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Daylight and Sunlight Report
for the Proposed Development at

15 Kewferry Road, Northwood, HA6 2NS

Prepared by
Lambert Smith Hampton
55 Wells Street
London W1T 3PT

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Rev: A



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Smith
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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.



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2. Introduction

2.1 Scope

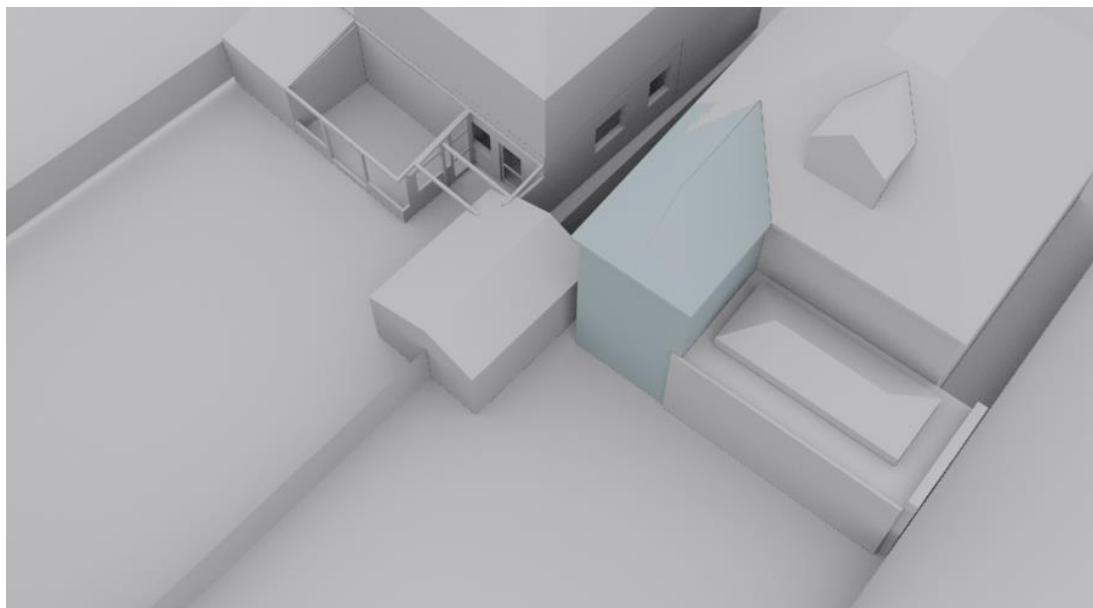
- 2.1.1 Lambert Smith Hampton (LSH) have been instructed by Mr Anthony Strachan to establish the impact on daylight and sunlight to the surrounding property which may result from the proposed development at 15 Kewferry Road, Northwood, HA6 2NS.

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

Vertical Sky Component Test				
Property	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 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.

