



Land at
Queens Road,
Lower
Caversham,
RG4 8DN

Daylight and Sunlight Report

March 2023

Ref: 23-10684



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This document must only be treated as a draft unless it has been signed by the originators and approved by a director.

Revision	Initial	Rev A	Rev B	Rev C
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1 EXECUTIVE SUMMARY

This report demonstrates the impact of the two proposed residential development at Queens Road, Lower Caversham, RG4 8DN **on the surrounding buildings.**

The results of the assessment show that in terms of:

- ✓ Daylight, this report demonstrates that the levels of daylight at the surrounding buildings at **18-32 Mill Road, 131-145 Queens Road, and 36-40 Coldicutt Street** will not be adversely affected by the proposed development.
- ✓ Sunlight, this report demonstrates that the levels of sunlight for the surrounding buildings located at **18-32 Mill Road, 131-145 Queens Road, and 36-40 Coldicutt Street** will not be adversely affected by the proposed development.
- ✓ Overshadowing, this report demonstrates that the levels of sunlight for the surrounding amenity areas located at **34-40 Coldicutt Street** will not be adversely affected by the proposed development.

It can, therefore, be concluded that the proposed development is not expected to cause any significant impact to daylight and sunlight access for surrounding properties at **18-32 Mill Road, 131-145 Queens Road, and 34-40 Coldicutt Street.**

2 INTRODUCTION

This report has been prepared to support the planning application for the proposed development at **Queens Road, Lower Caversham, RG4 8DN**.

The report assesses the daylight, sunlight and overshadowing effect of the proposed development on the surrounding buildings. The assessment is undertaken in accordance with **"BRE 209 Digest: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice"**.

The proposed drawings (in dwg format) of the project were provided by the architects on the **6th of March 2023** and has been used in preparing this report. The elevations and plans for the neighbouring buildings (**18-32 Mill Road, 131-145 Queens Road, and 34-40 Coldicutt Street**) were assumed using plans from the planning portal and Google maps when there was no drawing available on the planning portal.

No.	Document Name	Format	Received Date
1	Queens Road Planning Daylight issue	dwg	06-03-2023

Table 1 Document list used for assessment

The study has been undertaken by constructing a 3D Sketchup model of the existing site, the proposed site and the surrounding buildings. This model analyses the daylight, sunlight and overshadowing impact of the new development on the affected buildings. All images used in this report are technical 3D models created using 2D AutoCAD Drawings (floor plans, sections and elevations) and is not 3D visualisation images.

3 GUIDANCE

Where the proposed development has the potential to negatively impact the existing levels of daylight or sunlight on neighbouring properties, a daylight and sunlight assessment must accompany the planning application.

The daylight and sunlight assessment includes the necessary information to meet the criteria outlined in Building Research Establishment report **BRE 209: Site layout planning for daylight and sunlight (Third Edition 2022)**.

It is important to note that the BRE report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict and rigid set of rules. It also recommends that it may be appropriate to adopt a flexible approach and alternative target values in dealing with “special circumstances” for example “in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings”. This is amplified by the following extracts from the introduction (p1, para. 6) and Section 2.2:

“The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design”. (p1, para. 1.6)

“In special circumstances the Developer or Planning Authority may wish to use different target values”. (p1, para. 1.6)

“Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylight in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”. (p7 para. 2.2.3)

The examples given in the report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

4 ASSESSMENT METHODOLOGY

4.1 General

When assessing any potential effects on the surrounding properties, the BRE guidelines suggest that only those windows that have a reasonable expectation of daylight or sunlight need be assessed. In particular the BRE guidelines at paragraph 2.2.2 state:

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."

Further to the above statement, it is considered that the vast majority of commercial properties do not have a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on electric lighting rather than natural daylight or sunlight.

This report assesses the potential impact of the proposed development in relation to daylight, sunlight and overshadowing on the surrounding building at **18-32 Mill Road, 131-145 Queens Road, and 34-40 Coldicutt Street**). Specifically, it takes into consideration the possible effect and influence that the new development would have on the property and on the amenity area.

The MBS analysis software utilised for the compilation of this report has been accredited by CIBSE and acknowledged by the BRE as a suitable software tool for undertaking daylight, sunlight and overshadowing assessments in accordance with the BRE Good Practice guidelines. The specific IES software modules utilised for this assessment are the following:

- Vertical Sky Components (VSC) and Annual Probable Sunlight Hours/Winter Probable sunlight Hours (APSH/WPSH) can be simulated using Radiance.
- No Sky Line (NSL) can be simulated using Radiance to test rooms behind windows that are seen to be affected.
- SunCast: produces visual, graphical and numerical information that can be used to explain to colleagues, clients and planning authorities how the sun impacts on and inside the building, and on the site.

If a property is considered to have a reasonable expectation of daylight or sunlight the following methodology to assess the impacts has been used.

4.2 BRE 209: "Site layout planning for daylight and sunlight"

This section provides a brief description of the calculating methods for the daylight, sunlight and overshadowing to gardens and open spaces criteria presented in BRE Digest 209.

4.2.1 Daylight

The BRE guidelines "*Site layout planning for daylight and sunlight*" set out methods for assessing the daylight within section 2.

Vertical Sky Component (VSC)

The VSC method measures the amount of light available on the outside plane at the centre of a window, as a ratio (expressed as a percentage) of the amount of total unobstructed sky visible following the introduction of visible barriers such as buildings. The BRE guidelines at paragraphs 2.2.6 and 2.2.7 state:

"Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window." and "If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight."

In the assessment, the reduction between existing and proposed situations is expressed as a percentage, where a change in daylight levels above 20% equates to a figure of less than 0.8 times its former value. Assessment points that do not meet the above criteria require further considerations to show the level of impact likely to be incurred.

No Sky Line (NSL)

The No Sky Line method of assessment is a test to indicate the distribution of daylight in a room, taking into account external obstructions and divide those areas of the working plane that can receive direct skylight and those that cannot.

The BRE guidelines suggest that the daylight distribution test is carried out to existing surrounding properties when the internal room arrangements are known. To assess the impact of any reduction the BRE guidelines at paragraph 2.2.9 state:

"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 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit."

4.2.2 Sunlight

The BRE guidelines "*Site layout planning for daylight and sunlight*" recommend that access to sunlight is assessed with a development proposal. Potential impacts on available sunlight were assessed using the BRE's Annual Probable Sunlight Hours (APSH) method. This method involves the forecasting of sunlight availability throughout the year and in the winter months, for the main window of each habitable room that faces within 90° of due south. The buildings surrounding the site that do not contain windows that face within 90° of due south has been excluded from the sunlight assessment.

The sunlight criteria given within the BRE guidelines have been used as a basis to assess the potential impacts of the development:

"A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the Annual Probable Sunlight Hours (APSH) including at least 5% of the APSH during the winter months (21st October to 21st March)".

