



# 1 Home Farm

## Overshadowing Report

*Design Stage Report*

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|                                                             | Name                                    | Signature                                                                           |  | Date       |
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| Checked                                                     | Clare Lodwidge                          |                                                                                     |  | 18/03/2024 |

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|                 |      |    |                    |     |      |

Mr & Mrs Lipscombe  
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St Johns Road  
Hedge End  
Hampshire

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## EXECUTIVE SUMMARY

This report discusses the findings of an overshadowing assessment conducted on the proposed development at 1 Home Farm and the impact it is likely to have on the main amenity of 3 Home Farm. The report will show that the proposed development is anticipated to have minimal effect on 3 Home Farm with the main amenity receiving more than 4 hours of unobstructed sun on the 21<sup>st</sup> of March in excess of the recommendations of BRE 209 2022 Site Layout and Planning for Daylight and Sunlight.

To assess the performance of the proposed redevelopment we have used the IES <VE> FlucsDL software. This software is compliant with the requirements of CIBSE Application Manual AM11. HDSgreentech have input agreed parameters to the software that effect the main amenities.

## INTRODUCTION

The building is a proposed single storey extension to 1 Home Farm in Hedge End.

This report looks at the main amenity of 3 Home Farm to ensure it receives adequate direct sunlight.

This report has been generated as evidence for planning to show it is in line with the recommendations set out in BRE 209 "Site layout planning for daylight and sunlight" 2022.

To deliver this study HDSgreentech have used the SunCast package from the Virtual Environment analysis suite. This software provides for daylight calculation and analysis in accordance with the governing standard 'BS 8206-2:2008, Lighting for buildings, Code of practice for daylighting'.

