55 Sheldon Avenue, London

Daylight & Sunlight Report

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Reference:	1727
Date:	15th February 2016



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Executive Summary

- This report provides analysis of the daylight and sunlight to the surrounding properties for the proposed scheme at 55 Sheldon Avenue, London. The proposals are shown on the attached drawings 1727-01-04 to 06 in Appendix 1.
- The analysis is based on the methods laid out in the BRE Guidelines, used by planning officers to determine acceptability of daylight and sunlight.
- Our analysis show that all windows in both surrounding properties meet the BRE Guidelines for daylight and sunlight since the loss to both VSC and APSH is less than 20% of its existing level with the proposal in place and thus will be compliant with local planning policy.
- The results show that the garden to the rear of 57 Sheldon Avenue to the north of the proposal will continue to receive excellent levels of sunlight well within the BRE Guidelines with the proposal in place.
- Overall the daylight and sunlight to the surrounding properties is compliant with the BRE Guidelines. We see no reason therefore for planning concern in relation to daylight and sunlight to the surrounding properties and their amenity spaces.

1. Introduction

Waldrams Ltd has been instructed to provide a daylight and sunlight analysis of the proposed scheme at 55 Sheldon Avenue, London.

The report has been written by Waldrams Chartered Surveyors, specialists in provision of daylight and sunlight reports. The analysis has been based upon the scheme drawings provided by the architect and a site visit, along with a photogrammetric survey of the site and surrounding properties.

The existing site is shown on drawings 1727-01-01 to -01-03 in Appendix 1, with the proposed scheme shown on drawings 1727-01-04 to -01-06, also in Appendix 1. The results of the daylight and sunlight analysis to the surrounding residential properties are shown in Appendix 2. The results of the sunlight amenity analysis are shown on drawing 1727-01-07 in Appendix 3.

2. Summary of how daylight and sunlight are considered for planning

2.1 Introduction to the BRE Guidelines

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the Building Research Establishment (BRE) Guidelines, used in conjunction with British Standard BS8206 Part 2. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties. In practice it is principally the main habitable rooms internal to the scheme and within the surrounding residential properties which are sensitive in terms of loss of daylight and sunlight. This report therefore focuses on the internal daylight and sunlight and the change in daylight and sunlight to habitable rooms in the surrounding residential property.

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where the BRE Guidelines state:

> "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and thus this document should not be seen as an instrument of planning policy. Its aim is to help rather constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values."
>
> (Page 1, BRE Guidelines)

Thus, the numerical figures should not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

The BRE Guidelines specifies on Page 3 that in calculating daylight, "For calculation purposes, trees may be ignored unless they form dense continuous belts."

2.2 Daylight and sunlight criteria to surrounding residential property

According to the BRE Guidelines a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting, provided that the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level. Furthermore, if the area of the room that can see the sky at desk height (known as the daylight distribution or no sky contour) is reduced by less than 20% of its existing area, then the loss of daylight will probably be unnoticeable according to the BRE Guidelines.

Where the existing level of VSC or daylight distribution is below the BRE Guideline suggested level, very small absolute losses of daylight can reflect in greater than 20% reductions of VSC and daylight distribution, even though such small losses may not be noticeable.

In these cases, so long as the Average Daylight Factor meets the criteria suggested by the BRE Guidelines (i.e. 1.5% ADF for a living room, 1% ADF for a bedroom and 2% ADF for a kitchen) then good internal daylight can still be achieved.

The ADF measure of daylight takes into account the main factors which affect the actual daylight appearance of a room including the area of the window.

ADF provides an absolute measure of daylight expressed as a ratio of daylight for the room in question as a proportion of the daylight outside at any moment in time.

The test for sunlight to the neighbouring properties is calculated for each main south facing window to habitable rooms and in particular living rooms. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH). Of this, each main window to a main habitable room may be adversely affected if it has less than 25% of the total APSH across the whole year or less than 5% APSH during the winter months (defined as the 6 months from September 21st through to March 21st). If the retained total APSH is reduced by less than 4% or the change from the existing is less than 20% for total and winter levels of APSH then this too would meet the BRE Guideline levels.

Following the BRE Guidelines recommendations, VSC and APSH are measured from a point on the outer window wall whilst ADF is measured from the point halfway between the inner and outer window wall.

2.3 Method used for calculating the daylight and sunlight results

The analysis provided in this report utilizes state-of-the-art software to calculate in three dimensions the daylight and sunlight following the methods specified in the BRE Guidelines. A three dimensional accurate computer model has been created for the existing site in context of the immediate surrounding properties.

Drawings of the existing and proposed building in context of the surrounding properties are shown in Appendix 1.

2.3.1 Surrounding properties

Daylight and sunlight levels comparing the existing and proposed daylight (VSC, daylight distribution and ADF) and sunlight (APSH) situation are then calculated for the surrounding properties. These results are provided in Appendix 2.

2.4 Method for analysing acceptable sunlight amenity to the open amenity spaces within the proposed scheme

The BRE Guidelines states that each open amenity space should receive at least 2 hours of sunlight on March 21st to at least 50% of its area or that the centre point of each amenity space should receive at least 2 hours of sunlight on March 21st.

3. Assumptions

Uses of the surrounding properties have been based on external appearance to determine whether they are residential or commercial use. Where this is ambiguous we have researched the Council Tax records for the property, which if listed would indicate residential use.

An accurate 3-dimensional CAD model has been constructed based on a photogrammetric model of the site and surrounding properties received from the architect, scheme drawings, site photographs and Ordnance Survey information.

It is important to note that the precise position of the surrounding property elevations has been estimated, based on brick counts from site photographs. The floor levels and layouts for the surrounding buildings are assumed unless otherwise indicated, which may affect the daylight distribution and ADF calculations.

