GA SURVEYORS

Proposed New Dwelling Adjacent to 183 Old Fort Road, Shoreham by Sea BN43 5HL
BRE Daylight/Sunlight and Overshadowing Report

19 January 2017

Contents

1. Introduction 2
2. Executive Summary 2
3. Daylight, Sunlight and Overshadowing Methodology 2
3.4. Daylighting 3
3.10. Sunlighting 3
3.17. Overshadowing 4
4. Results 5
Appendix A – Site Plan, 3D CAD Model and Assessment Results 7

1. Introduction

1.1. With reference to our instruction dated 10 January 2017, GA Surveyors have been instructed to assess the impact of the proposed new dwelling adjacent to 183 Old Fort Road on the natural light to the adjacent property, 181 Old Fort Road. The analysis has been carried out in accordance with the recommendations in the BRE 'Site Layout planning for daylight and sunlight – A guide to good practice' (BRE guidelines).

1.2. Our analysis is based on a model of the existing and proposed buildings, existing and proposed building drawings provided by Thinking Space Architects. Room layouts of the adjoining property have been obtained from historic estate agent data and visual inspection.

2. Executive Summary

2.1. The proposed development and surrounding properties are shown on the site plan at Appendix A.

2.2. In accordance with the BRE guidelines, we have assessed the Vertical Sky Component (VSC), Annual Probable Sunlight Hours (APSH), Daylight Distribution and Overshadowing at 21 March.

2.3. The VSC assessment results show that nine of the eleven windows assessed meet the BRE guidelines criteria by either continuing to receive at least 27% VSC in the proposed scenario or by experiencing a ratio reduction above 0.8 times its former value. The two windows that did not meet the BRE guidelines criteria serve a small utility room and could be considered non-habitable. Daylight distribution tests have shown that all the rooms served by the affected windows (including the utility room) meet the BRE guidelines by experiencing a ratio reduction of above 0.8 times its former value.

2.4. The APSH assessment results show that all but one of the windows assessed meet the BRE guidelines criteria by either continuing to receive at least 25% APSH of which 5% is in the winter months in the proposed scenario or by experiencing a ratio reduction above 0.8 times its value. The window that falls below the criteria is a secondary window to a dual aspect room, which will continue to receive good natural lighting.

2.5. The overshadowing study shows that the proposals meet the BRE guidelines' criteria with only a small difference between the existing and proposed situations.

2.6. In conclusion, we are of the view that the effects of the proposed development with regard to daylight and sunlight are within the criteria suggested by the BRE guidelines.

3. Daylight, Sunlight and Overshadowing Methodology

3.1. When assessing any potential effects on surrounding properties, the BRE guidelines suggest that only those windows that have a reasonable expectation of daylight or sunlight need be assessed. In particular the guidelines state *'The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.'*

3.2. Further to the above statement, it is considered that the vast majority of commercial properties do not have a reasonable expectation of daylight or sunlight as they are generally designed to rely on electric lighting.

3.3. If a property is considered to have a reasonable expectation of daylight or sunlight, the following methodology to assess the effects of the proposed development on the natural light received by the property has been used.

3.4. Daylighting

3.5. The BRE guidelines have a method of assessing daylight levels externally in order to ascertain whether there is likely to be a noticeable loss. There are three tests for assessing the daylight which are as follows:

3.6. The first test is to strike a line at an angle of 25° from the centre of existing windows. If the profile of a surrounding building subtends an angle greater than 25° then the second test needs to be applied.

3.7. GA Surveyors have not used the first method, as it does not always reflect the differing heights and layouts of a development. We have therefore gone straight to the second test as that is a more accurate method of analysing daylighting levels.

3.8. The second test calculates the Vertical Sky Component (VSC) at the centre point of each affected window on the outside face of the wall. The VSC is an external daylighting calculation that measures the amount of direct daylight to a specific window point on the outside of a property. Effectively, the calculations assess the amount of blue sky seen from a window, converting results into a percentage. An unobstructed window will achieve a maximum value of 40%. The BRE suggests that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC in the proposed scenario then the third test is used.

3.9. Where room layouts are known, or reasonable assumptions can be made, the impact on the daylight distribution can be assessed by plotting the 'no sky line' in each of the assessed rooms as the third test.

3.10. Sunlighting

3.11. The amount of direct sunlight a window can enjoy is dependent on its orientation and the extent of any external obstructions. For example, a window that faces directly north, no matter what external obstructions are present, will not be able to enjoy good levels of sunlight throughout the year. However, a window that faces directly south with no obstructions will enjoy very high levels of sunlight throughout the year. As the potential to receive sunlight is dependent on a window's orientation, the BRE guidelines state *'To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90°of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.'*

3.12. To assess the potential effects on existing windows the BRE guidelines set out three methods. These methods are summarised below.

3.13. The first test is to apply the 25° angle test as described above. This test has not been used for this assessment as it does not always reflect the differing heights and layouts of the surrounding buildings.

3.14. The second test is to calculate the Annual Probable Sunlight Hours (APSH) at the centre of each window on the outside face of the window wall.

3.15. The guidelines state, '[if]*the centre of at least one window to a main living room can receive 25% 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'*.

3.16. The third method involves calculating the APSH at the window in the existing situation. If the reduction of APSH between the existing and proposed situations is less than 0.8 times its former value for either the total APSH or in the winter months, and greater than 4% for the total APSH, then the occupants of the adjoining building are likely to notice the reduction in sunlight.

3.17. Overshadowing

3.18. Part 3.3 of the BRE Guidelines provides specific guidance on the overshadowing of gardens and amenity areas for both existing and new spaces. The guidelines state, *…it is suggested that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of a new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March"*

3.19. For the assessments undertaken in this report, computer software has been used to plot the shadows in the existing and proposed condition at hourly intervals on 21 March.

3.20. We have calculated the areas receiving adequate sunlight in both the existing and proposed situations.

4. Results

181 Old Fort Road

Daylight

4.1. The windows were assessed in accordance with the BRE guidelines VSC methodology outlined at section 3 of this report.

4.2. The table below summarises the results of the VSC tests. Further technical detail can be found at Appendix A.

Total Number of Windows Analysed	Number Meeting BRE VSC Ratio Test (0.8)	Number Not Meeting BRE VSC Ratio Test (0.8)
11	9	2

4.3. The VSC assessment results show that eleven of the nine windows assessed meet the BRE guidelines criteria by either continuing to receive at least 27% VSC in the proposed scenario or by experiencing a ratio reduction above 0.8 times its former value.

4.4. Therefore, we have also carried out a daylight distribution test in accordance with the BRE guidelines. The table below summarises the results of the daylight distribution tests. Further technical detail can be found at Appendix A.

Total Number of Rooms Analysed	Number Meeting BRE Ratio Test (0.8)	Number Not Meeting BRE Ratio Test (0.8)
5	5	0

4.5. The room served by the two windows that do not meet the BRE guidelines VSC criteria continues to receive adequate natural light as shown by the daylight distribution test. It should be noted that this room is a utility room and is arguably not a habitable room, so does not require assessment.

4.6. The above results demonstrate that the reduction of daylight to the surrounding windows and the rooms they serve falls within the permissible criteria as set out in the BRE guidelines and that the property will continue to receive a good level of natural light.

Sunlight

4.7. The windows were assessed in accordance with the BRE guidelines APSH methodology outlined at section 3 of this report.

4.8. The table below summarises the results of the APSH tests. Further technical detail can be found at Appendix A.

Total Number of Windows Analysed	Number Meeting BRE APSH Ratio Test (0.8)	Number Not Meeting BRE APSH Ratio Test (0.8)
6	5	1

