

62 WARBLINGTON ROAD, EMSWORTH PO10 7HH

DAYLIGHT STUDY ON BEHALF OF

Major James Boutle

April 2019

Introduction

This study has been undertaken to clarify concerns expressed as to the impact on No 52 Kings Road of a proposed development at the adjoining No 62 Warblington Road (Planning ref: APP/19/00143).

Context

The boundary between the two properties currently benefits from a large privet hedge, providing a high level of privacy. Until recently, the boundary was also heavily wooded with trees which have since been felled (see photo below). The windows in the West elevation of No 52 Kings Road therefore currently enjoy significantly better day and sunlighting than was the case before the removal of the trees.



Daylighting

The windows subject to calculation face due West, and therefore the Vertical Sky Component (VSC) to each window has been calculated in accordance with BRE's "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" 2nd Edition, 2011".

Relative levels were established between the windows and key points of obstructing building mass, and the values entered to establish the ratio of vertical distance / horizontal distance. These values were then plotted on the skylight indicator overlaid on to the plan. For the purpose of this exercise, the existing hedge has been treated as a wall. The windows chosen for assessment are WG/01, WG/02 and WG/05, as these are Kitchen and bedroom windows respectively. Windows WG/03 & WG/04 serve a WC and bathroom, and so are less important in terms of day and sunlighting.

Window Ref	WG/01	WG/02	WG/05
Existing VSC (%)	32	30.5	31
Existing Sunlight Hours	33.5	32.5	36
Existing Winter Sunlight Hours	10.5	10.5	10
Proposed VSC (%)	28	27	28
Percentage of existing	88%	89%	90%
Proposed Sunlight hours	33	29.5	30.5
Proposed Winter Sunlight hours	8.5	9.5	9.5
Percentage of existing	98%	90%	85%

The BRE guidance with regard to a reduction in a window's vertical sky component (VSC) is:

“If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the vertical sky component, with the new development in place, is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy, and electric lighting will be needed more of the time.”¹

It can be seen that as proposed, the windows lose relatively little by way of their VSC and in all cases enjoy a VSC greater than 27%

Sunlight

The BRE guidance with regard to a reduction in Annual Probable Sunlight Hours (APSH) to a window is:

“Any reduction in sunlight access below this level (25% of APSH inc 5% during winter months), should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.8 times their former value, either over the whole year or just in the winter months, then the occupants of the existing building will notice the loss of sunlight; if the overall loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.”²

Again, it can be seen that as proposed, the windows lose relatively few of their APSH and in all cases would continue to enjoy APSH comfortably above the BRE recommended minimum. It is also worth noting that the room which carries most weight in terms of day and sunlighting, namely the kitchen/breakfast room in the SW corner (WG/01), will have hardly any loss of APSH on account of the proposed development.

