

STAGE 2 DAYLIGHT & SUNLIGHT REPORT

In Relation to:

59 Burbage Road, Southwark, London SE24 9HB

14 May 2021

Prepared by:

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On Behalf of:

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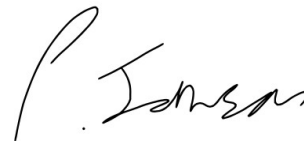


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Reference: SA-P2021-0391-DSO2

Revision: -

Revision date: -



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2. Executive Summary

The existing site is located at 59 Burbage Road, London SE24 9HB on a plot bound by Burbage Road to the north, 61 Burbage Road to the east, Edward Alleyn Club sports grounds to the south and 57 Burbage Road to the west (generally).

The proposed scheme comprises demolition of the existing garage along the flank elevation, erection of a two-storey side extension in its place with a hipped roof sloping west to east, a 0.8 metre extension to the rear at first floor (partial width), and a 3.8 metre extension (max depth) to the rear at ground floor.

Following a review of the proposals and the site, the only windows that could potentially be affected by the proposed development are the windows at 61 Burbage Road to the east; hence the assessment will focus on this property only.

The analysis was undertaken using specialist daylight software which functions within AutoCAD 3D and applies BRE assessment methodology. The assessment comprised the methods shown at Figure 4 below:

Figure 4 – BRE assessment methods used:

Assessment method	Description
Vertical Sky Component (“VSC”)	Daylight to centre of windows
Daylight Distribution (“DD”)	Spread of skylight within rooms
Annual Probable Sunlight Hours (“APSH”)	Sunlight to centre of windows

The assessment of daylight to the property indicates that the proposals will have an immaterial impact on the natural lighting of all habitable spaces, and any minor reductions are unlikely to be noticeable by the occupants. This is because the remaining access to daylight is adequate (all proposed VSC’s are above 27%) and all habitable rooms are likely to appear well-lit throughout the day without the need for supplementary lighting.

In accordance with BRE guidelines, only two windows serving the kitchen-diner at ground floor were assessed for sunlight, given none of the other windows serve main living areas and/or they generally face northwards. Both windows overlook the rear garden away from the development and receive large amounts of sunlight, comfortably beyond BRE criteria on both an annual and winter-only basis. Irrespective of BRE criteria, however, APSH results for all windows considered in this report can be found on the spreadsheet at Appendix B completeness. As shown, all 10 windows comply with BRE sunlight criteria.

The proposed development at 59 Burbage Road is therefore fully compliant with daylight and sunlight planning guidelines and has been designed to maintain the natural lighting of existing amenity in accordance with the general intentions of the BRE.

3. Introduction

Trident Building Consultancy has been instructed by Mr Jonathan Pallett (“the client”) to assess the impacts of the proposed scheme at 59 Burbage Road, London SE24 9HB (“the development”) on neighbouring daylight and sunlight.

All assessment results have been generated in accordance with the methods and values set out in the Building Research Establishment’s (“BRE”) BR 209 guide - ‘*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*’ (2011).

The conclusions at section 10 are based on the proposed scheme shown on the drawings listed at Figure 1 below and should not be interpreted in the context of any other development unless otherwise confirmed in writing by Trident.

Figure 1 – List of proposed drawings provided by The Gentleman Architect

Drawing No.	Description
AS(03)02e	Proposed floor plans mid window
AS(03)03e	3D section views mid window
AS(03)04e	Views mid window
AS(03)05e	Neighbours views mid window

4. General

Daylight and sunlight are material planning considerations generally guided by the BRE's BR 209 guide. The guide sets out numerical target values for various assessment methods which can be used by designers to achieve quality design and safeguard light to neighbouring amenity. At section 1.6 (Introduction), the guide states:

The advice given here 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 ...

The BRE therefore recognise the many other material factors affecting construction projects and emphasise the guide intends to encourage good daylighting, rather than create additional rigid planning constraints.

Section 2.2 provides guidance to be considered when assessing daylight to existing buildings. It states:

*The guidelines given ... 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 building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.*

Generally, only habitable rooms and some sensitive non-domestic receptors should therefore be considered when assessing the impacts of a development on existing amenity.

Section 3.2 deals with criteria for assessing sunlight to existing buildings. It states:

*... **all main living rooms of dwellings, and conservatories**, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings, any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.*

Main living spaces, conservatories and some sensitive non-domestic receptors should therefore be the focus when assessing impacts on neighbouring sunlight.

