

10 Stratton Street  
London W1J 8JR

Telephone +44 (0)20 7269 4740

Facsimile +44 (0)20 7911 2438

[www.gvagramley.co.uk](http://www.gvagramley.co.uk)

GR139/10/BRE

Citrus Healthcare CL Limited  
4<sup>th</sup> Floor  
3-5 Swallow Place  
London W1B 2AF

25 November 2010

Dear Sirs

Ref: **123 Grove Park, London SE5**

23 DEC 2010  
10 AP 37 51



## Introduction

Further to your instructions we have assessed the impact of the your planning application for 123 Grove Park on the surrounding properties.

In addressing matters of daylight and sunlight advice is provided by the Building Research Establishment publication entitled "*Site layout planning for daylight and sunlight. A guide to good practice.*"

We have carried out a desktop analysis in accordance with the BRE Guidance for the ground floor to Adelaide House to the East Of the site, Grovelands Close to the North of the site, the properties opposite on Grove Park and Grove Crescent to the West of the site.

In order to carry out our desktop assessment we have used the drawings numbered GRP-ST-101 (Site Plan) and GRP-ST-201 (Site Sections) that form part of the planning application provided by KSR Architects and we have also visited site in order to carry out our own site investigation to assess the location and size of the surrounding properties.

The guidelines include the following recommendations for minimising impact on daylight for residential properties.

## BRE GUIDE 1991 CRITERIA

The BRE Guide covers amenity requirements for sunlight and daylight to residential buildings around any development site.

London West End . London City . Belfast . Birmingham . Bristol . Cardiff . Edinburgh . Glasgow . Leeds . Liverpool . Manchester . Newcastle

GVA Grimley Limited is a principal shareholder of GVA Worldwide, an independent partnership of property advisers operating globally.  
[www.gvaworldwide.com](http://www.gvaworldwide.com)

GVA Schatunowski Brooks is a wholly owned subsidiary of GVA Grimley Limited, registered in England and Wales number 6382509.

Registered office, 3 Brindleyplace, Birmingham, B1 2JB.



Printed on  
Recycled Paper

Regulated by RICS



Before dealing specifically with the requirements of the Guide under the various headings, we would note certain relevant aspects set out in the Introduction to the Guide which are as follows:-

**"While this guide supercedes the 1971 Department of the Environment document 'Sunlight and Daylight' which is now withdrawn, the main aim is the same - to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions.**

**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, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."**

The specific requirements for daylighting are as follows:-

## **DAYLIGHTING**

The requirements governing daylighting to existing residential buildings around a development site are set out in Part 2.2 of the Guide. The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the vertical sky component at the centre of the window. The Guide advises that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. As regards distribution of daylight within rooms the Guide advises that bedrooms are considered to be less important.

The Guidance states that is an angle is drawn from the centre of a subject window under analysis and the obstruction does not subtend an angle of less than 35 degrees, then enough light should reach the window.

The vertical sky component can be calculated by using the skylight indicator provided as part of the Guide.

The Guide states the following:-

**"If this vertical sky component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the vertical sky component with the new development in place, is**



**both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight."**

It must be interpreted from this criterion that a 27% vertical sky component (VSC) constitutes adequacy, but where this value cannot be achieved a reduction of more than 20% of the value in the existing condition would have a material impact on amenity of daylight.

## **SUNLIGHTING**

Requirements for protection of sunlighting to existing residential buildings around a development site are set out in Part 3.2 of the BRE Guide. There is a requirement to assess windows of surrounding properties where the main windows face within 90 degrees of due south. The calculations are taken at the window reference point as recommended in British Standard BS8206: Part 2, at the centre of each window on the plane of the inside surface of the wall. The Guide further states that kitchens and bedrooms are less important in the context of considering sunlight, although care should be taken not to block too much sun. The Guide sets the following standard:-

**"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21st September and 21st March, then the room should still receive enough sunlight. The sunlight availability indicator in Appendix A can be used to check this.**

**Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount given and less than 0.8 times their former value, either over the whole year or just during the winter months then the occupants of the existing building will notice the loss of sunlight."**

## **TECHNICAL ANALYSIS**

We have undertaken a mathematical calculation of levels of existing and proposed daylight values in accordance with the BRE guidelines ground floor windows at 3 locations indicated on the attached site plan for of number Adelaide House. The results are shown on the daylight indicator drawings attached to this report and numbered SK01, 02 and 03.

