



# **DAYLIGHT & SUNLIGHT REPORT**

**relating to the**

**PROPOSED  
DEVELOPMENT**

**at**

**6 WEDDERBURN ROAD  
LONDON  
NW3 5QE**

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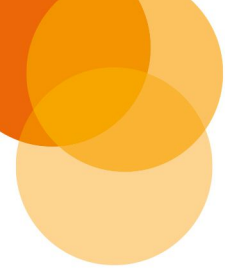
**MARCH 2022  
Ref: 2011/H rev-**

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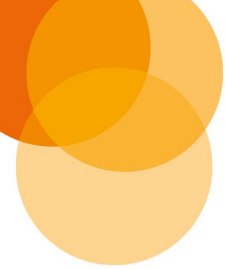
## APPENDICES

- A. 3D Perspective Views with Neighbouring Context**  
(existing and proposed context for the purpose of analysis / cumulative review) and associated Window / Room Reference Plots.
- B. Neighbouring Analysis:**  
Table 1 - VSC and Sunlight for surrounding buildings  
Table 2 - Daylight Distribution for surrounding buildings



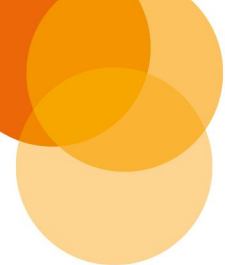
## **1.0 EXECUTIVE SUMMARY**

- 1.1 This Daylight and Sunlight Report considers the impact of the proposal upon daylight and sunlight to neighbouring residential properties, which in this instance, review is applicable to No.4 Wedderburn Road.
- 1.2 The results of our examination are based upon the standard assessment procedure of the BRE Guide 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' Edition 2011 (The BRE Guide).
- 1.3 Based upon the analysis results, for any applicable reductions to the neighbouring windows / habitable rooms, these all meet BRE Guide target criteria for both daylight vertical sky component and daylight distribution review (with due inclusion / consideration of reference to BRE Guide clause 2.2.6).
- 1.4 For sunlight review to applicable neighbouring windows / rooms, where reductions are applicable, these also all meet BRE Guide default target criteria.
- 1.5 Therefore, we conclude that the impact of the proposal upon daylight and sunlight to the applicable neighbouring No.4 Wedderburn Road readily meets the BRE Guide default target / appropriate interpretation of analysis, and on this basis, should be considered acceptable.



## 2.0 OVERVIEW

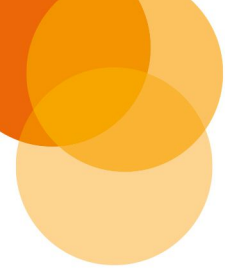
- 2.1 In terms of proposed massing / volume changes to the application site at No.6 Wedderburn Road, these are limited and primarily relates to a small single-storey rear extension; please refer to full application scheme details and drawings prepared by Brod Wight Architects.
- 2.2 In terms of neighbouring properties applicable for review, these relate to those properties containing residential with windows serving habitable rooms within solely No.4 Wedderburn Road.
- 2.3 3D perspective views (existing and proposed) with neighbouring context (along with associated window references relating to the analysis tables) are provided within **Appendix A**, to enable the analysis tables and other descriptions within this report to be understood.



