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LONDON  
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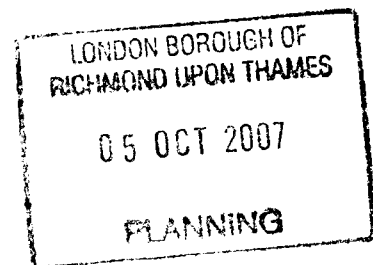
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07 / 3470 / FULL

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**DAYLIGHT & SUNLIGHT REPORT**  
**209 WALDEGRAVE ROAD, TEDDINGTON**

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**209 WALDEGRAVE ROAD**

For

**DUKELEASE PROPERTIES LTD**

**REVISION A - JULY 2007**

**REPORT- APPROVAL SHEET**

ON

**209 WALDEGRAVE ROAD, TEDDINGTON**

FOR

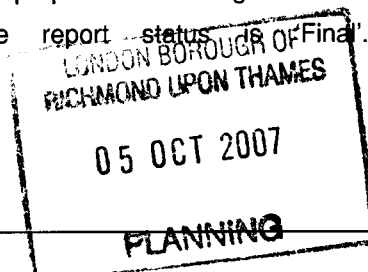
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**DUKELEASE PROPERTIES LIMITED**

Report Status / Issue No: 01		Date of Issue: 9 August 2007
Issued to: <b>Ros Machin – London Planning Practice</b>		Job No: T07125
	Name:	Signature:
Prepared by: (for and on behalf of Triglyph Property Consultants LLP)	Richard Wilson	
Checked & Approved: (for and on behalf of Triglyph Property Consultants LLP)	Marcus Aspden	

**FOREWORD**

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TEDDINGTON  
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**DUKELEASE PROPOERTIES LIMITED**

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Date	Issued to:	Name	No.
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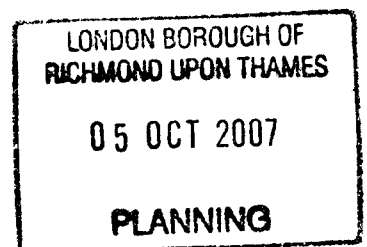
LONDON BOROUGH OF  
RICHMOND UPON THAMES  
05 OCT 2007  
PLANNING

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**07 / 3 470 / FUL**

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## 1.0 Introduction and Brief

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We have been instructed by Dukelease Properties Limited to undertake a preliminary Daylight and Sunlight appraisal on those properties surrounding the proposed development at 209 Waldegrave Road, Teddington, London, to inform the Planning Application process, in line with the guidelines set out in BRE Report 209 – Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice.

The advice contained in this report is based on the simple 25 degree test taken from the centre of the window plane (or two metres above ground level) and the vertical sky component (VSC) at the centre of the window plane and **NOT** the daylight distribution no-sky line within the room.

The analysis will be undertaken using the drawings listed below provided to us by HFBT Architects.

This report gives our advice on Daylight and Sunlight matters only in respect of supporting the planning application process.

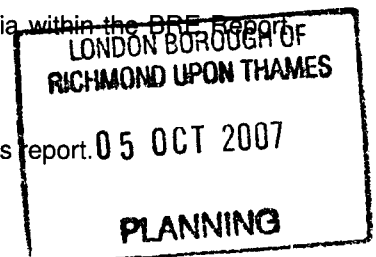
The brief includes the preparation of a 3D model of the existing site and surrounding properties (the envelope of 207 Waldegrave Road is based on archive planning drawings received from Ros Machin of the London Planning Practice on 19 July 2007), Ordnance Survey Plan Data and the following drawings received from HFBT Architects by e-mail on 19 July 2007.

- HFBT Architects Drawing Number PL 207
- HFBT Architects Drawing Number PL 208
- HFBT Architects Drawing Number PL 209
- HFBT Architects Drawing Number PL 210
- HFBT Architects Drawing Number PL 211
- HFBT Architects Drawing Number PL 220
- HFBT Architects Drawing Number PL 221
- HFBT Architects Drawing Number PL 222
- HFBT Architects Drawing Number PL 223

The analysis is based on a visual inspection and the drawings provided.