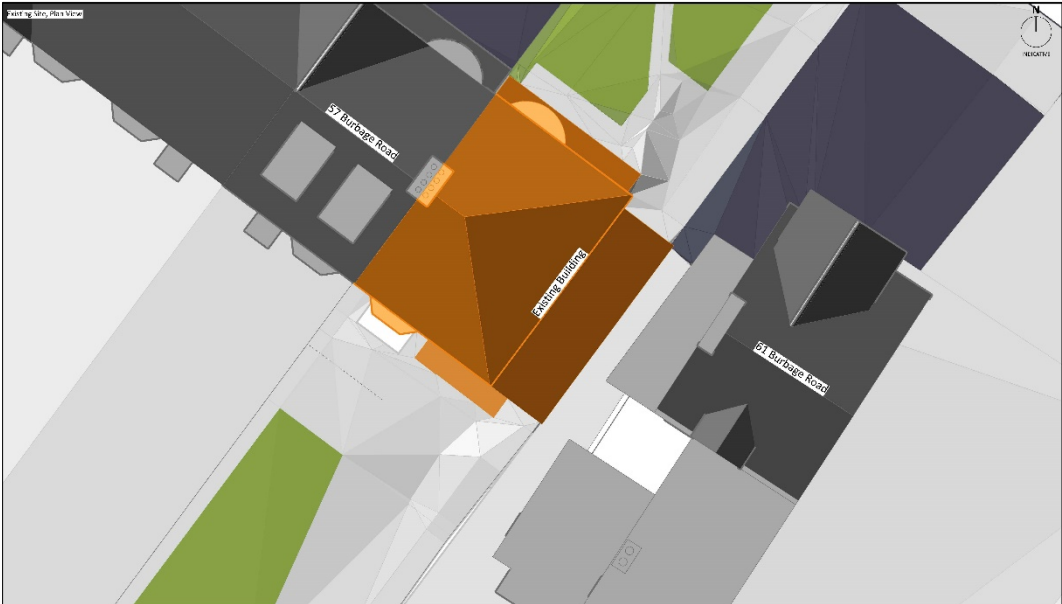
For further information on BRE and BS daylight and sunlight criteria, please refer to the BR 209 guide. All analysis methods adopted as part of this assessment are explained under the relevant headings at section 10 of this report.

5. Existing Site

The existing site is located at 59 Burbage Road, London SE24 9HB on a plot bound by Burbage Road to the north, 61 Burbage Road to the east, Edward Alleyn Club sports grounds to the south and 57 Burbage Road to the west (generally).

The existing structure is a two-storey house with a hipped roof sloping west to east towards 61 Burbage Road, with a single-storey garage attached to the eastern flank elevation immediately adjacent to the property boundary. Figure 2 shows the existing building in orange.

Figure 2 – Analysis model illustrating existing building in orange (also at Appendix A)

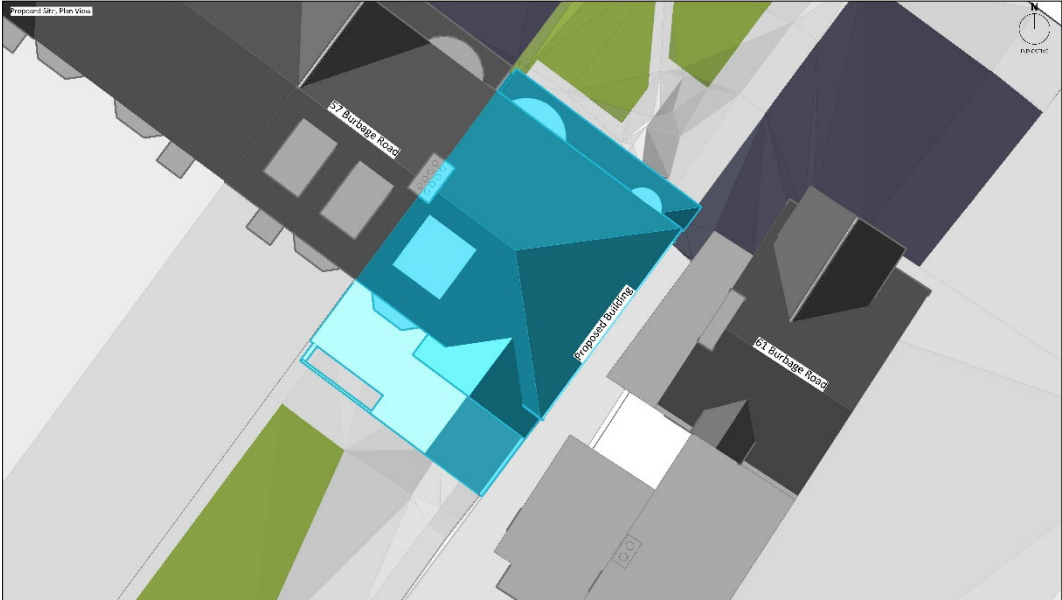


6. Proposed Scheme

The proposed scheme comprises demolition of the existing garage along the flank elevation, erection of a two-storey side extension in its place with a hipped roof sloping west to east, a 0.8 metre extension to the rear at first floor (partial width), and a 3.8 metre extension (max depth) to the rear at ground floor.