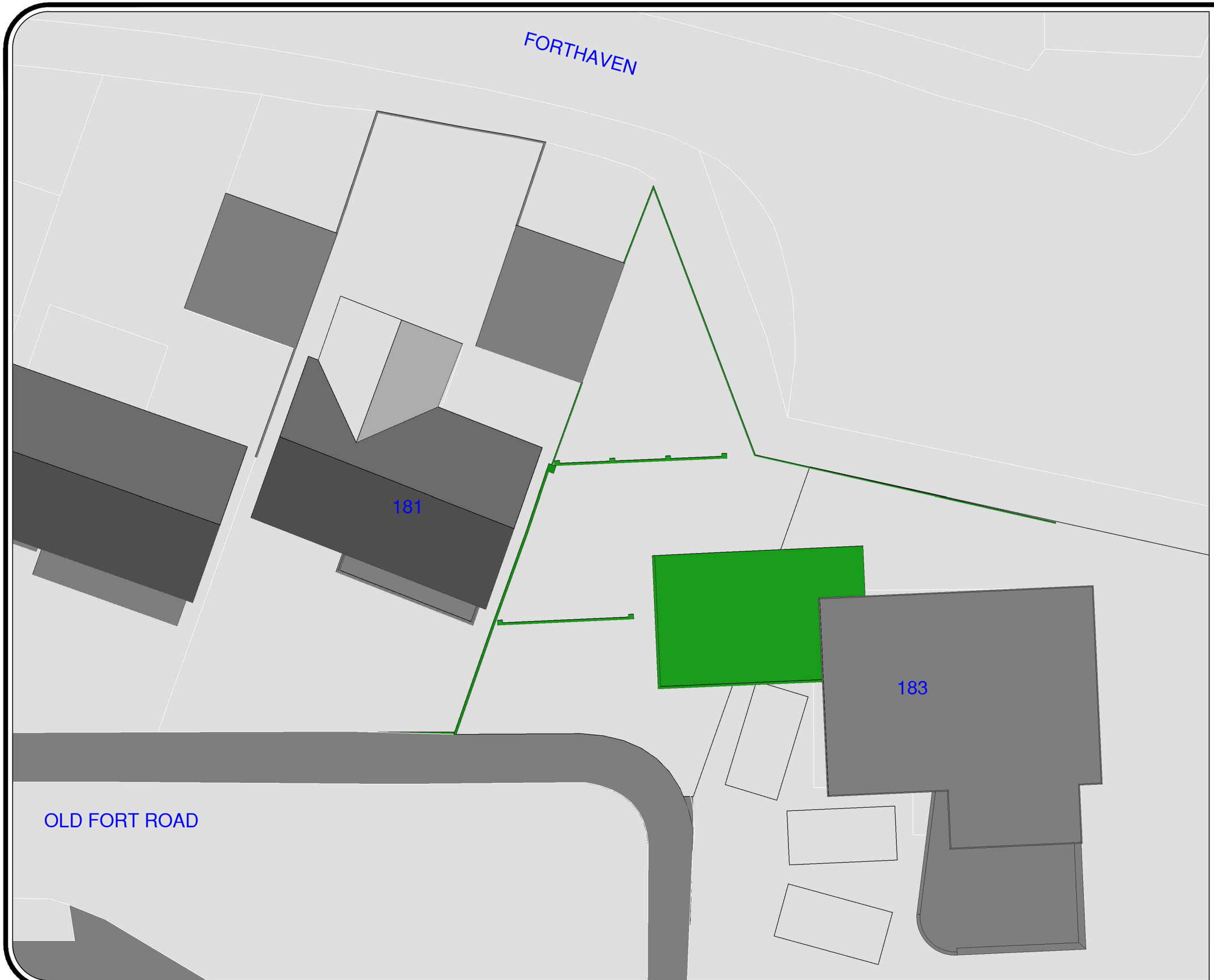
4.9. Of the six windows tested, five meet the BRE guidelines criteria. The window that does not serves a living room which is dual aspect, also being lit by a large north facing window. The daylight distribution tests show that the room continues to receive adequate natural light.

4.10. The above results demonstrate that the reduction of sunlight to the surrounding windows falls within the permissible criteria as set out in the BRE guidelines.

Overshadowing

4.11. The overshadowing table and images in Appendix A demonstrates that there will be a small reduction to the natural light to the amenity areas, from 35% lit to 33% lit. This reduction is negligible and well within the BRE guidelines' permitted level of reduction.

Appendix A – Site Plan, 3D CAD Model and Assessment Results



LEGEND

GA SURVEYORS

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DAS Davis house small.pdf
site photography

IR02_141216
1602_Davis OS.dwg
1602_Davisstripmod.dwg
1672 Final.dwg
site photography

IR03_050117
1602_Davis new house.3ds

Rightmove
IR04_110117
site photography

IR05_130117
Agreed Layouts

N

No.	Revision/Issue	Date

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183 OLD FORT ROAD
SHOREHAM-BY-SEA
BN43 5HL

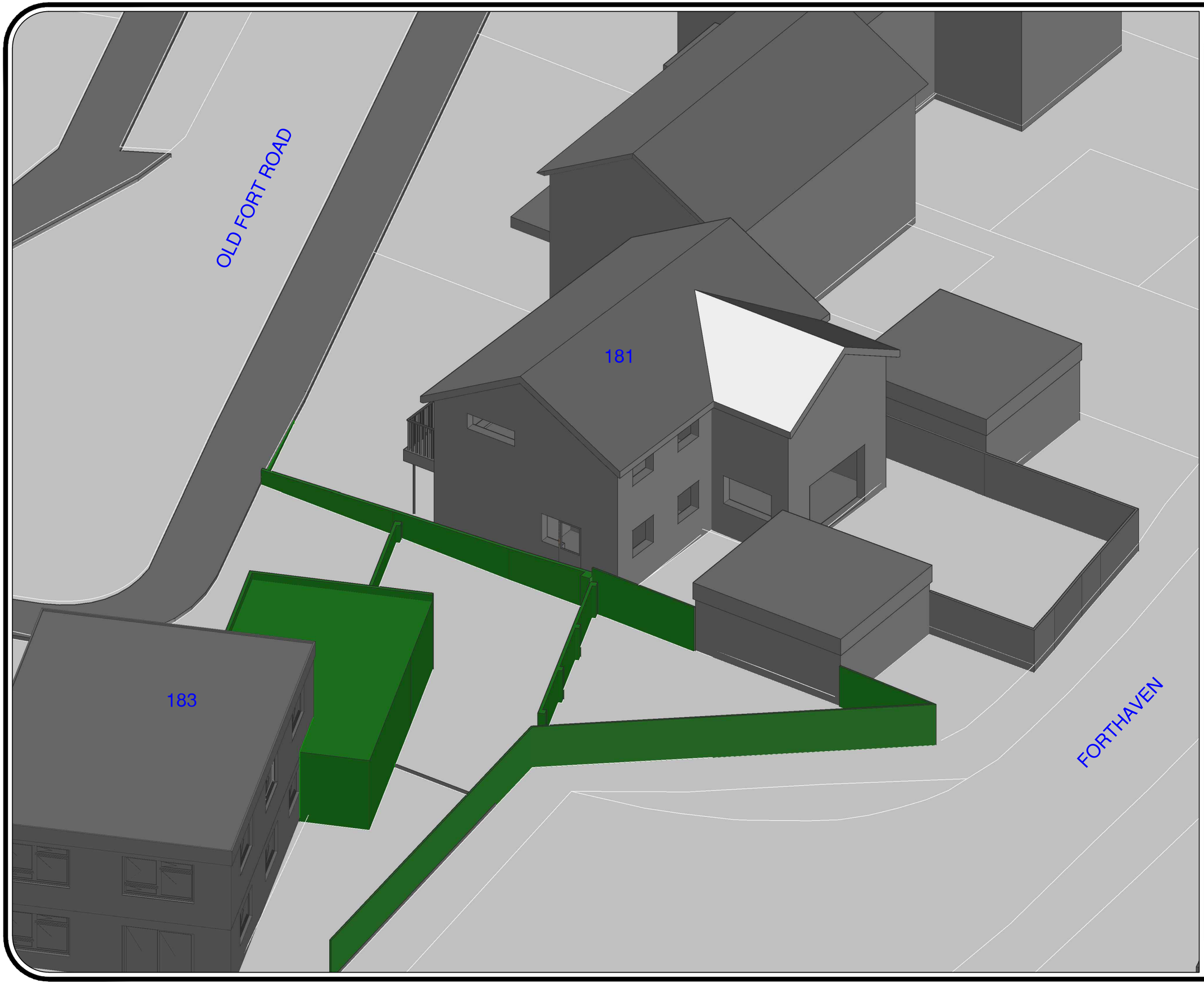
Drawing Description
PLAN VIEW
EXISTING SCENARIO

Project Reference

Drawing Sheet No
Rel01/01

Date
16/01/2017

Scale



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site photography

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Drawing Description
3D VIEW
EXISTING SCENARIO

