

Anglia Square, Norwich
Daylight and Sunlight Report:
Impact on Neighboring
Properties Report

Rev A

Dated July 2022

Weston
Homes





DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING
PROPERTIES REPORT

Anglia Square

Weston Homes

13 July 2022

GIA No: **17841**

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1 EXECUTIVE SUMMARY

GIA have assessed the proposed Broadway Malyan scheme “proposed development” for the Anglia Square site to understand the potential changes in light to the relevant surrounding properties.

- 1.1 GIA have been instructed by Weston Homes to provide daylight and sunlight advice in relation to the Anglia Square development in Norwich.
- 1.2 GIA have undertaken a technical daylight and sunlight assessment of the Broadway Malyan scheme at Anglia Square, Norwich “the Site” to understand the potential effect of the development on the daylight and sunlight amenity of the relevant neighbouring properties.
- 1.3 The requirement in Norwich for significantly more living and working spaces necessitates higher density development. The Site is located within Norwich City Council.
- 1.4 The National Planning Policy Framework (July 2021) (“NPPF”) outlines that 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 an efficient use of a site”.
- 1.5 Policy GNLP0506, in the emerging Greater Norwich Local Plan, states that “Land at and adjoining Anglia Square, Norwich (approx. 4.79 hectares) is allocated for residential-led, mixed-use development as the focus for an enhanced and improved large district centre and to act as a catalyst for wider investment and redevelopment within the Northern City Centre strategic regeneration area as defined in policy 7.1 of this plan.”
- 1.6 Norwich Local Plan states that “Development will be permitted where it would not result in an unacceptable impact on the amenity of the area or the living or working conditions or operations of neighbouring occupants”.
- 1.7 The daylight and sunlight analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidelines (2011), which when published, recognised that it should not form a mandatory set of criteria, rather it should be used to help and inform design. However, the BRE Guidelines were updated in June 2022. At the time of their publication, the assessments outlined within this report had already been undertaken against the BRE’s 2011 guide. The advice contained within the 2022 guidance in relation to neighbouring existing buildings is not materially different from the 2011 guide.
- 1.8 Upon successful completion of the proposed scheme 31 of the 39 (79.5%) assessed properties will meet the national numerical values identified in paragraphs 2.2.21 and 3.2.11 of the BRE handbook for daylight and sunlight.
- 1.9 GIA conducted an alternative assessment where there are existing windows with balconies above them. This test determines whether it is the presence of the existing balcony that is the reason for the large relative impact on Daylight (VSC). The results for the “No Balcony” assessment show that the transgressions caused by the proposed development would be significantly reduced.
- 1.10 In summary, this report has shown that, a majority of the assessed properties remain BRE compliant for daylight and sunlight. Where BRE transgressions occur, generally the proposed development will exhibit only a minor effect on the daylight and sunlight to nearby properties. Where nearby properties do experience meaningful alterations in daylight and sunlight, this is to be expected given the underdeveloped nature of the site and/or often feature overhanging balconies exacerbating these alterations. It is our opinion that the proposed development is appropriate in its context. Any deterioration to daylight and sunlight, upon implementation of the Proposed Development, would not result in unacceptable impact on the neighbouring occupants’ amenity.

2 THE SITE

GIA have been instructed to review and advise on the daylight and sunlight impacts associated with the implementation of the proposed development at Anglia Square, Norwich.

THE SITE

- 2.1 The Site is located in Norfolk County, within Norwich City Council ("NCC"). The Site, which comprises Anglia Square brutalist shopping centre, is located on an area of land bordered by Leonards and Edward Street to the north, Magdalen Street to the east, and Pitt Street/St Augustines Street to the west. The dual carriageway of St Crispins Road (A147) lies directly to the south of the Site.
- 2.2 This Site is a major regeneration priority. The capacity of Anglia Square to deliver a significant element of the plan's housing need on a highly accessible brownfield site means that it has strategic significance for Greater Norwich.
- 2.3 The Figure 01 below illustrates the Site. Further drawings are enclosed at Appendix 03 of this report.