Internally, the side extension at ground floor will accommodate a small utility and W.C towards the front of the property and, to the rear, a large open-plan living-kitchen-dining area. The new upper floors will allow for a new bedroom with ensuite at first floor (with the existing third bedroom replaced by the family bathroom), and a fourth bedroom within the roof space at second floor. Figure 3 shows the proposed building in blue.

Figure 3 – Analysis model illustrating proposed scheme in blue (also at Appendix A)



7. Surrounding Properties

The wider context can generally be described as low-level residential with two and three-storey homes occupying the north and south sides of Burbage Road and large open green spaces used for recreational purposes nestled amongst the houses beyond that.

Following a review of the proposals and the site, the only windows that could potentially be affected by the proposed development are the windows at 61 Burbage Road to the east; hence the assessment will focus on this property only.

61 Burbage Road was comprehensively redeveloped at ground floor level following permission granted by Southwark Council and The Dulwich Estate in 2009. Proposals comprised demolition of an existing ground floor extension, replaced with a single-storey extension at the side and rear to provide additional residential accommodation.

The drawings marked 'proposed' available for download from the Southwark register under the 2009 application were compared with site-level and aerial photography and incorporated into the assessment (see LBS application number *09-AP-1986*).

8. Methodology

The existing and proposed conditions shown at Appendix A were based on a 3D laser scan model which captured the existing site and immediate surroundings and a scheme model positioned within the survey by the project design team (The Gentleman Architect).

As alluded to at section 7, rooms were plotted in 61 Burbage Road using 'proposed' information downloaded from the Southwark register under planning application *09-AP-1986*.

Additional site-level and aerial photography was provided by the client and project design team and this was used to validate the accuracy of the analysis model and source data used.

The analysis was undertaken using specialist daylight software which functions within AutoCAD 3D and applies BRE assessment methodology. The assessment comprised the methods shown at Figure 4 below:

Figure 4 – BRE assessment methods used:

Assessment method	Description
Vertical Sky Component ("VSC")	Daylight to centre of windows
Daylight Distribution ("DD")	Spread of skylight within rooms
Annual Probable Sunlight Hours ("APSH")	Sunlight to centre of windows

9. Assumptions and Limitations

The 3D model used in the technical assessment was assembled using data obtained from various third-party surveying and architectural sources. Whilst we have undertaken validation exercises to identify discrepancies, we cannot guarantee the absolute accuracy of any modelled elements not produced or materially altered by Trident.

A site visit was not undertaken as part of the assessment and information forwarded to us from the project team has been relied upon throughout. 61 Burbage Road was also not inspected or measured internally or externally, and the layouts assessed were as shown on the 'proposed' drawings downloaded from the Southwark register.

The living room referenced R1 at ground floor is served by borrowed light – i.e. light from the atrium at the side of the property and main living room windows at the front. Therefore, the VSC and APSH results associated with R1 are somewhat misleading, in that these assessments measure light to the external windowpane and cannot account for light obstructed internally. The DD assessment thus provides a more accurate representation of the development's impacts on this room.

At this stage, we have not included the main living room windows at the front of the property as these will remain unaffected by proposals and it is unclear (having not been into the property) if a solid obstruction exists between the front living room and mid-living room (R1) tested. If the additional benefit of the front living room windows were to be incorporated, the daylight results associated with R1 will inevitably improve. The scenario assessed therefore represents a worst case.

As explained at section 4, only habitable spaces (and some sensitive non-domestic receptors) should be considered when assessing impacts of a development on existing amenity. In this instance however, the client noted concerns raised by the resident at 61 Burbage Road as to the impacts on their atrium; hence, this space has been included despite BRE criteria. The atrium is referenced Ground/R2/Circulation on the result drawings and spreadsheets at Appendix B.

