

## Grosvenor Court

Grosvenor Hill, Wimbledon, London SW19 4RX



### Planning Application BRE Sunlight/ Daylight Assessment

156/PL/55 -RevP

## SITE & SURROUNDINGS



## AN INTRODUCTION TO DAYLIGHT/ SUNLIGHT

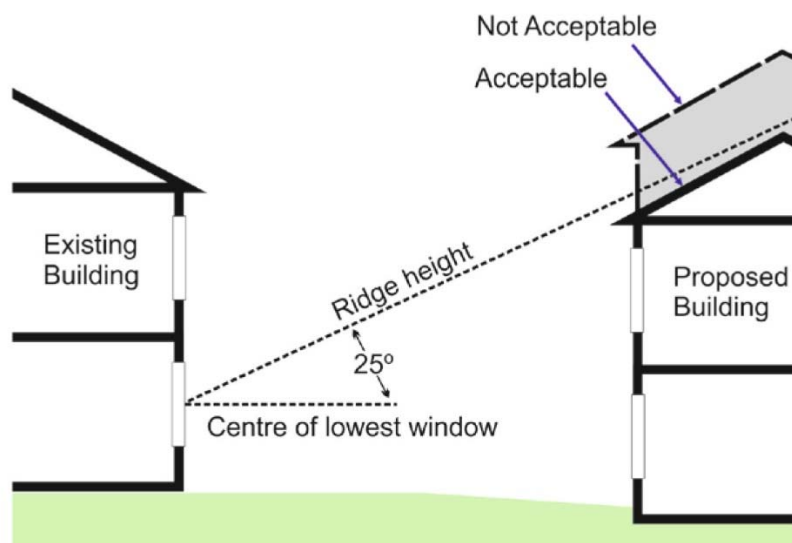
The Building Research Establishment's (BRE) Digest 209 guide 'Site Layout Planning for Daylight and Sunlight' sets out empirical guidelines and methods for assessing natural light. These standards apply essentially to new residential developments but may also be used for other types of development where 'daylight' is seen as an important issue.

The methods of assessment set out in the BRE's guide vary in complexity: some or all of these methods may be used, depending upon the specific circumstances of the development criteria. The requirements of this guidance relate primarily to the main inhabited rooms such as living rooms, dining rooms and bedrooms and not to areas such as utility rooms, stairs, kitchens, toilets or to gardens with seating areas.

The BRE guide gives two helpful rule of thumb tests which can be used to determine whether or not a detailed daylight and sunlight study is required. These tests have been carried out on Emmerson Court Flats at Ground Level – facing the new development (See Proposed Site Plan and Sections CC and DD).

## 25 DEGREE TEST

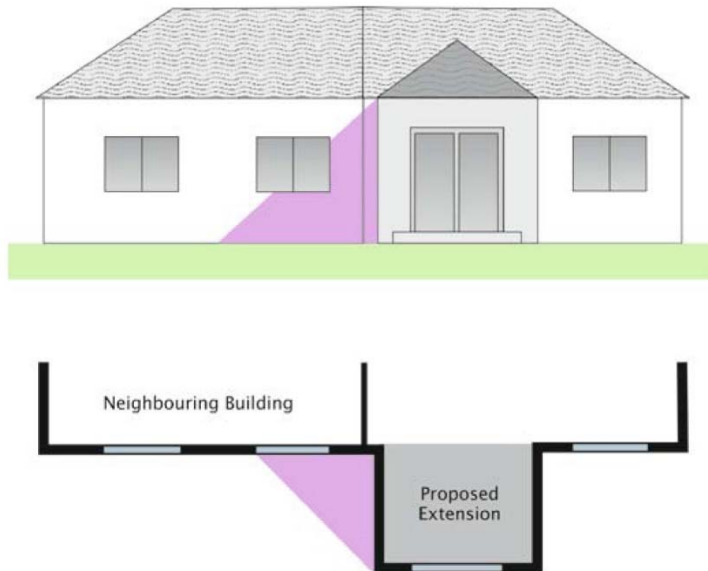
This approach should be utilised when a new building or extension directly **faces** the affected window. Suitable daylight for habitable rooms is achieved when a 25 degree angle taken from the centre of the lowest window is kept unobstructed (see illustration below).



The proposal Site Plan and Proposed Sections CC & DD (See Appendix) illustrate that the proposal is below 25 degrees from all habitable rooms to Ground Floor at Emmerson Court.

## 45 DEGREE TEST

Using this approach, a line is drawn at a 45 degree angle from the centre of the closest ground floor habitable room window of neighbouring properties (see illustrations). The loss of daylight will only be significant if a development is within 12 metres of the window of the neighbouring property (see illustration below).



The proposal does not step forward of Emmerson Court from its front elevation with Draxmont. The Proposed Site plan indicates that this is well outside of the 45 degree test. The proposal sits 13.5m away from Emmerson court as measured at centre of window – greater than the 12m recommended as being acceptable.

In addition it should be noted that the corner Flat 2 bedroom has corner windows facing the site and Draxmont and therefore has access to large amount of light. Earlier exercises issued in support of the application illustrate views from this room and the very low impact the new development will have on outlook.

### **SUN DIAGRAM STUDY**

In addition to BRE recommendations please see 156(PL)35\_revP\_SunPath Analysis (Appendix) which illustrates shadow fall at morning lunch and evening during the months of April, July and October. This supports the 2 BRE Tests above in that ground Floor Flats to Emmerson Courts are not affected by loss of sunlight.