¹ Site layout planning for daylight and sunlight, BRE, Para 2.2.7

² Site layout planning for daylight and sunlight, BRE, Para 3.2.6

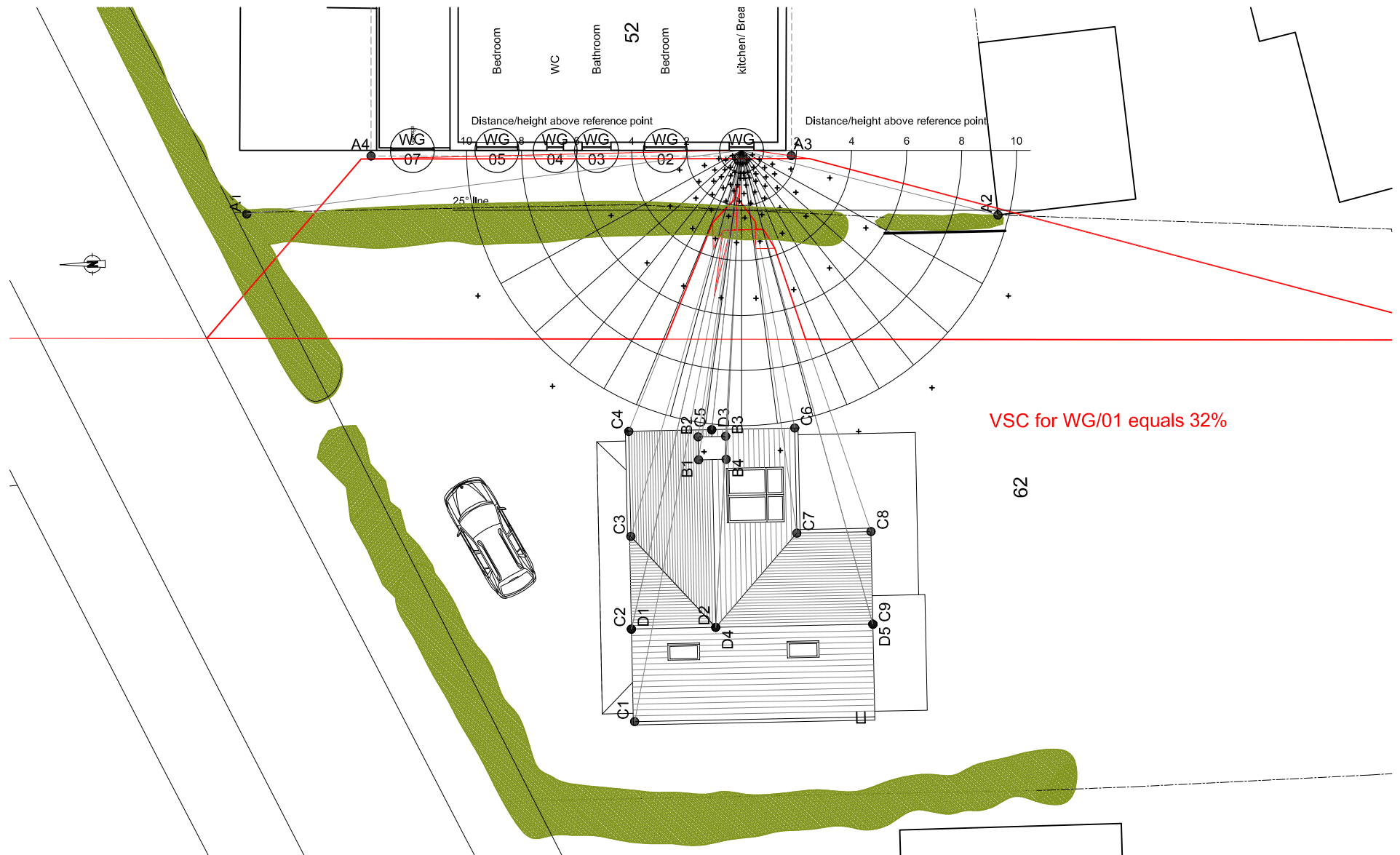
Conclusion

The proposed development at No 62 Warblington Road will, by virtue of its low eaves and ridge, will not unduly impact any of the windows to No 52 Kings Road in terms of either day or sunlight.

Jim Garland RIBA

For and on behalf of Jim Garland Architects Ltd

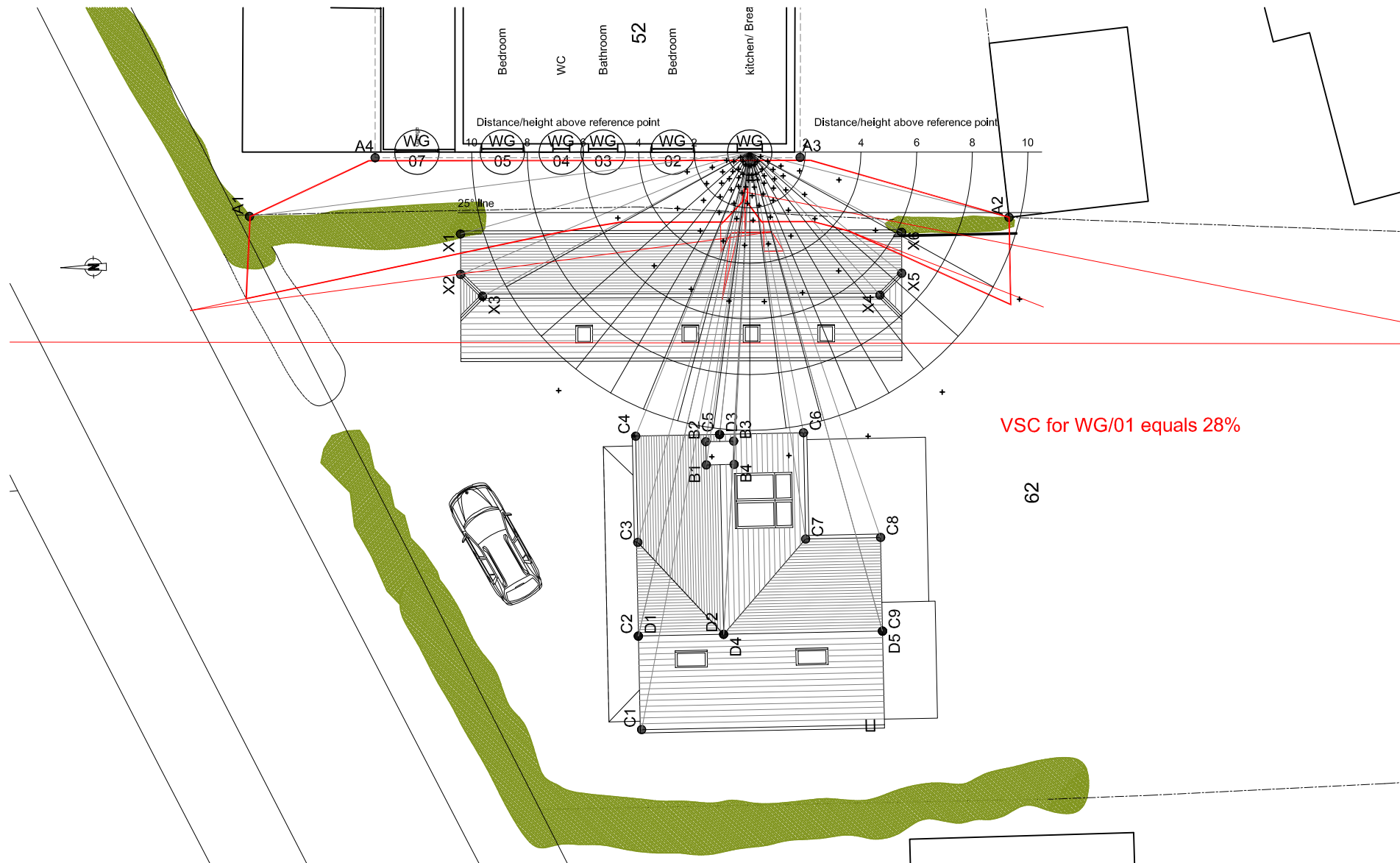




Client	Major James Boutle	Scale	1:200	Drawn	JAG
Job Title	62 Warblington Road, Emsworth PO10 7HH	Date	14/04/19	Sheet Size	A4
Drawing Title	Daylight to 52 Kings Road - WG01 - existing	Drawing Number	1801/WG01d	Revision	-