10. Neighbouring Assessment

For the purposes of quantifying the severity of reductions, all daylight losses are classified in accordance with the table at Figure 5 below:

Figure 5 – Severity classifications:

Severity Classification	Percentage Reduction
Meets BRE criteria	-0% to -19.99%
Minor losses	-20% to -29.99%
Moderate losses	-30% to -39.99%
Substantial losses	-40 to -100%

10.1 Vertical Sky Component

The VSC method does not measure actual light levels within a defined space, rather it measures the area of sky visible from the centre point of an external window face to provide an indication of the potential for light within a room.

The BRE states that an existing building will be adversely affected “if the vertical sky component is less than 27%, and less than 0.8 times its former value”. If a development therefore reduces an existing VSC by 20% or more and the remaining VSC is less than 27%, a BRE transgression will have occurred.

The summary table at Figure 6 lists the results of the VSC assessment and the severity of impacts in each case. The table should be read in conjunction with the location drawings at Appendix A and the result spreadsheets at Appendix B.

Figure 6 – VSC results summary table:

Property	No. of Windows Tested	Windows meeting BRE Guidelines		No. of Windows Experiencing Adverse Impacts		
		No	%	20-29.99% loss (minor)	30-39.99% loss (moderate)	>40% loss (substantial)
Property 1 - 61 Burbage Road	10	10	100%	0	0	0
Total	10	10	100%	0	0	0

As shown, all windows tested comply with BRE criteria for the VSC assessment method.

10.2 Daylight Distribution

The DD (or no skyline) method measures the area of a room benefitting from direct skylight at a working plane height of 850mm above floor (or 700mm above floor for non-domestic building types).

The BRE guide states that if “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”. Therefore, if a development reduces the area of an existing room receiving direct skylight by 20% or more, a BRE transgression will have occurred.

The summary table at Figure 7 below lists the results of the DD assessment and the severity of impacts in each case. The table should be read in conjunction with the location drawings at Appendix A, the result drawings and spreadsheets at Appendix B.

Figure 7 – DD results summary table:

Property	No. of Rooms Tested	Rooms meeting BRE Guidelines		No. of Rooms Experiencing Adverse Impacts		
		No.	%	20-29.99% loss (minor)	30-39.99% loss (moderate)	>40% loss (substantial)
Property 1 - 61 Burbage Road	5	5	100%	0	0	0
Total	5	5	100%	0	0	0

As shown, all rooms tested comply with BRE criteria for the DD assessment method.

10.3 Annual Probable Sunlight Hours

The APSH is the total hours within a year the sun is expected to shine on the centre of a window, allowing for average levels of cloudiness for the location. The assessment uses a ‘sun indicator’, which plots 100 ‘sunspots’ each representing 1% of annual sunlight (14.86 hours).

The BRE guide states ‘if the APSH is less than 25%, including less than 5% in the winter months (between September 21st and March 21st), and a new development reduces the APSH to less than 0.8 times its former value either over the whole year or during the winter months, the room may appear colder and less cheerful and pleasant’. If a development therefore reduces an existing APSH by 20% or more and the remaining APSH is less than 25% and 5% for the winter months, a BRE transgression will have occurred.

The summary table at Figure 8 lists the results of the APSH assessment. The table should be read in conjunction with the location drawings at Appendix A and the result spreadsheets at Appendix B.

Figure 8 – APSH results summary table:

Property	No. of Windows Tested	Annual			Winter		
		Windows meeting BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows meeting BRE Guidelines		No. of Windows Experiencing Adverse Impacts
		No.	%		No.	%	
61 Burbage Road	2	2	100%	0	2	100%	0
Total	2	2	100%	0	2	100%	0

As shown, all rooms tested comply with BRE criteria for the APSH assessment method.

11. Conclusion

An assessment of the impacts of the development at 59 Burbage Road on existing amenity at 61 Burbage Road has been undertaken in accordance with the project brief and the methods and values set out in the BRE's BR-209 guide.

The assessment of daylight to the property indicates that the proposals will have an immaterial impact on the natural lighting of all habitable spaces, and any minor reductions are unlikely to be noticeable by the occupants. This is because the remaining access to daylight is adequate (all proposed VSC's are above 27%) and all habitable rooms are likely to appear well-lit throughout the day without the need for supplementary lighting.

In accordance with BRE guidelines, only two windows serving the kitchen-diner at ground floor were assessed for sunlight, given none of the other windows serve main living areas and/or they generally face northwards. Both windows overlook the rear garden away from the development and receive large amounts of sunlight, comfortably beyond BRE criteria on both an annual and winter-only basis. Irrespective of BRE criteria, however, APSH results for all windows considered in this report can be found on the spreadsheet at Appendix B completeness. As shown, all 10 windows comply with BRE sunlight criteria.

