
12 Spring Court Road, Enfield, London

Daylight and sunlight report

Screening Report: Impact on neighbouring properties
Feb 2024



Revision Schedule

Daylight and sunlight report
Feb 2024

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	May 2023	Final	P Giesberg	S. Bamford	P Giesberg
02	Feb 2024	Revised Plans	P Giesberg	S Bamford	P Giesberg

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1 Introduction

It is proposed to redevelop the site at 12 Spring Court Road in Enfield, London, EN2 8JP by demolishing the current house and erect 4 new dwellings and associated landscaping. As there are neighbouring properties on either side of the proposed development as well as across the road, the potential for an impact on the daylight and sunlight enjoyed by neighbouring properties was examined. This report has been prepared in support of the planning application for the proposed development and comprises of a first screening study to identify properties that may be affected by the proposed development. This is a revised report to address the changes in design from 2 pairs of semi-detached houses to 4 detached houses, that are slightly deeper than the original proposed units.

Site and development

The proposed development is situated in on the edge of Enfield some 2 miles from the town centre (Fig. 1). The site is adjacent to residential properties to the north, south and west, although part of the west boundary is also adjacent to agricultural fields within Green Belt land. To the east the site is adjacent to Spring Court Road from which the plot is currently accessed.



Figure 1. Site overview

2 Methodology and assessment criteria

2.1 Planning policy

The London Plan and Daylight and Sunlight Impacts

The London Plan 2021 includes a policy with regards to the daylight and sunlight impacts on neighbouring properties in “Chapter 3 Designs”. Policy 6 Housing Quality and Standards states in clause D:

“The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.”

At this moment there are no revised guidelines in the London Plan on how to address this issue and the London Plan 2021 refers to the 2016 Housing SDP in this regard. In paragraph 1.3.45 it states:

“An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.”

Two stage approach

To address the flexibility that is required through the London Plan, a two stage approach is often used. The two-stage approach is where both technical impacts and wider contextual considerations are considered together. It stems from the High Court decision on the application of Melanie Rainbird and the London Borough of Tower Hamlets Council (Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018] EWHC 657), commonly referred to in the industry as “the Rainbird judgement” and is provides good guidance on considering all projects.

From here the two stages can be identified as:

1. whether or not it would result in the material deterioration of those conditions
2. whether or not any such deterioration would be unacceptable.

Stage 1 itself also can be considered to comprise of two parts:

- An assessment against the very simplistic and well-known forms of analyses. For daylight, the VSC and NSL analyses and for sunlight, the APSH. A breach of these criteria may mean a noticeable reduction

in light and that daylight and sunlight may be adversely affected. However, that initial test would highlight whether a deeper dive into the overall impacts is required.

- Where a noticeable reduction in daylight and/or sunlight occurs, a deeper analysis of impact can be undertaken against the various supplementary assessments provided within the BRE Guidelines, such as retained daylight and sunlight values; room uses; relevant building design limitations e.g. balconies; and, more accurate methodologies such as radiance and climate-based data modelling (CBDM).

The second stage considers areas where stage 1 identified a material deterioration of the daylight and sunlight conditions. There are a number of items that should be considered to establish the acceptability of the deviations from the BRE guidelines. These items include, but are not limited to:

- The quality of retained light.
- The number and type of impacted rooms and spaces.
- The expectation of light levels in the given location.
- The development plan, site allocations and wider policy considerations.
- Relevant precedents and strategic guidance both historic and current.
- The strategic importance of the proposal and the benefits it brings.

2.2 Effects on existing buildings

The effects of the proposed buildings on the availability of daylight on the existing buildings have been considered. The appraisal has been carried out using the methodology set out by Paul Littlefair and colleagues in BR209 “*Site layout planning for daylight and sunlight: a guide to good practice*” (2022) (BRE Trust)

Diffuse light from the sky

It is important to safeguard the daylight that is available for nearby buildings in living rooms, kitchens and bedrooms. The Vertical Sky Component (VSC) is a measure of available daylight on a particular surface or window. The guidelines in the BRE209 document state that where a window has a VSC of 27 % or more daylighting is unlikely to be affected. In cases where the VSC is less than 27%, it is unlikely that a change in daylighting will be noticeable if a reduction in VSC is not less than 0.8 times the original value. Where information about internal layout is available a further test is the reduction in the area with a view of the sky is not more than 20%.

Where a room has more than 1 window the average weighted VSC could be used under certain circumstances, although care should be taken to use an average in extreme cases and where the windows are too far apart to be considered to provide daylight to the same habitable area.

To find out whether an existing building receives enough skylight an initial screening test can be done. First, draw a section in a plane perpendicular to each affected main window wall of the existing building (Figure 14). Measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development, then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If, for any part of the new development, this angle is more than 25°, a more detailed check, calculating the VSC values, is needed to find the loss of skylight to the existing building.

Sunlight Availability

If a living room of an existing dwelling has a window facing with 90 degrees of due south and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window meets all of the following three criteria:

- It receives less than 25% of annual probable sunlight hours (ASHP) or less than 5% of the annual probable sunlight hours between 21 September and 21 March
- It receives less than 0.8 times its former sunlight hours during either period
- It has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours

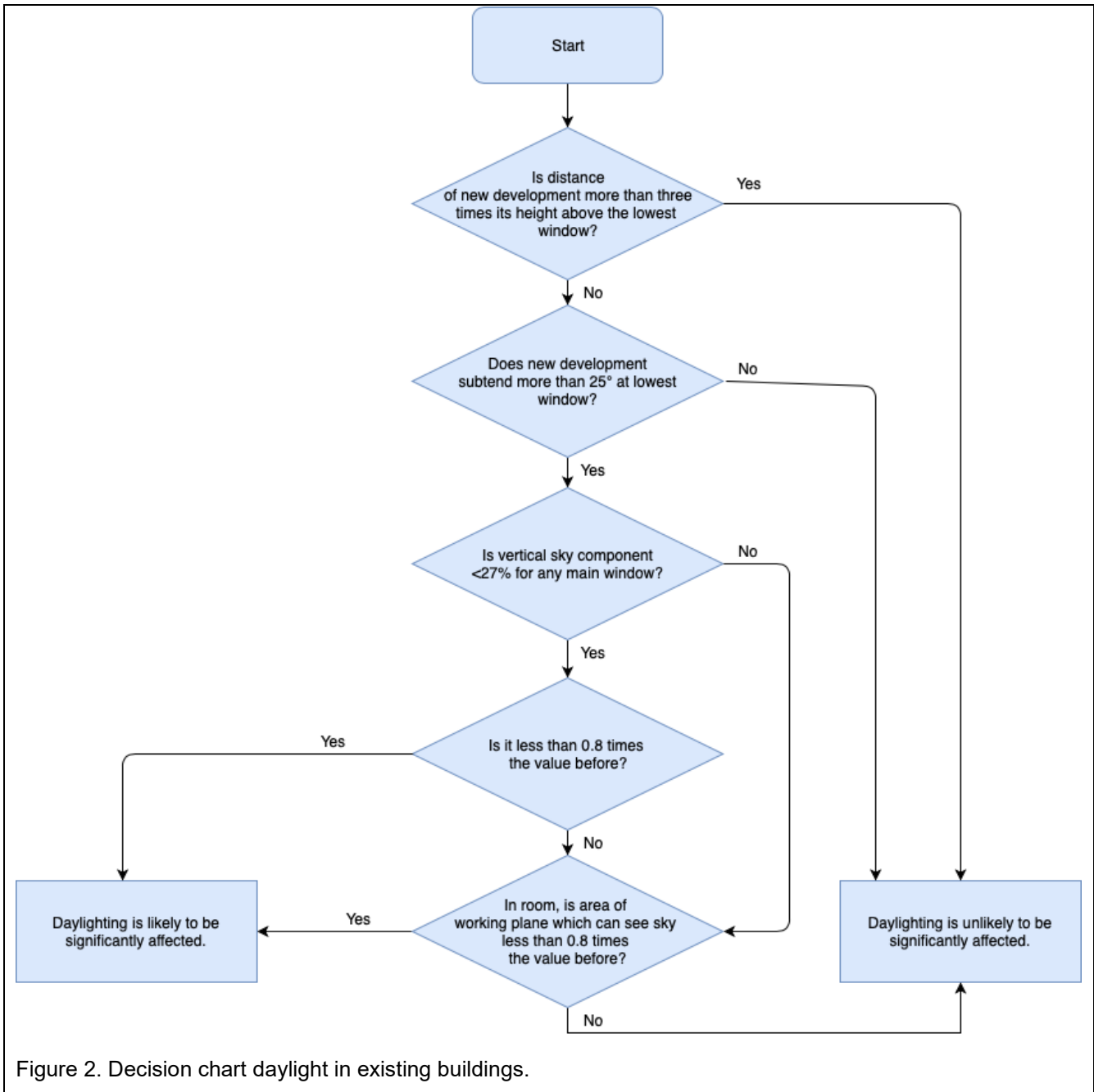


Figure 2. Decision chart daylight in existing buildings.

Sunlight and Gardens and open space

The BRE guidance recommends 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 loss of sunlight is likely to be noticeable.

3 Results

3.1 Screening for the need for detailed analysis

To establish the need for detailed, computerised analysis of the effect of proposed development on existing properties in the direct vicinity a simple test as described in the BRE guidance is used. For daylight this test is when a habitable room of an existing dwelling has a window facing the development and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window. Should this be the case then there is a potential for an adverse effect to occur and further analysis would be needed to determine the effect.

Where an extension is build or where a new building goes passed the façade of a neighbouring building , then the 45 degree rule applies. This requires drawing a line with an angle of 45 degrees in both plan and elevation from the furthest or highest point of the new building or extension. If the centre of any window of the neighbouring property lies within both of these lines than further detailed analysis would be required. If one of both of the 45 degree lines does not cross the wall passed the centre of the window, then it can be concluded that no material effect on the daylight occurs.

For sunlight the test is similar with some additional elements. Only main living rooms or dining rooms are considered and only when such a window is facing with 90 degrees of due south and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window would further analysis be required.

3.2 Adjacent properties.

Property at 4 Spring Court Road

The neighbouring property at 4 Spring Court Road has a window that directly faces the proposes development. Figure 3 shows the location of the window on the side elevation. Figure 4 shows that this window serves a bedroom.

The proposed development has a rear line that goes beyond the rear line of 4 Spring Road. Therefore the windows in the rear façade of 4 Spring Road should be considered for a potential impact.



Figure 3. Window at 4 Spring Court Road facing proposed development

As the window serves a bedroom sunlight does not need to be considered for this window. With regards to daylight figure 5 shows the 25 degree line from the centre of the window in relation to the proposed new development. Figure 6 shows the 45 degree line in plan. All windows in the rear façade of 4 Spring Road are beyond this 45 degree line.



Figure 4 Floor plans of 4 Spring Court Road showing a window in Bedroom 2 on the second floor.

