

# THE ALDERS



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## DAYLIGHT, SUNLIGHT & OVERSHADOWING ASSESSMENT

October 2020

WYG

# Wandsworth Borough Council

## The Alders

# Daylight, Sunlight & Overshadowing Assessment

**October 2020**

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## 1.0 Introduction

WYG Environment Planning Transport were commissioned by Wandsworth Borough Council to undertake a Daylight, Sunlight and Overshadowing Assessment to consider the impact of a proposed residential development at The Alders, Streatham Park. Reference should be made to Figure 1 below for a site layout and assessed receptor location Plan.

**Figure 1 Site Location Plan**



To the north are residential properties at Hidaburn Court and Moorfields Court, to the east is a railway line, to the south are residential properties along The Alders and Aldrington Road and to the west are residential properties along Aldrington Road and Ullathorne Road.

This assessment has been undertaken to consider the worst-case windows and rooms of existing residential receptor locations which will potentially be affected by the development in terms of daylight. Further assessment considers the impact of the proposed development on existing residential dwellings in relation to sunlight and

overshadowing. Assessment has also been undertaken in relation to the predicted daylight levels in dwellings within the proposed development.

## **1.1 Assessment Overview**

This assessment has been undertaken to review the existing access to daylight and sunlight in the vicinity of the site and the change as a result of the development, as well as assessing the likely natural daylight levels within the proposed development. Potential impacts have been assessed in accordance with BRE Guidance (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice) and BS 8206-2:2008 (Lighting for Buildings, Part 2: Code of Practice for Daylighting). The assessment methodology and results are detailed in the following sections of the report.

## 2.0 Extant Policy, Legislation and Relevant Agencies

### 2.1 Documents Consulted

The following documents were consulted during the undertaking of this assessment:

- Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice, BRE, 2011; and,
- BS 8206-2: 2008 – Lighting for Buildings – Part 2: Code of Practice for Daylighting, British Standards Institute, 2008.
- National Planning Policy Framework, Ministry for Housing, Communities and Local Government, February 2019;
- National Planning Practice Guidance on Light Pollution, Ministry for Housing, Communities and Local Government, 6<sup>th</sup> March 2013; and,
- Wandsworth Local Plan: Development Management Policies Document (Adopted March 2016).

### 2.2 Planning Guidance

The National Planning Practice Guidance web-based resource was launched by the Department for Communities and Local Government (DCLG) on 6 March 2014 to support the National Planning Policy Framework and make it more accessible. This document gives some guidance in regard to access to daylight and sunlight when considering new buildings.

Paragraph 27:

*"Account should be taken of local climatic conditions, including daylight and sunlight, wind, temperature and frost pockets."*

*However, no quantifiable assessment methodology is provided in the national policy so the BRE Report 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' is the established National guidance to aid the developer to prevent and/or minimise the impact of a new development on the availability of daylight and sunlight in the vicinity of the site. It has been developed in conjunction with interior daylight recommendations in BS 8206: Part 2: 'Lighting for Buildings - Code of Practice for Daylighting'.*

### 2.2.1 BRE Site Layout for Planning and Guidance

The BRE document "Site Layout Planning for Daylight and Sunlight: a guide to good practice" is the standard for assessing developments for access to daylight and sunlight. However, in section 1.6 it states that

*"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 flexible since natural lighting is only one of many factors in site layout design".*

The BRE guidance is used to complement BS8202-2, 2008 "Lighting for Buildings" which states that:

*"The aim of the standard is to give guidance to architects, engineers, builders and others who carry out lighting design. It is recognized that lighting is only one of many matters that influence fenestration. These include other aspects of environmental performance (such as noise, thermal equilibrium and the control of energy use) fire hazards, constructional requirements, the external appearance and the surroundings of the site. The best design for a building does not necessarily incorporate the ideal solution for any individual function. For this reason, careful judgement needs to be exercised when using the criteria given in the standard for other purposes, particularly town planning control".*

Based on the above guidance, the results contained within the following sections of this technical assessment should not be viewed as absolute as the guideline values are not always achievable in circumstances where a scheme may be considered necessary or desirable. Within cities or urban centres adjoining the strategic transport network, a compromise between internal access to daylight and other factors, such as the convenience of living in these locations or making efficient use of land resources can be made.

### 2.2.2 National Policy

The National Planning Policy Framework (NPPF) provides some guidance in regard to access to daylight and sunlight when considering new buildings.

Paragraph 123:

*"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances:*



*C) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."*

*NPPF (2019) – Para 123*

### 2.2.3 Local Policy

#### Wandsworth Local Plan: Core Strategy (Adopted March 2016)

Following a review of local policy including the Wandsworth Local Plan: Development Management Policies Document (Adopted March 2016), the following reference to daylight, sunlight and overshadowing was identified:

***"Policy DMS 1: General development principles – Sustainable urban design and the quality of the environment***

*Planning permission will be granted for developments which comply with the following criteria where relevant:*

*c. does not harm the amenity of occupiers/users and nearby properties through unacceptable noise, vibration, traffic congestion, air pollution, overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight."*

#### London Plan

The London Plan has been reviewed for relevant policies.

#### ***Policy D4***

***F*** *The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.*

## 3.0 Assessment Methodology

Predictions are necessary when forecasting future impacts. Good practice methods are used throughout this assessment to ensure that these predictions are as accurate as possible.

Impacts of the proposed scheme on daylight and sunlight have been assessed with reference to the baseline environment and the following guidance:

- Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice, BRE, 2011; and,
- BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’, British Standards Institute, 2008.

Daylight, sunlight and overshadowing modelling was undertaken using Ecotect Analysis 2011 software, an independent lighting model which is capable of calculating daylight and artificial lighting scenes in interior and exterior scenarios.

With regards to which rooms require assessment the BRE Guidance states;

“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 existing 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.”

Therefore, in accordance with the above guidance only living rooms/kitchens and bedrooms will be assessed.

## 3.1 Daylight

### 3.1.1 Context

The BRE guidance outlines a number of different assessment methods to assess the potential for daylight to enter a room where it is required. These include:

- Stage 1 - “25° Rule” – the preliminary screening method of assessment;
- Stage 2 - Vertical Sky Component (VSC) method; and,
- Stage 3 - Average Daylight Factor (ADF).

The "25° Rule" is described by BRE as:

*"No obstruction, measured in a vertical section perpendicular to the main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal."*

BRE guidance states that if the 25° Rule is satisfied then the proposed development is unlikely to have a significant effect on the diffuse skylight received by adjoining properties. Detailed numerical testing is therefore not required if the 25° test is satisfied. Where the proposed development results in an exceedance of the 25° test, any reduction in the amount of skylight can be determined by calculating the Vertical Sky Component (VSC). The VSC is the measure of the amount of daylight falling on a vertical wall or window and is defined by BRE as:

*"The ratio of that part of illuminance, at a point on a given vertical plane (window wall), that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky."*

The following daylight criteria given within the BRE Guidelines can be used as a basis to assess the potential impacts of a proposed development on access to daylight:

- For existing properties, diffuse lighting may be adversely affected if the VSC measured at the centre of the window is less than 27%; and less than 80% its former value.
- For proposed properties, if the VSC is at least 27% conventional window design will usually give reasonable results. If the VSC is below 27%, special measures (larger windows) are usually required.

As such, if the VSC is greater than 27% then sufficient skylight should be reaching the windows of existing and proposed buildings. Where existing room layouts are known, the 'no sky line' may also be plotted.

To check adequate daylight is provided in new rooms, the Average Daylight Factor (ADF) may be calculated. The ADF is used as the measure of general illumination from skylight within a room and is defined by BRE as:

*"Ratio of total daylight flux incident on the working plane (0.85 for domestic use and 0.7m for office use) to the area of the working plane, expressed as a percentage of the outdoor illuminance on a horizontal plane due to an unobstructed CIE Standard Overcast Sky."*

It is considered good practice to ensure that rooms have a predominantly daylight appearance. BS 8206-2 recommends that the ADF should be at least the relevant value described in Table 3.1.

**Table 3.1 Recommended Minimum ADF**

Room Type	Minimum ADF (%)
Bedroom	1.0
Living Room	1.5
Kitchens	2.0

BRE note that not only the amount of daylight within a room but the distribution should also be considered.

### 3.1.2 Assessment Method Daylight

The following sections describe a standard approach for a daylight assessment, as outlined in the BRE Guidance.

#### Stage 1

Each sensitive building façade surrounding the proposed development has been identified and a tangent 25° to the horizontal at a height of 2m plotted. Where the proposals intersect this tangent, the BRE 25° test is not met and the proposed development should be assessed in more detail by calculating the VSC values. A Stage 2 assessment has therefore been undertaken for these locations.

#### Stage 2

Where the 25° Rule was not achieved, worst case window locations have been included within the Ecotect model along the building façade, in accordance with BRE methodology.

At each window location the VSC for the existing and proposed scenarios has been calculated.

Where the VSC is less than 27%, the baseline conditions have been analysed to calculate the marginal change and determine if any changes would be significant, i.e. less than 0.8 times its the baseline value.