The proposed development at 59 Burbage Road is therefore fully compliant with daylight and sunlight planning guidelines and has been designed to maintain the natural lighting of existing amenity in accordance with the general intentions of the BRE.

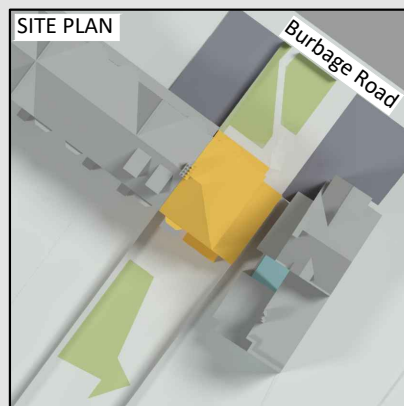
12. Appendices




12.1 Appendix A: Location Drawings

12.2 Appendix B: Assessment Results

12.1 Appendix A

Location Drawings



- KEY**
-  Existing Buildings
 -  Proposed Development
 -  Surrounding Buildings

SOURCE INFORMATION

Contextual Data:
3D Building Survey Ltd

Existing Building:
59 Burbage Road SE24 9HB Survey - 3D model

Proposed Development:
59 Burbage Road SE24 9HB mid window - 3D model

Neighbouring Properties:
Internal layout plans downloaded from local authority planning portal.

REVISIONS

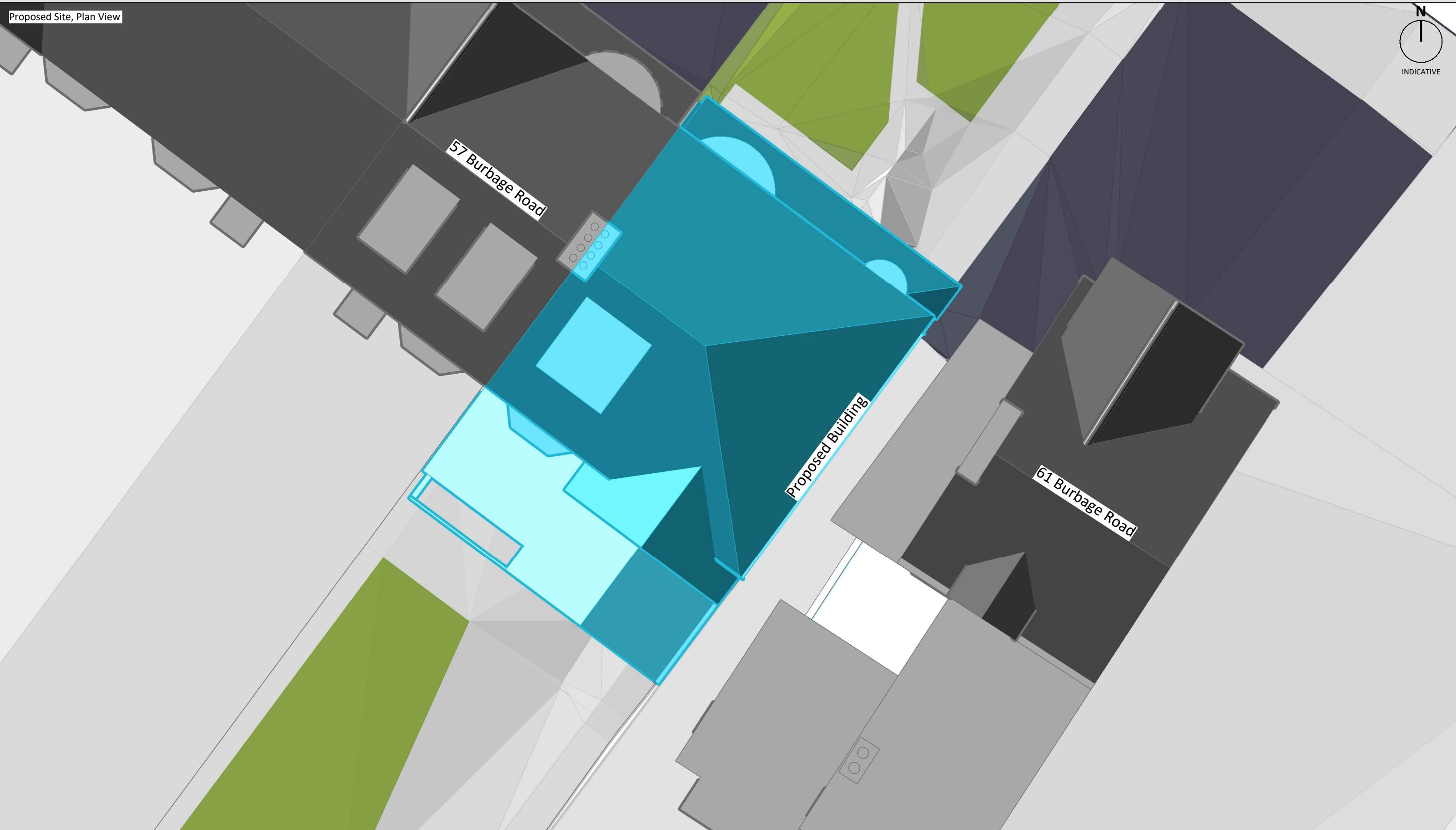
REV	DATE	DESCRIPTION	DB	CB
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SITE LOCATION DRAWING			
TITLE		Existing Site, Plan View	
PROJECT		59 Burbage Road	
CLIENT		Mr Jonathan Pallett	
DRAWN BY PJ	CHECKED BY SA	DATE 12-05-2021	
SCALE @ A3 1:100	DRAWING NUMBER LOC-001	PROJECT NUMBER P2021-0391	REV -

