



**Lambert
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Daylight and Sunlight Report for the Proposed Development at

15 Kewferry Road, Northwood, HA6 2NS

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Tel: 020 7198 2000
Date: February 2025
Ref: 0187480-LW-0000



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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

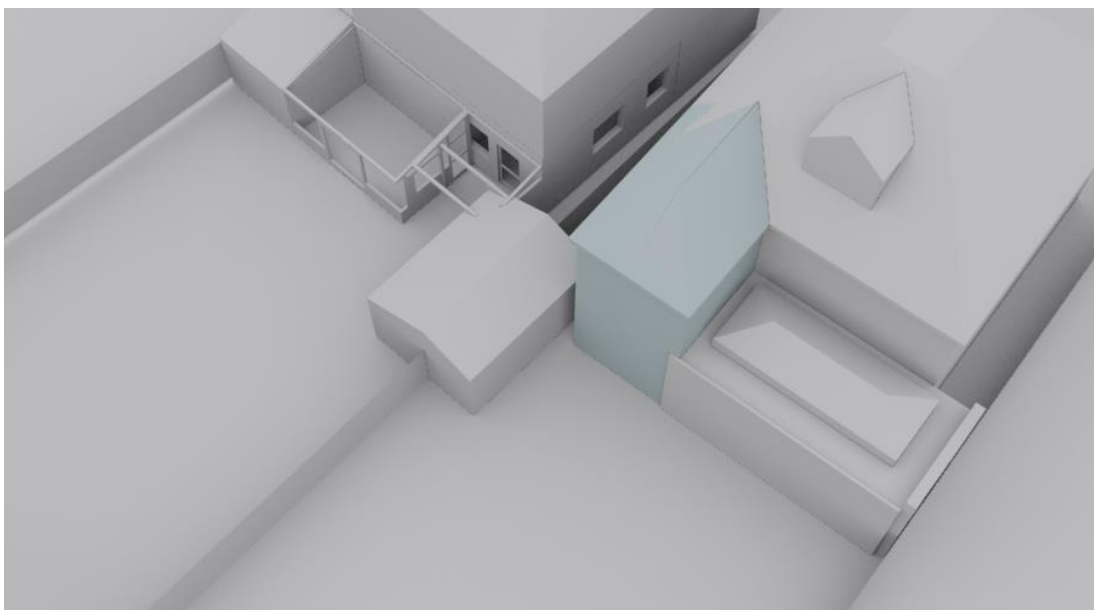
- 2.1.1 Lambert Smith Hampton (LSH) have been instructed by Mr Anthony Strachan to establish the impact on daylight and sunlight to the surrounding property which may result from the proposed development at 15 Kewferry Road, Northwood, HA6 2NS.

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



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	Rooms
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.

