DAYLIGHT & SUNLIGHT

EXTERNAL DAYLIGHT & SUNLIGHT REPORT

Arundel and Baldewyne Court, Lansdowne Road

London Borough of Haringey

15 February 2024

GIA No: **17101**

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Client	**London Borough of Haringey**
Architect	**BPTW Architects**
Project Title	**Arundel and Baldewyne Court, Lansdowne Road**
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APPENDICES (SEPARATE DOCUMENT)

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1 EXECUTIVE SUMMARY

GIA have assessed the proposed BPTW Architects scheme "Proposed Development" for the Arundel and Baldewyne Court site to understand the potential changes in light to the relevant surrounding properties.

1.1 GIA have been instructed by London Borough of Haringey to provide daylight, sunlight and overshadowing advice in relation to the Arundel and Baldewyne Court development in Haringey.

1.2 GIA have undertaken a technical Daylight Sunlight assessment of the BPTW scheme at Arundel and Baldewyne Court "the Site" to understand the potential effect of the development on the daylight and sunlight amenity of the relevant neighbouring properties.

1.3 The requirement in London boroughs for significantly more living and working spaces necessitates higher density development.

1.4 The NPPF outlines that when considering applications for housing, authorities should take a "flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making an efficient use of a site". When considering daylight and sunlight for future occupants, the NPPG asks local planning authorities to consider whether "satisfactory living conditions" are achieved within future development and whether there would be an "unreasonable impact" on daylight and sunlight amenity to neighbouring occupiers.

1.5 In considering the potential impact to neighbouring properties, Part D of Policy D6 (housing Quality and Standards) of the London Plan (2021) states that the design of development "should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.".

1.6 Similarly, Policy DM1 of the Development Management DPD (adopted July 2017) seeks to protect amenity and states that the Council will support proposals which provide "appropriate daylight, sunlight and open aspects (including private amenity space where required)". The document also refers to the BRE Guidelines for providing guidance on site layout and planning to achieve good daylight and sunlight amenity.

1.7 The Daylight and Sunlight analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidelines (2022), which when published, recognised that it should not form a mandatory set of criteria, rather it should be used to help and inform design.

1.8 As confirmed in recent appeal decisions, such as the Buckle Street decision in December 2018 (APP/E5900/W/17/3191757) and Graphite Square decision in September 2019 (APP/N5660/W/18/3211223), a two-stage process should be followed when assessing the Daylight and Sunlight impacts on neighbouring properties. At stage one the question to ask is whether there is harm, and at stage two it is necessary to consider whether any harm is acceptable.

1.9 In order to answer stage one, the strict numerical guidelines outlined within section 2.2.21 and 3.2.11 of the BRE Guidelines can be applied. In answering stage two, wider amenity and contextual considerations are taken into account in arriving at a balanced judgement.

1.10 Our technical analysis shows that following the implementation of the Proposed Development, only minor deviations will occur to an isolated number of windows and rooms under the VSC, NSL and APSH assessments. As such any loss in daylight is not considered significant.

1.11 GIA have identified more meaningful impacts to windows within the north facing flank elevation of Baldewyne Court. However, due to their small size, they have been assumed to be secondary windows serving dual aspect rooms that remain well lit under the NSL assessment. In the event they are not dual aspect it is expected that they either serve non-habitable rooms that are not relevant for assessment, or serve rooms which do not have expectation for natural daylight due to their size and size of their serving window.

1.12 Overall it is our opinion that "sufficient" and "appropriate" levels of daylight and sunlight amenity is retained and therefore the effects do not amount to unacceptable harm.

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2 THE SITE

GIA have been instructed to review and advise on the daylight and sunlight impacts associated with the implementation of the proposed development at Arundel and Baldewyne Court, Lansdowne Road.

THE EXISTING SITE

2.1 The Site is located in the jurisdiction of London Borough of Haringey. It comprises two parcels of land that are currently occupied by car garages.