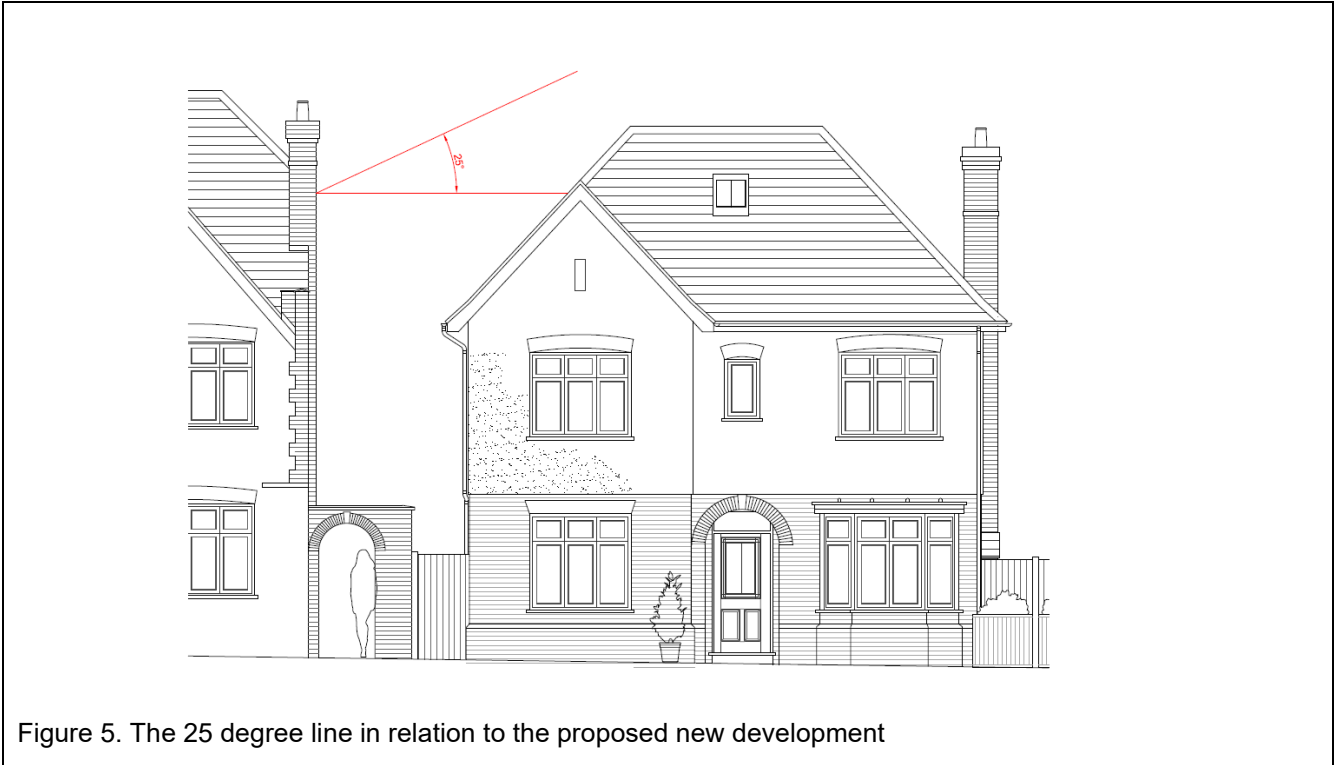


Figure 5. The 25 degree line in relation to the proposed new development



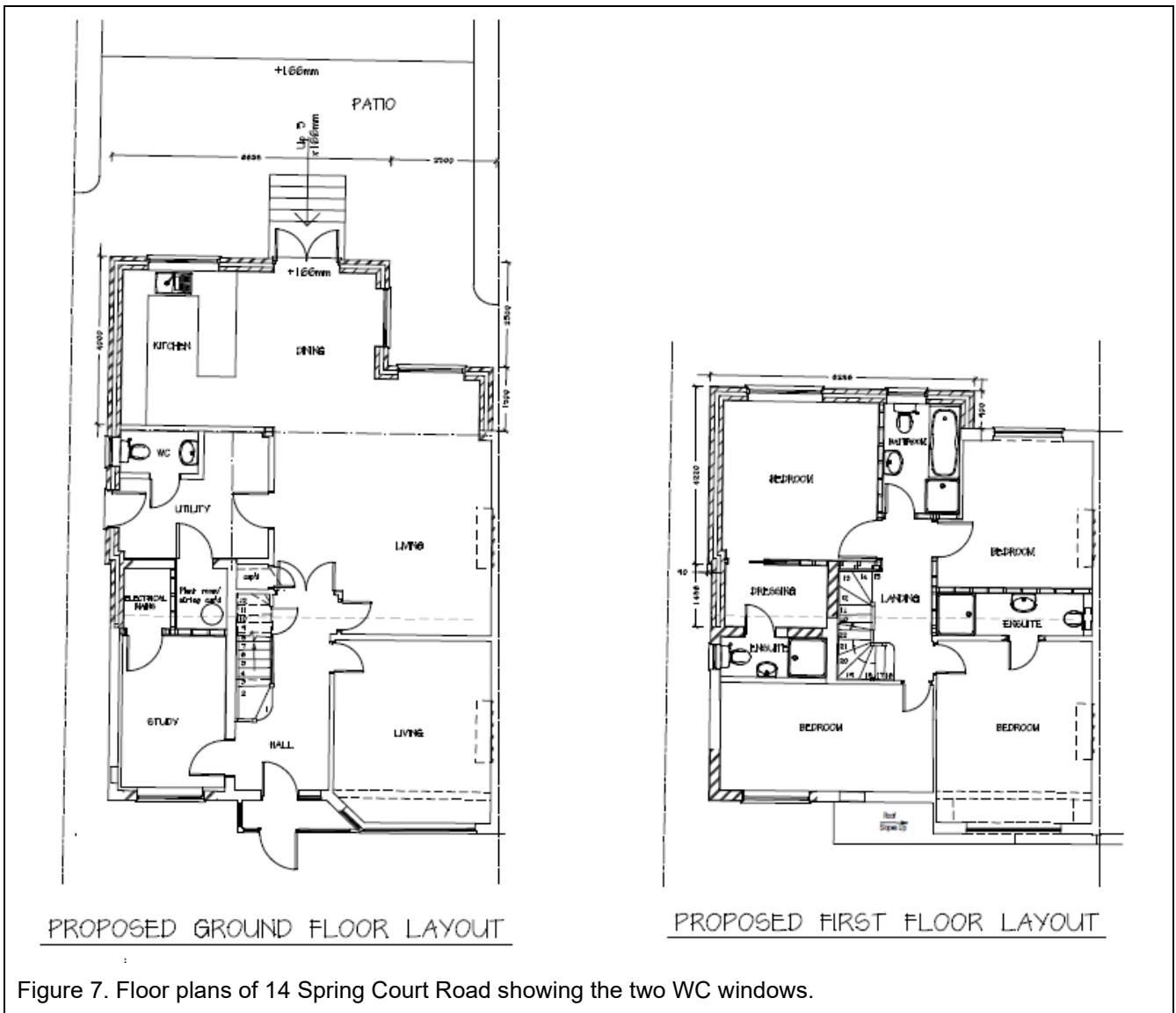
Figure 6. The 45 degree line in plan in relation to the proposed new development

Property at 14 Spring Court Road

The property at 14 Spring Road does have two small windows in the side elevation facing the proposed new development. The floor plan shown in figure 7 shows that these windows serve WCs and not a habitable room. The proposed new units also do not extend beyond the rear line of 14 Spring Road and therefore will not affect any windows in the rear façade.

Properties across Spring Court Road (Nos 7,15,17)

The shortest distance between the proposed new buildings and the existing facades of the houses across the street is 26 m. The standard height of the centre of a window is 1.6 m above ground level. This would mean that the 25 degree line would be breached at a new building height of 12 meters. The height of the proposed new buildings is below 10 meters and therefore it is unlikely that the daylight or sunlight of these existing houses will be adversely affected.



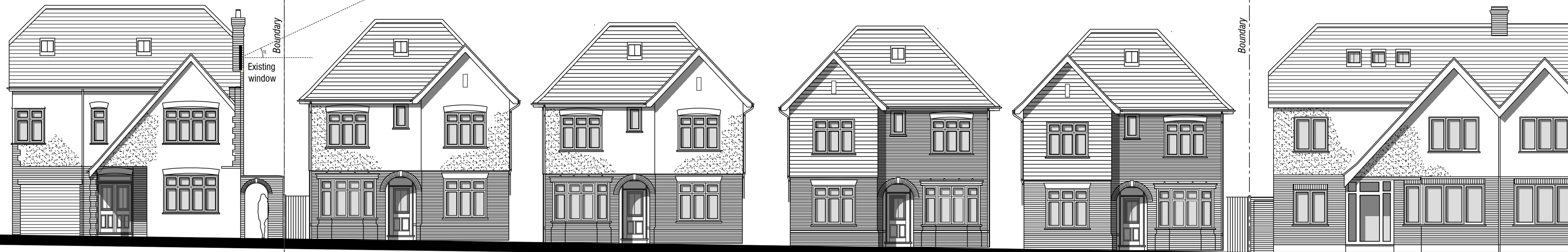
4 Discussion and conclusion

A daylight and sunlight assessment screening study was carried out.

None of the existing properties had windows to habitable rooms where the 25 degree line or 45 degree lines would be breached and it is not required to undertake detailed daylight and sunlight modelling.

It is therefore concluded that the proposed development complies with the BRE guideline published in “*Site layout planning for daylight and sunlight: a guide to good practice*” (2022) (BRE Trust), as well as with the planning requirements in the London Plan.

Appendix 1. Proposed Drawings



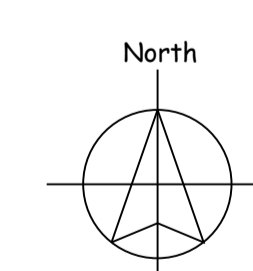
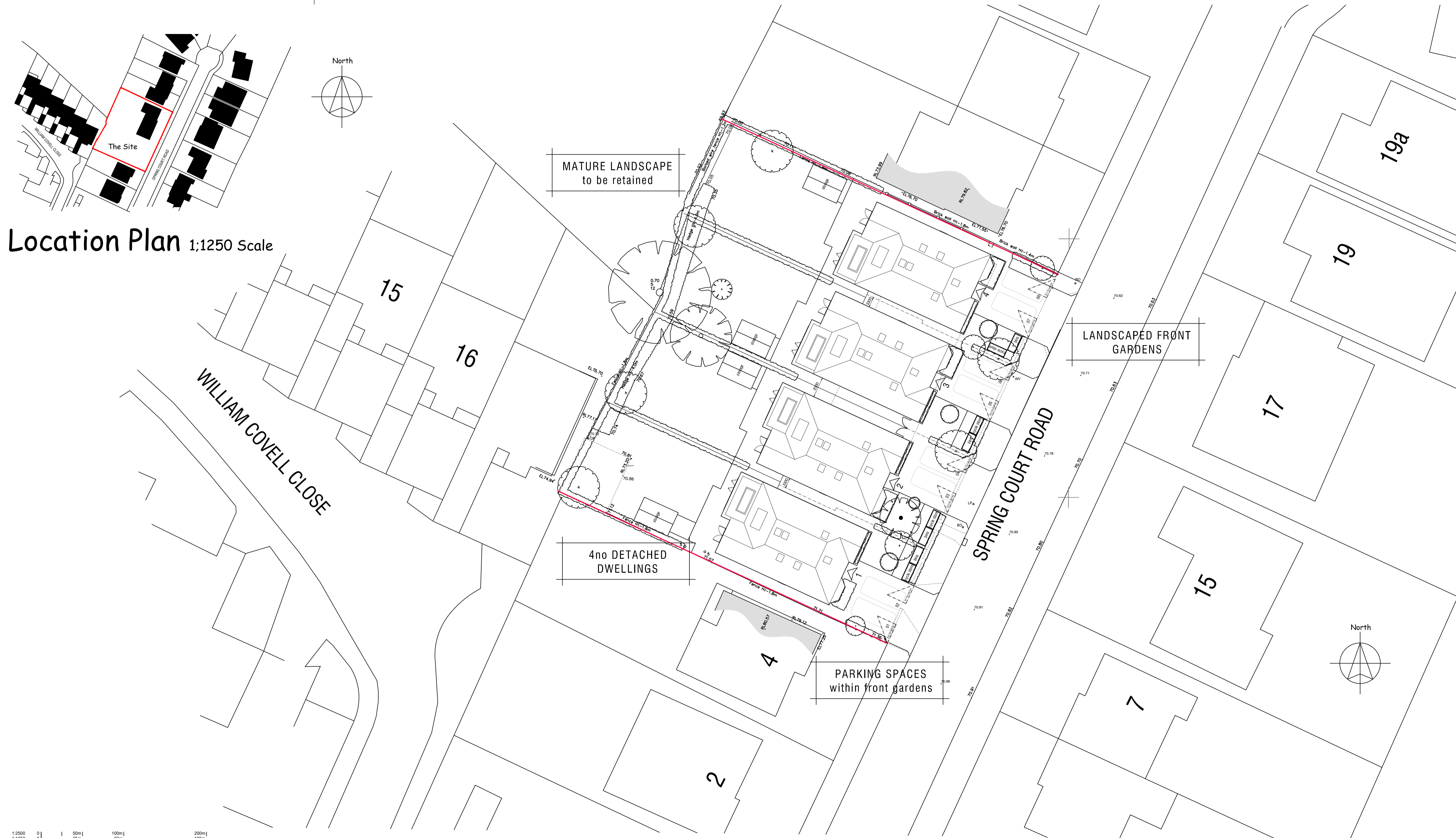
4no. Spring Ct Rd