This form of analysis enables buildings to be reproduced as obstructions to sky visibility by relating the heights and distances of relevant buildings to the point of reference for the calculation which is the centre of the window under analysis.

On the daylight indicator drawings the existing obstructions are outlined in yellow. Each 'cross' on the diagram which is unobstructed represents 0.5% VSC value and these are counted to produce an existing value.

The effect of the additional obstruction resulting from the proposed extension is coloured in pink, so the additional 'crosses' that are obstructed are clearly visible.

## Results

### Adelaide House

This building is built over ground first and second floors and look out directly over the site. We have tested 3 Points as indicated on the attached OS location plan.

The results are as follows and can be viewed on the daylight protractor drawings numbered SK01, 01 and 03. We have only assessed the ground floor as clearly the upper floor are in a more elevated position and will receive higher levels of daylight.

| Location | Ext VSC | Prop VSC | % Loss | Summer Sun | Winter Sun | Total | Summer Sun | Winter Sun | Total |
|----------|---------|----------|--------|------------|------------|-------|------------|------------|-------|
| Point 1  | 36%     | 33%      | >27%   | 35         | 20         | 55    | 35         | 19         | 54    |
| Point 2  | 26.5%   | 25.5     | 4      | 29         | 7          | 36    | 29         | 5          | 34    |
| Point 3  | 27.5%   | 26.5%    | 4      | 15         | 4          | 19    | 15         | 3          | 18    |

The analysis demonstrates that for Points 2 and 3, there will be a 4% reduction to the VSC values and Point 1 will retain more than 27% VSC. The guide states that a reduction of less than 20% of the existing VSC value will not be noticed by an occupant and therefore the loss indicated in this case will not be material.

In terms of sunlight, the Guide states that a window should receive a minimum Annual Probable Sunlight Hours (APSH) of 35% with at least 5% achieved in the winter months. It can be seen that there is a very small amount of loss to the available sunlight and in any event Points 1 and 2 will receive in excess of the minimum value in the proposed condition. Point 3 has a loss of 1% winter APSH and is reduced from 4% down to 3%. This loss is compliant with the guide.

#### Grovelands Close

These properties are too far away to be impacted upon by the proposed development and have therefore not been assessed.

#### Properties Opposite on Grove Park

We have measured the angle that the new extension will subtend the angle struck from the centre of the window and found this to be 20degrees. There will therefore be no material impact as the guide states that is an angle of 25degrees can be achieved, enough daylight should reach the window.

#### Grovelands Close

Again, we have assessed the angle of the new development from the ground floor windows and found that the angle is 17 degrees. This property will remain well lit.

#### **Conclusion**

Having carried out the tests recommended by the BRE Guidance for daylight and Sunlight we can confirm that there will be no material impact on the surrounding residential properties as a result of the application and that these results fully comply with the BRE Guidance and therefore comply with planning policy.

Should you require any further information or any clarification of any matters set out in this report please do not hesitate to contact me.

