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Daylight and Sunlight Report
for the Proposed Development at

15 Kewferry Road, Northwood, HA6 2NS

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Appendix A Context Drawings

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1. Executive Summary

1.1 *Assessment Criteria*

- 1.1.1 The assessment below is based on the following standards, the Building Research Establishment Report 'Site layout planning for daylight and sunlight – A Guide to Good Practice' BR 209 2022 3rd Edition (which reference is made within the BRE guide).

1.2 *Effect of Proposed Development on Surrounding Buildings*

1.2.1 *Daylight*

Of the 3 rooms tested, all met the target value.

Of the 3 rooms analysed for daylight distribution, all rooms will continue to enjoy good levels of daylight.

1.2.2 *Sunlight*

Of the 3 rooms analysed, all of these windows will continue to enjoy good levels of sunlight post development.

1.3 *Summary of Results*

All rooms analysed for daylight and sunlight passed and will continue to receive good levels of daylight and sunlight.



2. Introduction

2.1 Scope

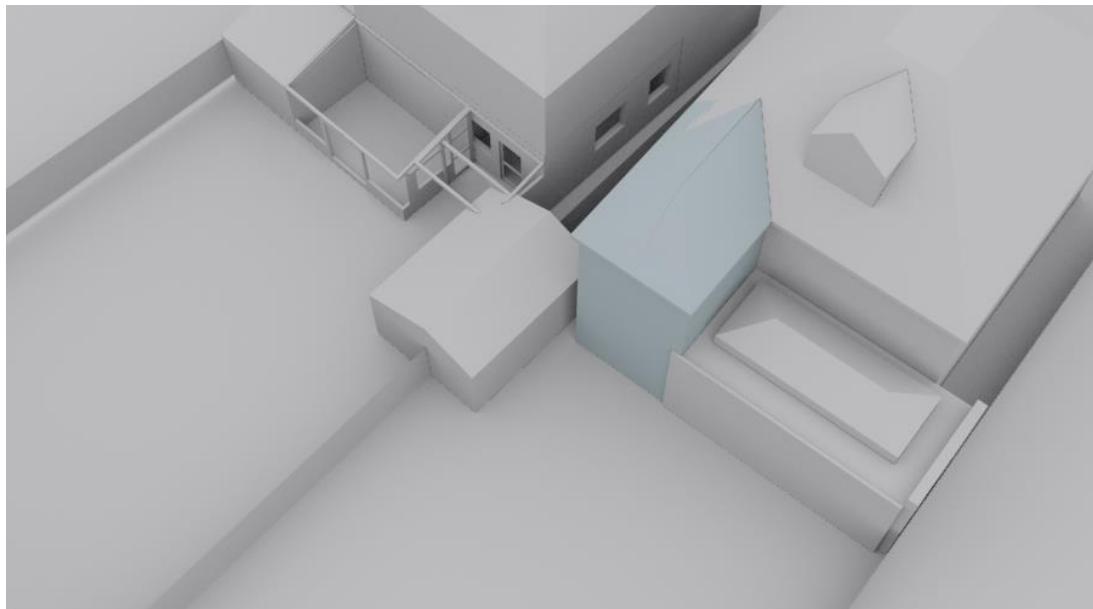
- 2.1.1 Lambert Smith Hampton (LSH) have been instructed by Mr Anthony Strachan to establish the impact on daylight and sunlight to the surrounding property which may result from the proposed development at 15 Kewferry Road, Northwood, HA6 2NS.

2.2 London Borough of Hillingdon Planning Policy

- 2.2.1 Hillingdon's Local Plan, Development Management Policies Document, adopted in January 2020, states:

“ The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) “Site layout planning for daylight and sunlight: A guide to good practice”.

- 2.2.2 The building next to the proposed development site, that has been tested, is shown on the site drawing below:



Site Plan



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2.3 *Information Provided*

2.3.1 Our assessment is based on the scheme drawings provided by Benjamin Associates Ltd, shown in table 1 below:

Table 1: Scheme Drawings

Drawing Number	Revision	Title	Date
A108	-	Existing Elevations	Mar 24
A111	-	Existing Ground Floor Plan	Mar 24
A112	-	Existing First Floor Plan	Mar 24
A108	-	Proposed Elevations	Mar 24
A111	-	Proposed Ground Floor Plan	Mar 24
A112	-	Proposed First Floor Plan	Mar 24

2.3.2 We have also undertaken a site inspection to record the location of windows within the neighbouring building.



3. Assessment & Results – Surrounding Properties

3.1 Daylight

- 3.1.1 In accordance with the BRE guide and our site inspection, the following buildings found in table 2 below required assessment:

Table 2: Surrounding Properties

Building	Assumed Use	Position (in relation to the development)
17 Kewferry Road	Residential	North

3.2 Vertical Sky Component (VSC)

- 3.2.1 The results of our VSC analysis are found in Appendix C. Table 3 below contains a summary:

Table 3: VSC Summary

Property	Vertical Sky Component Test		
	No. of Rooms Tested	No. of Rooms Passed VSC Test	No. of Rooms Failed VSC Test
17 Kewferry Road	3	3	0
Total	3	3	0

- 3.2.2 The results indicate that with the proposed development in place all rooms will continue to receive adequate daylight, as defined by the BRE guidance.