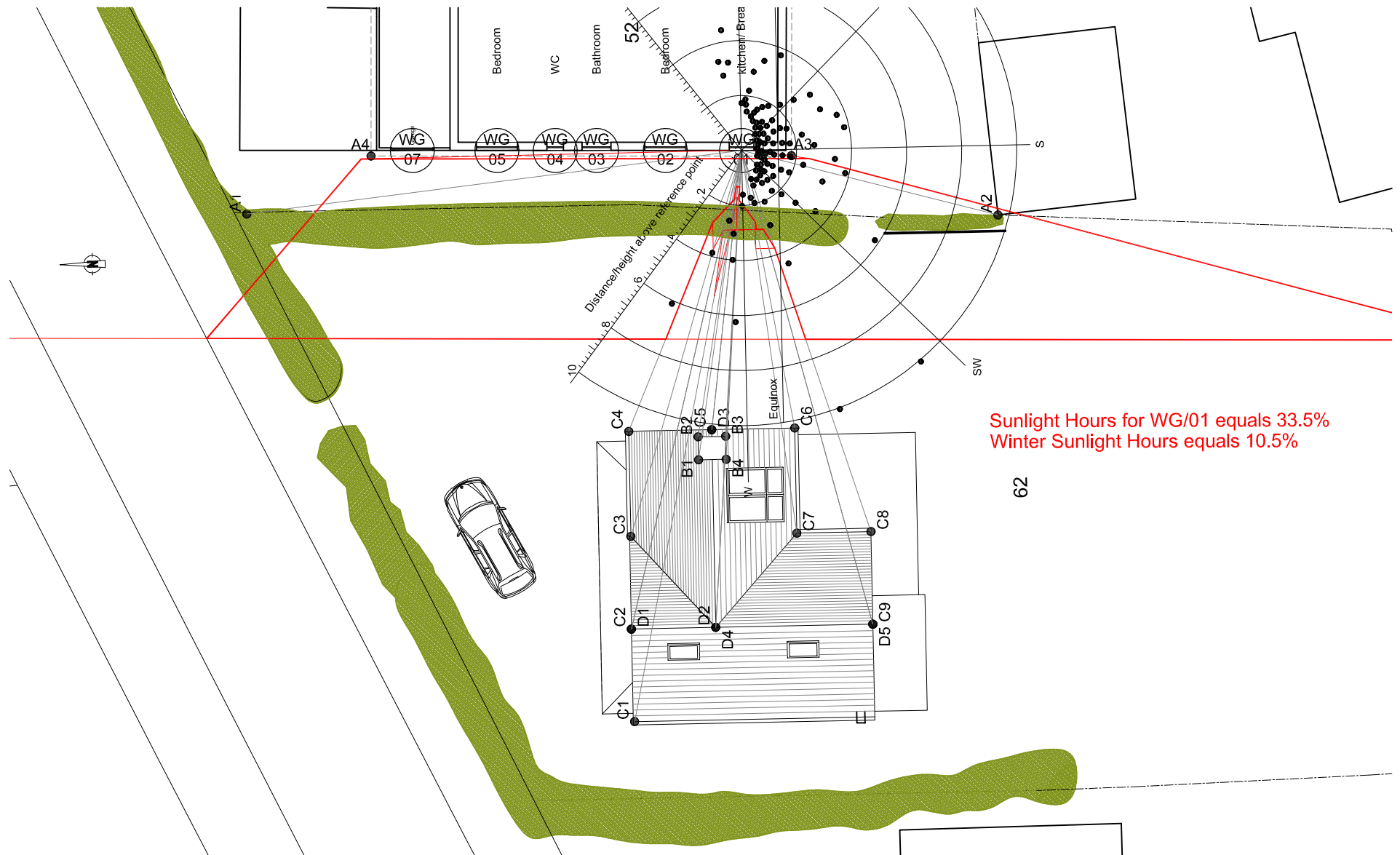
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Drawing Title	Daylight to 52 Kings Road - WG01 proposed	Drawing Number	1801/WG01d	Revision	-