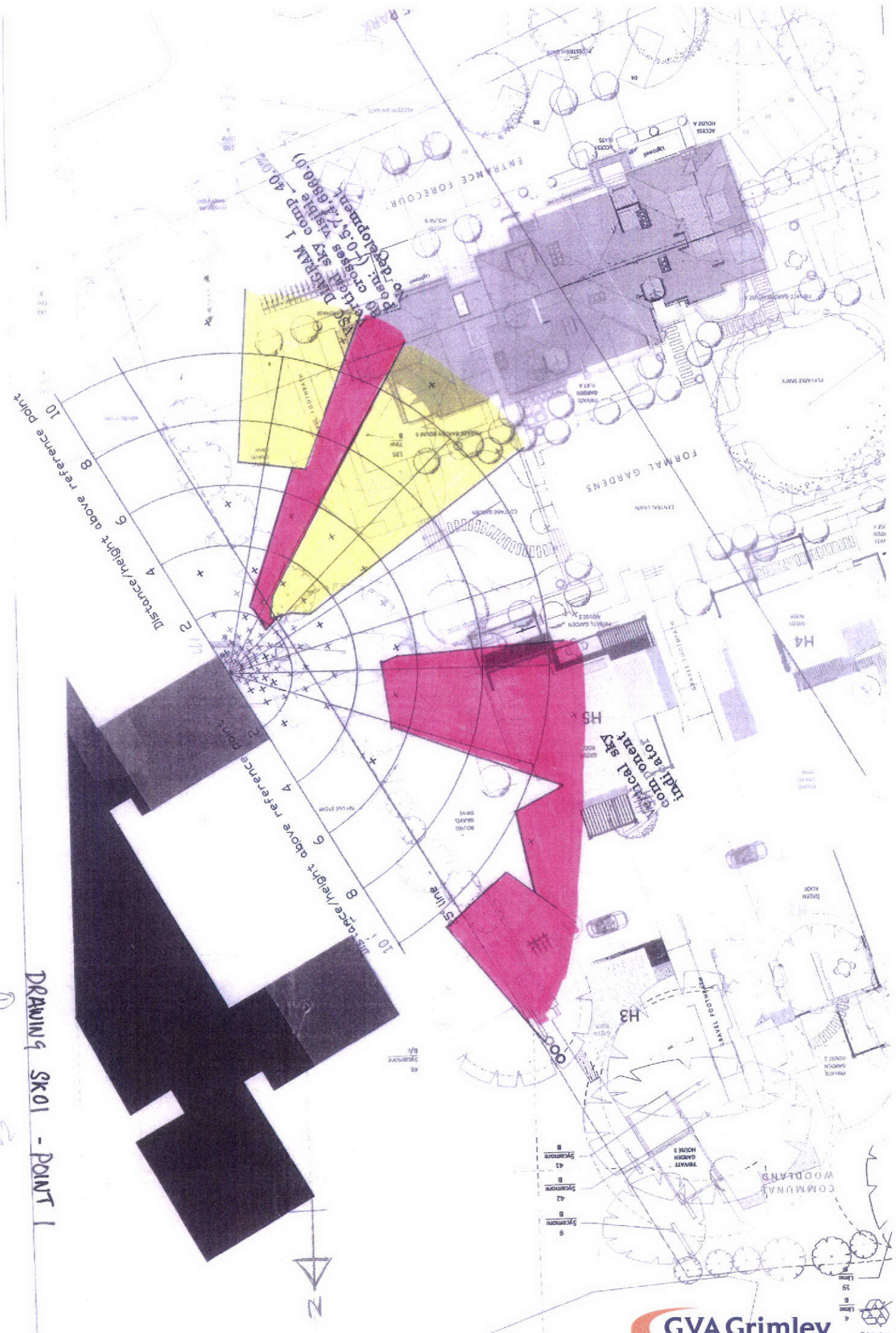
Yours sincerely

*GVA Schatunowski Brooks.*

**GVA SCHATUNOWSKI BROOKS**



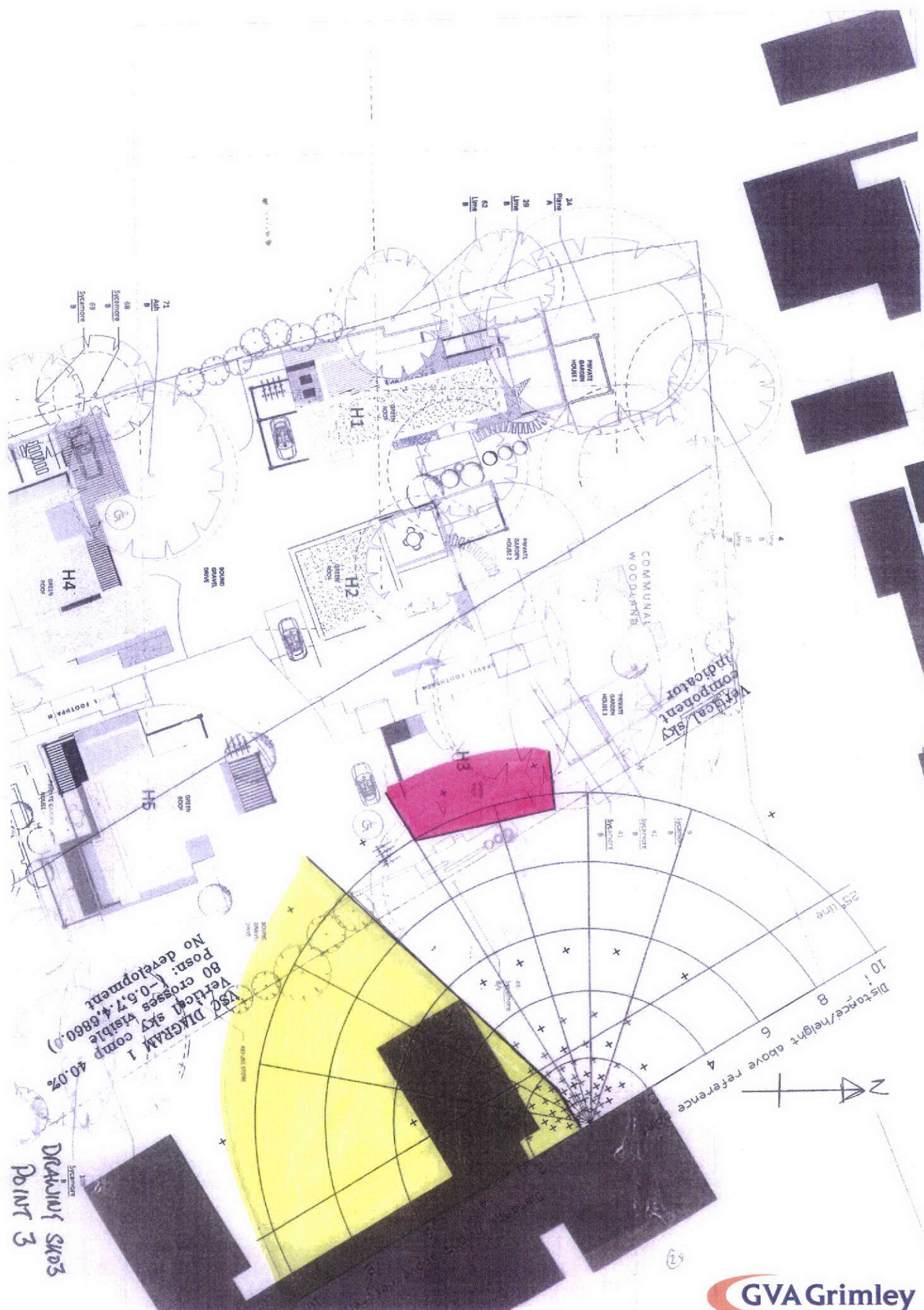
①  
DRAWING SK01 - PART 1













1  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25  
 26  
 27  
 28  
 29  
 30  
 31  
 32  
 33  
 34  
 35  
 36  
 37  
 38  
 39  
 40  
 41  
 42  
 43  
 44  
 45  
 46  
 47  
 48  
 49  
 50  
 51  
 52  
 53  
 54  
 55  
 56  
 57  
 58  
 59  
 60  
 61  
 62  
 63  
 64  
 65  
 66  
 67  
 68  
 69  
 70  
 71  
 72  
 73  
 74  
 75  
 76  
 77  
 78  
 79  
 80  
 81  
 82  
 83  
 84  
 85  
 86  
 87  
 88  
 89  
 90  
 91  
 92  
 93  
 94  
 95  
 96  
 97  
 98  
 99  
 100  
 101  
 102  
 103  
 104  
 105  
 106  
 107  
 108  
 109  
 110  
 111  
 112  
 113  
 114  
 115  
 116  
 117  
 118  
 119  
 120  
 121  
 122  
 123  
 124  
 125  
 126  
 127  
 128  
 129  
 130  
 131  
 132  
 133  
 134  
 135  
 136  
 137  
 138  
 139  
 140  
 141  
 142  
 143  
 144  
 145  
 146  
 147  
 148  
 149  
 150  
 151  
 152  
 153  
 154  
 155  
 156  
 157  
 158  
 159  
 160  
 161  
 162  
 163  
 164  
 165  
 166  
 167  
 168  
 169  
 170  
 171  
 172  
 173  
 174  
 175  
 176  
 177  
 178  
 179  