## MODEL IMAGES

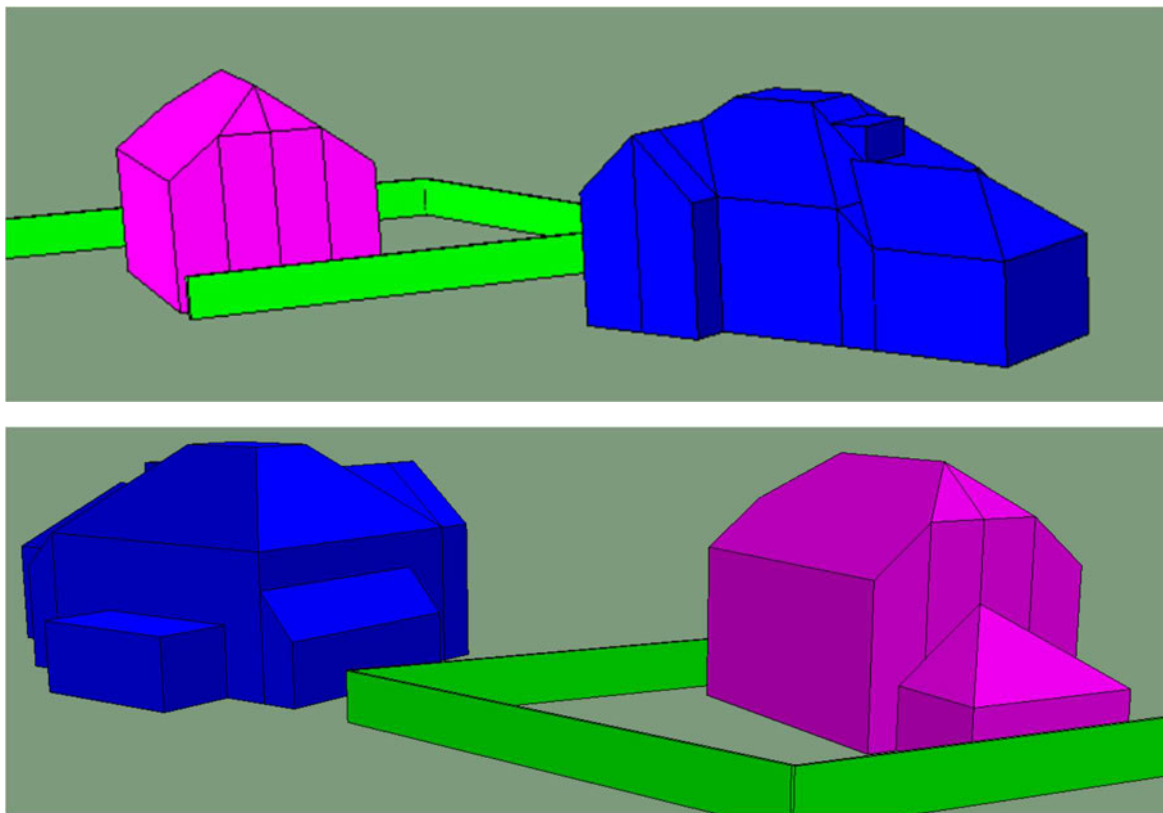


Figure 1 - Model images Existing

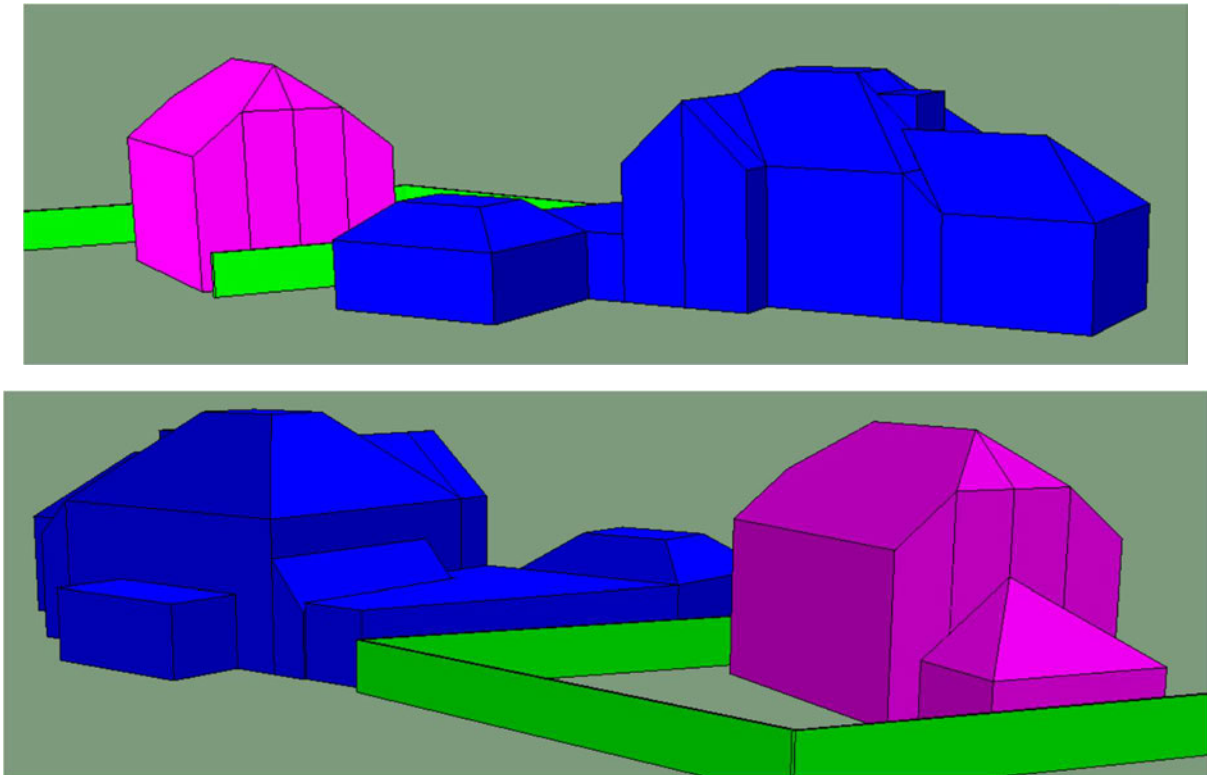


Figure 2 - Model images Proposed

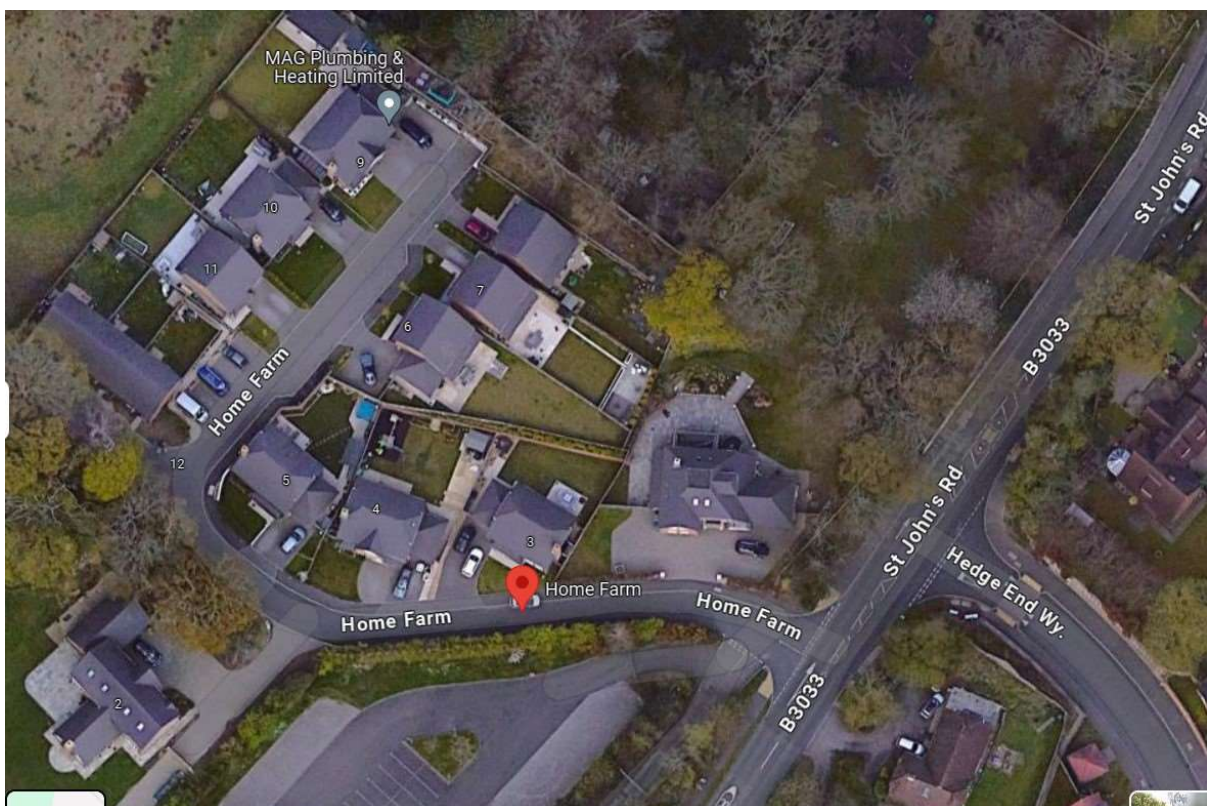


Figure 3 - Site Orientation (North up the page)

## MODEL CONSTRUCTION INFORMATION

The model has been based on drawing provided by Wessex Planning: -

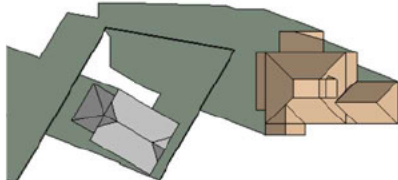
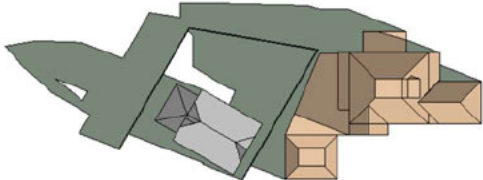