### **OUTLOOK**

A separate study in response to concerns raised on outlook from Emmerson Court was issued to the council on 2 August 2015. This illustrated minimal impact on outlook from Emmerson Court Ground Floor Flats.

## **CONCLUSION**

The proposed development does not affect daylight/ sunlight to Ground floor flats facing development from Emmerson Court

## **APPENDIX**

**Site Photographs**

**Existing & Proposed Aerial Sketches**

**Aerial Visualisation**

**156(PL)02\_revP2\_Existing Site Plan**

**156(PL)05\_revP3\_Proposed Ground Floor Site Plan**

**156(PL)15\_revP2\_Section CC Proposed (SW Elevation)**

**156(PL)18\_revP2\_Section DD Proposed**

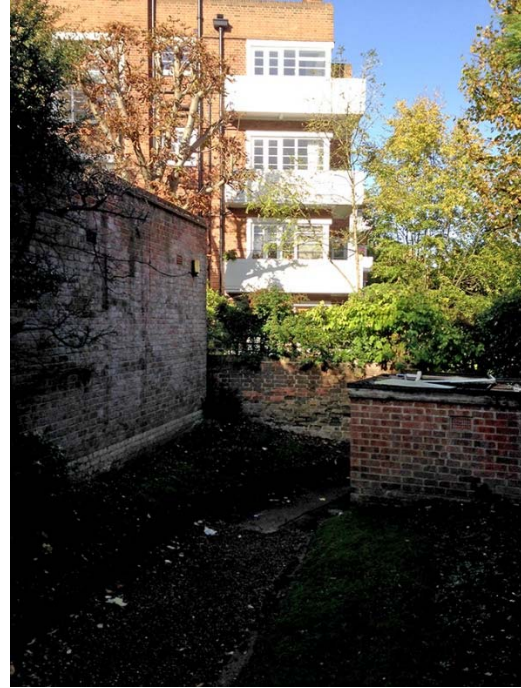
**156(PL)30\_revP\_View from Flat 2 Emesron Ct**