We have not been able to gain access internally to any of the surrounding properties, however plans for the following properties have been obtained from local estate agent website:

- 53 Sheldon Avenue
- 57 Sheldon Avenue

Details of the internal floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.

4. Sources of information used in the report

dMFK Architects

dMFK_1985_55 Sheldon Avenue_Draft Proposed Drawings_21.12.15.pdf
dMFK_1985_55 Sheldon Avenue_Existing Drawings.pdf
001_Existing_Plans.dwg
002_Existing_Elevations.dwg
003_Existing_Sections.dwg
Site Location Plan.dwg
Received 14.1.16

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Site photographs
Photogrammetry
Ordnance Survey

5. The Existing Site

The existing site is shown on drawings 1727-01-01 to -01-03 in Appendix 1, and also below in Photo 1.



Photo 1: The existing site

6. Daylight & Sunlight Analysis to Surrounding Properties

The following properties have been analysed for daylight & sunlight based on their proximity to the proposed site:

- 53 Sheldon Avenue
- 57 Sheldon Avenue

The results of the daylight and sunlight analysis are included in Appendix 2. Drawings showing the proposal are included in Appendix 1 on drawings 1727-01-04 to 01-06.

Our analysis show that all windows in both surrounding properties meet the BRE Guidelines for daylight and sunlight since the loss to VSC and APSH is less than 20% of the current levels with the proposal in place and thus the proposal will be compliant with local planning policy.

7. Sunlight Amenity

Sunlight amenity analysis has been carried out on March 21st, as recommended by the BRE Guidelines. The results for this analysis are shown in Appendix 3 on drawing 1727-01-07.

The results show that 92% of the outdoor amenity space requiring analysis will continue to receive at least two hours of sunlight on March 21st with the proposed scheme in place, which is well in excess of the BRE Guidelines, and means that the neighbouring amenity space will continue to receive excellent levels of sunlight.

8. Conclusion

This report provides analysis of the daylight and sunlight to the surrounding properties for the proposed scheme at 55 Sheldon Avenue, London. The proposals are shown on the attached drawings 1727-01-04 to 06 in Appendix 1.

The analysis is based on the methods laid out in the BRE Guidelines, used by planning officers to determine acceptability of daylight and sunlight.

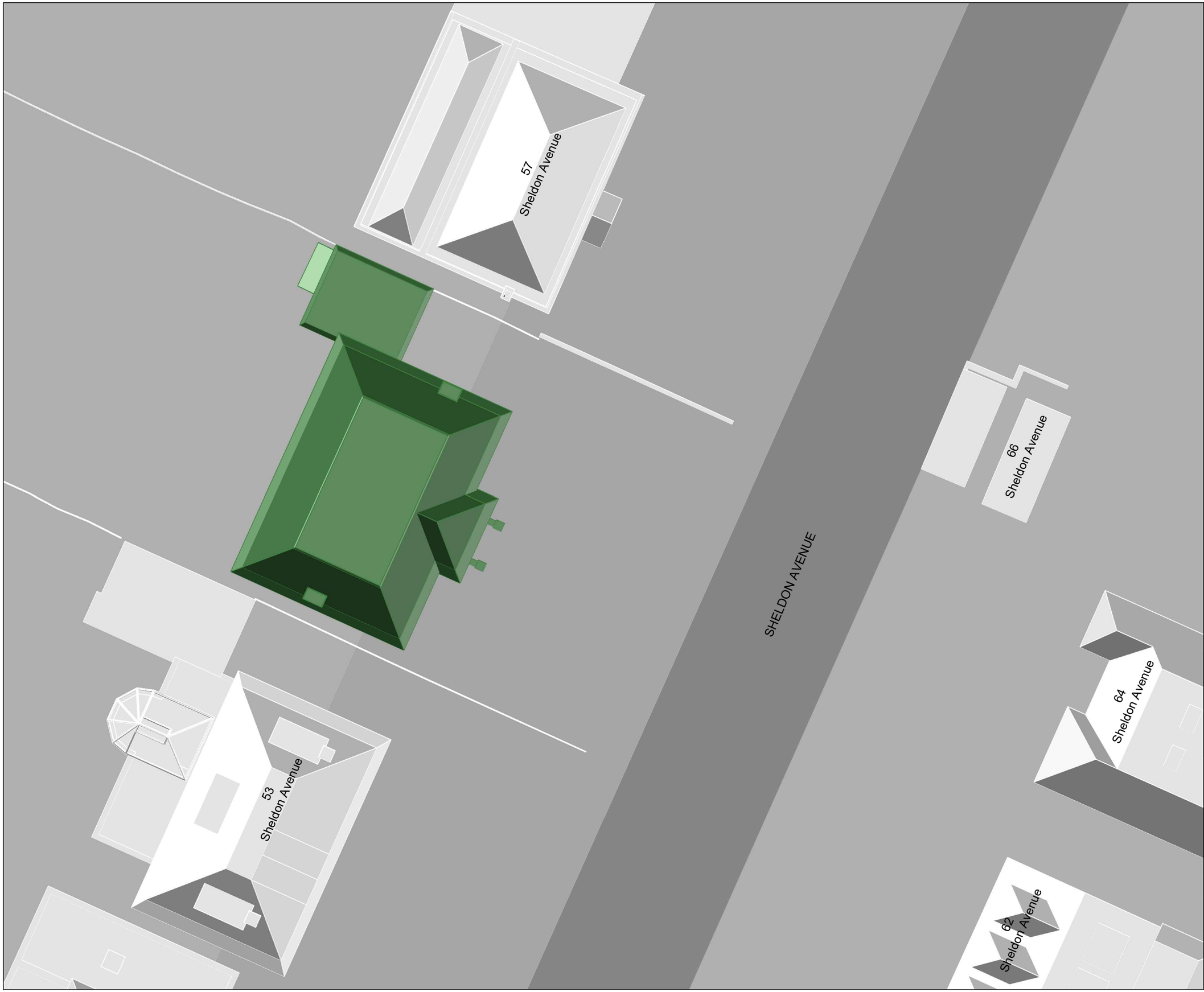
Our analysis show that all windows in both surrounding properties meet the BRE Guidelines for VSC and APSH with the proposal in place and will be compliant with local planning policy.