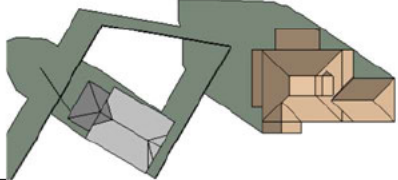
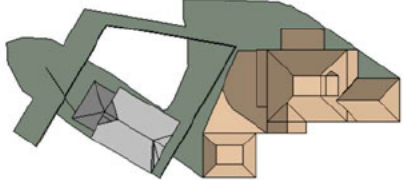
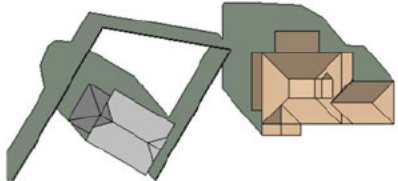
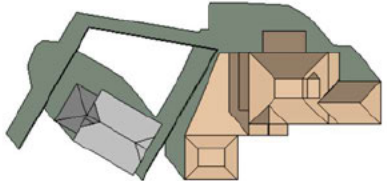
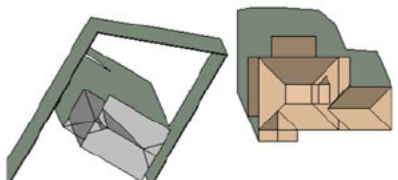
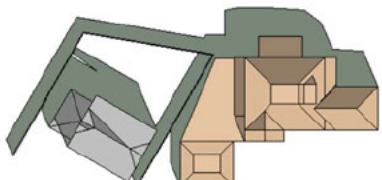
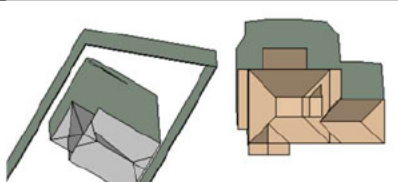
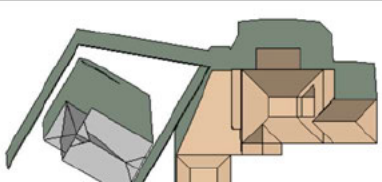
- 1 Home Farm east & west elevation
- 1 Home Farm north and south elevation
- 1 home Farm site layout revision
- Site Plan