Upon completion of 25 degree test, we applied the analysis methodology and criteria within the BRE Report 209 guidelines for daylight and sunlight.

It is the findings of this analysis which constitutes our findings under Section 5.0 of this report.



Following our inspection of photographs of the site and adjacent properties, and the existing and proposed development drawings, the surrounding properties we have considered within this report are as follows:-

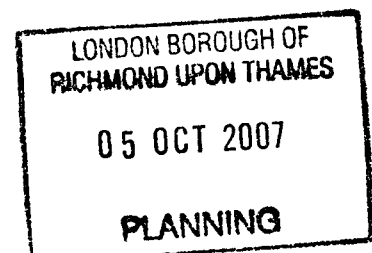
- Ground Floor central bedroom window to the North elevation of 207 Waldegrave Road, Teddington.
- Ground Floor rear bedroom window to the North elevation of 207 Waldegrave Road, Teddington.
- First Floor central studio window to the North elevation of 207 Waldegrave Road, Teddington.

All other properties surrounding the development site pass the 25 degree test, therefore, their daylight and sunlight amenity should not be adversely affected beyond the acceptable limits stated within the BRE Report.

These properties include those to the north, opposite the site within Shacklegate Lane.

This document has been prepared by Triglyph Property Consultants LLP with all reasonable skill, care and diligence within the terms of the contract with the Client

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## 2.0 Summary

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The proposed redevelopment of 209 Waldegrave Road will **NOT** cause a noticeable or material loss in the amount of daylight enjoyed by the occupiers of 207 Waldegrave Road as the vertical sky component results achieved in our analysis are above the recommended guidelines within BRE Report 209.

The ground floor central north facing window (Window One in the analysis) of 207 Waldegrave Road will experience a nominal loss of daylight as the current vertical sky component will be reduced from 25.00% to 20.00%, a reduction to 0.80 times its former value and in line with the recommended reduction of 0.8 times.

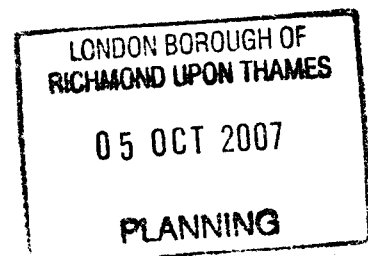
This therefore **PASSES** the guidance set out by the BRE.

The ground floor rear north facing window (Window Two in the analysis) of 207 Waldegrave Road will experience a nominal loss of daylight as the current vertical sky component will be reduced from 25.50% to 21.25%, a reduction to 0.83 times its former value and above the recommended reduction of 0.8 times. The First floor studio window (Window Three) will be reduced from 35.50% to 30.25%, a reduction to 0.85 times its former value and above the recommended reduction of 0.8 times.

Windows Two and Three also pass the guidance set out by the BRE.

The north facing front elevation of 207 Waldegrave Road does not face within 90° of due south, therefore, it does not need to be considered under the guidelines with BRE Report 209.

Therefore, the proposed development of 209 Waldegrave Road, Teddington, will have a detrimental effect on the daylight and sunlight amenity enjoyed by the occupants of the ground floor central bedroom of 207 Waldegrave Road, however, the occupants of the rear ground floor bedroom and first floor accommodation will not suffer a detrimental loss, nor will any of the other residential premises' within the vicinity of the site.



### 3.0 Extract from BRE Report 209

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The following text is an extract from the BRE Report 209 – Site Layout Planning for Daylight and Sunlight - A guide to good planning.

#### SECTION 2 – LIGHT FROM THE SKY

##### 2.1 – New Development

Vertical sky components (VSC) may be calculated using the skylight indicator (Appendix A) or Waldram Diagram (Appendix B). Note that all obstructing buildings will have an effect, not just those on the same site.

For a room with non-continuous obstructions there is the potential for good daylighting provided that the vertical sky component, at the window position 2m above ground, is not less than the value for a continuous obstruction of altitude 25°. This is equal to a vertical sky component of 27%.

