



Client : Shanly Group

Overshadowing Assessment for the
Proposal at No. 10 Jacket Lane,
Northwood

May 2017

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Overshadowing Assessment for the Proposal at No. 10 Jackets Lane, Northwood

Contents Amendment Record

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Issue	Revision	Description	Date	Written by	Checked by
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2	1	Final Issue	22 nd Feb 2016	NMM	SPH
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1

Background and Scope of Appraisal

Herrington Consulting has been commissioned by Shanly Group to assess the potential impact of the proposed development at No. 10 Jackets Lane, Northwood, London, HA6 2SH in relation to overshadowing on the neighbouring building (No. 4 Glynswood Place). The key objectives of the assessment are to:

- assess the baseline conditions at the site;
- analyse the potential impacts of the development on the overshadowing and sun on the ground conditions currently received by the neighbouring private garden and amenity, and;
- assess these impacts in line with any relevant planning policies and best practice guidance.
- Assess the proposed scheme in comparison to the previously refused application (Ref 70543/APP/2016/154)

It should be noted that whilst the extent of the development means that the proposed buildings will be constructed amongst other surrounding buildings, the objective of this assessment is to focus on potential overshadowing impacts to No.4 Glynswood Place.

2 The Site and Development Proposals

2.1 Site Location

The site is located on the land associated with No. 10 Jackets Lane and the extent of this site is shown on the site plan included in Appendix A.1 of this report.

2.2 The Development

The proposal for development is to construct four new detached Residential dwellings. Drawings of the proposed scheme are included in Appendix A.1 of this report.

3 Policy and Guidance

3.1 National Planning Policy

National Planning Policy Framework (2012)

The National Planning Policy Framework adopted on the 27th March 2012, replacing the Planning Policy Statements and Planning Policy Guidance, stipulates that “...*planning policies and decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.*”

National Planning Practice Guidance (2014)

The National Planning Practice Guidance was launched in 2014, creating an online resource for planning practitioners. The guidance does not provide any further detail in terms of amenity beyond that stated above.

3.2 Regional Planning Policy

The London Plan – Spatial Development Strategy for London (2016)

Policy 7.6: ‘Architecture’ of the adopted London Plan, includes the following statements: “*Buildings and structures should... not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to... overshadowing. “New development, should not have a negative impact on the character or amenity of neighbouring sensitive land uses.”*

3.3 Local Planning Policy

Hillingdon Local Plan – Part 1 Strategic Policies (2012)

Policy BE1 states that “*All new developments should ... be designed to be appropriate to the identity and context of Hillingdon’s buildings, townscapes, landscapes and views, and seek to protect the amenity of surrounding land and buildings, particularly residential properties*” .

Hillingdon Local Plan – Part 2 Development Management Policies (2015)

Paragraph 5.41 states that “*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 and amenity space*”.

3.4 Best Practice Guidance

In the absence of official national planning guidance / legislation on daylight and sunlight, the most recognised guidance document is published by the Building Research Establishment and entitled ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice’, Second Edition, 2011; herein referred to as the ‘BRE Guidelines’.

The BRE Guidelines are not mandatory and themselves state that they should not be used as an instrument of planning policy, however in practice they are heavily relied upon as they provide a good guide to approach, methodology and evaluation of daylight and sunlight impacts.

In conjunction with the BRE Guidelines further guidance is given within the British Standard (BS) 8206-2:2008: 'Lighting for buildings - Part 2: Code of practice for daylighting'.

In this assessment the BRE Guidelines have been used to establish the extent to which the Proposed Development meets current best practice guidelines. In cases where the Development is likely to reduce light to key windows the study has compared results against the BRE criteria.

Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets since, as the document states, the intention of the guide is to help rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

4 Assessment Techniques

4.1 Background

Natural light refers to both daylight and sunlight. However, a distinction between these two concepts is required to understand the difference between impacts to windows and to outside amenity areas. For the purpose of this assessment, the term '*Daylight*' is used for natural light where the source is the sky in overcast conditions, whilst '*Sunlight*' refers specifically to the light coming directly from the sun.

The primary objective of this assessment is to quantify the impacts of the proposed development on the neighbouring amenity areas belonging to the adjacent buildings, and therefore the methods employed by this study are focussed on this objective. These methodologies are described in the following sections of this report and follow the approach set out by the BRE Guidelines.

4.2 Overshadowing

The BRE Guidance suggests that where new development may affect one or more amenity areas, then analysis can be undertaken to quantify the loss of sunlight resulting from overshadowing. Typical examples of areas that could be considered as open spaces or amenity areas are main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains.

Sun Hours on Ground

The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of an amenity area should receive at least 2 hours of sunlight on 21st March. The BRE Guidelines also suggest that if, as a result of a new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive some sun on the 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

When undertaking this analysis, sunlight from an altitude of 10° or less has been ignored as this is likely to be obscured by planting and undulations in the surrounding topography. Driveways and hard standing for cars is also usually left out of the area used for this calculation. Fences or walls less than 1.5 metres high are also ignored. Front gardens which are relatively small and visible from public footpaths are omitted with only main back gardens needing to be analysed.

The Guidelines also state that "normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building". This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

Transient Overshadowing

The BRE Guidelines suggest that where large buildings are proposed, which may affect a number of open spaces or amenity areas, it is useful and illustrative to plot a shadow plan to show the location of shadows at different times of the day and at key times during the year. Typically, the 21st March, 21st June and 21st December are used to represent the annual variance of sun position, noting that the position of the sun in the sky during the spring equinox (21st March) is equivalent to that of the autumn equinox.

The BRE Guidelines provide no criteria for the significance of transitory overshadowing other than to suggest that by establishing the different times of day and year when shadow would be cast over surrounding areas, it provides an indication as to the significance of the likely effect of a new development. The assessment of transient overshadowing effects is therefore based upon expert judgment, taking into consideration the likely effects of the various baseline conditions and comparing them with the likely significant transient overshadowing effects of the redevelopment proposal.

