews

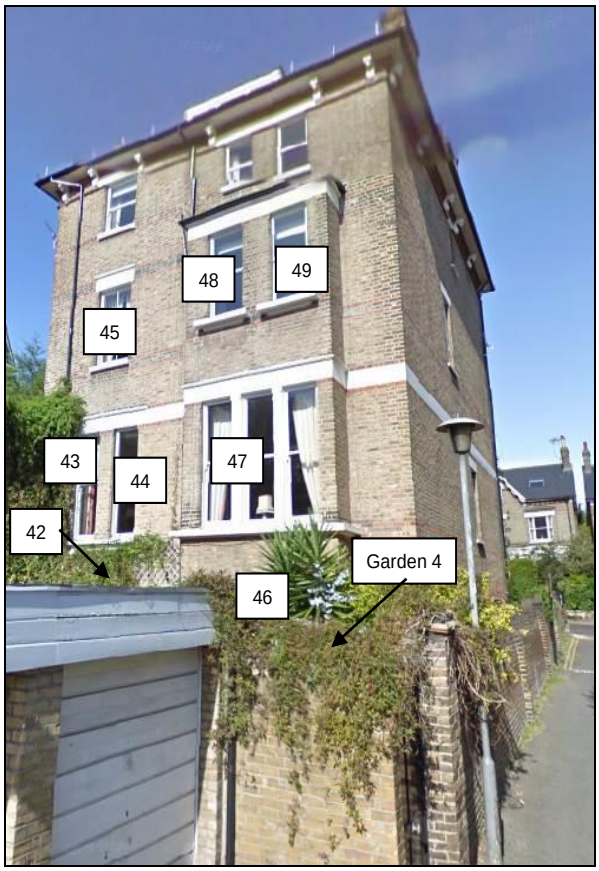
8 Wavel Mews

10a Wavel Mews

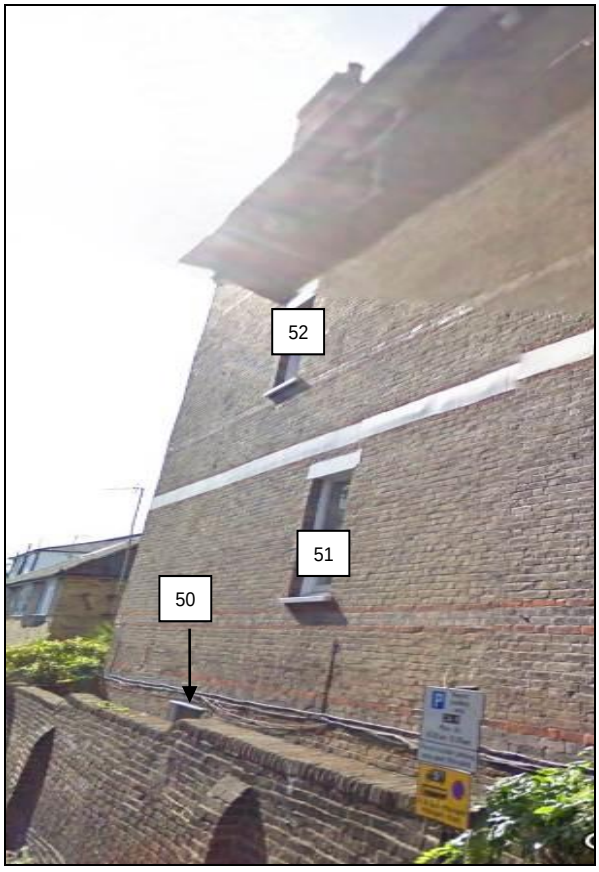


12 Wavel Mews

11 Wavel Mews



17 Acol Road



17 Acol Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
10B Wavel Mews , London, NW6 3AB

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
15 Acol Road					
Window 1	Kitchen/Reception	16.8%	16.8%	0.0%	1.0
Window 2	Kitchen/Reception	17.2%	17.2%	0.0%	1.0
Window 3	Kitchen/Reception	29.5%	28.4%	1.1%	0.96
Window 4	Kitchen/Reception	26.2%	24.6%	1.6%	0.94
Window 5	Domestic	35.9%	35.8%	0.1%	1.0
Window 6	Domestic	35.9%	35.9%	0.0%	1.0
Window 7	Domestic	35.9%	35.9%	0.0%	1.0
Window 8	Domestic	35.8%	35.8%	0.0%	1.0
13 Acol Road					
Window 9	Reception/Dining	30.3%	28.4%	1.9%	0.94
Window 10	Domestic	36.3%	36.2%	0.1%	1.0
Window 11	Domestic	36.0%	36.0%	0.0%	1.0
Window 12	Domestic	32.1%	30.9%	1.2%	0.96
Window 13	Domestic	36.6%	36.5%	0.1%	1.0
Window 14	Domestic	36.4%	36.4%	0.0%	1.0
11 Acol Road					
Window 15	Bathroom/WC	7.5%	7.5%	0.0%	1.0
Window 16	Bedroom	33.0%	32.7%	0.3%	0.99
Window 17	Domestic	36.2%	36.1%	0.1%	1.0
Window 18	Domestic	35.4%	35.4%	0.0%	1.0
Window 19	Reception/Dining	32.8%	32.6%	0.2%	0.99
Window 20	Domestic	36.7%	36.7%	0.0%	1.0
Window 21	Domestic	36.2%	36.2%	0.0%	1.0
7 Wavel Mews					
Window 22	Domestic	32.1%	32.1%	0.0%	1.0
Window 23	Domestic	31.7%	31.7%	0.0%	1.0
8 Wavel Mews					
