# Ashley Pines, Barnet Gate Lane, Barnet EN5 2AA

# Daylight and Sunlight Report

23rd August, 2023

CHP Surveyors Ltd
2-6 Boundary Row
London SE1 8HP
T 020 3714 4090
www.chpsurveyors.com

# Contents





# Appendices





CHP Surveyors Limited

CHP Surveyors Limited

## 1.0 Executive Summary

1.1 CHP Surveyors Limited have been instructed by Toast Developments Limited to consider the proposed schemes amenity space access to sunlight, taking into account the surrounding trees.

1.2 To ensure that this assessment has correctly, it has been undertaken in accordance with the Building Research Establishment publication "*Site layout planning for daylight and sunlight. A guide to good practice*" (2022) (BRE guidelines).

1.3 The results of the analysis, which has been undertaken on the 21st March when the trees are bare branch and on the 21st June when they are in full leaf demonstrates that both amenity spaces will have excellent access to sunlight and therefore the BRE guidelines are achieved.

## 2.0 Assessment

2.1 When reviewing the results of the analysis, to ensure that the proposed scheme is appropriate from a daylight and sunlight perspective, the following sources have been considered:

- National Planning Policy Framework (NPPF) – July 2021
- Building Research Establishment publication "*Site layout planning for daylight and sunlight. A guide to good practice.*" 2022 (BRE guidelines)

Set out below are the key sections within these documents, that relate to daylight and sunlight.

## 2.2 National Planning Policy Framework – July 2021

2.3 Set out within the National Planning Policy Framework (July 2021) under paragraph 125, it states with regard to daylight and sunlight that consideration should be given as to whether efficient use of the land is being made: -

*"..when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide adequate living standards).*"



## 2.4 Building Research Establishment (BRE guidelines)

2.5 The BRE guidelines are considered as a recognised methodology used by local authorities when assessing daylight and sunlight.

2.6 The analysis undertaken by this Practice makes reference to the criteria within the BRE guidelines. However, when considering the results of the analysis, the site-specific constraints have been taken into account.

2.7 The BRE guidelines recognise that their purpose is not to provide strict criteria in which a development must adhere to but provide guidance. Within the introduction of the BRE guidelines, it states:

"*The guide is intended for building designers and their clients, consultants and planning officials. 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 developer. Although it gives numerical guidelines, this should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."*

## 3.0 Information

3.1 During the process of producing our report, we have made reference to the following information:

### Brchitecture

Drawing numbers 2211- 110/F, 111/F, 112/G and 113/E

## 4.0 Site and Proposals

4.1 The site is located within the London Borough of Barnet and currently there are existing structure on the site that provides residential accommodation over up to two floors.

4.2 The proposals are to dismantle the existing structure and construct two residential properties providing accommodation over three floors, with their respective amenity space located to the rear.

## 5.0 Limitations

5.1 To undertake the detailed analysis of the proposed amenity spaces access to direct sunlight, careful consideration has been given to the existing trees to be retained and their respective size and species, based on the report produced by MDJ Arboricultural Consultancy Limited.

## 6.0 Methodology

6.1 Based on the information provided a 3D computer model has been produced of the neighbouring buildings to the site that could restrict the amenities spaces access to the daylight, as well as the proposed new structures.

6.2 Using a specialist computer programme, we have undertaken an analysis in accordance with the criteria contained in the BRE guidelines.

6.3 Paragraph 3.3.17 of the BRE guidelines states that for an amenity space to appear adequately sunlit throughout the year, at least half of the area should receive at least two hours of sunlight on the 21st March.

6.4 Paragraph G4.1 states that trees and shrubs are not normally included in the analysis, unless a dense belt or group of evergreens is specifically planned. The reason for this is that dappled shade of a tree is more pleasant that the deep shadow of a building. Paragraph G4.2 goes on however to state that if the whole of the garden is shaded by trees for a lengthy period of time in summer the garden is probably to0 shady.

