

ASHBURTON ESTATE, LONDON

DAYLIGHT AND SUNLIGHT

OVERVIEW OF DAYLIGHT AND SUNLIGHT ASSESSMENT

DIRECTOR: PAUL FLETCHER

CLIENT: WANDSWORTH BOROUGH COUNCIL

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PROJECT: P3241

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

0207 836 5828
point2.co.uk

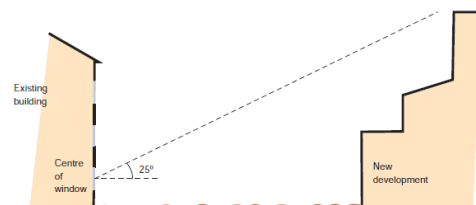


1 Introduction

- 1.1 We have undertaken detailed assessments of the daylight and sunlight impact on all eight proposed sites within the Ashburton Estate.
- 1.2 In relation to Planning, local authorities are usually only concerned with the daylight and sunlight impact to residential properties, and it is usual to assess this in relation to the guidelines set out in the 2022 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair.
- 1.3 In accordance with these guidelines the following measures of daylight have been calculated; Vertical Sky Component (VSC), Daylight Distribution (No-sky line, NSL) and Sunlight Availability (APSH).

EXECUTIVE SUMMARY – KEY POINTS

- The site is currently low density by modern standards.
- The BRE guidelines should be interpreted flexibly and applied using appropriate urban targets.
- The default nationwide BRE daylight criteria are based on 25 degree development angles (see adjacent image) which equates to a target VSC of 27%.



- In central urban areas development angles of 40 degrees or more are common which equates to a target VSC of 18%. Indeed, in many central urban location, mid-teen VSC's are common and are usually regarded as acceptable. However, for this site 18% is considered appropriate.



- According to the BRE a reduction in VSC of more than 20% will be 'noticeable'.
- Any development which optimised the potential of the site will cause 'noticeable' reductions in daylight.
- However, it is well established that 'noticeable' is not to be equated with 'unacceptable'.
- Nevertheless, the impact to most properties complies with the default BRE nationwide targets.
- The impact to windows on plain facades achieve a target VSC of 18%, which is a good level of daylight for an urban location.
- The retained daylight and sunlight levels will be commensurate with those found in many established and desirable areas and the impact should therefore be regarded as acceptable.

2 Impact of the Proposed Schemes

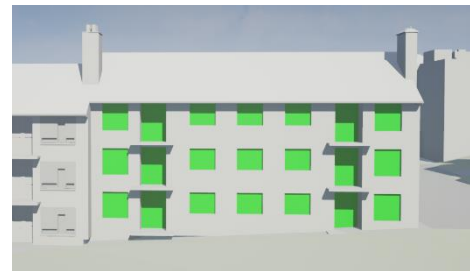
- 2.1 An overview of the daylight and sunlight reductions of each site are summarised below. The images below show the windows that achieve a retained VSC target of 18% in green.

WHITNELL WAY

- 2.2 The Whitnell Way proposal consists of three sites. The daylight impact to the majority of windows will be minimal and fully compliant with default BRE targets.
- 2.3 Whilst there will be borderline daylight reductions to two ground floor flats within Mildmay House, the retained daylight values remain very good for an urban location and are close to compliance with the default BRE criteria.

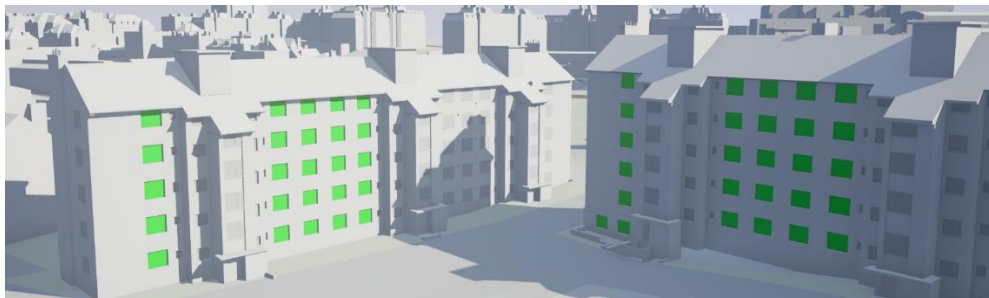


Mildmay House



Humphry House

- 2.4 Whilst there will be isolated noticeable daylight reductions to Halford House, Mullens House and Jellicoe House, all unfettered windows will retain very good daylight levels for an urban location.



Halford House and Mullens House



Jellicoe House

- 2.5 The sunlight impacts will be minimal and fully compliant with default BRE targets.