Window 24	Domestic	26.5%	26.5%	0.0%	1.0
Window 25	Domestic	26.5%	26.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component
10B Wavel Mews , London, NW6 3AB

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
10a Wavel Mews					
Window 26	Domestic	21.3%	21.1%	0.2%	0.99
Window 27	Domestic	27.1%	27.1%	0.0%	1.0
Window 28	Domestic	26.6%	25.3%	1.3%	0.95
Window 29	Domestic	32.7%	30.1%	2.6%	0.92
12 Wavel Mews					
Window 30	Domestic	26.5%	26.5%	0.0%	1.0
Window 31	Domestic	32.2%	32.2%	0.0%	1.0
Window 32	Domestic	27.5%	27.5%	0.0%	1.0
Window 33	Domestic	25.4%	25.4%	0.0%	1.0
Window 34	Domestic	25.5%	25.5%	0.0%	1.0
Window 35	Domestic	32.4%	32.4%	0.0%	1.0
11 Wavel Mews					
Window 36	Domestic	25.5%	25.5%	0.0%	1.0
Window 37	Domestic	25.5%	25.5%	0.0%	1.0
Window 38	Domestic	27.6%	27.6%	0.0%	1.0
Window 39	Domestic	32.3%	32.2%	0.1%	1.0
Window 40	Domestic	26.9%	26.7%	0.2%	0.99
Window 41	Domestic	31.8%	31.7%	0.1%	1.0
17 Acol Road					
Window 42	Domestic	23.2%	23.2%	0.0%	1.0
Window 43	Domestic	32.6%	32.6%	0.0%	1.0
Window 44	Domestic	32.7%	32.7%	0.0%	1.0
Window 45	Domestic	36.8%	36.8%	0.0%	1.0
Window 46	Domestic	26.5%	26.5%	0.0%	1.0
Window 47	Domestic	34.2%	34.2%	0.0%	1.0
Window 48	Domestic	37.5%	37.5%	0.0%	1.0
Window 49	Domestic	37.6%	37.6%	0.0%	1.0
Window 50	Domestic	13.4%	13.4%	0.0%	1.0
Window 51	Domestic	23.7%	23.7%	0.0%	1.0
Window 52	Domestic	29.6%	29.6%	0.0%	1.0

