

8.2 Assessment of the proposed development

According to the BRE guidance, the availability of sunlight should be checked for all open spaces where it will be required. This would normally include:

- Gardens,
- Parks and playing fields,
- Children's playgrounds,
- Sitting out areas such as those between non-domestic buildings and in public squares, and
- Focal points of view such as a group of monuments or fountains.

In order to be in line with the BRE recommendations, at least 50% of its area should receive direct sunlight for two hours or more on 21 March (Spring Equinox).

An additional test was also conducted on 21 June to assess the sunlight conditions in the summer period when people usually spend longer hours outdoor and are most likely to use these spaces. These spaces would achieve adequate sunlight condition and no significant reduction was found for this period.

A sunlight assessment was carried out for the proposed amenity spaces. Figure 22 shows the location of the assessed spaces. Figure 23 and 24 show in yellow the areas achieving at least 2 hours of sun on the 21 March and 21 June. The results show that out of 6 spaces tested on 21 March, 4 spaces meet or exceed the criteria. 2 groups of private gardens in the north and in the east fall below the criteria on 21 March. It should be noted that these spaces achieve adequate sunlight over the summer which compensates the loss of sunlight on 21 March.

Overall, the design maximises sunlight within the communal open space and the private gardens to ensure that future occupants have access to adequate sunlight levels throughout the year. Also, occupants will have access to well sunlit amenity spaces during the summer when the open spaces will be used more often. Therefore, results are deemed acceptable.

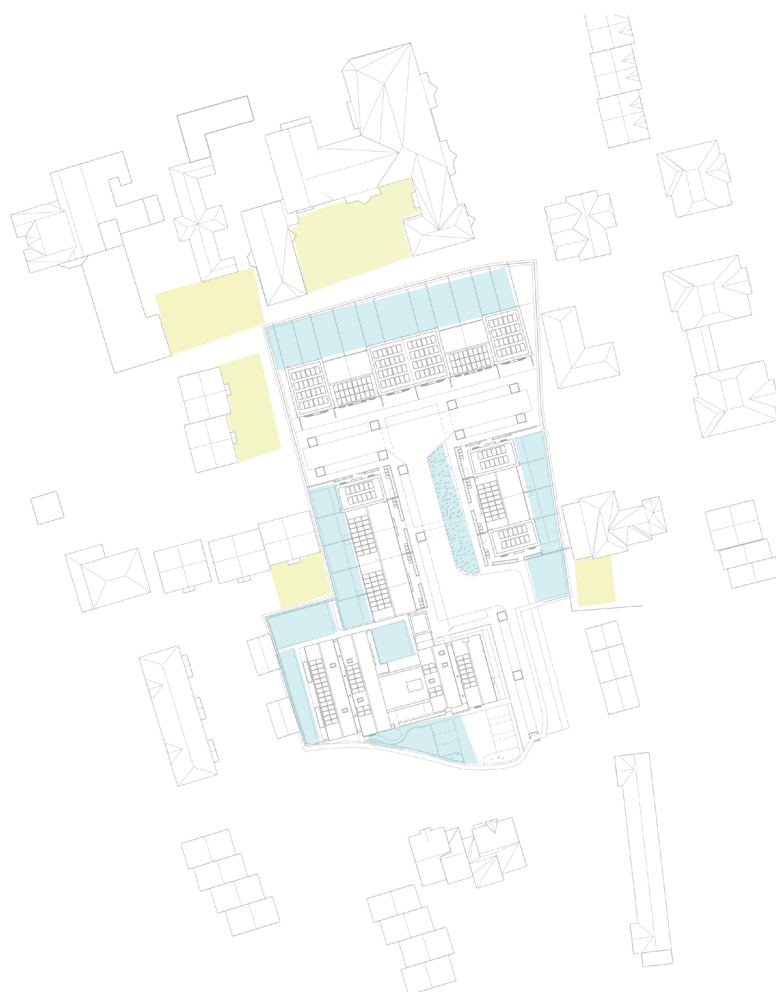


Figure 22 - Site plan identifying the location of the proposed external spaces

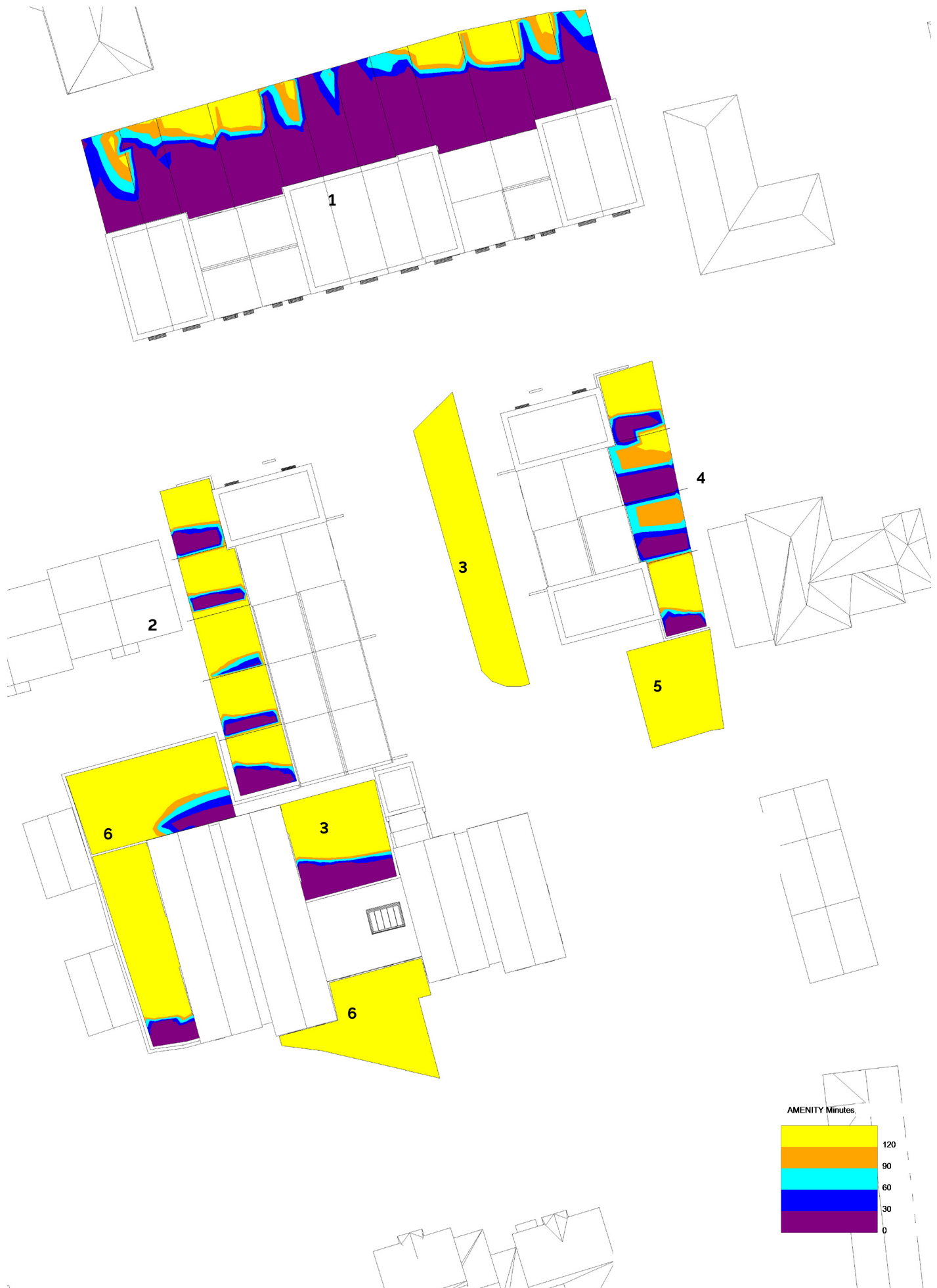


Figure 23 - Sunlight on the ground - 21 March, the areas marked in yellow are indicating the area which is sunlit on the 21st of March.

Table 14: Sunlight on the ground - March 21st - Proposed spaces

	Facade Area	Lit Area Proposed	Lit Area Proposed % with at least 2 hours of sun (%) 21 March	Meet criteria on 21 March	Criteria 50% of the lit area proposed should receive at least 2 hours of sunlight
1	560.25	73.90	13.19%	No	50%
2	182.33	116.29	63.78%	Yes	
3	231.92	199.22	85.90%	Yes	
4	144.42	56.16	38.89%	No	
5	186.37	186.37	100.00%	Yes	
6	242.89	205.68	84.68%	Yes	
Average			64.41%	Yes	

Table 14: Sunlight on the ground - June 21st - Proposed spaces

	Facade Area	Lit Area Proposed	Lit Area Proposed % with at least 2 hours of sun (%) 21 March	Meet criteria on 21 June	
1	560.25	416.44	74.33%	Yes	Not Required
2	182.33	169.51	92.97%	Yes	
3	231.92	226.97	97.86%	Yes	
4	144.42	127.37	88.19%	Yes	
5	186.37	186.37	100.00%	Yes	
6	242.89	239.79	98.72%	Yes	