The results show that the garden to the rear of 57 Sheldon Avenue to the north of the proposal will continue to receive excellent levels of sunlight well within the BRE Guidelines with the proposal in place.

Overall the daylight and sunlight to the surrounding properties is compliant with the BRE Guidelines. We see no reason therefore for planning concern in relation to daylight and sunlight to the surrounding properties and their amenity spaces.

Appendix 1

Drawings



SOURCES OF INFORMATION:

BTP
IR02 (14.01.16)

dMFK
1R02 (10.02.16)

VERTEX
IR03 (02.02.16)

SITE PHOTOS

N

NOTES:

EXISTING BUILDING SHOWN IN GREEN

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PROJECT

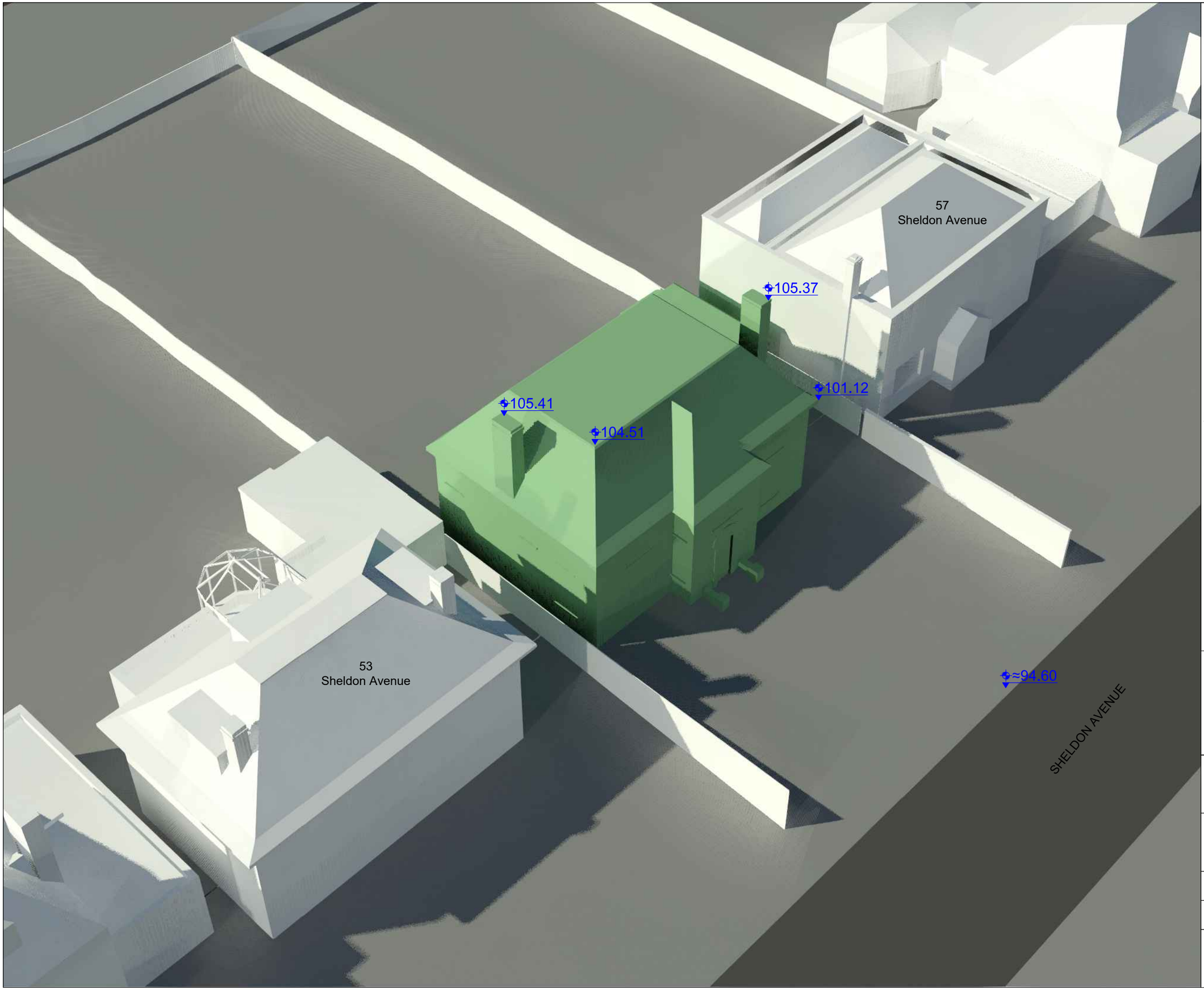
55 SHELDON AVENUE
LONDON N6

DRAWING

PLAN VIEW
EXISTING CONDITION

DATE	SCALE @ A3
11.02.16	1/200XP
DRAWN BY	REVISION
MZ	A

PROJECT No.	REL No.-DRAWING No.
1727	01-01



SOURCES OF INFORMATION:

BTP
IR02 (14.01.16)

dMFK
1R02 (10.02.16)

VERTEX
IR03 (02.02.16)

SITE PHOTOS

NOTES:

