

Sunlight
Assessments UK

Impact Assessment

Site address: 35 Clare Lawn Avenue, SW14 8BE

Impact address: 33 & 37 Clare Lawn Avenue, SW14 8BE

Designer/Architects IGB ARCHITECT LTD





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1. Introduction

- 1.1 Sunlight Assessments UK have been instructed to assess the daylight and sunlight of the proposed extension on 35 Clare Lawn Avenue, SW14 8BE.
- 1.2 The report relates to the proposed Scheme presented by IGB ARCHITECT LTD and provides detailed technical support regarding the potential impact on the daylight and sunlight of 33 & 37 Clare Lawn Avenue, SW14 8BE.
- 1.3 The Local Authority will be informed of this by the BRE document entitled 'Site layout planning for daylight and sunlight: a guide to good practice' (BR209 2022). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.4 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of several planning considerations which the local authority will weigh.

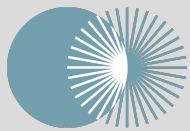
Sources of Information

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

Ordnance Survey Data

OS Map

Proposed drawings in Appendix 1



2. Methodology

Effect on daylight

Vertical Sky Component (VSC), to surrounding properties.

BRE guidance summary on daylight:

2.2.23 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 0.80 times its former value.

the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value.

Effect on sunlight

Annual probable sunlight hours (APSH), to surrounding properties.

BRE guidance summary on sunlight:

3.2.13 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 sun lighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

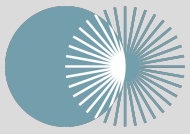
- values less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period.

and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.



3. Standard Survey Limitations

- 3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions. Our understanding of the proposed development is informed in the drawings in Appendix 1 and information supplied by IGB ARCHITECT LTD.
- 3.2 In addition to our standard limitations, the following limitations and assumptions also apply:
- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.
 - Where floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.



4. The Site

4.1 The site is located at 35 Clare Lawn Avenue, SW14 8BE.



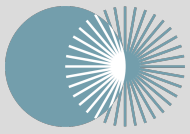


5. The Proposal

PROPOSED DEVELOPMENT

- 5.1 Our understanding of the proposed extension is illustrated in the drawings, located in Appendix 1.
- 5.2 IGB ARCHITECT LTD has provided floorplans and elevations.

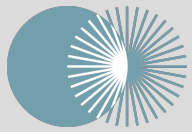




6. Impact on the Surrounding Properties

- 6.1 Due to the proximity to the site, we have assessed the rear and side windows of 33 & 37 Clare Lawn Avenue, SW14 8BE.
- 6.2 These residential properties are located adjacent to the Site.
- 6.3 The location of these properties is highlighted in the map:





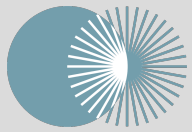
7. Assessment Results

Vertical Sky Component (VSC)

- 7.1 The results show that the windows and associated room will not experience a noticeable reduction in daylight as defined in the BRE guidance.

Annual probable sunlight hours (APSH)

- 7.2 The results show that all windows and associated rooms will not experience a noticeable reduction in sunlight as defined in the BRE guidance.

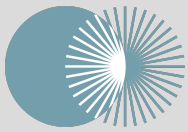


8. Conclusion

- 8.1 The daylight and sunlight to the analysed windows of 33 & 37 Clare Lawn Avenue, SW14 8BE will not experience a noticeable reduction of daylight and sunlight as set out in the BRE guidelines.
- 8.2 We, therefore, conclude that the effects of the proposed scheme in relation to daylight and sunlight are BRE compliant and we have identified no grounds for rejection of a planning application for this proposal.

Appendix 1:

Drawings



PROPOSED SOUTH ELEVATION

PROPOSED FRONT (EAST) ELEVATION

PROPOSED REAR (WEST) ELEVATION

PROPOSED NORTH ELEVATION

Annotations: REAR EXTENSION SUBORDINATE TO MAIN ROOF, EXISTING RIDGE HEIGHT, VELUX WINDOWS ABOVE E.T.H., EXISTING RIDGE HEIGHT, VELUX WINDOWS ABOVE E.T.H., EXTENSION HALF WIDTH OF HOUSE.

