



BRE DAYLIGHT & SUNLIGHT ASSESSMENT

SEPTEMBER 2026, REF:2653/DSA

CLIENT:

The Applicant

SITE ADDRESS:

Land adjacent to No.28 Sidney Road
London N22 8LS

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AUTHOR:

William Pottinger

REVISIONS:

None to date



1. Who We Are

- 1.1. The Daylight Lab work closely with architects, designers, and private clients throughout the UK, assisting with daylight and sunlight matters related to architectural design and planning. We take a proactive approach, providing input throughout the design process, to ensure that sites reach their fullest potential while not unduly impacting neighbouring amenity.
- 1.2. We aim for our assessments to be as clear and accessible as possible, and welcome enquiries from anyone who might be affected by the issues discussed via hello@thedaylightlab.co.uk.

2. Executive Summary

- 2.1. The proposed demolition of the existing garages and construction of a two storey, one bedroom dwelling on land adjacent to No.28 Sidney Road has been demonstrated to cause no undue loss of daylight or sunlight to neighbouring properties, when tested in accordance with the BRE's "Site layout planning for daylight and sunlight: A guide to good practice", third edition, 2022, which is widely accepted as good practice by local planning authorities in the UK.



3. Introduction & Site Description

- 3.1. This report has been commissioned by the applicant to assess the impact of the proposed development on the levels of daylight and sunlight enjoyed by neighbouring properties.
- 3.2. The application site comprises two garages to the rear of No.28 Sidney Road, fronting Shropshire Road to the west.
- 3.3. It is proposed to demolish the existing garages and construct a one bedroom dwelling over two storeys.
- 3.4. The neighbouring properties considered in this study are No.28 Sidney Road to the south, No.17 Shropshire Road to the north and No.26 Sidney Road to the east.
- 3.5. Copies of the existing and proposed drawing set referred to in this study, prepared by Crawford Partnership, can be found in Appendix 1.



Fig 1. Location Plan. North to top. Not to scale.



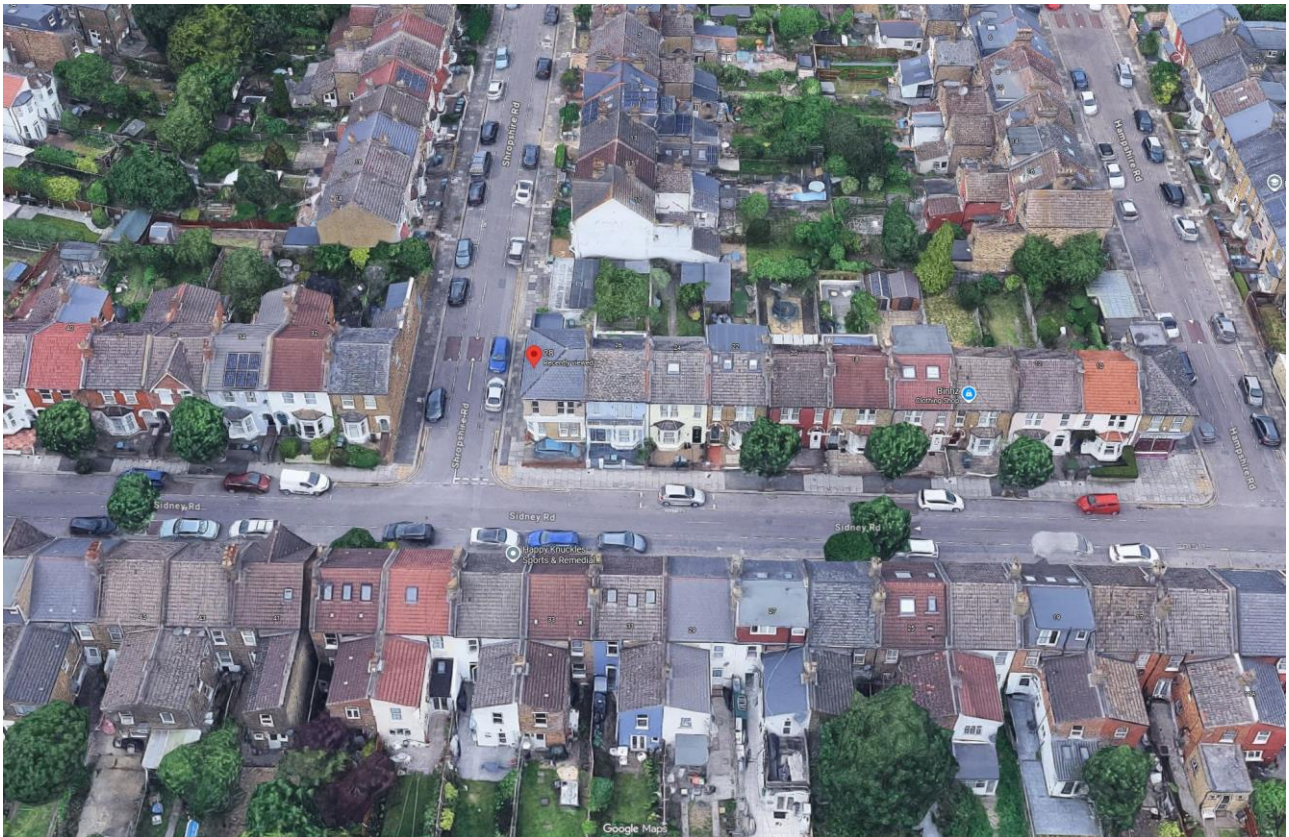


Fig 2. Aerial view of existing site from south (Google).



Fig 3. Aerial view of existing site from north (Google).

4. Summary of Applicable Guidance

- 4.1. The following methods set out in this report are based on the BRE's "Site layout planning for daylight and sunlight: A guide to good practice", third edition, 2022, which is generally accepted as good practice by local planning authorities in the UK.
- 4.2. It is important to note that the advice given in the guide *"is not mandatory and the guide 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 since natural lighting is only one of many factors in site layout design"* (page 7, paragraph 1.6).

5. Key Definitions

- 5.1. It is important to note the key difference between daylight and sunlight. These can be defined as follows:

Daylight

- 5.2. Daylight is the combination of all direct and indirect sunlight (see following definition of sunlight) during the daytime. This includes direct sunlight, diffuse sky radiation, and (often) both of these reflected by Earth and terrestrial objects, like landforms and buildings.

Sunlight

- 5.3. Sunlight is direct light that reaches Earth on an uninterrupted path from the sun.

6. Methodology

- 6.1. Existing and proposed 3D models of the application site and surroundings were prepared by The Daylight Lab to a level of detail suitable for testing, based on drawings provided by Crawford Partnership (copies of which can be found in Appendix 1), OS data, photographs and Google imagery.
- 6.2. The test environment is accurate to the best of The Daylight Lab's ability and knowledge, and any apparent discrepancies that could affect results should be reported to hello@thedaylightlab.co.uk.
- 6.3. The following tests were then carried out in accordance with relevant BRE guidelines, using specialist analysis software (MBS Daylight) as required:

Daylight - Vertical Sky Component (VSC)

- 6.4. The Vertical Sky Component (VSC) is the ratio of the direct sky illuminance falling on a vertical window at a central reference point, to the simultaneous horizontal illuminance under an unobstructed sky.
- 6.5. Any reduction in the amount of daylight can be calculated by comparing the existing and proposed VSC for each main window serving a habitable space (such as living rooms, kitchens and bedrooms). Windows serving non-habitable space (such as bathrooms, toilets, storerooms, garages and circulation areas) need not be tested. In the case of a floor-to-ceiling window, such as a patio door, a point 1.6 m above ground may be used, and in the case of a bay window, only the central pane needs testing.
- 6.6. If the proposed VSC is less than 27%, then a comparison of "before" and "after" levels of VSC needs to be calculated. Good daylighting can still be achieved if levels are within 0.8 of their former value.



Daylight Distribution – No-Sky-Line

- 6.7. Where room layouts are known, the impact on the daylight distribution in the existing building can be found by plotting the “No-Sky-Line” in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although they are less important. The No-Sky-Line divides points on the working plane which can and cannot see the sky (in houses the working plane is 0.85m high). Areas beyond the No-Sky-Line usually look dark and gloomy compared with the rest of the room.
- 6.8. If, following construction of a new development, the No-Sky-Line moves so that the area of the existing room which does receive direct skylight is reduced to less than 0.80 times its former value, this will be noticeable to the occupants and more of the room will appear poorly lit.

Sunlight - Annual Probable Sunlight Hours (APSH)

- 6.9. A dwelling or any non-domestic building where there is a particular requirement for sunlight will appear reasonably sunlit provided that at least one main window to a living room (or a commercial space which is deemed to have a special requirement for sunlight) faces within 90° of due south and receives at least 25% of the annual probable sunlight hours (APSH), including at least 5% during the winter (WPSH), between the 21st of September and 21st of March. APSH refers to the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question (in this case data used was for the Greater London area, being the nearest available).
- 6.10. If as a result of a proposal an applicable neighbouring window receives less than 25% of APSH or 5% WPSH, either figure is less than 0.8 times of its former value and there is a reduction in APSH greater than 4% then sunlighting will be adversely affected.

Sunlight - Overshadowing of Amenity Space

- 6.11. The availability of sunlight in open spaces such as rear gardens can be checked by analysing the overshadowing that results from a proposal. BRE recommend that at least half of the amenity area should receive at least two hours of sunlight on 21st March.
- 6.12. If, as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

7. 3D Model & Reference Images

- 7.1. The following figures show the existing and proposed 3D models as tested. Specifically:
- Figures 4-7 provide external views of the existing site and surrounding context.
 - Figures 8-11 provide external views of the proposed site and surrounding context.
 - Figures 12-13 provide external views of the existing model with neighbouring windows tested for loss of daylight and sunlight labelled.
 - Figure 14 provides an aerial view of the existing model with neighbouring amenity areas tested for loss of sunlight labelled.



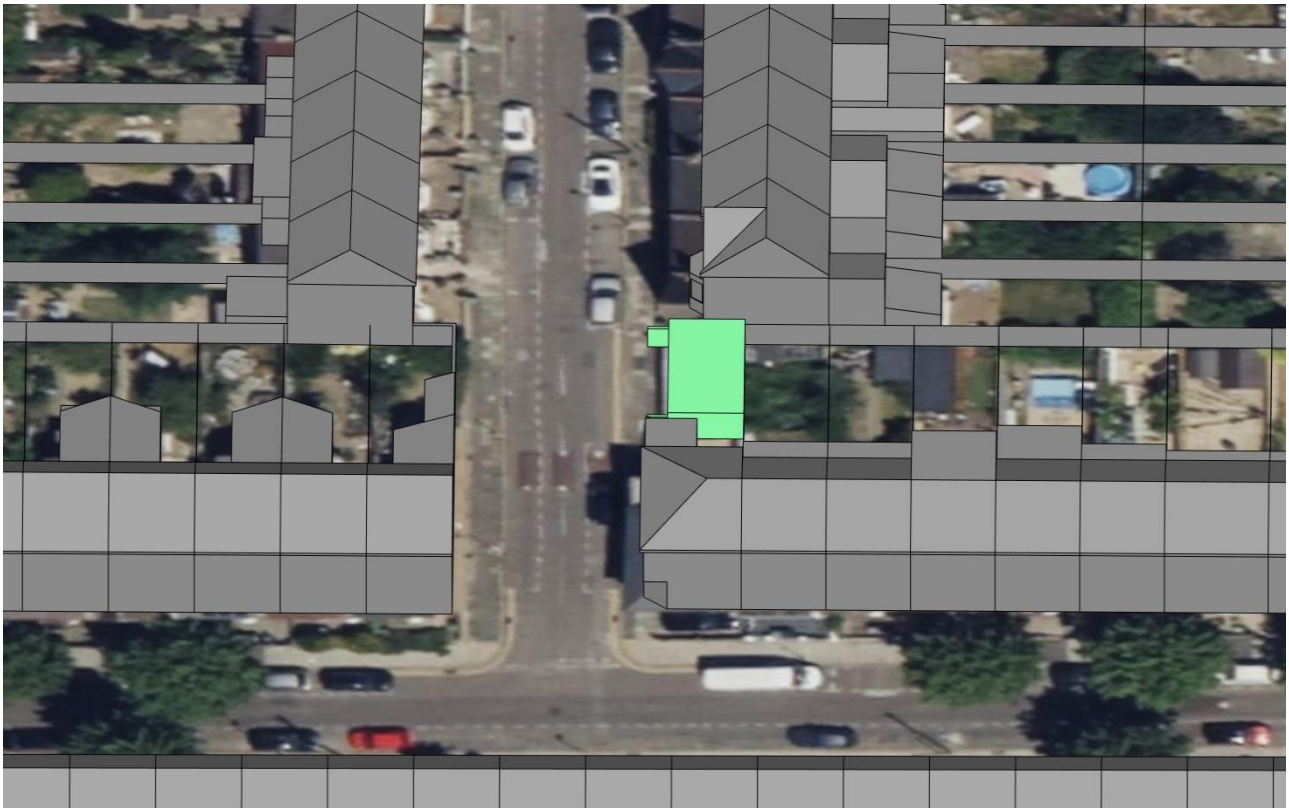


Fig 4. Aerial view of existing 3D model from south.

