



Sunlight
Assessments UK

Sunlight & Daylight Assessments

Impact Assessment

Site address: 77 Hilliard Rd, Northwood, HA6 1SL, UK

Impact address: 1 Fords Pl , 75, 79 & 81 Hilliard Rd, Northwood, HA6 1SL, UK

Designer/Architects **HAWKINS EADES ASSOCIATES**

7 July 2025

Technical analysis by Milica Mijajlović





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1. Introduction

- 1.1 Sunlight Assessments UK have been instructed to assess the daylight and sunlight of the proposed conversion of 77 Hilliard Rd, Northwood, HA6 1SL, UK.
- 1.2 The report relates to the proposed Scheme presented by HAWKINS EADES ASSOCIATES, and provides detailed technical support regarding the potential impact to the daylight and sunlight of 1 Fords PI , 75, 79 & 81 Hilliard Rd, Northwood, HA6 1SL, UK.
- 1.3 The Local Authority will be informed of this by the BRE document entitled 'Site layout planning for daylight and sunlight: a guide to good practice' (BR209 2022). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.4 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of several planning considerations which the local authority will weigh.

Sources of Information

- 1.5 In the process of compiling this report, the following sources of information have been used:
 - Ordnance Survey Data
 - OS Map
 - Proposed drawings in Appendix 1



2. Methodology

Effect on daylight

Vertical Sky Component (VSC), to surrounding properties.

BRE guidance summary on daylight:

2.2.23 If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value.

the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value.

Effect on sunlight

Annual probable sunlight hours (APSH), to surrounding properties.

BRE guidance summary on sunlight:

3.2.13 If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sun lighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- values less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period.
- also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Sun on ground

Sunlight on ground (SOG) to surrounding properties.

BRE guidance summary on gardens and amenity spaces:

3.3.17 It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March



3. Standard Survey Limitations

- 3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions. Our understanding of the proposed development is informed in the drawings in Appendix 1 and information supplied by HAWKINS EADES ASSOCIATES.
- 3.2 In addition to our standard limitations, the following limitations and assumptions also apply:
- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.
 - Where floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.



4. The Site

4.1 The site is located at 77 Hilliard Rd, Northwood, HA6 1SL, UK.

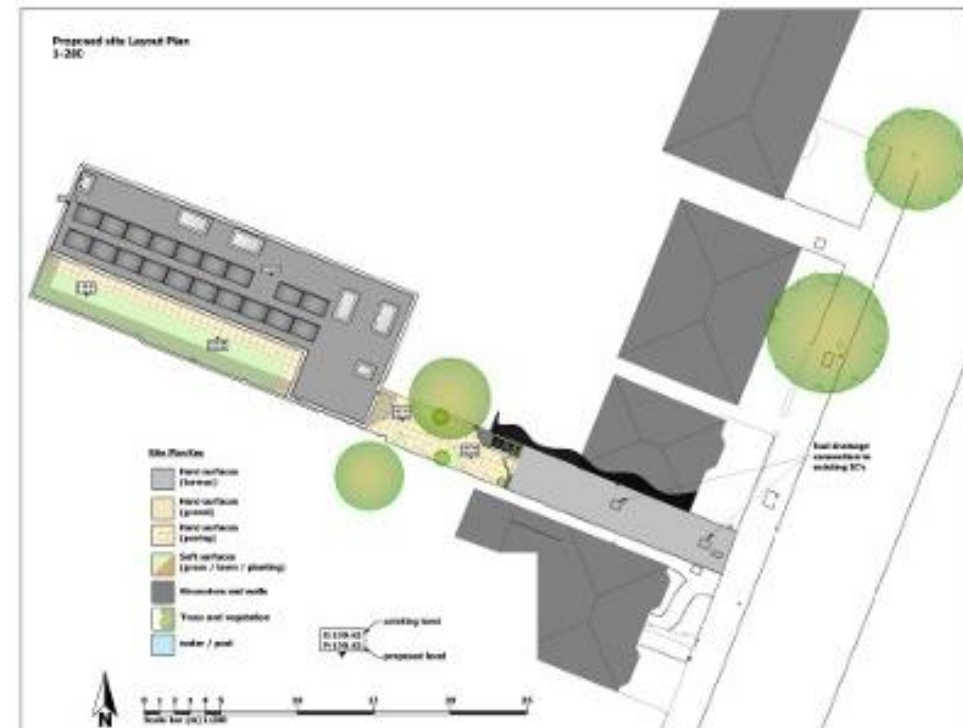




5. The Proposal

PROPOSED DEVELOPMENT

- 5.1 Our understanding of the proposed new build is illustrated in the drawings, located in Appendix 1.
- 5.2 HAWKINS EADES ASSOCIATES has provided floorplans and elevations.





