

Schofield

OVERSHADOWING REPORT

Mile End Road, Colwick,
Nottingham, NG4 2DW

01 November 2023

**CHARTERED
BUILDING
SURVEYORS.**

 **RICS**
23.221.45.01

Schofield

Table of Contents

1.0	INTRODUCTION.....	2
2.0	THE SITE.....	2
3.0	OVERSHADOWING GUIDANCE.....	4
4.0	RESULTS.....	5
5.0	CONCLUSION.....	6

Appendices

Appendix 1: Overshadowing Plan

1.0 INTRODUCTION

- 1.1. Schofield Surveyors have been instructed by Meller Ltd to test the effects of the proposed development for overshadowing on neighbouring gardens adjacent to the development site. The assessment considers the design information provided by Meller dated October 2023. We have not been asked to test any daylight and sunlight amenity in the rooms within the neighbouring properties.
- 1.2. The methodology and criteria used for this assessment is provided in Building Research Establishment's (BRE) guidance "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (BRE 209 3rd Edition, 2022).
- 1.3. To carry out our assessment, we have generated a simple 3D computer model of the site based upon two-dimensional information provided by the architect and a 3d photogrammetry model provided by AccuCities. With this model, we have utilised our specialist computer software to calculate the overshadowing impacts to the neighbouring gardens to determine the effect, if any, the proposed development may have.

2.0 THE SITE

- 2.1 The site is located within Gedling Borough Council and the neighbouring properties that require testing are located to the east and north of the site.
- 2.2 The proposals include the construction of a new single storey industrial unit.
- 2.3 The below image shows the site taken from Google imagery:



3.0 OVERSHADOWING GUIDANCE

3.1 For overshadowing, the methodology is set out in the BRE guidelines and the availability of the sun on ground should mainly be tested on the following areas, which the BRE guide deems as amenity space:

- Gardens, usually main back gardens of a house,
- Parks and playing fields,
- Children's playgrounds,
- Outdoor swimming pools,

- Sitting out areas such as those between no-domestic buildings and in public squares.
- Focal points for views such as group of monuments or fountains.

3.2 In carrying out assessments, the BRE guide suggests that the Spring Equinox (21st March) is a good date for assessment as the sun is at a mid-point in the sky during that date. On this date no more than half (50%) of the amenity area should be prevented by buildings from receiving 2 hours of sunlight..

4.0 RESULTS

4.1 The full set of results are presented in below and an illustrated plot is shown in Appendix A showing the impacts.

Project Name: Mile End Road Project No.: 1 Report Title: Two hours Sunlight to Amenity Analysis - Neighbour Date of Analysis: 31/10/2023							
Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Neighbouring Gardens							
Ground	A1	Area m2	184.95	148.28	148.64	1.00	YES
		Percentage		80%	80%		
Ground	A2	Area m2	202.16	179.55	179.80	1.00	YES
		Percentage		89%	89%		
Ground	A3	Area m2	156.18	123.38	123.36	1.00	YES
		Percentage		79%	79%		
Ground	A4	Area m2	66.85	66.73	66.73	1.00	YES
		Percentage		100%	100%		
Ground	A5	Area m2	135.44	114.79	114.47	1.00	YES
		Percentage		85%	85%		
Ground	A6	Area m2	46.15	1.17	5.33	4.54	YES

		Percentage		3%	12%		
Ground	A7	Area m2	110.78	76.84	82.13	1.07	YES
		Percentage		69%	74%		

4.2 The results show that no impact would occur, and slight improvements are noted to plots A6 and A7.

5 CONCLUSION

5.2 Schofield Surveyors have undertaken an assessment of the overshadowing to the neighbouring gardens based upon best practice methods described in the BRE guidance.




5.3 The detailed results show full compliance with guidelines and therefore we see no reason why planning should be refused based upon overshadowing.

APPENDIX 1

OVERSHADOWING PLAN



Notes:

-  Area of loss/gain
-  Existing sun-on-ground contour
-  Proposed sun-on-ground contour

Rev Description	Date



4th Floor, 3-4 John Prince's Street
 London, W1G 0JL
 020 3771 9445
 info@schofieldssurveyors.co.uk
 schofieldssurveyors.co.uk

Project:
 Mile End Road
 Colwick
 Nottingham

Title:
 Sun-on-ground plot
 March 21st

Date: 01/11/2023
Scale: N.T.S

Drawing:
 23.221.SHA.01

Rev

Schofield

4th Floor
3-4 John Prince's Street
London
W1G 0JL

020 3771 9445

Info@schofieldsurveyors.co.uk

www.schofieldsurveyors.co.uk