ALL AOD HEIGHTS ARE IN METRES

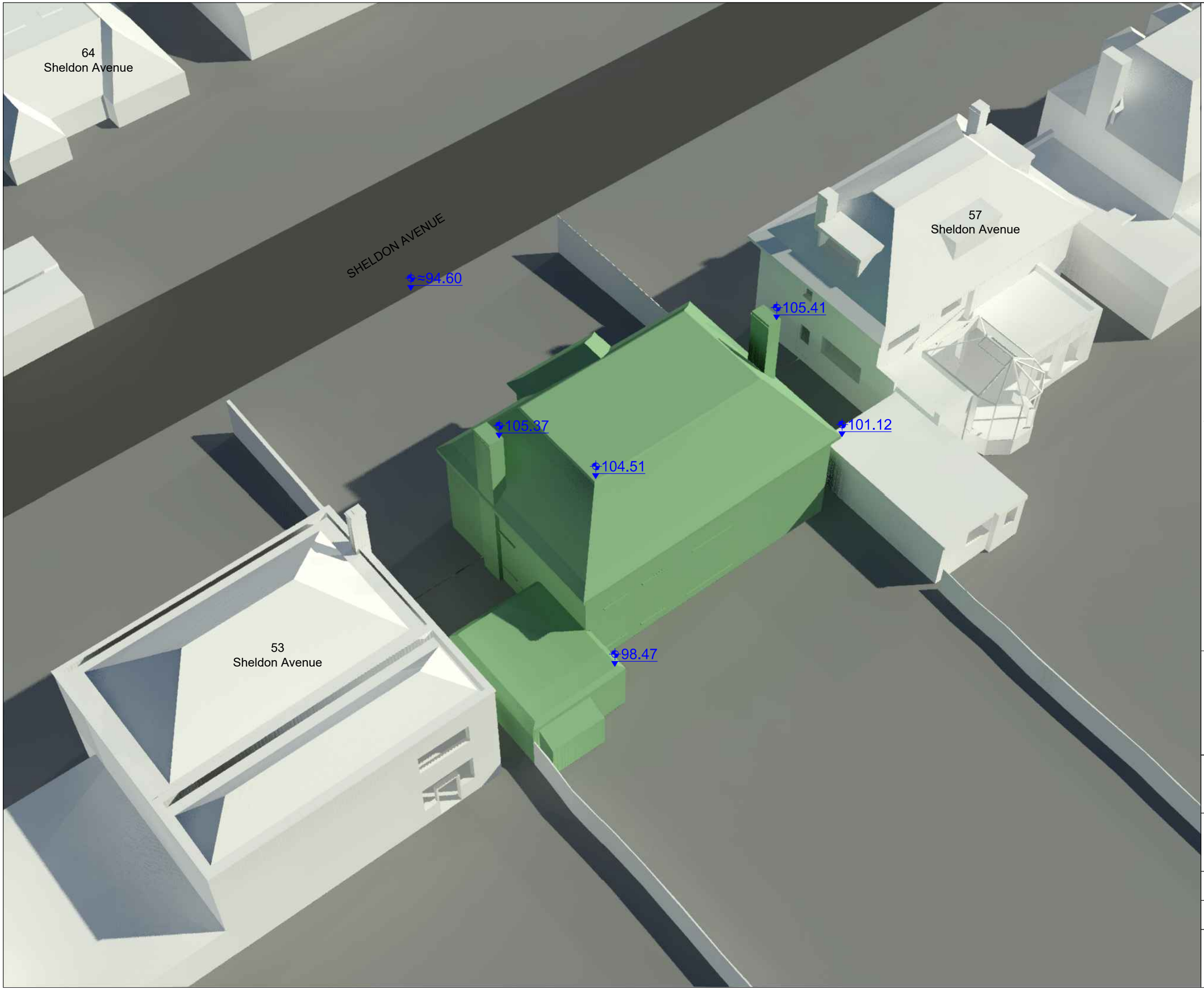
EXISTING BUILDING SHOWN IN GREEN

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PROJECT
55 SHELDON AVENUE
LONDON N6

DRAWING
3D VIEW
EXISTING CONDITION

DATE	SCALE @ A3
11.02.16	NTS
DRAWN BY: MZ	REVISION: A
PROJECT No.: 1727	REL No.-DRAWING No.: 01-02



SOURCES OF INFORMATION:

BTP
IR02 (14.01.16)

dMFK
1R02 (10.02.16)

VERTEX
IR03 (02.02.16)

SITE PHOTOS

NOTES:

ALL AOD HEIGHTS ARE IN METRES

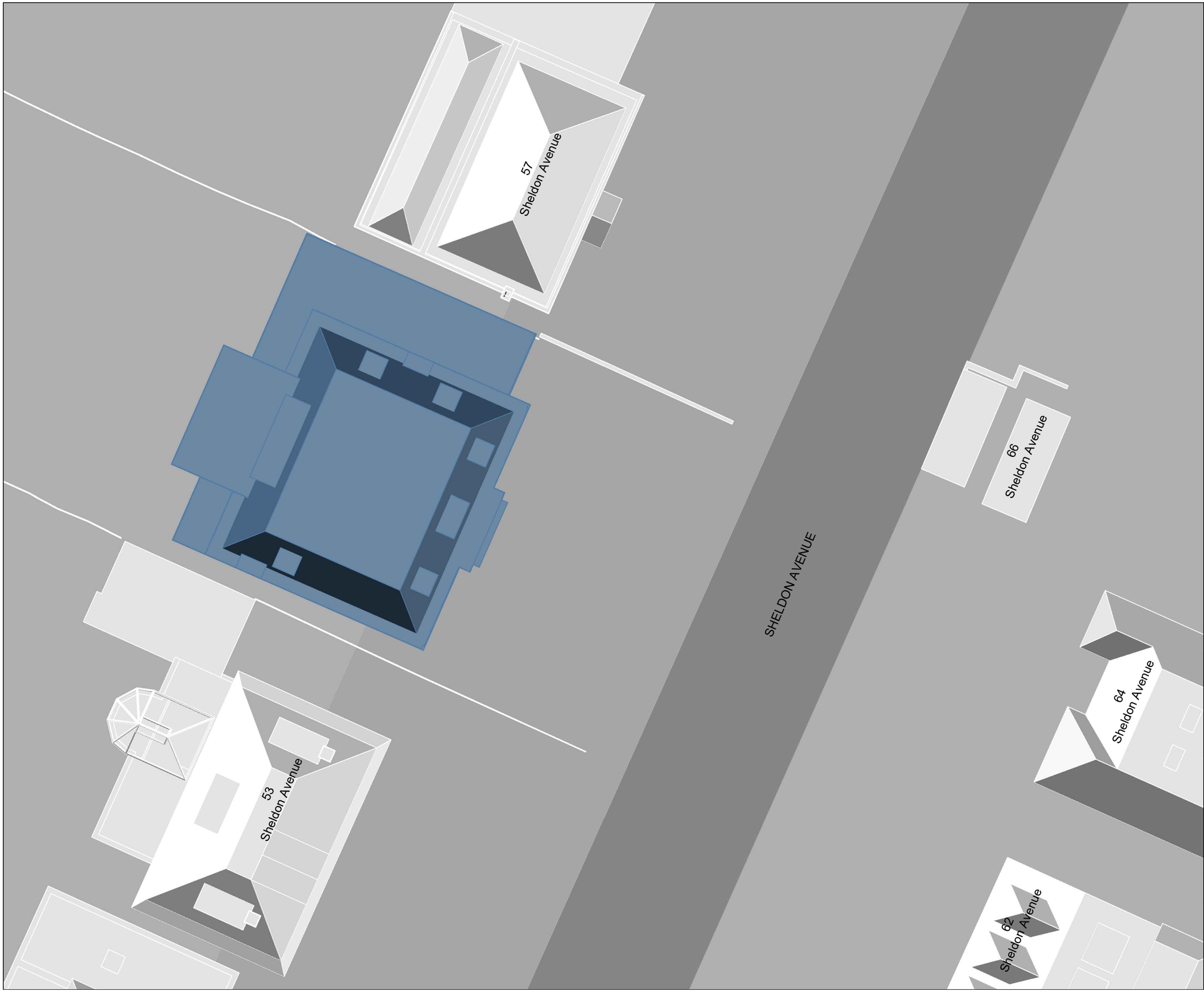
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PROJECT
55 SHELDON AVENUE
LONDON N6

DRAWING
3D VIEW
EXISTING CONDITION

DATE	SCALE @ A3
11.02.16	NTS
DRAWN BY	REVISION
MZ	A
PROJECT No.	REL No.-DRAWING No.
1727	01-03



SOURCES OF INFORMATION:

BTP
IR02 (14.01.16)

dMFK
1R02 (10.02.16)

VERTEX
IR03 (02.02.16)

SITE PHOTOS

N

NOTES:

PROPOSED SCHEME SHOWN IN BLUE

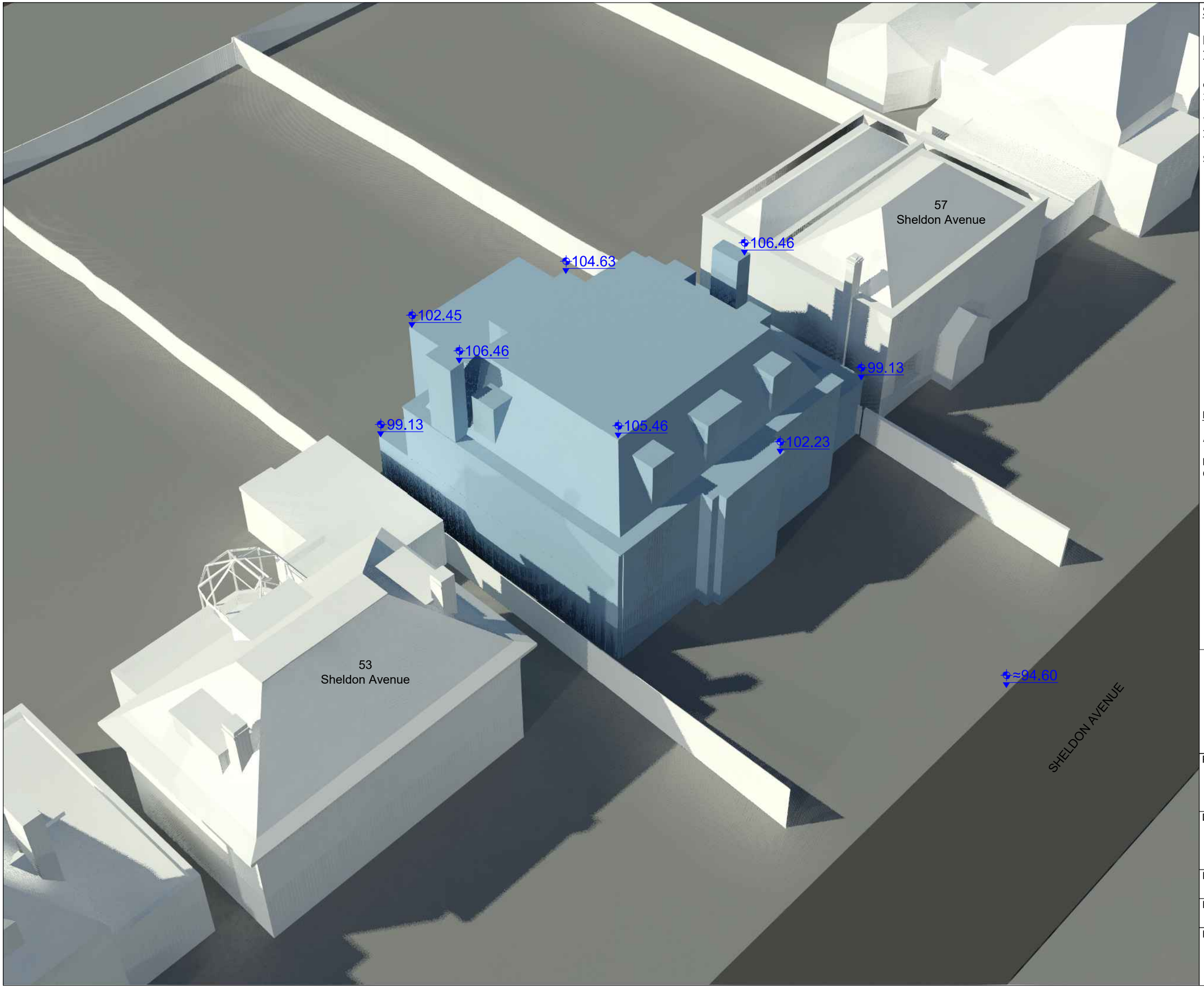
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PROJECT
55 SHELDON AVENUE
LONDON N6