FRONT ELEVATION (EAST)

1:100 Scale



Location Plan 1:1250 Scale



notes:
 any discrepancies should be reported immediately
 all dimensions should be checked on site prior to commencement of work
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 drawings to be read in accordance with the dwelling emission rate (der/ter) calculation. the building must be built 'as designed' meeting the criteria set for air permeability.
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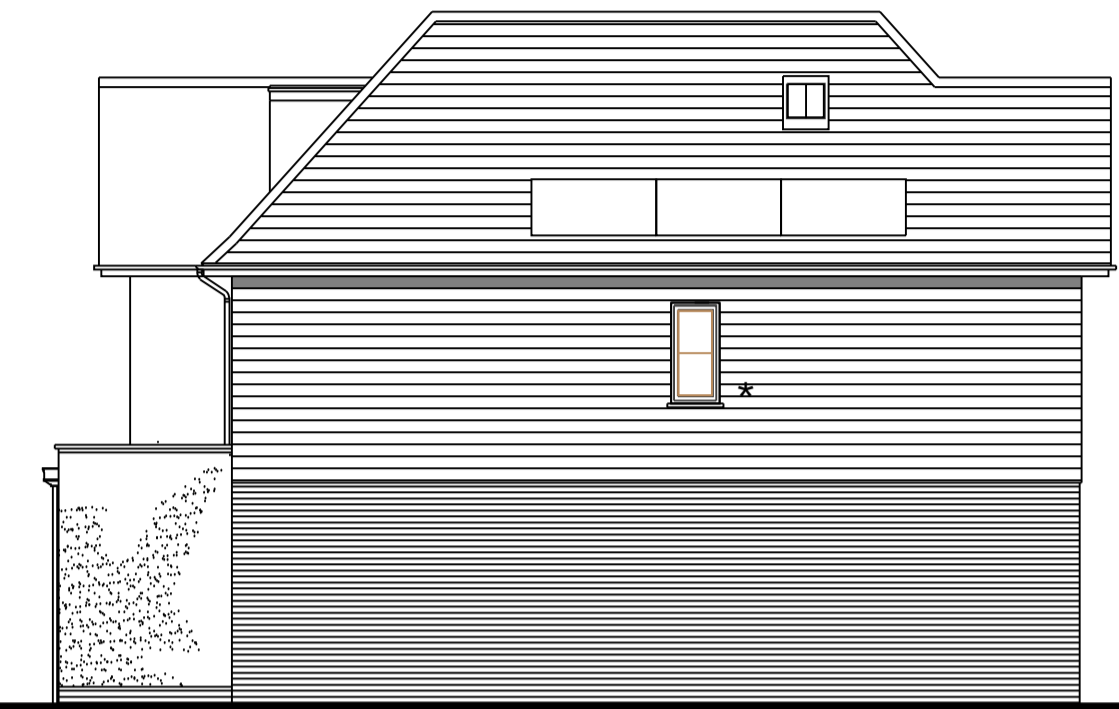
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Description		
Project	12 Spring Court Enfield EN2 8JP	
Drawing	Location and Site Plan 4 Dwellings	
Date	16/01/2024	
Scale	1:200	
Sheet size	A1	
Drawn	mRn	
20742-P300-A		

PLOT 4

Boundary



*obscure glazing



Flank Elevation

Rear Elevation

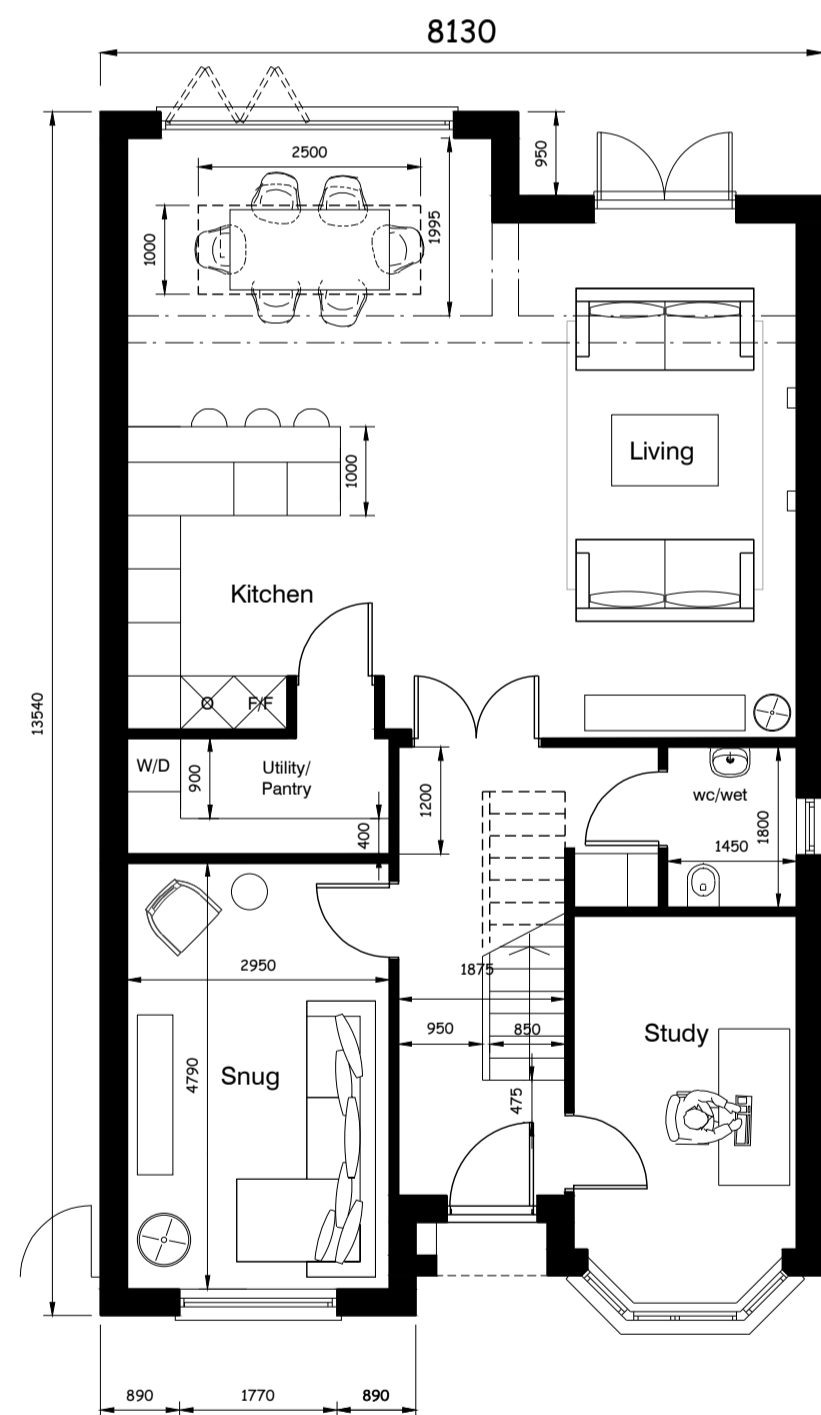
Side Elevation

Elevations 1:100 Scale

Front Elevation (east)
1:50 Scale

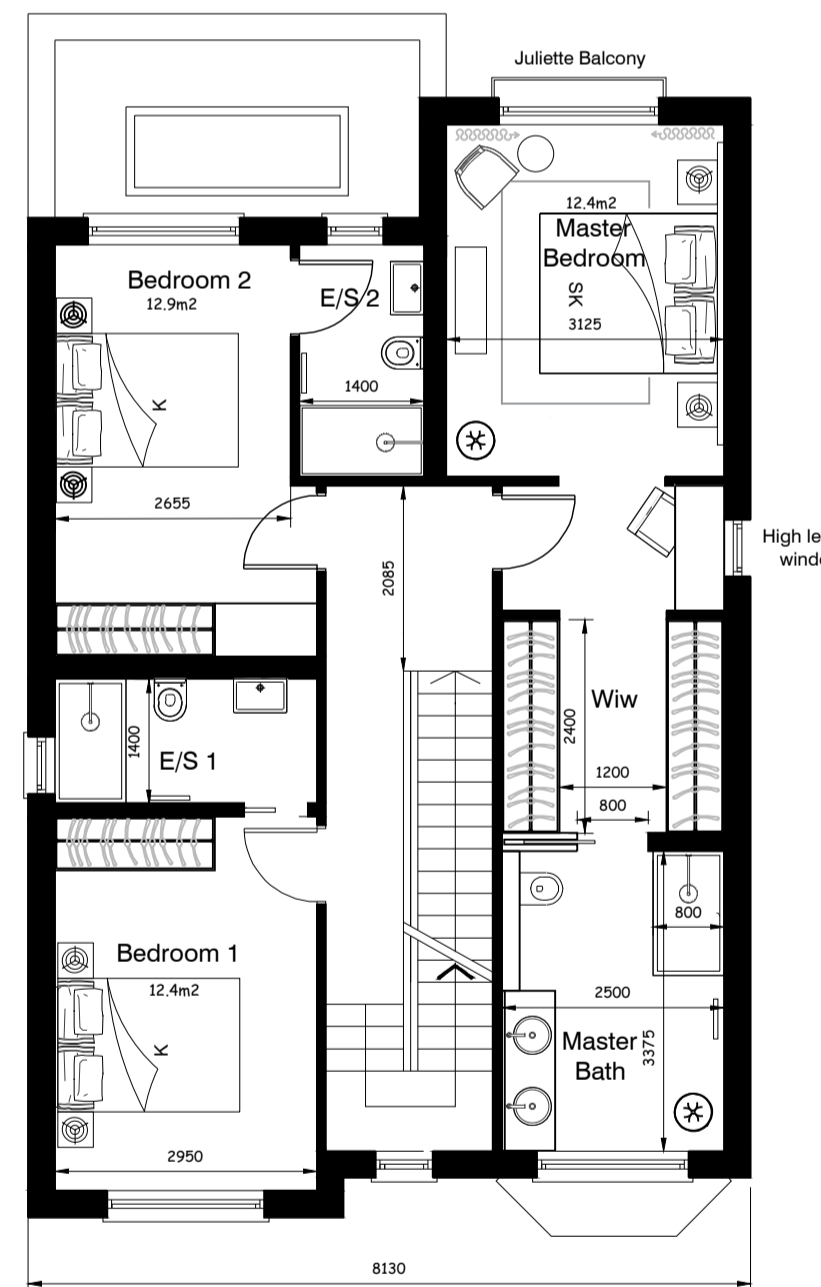
NOTES:

- All two bedspace double (or twin) bedrooms have a floor area of at least 11.5 sq.m
- Any area with a headroom of less than 1.5m has not been counted within the Gross Internal Area unless used solely for storage
- Any other area that is used solely for storage and has a headroom of 0.9- 1.5m (such as under eaves) has only been counted up to 50 per cent of its floor area, and any area lower than 0.9m has not been counted at all
- Any built-in area in excess of 0.72 sq.m. in a double bedroom and 0.36 sq.m. in a single bedroom has been counted towards the built-in storage requirement
- The minimum floor to ceiling height is 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling



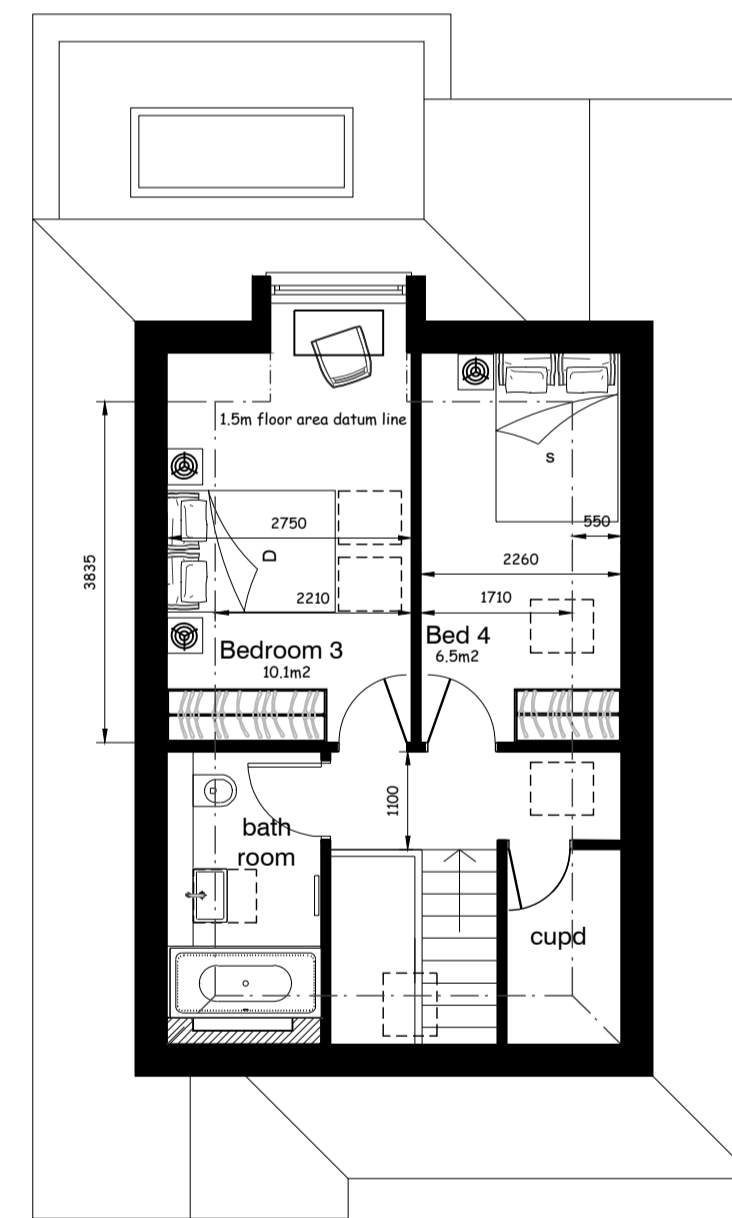
Ground Floor Plan

m2 91.92
sqf 989.42



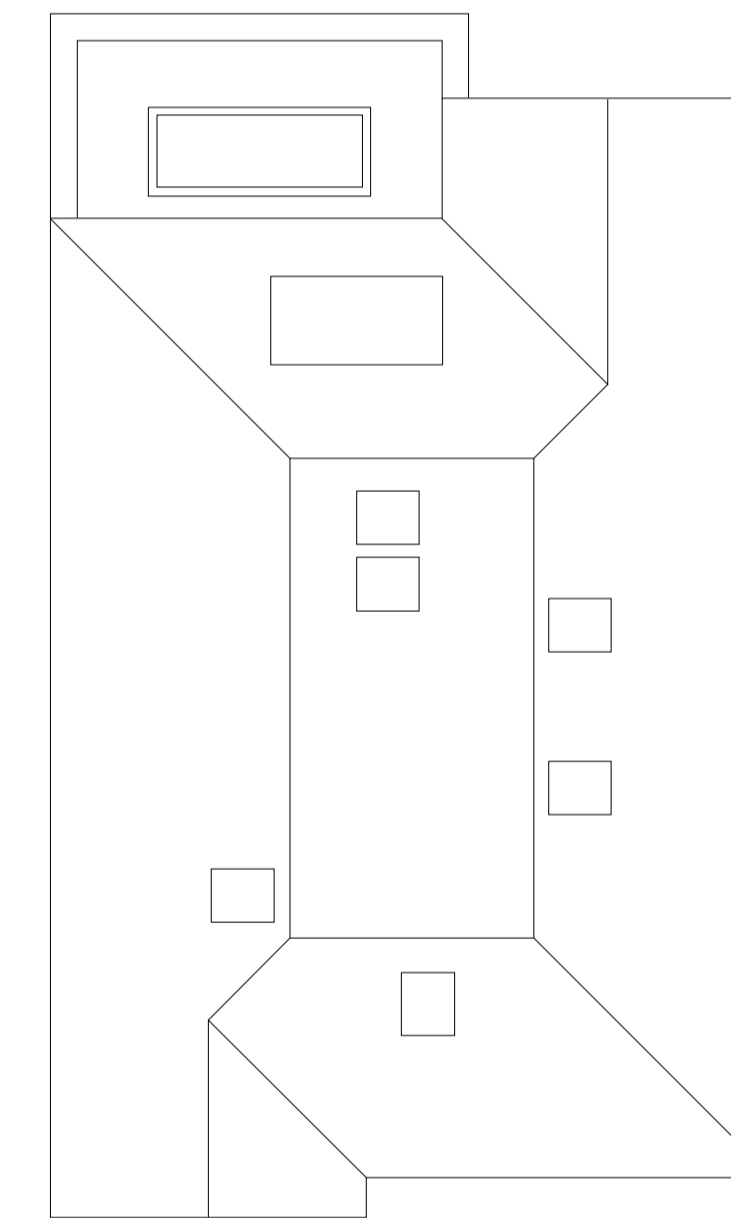
First Floor Plan

m2 82.26
sqf 885.44



Second Floor Plan

m2 28.54
sqf 307.20



Roof Plan

SCHEDULE OF AREAS

INTERNAL GROSS

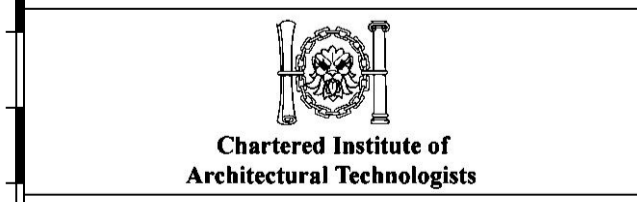
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Unit [4]			
2nd Floor		24.524	263.88 (measured at 1.5m high)
First Floor		74.739	804.19
Ground Floor		82.341	885.99
Total		181.604	1954.06

notes:
any discrepancies should be reported immediately
all dimensions should be checked on site prior to commencement of work
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drawings to be read in accordance with the dwelling emission rate (der/ter) calculation. the building must be built 'as designed' meeting the criteria set for air permeability.
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Jan 24			A



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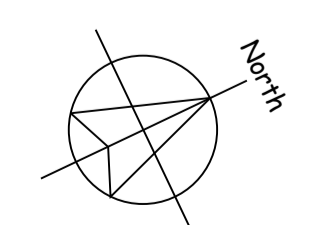


Description
Project 12 Spring Court
Enfield
EN2 8JP
Drawing Plot 4
Plans and Elevations

Date 16/01/2024
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Drawn mRn

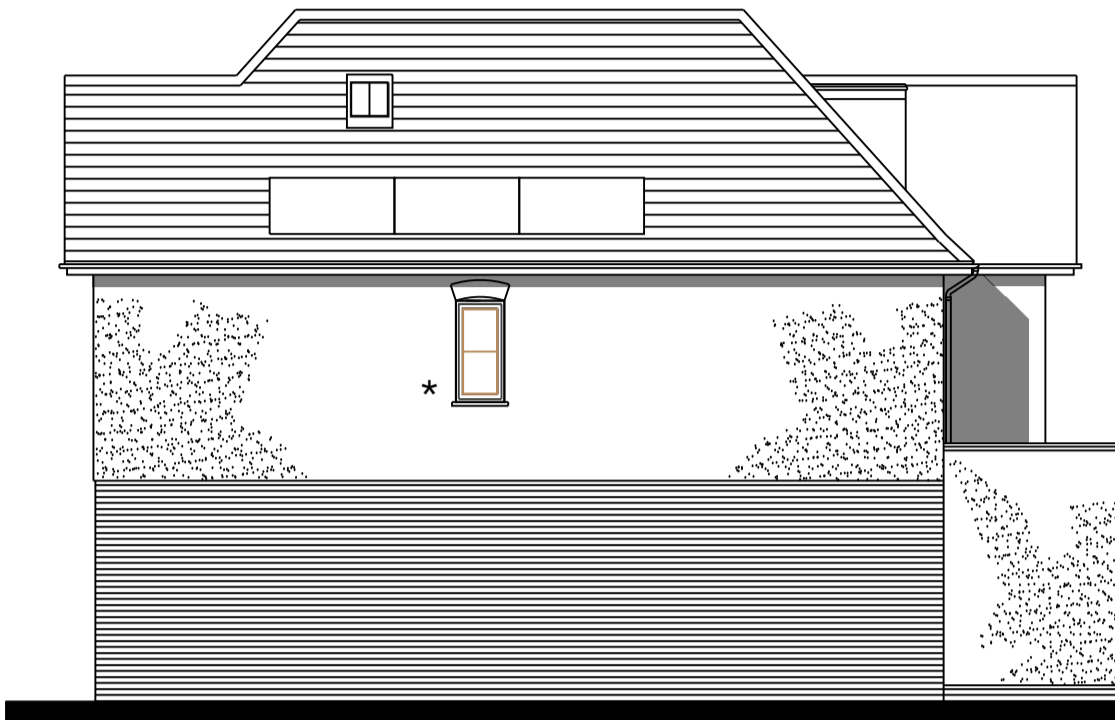
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1:100	0	0.5m	2m	4m	8m
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Front Elevation (east)
1:50 Scale