Project Reference

Drawing Sheet No
Rel01/02

Date
16/01/2017

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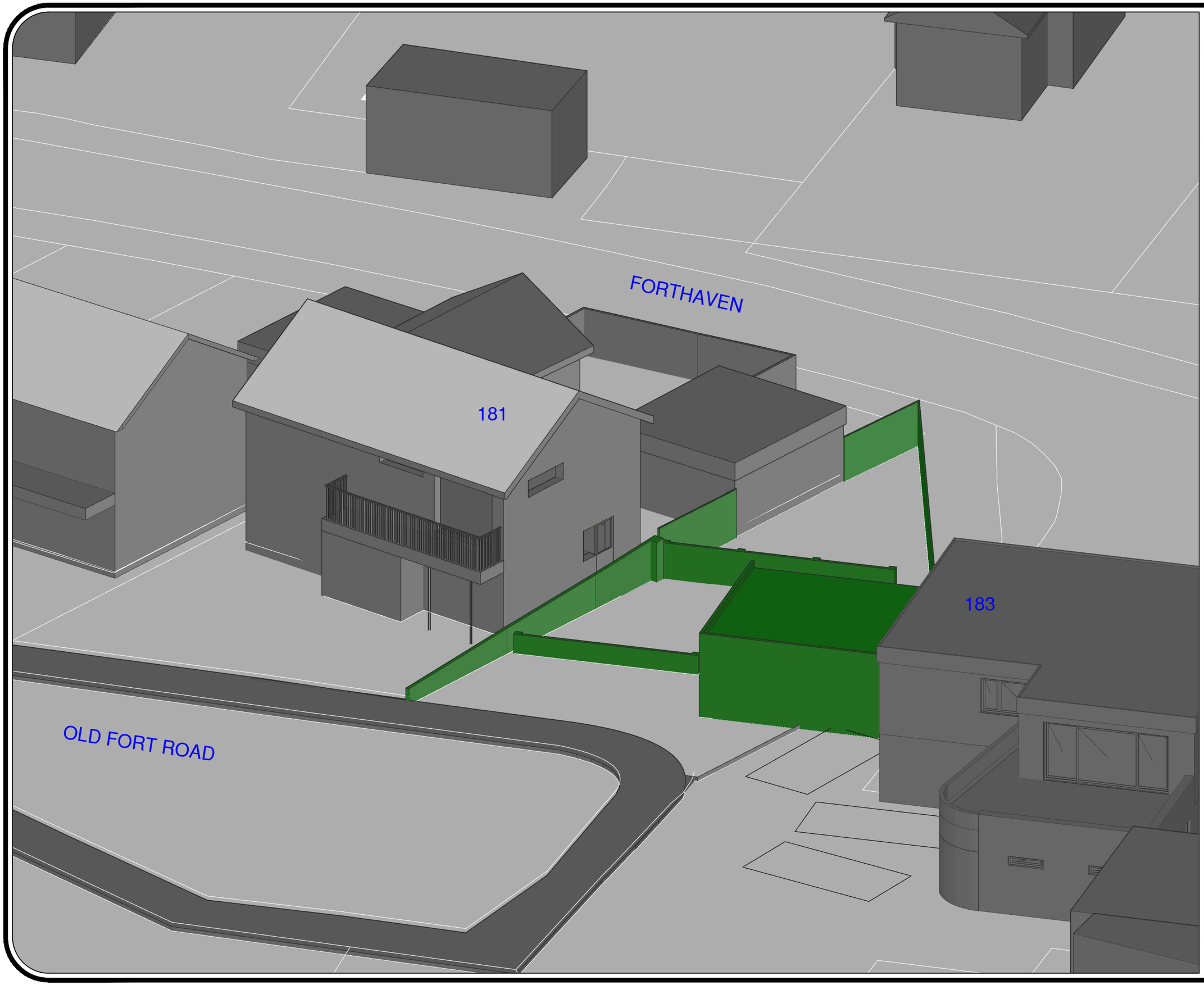

LEGEND

GA SURVEYORS

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Drawing Description
3D VIEW
EXISTING SCENARIO

Project Reference

Drawing Sheet No
Rel01/03

Date
16/01/2017

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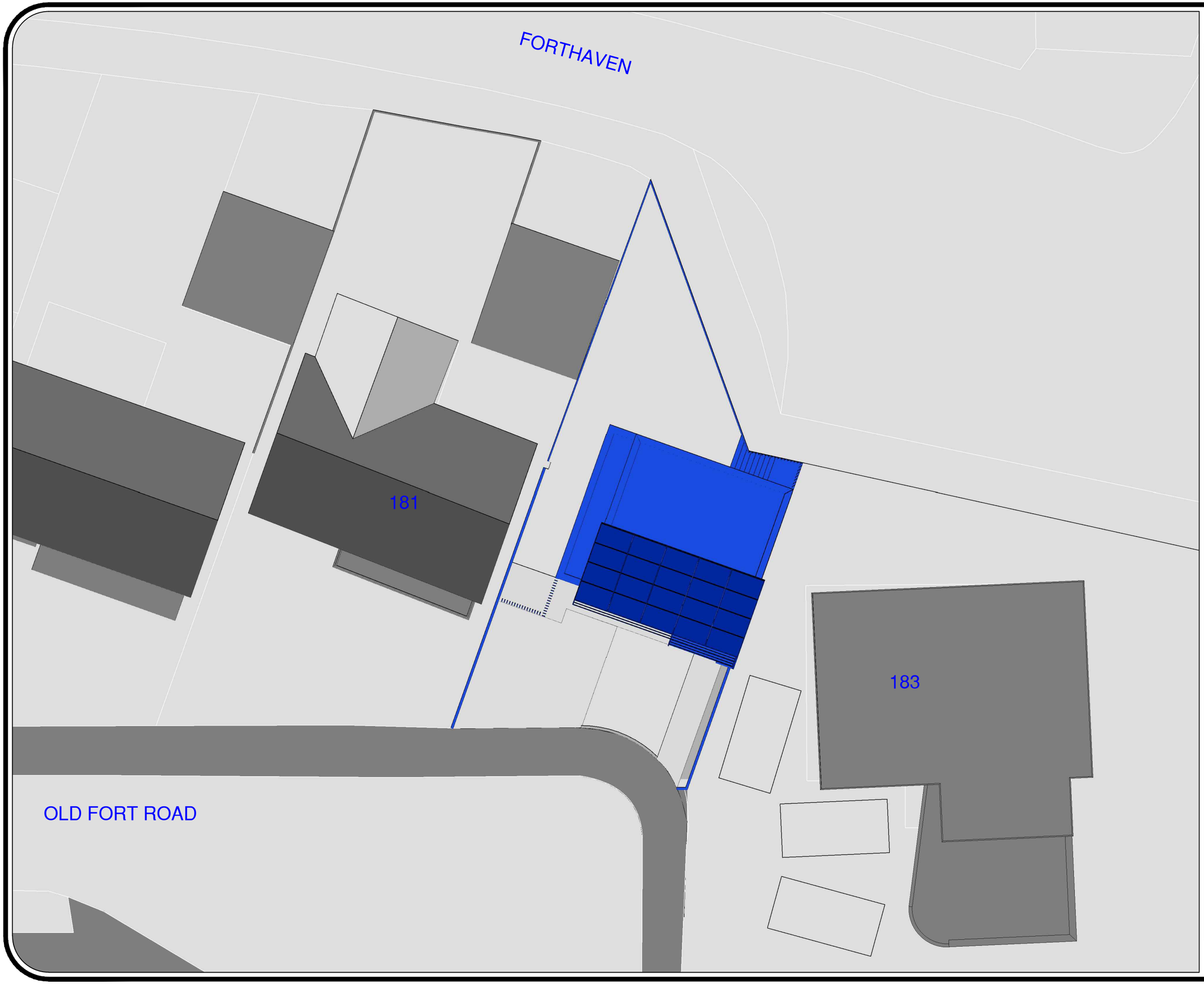

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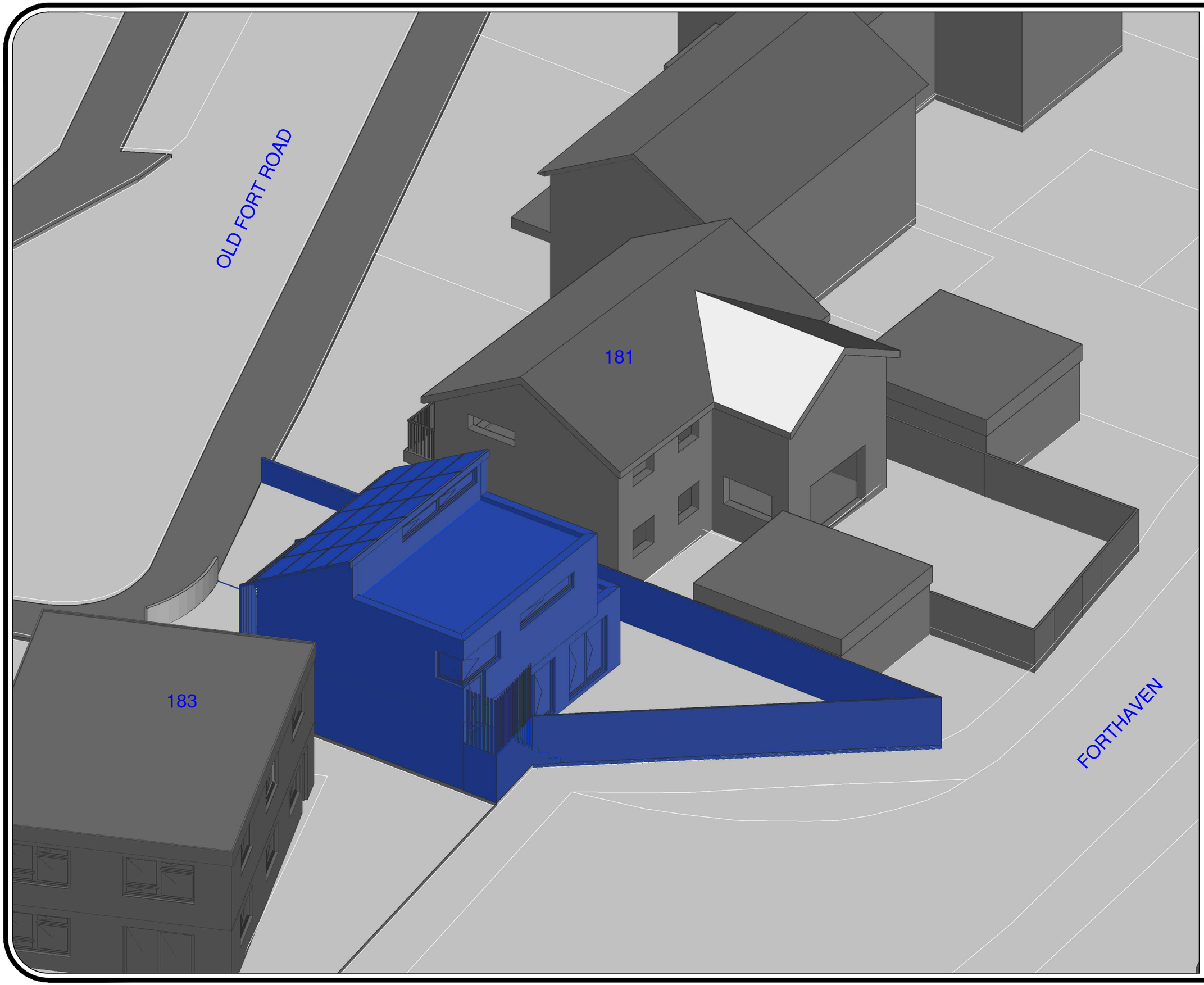
Drawing Description
PLAN VIEW
PROPOSED SCHEME