DRAWING
PLAN VIEW
PROPOSED SCHEME

DATE	SCALE @ A3
11.02.16	1/200XP
DRAWN BY	REVISION
MZ	A

PROJECT No.	REL No.-DRAWING No.
1727	01-04



SOURCES OF INFORMATION:

BTP
IR02 (14.01.16)

dMFK
1R02 (10.02.16)

VERTEX
IR03 (02.02.16)

SITE PHOTOS

NOTES:

ALL AOD HEIGHTS ARE IN METRES

EXISTING BUILDING SHOWN IN GREEN

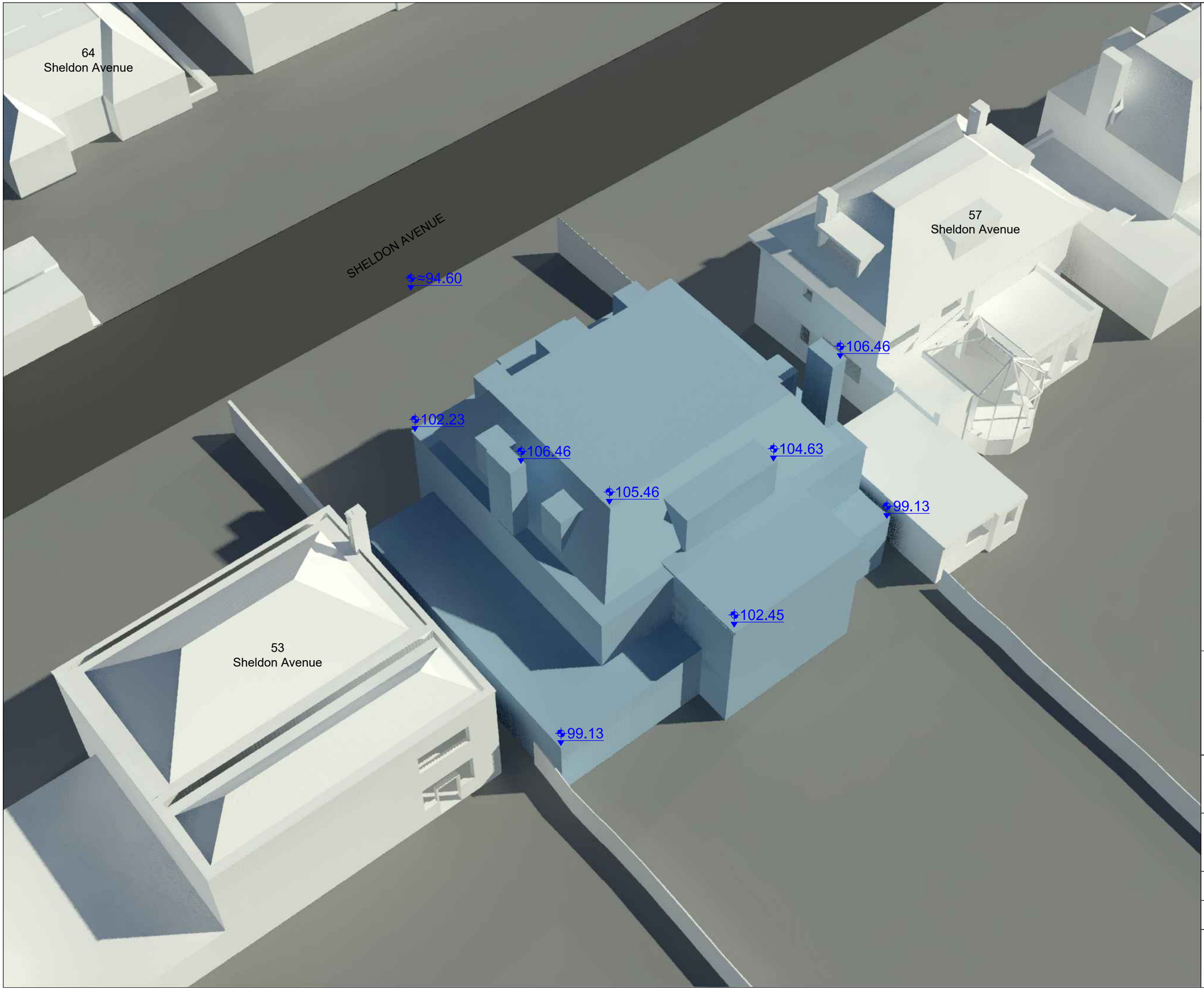
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PROJECT
55 SHELDON AVENUE
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DRAWING
3D VIEW
EXISTING CONDITION

