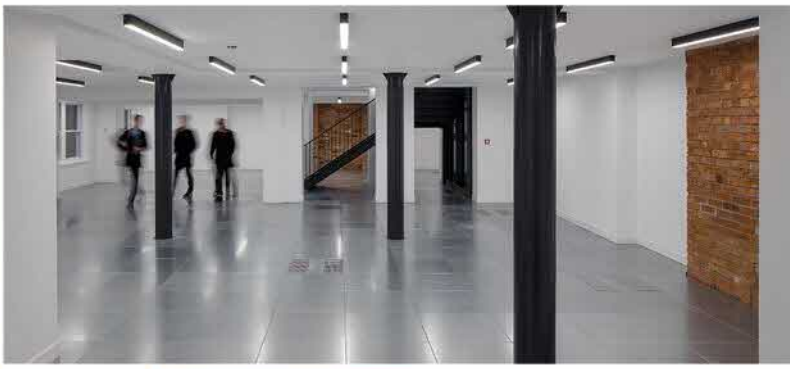
Stage 2 Daylight & Sunlight Report

Former Chadwell Clinic
River View
RM16 4BD

November 2023



Stage 2 Daylight & Sunlight Report
Former Chadwell Clinic, River View, RM16 4BD

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Stage 2 Daylight & Sunlight Report

Contents

1.0 Executive Summary

1.1 Trident Building Consultancy has been instructed by Prestige London Homes Ltd ("the client") to assess the impacts of the proposed development at the Former Chadwell Clinic, River View, RM16 4BD ("the development") on neighbouring daylight and sunlight.

1.2 The relevant planning application describes the proposed development as follows:

> Application for Full Planning Permission for the erection of residential apartment building which provides 5no residential apartments with private amenity and car parking.

1.3 The local area can generally be described as low rise, medium density and largely residential with some local community and commercial uses nestled amongst the houses. The site is confined by two semi-detached houses to the north, public green space immediately to the east and beyond Ruskin Road to the west, and blocks of flats of up to three-and-a-half storeys with retail at ground floor along River View to the south.

1.4 The VSC, DD and APSH methods were used to determine the impacts of the scheme on daylight and sunlight to neighbouring properties, and BRE overshadowing principles were applied to measure impacts on sunlight to external amenity spaces.

1.5 All assessments illustrated full compliance with BRE criteria, and the scheme should therefore be considered consistent with the general values and intentions of the BR-209 guide.

2.0 Introduction

2.1 Trident Building Consultancy has been instructed by Prestige London Homes Ltd ("the client") to assess the impacts of the proposed development at the Former Chadwell Clinic, River View, RM16 4BD ("the development") on neighbouring daylight and sunlight.

2.2 This report follows a preliminary Stage 1 assessment, which involved desktop research into surrounding properties to verify current internal and external layouts, room uses, future development plans and listed heritage statuses. All relevant information obtained at Stage 1 is included here.

2.3 The assessment results summarised at section 9 have been generated in accordance with the methods outlined in the Building Research Establishment's ("BRE") BR-209 guide – Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022).

2.4 All conclusions are based solely on the proposed scheme illustrated 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 – Proposed scheme drawings provided by Lanpro:

Drawing No.	Description
4812–LAN–XX–XX–DR–A–0100	Proposed Site Plan
4812–LAN–XX–XX–DR–A–0300	Proposed Plans
4812–LAN–XX–XX–DR–A–1000	Proposed Elevations

3.0 Existing Site

3.1 The development is located on the site of the Former Chadwell Clinic, River View, Grays (RM16 4BD) on a plot bounded by 84 and 86 River View to the north, public green space to the east, River View to the south and Ruskin Road to the west.

3.2 The pre-existing structure was a single-storey health centre roughly rectangular shaped in footprint with a large, pitched roof running east to west parallel to River View, and two smaller pitched roofs running perpendicular north to south.

3.3 Figure 2 illustrates the pre-existing (baseline) condition with the former clinic highlighted in orange (also see LOC-001-004 at Appendix A).

Figure 2 – Assessment model illustrating pre-existing building(s) in orange:

4.0 Proposed Scheme

4.1 The relevant planning application describes the proposed development as follows:

> Application for Full Planning Permission for the erection of residential apartment building which provides 5no residential apartments with private amenity and car parking.

4.2 Figure 3 illustrates the proposed condition with the development highlighted in blue (also see LOC 001-004 at Appendix A).