5 Assessment Methodology

5.1 Method of Baseline Data Collation

The following data and information has been used to inform this study:

- OS Mastermap mapping
- Scheme drawings in AutoCAD format (Shanly Homes – April 2017)
- Aerial photography (Google Maps and Bing)

5.2 Identification of Neighbouring Sensitive Amenity Areas

This assessment has been prepared in response to a specific objection raised in relation to potential overshadowing of the garden of No. 4 Glynswood Place.

Drawings showing the location of the neighbouring sensitive amenity area that have been assessed as part of this study are included in Appendix A.2 of this report.

5.3 Numerical Modelling

The numerical analysis used in this assessment has been undertaken using the Waldrum Tools (Version 3.0.0.3) software package.

5.4 Calculation Assumptions

The following assumptions have been made when undertaking the overshadowing analysis:

- Where information on adjacent properties and gardens are not known, best estimates as to site layouts and size have been made in order to undertake the overshadowing and sun on the ground analysis.
- In areas where survey data has not been provided or needs to be supplemented with additional information, photographs, OS mapping and brick counts have been used in the process of building the 3D model of the surrounding and existing buildings.
- When analysing the effect of the new building on the existing buildings, the shading effect of the existing trees has been ignored. This is the recommended practice where deciduous trees that do not form a dense belt or tree line are present (BRE Guidelines – Appendix H). This is because daylight is at its scarcest and most valuable in the winter when most trees will not be in leaf.

5.5 Assessment criteria

The numerical assessment criteria specified within the BRE Guidelines is designed to identify the threshold at which point a change in daylight or sunlight would become 'noticeable' to the

occupants. Consequently, where the results of the overshadowing analysis demonstrate compliance with the BRE criteria it can be concluded that the impact will be negligible.

However, a point that should be stressed here is that 'noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not always be considered as pass/fail criteria. Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets since, as the document states, the intention of the guide is to help rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

Consequently, based on the numerical assessment criteria set out with the BRE Guidelines and the use of professional judgment, the following assessment criteria have been established and are used in describing the impacts of the proposed development.

Significance	Description	Typical Change Ratio
Negligible	No alteration or a small alteration from the existing scenario. Results demonstrate full compliance with the BRE assessment criteria and therefore occupants are unlikely to notice any change.	1.0 to 0.8
Minor adverse	An alteration from the existing scenario which may be marginally noticeable to the occupant. This may include a marginal infringement of the numerical levels suggested in the BRE Guidelines, which should be viewed in context. A typical change ratio for this level of significance would be 0.7	0.7 to 0.8
Moderate adverse	An alteration from the existing scenario which may cause a moderate noticeable change to the occupant. This may consist of a moderate infringement of the numerical BRE assessment criteria with	0.6 to 0.7
Major adverse	An alteration from the existing scenario which may cause a major noticeable change to the occupant. This may consist of a significant infringement of the numerical BRE assessment criteria.	Less than 0.6

Table 5.3 – Daylight, Sunlight, and Overshadowing Impact Descriptors

6 Sun on the Ground and Overshadowing Analysis

6.1 Sun on the Ground Analysis Background

The BRE Guidelines acknowledge that good site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development. The worst situation is to have significant areas on which the sun does not shine for a large part of the year. These areas would, in general, be damp, chilly and uninviting.

The 2011 BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment and therefore using the specialist software described in Section 5.3, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

The BRE guidelines recommend that at least half of a garden or amenity area should receive at least 2 hours of sunlight on March 21st or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20% reduction).

Typical examples of areas that could be considered as open spaces or amenity areas are main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views.

In this case, the only amenity area identified is the rear garden of No. 4 Glynswood Place.

This amenity area has been tested for sun on ground conditions on the 21st March with the Series 400 scheme in place. The tabulated results are contained in Appendix A.3 of this report and the results are discussed in section 6.3 below.

6.2 Transient Overshadowing Background

Where amenity areas are used at specific times of day or year, it is useful and illustrative to comment on the overshadowing that will occur throughout the day and at different times of the year.

With traditional rear gardens and public open spaces that are potentially used all year round, it is acknowledged by the BRE Guidelines that the 21st March equinox is primarily used, as this represents more of a worst-case scenario than an assessment during the summer when shadows are shorter and impacts of new development are less magnified.

In this situation, the amenity area at No. 4 Glynswood Place is a rear garden and concerns have been raised over whether the amenity area in question could be potentially affected by the proposed development. Therefore, for robustness, the impact of overshadowing has been tested at different times of the year.

In situations such as this, it is normal practice to supplement the analysis carried out on the 21st March (Spring and Autumn equinox) with two additional dates. These are the winter and summer solstice (21st December and 21st June). The numerical outputs from these tests are included in Appendix A.3 and are discussed in Section 6.3 below.

Graphical outputs showing the shadow paths throughout the day on the Spring/Autumn equinox (21st March/October) are also included in Appendix A.2.

6.3 Discussion of Overshadowing Results

In order for an assessment to conclude that an overshadowing impact is negligible, the BRE guidelines recommend that at least half of a garden or amenity area should receive at least 2 hours of sunlight on March 21st with the development in place.

The Sun on Ground analysis has been calculated and the results of this analysis are summarised in Tables 6.1 to 6.3.