6. Impact on the Surrounding Properties

- 6.1 Due to the proximity to the site, we have assessed the windows and garden of 1 Fords PI , 75, 79 & 81 Hilliard Rd, Northwood, HA6 1SL, UK.
- 6.2 These residential properties are located adjacent to the Site.
- 6.3 The location of these properties is highlighted in the map:





7. Assessment Results

Vertical Sky Component (VSC)

- 7.1 The results show that the windows and associated room will not experience a noticeable reduction in daylight as defined in the BRE guidance.

Annual probable sunlight hours (APSH)

- 7.2 The results show that all windows and associated rooms will not experience a noticeable reduction in sunlight as defined in the BRE guidance.

Garden Amenity (SOG)

- 7.3 The results show that the garden amenity space will not experience a noticeable reduction in sunlight as defined in the BRE guidance.

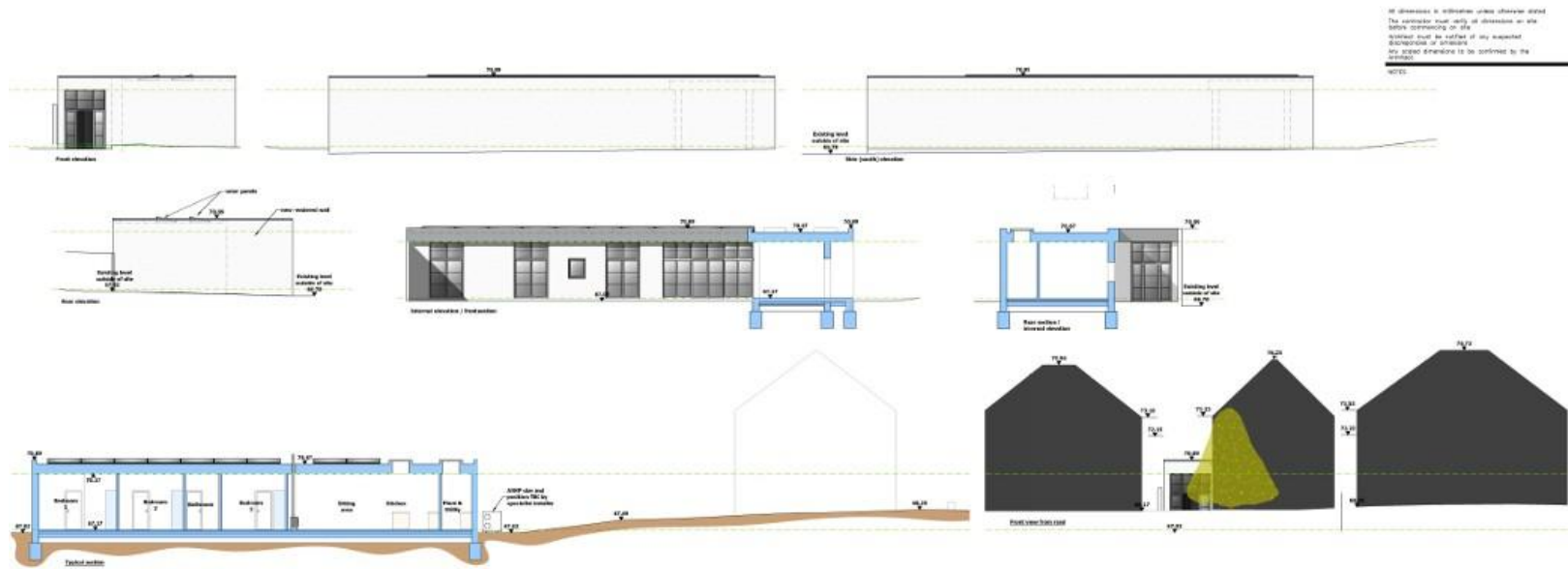


8. Conclusion

- 8.1 The daylight and sunlight to the analysed windows and garden space of 1 Fords PI , 75, 79 & 81 Hilliard Rd, Northwood, HA6 1SL, UK will not experience a noticeable reduction of daylight and sunlight as set out in the BRE guidelines.
- 8.2 We, therefore, conclude that the effects of the proposed scheme in relation to daylight and sunlight are BRE compliant and we have identified no grounds for rejection of a planning application for this proposal.