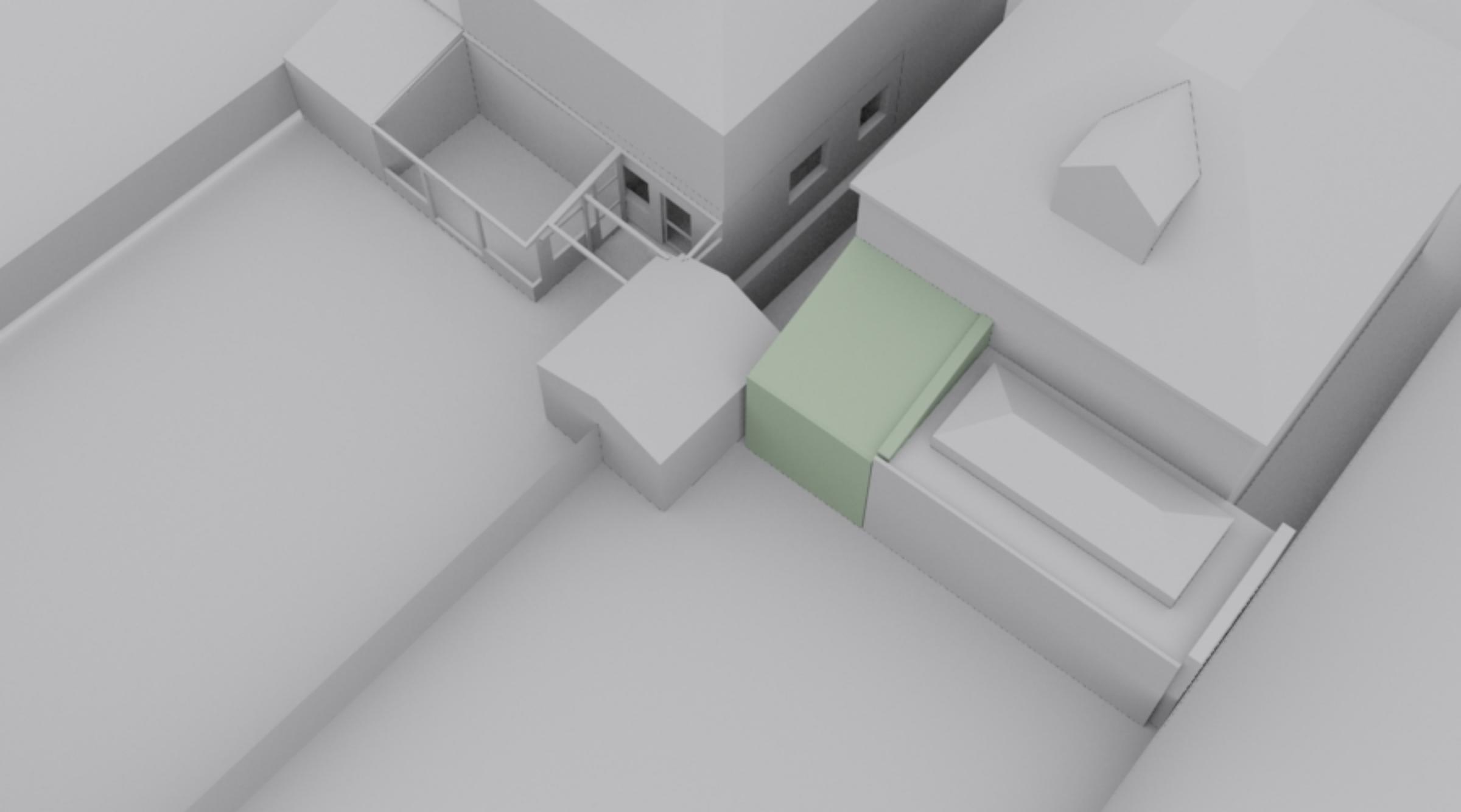


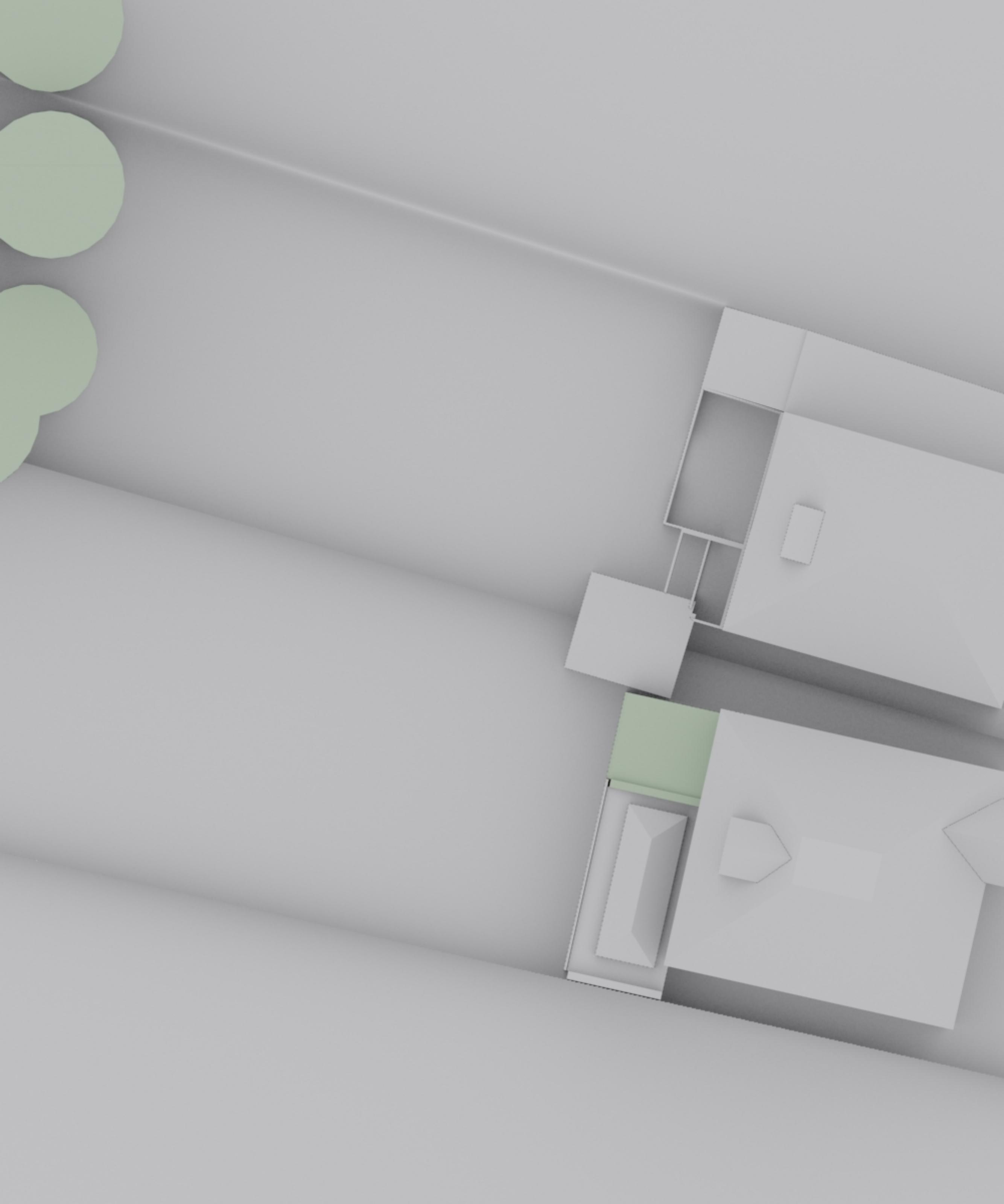
