

**Richfield Road**

**Sunlight Assessment  
Amenity Areas Option B**

**June 2021**

## Document Control Sheet

Report Ref.	D1791/RR/ASL/202106-AV
Rev.	-
Issue Purpose	For Planning Issue
Client	Daniel Riahi
Site Address	55, Richfield Road, Bushey Heath WD23 4JY
Assessor	Alex Visintini
Approved By	Neil Rothern
Date of Issue	28.06.2021

### DISCLAIMER

This Report has been produced to support a Planning Application and is not to be used 'For Construction', for Building Control compliance or for a Planning Condition on an approved scheme.

The information contained within this Report is based on Drawings and Specifications provided by the Design Team along with information assumed by NRG Consulting for the purposes of compliance where no other information was available. Any budget costs or plant sizing contained within this document are based upon available information and are to be taken as an estimation and guideline only.

NRG Consulting disclaims any responsibility to the Client and others in respect of any matters outside the intended scope of this report.

This report is for the use of the specified Client only unless in the case that there is a signed Letter of Reliance to accompany the Report. NRG Consulting accepts no responsibility whatsoever to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

---

## CONTENTS

---

1	EXECUTIVE SUMMARY	4
2	INTRODUCTION	5
2.1	Background	5
2.2	The Nature and Effect of Daylight and Sunlight	5
3	DAYLIGHT AND SUNLIGHT ASSESSMENT GUIDANCE	6
3.1	Assessment of the Effect of Daylight and Sunlight	6
3.2	Gardens and Open Spaces	7
4	METHODOLOGY APPLIED	8
4.1	Data	8
4.2	3D Model	9
4.3	Design Data	9
5	METHODOLOGY APPLIED	10
5.1	Sunlight Assessment Results – Open Areas	10
6	CONCLUSION	11

---

## 1 EXECUTIVE SUMMARY

1.1 NRG Consulting have been commissioned to undertake a Sunlight and Overshadowing Assessment for the amenity areas of a proposed development consisting of demolition of an existing building to create four residential units at 55, Richfield Road, Bushey Heath WD23 4JY.

1.2 The following guidelines have been followed to assess the proposed development:

- BRE's *Site Layout Planning for Daylight and Sunlight, A guide to good practice (BR 209)*, by P J Littlefair, 2nd Ed.

1.3 The BRE document is a guide whose stated aim "is to help rather than constrain the designer". The document provides advice and states that "it should not be mandatory and should not be seen as an instrument of planning policy. In special circumstances, the developer or planning authority may wish to use different target values".

1.4 The results of this report show that the proposed amenity areas receive adequate sunlight and comply with the BRE guidelines.

1.5 **In light of the above, it is considered that sunlight/daylight should not be a constraint to the granting of planning permission.**



Figure 1: 3d Model of Proposed Buildings.

## 2 INTRODUCTION

### 2.1 Background

The Building Research Establishment (BRE) has set out in their handbook “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice”, 2nd Ed, guidelines and methodology for the measurement and assessment of daylight and sunlight within proposed buildings. This document states that it is also intended to be used in conjunction with the interior daylight recommendations found within the British Standard BS8206-2:2008 and the Applications Manual on Window Design of the Chartered Institution of Buildings Services Engineers (CIBSE).

The guide also provides advice on site layout planning to determine the quality of daylight and sunlight within open spaces between buildings.

The BSI has set out in BS 8206-2:2008 “Lighting for Buildings – Part 2: Code of practice for daylighting” guidance to good practice in daylighting design, and presents criteria intended to enhance the well-being and satisfaction of people in buildings.

This study assesses the availability of Daylight and Sunlight to the façades of the local dwellings with respect to the design proposals prepared by the design team

NRG Consulting has proposed the following methodology to assess the layouts proposed:

- Carry out daylight sunlight assessment using the methodologies set out in by BRE and British Standard Guidelines for diffuse daylight and sunlight conditions.
- Prepare a 3D computer model to understand and visualize sunlight for the proposed building.
- Prepare a 3D computer model to assess the amount of sunlight received by the proposed amenity areas.