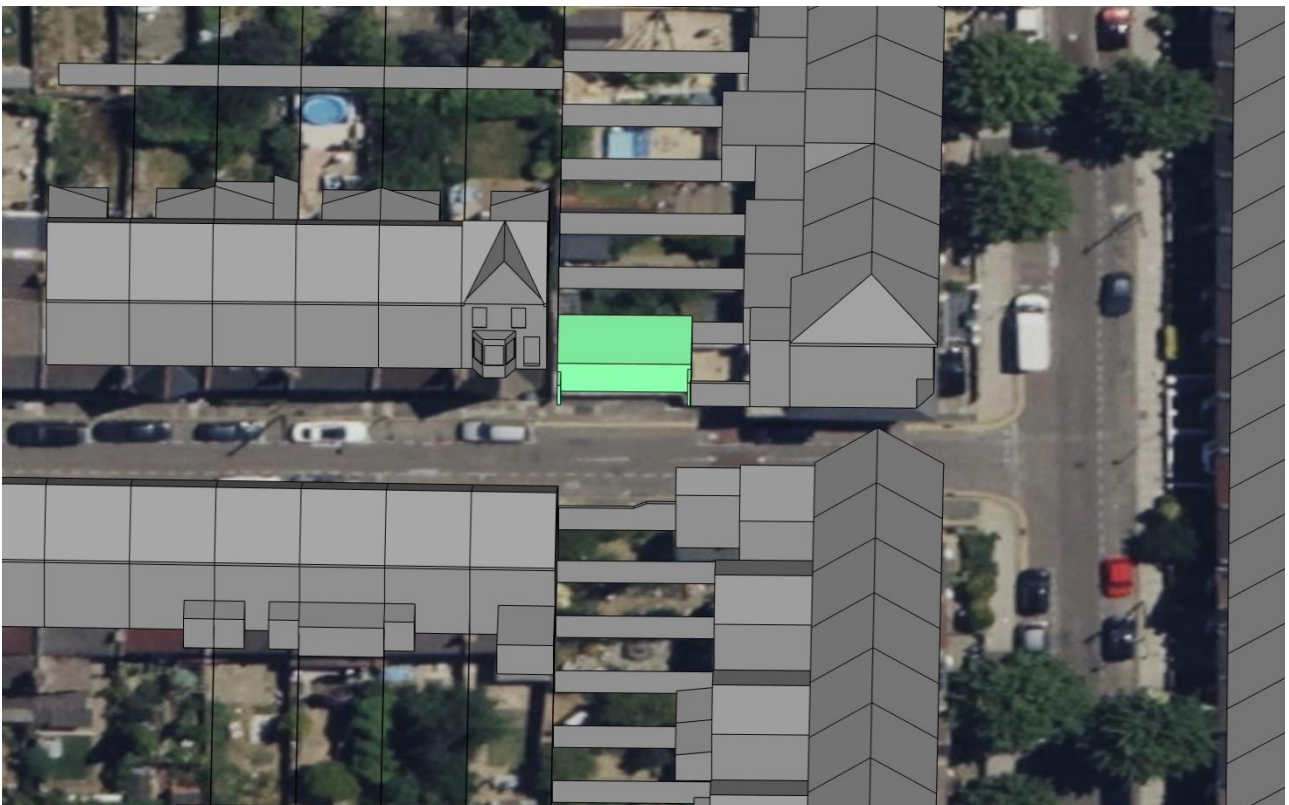


Fig 5. Aerial view of existing 3D model from west.

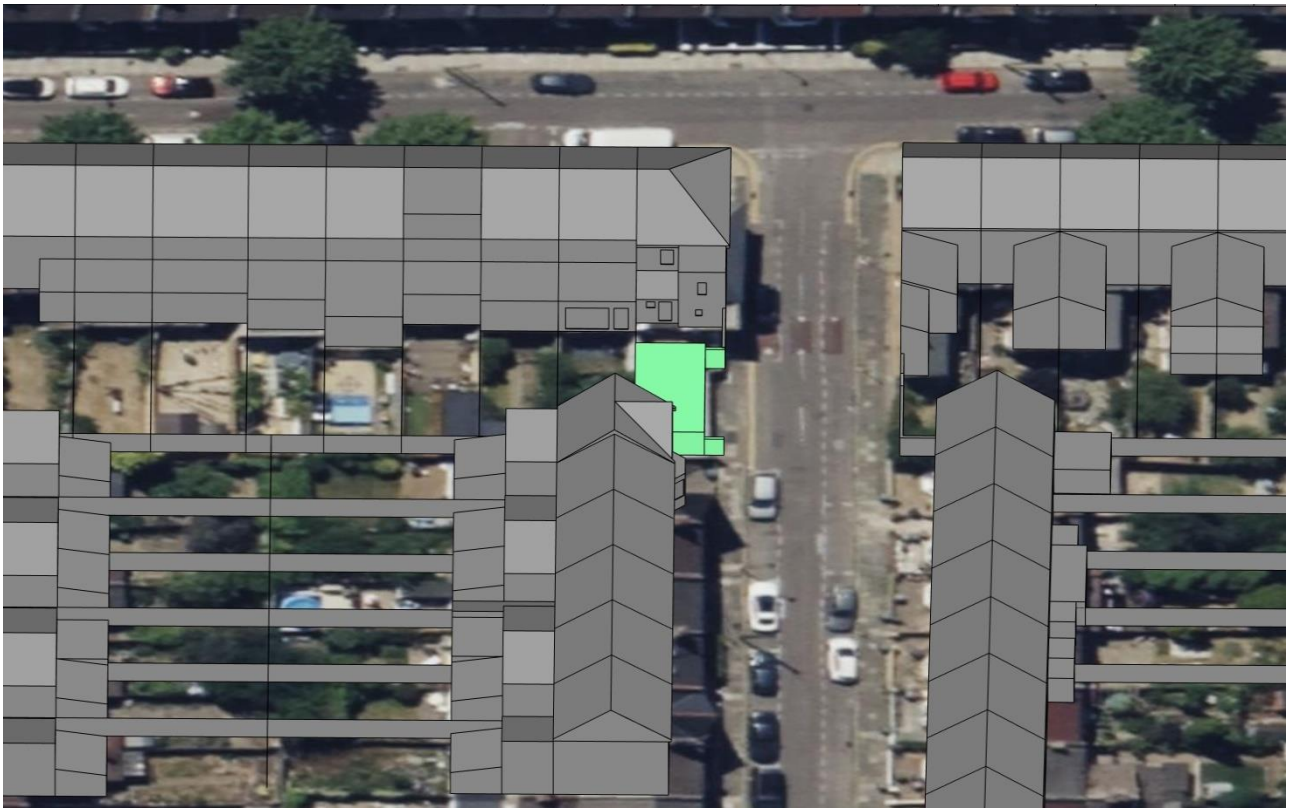


Fig 6. Aerial view of existing 3D model from north.



Fig 7. Aerial view of existing 3D model from east.

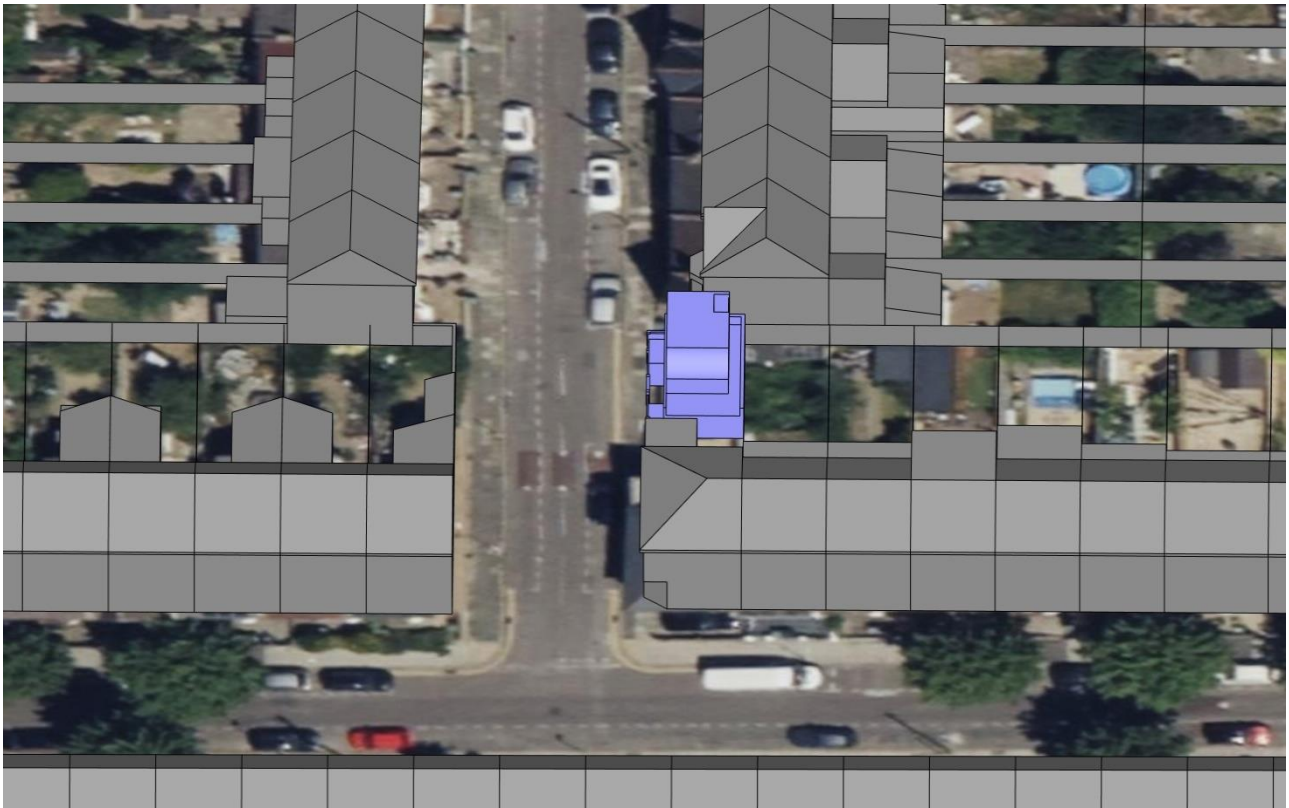


Fig 8. Aerial view of proposed 3D model from south.

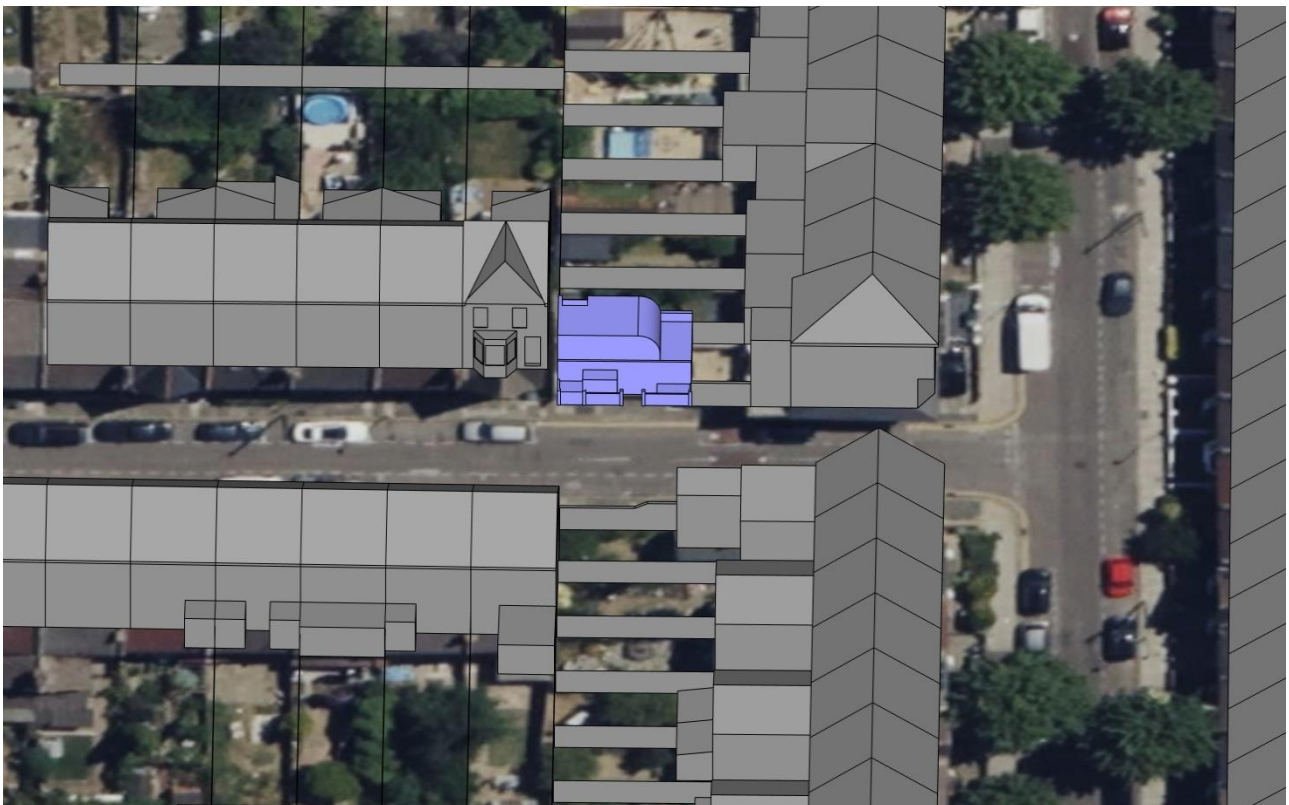


Fig 9. Aerial view of proposed 3D model from west.