Project Reference

Drawing Sheet No
Rel01/04

Date
16/01/2017

Scale



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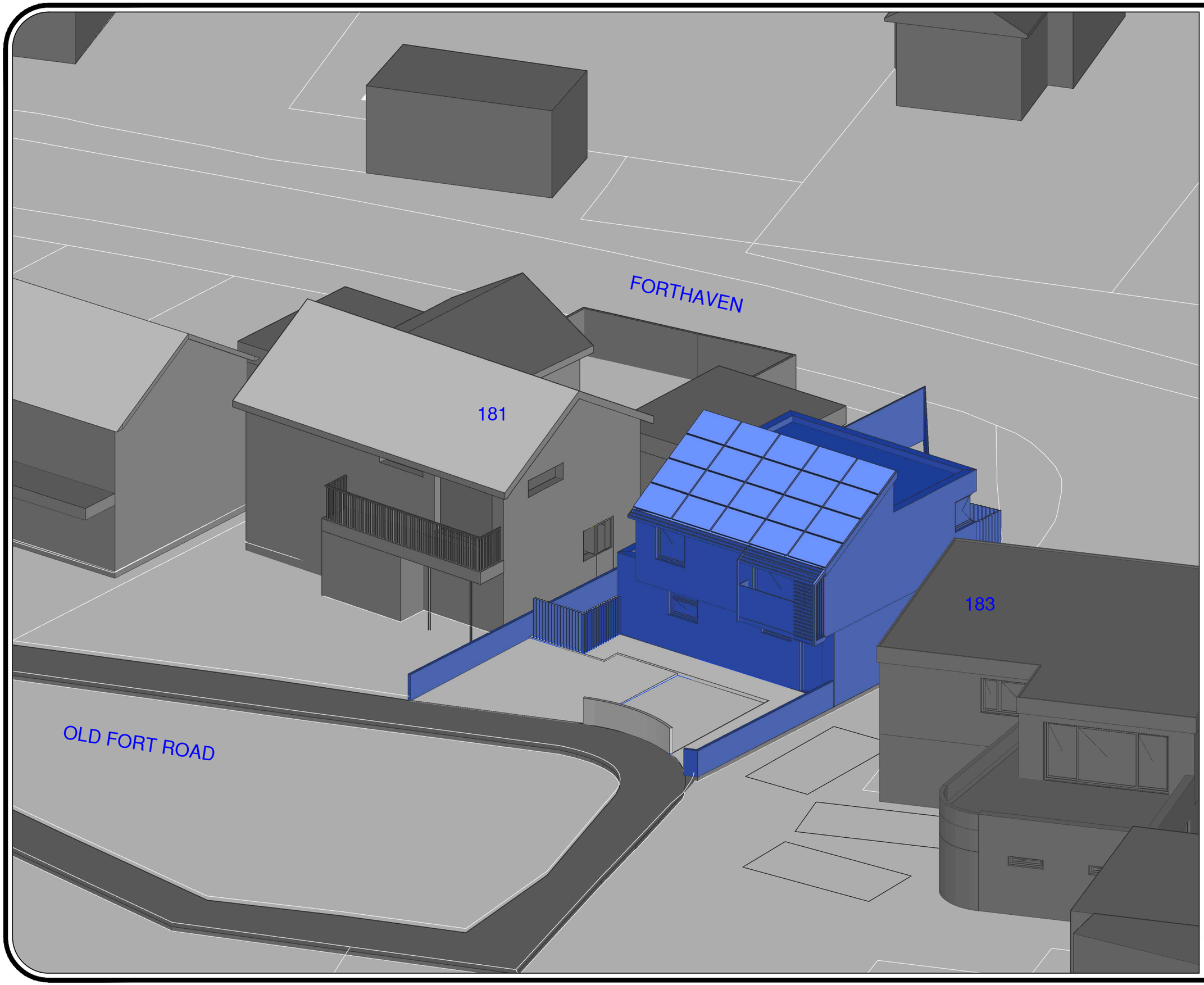
Drawing Description
3D VIEW
PROPOSED SCHEME

Project Reference

Drawing Sheet No
Rel01/05

Date
16/01/2017

Scale



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Drawing Description
3D VIEW
PROPOSED SCHEME

Project Reference

Drawing Sheet No
Rel01/06

Date
16/01/2017

Scale

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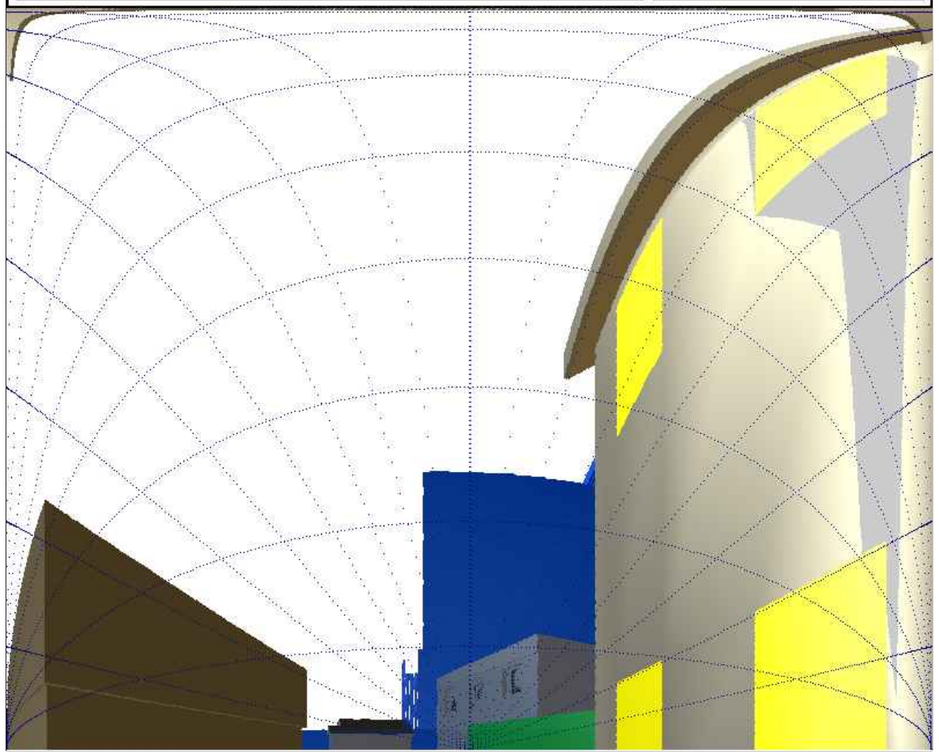
Window Ref: VSC-181 Old Fort Road_Ground_W2