2.2 All immediate neighbouring uses are residential in use.

2.3 Figure 02 below illustrates the Site. Further drawings are enclosed at Appendix 03 of this report.

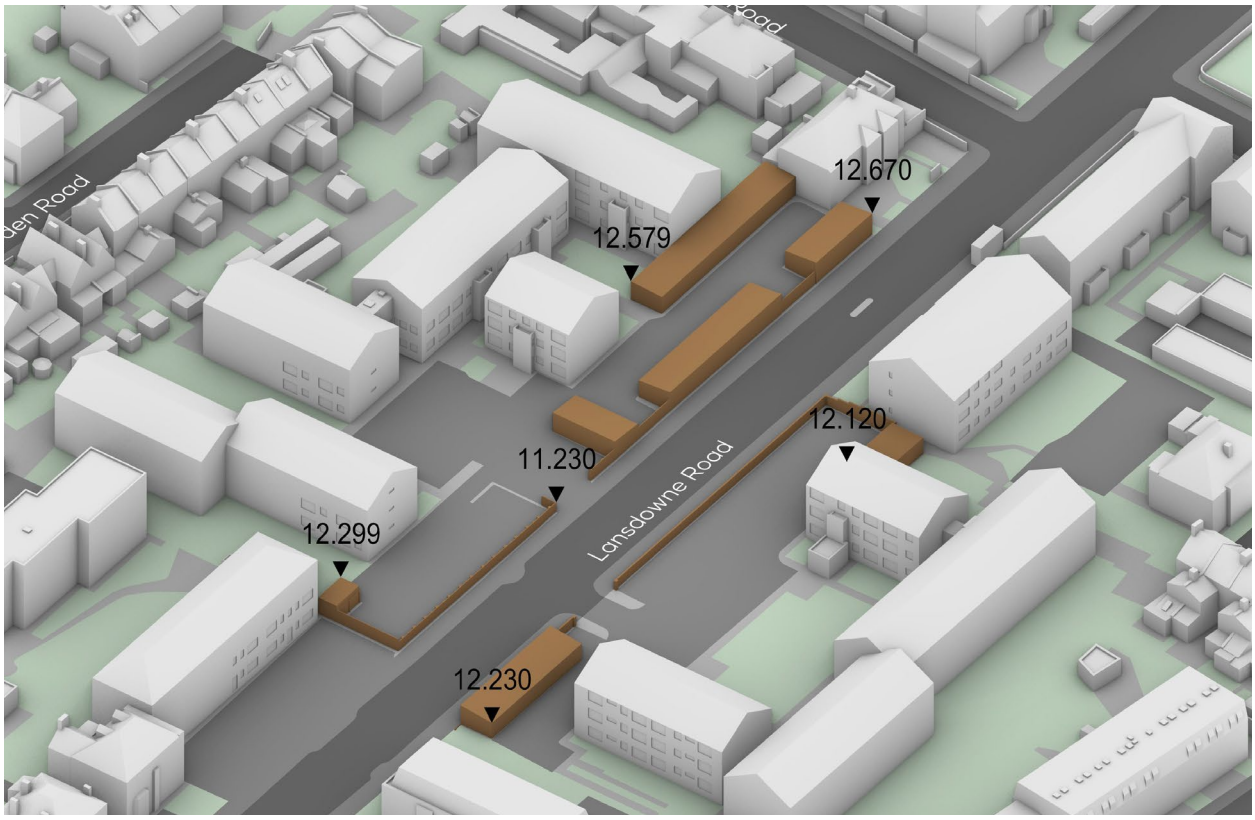

Figure 01: 3D model of the site and Existing Site

THE PROPOSED DEVELOPMENT

2.4 A description of the proposal is included within the Design and Access Statement.

2.5 GIA's understanding of the Proposed Development is illustrated in Figure 03 and further drawings are enclosed at Appendix 03.