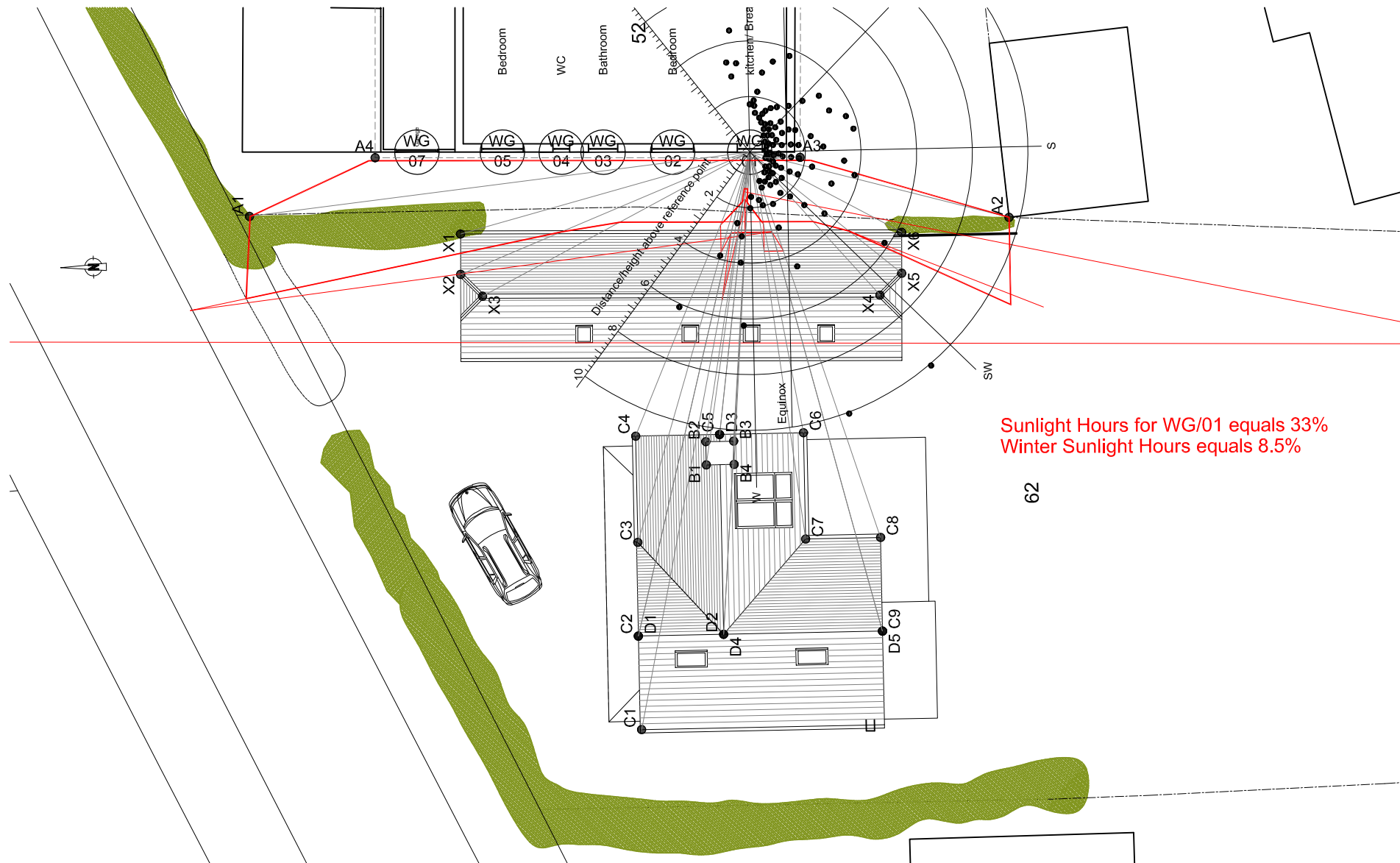
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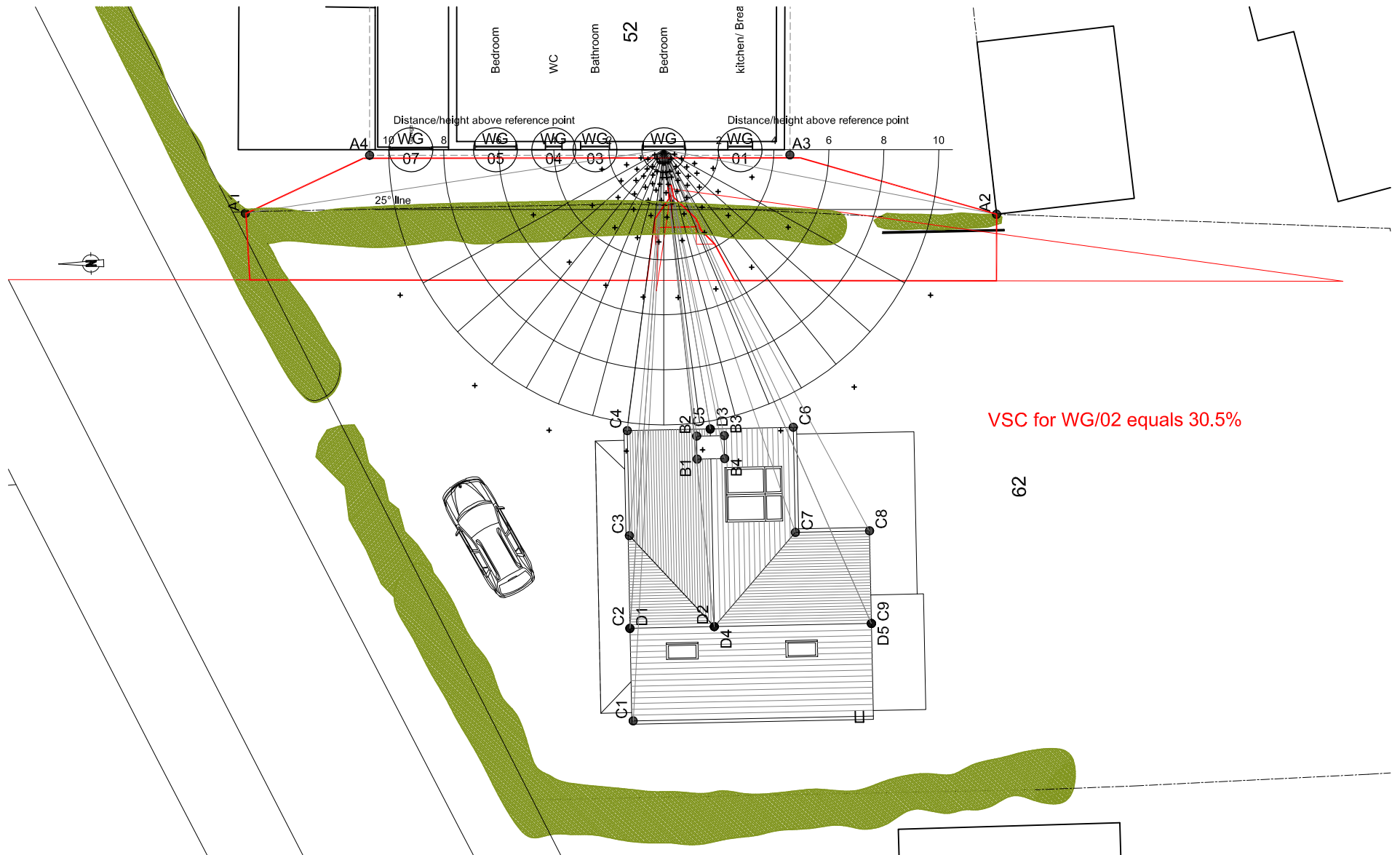