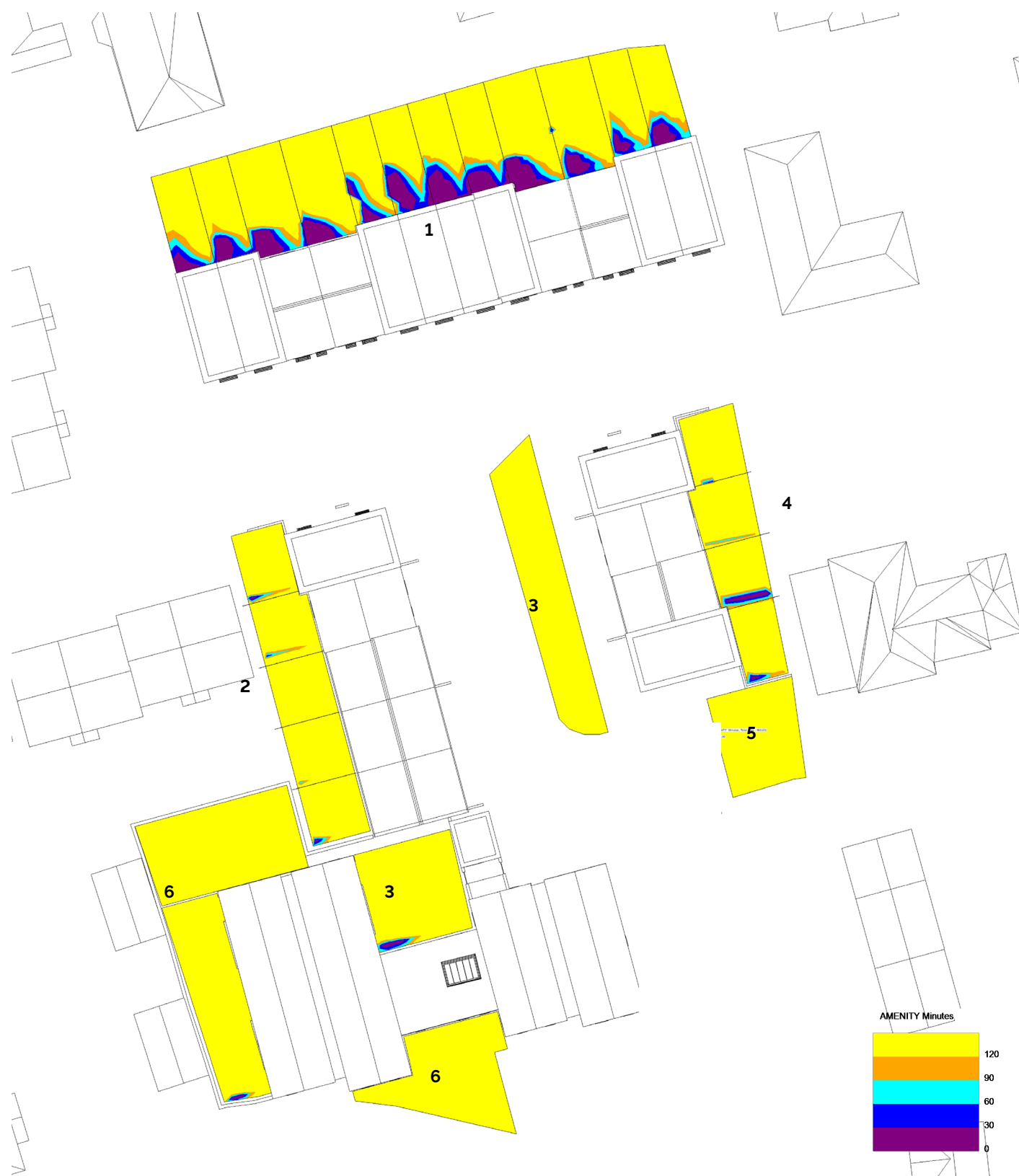


Figure 24 - Sunlight on the ground - 21 June, the areas marked in yellow are indicating the area which is sunlit on the 21st of June

9.0 Conclusion

A daylight, sunlight and overshadowing analysis has been carried out by HTA Sustainable futures to assess the impact of the new development on the existing surrounding properties as well as the performance of the new residential units within the scheme.

To ensure that this development can be appropriately evaluated against the current planning policies, the analysis has been carried out in accordance with BRE's guide 'Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice', P J Littlefair (2022). According to the BRE guide:

'...the advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values'.

Daylight

Daylight in the surrounding buildings

The impact on the surrounding buildings has been minimised to the largest degree. A total of 24 windows that belong to residential units and to the community Hospital, that are in close proximity and face the proposed development have been assessed.

The results show that 67% of the analysed windows achieved VSC levels in line with the BRE recommendations. In summary

- 16 out of 24 windows achieved VSCs more than 27% or with a VSC of at least 0.80 of their existing value.
- The remaining 8 windows, fall below the BRE Criteria.

More specifically, 3 out of the remaining 8 windows achieved VSCs higher than 20%, which is considered to be a satisfactory level of daylight in urban environments.

From the remaining 5 windows, 3 are located in the ground, and the remaining 2 are located in the first floor of 47 -63 Ashdene Gardens which is a residential development in a close proximity with the proposed scheme. Given the low-rise nature of the existing structures on site where there is a more than a 20% reduction in VSC, does not mean that the light levels will be unacceptable but, that there may be a noticeable change in daylight levels to the occupants. 4 windows, which are located on the ground and first floor of 47 -63 Ashdene Gardens face the new development in close proximity. These windows have a 20% reduction in VSC, which means that the occupants of these rooms will have a noticeable daylight

reduction rather than an unacceptable daylight level.

The design team increased the opportunities to ensure that the retained values of the units of the existing building are appropriate to its context.

Overall, the proposed development daylight is not considered to have any important daylight impact on the surrounding buildings of the site.

Daylight in the proposed development

The design of the proposed development ensures that the proposed dwellings and outdoor spaces receive good daylight levels. A total of 50 units in the development were assessed against the new BRE criteria. Overall, 80% of the dwellings meet or exceed the SDA criterion, while 98% of them meet the requirement for sky-view.

Overall, the proposed development daylight is not considered to have any notable risks in terms of daylight, therefore the daylight levels are deemed good for the scheme.

Sunlight

Sunlight in the surrounding buildings

The impact provision of sunlight in the south-facing rooms of the surrounding buildings will be affected, as 17% of the rooms next to the new development within 90 degrees of due south achieve the recommended values for the Annual Probable Sunlight Hours (APSH) and 50% of them pass the Winter Probable Sunlight Hours (WPSH) test.

As mentioned earlier in the report, given the low-rise nature of the existing structures on site, it was expected to have a noticeable reduction in the sunlight compared with the previous condition. Moreover, due to eastern orientation, it is likely that these windows have fewer hours of sunlight during the day, especially during winter.

The reductions to the sunlight values are deemed acceptable for a scheme in a city environment and in making effective use of land.

Sunlight in the proposed development

All out of the 8 assessed living rooms with at least one of their windows south, achieved met the sunlight exposure targets. The results are deemed to be good. Overall, the results are deemed satisfying for the scheme.

Overshadowing

Sunlight on the ground in the existing spaces

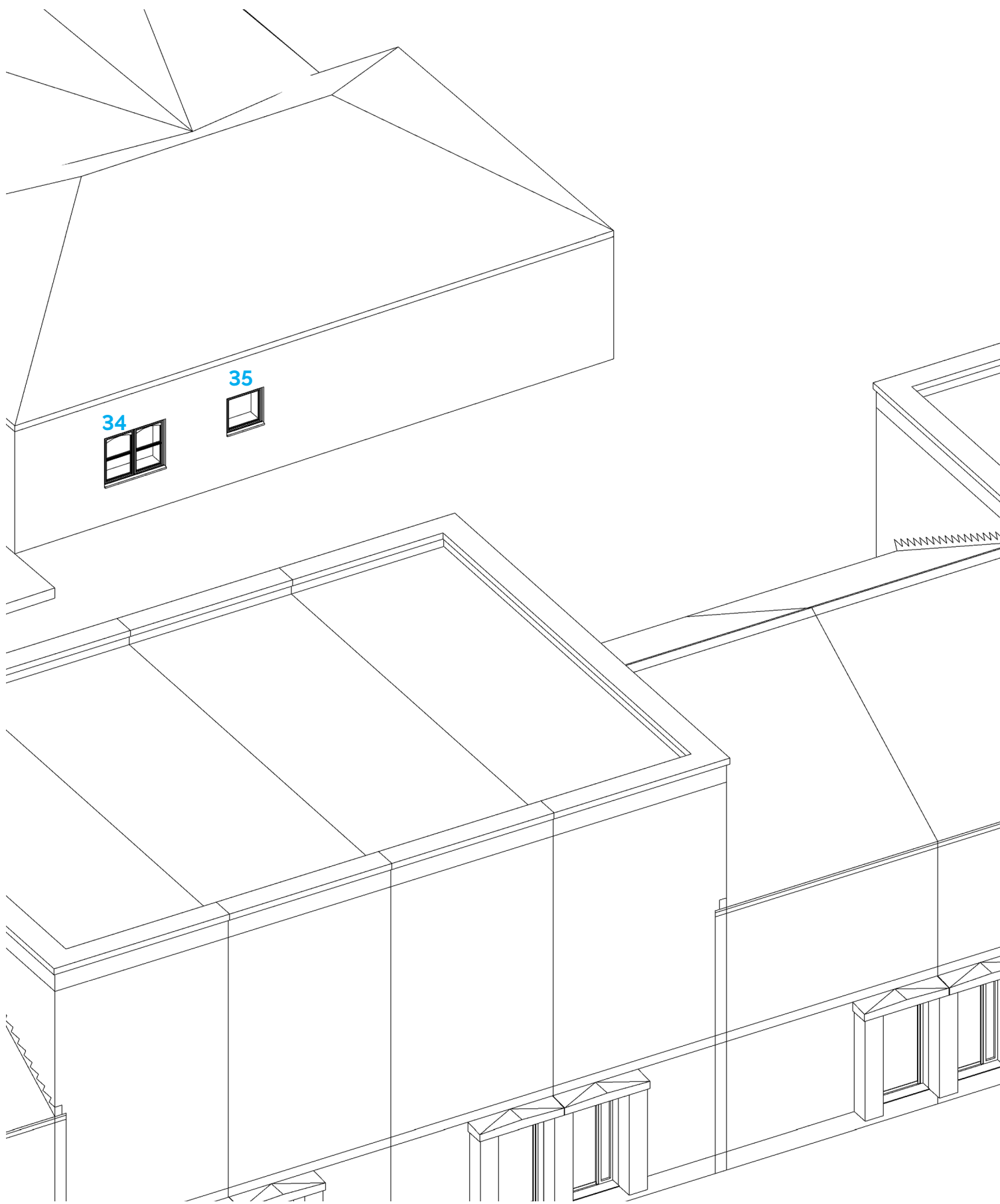
A review of the site plan showed that there are 5 amenities, located to the north of the proposed development that it may be affected. A Solar Access Analysis was undertaken on these amenity areas for the full 24 hours on 21 March as set out by the BRE. The analysis was carried out for both configurations, existing and proposed. The spaces will achieve sunlight availability in line with the BRE criteria. The results show that there is no reduction compared to the former values.