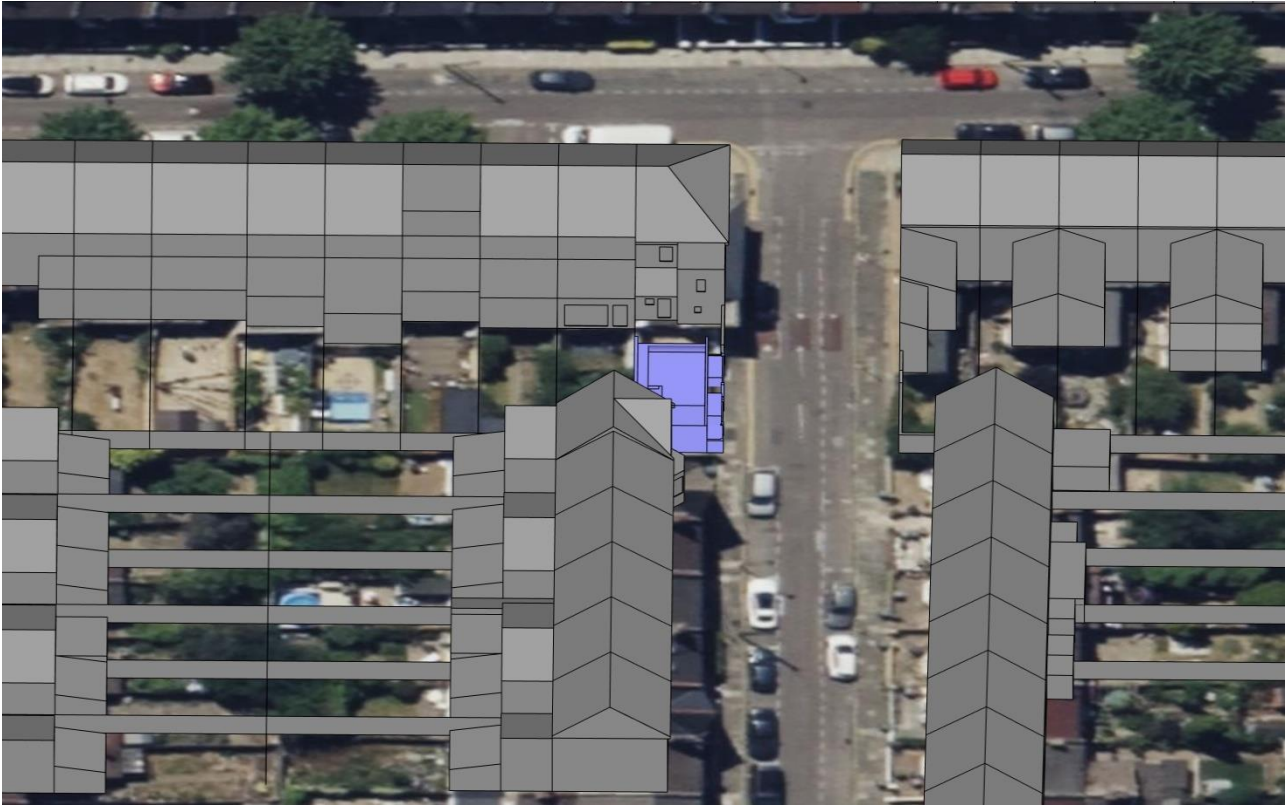


Fig 10. Aerial view of proposed 3D model from north.



Fig 11. Aerial view of proposed 3D model from east.

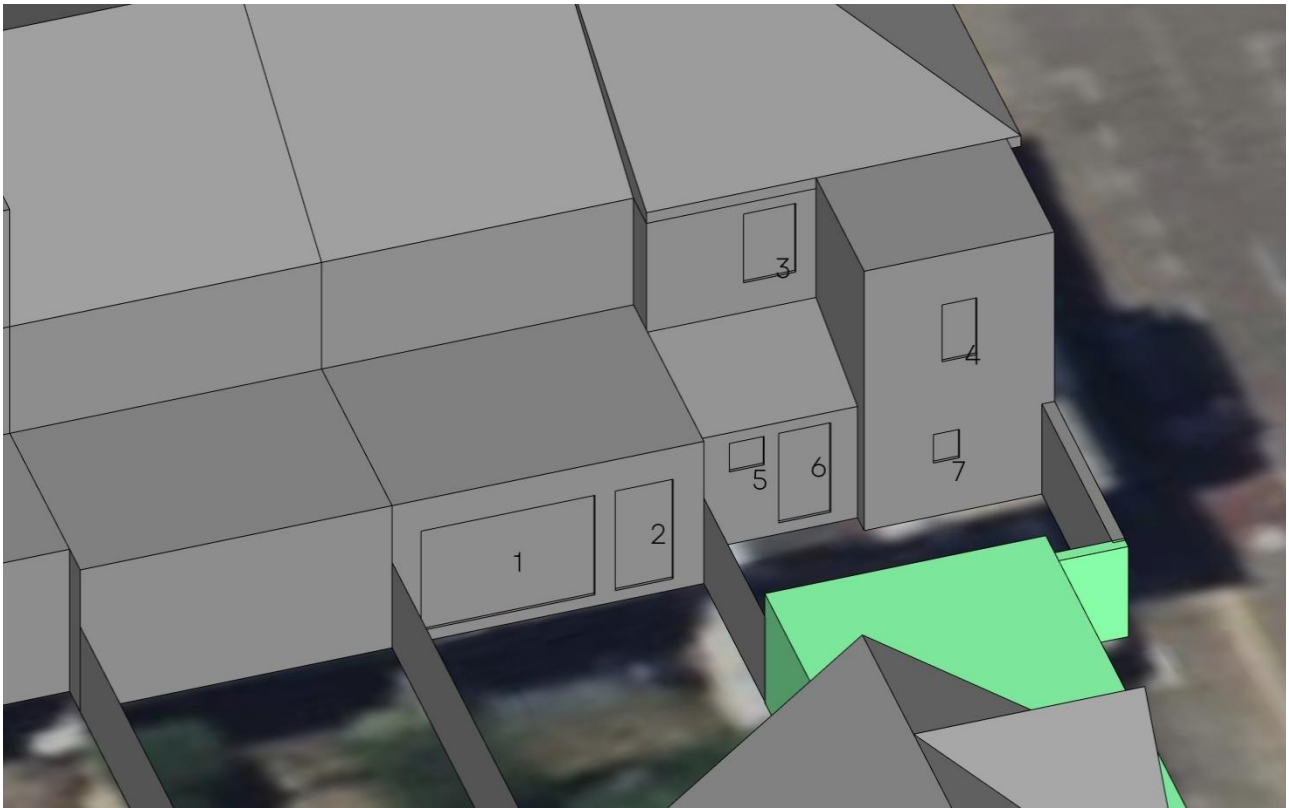


Fig 12. Existing model with neighbouring windows at No.26 Sidney Road and No.28 Sidney Road tested for loss of daylight and sunlight labelled.

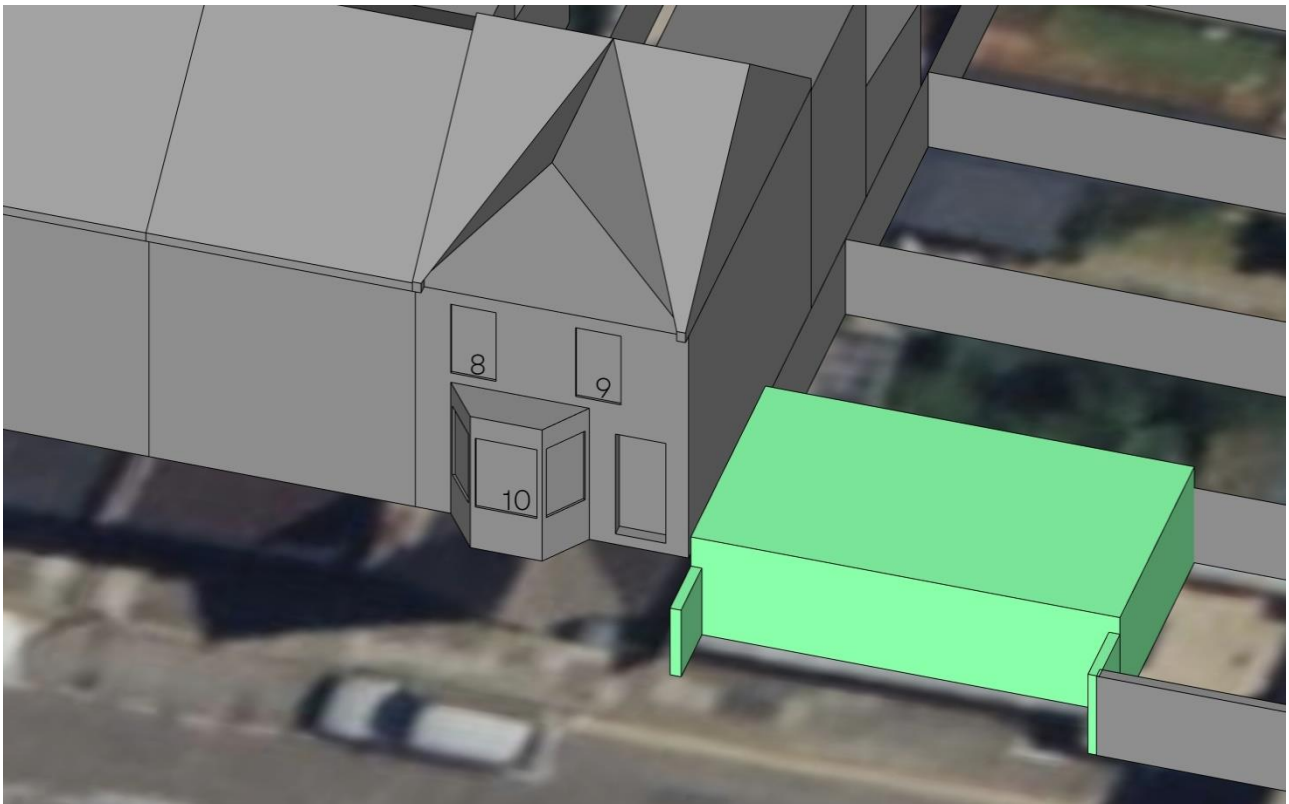


Fig 13. Existing model with neighbouring windows at No.17 Shropshire Road tested for loss of daylight and sunlight labelled.



Fig 14. Overhead view of existing model with neighbouring amenity areas at No.26 and No.28 Sidney Road tested for loss of sunlight highlighted green and labelled. North to top.

8. Results

- 8.1. Test results are listed below, with figures highlighted green, amber, or red, to indicate “meets or exceeds BRE guideline figure”, “borderline” or “below BRE guideline figure”.
- 8.2. Any results that require further explanation or calculations are left unhighlighted and marked with an asterisk, with additional information then provided as appropriate.

Daylight – Vertical Sky Component (VSC)

- 8.3. The following table compares existing and proposed VSC results for neighbouring windows, as referenced in Figures 12 and 13.
- 8.4. Room types were not verified so all windows have been assumed to serve habitable rooms.
- 8.5. Accompanying Waldram Diagrams can be found in Appendix 2.

Table 1. VSC results.

Property	Win- dow ref	Room Type	VSC Exist- ing (%)	VSC Pro- posed (%)	Prop/Ex (target = ≥0.8)
No.26 Sidney Road	1	Unknown (assumed habitable)	31.84	30.66	0.96
No.26 Sidney Road	2	Unknown (assumed habitable)	31.44	29.57	0.94
No.28 Sidney Road	3	Unknown (assumed habitable)	27.72	27.58	0.99



No.28 Sidney Road	4	Unknown (assumed habitable)	34.85	34.62	0.99
No.28 Sidney Road	5	Unknown (assumed habitable)	28.36	26.55	0.94
No.28 Sidney Road	6	Unknown (assumed habitable)	29.90	28.13	0.94
No.28 Sidney Road	7	Unknown (assumed habitable)	30.15	29.18	0.97
No.17 Shropshire Road	8	Unknown (assumed habitable)	35.22	35.19	1.00
No.17 Shropshire Road	9	Unknown (assumed habitable)	35.55	35.24	0.99
No.17 Shropshire Road	10	Unknown (assumed habitable)	32.66	32.13	0.98

Daylight – No-Sky-Line

8.6. Owing to the excellent VSC results recorded, with proposed figure between 26.55-35.24% and only minimal losses from existing to proposed, it was concluded unnecessary to carry out internal testing of the No-Sky-Line. See conclusion.

Sunlight – Annual Probable Sunlight Hours (APSH/WPSH)

8.7. The following table compares existing and proposed APSH/WPSH results for neighbouring windows, as referenced in Figures 12 and 13.

8.8. Note that only windows serving living rooms that face within 90° of due south need testing under BRE guidelines, however all windows referenced were tested in the interest of providing full transparency over the proposal's potential impact.

Table 2. Annual and winter sunlight hours results.

Property	Win- dow ref	Room Type	Win' Orienta- tion	Ex APSH (%)	Prop APSH (%)	Pr /Ex (tar- get = ≥0.8)	Ex WPSH (%)	Prop WPSH (%)	Pr /Ex (tar- get = ≥0.8)
No.26 Sid- ney Road	1	Unknown (assumed habitable)	1° (North)	8	8	1.00	0	0	N/A
No.26 Sid- ney Road	2	Unknown (assumed habitable)	1° (North)	6	6	1.00	0	0	N/A
No.28 Sid- ney Road	3	Unknown (assumed habitable)	1° (North)	5	5	1.00	0	0	N/A
No.28 Sid- ney Road	4	Unknown (assumed habitable)	1° (North)	8	8	1.00	0	0	N/A
No.28 Sid- ney Road	5	Unknown (assumed habitable)	1° (North)	2	2	1.00	0	0	N/A



No.28 Sidney Road	6	Unknown (assumed habitable)	1° (North)	1	1	1.00	0	0	N/A
No.28 Sidney Road	7	Unknown (assumed habitable)	1° (North)	2	2	1.00	0	0	N/A
No.17 Shropshire Road	8	Unknown (assumed habitable)	271°	44	44	1.00	13	13	1
No.17 Shropshire Road	9	Unknown (assumed habitable)	271°	42	42	1.00	12	12	1
No.17 Shropshire Road	10	Unknown (assumed habitable)	271°	42	37	0.88	13	8	0.62*

- 8.9. *Window 10 at No.17 Shropshire Road shows a winter ratio below 0.8, however the proposed figure of 8% WPSH remains above the BRE target of 5% so the window meets guidelines regardless. See paragraph 6.10 of the methodology for further clarification.

Sunlight – Overshadowing of Amenity Space

- 8.10. The following table compares the existing and proposed % area of the neighbouring amenity areas referenced in Figure 14 to receive a minimum of two hours of direct sunlight on the 21st March.
- 8.11. Accompanying gradient diagrams and data that indicate the sunlight distribution can be found in Appendix 3.

Table 3. Sunlight hours in neighbouring amenity areas results.

Amenity area	Total sqm area	Existing sqm of amenity area to receive 2 hours+ of direct sunlight on the 21 st March	Existing % of amenity area to receive 2 hours+ of direct sunlight on the 21 st March	Proposed sqm of amenity area to receive 2 hours+ of direct sunlight on the 21 st March	Proposed % of amenity area to receive 2 hours+ of direct sunlight on the 21 st March	Pr/Ex (target ≥0.8)
No.26 Sidney Road rear garden	63.49	43.33	68.25%	43.33	68.25%	1.00
No.28 Sidney Road rear garden	23.36	0.00	0.00%	0.00	0.00%	N/A

9. Conclusion

Daylight - Vertical Sky Component (VSC)

- 9.1. All neighbouring windows tested were found to meet BRE guidelines for loss of VSC.