Figure 3 – Assessment model illustrating proposed development in blue:

5.0 Surrounding Properties

5.1 The local area can generally be described as low rise, medium density and largely residential with some local community and commercial uses nestled amongst the houses. The site is confined by two semi-detached houses to the north, public green space immediately to the east and beyond Ruskin Road to the west, and blocks of flats of up to three-and-a-half storeys with retail at ground floor along River View to the south.

5.2 All neighbouring properties considered in this assessment have been listed at Figure 4 below, which also provides details of general uses per neighbour. The list should be read in conjunction with LOC 001-004 at Appendix A.

Figure 4 – List of properties considered in daylight and sunlight assessment:

Ref.	Address	Land Use
Property 1	86 River View	Residential
Property 2	84 River View	Residential
Amenity 1	72-86 River View	Green space

6.0 Methodology

6.1 Neighbouring Property Research:

6.1.1 Desktop research into the relevant neighbouring properties was undertaken to verify current internal and external layouts, building and room uses, aperture ages and listed heritage statuses. This was completed using a mixture of desktop resources including the local authority planning register, web searches, mapping and photography tools and real estate websites.

6.2 Technical Analysis:

6.2.1 The model used in the technical analysis comprised a photogrammetric 3D tile procured from AccuCities and a scheme model provided by Lanpro, referenced 4812-LAN-XX-XX-M3 A. Neighbouring rooms and windows were positioned using drawings downloaded from Thurrock's local planning register, and the proposed scheme was aligned using proposed drawings and AOD heights provided by Lanpro.

6.2.2 The technical analysis was undertaken using specialist daylight software which functions within AutoCAD (3D modelling program). The assessment of impacts on neighbouring daylight and sunlight comprised a vertical sky component analysis ("VSC"), a daylight distribution analysis ("DD"), an annual probable sunlight hours analysis (incl. winter months only) ("APSH") and a permanent overshadowing assessment.

7.0 Assumptions & Limitations

7.1 This assessment has been carried out to address (in part) Reason for Refusal 3 of Thurrock Council's refusal of planning permission (Ref: 23/00858/FUL) for a previous proposal for a 9no unit residential scheme at the site. In accordance the Council's Delegated Report dated 22.08.23, the assessment focuses on the potential adverse impacts of the development on existing neighbouring amenity.

7.2 Some property and room uses have been determined from drawings found online and external inspection only. In the absence of internal inspections or verified floor plans, the accuracy of any references to property or room uses cannot be guaranteed.

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

8.0 Assessment Criteria

8.1 Daylight and sunlight are material planning considerations generally guided by the Building Research Establishment's ("BRE") BR-209 (2022) guide. The guide sets out numerical target values for various methods of assessing natural light in and around buildings.

8.2 At Page 1, 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 .... In special circumstances the developer or planning authority may wish to use different target values.

8.3 The BRE therefore acknowledge the numerous characteristics affecting construction projects and emphasise the purpose of BR-209 is to encourage good daylighting in buildings, not to create rigid planning constraints.

8.4 At page 7, section 2.2, the guide outlines methodology to be applied when assessing daylight to existing buildings around a site. 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.

8.5 When assessing impacts on neighbouring daylight, therefore, primarily habitable spaces should be considered, save for some sensitive non-domestic receptors which ought to be included.

8.6 With regards to impacts on sunlight to existing buildings, section 3.2 covers inclusion criteria for this assessment. 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. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space ... 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.

8.7 Sunlight assessments should therefore primarily focus on main living spaces such as living rooms, bedsits, and living-kitchen-diners, although some special non-domestic uses may also be considered.

8.8 Where access of sunlight is required to open spaces in and around a development, it is necessary to undertake an overshadowing assessment to optimise the number of sunlit hours achieved over the course of a day. Section 3.3 covers methodology to be adopted when assessing sunlight to external amenity areas – it states:

> The availability of sunlight should be checked for all open spaces where it will be required. This would normally include:
>
> i. gardens, such as the main back garden of a house or communal gardens including courtyards and roof terraces
> ii. parks and playing fields
> iii. children's playgrounds
> iv. outdoor swimming pools and paddling pools, and other areas of recreational water such as marinas and boating lakes
> v. sitting out areas such as those between nondomestic buildings and in public squares
> vi. nature reserves

8.9 Where a proposed scheme is particularly large and burdensome, the BRE also suggests producing additional illustrations showing the extent and location of shadows, and how they interfere with neighbouring buildings and open spaces at different times of the day.