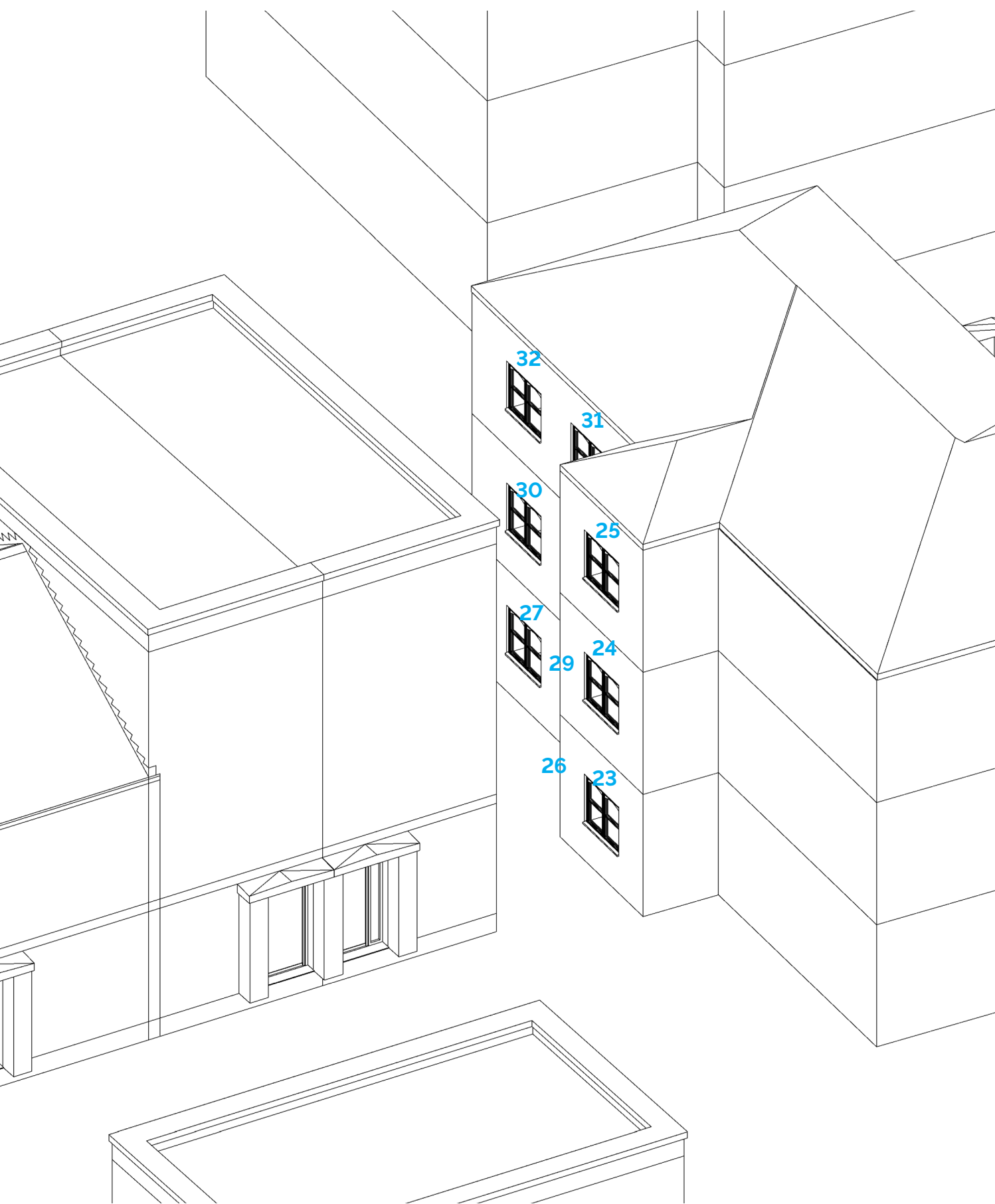
Sunlight on the ground - Proposed spaces

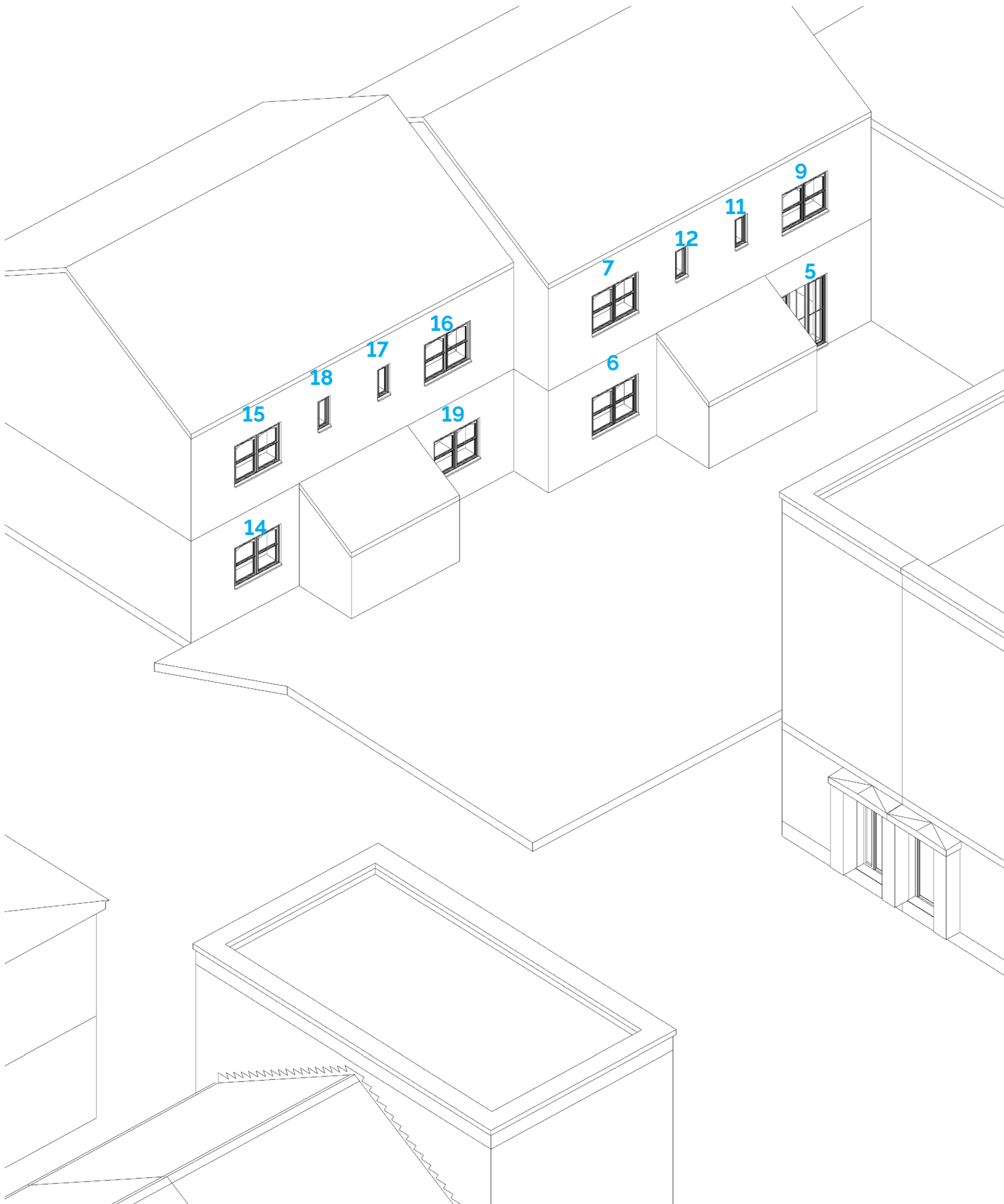
The overshadowing assessment show that 4 out of 6 in total assessed amenity spaces, which are a mix of private gardens and a shared community garden, complies with the requirements described in the BRE guidelines on 21 March. The remaining 2 amenity spaces are falling below the target. However it is important to note that all the amenity spaces are well sunlit over the summer (21st of June) when the spaces are more likely to be used. Sunlight provision in courtyards will also compensate for the loss of direct sun within the living rooms not facing south.

