

33-47 GROVEBURY COURT, N14 4JR

DAYLIGHT AND SUNLIGHT REPORT

PREPARED BY: JAMES BOWMAN
CLIENT: REAVANT HOMES
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PROJECT: 3575

Point 2 Surveyors Limited,
17 Slingsby Place,
London, WC2E 9AB

0207 836 5828
point2.co.uk



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1 Executive Summary

- 1.1 Reavant Homes have instructed Point 2 Surveyors to assess the daylight and sunlight impact of the proposed one-storey extension at 33-47 Grovebury Court, N14 4JR (the "Proposed Development") on the neighbouring residential properties, amenity spaces, and internally to the scheme itself.
- 1.2 The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022) (known as the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.
- 1.3 The analysis demonstrates that the Proposed Development will not have a noticeable impact on the neighbouring properties' daylight and sunlight.
- 1.4 Internally to the scheme, all proposed habitable rooms meet their recommended target illuminance levels in terms of daylight, and all units meet for sunlight exposure.
- 1.5 There will be no adverse overshadowing impacts as a result of the Proposed Development.

2 Introduction

- 2.1 Reavant Homes have instructed Point 2 Surveyors to provide daylight and sunlight analysis for the Proposed Development. The analysis assesses the impact of the Proposed Development on the neighbouring residential properties, amenity spaces, and internally to the scheme itself.
- 2.2 The analysis has been based on the scheme drawings by Brooks Murray Architects, a photogrammetric survey of the site and surrounding context, and any relevant surrounding property information obtained through our research and site imagery.
- 2.3 The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines.



3 Sources of Information

3.1 In the process of compiling this report, the following sources of information have been used:

Brooks Murray Architects

- 1357.02 - Existing
- 1357.02 - Proposed 1-Storey

Local Authority's Online Planning Portal

- 21-32 Grovebury Court (planning ref. 23_03567_RPA)

AccuCities

- Photogrammetric Survey

4 Planning Policy and the BRE Guidelines

NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF) 2023

4.1 Paragraph 129 of the NPPF states:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances: ...

(c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, 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 acceptable living standards).”

LOCAL PLANNING POLICY

The London Plan (2021)

4.2 Policy D6 of the London Plan states:

“(C) House development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

(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.”

The Mayor of London’s Housing Supplementary Planning Guidance (SPG) (2016)

4.3 The Housing SPG states in paragraphs 1.3.45, 1.3.46, and 2.3.47:

“1.3.45 Policy 7.6Bd requires new development to avoid causing ‘unacceptable harm’ to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. 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.

1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

2.3.47 BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan’s strategic approach to optimise housing output and the need to accommodate additional housing supply in locations with good accessibility for higher density development. Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.”

New Enfield Local Plan 2019-2041

4.4 The draft New Enfield Local Plan sets out in DE13:

1. New residential development will only be supported if it:

c. protects the amenity of occupiers of existing and proposed homes in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance, having regard to best practice, including Building Research Establishment (BRE) guidance on daylight and sunlight;”

THE BRE GUIDELINES

4.5 The main reference used to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the BRE Guidelines, used in conjunction with British Standard Daylight in Buildings, BS EN 17037. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties and overshadowing.

4.6 When assessing the effects on surrounding properties, the BRE guidelines suggest that only those windows that have a ‘reasonable expectation’ of daylight or sunlight need to be assessed. In particular, the BRE guidelines state at paragraph 2.2.2:

“The guidelines given here 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.”

- 4.7 Commercial properties are generally not treated as having a reasonable expectation of daylight or sunlight. This is because they are usually designed to rely on electric lighting to provide sufficient light by which to work rather than natural daylight or sunlight. In addition to commercial buildings, windows to residential properties which serve non-habitable rooms, such as entrance ways, garages, bathrooms or store rooms, are also considered not to have a reasonable expectation of daylight or sunlight and are therefore not assessed.

Daylight and Sunlight Criteria to Surrounding Properties

- 4.8 According to the BRE Guidelines, a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting if the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved, then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level and if the area of the room that can see the sky at desk height (known as the daylight distribution or no sky contour) is reduced by less than 20% of its existing area. The BRE Guidelines state this in paragraph 2.2.23 as:

“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *The VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value*
- *The area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.”*

- 4.9 The BRE Guidelines state in paragraph 2.2.2:

“The guidelines given here 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.”

- 4.10 The test for sunlight to the neighbouring properties is calculated for each living room with a main window facing within 90° of due south. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH).

4.11 The BRE Guidelines state in paragraph 3.2.13 that:

“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° 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:

- *receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;*
- *and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.”*

Internal Daylight and Sunlight Criteria for New Builds

4.12 The BRE Guidelines set out their interior daylight recommendations in Appendix C of their document. They refer to the British Standard Daylight in Buildings BS EN17037 and its UK National Annex which sets out two criteria for assessing interior daylight. Daylight provision in new rooms may be checked using either of the methods in BS EN 17037. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane. We have undertaken the assessment based on the illuminance method.

4.13 This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year.

4.14 The UK National Annex gives illuminance recommendations of:

- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens.

4.15 These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

4.16 The BRE Guidelines state in paragraph C17 that:

“Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a

combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.”

4.17 For internal sunlight, the BRE Guidelines state in paragraph 3.1.15:

“In general a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:

- *at least one main window wall faces within 90° of due south and*
- *a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.”*

Method for analysing acceptable sunlight amenity to the open amenity spaces within and surrounding the proposed scheme

4.18 The BRE Guidelines state that for an amenity space to appear adequately sunlit throughout the year, 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 an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place. If a detailed calculation cannot be carried out and the area is a simple shape, the BRE Guidelines suggest that the centre area of each amenity space should receive at least 2 hours of sunlight on March 21st.

5 Alternative Target Values and Applying a Flexible Approach

- 5.1 The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly, there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where they state in paragraph 1.6:

“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 as 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.”

- 5.2 The numerical figures set out in the BRE Guidelines should therefore not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular, existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

- 5.3 The BRE recommend that, in urban development locations, alternative baselines or lower target values may be used (c.f. Appendix F of the BRE Guidelines for Daylight & Sunlight). Paragraph F1 states:

“These values [those set out in the BRE Guidelines] are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylight needs of the proposed development itself.”

- 5.4 Indeed, in paragraph 2.2.3 of the BRE Guidelines it states:

“Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking more than its fair share of light. Appendix F gives further guidance.”

- 5.5 Applying flexibility when considering the BRE Guidelines in planning terms is also supported by the National Planning Policy Framework (NPPF) (December 2023) which states in paragraph 129:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

...