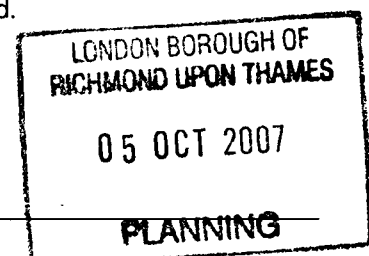
##### 2.2 – Existing Buildings

In designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings. A badly planned development may make adjoining properties and their gardens gloomy and unattractive, annoying their occupants and even, in some cases, infringing rights to light. The guidelines given here are intended for use with adjoining dwellings and any existing non-domestic buildings where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and most offices.

A modified form of the procedure adopted for new buildings can be used to find out whether an existing building still receives enough skylight. Measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building.

If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building.

Any reduction in the total amount of skylight can be calculated by finding the vertical sky component at the centre of each main window. The reference point is in the external plane of the window wall. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.





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 the occupants of the existing building will notice the reduction in the amount of skylight.

### SECTION 3 - SUNLIGHTING

#### 3.2 – Existing Buildings

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Obstruction to sunlight may become an issue if:

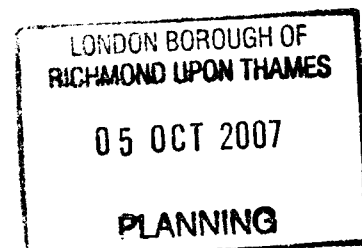
- Some part of a new development is situated within 90° of due south of a main window wall of an existing building;

and

- In the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from a point 2m above the ground.

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 between 21 September and 21 March, then the room should still receive enough sunlight.

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 (21 September to 21 March), then the occupants of the existing building will notice the loss of sunlight. The room may appear colder and less cheerful and pleasant.



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#### **4.0 London Borough of Richmond – Local Plan Extracts**

The London Borough of Richmond Upon Thames cites the following extracts from their current adopted Unitary Development Plan in relation to daylight and sunlight considerations for new development and housing.

##### **BLT 15 - DAYLIGHTING AND SUNLIGHTING**

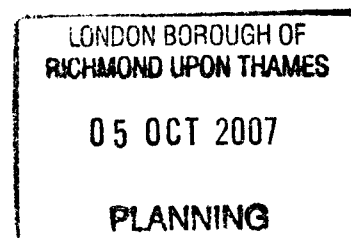
6.76 The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining land or properties are protected.

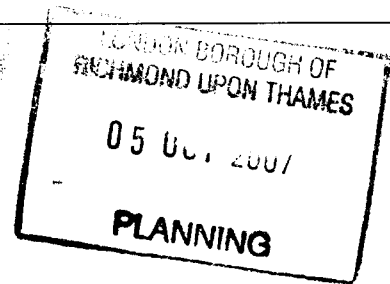
6.77 The Council will be guided by the standards set out in Site Layout, Planning for Sunlight and Daylight, and in Sun on Ground Indicators (BRE 1991); or any standards replacing them, to ensure this.

##### **HSG 14 - CONVERSIONS - DESIGN CONSIDERATIONS**

8.72 (A) In considering proposed conversions the Council will take account of the following factors:

- (1) number of units in relation to size of property;
- (2) the size and layout of the property and its physical characteristics, in relation to this and adjoining properties;
- (3) level of daylighting and sunlight and avoidance of overlooking;
- (4) mix of unit sizes, and particularly the need to increase the supply of small low cost units for rent and owner-occupation;
- (5) access to private garden space;
- (6) environmental standards, particularly those set out in policy HSG 18, including refuse storage.





## 5.0 Analysis

### ASSUMPTIONS

In carrying out our assessment we have selected what we deem to be the worst affected window in each of the surrounding properties listed on page 5 of this report.

It is important to note that, of the building tested, the windows are assumed to be habitable residential accommodation.

### WINDOW ONE - GROUND FLOOR CENTRAL NORTH FACING WINDOW TO 207 WALDEGRAVE ROAD

#### DAYLIGHT

The above properties face directly onto the site, adjacent to the flank elevation of the proposed development.