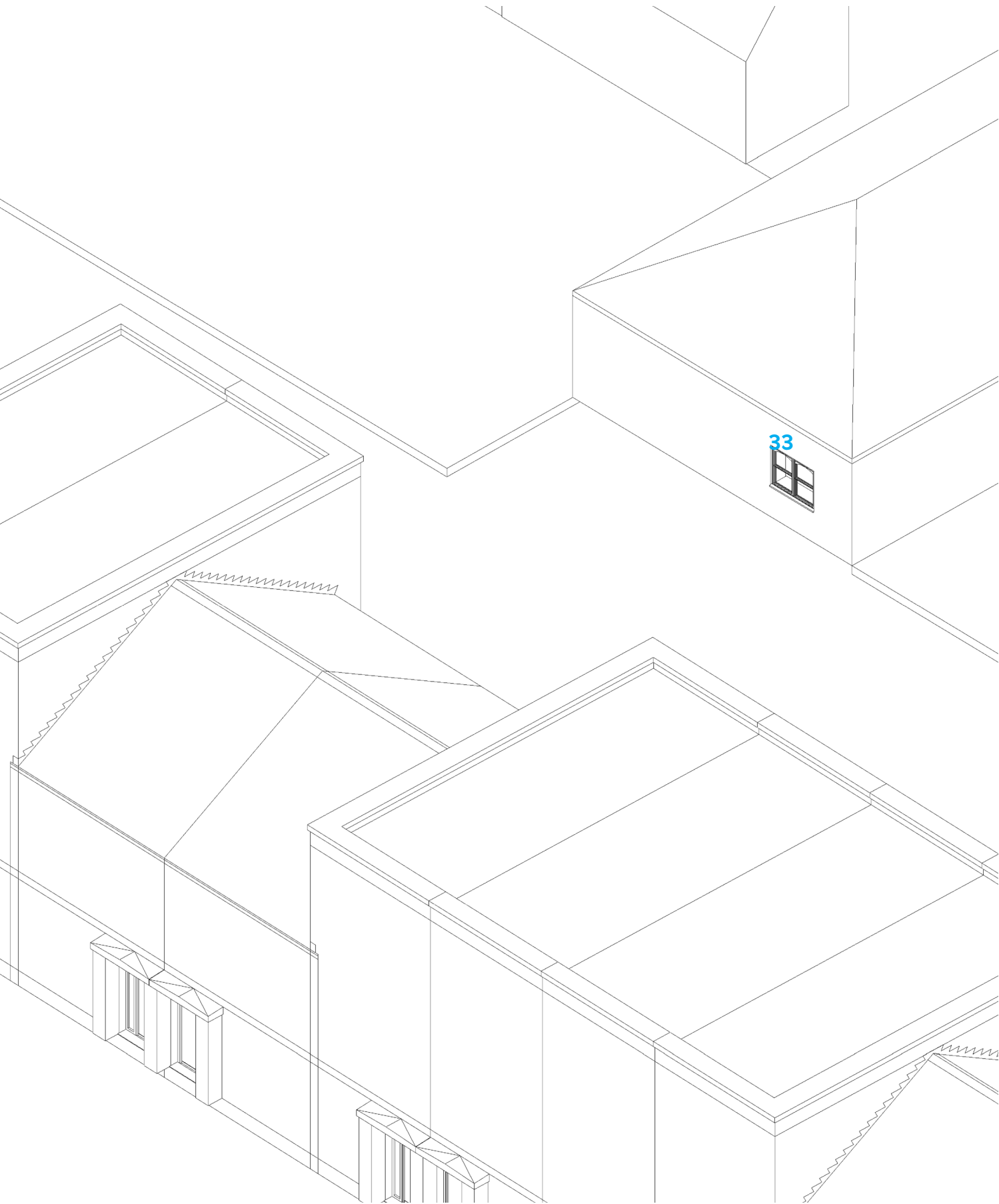
Overall, we can conclude that the proposed development will offer adequate levels of daylight and sunlight to future occupants, the living spaces and to the external amenity area throughout the year.

Appendix A -Daylight Results of the daylight analysis - Impact Assessment









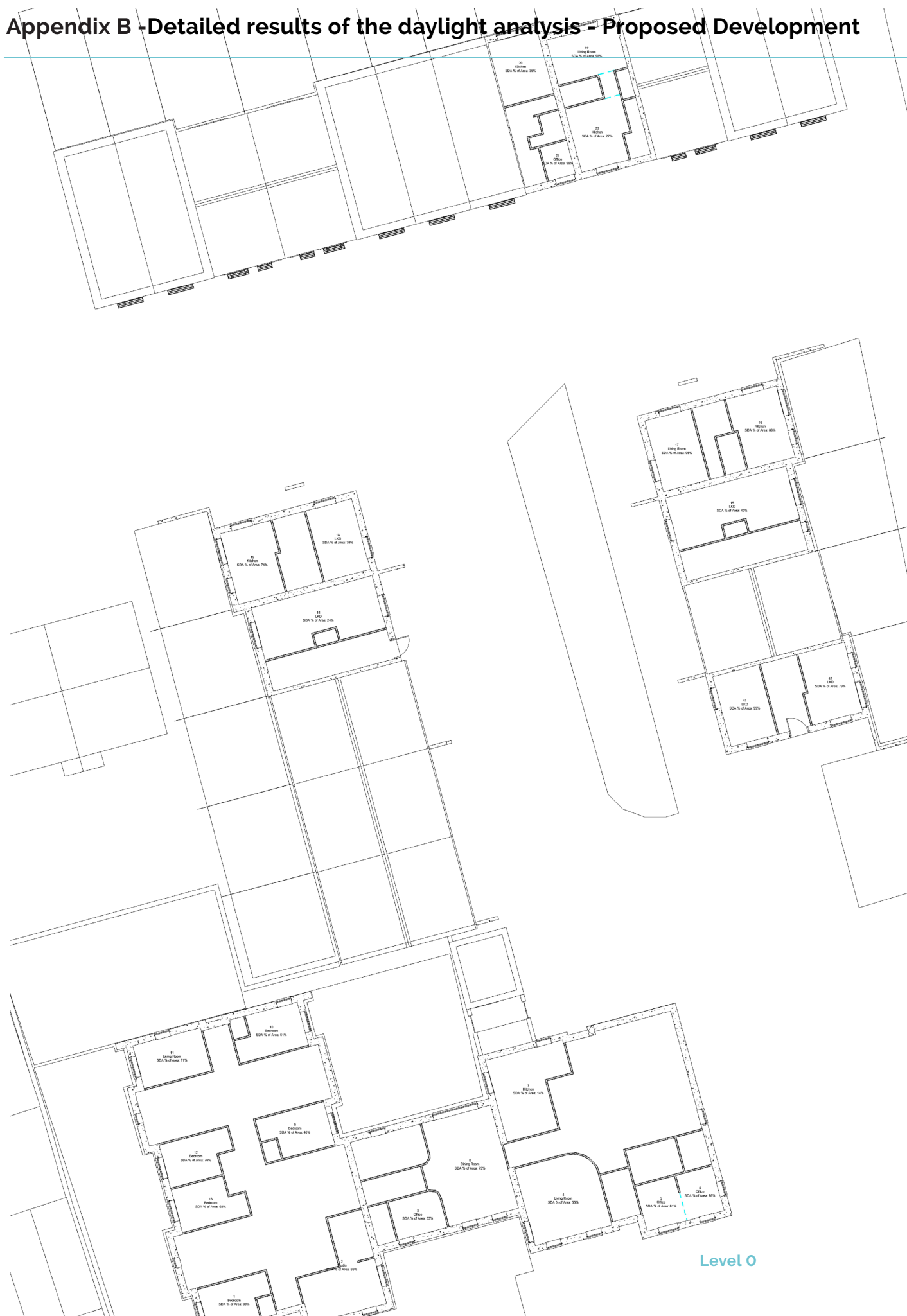
Appendix A1 -Daylight Assessment results : Impact on the surrounding buildings