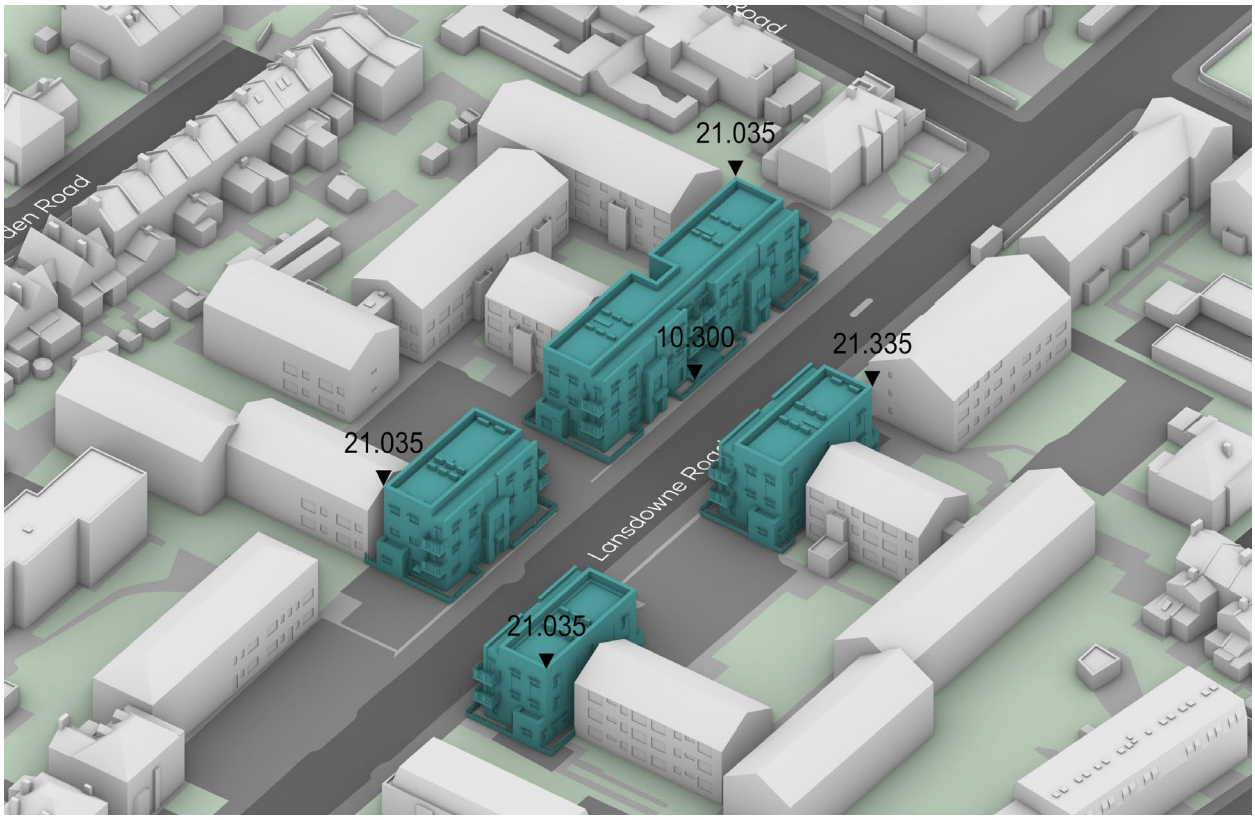

Figure 02: 3D Perspective View of the Proposed Scheme

3 POLICY & THE WIDER CONTEXT

3.1 Below we have detailed sections from the following documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached both the effects of the Proposed Development on the relevant neighbouring properties and amenity of future occupants:

- National Planning Policy Framework (December 2023);
- Planning Practice Guidance (June 2021);
- The London Plan 2021 (Greater London Authority (GLA));
- The London Plan Housing SPG (March 2016, updated 2017) (GLA);
- Development Management DPD, Adopted July 2017 (London Borough of Haringey);
- Building Research Establishment Guidelines 2022

3.2 The key headlines from each of the documents can be summarised as follows:

1 While the commentary on daylight and sunlight refers to applications for housing the NPPF highlights the Government's recognition that increased flexibility is required on daylight and sunlight in response to the requirement for higher density development. By stating that *"when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)"*[4] (our emphasis).

2 The PPG outlines that all developments should *"maintain acceptable living standards"* and that assessing appropriate daylight and sunlight amenity *"will depend to some degree on context"*[5].

3 It is clear from the London Plan 2021 that the GLA's focus is on "sufficient" or retained daylight and sunlight to neighbouring properties *"that is appropriate for its context"* by reference to criterion 'd' of Policy D6 (Housing Quality and Standards);

4 The GLA's Housing Design Standards LPG recognises that consideration of daylight and sunlight impacts involves a two-stage approach; *"Firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts."*[6] Paragraph A1.8 states that *"particular consideration should be given to the impact of new development on the level of daylight and sunlight received by the existing residents in surrounding homes".*

5 The London Borough of Haringey issued the DPD document in 2017 which states *"Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that: a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;"*

3.3 It also states *"The Council recognises that amenity can be compromised in a number of ways through development such as detrimental loss of daylight and sunlight to existing and adjacent occupiers... Buildings should therefore be compatible with their local environment and conditions"* and *"The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice)."*

3.4 Finally, the BRE Guidelines 2022 offer a numerical methodology to calculate changes in daylight and sunlight condition and are widely used in the industry. The key criteria within the BRE (Vertical Sky Component "VSC", No Sky Line "NSL" and Annual Probable Sunlight Hours "APSH") have been used to understand and compare the existing and retained levels of light once the Proposed Development has been implemented. A summary of the BRE Guidelines 2022 are provided within Appendix 01.

4 MHCLG. (2019). National Planning Policy Framework (2021), p 37, para 125(c)

5 MHCLG. (2021). National Planning Policy Guidance (2021), para 66-007-20190722

6 Greater London Authority. (2022). London Plan Guidance – Housing Design Standards (Consultation Draft). London: GLA, p 19, para 4.1.2

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4 BRE GUIDELINES

The Building Research Establishment (BRE) provide guidelines and methodology for the measurement and assessment of daylight and sunlight within the *'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'*.

BUILDING RESEARCH ESTABLISHMENT GUIDELINES 2022

4.1 The BRE Guidelines note that the document is intended to be used in conjunction with the daylight recommendations found within the British Standard BS8206-2:2008 and The Applications Manual on Window Design of the Chartered Institution of Building Services Engineers (CIBSE).

4.2 It is important to note, however, that this document is a guide and states that its aim "is to help rather than constrain the designer".