VSC: Existing: 22.31
Proposed: 20.38



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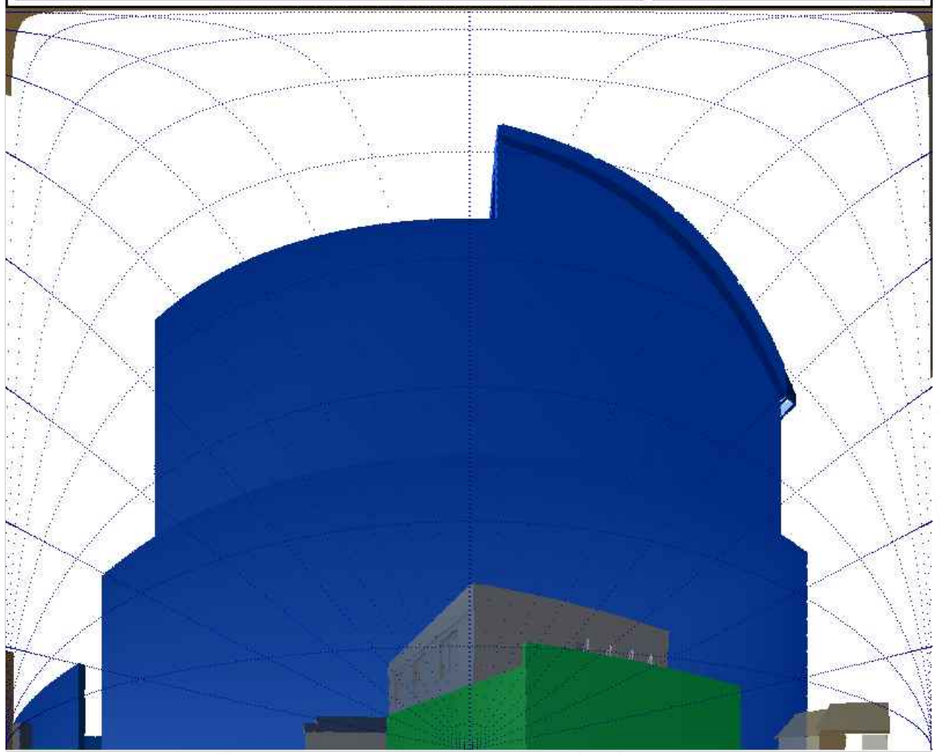
Window Ref: VSC-181 Old Fort Road_Ground_W5

VSC: Existing: 36.32
Proposed: 18.94



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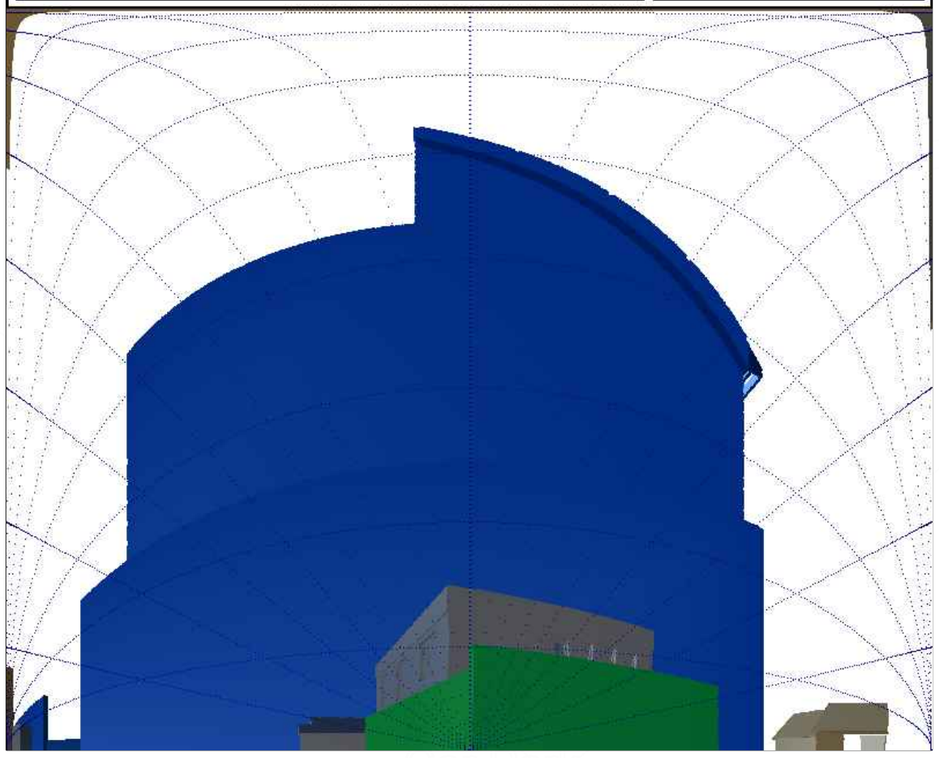
Window Ref: VSC-181 Old Fort Road_Ground_W6

VSC: Existing: 36.38
Proposed: 19.56



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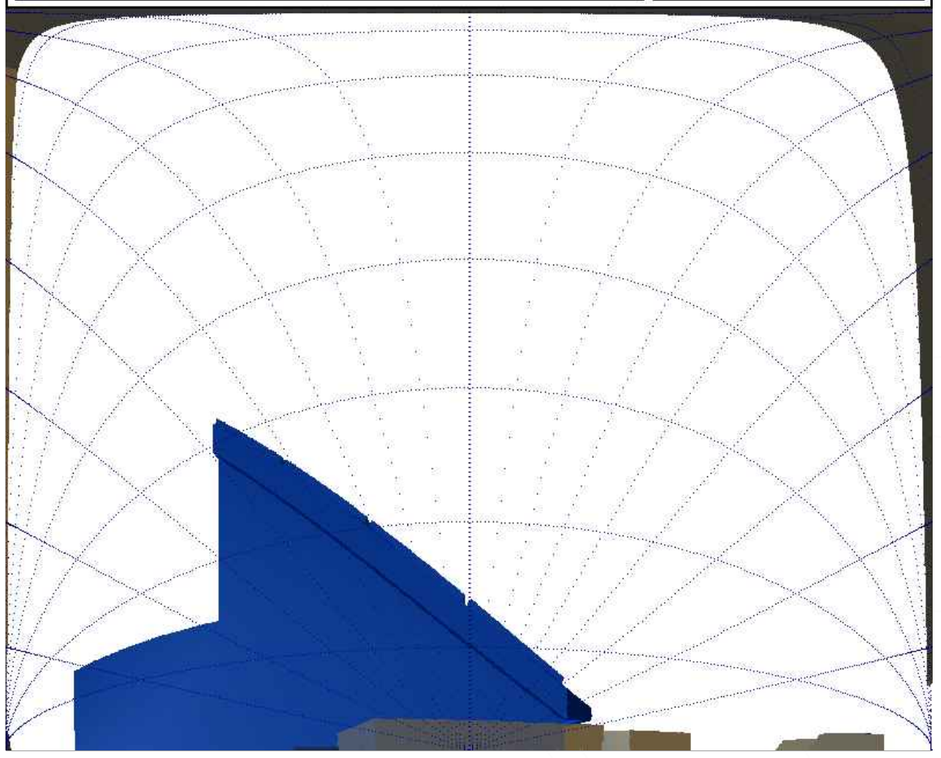
Window Ref: VSC-181 Old Fort Road_First_W3

VSC: Existing: 37.61
Proposed: 32.84



LEGEND

GA SURVEYORS

Thinkingspace/ltd
IR01_121016
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DAS Davis house small.pdf
site photography

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IR05_130117
Agreed Layouts

No.	Revision/Issue	Date

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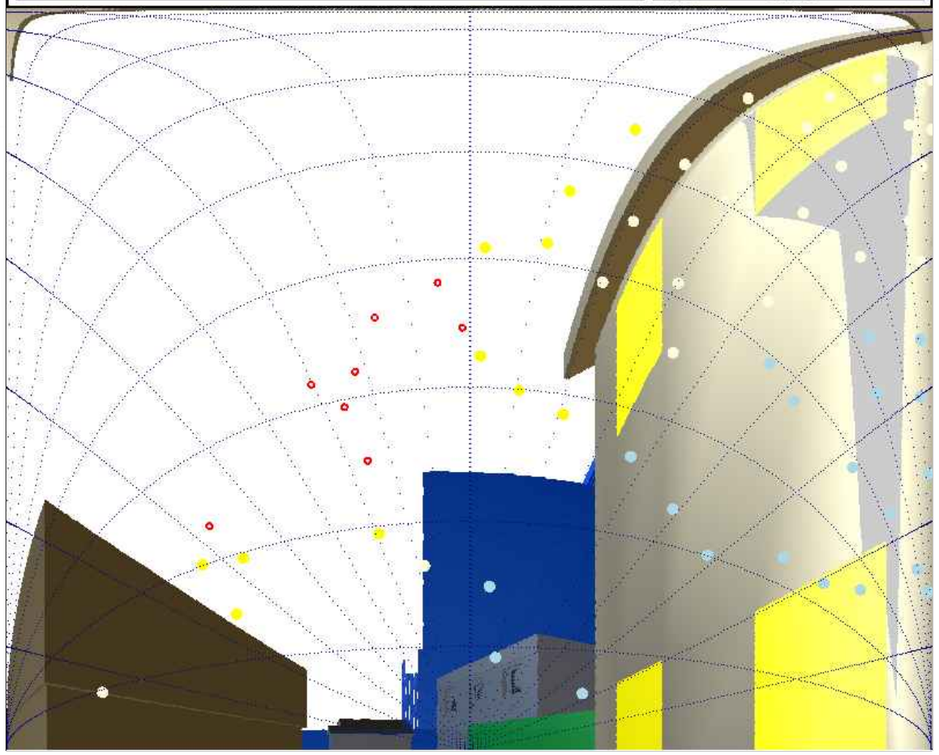
Drawing Description
VERTICAL SKY COMPONENT
DAYLIGHT WALDRAM
DIAGRAMS