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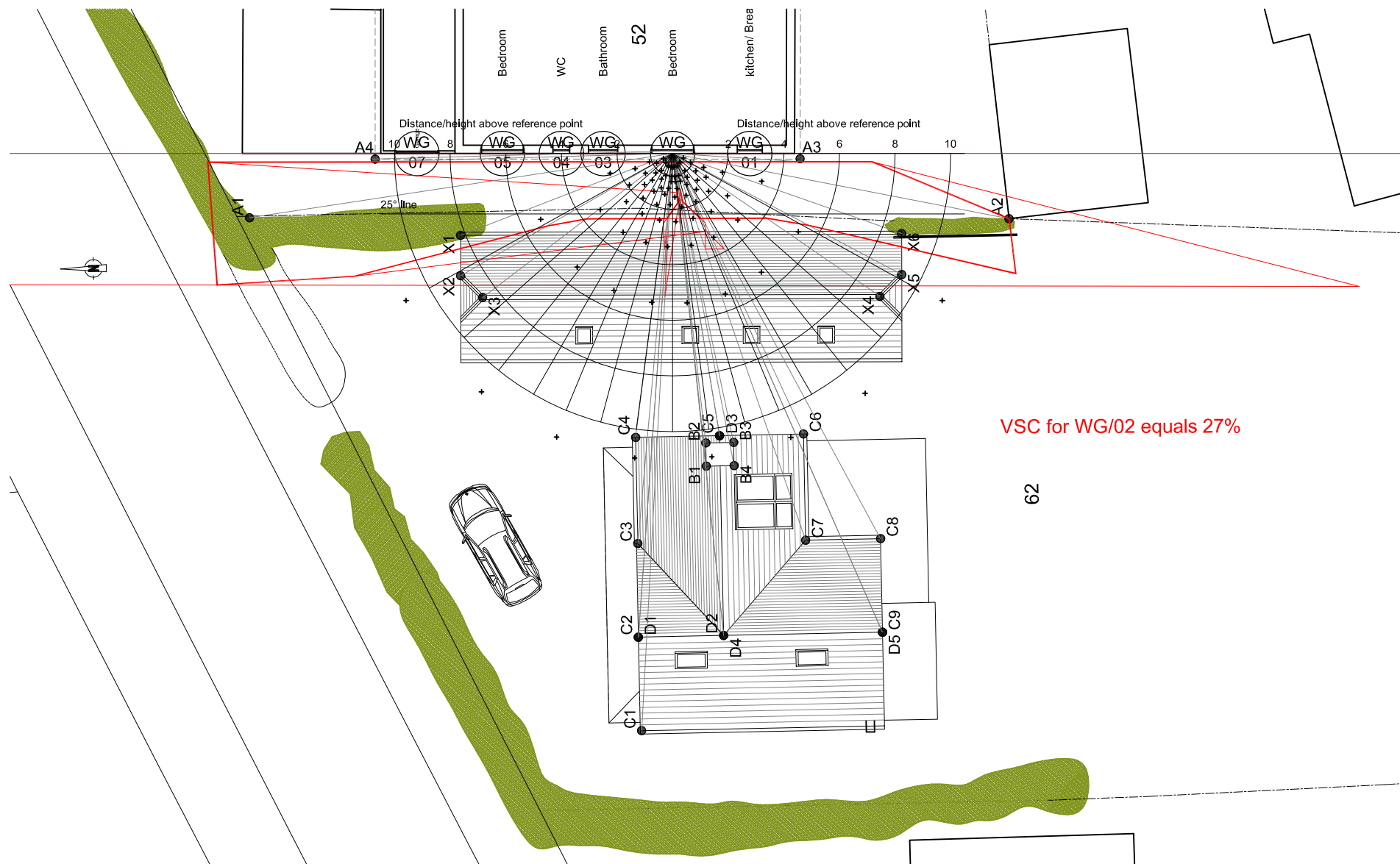
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