8.10 Finally, as regards daylight and sunlight provision to new rooms, sections 2.1 and 3.1 detail recommendations provided by The British Standard in BS EN 17037 (2018) Daylight in Buildings. In the opening paragraph at section 2.1 (Light from the sky: New development), it provides:

> The guidelines below may be used for dwellings and any non-domestic buildings where daylight is required.

8.11 And at section 3.1 (Sunlighting: New development):

> In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.

8.12 Section 2.1 then continues to set out detailed methodology to be applied specifically to new living rooms, kitchens and bedrooms, and section 3.1 refers primarily to main living rooms where sunlight is most appreciated.

8.13 An assessment of daylight provision to new rooms should therefore generally focus on habitable spaces, and only main living rooms should be assessed for sunlight provision. As per the guidelines for existing buildings, however, criteria can also be applied to new non-domestic buildings where daylight and sunlight is required.

9.0 Assessment

9.1 This section should be read in conjunction with the spreadsheets at Appendix B which illustrate the results of the neighbouring assessment in more detail. The location of each neighbouring window can be checked using NWL-001 at Appendix A.

9.2 For the purposes of quantifying the severity of reductions, all daylight losses beyond BRE criteria have been classified in accordance with the table at Figure 5 below.

Figure 5 – Severity classifications:

Severity Classification	Percentage Reduction
BRE compliant	-0% to -19.99%
Minor adverse	-20% to -29.99%
Moderate adverse	-30% to -39.99%
Major adverse	-40 to -100%

9.3 As shown at Figure 4, only Properties 1 and 2 have been considered in this assessment due to the orientation and location of their windows relative to the site. All other properties are considered too distant to be adversely affected by current proposals.

9.4 VSC Analysis – Daylight to existing windows:

9.4.1 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 directly from the sky.

9.4.2 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.

9.4.3 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.

9.4.4 The summary table at Figure 6 below lists the results of the VSC analysis and the severity of impacts in each case. The property references correlate with LOC-001-002 at Appendix A, and the spreadsheets at Appendix B provide a full breakdown of the results.

Figure 6 – VSC results summary table:

Property	No. of Windows Tested	Windows meeting BRE Guidelines		VSC Windows		
				No. of Windows Experiencing Adverse Impacts		
		No.	%	20-29.99% (minor adverse)	30-39.99% (moderate adverse)	>40% (major adverse)
Property 1 - 86 River View	4	4	100%	0	0	0

Property 2 - 84 River View	4	4	100%	0	0	0
Total	8	8	100%	0	0	0

9.4.5 As shown above and in detail at Appendix B, all neighbouring windows assessed comfortably meet BRE criteria under the VSC assessment method. Only very minimal losses of sky visibility amounting to 1% will occur at ground floor of both properties, and the retained values illustrate potential daylight adequacies well in excess of BRE guidelines.

9.5 DD Analysis – Daylight to existing rooms:

9.5.1 The BRE guide suggests the daylight distribution method can be used for existing buildings where room layouts are known. This assessment method measures the area of a room benefitting from light directly from the sky at a height of 850mm above floor (or 700mm for non-domestic room types).

9.5.2 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.

9.5.3 Therefore, if a development reduces the area of an existing room benefitting from direct skylight by 20% or more, a BRE transgression will have occurred.

9.5.4 The summary table at Figure 7 below lists the results of the DD analysis and the severity of impacts in each case. The property references correlate with LOC-001-002 at Appendix A, and the spreadsheets at Appendix B provide a full breakdown of the results.

Figure 7 – DD results summary table:

Property	No. of Rooms Tested	Rooms meeting BRE Guidelines		DD Rooms		
				No. of Rooms Experiencing Adverse Impacts		
		No.	%	20-29.99% (minor adverse)	30-39.99% (moderate adverse)	>40% (major adverse)
Property 1 - 86 River View	4	4	100%	0	0	0
Property 2 - 84 River View	4	4	100%	0	0	0
Total	8	8	100%	0	0	0

9.5.5 As shown above and in detail at Appendix B, all neighbouring rooms assessed comfortably meet BRE criteria under the DD assessment method. Almost no losses of direct skylight on a horizontal working plane within the rooms assessed will occur, and the retained values illustrate nearly 100% daylight coverage in each case before and after the development.