3.3 Daylight Distribution (DD)

- 3.3.1 The DD test results are shown in full in Appendix C. Table 4 below outlines a summary of our findings:



Table 4: DD Summary

Property	Daylight Distribution Test			
	No. of Rooms	No. of Passed	Rooms	No. of Failed
17 Kewferry Road	3	3	0	
Total	3	3		0

3.3.2 The results indicate that with the proposed development, all of the rooms surrounding the site will continue to receive adequate daylight distribution as defined by the BRE guidance.

3.4 *Sunlight*

3.4.1 In accordance with the BRE Guide, one surrounding building require Annual Probable Sunlight Hours (APSH) testing, this is shown in table 5 below:

Table 5: Surrounding Properties

Building	Assumed Use	Position (in relation to the development)
17 Kewferry Road	Residential	North

3.4.2 Table 6 below provides a summary of the results of the APSH testing. Full results are contained in Appendix C.

Table 6: APSH Summary

Property	No. of Rooms Tested	No. of Rooms Passed APSH Test	No. of Rooms Failed APSH Test
17 Kewferry Road	3	3	0
Total	3	3	0

3.4.3 All rooms tested passed and will still continue to receive a good level sunlight.

Conclusion

3.4.4 All 3 rooms tested for VSC passed the test.

3.4.5 Of the 3 rooms tested for daylight distribution, all continue to receive good levels of daylight.

3.4.6 Of the 3 rooms tested for APSH, all continue to receive good levels of sunlight.

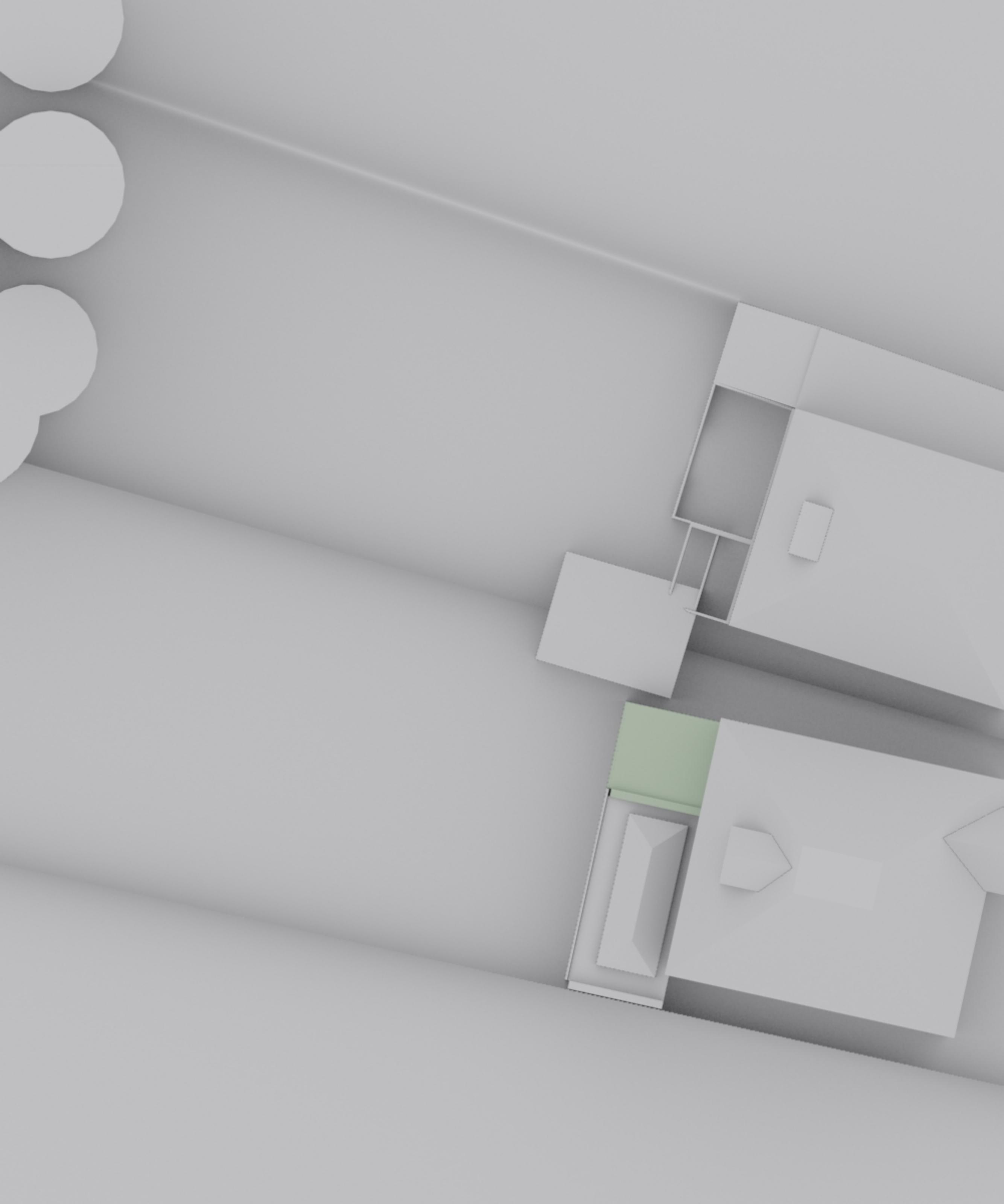


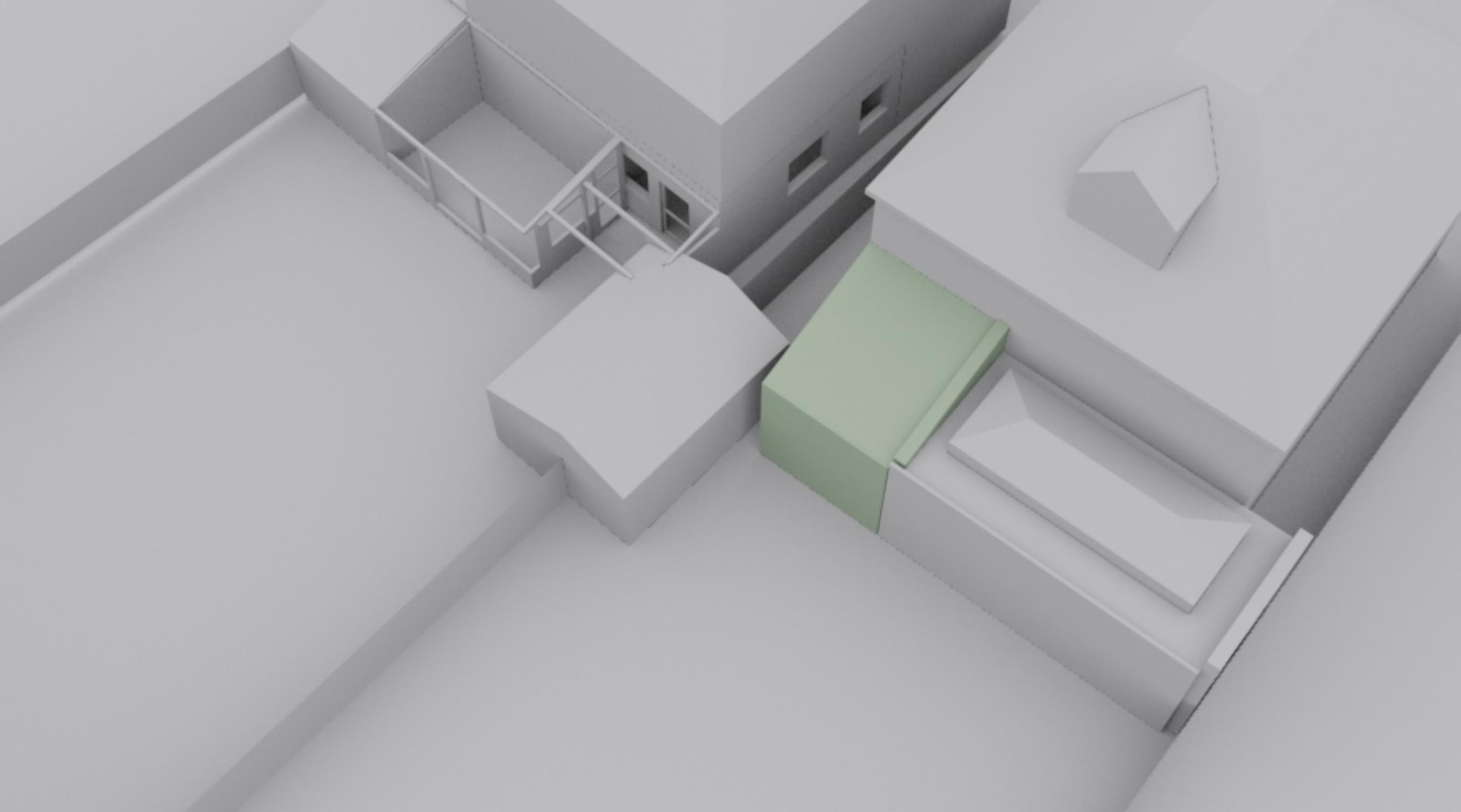
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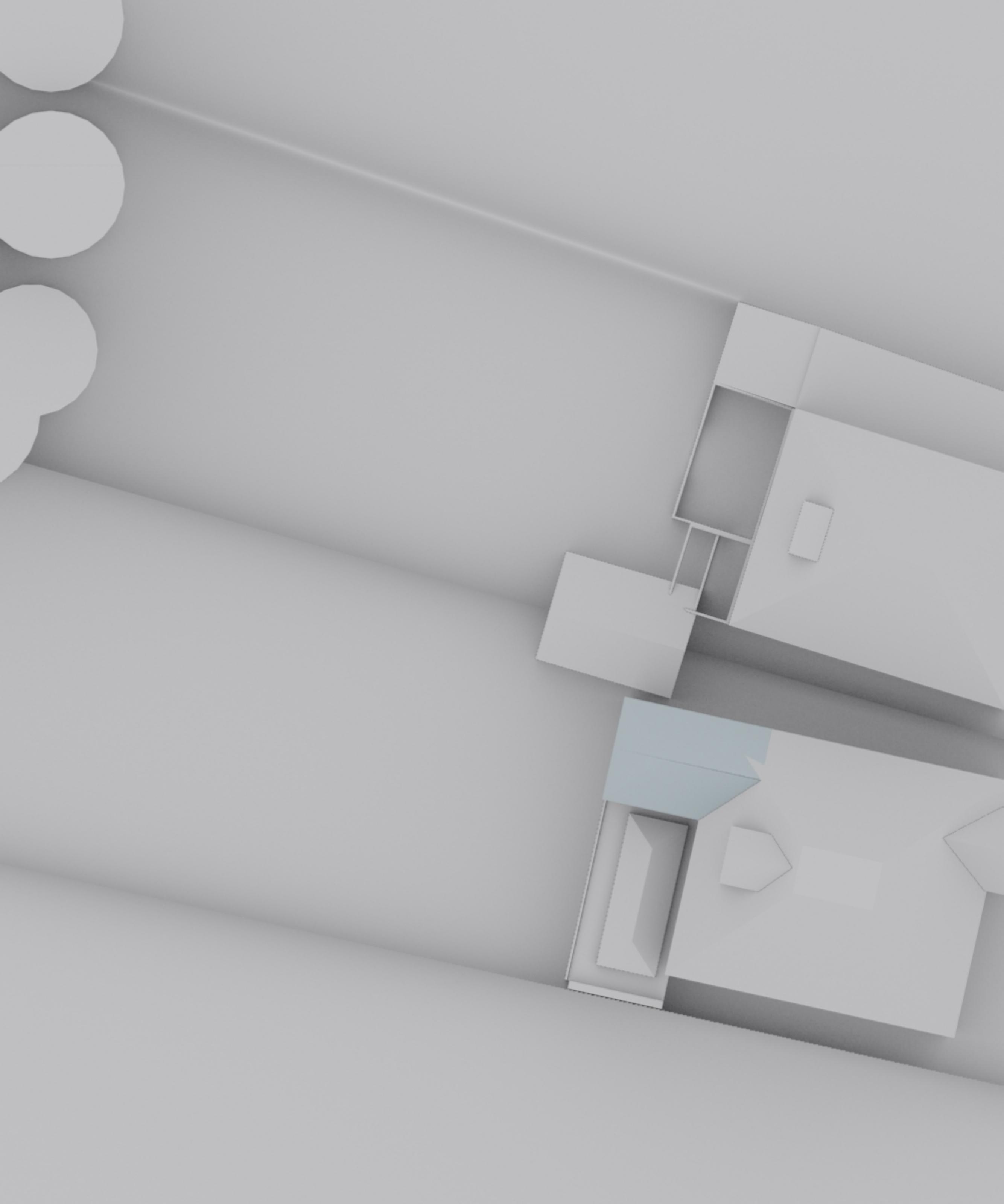
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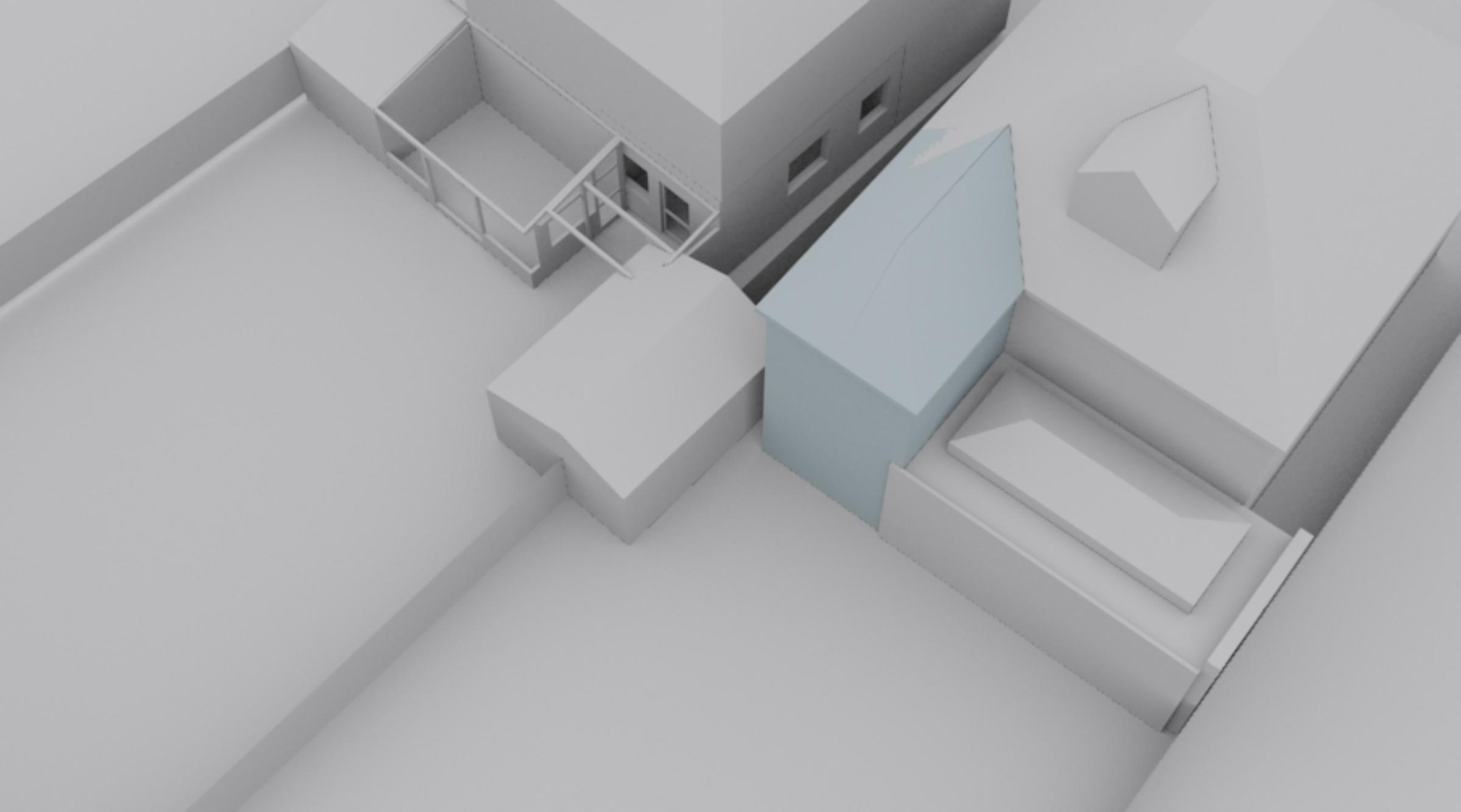
Appendix A