#### Stage 3

Should significant impacts be determined during Stage 2 of the assessment, a further stage may be undertaken to quantify the 'no sky line' at working height within the affected rooms to establish any potential right to light claims. BRE recommend an assessment height of 0.85m is used in dwellings and 0.70m in offices. If the percentage of room which has a view of the sky is within 0.8 of its value in the baseline scenario, it is not considered that the change in daylight will be noticeable.

## 3.2 Sunlight

### 3.2.1 Context

In accordance with the methodology outlined within the BRE Guidance, the assessment of sunlight availability was undertaken by calculating the Annual Probable Sunlight Hours (APSH). This is defined by BRE as:

*"The long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)."*

The BRE Guidance suggests that sunlight availability is checked at the centre of at least one window to a main living room on each main window wall which faces within 90° of due south.

BRE guidance suggests that should the following British Standard, BS 8206-2, be achieved at all assessment points, "the building face as a whole should have good sunlighting potential":

- For existing properties a window may be adversely affected if a point at the centre of the window receives in the year, less than 25% of the APSH, including less than 5% of the probable sunlight hours during the winter months; and less than 80% its former sunlight hours during either period; and has a reduction in sunlight received over the whole year greater than 4% of APSH.

The "winter months" are classified as between 21<sup>st</sup> September and 21<sup>st</sup> March.

The BRE Guidance can be used as a screening tool. The British Standard is likely to be met if either of the following is correct:

- The window wall faces within 90° of due south and no obstruction, measured in the section perpendicular to the window wall, subtends an angle of more than 25° to the horizontal. Obstructions within 90° of due north of the reference point need not count here; or,
- The window wall faces within 20° of due south and the reference point has a VSC of 27% or more.

The following sections describe a stated approach for a Sunlight Assessment, as outlined in the BRE Guidance.

### 3.2.2 Assessment Method Sunlight

#### Stage 1

Each building façade surrounding the proposed development facing within 90° of due south has been identified and a tangent 25° to the horizontal from the centre of the window plotted. Where the proposals intersect this tangent, the proposed development has the potential to impact on the access to sunlight along the relevant façade. A Stage 2 assessment has subsequently been undertaken at these locations.

#### Stage 2

Where the 25° Rule was not achieved, worst case window locations have been included within the Ecotect model along the building façade, in accordance with BRE methodology.

At each assessment point (centre of window) the APSH has been calculated with the existing and proposed scenarios in place, both annually and during winter months.

### 3.3 Overshadowing

The BRE Guidance recommends the following for garden and amenity areas:

*'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<sup>st</sup> March'.*

As such the assessment has also considered the impact of the proposed development with respect to existing gardens and amenity areas adjoining the proposed site boundary.

## 4.0 Identification of Impacts

Potential direct impacts of the proposed development on access to daylight include reduction in the quality of daylight available in neighbouring existing residential properties, as well as the possibility that dwellings within the proposed development may not receive adequate levels of natural daylight due to the location of the site in relation to existing buildings. These identified effects were assessed in accordance with the previously stated methodology and the results summarised in the following sections.

### 4.1 Model

This assessment was undertaken using Ecotect Software, a building analysis program which utilises the analysis methods outlined within BRE Guidance. A model was produced based upon the block plans and elevations of the proposals.

### 4.2 Daylight Assessment

#### Existing Receptors

#### 4.2.1 Stage 1

Properties surrounding the Site at Riggindale Road, Grierson House, The Alders Estate, Moorfields Court and Hidaburn Court do not meet the BRE 25° screening test, and therefore further analysis is required. The screening tests are available upon request.

#### 4.2.2 Stage 2

At each location ground floor windows have been assessed which represent worst-case windows of the property, with the VSC at the centre of each window calculated in both the existing and proposed development scenarios. The location of windows assessed are presented in Figure 2 – 6 with results of the calculations shown in Table A1 of Appendix A.

The results in Table A1 of Appendix A show that out of 98 windows assessed, the BRE VSC criteria is met at 82 locations, with 16 locations not meeting criteria. All windows assessed at Riggindale Road, Grierson House, Moorfields Court, Hidaburn Court and 1-44 The Alders meet VSC criteria and do not require further assessment. Locations where VSC criteria are not met are situated in the two blocks of 45-88 The Alders directly adjacent to and facing the proposed development. Further analysis of the internal room layouts at the worst-case ground floor locations has been undertaken below.

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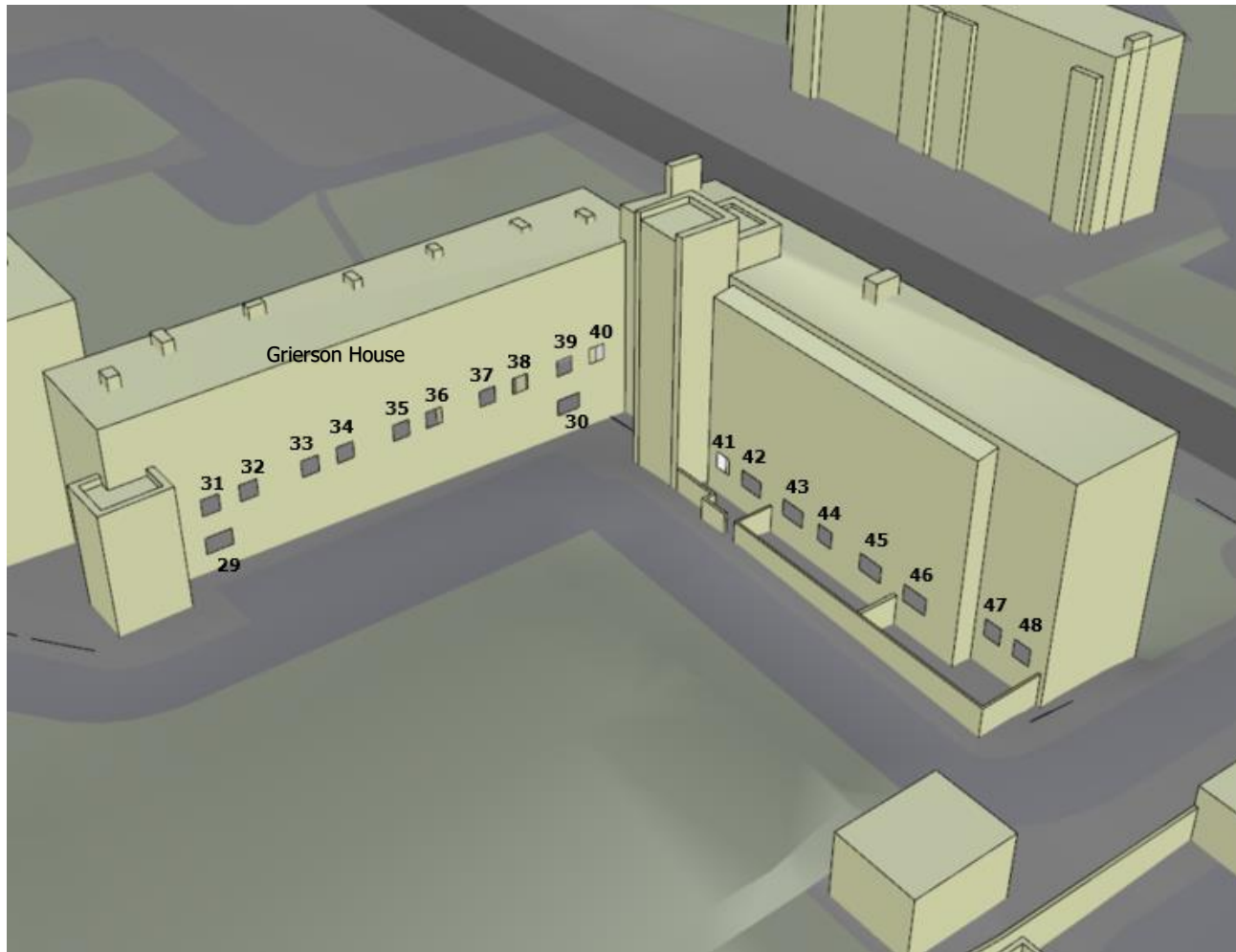


Figure 2 Window Locations Assessed – Existing Surroundings – Riggindale Road





Figure 3 Window Locations Assessed – Existing Surrounding – Grierson House



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Figure 4 Window Locations Assessed – Existing Surrounding – 1-44 The Alders



Figure 5 Window Locations Assessed – Existing Surrounding – Moorfields Court / Hidaburn Court



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Figure 6 Window Locations Assessed – Existing Surrounding – 45-88 The Alders



### 4.2.3 Stage 3

Analysis of the daylight within the worst-case internal room layouts has been undertaken. As floor plans for these properties were not available at the time of producing this report, typical room dimensions based upon probable room use has been used in modelling.

The results of the 'no sky line' internal daylight assessment are presented in Table 4.1 below which assesses the 16 rooms that did not meet the VSC criteria. The NSL tests are available upon request for these rooms assessed.