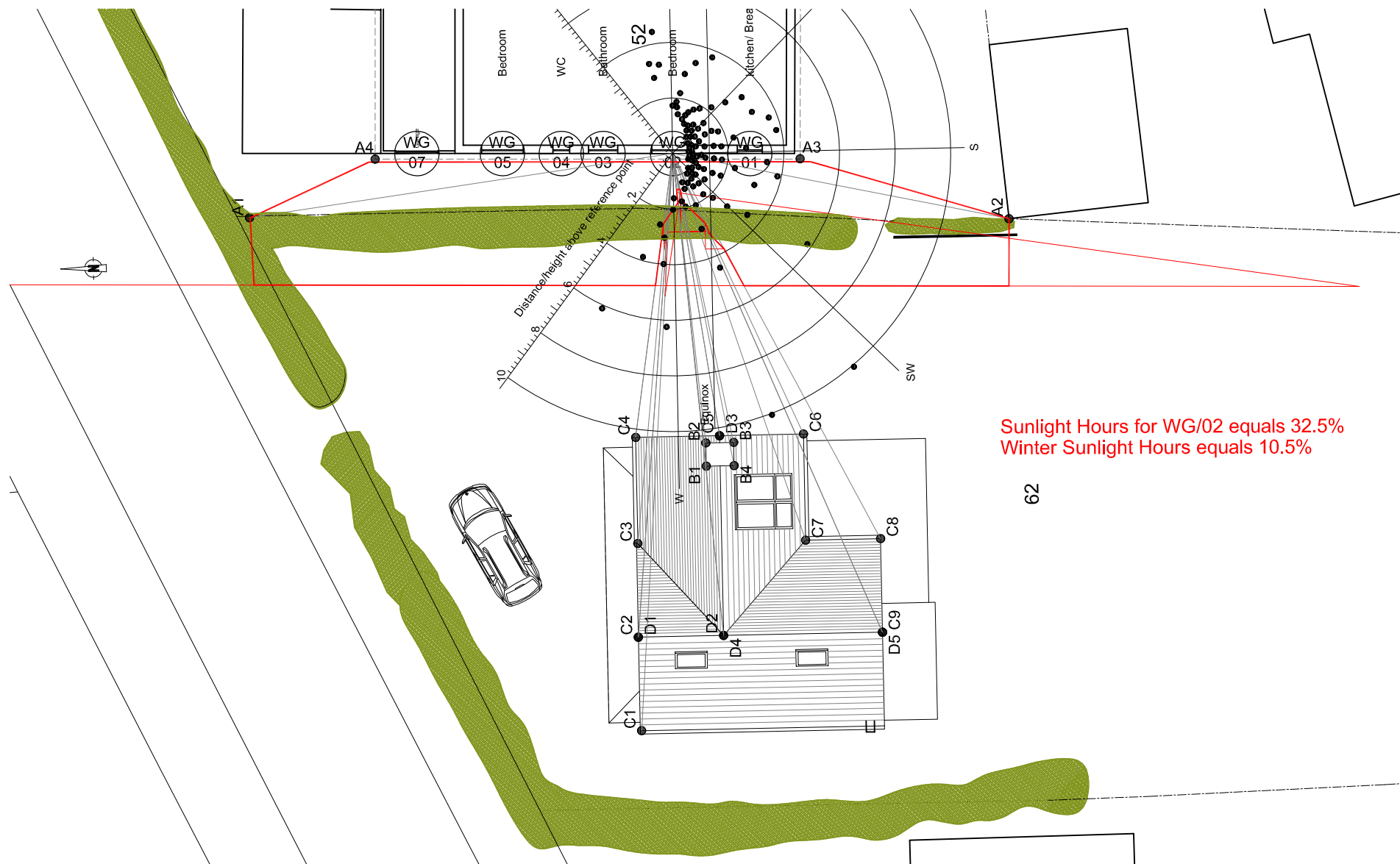
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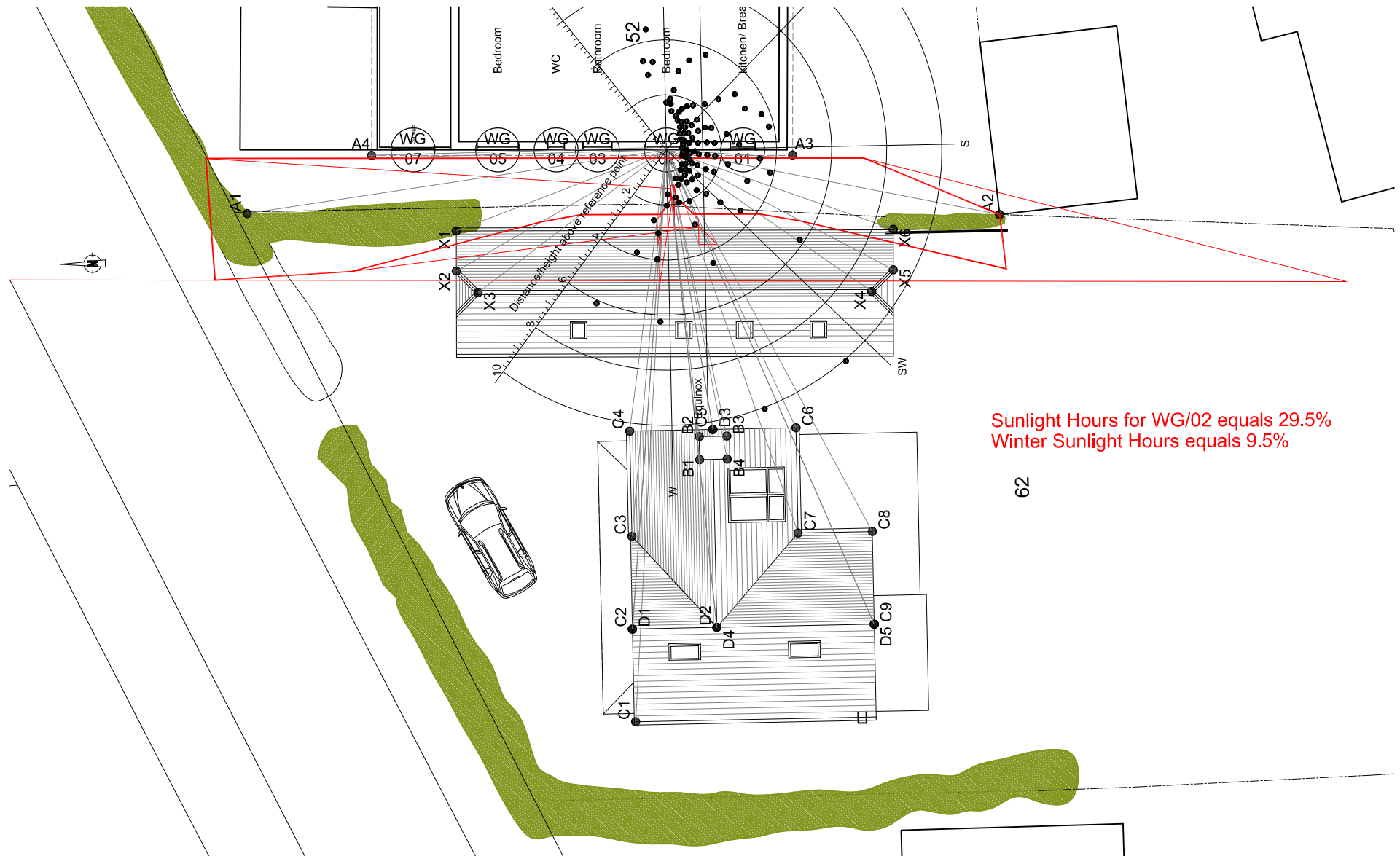