9.6 APSH Analysis – Sunlight to existing windows:

9.6.1 APSH is the total hours in a year the sun is expected to shine on the centre of a window, on the inside face, allowing for average levels of cloudiness for the given location. The

assessment uses a sun indicator which plots 100 'sunspots' each representing 1% of annual sunlight (14.86 hours). By calculating sunlight hours before and after a development has been implemented, its adverse effects can be evaluated.

9.6.2 The BRE guide states that:

> 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.

9.6.3 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.

9.6.4 The summary table at Figure 8 below lists the results of the APSH assessment. The property references correlate with LOC-001-002 at Appendix A, and the spreadsheets at Appendix B provide a full breakdown of the results.

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.	%	
Property 1 - 86 River View	1	1	100%	0	1	100%	0
Property 2 - 84 River View	1	1	100%	0	1	100%	0
Total	2	2	100%	0	2	100%	0

9.6.5 As shown above and in detail at Appendix B, all neighbouring windows assessed comfortably meet BRE criteria under the APSH assessment method. The assessment indicates no material loss of sunlight will occur on either an annual or winter-only basis.

9.7 Overshadowing Analysis – Sunlight to existing open spaces:

9.7.1 Overshadowing refers to the adverse effects of a new development on the number of hours in a day a neighbouring external amenity area receives direct sunlight.

9.7.2 The BRE guide suggests that:

> As a check, at least half of the amenity area … should receive at least two hours of sunlight on 21st March … if as a result of new development, the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant.

9.7.3 If a development therefore reduces the area of an amenity space receiving two hours of direct sunlight by 20% or more, and the remaining sunlit area is less than 50%, a BRE transgression will have occurred.

9.7.4 The summary table at Figure 9 below lists the results of the overshadowing analysis. The amenity references within the table correlate with DSO-SG-001 at Appendix C.

Figure 9 – Neighbouring overshadowing (21st March) summary table:

Location	Amenity Ref.	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
72-86 River View Amenity	A1	100%	100%	0%	Yes

9.7.5 As shown, access of sunlight to the amenity area assessed will remain unchanged following the development based on BRE methodology.

10.0 Conclusions

10.1 Trident were instructed to assess the impacts of the proposed scheme illustrated on the drawings listed at Figure 1 on daylight and sunlight to neighbouring properties and external amenity.

10.2 The VSC, DD and APSH methods were used to determine the impacts of the scheme on daylight and sunlight to neighbouring properties, and BRE overshadowing principles were applied to measure impacts on sunlight to external amenity spaces.

10.3 All assessments illustrated full compliance with BRE criteria, and the scheme should therefore be considered consistent with the general values and intentions of the BR-209 guide.

Appendices

Appendix A – Location Drawings

Existing Site, Plan View

Trident

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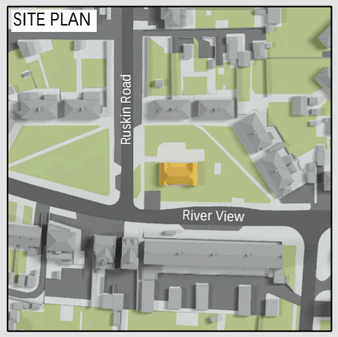
SITE PLAN



KEY

- Existing Building(s)
- Proposed Building(s)
- Surrounding Building(s)