**Table 4.1 Summary of 'No Sky Line' Internal Daylight Assessment at Worst-case VSC Receptors**

Building	Room	No Sky Line (%)		Ratio	Meets Criteria?
		Existing	Proposed		
45-88 The Alders	79	96.2	42.5	0.44	No
	80	98.8	50.6	0.51	No
	81	93.8	41.2	0.44	No
	82	95.0	36.3	0.38	No
	83	71.2	63.7	0.89	Yes
	84	93.4	59.2	0.63	No
	85	97.4	42.9	0.44	No
	86	95.0	47.5	0.50	No
	91	91.3	48.8	0.53	No
	92	100.0	57.5	0.58	No
	93	100.0	60.0	0.60	No
	94	95.0	53.8	0.57	No
	95	92.5	60.0	0.65	No
	96	100.0	66.3	0.66	No
	97	100.0	72.5	0.73	No
	98	95.0	63.7	0.67	No

The results in Table 4.1 show that 1 of the 16 rooms assessed meets the 0.8 ratio criteria, which can be attributed to the proposed building being located on a site where there are currently no buildings in the direct line of site from the existing dwelling.

The Average Daylight Factor was calculated for the remaining 15 rooms that do not meet the NSL criteria. The results of the 'Average Daylight Factor' internal daylight assessment are presented in Table 4.2 below.

**Table 4.2 Summary of 'Average Daylight Factor' Internal Daylight Assessment at Worst-case VSC Receptors**

Building	Room	Room Type	ADF Requirement (%)	Proposed Modelled ADF (%)	Meets Recommended ADF?
45-88 The Alders	79	Bedroom	1.0	1.06	Yes
	80	Bedroom	1.0	1.00	Yes
	81	Kitchen	2.0	2.46	Yes
	82	Living Room	1.5	3.16	Yes
	84	Bedroom	1.0	4.81	Yes
	85	Kitchen	2.0	4.59	Yes
	86	Living Room	1.5	3.83	Yes
	91	Bedroom	1.0	2.51	Yes
	92	Kitchen	2.0	4.42	Yes
	93	Living Room	1.5	5.54	Yes
	94	Living Room	1.5	3.00	Yes
	95	Bedroom	1.0	2.94	Yes
	96	Kitchen	2.0	4.76	Yes
	97	Living Room	1.5	5.22	Yes
	98	Living Room	1.5	3.05	Yes

The results show that all 15 rooms assessed for ADF meet the recommended criteria requirements at the worst-case rooms. Therefore, these results indicate that sufficient natural daylight will be received in these rooms with the proposed development in place.

### **Proposed Receptors**

#### **4.2.4 Stage 2 Assessment**

The proposed development will be obstructed by surrounding buildings. At each location ground floor windows have been assessed which represent worst-case windows of the property, with the VSC at the centre of each window calculated in the proposed development scenarios. The calculations are shown in Table A2 of Appendix A.

The results in Table A2 of Appendix A show that out of 213 windows assessed, the BRE VSC criteria is met at 169 locations, with 44 locations not meeting criteria. Further analysis of the internal room layouts at a across the different floors has been undertaken below.

#### 4.2.5 Stage 3 Assessment

In order to assess potential daylight access issues within the proposed development, 20% of the rooms on each floor were selected for No Sky Line assessment. Of the 40 rooms assessed for NSL, 18 of the rooms passed the 80% NSL criteria (45%). Figure 7 shows the room locations assessed for the proposed development and Figure 8 shows the NSL calculations for each room and whether the room passes the criteria or not. The calculations are shown in Table A3 of Appendix A.

For these same rooms, analysis was undertaken in order to identify the Average Daylight Factor (ADF) of the working plane (0.80m) in accordance with the guidance summarised in Section 3.1.2. Of the 40 rooms assessed for ADF, all the rooms passed the ADF criteria. Figure 9 shows the ADF calculations for each room and whether the room passes the criteria or not. The calculations are shown in Table A4 of Appendix A.

As shown in the figure below, in accordance with the relevant guidance, the assessed rooms meet the recommended criteria. Therefore, these results indicate that sufficient natural daylight will be received at all rooms in the proposed development.

Figure 7 Room Locations of Proposed Development: Ground Floor (Top) to Fifth Floor (Bottom)

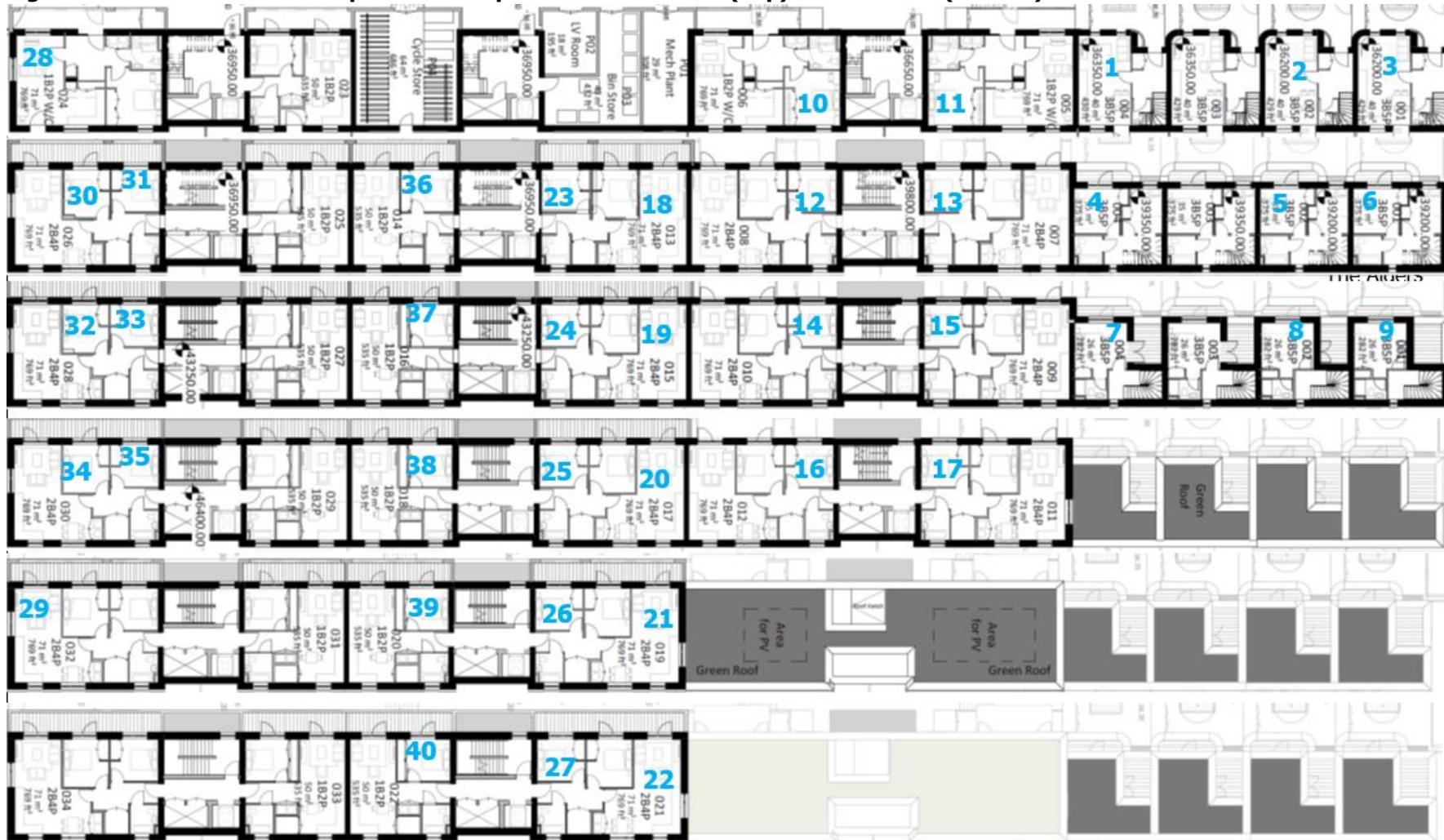




Figure 8 Room Locations of Proposed Development NSL: Ground Floor (Top) to Fifth Floor (Bottom)



Figure 9 Room Locations of Proposed Development ADF: Ground Floor (Top) to Fifth Floor (Bottom)



### 4.3 Sunlight Assessment

Assessment has been undertaken in two stages to determine the impact of the Development on access to sunlight at nearby existing residential properties, as discussed in the following sections.

#### 4.3.1 Stage 1

Those properties with windows which did not pass the BRE 25° screening test for daylight have been assessed in terms of the impact the proposed development will have on sunlight. Windows facing within 90 degrees of due south at these properties have the potential to be affected by the proposed development in terms of sunlight and have therefore been selected for assessment.

#### 4.3.2 Stage 2

Where the BRE 25° rule was not achieved and the building faces within 90° of due south and east, assessment points were located at the centre of the modelled window locations, in accordance with BRE methodology.

The number of hours during a year in which direct sunlight reaches the unobstructed ground was calculated within Ecotect as 3,032 hours for the proposed site location, whilst during winter this figure is calculated to be 1,258 hours.

Table A5 in Appendix A shows the results of the sunlight assessment for 98 selected window locations based on both the existing and proposed scenarios for the annual period and the winter period.

