

Daylight, Sunlight and Overshadowing Report

Aynstone Ltd

67 Horton Road
West Drayton
UB7 8ET

6th September 2021

Prepared by

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Public

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GENERAL DISCLAIMER

Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business Director.

DATE
06.09.21

ORIGINATOR
Felix Carter
Associate
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APPROVED
Aaron Langley
Director



Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INSTRUCTIONS AND BRIEF

- 1.1 In accordance with instructions received from Aynstone Ltd we have undertaken technical analysis of the effect the proposed development for a 3 storey building comprising 6 units will have on the amenity to neighbouring properties.
- 1.2 This report has been produced in conjunction with the daylight and sunlight assessment (dated 24.9.19) previously produced. Due to the massing, an addendum to the daylight and sunlight assessment was not required as the affect would be negligible.
- 1.3 We have received the following documents and used them in preparing this report:
- Architectural Model – AndArchitects
- 1.4 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the effect of the proposed development on the sunlight levels received to neighbouring amenity. Our assessment is based on a visual inspection, the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

2 BRE REPORT “SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE” SECOND EDITION (2011) (‘THE REPORT’)

2.1 Principles

- 2.1.1 The Second Edition of the Report replaces the 1991 document of the same name with effect from October 2011.
- 2.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with “*special circumstances*” for example “*in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.*” This is amplified by the following extracts from the introduction (P1, para. 6) and Section 2.2:

“The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design...” (P1, para. 1.6)

“In special circumstances the Developer or Planning Authority may wish to use different target values.” (P1, para. 1.6)

“Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”. (P7 para. 2.2.3)

2.1.3 The examples given in the Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

2.1.4 Overshadowing

2.1.5 Section 3.3 of the Report gives guidelines for protecting the sunlight to open spaces where it will be required. This would normally include:

- Gardens, usually the main back garden of a house and allotments
- Parks and playing fields
- Children’s playground
- Outdoor swimming pools and paddling pools
- Sitting out areas such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains

2.1.6 In summary, the Report states that:

“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 2 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 which can receive 2 hours of sun on 21 March is less than 0.8 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 2 hours of sunlight on 21 March.”

2.1.7 The Report also recommends the following:

“Where there are existing buildings as well as the proposed one, ‘before’ and ‘after’ shadow plots showing the difference that the proposed building makes may be helpful. In interpreting the impact of such differences, it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing of a space is to be expected.” (3.3.13)

“As an additional option, plots for summertime (e.g. 21 June) may be helpful as they will show the reduced overshadowing then, although it should be borne in mind that 21 June represents the best case of minimum shadow, and that shadows for the rest of the year will be longer. Conversely if winter shadows (e.g. 21 December) are plotted, even low buildings will cast long shadows. In a built-up area, it is common for large areas of the ground to be in shadow in December.” (3.3.15)

“If a particular space is only used at certain times of day or year (e.g. a café, outdoor performance area or school playground) it is instructive to plot shadows for those specific times.” (3.3.16)

3 ASSESSMENT

- 3.1 We have analysed the effect of the proposed development on the sunlight amenity to the properties detailed below. These properties are the only buildings that could be affected by the proposed development, as the development is wholly north of residential accommodation to the south.
- 3.2 The results detail that all of the neighbouring amenity space will be BRE compliant. Along with the results given within the previous daylight and sunlight report.
- 3.3 Our analysis demonstrates that the proposed development of 67 Horton Road would have a negligible impact on neighbouring sunlight amenity, when assessed in accordance with the guidelines given with the guidelines set-out in BRE Report 209.
- 3.4 The amenity within the proposed development will also meet the sunlight levels as recommended in the BRE.
- 3.5 In my opinion, the proposed development of 67 Horton Road would not materially affect the adjoining properties’ daylight and sunlight amenity

APPENDIX A: 3D PLOTS



DO NOT SCALE OFF DRAWINGS. THESE DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY. THEY ARE NOT EXHAUSTATIVE NOR DO THEY PROVIDE ANY ADVICE OPINION OR INTERPRETATION THAT CAN BE USED.

- Key**
- Surrounding Massing
 - Analyzed Properties
 - Existing Site



3D VIEWS

Client
AndArchitects

Project:
67 Horton Road,
West Drayton,
UB7 8ET

Drawing Title:
3d View of the Existing Site

Drawn By	Checked By	Scale	Date
DKG	FC	NTS	02/09/2021

Project No. / Drawing No.	Release No.
J042553_ EX2D_01	2

3d View of the Existing Site



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- Key**
- Surrounding Massing
 - Analyzed Properties
 - Existing Site