DATE	SCALE @ A3
15.02.16	NTS
DRAWN BY	REVISION
MZ	A

PROJECT No.	REL No.-DRAWING No.
1727	01-05



SOURCES OF INFORMATION:

BTP
IR02 (14.01.16)

dMFK
1R02 (10.02.16)

VERTEX
IR03 (02.02.16)

SITE PHOTOS

NOTES:

ALL AOD HEIGHTS ARE IN METRES

EXISTING BUILDING SHOWN IN GREEN

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PROJECT
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LONDON N6

DRAWING
3D VIEW
EXISTING CONDITION

DATE	SCALE @ A3
15.02.16	NTS
DRAWN BY	REVISION
MZ	A

PROJECT No.	REL No.-DRAWING No.
1727	01-06





Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed
57 Sheldon Avenue				
A1	Area m2	805.08	748.51	740.64
	Percentage		93%	92%

SOURCES OF INFORMATION:

BTP
IR02 (14.01.16)

dMFK
1R02 (10.02.16)

VERTEX
IR03 (02.02.16)

SITE PHOTOS

N

NOTES:

EXISTING SCHEME SHOWN IN GREEN

PROPOSED SCHEME SHOWN IN BLUE

KEY:

MORE THAN TWO HOURS OF SUN

LESS THAN TWO HOURS OF SUN

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DRAWING
AMENITY ANALYSIS
EXISTING VS PROPOSED

DATE	SCALE @ A3
12.02.16	1/200XP
DRAWN BY: MZ	REVISION: A
PROJECT No.: 1727	REL No.-DRAWING No.: 01-07

Appendix 2

Daylight & Sunlight Results to the Surrounding Properties

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff
53 Sheldon Avenue										
Ground	**R1**	Living Room	W1	Existing	21.91					
				Proposed	18.75	0.86		*North*		*North*
Ground	**R2**	Living Room	W2	Existing	23.15					
				Proposed	20.1	0.87		*North*		*North*
Ground	**R3**	LD	W3	Existing	19.19		37		2	
				Proposed	19.19	1.00	37	1.00	2	1.00
Ground	**R3**	LD	W4	Existing	38.65					
				Proposed	38.65	1.00		*North*		*North*
Ground	**R3**	LD	W5	Existing	36.93					
				Proposed	36.93	1.00		*North*		*North*
Ground	**R3**	LD	W6	Existing	30.02		46		10	
				Proposed	30.02	1.00	46	1.00	10	1.00
Ground	**R3**	LD	W7	Existing	38.38		51		14	
				Proposed	38.38	1.00	51	1.00	14	1.00
Ground	**R3**	LD	W8	Existing	38.72					
				Proposed	38.67	1.00		*North*		*North*
Ground	**R3**	LD	W9	Existing	34.64					
				Proposed	33.68	0.97		*North*		*North*
Ground	**R3**	LD	W10	Existing	24.83					
				Proposed	23.44	0.94		*North*		*North*
Ground	**R3**	LD	W12	Existing	36.19		69		21	
				Proposed	36.19	1.00	69	1.00	21	1.00
Ground	**R3**	LD	W13	Existing	38.97		56		19	
				Proposed	38.97	1.00	56	1.00	19	1.00
Ground	**R3**	LD	W14	Existing	39.62					
				Proposed	39.53	1.00		*North*		*North*
Ground	**R3**	LD	W15	Existing	38.93					
				Proposed	37.64	0.97		*North*		*North*
Ground	**R3**	LD	W16	Existing	36.1					
				Proposed	33.26	0.92		*North*		*North*
Ground	**R3**	LD	W17	Existing	31.75		60		15	
				Proposed	31.75	1.00	60	1.00	15	1.00
Ground	**R3**	LD	W18	Existing	33.47		70		20	
				Proposed	33.47	1.00	70	1.00	20	1.00
Ground	**R3**	LD	W19	Existing	34.22					
				Proposed	31.77	0.93		*North*		*North*
Ground	**R3**	LD	W20	Existing	31.38					
				Proposed	28.3	0.90		*North*		*North*
Ground	**R3**	LD	W21	Existing	3.9		10		1	
				Proposed	3.89	1.00	10	1.00	1	1.00
First	**R1**	Bedroom	W3	Existing	21.5					
				Proposed	18.41	0.86		*North*		*North*
First	**R2**	Bathroom	W11	Existing	28.98					
				Proposed	28.67	0.99		*North*		*North*
First	**R3**	Bedroom	W17	Existing	29.05					
				Proposed	28.42	0.98		*North*		*North*
Second	**R1**	Bedroom	W1	Existing	37.03					
				Proposed	34.81	0.94		*North*		*North*
57 Sheldon Avenue										
Ground	**R1**	Bedroom	W1	Existing	39.29					
				Proposed	37.9	0.96		*North*		*North*
Ground	**R1**	Bedroom	W2	Existing	37.24					
				Proposed	36.49	0.98		*North*		*North*
Ground	**R1**	Bedroom	W3	Existing	39.43					

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours			
							Annual %	Diff	Winter %	Diff
				Proposed	38.81	0.98		*North*		*North*
Ground	**R1**	Bedroom	W4	Existing	39.36					
				Proposed	38.88	0.99		*North*		*North*
Ground	**R1**	Bedroom	W5	Existing	38.15		63		20	
				Proposed	38.03	1.00	63	1.00	20	1.00
First	**R1**	Bedroom	W1	Existing	39.45					
				Proposed	39.3	1.00		*North*		*North*