Assessment points that do not meet the above criteria require further considerations to show the level of impact likely to be incurred. To provide a concise and comprehensive indicative analysis, the closest surfaces within the surrounding properties were analysed for both daylight and sunlight.

4.2.3 Overshadowing to gardens and open spaces

The BRE guidelines *"Site layout planning for daylight and sunlight"* provide sunlight availability criteria for open spaces. In particular it gives guidance for calculating any areas of open space that may be in permanent shadow on 21st March.

In summary the BRE document states:

"It is suggested that, for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development, an existing garden or amenity area does not meet these guidelines, 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".

For this assessment the MBS Daylight software have been used. A 3D model of the proposed and surrounding buildings was first modelled and the sunlight-tracking feature within the software used to view the shadow results. The study illustrated the extent of the shadow on one key date:

- March 21 (Spring Equinox)

4.2.4 Criteria for assessing daylight, sunlight and overshadowing effects

The table 2 is a summary of the criteria to assess daylight, sunlight and overshadowing impacts as per the BRE 209 guidance. Based on that, Syntegra classifies the magnitude of effect according to the ratio.

Magnitude of effect	Criteria		
Beneficial	An improvement ratio > 1.3 of the baseline value		
Negligible	Daylight A VSC of 27% or above in the proposed scenario with adequate daylight distribution Or A reduction ratio <1.0 and ≥ 0.8 of the baseline value	Sunlight An APSH of 25%, of which 5% are in the winter months Or A reduction ratio <1.0 and ≥ 0.8 of the baseline value	Overshadowing 50% of any amenity areas receiving at least 2 hours of direct sunlight on 21 st March Or A reduction ratio <1.0 and ≥ 0.8 of the baseline value
Minor adverse	A reduction ratio <0.8 and ≥ 0.7 of the baseline value		
Moderate adverse	A reduction ratio <0.7 and ≥ 0.6 of the baseline value		
Major adverse	A reduction ratio <0.6 of the baseline value		

Table 2 Criteria for assessing daylight, sunlight and overshadowing effects

5 ASSESSMENT

5.1 Daylight (VSC)

The daylight results show and compare the external levels of daylight (VSC – Vertical Sky Components) on the surfaces at **18-32 Mill Road, 131-145 Queens Road, and 36-40 Coldicutt Street** with the existing and proposed development.

A summary of results is displayed in the table below. Location of the assessed windows can be found in section 7.3.2 of this report.

Daylight assessment (Surrounding buildings)					
Address	Assessed Window	Existing VSC>27%	Proposed VSC>27%	Ratio	Result
18 Mill Road	1	32.43	32.38	1	Negligible
	2	37.61	36.07	0.96	Negligible
	3	30.67	28.31	0.92	Negligible
	4	38.99	37.88	0.97	Negligible
20 Mill Road	5	31.51	31.35	0.99	Negligible
	6	37.42	35.3	0.94	Negligible
	7	31.07	28.2	0.91	Negligible
	8	38.92	37.41	0.96	Negligible
22 Mill Road	9	31.69	31.28	0.99	Negligible
	10	37.25	34.25	0.92	Negligible
	11	29.68	26.07	0.88	Negligible
	12	38.82	36.73	0.95	Negligible
24 Mill Road	13	30.55	29.84	0.98	Negligible
	14	37.49	33.65	0.9	Negligible
	15	31.44	27.28	0.87	Negligible
	16	38.77	36.3	0.94	Negligible
26 Mill Road	17	31.83	29.35	0.92	Negligible
	18	37.12	31.02	0.84	Negligible
	19	26.22	21.55	0.82	Negligible
	20	38.62	34.98	0.91	Negligible
28 Mill Road	21	23.54	21.72	0.92	Negligible
	22	37.27	30.51	0.82	Negligible
	23	23.15	20.73	0.9	Negligible
	24	38.51	34.24	0.89	Negligible
30 Mill Road	25	36.76	34.54	0.94	Negligible
	26	38	36.65	0.96	Negligible
	27	38.38	37.14	0.97	Negligible
32 Mill Road	28	37.08	35.25	0.95	Negligible
	29	38.55	37.4	0.97	Negligible
	30	38.61	37.55	0.97	Negligible
131 Queens Road	31	31.43	29.18	0.93	Negligible

	32	36.41	34.85	0.96	Negligible
	33	32.8	32.65	1	Negligible
	34	38.13	36.99	0.97	Negligible
133 Queens Road	35	32.11	29.33	0.91	Negligible
	36	36.77	34.62	0.94	Negligible
	37	30.71	30.33	0.99	Negligible
	38	38.33	36.8	0.96	Negligible
135 Queens Road	39	31.34	27.65	0.88	Negligible
	40	37.11	33.85	0.91	Negligible
	41	32.07	31.16	0.97	Negligible
	42	38.52	36.17	0.94	Negligible
137 Queens Road	43	31.66	27.55	0.87	Negligible
	44	37.23	33.11	0.89	Negligible
	45	31.4	29.86	0.95	Negligible
	46	38.56	35.62	0.92	Negligible
139 Queens Road	47	37.52	31.89	0.85	Negligible
	48	38.53	34.49	0.9	Negligible
141 Queens Road	49	31.31	26.93	0.86	Negligible
	50	37.17	30.84	0.83	Negligible
	51	28.15	24.18	0.86	Negligible
	52	38.52	34.08	0.88	Negligible
143 Queens Road	53	29.76	26.61	0.89	Negligible
	54	36.94	30.79	0.83	Negligible
	55	33.03	28.04	0.85	Negligible
	56	38.42	34.1	0.89	Negligible
145 Queens Road	57	31.54	29.5	0.94	Negligible
	58	36.69	31.49	0.86	Negligible
	59	31.68	26.74	0.84	Negligible
	60	38.28	34.58	0.9	Negligible
40 Coldicutt Street	61	39.6	39.41	1	Negligible
38 Coldicutt Street	62	21.92	21.33	0.97	Negligible
	63	34.67	33.85	0.98	Negligible
36 Coldicutt Street	64	37.6	36.84	0.98	Negligible

Table 3 Daylight results (VSC)

As shown in the previous table, none of the neighbouring windows will be adversely affected by the proposed development in terms of daylight.

5.2 Sunlight (APSH/WPSH)

Where necessary (as defined in the Assessment Methodology section of this report) the Annual Probable Sunlight Hours (APSH) tests have been undertaken.

The table below indicates the likely levels of sunlight on the surfaces at **18-32 Mill Road, 131-145 Queens Road, and 36-40 Coldicutt Street** with the existing and the proposed development.

A summary of results is displayed in the table below. Location of the assessed windows can be found in section 7.3.2 of this report.