Proposed Scheme	Amenity area	Percentage of area lit for 2 hours or more on the 21 st March		Ratio of change	Compliant with BRE criteria?
		Existing	Proposed		
Series 400	Rear Garden – 4 Glynswood Place	100%	100%	1.0	Yes

Table 6.1 – Results of Sun on the Ground Analysis (21st March)

Proposed Scheme	Amenity area	Percentage of area lit for 2 hours or more on the 21 st June		Ratio of change	Compliant with BRE criteria?
		Existing	Proposed		
Series 400	Rear Garden – 4 Glynswood Place	100%	100%	1.0	Yes

Table 6.2 – Results of Sun on the Ground Analysis (21st June)

Proposed Scheme	Amenity area	Percentage of area lit for 2 hours or more on the 21 st June		Ratio of change	Compliant with BRE criteria?
		Existing	Proposed		
Series 400	Rear Garden – 4 Glynswood Place	53%	53%	1.0	Yes

Table 6.3 – Results of Sun on the Ground Analysis (21st December)

From these results, it can be seen that with the proposed scheme in place, the rear garden to No. 4 Glynswood Place will receive 2 hours of direct sunlight to over 50% of its area during all times of the year. In fact, during the 21st March and 21st June assessment dates, 100% of the garden will receive a minimum of 2 hours of direct sunlight. It should also be noted that although a garden should receive a minimum of 2 hours direct sunlight to 50% or more of its area, according to BRE Guidelines, it is highly likely that this garden will receive well in excess of this target value with either proposed scheme in place.

In addition to the fact that this garden retains adequate levels of direct sunlight, what is important to note is that the proposed development does not reduce the 2 hour sunlight value. It is also worth highlighting that it does not have an impact on the ratio of change of direct sunlight on the amenity area.

The tabulated results for the sun on the ground analysis are located in Appendix A.3. The shadow positions for the scheme have been plotted throughout the day, for the 21st March. The graphical results for these plots are included in Appendix A.2.

From these shadow positions, it is clear that throughout the vast majority of the day, the proposed scheme will not result in any overshadowing on the rear garden of No. 4 Glynswood Place. After 4pm on the 21st March, there will be some minimal overshadowing to the far west corner of the amenity space which is partly occupied by trees. This small area of overshadowing will be reduced at this time during the summer months when the requirement for sunlight is at its greatest.

It is also worth noting that this scheme will result in less overshadowing on the rear garden of No. 4 Glynswood Place than the previously refused scheme (Ref: 70543/APP/2016/154).

A Appendices

A.1 Appendix A.1 – Scheme Drawings

A.2 Appendix A.2 – Graphical Model Outputs

A.3 Appendix A.3 – Tabulated Results for Overshadowing Calculations

7

Conclusions

The detailed analysis undertaken as part of this assessment has examined the impact of the proposed development on the overshadowing and direct sunlight enjoyed by the neighbouring garden of No. 4 Glynswood Place. In line with the assessment criteria prescribed by the BRE Guideline, it has been shown that the changes in direct sunlight reaching the ground areas of the neighbouring garden on the 21st March is less than the value that is considered to represent a notable impact.

In addition to the standard 'equinox' test, the potential impacts at other times of the year have also been tested. These tests have concluded negligible impacts.

In summary, the development proposal has

been appraised in line with the guidelines set out in the BRE document. When assessed against the criteria for establishing whether the proposed development will have a significant overshadowing impact, it has been possible to conclude that the proposed development will not result in a notable worsening in the amount of overshadowing or reduction in sunlight enjoyed by the neighbouring gardens and amenity areas.

Appendix A.1 – Scheme Drawings



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All dimensions and levels must be checked on site and verified prior to construction

Notes		
A	Plot 4 amended	02.05.17
Rev.	Description	Date

Project

Proposed development at
10 Jackets Lane
Northwood

Drawing Title

Site Layout



'Sorbon', Aylesbury End, Beaconsfield,
Buckinghamshire. HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

Drawn By: CE	Date: 07.04.17
Scale: 1:500	A2
Drawing No. 1300/PLN/401	Revision A



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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prior to construction

Notes		
Rev.	Description	Date

Project

No.10 Jackets Lane
Northwood

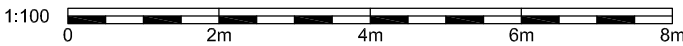
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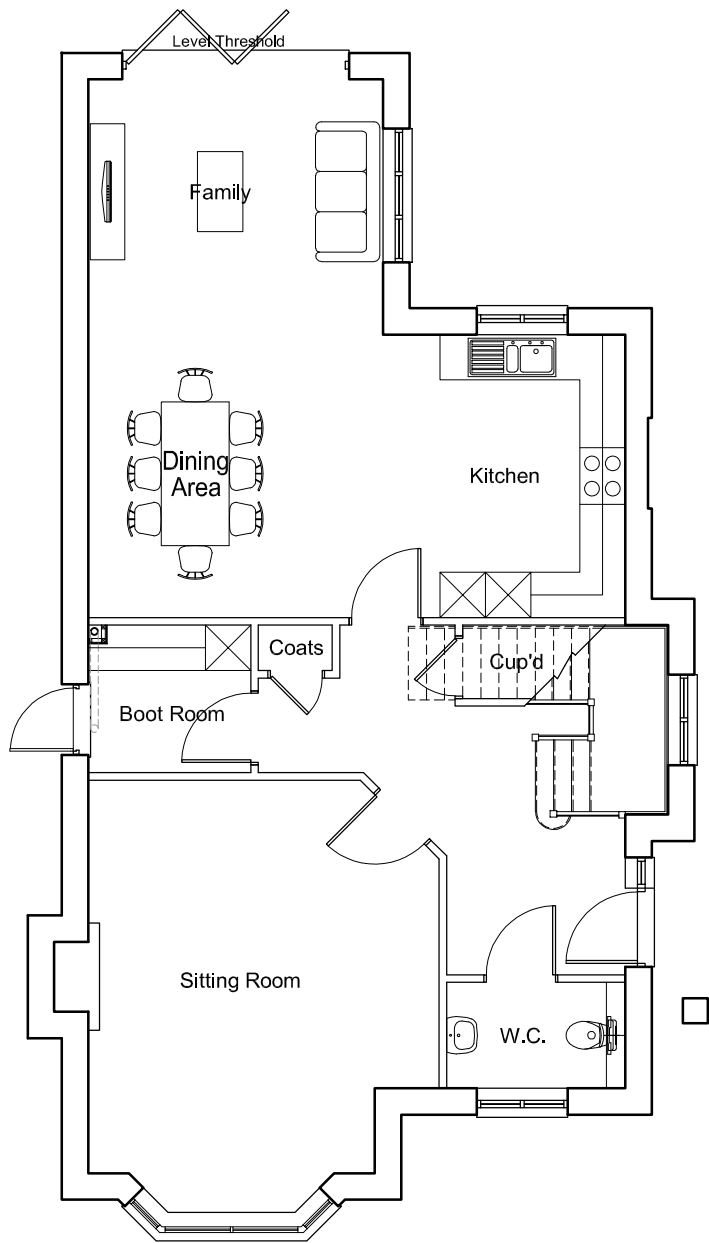
Plot 3
Elevations