4.3 The document provides advice, but also clearly states that it "is not mandatory and this document should not be seen as an instrument of planning policy. The report also acknowledges in its introduction that *"in special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."*

4.4 The BRE Guidelines provides methodologies for daylight assessment of neighbouring and new properties, namely;

1. The Vertical Sky Component (VSC);
2. The No Sky Line (NSL); and
3. The Average Daylight Factor (ADF)

4.5 Whilst the VSC and NSL metrics are used to assess daylight impacts, the ADF and NSL criteria should be used in conjunction when assessing the daylight amenity within new developments.

4.6 There is one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

4.7 For daylight impacts to be compliant (in accordance with Figure 20 of the Guide), both the VSC and NSL tests have to be met.

4.8 The BRE Guidelines provide alternative assessments to better understand the impact on a neighbouring property in such situations. The relevant assessments for the purpose of this report are detailed within the BRE Guidelines and summarised below.

4.9 The BRE Guidelines provide a calculation for the VSC and APSH analysis to quantify an appropriate alternative value based on the context of an environment. This approach is commonly known as the 'mirror image' analysis.

4.10 The BRE Guidelines provide an alternative assessment where there are existing windows with balconies above them. This test determines whether it is the presence of the existing balcony that is the reason for the large relative impact on daylight (VSC).

4.11 Appendix 02 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use and the parameters of each specific recommendation.

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5 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

MODELLING

5.1 A three-dimensional computer model of the Site and surrounding properties was produced to carry out the relevant technical studies. All relevant assumptions made in producing this model can be found in Appendix 01.

SURROUNDING PROPERTIES

5.2 GIA have identified the following properties as relevant for daylight and sunlight assessment:

- Arundel Court
- Baldewyne Court
- 44 Lansdowne Court
- Horsham Court
- 43 Burlington Road

5.3 The following properties adhere to the numerical values set out within the BRE Guidelines and are not discussed further:

- Horsham Court
- 43 Burlington Road

5.4 Where changes in daylight and sunlight occur to the remaining properties, the impacts are fully discussed in the following sections. All results can be found in Appendix 04.

DISCUSSION OF RESULTS

5.5 When considering the policies and guidance listed in Chapter 3, the London Plan (2021) and the Development Management DPD (2017) acknowledge that new development should provide "sufficient" and "appropriate" daylight and sunlight amenity for existing and proposed residential uses. Finally, it is industry practice to review changes in light by reference to the Building Research Establishment (BRE) methodology and criteria.

ARUNDEL COURT

5.6 Arundel Court is located to the north of the Site. It is a three storey building containing flats. Floor plans were not obtained for this neighbour and have therefore been assumed.

Daylight (VSC and NSL)

5.7 Of the 124 windows tested for VSC, 112 (90%) will meet the recommendations of the BRE Guidelines.

5.8 The 12 windows that miss the suggested BRE targets currently have an unobstructed outlook across the undeveloped existing site such that they have very high existing VSC values. As such, any meaningful massing on the site will inevitably result in greater proportional change.

5.9 Of these 12 windows, 9 (W6/F00, W49/F00, W55/F00, W56/F00, W57/F00, W6/F01, W49/F01, W50/F01, W55/F01) retain absolute VSC values of 20% or above, which the GLA and Planning Inspectorate have considered to be "reasonably good". The 3 (W34/F00, W35/F00, W48/F00) remaining windows retain a VSC of at least 16%, just below the "reasonably good" 20% threshold.

5.10 Of the 110 rooms assessed under the further NSL assessment, 107 remain fully BRE compliant. The three remaining rooms (W32/F00, W34/F00, W35/F00) all experience minor transgression no greater than 25.4%, just above the suggested target.

5.11 **Sunlight (APSH)**

5.12 Of the 67 windows assessed for sunlight (APSH), 58 (86.6%) will meet the recommendations of the BRE Guidelines.

5.13 Of the remaining 9 windows, 6 (W40/F00, W48/F00, W41/F01, W49/F01, W1/F02, W2/F02) will retain a total APSH in excess of the 25% BRE target, but will miss the winter target of 5%, when the expectation and availability of sunlight is lowest.

5.14 The remaining 3 (W49/F00, W50/F01, W41/F00) windows retain total APSH of 13%-21% total APSH. It is not clear if these windows serve living rooms but they have been considered for completeness. Overall, retained sunlight levels across Arundel Court are considered to be good for an urban environment. The isolated number of windows missing the BRE targets are oriented west, such that they only have access to evening sunlight hours; as opposed to south facing windows where sunlight availability and expectation is greater.

Conclusion

5.15 Given any effect upon this neighbour is generally minor and isolated, with good retained levels of amenity, it is considered that good standards of daylight and sunlight are retained for this property that are *sufficient* and *appropriate* for its context.