Daylight – No-Sky-Line

- 9.2. Owing to the excellent VSC results recorded to all neighbouring windows tested, with proposed



figures between 26.55-35.24% and only minimal losses from existing to proposed, it was concluded unnecessary to carry out internal testing of the No-Sky-Line, as it is self-evident that views of the sky shall remain generous from all neighbouring rooms served.

Sunlight - Annual Probable Sunlight Hours (APSH/WPSH)

9.3. All neighbouring windows tested were found to meet BRE guideline for loss of sunlight.

Sunlight - Overshadowing of Amenity Space

9.4. All neighbouring amenity areas tested were found to meet BRE guidelines for loss of sunlight.

Closing Statement

9.5. The proposed demolition of the existing garages and construction of a two storey, one bedroom dwelling on land adjacent to No.28 Sidney Road has been demonstrated to cause no undue loss of daylight or sunlight to neighbouring properties, when tested in accordance with the BRE's "Site layout planning for daylight and sunlight: A guide to good practice", third edition, 2022, which is widely accepted as good practice by local planning authorities in the UK.



William Pottinger, The Daylight Lab, September 2026



APPENDIX 1

Existing & proposed application drawings. Not to scale.





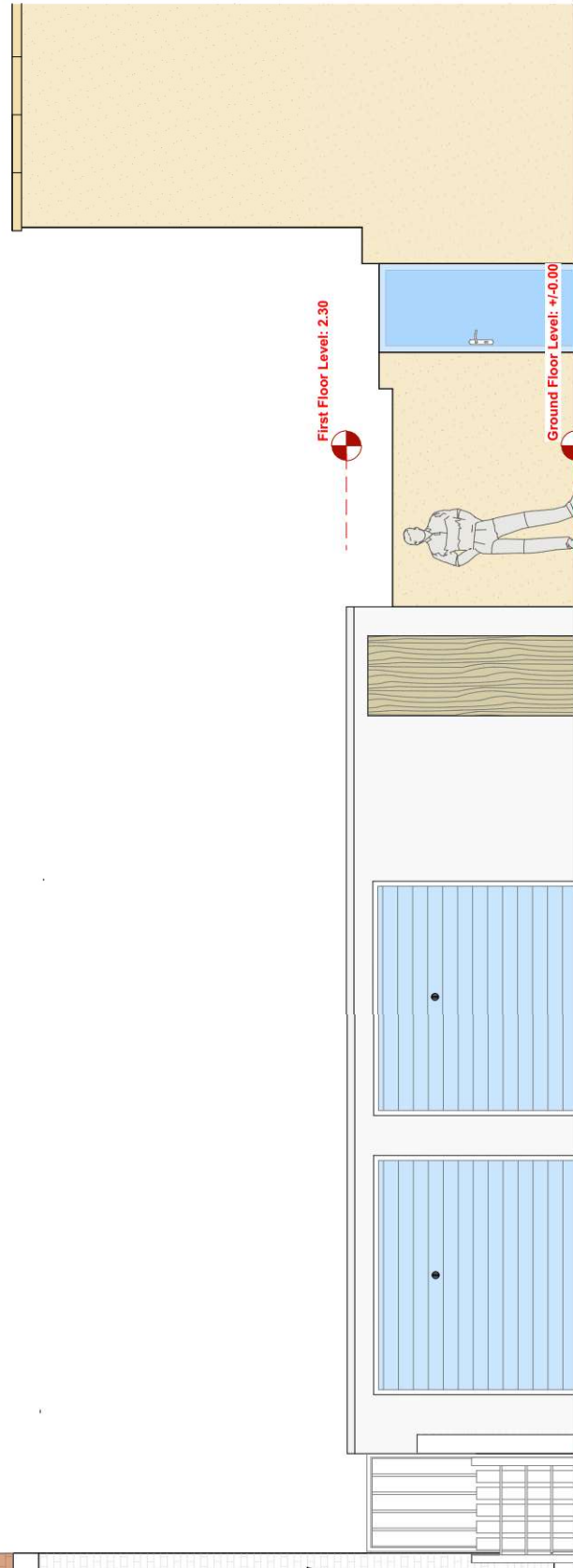
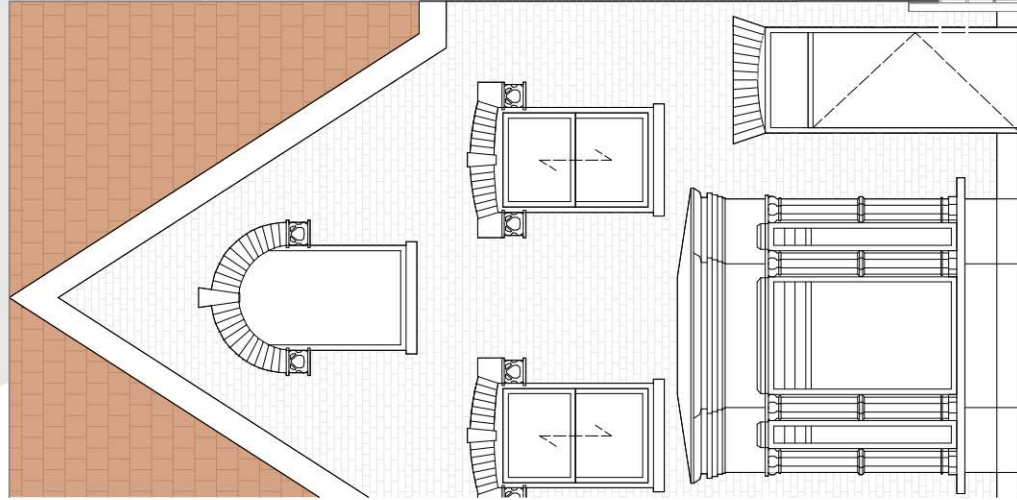
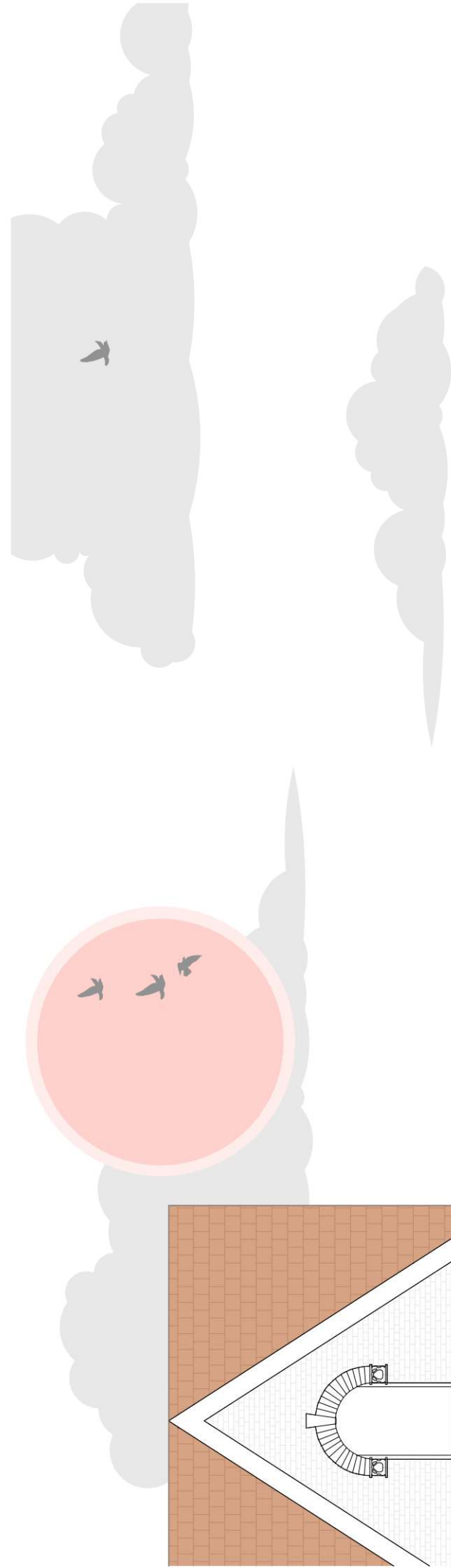
Architecture &
Interior Design
a. la Maxwell Hall
London, N10 3TH
T: 020 7460 1000
W: crawfordpartnership.co.uk

PROJECT:	Sidney Road	CLIENT:	Adnan Sliamiku
DRAWING NO.:	2025-395/010	STATUS:	Planning Application
DRAWN:	AM & AGS	CHECKED:	AC
		DATE:	07 September 2026

Block Plan

SCALE: 1:200 @ A3





17 Shropshire Rd

Site Boundary
(land adjacent to 28 Sidney Road)

