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Daylight and Sunlight Study  
132B Fulham Road, London SW3 6HX

1 September 2016



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DAYLIGHT AND SUNLIGHT STUDY  
132B Fulham Road, London SW3 6HX

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# 1 EXECUTIVE SUMMARY

## 1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Cousins & Cousins to undertake a daylight and sunlight study of the proposed development at 132B Fulham Road, London SW3 6HX.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 132 Fulham Road, 35 and 37 Cranley Gardens. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.
- 1.1.3 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. The results confirm that all neighbouring windows pass the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.
- 1.1.4 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

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## 2 INFORMATION SOURCES

### 2.1 Documents Considered

2.1.1 This report is based on drawings:

Michael Gallie & Partners Architect's

8919/01	Ground Floor & Site Plan	Rev A
8919/02	First Floor Plan	Rev A
8919/03	Roof Plan	Rev A
8919/04	Elevation 1-1 to 5-5	Rev A
8919/05	Sections A-A & B-B	Rev A
8919/06	Outline 3D Façade Model	Rev –

Studio Azzurro Architect's Name

020/AP2G01	Existing Ground Floor Plan	Rev A
020/AP100	Location Plan	Rev –
020/AP2G02	Proposed Ground Floor Plan	Rev A

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### 3 METHODOLOGY OF THE STUDY

#### 3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight

- 3.1.1 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The following statement is quoted directly from the BRE guide:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

#### 3.2 Daylight to Windows

- 3.2.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

Diffuse daylight calculations should be undertaken to all rooms where daylight is required, including living rooms, kitchens and bedrooms. Usually, if a kitchen is less than 13m<sup>2</sup>, it is considered to be a non-habitable room and the daylight tests need not be applied. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

- 3.2.2 The BRE guide contains two tests which measure diffuse daylight:

3.2.3 Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

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### 3.2.4 Test 2 Daylight Distribution

The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

### 3.3 Sunlight availability to Windows

3.3.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight.

3.3.2 The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

### 3.4 Overshadowing to Gardens and Open Spaces

3.4.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

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3.4.2 The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.



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## **4 RESULTS OF THE STUDY**

### **4.1 Windows & Amenity Areas Considered**

4.1.1 Appendix 1 provides a plan and photographs to indicate the positions of the windows and gardens analysed in this study.

### **4.2 Numerical Results**

4.2.1 Appendix 2 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

### **4.3 Daylight to Windows**

4.3.1 All main habitable room windows pass the Vertical Sky Component test. The proposed development therefore satisfies the BRE daylight requirements.

### **4.4 Sunlight to Windows**

4.4.1 All which windows face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test (annual probable sunlight hours between 21 September and 21 March). The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

### **4.5 Overshadowing to Gardens and Open Spaces**

4.5.1 The proposed development will not create any new areas which receive less than two hours of sunlight on 21 March. The before/after ratios are 1 (no loss) and the proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

### **4.6 Conclusion**

4.6.1 The proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

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## **5 CLARIFICATIONS**

### **5.1 General**

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 We have undertaken the survey following the guidelines of the RICS publication “Surveying Safely”.
- 5.1.3 We have used our best endeavours to ensure all relevant windows within the neighbouring properties have been identified.
- 5.1.4 Where limited access is available, reasonable assumptions will have been made.
- 5.1.5 We have adopted the conventional approach of assessing all habitable rooms within domestic properties.
- 5.1.6 Right of Light Consulting have endeavoured to include in the report those matters, which they have knowledge of or of which they have been made aware, that might adversely affect the validity of the opinion given.

