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4 November 2021

Godfried Gyasi-Addo
Epik Property Services Ltd
46 Camden Road
Camden Town
London
NW1 9DR

Dear Godfried

8 Dawlish Drive, Ruislip, HA4 9SD – Daylight & Sunlight Report Summary

Delva Patman Redler LLP ("we") have been engaged by Remon Wadie to assess the potential daylight & sunlight impacts that the development at 8 Dawlish Drive ("the Site") may have on neighbouring amenity.

Consent was granted by the London Borough of Hillingdon under application number 3397/APP/2021/309 and the scheme by DOTS Architectural Services Ltd has since been built out. However, it is our understanding that the scheme constructed is larger than what was given consent.

Our daylight and sunlight study has been carried out using the assessment methodology recommended in the Building Research Establishment (BRE) Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (second edition, 2011) ("the BRE guide") and the Professional Guidance Note, 'Daylighting and sunlighting' (1st edition, 2012), published by the Royal Institution of Chartered Surveyors.

The Site is located within the London Borough of Hillingdon and is shown outlined in red in the aerial photograph below.

Also at:
Delva Patman Redler
The Quay
12 Princes Parade
Liverpool L3 1BG

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40 Berkeley Square
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BS8 1HP

The proposals

From review of the consented scheme drawings by DOTS Architectural Services Ltd and the as built drawings by Epik Property Services Ltd, the proposals involve a part single, part two storey rear and side extension to 8 Dawlish Drive.

Assessment methodology and numerical guidelines to neighbouring buildings

The leading publication providing national guidance on the impacts of development on daylight and sunlight to neighbouring buildings and open spaces, is BRE Report 209, '*Site Layout Planning for Daylight and Sunlight: A guide to good practice*' (second edition, 2011). It is referred to in the development plan documents or supplementary planning documents of most planning authorities.

The following technical assessments that underpin this daylight, sunlight and overshadowing study have been carried out in accordance with the assessment methodology recommended in the BRE guide.

The principal assessments and numerical criteria are summarised below.

Daylight to neighbouring buildings

If the head of the new development subtends an angle of more than 25° measured from the centre of the lowest affected window in an existing neighbouring building in a plane perpendicular to the window wall, then a more detailed check is needed to find the loss of skylight.

The more detailed tests are:

i) vertical sky component (**VSC**) at the centre of each main window, which measures the total amount of skylight available; and

ii) no-sky line (**NSL**) on the working plane inside a room, where room layouts are known, which measures the area that can receive direct skylight and assesses the distribution of daylight around the room.

Loss of daylight resulting from development will be noticeable if either:

- the VSC at the centre of the window will be reduced to both less than 27% and less than 0.8 times its former value, or
- the area of the working plane in a room that is enclosed by the no-sky line (NSL) and can receive direct skylight will be reduced to less than 0.8 times its former value.

In respect of the windows and rooms to be assessed, the BRE guide states:

> *The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms.*

In housing, living rooms, dining rooms and kitchens have a greater requirement for daylight. Bedrooms should also be analysed but are less important. Bathrooms, stairwells and other areas without a requirement for daylight need not be assessed.

Sunlight to neighbouring buildings

In designing new development, care should be taken to safeguard the access to sunlight for existing dwellings and any nearby non-domestic buildings where there is a particular requirement for sunlight.

Obstruction to sunlight may become an issue if part of the development is situated within 90˚ of due south of a main window wall of an existing building, and in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25˚ to the horizontal measured from the centre of the lowest window to a main living room.

The amount of sunlight reaching a room is measured by calculating the percentage of annual probable sunlight hours (**APSH**) at the centre its windows.

If, following development, the APSH will be greater than 25%, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight.

Sunlight will be adversely affected if the centre of the window will:

- receive less than 25% APSH or less than 5% APSH during the winter months (21 September to 21 March); and
- less than 0.8 times its former sunlight hours during either period; and
- the reduction in sunlight over the whole year will be greater than 4% APSH.

All main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90˚of due south.