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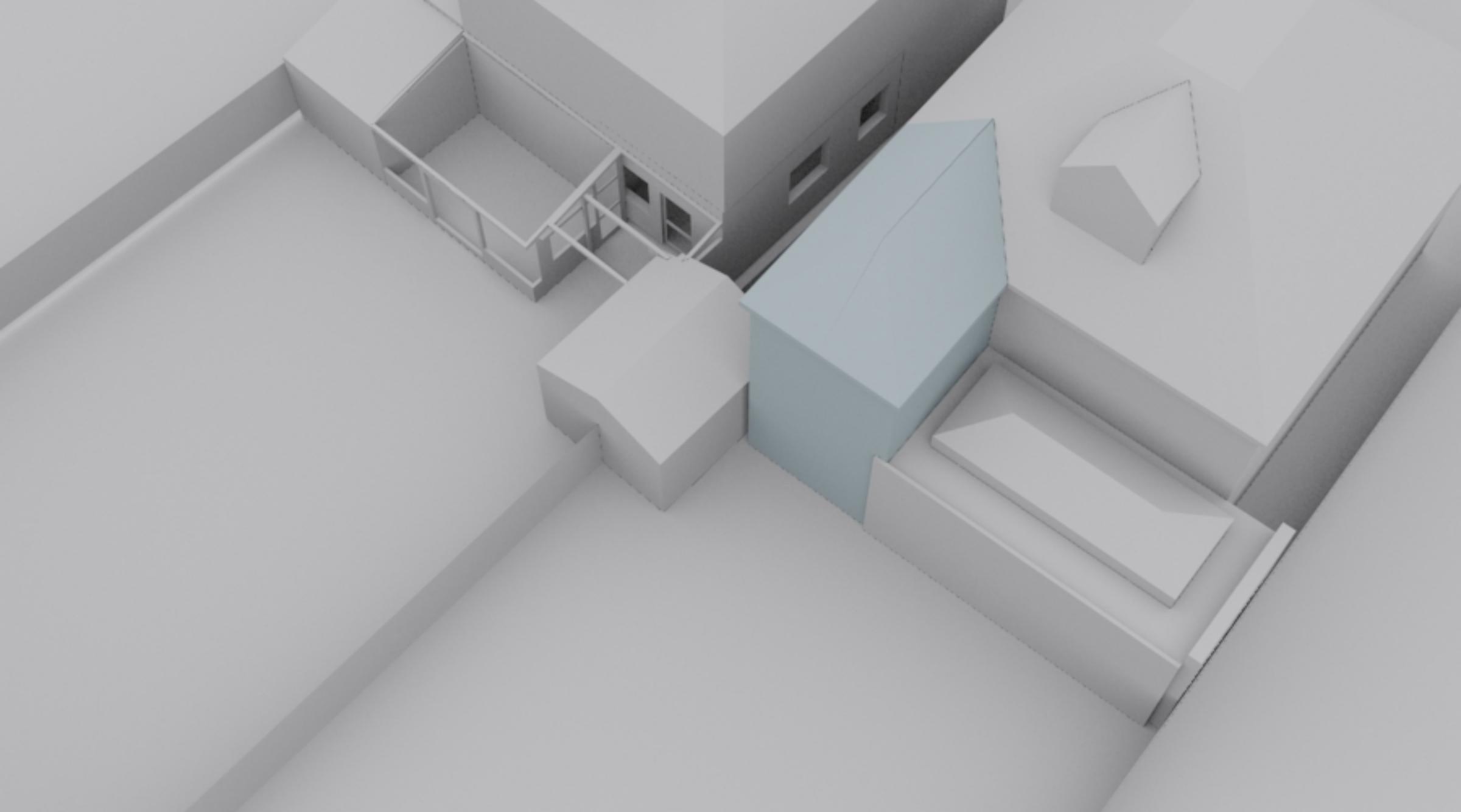