### 2.2 The Nature and Effect of Daylight and Sunlight

The provision of daylight is as important as ensuring low levels of noise, or low levels of odour, in maintaining the enjoyment of one’s property. Adequate levels of daylight are important not only to light and heat the home, but also for an occupant’s emotional well-being. Daylight is widely accepted to have a positive psychological effect on human beings and there is a great deal of evidence to suggest that people who are deprived of daylight are more susceptible to depression and mood swings. This is common in northern countries, such as Norway, Iceland and Canada where daylight is scarce during the winter months.

### 3 DAYLIGHT AND SUNLIGHT ASSESSMENT GUIDANCE

#### 3.1 Assessment of the Effect of Daylight and Sunlight

When assessing the effects of proposed building projects on the potential to cause issues relating to light, it is important to recognize the distinction between daylight and sunlight. Daylight is the combination of all direct and indirect sunlight during the daytime, whereas sunlight comprises only the direct elements of sunlight. On a cloudy or overcast day, diffused daylight still shines through windows, even when sunlight is absent.

Care should also be taken when the development is situated to the south of existing buildings, as in the northern hemisphere, the majority of the sunlight comes from the south. In the UK (and other northern hemisphere countries) south-facing facades will, in general, receive most sunlight, while north-facing facades will receive fewer sunlight hours during summer months, specifically early mornings and late evenings.

The Building Research Establishment (BRE) report, BRE 209 “Site Layout Planning for daylight and sunlight- a guide to good practice” by P J Littlefair, looks at three separate areas when considering the impacts of a new development on an existing property:

- Daylight - The impacts of all direct and indirect sunlight during daytime.
- Sunlight - The impacts of only the direct sunlight; and overshadowing of garden and open spaces.
- Overshadowing of Gardens and Open spaces.

A spacing to height ratio of just over 2:1 is normally enough to allow adequate daylighting on building faces. This aspect has not been analysed in this report as the proposed development is more than 18 metres from all neighbouring dwellings.

Appendix 1 in the BRE Report details the methodologies and criteria.

The BRE report provides guidelines for when the obstruction to sunlight may become an issue:

- If the proposed or existing development has a window that faces within 90° of due south, and
- On this window wall, all points on a line 2m above ground level are within 4m (measured sideways) of a point which receives at least a quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months, between 21st September and 21st March.

BSI guidance BS 8206-2:2008 “Lighting for Buildings – Part 2: Code of practice for daylighting” provides criteria for ADF in various internal spaces.

Table 1 below summarises the criteria used in this report to assess the impacts from new development on the sunlight reaching existing properties, and for internal ADF.

PARAMETER	REPORT REFERENCE	ACCEPTABILITY CRITERIA
Sunlight	BRE 209 Section 3.3	It is recommended 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 21 March. 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 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

*Table 1: BRE Daylighting Criteria*

### 3.2 Gardens and Open Spaces

It is recommended that for a garden or an open space to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21st March. If, as a result of a 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.

## 4 METHODOLOGY APPLIED

### 4.1 Data

All the information has been taken directly from digital files provided by the Design Team. The height of the obstructions has been taken from survey data or from aerial photographs available online. Where available, further data has been used from existing information available online.