**156(PL)35\_revP\_SunPath Analysis**

**SITE PHOTOGRAPHS**



**Photo A** – View of Emmerson Court Elevation showing Corner to Draxmont elevation



**Photo B** – View of Emmerson Court Corner to Draxmont elevation



**Photo C** – View of Emmerson Court

**EXISTING & PROPOSED AERIAL SKETCHES**



Existing Aerial Sketch



Proposed Aerial Sketch

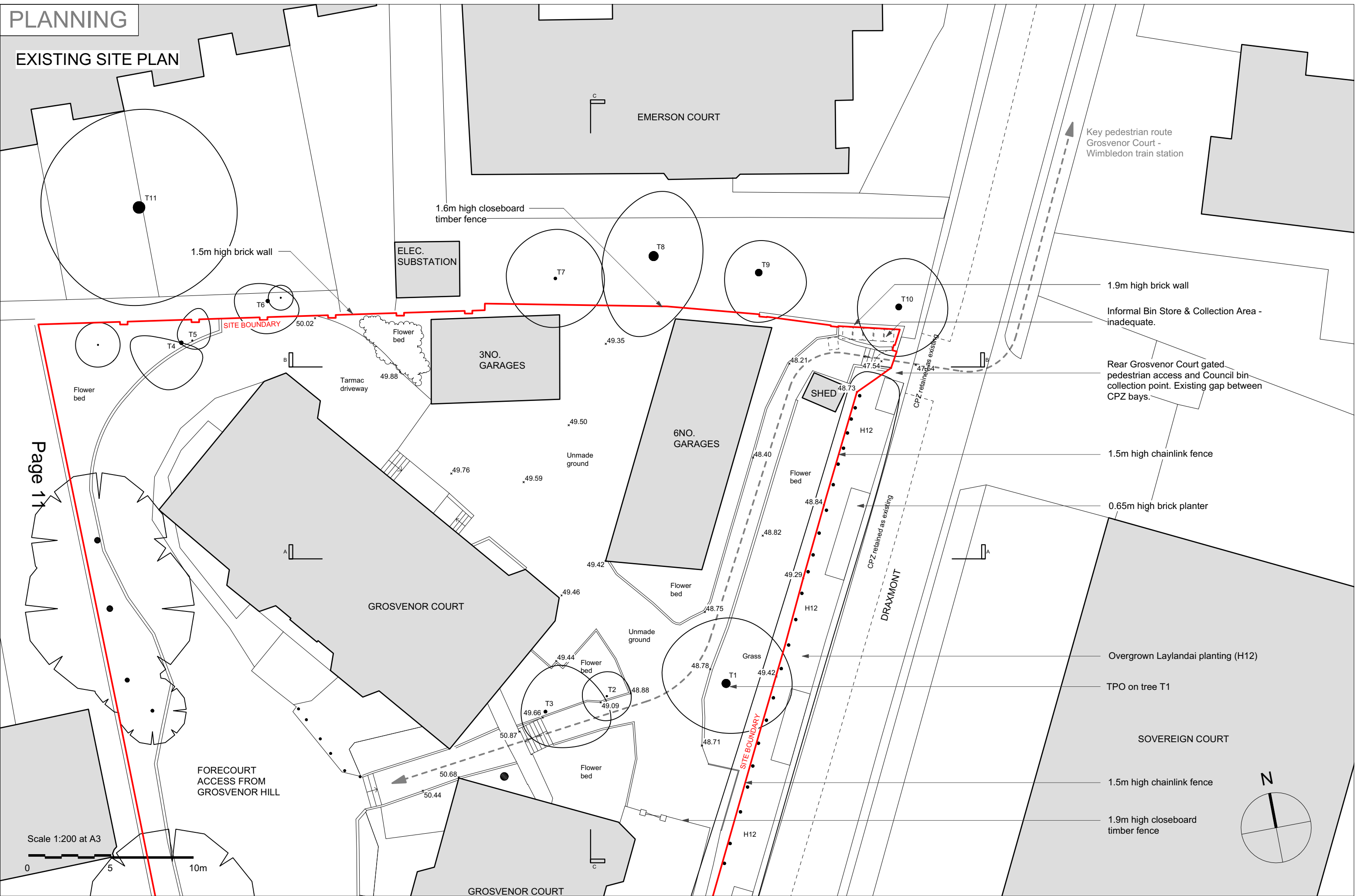
**PROPOSED AERIAL VISUALISATION**



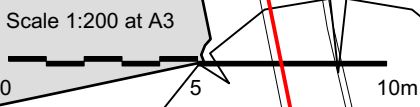


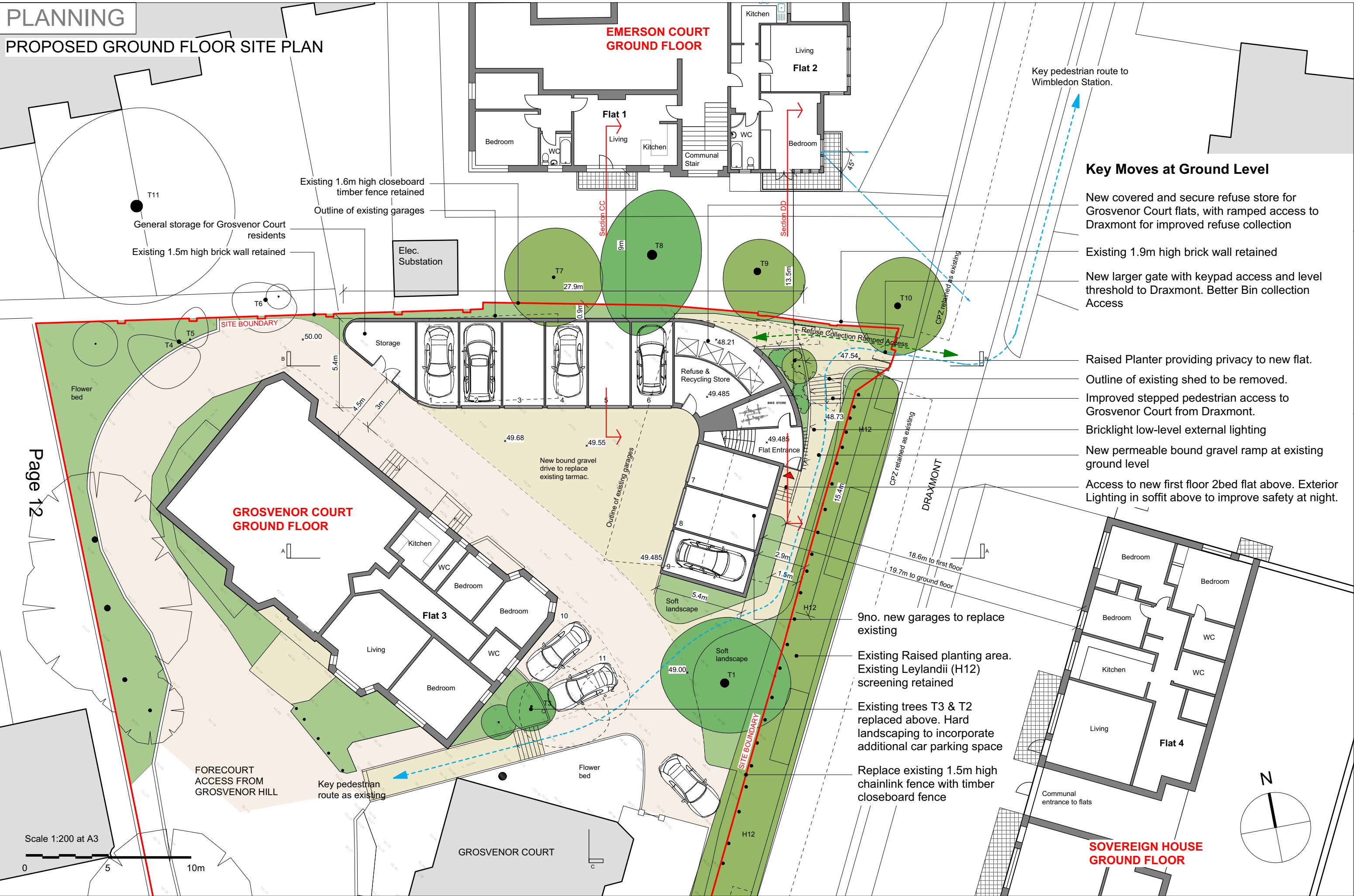
# PLANNING

## EXISTING SITE PLAN



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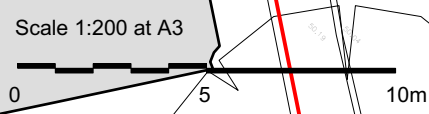


