



waldrams

Waldrams Ltd.
Chartered Surveyors
Suite 303, The Light Bulb,
1 Filament Walk,
London SW18 4GQ

01 February 2022

Jake Lai
Studio Jake Lai
6 St. Peters Street
St. Albans AL1 3LF

By email

Dear Jake

RE: 26 BROOKFIELD PARK - DAYLIGHT AND SUNLIGHT

1. INTRODUCTION

As requested, we have now completed our analysis for the impacts of your proposed development at 26 Brookfield Park on the daylight and sunlight available to the ground floor window nearest 26 Brookfield Park in the neighbouring 28 Brookfield Park. This analysis is based upon scheme drawings provided by Studio JL, OS information and site photography.

The existing site can be seen on drawings 2799-01-01 to -01-03 with the proposal on drawings on 2799-01-04 to -01-06 attached. The numerical results are also attached to this letter.

2. SUMMARY OF HOW DAYLIGHT AND SUNLIGHT ARE CONSIDERED FOR PLANNING

The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2011) (the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

When considering the impact of a development on neighbouring daylight and sunlight amenity the BRE Guidelines recommend that Vertical Sky Component (VSC) and No Sky Line (NSL) are the appropriate tests for daylight and Annual Probable Sunlight Hours (APSH) for sunlight. The guidelines are primarily of relevance to habitable rooms within residential accommodation including living rooms, bedrooms and kitchens, circulation space and bathrooms need not be considered.

In summary, for each main window, a VSC of 27% should be achieved or at least 0.8 times its former value and NSL should achieve 80% or at least 0.8 times its former value. APSH should achieve 25% Annually with at least 5% in the winter months or at least 0.8 times its former value. Where annual APSH falls by no more than 4% this is not generally considered significant.

3. DAYLIGHT AND SUNLIGHT RESULTS FOR 28 BROOKFIELD PARK

The analysis shows that the ground floor window in 28 Brookfield Park meets the VSC target values as set out in

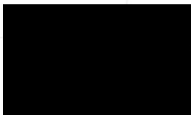


the BRE Guidelines by retaining well over 80% of it's existing level. The room served by this window experiences no change in daylight distribution as a result of the proposal (albeit based on reasonably assumed layouts); there will, therefore, be no noticeable change in daylight as a result of the proposal. In sunlight terms, the window in question does not face within 90° of due south and so does not require analysis for sunlight as per the BRE Guidelines' recommendations.

4. SUMMARY AND CONCLUSIONS

We have considered the impacts of the proposed development at 26 Brookfield Park on the ground floor window nearest the proposal in 28 Brookfield Park. The results show that the window and room served meet the BRE daylight (VSC and daylight distribution) target values and that, as the window does not face within 90° of due south, the window also accords with the BRE Guidelines' recommendations for sunlight with the proposal at 26 Brookfield Park in place.

Kind Regards,



Director
Luke Wilson



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APPENDIX 1

Drawings






SOURCES OF INFORMATION:

STUDIO JL
IR01 (RECEIVED 09.09.2021)
IR02 (RECEIVED 19.10.2021)
IR03 (RECEIVED 20.01.2022)
IR04 (RECEIVED 25.01.2022)

NOTES:

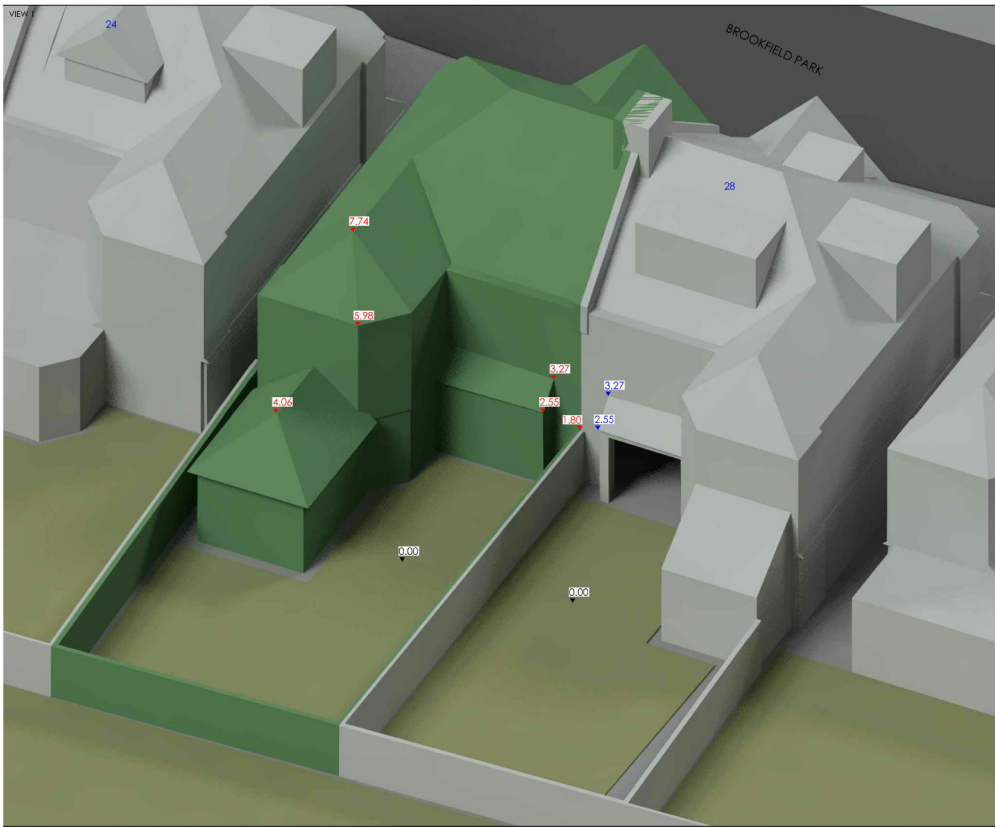
EXISTING BUILDING SHOWN IN GREEN



PROJECT
26 BROOKFIELD PARK

DRAWING
PLAN VIEW
EXISTING CONDITION

SCALE @ A3 1:125	DATE 20.03.2020
MODELLED BY DF	DRAWN BY DF
PROJECT No. 2799	REL No. - DWG No. 01-01



SOURCES OF INFORMATION:

STUDIO JL
IR01 (RECEIVED 09.09.2021)
IR02 (RECEIVED 19.10.2021)
IR03 (RECEIVED 20.01.2022)
IR04 (RECEIVED 29.01.2022)

NOTES:

EXISTING BUILDING SHOWN IN GREEN
ADD HEIGHTS SHOWN IN METRES



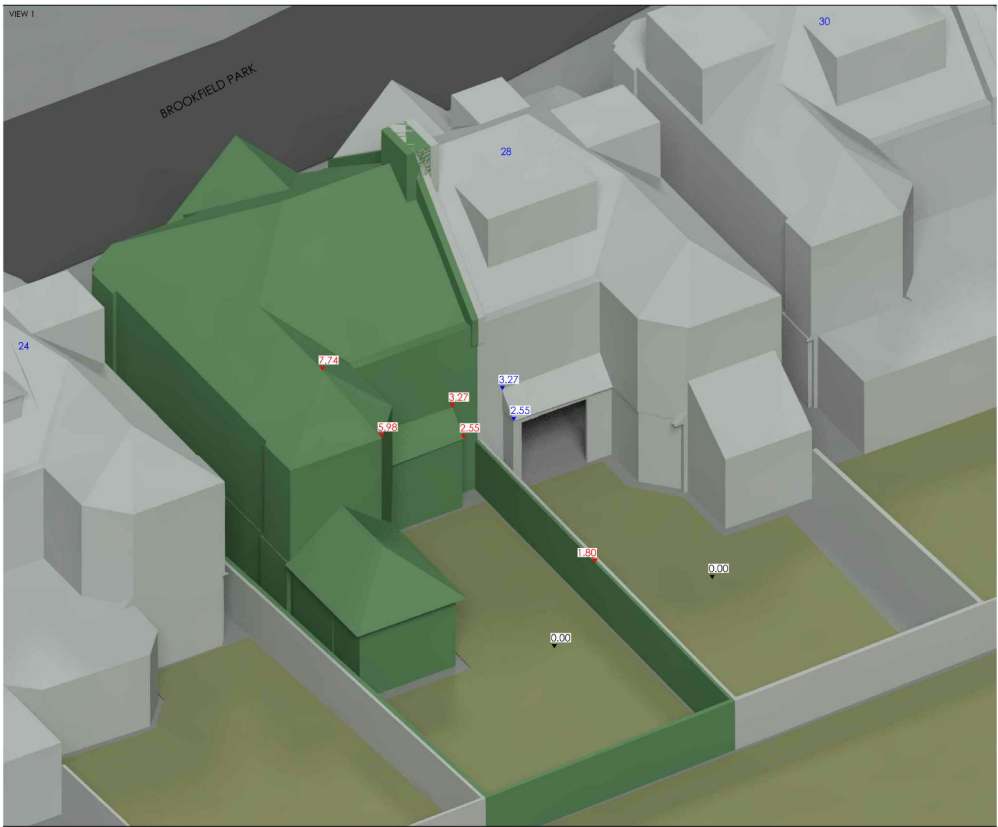
PROJECT
26 BROOKFIELD PARK

DRAWING
3D VIEW
EXISTING CONDITION

SCALE @ A3
NTS
DATE
20.03.2020

MODELLED BY
DF
DRAWN BY
DF

PROJECT No.
2799
REL No. - DWG No.
01-02



SOURCES OF INFORMATION:

STUDIO JL
IR01 (RECEIVED 09.09.2021)
IR02 (RECEIVED 19.10.2021)
IR03 (RECEIVED 20.01.2022)
IR04 (RECEIVED 29.01.2022)

NOTES:

EXISTING BUILDING SHOWN IN GREEN
ADD HEIGHTS SHOWN IN METRES



PROJECT
26 BROOKFIELD PARK

DRAWING
3D VIEW
EXISTING CONDITION

SCALE @ A3
NTS

DATE
20.03.2020


MODELLED BY
DF

DRAWN BY
DF

PROJECT No.
2799


REL No. - DWG No.
01-03



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SOURCES OF INFORMATION:
STUDIO JL
IR01 (RECEIVED 09.09.2021)
IR02 (RECEIVED 19.10.2021)
IR03 (RECEIVED 20.01.2022)
IR04 (RECEIVED 25.01.2022)

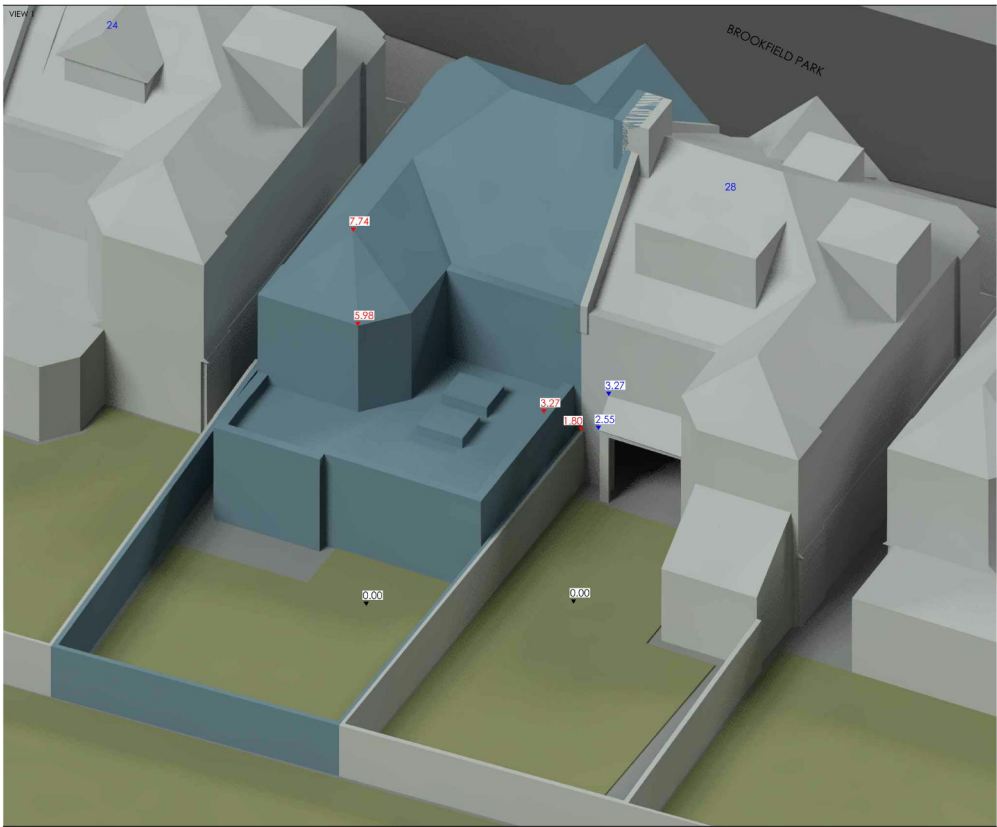
NOTES:
PROPOSED BUILDING SHOWN IN BLUE



PROJECT
26 BROOKFIELD PARK

DRAWING
PLAN VIEW
PROPOSED SCHEME

SCALE @ A3 1:125	DATE 20.03.2020
MODELLED BY DF	DRAWN BY DF
PROJECT No. 2799	REL No. - DWG No. 01-04



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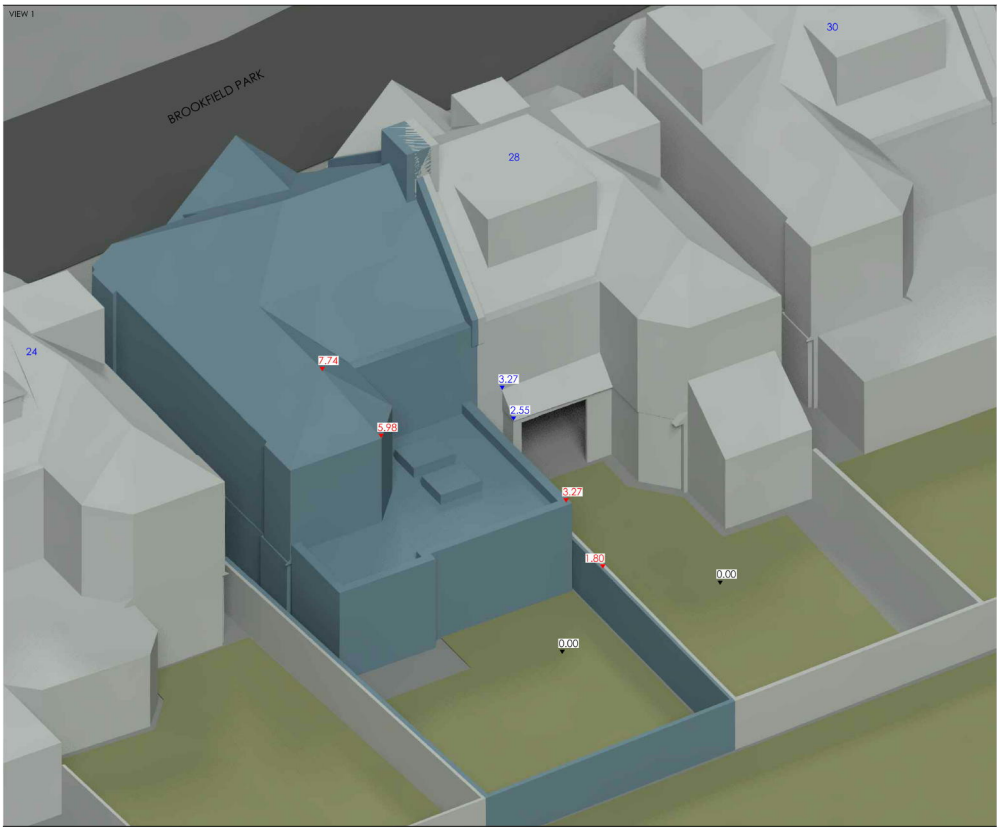
SOURCES OF INFORMATION:
STUDIO JL
IR01 (RECEIVED 09.09.2021)
IR02 (RECEIVED 19.10.2021)
IR03 (RECEIVED 20.01.2022)
IR04 (RECEIVED 29.01.2022)

NOTES:
PROPOSED BUILDING SHOWN IN BLUE
ADD HEIGHTS SHOWN IN METRES

PROJECT
26 BROOKFIELD PARK

DRAWING
3D VIEW
PROPOSED SCHEME

SCALE @ A3 NTS	DATE 20.03.2020
MODELLED BY DF	DRAWN BY DF
PROJECT No. 2799	REL No. - DWG No. 01-05



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SOURCES OF INFORMATION:

STUDIO JL
IR01 (RECEIVED 09.09.2021)
IR02 (RECEIVED 19.10.2021)
IR03 (RECEIVED 20.01.2022)
IR04 (RECEIVED 29.01.2022)

NOTES:

PROPOSED BUILDING SHOWN IN BLUE
ADD HEIGHTS SHOWN IN METRES

PROJECT
26 BROOKFIELD PARK

DRAWING
3D VIEW
PROPOSED SCHEME

SCALE @ A3 NTS	DATE 20.03.2020
MODELLED BY DF	DRAWN BY DF
PROJECT No. 2799	REL No. - DWG No. 01-06



APPENDIX 2

Daylight & Sunlight Results

Floor Ref.	Room Ref.	Property Type	Window Ref.	VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex	
28 Brookfield Park											
Ground	R1	Residential	W1	Existing Proposed	29.71 26.44	0.89	48°N	22.00 9.00	*North	0.00 0.00	*North

Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
28 Brookfield Park								
Ground	R1		Unknown	Area m2 % of room	16.70	16.38 98.09%	16.38 98.09%	1.00