This window is deemed to potentially be the one which may be most affected by the proposals.

Firstly, the proposed development extends above the 25° line taken perpendicular from the centre of the ground floor window, therefore, the Vertical Sky Component (VSC) test has also been applied to the window. The results of this test indicated on the drawings within appendix one, show that the window **PASSES** the BRE daylight test insofar as the VSC will be reduced by 0.85 times its former value (VSC of 25.00% before the development and 20.00% after), which is above the recommended reduction ratio of 0.8 stated in the guidelines.

### WINDOW TWO - GROUND FLOOR REAR NORTH FACING WINDOW TO 207 WALDEGRAVE ROAD

#### DAYLIGHT

The above properties face directly onto the site, adjacent to the flank elevation of the proposed development.

Firstly, the proposed development extends above the 25° line taken perpendicular from the centre of the ground floor window, therefore, the Vertical Sky Component (VSC) test has also been applied to the window. The results of this test indicated on the drawings within appendix one, show that the window **PASSES** the BRE daylight test insofar as the VSC will be reduced by 0.83 times its former value (VSC of 25.50% before the development and 21.25% after), which is above the recommended reduction ratio of 0.8 stated in the guidelines.

**WINDOW THREE - FIRST FLOOR CENTRAL NORTH FACING WINDOW TO 207 WALDEGRAVE ROAD**

**DAYLIGHT**

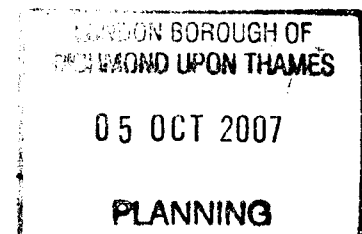
**07 / 3470 / FUL**

The above properties face directly onto the site, adjacent to the flank elevation of the proposed development.

Firstly, the proposed development extends above the 25° line taken perpendicular from the centre of the ground floor window, therefore, the Vertical Sky Component (VSC) test has also been applied to the window. The results of this test indicated on the drawings within appendix one, show that the window **PASSES** the BRE daylight test insofar as the VSC will be reduced by 0.85 times from a VSC of 35.50% before the development and 30.25% after, which is above the recommended reduction ratio of 0.8 and the minimum recommended VSC 27% stated in the guidelines.

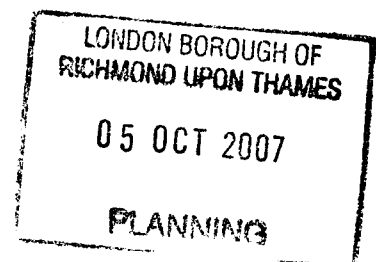
**SUNLIGHT**

The north facing windows within the above property do not face within 90° of due south and do not need to be considered under the guidelines with BRE Report 209.