HAYWARD GARDENS

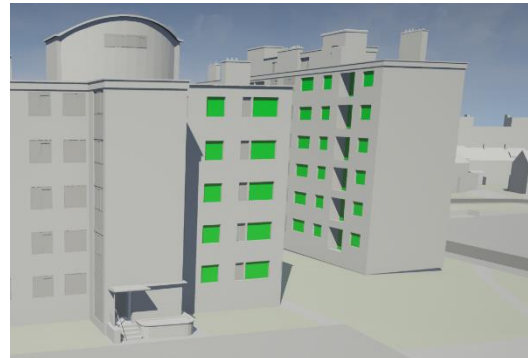
- 2.6 The Hayward Gardens proposal consists of two sites. The daylight impact to the majority of windows will be minimal and fully compliant with default BRE targets.
- 2.7 Whilst there will be isolated noticeable daylight reductions to certain units within Hayward Gardens, the retained daylight levels will be good for an urban location. Furthermore, these reductions are to secondary spaces such as bedrooms and small kitchens. The principal living room windows face away from the site and will not be impacted by the proposed scheme.
- 2.8 Similarly, there will be noticeable daylight reductions to the site facing windows within Pullman Gardens, however, the retained daylight levels will remain good for an urban location.



12-32 Hayward Gardens and 13-27 Pullman Gardens



85-105 Hayward Gardens



106-126 Hayward Gardens

- 2.9 The total sunlight (APSH) impact to all principal south facing living room windows in the Hayward Garden and Pullman Garden properties will be minimal and fully compliant with the BRE guidelines.

CORTIS ROAD

- 2.10 The Cortis Road proposal consists of one site. The daylight impact to the majority of windows will be minimal and fully compliant with default BRE targets.
- 2.11 Whilst there will be some noticeable reductions to secondary flank wall windows, the principal windows will not be materially impacted. Therefore, these rooms will retain good daylight amenity after the proposed scheme is built.

- 2.12 Whilst there will be isolated noticeable daylight reductions to certain units in Tildesley Road and 246-274 Cortis Road, the retained daylight levels will be good for an urban location.



246-274 Cortis Road & 203-221 Tildesley Road



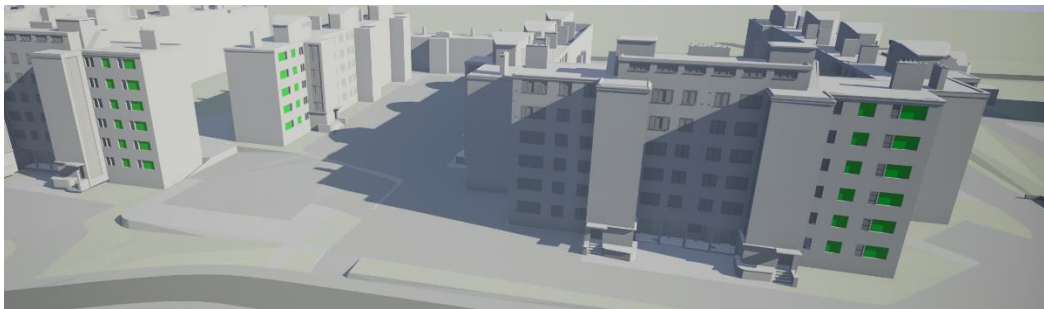
Ashmead Care Centre

- 2.13 The APSH reductions and minimal and fully compliant with the BRE guidelines.

INNES GARDENS

- 2.14 The Innes Gardens proposal consists of two sites. The impact of the proposed scheme on site 1 will be minimal and fully compliant with BRE default targets.
- 2.15 The daylight impact to the majority of windows facing site 2 will be minimal and fully compliant with default BRE targets.

Whilst there will be isolated daylight reductions to certain units within Innes Gardens, the retained daylight levels will be good for an urban location.



12-32 Innes Gardens & 106-116 Innes Gardens



85-105 Innes Gardens

- 2.16 The APSH reductions and minimal and fully compliant with the BRE guidelines.

3 Conclusions

- 3.1 All sites are undeveloped, and therefore it is inevitable that there will be some localised noticeable reductions in daylight with any scheme which optimises the potential of the site. However, as has been held on appeal, noticeable is not to be equated with unacceptable and in such circumstances, it is necessary to consider the retained daylight levels.
- 3.2 The impact of the proposed massing largely complies with the default BRE criteria. Whilst there are localised reductions, in each case the retained levels of light are good and compare favourably with those commonly found in urban locations. In this location we consider that VSC values of 18% or more represent a good level of daylight that is commensurate with those found in other desirable regions of London.
- 3.3 The development of the proposed schemes has involved a carefully considered effort from the project team to respect the daylight and sunlight amenity enjoyed by the existing neighbouring buildings. Point 2 have provided feedback on a number of design iterations throughout this process in order to help minimise the impact of the development on existing neighbours. As a result, all residential dwellings surrounding the site will continue to enjoy good levels of daylight and sunlight for an urban environment, which clearly follows the intentions of the BRE Guidelines.

