



18 Greville Street, EC1N

Daylight and Sunlight Summary Report

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Document Control

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1.0 Introduction

1.1 This daylight and sunlight technical note and progress update has been prepared in relation to the proposed extension of 18 Greville Street, London EC1N.

1.2 The purpose of the note is to provide an update on the technical analysis and its results as they currently stand.

1.3 The report assesses the proposals in respect of daylight, sunlight and overshadowing matters, having regard to industry standard guidance. The report concludes that the proposals are acceptable as currently proposed and in accordance with planning policy requirements in relation to daylight and sunlight.

1.4 The scheme has been assessed in line with the guidance in the BRE Report 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2nd Edition, 2011), which is the established National guidance to aid the developer to prevent and/or minimise the impact of a new development on the availability of daylight and sunlight in the environs of the site.

1.5 As the designs are at an early stage, a full report has not been produced, and this will be done once the scheme is finalised.

1.6 3 windows have been identified around the site, which have all been assessed for daylight impacts. The remaining windows are understood to serve non-habitable spaces.

1.7 BRE guidance states that only windows facing within 90° of due south need be assessed for sunlight. In this instance no windows face within this orientation, and so no sunlight calculations are required.

1.8 The daylight results are presented below.

2.0 BRE Guidance Targets

2.1 The reference document for this analysis, BRE Digest 209, gives the methodology for undertaking the calculations. It also provides benchmark figures for the acceptable reduction in the daylight on existing properties which might be affected by development.

2.2 Specifically, the guidance gives figures for the VSC and APSH, as a percentage reduction that is 'permissible' for the effect on existing windows.

2.3 It is worth noting the following statement in the Guidance introduction:

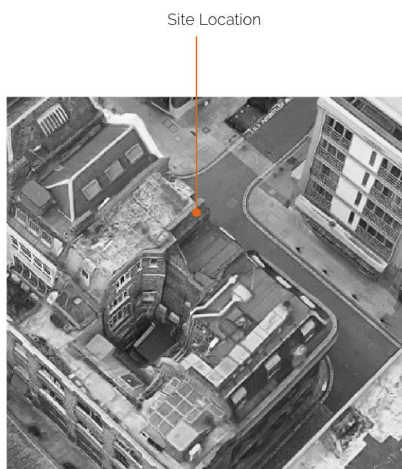
- 'The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer.
- Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design.'

2.4 The relevant BRE recommendations for daylight and sunlight are:

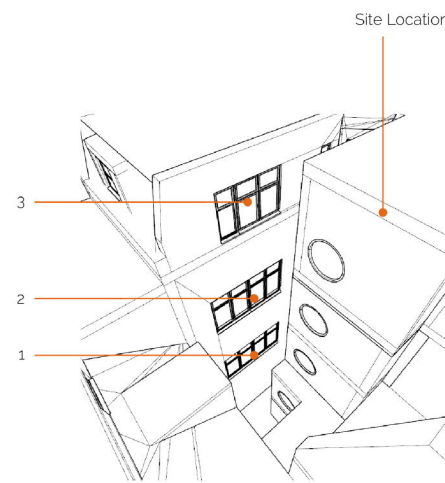
- The Vertical Sky Component measured at the centre of a window should be no less than 27, or if reduced to below this, no less than 0.8 times the former value.
- The window should receive at least 25% of available annual sunlight hours and more than 5% during the winter months (September 21st to March 21st), or, where this is not the case, 80% of its former value.

3.0 Neighbours Assessed

2.2



Site Location - As Existing



3D Model - As Proposed

4.0 Daylight Results

Vertical Sky Component			
Window	Existing VSC	Proposed VSC	% Retained
1	7.72	6.41	83.02%
2	19.85	16.70	84.13%
3	35.83	31.34	87.47%

5.0 Conclusions

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5.1 Using industry standard methodology, we have made numerical analyses to ascertain the effects of the proposed extension of 18 Greville Street and the levels of change in daylight and sunlight for the windows of the neighbouring properties.

5.2 The main criteria used in this analysis to show compliance are the Vertical Sky Component for daylight. No sunlight calculations are required.

5.3 As has been shown, the effect on VSC is within the 80% guidance value in all cases.

5.4 There will therefore be no adverse impact on neighbouring residents in terms of daylight.

5.5 From a planning perspective therefore, it is the conclusion of this report that the proposed development will be entirely acceptable in planning terms without adverse impact on the neighbours.



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