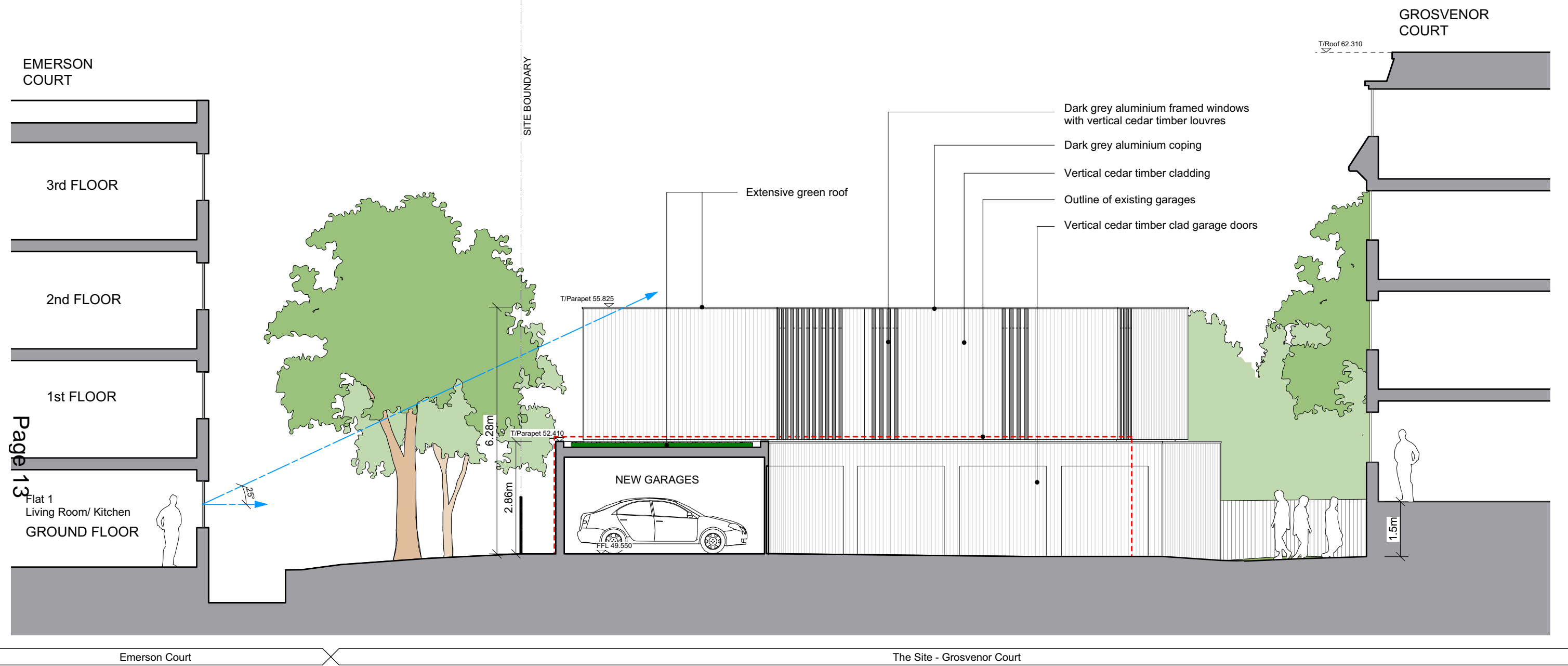


**Key Moves at Ground Level**

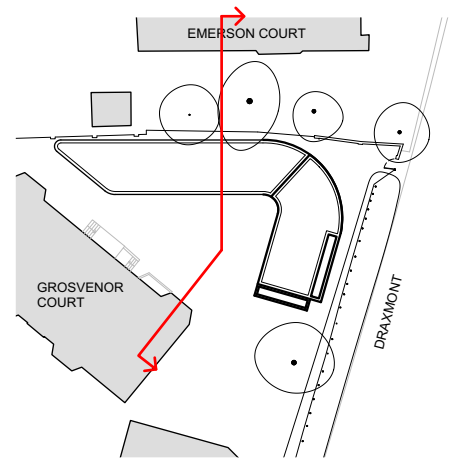
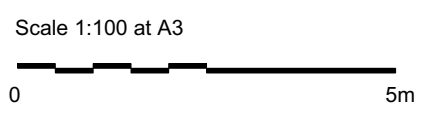
- New covered and secure refuse store for Grosvenor Court flats, with ramped access to Draxmont for improved refuse collection
- Existing 1.9m high brick wall retained
- New larger gate with keypad access and level threshold to Draxmont. Better Bin collection Access
- Raised Planter providing privacy to new flat.
- Outline of existing shed to be removed.
- Improved stepped pedestrian access to Grosvenor Court from Draxmont.
- Bricklight low-level external lighting
- New permeable bound gravel ramp at existing ground level
- Access to new first floor 2bed flat above. Exterior Lighting in soffit above to improve safety at night.