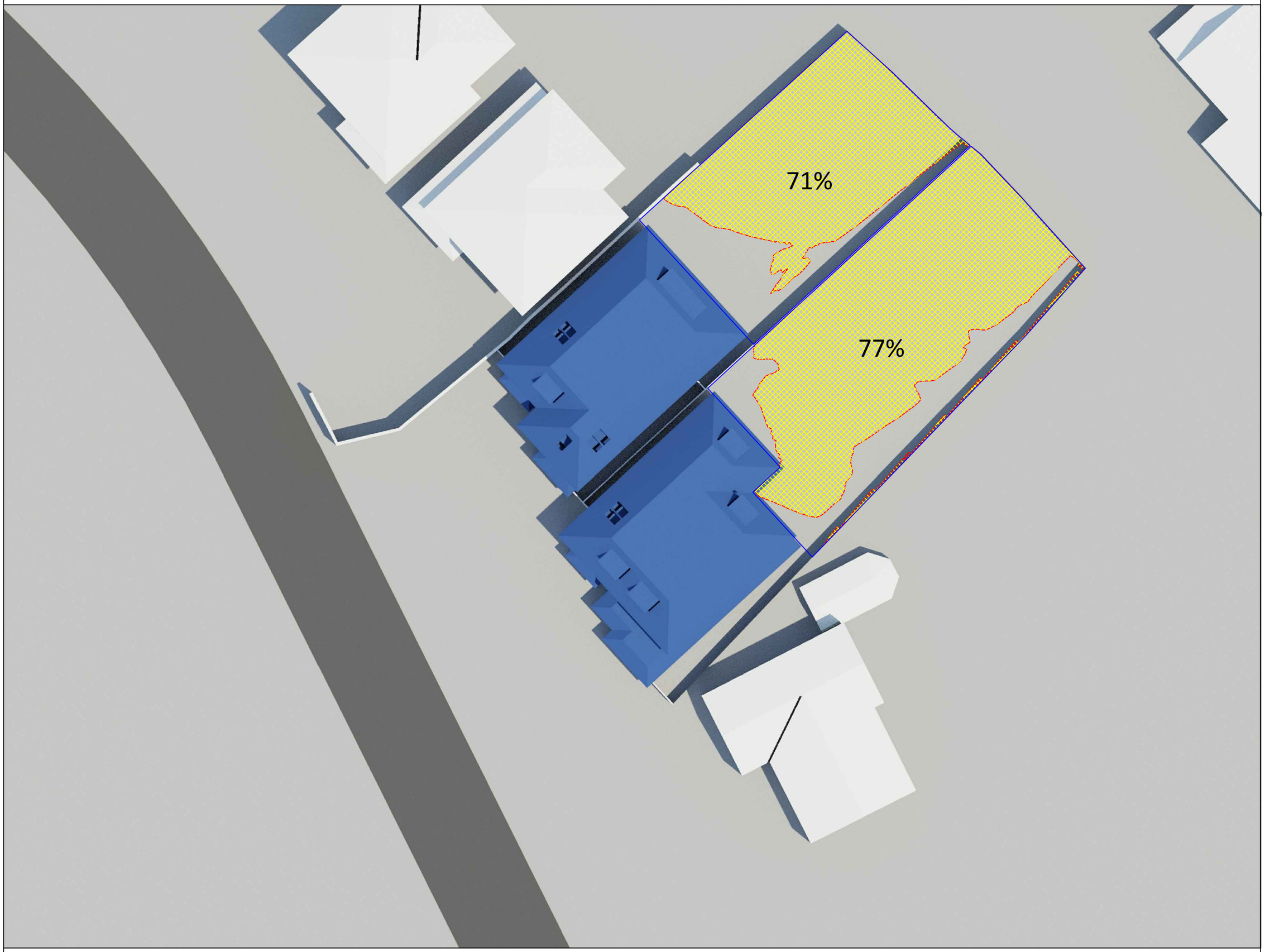
## 7.0 Assessment

7.1 The results of our analysis are set out in drawing numbers 2790-100 and 101 attached at Appendix A. These demonstrate that on the 21st March, when the deciduous trees are bare branch, 77% of the gardens will enjoy at least 2hrs of direct sunlight, well in excess of the 50% recommended and therefore the BRE guidelines are achieved. The analysis has also been undertaken on the 21st June when the trees are in full leaf. This demonstrates that 92% and 97% of the amenity spaces will enjoy at least two hours of sunlight. The analysis therefore demonstrates that the proposed amenity space, taking into account the retained trees, will have good access to direct sunlight.

## 8.0 Conclusion

8.1 An analysis of the proposed amenities space access to sunlight demonstrates that the proposed amenity spaces will have excellent access to direct sunlight and therefore the Building Research Establishment's publication "*Site layout planning for daylight and sunlight. A guide to good practice.*" (2022) are achieved.