SOURCE INFORMATION

Existing Building(s):
AccuCities:
Photogrammetric survey model

Proposed Building(s):
Lanpro:
4812-LAN-XX-XX-M3-A - Massing Model

Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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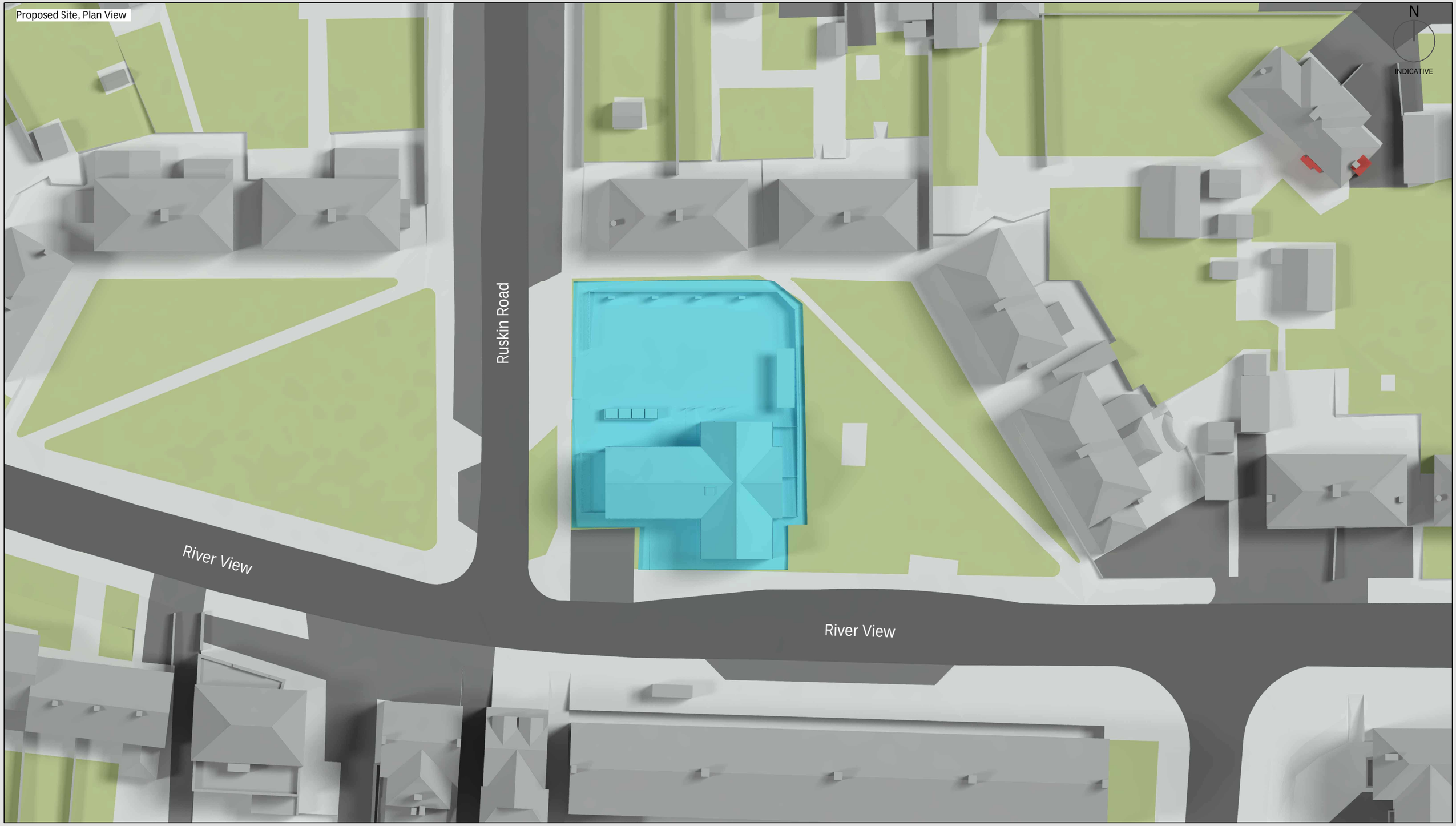
SITE LOCATION DRAWING

TITLE: Existing Site, Plan View			
PROJECT: Former Chadwell Clinic			
CLIENT: Prestige London Homes Ltd			
DRAWN BY: SA	CHECKED BY: -	DATE: 14.11.2023	
SCALE @ A3: 1:400	DRAWING NUMBER: LOC-001	PROJECT NUMBER: P2023-0754	REV: -



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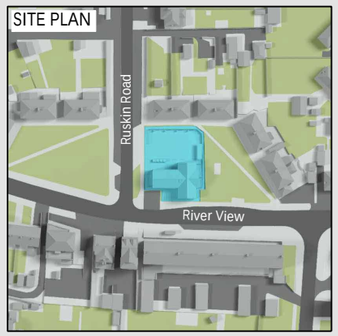

KEY

Existing Building(s)

Proposed Building(s)

Surrounding Building(s)

SOURCE INFORMATION

Existing Building(s):
AccuCities:
Photogrammetric survey model

Proposed Building(s):
Lanpro:
4812-LAN-XX-XX-M3-A - Massing Model

Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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SITE LOCATION DRAWING