SCALE
1:100 @ A3

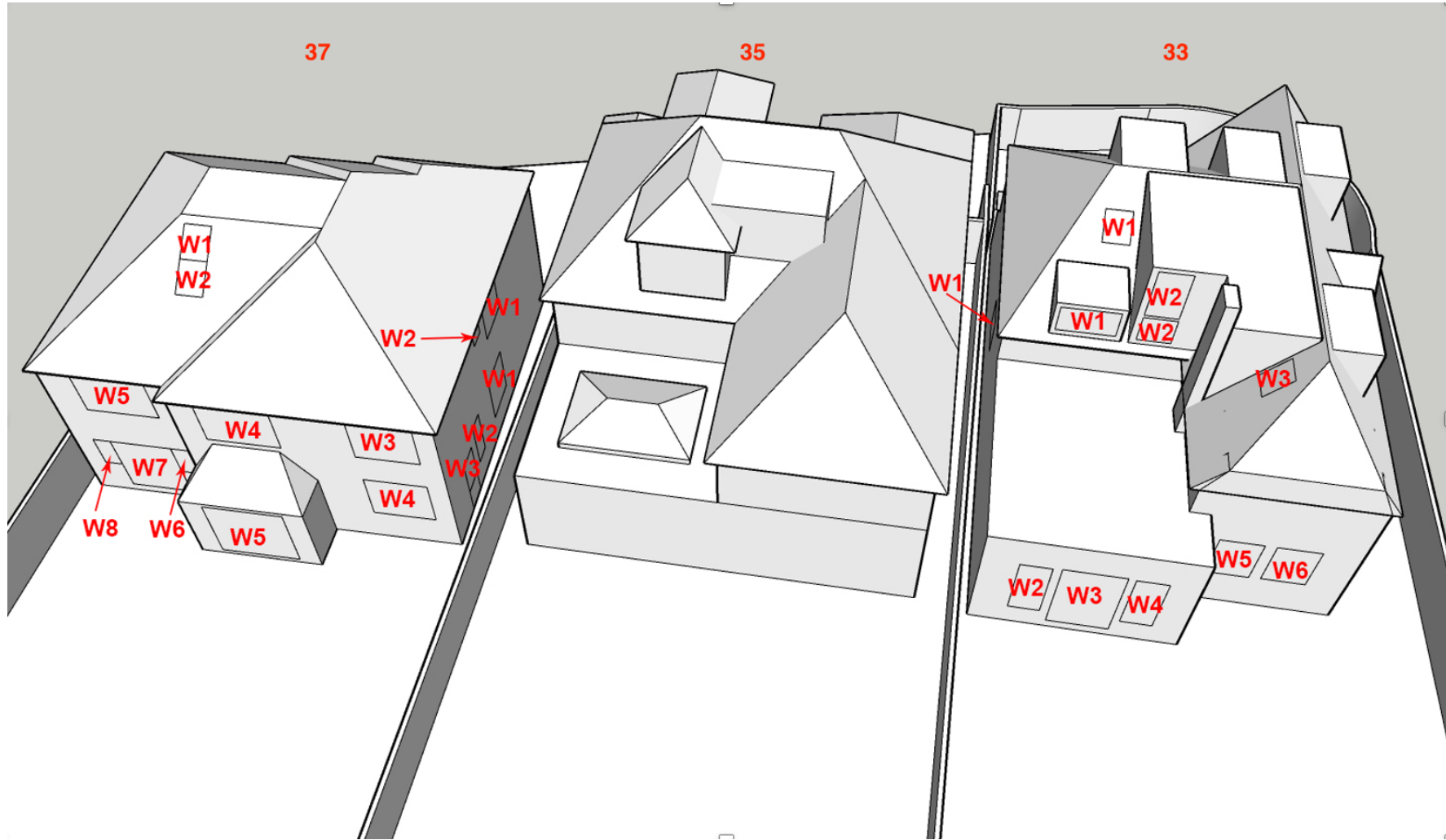
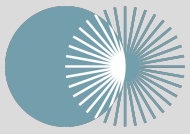
JOB NO.	DATE	JOB	SCALE
-	-	CONVERSION OF	1:100 @ A3
SK	04	35 Clare Lawn Avenue SW14 8BE	
REVISION	DATE	PROPOSED ELEVATIONS	
E	24.4.24		

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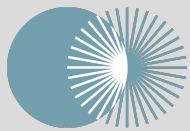
Appendix 2:

Window Maps



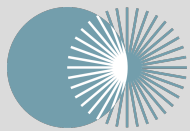
Appendix 3:

Technical Analysis



Vertical Sky Component (VSC) results

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
33 Clare Lawn Ave	First	W1	271°N	36.73	35.17	0.96	YES
33 Clare Lawn Ave	First	W2	271°N	29.03	28.21	0.97	YES
33 Clare Lawn Ave	Ground	W1	1°N	4.86	4.45	0.92	YES
33 Clare Lawn Ave	Ground	W2	271°N	38.64	38.63	1	YES
33 Clare Lawn Ave	Ground	W3	271°N	38.29	38.28	1	YES
33 Clare Lawn Ave	Ground	W4	271°N	39.12	39.12	1	YES
33 Clare Lawn Ave	Ground	W5	271°N	32.28	32.28	1	YES
33 Clare Lawn Ave	Ground	W6	271°N	37.92	37.92	1	YES
33 Clare Lawn Ave	Second	W1	271°N Inc	68.59	68.13	0.99	YES
33 Clare Lawn Ave	Second	W2	271°N	32.02	31.77	0.99	YES
33 Clare Lawn Ave	Second	W3	1°N Inc	53.09	52.68	0.99	YES
37 Clare Lawn Ave	First	W1	180°	27.15	24.62	0.91	YES
37 Clare Lawn Ave	First	W2	180°	28.87	25.81	0.89	YES
37 Clare Lawn Ave	First	W3	269°	38.19	38.19	1	YES
37 Clare Lawn Ave	First	W4	269°	38.19	38.19	1	YES
37 Clare Lawn Ave	First	W5	269°	37.84	37.84	1	YES
37 Clare Lawn Ave	Ground	W1	180°	11.77	11.77	1	YES
37 Clare Lawn Ave	Ground	W2	180°	15.34	14.90	0.97	YES
37 Clare Lawn Ave	Ground	W3	180°	15.08	14.73	0.98	YES
37 Clare Lawn Ave	Ground	W4	269°	38.61	38.60	1	YES
37 Clare Lawn Ave	Ground	W5	269°	37.59	37.59	1	YES
37 Clare Lawn Ave	Ground	W6	269°	31.49	31.49	1	YES
37 Clare Lawn Ave	Ground	W7	269°	34.17	34.17	1	YES
37 Clare Lawn Ave	Ground	W8	269°	37.57	37.57	1	YES
37 Clare Lawn Ave	Second	W1	269° Inc	85.11	85.11	1	YES
37 Clare Lawn Ave	Second	W2	269° Inc	85.06	85.06	1	YES



Annual probable sunlight hours (APSH) results

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria
33 Clare Lawn Ave	First	W1	271°N	39.00	39.00	North	North
33 Clare Lawn Ave	First	W2	271°N	15.00	15.00	North	North
33 Clare Lawn Ave	Ground	W1	1°N	10.00	8.00	North	North
33 Clare Lawn Ave	Ground	W2	271°N	50.00	50.00	North	North
33 Clare Lawn Ave	Ground	W3	271°N	50.00	50.00	North	North
33 Clare Lawn Ave	Ground	W4	271°N	50.00	50.00	North	North
33 Clare Lawn Ave	Ground	W5	271°N	50.00	50.00	North	North
33 Clare Lawn Ave	Ground	W6	271°N	50.00	50.00	North	North
33 Clare Lawn Ave	Second	W1	271°N Inc	26.00	26.00	North	North
33 Clare Lawn Ave	Second	W2	271°N	29.00	29.00	North	North
33 Clare Lawn Ave	Second	W3	1°N Inc	27.00	27.00	North	North
37 Clare Lawn Ave	First	W1	180°	68.00	67.00	0.99	YES
37 Clare Lawn Ave	First	W2	180°	71.00	67.00	0.94	YES
37 Clare Lawn Ave	First	W3	269°	44.00	44.00	1	YES
37 Clare Lawn Ave	First	W4	269°	44.00	44.00	1	YES
37 Clare Lawn Ave	First	W5	269°	41.00	41.00	1	YES
37 Clare Lawn Ave	Ground	W1	180°	34.00	34.00	1	YES
37 Clare Lawn Ave	Ground	W2	180°	39.00	38.00	0.97	YES
37 Clare Lawn Ave	Ground	W3	180°	41.00	39.00	0.95	YES
37 Clare Lawn Ave	Ground	W4	269°	50.00	50.00	1	YES
37 Clare Lawn Ave	Ground	W5	269°	50.00	50.00	1	YES
37 Clare Lawn Ave	Ground	W6	269°	25.00	25.00	1	YES
37 Clare Lawn Ave	Ground	W7	269°	36.00	36.00	1	YES
37 Clare Lawn Ave	Ground	W8	269°	42.00	42.00	1	YES
37 Clare Lawn Ave	Second	W1	269° Inc	77.00	77.00	1	YES
37 Clare Lawn Ave	Second	W2	269° Inc	75.00	75.00	1	YES

* The BRE guidelines state regarding the APSH test “any windows facing within 90 degrees due north does not need to be analysed as there is no expectation of sunlight”.

Sunlight Assessments UK Ltd