### 3.0 NEIGHBOURING REVIEW – DAYLIGHT & SUNLIGHT

#### 3.1 BACKGROUND

- 3.1.1 Daylight and sunlight amenity are considerations that the local planning authority will ordinarily take into account when determining planning applications. There is no national planning policy relating to daylight and sunlight and overshadowing impacts although general guidance is, however, given on the need to protect existing amenity as set out in the National Planning Policy Framework. The National Planning Practice Guidance (NPPG) requires consideration on whether the impact to neighbouring daylight and sunlight would be 'unreasonable'.
- 3.1.2 At a Regional level, the Mayor of London has introduced the **new London Plan (March 2021)** providing an overall strategic plan for London, which includes an environmental framework for development within London. The proposal, in consideration of bulk, scale and massing is considered to be appropriate for surrounding context in terms of impacts to daylight and sunlight amenity. Locally, the London Borough of Camden provides policies on daylight and sunlight review.
- 3.1.3 The Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (2011) (The BRE Guide) enables an objective assessment to be made as to whether the proposals will adversely affect the daylight and sunlight reaching neighbouring habitable rooms. The BRE Guide is the industry source reference for daylight and sunlight review although it is important to highlight that the BRE Guide is not a set of planning rules, which are either passed or failed; the numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and coming to a judgement.



## 3.2 METHODOLOGY

- 3.2.1 We have undertaken analysis of the existing and proposed situations following the methodology set out in the BRE Guide on Site Layout Planning for Daylight and Sunlight (2<sup>nd</sup> 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 review as applicable, the proportion of the annual probable sunlight hours (APSHs) and winter hours, that the surrounding windows benefit from in the existing and proposed scenario.
- 3.2.2 We have utilised ordinance map data, site survey details, and the architect's design drawings to enable a 3D model of the existing and proposed arrangement, with neighbouring context, ready for analysis with industry recognised specialist software for daylight/sunlight review. As the scheme drawings form part of the formal submission, these are not reproduced here.
- 3.2.3 In terms of neighbouring properties applicable for detailed daylight and sunlight review, we have assessed the effects of the proposals on applicable windows and rooms within **No.4 Wedderburn Road**
- 3.2.4 Whilst we have not accessed the neighbouring property, we have made reasonable assumptions and interpreted where necessary, likely room arrangements / uses to these properties based on our review of the exterior and utilising in part, information available on the plan layouts from within the public realm (planning portal, estate agent details etc).



### 3.3 DAYLIGHT VSC

- 3.3.1 The BRE 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 (i.e. the latter, if exceeding a 20% reduction), 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%.
- 3.3.2 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.
- 3.3.3 **Table 1** – VSC and sunlight for surrounding buildings within **Appendix B** sets-out the results of our analysis review with the existing and proposed VSC values presented along with the proportion of the former value stated from which we summarise the results as follows;
- 3.3.4 4 Wedderburn Road: VSC reductions to primary windows are readily meeting BRE Guide target criteria and should be considered acceptable.

*As background analysis consideration of windows W4, W5 & W6 was undertaken on the basis of average VSC in reference to BRE Guide clause 2.2.6 'if a room has two or more windows of equal size, the mean of their VSC's may be taken.*

### 3.4 DAYLIGHT DISTRIBUTION

- 3.4.1 The Guide considers that in terms of daylight distribution, as a target value, if the daylight distribution with the new development in place is less than 0.8 times its former value (i.e. if exceeding a 20% reduction), occupants of the existing building will notice the reduction in the amount of daylight distribution within the room.
- 3.4.2 Daylight distribution relates to the area of the room (expressed as a percentage of the whole room area) that can see direct sky, at the working plane (working plane for residential is taken at 85 cm above floor level).
- 3.4.3 **Table 2** – Daylight Distribution for surrounding buildings within **Appendix B** sets out the results of our analysis review with the existing and proposed daylight distribution

values presented along with the proportion of the former value stated, from which we summarise the results as follows;

- 3.4.4 4 Wedderburn Road: There are effectively no reductions in daylight distribution thus readily meeting the BRE Guide target criteria.