### **5.2 Project Specific**

- 5.2.1 None

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## APPENDICES

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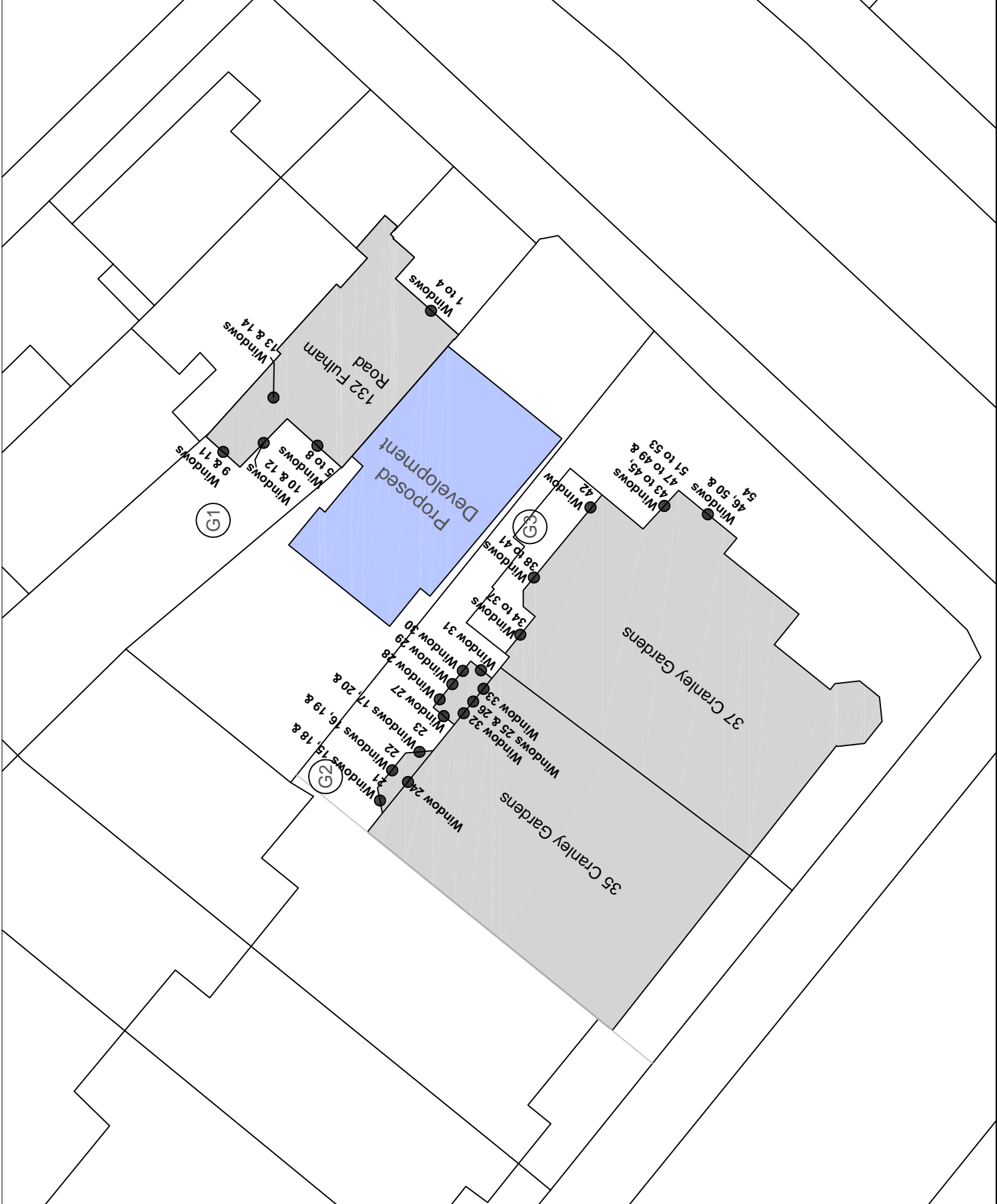
## **APPENDIX 1**

### WINDOW & GARDEN KEY

# Window & Garden Key

## Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties
- Neighbouring Gardens and Amenity Areas
- (G1)



Project Name: 132B Fulham Road, London SW3 6HX

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 1

Rev: -

Date: 04/05/2018

Drawn by: [Name]