28 Sidney Road

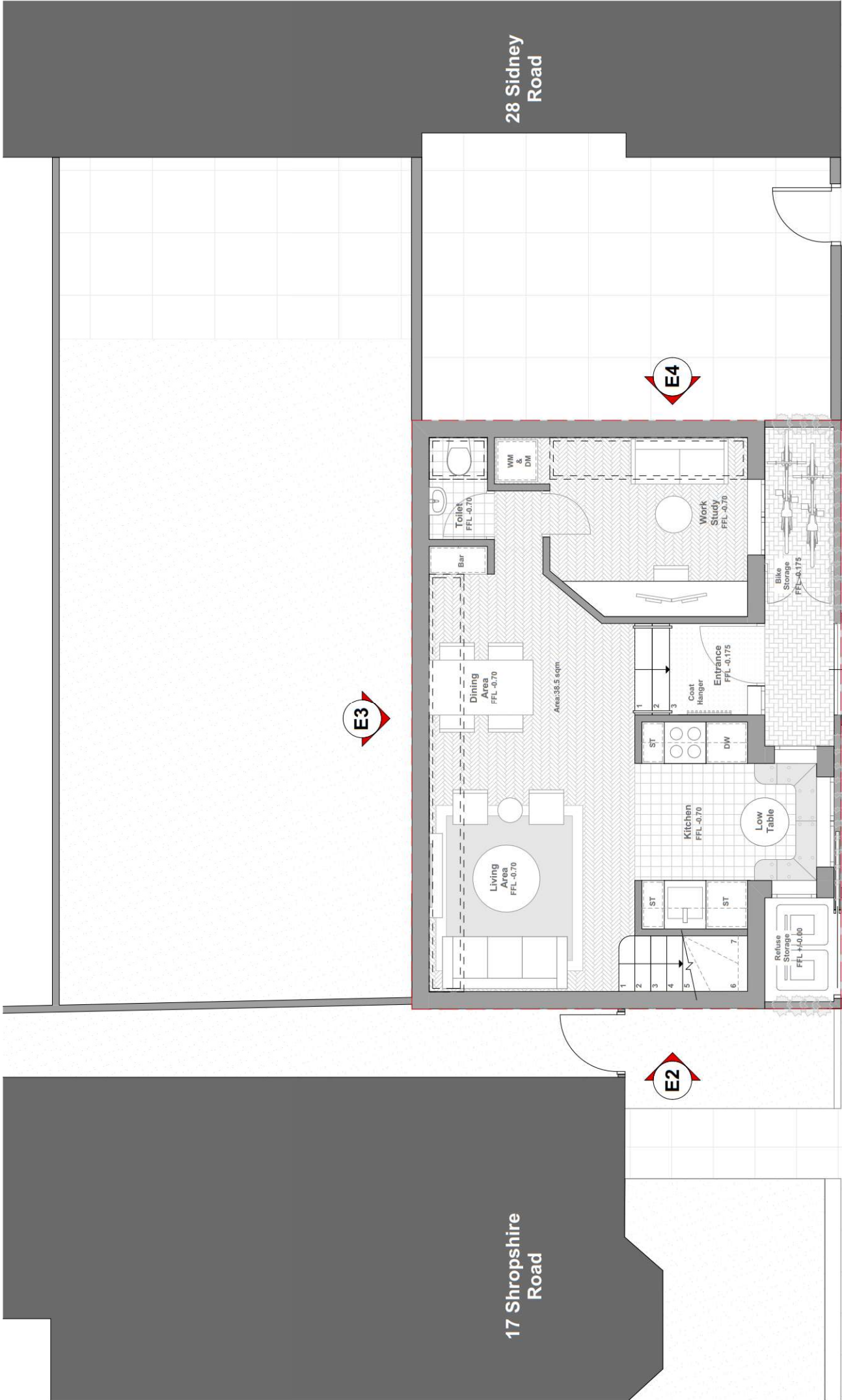


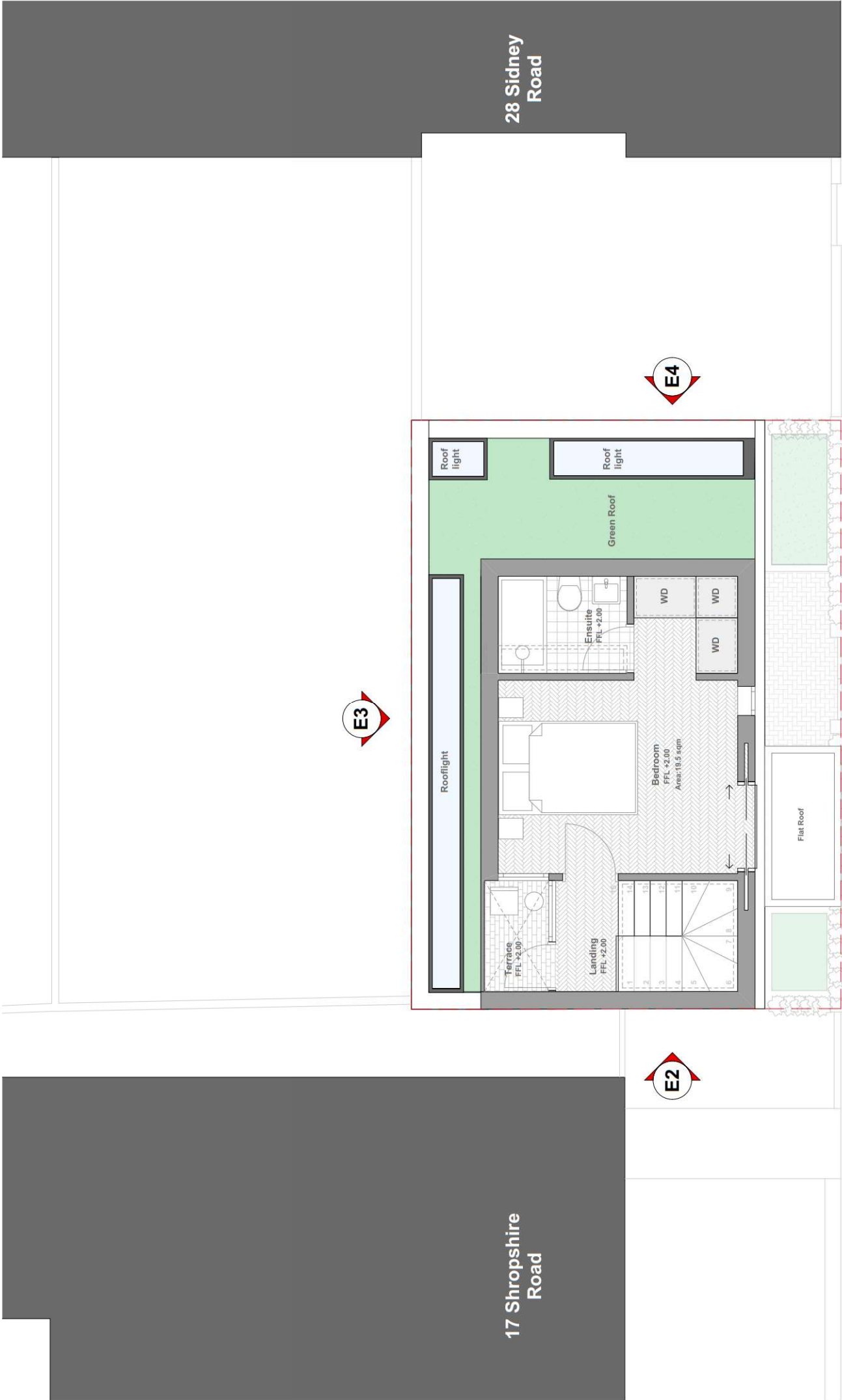
Architecture &
Interior Design
a. la Maxwell Hall
London, N10 3TH
t. 020 7355 0220
w. crawfordpartnership.co.uk

PROJECT: Sidney Road
CLIENT: Adrian Sliamniku
DRAWING NO.: 2025-395/020
DESIGN: AM & AGS
STATUS: Planning Application
CHECKED: AC
DATE: 07 September 2026

SCALE: 1:50 @ A3
SCALE BAR:
0 1000 2000 3000 4000
Millimeters (mm)

0 1000 2000 3000 4000
Millimeters (mm)





**CRAWFORD
PARTNERSHIP**

Architects &
Interior Designers
15 Marshall Hill
London, W1D 3TH
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w: crawfordpartnership.co.uk

Proposed First Floor

PROJECT: Sidney Road

CLIENT: Adnan Slimmiku

DRAWING NO.: 2025-395/120

STATUS: Planning Application

DATE: 01 July 2026

REVISION: REV D

CHECKED: AC

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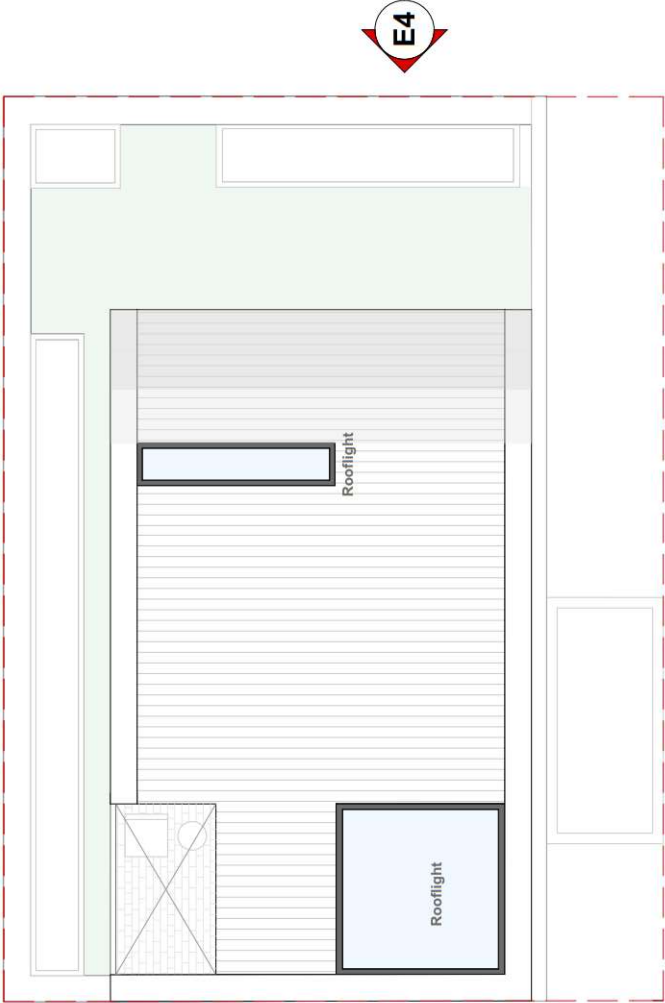
NORTH



17 Shropshire
Road



28 Sidney
Road



Architects &
Interior Design
15 Mansell Hill
London, W10 3TH
T: 0208 444 2070
w: crawfordpartnership.co.uk

Proposed Roof Plan

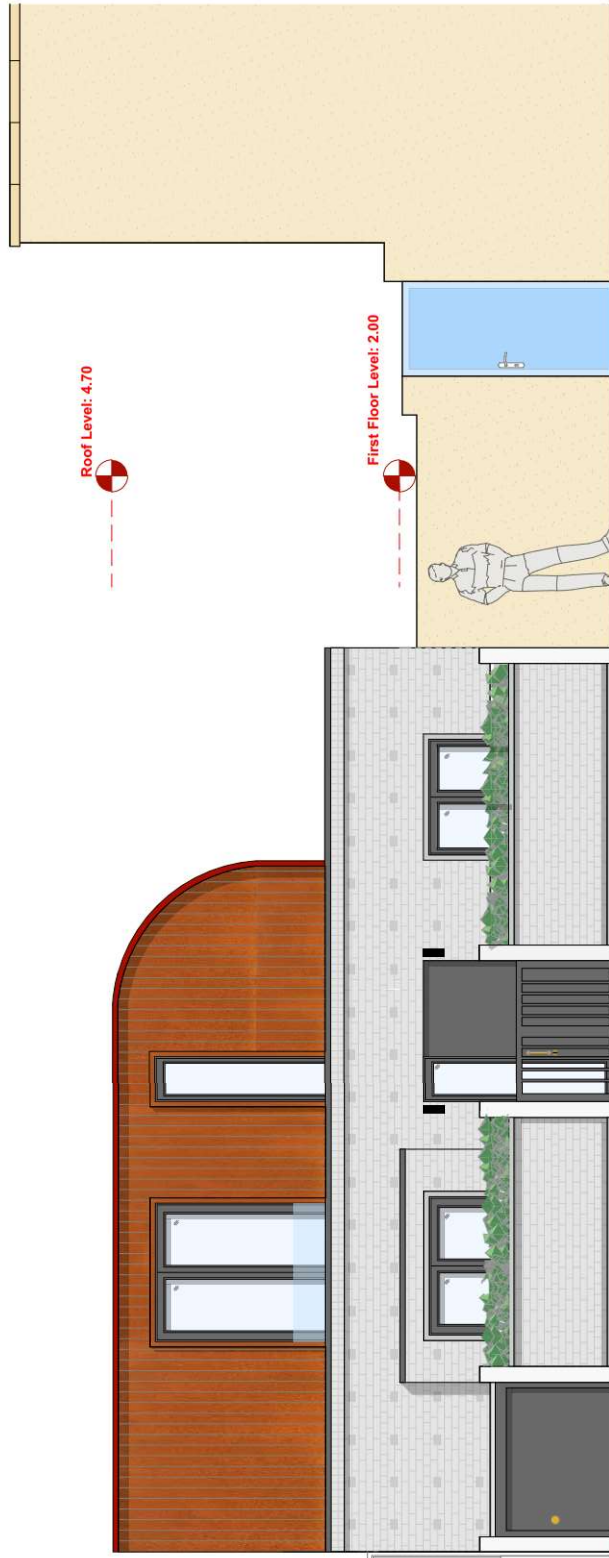
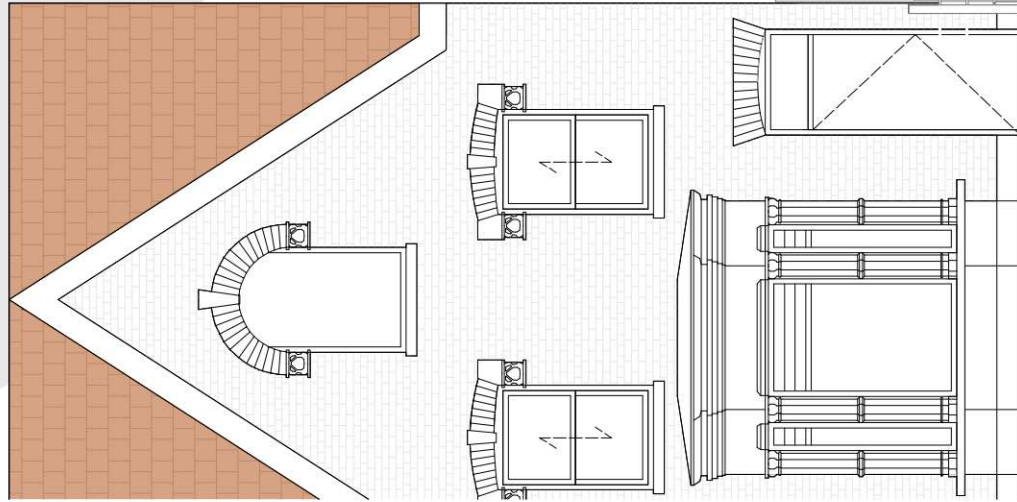
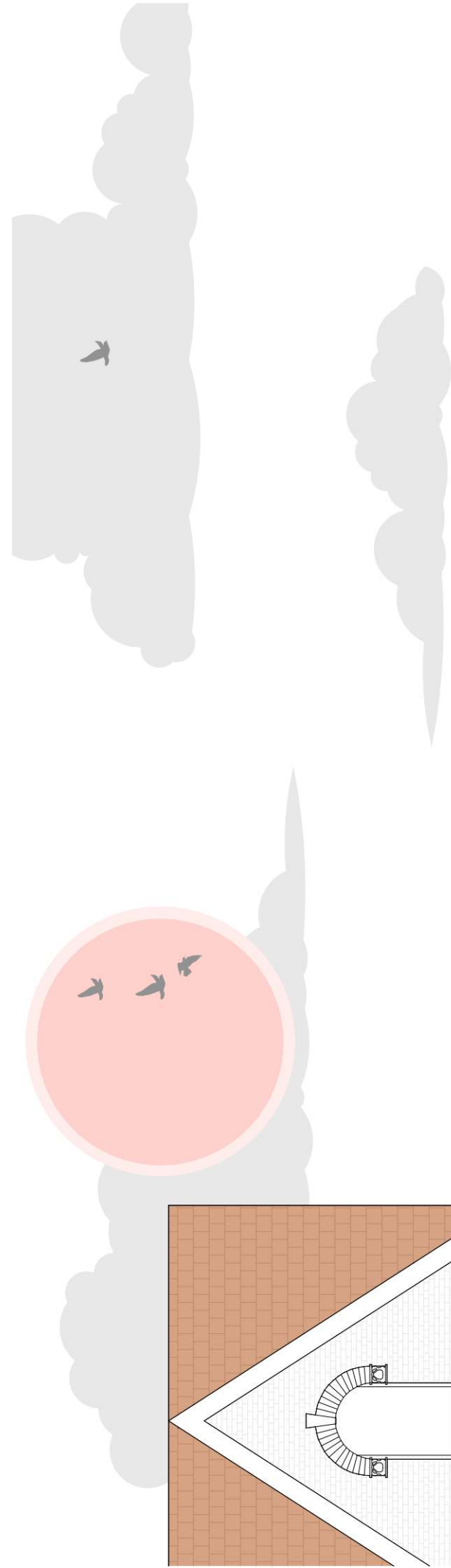
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DRAWING NO.:	2025-395/130	REVISION:	REV D
DRAWN:	AM	CHECKED:	AC
		STATUS:	Planning Application
		DATE:	01 July 2026

SCALE: 1:50 @ A3

SCALE BAR:
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Millimeters (mm)

NORTH





Roof Level: 4.70

First Floor Level: 2.00

Ground Floor Level: -0.70

17 Shropshire Rd

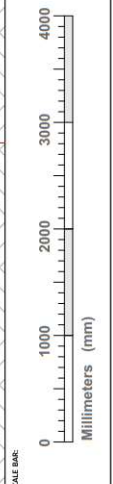
Site Boundary
(land adjacent to 28 Sidney Road)