TITLE: Proposed Site, Plan View

PROJECT: Former Chadwell Clinic

CLIENT: Prestige London Homes Ltd

DRAWN BY	CHECKED BY	DATE
SA	-	14.11.2023

SCALE @ A3	DRAWING NUMBER	PROJECT NUMBER	REV
1:400	LOC-002	P2023-0754	-

Trident

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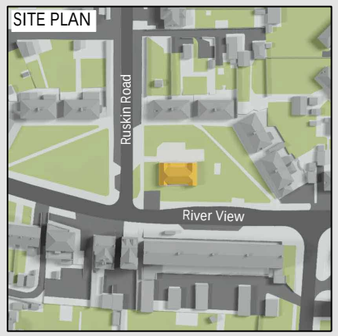
SITE PLAN



KEY

- Existing Building(s)
- Proposed Building(s)
- Surrounding Building(s)

SOURCE INFORMATION

Existing Building(s):
AccuCities:
Photogrammetric survey model

Proposed Building(s):
Lanpro:
4812-LAN-XX-XX-M3-A - Massing Model

Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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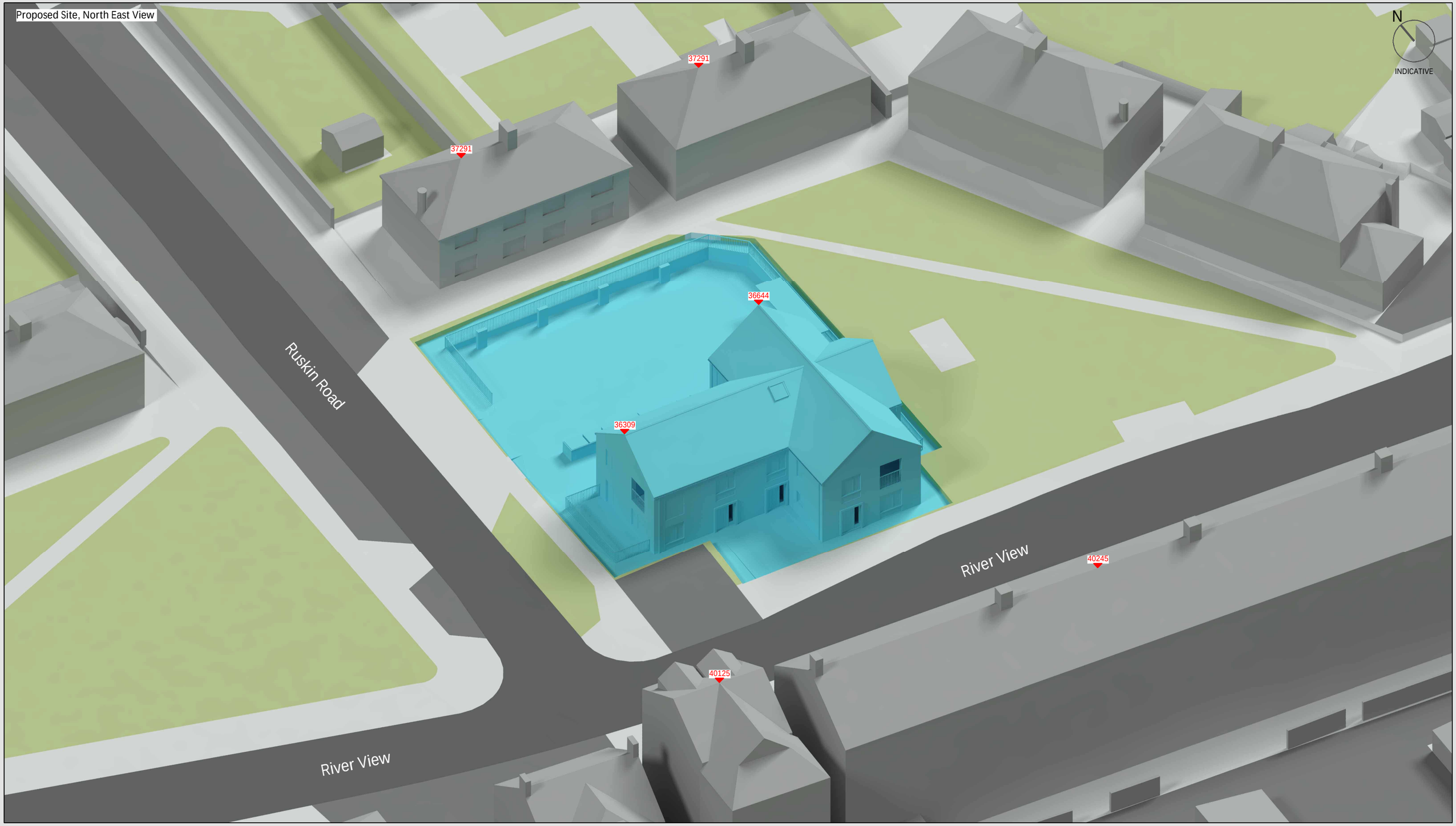
SITE LOCATION DRAWING