(c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, 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 acceptable living standards)."

5.6 It is important to note that the BRE Guidelines merely state that occupants may "notice" reductions of more than 20% and do not talk about acceptability. Planning appeal decisions and investigations carried out by the Inspectorate in recent years (such as appeal ref. APP/A5840/W/23/3319797 dated 30th November 2023) have made it clear that, in assessing daylight and sunlight impacts, the context of the site is key in understanding whether occupants in surrounding properties will be left with appropriate levels of amenity and whether or not reductions are acceptable. For instance, where the resulting levels of daylight and sunlight are comparable to those of other local residents, changes (i.e. reductions) can be considered acceptable and contextually appropriate. It is also important to remember that residential amenity should be balanced against the advantages of living in such a location (such as close links to transport, amenities, employment, services etc.).

5.7 The Appeal (APP/A5840/W/23/3319797) decision states that, in considering daylight and sunlight impacts, the following two-stage process should be considered:

"49... first as a matter of calculation, whether there would be a material deterioration in conditions; and second, as a matter of judgment, whether any deterioration would be acceptable or unacceptable in the particular circumstances of the case."

5.8 In considering planning policy, it is important therefore to firstly establish whether the impact of a proposed development on the daylighting and sunlight conditions of surrounding property to the development would result in a noticeable impact, and secondly whether such an impact can be considered acceptable or not in view of the site context. A two-stage approach can therefore be adopted as follows:

1. Whether a proposed scheme would or would not result in a "material deterioration" in daylight and sunlight. This can be assessed against the BRE's target values with a 20% or more reduction in daylight and sunlight being considered as having a "noticeable" impact; and
2. whether such deterioration would be considered acceptable or not given the context of the site.

6 Assumptions used in the analysis

- 6.1 Uses of the surrounding properties have been based on external appearance to determine whether they are residential or commercial use. We have also researched the Council Tax records for the property, which if listed would indicate residential use.
- 6.2 It is important to note that, in some cases and where no additional information is available, the window positions in the surrounding property elevations have been estimated based on brick counts from site photographs. The floor levels for the surrounding buildings are assumed unless otherwise indicated.
- 6.3 We have obtained general floor plans for 21-32 Grovebury Court from planning application ref. 23/03567/RPA, however, these plans do not provide detailed room layouts, they merely show the location of circulation space within the building and likely residential space.
- 6.4 We have not been able to obtain layouts or gain access internally to any of the remaining surrounding properties and so details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.
- 6.5 All property addresses are taken from the Land Registry MapSearch website and we advise that these are checked by your solicitor prior to any action being taken based on this report.
- 6.6 The following reflectance, transmittance, maintenance and framing values have been used in the internal daylight calculations:
 - Transmittance (T): 0.68
 - Internal Surface Reflectance Values: 0.4 for floors, 0.8 for ceilings, and 0.7 for walls
 - External Surface Reflectance Values: 0.2 for exterior ground, 0.2 for exterior walls and obstructions
 - Maintenance Factor: 0.92 for unobstructed vertical windows, 0.76 for vertical windows obstructed from above (e.g. by a balcony or overhang).
 - Framing Factor: 0.6 for normal windows, 0.7 for large windows (e.g. patio windows)

- 6.7 BS EN 17037 section B.3.1 states that, *“the recommended values of reflectance for the major interior surfaces would be in the following ranges: ceiling 0.7 to 0.9; interior walls 0.5 to 0.8; floor 0.2 to 0.4.”* Paragraph C24 of the BRE Guidelines states, *“Where surface finishes have been specified or measured on site, they can be used in the calculations with appropriate factors for maintenance and furniture. To allow for these factors, maximum reflectances for white painted surfaces in the calculations should not exceed 0.8 indoors, and 0.6 outdoors. Maximum reflectances for light pastel walls should not exceed 0.7 in the calculations, and maximum reflectances for light wood floors should not exceed 0.4.”*

7 Site Context and Scope of Assessment

7.1 The existing site and proposed scheme can be seen in the images below.



- 7.2 In terms of daylight and sunlight, the properties in the table on the following page were analysed due to their proximity to the development site given the height and massing of the proposal. All other properties were deemed to be sufficiently far from the site that their daylight and sunlight is unlikely to be adversely affected by the Proposed Development.
- 7.3 The table below demonstrates that all surrounding properties analysed meet the target values a set out in the BRE Guidelines for daylight (in terms of VSC and NSL) and sunlight (in terms of APSH) and therefore, are not commented on further.

Property	Vertical Sky Component				No Sky Line			Annual Probable Sunlight Hours	
	Windows tested	Windows satisfying BRE criteria	Windows not satisfying BRE criteria (reduction) 20.1-30% 20.1-30%	Rooms tested	Rooms satisfying BRE criteria	Rooms not satisfying BRE criteria (reduction) 20.1-30% 20.1-30%	South facing windows tested	Windows satisfying BRE criteria	
1-14 Grovebury Court	12	12		12	12		12	12	
15-16 Grovebury Court	6	6		6	6		6	6	
17-18 Grovebury Court	6	6		6	6		6	6	
21-32 Grovebury Court	9	9		9	9		0	n/a	

8 Internal Daylight and Sunlight Analysis

- 8.1 The results of the internal daylight and sunlight analysis are included in Appendix 3. We have assessed the internal daylight within the scheme using the illuminance method.
- 8.2 For internal daylight, the UK National Annex to BS EN 17037 gives the following median illuminances to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours:
- 100 lux in bedrooms
 - 150 lux in living rooms
 - 200 lux in kitchens.
- 8.3 As per paragraph C17 of the BRE Guidelines, the target for a combined living/dining/kitchen room has been set to that of a living room in cases where the kitchens have been added to the main living space in order to avoid small separate kitchens in the design. In these cases, the primary use of the room is as a living room and the kitchen area is there solely for food preparation etc.
- 8.4 For internal sunlight, the BRE Guidelines state that a dwelling will appear reasonably sunlit provided that at least one main window wall faces within 90° of due south and a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.

RESULTS

- 8.5 In daylight terms, all rooms will meet for target illuminance.
- 8.6 In sunlight terms, all units will meet for sunlight exposure.

9 Sunlight Amenity (Overshadowing)

- 9.1 We have assessed the level of sunlight to the outdoor amenity spaces (i.e. gardens) within the surrounding properties and within the Proposed Development. The overshadowing results can be found in Appendix 4.
- 9.2 The BRE Guidelines recommend that an outdoor amenity space receives at least 2 hours of sunlight on March 21st to at least 50% of its area in the proposed situation or retains at least 80% of its former value with the proposal in place.