Sunlight assessment (Surrounding buildings)							
Address	Assessed Window	Total APSH >25%		Winter WPSH >5%		Ratio Annual	Result
		Ex	Pr	Ex	Pr		
18 Mill Road	1	N/A	N/A	N/A	N/A	N/A	N/A
	2	N/A	N/A	N/A	N/A	N/A	N/A
	3	49	46	14	11	0.94	Negligible
	4	N/A	N/A	N/A	N/A	N/A	N/A
20 Mill Road	5	N/A	N/A	N/A	N/A	N/A	N/A
	6	N/A	N/A	N/A	N/A	N/A	N/A
	7	49	45	14	10	0.92	Negligible
	8	N/A	N/A	N/A	N/A	N/A	N/A
22 Mill Road	9	N/A	N/A	N/A	N/A	N/A	N/A
	10	N/A	N/A	N/A	N/A	N/A	N/A
	11	44	41	9	7	0.93	Negligible
	12	N/A	N/A	N/A	N/A	N/A	N/A
24 Mill Road	13	N/A	N/A	N/A	N/A	N/A	N/A
	14	N/A	N/A	N/A	N/A	N/A	N/A
	15	49	45	14	12	0.92	Negligible
	16	N/A	N/A	N/A	N/A	N/A	N/A
26 Mill Road	17	N/A	N/A	N/A	N/A	N/A	N/A
	18	N/A	N/A	N/A	N/A	N/A	N/A
	19	36	25	8	6	0.69	Moderate Adverse
	20	N/A	N/A	N/A	N/A	N/A	N/A
28 Mill Road	21	N/A	N/A	N/A	N/A	N/A	N/A
	22	N/A	N/A	N/A	N/A	N/A	N/A
	23	39	32	12	12	0.82	Negligible
	24	N/A	N/A	N/A	N/A	N/A	N/A
30 Mill Road	25	N/A	N/A	N/A	N/A	N/A	N/A
	26	N/A	N/A	N/A	N/A	N/A	N/A
	27	N/A	N/A	N/A	N/A	N/A	N/A
32 Mill Road	28	N/A	N/A	N/A	N/A	N/A	N/A
	29	N/A	N/A	N/A	N/A	N/A	N/A
	30	N/A	N/A	N/A	N/A	N/A	N/A

131 Queens Road	31	N/A	N/A	N/A	N/A	N/A	N/A
	32	N/A	N/A	N/A	N/A	N/A	N/A
	33	N/A	N/A	N/A	N/A	N/A	N/A
	34	N/A	N/A	N/A	N/A	N/A	N/A
133 Queens Road	35	N/A	N/A	N/A	N/A	N/A	N/A
	36	N/A	N/A	N/A	N/A	N/A	N/A
	37	N/A	N/A	N/A	N/A	N/A	N/A
	38	N/A	N/A	N/A	N/A	N/A	N/A
135 Queens Road	39	N/A	N/A	N/A	N/A	N/A	N/A
	40	N/A	N/A	N/A	N/A	N/A	N/A
	41	N/A	N/A	N/A	N/A	N/A	N/A
	42	N/A	N/A	N/A	N/A	N/A	N/A
137 Queens Road	43	N/A	N/A	N/A	N/A	N/A	N/A
	44	N/A	N/A	N/A	N/A	N/A	N/A
	45	N/A	N/A	N/A	N/A	N/A	N/A
	46	N/A	N/A	N/A	N/A	N/A	N/A
139 Queens Road	47	N/A	N/A	N/A	N/A	N/A	N/A
	48	N/A	N/A	N/A	N/A	N/A	N/A
141 Queens Road	49	N/A	N/A	N/A	N/A	N/A	N/A
	50	N/A	N/A	N/A	N/A	N/A	N/A
	51	N/A	N/A	N/A	N/A	N/A	N/A
	52	N/A	N/A	N/A	N/A	N/A	N/A
143 Queens Road	53	N/A	N/A	N/A	N/A	N/A	N/A
	54	N/A	N/A	N/A	N/A	N/A	N/A
	55	N/A	N/A	N/A	N/A	N/A	N/A
	56	N/A	N/A	N/A	N/A	N/A	N/A
145 Queens Road	57	N/A	N/A	N/A	N/A	N/A	N/A
	58	N/A	N/A	N/A	N/A	N/A	N/A
	59	N/A	N/A	N/A	N/A	N/A	N/A
	60	N/A	N/A	N/A	N/A	N/A	N/A
40 Coldicutt Street	61	58	58	18	18	1	Negligible
38 Coldicutt Street	62	19	19	0	0	1	Negligible
	63	46	45	6	5	0.98	Negligible
36 Coldicutt Street	64	56	55	16	15	0.98	Negligible

Table 4 Sunlight results (APSH/WPSH)

NOTE: N/A - Not applicable. The buildings surrounding or adjacent to the site that do not contain windows within 90° of due South have been excluded from the sunlight assessments. This is because the sunlight is directional and the North-facing windows in this location will only receive sunlight at the height of summer at occasional times. As such, pursuant to the BRE guide, North-facing windows are not considered to have a reasonable expectation of sunlight and do not require assessment.

The previous table shows that only one window at 26 Mill Road will be affected by the proposed massing. However, as can be seen in image 4 this is a secondary window in a “bay” window. The main window is not affected; therefore, this impact can be deemed to be negligible. Therefore, the proposed development does not cause any adverse effect to the neighbouring windows in terms of sunlight.

It should be noted that the values provided in the BRE 209 are for guidance purposes only.

5.3 Overshadowing

The overshadowing results show and compare the external levels of sunlight to external amenity areas at **34-40 Coldicutt Street** with the existing and proposed scenarios.

Sunlight assessment (Surrounding buildings)				
Amenity Name	Existing %	Proposed %	Pr/Ex	Result
34 Coldicutt Street	42%	42%	1	Negligible
36 Coldicutt Street	48%	44%	0.92	Negligible
38 Coldicutt Street	56%	51%	0.91	Negligible
40 Coldicutt Street	71%	71%	1	Negligible

Table 5 Overshadowing results (SHOG)

The table above shows that none of the surrounding amenity areas will be adversely affected by the proposed development. A visual representation of the areas can be found in images 12 and 13.

6 CONCLUSION

This report demonstrates the impact of the two proposed residential development at Queens Road, Lower Caversham, RG4 8DN **on the surrounding buildings.**