TITLE: Existing Site, North East View			
PROJECT: Former Chadwell Clinic			
CLIENT: Prestige London Homes Ltd			
DRAWN BY: SA	CHECKED BY: -	DATE: 14.11.2023	
SCALE @ A3: NTS	DRAWING NUMBER: LOC-003	PROJECT NUMBER: P2023-0754	REV: -

Proposed Site, North East View



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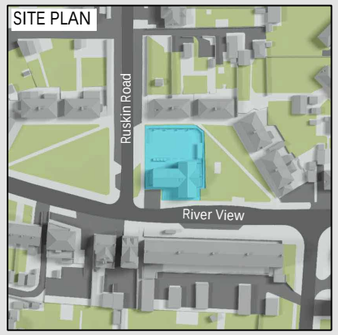

KEY

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Proposed Building(s)

Surrounding Building(s)

SOURCE INFORMATION

Existing Building(s):
AccuCities:
Photogrammetric survey model

Proposed Building(s):
Lanpro:
4812-LAN-XX-XX-M3-A - Massing Model

Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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SITE LOCATION DRAWING

TITLE: Proposed Site, North East View			
PROJECT: Former Chadwell Clinic			
CLIENT: Prestige London Homes Ltd			
DRAWN BY: SA	CHECKED BY: -	DATE: 14.11.2023	
SCALE @ A3: NTS	DRAWING NUMBER: LOC-004	PROJECT NUMBER: P2023-0754	REV: -

Properties 1 & 2, Southern Elevation

N

INDICATIVE

1

2

First W1

First W2

First W1

First W2

Ground W1

Ground W2

Ground W1

Ground W2

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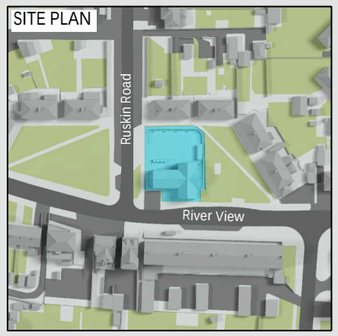

KEY

Existing Building(s)

Proposed Building(s)

Surrounding Building(s)

SOURCE INFORMATION

Existing Building(s):
AccuCities:
Photogrammetric survey model

Proposed Building(s):
Lanpro:
4812-LAN-XX-XX-M3-A - Massing Model

Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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WINDOW LOCATION DRAWING

TITLE: Properties 1 & 2 Southern Elevation

PROJECT: Former Chadwell Clinic

CLIENT: Prestige London Homes Ltd

DRAWN BY	CHECKED BY	DATE
SA	-	14.11.2023

SCALE @ A3	DRAWING NUMBER	PROJECT NUMBER	REV
NTS	NWL-001	P2023-0754	-

Appendix B – Neighbouring Results

Project Name: Former Chadwell Clinic
Project No.: P2023-0754
Report Title: Stage 2 Daylight and Sunlight
Assessment: Vertical Sky Component and Annual Probable Sunlight Hours
Date of Analysis: 14/11/2023