### 3.5 SUNLIGHT

- 3.5.1 For sunlight, only windows that face within 90° of South, that is to say, facing from 90° to 270°, are ordinarily considered in reference to sunlight BRE Guide review.
- 3.5.2 The BRE Guide recommendation is that windows facing within 90° of South, should have 25% of Annual Probable Sunlight Hours (APSHs) 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 targeted so that the proposed value is 0.8 times former value or above (unless a reduction of sunlight received over the whole year is not greater than 4% of annual probable sunlight hours).
- 3.5.3 To highlight, focus of analysis review of windows primarily relates to main living rooms and conservatories i.e. sun important rooms as per the BRE Guide (in reference to the BRE Guide, kitchens and bedrooms are less important, although care should be taken not to block too much sun). Notwithstanding this, we have analysed all habitable windows for sunlight review as considered previously for daylight.
- 3.5.4 **Table 1** – VSC and sunlight for surrounding buildings within **Appendix B** sets out the results of our analysis review with the existing and proposed APSHs values (plus winter hours) presented along with the proportion of the former value stated. The analysis results for all neighbouring habitable rooms assessed (that face within 90° of South and notwithstanding whether they are living rooms / sun important rooms), where reductions are applicable, these adhere to the BRE Guide default target criteria in reference to both APSH and winter.

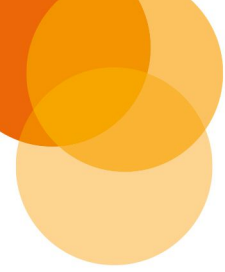
### 3.6 DAYLIGHT & SUNLIGHT SUMMARY

- 3.6.1 Daylight and sunlight analysis for all applicable neighbouring windows / habitable rooms, confirms that where reductions are applicable, these are readily meeting BRE Guide default targets / appropriate interpretation of analysis and on this basis, should be considered acceptable.



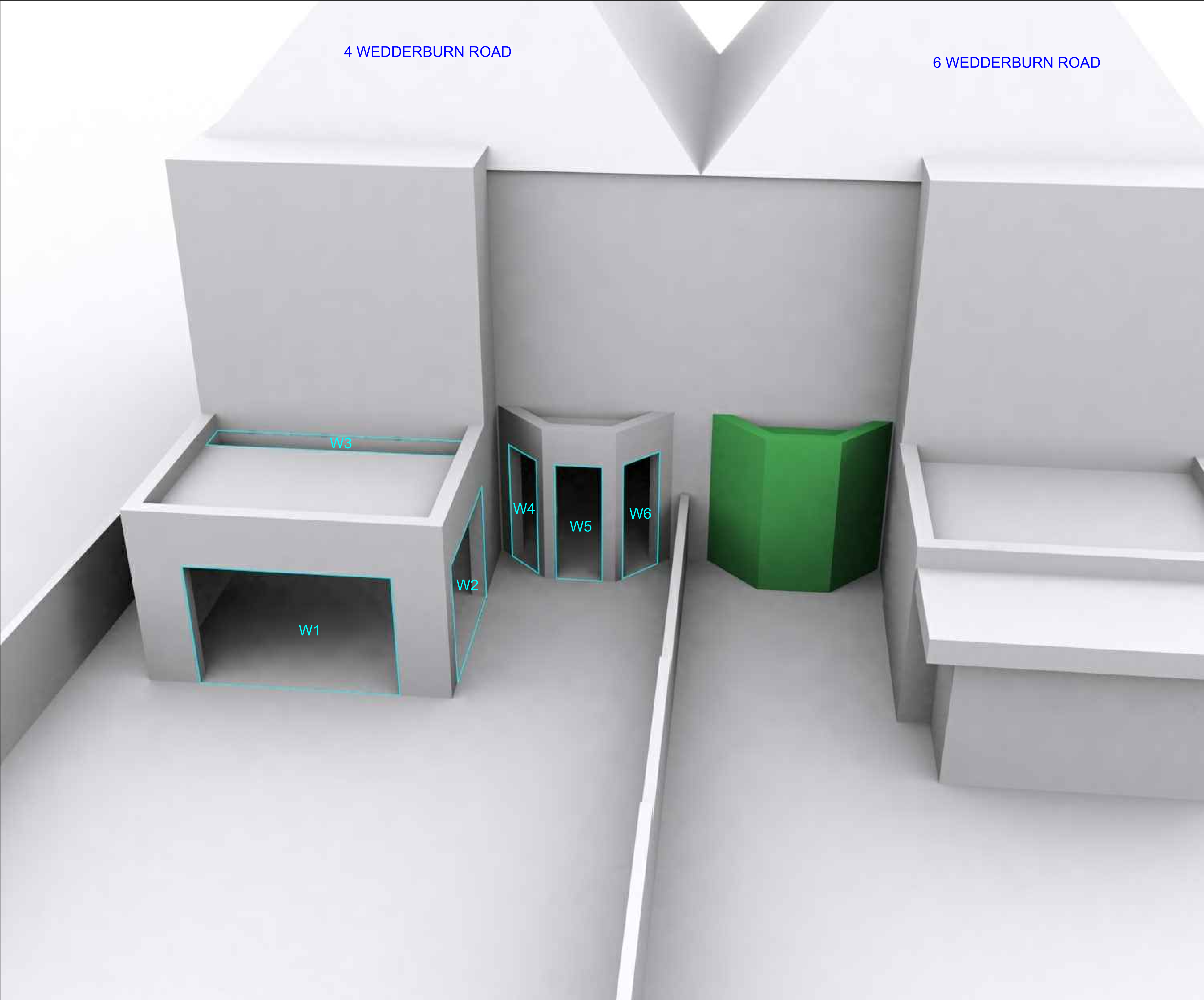
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## Appendix A


