



# RIDGE

DAYLIGHT / SUNLIGHT NOTE  
ST MARY'S UNIVERSITY,  
TICKENHAM, LONDON  
OCTOBER 2024

**CONTENTS**

<b>1.0 INTRODUCTION</b>	<b>2</b>
<b>2.0 THE SITE AND PROPOSED DEVELOPMENT</b>	<b>3</b>
<b>3.0 DAYLIGHT AND SUNLIGHT CONSIDERATIONS</b>	<b>4</b>

## 1.0 INTRODUCTION

1.1 This Daylight and Sunlight note has been prepared by Ridge and Partners LLP (Ridge) on behalf of St Mary's University ('the applicant'). It forms part of an application for full planning permission for the development of 'Building R' at St Mary's University Strawberry Hill campus, Twickenham, London.

1.2 The Proposed Development comprises of:

"Demolition of existing R Block and the erection of a replacement teaching block (Use Class F1) comprising 1419 sq m of floorspace to provide facilities appropriate for the operation of a new School of Medicine at the Strawberry Hill Campus, with associated landscaping."

1.3 The proposed School of Medicine building is replacing an existing building on the same footprint. There is a marginal increase in height, and this note considers any impact to surrounding uses that might be offered protection against loss of daylight / sunlight.

## 2.0 THE SITE AND PROPOSED DEVELOPMENT

### Site Location

- 2.1 The application site is towards the southern edge of the Strawberry Hill Campus, Twickenham which is in the London Borough of Richmond upon Thames.
- 2.2 The application site comprises an existing single block historically used for various teaching and physical education uses, but currently not fully utilised. It adjoins the sports centre opened in 2012, which will remain in situ.
- 2.3 The application site extends to 0.15ha.
- 2.4 Building R can be accessed from Waldegrave Road via the internal road with Strawberry Hill campus.
- 2.5 The footprint of the existing building is tightly surrounded to the front and east by Metropolitan Open Land (MOL), a highly constrained land designation with relevant policies comparable to Green Belt. The footprint of the existing building, on which the new proposal is sited, is outside the MOL designation.
- 2.6 The building immediately to the rear (south) of the site is Cronin Hall, a hall of residence occupied by students during term time only.
- 2.7 The nearest residential properties in a southerly direction are on Waldegrave Park, around 40m to the south.
- 2.8 The closest residential properties altogether are flats approx. 10m from the south-east corner of the site. These are off-set and orientated so there are no windows facing the proposed development.

### Proposed development

- 2.9 The proposed development comprises of:

“Demolition of existing R Block and the erection of a replacement teaching block (Use Class F1) comprising 1419 sq m of floorspace to provide facilities appropriate for the operation of a new School of Medicine at the Strawberry Hill Campus, with associated landscaping.”
- 2.10 The building will have a smaller footprint than the existing one, creating more external space among surrounding trees and neighbouring buildings while maximizing usable floor area. With the benefit of the full retention of the existing trees, preserving biodiversity and providing shade, reducing overheating.
- 2.11 The existing building has a max height of approx. 6.5m. The School of Medicine will have a max height of 10.25m (including canopy over roof plant).

### 3.0 DAYLIGHT AND SUNLIGHT CONSIDERATIONS

- 3.1 As described in the site location above, there are no standard residential properties that would be impacted by the proposed development of a replacement building at this location.
- 3.2 The closest residential properties are off-set from the south-east corner of the site by approx. 10m, and do not have any windows facing towards the development.
- 3.3 The closest residential properties in a southerly direction are some 40m away, and not a material consideration.
- 3.4 There are no residential properties to the north.
- 3.5 This note considers whether there is any harm to Cronin Hall, being the building immediately to the south.

#### Policy and BRE Guidance

- 3.6 The National Planning Policy Framework (NPPF) at Paragraph 129(c) states that, “authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight”. This is primarily focused on residential uses.
- 3.7 The London Plan (2021) provides policies around the provision of sufficient daylight and sunlight to surrounding properties.
- 3.8 BRE guidance is set out within the document ‘Site Layout planning for Daylight and Sunlight – A Guide to Good Practice’, the latest version of which was published in 2022.