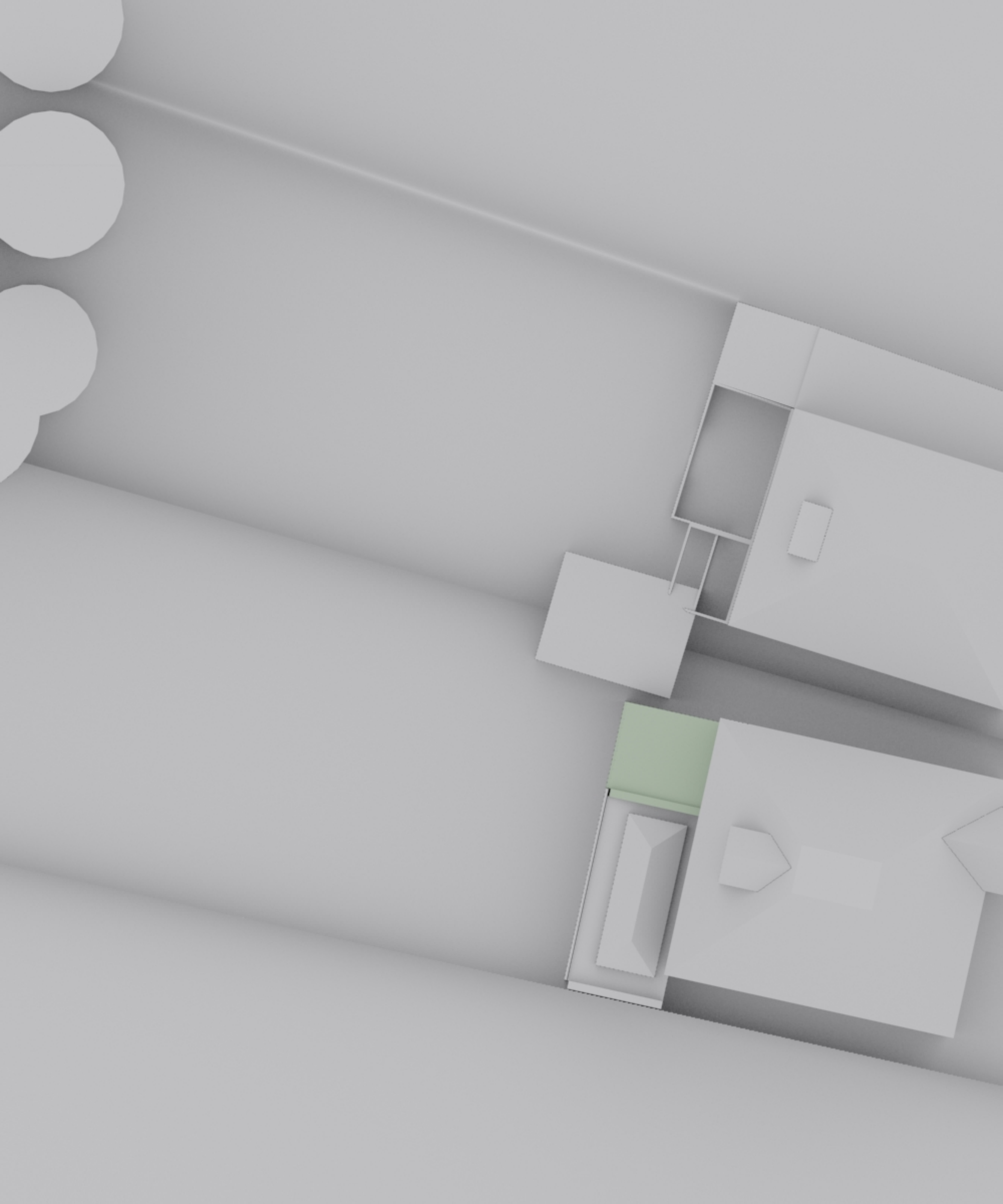


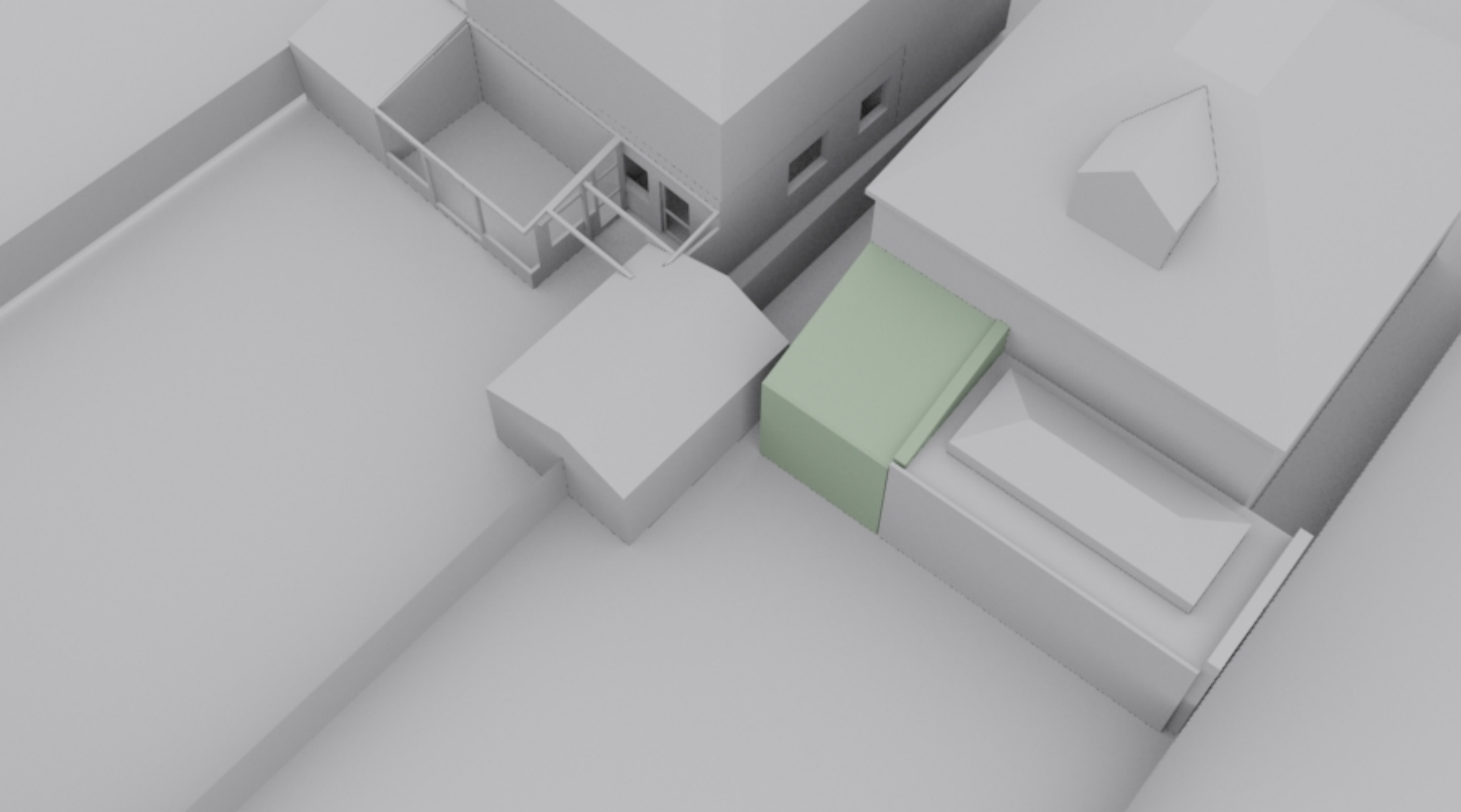