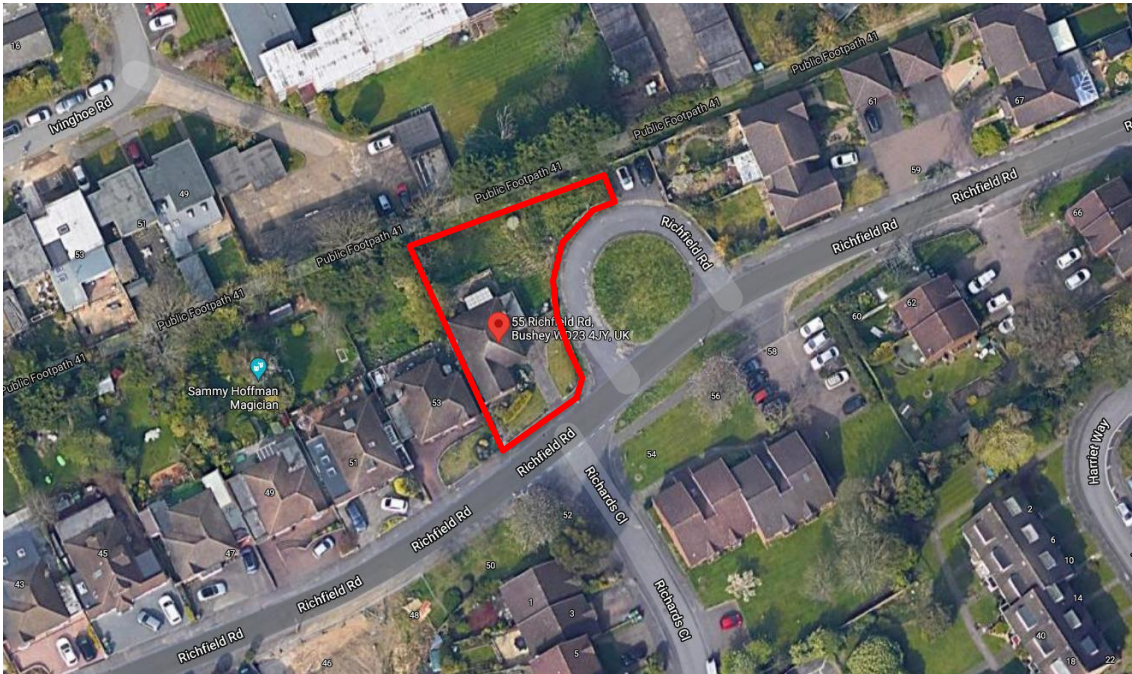


Figure 2: Aerial view of the site as existing.

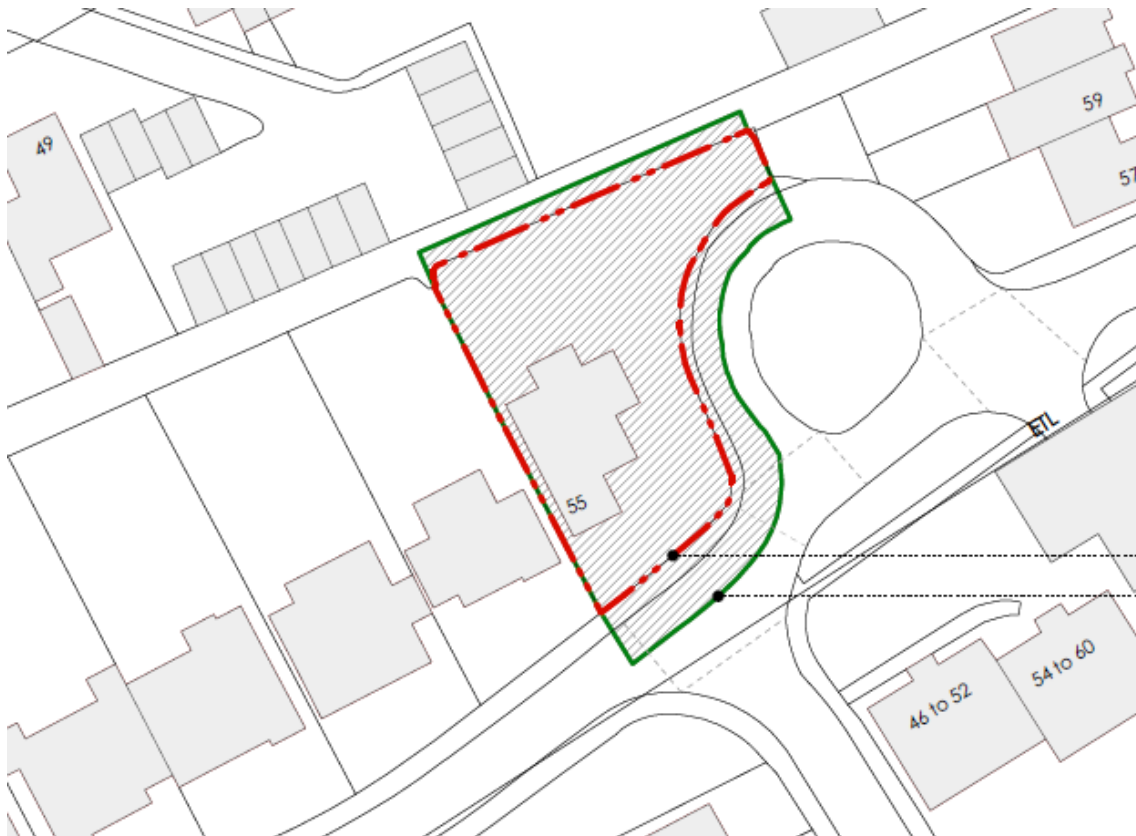


Figure 3: Existing Site Plan



## 4.2 3D Model

To complete the sunlight assessment, a full-size 3D model of the existing area, including existing buildings and neighbouring properties was constructed in Trimble SketchUp 2017. Sunlight and overshadowing to the amenity and garden areas has been assessed by analysing the 3D SketchUp models, with shadows generated for various times throughout the day on 21<sup>st</sup> March.