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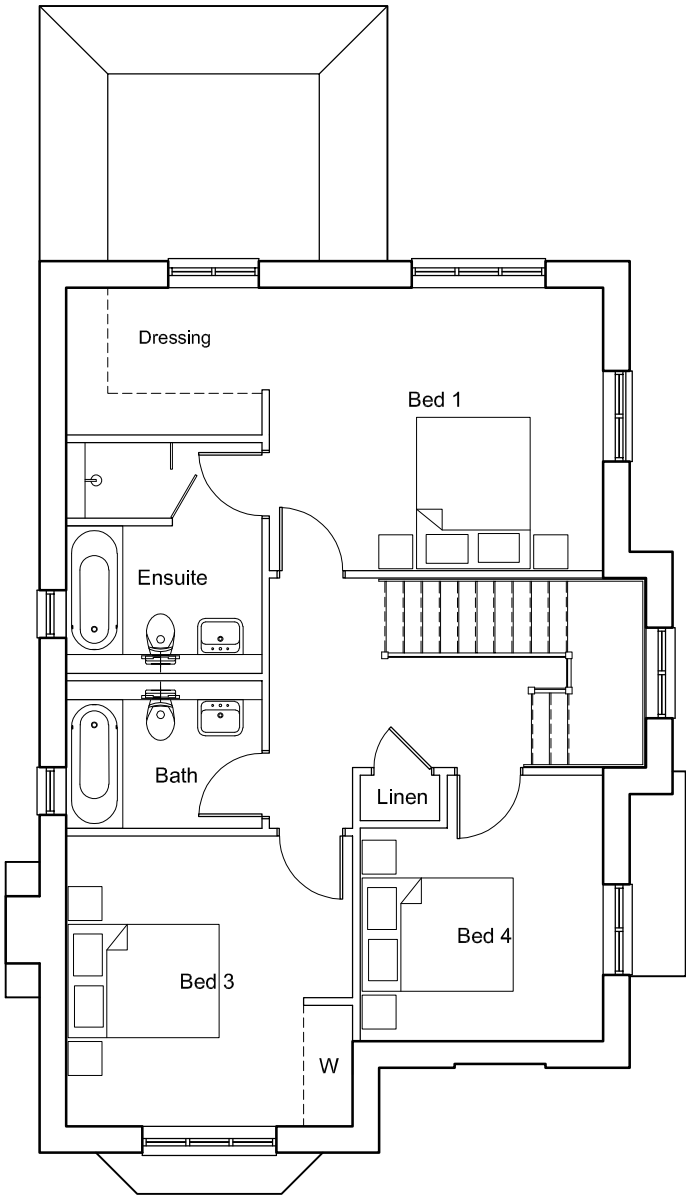
'Sorbon', Aylesbury End, Beaconsfield,
Buckinghamshire. HP9 1LW
Tel: 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

Drawn By: CE	Date: 25.01.17
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Drawing No. 1300/PLN/407	Revision

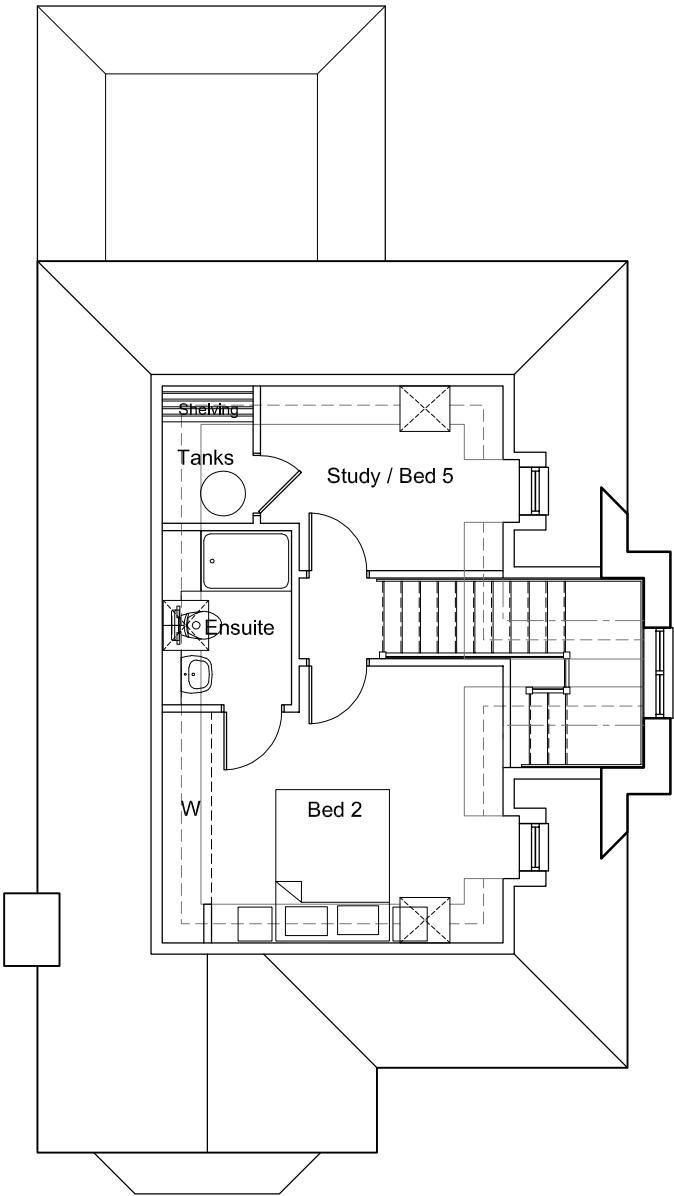




Ground Floor Plan



First Floor Plan



Second Floor Plan

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Notes		
Rev.	Description	Date