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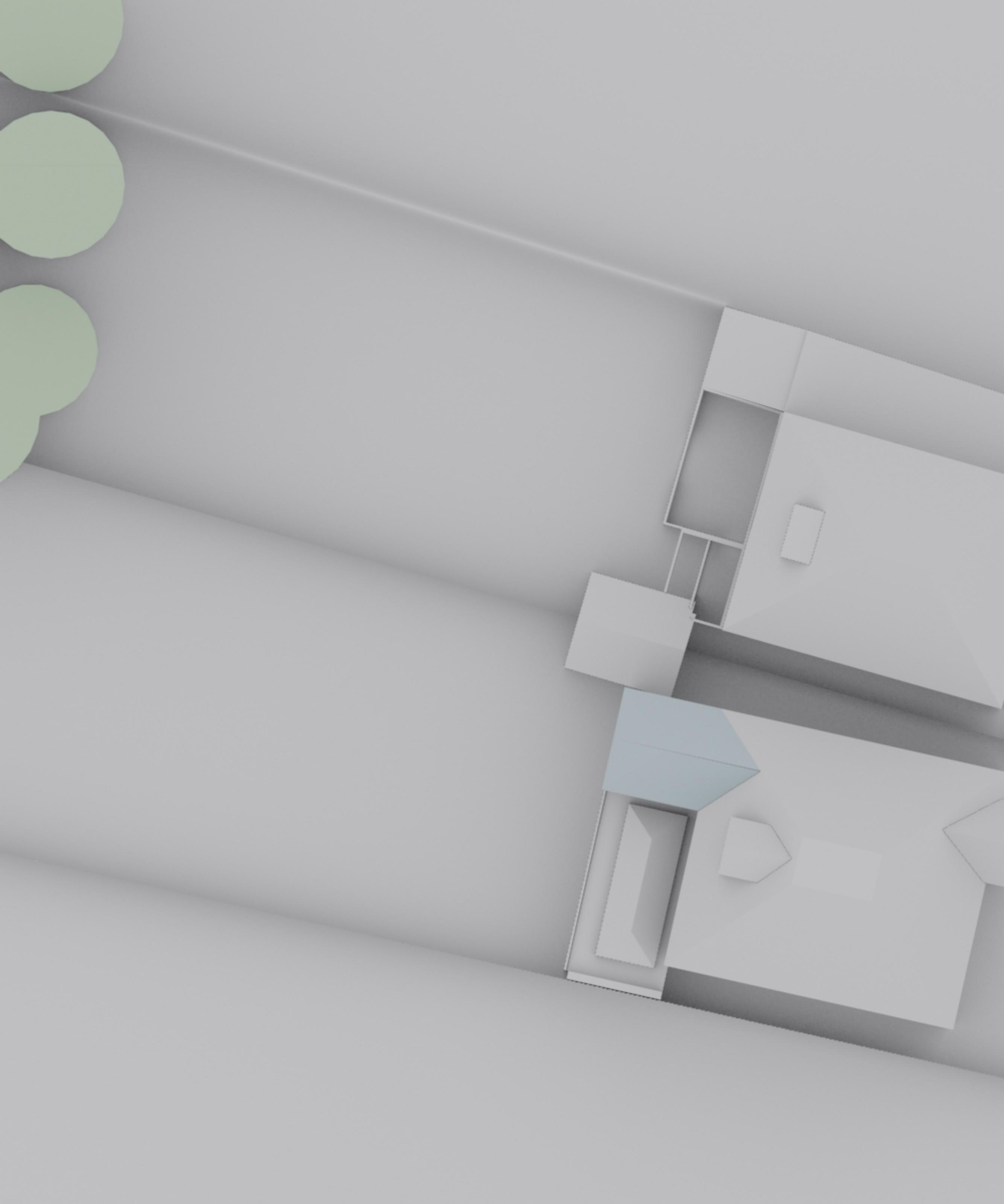
Appendix A