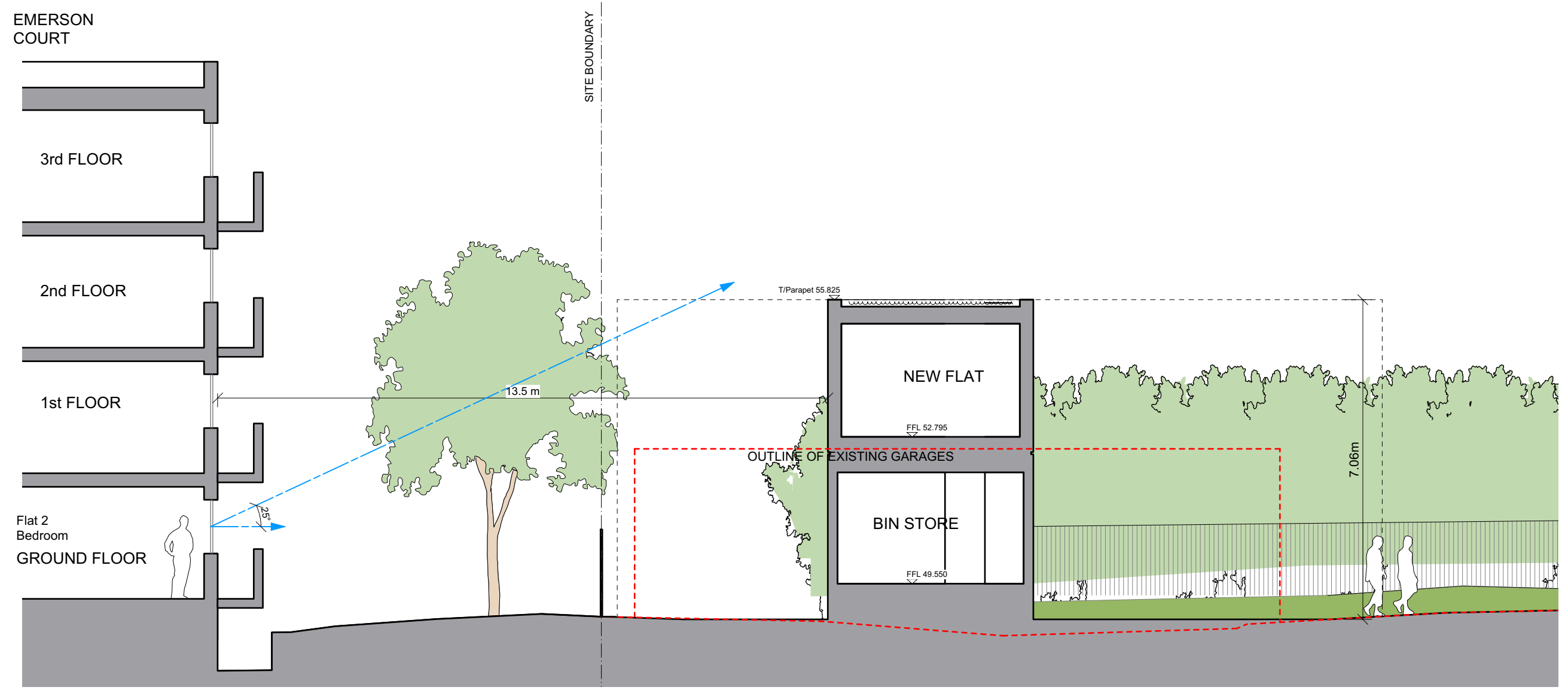
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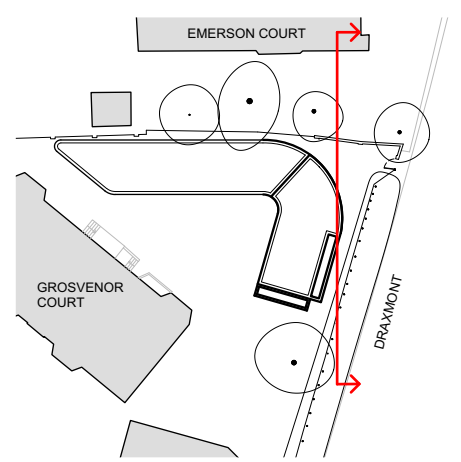
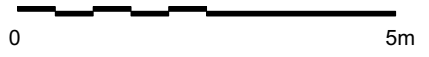
Section CC Proposed (South-West Elevation)