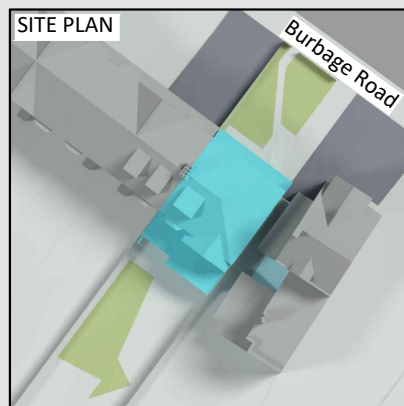
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KEY

-  Existing Buildings
-  Proposed Development
-  Surrounding Buildings

SOURCE INFORMATION

Contextual Data:
 3D Building Survey Ltd

Existing Building:
 59 Burbage Road SE24 9HB Survey - 3D model

Proposed Development:
 59 Burbage Road SE24 9HB mid window - 3D model

Neighbouring Properties:
 Internal layout plans downloaded from local authority planning portal.

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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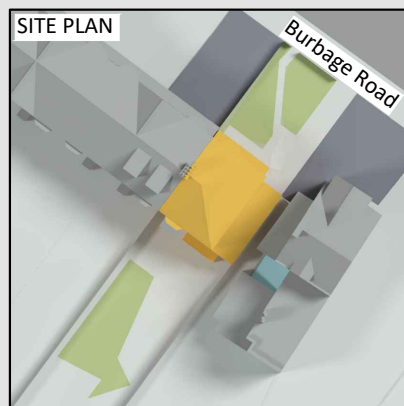
SITE LOCATION DRAWING

TITLE			
Proposed Site, Plan View			
PROJECT			
59 Burbage Road			
CLIENT			
Mr Jonathan Pallett			
DRAWN BY	CHECKED BY	DATE	
PJ	SA	12-05-2021	
SCALE @ A3	DRAWING NUMBER	PROJECT NUMBER	REV
1:100	LOC-002	P2021-0391	-




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KEY

-  Existing Buildings
-  Proposed Development
-  Surrounding Buildings

SOURCE INFORMATION

Contextual Data:
 3D Building Survey Ltd

Existing Building:
 59 Burbage Road SE24 9HB Survey - 3D model

Proposed Development:
 59 Burbage Road SE24 9HB mid window - 3D model

Neighbouring Properties:
 Internal layout plans downloaded from local authority planning portal.

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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SITE LOCATION DRAWING