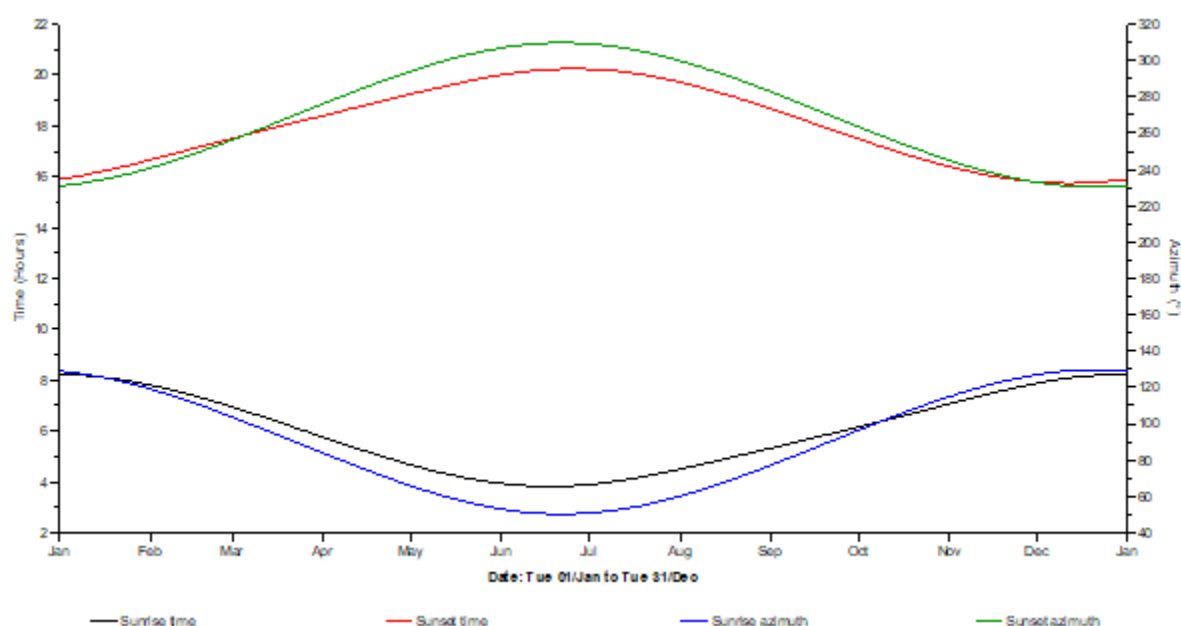
The results of the assessment show that in terms of:

- ✓ Daylight, this report demonstrates that the levels of daylight at the surrounding buildings at **18-32 Mill Road, 131-145 Queens Road, and 36-40 Coldicutt Street** will not be adversely affected by the proposed development.
- ✓ Sunlight, this report demonstrates that the levels of sunlight for the surrounding buildings located at **18-32 Mill Road, 131-145 Queens Road, and 36-40 Coldicutt Street** will not be adversely affected by the proposed development.
- ✓ Overshadowing, this report demonstrates that the levels of sunlight for the surrounding amenity areas located at **34-40 Coldicutt Street** will not be adversely affected by the proposed development.

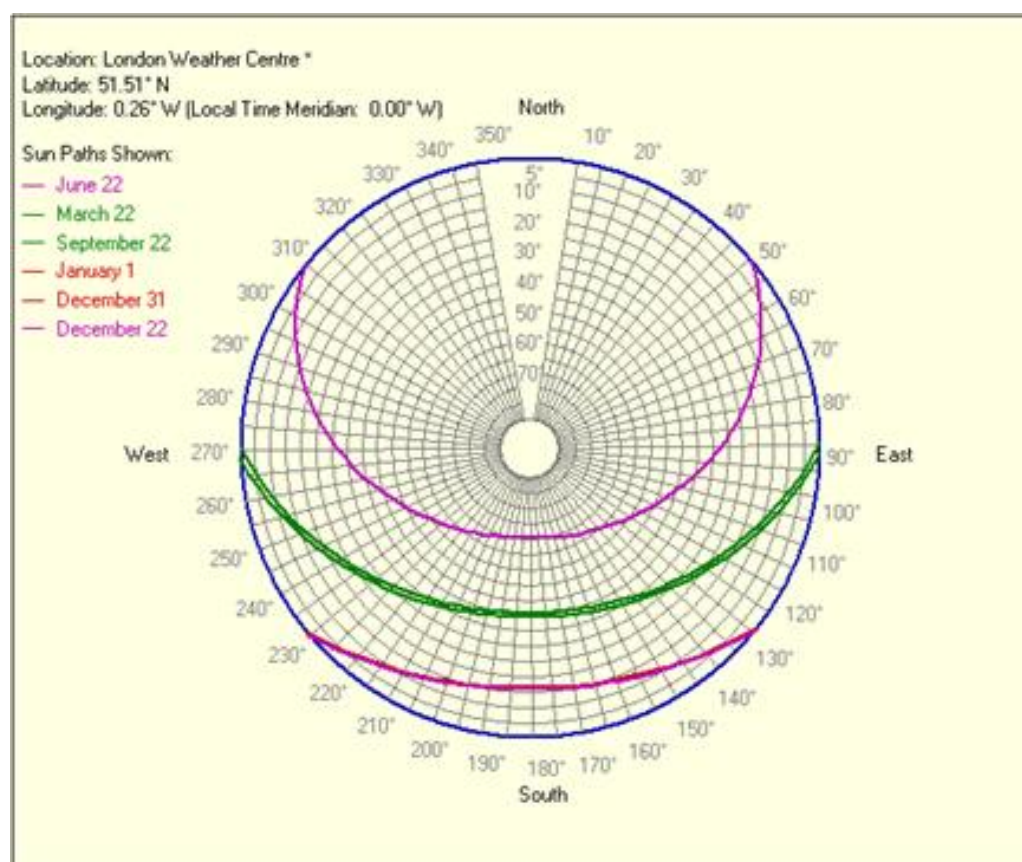
It can, therefore, be concluded that the proposed development is not expected to cause any significant impact to daylight and sunlight access for surrounding properties at **18-32 Mill Road, 131-145 Queens Road, and 34-40 Coldicutt Street.**

7 APPENDIX

7.1 Sunrise and sunset time



7.2 Sun Path



7.3 Site plan and location

Location	75 Church Road, Hendon, NW4 4DP
Latitude (°)	51.45 N
Longitude (°)	-0.96 W