**3D Perspective Views with Neighbouring Context** (existing and proposed context for the purpose of analysis / cumulative review) and associated Window / Room Reference Plots



SOURCES

REV.	NOTES	DWN	DATE

Notes:



CHARTERED BUILDING SURVEYORS

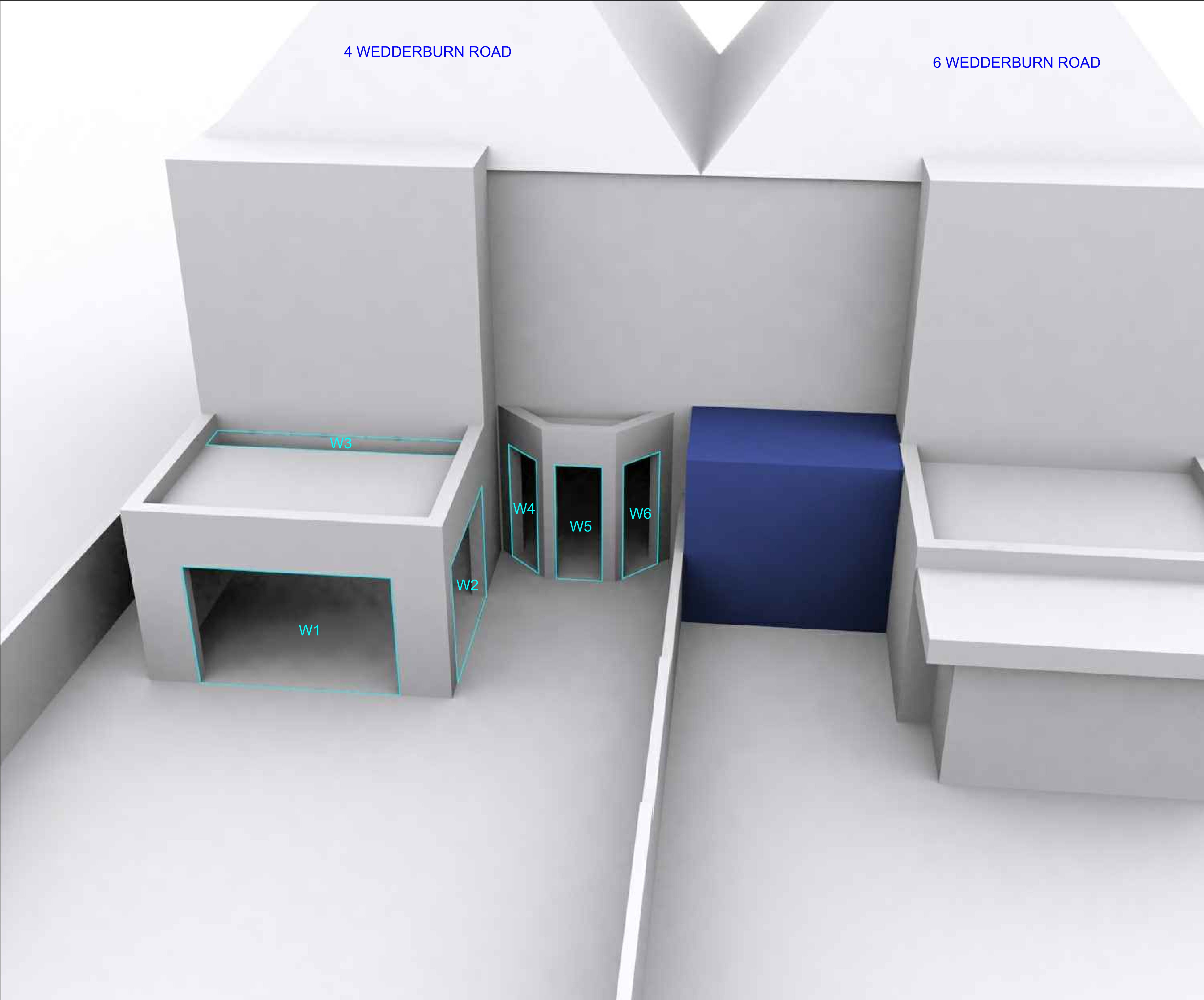
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DRAWN	-	
CHECKED	-	
		SCALE
		NTS (A3 Sheet)