Project

No.10 Jackets Lane
Northwood

Drawing Title

Plot 3
Floor Plans

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Front Elevation



Side Elevation



Rear Elevation



Side Elevation



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Notes		
Rev.	Description	Date

Project

No.10 Jackets Lane
Northwood

Drawing Title

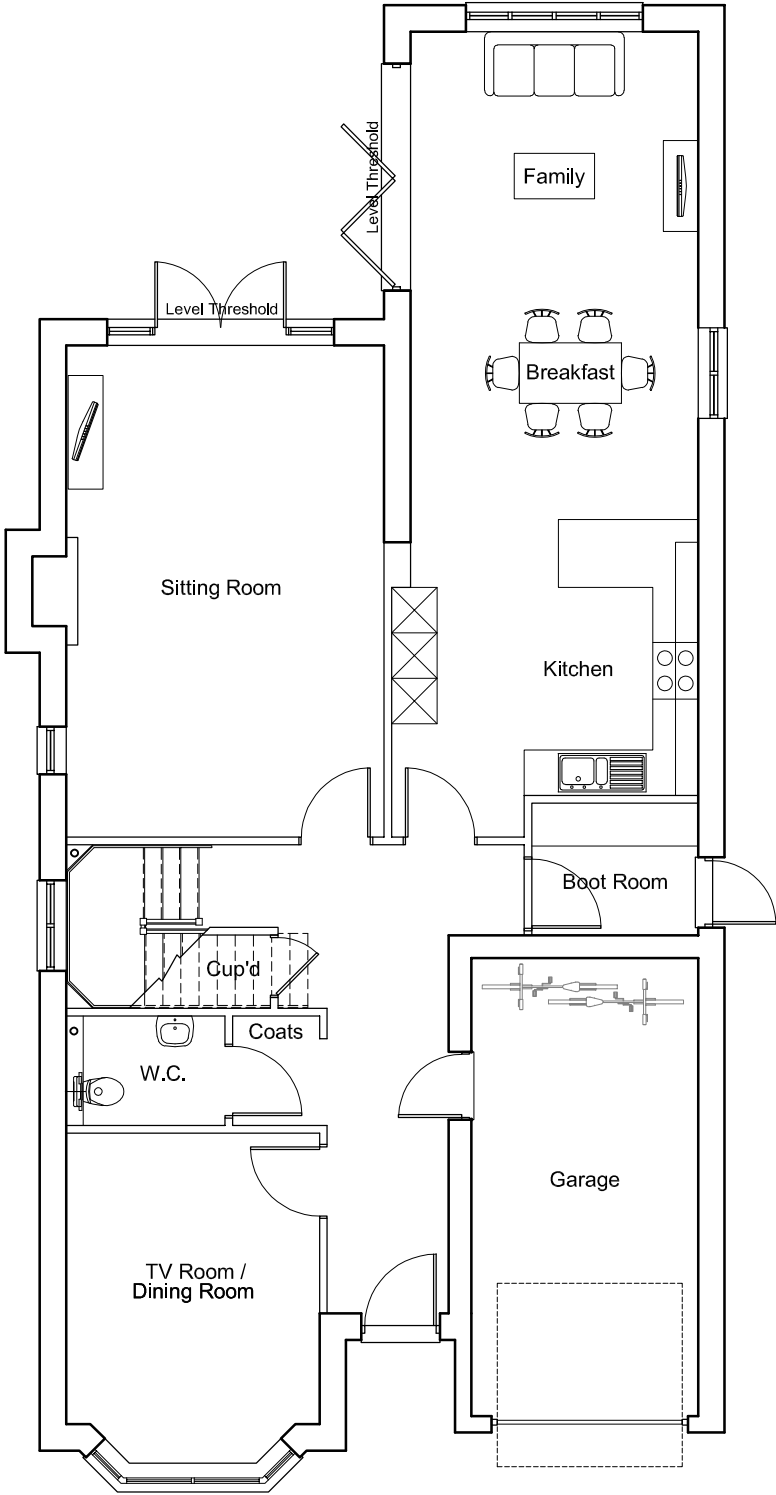
Plot 4
Elevations

SHANLY

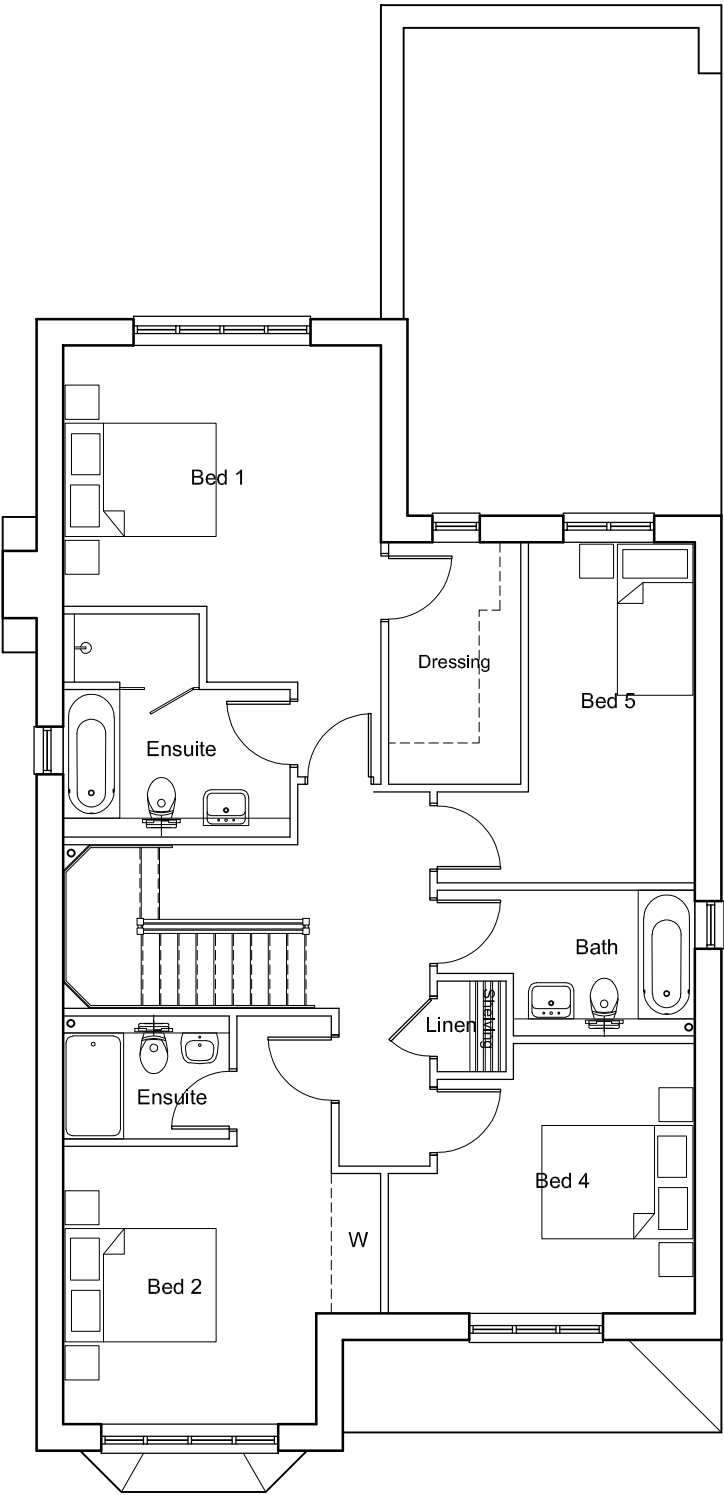
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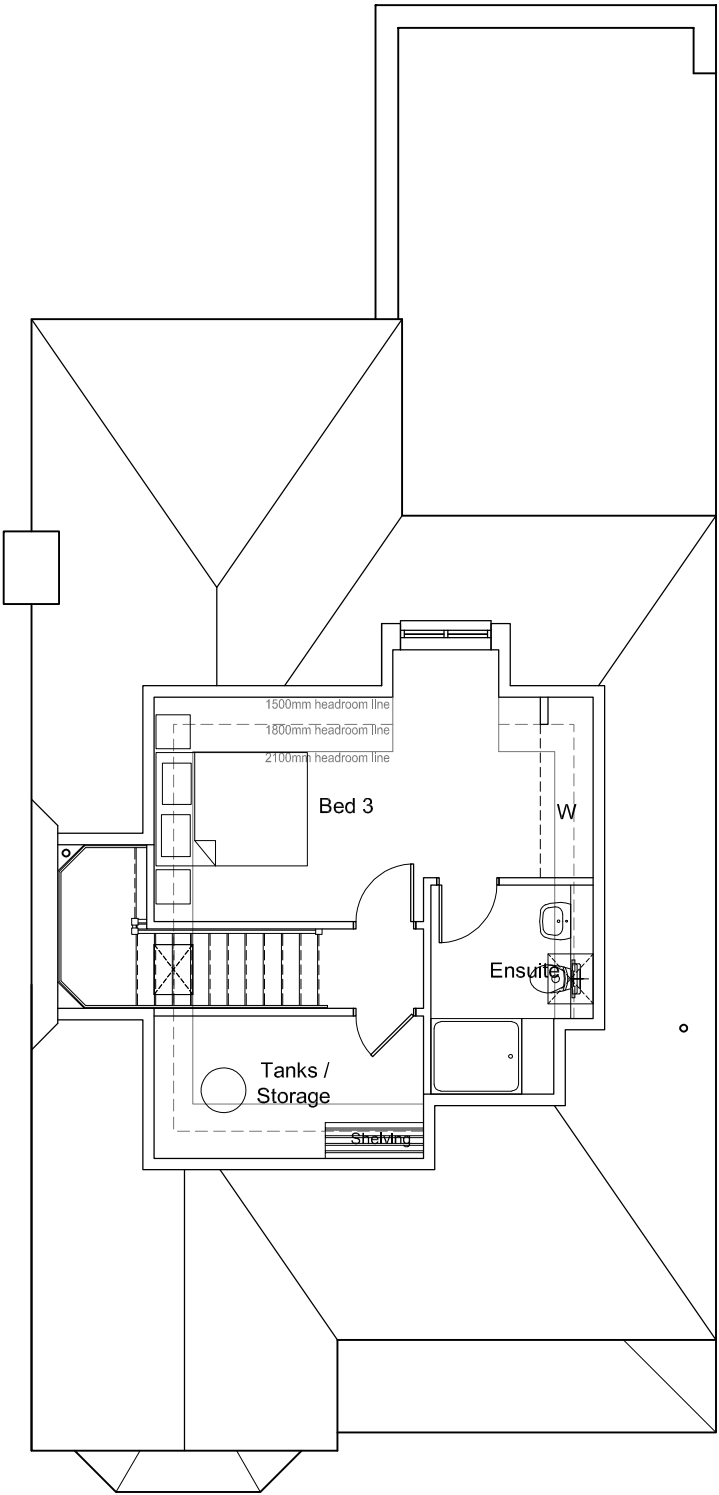
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Drawing No. 1300/PLN/410	Revision