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## Neighbouring Windows



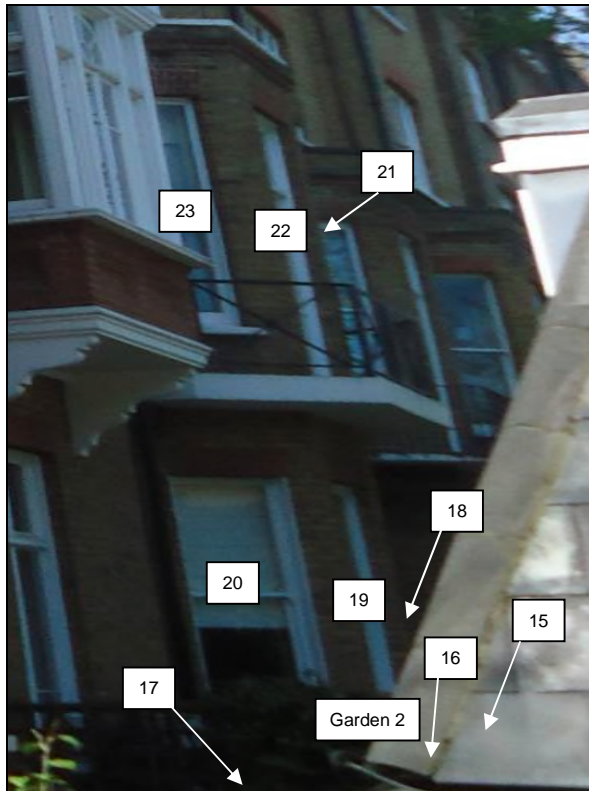
132 Fulham Road



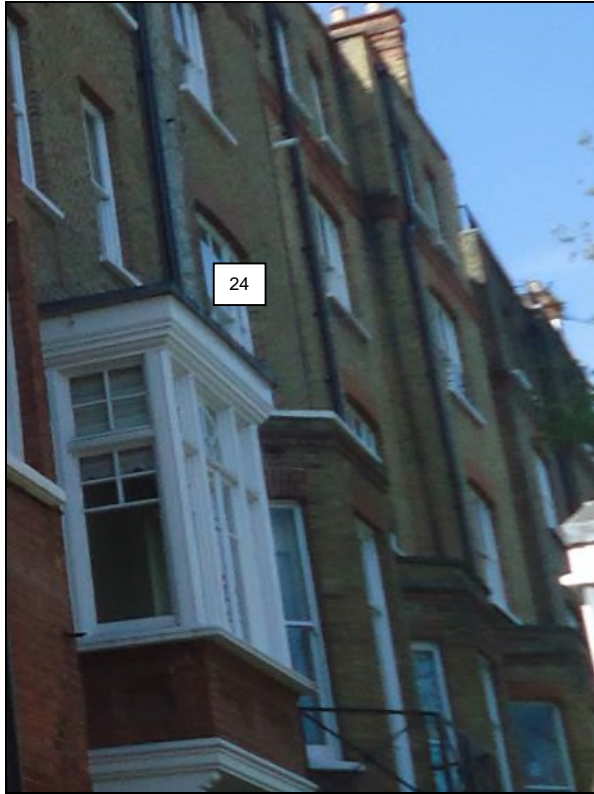
132 Fulham Road



**132 Fulham Road**



**35 Cranley Gardens**



**35 Cranley Gardens**



**35 Cranley Gardens**





**37 Cranley Gardens**



**37 Cranley Gardens**

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## **APPENDIX 2**

### **DAYLIGHT AND SUNLIGHT RESULTS**

**Appendix 2 - Vertical Sky Component**  
**132B Fulham Road, London SW3 6HX**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>132 Fulham Road</u>					
Window 1	Habitable	25.2%	25.2%	0.0%	1.0
Window 2	Habitable	33.5%	33.5%	0.0%	1.0
Window 3	Habitable	35.4%	35.4%	0.0%	1.0
Window 4	Habitable	36.8%	36.8%	0.0%	1.0
Window 5	Habitable	18.4%	18.2%	0.2%	0.99
Window 6	Habitable	21.0%	21.0%	0.0%	1.0
Window 7	Habitable	30.9%	30.9%	0.0%	1.0
Window 8	Habitable	32.2%	32.2%	0.0%	1.0
Window 9	Habitable	28.9%	28.9%	0.0%	1.0
Window 10	Habitable	7.0%	7.0%	0.0%	1.0
Window 11	Habitable	31.4%	31.4%	0.0%	1.0
Window 12	Habitable	8.2%	8.2%	0.0%	1.0
Window 13	Habitable	32.4%	32.4%	0.0%	1.0
Window 14	Habitable	34.1%	34.1%	0.0%	1.0
<u>35 Cranley Gardens</u>					
Window 15	Habitable	15.8%	15.8%	0.0%	1.0
Window 16	Habitable	27.4%	27.5%	-0.1%	1.0
Window 17	Habitable	19.0%	19.0%	0.0%	1.0
Window 18	Habitable	12.2%	12.2%	0.0%	1.0
Window 19	Habitable	28.7%	28.7%	0.0%	1.0
Window 20	Habitable	21.9%	22.0%	-0.1%	1.0
Window 21	Habitable	14.1%	14.1%	0.0%	1.0
Window 22	Habitable	33.4%	33.4%	0.0%	1.0
Window 23	Habitable	27.3%	27.3%	0.0%	1.0
Window 24	Habitable	33.3%	33.3%	0.0%	1.0
Window 25	Habitable	24.9%	24.1%	0.8%	0.97
Window 26	Habitable	27.5%	27.6%	-0.1%	1.0
Window 27	Habitable	13.1%	13.1%	0.0%	1.0
Window 28	Habitable	35.2%	35.2%	0.0%	1.0
Window 29	Habitable	35.0%	35.0%	0.0%	1.0
Window 30	Habitable	34.9%	34.9%	0.0%	1.0
Window 31	Habitable	13.2%	13.2%	0.0%	1.0