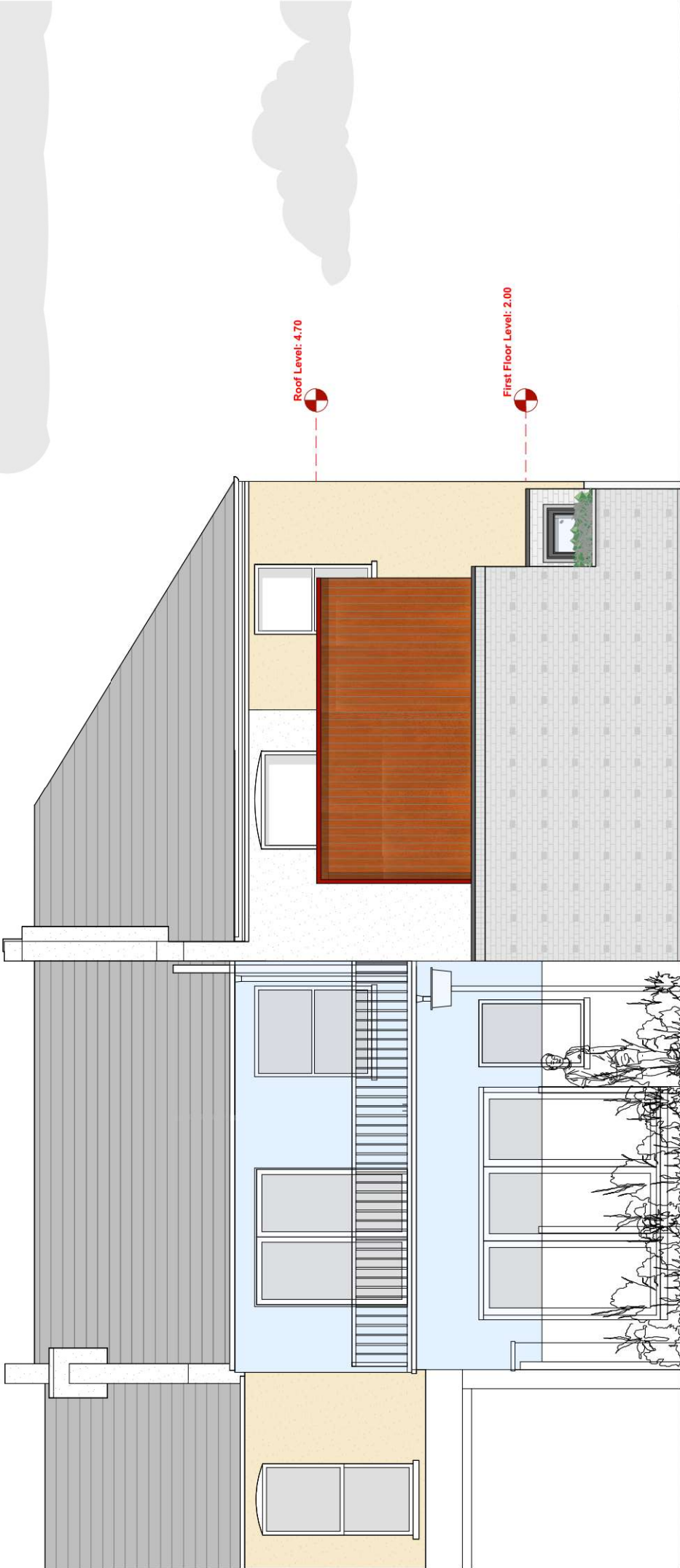
28 Sidney Road



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Front Elevation
PROJECT: Sidney Road
CLIENT: Adnan Slimmiku
DIVISION: REV D
STATUS: Planning Application
CHECKED: AC
DATE: 01 July 2026



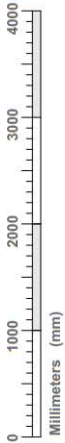


Side Elevation

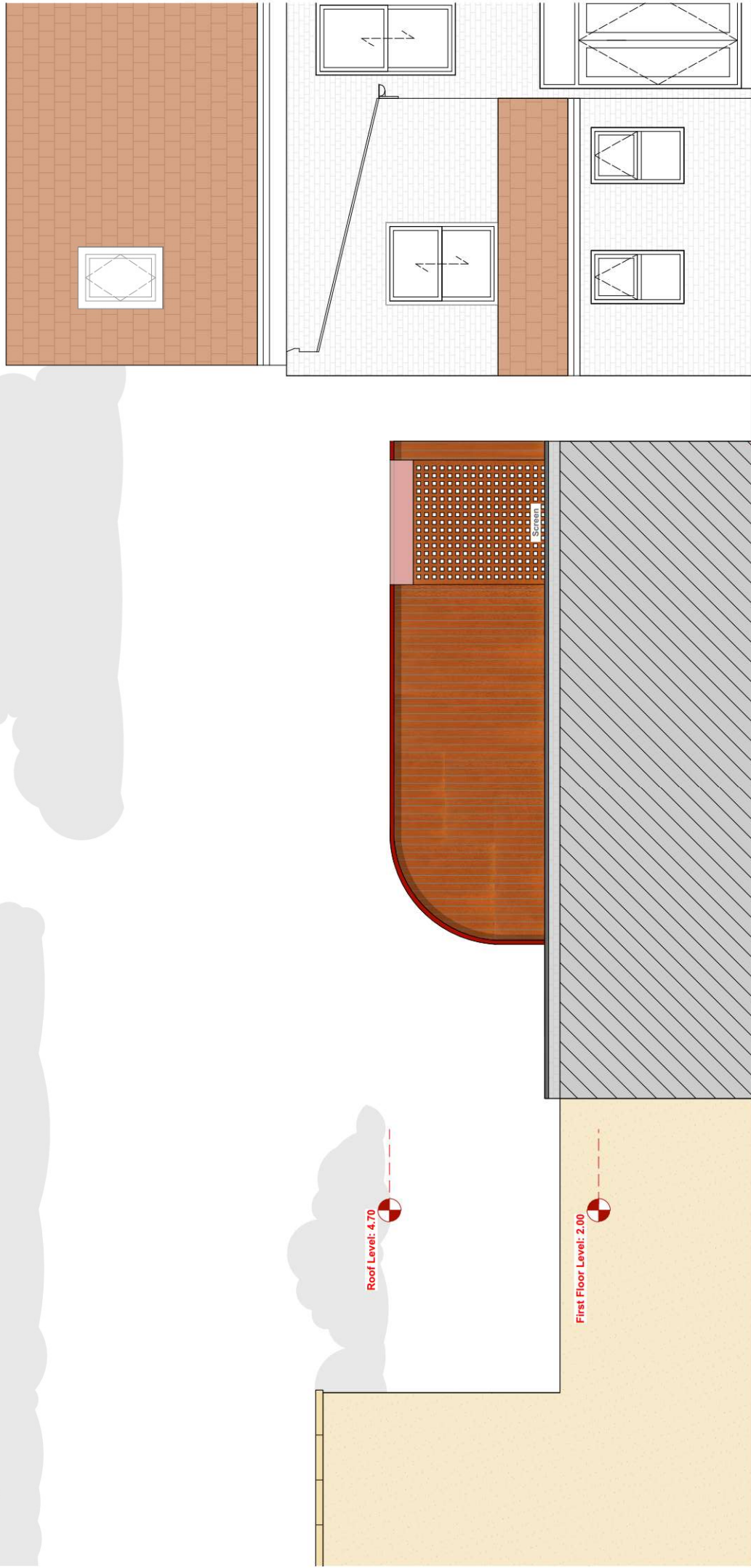
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DRAWING NO.:	2025-395/150	VISION:	REV D
DATE:	AM	STATUS:	Planning Application
CHECKED:	AC	DATE:	01 July 2026

SCALE: 1:50 @ A3

SCALE BAR:



Site Boundary
(land adjacent to 28 Sidney Road)



Roof Level: 4.70

First Floor Level: 2.00

Ground Floor Level: -0.70

28 Sidney Road

Site Boundary
(land adjacent to 28 Sidney Road)

17 Shropshire Rd

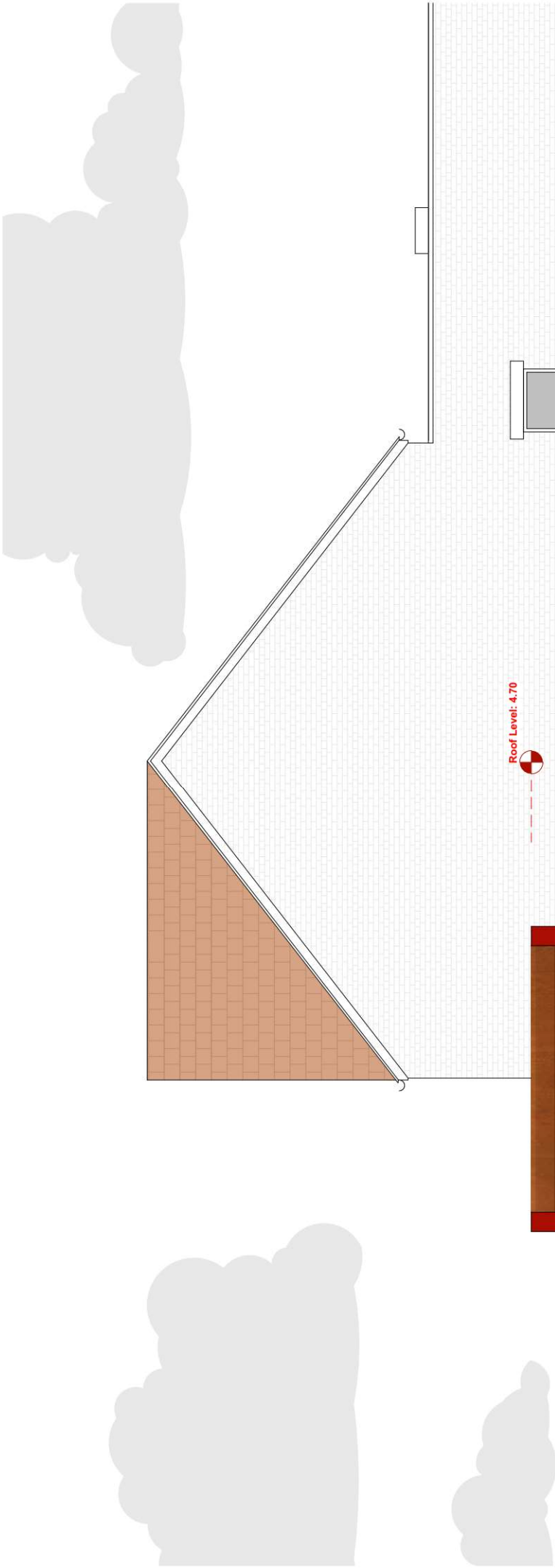


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PROJECT:	Sidney Road	CLIENT:	Adnan Silamliuku	SCALE:	1:50 @ A3	SCALE BAR:	0 1000 2000 3000 4000 Millimeters (mm)
DRAWING NO.:	2025-395/160	REVISION:	REV D	STATUS:	Planning Application		
DRAWN:	AM	CHECKED:	AC	DATE:	01 July 2026		

Rear Elevation



Side Elevation

PROJECT:	Sidney Road	CLIENT:	Adnan Silamiku
DRAWING NO.:	2025-395/170	REVISION:	REV D
DATE:	01 July 2026	STATUS:	Planning Application
DRAWN:	AM	CHECKED:	AC

SCALE:

1:50 @ A3

SCALE BAR:



Millimeters (mm)

APPENDIX 2

VSC WalDRAM Diagrams for neighbouring windows tested for loss of daylight.



Drawing Ref: 28 Sidney Road
Window Ref: 26 Sidney Road_-_W1__1

VSC Existing: 31.84
Proposed: 30.66

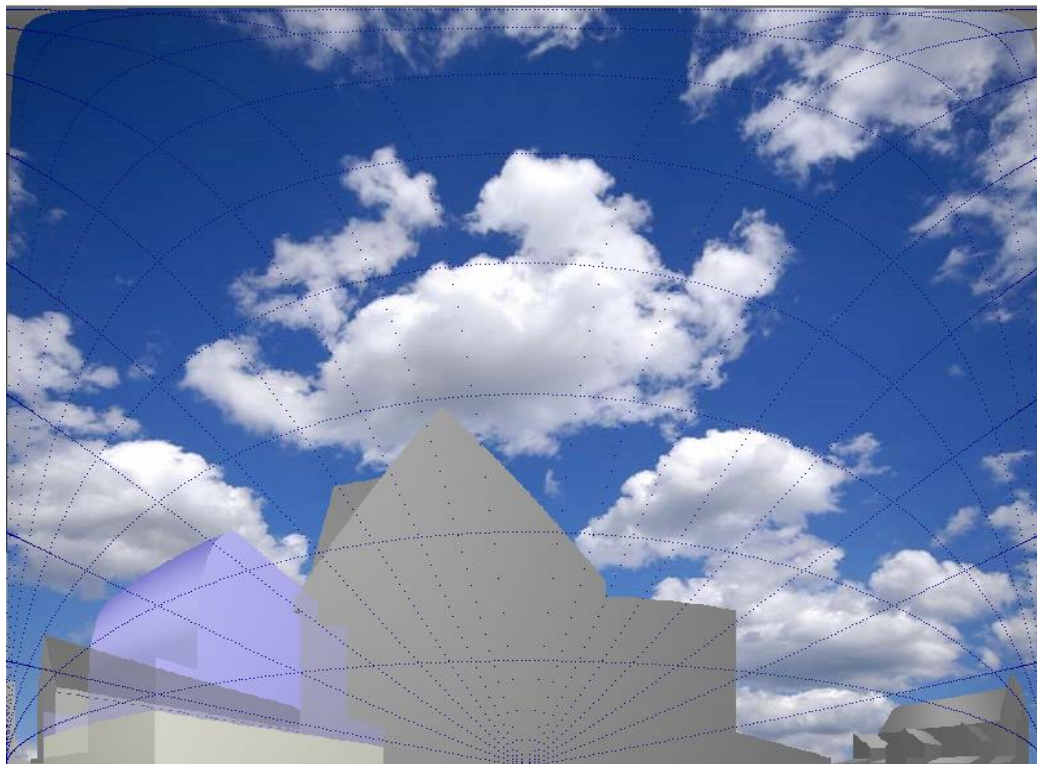


Fig 15. Waldram Diagram for Window 1.