Results

- 9.3 The analysis demonstrates that the surrounding amenity spaces will meet the BRE Guidelines' target values for sunlight amenity.
- 9.4 Within the site, the Proposed Development's amenity space will meet for sunlight amenity.

10 Conclusions



- 10.1 Reavant Homes have instructed Point 2 Surveyors to assess the daylight and sunlight impact of the Proposed Development on the neighbouring residential properties, amenity spaces, and internally to the scheme itself.
- 10.2 The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines, which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.
- 10.3 The analysis demonstrates that the Proposed Development will not have a noticeable impact on the neighbouring properties' daylight and sunlight.
- 10.4 Internally to the scheme, all proposed habitable rooms meet their recommended target illuminance levels in terms of daylight, and all units meet for sunlight exposure.
- 10.5 There will be no adverse overshadowing impacts as a result of the Proposed Development.


Appendix 1:

Site Plan & 3D Drawings



Sources:
 Indicative Site Model
 003878_Grovebury Court_HD_MASTER.dwg
 Local Planning Authority
 Various Surrounding Building Plans/Elevations

Key:
 Existing Buildings
 Proposed Scheme



Project: 33-47 Grovebury Court
 London

Title: Site Plan
 Existing Buildings

Scheme Confirmed:
 -

Date:
 -

Drawn By:
 NB

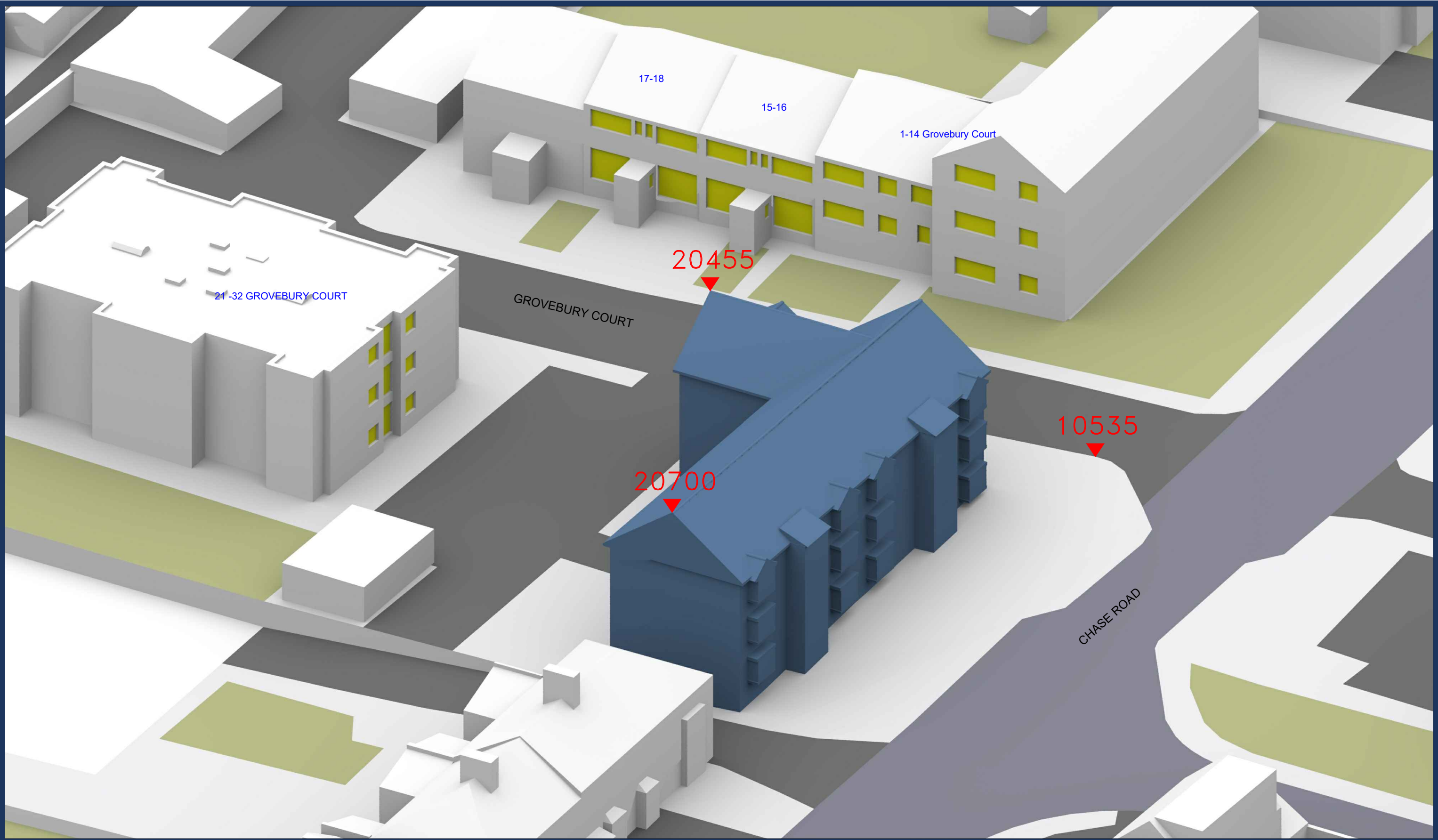
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Date:
 March 24

Dwg No:
P3575/01

Rel:
01






Sources:
 Indicative Site Model
 003878_Grovebury Court_HD_MASTER.dwg
 Local Planning Authority
 Various Surrounding Building Plans/Elevations

Key:

- Existing Buildings
- Proposed Scheme



Project: 33-47 Grovebury Court
 London

Title: Site Plan
 Existing Buildings

Scheme Confirmed: -

Date: -

Drawn By:
 NB

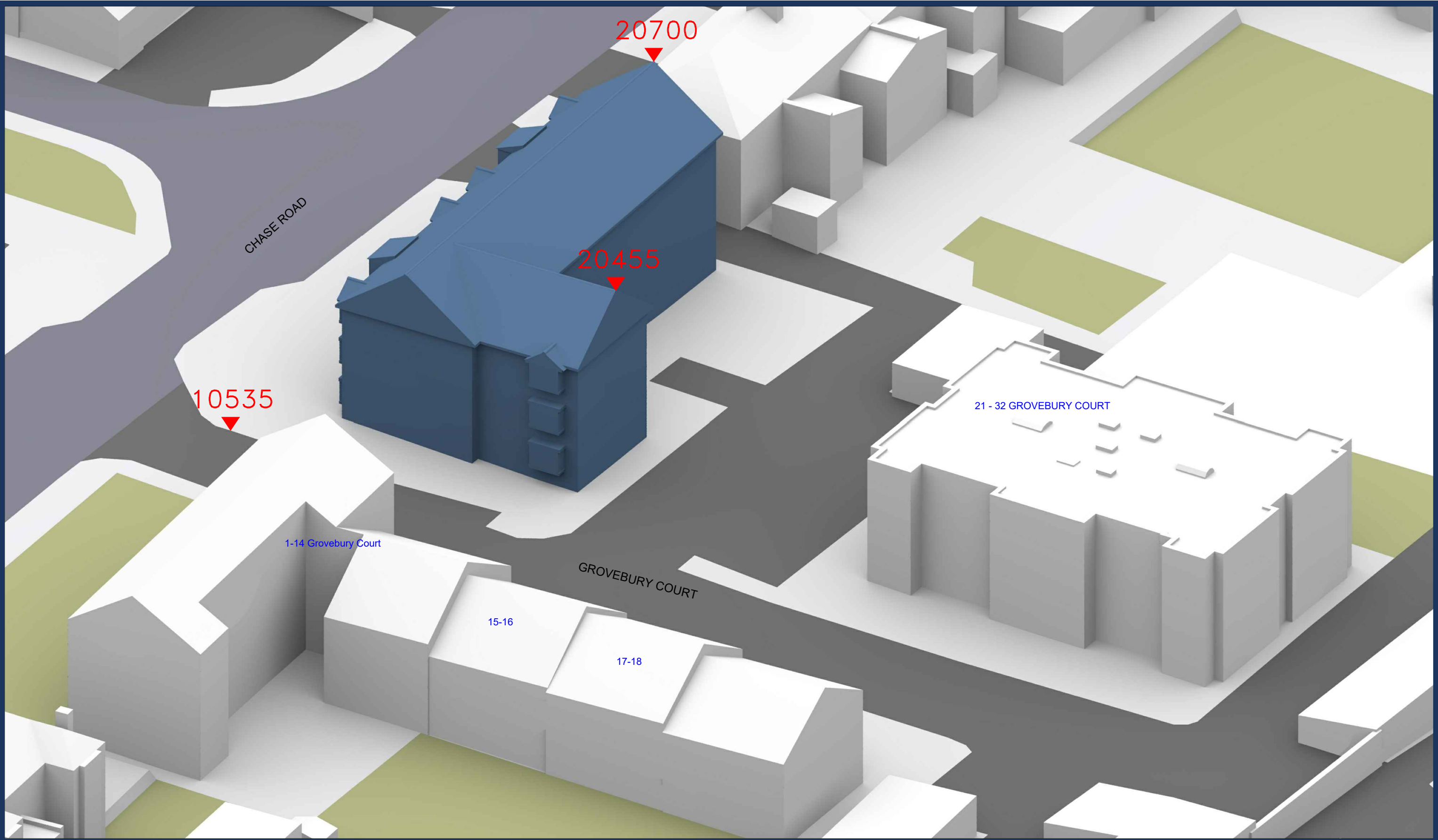
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Date:
 March 24

Dwg No:
P3575/02

Rel:
01





Sources:
 Indicative Site Model
 003878_Grovebury Court_HD_MASTER.dwg
 Local Planning Authority
 Various Surrounding Building Plans/Elevations

Key:

- Existing Buildings
- Proposed Scheme

Project: 33-47 Grovebury Court
 London

Title: Site Plan
 Existing Buildings

Scheme Confirmed: -

Date: -

Drawn By:
 NB

Scale:
 1:200@A3

Date:
 March 24

Dwg No:
P3575/03



Rel:
01






Sources:
 Indicative Site Model
 003878_Grovebury Court_HD_MASTER.dwg
 Local Planning Authority
 Various Surrounding Building Plans/Elevations

Key:

-  Existing Buildings
-  Proposed Scheme



Project: 33-47 Grovebury Court
 London

Title: Site Plan
 Proposed scheme (One storey) dated 24/02/24

Scheme Confirmed: -

Date: -

Drawn By:
 NB

Scale:
 1:500@A3

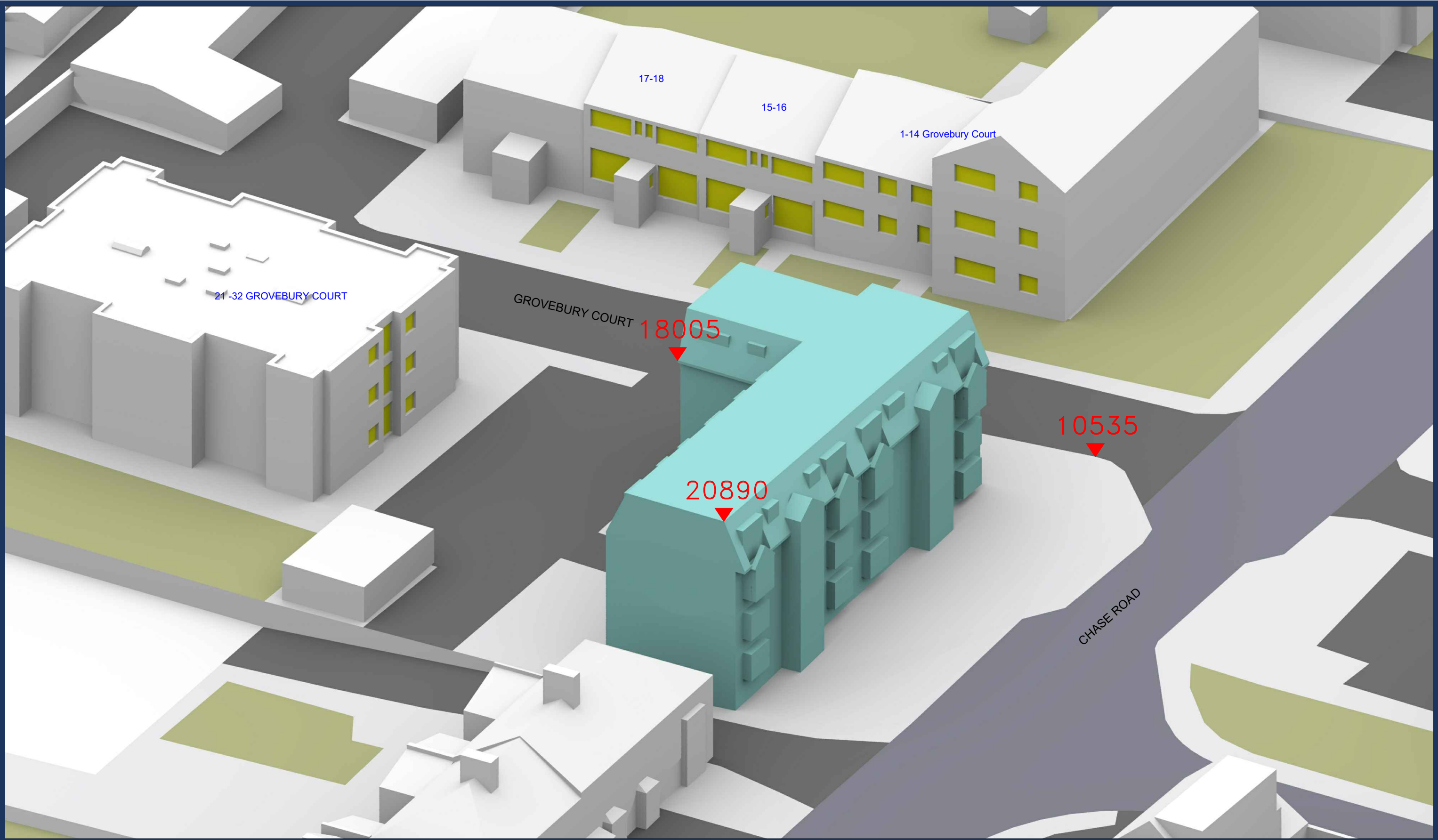
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 March 24