Appendix 1:

Drawings



REVISIONS

HAWKINS EADES ASSOCIATES
 ARCHITECTURAL
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CLIENT: Ede Wilson & Michael Newark

PROJECT: Extension of
 17 West Road, Appleton, Wre
 Macclesfield, SK10 5SE

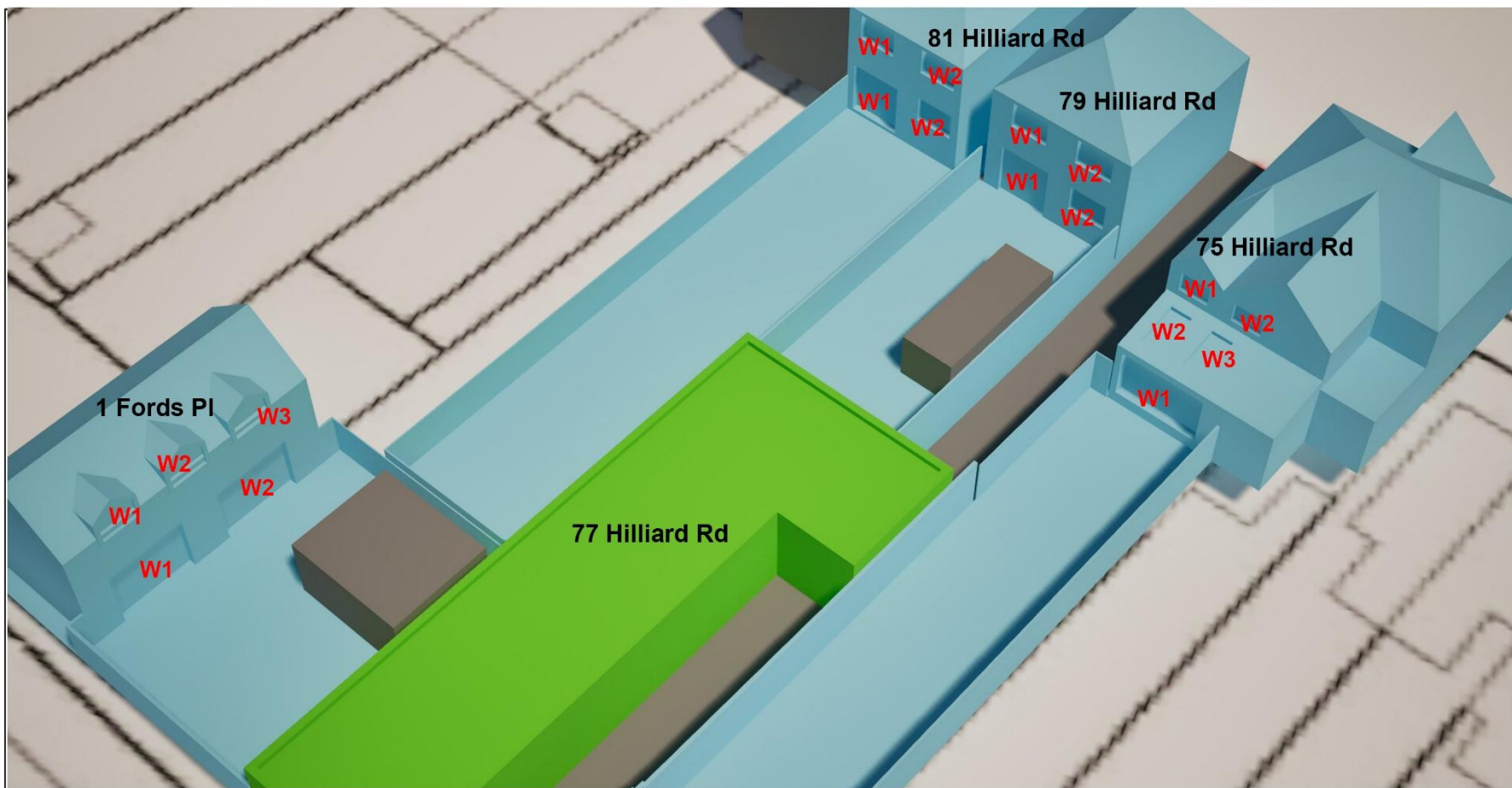
DATE: 17/05/2017

SCALE: 1:1000

Do not scale from this drawing, use dimensions and
 descriptions only to confirm the proposed
 work. HAWKINS EADES ASSOCIATES