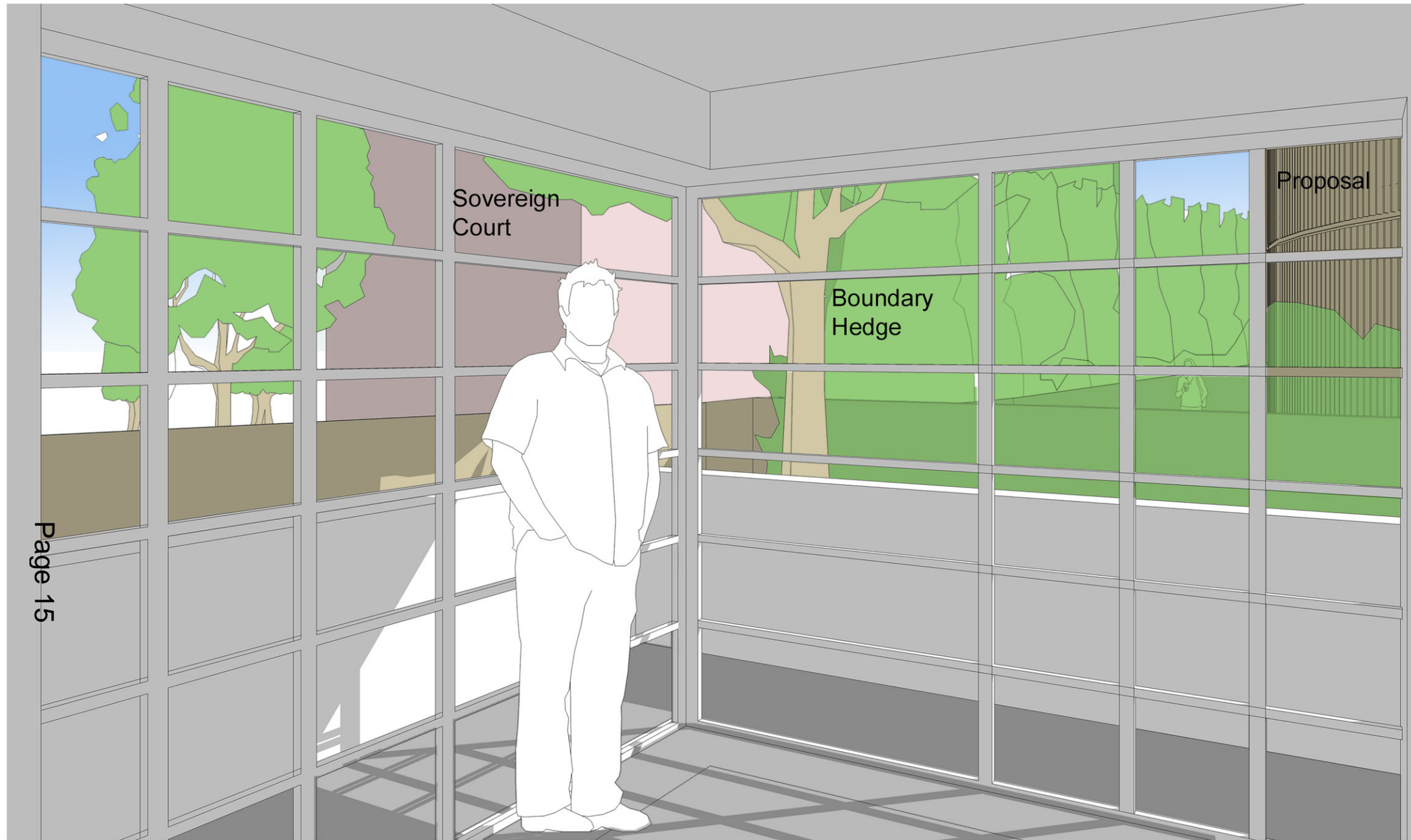
Section DD Proposed

Scale 1:100 at A3



Glazing to Draxmont

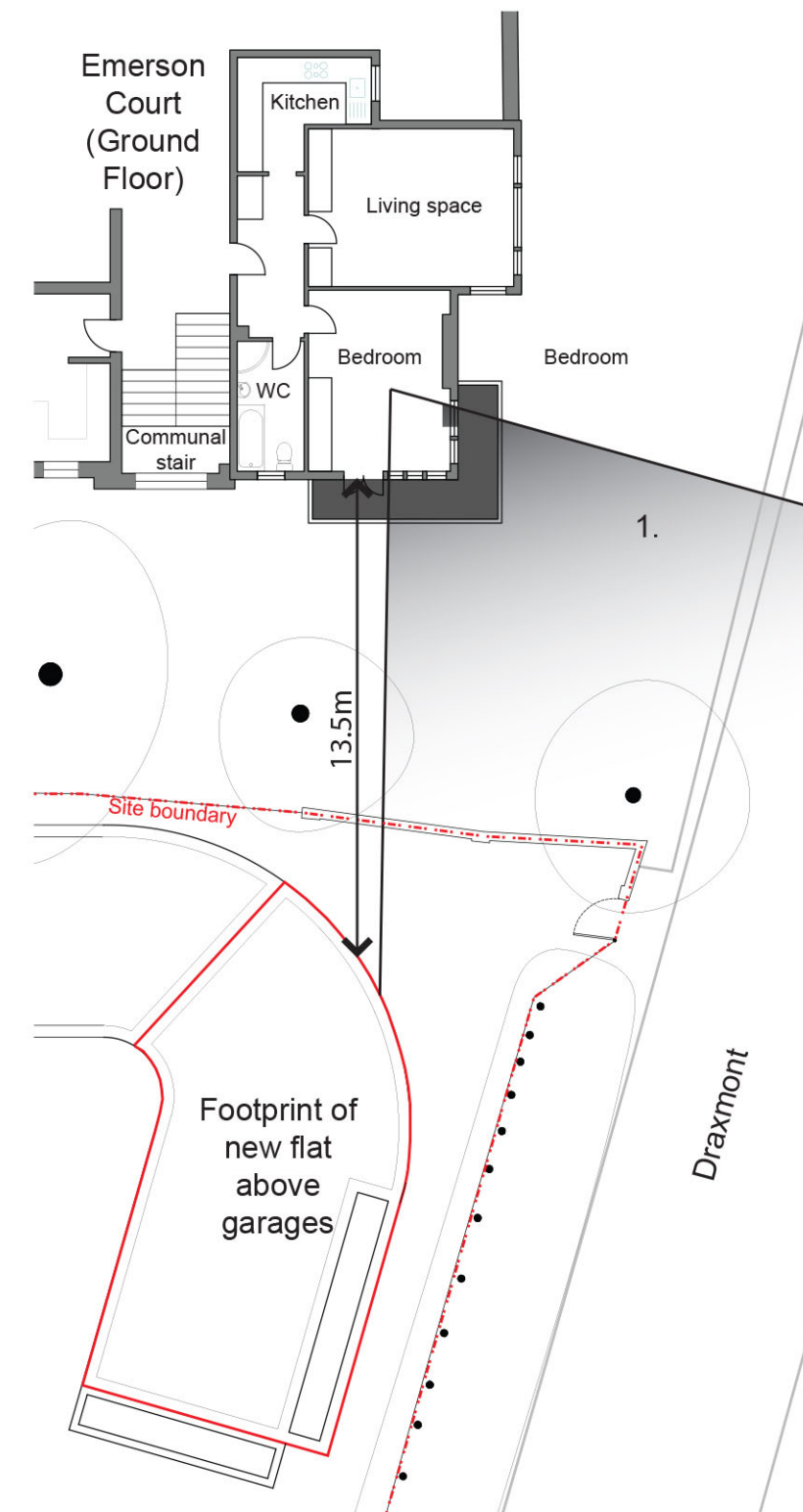
Glazing to Grosvenor Court

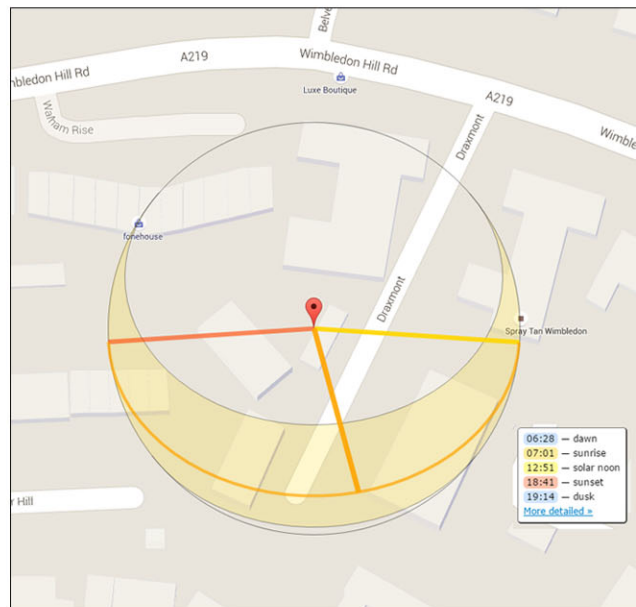


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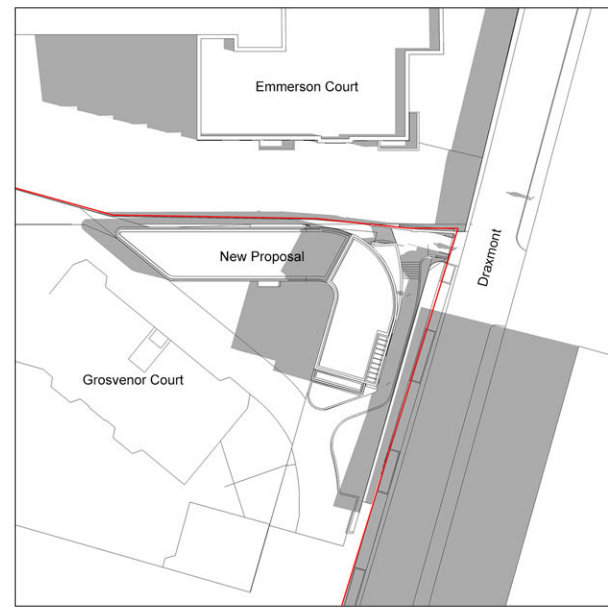
View from Bedroom of Flat 2, Emerson Court

This view indicates outlook from the corner bedroom window of the corner flat of Emerson Court at ground floor - see key plan. Due to the oblique angle at which the proposal is seen from this corner window, impact is limited. In addition, the outlook from the living space and general orientation of the flat is towards Draxmont, as opposed to the neighbouring site of Grosvenor Court.