 180  
 181  
 182  
 183  
 184  
 185  
 186  
 187  
 188  
 189  
 190  
 191  
 192  
 193  
 194  
 195  
 196  
 197  
 198  
 199  
 200  
 201  
 202  
 203  
 204  
 205  
 206  
 207  
 208  
 209  
 210  
 211  
 212  
 213  
 214  
 215  
 216  
 217  
 218  
 219  
 220  
 221  
 222  
 223  
 224  
 225  
 226  
 227  
 228  
 229  
 230  
 231  
 232  
 233  
 234  
 235  
 236  
 237  
 238  
 239  
 240  
 241  
 242  
 243  
 244  
 245  
 246  
 247  
 248  
 249  
 250  
 251  
 252  
 253  
 254  
 255  
 256  
 257  
 258  
 259  
 260  
 261  
 262  
 263  
 264  
 265  
 266  
 267  
 268  
 269  
 270  
 271  
 272  
 273  
 274  
 275  
 276  
 277  
 278  
 279  
 280  
 281  
 282  
 283  
 284  
 285  
 286  
 287  
 288  
 289  
 290  
 291  
 292  
 293  
 294  
 295  
 296  
 297  
 298  
 299  
 300  
 301  
 302  
 303  
 304  
 305  
 306  
 307  
 308  
 309  
 310  
 311  
 312  
 313  
 314  
 315  
 316  
 317  
 318  
 319  
 320  
 321  
 322  
 323  
 324  
 325  
 326  
 327  
 328  
 329  
 330  
 331  
 332  
 333  
 334  
 335  
 336  
 337  
 338  
 339  
 340  
 341  
 342  
 343  
 344  
 345  
 346  
 347  
 348  
 349  
 350  
 351  
 352  
 353  
 354  
 355  
 356  
 357  
 358  
 359  
 360  