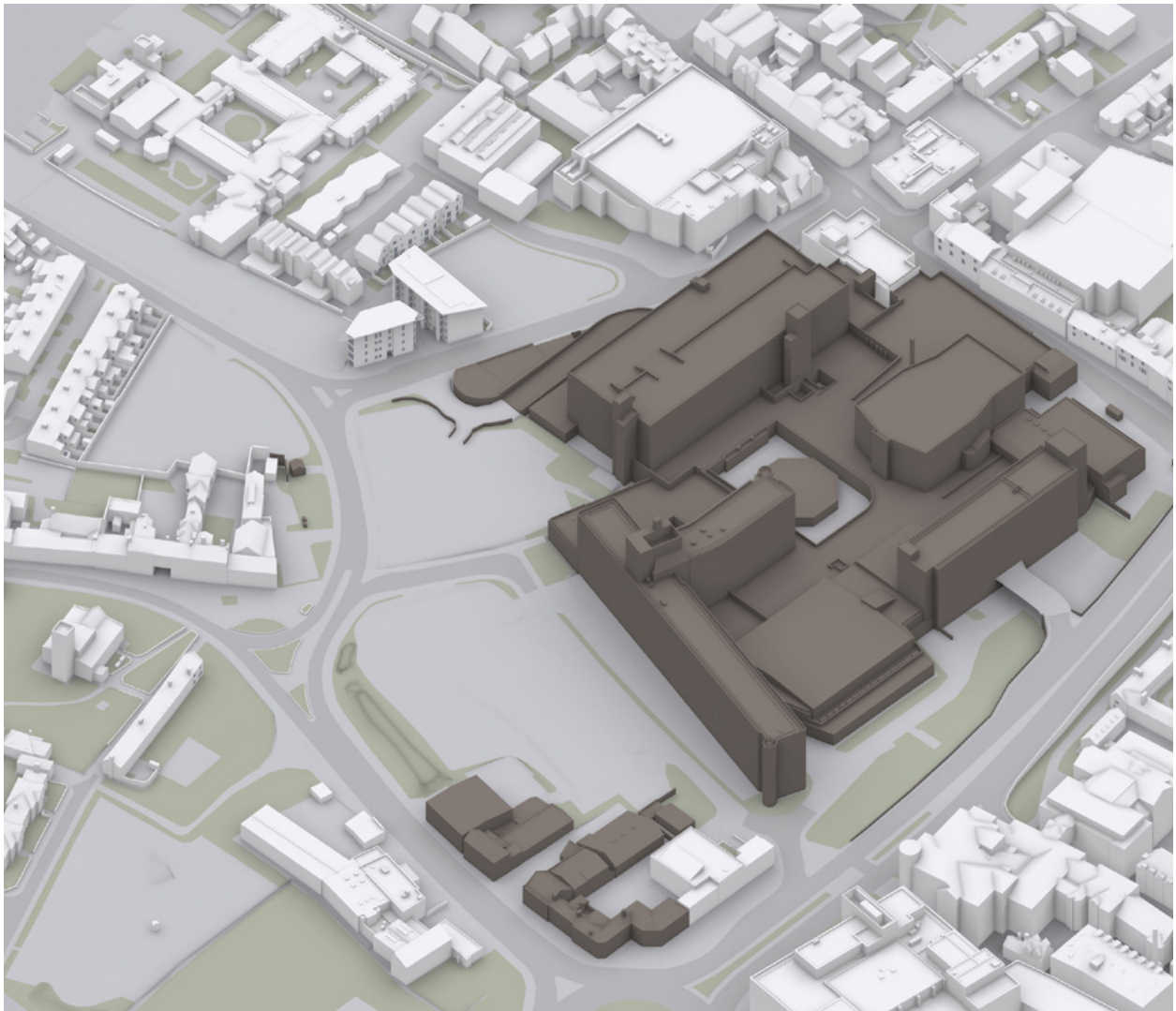


Figure 01: 3D model of the existing site and surrounding properties

PROPOSED DEVELOPMENT

- 2.4 The proposed development comprises the hybrid (part full/part outline) application on site of 4.6ha for demolition and clearance of all buildings and structures and the phased, comprehensive redevelopment of the site with 14 buildings ranging in height from 1 to 8 storeys, for a maximum of 1,100 residential dwellings, (houses and flats) (Use Class C3); a maximum of 8,000 sqm flexible commercial and other non-residential floorspace plant rooms and other ancillary space (“the Proposed Development”).
- 2.5 GIA’s understanding of the Proposed Development is illustrated in Figure O2 and further drawings are enclosed at Appendix O3.

