

Sunlight
Assessments UK

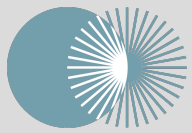
Impact Assessment

Site address: 41 Kingsway, Chandlers Ford

Impact address: 39 & 43 Kingsway, Chandlers Ford

Designer/Architects: Giles Architects





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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 41 Kingsway, Chandlers Ford.
- 1.2 The report relates to the proposed Scheme presented by Giles Architects, and provides detailed technical support regarding the potential impact to the daylight and sunlight of 39 & 43 Kingsway, Chandlers Ford.
- 1.3 The Local Authority will be informed in 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

Topographical survey data

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.



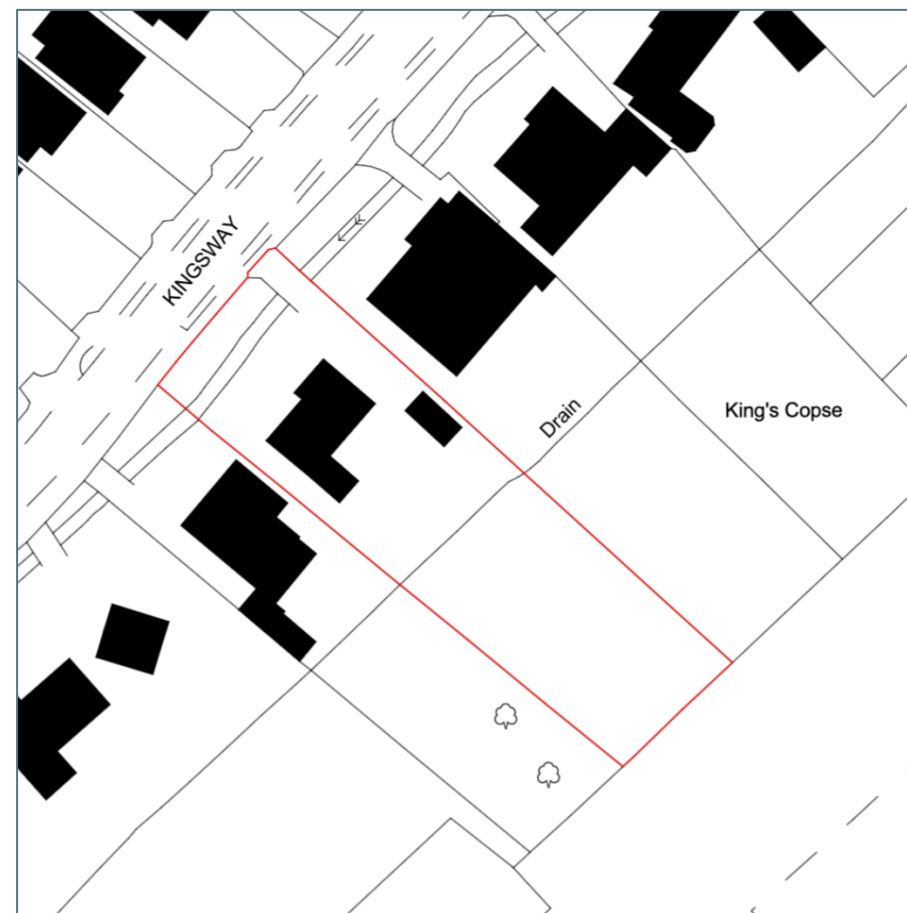
3. Standard Survey Limitations

- 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 Giles Architects.
- 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 41 Kingsway, Chandlers Ford.
- 4.2 Outlined in red on the map.





5. The Proposal

PROPOSED DEVELOPMENT

- 5.1 Our understanding of the proposed new build is illustrated in the drawings, located within Appendix 1.
- 5.2 Giles Architects has provided floorplans and elevations.





6. Impact on the Surrounding Properties

- 6.1 Due to the proximity to the site, we have assessed the side & rear windows of 39 & 43 Kingsway, Chandlers Ford.
- 6.2 These residential properties are located adjacent to the Site.
- 6.3 The location of these properties is highlighted in the image:





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 the windows and associated room will not experience a noticeable reduction in sunlight as defined in the BRE guidance.