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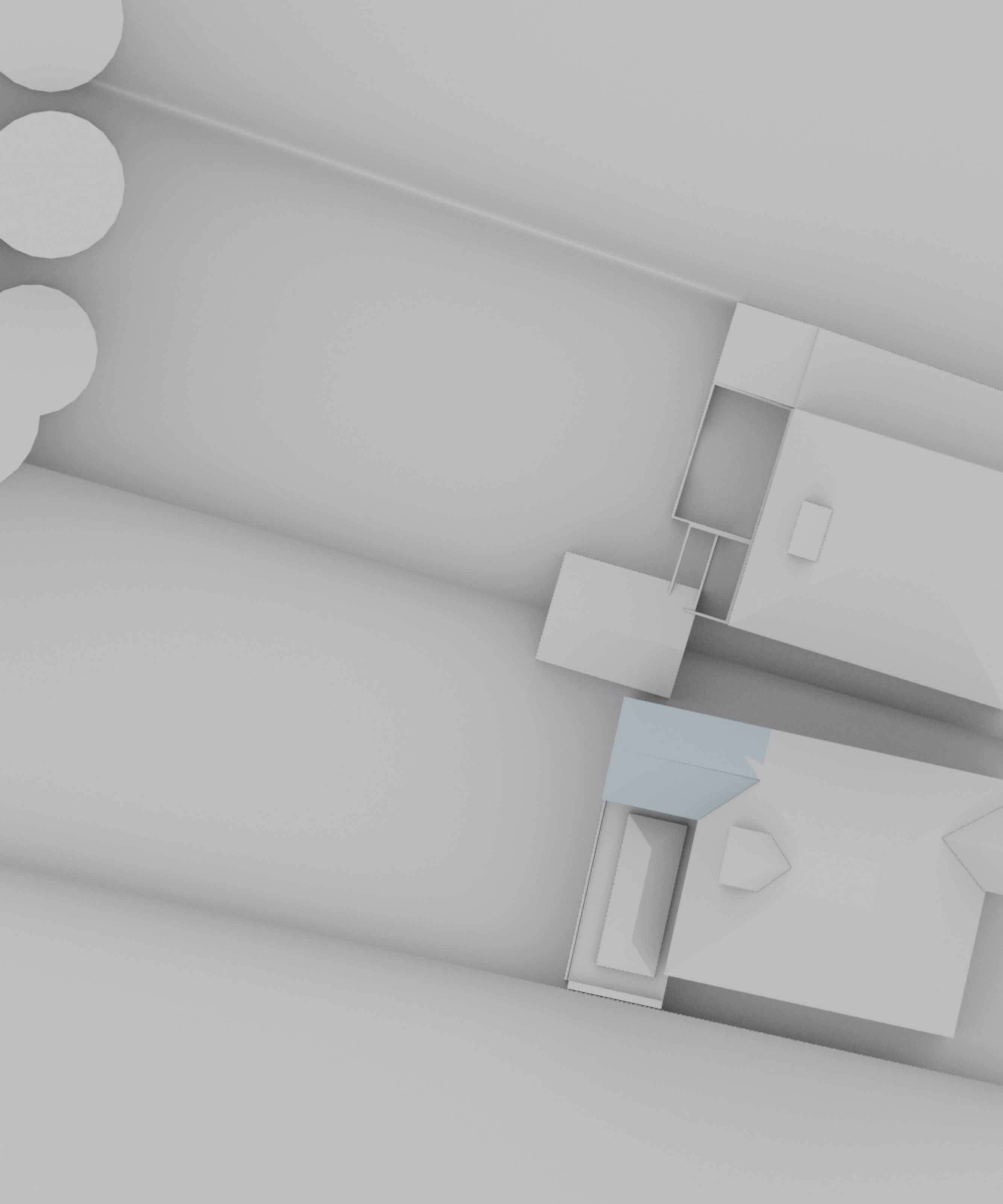