PLANNING HISTORY

- 2.6 We are aware that this application follows an earlier scheme which was called in by the Secretary of State (“SoS”) for determination. The reasons for refusal do not relate to daylight and sunlight amenity within neighbouring properties or within the proposed development itself.
- 2.7 However, the amendments to the scheme include a reduction in commercial floorspace, omission of all, or most, public car park spaces and a reduction in residents’ car park spaces. The revised scheme deliver in the region of 1,100 dwellings but without the originally proposed 20-storey tower and with smaller footprint lower blocks.

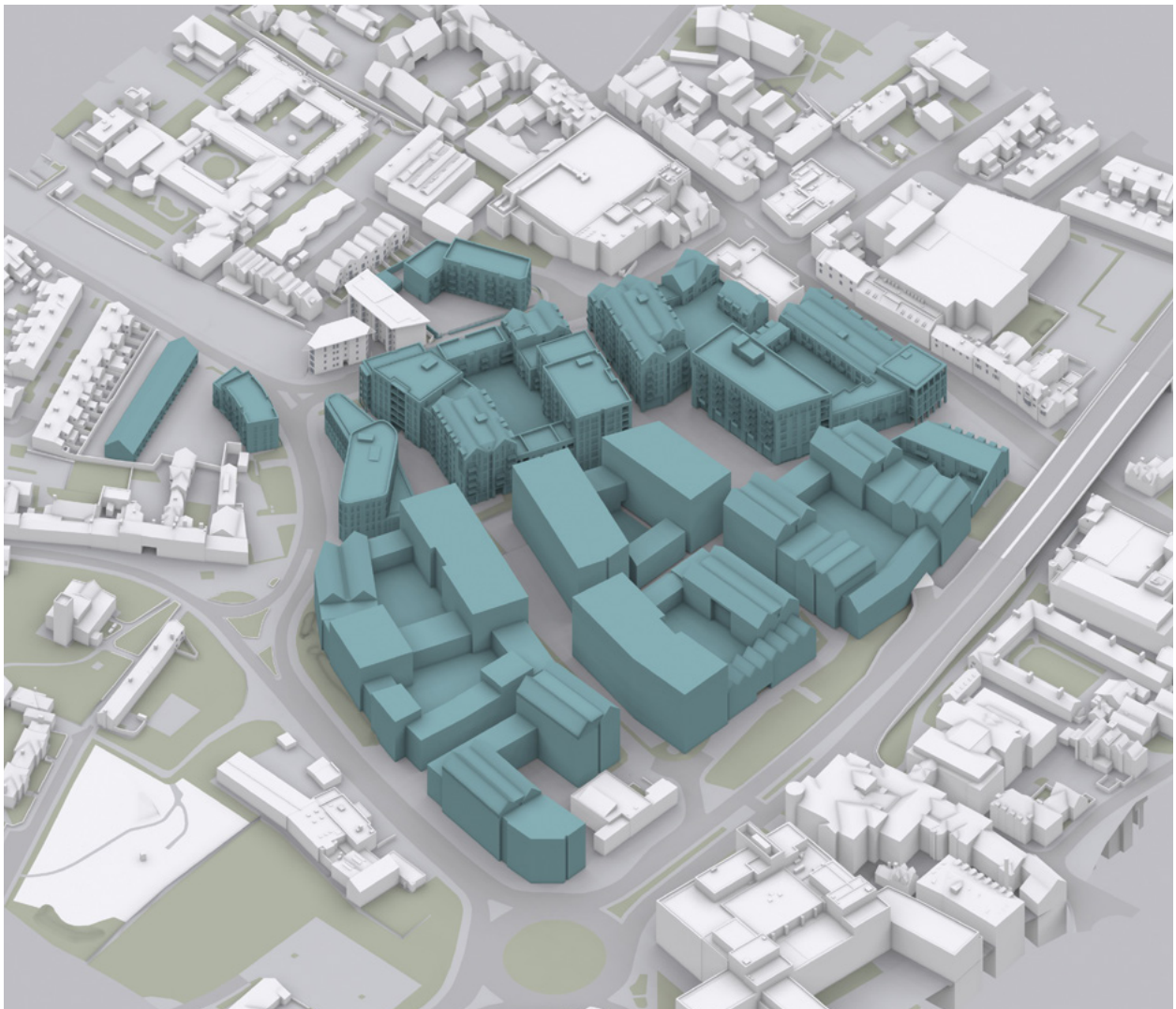


Figure O2: 3D Perspective View of the Proposed Development

3 POLICY & THE WIDER CONTEXT

- 3.1 Below we have detailed sections from the following documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the effects of the Proposed Development on the relevant neighbouring properties:
- National Planning Policy Framework (NPPF) (July 2021) (Ministry of Housing Communities and Local Government (MHCLG));
 - National Planning Practice Guidance (NPPG) (updated October 2019) (MHCLG);
 - Emerging Greater Norwich Local Plan (GNLP): and
 - Norwich Local Plan (Development Management Policies Plan).

NATIONAL PLANNING POLICY FRAMEWORK (JUNE 2021)

- 3.2 The NPPF (Feb 2021) states that local planning authorities should refuse applications which they consider fail to make efficient use of land. The discussion in relation to daylight and sunlight highlights the Government's recognition that increased flexibility is required in response to the requirement for higher density development.

"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)"