# Appendix A




Sources

KEY

Proposed Lit Area

Area that achieves 120 minutes of direct sunlight

Area Analysed

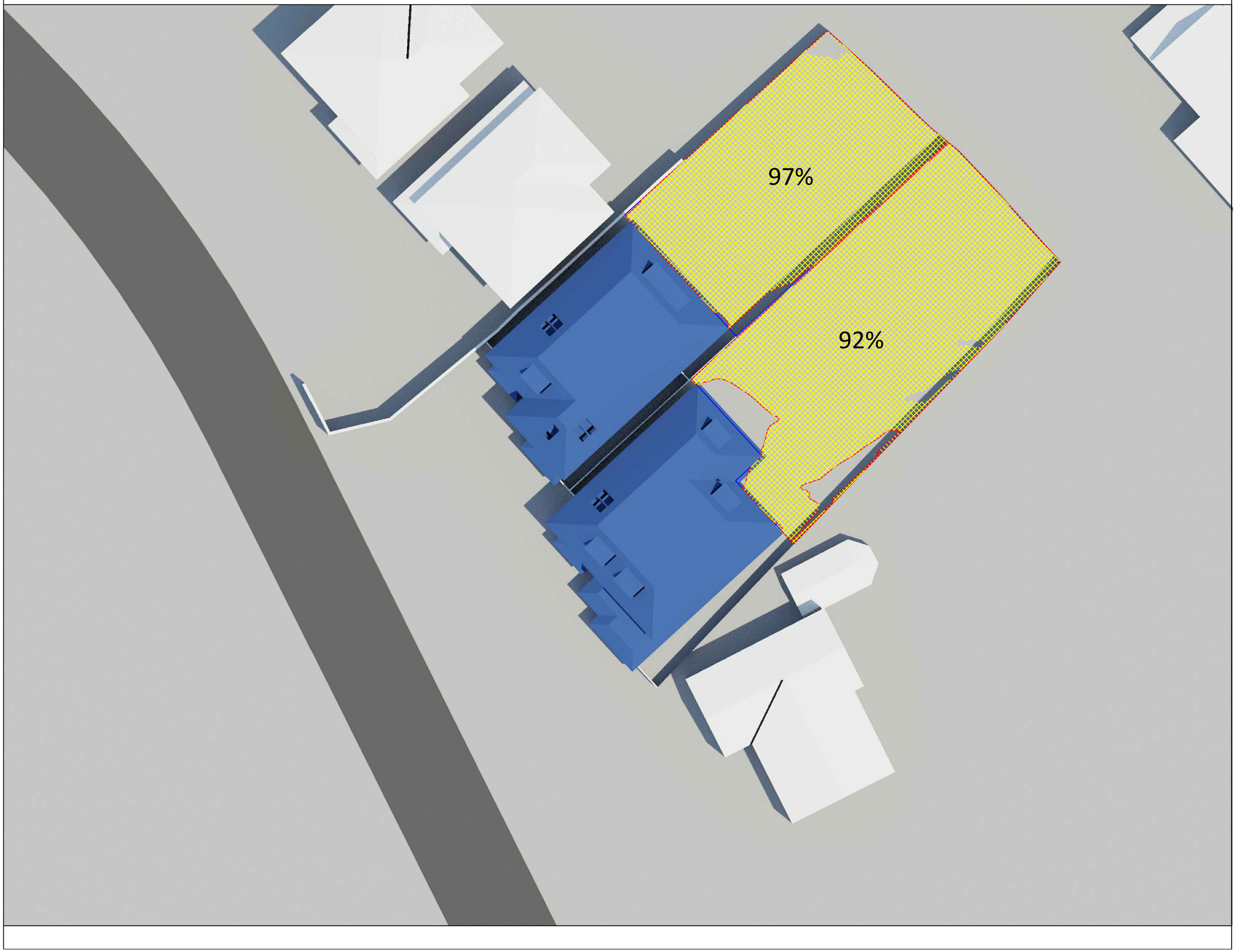
CHP Surveyors Ltd
2-6 Boundary Row, London, SE1 8HP www.chp.gb.com

PROJECT TITLE
Ashley Pines, Barnet Gate Lane

DRAWING TITLE
Proposed - Bare Branch Analysis
(21st of March)
120 minutes of direct sun

| SCALE | DATE | ISSUE |
|---|---|---|
| NTS | 22-08-2023 | - |

| DWG NO | REV |
|---|---|
| 2790_100 | - |




Sources

KEY

Proposed Lit Area

Area that achieves 120 minutes of direct sunlight

Area Analysed

CHP Surveyors Ltd
2-6 Boundary Row, London, SE1 8HP www.chp.gb.com

PROJECT TITLE
Ashley Pines, Barnet Gate Lane

DRAWING TITLE
Proposed - Full Leaf Analysis
(21st of June)
120 minutes of direct sun

| SCALE | DATE | ISSUE |
|---|---|---|
| NTS | 22-08-2023 | - |

| DWG NO | REV |
|---|---|
| 2790_101 | - |