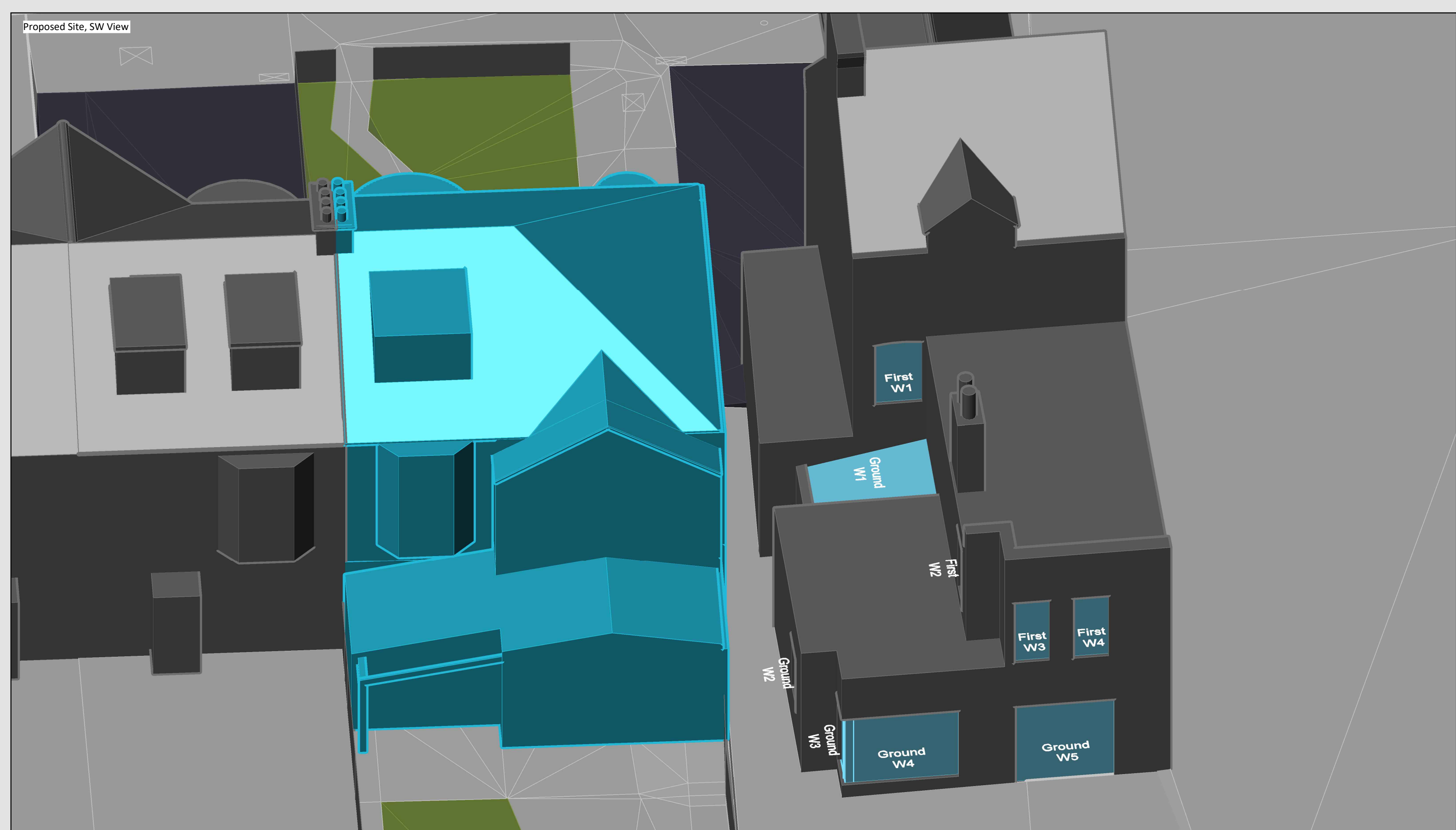
TITLE
 Existing Site, SW View

PROJECT
 59 Burbage Road

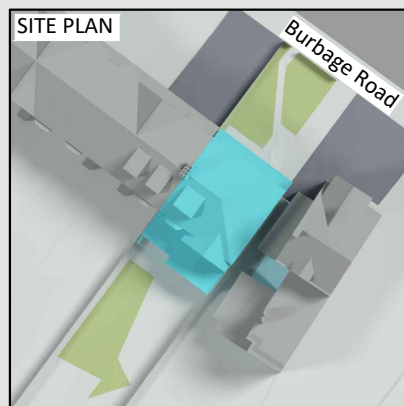
CLIENT
 Mr Jonathan Pallett

DRAWN BY PJ	CHECKED BY SA	DATE 12-05-2021
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SCALE @ A3 NTS	DRAWING NUMBER LOC-003	PROJECT NUMBER P2021-0391	REV -
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KEY

-  Existing Buildings
-  Proposed Development
-  Surrounding Buildings

SOURCE INFORMATION

Contextual Data:
 3D Building Survey Ltd

Existing Building:
 59 Burbage Road SE24 9HB Survey - 3D model

Proposed Development:
 59 Burbage Road SE24 9HB mid window - 3D model

Neighbouring Properties:
 Internal layout plans downloaded from local authority planning portal.