Project Reference	Drawing Sheet No
Date: 16/01/2017	REL01/07
Scale:	

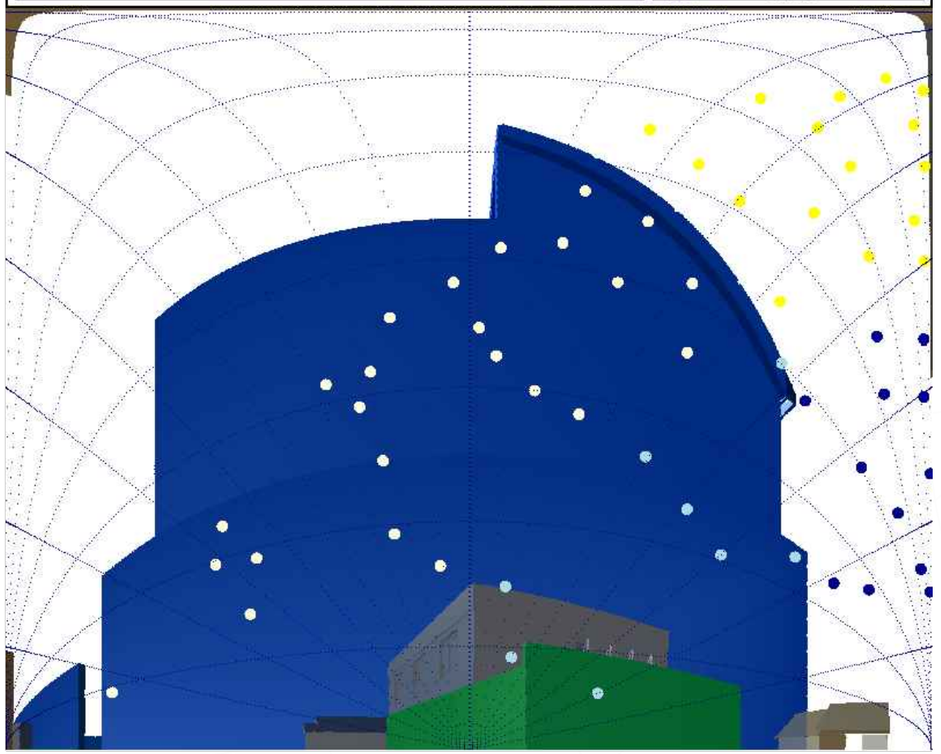
Drawing Ref: 183 Old Fort Road-Rel 01
Window Ref: APSH-181 Old Fort Road_Ground_W2

LOCATION		AVAILABLE SUNLIGHT	
LONDON		Annual	Winter
51.5 N	Existing	21.00:	1.00
0.00 E	Proposed	18.00	0.00



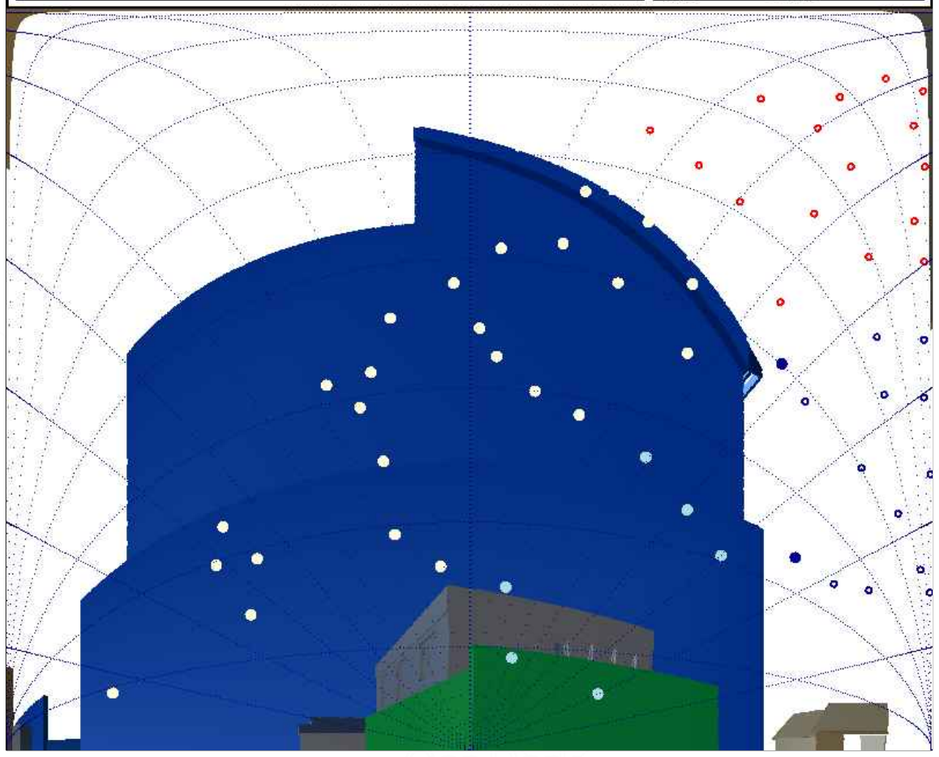
Drawing Ref: 183 Old Fort Road-Rel 01
Window Ref: APSH-181 Old Fort Road_Ground_W5

LOCATION		AVAILABLE SUNLIGHT	
LONDON		Annual	Winter
51.5 N	Existing	63.00:	18.00
0.00 E	Proposed	23.00	12.00



Drawing Ref: 183 Old Fort Road-Rel 01
Window Ref: APSH-181 Old Fort Road_Ground_W6

LOCATION		AVAILABLE SUNLIGHT	
LONDON		Annual	Winter
51.5 N	Existing	63.00:	13.00
0.00 E	Proposed	00.00	14.00



Drawing Ref: 183 Old Fort Road-Rel 01
Window Ref: APSH-181 Old Fort Road_First_W3

LOCATION		AVAILABLE SUNLIGHT	
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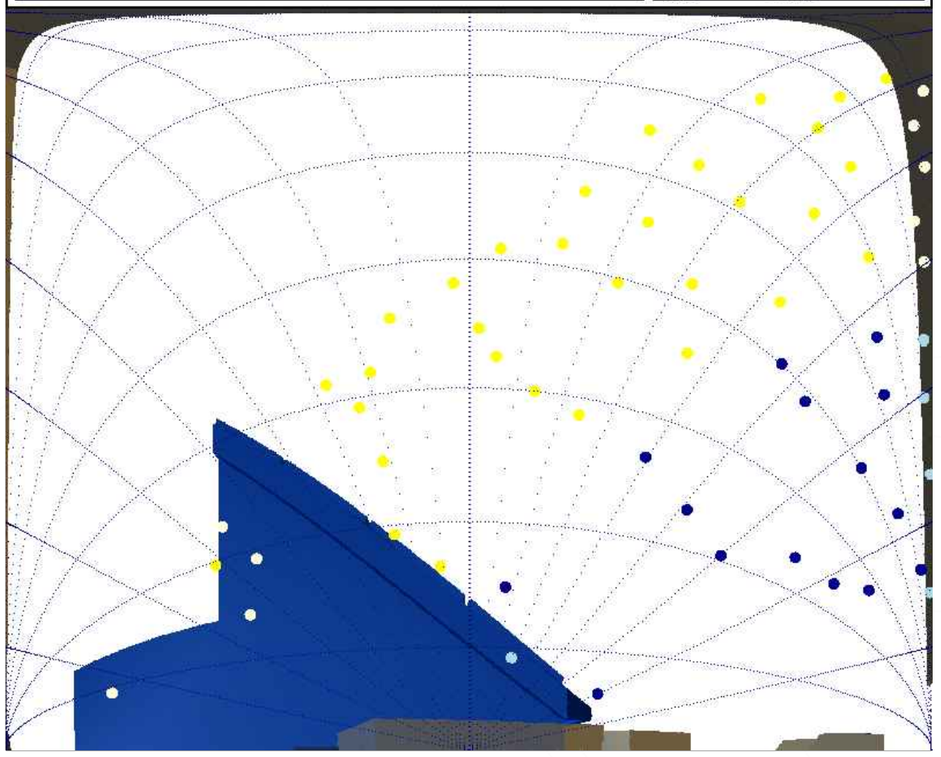
0.00 E	Proposed	48.00	16.00