Sun Path April



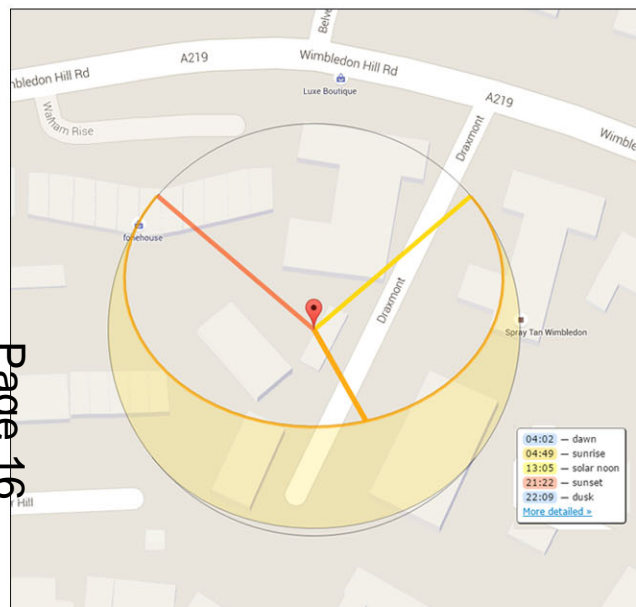
01 April - 0900



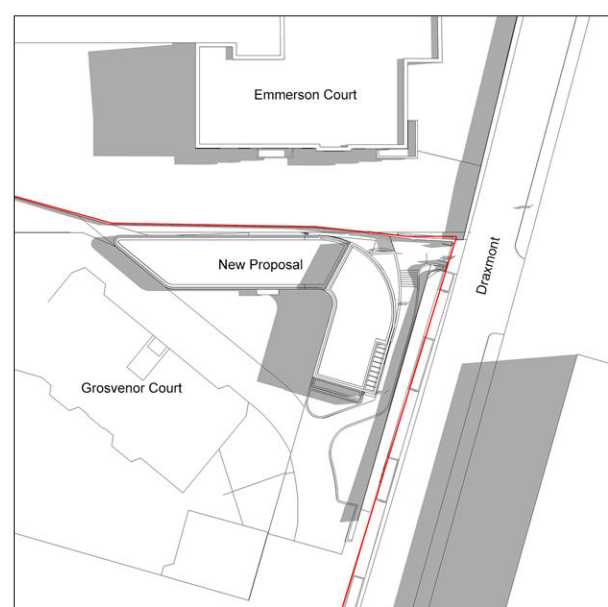
01 April - 1300



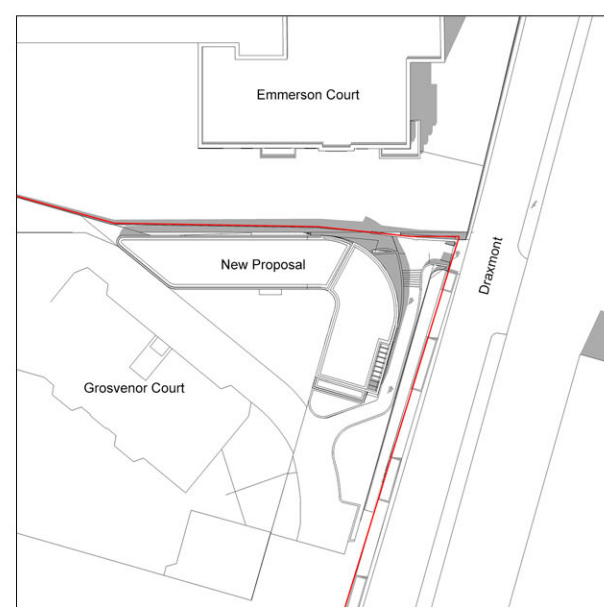
01 April - 1600



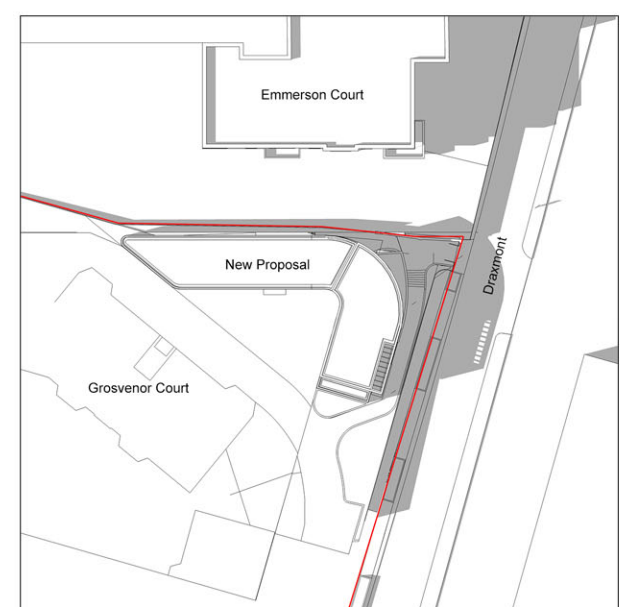
Sun Path July



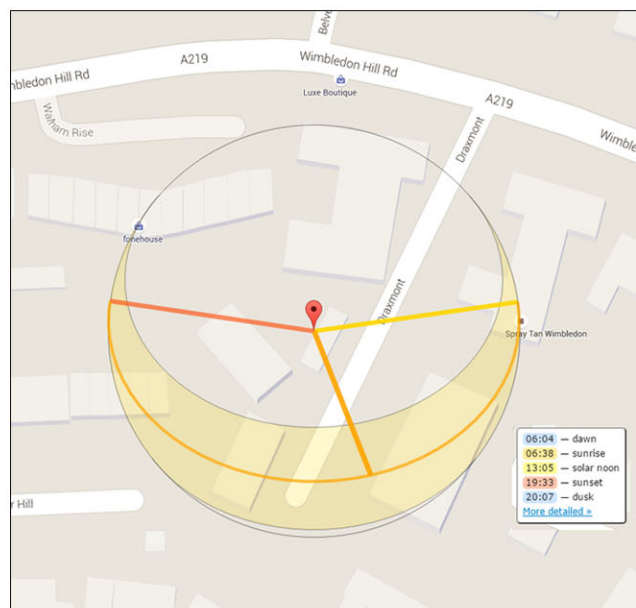
01 July - 0900



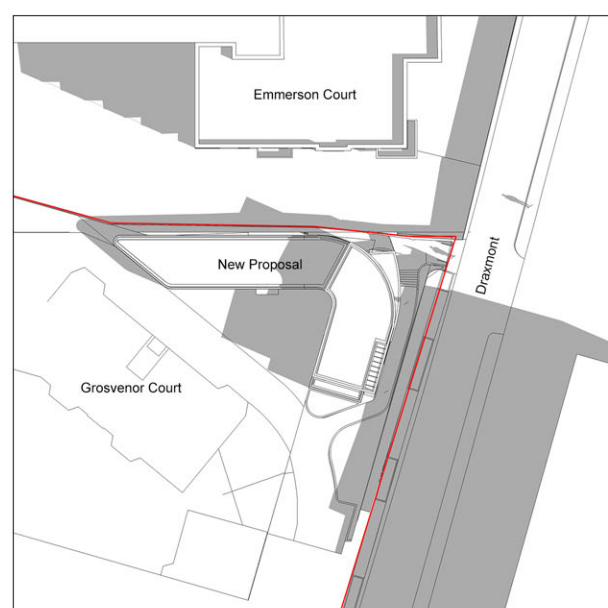
01 July - 1300



01 July - 1600



Sun Path October



01 October - 0900



01 October - 1300



01 October - 1600