Context Drawings









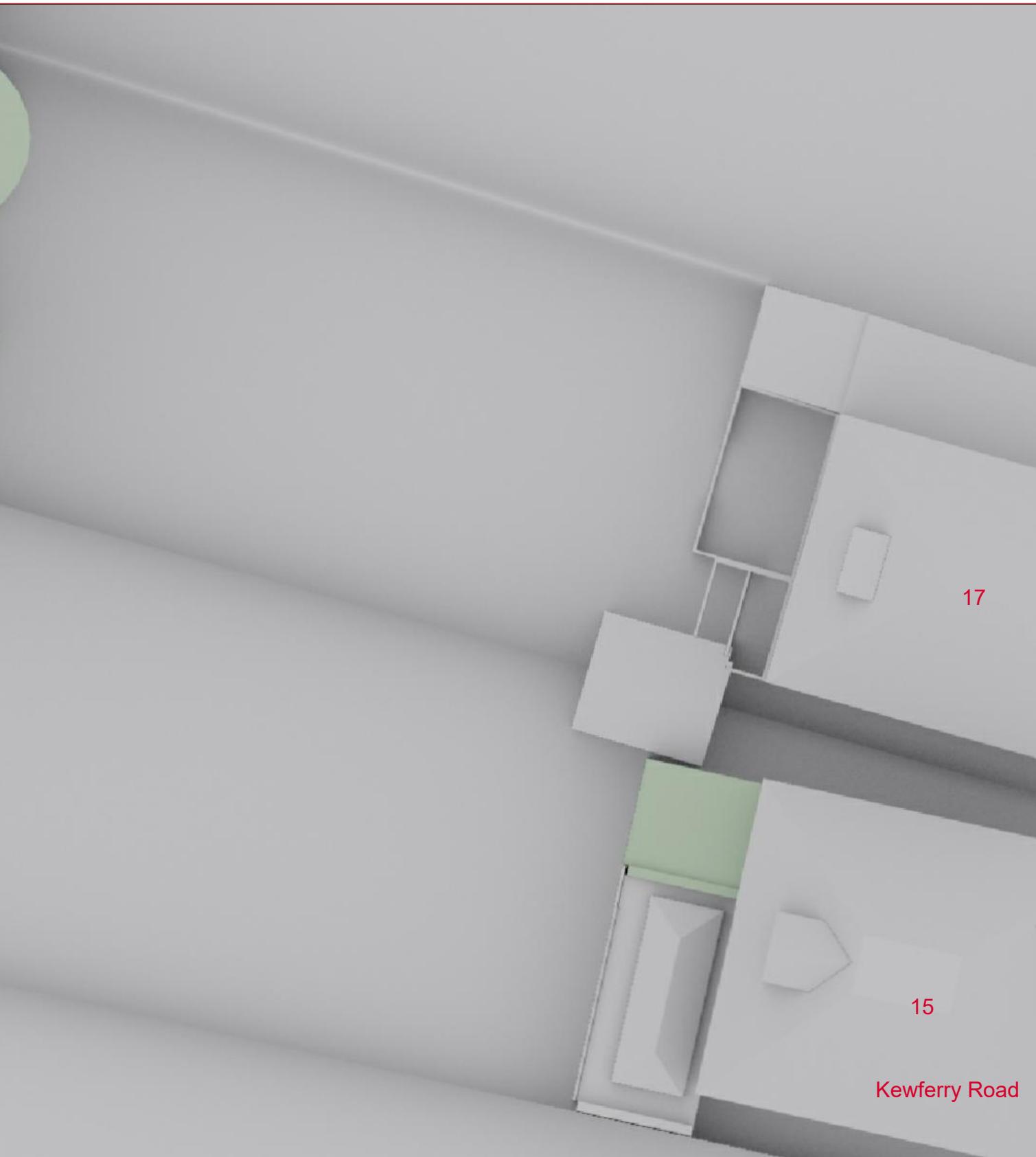


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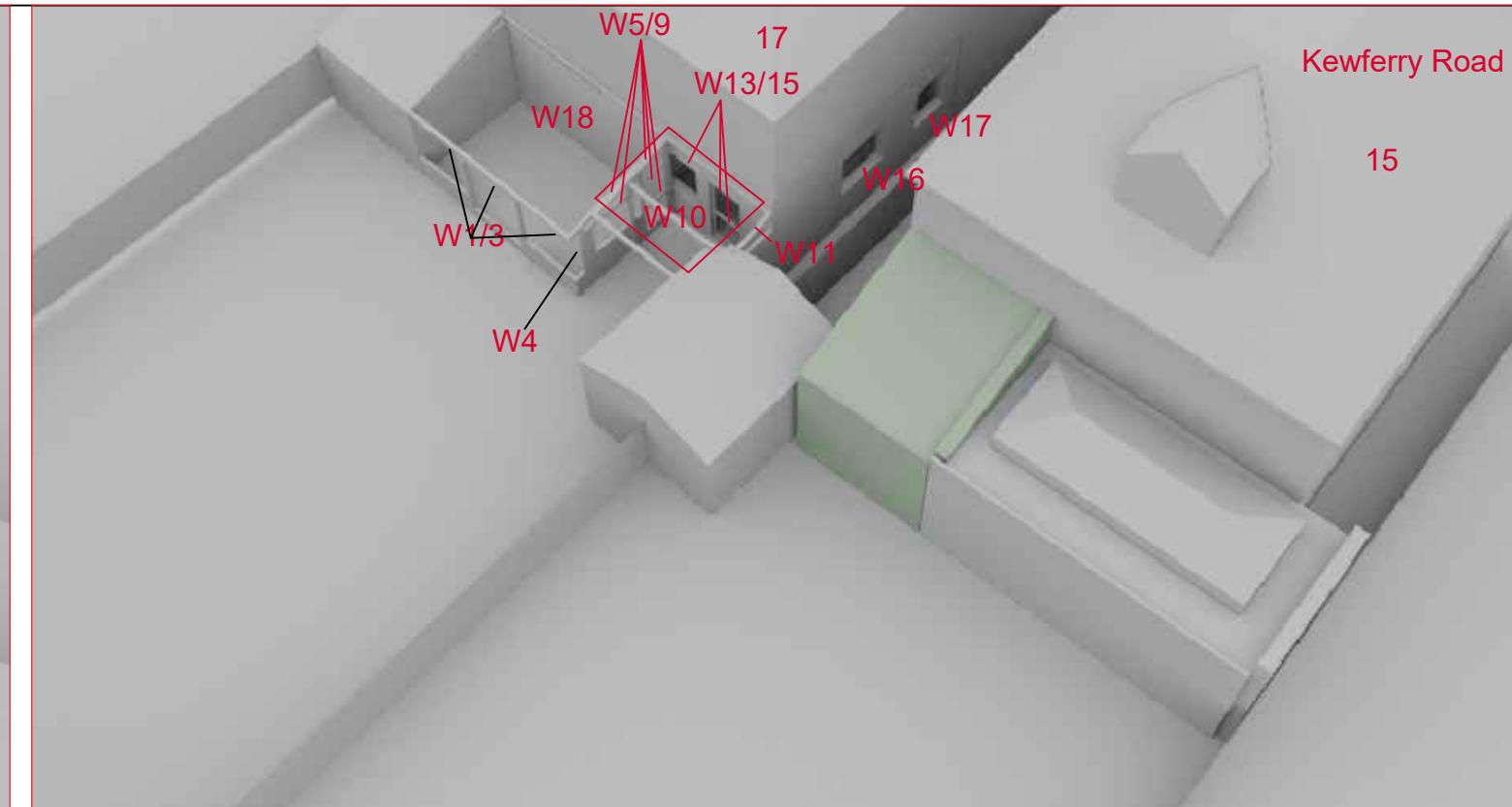
Appendix B

Window Reference Drawings



Key:

0 1 2 3 4 5 6m
SCALE BAR



Lambert Smith Hampton
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

Client
17 Kewferry Road

Project
17 Kewferry Road
Northwood, HA6 2NS

Drawing
Existing Buildings Plan and 3D View

Job No. 0000000-LW-0000 **DWG No.** 01
Scale **Date** **Drawn** **Checked**
NTS Mar 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