7.3.1 Site Images

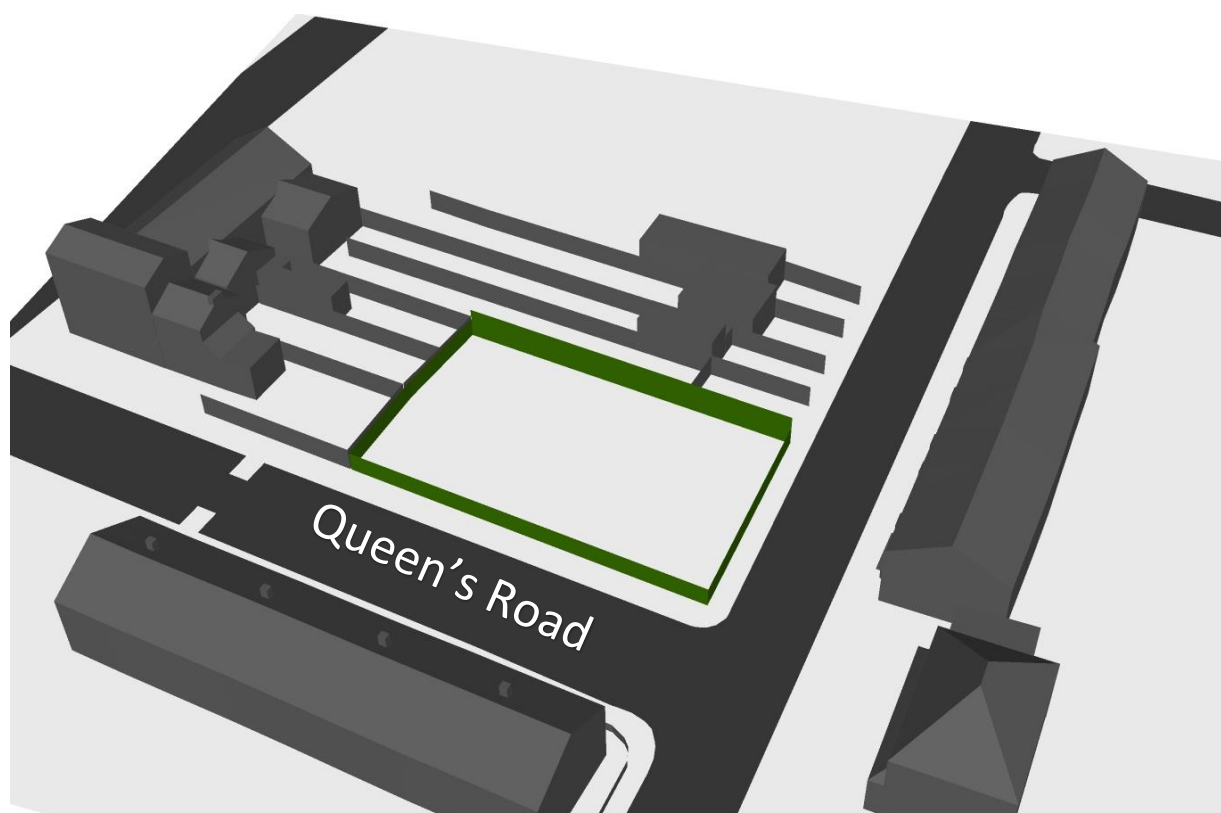


Image 1: Existing site layout

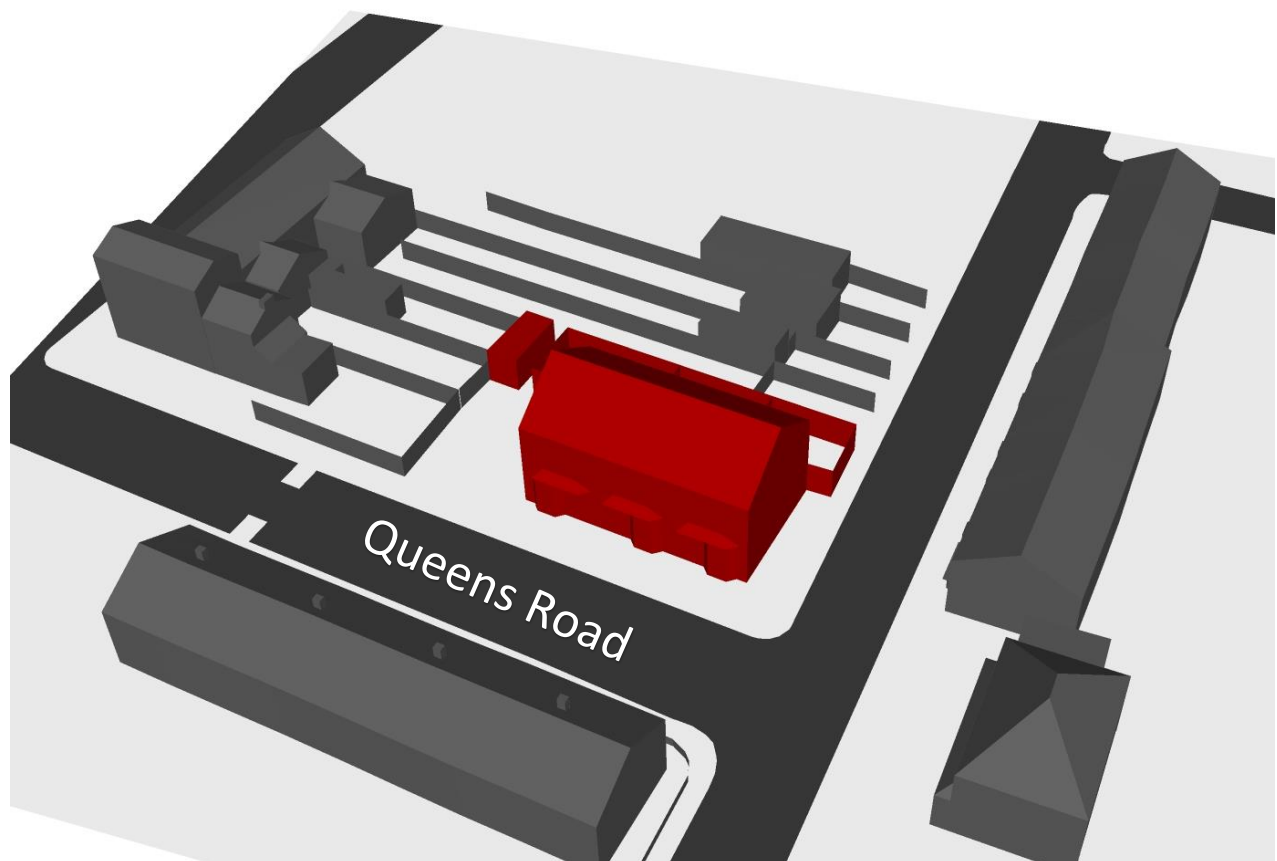


Image 2: Proposed site layout

7.3.2 Location of Assessed Surfaces and Amenities

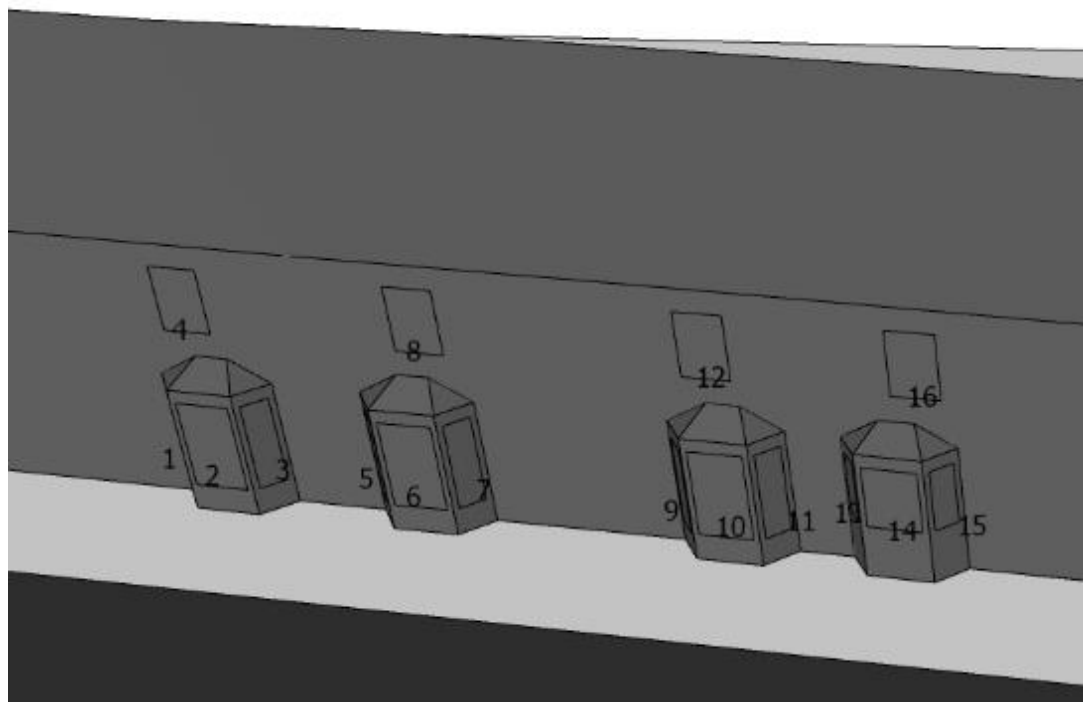


Image 3: Window Locations 18-24 Mill Road