Context Drawings









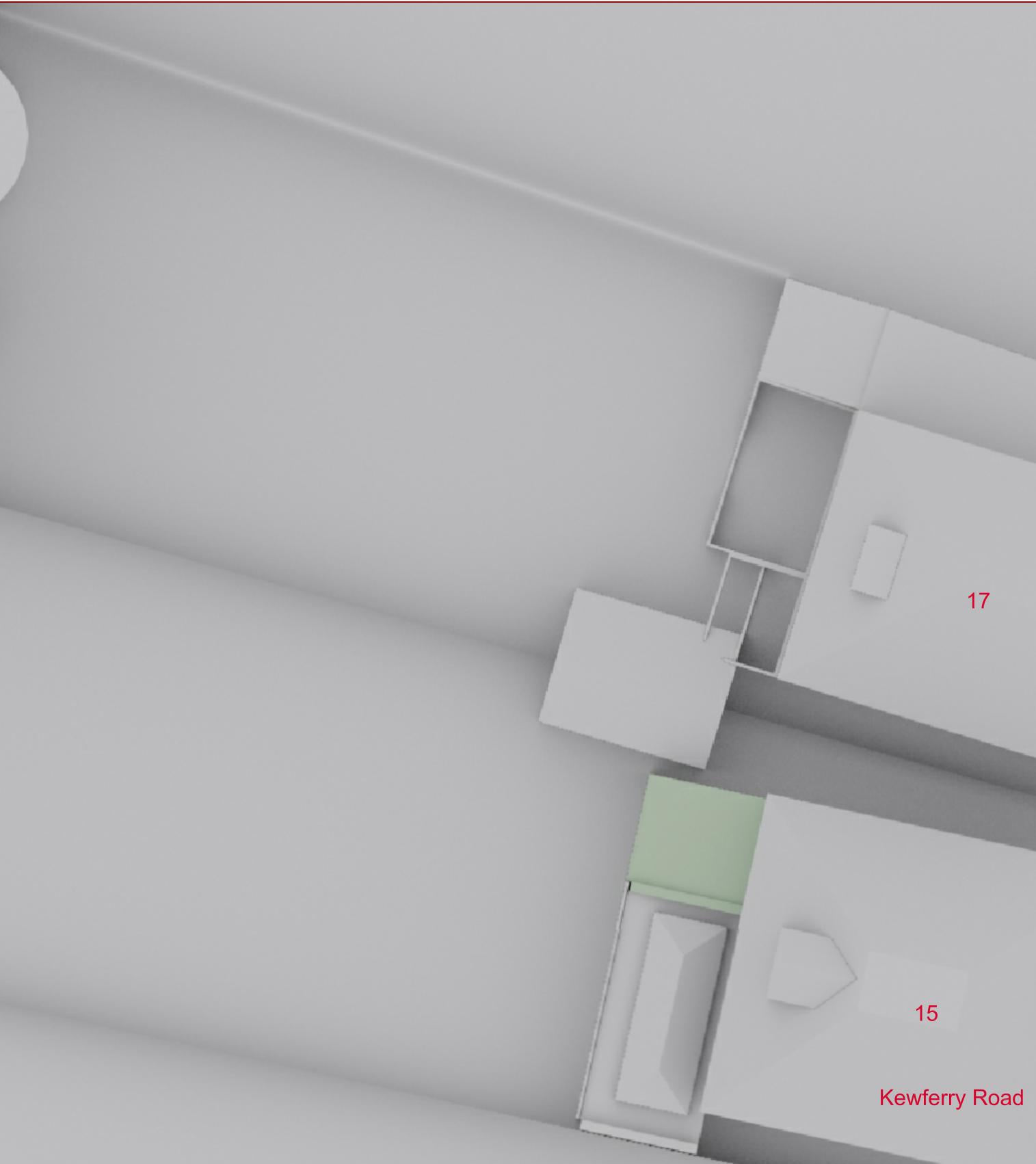


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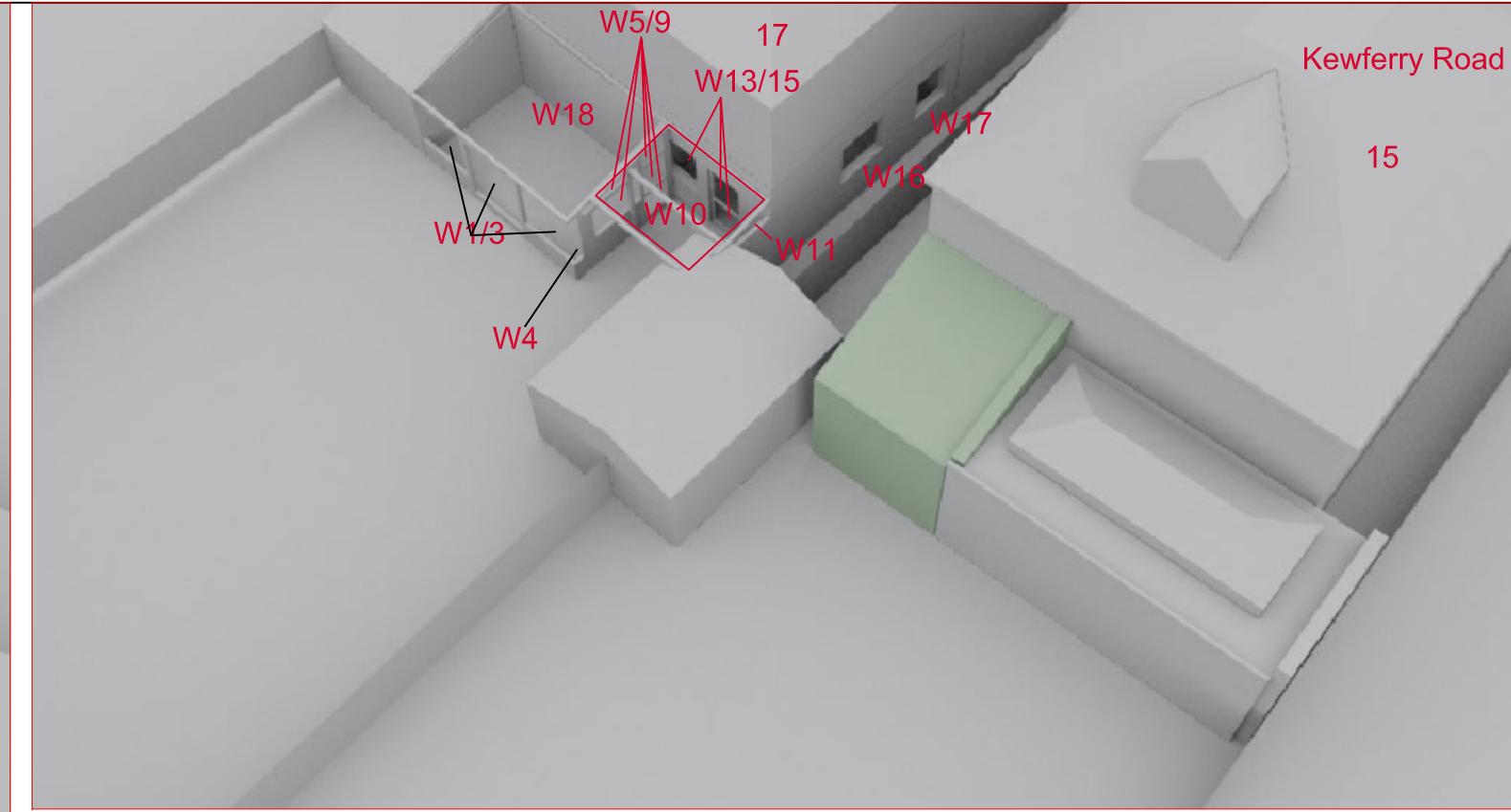
Appendix B

Window Reference Drawings



Key:

0 1 2 3 4 5 6m
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Client	Drawing		
17 Kewferry Road	Proposed Buildings Plan and 3D View		
Project	DWG No.		
17 Kewferry Road Northwood, HA6 2NS	0000000-LW-0000	02	
Scale	Date	Drawn	Checked
NTS	Jan 25	AB	GFB

Notes

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.

In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.

The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.