 361  
 362  
 363  
 364  
 365  
 366  
 367  
 368  
 369  
 370  
 371  
 372  
 373  
 374  
 375  
 376  
 377  
 378  
 379  
 380  
 381  
 382  
 383  
 384  
 385  
 386  
 387  
 388  
 389  
 390  
 391  
 392  
 393  
 394  
 395  
 396  
 397  
 398  
 399  
 400  
 401  
 402  
 403  
 404  
 405  
 406  
 407  
 408  
 409  
 410  
 411  
 412  
 413  
 414  
 415  
 416  
 417  
 418  
 419  
 420  
 421  
 422  
 423  
 424  
 425  
 426  
 427  
 428  
 429  
 430  
 431  
 432  
 433  
 434  
 435  
 436  
 437  
 438  
 439  
 440  
 441  
 442  
 443  
 444  
 445  
 446  
 447  
 448  
 449  
 450  
 451  
 452  
 453  
 454  
 455  
 456  
 457  
 458  
 459  
 460  
 461  
 462  
 463  
 464  
 465  
 466  
 467  
 468  
 469  
 470  
 471  
 472  
 473  
 474  
 475  
 476  
 477  
 478  
 479  
 480  
 481  
 482  
 483  
 484  
 485  
 486  
 487  
 488  
 489  
 490  
 491  
 492  
 493  
 494  
 495  
 496  
 497  
 498  
 499  
 500  
 501  
 502  
 503  
 504  
 505  
 506  
 507  
 508  
 509  
 510  
 511  
 512  
 513  
 514  
 515  
 516  
 517  
 518  
 519  
 520  
 521  
 522  
 523  
 524  
 525



Ordnance Survey © Crown Copyright 2010. All rights reserved  
Licence number 100020449. Plotted Scale 4:1250