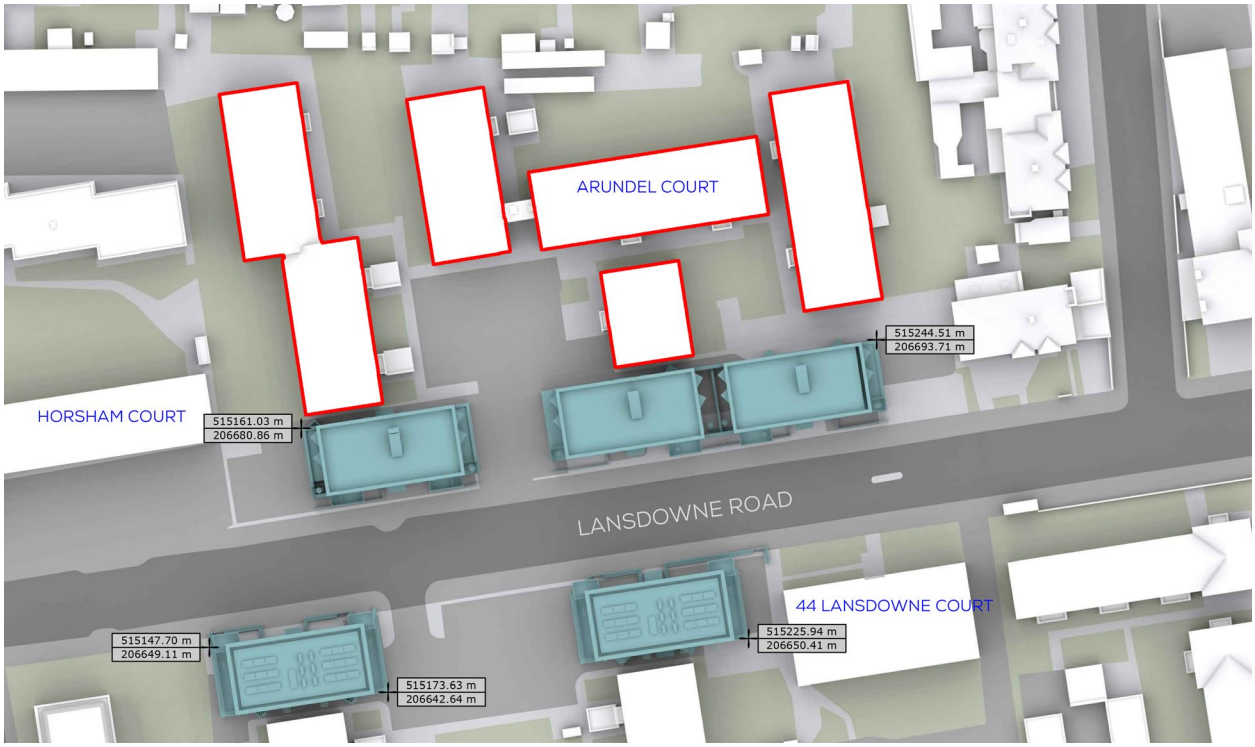

Figure 03: Site Outline of Arundel Court

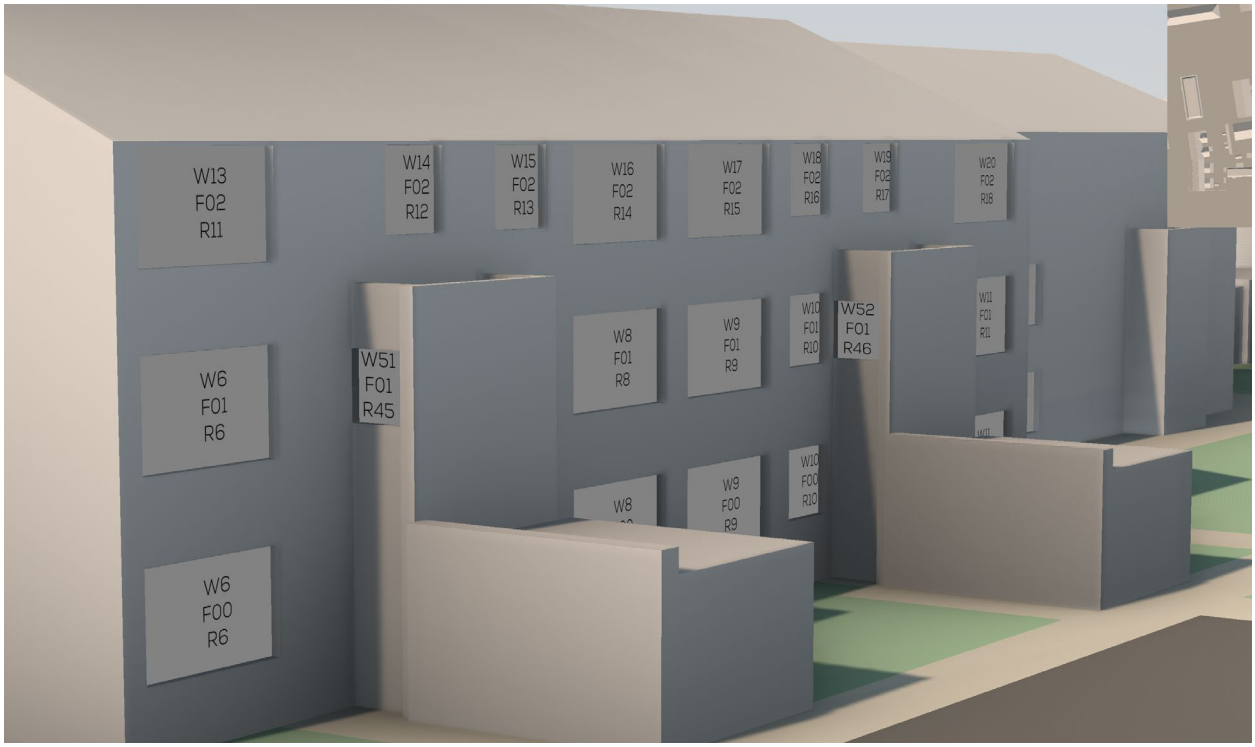

Figure 04: Window Map of Arundel Court

BALDEWYNE COURT

5.16 Baldewyne Court is located to the south of the Site. It comprises a three-storey end of terrace property. Floor plans were not obtained for this neighbour and have therefore been assumed.

Daylight (VSC and NSL)

5.17 Of the 115 windows tested for VSC, 108 (94%) will meet the recommendations of the BRE Guidelines.

5.18 The 7 windows that miss the suggested BRE targets currently have an unobstructed outlook across the undeveloped existing site such that they have very high existing VSC values. As such, any meaningful massing on the site will inevitably result in greater proportional change.

5.19 Of these 7 windows, 6 (W2/F00, W23/F00, W2/F01, W23/F01, W7/F02, W24/F02) are small windows positioned within the north facing flank wall of Baldewyne Court. Without internal layouts it is unclear if they serve non habitable rooms, such that they wouldn't be relevant for assessment, rooms that do not have expectation for natural daylight, or are secondary windows. For completeness, the latter scenario has been considered within our assessment. This assumption means these 6 secondary windows serve rooms that are served by a main window that remains BRE compliant.

5.20 The 1 remaining window (labelled W16/F00) experiences a proportional change of 27.8%, which GIA consider to be minor.

5.21 All 84 rooms assessed for NSL meet the recommendations of the BRE Guidelines.

Sunlight (APSH)

5.22 All 39 windows tested for sunlight (APSH) will meet the recommendations of the BRE Guidelines.

Conclusion

5.23 In consideration of the above, it is considered that good standards of daylight and sunlight are retained for this property that are *sufficient* and *appropriate* for its context.