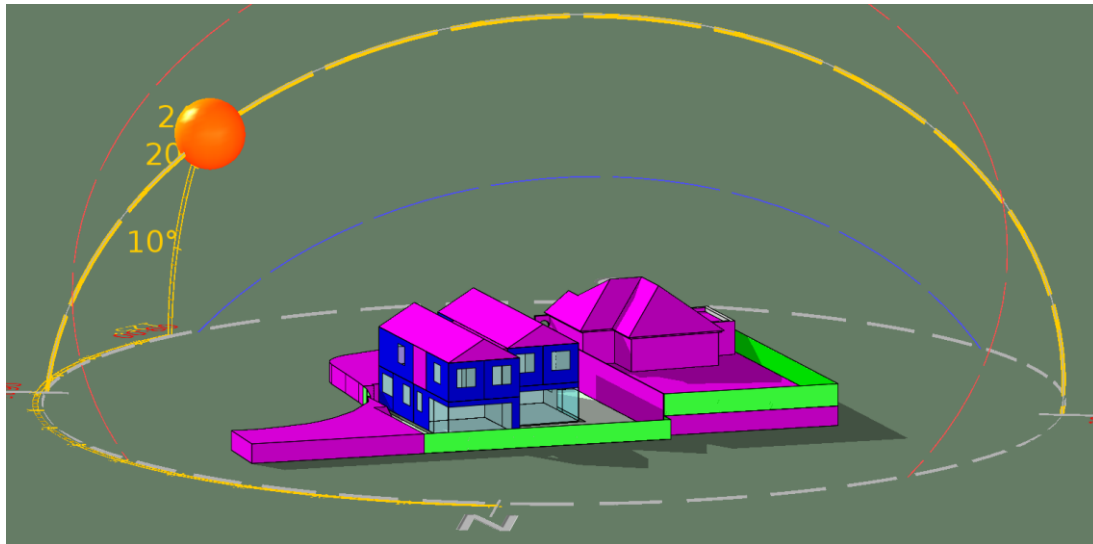











Figure 4: SketchUp 3D model of the proposed development.

## 4.3 Design Data

Architects: Ian Hogarth Architect

Drawing pack issued for Assessment June 2021

 20004 L(-2) 300 Proposed scheme rev B.pdf	Adobe Acrobat D...	11,810 KB
 20004 Preapplication report.pdf	Adobe Acrobat D...	11,800 KB
 Existing Roof Floor Plan.dwg	DWG File	278 KB
 First Floor Plan.dwg	DWG File	1,655 KB
 Ground Floor Plan.bak	BAK File	1,087 KB
 Ground Floor Plan.dwg	DWG File	786 KB
 Loft Plan.dwg	DWG File	282 KB
 Sections elevations.dwg	DWG File	2,155 KB
 20004 55 RICHFIELD ROAD - DRAFT PLA...	Adobe Acrobat D...	15,721 KB

## 5 METHODOLOGY APPLIED

### 5.1 Sunlight Assessment Results – Open Areas

When assessing the amount of sunlight on a proposed amenity or garden area, the BRE guide recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21<sup>st</sup> March.

The amenity areas at the proposed development at 55, Richfield Road have been analysed using the 3D SketchUp model. The figures 5 below shows that the proposed development provides adequate levels of sunlight to its amenity area.



Figure 5: Proposed: amenity area sunlight

Property	% Sunlit amenity Area	Comply with BRE
Communal Amenity Area	58%	YES

## 6 CONCLUSION

For a garden or an open space to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21st March. Results show that the proposed open spaces at 55, Richfield Road is adequately sunlit and complies with BRE Guidelines [Section 5.3]. **In light of the above, it is considered that sunlight/daylight should not be a constraint to the granting of planning permission.**