Floor	Room Description	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference
53 Sheldon Avenue							
Ground	Flat1	Living Room	Area m2	18.65	11.28	8.27	
			% of room		60.50%	44.37%	0.73
Ground	Flat1	Living Room	Area m2	5.04	2.77	2.21	
			% of room		54.91%	43.94%	0.80
Ground	Flat1	LD	Area m2	63.71	63.05	63.04	
			% of room		98.97%	98.95%	1.00
First	Flat1	Bedroom	Area m2	4.62	4.37	4.04	
			% of room		94.49%	87.49%	0.93
First	Flat1	Bathroom	Area m2	5.99	5.92	5.90	
			% of room		98.83%	98.58%	1.00
First	Flat1	Bedroom	Area m2	15.01	14.87	14.73	
			% of room		99.08%	98.16%	0.99
Second	Flat1	Bedroom	Area m2	10.26	10.21	10.21	
			% of room		99.49%	99.49%	1.00
57 Sheldon Avenue							
Ground	Flat1	Bedroom	Area m2	52.49	52.18	52.18	
			% of room		99.42%	99.42%	1.00
First	Flat1	Bedroom	Area m2	22.35	22.03	22.01	
			% of room		98.57%	98.48%	1.00

Floor	Room	Room Use.	Window	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed
53 Sheldon Avenue												
Ground	R1	Living Room	W1	0.68	3.06	54.56	49.35	84.21	0.50	1.00	1.80	1.62
											1.80	1.62
Ground	R2	Living Room	W2	0.68	0.67	52.15	47.11	33.03	0.50	1.00	0.96	0.86
											0.96	0.86
Ground	R3	LD	W3-L	0.68	1.65	47.00	47.00	234.86	0.50	0.15	0.04	0.04
			W3-U	0.68	2.95	52.33	52.33	234.86	0.50	1.00	0.60	0.60
			W4-L	0.68	1.02	84.57	84.57	234.86	0.50	0.15	0.05	0.05
			W4-U	0.68	1.83	84.14	84.14	234.86	0.50	1.00	0.59	0.59
			W5-L	0.68	1.02	80.33	80.33	234.86	0.50	0.15	0.05	0.05
			W5-U	0.68	1.83	80.45	80.45	234.86	0.50	1.00	0.57	0.57
			W6-L	0.68	0.66	0.00	0.00	234.86	0.50	0.15	0.00	0.00
			W6-U	0.68	1.88	68.72	68.72	234.86	0.50	1.00	0.50	0.50
			W7-L	0.68	0.92	0.00	0.00	234.86	0.50	0.15	0.00	0.00
			W7-U	0.68	2.65	83.96	83.96	234.86	0.50	1.00	0.86	0.86
			W8-L	0.68	0.90	0.00	0.00	234.86	0.50	0.15	0.00	0.00
			W8-U	0.68	2.58	84.75	84.75	234.86	0.50	1.00	0.84	0.84
			W9-L	0.68	0.92	0.00	0.00	234.86	0.50	0.15	0.00	0.00
			W9-U	0.68	2.65	80.48	77.41	234.86	0.50	1.00	0.82	0.79
			W10-L	0.68	0.66	0.00	0.00	234.86	0.50	0.15	0.00	0.00
			W10-U	0.68	1.88	65.85	61.10	234.86	0.50	1.00	0.48	0.44
Ground	R3	LD	W15	0.68	1.09	88.16	85.00	234.86	0.50	1.00	0.37	0.36
			W17	0.68	4.32	72.80	72.80	234.86	0.50	1.00	1.22	1.22
			W20	0.68	4.83	72.19	66.86	234.86	0.50	1.00	1.34	1.25
			W19	0.68	0.73	77.63	72.97	234.86	0.50	1.00	0.22	0.20
			W18	0.68	0.73	76.09	76.09	234.86	0.50	1.00	0.21	0.21
			W13	0.68	1.03	88.24	88.24	234.86	0.50	1.00	0.35	0.35
			W16	0.68	0.81	74.09	69.23	234.86	0.50	1.00	0.23	0.22
			W12	0.68	0.74	81.75	81.75	234.86	0.50	1.00	0.23	0.23
			W14	0.68	1.02	89.99	89.75	234.86	0.50	1.00	0.35	0.35
			W21	0.68	3.82	25.90	25.87	234.86	0.50	1.00	0.38	0.38
											10.32	10.11
First	R1	Bedroom	W3-L	0.68	0.01	0.00	0.00	29.19	0.50	0.15	0.00	0.00
			W3-U	0.68	0.95	47.88	42.70	29.19	0.50	1.00	1.41	1.26
											1.41	1.26
First	R2	Bathroom	W11	0.68	1.91	60.90	60.44	39.08	0.50	1.00	2.70	2.68
											2.70	2.68
First	R3	Bedroom	W17	0.68	2.84	61.43	60.47	66.64	0.50	1.00	2.37	2.34
											2.37	2.34
Second	R1	Bedroom	W1	0.68	2.60	76.69	72.51	52.64	0.50	1.00	3.43	3.25
											3.43	3.25
57 Sheldon Avenue												
Ground	R1	Bedroom	W1	0.68	1.08	81.22	79.23	217.30	0.50	1.00	0.36	0.36
			W2-L	0.68	0.84	78.01	76.80	217.30	0.50	0.15	0.04	0.04
			W2-U	0.68	1.24	81.37	79.98	217.30	0.50	1.00	0.42	0.41
			W3	0.68	0.72	77.34	76.33	217.30	0.50	1.00	0.23	0.23
			W4	0.68	1.08	81.19	81.02	217.30	0.50	1.00	0.36	0.36
			W5	0.68	4.00	83.72	83.56	217.30	0.50	1.00	1.40	1.39
											2.82	2.79
First	R1	Bedroom	W1	0.68	2.68	85.00	84.68	96.87	0.50	1.00	2.14	2.13
											2.14	2.13