3D VIEWS

Client
AndArchitects

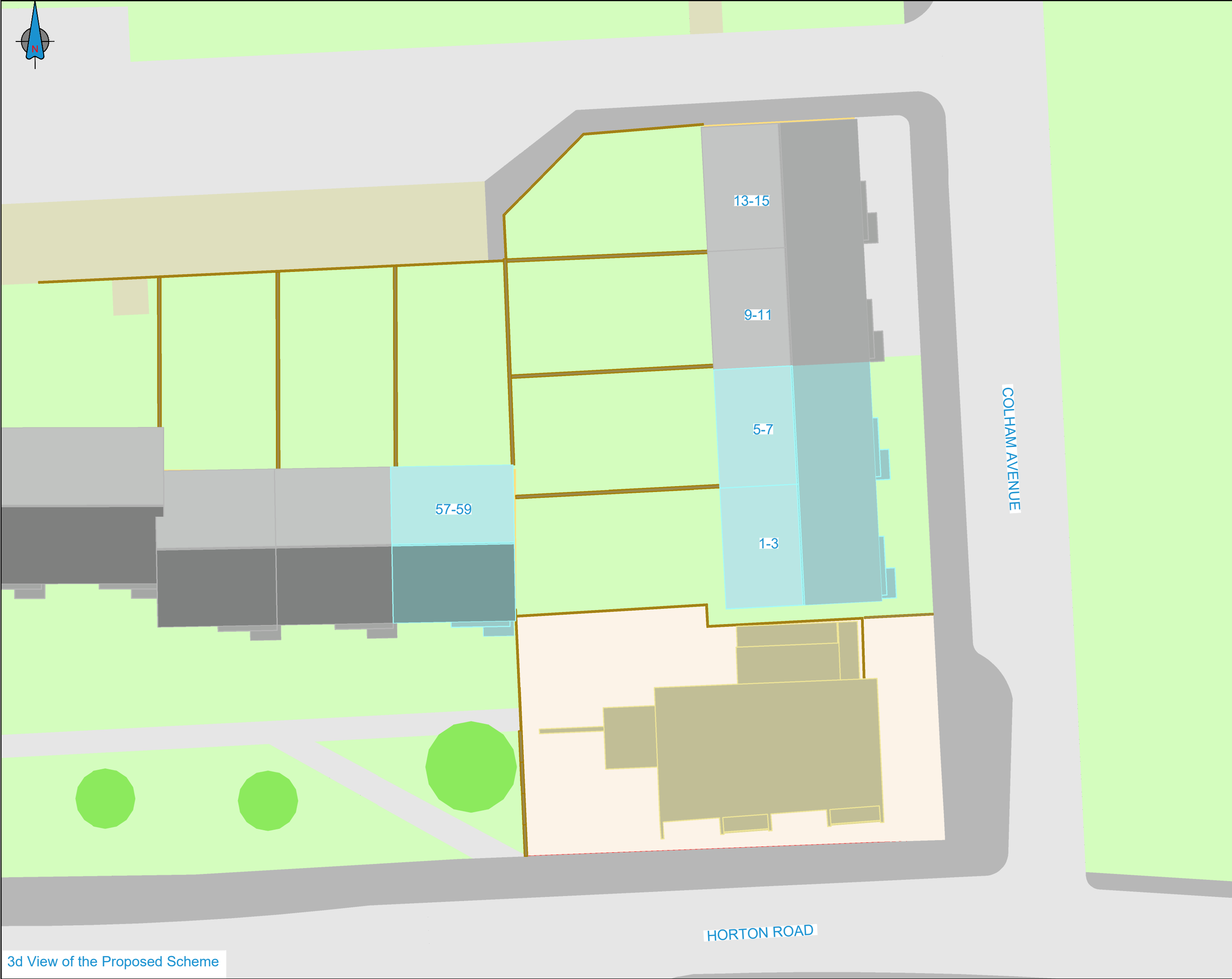
Project:
67 Horton Road,
West Drayton,
UB7 8ET

Drawing Title:
3d View of the Existing Site

Drawn By	Checked By	Scale	Date
DKG	FC	NTS	02/09/2021

Project No. / Drawing No.	Release No.
J042553_ EX3D_02	2

3d View of the Existing Site



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- Key**
- Surrounding Massing
 - Analyzed Properties
 - Proposed Massing



3D VIEWS

Client
AndArchitects

Project:
67 Horton Road,
West Drayton,
UB7 8ET

Drawing Title:
3D View of the Proposed Scheme

Drawn By	Checked By	Scale	Date
DKG	FC	NTS	02/09/2021

Project No. / Drawing No.	Release No.
J042553_ PR2D_01	2

3d View of the Proposed Scheme



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- Key**
- Surrounding Massing
 - Analyzed Properties
 - Proposed Massing