Dwg No:
P3575/07

Rel:
01

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01





Sources:
 Indicative Site Model
 003878_Grovebury Court_HD_MASTER.dwg
 Local Planning Authority
 Various Surrounding Building Plans/Elevations

Key:

- Existing Buildings
- Proposed Scheme

Project: 33-47 Grovebury Court
 London

Title: 3d View
 Proposed scheme (1 storey) dated 26/02/24

Scheme Confirmed: -

Date: -

Drawn By:
 NB

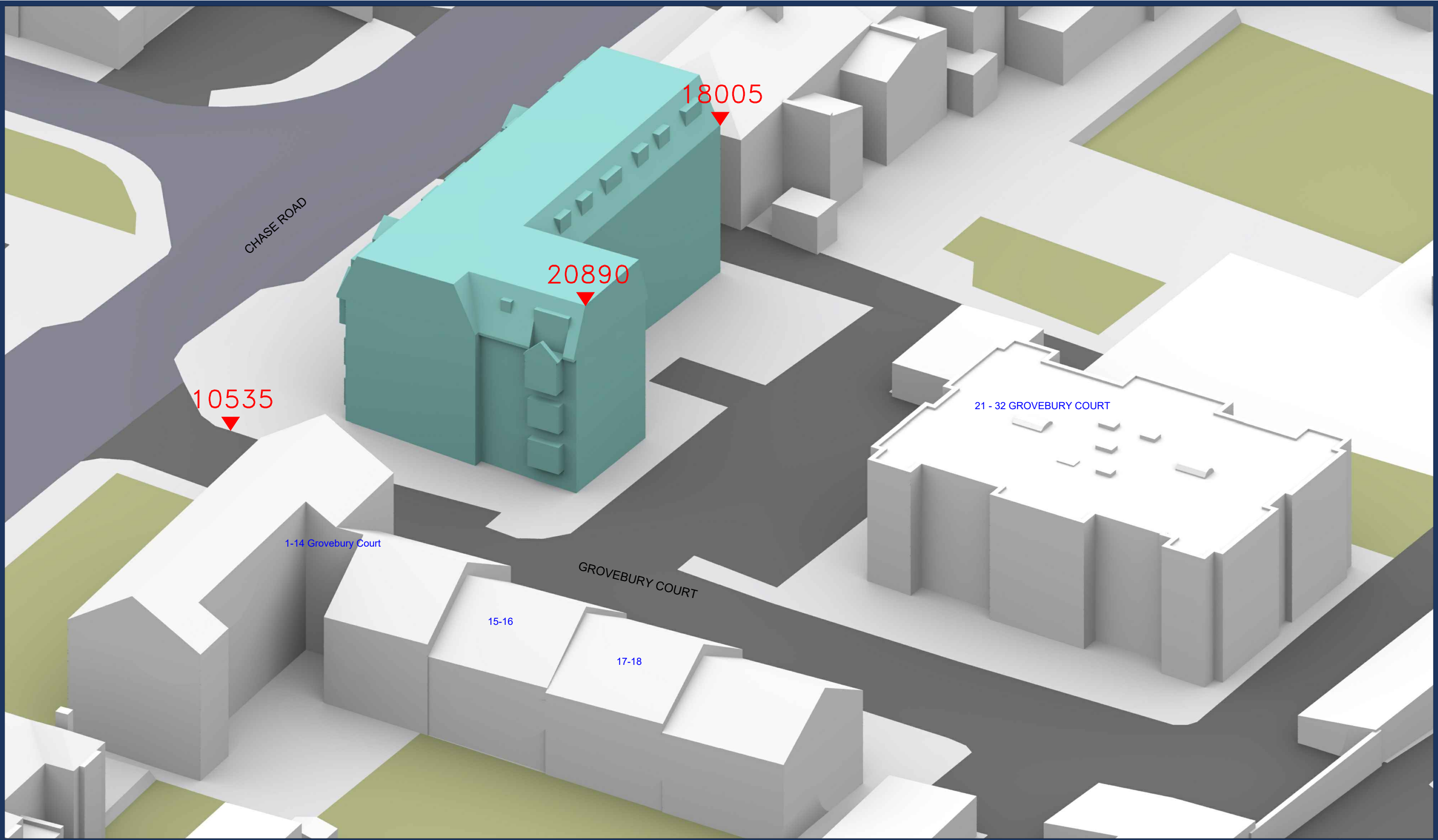
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Date:
 March 24

Dwg No:
P3575/08

Rel:
01





Sources:
 Indicative Site Model
 003878_Grovebury Court_HD_MASTER.dwg
 Local Planning Authority
 Various Surrounding Building Plans/Elevations

Key:

- Existing Buildings
- Proposed Scheme

Project: 33-47 Grovebury Court
 London

Title: 3d Veiw
 Proposed scheme (1 storey) dated 26/02/24

Scheme Confirmed: -

Date: -

Drawn By:
 NB

Scale:
 1:200@A3

Date:
 March 24

Dwg No:
P3575/09

Rel:
01



Appendix 2:

Daylight and Sunlight Results for
the surrounding properties



Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
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1 -14 GROVEBURY COURT