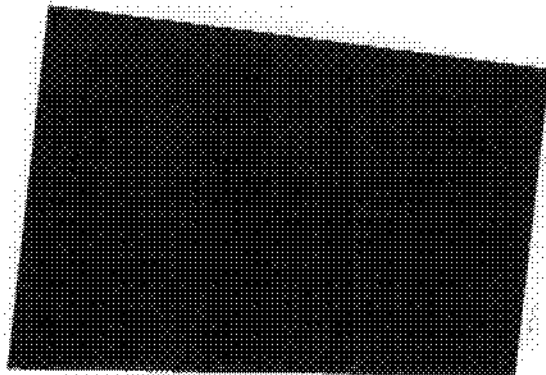


**6.0 Appendix One – Drawings & Photographs**

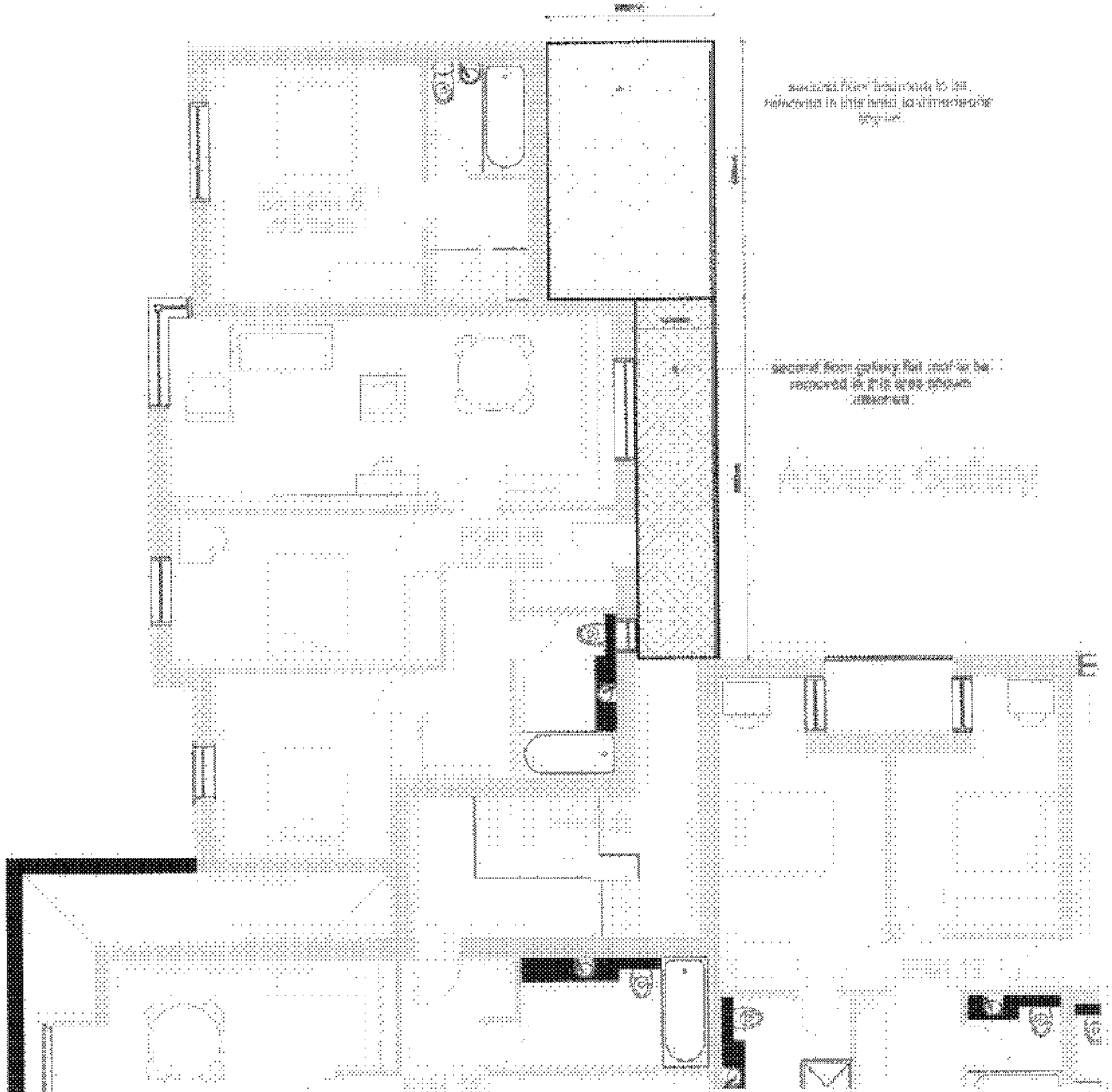