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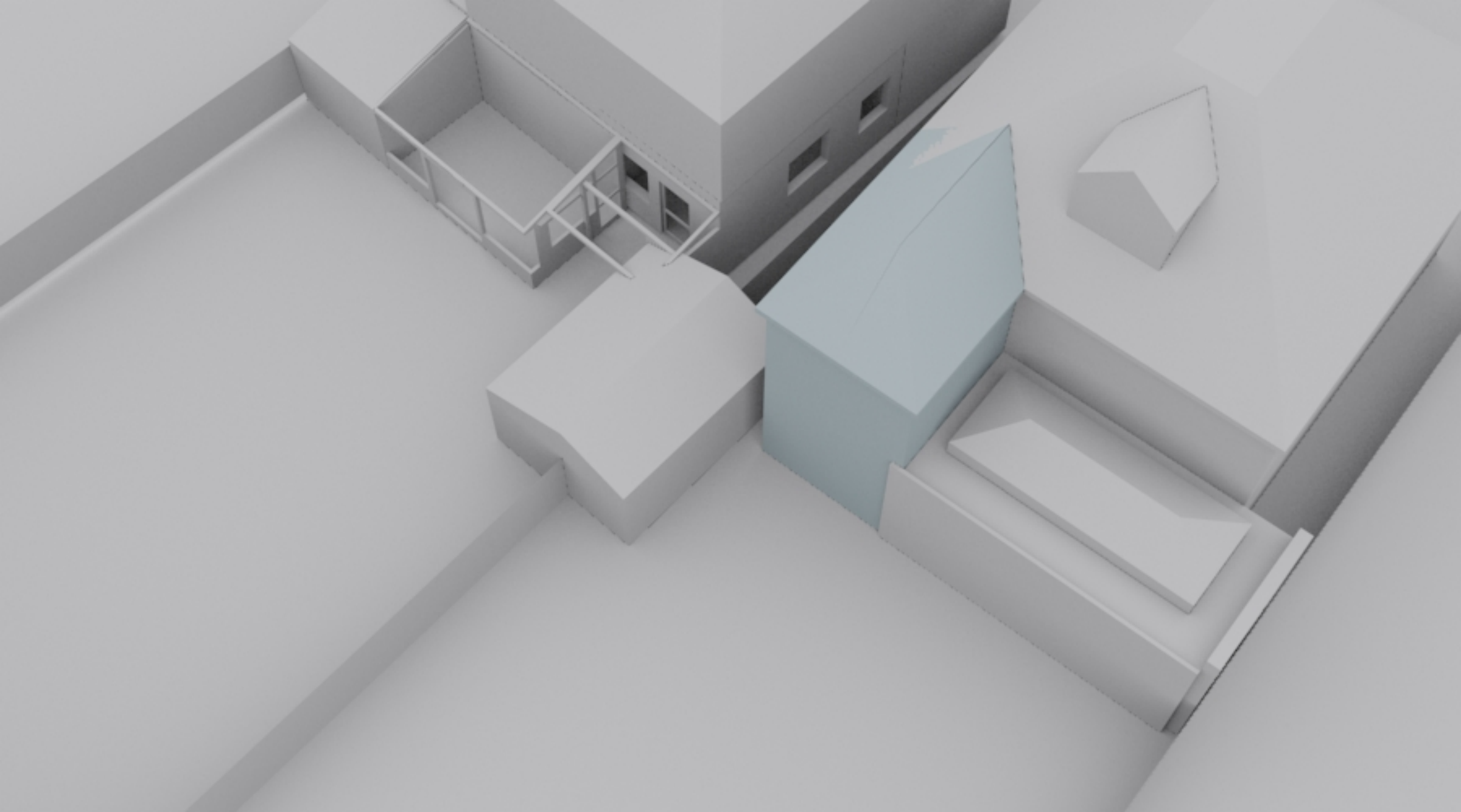
Appendix A