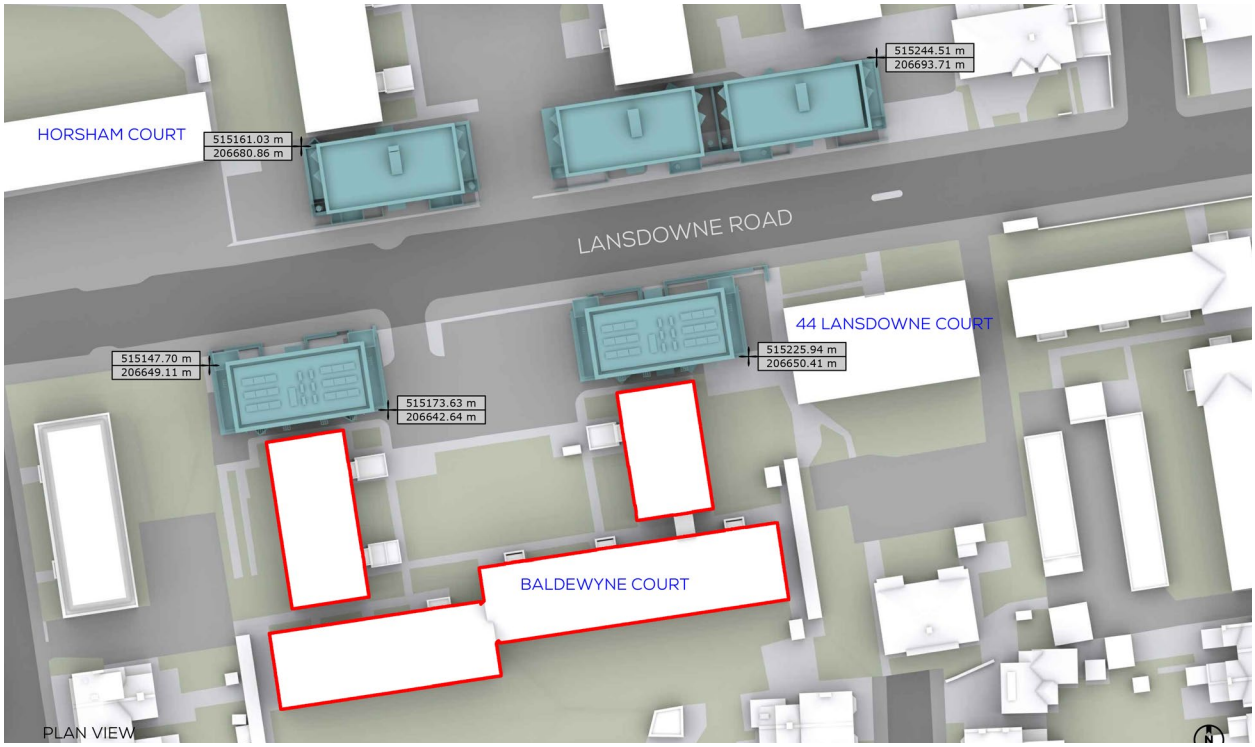

Figure 05: Site Outline of Baldewyne Court

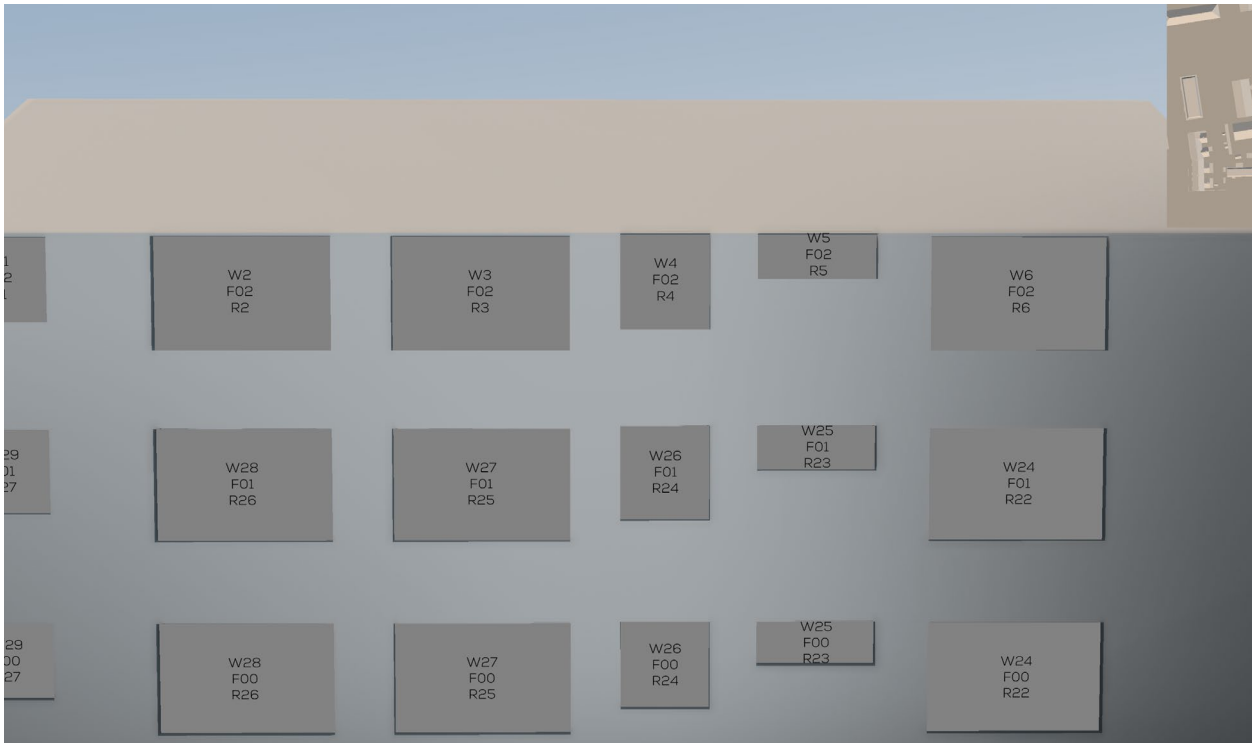

Figure 06: Window Map of Baldewyne Court

44 LANSDOWNE COURT

5.24 This property is located to the east of the Site. It comprises a three-storey semi-detached dwelling. Floor plans were not obtained for this property and have therefore been assumed.

Daylight (VSC and NSL)

5.25 Of the 45 windows assessed for VSC, 43 (96%) meet the BRE targets. The remaining 2 windows (labelled W1/F00 and W1/F01) currently have an unobstructed outlook across the undeveloped existing site such that they have very high existing VSC values. As such, any meaningful massing on the site will inevitably result in greater proportional change. Retained absolute VSC values however remain in excess of 19%, which GIA consider to be good.