Revisions



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Appendix C

Daylight/Sunlight Study/Contour Plans

Vertical Sky Component (VSC) Assessment/ Sunlight (APSH) Assessment

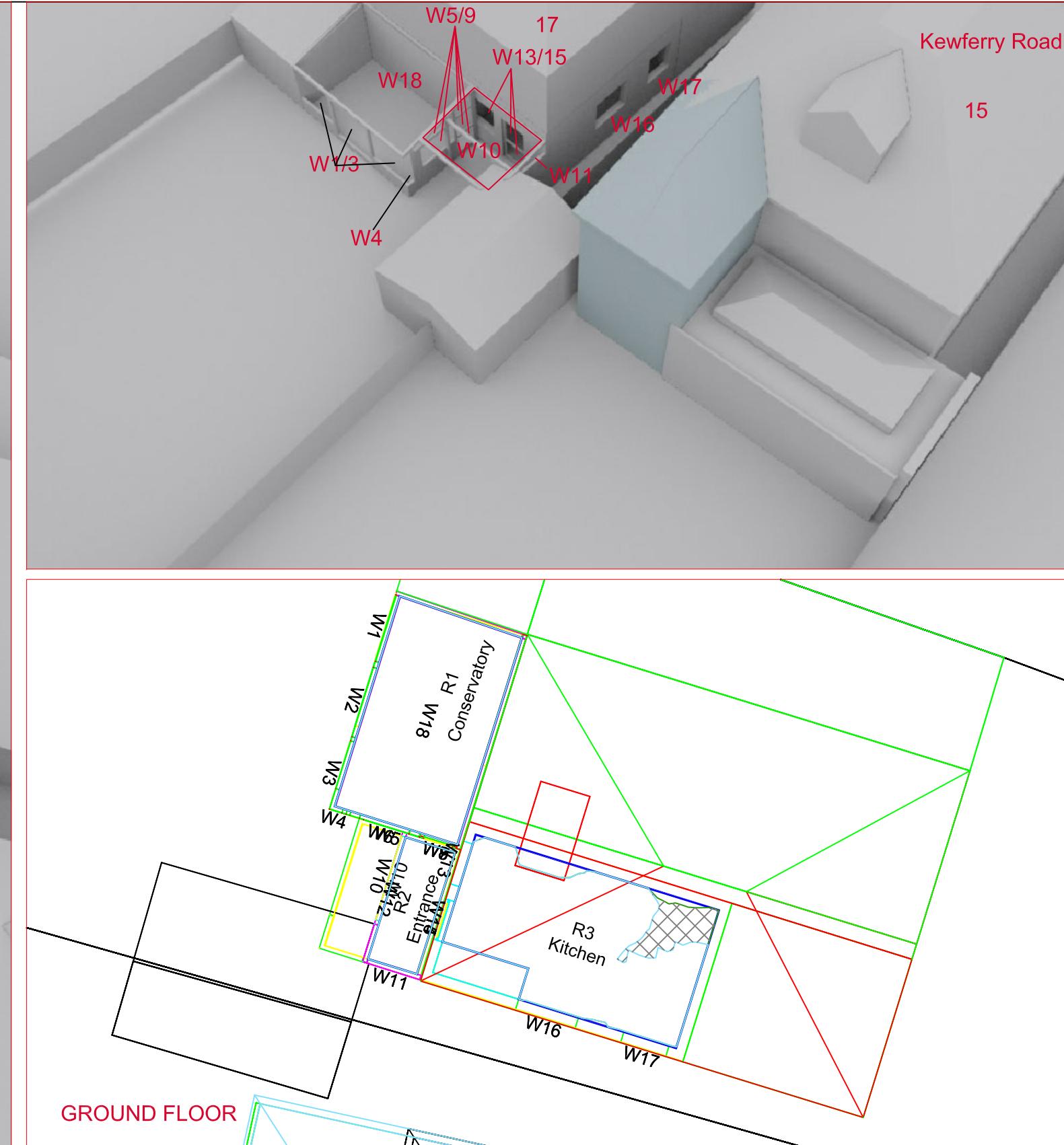
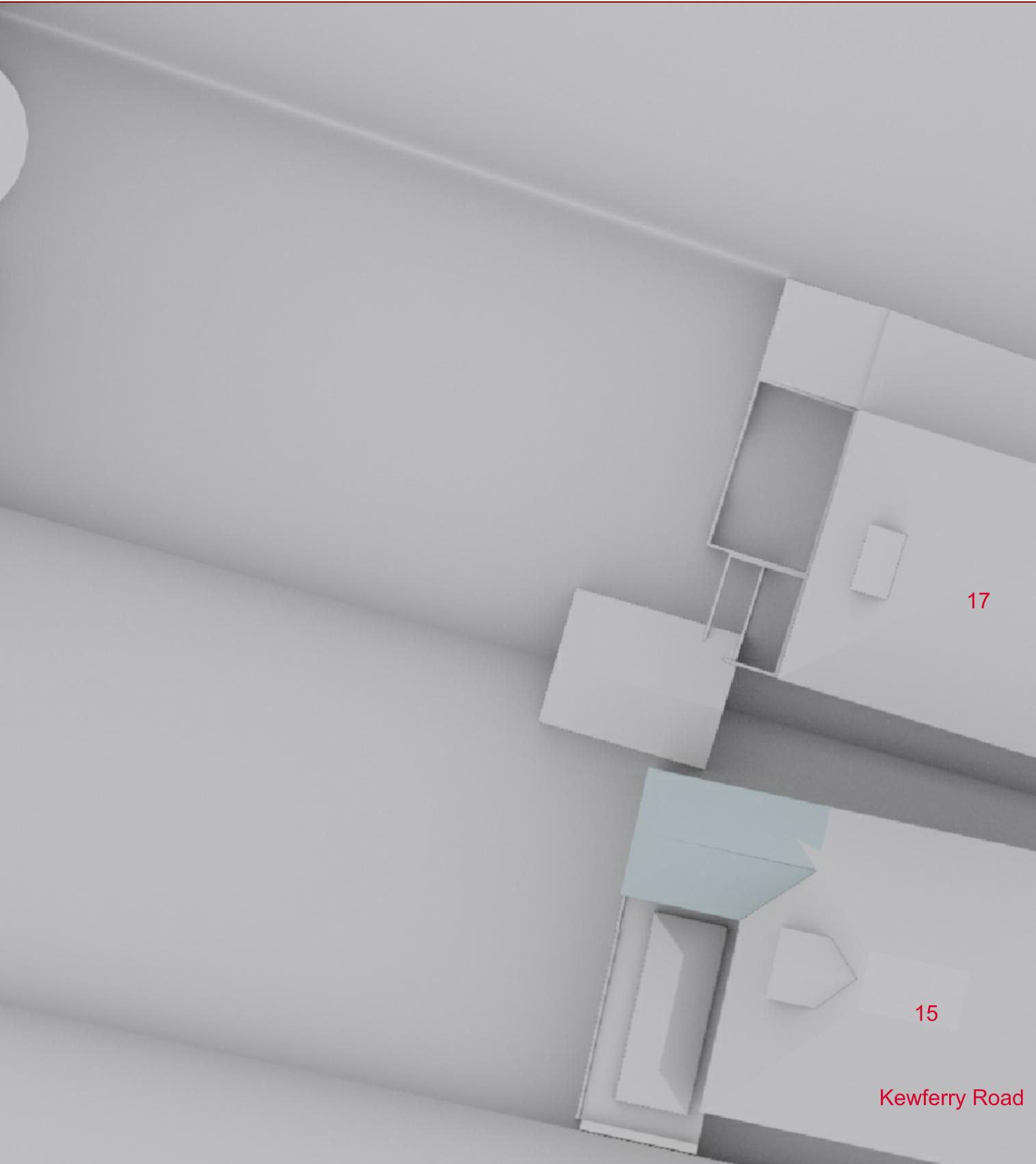
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Condtn	Total VSC for Room			Available Sunlight Hours						Total APSH for Room			Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
								Room VSC	Pr/Ex	Meets BRE Criteria	Annual %	Diff %	Condtn	Winter %	Diff %	Condtn	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria						
17 Kewferry Road																									
Ground	R1	Conservatory	W1	Existing	34.05	1.00	YES				35.00	*North	*North	9.00	*North	*North									
				Proposed	34.05						35.00			9.00											
			W2	Existing	33.03	1.00	YES				32.00	*North	*North	8.00	*North	*North									
				Proposed	33.03						32.00			8.00											
			W3	Existing	33.55	1.00	YES				33.00	*North	*North	7.00	*North	*North									
				Proposed	33.55						33.00			7.00											
			W4	Existing	22.82	0.93	YES				44.00	0.91	YES	8.00	0.50	YES									
				Proposed	21.22						40.00			4.00											
			W5	Existing	17.46	0.90	YES				38.00	0.92	YES	8.00	0.63	YES									
				Proposed	15.79						35.00			5.00											