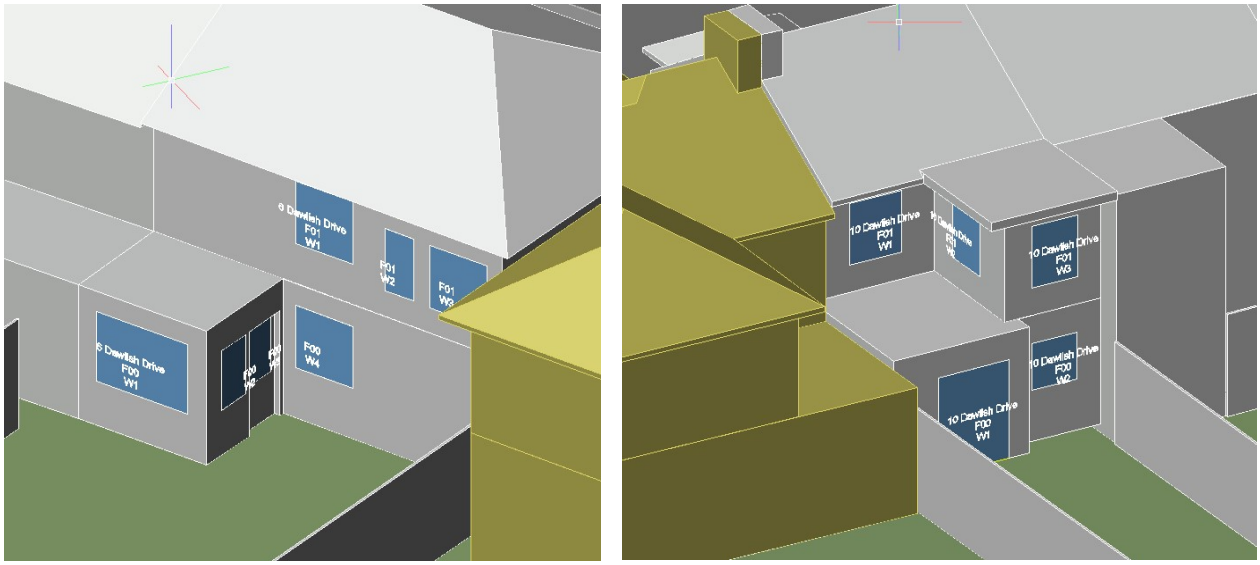
Information used in our technical study

We have undertaken our technical study using PDF drawings of the consented and as built schemes as provided and constructed a 3D model of these along with the surrounding massing. This has been done using a combination of an OS tile, site photos and consented plans & elevations for the rear extension to 10 Dawlish Drive as filed under application number 67823/APP/2018/2839. No measured survey was available for our assessments. Our specialist analysis software, which runs the assessments recommended in the BRE guide has been added to these models.

Rooms and windows in the following neighbouring properties have been considered:

- 6 Dawlish Drive
- 10 Dawlish Drive

The rooms and windows considered within each property are shown below with the associated window IDs.

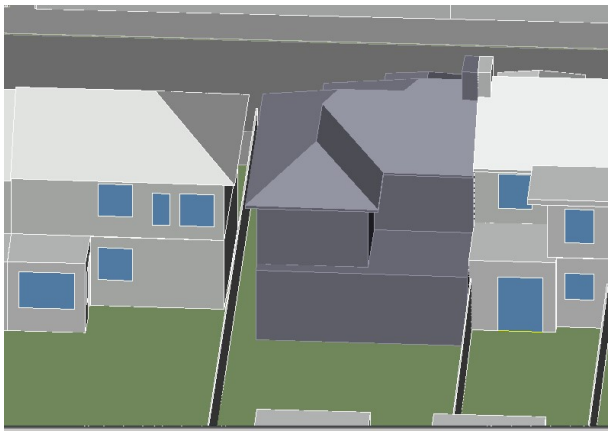


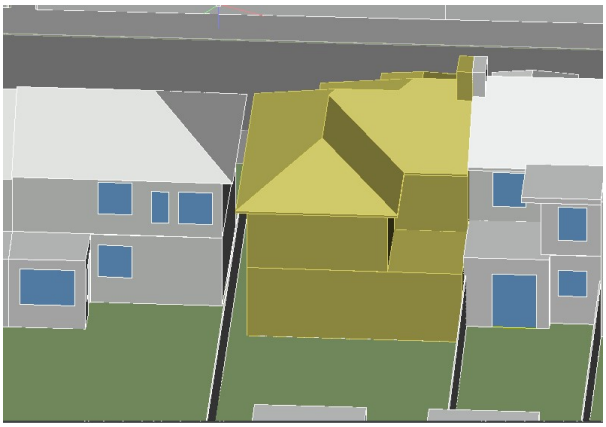
Given the site has consent, Appendix F of the BRE Guide states:

> *"In assessing the loss of light to existing windows nearby a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks.*

The consented proposals set alternative target values (instead of using the existing baseline results) with which to compare the proposed development against to determine whether there will be any material change in the results.

The images below show the consented massing in grey as proposed by DOTS Architectural Services Ltd and the as built scheme in gold built from the drawings provided by Epik Property Services Ltd.





Daylight to neighbouring properties

VSC and NSL

The results of the VSC and NSL analyses of the neighbouring properties are tabulated in Appendix 1. When compared against the consented alternative target values, the majority would continue to meet the BRE default target value of 27% VSC with the remaining windows experiencing less than a 1% absolute change from the consented figures. In addition, the NSL results do not alter as a result of the difference in massing from the consented to as built.

Sunlight to neighbouring properties

The results of the annual and winter sunlight analyses are tabulated in Appendix 1. The living rooms at ground floor to both 6 and 10 Dawlish Drive will continue to comply with the BRE default target values for APSH and winter sun of 25% and 5% respectively.