Drawing Ref: 28 Sidney Road
Window Ref: 26 Sidney Road_-_W2__2

VSC Existing: 31.44
Proposed: 29.57

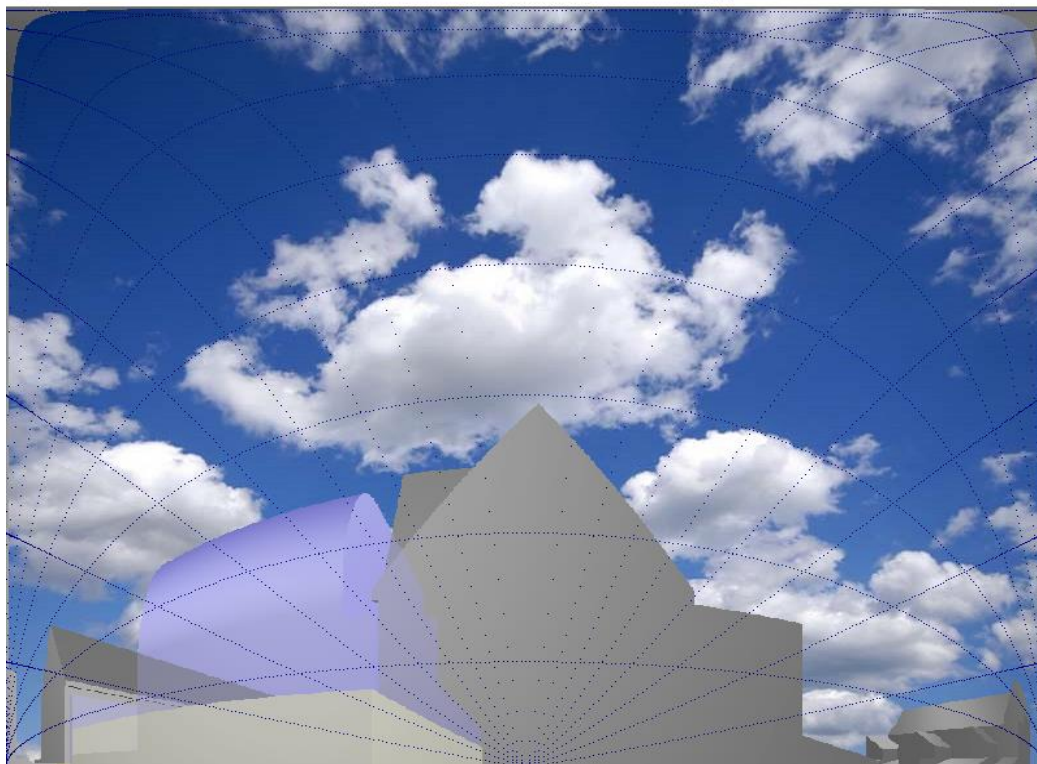


Fig 16. Waldram Diagram for Window 2.

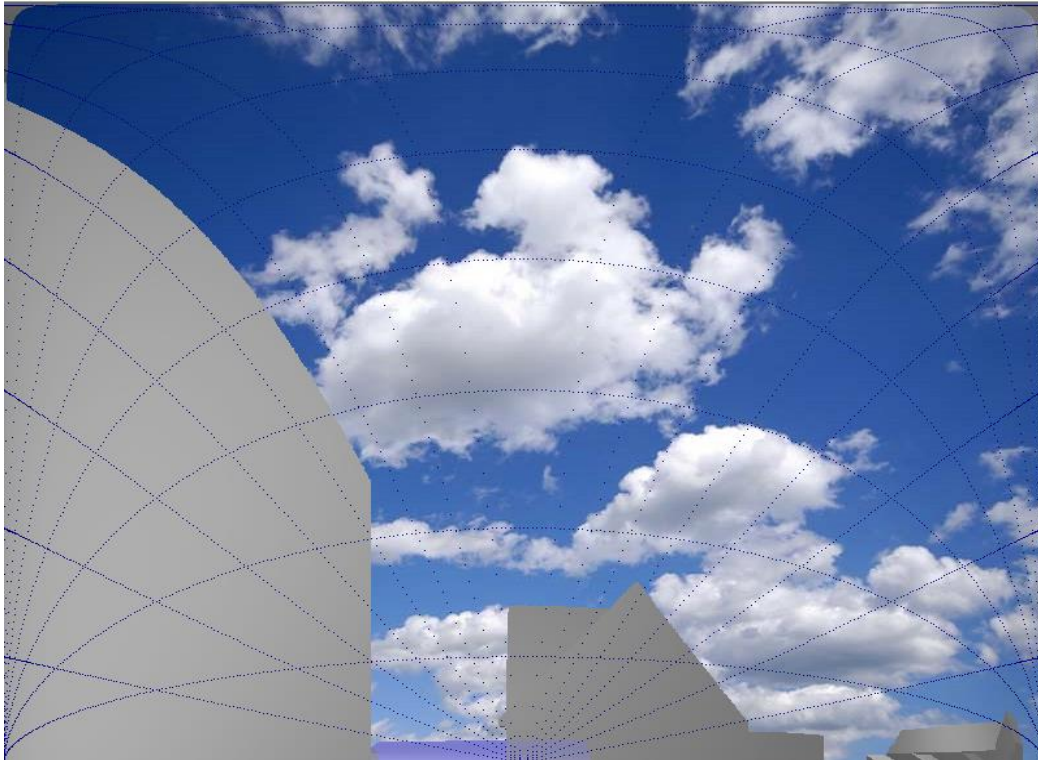


Fig 17. Waldram Diagram for Window 3.

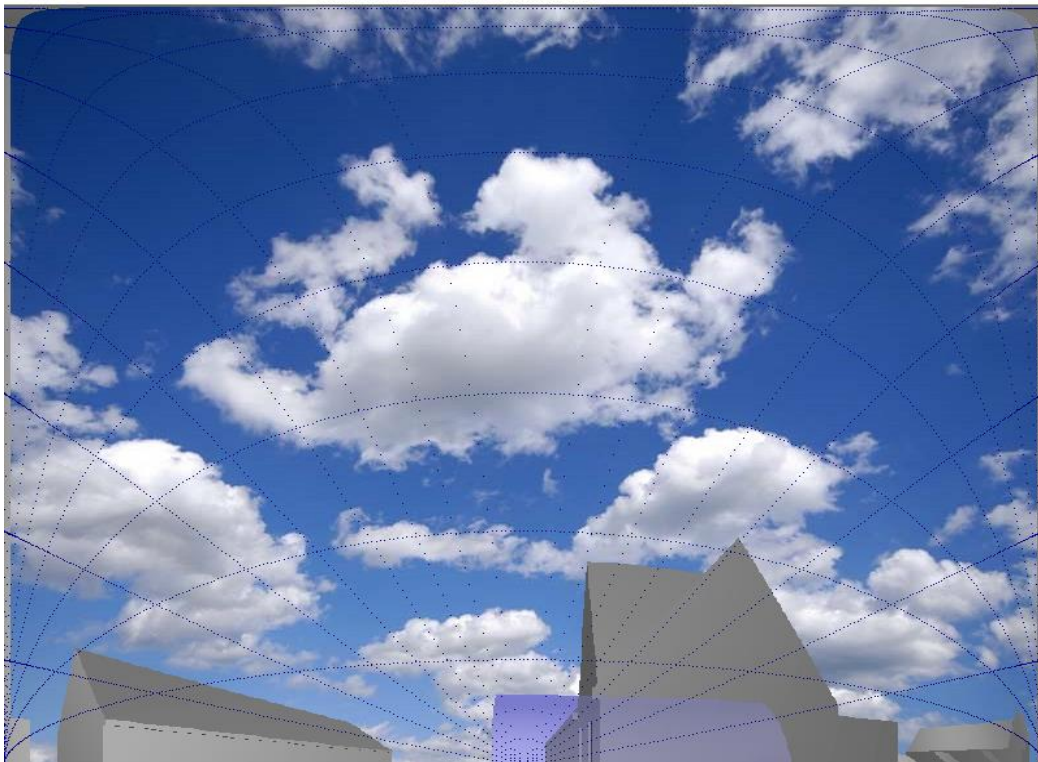


Fig 18. Waldram Diagram for Window 4.

Drawing Ref: 28 Sidney Road
Window Ref: 28 Sidney Road_-_W3_5

VSC Existing: 28.36
Proposed: 26.55

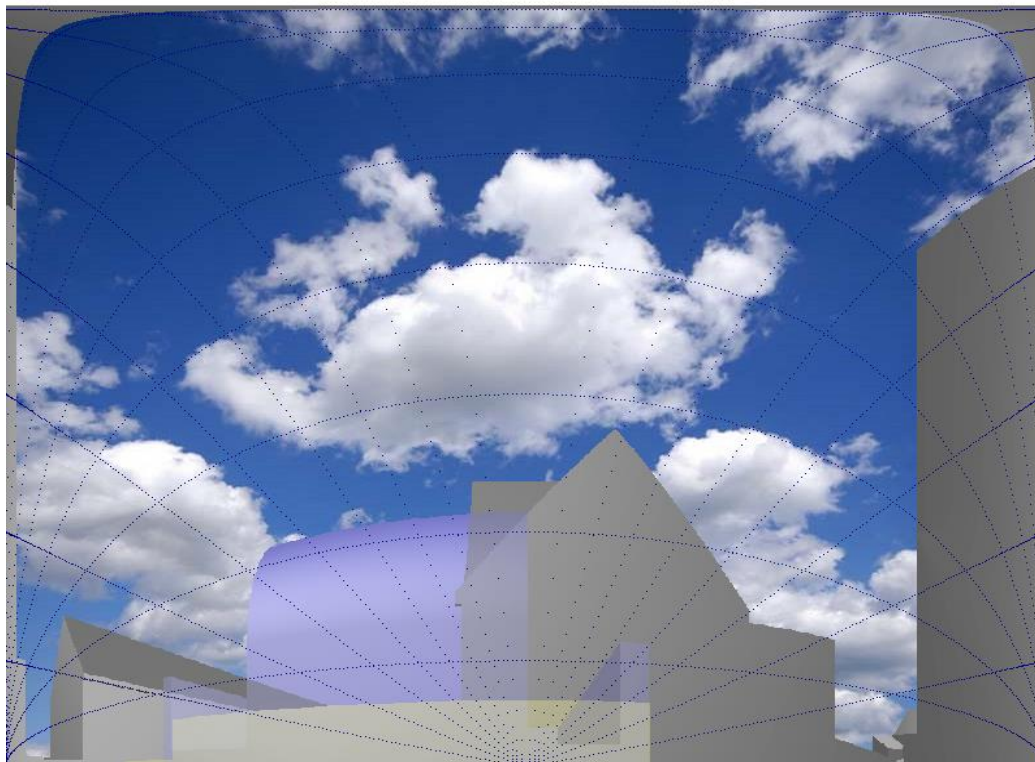


Fig 19. Waldram Diagram for Window 5.

Drawing Ref: 28 Sidney Road
Window Ref: 28 Sidney Road_-_W4_6

VSC Existing: 29.9
Proposed: 28.13

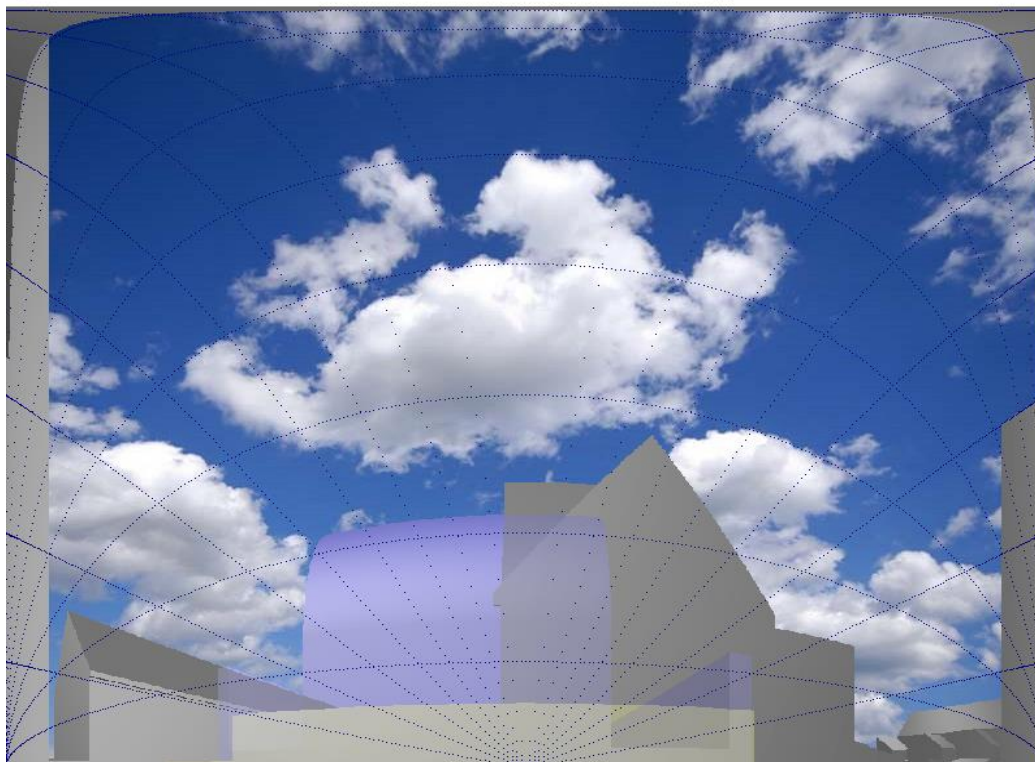


Fig 20. Waldram Diagram for Window 6.