Ground Floor



First Floor



Second Floor

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Notes

Rev.	Description	Date

Project

No.10 Jackets Lane
Northwood

Drawing Title

Plot 4
Floor Plans

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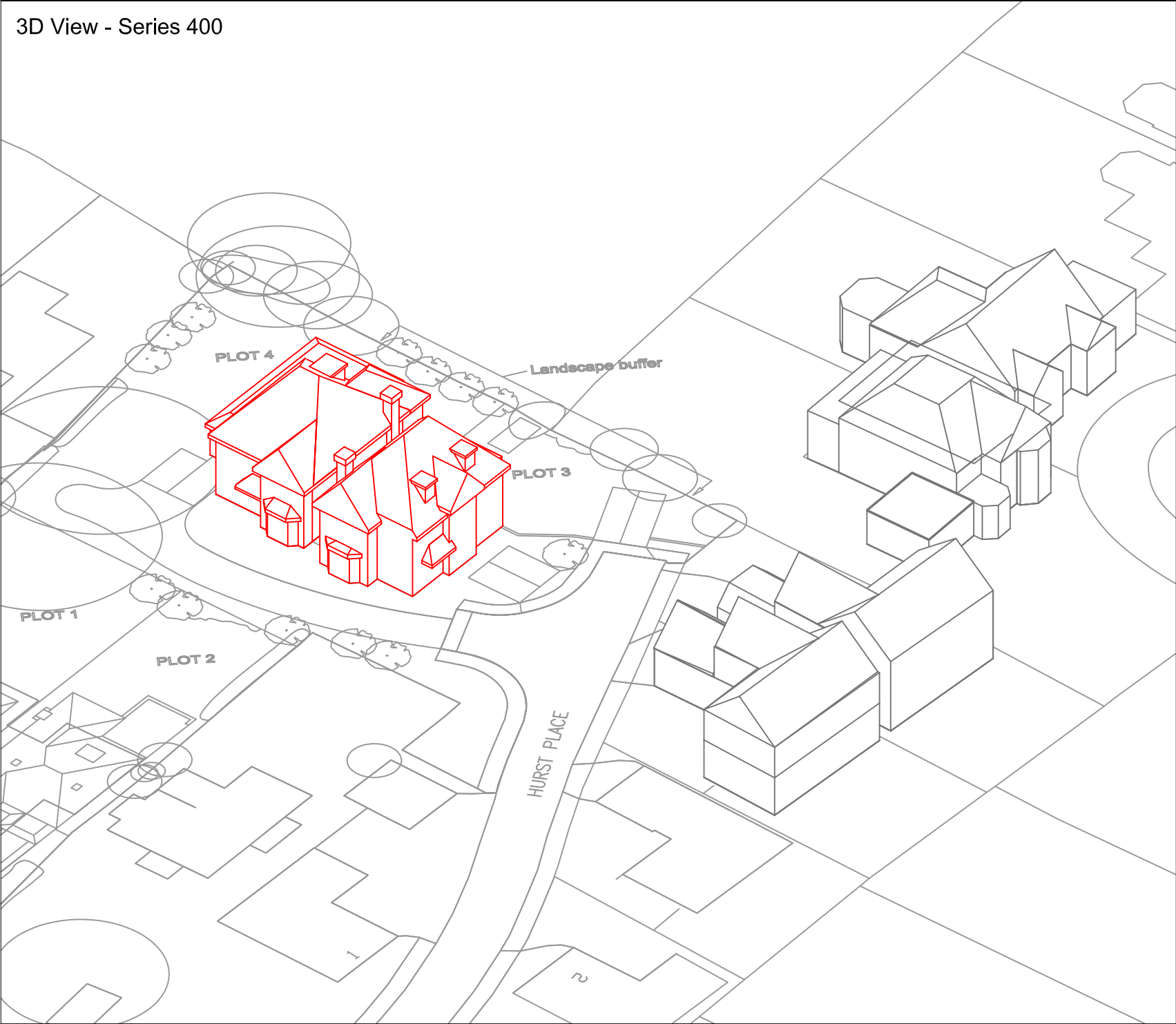
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DX 34507 Beaconsfield

Drawn By: CE	Date: 11.04.17
Scale: 1:100	A3
Drawing No. 1300/PLN/409	Revision

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Appendix A.2 – Graphical Model Outputs

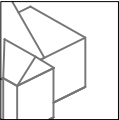
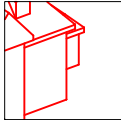
3D View - Series 400



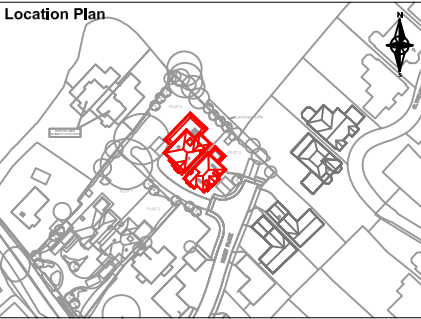
Unit 6 - Barham Business Park
Elham Valley Road
Canterbury
Kent CT4 6DQ