The results in Table A5 show that with the proposed development in place the majority of windows assessed will either receive over 25% of annual probable sunlight hours and over 5% of probable sunlight hours between 21<sup>st</sup> September and 21<sup>st</sup> March or be above a 0.8 ratio of the former value. Therefore, these results indicate that sufficient sunlight will be received at these rooms with the proposed development in place.

The results show that Windows 84, 85 and 86 located at The Alders block immediately to the west of the proposed development are predicted to receive less than 25% annual probable sunlight hours with the development in place, whilst Windows 84 and 85 are predicted to receive less than 5% of probable sunlight hours during the winter period. Window 84 meets criteria as there is no change in the predicted sunlight received compared to the existing due to being located close to another façade within the same Alders block. Window 86 receives less than 25% annual probable sunlight in both the existing layout (23.4%) and with the proposed development (16.3%) but receives over 5% probable sunlight hours in the winter period with the existing layout (18%) which is predicted to drop below criteria with the development in place (3.8), which is also below the 0.8 ratio of the existing value. Window 85 does not meet criteria for both annual and winter

probable sunlight hours, but it should be noted that in the existing layout it receives less than both the 25% and 5% criteria. The lower levels of sunlight predicted to be received at Windows 84, 85 and 86 can be partly attributed to the existing design of The Alders building blocking sunlight from the south in addition to construction of the proposed development.

#### **4.4 Overshadowing Assessment**

##### **Proposed Amenity Areas**

The assessment has considered the impact of the development on residential gardens and amenity areas at The Alders to the west of the proposed development, Moorfields Court to the north and Riggindale Road to the east, in regard to overshadowing. Reference should be made to Figures 10-13 for a visual representation of the shadowing effects of the development on the 21<sup>st</sup> March between the hours of 07:00 and 18:00. The figures illustrate that, whilst some increased overshadowing is predicted with the proposed development in place, it is expected that at least half of all surrounding garden amenity areas will continue to receive at least two hours of sunlight on 21<sup>st</sup> March and they are therefore considered to remain adequately sunlit throughout the year in accordance with the BRE guidelines.

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Figure 10 Overshadowing Images 21<sup>st</sup> March Existing Scenario and Proposed Scenario 07:00-09: 00

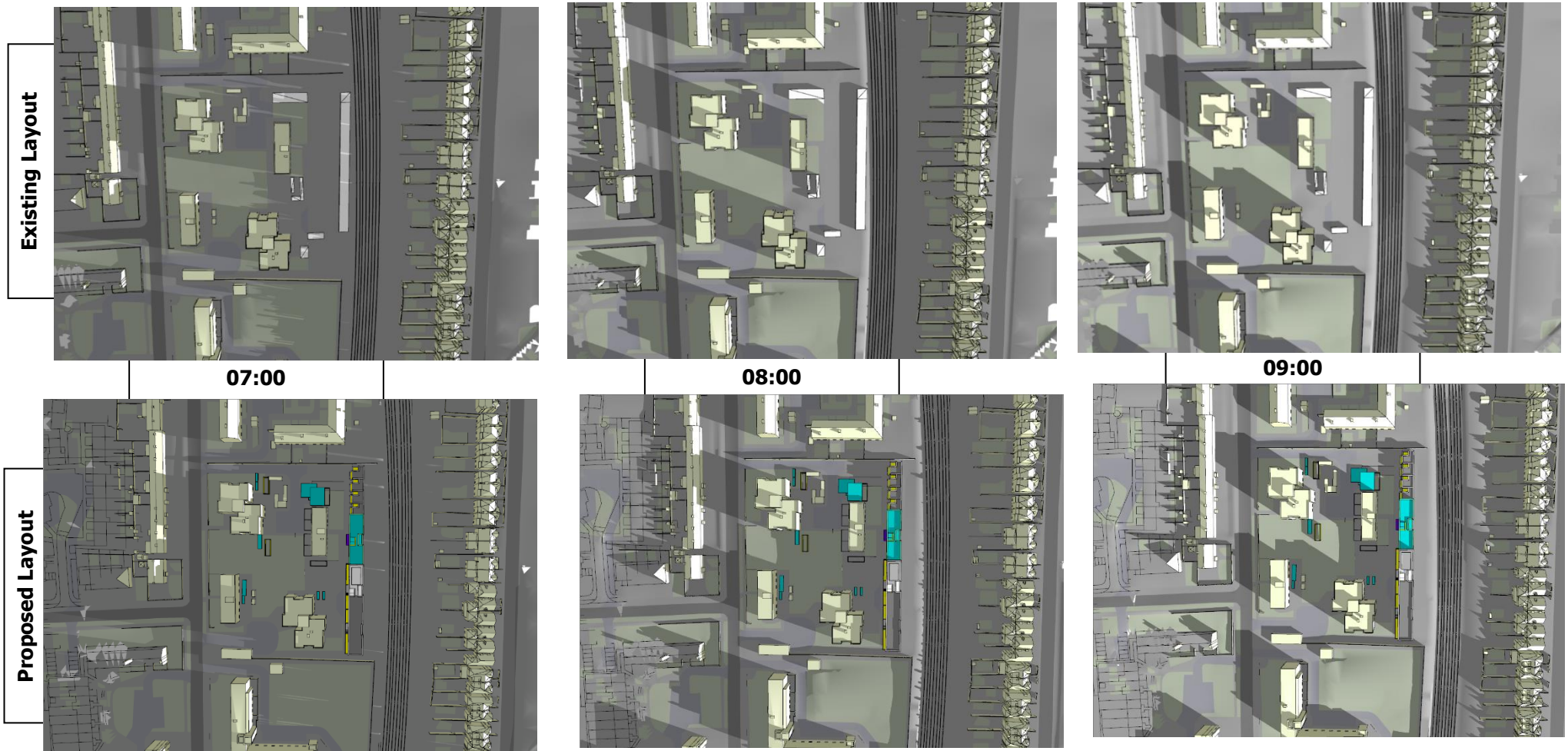


Figure 11 Overshadowing Images 21<sup>st</sup> March Existing Scenario and Proposed Scenario 10:00-12:00