Side Elevation

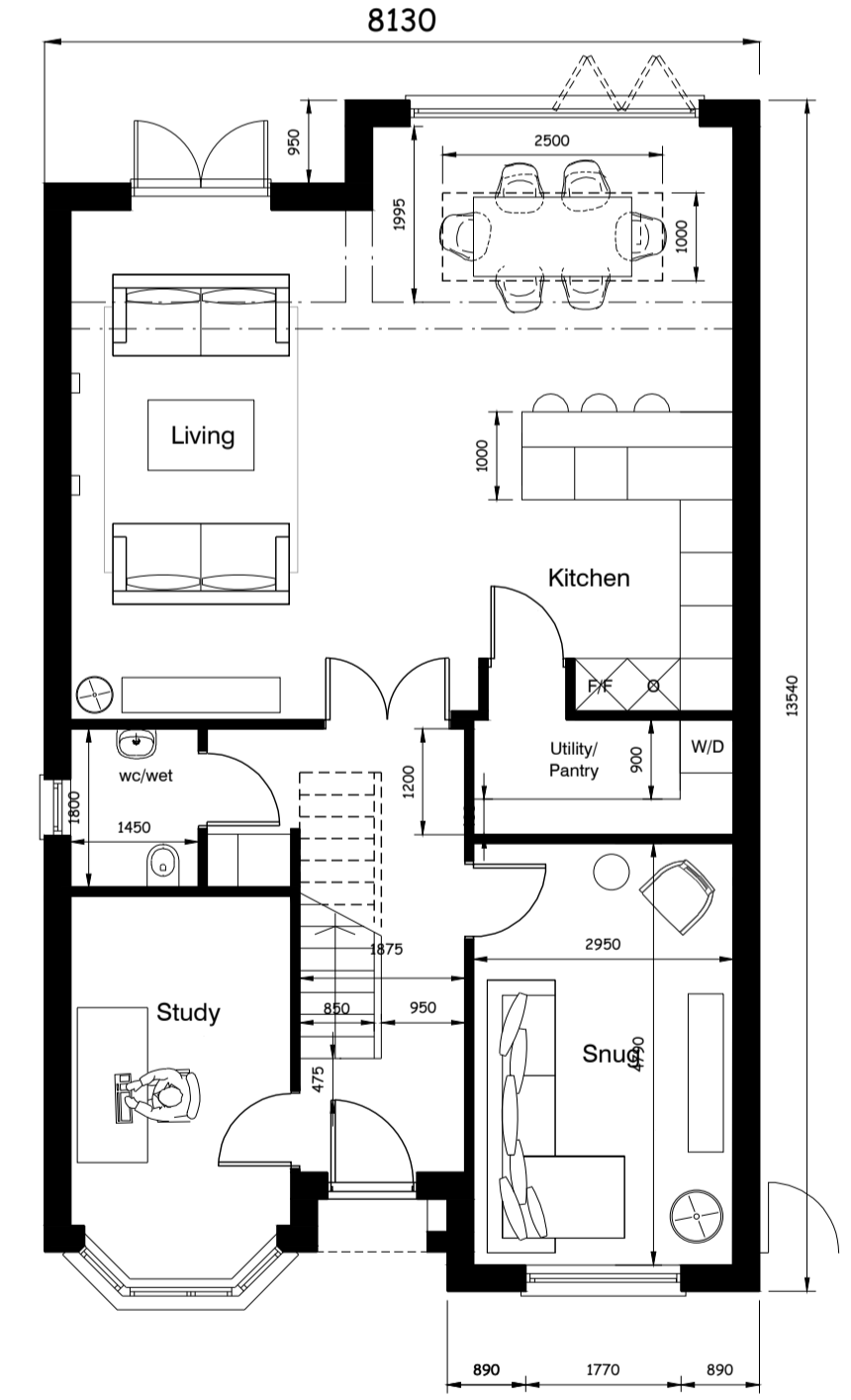


Rear Elevation

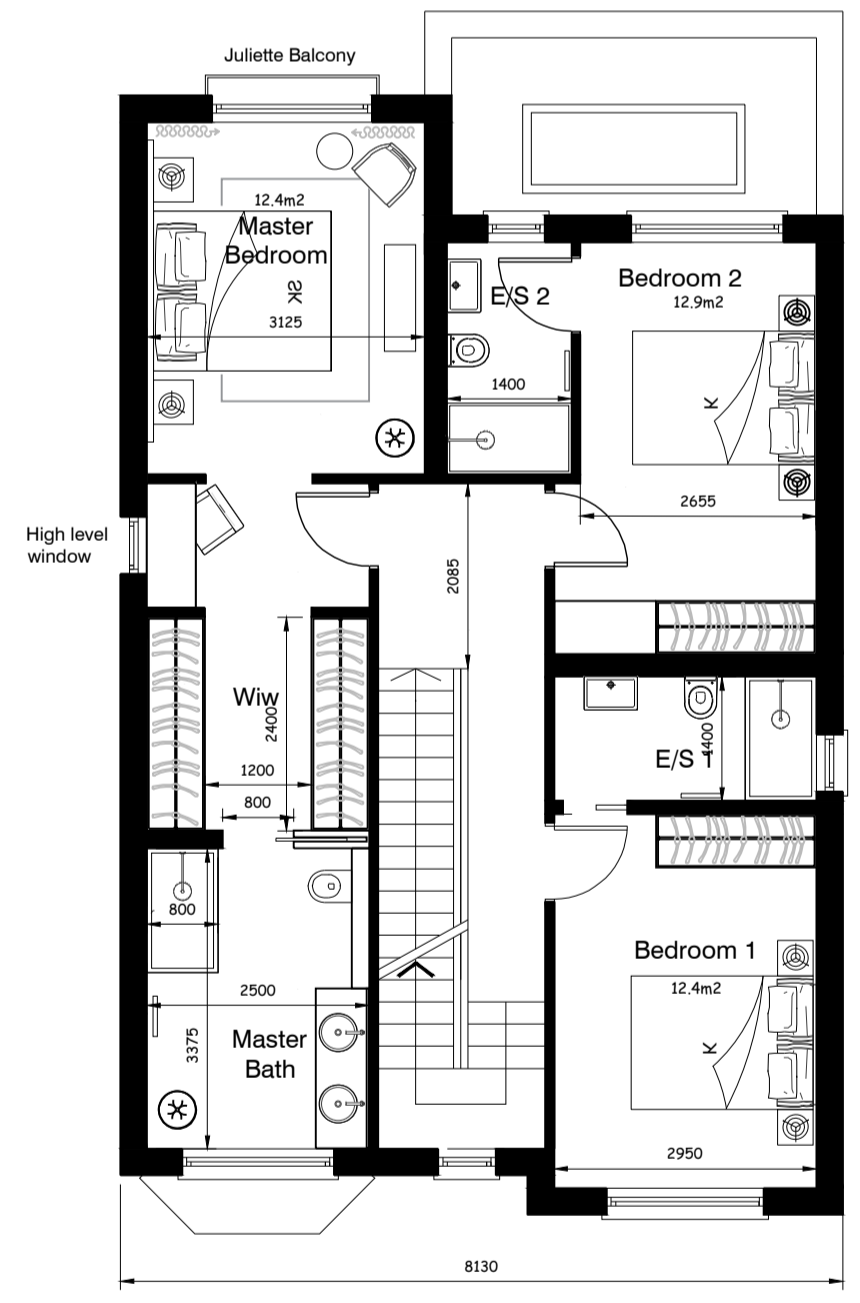


Flank Elevation

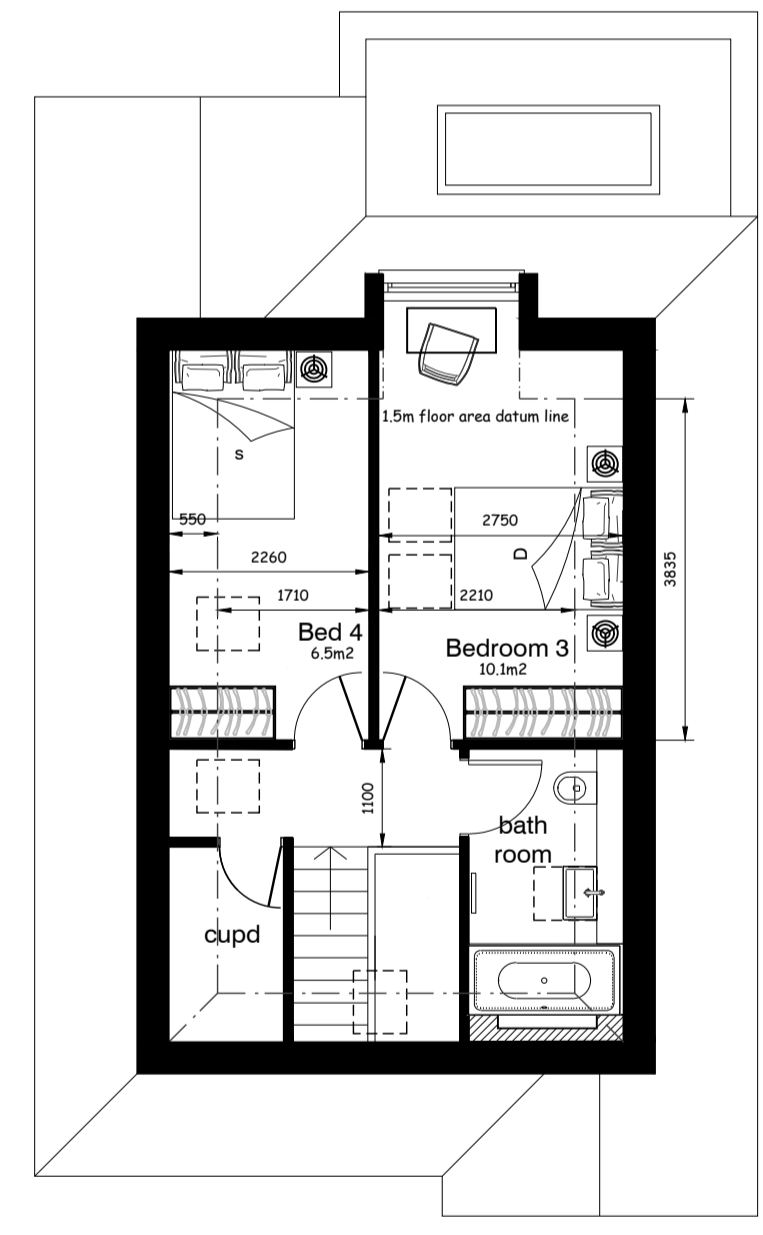
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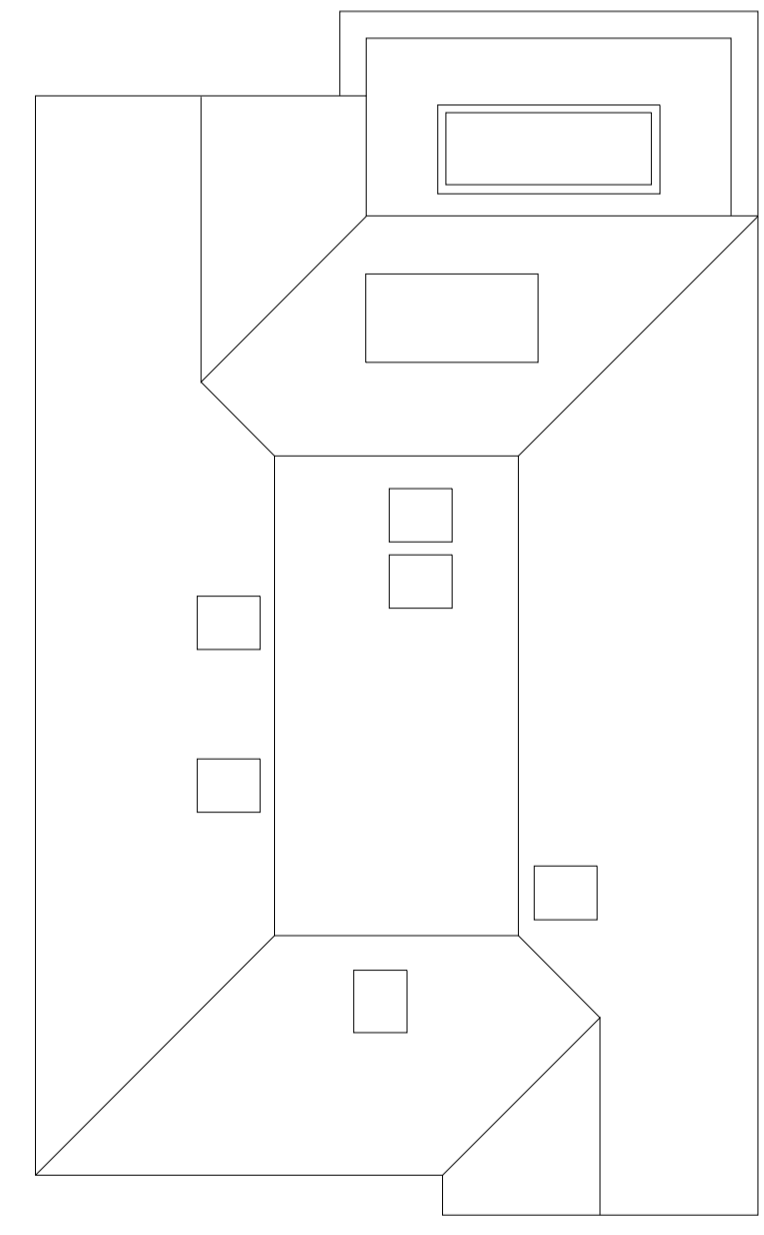
Ground Floor Plan
m2 91.92
sqf 989.42