6 Weddeburn Road

Perspective View Existing

Job No	Rev	Drawing Number
2011H	-	01
Date : 2022.03.23		




4 WEDDERBURN ROAD

6 WEDDERBURN ROAD

SOURCES

REV.	NOTES	DWN	DATE

Notes:



CHARTERED BUILDING SURVEYORS

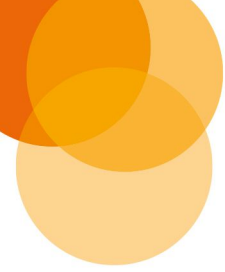
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		SCALE
		NTS (A3 Sheet)

6 Weddeburn Road

Perspective View Proposed

Job No	Rev	Drawing Number
2011H	-	02
Date : 2022.03.23		



## Appendix B

### Neighbouring Analysis:

Table 1 - VSC and Sunlight for surrounding buildings

Table 2 - Daylight Distribution for surrounding buildings

Table 1 - VSC and Sunlight for surrounding buildings													
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
4 Wedderburn Road													
Ground	R1	Living Room	W1	Existing	37.90	1.00	YES	*North*	*North*				
				Proposed	37.90								
			W2	Existing	23.06	1.00	YES	16	0				
				Proposed	23.05			16	0				
			W3	Existing	54.43	1.00	YES	14	0				
				Proposed	54.43			14	0				
										20		0	
										20	YES	0	YES
	R2	Kitchen	W4	Existing	9.19	1.00	see average	*North*	*North*				
				Proposed	9.19								
			W5	Existing	29.35	0.96	see average	*North*	*North*				
				Proposed	28.10								
			W6	Existing	26.01	0.57	see average	*North*	*North*				
				Proposed	14.89								
										*North*	*North*	*North*	*North*
			Average VSC	Existing	21.52	0.81	YES						
		Proposed	17.39										

Table 2 - Daylight Distribution for surrounding buildings								
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
4 Wedderburn Road								
Ground	R1	Living Room	Area m2	56.54	56.43	56.43		
			% of room		100%	100%	1.00	YES
	R2	Kitchen	Area m2	28.53	28.48	28.47		
			% of room		100%	100%	1.00	YES