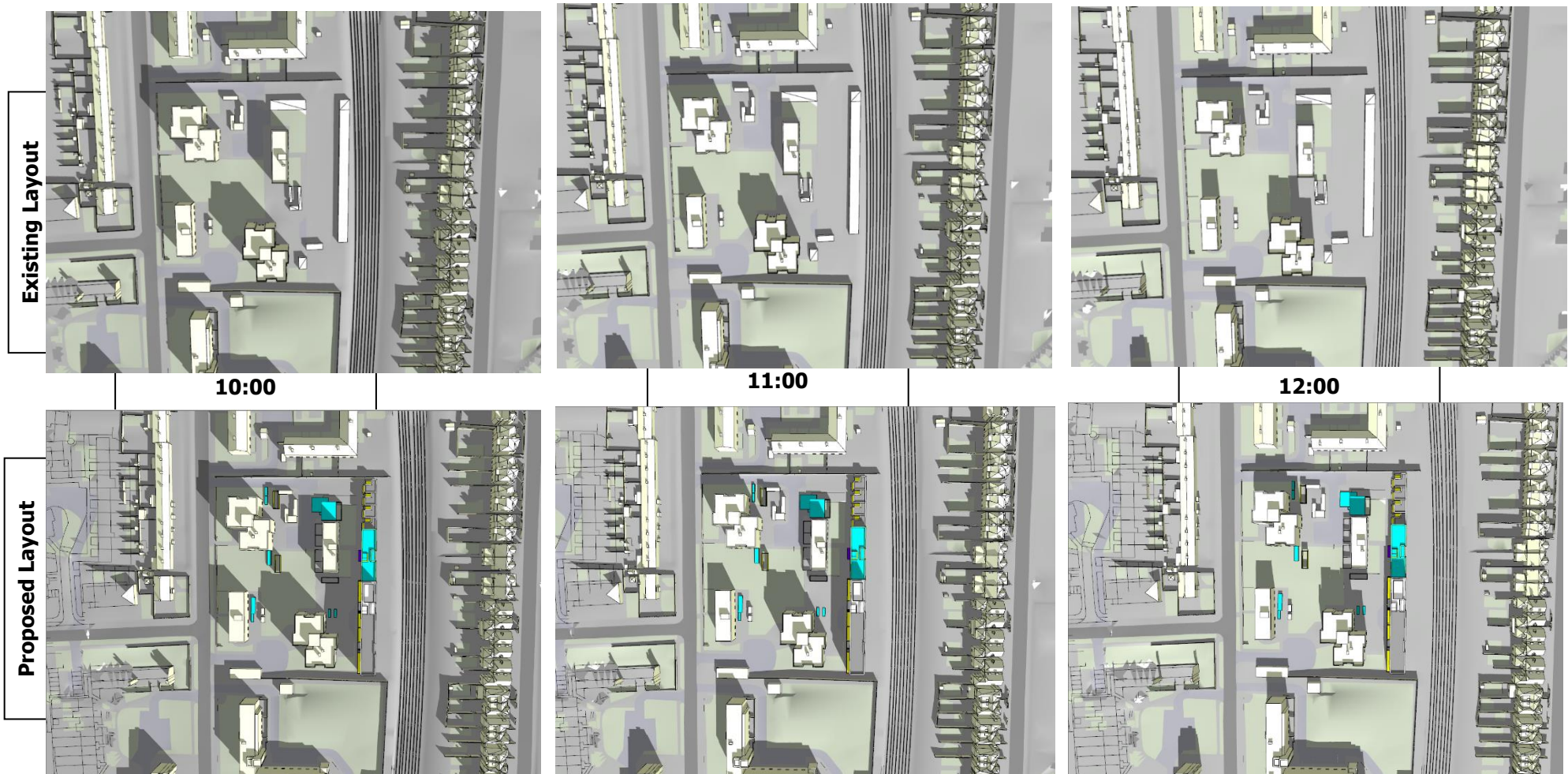
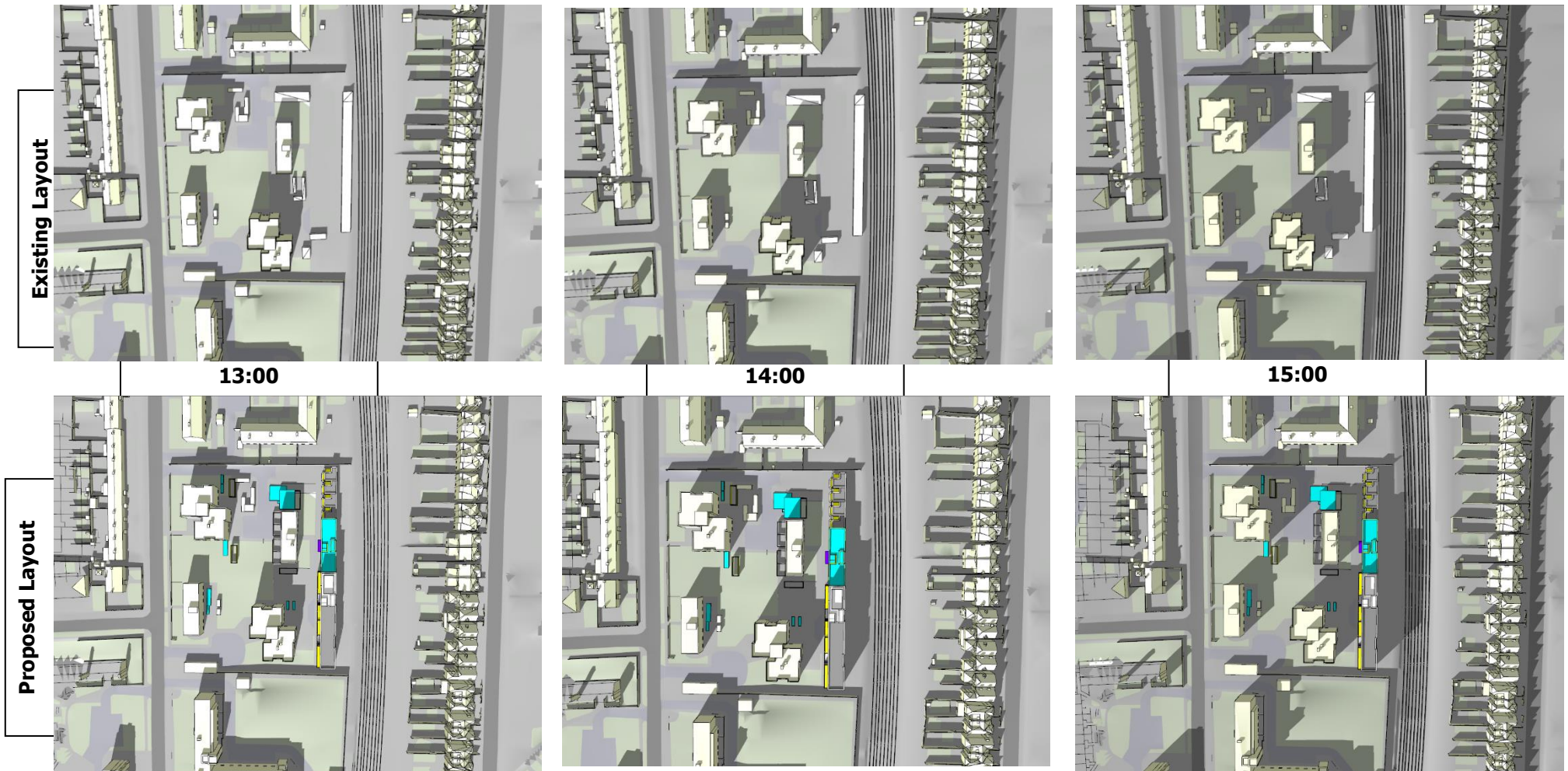


Figure 12 Overshadowing Images 21<sup>st</sup> March Existing Scenario and Proposed Scenario 13:00-15:00

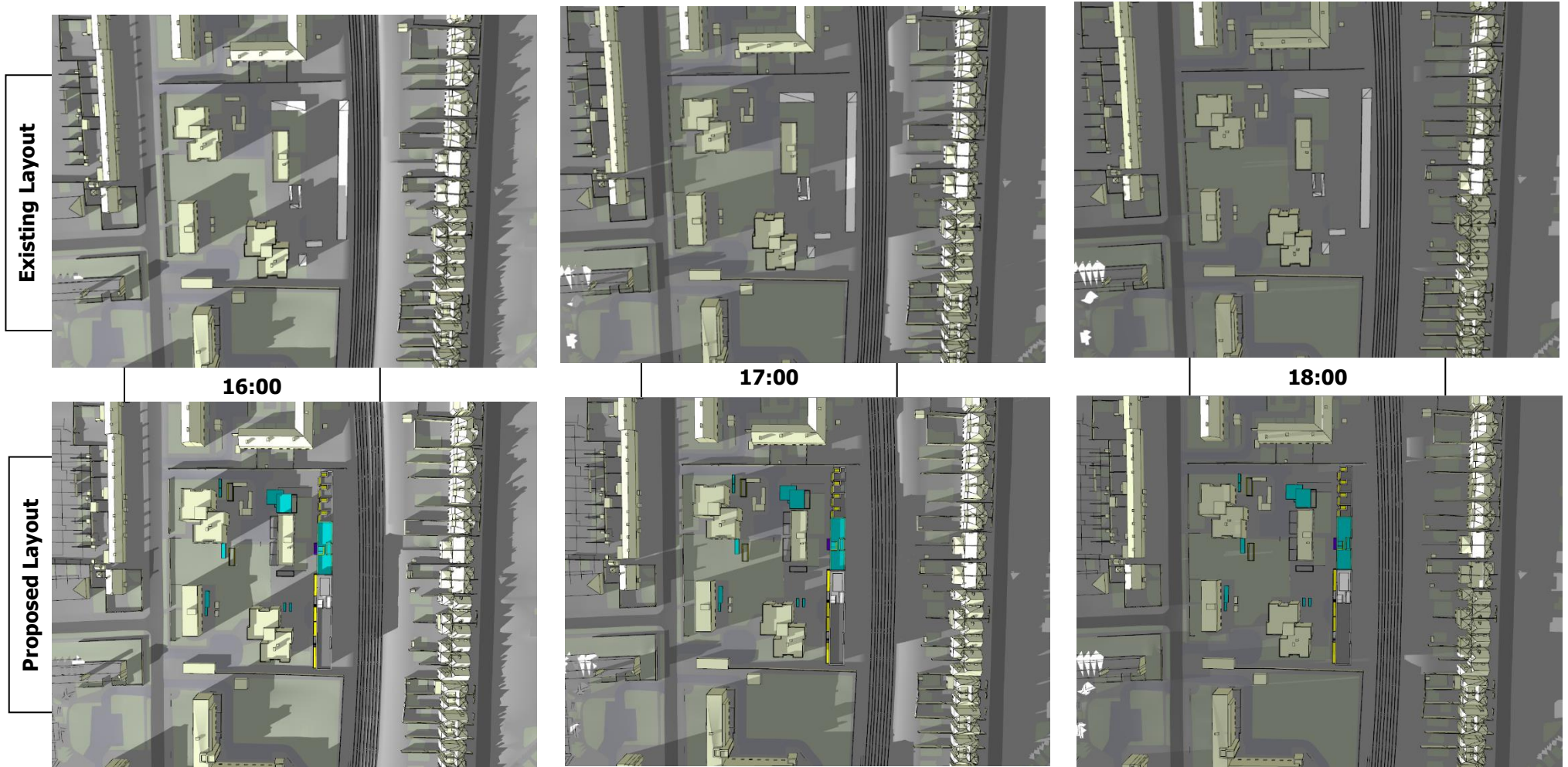


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Figure 13 Overshadowing Images 21<sup>st</sup> March Existing Scenario and Proposed Scenario 16:00-18:00





## 5.0 Summary and Conclusions

WYG Environment have been commissioned by Wandsworth Borough Council to undertake a Daylight, Sunlight and Overshadowing Assessment which considers the impact of a proposed development at The Alders, Streatham Park.