Appendix 2 - Daylight Distribution
10B Wavel Mews , London, NW6 3AB

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
15 Acol Road					
Windows 1 to 4	Kitchen/Reception	99%	99%	0.0%	1.0
Window 5	Domestic	97%	97%	0.0%	1.0
Window 6	Domestic	97%	97%	0.0%	1.0
Window 7	Domestic	100%	100%	0.0%	1.0
Window 8	Domestic	100%	100%	0.0%	1.0
13 Acol Road					
Window 9	Reception/Dining	99%	96%	3.0%	0.97
Window 10	Domestic	99%	99%	0.0%	1.0
Window 11	Domestic	99%	99%	0.0%	1.0
Window 12	Domestic	99%	99%	0.0%	1.0
Window 13	Domestic	97%	97%	0.0%	1.0
Window 14	Domestic	97%	97%	0.0%	1.0
11 Acol Road					
Window 15	Bathroom/WC	25%	25%	0.0%	1.0
Window 16	Bedroom	98%	98%	0.0%	1.0
Window 17	Domestic	99%	99%	0.0%	1.0
Window 18	Domestic	98%	98%	0.0%	1.0
Window 19	Reception/Dining	99%	99%	0.0%	1.0
Window 20	Domestic	100%	100%	0.0%	1.0
Window 21	Domestic	99%	99%	0.0%	1.0

Appendix 2 - Sunlight to Windows
10B Wavel Mews , London, NW6 3AB

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
15 Acol Road									
Window 1	Kitchen/Reception	26%	26%	0%	1.0	10%	10%	0%	1.0
Window 2	Kitchen/Reception	29%	29%	0%	1.0	10%	10%	0%	1.0
Window 3	Kitchen/Reception	73%	71%	2%	0.97	18%	16%	2%	0.89
Window 4	Kitchen/Reception	66%	64%	2%	0.97	15%	13%	2%	0.87
Window 5	Domestic	83%	83%	0%	1.0	28%	28%	0%	1.0
Window 6	Domestic	82%	82%	0%	1.0	29%	29%	0%	1.0
Window 7	Domestic	83%	83%	0%	1.0	29%	29%	0%	1.0
Window 8	Domestic	77%	77%	0%	1.0	29%	29%	0%	1.0
13 Acol Road									
Window 9	Reception/Dining	74%	70%	4%	0.95	20%	16%	4%	0.8
Window 10	Domestic	85%	85%	0%	1.0	29%	29%	0%	1.0
Window 11	Domestic	79%	79%	0%	1.0	29%	29%	0%	1.0
Window 12	Domestic	80%	78%	2%	0.98	23%	21%	2%	0.91
Window 13	Domestic	83%	83%	0%	1.0	29%	29%	0%	1.0
Window 14	Domestic	83%	83%	0%	1.0	29%	29%	0%	1.0
11 Acol Road									
Window 15	Bathroom/WC	14%	14%	0%	1.0	7%	7%	0%	1.0
Window 16	Bedroom	75%	75%	0%	1.0	25%	25%	0%	1.0
Window 17	Domestic	77%	77%	0%	1.0	27%	27%	0%	1.0
Window 18	Domestic	76%	76%	0%	1.0	27%	27%	0%	1.0
Window 19	Reception/Dining	76%	76%	0%	1.0	26%	26%	0%	1.0
Window 20	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 21	Domestic	76%	76%	0%	1.0	27%	27%	0%	1.0
17 Acol Road									
Window 42	Domestic	49%	49%	0%	1.0	12%	12%	0%	1.0
Window 43	Domestic	72%	72%	0%	1.0	21%	21%	0%	1.0
Window 44	Domestic	71%	71%	0%	1.0	22%	22%	0%	1.0
Window 45	Domestic	84%	84%	0%	1.0	28%	28%	0%	1.0
Window 46	Domestic	66%	66%	0%	1.0	14%	14%	0%	1.0
Window 47	Domestic	79%	79%	0%	1.0	24%	24%	0%	1.0
Window 48	Domestic	83%	83%	0%	1.0	28%	28%	0%	1.0
Window 49	Domestic	83%	83%	0%	1.0	28%	28%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
10B Wavel Mews , London, NW6 3AB

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
15 Acol Road								
Garden 1	64.41 m2	31.27 m2	49%	25.95 m2	40%	5.32 m2	9%	0.83
13 Acol Road								
Garden 2	68.95 m2	47.56 m2	69%	40.04 m2	58%	7.52 m2	11%	0.84
11 Acol Road								
Garden 3	171.89 m2	147.56 m2	86%	146.92 m2	85%	0.65 m2	1%	1.0
17 Acol Road								
Garden 4	64.24 m2	24.89 m2	39%	24.89 m2	39%	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:

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

Project Name: 10B Wavel Mews, South Hampsted, London NW6 3AB

Drawing Title: Overshadowing to Gardens and Open Spaces

Scale: Do not scale

Drawing No: 1 of 1 Rev. -

Rev	Date	Details of revision

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