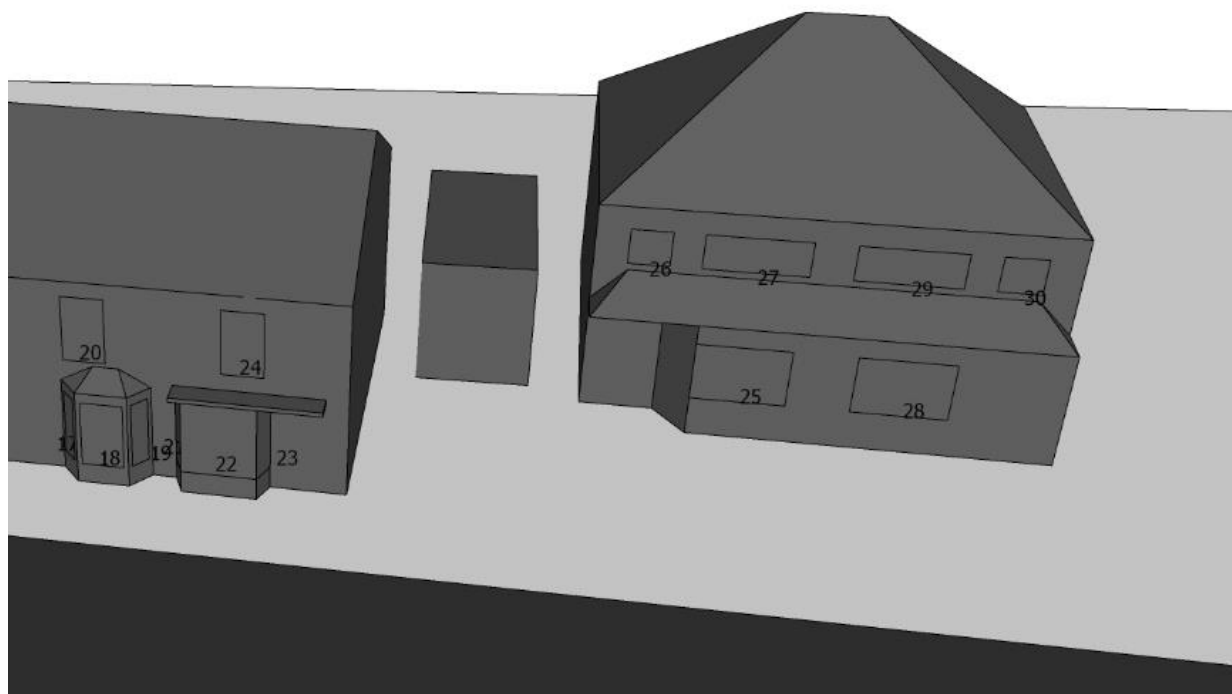


Image 4: Window Locations 26-32 Mill Road

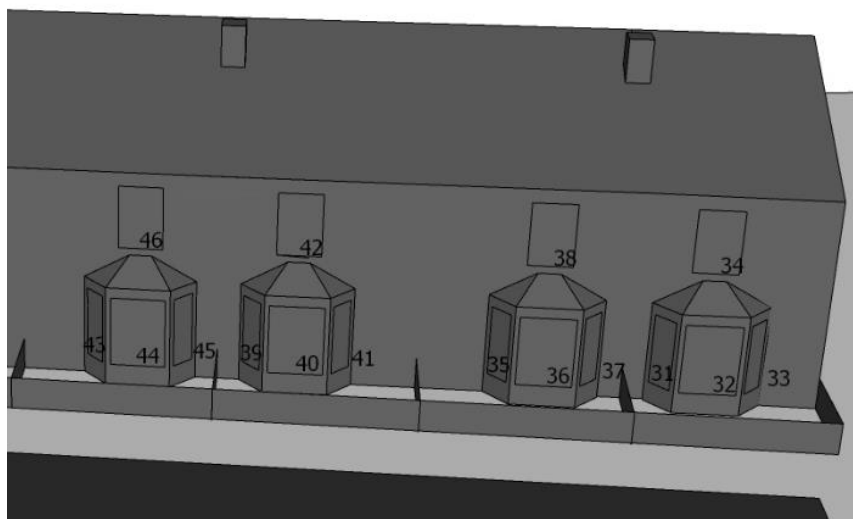


Image 5: Window Locations: 131-137 Queens Road

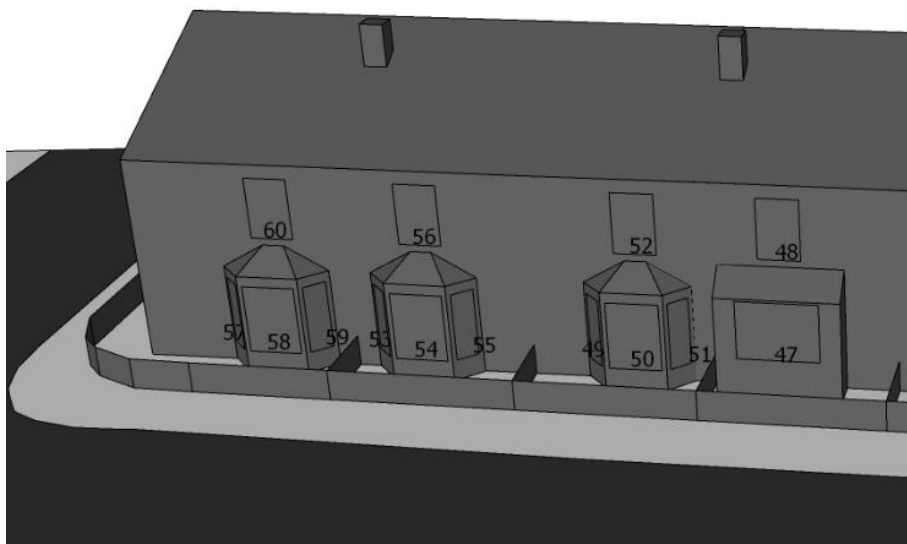


Image 6: Window Locations: 139-145 Queens Road

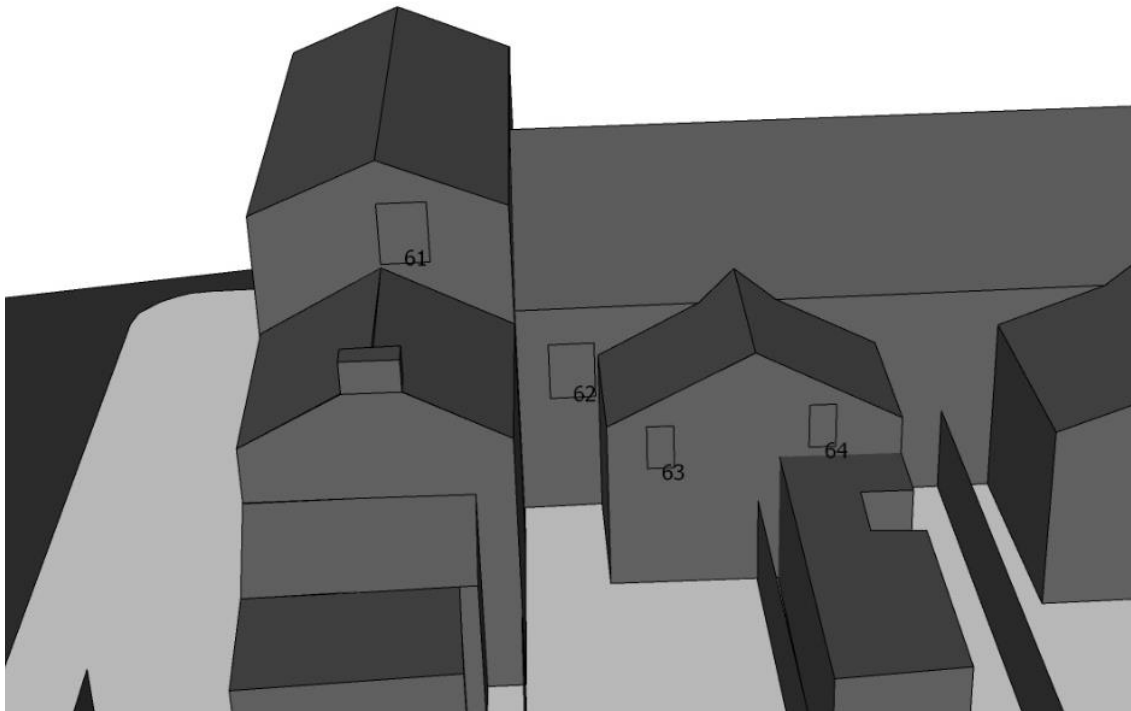