**Appendix 2 - Vertical Sky Component**  
**132B Fulham Road, London SW3 6HX**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 32	Habitable	37.3%	37.3%	0.0%	1.0
Window 33	Habitable	37.4%	37.4%	0.0%	1.0
<u>37 Cranley Gardens</u>					
Window 34	Non Habitable	10.0%	8.5%	1.5%	0.85
Window 35	Habitable	25.1%	24.7%	0.4%	0.98
Window 36	Habitable	30.6%	30.6%	0.0%	1.0
Window 37	Habitable	34.7%	34.7%	0.0%	1.0
Window 38	Non Habitable	12.6%	6.5%	6.1%	0.52
Window 39	Habitable	23.5%	23.7%	-0.2%	1.01
Window 40	Habitable	32.7%	32.7%	0.0%	1.0
Window 41	Habitable	38.1%	38.1%	0.0%	1.0
Window 42	Habitable	12.9%	11.5%	1.4%	0.89
Window 43	Habitable	23.6%	23.8%	-0.2%	1.01
Window 44	Habitable	23.7%	23.9%	-0.2%	1.01
Window 45	Habitable	24.6%	24.7%	-0.1%	1.0
Window 46	Habitable	32.5%	32.5%	0.0%	1.0
Window 47	Habitable	32.4%	32.4%	0.0%	1.0
Window 48	Habitable	32.4%	32.4%	0.0%	1.0
Window 49	Habitable	32.5%	32.5%	0.0%	1.0
Window 50	Habitable	35.5%	35.5%	0.0%	1.0
Window 51	Habitable	38.3%	38.3%	0.0%	1.0
Window 52	Habitable	38.3%	38.3%	0.0%	1.0
Window 53	Habitable	38.3%	38.3%	0.0%	1.0
Window 54	Habitable	37.4%	37.4%	0.0%	1.0

**Appendix 2 - Sunlight to Windows**  
**132B Fulham Road, London SW3 6HX**

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>132 Fulham Road</u>									
Window 1	Habitable	40%	40%	0%	1.0	6%	6%	0%	1.0
Window 2	Habitable	63%	63%	0%	1.0	20%	20%	0%	1.0
Window 3	Habitable	66%	66%	0%	1.0	22%	22%	0%	1.0
Window 4	Habitable	69%	69%	0%	1.0	24%	24%	0%	1.0
Window 10	Habitable	3%	3%	0%	1.0	0%	0%	0%	1.0
Window 12	Habitable	4%	4%	0%	1.0	0%	0%	0%	1.0
<u>35 Cranley Gardens</u>									
Window 31	Habitable	15%	15%	0%	1.0	2%	2%	0%	1.0
<u>37 Cranley Gardens</u>									
Window 46	Habitable	55%	55%	0%	1.0	16%	16%	0%	1.0
Window 50	Habitable	60%	60%	0%	1.0	20%	20%	0%	1.0
Window 54	Habitable	62%	62%	0%	1.0	20%	20%	0%	1.0

**Appendix 2 - Overshadowing to Gardens and Open Spaces**  
**132B Fulham Road, London SW3 6HX**

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
<u>132 Fulham Road</u>								
Garden 1	48.62 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>35 Cranley Gardens</u>								
Garden 2	33.98 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>37 Cranley Gardens</u>								
Garden 3	8.69 m2	0.15 m2	2%	0.15 m2	2%	0.0 m2	0%	1.0

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## **APPENDIX 3**

### **OVERSHADOWING TO GARDENS AND OPEN SPACES**

# Appendix 3 : Overshadowing to Gardens and Open Spaces

## Key



Receives under two hours sunlight on 21st March before and after the development.



Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).



Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).



Receives at least two hours sunlight on 21st March before and after the development.

## Notes:

- Contours derived in accordance with BRE Guide : Site Layout Planning for Daylight and Sunlight

Project Name: **132B Fulham Road, London SW3 6HX**

Drawing Title: **Appendix 3 - Overshadowing to Gardens and Open Spaces**

Scale: **Do not scale**

Drawing No: **1 of 1**

Rev: **-**

Author: **Quality of Environment**



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