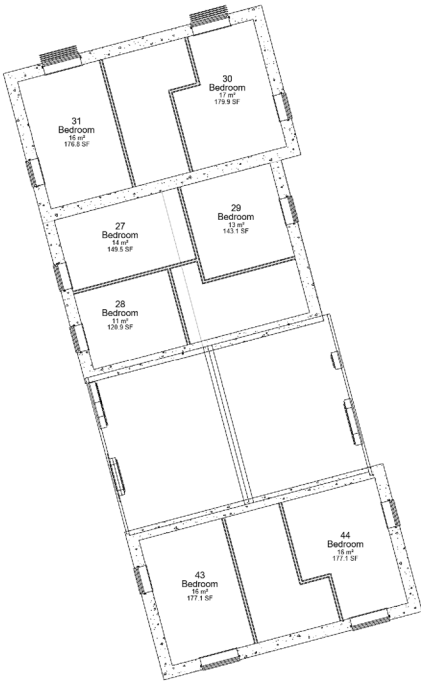
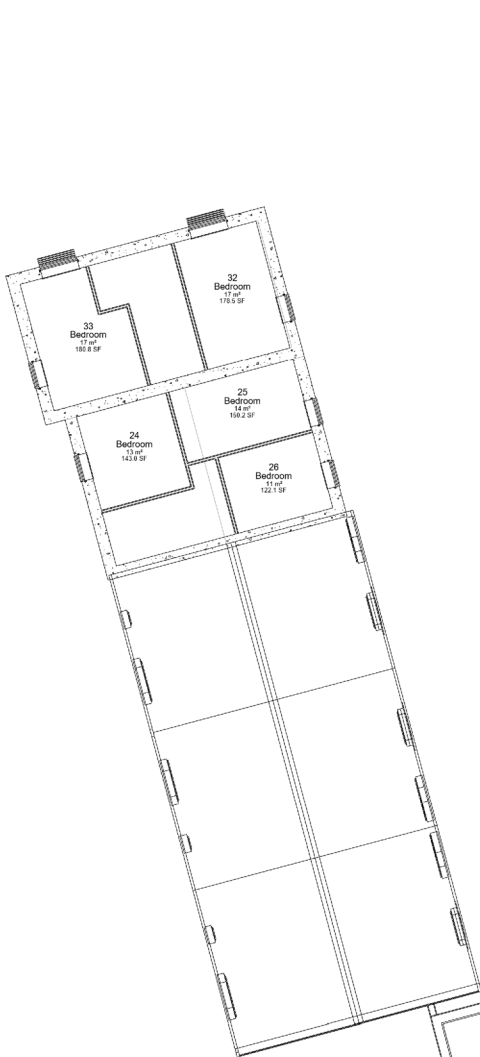
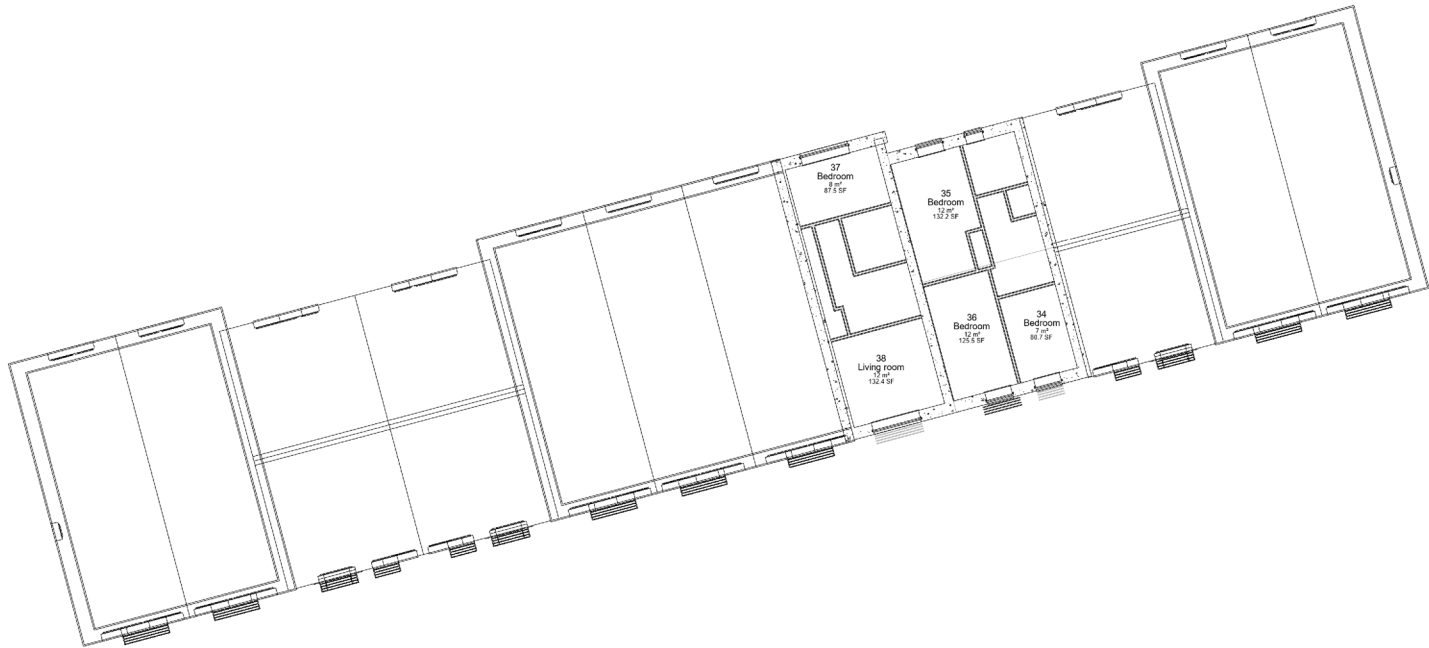
Property	Number of Windows Tested	Windows that meet BRE Guidelines		Windows that experience gains beyond the consented baseline		VSC Windows No. of Windows Experiencing Adverse Impacts		
		No.	%	No.	%	20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
Amethyst Lane	24	16	67%	0	0	2	0	6
Total	24	16	67%	0	0%	2	0	6

Project Name: RBC-ALR_HTA-A_DR_Detailed Impact Assessemnet_230405
 Project No.: 1234
 Report Title: Daylight & Sunlight Analysis - Neighbour
 Date of Analysis: 05/04/2023

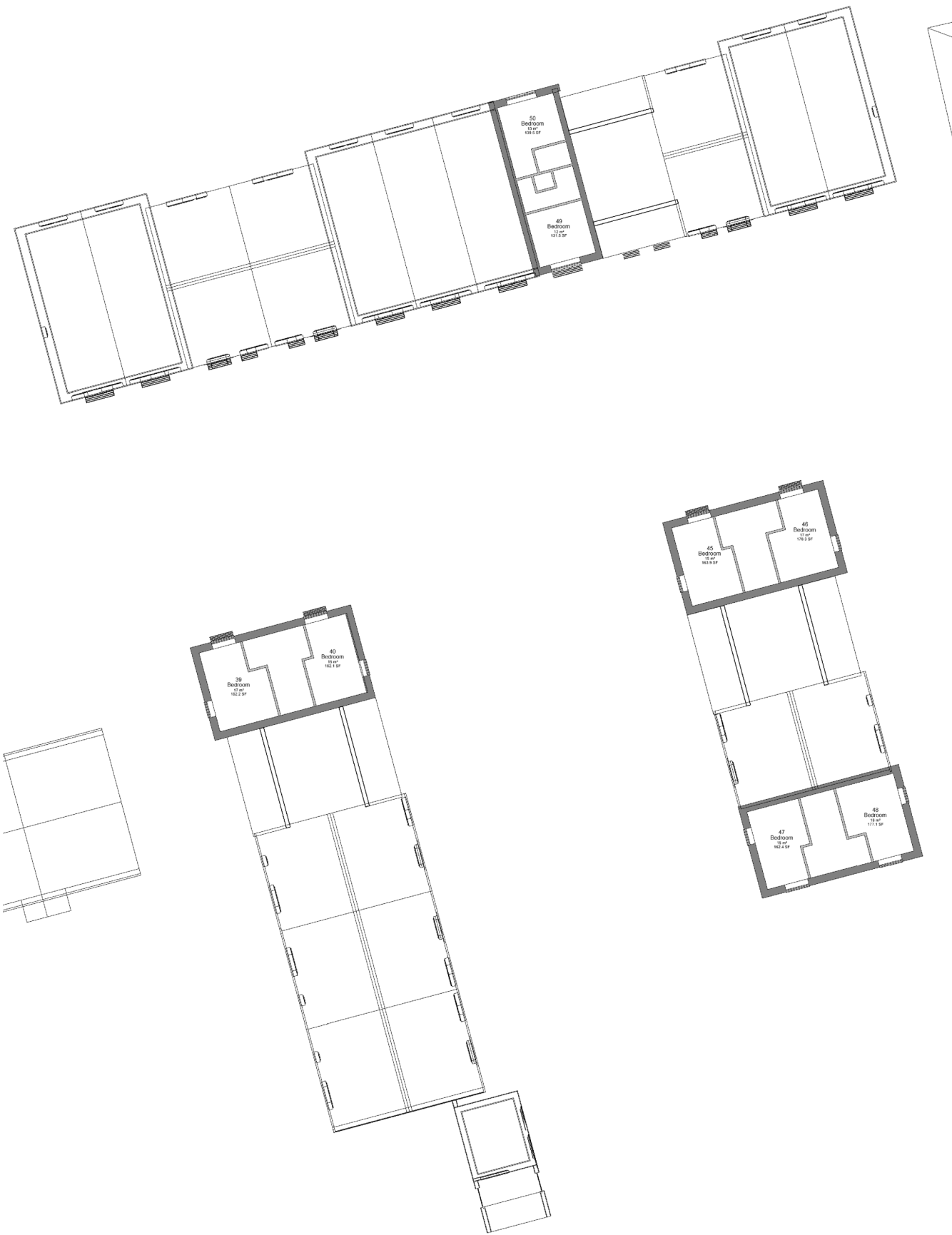
Floor Ref.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Amethyst Lane											
Level 0 2 Jenkins Close	5	Existing 30.56	0.88	YES	76°N		*North	*North		*North	*North
		Proposed 26.82									
	6	Existing 33.76	0.79	NO	76°N		*North	*North		*North	*North
		Proposed 26.73									
	14	Existing 33.19	0.85	YES	76°N		*North	*North		*North	*North
Level 0 47 -63 Ashdene Gardens		Proposed 28.13									
	19	Existing 31.79	0.82	YES	76°N		*North	*North		*North	*North
		Proposed 26.21									
	23	Existing 36.52	0.47	NO	257°	30.00	0.60	NO	8.00	0.75	YES
		Proposed 17.04				18.00			6.00		
Level 0 Dellwood Community Hospital	26	Existing 32.31	0.24	NO	257°	28.00	0.04	NO	6.00	0.17	NO
		Proposed 7.78				1.00			1.00		
	27	Existing 35.92	0.31	NO	257°	31.00	0.06	NO	9.00	0.11	NO
		Proposed 11.09				2.00			1.00		
	33	Existing 36.12	0.78	YES	164°	38.00	0.76	YES	22.00	0.59	YES
Level 1 2 Jenkins Close		Proposed 28.22				29.00			13.00		
	34	Existing 35.47	0.80	YES	164°	38.00	0.74	YES	22.00	0.55	YES
		Proposed 28.44				28.00			12.00		
	35	Existing 35.45	0.81	YES	164°	24.00	0.71	NO	19.00	0.63	YES
		Proposed 28.73				17.00			12.00		
Level 1 2 Jenkins Close	7	Existing 38.34	0.88	YES	76°N		*North	*North		*North	*North
		Proposed 33.76									
	9	Existing 38.37	0.91	YES	76°N		*North	*North		*North	*North
		Proposed 35.04									
	11	Existing 38.42	0.91	YES	76°N		*North	*North		*North	*North
Level 1 47 -63 Ashdene Gardens		Proposed 34.89									
	12	Existing 38.41	0.89	YES	76°N		*North	*North		*North	*North
		Proposed 34.34									
	15	Existing 38.08	0.91	YES	76°N		*North	*North		*North	*North
		Proposed 34.51									
Level 1 47 -63 Ashdene Gardens	16	Existing 36.67	0.89	YES	76°N		*North	*North		*North	*North
		Proposed 32.66									
	17	Existing 38.05	0.90	YES	76°N		*North	*North		*North	*North
		Proposed 34.35									
	18	Existing 38.18	0.91	YES	76°N		*North	*North		*North	*North
Level 2 47 -63 Ashdene Gardens		Proposed 34.59									
	24	Existing 38.55	0.52	NO	257°	32.00	0.63	NO	10.00	0.80	YES
		Proposed 20.01				20.00			8.00		
	29	Existing 34.16	0.37	NO	257°	29.00	0.10	NO	7.00	0.14	NO
		Proposed 12.72				3.00			1.00		
Level 2 47 -63 Ashdene Gardens	30	Existing 37.73	0.43	NO	257°	32.00	0.13	NO	10.00	0.10	NO
		Proposed 16.35				4.00			1.00		
	25	Existing 39.25	0.70	YES	257°	32.00	0.69	NO	10.00	1.00	YES
		Proposed 27.49				22.00			10.00		
	31	Existing 36.53	0.71	NO	257°	30.00	0.63	NO	8.00	0.38	NO
Level 2 47 -63 Ashdene Gardens		Proposed 25.83				19.00			3.00		
	32	Existing 38.89	0.73	YES	257°	32.00	0.66	NO	10.00	0.40	NO
		Proposed 28.37				21.00			4.00		