Context Drawings









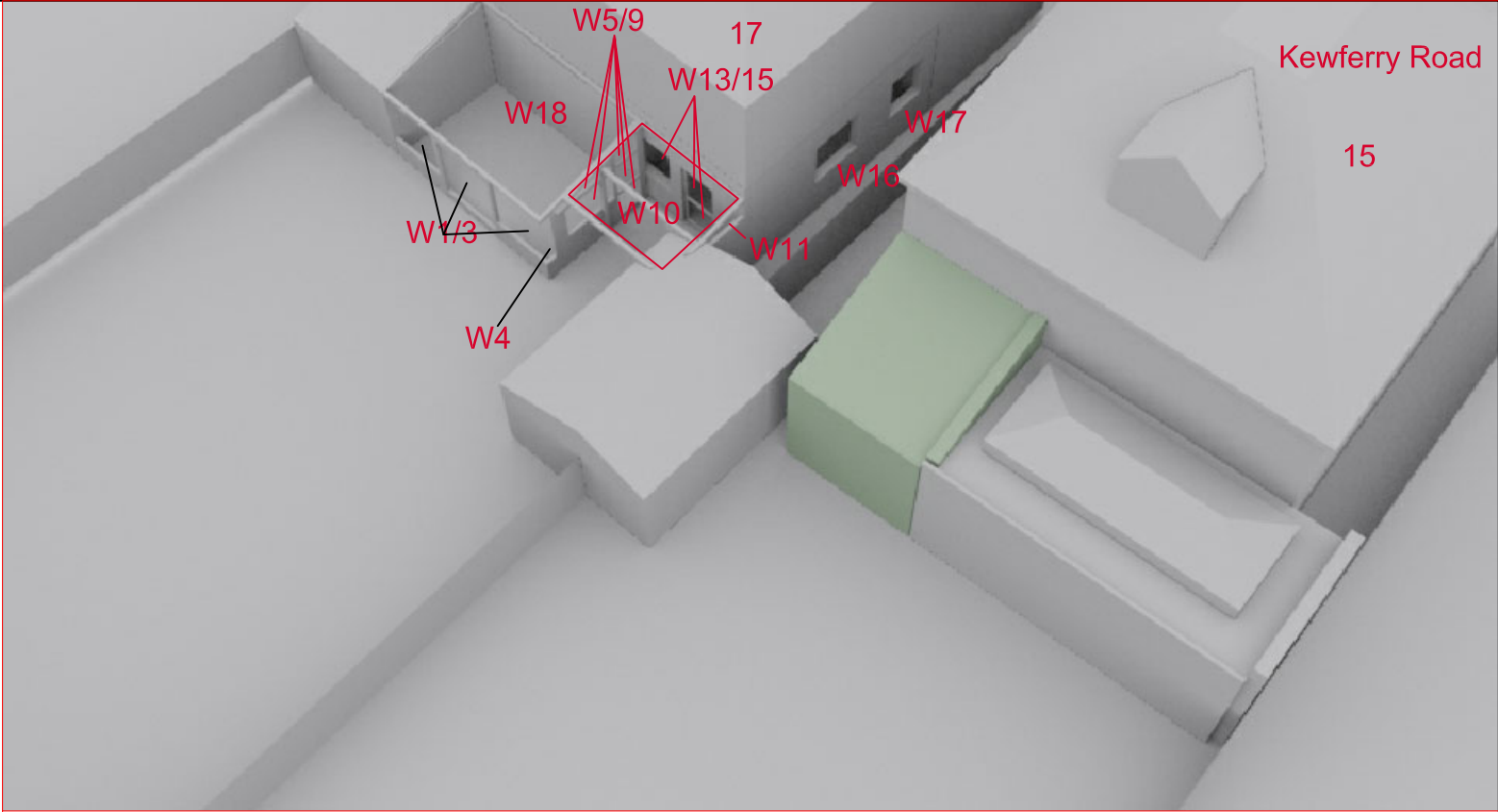
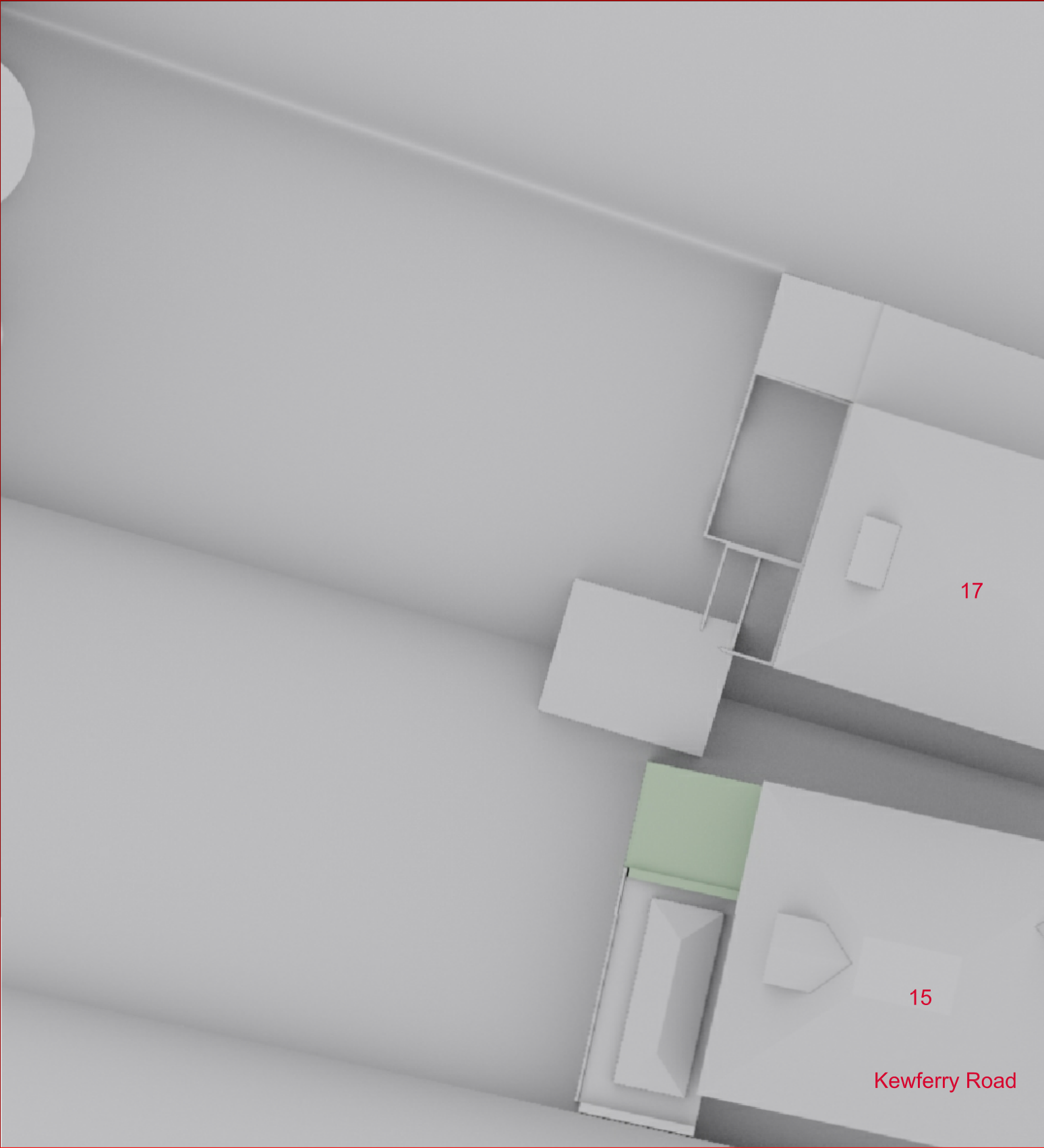