Appendix 2:

Window Maps



Key:
■ Proposed Massing on Site
■ Neighbouring Analysed Properties
■ Surrounding Massing
 Scale - NTS

Project	77 Hilliard Rd
Client	Zoe Wilson & Michael Howard
Address	77 Hilliard Rd, Northwood
Drawn	HAWKINS EADES ASSOCIATES

Appendix 3:

Technical Analysis



Vertical Sky Component (VSC) results

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
1 Fords Pl	First	W1	200°	39.43	39.43	1	YES
1 Fords Pl	First	W2	200°	39.38	39.38	1	YES
1 Fords Pl	First	W3	200°	39.33	39.33	1	YES
1 Fords Pl	Ground	W1	200°	34.39	33.83	0.98	YES
1 Fords Pl	Ground	W2	200°	31.38	31.18	0.99	YES
75 Hilliard Rd	First	W1	290°N	39.48	39.48	1	YES
75 Hilliard Rd	First	W2	290°N	39.49	39.49	1	YES
75 Hilliard Rd	Ground	W1	290°N	36.89	36.71	1	YES
75 Hilliard Rd	Ground	W2	290°N Inc	86.31	86.32	1	YES
75 Hilliard Rd	Ground	W3	290°N Inc	83.26	83.27	1	YES
79 Hilliard Rd	First	W1	290°N	39.27	39.27	1	YES
79 Hilliard Rd	First	W2	290°N	39.03	39.03	1	YES
79 Hilliard Rd	Ground	W1	290°N	34.23	34.16	1	YES
79 Hilliard Rd	Ground	W2	290°N	36.43	36.42	1	YES
81 Hilliard Rd	First	W1	290°N	39.5	39.5	1	YES
81 Hilliard Rd	First	W2	290°N	39.48	39.48	1	YES
81 Hilliard Rd	Ground	W1	290°N	35.73	35.64	1	YES
81 Hilliard Rd	Ground	W2	290°N	38.79	38.75	1	YES



Annual probable sunlight hours (APSH) results

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria
1 Fords Pl	First	W1	200°	86	86	1	YES	30	30	1	YES
1 Fords Pl	First	W2	200°	86	86	1	YES	30	30	1	YES
1 Fords Pl	First	W3	200°	86	86	1	YES	30	30	1	YES
1 Fords Pl	Ground	W1	200°	79	78	0.99	YES	26	25	0.96	YES
1 Fords Pl	Ground	W2	200°	78	78	1	YES	22	22	1	YES
75 Hilliard Rd	First	W1	290°N	38	38	North	North	10	10	North	North
75 Hilliard Rd	First	W2	290°N	38	38	North	North	10	10	North	North
75 Hilliard Rd	Ground	W1	290°N	36	36	North	North	8	8	North	North
75 Hilliard Rd	Ground	W2	290°N Inc	55	55	North	North	15	15	North	North
75 Hilliard Rd	Ground	W3	290°N Inc	52	52	North	North	15	15	North	North
79 Hilliard Rd	First	W1	290°N	38	38	North	North	10	10	North	North
79 Hilliard Rd	First	W2	290°N	37	37	North	North	9	9	North	North
79 Hilliard Rd	Ground	W1	290°N	34	34	North	North	6	6	North	North
79 Hilliard Rd	Ground	W2	290°N	30	30	North	North	2	2	North	North
81 Hilliard Rd	First	W1	290°N	38	38	North	North	10	10	North	North
81 Hilliard Rd	First	W2	290°N	38	38	North	North	10	10	North	North
81 Hilliard Rd	Ground	W1	290°N	38	38	North	North	10	10	North	North
81 Hilliard Rd	Ground	W2	290°N	38	38	North	North	10	10	North	North

* The BRE guidelines state regarding the APSH test “any windows facing within 90 degrees due north does not need to be analysed as there is no expectation of sunlight”.