5.26 All 42 rooms assessed under the further NSL assessment meet the BRE targets.

Sunlight (APSH)

5.27 All 25 windows assessed under the APSH assessment meet the BRE targets.

Conclusion

5.28 In consideration of the above, it is considered that good standards of daylight and sunlight are retained for this property that are *sufficient* and *appropriate* for its context.

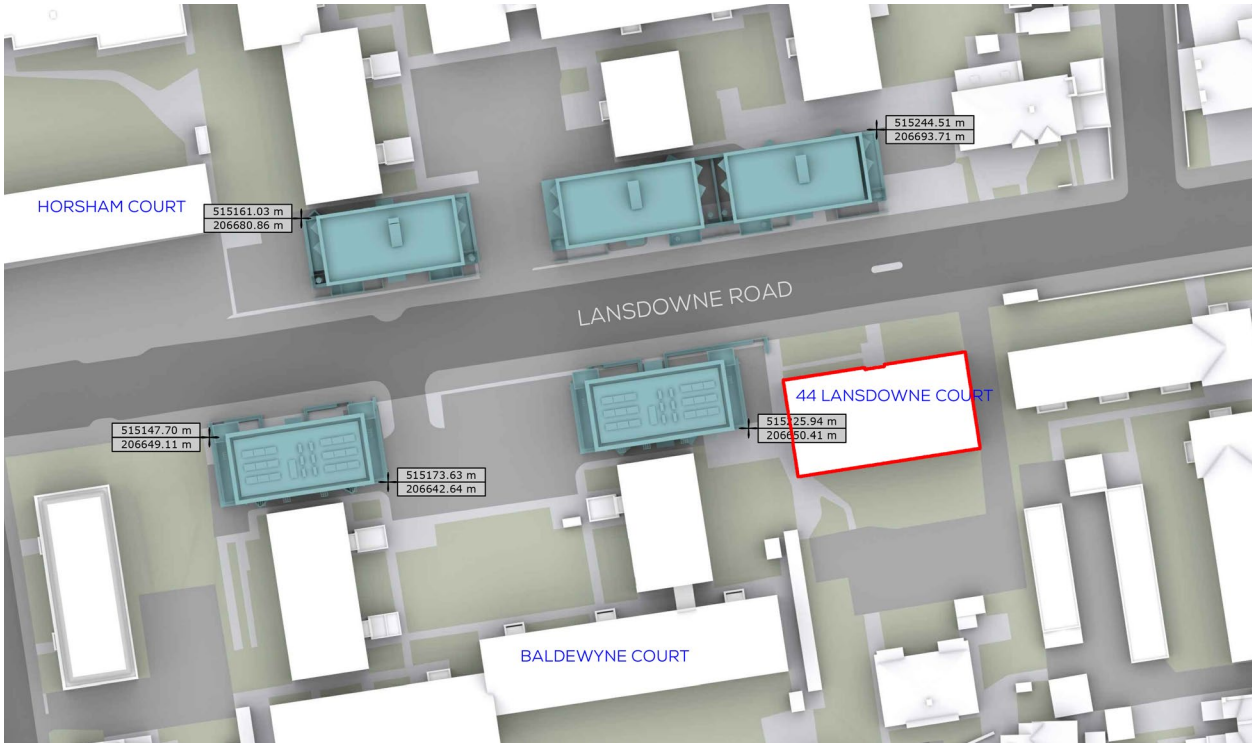

Figure 07: Site Outline of 44 Lansdowne Court

Figure 08: Window Map of 44 Lansdowne Court

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6 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the Proposed Development at Arundel and Baldewyne Court. The technical analysis has been undertaken in accordance with the BRE Guidelines.

8.1 When constructing buildings in a built up environment, alterations in daylight and sunlight to adjoining properties are often unavoidable. The numerical guidance given in the BRE document should be treated flexibly.

8.2 A two-stage process has been followed when assessing the impacts on neighbouring properties. At stage one the question to ask is whether there is harm or loss, and at stage two it is necessary to consider whether any harm is acceptable or loss is significant or unreasonable. In order to answer the stage one question, the BRE Guidelines can be applied. In answering the stage two questions, wider amenity considerations are to be taken into account in arriving at a balanced judgement.

8.3 Our technical analysis shows that following the implementation of the Proposed Development, generally only minor deviations will occur to an isolated number of windows and rooms under the VSC, NSL and APSH assessments. Whilst there are more meaningful impacts to 6 windows within Baldewyne Court, from external observation, these windows are either secondary windows serving rooms that primarily received daylight from an additional window, or may serve a non-habitable space, or space without expectation for natural daylight. As such, overall it is considered "sufficient" and "appropriate" daylight and sunlight amenity is retained to all neighbouring properties.

8.4 It is our conclusion, that the proposed development complies with the relevant London Plan and local policies on daylight and sunlight.

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