			W6	Existing	14.55	0.79	NO				28.00	0.82	YES	14.00	0.64	YES									
				Proposed	11.53						23.00			9.00											
			W7	Existing	15.30	0.85	YES				32.00	0.88	YES	7.00	0.43	YES									
				Proposed	12.93						28.00			3.00											
			W8	Existing	18.60	0.83	YES				41.00	0.88	YES	12.00	0.58	YES									
				Proposed	15.35						36.00			7.00											
			W9	Existing	10.99	0.89	YES				26.00	0.81	YES	3.00	0.00	NO									
				Proposed	9.80						21.00			0.00											
			W18	Existing	79.83	0.99	YES				49.00	*North	*North	15.00	*North	*North									
				Proposed	79.29						45.00			11.00											
								56.88	0.99	YES															
								56.25																	
	R2	Entrance Porch	W10	Existing	20.62	1.00	YES				17.00	*North	*North	0.00	*North	*North									
				Proposed	20.62						17.00			0.00											
			W11	Existing	24.66	0.72	NO				62.00	0.82	YES	10.00	0.40	NO									
				Proposed	17.83						51.00			4.00											
								21.08	0.96	YES															
								20.30																	
	R3	Kitchen	W12	Existing	76.29	0.97	YES				53.00	*North	*North	15.00	*North	*North									
				Proposed	74.13						44.00			6.00											
			W13	Existing	16.38	0.98	YES				27.00	*North	*North	4.00	*North	*North									
				Proposed	16.00						25.00			2.00											
			W14	Existing	14.42	1.00	YES				2.00	*North	*North	0.00	*North	*North									