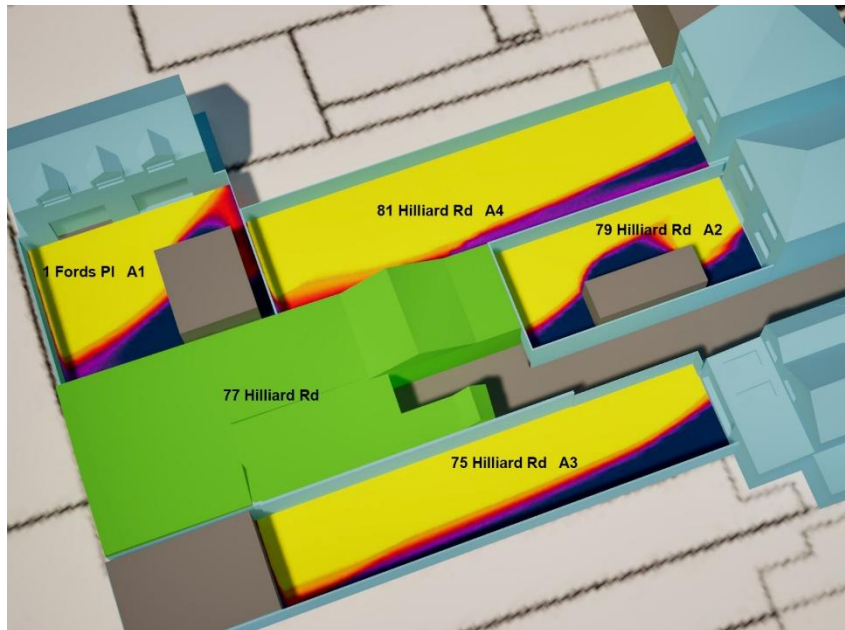


Garden Amenity, Sun On Ground (SOG) results

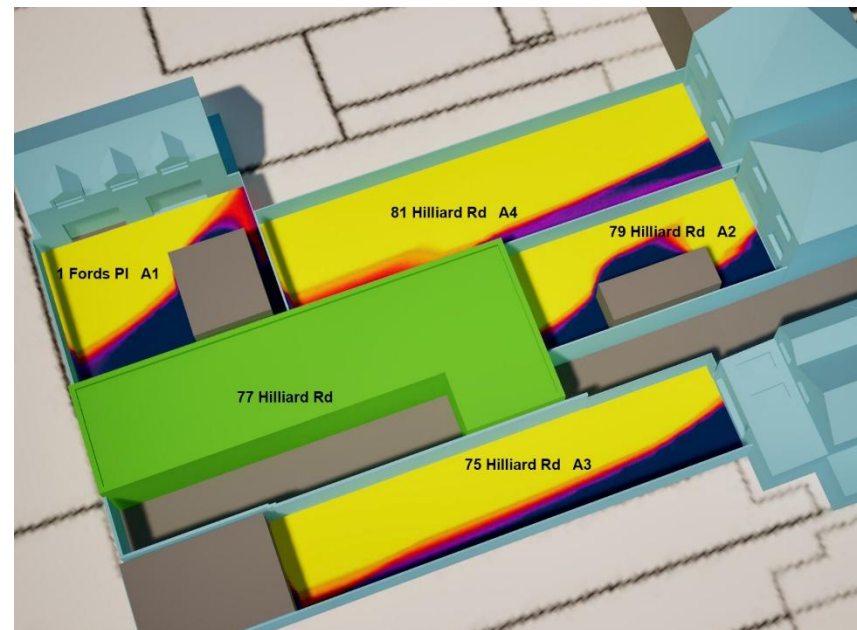
Building Name	Floor Name	Amenity Name	Amenity Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
1 Fords Pl	Ground	A1	87.41	44.84	41.08	51%	47%	0.92	YES
75 Hilliard Rd	First	A3	128.74	79.61	79.61	62%	62%	1	YES
79 Hilliard Rd	First	A2	74.41	39.47	39.13	53%	53%	0.99	YES
81 Hilliard Rd	First	A4	165.77	114.76	110.81	69%	67%	0.97	YES



Existing garden sunlight map (March 21st)



Proposed Garden sunlight map (March 21st)



End of report

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