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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SITE LOCATION DRAWING

TITLE
 Existing Site, SW View

PROJECT
 59 Burbage Road

CLIENT
 Mr Jonathan Pallett

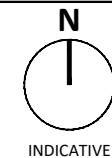
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12.2 Appendix B

Assessment Results



KEY

-  Existing Contour
-  Proposed Contour
-  Area of Light Loss

SOURCE INFORMATION

Contextual Data:
3D Building Survey Ltd

Existing Building:
59 Burbage Road SE24 9HB Survey - 3D model

Proposed Development:
59 Burbage Road SE24 9HB mid window - 3D model

Neighbouring Properties:
Internal layout plans downloaded from local authority planning portal.

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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DAYLIGHT DISTRIBUTION ANALYSIS

TITLE	61 Burbage Road Ground & First Floors			
PROJECT	59 Burbage Road			
CLIENT	Mr Jonathan Pallett			
DRAWN BY PJ	CHECKED BY SA	DATE 28-04-2021		
SCALE @ A3 1:100	DRAWING NUMBER DSO-DD-001	PROJECT NUMBER P2021-0391	REV -	

Project Name: 59 Burbage Road, Southwark SE24 9HB
 Project No.: P2021-0391
 Report Title: Stage 2 Daylight and Sunlight Report – Daylight Distribution
 Date of Analysis: 14/05/2021

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
61 Burbage Road								
Ground	*R1		Living Room	Area m2	13.48	12.36	11.48	
				% of room		91.65%	85.16%	0.93
Ground	R2		Circulation	Area m2	7.89	7.89	7.89	
				% of room		100.00%	100.00%	1.00
Ground	R3		KD	Area m2	47.12	47.08	47.08	
				% of room		99.92%	99.92%	1.00
First	R1		Bedroom	Area m2	14.11	12.72	12.71	
				% of room		90.17%	90.12%	1.00
First	R2		Bedroom	Area m2	24.13	24.11	24.11	
				% of room		99.91%	99.91%	1.00

*Main living room windows at the front of property not included. Existing and proposed values are likely to be higher if front windows are added.

Project Name: 59 Burbage Road, Southwark SE24 9HB
 Project No.: P2021-0391
 Report Title: Stage 2 Daylight and Sunlight Report – Vertical Sky Component & Annual Probable Sun Hours
 Date of Analysis: 14/05/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Average Room VSC	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	
61 Burbage Road																					
Ground	R1	Residential	Living Room	W1	Existing Proposed	59.51 53.07	0.89	YES	303°N	59.51 53.07	YES	27.00 23.00	0.85	**N/A	1.00 1.00	1.00	**N/A	27.00 23.00	**N/A	1.00 1.00	**N/A
	R2	Residential	Circulation	W1	Existing Proposed	59.51 53.07	0.89	YES	303°N	59.51 53.07	YES	27.00 23.00	0.85	**N/A	1.00 1.00	1.00	**N/A	27.00 23.00	**N/A	1.00 1.00	**N/A
	R3	Residential	KD	W2	Existing Proposed	32.62 27.93	0.86	YES	303°N			22.00 22.00	1.00	*North	3.00 3.00	1.00	*North				
				W3	Existing Proposed	29.31 29.27	1.00	YES	303°N			32.00 32.00	1.00	*North	7.00 7.00	1.00	*North				
				W4	Existing Proposed	39.61 39.61	1.00	YES	213			75.00 75.00	1.00	YES	27.00 27.00	1.00	YES				
				W5	Existing Proposed	39.59 39.59	1.00	YES	213			75.00 75.00	1.00	YES	27.00 27.00	1.00	YES				
					35.28 34.10	YES					76.00 76.00	YES				27.00 27.00	YES				
First	R1	Residential	Bedroom	W1	Existing Proposed	27.62 27.07	0.98	YES	213	27.62 27.07	YES	48.00 46.00	0.96	**N/A	10.00 10.00	1.00	**N/A	48.00 46.00	**N/A	10.00 10.00	**N/A
	R2	Residential	Bedroom	W2	Existing Proposed	37.10 36.48	0.98	YES	303°N			21.00 21.00	1.00	**N/A	2.00 2.00	1.00	**N/A				
				W3	Existing Proposed	39.62 39.62	1.00	YES	213			67.00 67.00	1.00	**N/A	25.00 25.00	1.00	**N/A				
				W4	Existing Proposed	39.62 39.62	1.00	YES	213			67.00 67.00	1.00	**N/A	25.00 25.00	1.00	**N/A				
								38.78 38.57	YES						69.00 69.00	**N/A				25.00 25.00	**N/A

*North = Window not facing within 90 degrees of due south and therefore not relevant to APSH

**N/A = Window not serving main living room and therefore not relevant to APSH