Vertical Sky Component (VSC) Assessment/ Sunlight (APSH) Assessment

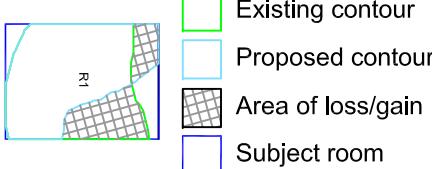
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Condtn	Total VSC for Room			Available Sunlight Hours						Total APSH for Room			
								Room VSC	Pr/Ex	Meets BRE Criteria	Annual %	Diff %	Condtn	Winter %	Diff %	Condtn	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter
	W15			Proposed	14.42		YES				2.00		*North	*North	0.00	*North	*North			
				Existing	22.42	0.98					18.00									
	W16			Proposed	22.01		YES				18.00		0.00	YES	2.00	1.00	YES			
				Existing	13.34	0.84					36.00									
	W17			Proposed	11.25		YES				29.00		0.81	YES	2.00	1.00	YES			
				Existing	11.08	0.94					31.00									
				Proposed	10.40						30.00									
								47.21	0.97	YES										
								45.64												

Daylight Distribution (DD) Assessment

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Difference %	Condtn
17 Kewferry Road							
Ground	R1	Conservatory	Area m2 % of room	15.39 100.00%	15.39 100.00%	1.00	YES
	R2	Entrance Porch	Area m2 % of room	3.59 100.00%	3.59 100.00%	1.00	YES
	R3	Kitchen	Area m2 % of room	18.57 95.45%	17.73 86.63%	0.91	YES



Key:



0 1 2 3 4 5 6m
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<p>Lambert Smith Hampton</p> <p>United Kingdom House 180 Oxford Street London W1D 1NN Telephone: +44 (0)20 7198 2000 Fax: +44 (0)20 7198 2001 www.lsh.co.uk</p>	Client	Existing Buildings Plan and 3D View		<p>Notes</p> <p>Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.</p> <p>In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.</p> <p>The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.</p>
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	NTS	Jan 25	AB	GFB