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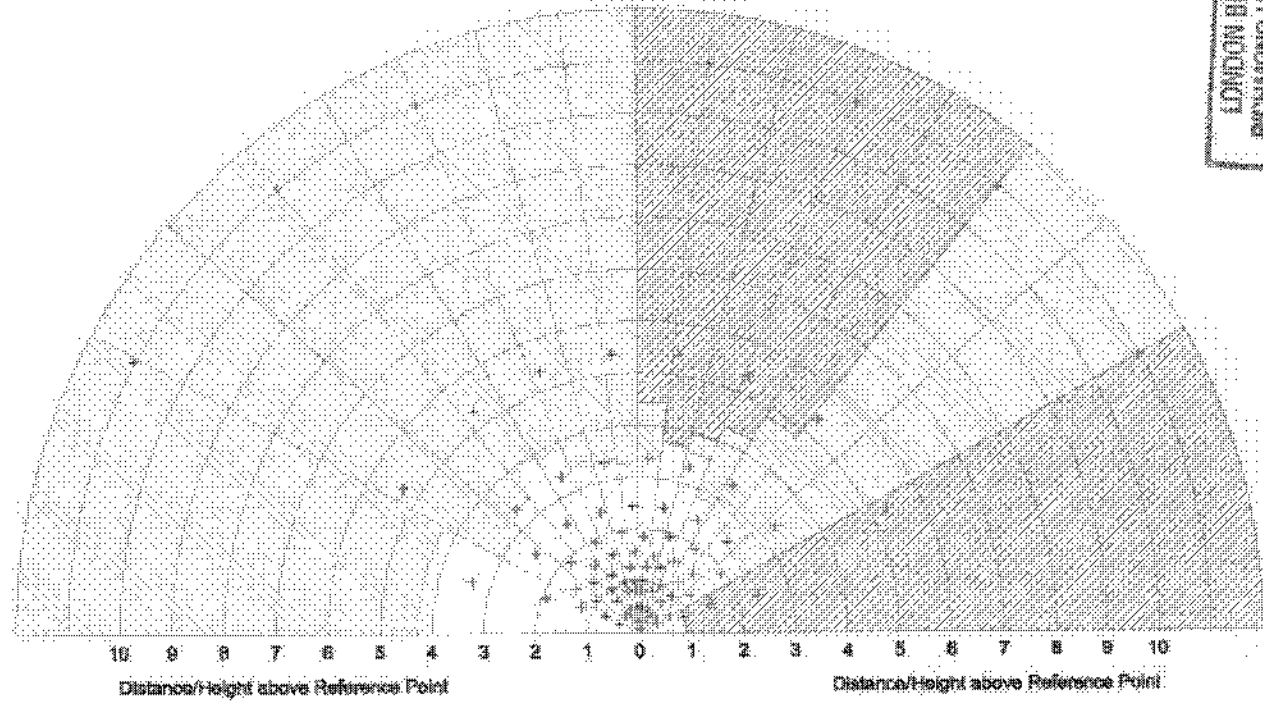