Building Research Establishment Guidance (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice) and BS 8206-2:2008 (Lighting for Buildings, Part 2: Code of Practice for Daylighting) were used to assess potential impacts and determine the significance of any change in access to daylight and sunlight.

Ground floor windows were identified surrounding the development which will potentially be subject to some obstruction as a result of the proposed development.

The results show that out of 98 windows assessed, the BRE VSC criterion is achieved at 82 locations and not achieved at 16 locations. Windows assessed which do not meet criteria are all located in the two blocks of The Alders located adjacent to the proposed development to the west and further analysis has been undertaken to assess 40 of the worst-case internal rooms at ground floor level in these blocks.

With the proposed development in place, all but one of the rooms assessed are predicted to be below the 0.8 ratio criteria due to their proximity to the proposed development. However, all rooms assessed are predicted to be above the recommended Average Daylight Factor for their room types meaning these rooms are expected to receive sufficient natural light.

Assessment of rooms within the proposed development has shown that all rooms assessed are predicted to be above Average Daylight Factor (ADF) criteria and therefore, dwellings within the development are expected to receive sufficient natural light.

An assessment of sunlight demonstrates that the majority of nearby residential receptors considered will continue to receive sufficient sunlight with the proposed development in place, with the exception of 3 windows located in Block 45-80, immediately adjacent to the proposed building. The lower levels of predicted sunlight received at these windows can be partly attributed to the existing layout of The Alders building in addition to the construction of the proposed development with some criteria not met in the existing layout.

The results of the overshadowing analysis identified that whilst slight increases in shadowing are predicted in some amenity areas surrounding the proposed development, given that the BRE standards are satisfied in terms of continuing to receive at least two hours of sunlight on 21<sup>st</sup> March, these areas are expected to be adequately sunlit throughout the year.

## Appendix A – Daylight Assessment Results

Table A1 Summary of Daylight Assessment Results for Existing Receptors – VSC

Window Location	Vertical Sky Component (%)		Difference	Ratio	Within Criteria?
	Existing Condition	Proposed Development			
<b>Riggindale Road (Figure 1)</b>					
1	33.64	38.51	4.87	1.14	Yes
2	36.19	36.08	-0.11	1.00	Yes
3	36.01	35.82	-0.19	0.99	Yes
4	33.32	32.58	-0.74	0.98	Yes
5	33.04	32.60	-0.44	0.99	Yes
6	31.88	31.63	-0.25	0.99	Yes
7	33.05	32.04	-1.01	0.97	Yes
8	35.24	34.51	-0.73	0.98	Yes
9	33.88	32.49	-1.39	0.96	Yes
10	35.85	34.75	-1.10	0.97	Yes
11	35.84	34.90	-0.94	0.97	Yes
12	33.39	32.59	-0.79	0.98	Yes
13	30.30	29.42	-0.88	0.97	Yes
14	29.12	28.22	-0.90	0.97	Yes
15	28.87	28.18	-0.69	0.98	Yes
16	31.57	30.52	-1.05	0.97	Yes
17	35.97	33.56	-2.41	0.93	Yes
18	36.38	33.97	-2.41	0.93	Yes
19	35.03	32.98	-2.05	0.94	Yes
20	34.73	31.99	-2.74	0.92	Yes
21	32.47	30.02	-2.45	0.92	Yes
22	35.04	31.97	-3.07	0.91	Yes
23	32.36	30.34	-2.02	0.94	Yes
24	35.22	32.16	-3.06	0.91	Yes
25	34.04	32.60	-1.44	0.96	Yes
26	36.17	33.66	-2.51	0.93	Yes
27	33.09	31.86	-1.23	0.96	Yes
28	35.26	34.15	-1.11	0.97	Yes
<b>Grierson House (Figure 2)</b>					
29	30.86	29.93	-0.93	0.97	Yes
30	19.39	18.89	-0.50	0.97	Yes
31	32.13	31.32	-0.81	0.97	Yes
32	34.09	33.22	-0.87	0.97	Yes
33	34.00	33.26	-0.74	0.98	Yes
34	33.79	33.03	-0.76	0.98	Yes
35	32.46	31.24	-1.22	0.96	Yes
36	31.32	30.23	-1.09	0.97	Yes
37	28.67	27.53	-1.14	0.96	Yes
38	25.82	24.72	-1.10	0.96	Yes
39	20.95	19.87	-1.08	0.95	Yes
40	13.93	13.06	-0.87	0.94	Yes
41	28.63	28.15	-0.48	0.98	Yes
42	31.75	31.02	-0.73	0.98	Yes
43	33.25	32.19	-1.06	0.97	Yes
44	33.65	32.57	-1.08	0.97	Yes
45	33.91	32.48	-1.43	0.96	Yes
46	34.15	32.77	-1.38	0.96	Yes
47	29.06	28.37	-0.69	0.98	Yes
48	32.73	32.20	-0.53	0.98	Yes
<b>1-44 The Alders (Figure 3)</b>					
49	29.15	29.13	-0.02	1.00	Yes
50	29.32	29.03	-0.29	0.99	Yes
51	29.56	29.37	-0.19	0.99	Yes
52	30.36	29.22	-1.14	0.96	Yes
53	30.91	29.08	-1.83	0.94	Yes
54	30.71	29.51	-1.20	0.96	Yes
55	33.23	32.39	-0.84	0.97	Yes
56	30.46	29.97	-0.49	0.98	Yes
57	32.36	31.83	-0.53	0.98	Yes

Window Location	Vertical Sky Component (%)		Difference	Ratio	Within Criteria?
	Existing Condition	Proposed Development			
58	31.07	29.98	-1.09	0.96	Yes
59	27.88	26.87	-1.01	0.96	Yes
60	30.82	30.79	-0.03	1.00	Yes
61	30.87	31.03	0.16	1.01	Yes
62	25.52	25.62	0.10	1.00	Yes
63	28.86	28.63	-0.23	0.99	Yes
64	31.54	31.04	-0.50	0.98	Yes
<b>Moorfields Court / Hidaburn Court (Figure 4)</b>					
65	32.07	31.60	-0.47	0.99	Yes
66	31.04	30.91	-0.13	1.00	Yes
67	32.57	32.85	0.28	1.01	Yes
68	32.79	33.02	0.23	1.01	Yes
69	31.13	31.14	0.01	1.00	Yes
70	28.81	28.75	-0.06	1.00	Yes
71	31.74	30.18	-1.56	0.95	Yes
72	32.43	31.44	-0.99	0.97	Yes
73	32.73	31.67	-1.06	0.97	Yes
74	30.80	30.33	-0.47	0.98	Yes
75	32.33	29.96	-2.37	0.93	Yes
76	33.69	30.55	-3.14	0.91	Yes
77	34.89	33.88	-1.01	0.97	Yes
78	35.34	35.15	-0.19	0.99	Yes
<b>45-88 The Alders (Figure 5)</b>					
79	34.53	17.64	-16.89	0.51	No
80	32.38	15.39	-16.99	0.48	No
81	35.63	16.66	-18.97	0.47	No
82	35.83	16.01	-19.82	0.45	No
83	19.52	14.40	-5.12	0.74	No
84	27.36	16.24	-11.12	0.59	No
85	30.79	17.90	-12.89	0.58	No
86	33.27	19.34	-13.93	0.58	No
87	33.17	31.00	-2.18	0.93	Yes
88	29.04	28.25	-0.79	0.97	Yes
89	28.31	26.98	-1.33	0.95	Yes
90	32.77	31.65	-1.12	0.97	Yes
91	35.74	18.97	-16.77	0.53	No
92	35.83	19.55	-16.28	0.55	No
93	35.79	20.36	-15.43	0.57	No
94	35.94	20.58	-15.36	0.57	No
95	35.91	22.62	-13.29	0.63	No
96	35.79	23.13	-12.66	0.65	No
97	35.76	23.92	-11.84	0.67	No
98	35.78	24.42	-11.36	0.68	No

**Table A2 Summary of Daylight Assessment Results for Proposed Receptors – VSC**

Window Location	Vertical Sky Component (%)	Meets VSC Criteria?
E1	39.52	Yes
E2	39.52	Yes
E3	39.52	Yes
E4	39.52	Yes
E5	39.52	Yes
E6	39.52	Yes
E7	39.52	Yes
E8	39.52	Yes
E9	39.52	Yes
E10	39.52	Yes
E11	39.52	Yes
E12	39.52	Yes
E13	39.52	Yes
E14	39.52	Yes
E15	39.52	Yes
E16	39.52	Yes
E17	39.52	Yes
E18	39.52	Yes
E19	39.52	Yes
E20	39.52	Yes
E21	39.52	Yes
E22	39.52	Yes
E23	39.52	Yes
E24	39.52	Yes
E25	39.52	Yes
E26	39.52	Yes
E27	39.52	Yes
E28	39.52	Yes
E29	39.52	Yes
E30	39.52	Yes
E31	39.52	Yes
E32	39.52	Yes
E33	39.52	Yes
E34	39.52	Yes
E35	39.52	Yes
E36	39.52	Yes
E37	39.52	Yes
E38	39.52	Yes
E39	39.52	Yes