Appendix B - Detailed results of the daylight analysis - Proposed Development





Level 1



Level 2

Appendix B1 -Detailed results of the daylight analysis - Proposed Development (Illuminance Factor)

Property	Number of Rooms Tested	Rooms satisfying Criteria		Rooms not satisfying Criteria
		No.	%	
Amethyst Lane	50	40	80%	10
Total	50	40	80%	10

Project Name: Proposed building
 Project No.: 1234
 Report Title: SDA BS En17037 Analysis - Proposed Scheme
 Date of Analysis: 29/03/2023

Floor Ref								Criteria				
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Amethyst Lane												
Level 0	1	Bedroom	13.00	8.63	265	7.79	90%	100	50%	50%	4380	YES
	2	Studio	26.03	18.34	335	12.71	69%	200	50%	50%	4380	YES
	3	Office	9.46	6.14	141	2.02	33%	200	50%	50%	4380	NO
	4	Living Room	29.33	23.32	173	12.77	55%	150	50%	50%	4380	YES
	5	Office	9.00	5.74	317	4.65	81%	200	50%	50%	4380	YES
	6	Office	8.42	5.26	455	5.18	98%	200	50%	50%	4380	YES
	7	Kitchen	25.58	19.13	90	2.60	14%	200	50%	50%	4380	NO
	8	Dining Room	38.01	30.72	273	23.09	75%	200	50%	50%	4380	YES
	9	Bedroom	13.17	8.77	81	3.53	40%	100	50%	50%	4380	NO
	10	Bedroom	13.20	8.80	110	5.36	61%	100	50%	50%	4380	YES
	11	Living Room	14.74	10.36	247	7.31	71%	150	50%	50%	4380	YES
	12	Bedroom	13.07	8.69	162	6.61	76%	100	50%	50%	4380	YES
	13	Bedroom	13.01	8.63	144	5.91	68%	100	50%	50%	4380	YES
	14	LKD	30.48	22.84	103	5.48	24%	200	50%	50%	4380	NO
	15	LKD	30.45	22.81	167	9.18	40%	200	50%	50%	4380	NO
	16	Kitchen	17.52	12.67	317	10.86	86%	200	50%	50%	4380	YES
	17	Living Room	16.42	11.80	262	11.19	95%	150	50%	50%	4380	YES
	18	LKD	16.58	11.93	233	8.31	70%	200	50%	50%	4380	YES
	19	Kitchen	17.56	12.70	273	9.44	74%	200	50%	50%	4380	YES
	20	Kitchen	15.98	11.51	146	3.98	35%	200	50%	50%	4380	NO
	21	Office	4.58	2.36	389	2.26	96%	200	50%	50%	4380	YES
	22	Living Room	15.88	11.35	245	11.17	98%	150	50%	50%	4380	YES
23	Kitchen	16.64	11.94	97	3.19	27%	200	50%	50%	4380	NO	
41	LKD	16.43	11.81	421	11.73	99%	200	50%	50%	4380	YES	
42	LKD	17.20	12.40	326	9.74	79%	200	50%	50%	4380	YES	
Level 1	24	Bedroom	13.28	9.27	87	3.99	43%	100	50%	50%	4380	NO
	25	Bedroom	13.95	9.65	77	3.49	36%	100	50%	50%	4380	NO
	26	Bedroom	11.35	7.64	106	4.34	57%	100	50%	50%	4380	YES
	27	Bedroom	13.89	9.60	81	3.63	38%	100	50%	50%	4380	NO
	28	Bedroom	11.23	7.55	138	5.57	74%	100	50%	50%	4380	YES
	29	Bedroom	13.29	9.28	119	6.31	68%	100	50%	50%	4380	YES
	30	Bedroom	16.71	11.80	231	11.80	100%	100	50%	50%	4380	YES
	31	Bedroom	16.43	11.80	258	11.80	100%	100	50%	50%	4380	YES
	32	Bedroom	16.58	11.94	244	11.94	100%	100	50%	50%	4380	YES
	33	Bedroom	16.79	11.87	212	11.51	97%	100	50%	50%	4380	YES
	34	Bedroom	7.50	4.51	193	4.18	93%	100	50%	50%	4380	YES
	35	Bedroom	12.28	8.10	125	5.06	63%	100	50%	50%	4380	YES
	36	Bedroom	11.66	7.76	103	4.01	52%	100	50%	50%	4380	YES
	37	Bedroom	8.13	4.97	401	4.97	100%	100	50%	50%	4380	YES
38	Living room	12.30	8.45	316	8.45	100%	150	50%	50%	4380	YES	
43	Bedroom	16.45	11.84	370	11.84	100%	100	50%	50%	4380	YES	
44	Bedroom	16.45	11.58	237	10.48	90%	100	50%	50%	4380	YES	
Level 2	39	Bedroom	16.93	11.98	256	11.98	100%	100	50%	50%	4380	YES
	40	Bedroom	15.06	10.44	278	10.44	100%	100	50%	50%	4380	YES
	45	Bedroom	15.23	10.59	303	10.59	100%	100	50%	50%	4380	YES
	46	Bedroom	16.56	11.67	252	11.67	100%	100	50%	50%	4380	YES
	47	Bedroom	15.09	10.48	402	10.48	100%	100	50%	50%	4380	YES
	48	Bedroom	16.45	11.59	293	11.59	100%	100	50%	50%	4380	YES
	49	Bedroom	12.21	8.38	353	8.38	100%	100	50%	50%	4380	YES
	50	Bedroom	12.96	8.43	282	8.43	100%	100	50%	50%	4380	YES

Appendix B2 -Detailed results of the daylight analysis - Proposed Development
(No Sky Line)

Property	Number of Rooms Tested	Rooms that meet BRE Guidelines	
		No.	%
Amethyst Lane	50	49	98%
Total	50	49	98%

Project Name: Proposed building
 Project No.: 1234
 Report Title: Daylight Distribution Analysis - Proposed Scheme
 Date of Analysis: 29/03/2023

Floor Ref.	Room Ref	Room Use		Room Area	Lit Area Proposed	Meets BRE Criteria
Amethyst Lane						
Level 0	1	Bedroom	Area m2	13.00	12.97	
			% of room		100.00%	YES
	2	Studio	Area m2	26.03	23.52	
			% of room		90.00%	YES
	3	Office	Area m2	9.46	7.59	
			% of room		80.00%	YES
	4	Living Room	Area m2	29.33	29.30	
			% of room		100.00%	YES
	5	Office	Area m2	9.00	8.86	
			% of room		98.00%	YES
	6	Office	Area m2	8.42	8.33	
			% of room		99.00%	YES
	7	Kitchen	Area m2	25.58	22.87	
			% of room		89.00%	YES
	8	Dining Room	Area m2	38.01	37.86	
			% of room		100.00%	YES
	9	Bedroom	Area m2	13.17	12.69	
			% of room		96.00%	YES
	10	Bedroom	Area m2	13.20	13.16	
			% of room		100.00%	YES
	11	Living Room	Area m2	14.74	14.60	
			% of room		99.00%	YES
	12	Bedroom	Area m2	13.07	12.44	
			% of room		95.00%	YES
	13	Bedroom	Area m2	13.01	11.97	
			% of room		92.00%	YES
	14	LKD	Area m2	30.48	22.68	
			% of room		74.00%	NO
	15	LKD	Area m2	30.45	30.12	
			% of room		99.00%	YES
	16	Kitchen	Area m2	17.52	17.32	
			% of room		99.00%	YES
	17	Living Room	Area m2	16.42	16.20	
			% of room		99.00%	YES
	18	LKD	Area m2	16.58	16.34	
			% of room		99.00%	YES
	19	Kitchen	Area m2	17.56	17.32	
			% of room		99.00%	YES