Kewferry Road

15



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Appendix C

Daylight/Sunlight Study/Contour Plans

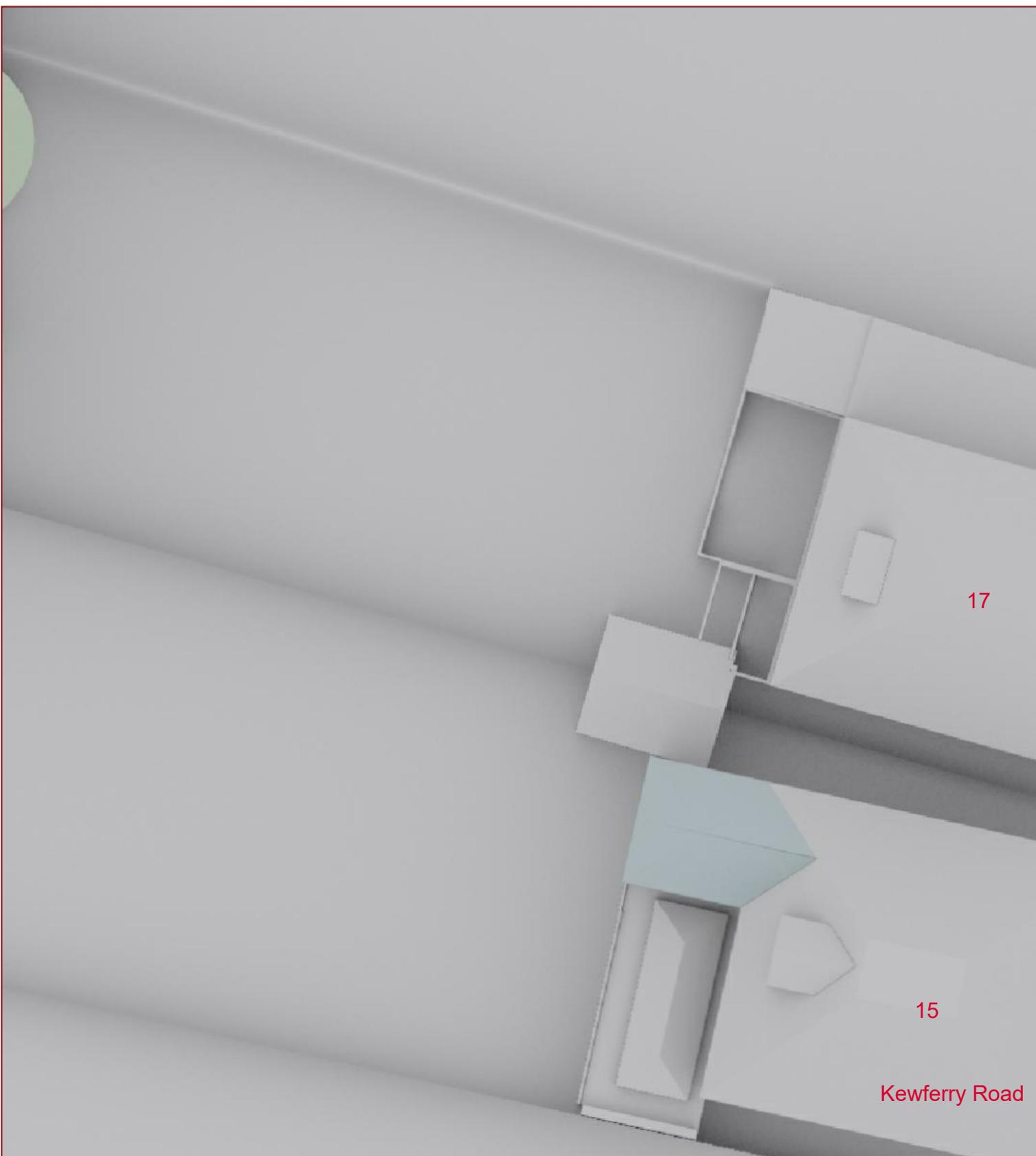
Daylight Distribution (DD) Assessment

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Difference %	Condtn
17 Kewferry Road							
Ground	R1	Reception Room	Area m2 % of room	15.39 100.00%	15.39 100.00%	1.00	YES
	R2	Utility Room	Area m2 % of room	3.59 98.71%	3.55 98.71%	1.00	YES
	R3	Kitchen	Area m2 % of room	18.57 91.31%	16.96 82.56%	0.90	YES

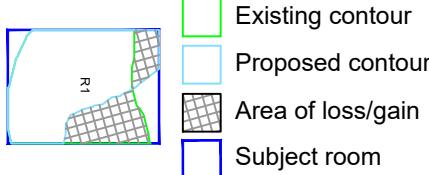
Vertical Sky Component (VSC) Assessment/ Sunlight (APSH) Assessment

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	Reception Room	W1	Existing	34.02	1.00	YES				36.00	*North	*North	10.00	*North	*North									
				Proposed	34.02						36.00			10.00											
Ground	R1	Reception Room	W2	Existing	33.09	1.00	YES				33.00	*North	*North	8.00	*North	*North									
				Proposed	33.09						33.00			8.00											
Ground	R1	Reception Room	W3	Existing	33.79	1.00	YES				33.00	*North	*North	7.00	*North	*North									
				Proposed	33.79						33.00			7.00											
Ground	R1	Reception Room	W4	Existing	22.40	0.93	YES				45.00	0.96	YES	8.00	0.75	YES									
				Proposed	20.72						43.00			6.00											
Ground	R1	Reception Room	W5	Existing	17.05	0.89	YES				37.00	0.92	YES	7.00	0.57	YES									
				Proposed	15.17						34.00			4.00											
Ground	R1	Reception Room	W6	Existing	14.28	0.76	NO				27.00	0.78	NO	13.00	0.54	YES									
				Proposed	10.91						21.00			7.00											
Ground	R1	Reception Room	W7	Existing	14.99	0.82	YES				32.00	0.88	YES	6.00	0.33	YES									
				Proposed	12.33						28.00			2.00											
Ground	R1	Reception Room	W8	Existing	18.39	0.80	YES				40.00	0.83	YES	12.00	0.42	YES									
				Proposed	14.75						33.00			5.00											
Ground	R1	Reception Room	W9	Existing	10.92	0.87	YES				26.00	0.88	YES	1.00	0.00	YES									
				Proposed	9.48						23.00			0.00											
Ground	R1	Reception Room	W18	Existing	79.79	0.99	YES				51.00	*North	*North	15.00	*North	*North									
				Proposed	79.17						47.00			11.00											
								56.84	0.99	YES															
								56.12																	
Ground	R2	Utility Room	W10	Existing	20.70	1.00	YES				18.00	*North	*North	0.00	*North	*North									
				Proposed	20.68						17.00			0.00											
Ground	R2	Utility Room	W11	Existing	21.06	0.64	NO				54.00	0.74	YES	7.00	0.29	NO									
				Proposed	13.45						40.00			2.00											
Ground	R2	Utility Room	W12	Existing	76.12	0.96	YES				53.00	*North	*North	14.00	*North	*North									
				Proposed	73.42						45.00			6.00											
								51.35	0.96	YES															
								49.46																	
Ground	R3	Kitchen	W12	Existing	76.12	0.96	YES				53.00	*North	*North	14.00	*North	*North									
				Proposed	73.42						45.00			6.00											
Ground	R3	Kitchen	W13	Existing	16.39	0.97	YES				27.00	*North	*North	4.00	*North	*North									