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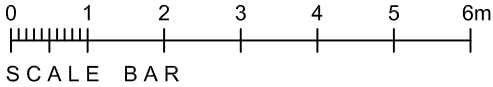
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Appendix B

Window Reference Drawings



Key:



<div><div>Lambert Smith Hampton</div><div>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</div></div>	Client		Drawing				Notes	
	17 Kewferry Road		Proposed Buildings Plan and 3D View				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.	
	Project		Job No.		DWG No.		Revisions	
	17 Kewferry Road Northwood, HA6 2NS		0000000-LW-0000		02			
			Scale	Date	Drawn	Checked		
			NTS	Jan 25	AB	GFB		



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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
								Room VSC	Pr/Ex	Meets BRE Criteria	Annual %	Diff %	Condtn	Winter %	Diff %	Condtn	Meets BRE Criteria	Pr/Ex			

17 Kewferry Road

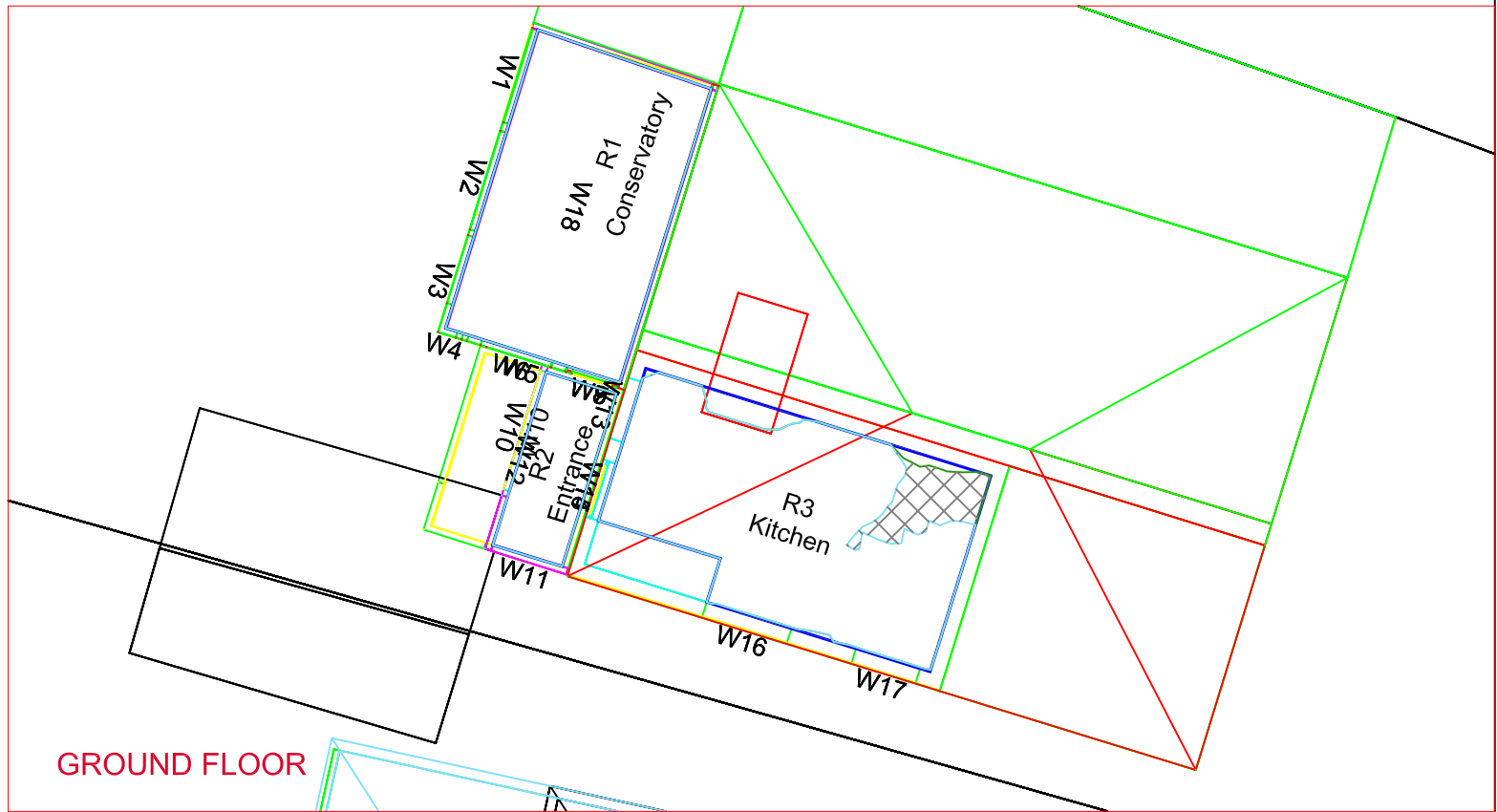
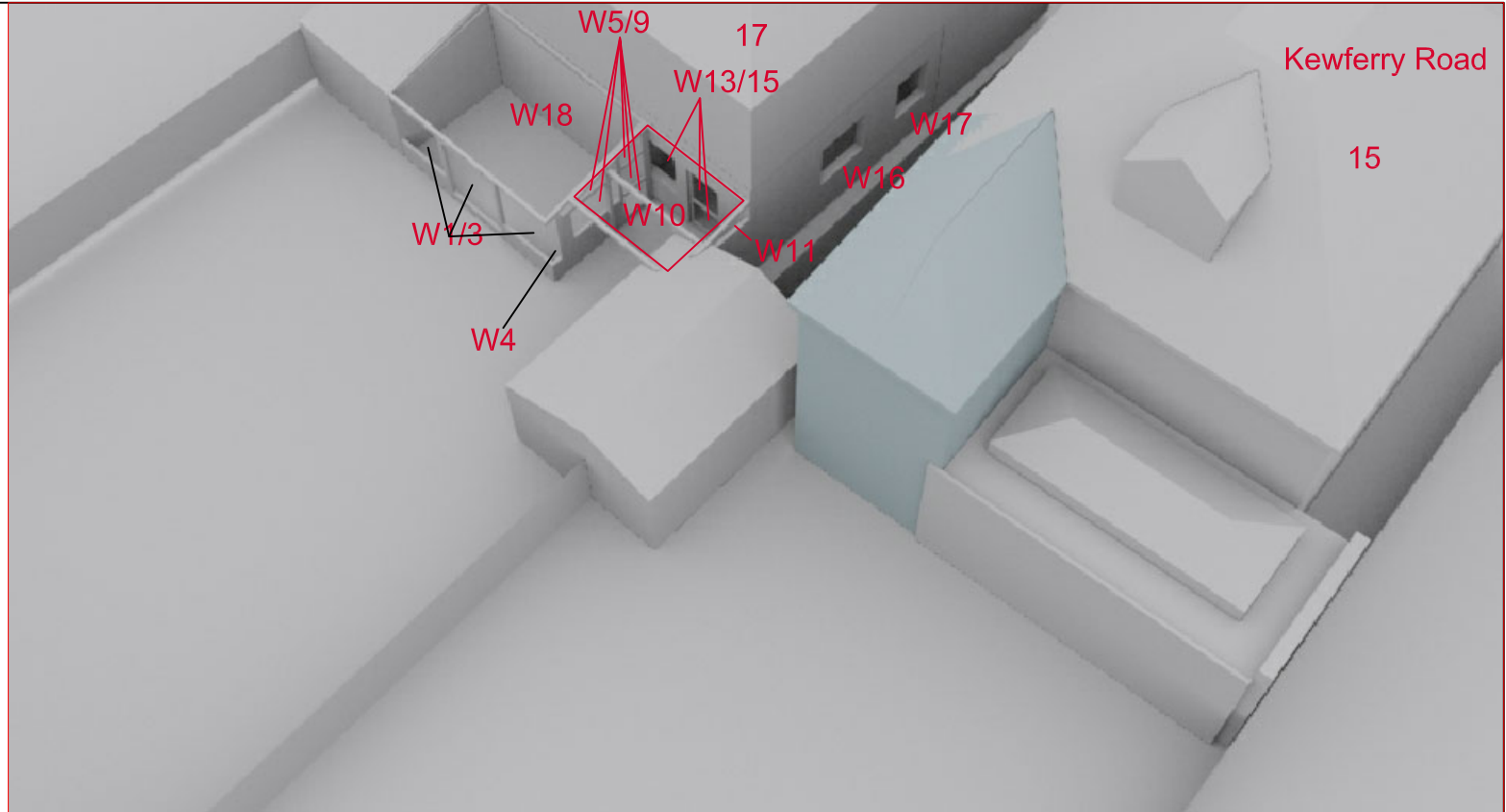
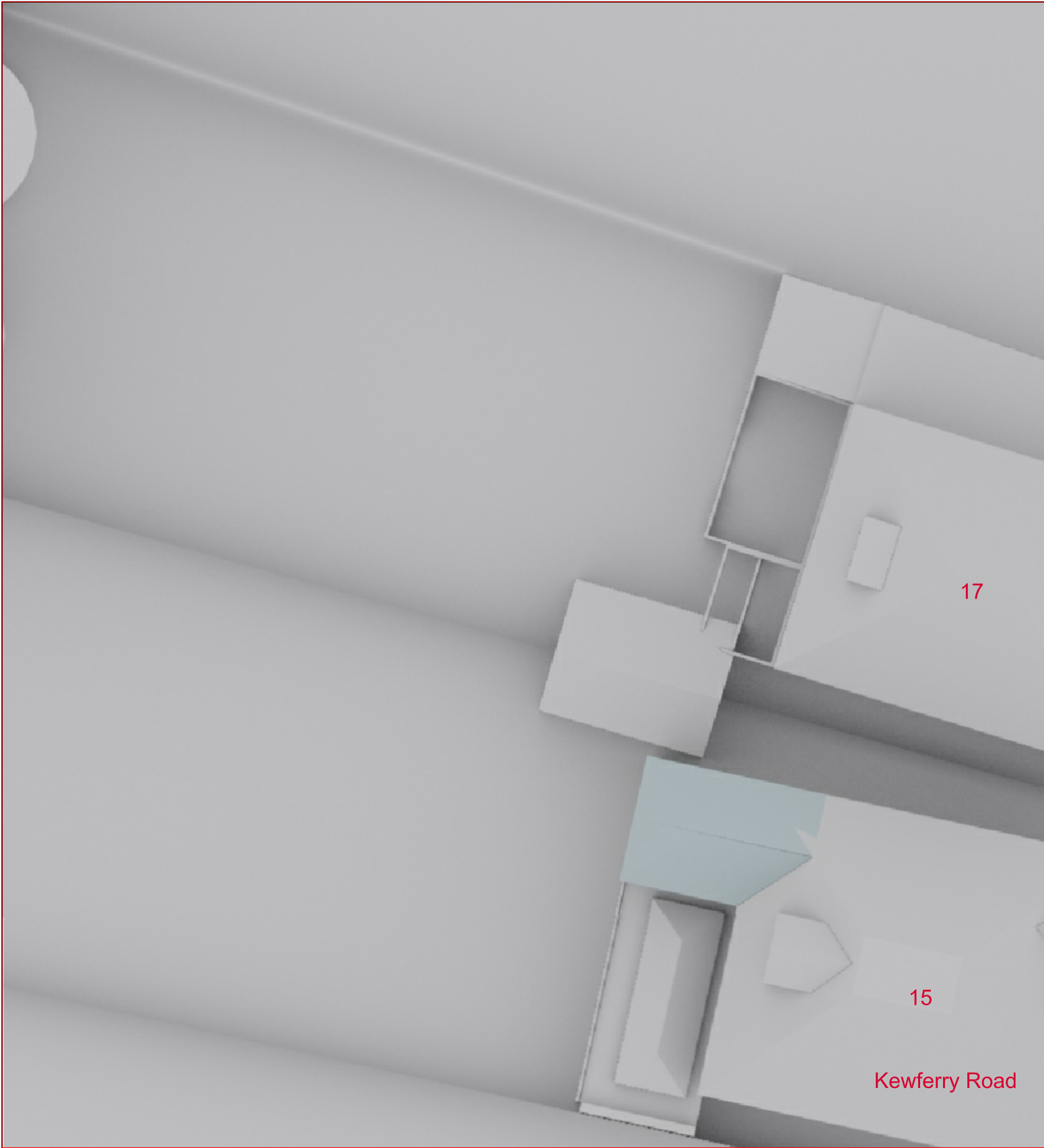