LEGEND

GA SURVEYORS

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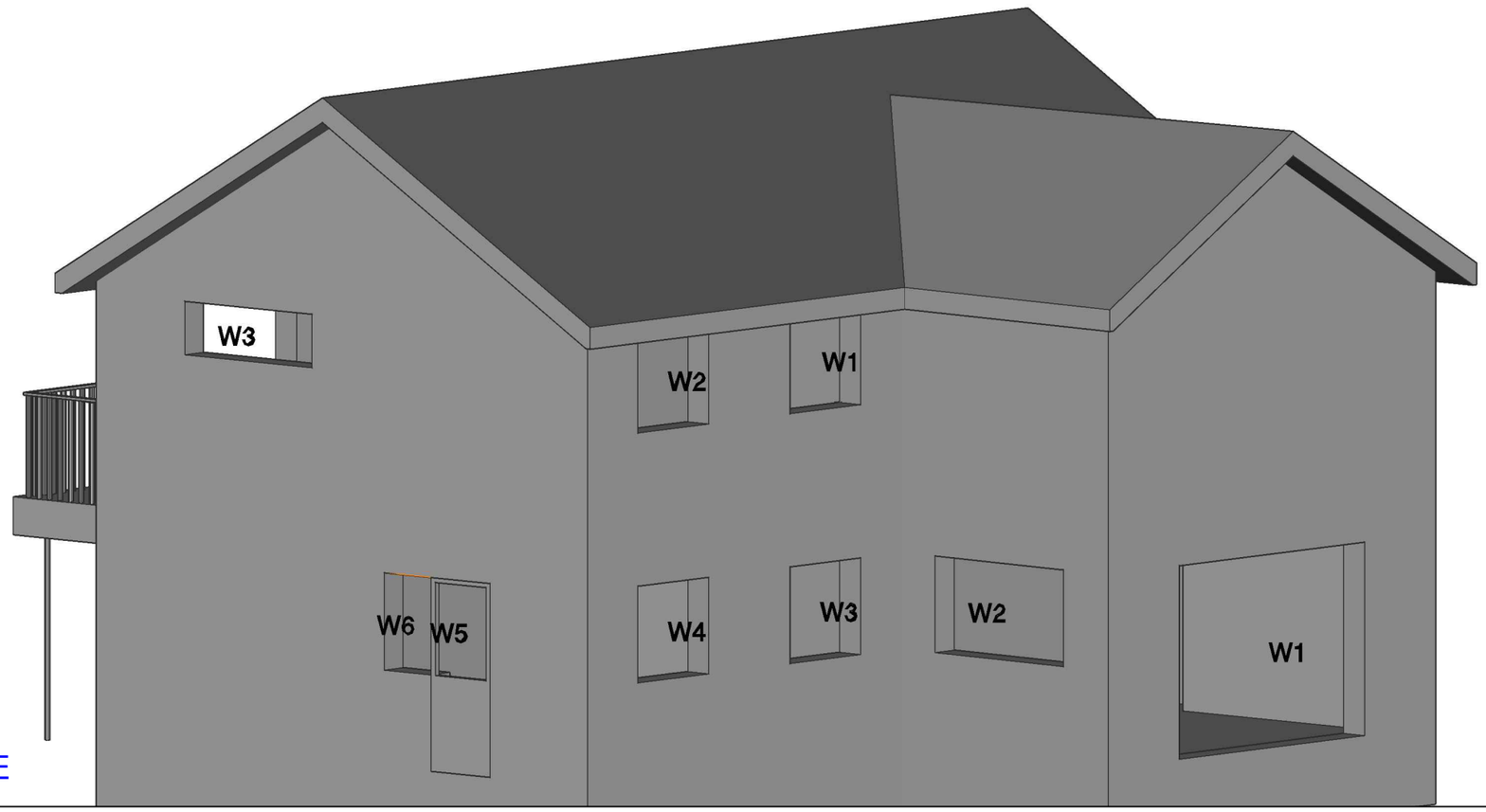
Project Name and Address
183 OLD FORT ROAD
SHOREHAM-BY-SEA
BN43 5HL

Drawing Description
ANNUAL PROBABLE SUNLIGHT
WALDRAM DIAGRAMS

Project Reference	Drawing Sheet No
Date: 16/01/2017	REL01/08
Scale:	



VIEW OF FRONT/SIDE



VIEW OF REAR/SIDE

LEGEND

GA SURVEYORS

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DAS Davis house small.pdf
site photography

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Agreed Layouts

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Project Name and Address
183 OLD FORT ROAD
SHOREHAM-BY-SEA
BN43 5HL

Drawing Description
WINDOW MAP
181 OLD FORT ROAD

Project Reference	Drawing Sheet No
Date: 16/01/2017	Rel01/09
Scale:	



GROUND FLOOR

LEGEND

GA SURVEYORS

Thinkingspace/ltd
IR01_121016
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Agreed Layouts

Room Area (Measured Layout)
Room Area (Assumed Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

No.	Revision/Issue	Date

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Project Name and Address
183 OLD FORT ROAD
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Drawing Description
DAYLIGHT DISTRIBUTION
CONTOUR PLOT

Project Reference

Drawing Sheet No
REL01/11

Date
16/01/2017

Scale



FIRST FLOOR

LEGEND

GA SURVEYORS

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IR01_121016
1602_Davis new house app small.pdf
DAS Davis house small.pdf
site photography

IR02_141216
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site photography

IR05_130117
Agreed Layouts

Room Area (Measured Layout)
Room Area (Assumed Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

No.	Revision/Issue	Date

GA SURVEYORS

GA Surveyors
Party Wall &
Rights to Light Specialists
36 Melville Court
Goldhawk Road
London W12 9NY
07540 152274
alastairgill@gillsurveying.com

Project Name and Address
183 OLD FORT ROAD
SHOREHAM-BY-SEA
BN43 5HL

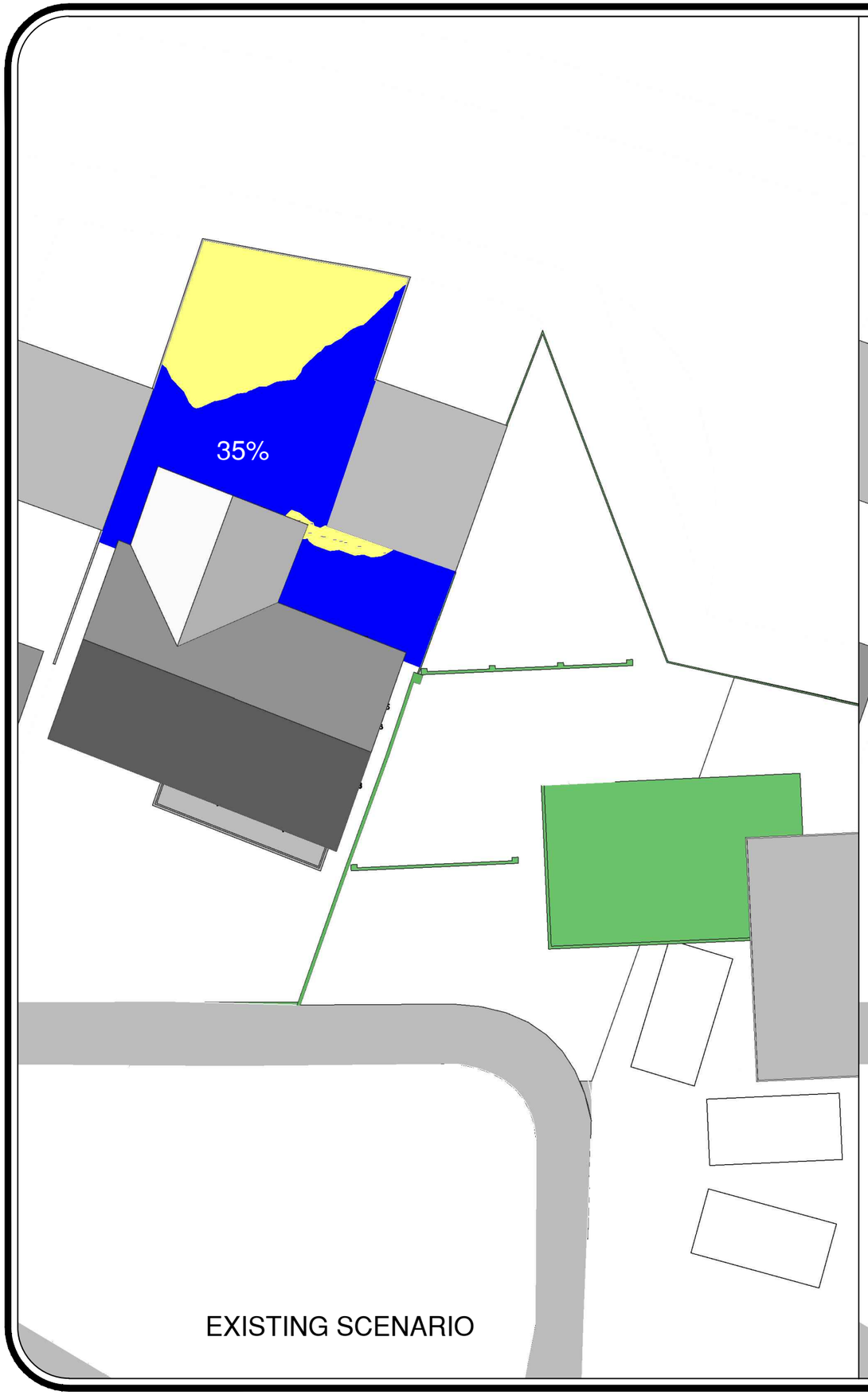
Drawing Description
DAYLIGHT DISTRIBUTION
CONTOUR PLOT