NATIONAL PLANNING PRACTICE GUIDANCE (UPDATED JULY 2019)

- 3.3 In light of the update to the Government's Planning Practice Guidance, we have considered the relevant paragraphs on daylight and sunlight.
- 3.4 Paragraph 6 of the NPPG (Ref ID: 66-006-20190722) acknowledges that new development may cause an impact on daylight and sunlight levels enjoyed by neighbouring occupiers. It requires local authorities to assess whether the impact to neighbouring occupiers would be "unreasonable".

EMERGING GREATER NORWICH LOCAL PLAN

- 3.5 Policy GNLP0506 states that "Land at and adjoining Anglia Square, Norwich (approx. 4.79 hectares) is allocated for residential-led, mixed-use development as the focus for an enhanced and improved large district centre and to act as a catalyst for wider investment and redevelopment within the Northern City Centre strategic regeneration area as defined in policy 7.1 of this plan."

NORWICH LOCAL PLAN (DECEMBER 2014)

- 3.6 Policy DM2 states that "Development will be permitted where it would not result in an unacceptable impact on the amenity of the area or the living or working conditions or operations of neighbouring occupants. Particular regard will be given to:
- A the prevention of overlooking and the loss of privacy;
 - B the prevention of overshadowing and loss of light and outlook; and
 - C the prevention of disturbance from noise, odour, vibration, air or artificial light pollution."

4 BRE GUIDELINES & CONTEXT METHODOLOGY

The Building Research Establishment (BRE) have set out in their handbook *'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011)'*, guidelines and methodology for the measurement and assessment of daylight and sunlight.