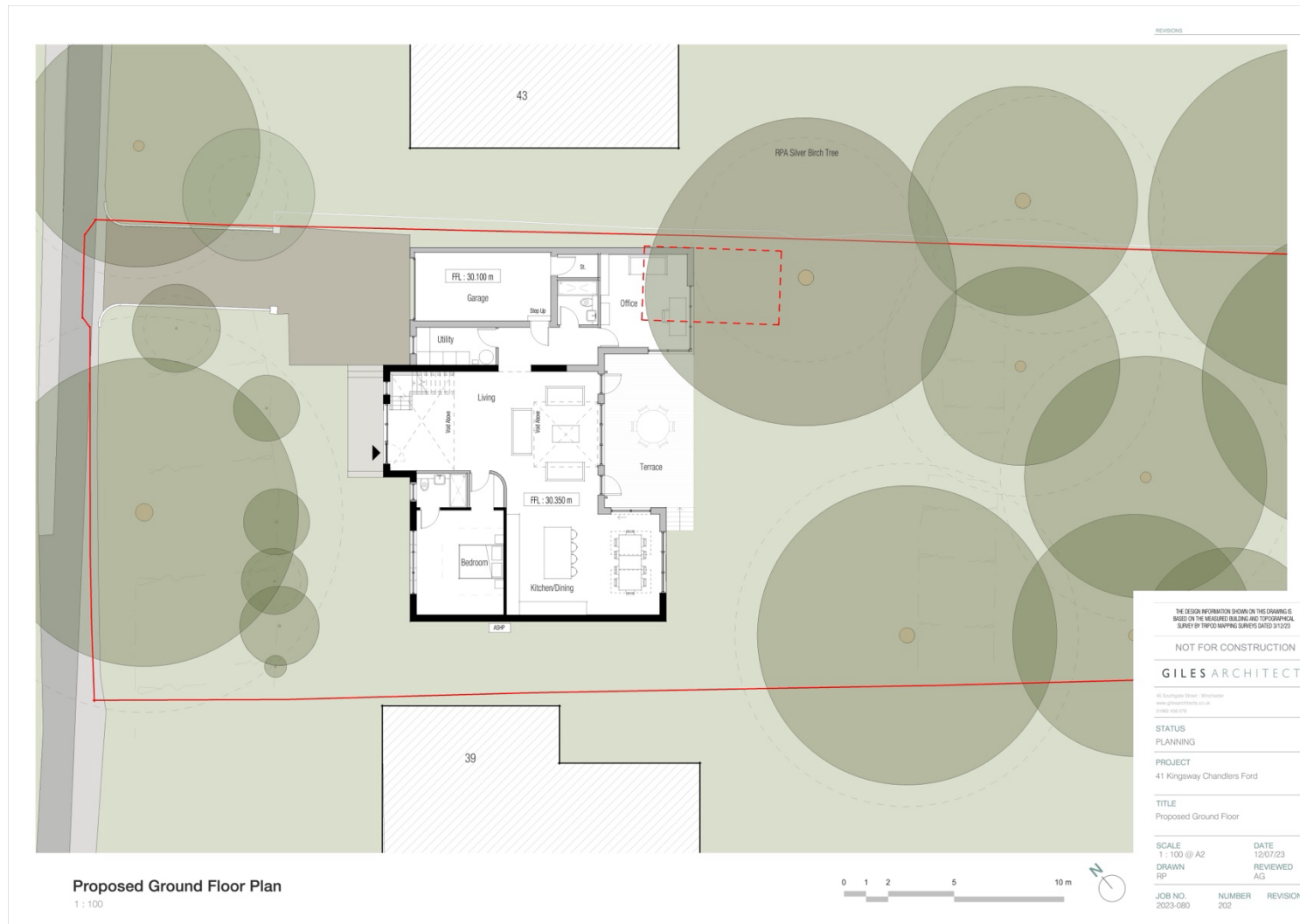
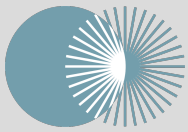
8. Conclusion

- 8.1 The daylight to the analysed windows of 39 & 43 Kingsway, Chandlers Ford will not experience noticeable reduction of daylight and sunlight as set out in the BRE guidelines.
- 8.2 We therefore conclude that the effects of the proposed development 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:

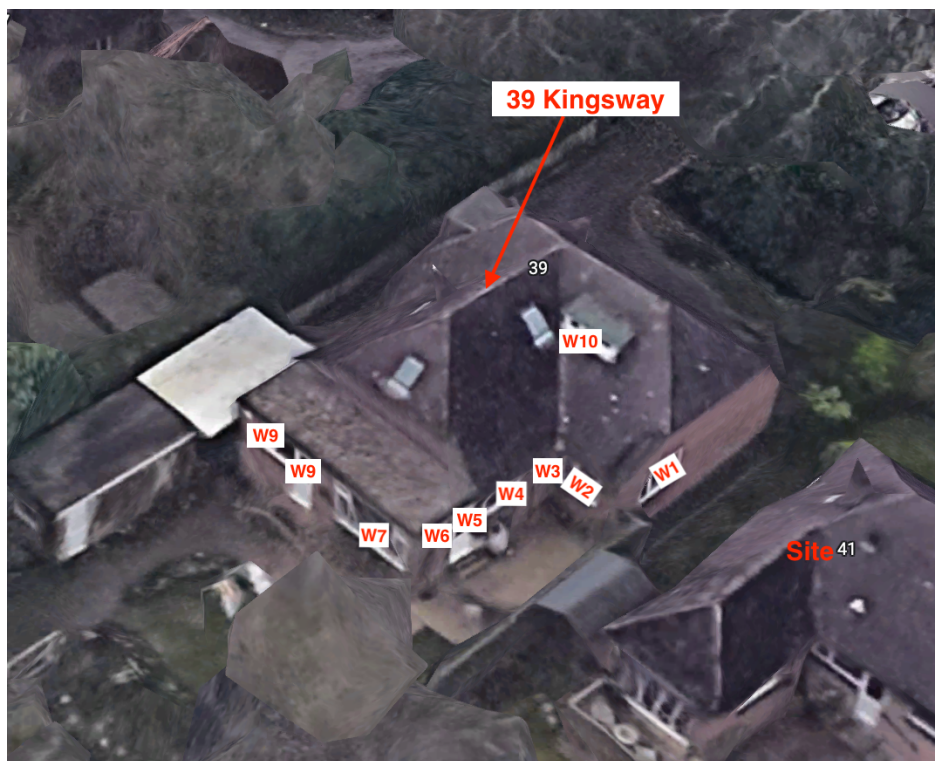
Drawings





Appendix 2:

Window Maps



Appendix 3:

Technical Analysis



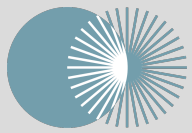
Vertical Sky Component (VSC)

Building Name	Floor Name	Room use	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
39 Kingsway	Ground		W1	40°N	23.56	20.60	0.87	YES
39 Kingsway	Ground		W2	130°	25.55	25.45	1	YES
39 Kingsway	Ground		W3	40°N	19.87	18.72	0.94	YES
39 Kingsway	Ground		W4	40°N	26.69	25.44	0.95	YES
39 Kingsway	Ground		W5	40°N	22.77	22.43	0.99	YES
39 Kingsway	Ground		W6	40°N	29.56	28.60	0.97	YES
39 Kingsway	Ground		W7	130°	37.76	37.76	1	YES
39 Kingsway	Ground		W8	130°	37.16	37.16	1	YES
39 Kingsway	Ground		W9	130°	38.46	38.46	1	YES
39 Kingsway	First		W10	130°	34.78	34.65	1	YES
43 Kingsway	Ground	Family room	W1	220°	36.22	29.36	0.81	YES
43 Kingsway	Ground	Lounge	W2	220°	36.17	27.27	0.75	YES
43 Kingsway	Ground	Lounge	W3	220°	36.45	30.54	0.84	YES
43 Kingsway	Ground	Lounge	W4	130°	37.57	37.56	1	YES
				Average	36.73	31.79	0.86	YES
43 Kingsway	Ground	Kitchen	W5	130°	38.71	38.73	1	YES
43 Kingsway	First	Bedroom	W6	220° Inc	80.40	79.54	0.99	YES
43 Kingsway	First	Bedroom	W7	130°	38.71	38.71	1	YES



Annual probable sunlight hours (APSH)

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria
39 Kingsway	Ground	W1	40°N	14.00	14.00	North	*North
39 Kingsway	Ground	W2	130°	39.00	39.00	1	YES
39 Kingsway	Ground	W3	40°N	22.00	22.00	North	*North
39 Kingsway	Ground	W4	40°N	22.00	22.00	North	*North
39 Kingsway	Ground	W5	40°N	19.00	19.00	North	*North
39 Kingsway	Ground	W6	40°N	22.00	22.00	North	*North
39 Kingsway	Ground	W7	130°	70.00	70.00	1	YES
39 Kingsway	Ground	W8	130°	70.00	70.00	1	YES
39 Kingsway	Ground	W9	130°	70.00	70.00	1	YES
39 Kingsway	First	W10	130°	61.00	60.00	0.98	YES
43 Kingsway	Ground	W1	220°	68.00	60.00	0.88	YES
43 Kingsway	Ground	W2	220°	68.00	59.00	0.87	YES
43 Kingsway	Ground	W3	220°	68.00	63.00	0.93	YES
43 Kingsway	Ground	W4	130°	67.00	67.00	1	YES
43 Kingsway	Ground	W5	130°	69.00	69.00	1	YES
43 Kingsway	First	W6	220° Inc	88.00	87.00	0.99	YES
43 Kingsway	First	W7	130°	69.00	69.00	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