R1/10	ASSUMED_RESI	W1/10	33.17	32.12	1.05	3.17
R2/10	ASSUMED_RESI	W2/10	33.37	32.33	1.04	3.12
R1/11	ASSUMED_RESI	W1/11	36.10	35.15	0.95	2.63
R2/11	ASSUMED_RESI	W2/11	36.22	35.32	0.90	2.48
R1/12	ASSUMED_RESI	W1/12	38.51	37.85	0.66	1.71
R2/12	ASSUMED_RESI	W2/12	38.48	37.89	0.59	1.53
R1/20	ASSUMED_RESI	W1/20	28.49	27.80	0.69	2.42
R2/20	ASSUMED_RESI	W2/20	33.76	33.09	0.67	1.98
R3/20	ASSUMED_RESI	W3/20	35.07	34.50	0.57	1.63
R1/21	ASSUMED_RESI	W1/21	30.55	29.97	0.58	1.90
R2/21	ASSUMED_RESI	W2/21	35.89	35.35	0.54	1.50
R3/21	ASSUMED_RESI	W3/21	37.03	36.58	0.45	1.22

15-16 GROVEBURY COURT

R1/30	ASSUMED_RESI	W1/30	30.85	30.39	0.46	1.49
R3/30	ASSUMED_RESI	W2/30	31.95	31.81	0.14	0.44
R1/31	ASSUMED_RESI	W1/31	36.71	36.34	0.37	1.01
R2/31	ASSUMED_RESI	W2/31	37.12	36.76	0.36	0.97
R2/31	ASSUMED_RESI	W3/31	37.17	36.84	0.33	0.89
R3/31	ASSUMED_RESI	W4/31	37.19	36.87	0.32	0.86

17-18 GROVEBURY COURT

R1/40	ASSUMED_RESI	W1/40	30.85	30.51	0.34	1.10
R3/40	ASSUMED_RESI	W2/40	31.71	31.67	0.04	0.13



Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/41	ASSUMED_RESI	W1/41	37.13	36.85	0.28	0.75
R2/41	ASSUMED_RESI	W2/41	37.35	37.10	0.25	0.67
R2/41	ASSUMED_RESI	W3/41	37.35	37.11	0.24	0.64
R3/41	ASSUMED_RESI	W4/41	37.25	37.04	0.21	0.56

21-32 GROVEBURY COURT

R1/50	ASSUMED_RESI	W1/50	29.88	28.78	1.10	3.68
R2/50	ASSUMED_RESI	W2/50	25.29	24.21	1.08	4.27
R3/50	ASSUMED_RESI	W3/50	29.95	28.81	1.14	3.81
R1/51	ASSUMED_RESI	W1/51	32.66	31.57	1.09	3.34
R2/51	ASSUMED_RESI	W2/51	27.81	26.76	1.05	3.78
R3/51	ASSUMED_RESI	W3/51	32.71	31.63	1.08	3.30
R1/52	ASSUMED_RESI	W1/52	35.34	34.37	0.97	2.74
R2/52	ASSUMED_RESI	W2/52	30.79	29.86	0.93	3.02
R3/52	ASSUMED_RESI	W3/52	35.35	34.42	0.93	2.63



Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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1 -14 GROVEBURY COURT

R1/10	ASSUMED_RESI	60.7	54.8	54.8	0.0	0.0
R2/10	ASSUMED_RESI	144.5	142.5	142.5	0.0	0.0
R1/11	ASSUMED_RESI	60.7	54.8	54.8	0.0	0.0
R2/11	ASSUMED_RESI	144.5	142.5	142.5	0.0	0.0
R1/12	ASSUMED_RESI	60.7	54.8	54.8	0.0	0.0
R2/12	ASSUMED_RESI	144.5	142.5	142.5	0.0	0.0
R1/20	ASSUMED_RESI	63.0	56.9	56.9	0.0	0.0
R2/20	ASSUMED_RESI	48.5	47.5	47.5	0.0	0.0
R3/20	ASSUMED_RESI	155.4	154.0	154.0	0.0	0.0
R1/21	ASSUMED_RESI	63.0	61.2	61.2	0.0	0.0
R2/21	ASSUMED_RESI	48.5	47.5	47.5	0.0	0.0
R3/21	ASSUMED_RESI	155.4	154.0	154.0	0.0	0.0

15-16 GROVEBURY COURT

R1/30	ASSUMED_RESI	130.9	130.9	130.9	0.0	0.0
R3/30	ASSUMED_RESI	131.1	131.0	131.0	0.0	0.0
R1/31	ASSUMED_RESI	130.9	129.8	129.8	0.0	0.0
R2/31	ASSUMED_RESI	30.7	29.2	29.2	0.0	0.0
R3/31	ASSUMED_RESI	131.1	129.9	129.9	0.0	0.0

17-18 GROVEBURY COURT

R1/40	ASSUMED_RESI	130.9	130.9	130.9	0.0	0.0
R3/40	ASSUMED_RESI	131.1	131.0	131.0	0.0	0.0
R1/41	ASSUMED_RESI	130.9	129.8	129.8	0.0	0.0
R2/41	ASSUMED_RESI	30.7	29.2	29.2	0.0	0.0
R3/41	ASSUMED_RESI	131.1	129.9	129.9	0.0	0.0

21-32 GROVEBURY COURT

R1/50	ASSUMED_RESI	79.8	72.3	62.3	9.9	13.7
R2/50	ASSUMED_RESI	104.3	78.0	68.9	9.1	11.7
R3/50	ASSUMED_RESI	81.0	71.2	63.0	8.2	11.5
R1/51	ASSUMED_RESI	79.8	75.7	75.6	0.1	0.1
R2/51	ASSUMED_RESI	104.3	103.8	89.8	14.0	13.5
R3/51	ASSUMED_RESI	81.0	77.7	77.3	0.4	0.5
R1/52	ASSUMED_RESI	79.8	75.7	75.7	0.0	0.0
R2/52	ASSUMED_RESI	104.3	104.0	104.0	0.0	0.0
R3/52	ASSUMED_RESI	81.0	77.7	77.7	0.0	0.0



Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

1 -14 GROVEBURY COURT

R1/10	W1/10	ASSUMED_RESI	26	85	23	82	11.5	3.5	26	85	23	82	11.5	3.5
R2/10	W2/10	ASSUMED_RESI	26	85	23	82	11.5	3.5	26	85	23	82	11.5	3.5
R1/11	W1/11	ASSUMED_RESI	30	89	27	86	10.0	3.4	30	89	27	86	10.0	3.4
R2/11	W2/11	ASSUMED_RESI	30	89	27	86	10.0	3.4	30	89	27	86	10.0	3.4
R1/12	W1/12	ASSUMED_RESI	30	89	30	89	0.0	0.0	30	89	30	89	0.0	0.0
R2/12	W2/12	ASSUMED_RESI	30	89	30	89	0.0	0.0	30	89	30	89	0.0	0.0
R1/20	W1/20	ASSUMED_RESI	26	67	24	65	7.7	3.0	26	67	24	65	7.7	3.0
R2/20	W2/20	ASSUMED_RESI	27	79	26	78	3.7	1.3	27	79	26	78	3.7	1.3
R3/20	W3/20	ASSUMED_RESI	27	82	27	82	0.0	0.0	27	82	27	82	0.0	0.0
R1/21	W1/21	ASSUMED_RESI	28	69	27	68	3.6	1.4	28	69	27	68	3.6	1.4



Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R2/21	W2/21	ASSUMED_RESI	29	81	29	81	0.0	0.0	29	81	29	81	0.0	0.0
R3/21	W3/21	ASSUMED_RESI	29	84	29	84	0.0	0.0	29	84	29	84	0.0	0.0
15-16 GROVEBURY COURT														
R1/30	W1/30	ASSUMED_RESI	19	70	19	70	0.0	0.0	19	70	19	70	0.0	0.0
R3/30	W2/30	ASSUMED_RESI	25	74	25	74	0.0	0.0	25	74	25	74	0.0	0.0
R1/31	W1/31	ASSUMED_RESI	29	84	28	83	3.4	1.2	29	84	28	83	3.4	1.2
R2/31	W2/31	ASSUMED_RESI	28	83	28	83	0.0	0.0						
R2/31	W3/31	ASSUMED_RESI	28	84	28	84	0.0	0.0	28	84	28	84	0.0	0.0
R3/31	W4/31	ASSUMED_RESI	28	85	28	85	0.0	0.0	28	85	28	85	0.0	0.0
17-18 GROVEBURY COURT														
R1/40	W1/40	ASSUMED_RESI	19	71	19	71	0.0	0.0	19	71	19	71	0.0	0.0



Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/40	W2/40	ASSUMED_RESI	26	75	26	75	0.0	0.0	26	75	26	75	0.0	0.0
R1/41	W1/41	ASSUMED_RESI	28	85	28	85	0.0	0.0	28	85	28	85	0.0	0.0
R2/41	W2/41	ASSUMED_RESI	28	86	28	86	0.0	0.0						
R2/41	W3/41	ASSUMED_RESI	28	87	28	87	0.0	0.0	28	87	28	87	0.0	0.0
R3/41	W4/41	ASSUMED_RESI	28	87	28	87	0.0	0.0	28	87	28	87	0.0	0.0

Appendix 3:

Internal Daylight and Sunlight
Results



Third Floor

Sources:

Indicative Site Model
003878_Grovebury Court_HD_MASTER.dwg
Local Planning Authority
Various Surrounding Building Plans/Elevations

Key: Daylight Illuminance
(achieved for 50% of daylight hours)

- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

Median Illuminance (Lux) Levels
shown for each room.

Recommended Targets:
Bedroom 100 Lux
Living Room 150 Lux
Kitchen 200 Lux

Project: 33-47 Grovebury Court
London

Title: Sample CBDM study on internals

Scheme Confirmed:

-

Date:

-

Drawn By:

NB

Scale:

1:150 @A3

Date:

Feb 24

Dwg No:

P3575/CBDM 01

Rel:

01





BRE CBDM ANALYSIS

GROVEBURY COURT, LONDON
SCHEME DATED 26/02/24

BRE CBDM ANALYSIS

Room Label	Room Use	Room Use Target Illuminance Lux	Median Illuminance Lux	Fraction of Working Plane % Area
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33-47 GROVEBURY COURT

R1/103	BEDROOM	100	527.4	100
R2/103	LKD	200	271.8	78.9
R3/103	LKD	200	255.6	77.8
R4/103	LKD	200	251.5	61.6
R5/103	LKD	200	262.4	76.1
R6/103	BEDROOM	100	412	100
R7/103	STUDIO	150	401.6	100
R8/103	BEDROOM	100	376.3	100
R9/103	BEDROOM	100	546.9	100



SUNLIGHT EXPOSURE ANALYSIS

SITE ADDRESS, LONDON
PROPOSED SCHEME 26/02/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Window Complies?	Room Complies?	Unit Complies?
33-47 GROVEBURY COURT									
FLAT_01									
R1/103	BEDROOM				21-Mar	6.8		✓	✓
		W3/103	Westerly	21-Mar	6.8	✓			
		W1/103	Westerly	21-Mar	6.3	✓			
		W2/103	Westerly	21-Mar	6.3	✓			
R2/103	LKD				21-Mar	6.1		✓	
		W10/103	Easterly	21-Mar	4.3	✓			
		W9/103	Easterly	21-Mar	3.7	✓			
		W8/103	Northerly	21-Mar	0.0	✗			
		W4/103	Southerly	21-Mar	6.1	✓			
		W6/103	Easterly	21-Mar	5.3	✓			
		W7/103	Easterly	21-Mar	5.3	✓			
		W5/103	Easterly	21-Mar	5.3	✓			
FLAT_02									
R3/103	LKD				21-Mar	5.3		✓	✓
		W12/103	Easterly	21-Mar	3.1	✓			
		W11/103	Easterly	21-Mar	2.0	✓			
		W13/103	Southerly	21-Mar	4.3	✓			
		W15/103	Easterly	21-Mar	5.3	✓			
		W16/103	Easterly	21-Mar	5.3	✓			
		W14/103	Easterly	21-Mar	4.8	✓			
		W17/103	Northerly	21-Mar	0.0	✗			
R9/103	BEDROOM				21-Mar	6.3		✓	
		W57/103	Westerly	21-Mar	6.3	✓			
		W56/103	Westerly	21-Mar	6.3	✓			
		W55/103	Westerly	21-Mar	6.2	✓			
FLAT_03									
R4/103	LKD				21-Mar	5.3		✓	✓
		W24/103	Easterly	21-Mar	4.3	✓			
		W25/103	Easterly	21-Mar	4.6	✓			
		W23/103	Easterly	21-Mar	3.9	✓			
		W22/103	Northerly	21-Mar	0.0	✗			
		W18/103	Southerly	21-Mar	4.7	✓			
		W20/103	Easterly	21-Mar	5.3	✓			
		W21/103	Easterly	21-Mar	5.3	✓			
R8/103	BEDROOM				21-Mar	6.2		✓	