Conclusions

We assessed the daylight and sunlight provisions to the adjacent neighbours to the site. The assessments have been run using methodologies recommended in the BRE guide. Given the site benefits from an extant consent we have assessed the as built scheme against this in order to compare the impacts against alternative target values.

The daylight and sunlight analyses demonstrate that the impact of the as built massing is not considered to materially differ when compared against the consented proposals. In addition, when the as built massing is compared against the existing building, the technical results in Appendix 2 demonstrate that all rooms would comfortably comply with the BRE guide.

In conclusion, it is submitted that the as built proposals at 8 Dawlish Drive as provided by Epik Property Services Ltd are consistent with the Council's local planning policy in daylight and sunlight terms.

Yours faithfully / sincerely

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Appendix 1

Consent v As Built Neighbouring Daylight & Sunlight Results

Property, room & window attributes						VSC				NSL				APSH (room)						
Floor	Room	Property type	Room use	Room layout	Window Ref./Orientation	Con. (% VSC)	As Built (% VSC)	Loss (% VSC)	ratio	Con. (% rm)	As Built (% rm)	Loss (m^2)	ratio	Annual (%APSH) Con.	As Built	Loss	Built/C	Winter (%APSH) Con.	As Built	Built/C
6 Dawlish Drive																				
F00	R1	Residential	Unknown	Assumed	W1 ↘	34.8	34.8	N/A	N/A											
		Residential	Unknown	Assumed	W2 ↗	20.3	19.5	0.8	0.96											
		Residential	Unknown	Assumed	W3 ↗	15.2	14.4	0.8	0.95	100%	100%	0.00	1.00	79	79	N/A	N/A	25	25	N/A
	R2	Residential	Unknown	Assumed	W4 ↘	27.8	27.4	N/A	N/A	99%	99%	0.00	1.00	54	53	N/A	N/A	13	13	N/A
F01	R1	Residential	Unknown	Assumed	W1 ↘	32.9	32.7	N/A	N/A	99%	99%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R2	Residential	Unknown	Assumed	W2 ↘	33.8	33.3	N/A	N/A	99%	99%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R3	Residential	Unknown	Assumed	W3 ↘	32.4	31.0	N/A	N/A	100%	100%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
10 Dawlish Drive																				
F00	R1	Residential	KD	Plans	W1 ↘	30.4	30.4	N/A	N/A											
		Residential	KD	Plans	W2 ↘	29.9	29.9	N/A	N/A	99%	99%	0.00	1.00	70	69	N/A	N/A	21	21	N/A
F01	R1	Residential	Bedroom	Plans	W1 ↘	19.1	18.6	0.5	0.97	95%	95%	0.01	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R2	Residential	Bedroom	Plans	W2 ↙	17.9	17.2	0.7	0.96											
		Residential	Bedroom	Plans	W3 ↘	29.5	29.5	N/A	N/A	99%	99%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Appendix 2

Existing v As Built Neighbouring Daylight & Sunlight Results

Property, room & window attributes						VSC				NSL				APSH (room)						
Floor	Room	Property type	Room use	Room layout	Window Ref./Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m^2)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex	Winter (%APSH) Exis.	Prop.	Pro./Ex
6 Dawlish Drive																				
F00	R1	Residential	Unknown	Assumed	W1 ↘	34.8	34.8	N/A	N/A											
		Residential	Unknown	Assumed	W2 ↗	22.8	19.5	3.3	0.86											
		Residential	Unknown	Assumed	W3 ↗	17.7	14.4	3.3	0.81	100%	100%	0.00	1.00	79	79	N/A	N/A	25	25	N/A
	R2	Residential	Unknown	Assumed	W4 ↘	28.4	27.4	N/A	N/A	99%	99%	0.00	1.00	57	53	N/A	N/A	13	13	N/A
F01	R1	Residential	Unknown	Assumed	W1 ↘	33.1	32.7	N/A	N/A	99%	99%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R2	Residential	Unknown	Assumed	W2 ↘	34.7	33.3	N/A	N/A	99%	99%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R3	Residential	Unknown	Assumed	W3 ↘	34.9	31.0	N/A	N/A	100%	100%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
10 Dawlish Drive																				
F00	R1	Residential	KD	Plans	W1 ↘	30.8	30.4	N/A	N/A											
		Residential	KD	Plans	W2 ↘	29.9	29.9	N/A	N/A	99%	99%	0.00	1.00	74	69	N/A	N/A	21	21	N/A
F01	R1	Residential	Bedroom	Plans	W1 ↘	19.5	18.6	0.9	0.96	95%	95%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R2	Residential	Bedroom	Plans	W2 ↙	19.2	17.2	2.0	0.90											
		Residential	Bedroom	Plans	W3 ↘	29.5	29.5	N/A	N/A	99%	99%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required