First Floor Plan
m2 82.26
sqf 885.44



Second Floor Plan
m2 28.54
sqf 307.20



Roof Plan

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SCHEDULE OF AREAS

INTERNAL GROSS			
Item	Type	m2	SQ.FT
Unit 1			
2nd Floor		24.524	263.88 (measured at 1.5m high)
First Floor		74.739	804.19
Ground Floor		82.341	885.99
total		181.604	1954.06

notes:

any discrepancies should be reported immediately

all dimensions should be checked on site prior to commencement of work

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Description

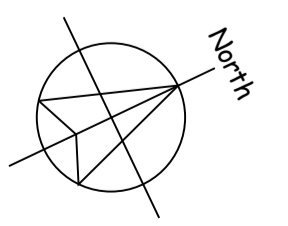
Project 12 Spring Court
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Drawing Plot 1
Plans and Elevations

Date 16/01/2024
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Sheet size A1
Drawn mRn

20742-P301-A

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PLOT 2



Front Elevation (east)
1:50 Scale

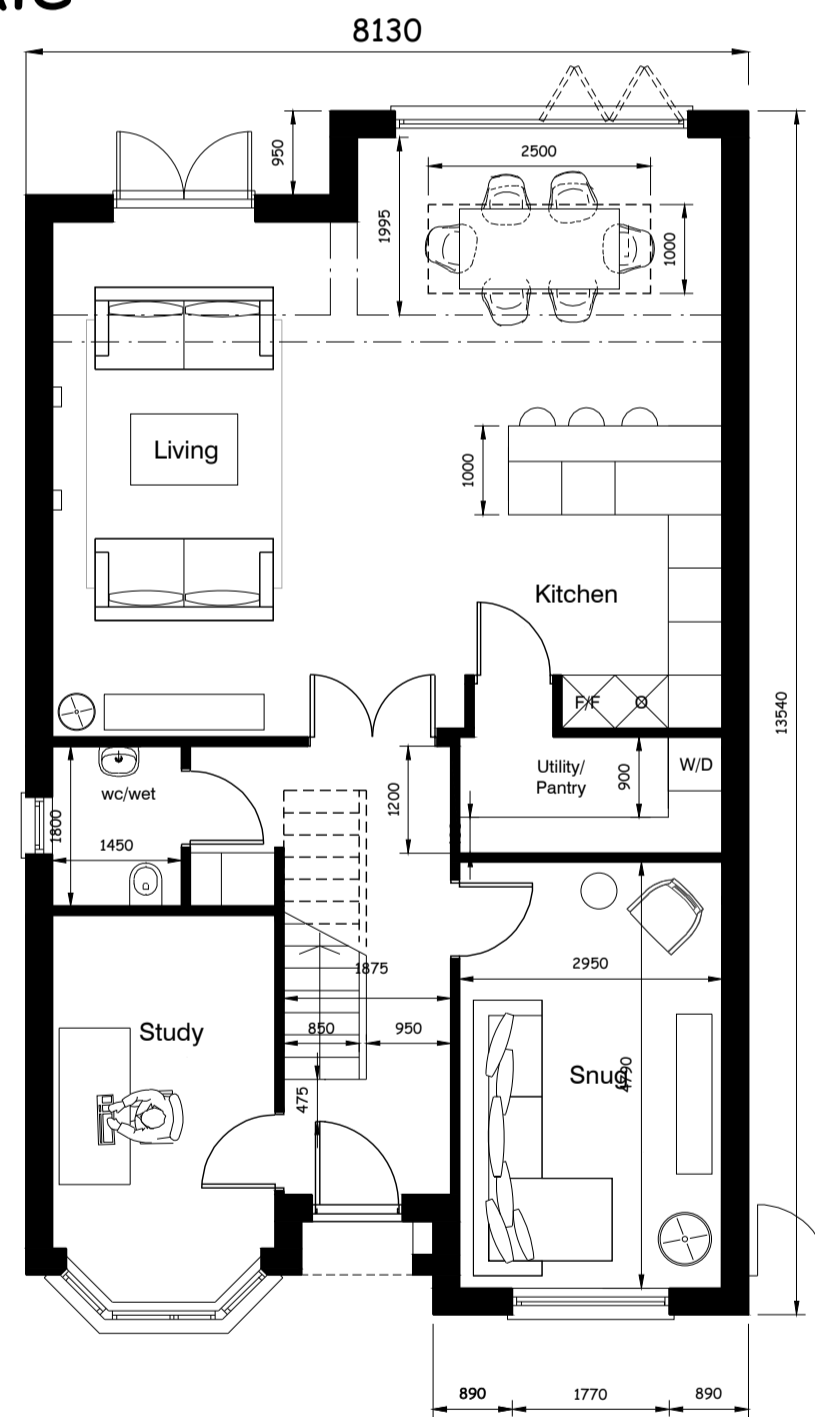


Side Elevation

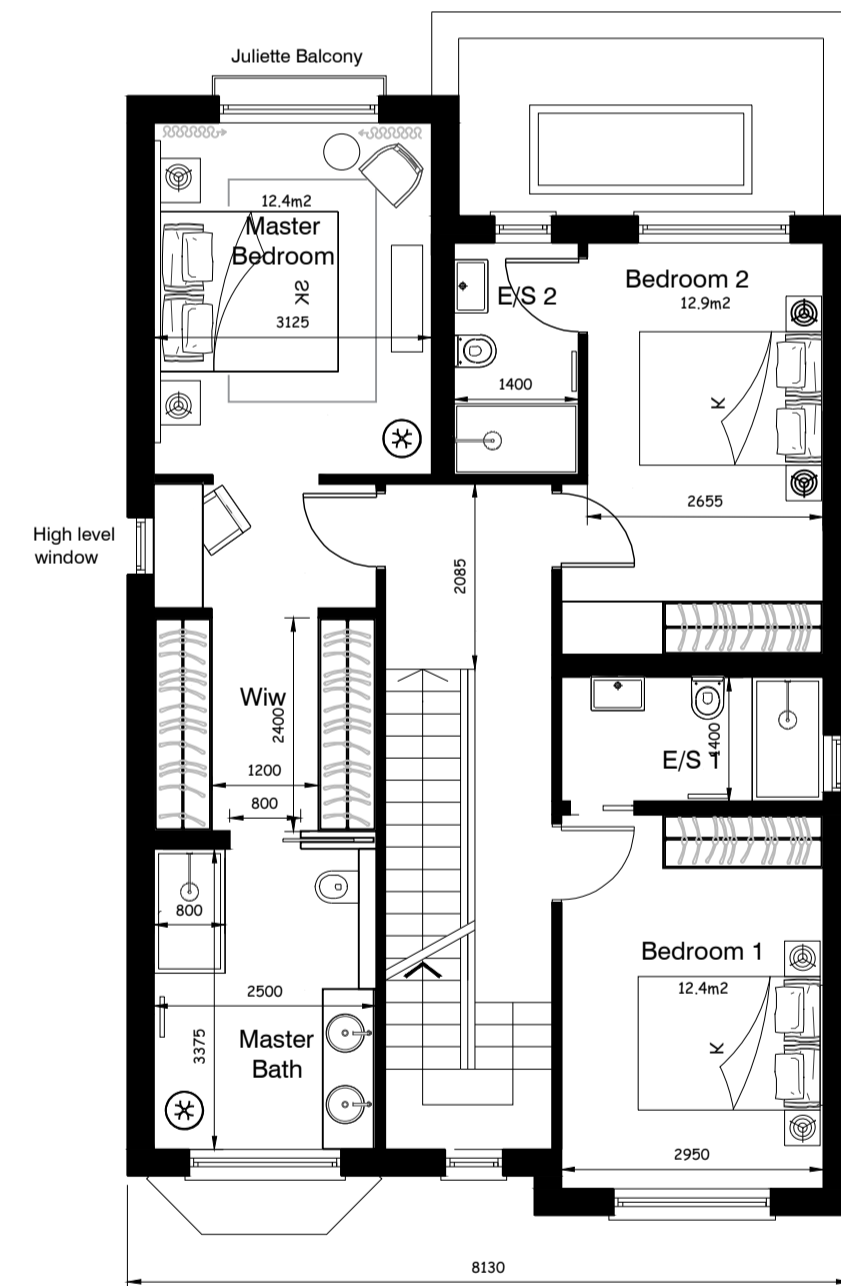
Rear Elevation

Flank Elevation

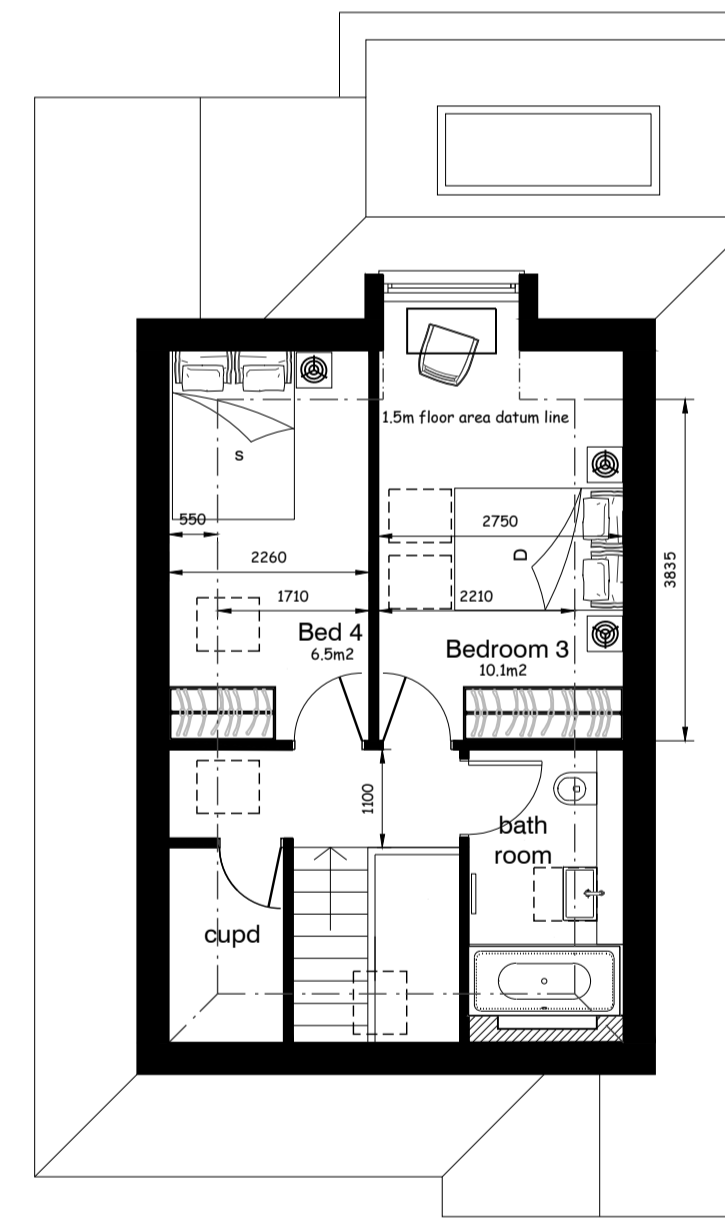
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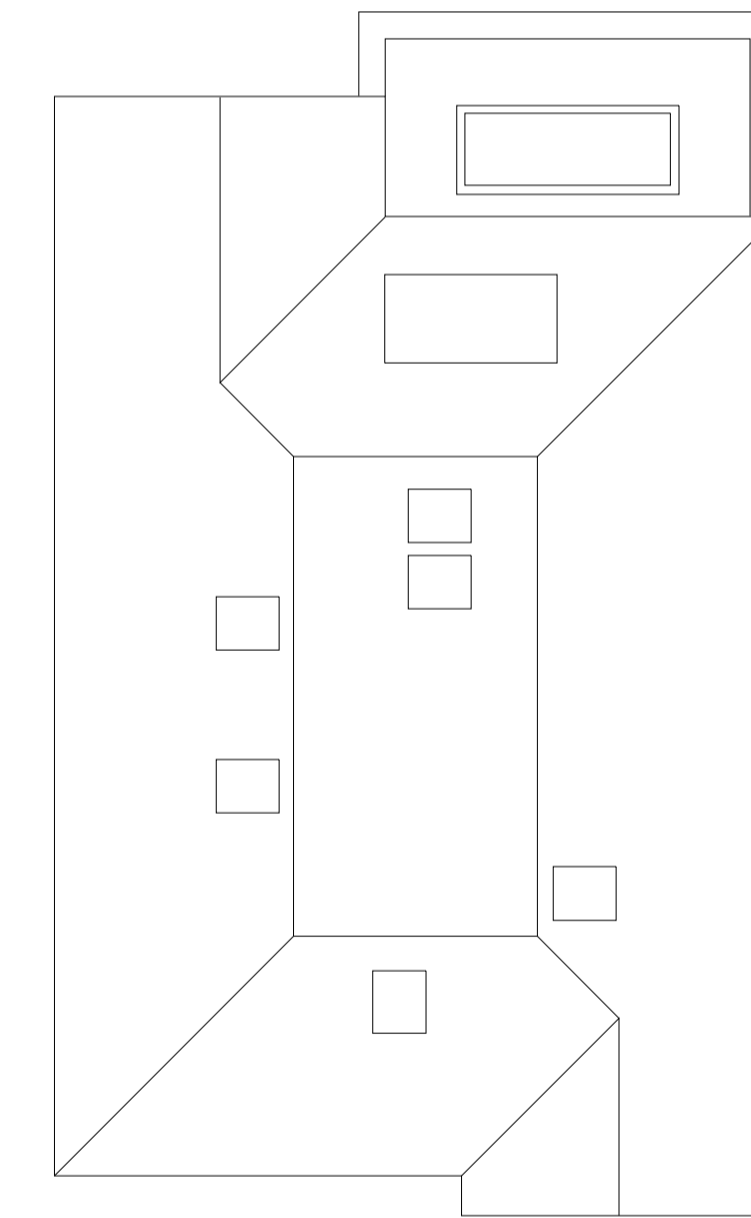
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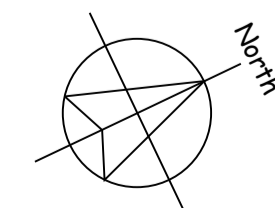
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Roof Plan

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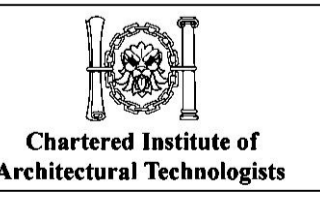
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Description
Project 12 Spring Court
Enfield
EN2 8JP
Drawing Plot 2
Plans and Elevations

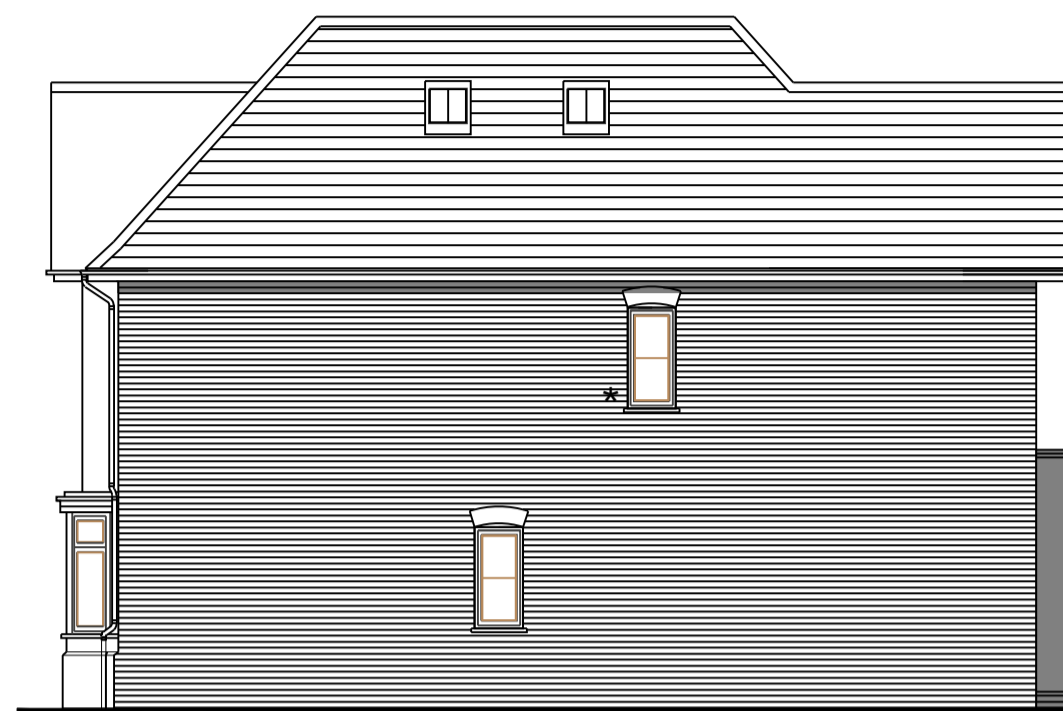
Date 16/01/2024
Scale 1:100
Sheet size A1
Drawn mRn