Ground	R1	Conservatory	W1	Existing	34.05	1.00	YES				35.00	*North	*North	9.00	*North	*North										
				Proposed	34.05						35.00			9.00												
			W2	Existing	33.03	1.00	YES				32.00	*North	*North	8.00	*North	*North										
				Proposed	33.03						32.00			8.00												
			W3	Existing	33.55	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								55.00								
								56.25										51.00	0.93	YES		17.00	0.76	YES		
	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								71.00				17.00	0.47	YES		
								20.30										62.00	0.87	YES		8.00				
	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	Differenc e	Condtn	Total VSC for Room			Available Sunlight Hours						Total APSH for Room			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			
			W15	Proposed	14.42						2.00			0.00								
				Existing	22.42	0.98	YES				18.00	*North	*North	0.00	*North	*North						
				Proposed	22.01						18.00			0.00								
			W16	Existing	13.34	0.84	YES				36.00	0.81	YES	2.00	1.00	YES						
				Proposed	11.25						29.00			2.00								
			W17	Existing	11.08	0.94	YES				31.00	0.97	YES	3.00	1.00	YES						
				Proposed	10.40						30.00			3.00								
								47.21	0.97	YES							69.00			18.00		
								45.64									60.00	0.87	YES	9.00	0.50	YES

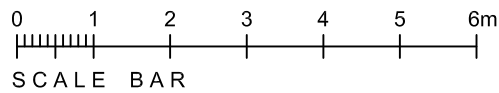
Daylight Distribution (DD) Assessment

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Difference %	Conditn
17 Kewferry Road								
Ground	R1	Conservatory	Area m2	15.39	15.39	15.39		
			% of room		100.00%	100.00%	1.00	YES
	R2	Entrance Porch	Area m2	3.59	3.59	3.59		
			% of room		100.00%	100.00%	1.00	YES
	R3	Kitchen	Area m2	18.57	17.73	16.09		
			% of room		95.45%	86.63%	0.91	YES



Key:

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



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Client	17 Kewferry Road
Project	17 Kewferry Road Northwood, HA6 2NS

Drawing	Existing Buildings Plan and 3D View
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Revisions