3D VIEWS

Client
AndArchitects

Project:
67 Horton Road,
West Drayton,
UB7 8ET

Drawing Title:
3D View of the Proposed Scheme

Drawn By	Checked By	Scale	Date
DKG	FC	NTS	02/09/2021

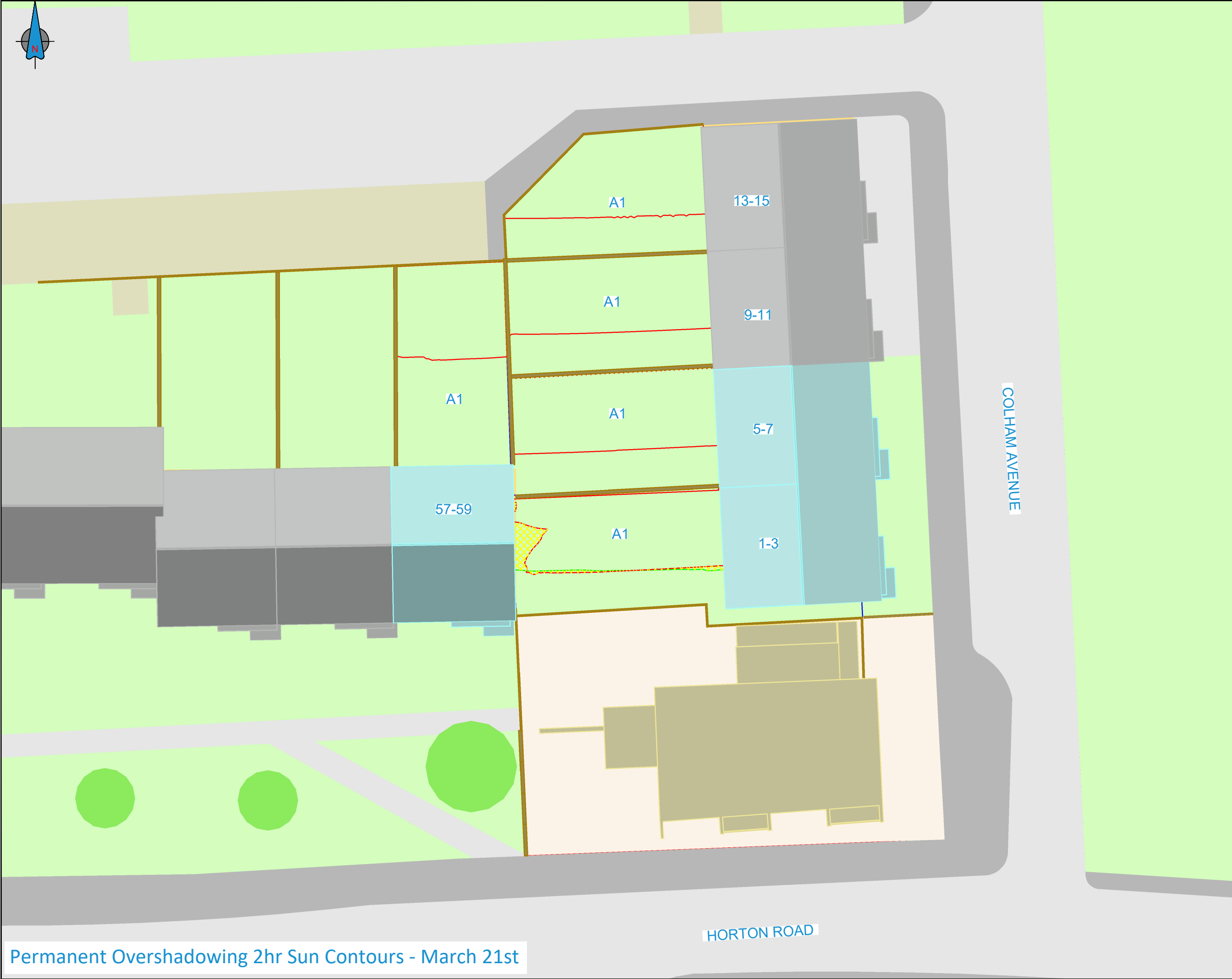
Project No. / Drawing No.	Release No.
J042553_ PR3D_02	2

3d View of the Proposed Scheme

APPENDIX B: AMENITY RESULTS

Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
1-3 Colham Av						
Ground	A1	Area m2 Percentage	115.06 68.52 60%	64.48 56%	0.94	YES
5-7 Colham Av						
Ground	A1	Area m2 Percentage	99.16 65.47 66%	65.47 66%	1.00	YES
9-11 Colham Av						
Ground	A1	Area m2 Percentage	93.54 62.12 66%	62.12 66%	1.00	YES
13-15 Colham Av						
Ground	A1	Area m2 Percentage	88.39 57.21 65%	57.21 65%	1.00	YES
57-59 Horton Rd						
Ground	A1	Area m2 Percentage	96.00 41.97 44%	41.97 44%	1.00	YES

APPENDIX C: AMENITY PLOTS



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- Key**
- Surrounding Massing
 - Analyzed Properties
 - Proposed Massing
 - A1 Amenity Boundary
 - Lit Amenity Area Existing
 - Lit Amenity Area Proposed
 - Area of Loss/Gain



Permanent Overshadowing

Client:
AndArchitects

Project:
67 Horton Road,
West Drayton,
UB7 8ET

Drawing Title:
Overshadowing Analysis for
Amenity/Communal/Garden Spaces

Drawn By	Checked By	Scale	Date
DKG	FC	NTS	02/09/2021

Project No. / Drawing No.	Release No.
J042553_ PO_01	2

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