Project Name: Proposed building Project No.: 1234 Report Title: Daylight Distribution Analysis - Proposed Scheme Date of Analysis: 29/03/2023						
Floor Ref.	Room Ref	Room Use		Room Area	Lit Area Proposed	Meets BRE Criteria
	20	Kitchen	Area m2	15.98	15.83	
			% of room		99.00%	YES
	21	Office	Area m2	4.58	4.43	
			% of room		97.00%	YES
	22	Living Room	Area m2	15.88	15.48	
			% of room		97.00%	YES
	23	Kitchen	Area m2	16.64	14.33	
			% of room		86.00%	YES
	41	LKD	Area m2	16.43	16.26	
			% of room		99.00%	YES
	42	LKD	Area m2	17.20	17.19	
			% of room		100.00%	YES
Level 1	24	Bedroom	Area m2	13.28	11.99	
			% of room		90.00%	YES
	25	Bedroom	Area m2	13.95	13.35	
			% of room		96.00%	YES
	26	Bedroom	Area m2	11.35	10.94	
			% of room		96.00%	YES
	27	Bedroom	Area m2	13.89	13.28	
			% of room		96.00%	YES
	28	Bedroom	Area m2	11.23	10.82	
			% of room		96.00%	YES
	29	Bedroom	Area m2	13.29	12.52	
			% of room		94.00%	YES
	30	Bedroom	Area m2	16.71	16.61	
			% of room		99.00%	YES
	31	Bedroom	Area m2	16.43	16.27	
			% of room		99.00%	YES
	32	Bedroom	Area m2	16.58	16.24	
			% of room		98.00%	YES
	33	Bedroom	Area m2	16.79	16.65	
			% of room		99.00%	YES
	34	Bedroom	Area m2	7.50	7.36	
			% of room		98.00%	YES
	35	Bedroom	Area m2	12.28	11.92	
			% of room		97.00%	YES
	36	Bedroom	Area m2	11.66	10.87	
			% of room		93.00%	YES
	37	Bedroom	Area m2	8.13	7.99	
			% of room		98.00%	YES
	38	Living room	Area m2	12.30	12.16	

Project Name: Proposed building
 Project No.: 1234
 Report Title: Daylight Distribution Analysis - Proposed Scheme
 Date of Analysis: 29/03/2023

Floor Ref.	Room Ref	Room Use		Room Area	Lit Area Proposed	Meets BRE Criteria
	43	Bedroom	% of room Area m2	16.45	99.00% 16.28	YES
	44	Bedroom	% of room Area m2	16.45	99.00% 16.01	YES
			% of room		97.00%	YES
Level 2	39	Bedroom	Area m2	16.93	16.81	
			% of room		99.00%	YES
	40	Bedroom	Area m2	15.06	14.89	
			% of room		99.00%	YES
	45	Bedroom	Area m2	15.23	15.07	
			% of room		99.00%	YES
	46	Bedroom	Area m2	16.56	16.46	
			% of room		99.00%	YES
	47	Bedroom	Area m2	15.09	14.92	
			% of room		99.00%	YES
	48	Bedroom	Area m2	16.45	16.35	
			% of room		99.00%	YES
	49	Bedroom	Area m2	12.21	12.06	
			% of room		99.00%	YES
	50	Bedroom	Area m2	12.96	12.82	
			% of room		99.00%	YES

Appendix B3 -Detailed results of the sunlight analysis - Proposed Development (Sunlight Exposure)

Property	Number of Rooms Tested	Rating				No. of Rooms Satisfying Criteria
		High	Medium	Minimum	Failed	
Amethyst Lane	8	5	1	2	0	8
Total	8	5	1	2	0	8

Project Name: Proposed building
 Project No.: 1234
 Report Title: Sunlight Exposure Analysis - Proposed Scheme
 Date: 29/03/2023

Floor Ref	Room Ref	Room Attribute	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
Amethyst Lane							
Level 0	2		Studio	92	165°	6.7	High
				93	165°	5.6	
				94	75°N	2.2	
						7.1	
Level 0	4		Living Room	95	255°	3.5	High
				96	165°	5.6	
				97	165°	5.6	
						8.2	
Level 0	11		Living Room	85	255°	2.6	Minimum
				107	345°N	0	
						2.6	
Level 0	17		Living Room	17	255°	3.4	Medium
				26	345°N	0	
						3.4	
Level 0	18		LKD	57	345°N	0	Minimum
				60	75°N	1.5	
						1.5	
Level 0	41		LKD	44	255°	3.4	High
				45	165°	7	
						8.8	
Level 0	42		LKD	46	165°	6.3	High
				47	75°N	1.8	
				48	75°N	0.1	
						6.5	
Level 1	38		Living room	10	165°	7.6	High
						7.6	

Appendix C -Sunlight Assessment: Impact on the surrounding buildings

Property	Number of Windows Tested	Annual						Winter						Both					
		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that experience gains beyond the consented baseline		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that experience gains beyond the consented baseline		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that experience gains beyond the consented baseline				
		No.	%		No.	%	No.	%		No.	%	No.	%		No.	%			
	12	2	17%	10	0	0%	6	50%	6	0	0%	2	17%	10	0	0%			
Total	12	2	17%	10	0	0%	6	50%	6	0	0%	2	17%	10	0	0%			

Project Name: RBC-ALR_HTA-A_DR_Detailed Impact Assessmentnet_230405

Project No.: 1234

Report Title: Daylight & Sunlight Analysis - Neighbour

Date of Analysis: 05/04/2023

Floor Ref.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Amethyst Lane											
Level 0 2 Jenkins Close	5	Existing	30.56	0.88	YES	76°N		*North	*North		*North *North
		Proposed	26.82								
	6	Existing	33.76	0.79	NO	76°N		*North	*North		*North *North
		Proposed	26.73								
	14	Existing	33.19	0.85	YES	76°N		*North	*North		*North *North
Level 0 47 -63 Ashdene Gardens		Proposed	28.13								
	19	Existing	31.79	0.82	YES	76°N		*North	*North		*North *North
		Proposed	26.21								
	23	Existing	36.52	0.47	NO	257°	30.00	0.60	NO	8.00	0.75 YES
		Proposed	17.04				18.00			6.00	
Level 0 Dellwood Community Hospital	26	Existing	32.31	0.24	NO	257°	28.00	0.04	NO	6.00	0.17 NO
		Proposed	7.78				1.00			1.00	
	27	Existing	35.92	0.31	NO	257°	31.00	0.06	NO	9.00	0.11 NO
		Proposed	11.09				2.00			1.00	
	33	Existing	36.12	0.78	YES	164°	38.00	0.76	YES	22.00	0.59 YES
Level 1 2 Jenkins Close		Proposed	28.22				29.00			13.00	
	34	Existing	35.47	0.80	YES	164°	38.00	0.74	YES	22.00	0.55 YES
		Proposed	28.44				28.00			12.00	
	35	Existing	35.45	0.81	YES	164°	24.00	0.71	NO	19.00	0.63 YES
		Proposed	28.73				17.00			12.00	
Level 1 2 Jenkins Close	7	Existing	38.34	0.88	YES	76°N		*North	*North		*North *North
		Proposed	33.76								
	9	Existing	38.37	0.91	YES	76°N		*North	*North		*North *North
		Proposed	35.04								
	11	Existing	38.42	0.91	YES	76°N		*North	*North		*North *North
		Proposed	34.89								
	12	Existing	38.41	0.89	YES	76°N		*North	*North		*North *North
		Proposed	34.34								
	15	Existing	38.08	0.91	YES	76°N		*North	*North		*North *North
		Proposed	34.51								
Level 1 47 -63 Ashdene Gardens	16	Existing	36.67	0.89	YES	76°N		*North	*North		*North *North
		Proposed	32.66								
	17	Existing	38.05	0.90	YES	76°N		*North	*North		*North *North
		Proposed	34.35								
	18	Existing	38.18	0.91	YES	76°N		*North	*North		*North *North
		Proposed	34.59								
	24	Existing	38.55	0.52	NO	257°	32.00	0.63	NO	10.00	0.80 YES
Level 2 47 -63 Ashdene Gardens		Proposed	20.01				20.00			8.00	
	29	Existing	34.16	0.37	NO	257°	29.00	0.10	NO	7.00	0.14 NO
		Proposed	12.72				3.00			1.00	
	30	Existing	37.73	0.43	NO	257°	32.00	0.13	NO	10.00	0.10 NO
Level 2 47 -63 Ashdene Gardens		Proposed	16.35				4.00			1.00	
	25	Existing	39.25	0.70	YES	257°	32.00	0.69	NO	10.00	1.00 YES
		Proposed	27.49				22.00			10.00	
	31	Existing	36.53	0.71	NO	257°	30.00	0.63	NO	8.00	0.38 NO
		Proposed	25.83				19.00			3.00	
Level 2 47 -63 Ashdene Gardens	32	Existing	38.89	0.73	YES	257°	32.00	0.66	NO	10.00	0.40 NO
		Proposed	28.37				21.00			4.00	

Appendix D - Shadow plots

In accordance with the BRE guide we have undertaken overshadowing assessments to the amenity spaces. The results of the overshadowing analysis are shown in the

following pages. The model was tested on 21 March (the Spring Equinox) and 21 June (mid-summer's day).