Image 7: Window Locations: 36-40 Coldicutt Street



Image 8: Amenity locations

7.4 Results

7.4.1 VSC results

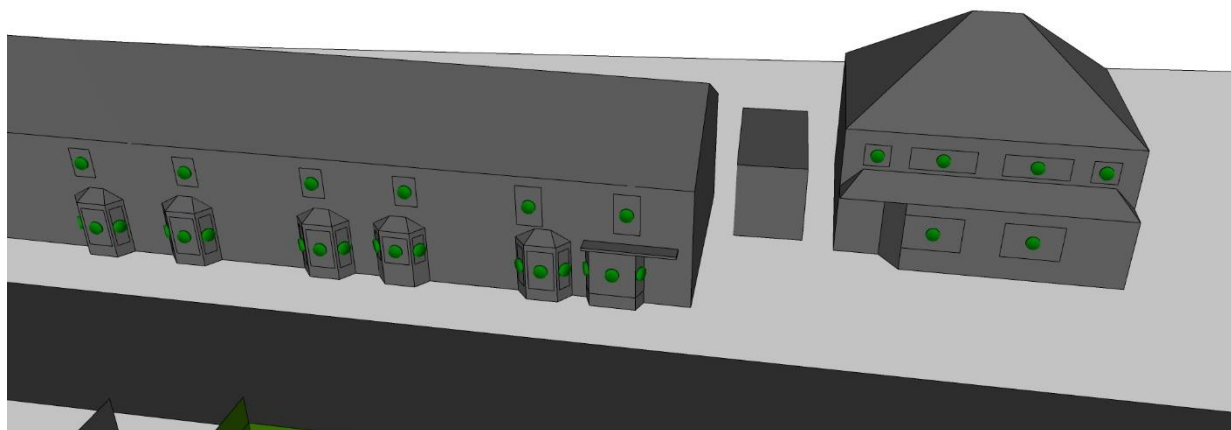


Image 9: VSC results: 18-32 Mill Road

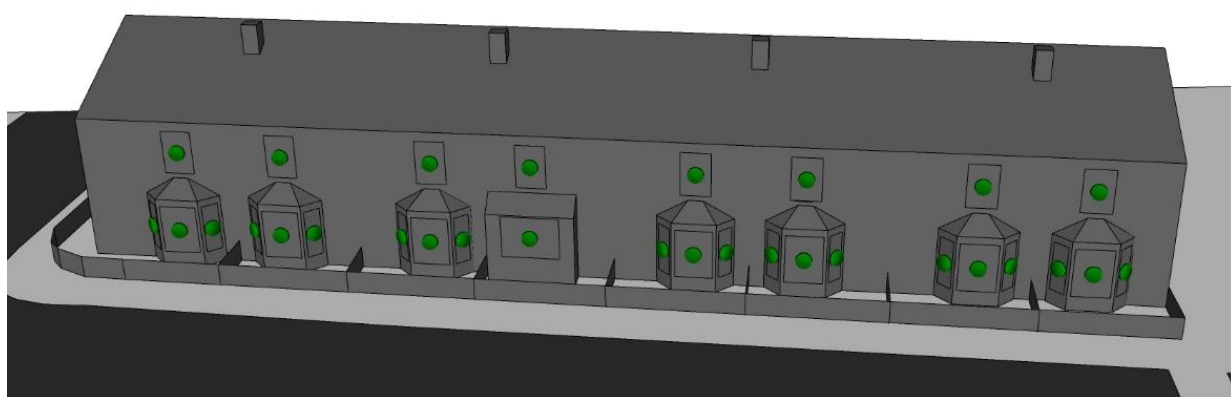


Image 10: VSC results: 131-145 Queens Road

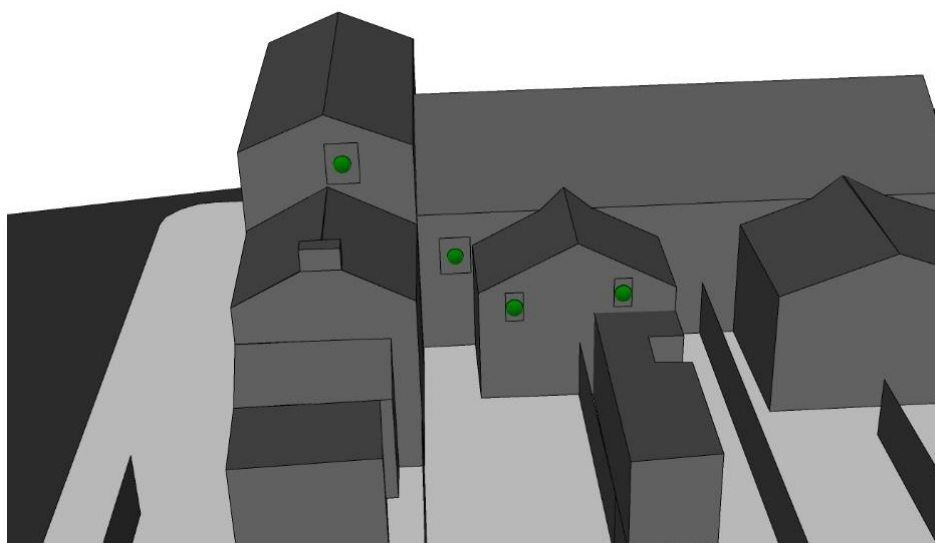