**Daylight, Sunlight and Overshadowing Assessment**

E40	39.52	<b>Yes</b>
E41	39.52	<b>Yes</b>
E42	39.52	<b>Yes</b>
E43	39.52	<b>Yes</b>
E44	39.52	<b>Yes</b>
E45	39.52	<b>Yes</b>
E46	39.52	<b>Yes</b>
E47	39.52	<b>Yes</b>
E48	39.52	<b>Yes</b>
E49	39.52	<b>Yes</b>
E50	39.52	<b>Yes</b>
E51	39.52	<b>Yes</b>
E52	39.52	<b>Yes</b>
E53	39.52	<b>Yes</b>
E54	39.52	<b>Yes</b>
E55	39.52	<b>Yes</b>
E56	39.52	<b>Yes</b>
E57	39.52	<b>Yes</b>
E58	39.52	<b>Yes</b>
E59	39.52	<b>Yes</b>
E60	39.52	<b>Yes</b>
E61	39.52	<b>Yes</b>
E62	39.52	<b>Yes</b>
E63	39.52	<b>Yes</b>
E64	39.52	<b>Yes</b>
E65	39.52	<b>Yes</b>
E66	39.52	<b>Yes</b>
E67	39.52	<b>Yes</b>
E68	39.52	<b>Yes</b>
E69	39.52	<b>Yes</b>
E70	39.52	<b>Yes</b>
E71	39.52	<b>Yes</b>
E72	39.52	<b>Yes</b>
E73	39.52	<b>Yes</b>
E74	39.52	<b>Yes</b>
E75	39.52	<b>Yes</b>
E76	39.52	<b>Yes</b>
E77	39.52	<b>Yes</b>
E78	39.52	<b>Yes</b>
E79	39.52	<b>Yes</b>
E80	39.52	<b>Yes</b>

## Daylight, Sunlight and Overshadowing Assessment

E81	39.52	Yes
E82	39.52	Yes
E83	39.52	Yes
E84	39.52	Yes
E85	39.52	Yes
E86	39.52	Yes
E87	39.52	Yes
E88	39.52	Yes
E89	39.52	Yes
E90	39.52	Yes
E91	39.52	Yes
E92	39.52	Yes
E93	39.52	Yes
E94	39.52	Yes
E95	39.52	Yes
E96	39.52	Yes
E97	39.52	Yes
E98	39.52	Yes
E99	39.60	Yes
E100	39.60	Yes
E101	39.58	Yes
E102	39.55	Yes
E103	39.58	Yes
E104	39.55	Yes
E105	39.50	Yes
E106	39.43	Yes
E107	39.36	Yes
E108	38.91	Yes
E109	36.15	Yes
E110	36.07	Yes
E111	39.60	Yes
E112	39.60	Yes
E113	39.60	Yes
E114	39.60	Yes
E115	39.60	Yes
E116	39.60	Yes
E117	39.59	Yes
E118	39.59	Yes
E119	39.58	Yes
E120	39.59	Yes
E121	39.59	Yes

## Daylight, Sunlight and Overshadowing Assessment

E122	39.59	Yes
E123	39.59	Yes
E124	39.59	Yes
E125	39.45	Yes
E126	39.05	Yes
E127	36.00	Yes
E128	35.95	Yes
E129	36.03	Yes
E130	38.95	Yes
E131	38.96	Yes
E132	38.94	Yes
E133	35.52	Yes
E134	39.40	Yes
E135	39.39	Yes
E136	39.62	Yes
E137	39.62	Yes
E138	39.62	Yes
E139	39.62	Yes
E140	18.78	No
E141	18.80	No
E142	17.35	No
E143	21.51	No
E144	19.35	No
E145	21.61	No
E146	16.88	No
E147	28.04	Yes
E148	21.21	No
E149	21.12	No
E150	19.24	No
E151	18.62	No
E152	39.52	Yes
E153	39.55	Yes
E154	20.87	No
E155	20.95	No
E156	19.20	No
E157	39.51	Yes
E158	39.50	Yes
E159	39.51	Yes
E160	39.62	Yes
E161	28.26	Yes
E162	39.62	Yes



## Daylight, Sunlight and Overshadowing Assessment

E163	39.61	<b>Yes</b>
E164	39.58	<b>Yes</b>
E165	39.57	<b>Yes</b>
E166	39.57	<b>Yes</b>
E167	49.95	<b>Yes</b>
E168	39.57	<b>Yes</b>
E169	39.62	<b>Yes</b>
E170	39.62	<b>Yes</b>
E171	39.62	<b>Yes</b>
E172	39.62	<b>Yes</b>
E173	39.62	<b>Yes</b>
E174	39.62	<b>Yes</b>
E175	39.62	<b>Yes</b>
E176	39.62	<b>Yes</b>
E177	18.31	<b>No</b>
E178	19.26	<b>No</b>
E179	18.28	<b>No</b>
E180	17.01	<b>No</b>
E181	19.51	<b>No</b>
E182	20.14	<b>No</b>
E183	19.71	<b>No</b>
E184	18.86	<b>No</b>
E185	21.06	<b>No</b>
E186	20.20	<b>No</b>
E187	21.26	<b>No</b>
E188	20.58	<b>No</b>
E189	28.21	<b>Yes</b>
E190	19.66	<b>No</b>
E191	20.76	<b>No</b>
E192	19.59	<b>No</b>
E193	19.53	<b>No</b>
E194	20.76	<b>No</b>
E195	19.65	<b>No</b>
E196	17.28	<b>No</b>
E197	21.27	<b>No</b>
E198	20.74	<b>No</b>
E199	19.95	<b>No</b>
E200	21.08	<b>No</b>
E201	20.92	<b>No</b>
E202	19.77	<b>No</b>
E203	21.55	<b>No</b>

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### Daylight, Sunlight and Overshadowing Assessment



E204	20.88	<b>No</b>
E205	27.67	<b>Yes</b>
E206	19.78	<b>No</b>
E207	20.87	<b>No</b>
E208	19.66	<b>No</b>
E209	31.27	<b>Yes</b>
E210	27.56	<b>Yes</b>
E211	31.32	<b>Yes</b>
E212	30.54	<b>Yes</b>
E213	39.62	<b>Yes</b>

**Table A3 Summary of Daylight Assessment Results for Proposed Receptors – NSL**

Window Location	NSL (%)	NSL
E1	41.20	No
E2	66.30	No
E3	71.20	No
E4	53.80	No
E5	32.50	No
E6	26.20	No
E7	91.30	Yes
E8	72.50	No
E9	70.00	No
E10	82.50	Yes
E11	77.50	No
E12	87.50	Yes
E13	80.00	Yes
E14	68.80	No
E15	63.70	No
E16	85.00	Yes
E17	77.50	No
E18	94.50	Yes
E19	92.70	Yes
E20	98.20	Yes
E21	96.40	Yes
E22	100.00	Yes
E23	87.50	Yes
E24	77.50	No
E25	91.30	Yes
E26	100.00	Yes
E27	100.00	Yes
E28	100.00	Yes
E29	94.60	Yes
E30	63.70	No
E31	45.00	No
E32	67.50	No
E33	55.00	No
E34	80.00	Yes
E35	65.00	No
E36	35.00	No
E37	47.50	No
E38	60.00	No

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### Daylight, Sunlight and Overshadowing Assessment



E39	76.20	<b>No</b>
E40	100.00	<b>Yes</b>

**Table A4 Summary of Daylight Assessment Results for Proposed Receptors – ADF**

Window Location	Room Type	Required ADF	ADF (%)	Meet Criteria?
E1	Living Room/Kitchen	2.0	16.55	Yes
E2	Living Room/Kitchen	2.0	19.16	Yes
E3	Living Room/Kitchen	2.0	17.45	Yes
E4	Bedroom	1.0	7.35	Yes
E5	Bedroom	1.0	7.24	Yes
E6	Bedroom	1.0	4.56	Yes
E7	Bedroom	1.0	7.48	Yes
E8	Bedroom	1.0	7.12	Yes
E9	Bedroom	1.0	6.75	Yes
E10	Bedroom	1.0	3.06	Yes
E11	Bedroom	1.0	3.36	Yes
E12	Bedroom	1.0	4.46	Yes
E13	Bedroom	1.0	1.18	Yes
E14	Bedroom	1.0	4.25	Yes
E15	Bedroom	1.0	3.87	Yes
E16	Bedroom	1.0	4.19	Yes
E17	Bedroom	1.0	4.75	Yes
E18	Living Room/Kitchen	2.0	5.18	Yes
E19	Living Room/Kitchen	2.0	5.54	Yes
E20	Living Room/Kitchen	2.0	5.82	Yes
E21	Living Room/Kitchen	2.0	16.64	Yes
E22	Living Room/Kitchen	2.0	33.87	Yes
E23	Bedroom	1.0	5.43	Yes
E24	Bedroom	1.0	4.32	Yes
E25	Bedroom	1.0	3.53	Yes
E26	Bedroom	1.0	3.84	Yes
E27	Bedroom	1.0	4.14	Yes
E28	Living Room/Kitchen	2.0	29.19	Yes
E29	Living Room/Kitchen	2.0	7.15	Yes
E30	Bedroom	1.0	4.27	Yes
E31	Bedroom	1.0	2.97	Yes
E32	Bedroom	1.0	5.26	Yes
E33	Bedroom	1.0	6.95	Yes
E34	Bedroom	1.0	5.13	Yes
E35	Bedroom	1.0	4.61	Yes
E36	Bedroom	1.0	3.55	Yes
E37	Bedroom	1.0	3.62	Yes