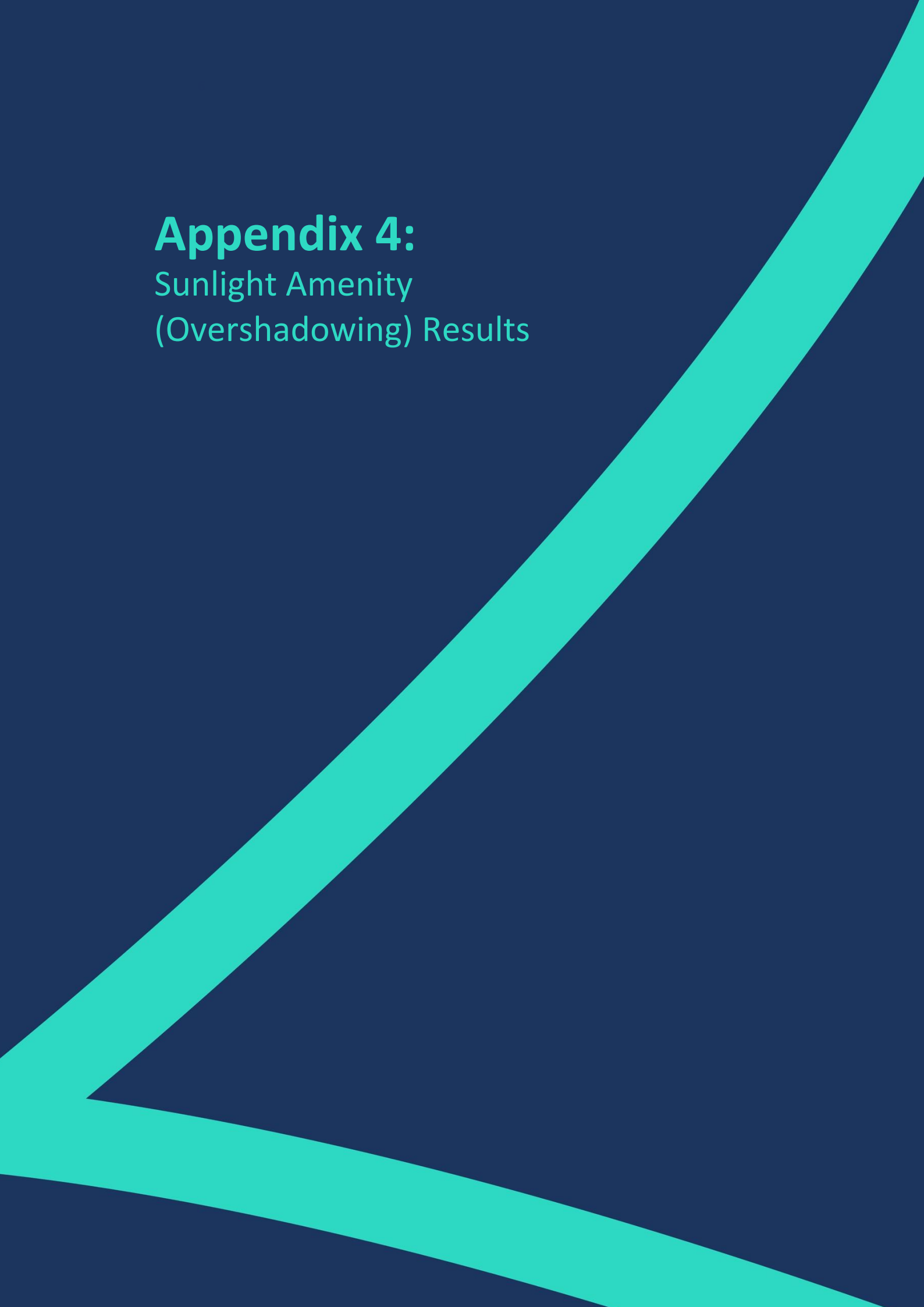


SUNLIGHT EXPOSURE ANALYSIS

SITE ADDRESS, LONDON
PROPOSED SCHEME 26/02/24

SUNLIGHT EXPOSURE

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)	Window Complies?	Room Complies?	Unit Complies?
			W54/103	Westerly	21-Mar	6.2	✓		
			W53/103	Westerly	21-Mar	6.2	✓		
			W52/103	Westerly	21-Mar	6.2	✓		
			W51/103	Westerly	21-Mar	6.2	✓		
FLAT_04									✓
	R5/103	LKD			21-Mar	5.2		✓	
			W27/103	Easterly	21-Mar	3.1	✓		
			W26/103	Easterly	21-Mar	2.0	✓		
			W32/103	Northerly	21-Mar	0.0	✗		
			W28/103	Southerly	21-Mar	4.2	✓		
			W30/103	Easterly	21-Mar	5.2	✓		
			W31/103	Easterly	21-Mar	5.2	✓		
			W29/103	Easterly	21-Mar	4.8	✓		
	R6/103	BEDROOM			21-Mar	1.3		✗	
			W36/103	Northerly	21-Mar	1.3	✗		
			W34/103	Northerly	21-Mar	1.3	✗		
			W33/103	Northerly	21-Mar	1.3	✗		
FLAT_05									✓
	R7/103	STUDIO			21-Mar	9.3		✓	
			W47/103	Westerly	21-Mar	6.8	✓		
			W46/103	Westerly	21-Mar	6.8	✓		
			W40/103	Northerly	21-Mar	0.0	✗		
			W38/103	Northerly	21-Mar	0.1	✗		
			W37/103	Northerly	21-Mar	0.3	✗		
			W50/103	Southerly	21-Mar	7.1	✓		
			W49/103	Southerly	21-Mar	7.9	✓		
			W48/103	Southerly	21-Mar	8.1	✓		
			W45/103	Westerly	21-Mar	2.6	✓		
			W41/103	Easterly	21-Mar	0.0	✗		
			W43/103	Northerly	21-Mar	1.3	✗		
			W44/103	Northerly	21-Mar	1.3	✗		
			W42/103	Northerly	21-Mar	1.3	✗		
							74.5%	88.9%	100.0%
							74.5%	88.9%	100.0%



Appendix 4: Sunlight Amenity (Overshadowing) Results



Sources:
 Indicative Site Model
 003878_Grovebury Court_HD_MASTER.dwg
 Local Planning Authority
 Various Surrounding Building Plans/Elevations

Key:

- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

Project: 33-47 Grovebury Court
 London

Title: March 21st Overshadowing
 Existing vs PR2602241 Storey

Scheme Confirmed: -

Date: -

Drawn By:
 NB

Scale:
 1:500@A3

Date:
 March 24

Dwg No:
P3575/SHAD 02

Rel:
01