Image 11: VSC results: 36-40 Coldicutt Street

7.4.1 Overshadowing results

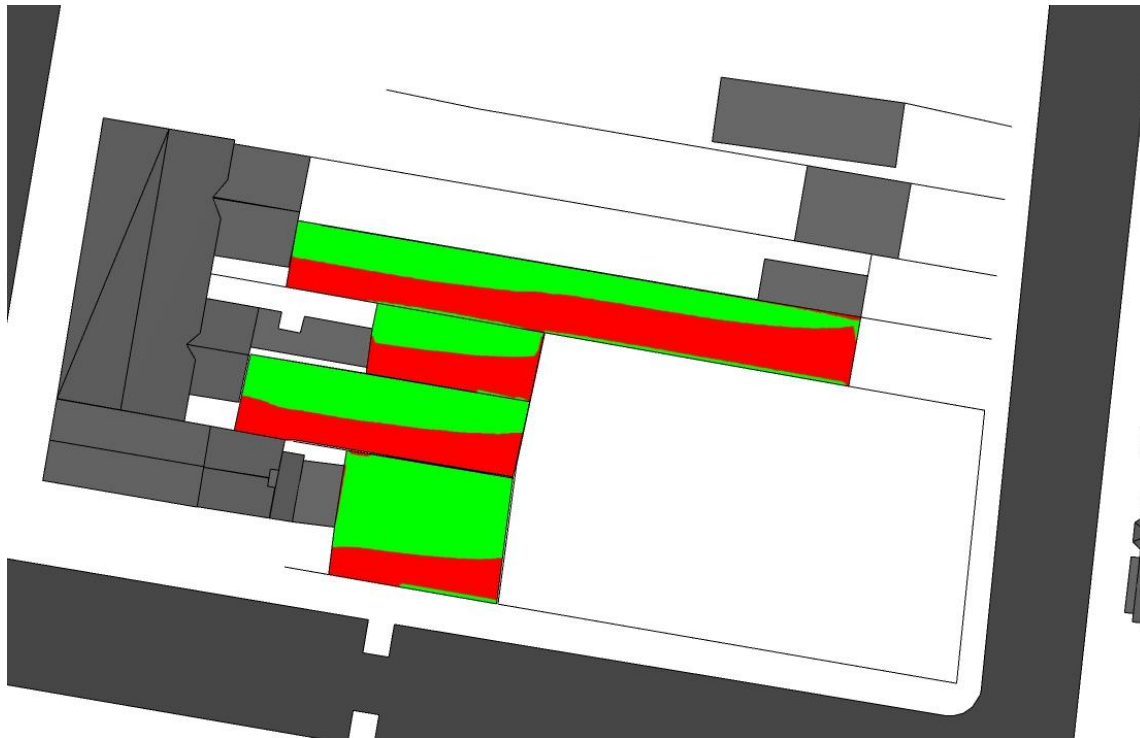


Image 12: Overshadowing results – Existing scenario (Pass/Fail)

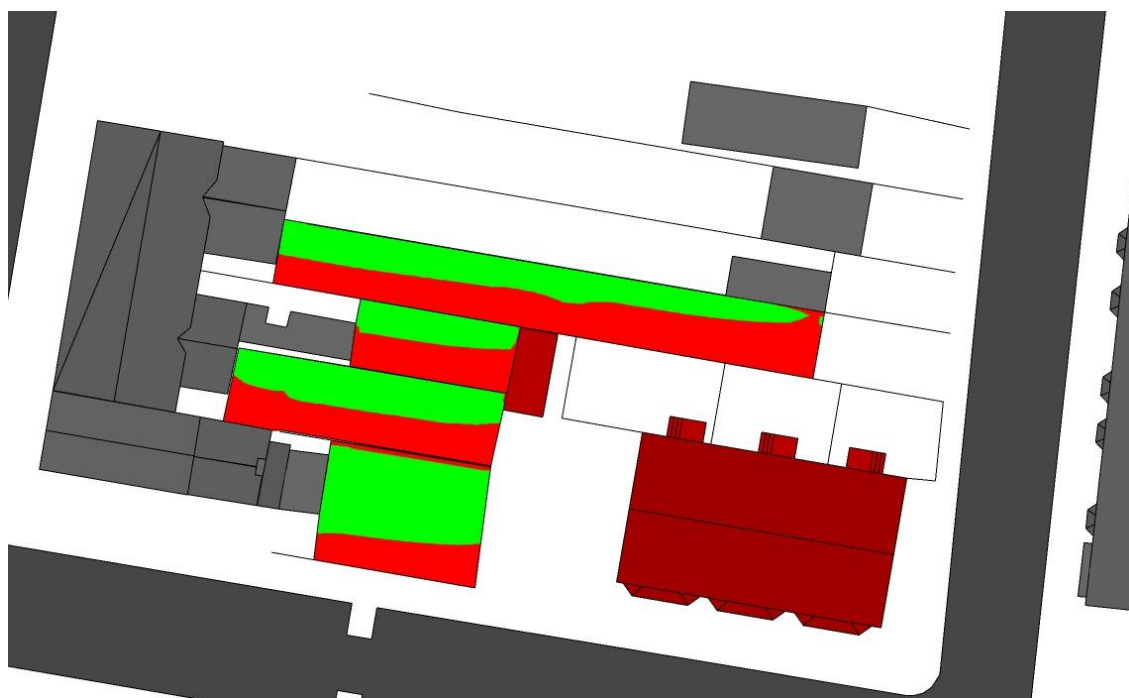


Image 13: Overshadowing results – Proposed scenario (Pass/Fail)