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### Daylight, Sunlight and Overshadowing Assessment



E38	Bedroom	1.0	4.47	Yes
E39	Bedroom	1.0	4.51	Yes
E40	Bedroom	1.0	4.91	Yes

**Table A5 Probable Sunlight Hours at Existing Residential Properties**

Assessment Location (Window)	APSH Received		% of Unobstructed APSH		Ratio	Winter PSH Received		% of Unobstructed Winter PSH		Ratio	Meets Criteria?
	Existing	Proposed	Existing	Proposed		Existing	Proposed	Existing	Proposed		
<b>Riggindale Road</b>											
1	1743.0	1712.0	57.5	56.5	1.0	654.0	624.0	52.0	49.6	1.0	Yes
2	1698.0	1698.0	56.0	56.0	1.0	617.0	616.0	49.0	49.0	1.0	Yes
3	1617.0	1617.0	53.3	53.3	1.0	499.0	499.0	39.7	39.7	1.0	Yes
4	1232.0	1232.0	40.6	40.6	1.0	170.0	170.0	13.5	13.5	1.0	Yes
5	1638.0	1638.0	54.0	54.0	1.0	547.0	547.0	43.5	43.5	1.0	Yes
6	1177.0	1177.0	38.8	38.8	1.0	92.0	92.0	7.3	7.3	1.0	Yes
7	1783.0	1734.0	58.8	57.2	1.0	657.0	608.0	52.2	48.3	0.9	Yes
8	1511.0	1511.0	49.8	49.8	1.0	421.0	421.0	33.5	33.5	1.0	Yes
9	1742.0	1662.0	57.5	54.8	1.0	650.0	576.0	51.7	45.8	0.9	Yes
10	1656.0	1618.0	54.6	53.4	1.0	568.0	542.0	45.2	43.1	1.0	Yes
11	1516.0	1500.0	50.0	49.5	1.0	430.0	423.0	34.2	33.6	1.0	Yes
12	1252.0	1243.0	41.3	41.0	1.0	144.0	144.0	11.4	11.4	1.0	Yes
13	1476.0	1446.0	48.7	47.7	1.0	393.0	369.0	31.2	29.3	0.9	Yes
14	982.0	976.0	32.4	32.2	1.0	0.2	0.2	0.0	0.0	1.0	Yes
15	1478.0	1430.0	48.7	47.2	1.0	405.0	363.0	32.2	28.9	0.9	Yes
16	1158.0	1148.0	38.2	37.9	1.0	98.2	92.0	7.8	7.3	0.9	Yes
17	1740.0	1615.0	57.4	53.3	0.9	654.0	553.0	52.0	44.0	0.8	Yes
18	1622.0	1543.0	53.5	50.9	1.0	518.0	470.0	41.2	37.4	0.9	Yes
19	1449.0	1386.0	47.8	45.7	1.0	356.0	344.0	28.3	27.3	1.0	Yes
20	1722.0	1616.0	56.8	53.3	0.9	609.0	558.0	48.4	44.4	0.9	Yes
21	1759.0	1627.0	58.0	53.7	0.9	653.0	617.0	51.9	49.0	0.9	Yes
22	1470.0	1351.0	48.5	44.6	0.9	367.0	349.0	29.2	27.7	1.0	Yes
23	1787.0	1673.0	58.9	55.2	0.9	698.0	670.0	55.5	53.3	1.0	Yes
24	1425.0	1348.0	47.0	44.5	0.9	368.0	361.0	29.3	28.7	1.0	Yes
25	1634.0	1584.0	53.9	52.2	1.0	552.0	552.0	43.9	43.9	1.0	Yes
26	1532.0	1464.0	50.5	48.3	1.0	445.0	445.0	35.4	35.4	1.0	Yes
27	1414.0	1392.0	46.6	45.9	1.0	323.0	323.0	25.7	25.7	1.0	Yes
28	1581.0	1581.0	52.1	52.1	1.0	512.0	512.0	40.7	40.7	1.0	Yes
<b>1-44 The Alders</b>											
49	1231.0	1231.0	40.6	40.6	1.0	579.0	579.0	46.0	46.0	1.0	Yes

## The Alders

### Daylight, Sunlight and Overshadowing Assessment



Assessment Location (Window)	APSH Received		% of Unobstructed APSH		Ratio	Winter PSH Received		% of Unobstructed Winter PSH		Ratio	Meets Criteria?
	Existing	Proposed	Existing	Proposed		Existing	Proposed	Existing	Proposed		
50	1237.0	1237.0	40.8	40.8	1.0	585.0	585.0	46.5	46.5	1.0	Yes
51	1244.0	1244.0	41.0	41.0	1.0	592.0	592.0	47.1	47.1	1.0	Yes
52	1221.0	1221.0	40.3	40.3	1.0	573.0	573.0	45.5	45.5	1.0	Yes
53	1190.0	1190.0	39.2	39.2	1.0	549.0	549.0	43.6	43.6	1.0	Yes
54	1133.0	1133.0	37.4	37.4	1.0	490.0	490.0	39.0	39.0	1.0	Yes
58	1086.0	994.0	35.8	32.8	0.9	434.0	342.0	34.5	27.2	0.8	Yes
59	1117.0	1025.0	36.8	33.8	0.9	465.0	373.0	37.0	29.7	0.8	Yes
60	1104.0	1022.0	36.4	33.7	0.9	452.0	370.0	35.9	29.4	0.8	Yes
61	1123.0	1055.0	37.0	34.8	0.9	471.0	403.0	37.4	32.0	0.9	Yes
62	111.0	111.0	3.7	3.7	1.0	0.0	0.0	0.0	0.0	1.0	Yes
63	325.0	325.0	10.7	10.7	1.0	44.0	44.0	3.5	3.5	1.0	Yes
64	654.0	631.0	21.6	20.8	1.0	166.0	143.0	13.2	11.4	0.9	Yes
<b>Moorfields Court / Hidaburn Court</b>											
65	1083.0	1077.0	35.7	35.5	1.0	431.0	425.0	34.3	33.8	1.0	Yes
66	1109.0	1101.0	36.6	36.3	1.0	457.0	449.0	36.3	35.7	1.0	Yes
67	1117.0	1117.0	36.8	36.8	1.0	465.0	465.0	37.0	37.0	1.0	Yes
68	1107.0	1107.0	36.5	36.5	1.0	455.0	455.0	36.2	36.2	1.0	Yes
77	1217.0	1056.0	40.1	34.8	0.9	565.0	404.0	44.9	32.1	0.7	Yes
78	1163.0	1109.0	38.4	36.6	1.0	511.0	457.0	40.6	36.3	0.9	Yes
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79	1242.0	1161.0	41.0	38.3	0.9	590.0	590.0	46.9	46.9	1.0	Yes
80	1244.0	1105.0	41.0	36.4	0.9	592.0	583.0	47.1	46.3	1.0	Yes
81	1237.0	1026.0	40.8	33.8	0.8	585.0	526.0	46.5	41.8	0.9	Yes
82	1235.0	950.0	40.7	31.3	0.8	583.0	451.0	46.3	35.9	0.8	Yes
84	116.0	116.0	3.8	3.8	1.0	0.0	0.0	0.0	0.0	1.0	Yes
85	318.0	234.0	10.5	7.7	0.7	58.0	0.0	4.6	0.0	0.0	<b>No</b>
86	711.0	495.0	23.4	16.3	0.7	227.0	48.0	18.0	3.8	0.2	<b>No</b>
91	1233.0	771.0	40.7	25.4	0.6	581	237	46.2	18.8	0.4	Yes
92	1249.0	810.0	41.2	26.7	0.6	597	234	47.5	18.6	0.4	Yes
93	1237.0	824.0	40.8	27.2	0.7	585	224	46.5	17.8	0.4	Yes
94	1249.0	839.0	41.2	27.7	0.7	597	221	47.5	17.6	0.4	Yes
95	1244.0	866.0	41.0	28.6	0.7	592	234	47.1	18.6	0.4	Yes
96	1249.0	873.0	41.2	28.8	0.7	597	241	47.5	19.2	0.4	Yes



**The Alders**

**Daylight, Sunlight and Overshadowing Assessment**



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	Existing	Proposed	Existing	Proposed		Existing	Proposed	Existing	Proposed		
97	1249.0	894.0	41.2	29.5	0.7	597	255	47.5	20.3	0.4	Yes
98	1249.0	913.0	41.2	30.1	0.7	597	270	47.5	21.5	0.5	Yes

## **Appendix B – Report Conditions**

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