Project Reference

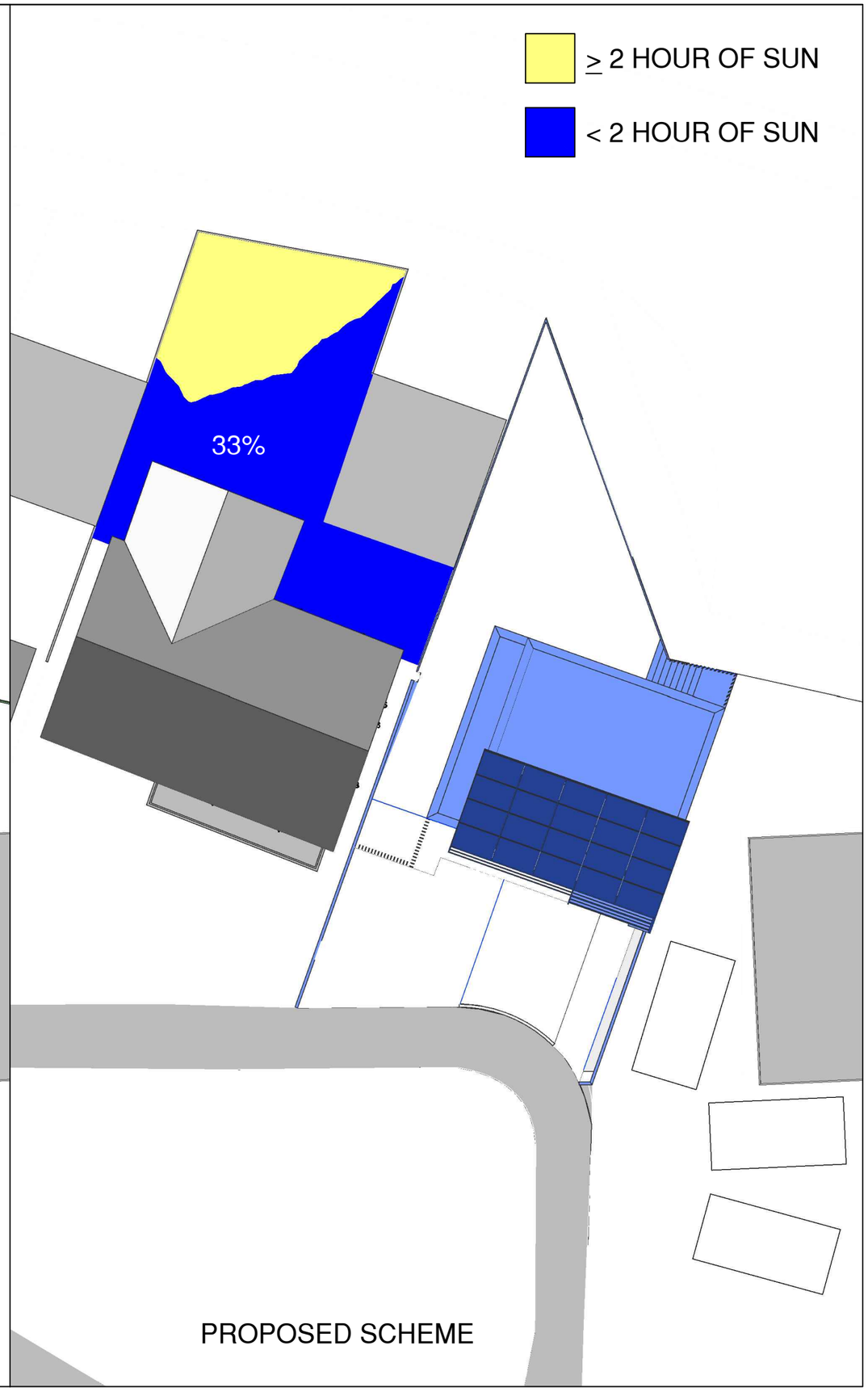
Drawing Sheet No
REL01/12

Date
16/01/2017

Scale



EXISTING SCENARIO



PROPOSED SCHEME

LEGEND

GA SURVEYORS

Thinkingspace/ltd
IR01_121016
1602_Davis new house app small.pdf
DAS Davis house small.pdf
site photography

IR02_141216
1602_Davis OS.dwg
1602_Davisstripmod.dwg
1672 Final.dwg
site photography

IR03_050117
1602_Davis new house.3ds

Rightmove
IR04_110117
site photography

IR05_130117
Agreed Layouts

No.	Revision/Issue	Date

GA SURVEYORS

GA Surveyors
Party Wall &
Rights to Light Specialists
36 Melville Court
Goldhawk Road
London W12 9NY
07540 152274
alastairgill@gillsurveying.com

Project Name and Address
183 OLD FORT ROAD
SHOREHAM-BY-SEA
BN43 5HL

Drawing Description
SUN ON GROUND
AMENITY ANALYSIS
(21st MARCH)

Project Reference

Drawing Sheet No
Rel01/10

Date
16/01/2017

Scale

Project Name: 183 Old Fort Road
Project No:
Report Title: VSC and APSH
Architect: Thinkingspace Ltd
Scheme Iteration No: Rel 01
Iteration Description: Existing v Proposed
Date of Analysis: 16-Jan-17 12:00:00 AM
Key Drawings:

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Total Suns per Room Winter
181 Old Fort Road																	
Ground	R1	Residential	Living Room	W1	Existing	33.39	1.00	YES	21°N		*North*			*North*			
					Proposed	33.39											
				W2	Existing	22.31	0.91	YES	111°	21	0.90	YES	1	0.00	NO		
					Proposed	20.38				19			0				
																21	1
																20	0
	R2	Residential	Residential	W3	Existing	23.85	0.98	YES	21°N		*North*			*North*			
					Proposed	23.41											
																13	0
																10	0
	R3	Residential	Residential	W4	Existing	31.49	0.96	YES	21°N		*North*			*North*			
					Proposed	30.09											
				W5	Existing	36.32	0.52	NO	109°	58	0.48	YES	18	0.67	YES		
					Proposed	18.94				28			12				
				W6	Existing	36.38	0.54	NO	109°	58	0.52	YES	18	0.78	YES		
					Proposed	19.56				30			14				
																58	18
																36	14
First	R1	Residential	Bedroom	W1	Existing	25.74	1.00	YES	21°N		*North*			*North*			
					Proposed	25.64											
				W2	Existing	29.61	0.99	YES	21°N		*North*			*North*			
					Proposed	29.33											
																6	0
																6	0
	R2	Residential	Bedroom	W3	Existing	37.61	0.87	YES	109°	51	0.90	YES	16	0.94	YES		
					Proposed	32.84				46			15				
				W4	Existing	36.29	1.00	YES	201°	77	1.00	YES	30	1.00	YES		
					Proposed	36.29				77			30				
				W5	Existing	15.36	1.00	YES	201°	21	1.00	YES	20	1.00	YES		
					Proposed	15.36				21			20				
																97	30
																93	30

Project Name: 183 Old Fort Road
Project No:
Report Title: Daylight Distribution
Architect: Thinkingspace Ltd
Scheme Iteration No: Rel 01
Iteration Description: Existing v Proposed
Date of Analysis: 16-Jan-17 12:00:00 AM
Key Drawings:

Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
181 Old Fort Road									
Ground	R1	Residential	Living Room	Area m2	23.35	23.30	23.28		
				% of room		100%	100%	1.00	YES
	R2	Residential	Residential	Area m2	9.03	8.52	8.52		
				% of room		94%	94%	1.00	YES
	R3	Residential	Residential	Area m2	6.68	6.66	6.66		
				% of room		100%	100%	1.00	YES
First	R1	Residential	Bedroom	Area m2	14.27	13.56	13.56		
				% of room		95%	95%	1.00	YES
	R2	Residential	Bedroom	Area m2	17.26	17.26	17.26		
				% of room		100%	100%	1.00	YES

Project Name: 183 Old Fort Road
Project No:
Report Title: Overshadowing to Amenity Area
Architect: Thinkingspace Ltd
Scheme Iteration No: Rel 01
Iteration Description: Existing v Proposed
Date of Analysis: 16-Jan-17 12:00:00 AM
Key Drawings:

Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
181 Old Fort Road							
Ground	A1	Area m2	93.67	32.79	30.54	0.93	YES
		Percentage		35%	33%		

Important notice

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