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Property 1 - 86 River View																		
Ground	R1	Residential	Bedroom	W1	Existing	36.08	0.99	YES	180°				N/R	N/A	N/A	N/R	N/A	N/A
					Proposed	35.67							N/R			N/R		
										36.08	0.99	YES						
										35.67								
	R2	Residential	Living Room	W2	Existing	35.88	0.99	YES	180°				86.00	1.00	YES	30.00	1.00	YES
					Proposed	35.43							86.00			30.00		
										35.88	0.99	YES						
										35.43								
First	R1	Residential	Bedroom	W1	Existing	35.71	1.00	YES	180°				N/R	N/A	N/A	N/R	N/A	N/A
					Proposed	35.65							N/R			N/R		
										35.71	1.00	YES						
										35.65								
	R2	Residential	Bedroom	W2	Existing	35.59	1.00	YES	180°				N/R	N/A	N/A	N/R	N/A	N/A
					Proposed	35.51							N/R			N/R		
										35.59	1.00	YES						
										35.51								
Property 2 - 84 River View																		
Ground	R1	Residential	Living Room	W1	Existing	35.75	0.99	YES	180°				86.00	1.00	YES	30.00	1.00	YES
					Proposed	35.33							86.00			30.00		
										35.75	0.99	YES						
										35.33								
	R2	Residential	Bedroom	W2	Existing	35.64	0.99	YES	180°				N/R	N/A	N/A	N/R	N/A	N/A
					Proposed	35.18							N/R			N/R		
										35.64	0.99	YES						
										35.18								
First	R1	Residential	Bedroom	W1	Existing	35.52	1.00	YES	180°				N/R	N/A	N/A	N/R	N/A	N/A
					Proposed	35.46							N/R			N/R		
										35.52	1.00	YES						
										35.46								
	R2	Residential	Bedroom	W2	Existing	35.44	1.00	YES	180°				N/R	N/A	N/A	N/R	N/A	N/A
					Proposed	35.37							N/R			N/R		
										35.44	1.00	YES						
										35.37								

Project Name: Former Chadwell Clinic
Project No.: P2023-0754
Report Title: Stage 2 Daylight and Sunlight
Assessment: Daylight Distribution
Date of Analysis: 14/11/2023

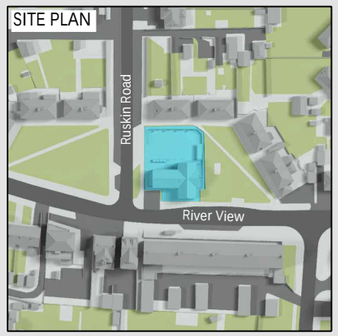
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Property 1 - 86 River View									
Ground	R1	Residential	Bedroom	Area m2	11.89	11.68	11.68		
				% of room		98.25%	98.25%	1.00	YES
	R2	Residential	Living Room	Area m2	16.04	15.72	15.72		
				% of room		98.03%	98.02%	1.00	YES
First	R1	Residential	Bedroom	Area m2	11.89	11.67	11.67		
				% of room		98.18%	98.18%	1.00	YES
	R2	Residential	Bedroom	Area m2	13.72	13.44	13.44		
				% of room		97.97%	97.97%	1.00	YES
Property 2 - 84 River View									
Ground	R1	Residential	Living Room	Area m2	16.04	15.75	15.75		
				% of room		98.20%	98.19%	1.00	YES
	R2	Residential	Bedroom	Area m2	11.88	11.71	11.71		
				% of room		98.53%	98.53%	1.00	YES
First	R1	Residential	Bedroom	Area m2	13.72	13.43	13.43		
				% of room		97.84%	97.84%	1.00	YES
	R2	Residential	Bedroom	Area m2	11.92	11.78	11.78		
				% of room		98.79%	98.79%	1.00	YES

Appendix C – Overshadowing Results

Trident

Trident Building Consultancy Ltd
8 Angel Court, London, EC2R 7HP
Tel: 020 7280 8181
info@tridentbc.com
www.tridentbc.com

SITE PLAN



KEY

- Existing Building(s)
- Proposed Building(s)
- Surrounding Building(s)
- Existing Sunlight
- Proposed Sunlight
- Area of Loss

SOURCE INFORMATION

Existing Building(s):
AccuCities:
Photogrammetric survey model

Proposed Building(s):
Lanpro:
4812-LAN-XX-XX-M3-A - Massing Model

Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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SUN-ON-GROUND ANALYSIS

TITLE	Neighbouring Amenity March 21st
PROJECT	Former Chadwell Clinic
CLIENT	Prestige London Homes Ltd

DRAWN BY	CHECKED BY	DATE
SA	-	14.11.2023

SCALE @ A3	DRAWING NUMBER	PROJECT NUMBER	REV
1:400	DSO-SG-001	P2023-0754	-

Project Name: Former Chadwell Clinic
Project No.: P2023-0754
Report Title: Stage 2 Daylight and Sunlight
Assessment: Permanent Overshadowing
Date of Analysis: 14/11/2023

Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
72-86 River View Amenity							
Ground	A1	Area m2	762.01	762.01	762.01	1.00	YES
		Percentage		100%	100%		