20742-P302-A

PLOT 3



Front Elevation (east)
1:50 Scale

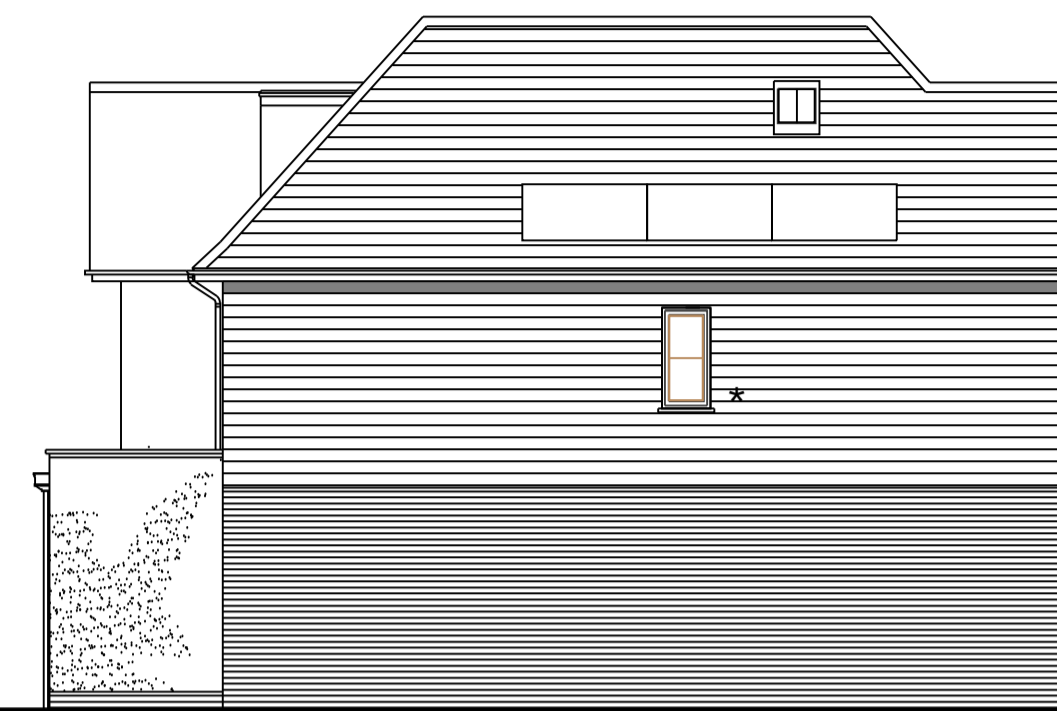


Flank Elevation

*obscure glazing



Rear Elevation

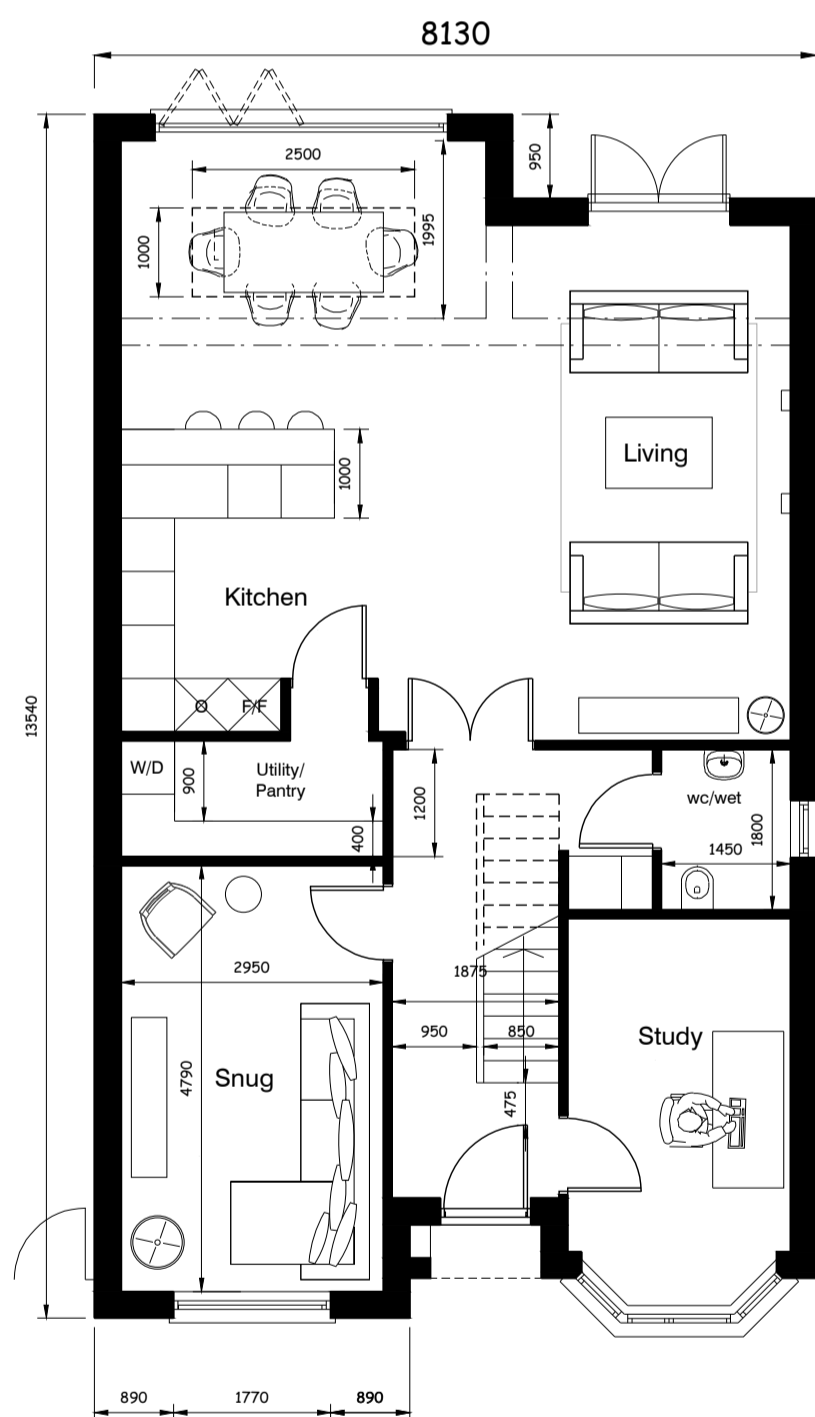


Side Elevation

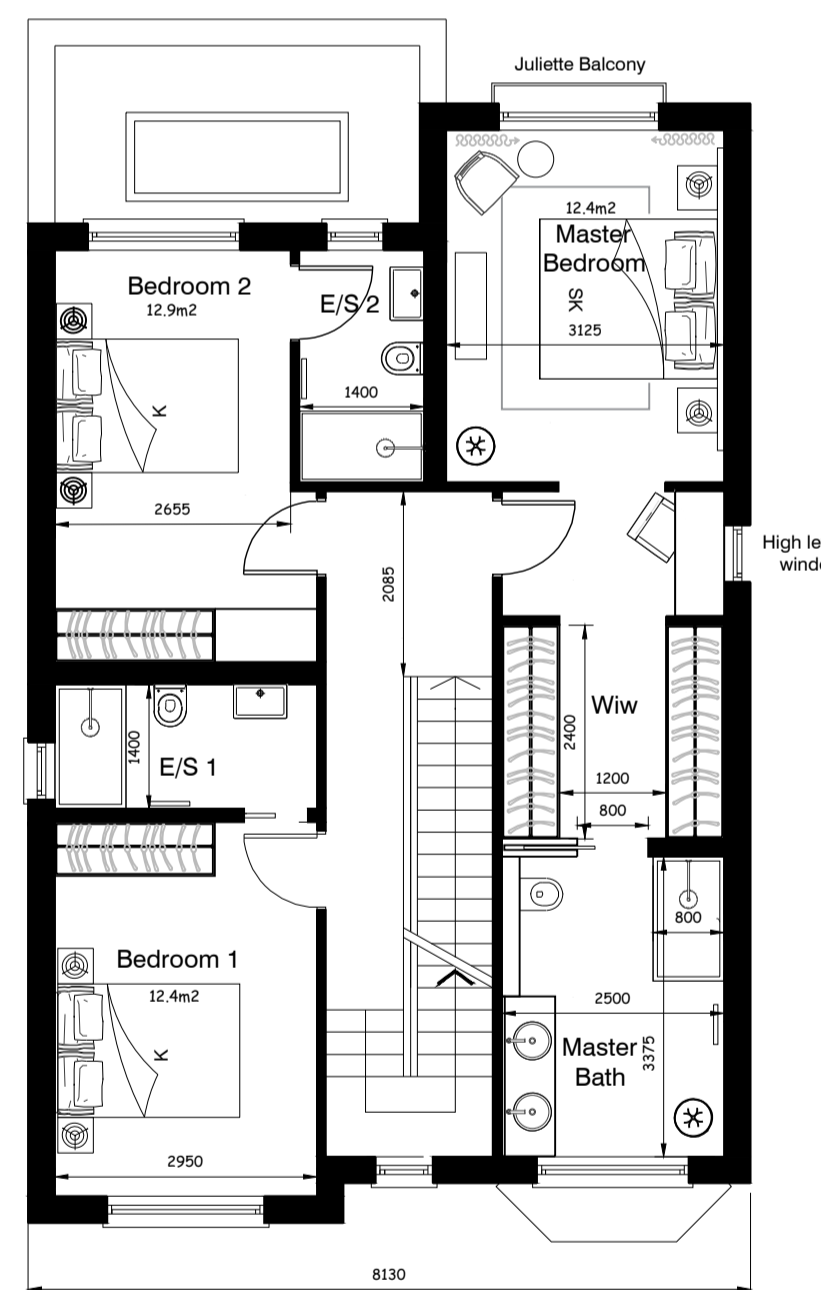
Elevations 1:100 Scale

NOTES:

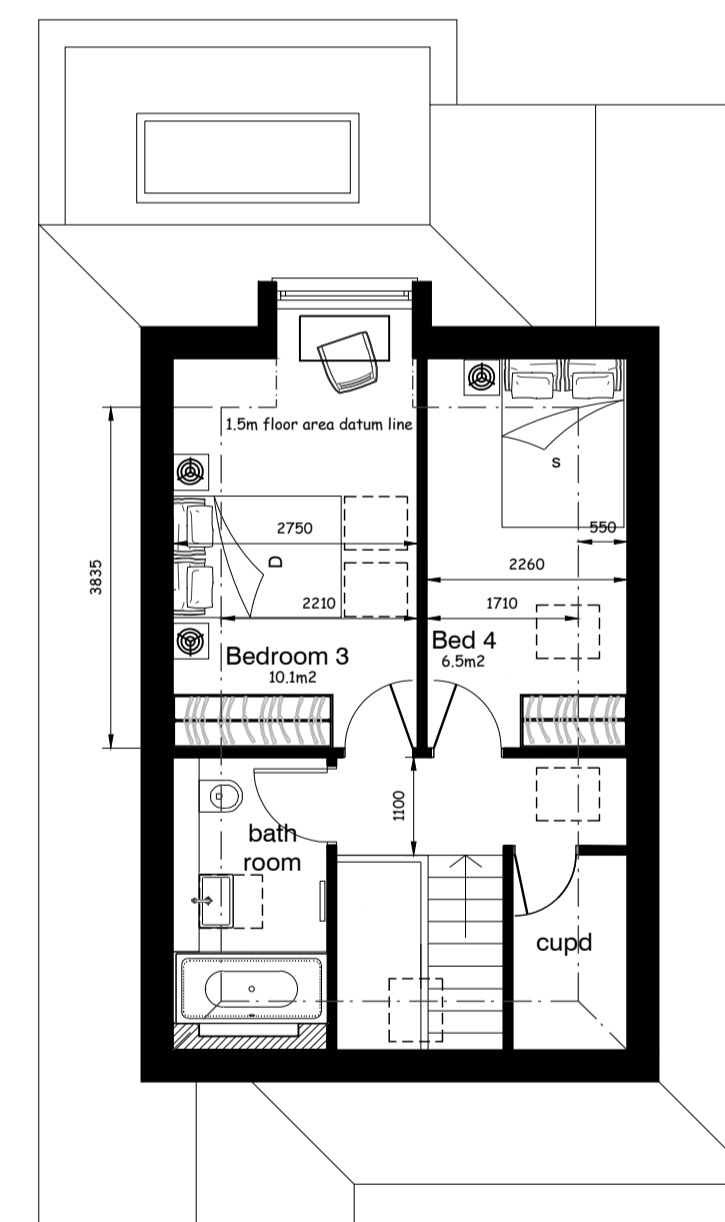
- All two bedspace double (or twin) bedrooms have a floor area of at least 11.5 sq.m
- Any area with a headroom of less than 1.5m has not been counted within the Gross Internal Area unless used solely for storage
- Any other area that is used solely for storage and has a headroom of 0.9- 1.5m (such as under eaves) has only been counted up to 50 per cent of its floor area, and any area lower than 0.9m has not been counted at all
- Any built-in area in excess of 0.72 sq.m. in a double bedroom and 0.36 sq.m. in a single bedroom has been counted towards the built-in storage requirement
- The minimum floor to ceiling height is 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling



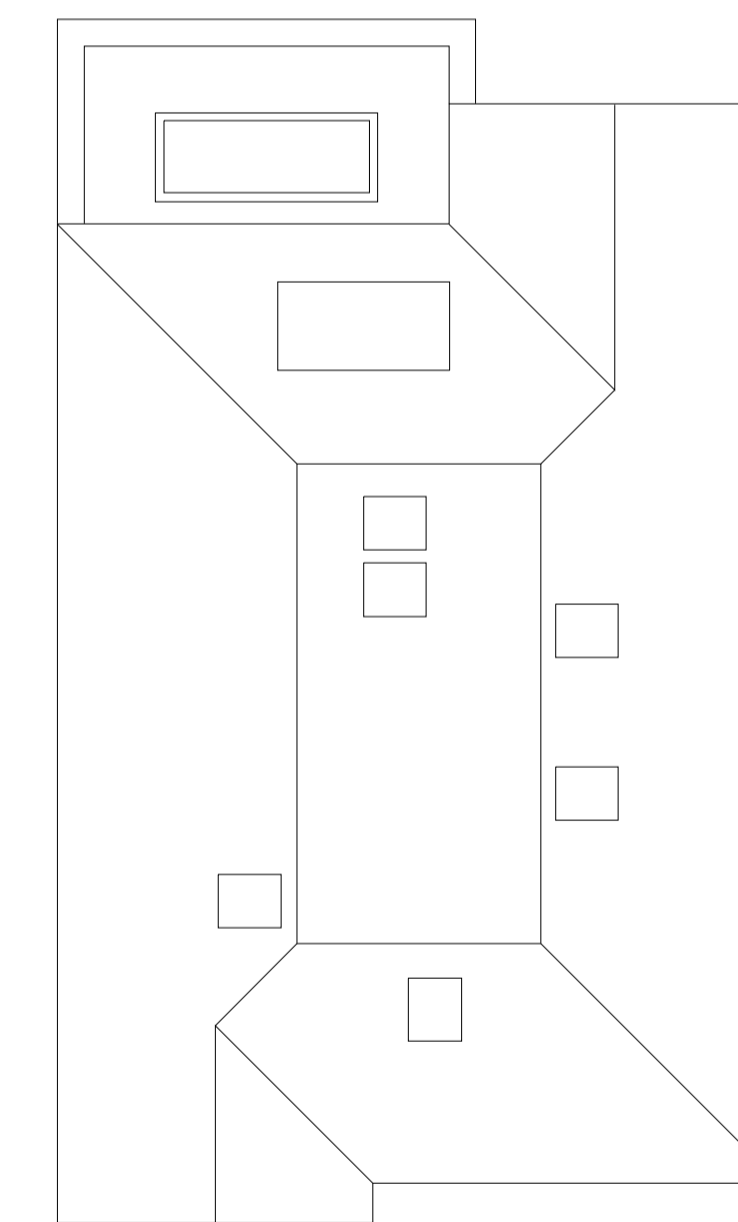
Ground Floor Plan
m2 91.92
sqf 989.42



First Floor Plan
m2 82.26
sqf 885.44



Second Floor Plan
m2 28.54
sqf 307.20



Roof Plan

TOT m2 202.72
TOT sqf 2,182.06

SCHEDULE OF AREAS

INTERNAL GROSS

Item	Type	m2	SQ.FT
Unit [3]			
2nd Floor		24.524	263.88 (measured at 1.5m high)
First Floor		74.739	804.19
Ground Floor		82.341	885.99
total		181.604	1954.06

notes:
any discrepancies should be reported immediately
all dimensions should be checked on site prior to commencement of work
site/survey based on ordnance survey information provided by prodart systems plc. (www.promap.co.uk) prodart does not guarantee that all past or current uses or features will be identified in the product
the product does not give details about the actual state or condition of the site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining salability or value, or used as a substitute for any physical investigation or inspection.
drawings to be read in accordance with the dwelling emission rate (der/ter) calculation. the building must be built 'as designed' meeting the criteria set for air permeability.
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note when printing off pdf's. it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. also that the scale bars on the plan measure correctly.

hps Hertford Planning Service
Architecture & Planning

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Chartered Institute of Architectural Technologists

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1:2500	0.1	1	50m	100m	200m
1:1250	0.2	2	25m	50m	100m
1:500	0.5	5	10m	20m	40m
1:200	1	10	5m	10m	20m
1:100	2	20	2.5m	5m	10m
1:50	4	40	1.25m	2.5m	5m