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Legend



Proposed Buildings on Site Surrounding / Neighbouring Buildings around Site



00	Scheme Revisions	27/04/17
Rev	Description	Date

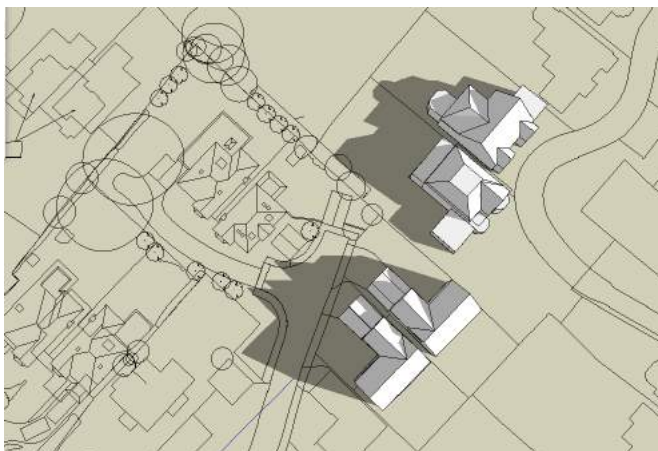
CLIENT
Shanly Group

PROJECT
Land at 10 Jackets Lane, Northwood

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	1480	KB	KB

DWG REF.	REV.
3D Model - Proposed	0

Project: Jackets Lane — Overshadowing Plots 21st March
Scheme: Series 400 (Spring/Autumn Equinox)



8am (Existing)



8am (Proposed)



9am (Existing)



9am (Proposed)



10am (Existing)



10am (Proposed)

Project: Jackets Lane — Overshadowing Plots 21st March
Scheme: Series 400 (Spring/Autumn Equinox)



11am (Existing)



11am (Proposed)



12pm (Existing)



12pm (Proposed)

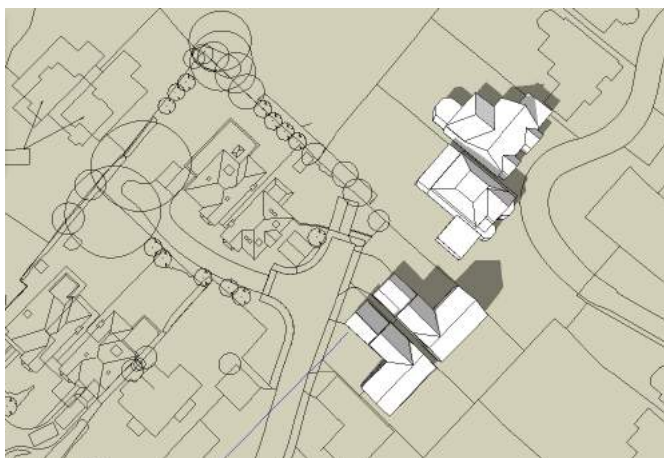


1pm (Existing)



1pm (Proposed)

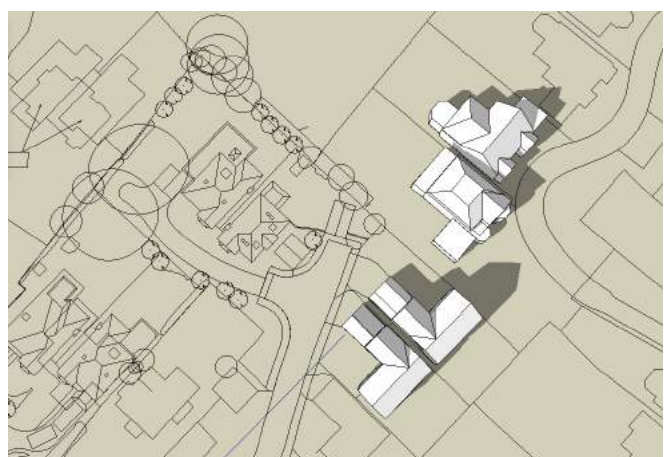
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Scheme: Series 400 (Spring/Autumn Equinox)



2pm (Existing)



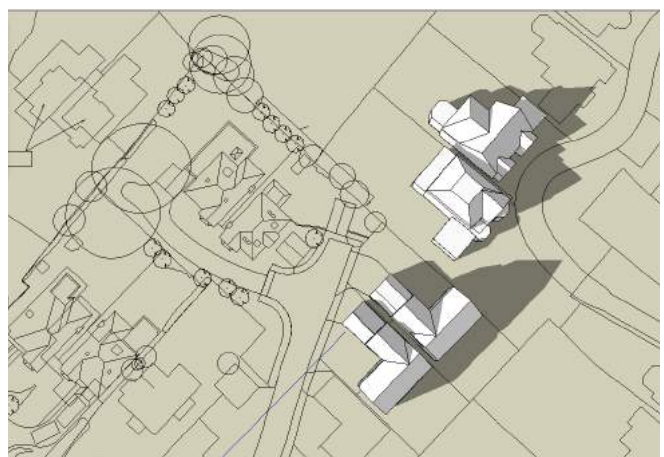
2pm (Proposed)



3pm (Existing)



3pm (Proposed)



4pm (Existing)



4pm (Proposed)

Appendix A.3 – Tabulated Results for Overshadowing Calculations

Project Name: Jackets Lane, Northwood
Project No.: 1480
Report Title: Sun on the Ground - 21st March
Date of Analysis: 26/04/2017
Amenity Test Results

Scheme	Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
4 Glynswood Place							
Series 400	Ground	A1	Area m2 Percentage	401.28 211.79 100%	211.79 100%	1.00	YES

Project Name: Jackets Lane, Northwood
Project No.: 1480
Report Title: Sun on the Ground - 21st June
Date of Analysis: 26/04/2017
Amenity Test Results

Scheme	Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
4 Glynswood Place							
Series 400	Ground	A1	Area m2 Percentage	401.28 100%	211.79 100%	1.00	YES

Project Name: Jackets Lane, Northwood
Project No.: 1480
Report Title: Sun on the Ground - 21st December
Date of Analysis: 26/04/2017
Amenity Test Results

Scheme	Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
4 Glynswood Place							
Series 400	Ground	A1	Area m2 401.28 Percentage	211.79 53%	211.79 53%	1.00	YES