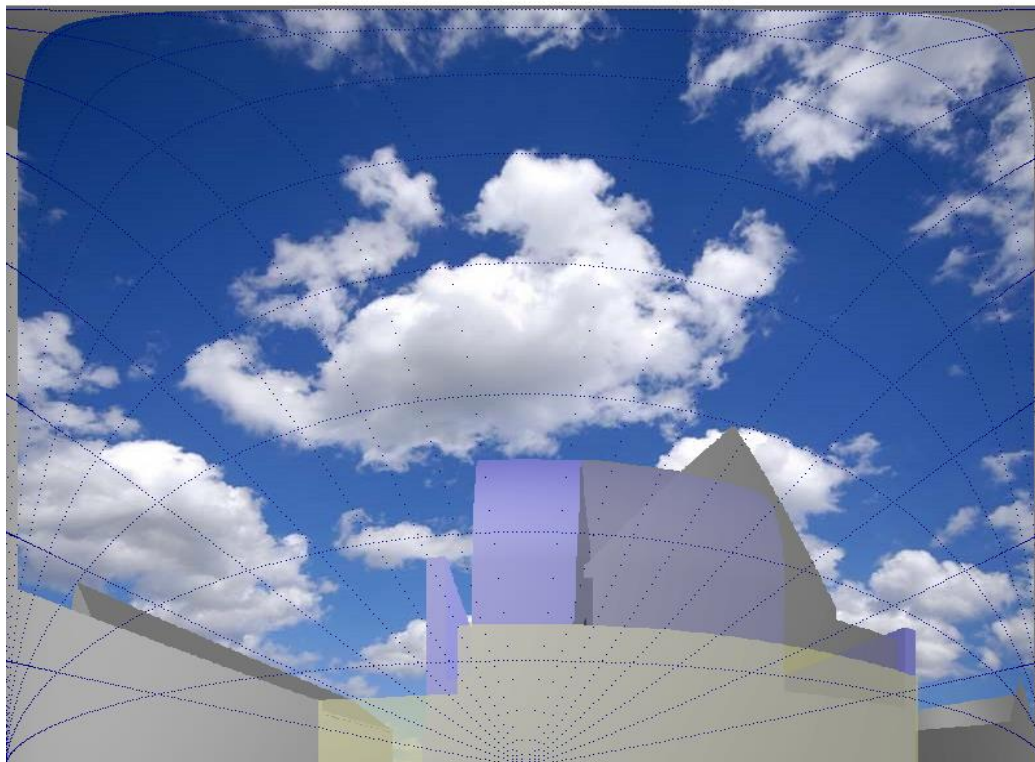


Fig 21. Waldram Diagram for Window 7.



Fig 22. Waldram Diagram for Window 8.

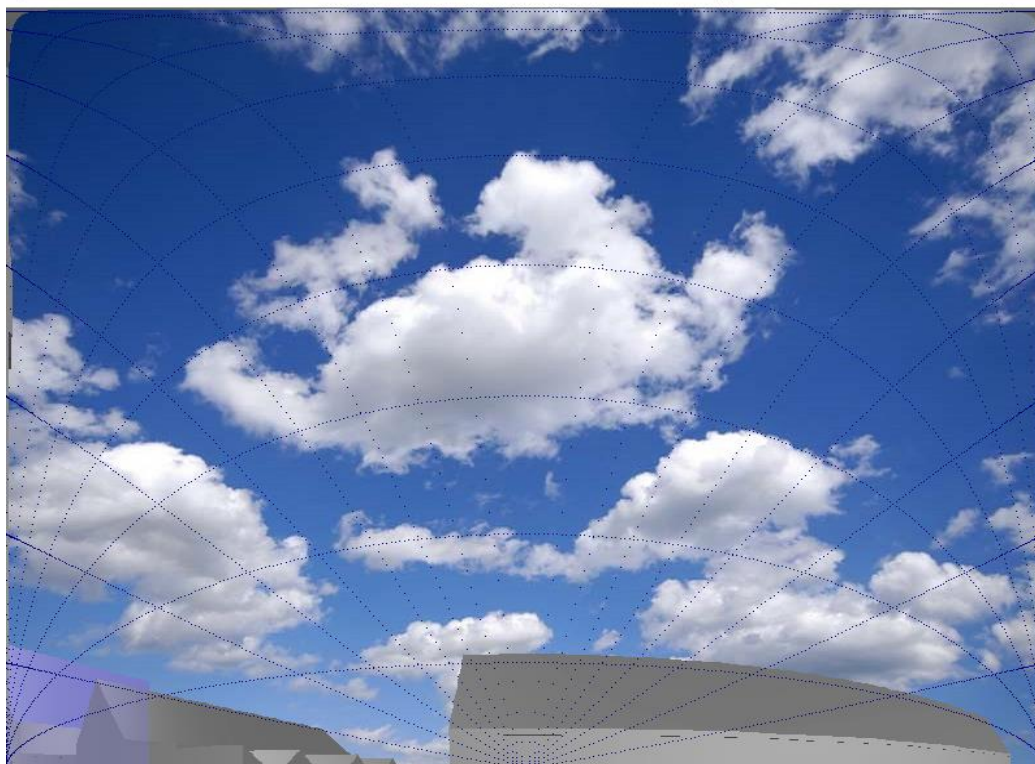


Fig 23. Waldram Diagram for Window 9.



Fig 24. Waldram Diagram for Window 10.

APPENDIX 3

Neighbouring Amenity Areas – Sunlight Hours Gradient Maps on 21st March.



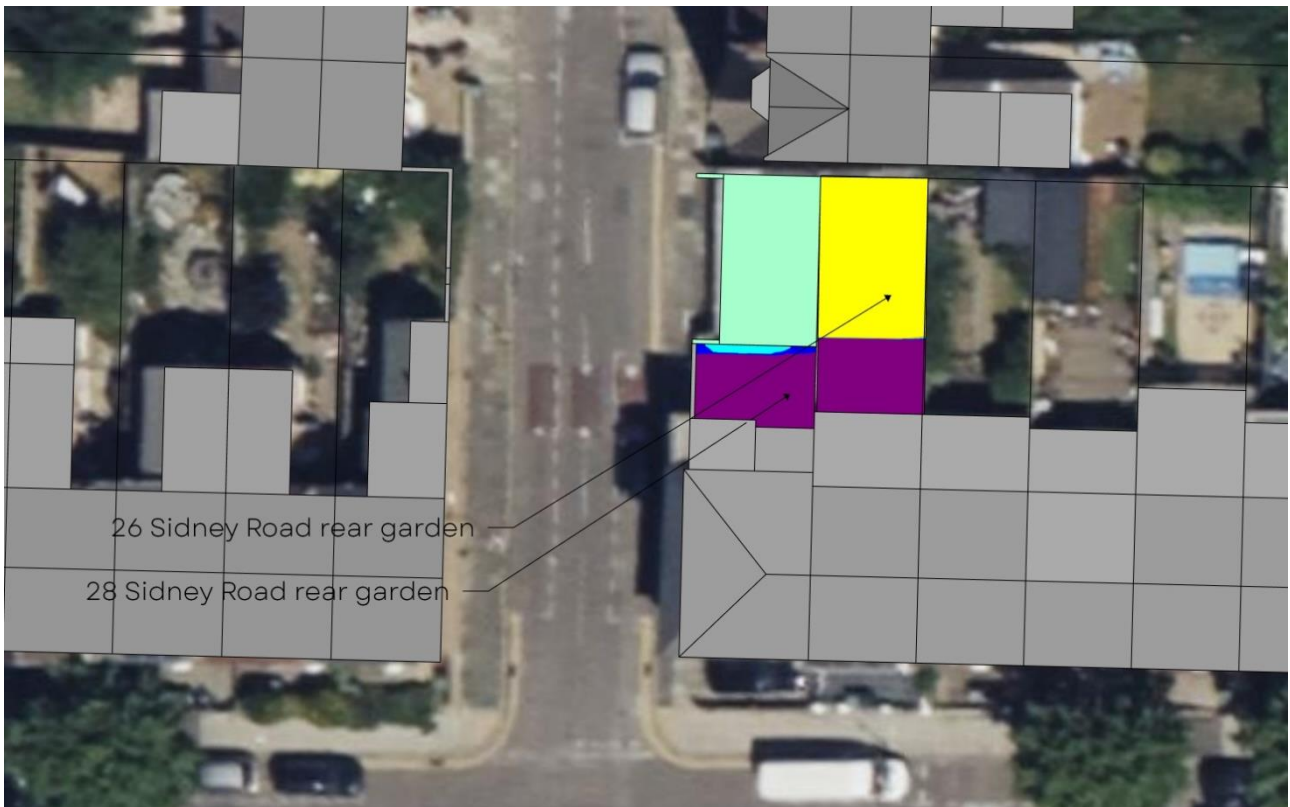


Fig 25. Existing % of neighbouring amenity areas to receive a minimum of 2 hours of direct sunlight on 21st March. North to top.

Minutes

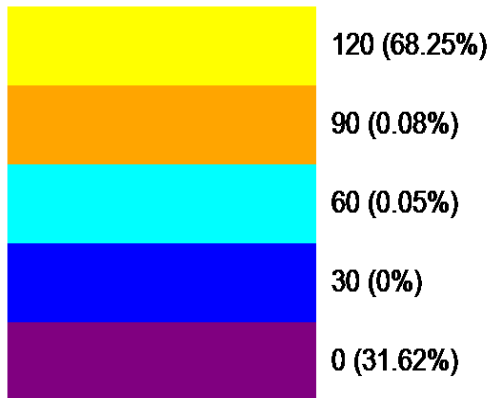


Fig 26. Existing legend - No.26 Sidney Road.

Minutes

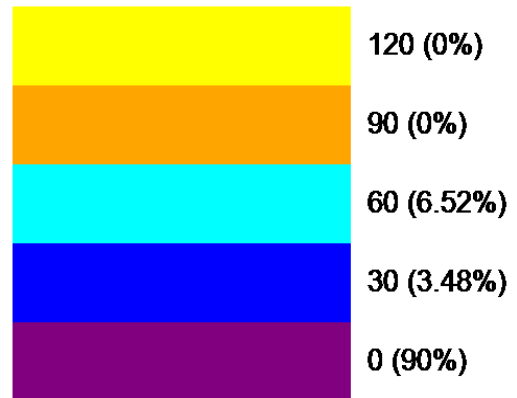


Fig 27. Existing legend - No.28 Sidney Road.



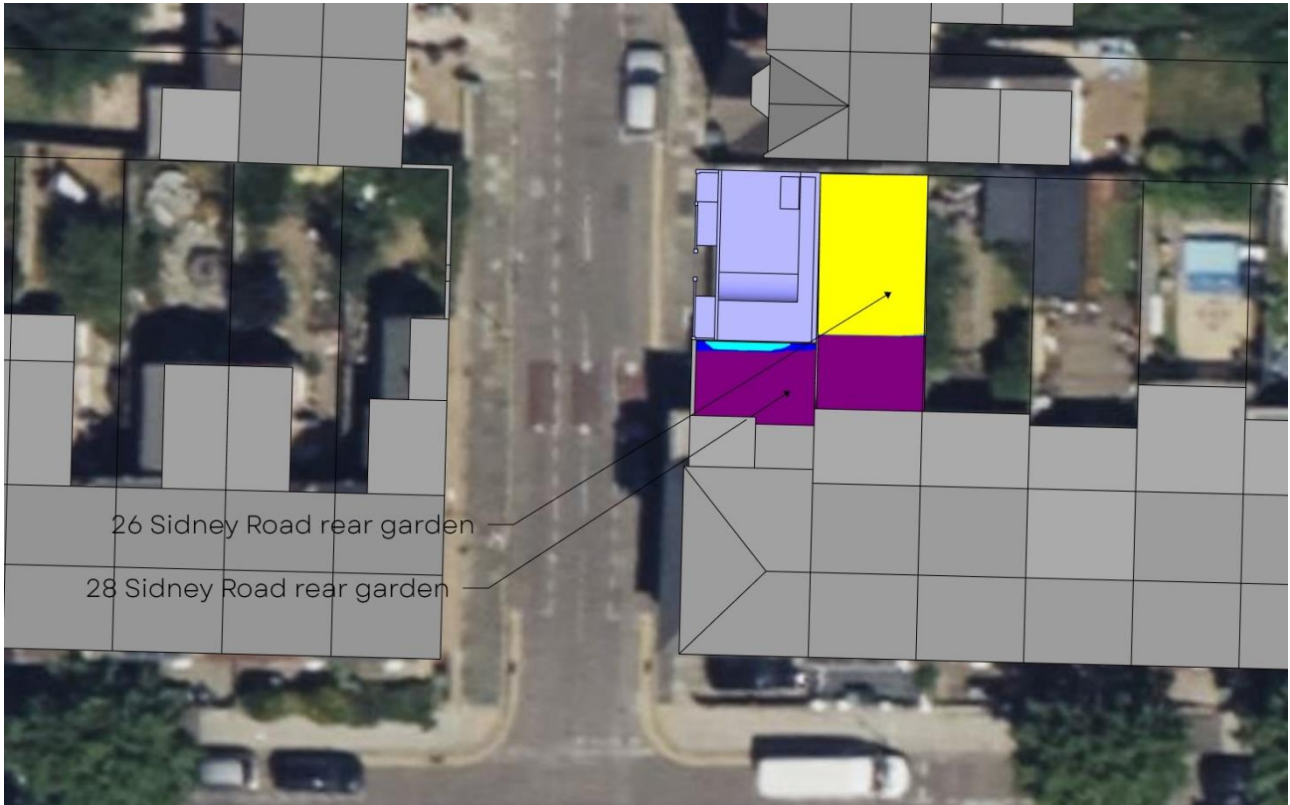


Fig 28. Proposed % of neighbouring amenity areas to receive a minimum of 2 hours of direct sunlight on 21st March. North to top.

Minutes

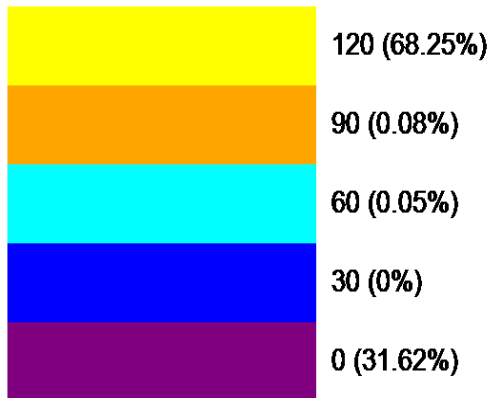


Fig 29. Proposed legend - No.26 Sidney Road.

Minutes

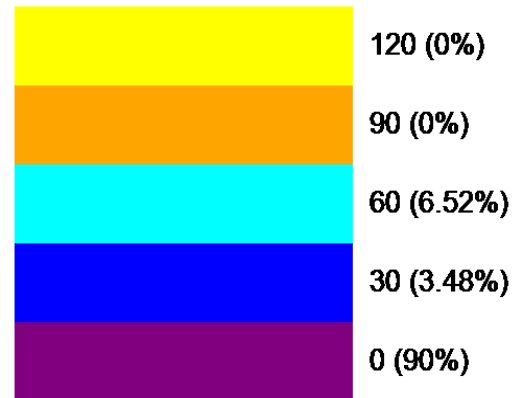


Fig 30. Proposed legend - No.28 Sidney Road.