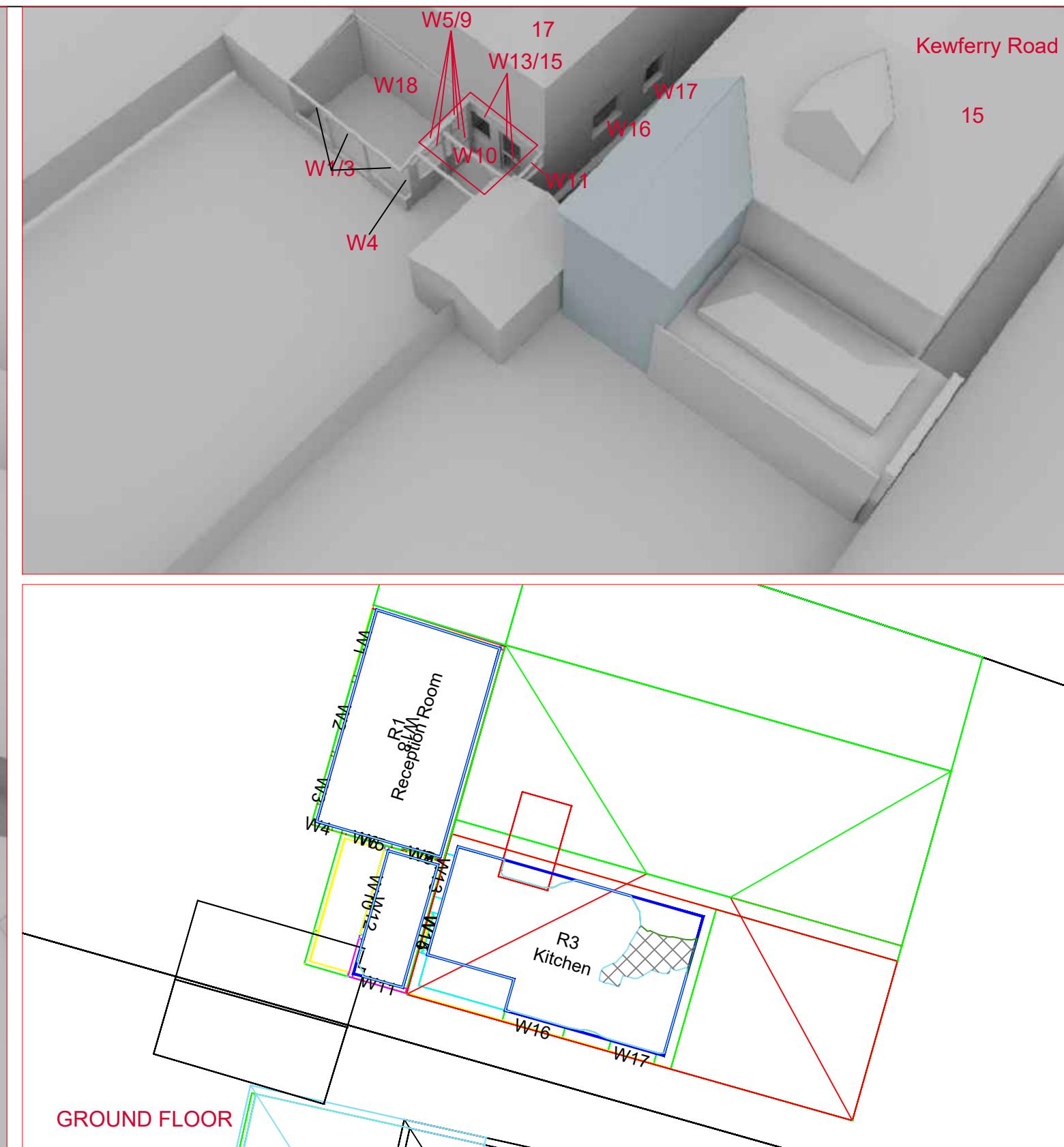
Vertical Sky Component (VSC) Assessment/ Sunlight (APSH) Assessment



Key:



0 1 2 3 4 5 6m
SCALE BAR



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17 Kewferry Road Northwood, HA6 2NS	0000000-LW-0000	02	The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.
	Scale	Date	Drawn
	NTS	Mar 25	GFB
	Revisions		

Lambert Smith Hampton
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