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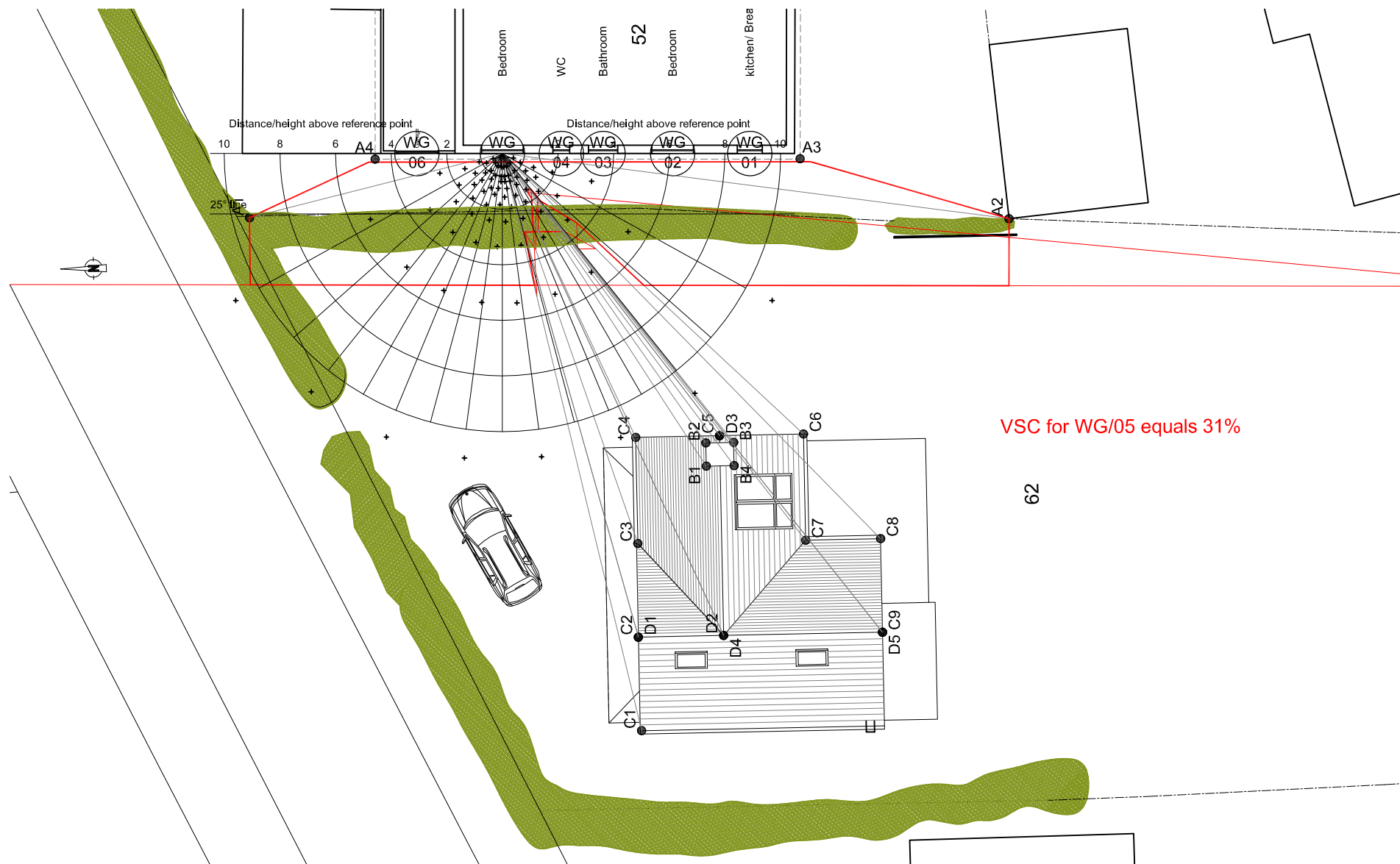
Sunlight Hours for WG/02 equals 29.5%
Winter Sunlight Hours equals 9.5%