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LONDON BOROUGH OF RICHMOND UPON THAMES  
05 OCT 2007  
PLANNING



Source: BRE Report 209, Figure A1, Skylight Indicator

DAYLIGHT ANALYSIS FOR WINDOW 3  
FIRST FLOOR WINDOW TO NORTH ELEV.  
STUDIO, 207 WALDEGRAVE ROAD  
REAR BED REMOVED TO DUPLEX UNIT 8

Vertical Sky Component at Reference Point

Before Development - VSC = 35.50%  
After Development - VSC = 30.25%  
Reduction Ratio - 0.85 & VSC over 27% = PASS

Approved by the Planning Authority  
12/07/2007, 11:50 AM  
Reference to the Planning Authority  
12/07/2007, 11:50 AM  
12/07/2007, 11:50 AM

Planning Issue

- Comments:
- Existing Obstructions
  - Proposed Obstructions
  - Existing Obstructions removed
  - BREE Vertical Sky Component
  - % of Annual Possible Sunlight Hours ( = 94.00 Hours )

LAND: DUKELEASE PROPERTIES LTD.  
PROJECT: 207 WALDEGRAVE ROAD  
TEDDINGTON

Applicant: NTR @ AS Date: July 2007

Project: RDW Date: N/A

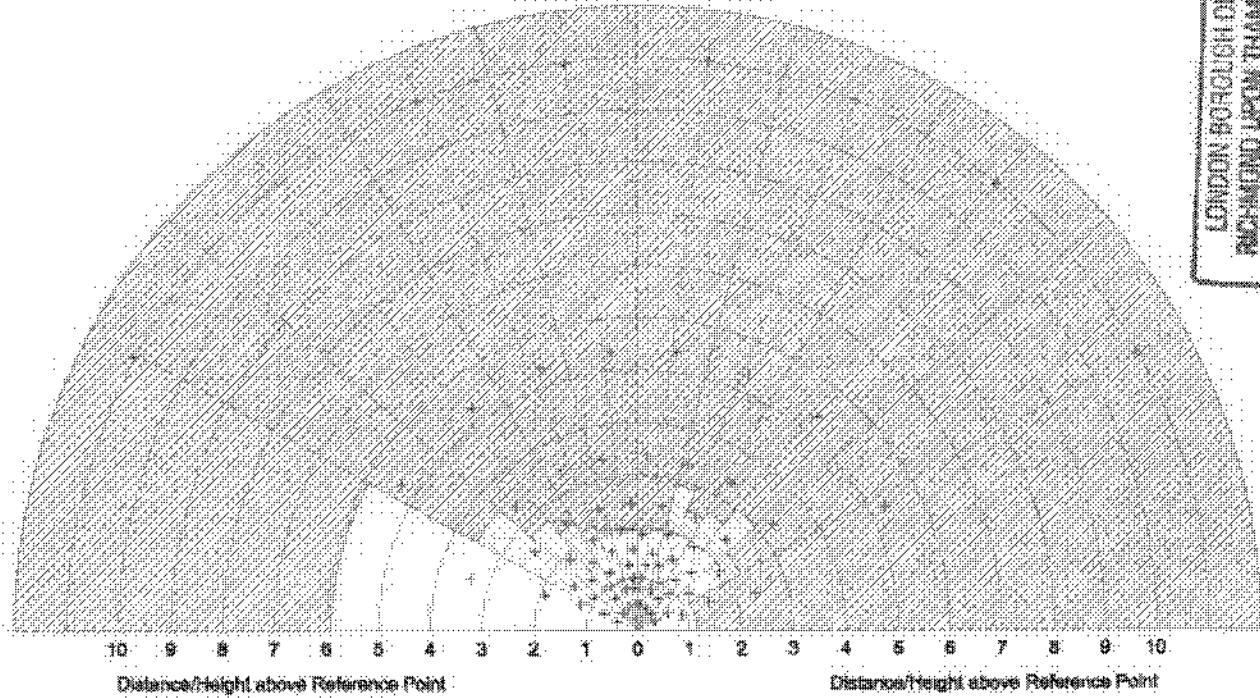
Ref: T07125 - 106

DAYLIGHT ANALYSIS, FIRST FLOOR  
WINDOW THREE, 207 WALDEGRAVE RD



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Source: BRE Report 209, Figure A1, Skylight Indicator

**DAYLIGHT ANALYSIS FOR WINDOW 2  
GROUND FLOOR WINDOW TO NORTH ELEV.  
BED 2, 207 WALDEGRAVE ROAD  
REAR BED REMOVED TO DUPLEX UNIT 8**

Vertical Sky Component at Reference Point

Before Development - VSC = 26.50%  
After Development - VSC = 21.25%  
Reduction Ratio - 0.83 = PASS

07/3470/07/FUL  
Full planning application for the proposed development at 207 Waldegrave Road, Teddington, Richmond upon Thames, London TW9 1DL.

Proposed: **Planning Issue**

- Existing Development
- Proposed Development
- Existing Development Retained
- 0.5% Vertical Sky Component
- % of Annual Potential Daylight Hours (1 = 4320 Hours)

DUKELEASE PROPERTIES LTD

209 WALDEGRAVE ROAD  
TEDDINGTON

Job: **NTS @ AS** Date: **July 2007**

Client: **HDW** Contact: **NJA**

Project: **T07125 - 105**

**DAYLIGHT ANALYSIS, GROUND FLOOR  
WINDOW TWO, 207 WALDEGRAVE ROAD**

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27 South Colindale Avenue, London NW9 1EQ  
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Photo One – Aerial Photograph of the Site.