#### Summary

21.21 Obstructions can limit access to light from the sky. This can be checked at an early design stage by measuring or calculating the angle of visible sky  $\theta$ , angle of obstruction or vertical sky component (VSC) at the centre of the lowest window where daylight is required. If VSC is:

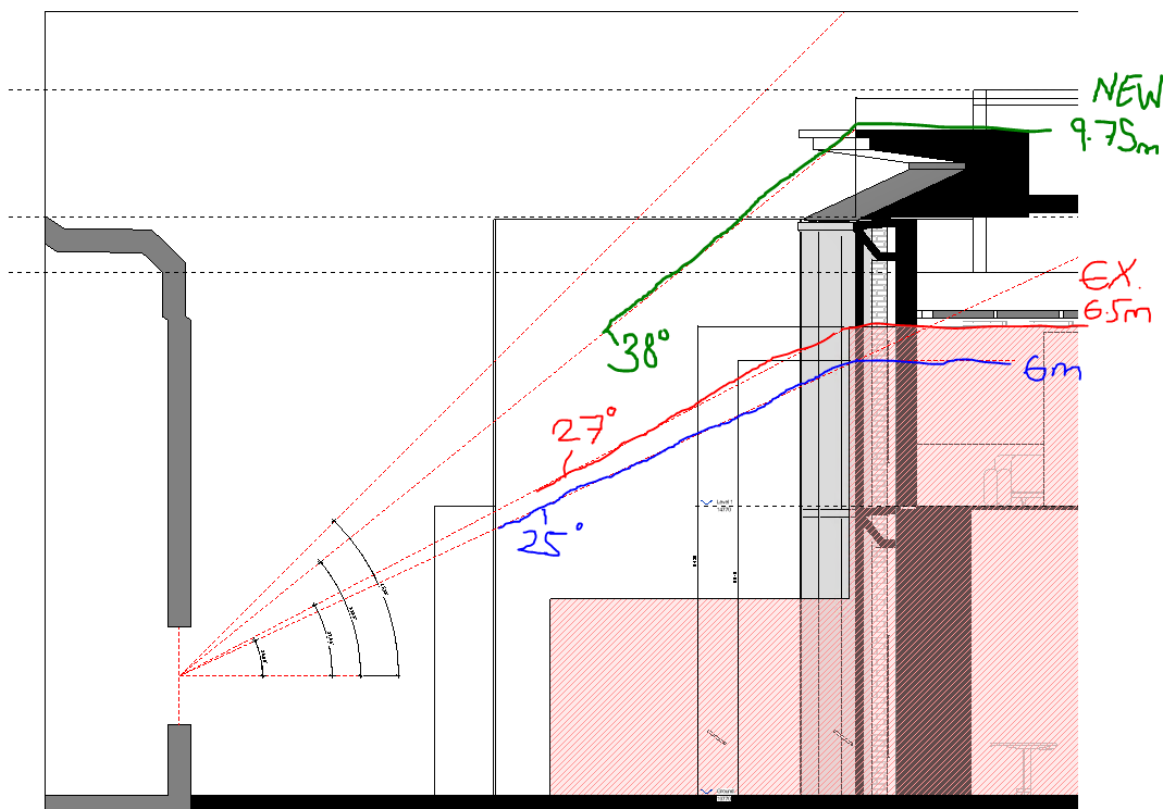
- at least 27% ( $\theta$  is greater than 65°, obstruction angle less than 25°) conventional window design will usually give reasonable results.
- between 15% and 27% ( $\theta$  is between 45° and 65°, obstruction angle between 25° and 45°) special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight.
- between 5% and 15% ( $\theta$  is between 25° and 45°, obstruction angle between 45° and 65°) it is very difficult to provide adequate daylight unless very large windows are used.
- less than 5% ( $\theta$  less than 25°, obstruction angle more than 65°) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed.

- 3.9 Purpose built student accommodation would be considered in a similar manner to residential property in planning use terms at the time of a planning application in terms of general standards. However, student accommodation falls under *sui generis* within the Use Classes Order, and is clearly a different

use class to residential. And it is generally treated as different to residential in terms of not needing the same level of daylight / sunlight due to the nature of how the space is used / occupied.

**Comment**

- 3.10 The proposed building would be at a 38 degree angle from the facing windows of Cronin Hall. This compares to 27 degrees, which is the existing situation.



- 3.11 However, the relationship is considered to be wholly appropriate in the circumstances.
- 3.12 The building is located to the north, so does not have the same impact as south facing windows would in terms of direct sunlight. The materials of the proposed building are lighter and more reflective than the brickwork currently present.
- 3.13 However, of primary and overriding relevance here is the use of the adjacent building.
- 3.14 Cronin Hall is in *sui generis* use as student halls accommodation. It is not occupied in the same way as standard accommodation, with use only during term time, and with first year students in occupation for a max of a year at a time, before seeking off-site / alternative accommodation in later years of study.
- 3.15 As such, policies relating to ensuring the protection of residential amenity by way of daylight / sunlight protection are not applicable.

- 3.16 This is a position borne out in multiple applications for student accommodation across London, confirming that student accommodation has a lower requirement for daylight and sunlight amenity than permanent residential accommodation. This is due to the amount of time spent in student accommodation compared to permanent residential accommodation.
- 3.17 The proposed building would not result in a worsened position where any residents would be detrimentally impacted as a result of the application scheme.