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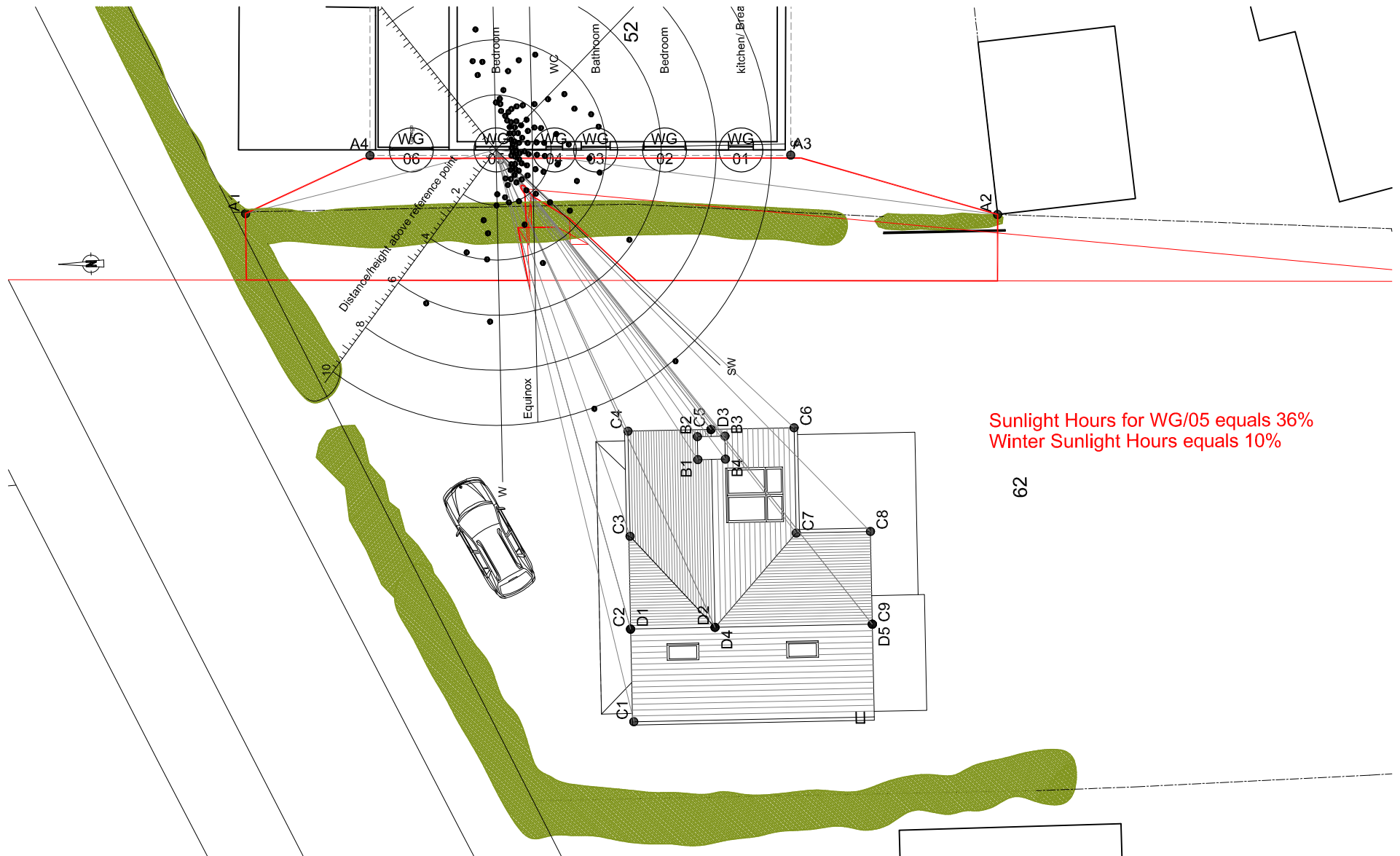
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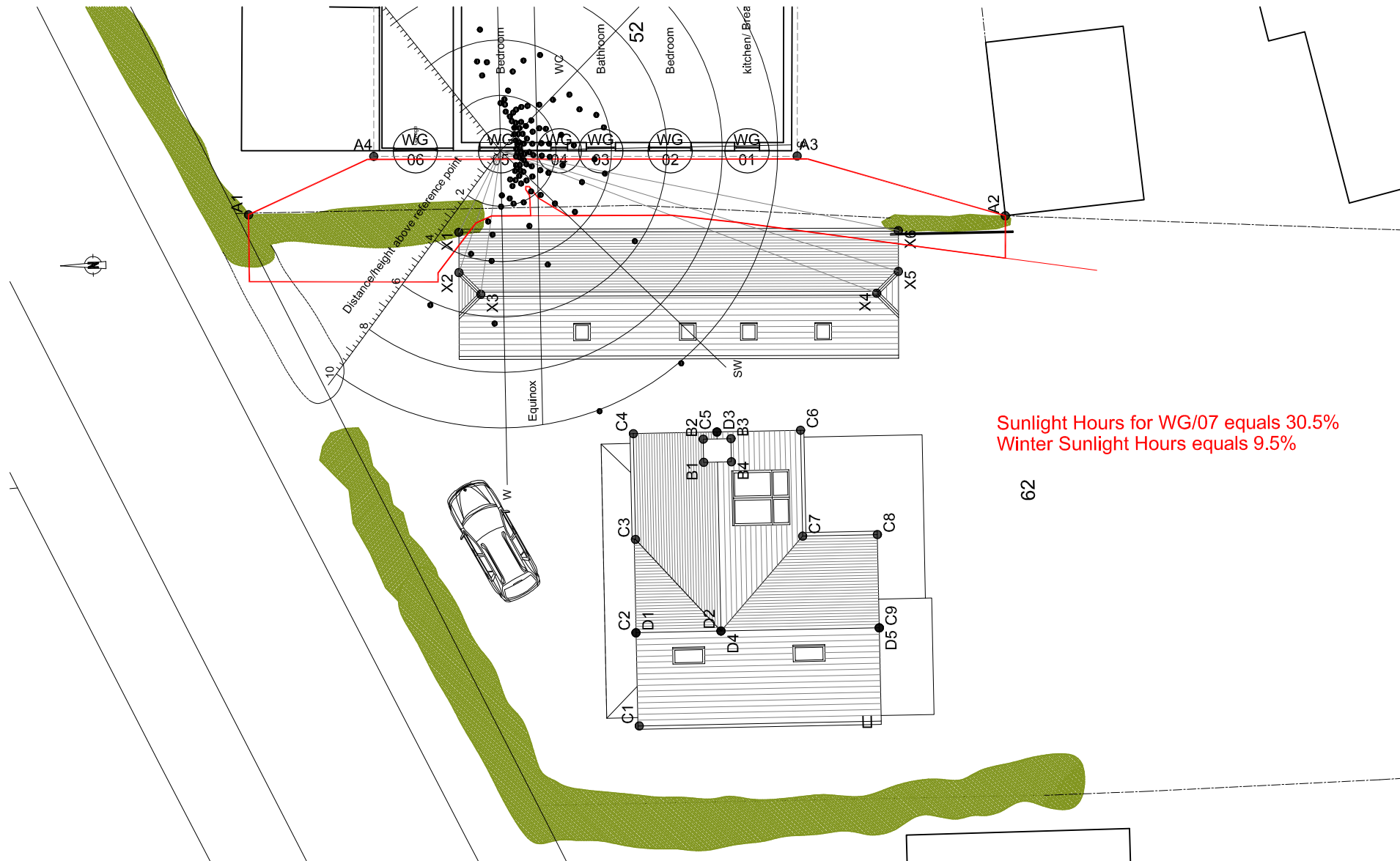
Sunlight Hours for WG/05 equals 36%
Winter Sunlight Hours equals 10%

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