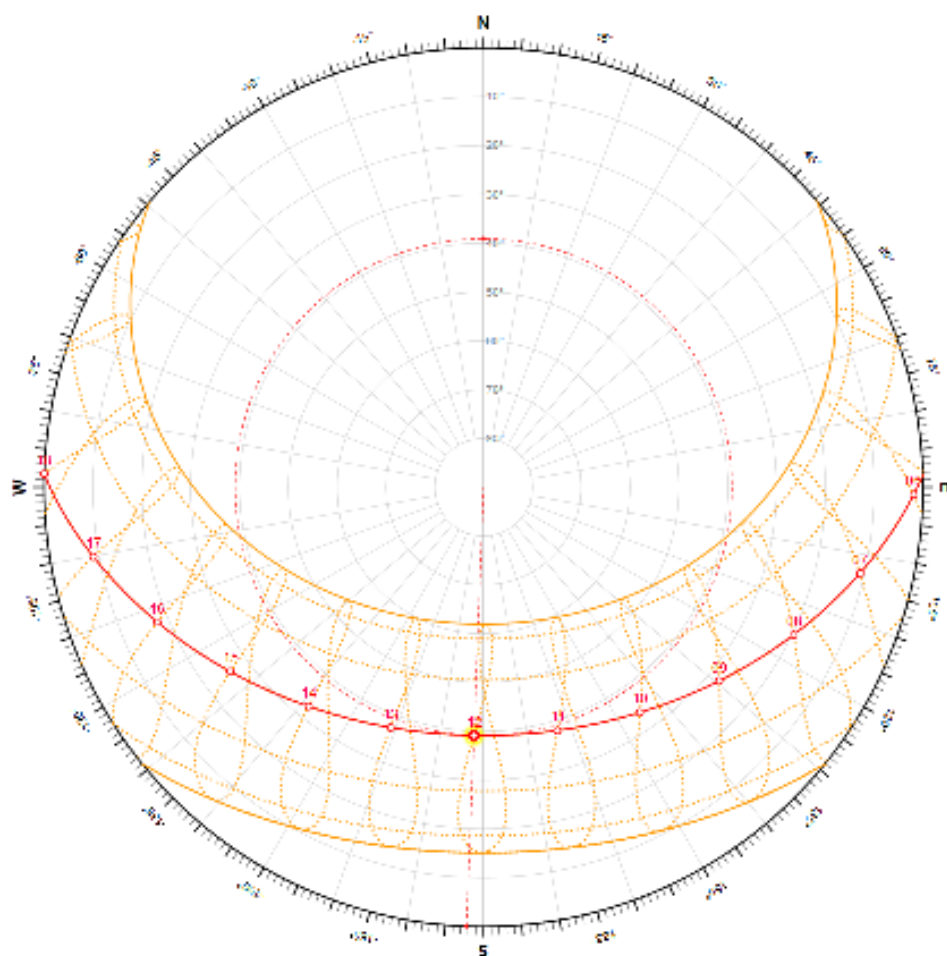
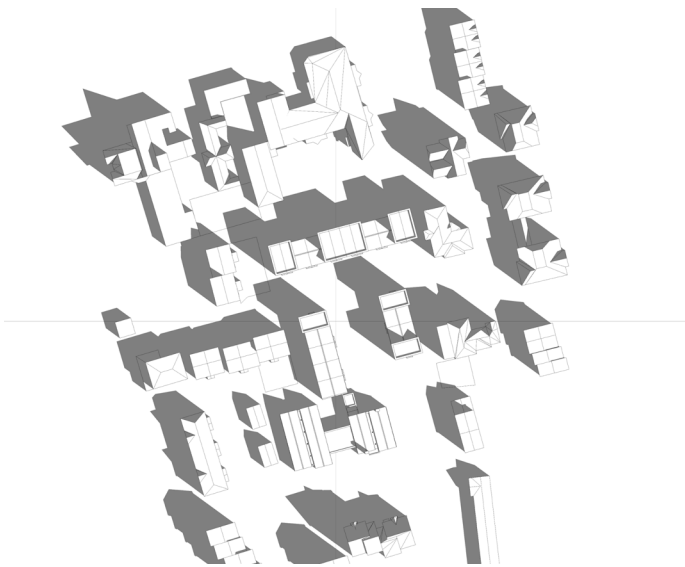


Figure B.1 - Sun path diagram for London, UK



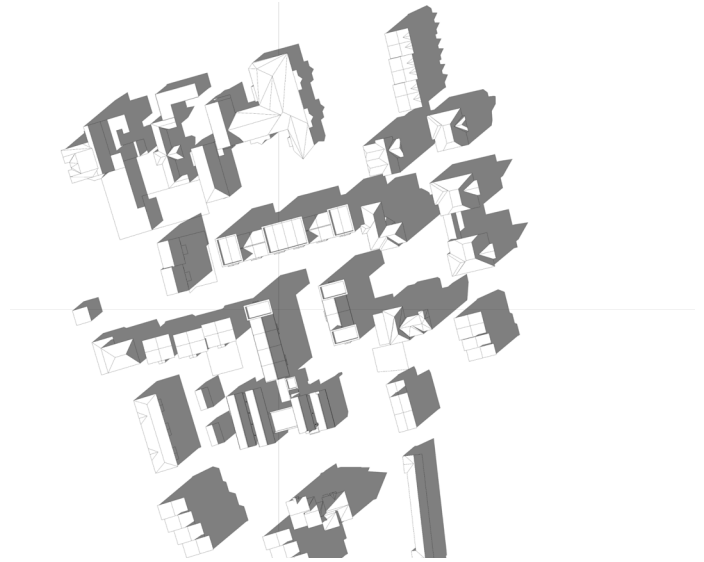
21 March - 9:00



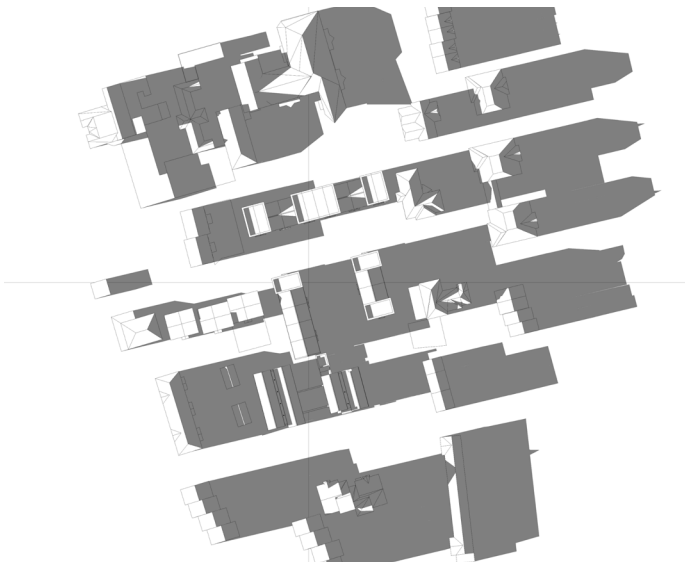
21 March - 11:00



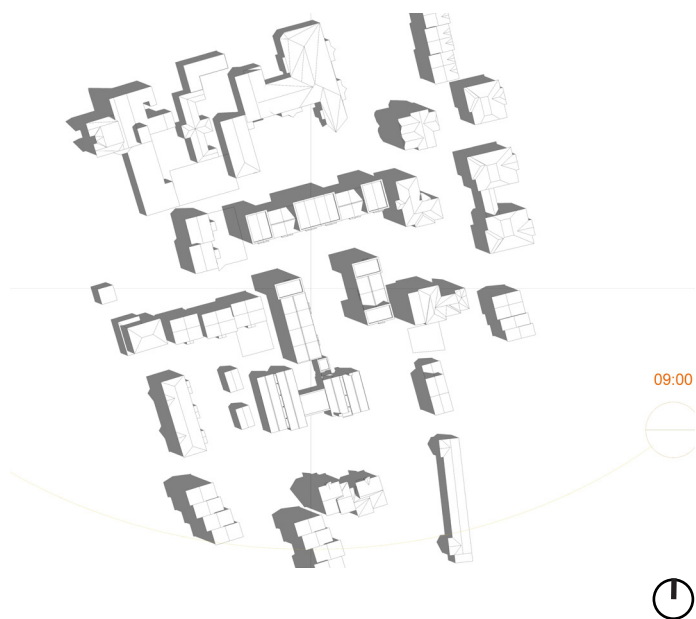
21 March - 13:00



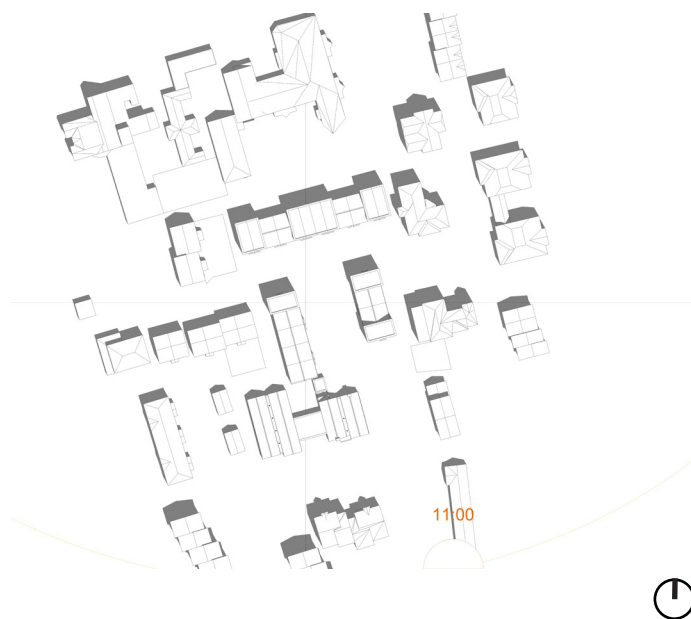
21 March - 15:00



21 March - 17:00



21 June - 9:00



21 June - 11:00



21 June - 13:00



21 June - 15:00



21 June - 17:00

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