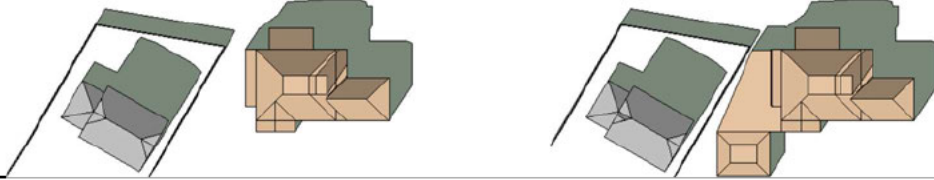
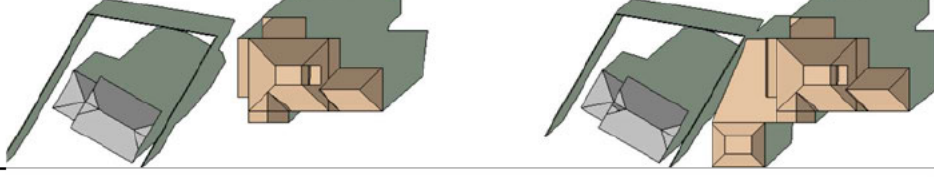
## LOCATION

This project uses the location of Southampton this being the most appropriate location.

## EXTERNAL SHADING

To show the shading effect of the proposed development on the amenities an overshadowing assessment on the 21<sup>st</sup> of March (Equinox) as recommended the BRE methodology is as show. The main amenity should receive 2 hours of direct daylight over 50% of the area.

| Time |     | Existing                                                                            | Proposed                                                                             |
|------|-----|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 0800 | NO  |   |   |
| 0900 | YES |  |  |
| 1000 | YES |  |  |
| 1100 | YES |  |  |
| 1200 | YES |  |  |

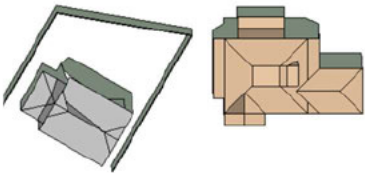
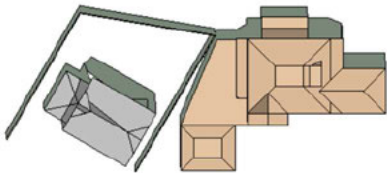
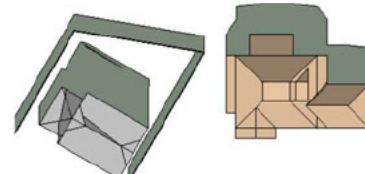
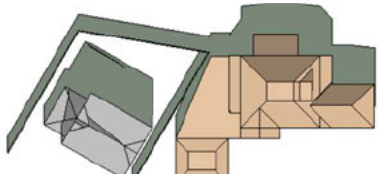
|      |     |                                                                                      |
|------|-----|--------------------------------------------------------------------------------------|
| 1300 | YES |    |
| 1400 | NO  |    |
| 1500 | NO  |    |
| 1600 | NO  |    |
| 1700 | NO  |  |

*Figure 4 – Comparison of Shadowing Plots*

The comparison shows that there is anticipated to be minimal overshadowing caused by the proposal. With both the existing and proposed development at 1 Home Farm, the main amenity at no 3 would receive in excess of 4 hours of direct sunlight over 50% of the area, well in excess of the recommended standard set down. The predominate shading factor of 3 Home Farms main amenity is its own dwelling and boundary fence.

## ADDITIONAL IMAGES

The following images are for information only and fall outside of the BRE 209 standard and are to demonstrate that the effect throughout the summer is minimal.

| Date                                |     | Existing                                                                          | Proposed                                                                           |
|-------------------------------------|-----|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 21 <sup>st</sup> June<br>12.00      | YES |  |  |
| 21 <sup>st</sup> September<br>12.00 | YES |  |  |

*Figure 5 – Comparison of Shadowing Plots Through Summer*

## CONCLUSION

The report demonstrates that the main amenity at 3 Home Farm is anticipated to receive more than 4 hours of unobstructed sun to the main amenity on March 21<sup>st</sup> over 50% of the area exceeding the recommendations of BRE 209 2022 Site Layout and Planning for Daylight and Sunlight.

It is anticipated that the only difference from the existing to proposed on the over shadowing of the main amenity will be at 9 am, with no other noticeable change throughout the day.