BUILDING RESEARCH ESTABLISHMENT GUIDELINES 2011

- 4.1 The BRE Guidelines note that the document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard BS8206-2:2008 and The Applications Manual on Window Design of the Chartered Institution of Building Services Engineers (CIBSE).
- 4.2 The BRE Guidelines provides three methodologies for daylight assessment of neighbouring properties, namely;
 - 1 The Vertical Sky Component (VSC); and
 - 2 The No Sky Line (NSL).
- 4.3 The BRE Guidelines were updated in June 2022. At the time of their publication, the assessments outlined within this report had already been undertaken against the BRE's 2011 guide. The advice contained within the 2022 guidance in relation to neighbouring existing buildings is not materially different from the 2011 guide.
- 4.4 For daylight to be compliant (in accordance with figure 20 of the Guide), both the VSC and NSL tests have to be met.
- 4.5 The BRE Guidelines suggest that the ADF assessment should only be used to *"check that adequate daylight is provided in new rooms"*, rather than existing buildings.
- 4.6 There is one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).
- 4.7 It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many planning and urban design matters to consider other than daylight and sunlight.
- 4.8 The BRE Guidelines provide alternative assessments to better understand the impact on a neighbouring property in such situations. The relevant assessment for the purpose of this report is detailed within the BRE Guidelines and summarised below.
- 4.9 The BRE Guidelines provide an alternative assessment where there are existing windows with balconies above them. This test determines whether it is the presence of the existing balcony that is the reason for the large relative impact on daylight (VSC).
- 4.10 GIA have undertaken the supplementary "No Balcony" assessment in line with the BRE Guidelines. This has been undertaken for 8-22 Edward Street and 1-16 Dalrymond Court.
- 4.11 Although not strictly in accordance with the BRE methodology, where a room is served by two or more windows of the same or different sizes, the VSC value to the room has been calculated by applying an average weighting calculation to understand the VSC value to the room. It is GIA's opinion that this is a reasonable method to follow in that it follows the principles of the Guidelines.
- 4.12 The BRE also provide a methodology to calculate APSH in relation to the room and window.
- 4.13 "If a room has multiple windows on the same walls or adjacent walls, the highest value of APSH should be taken. If a room has two windows on opposite walls, the APSH due to each can be added together."
- 4.14 The above extract from the BRE Guidelines is in relation to proposed units rather than existing buildings. It does, however, make sense to apply this methodology to existing rooms. A room served by multiple windows could receive the benefit of sunlight entering from all of them and not just one.
- 4.15 Evaluating per-room Probable Sunlight Hours is meant to be carried out with diagrams and acetate overlays, which makes accounting for individual spots challenging if not impossible. APSH assessments are now typically done using specialised computer software which allows the assessment of rooms with multiple windows to be completed more accurately than what is suggested in the BRE Guidelines.
- 4.16 Appendix 02 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use and the parameters of each specific recommendation.

CONTEXT METHODOLOGY

- 4.17 It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many other conflicting and potentially more important planning and urban design matters to consider other than just the provision of ideal levels of daylight and sunlight.
- 4.18 The BRE notes that while Guidance offers numerical target values in assessing how much light from the sky is blocked by obstructing buildings, "these values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location". It is well-established and accepted that the BRE Guidelines are predicated on a relatively low-rise suburban environment. In essence, the BRE Guidelines offers the opportunity to consider alternative target values in certain circumstances. GIA would suggest that such circumstances extend to urban environments.

5 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

5.1 A three-dimensional computer model of the Site and surrounding properties was produced to carry out the relevant technical studies. All relevant assumptions made in producing this model can be found in Appendix 01.

SURROUNDING PROPERTIES

5.2 GIA have identified the following properties as relevant for daylight and sunlight assessment:

- 1 St Augustines Street;
- 1-3 Damian Elton Court;
- 1-6 Rose Yard;
- 13 St Augustines Street;
- 16 -46 Leonards Street (Even Numbers Only);
- 3 St Augustines Street;
- 9 Rose Yard;
- 7-11 St Augustines Street;
- 2 Gildencroft;
- Grace Jarrold Court;
- 59 Magdalen Street;
- 61-63 Magdalen Street;
- 67-69 Magdalen Street;
- 71-75 Magdalen Street (Odd Numbers Only);
- 89-95 Magdalen Street (Odd Numbers Only)
- 8-22 Edward Street;
- 1-16 Dalymond Court;
- 58 Magdalen Street; and
- 4-6 Beckham Place;

5.3 The following properties adhere to the numerical values set out within the BRE Guidelines and are not discussed further:

- 1 St Augustines Street;
- 1-3 Damian Elton Court;
- 1-6 Rose Yard;
- 13 St Augustines Street;
- 16 -22 Leonards Street;
- 26 Leonards Street;
- 30-46 Leonards Street;
- 3 St Augustines Street;
- 9 Rose Yard;
- 7-11 St Augustines Street;
- 2 Gildencroft;
- Grace Jarrold Court;
- 59 Magdalen Street;
- 61-63 Magdalen Street;
- 67-69 Magdalen Street
- 89-95 Magdalen Street; and
- 58 Magdalen Street.

5.4 In completing our report, we have undertaken an assessment comparing an existing v proposed scenario of 39 neighbouring residential receptors.

5.5 Where changes in daylight and sunlight occur to the remaining properties, the impacts are fully discussed in the following sections. All results can be found in Appendix 04.

5.6 To assist the readers understanding of the surrounding properties and window locations, we have produced window maps which are enclosed at Appendix 05 of this report.

5.7 No Sky Line (NSL) contour plots for the assessed surrounding neighbouring properties have provided in Appendix 07.

DISCUSSION OF RESULTS

16-46 Leonards Street



Figure 03: Site Plan

5.12 The properties along Leonards Street comprise two-storey terraced houses, located directly north of the proposed Block B and are solely residential in use. Internal layouts for Nos. 30, 32 and 40 Leonards Street have been obtained from Council records and implemented within the daylight and sunlight analysis model.

5.13 Out of 16 assessed properties, 14 properties, namely 16-22, 26, and 30-46 Leonards Street, remain BRE complaint for daylight and sunlight and are not discussed further.

5.14 Properties No. 24 and 28 Leonards Street remain fully compliant for the daylight to the window (VSC) and daylight to the room (NSL) assessments.

5.15 Below, GIA have summarised the sunlight results in table format for the remaining two properties located along Leonards Street:

Annual Probable Sunlight Hours – APSH

5.16 A total of 53 windows at Leonards Street were considered relevant for sunlight assessment as they are oriented within 90 degrees of due south, of which 51 (96.2%) meet the BRE criteria.

5.17 Two Leonard Street properties that experience BRE transgressions for sunlight have been summarised in the table below:

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
24 Leonards Street	4	3 (75.0%)	0 (0.0%)	0 (0.0%)	1 (25.0%)
Total	7	5 (71.4%)	0 (0.0%)	0 (0%)	2 (28.5%)

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
28 Leonards Street	3	2 (66.6%)	0 (0.0%)	0 (0.0%)	1 (25.0%)
Total	7	5 (71.4%)	0 (0.0%)	0 (0%)	2 (28.5%)

5.18 A total of 7 windows within the properties that were considered for APSH assessment, of which five (71.5%) meet the BRE recommendations. The remaining two windows (W2/F00 at 24 Leonards Street and W1/F00 at 28 Leonards Street) remain BRE compliant achieving excellent 30% and 31% respectively APSH, exceeding 25% recommendation set out in the BRE Guidelines. The two windows retain 3% winter sunlight which is considered good given the urban/town centre context within which the property is located.

5.19 Furthermore, the two remaining windows benefit from other windows serving the room which mitigates the changes in sunlight and as a result the properties remains BRE compliant for the supplementary APSH to the room test.

Conclusion

5.20 In consideration of the above, there is a high level of compliance to all three relevant BRE assessments. Although there are breaches of the BRE Guidelines in relation to sunlight, it is GIA's opinion that unacceptable impact to 16-46 Leonards Street properties will not be caused.

75 Magdalen Street



Figure 04: Site Plan.

- 5.21 No. 75 Magdalen Street is a three-storey property located immediately east of the Site and is mixed use. The residential units are located on the first and second floor. Internal layouts have been assumed in line with the assumptions set out in Appendix O1 of this report.
- 5.22 This property remains BRE compliant for the sunlight (APSH) assessment.
- 5.23 Below, GIA have summarised the daylight results in table format:

Vertical Sky Component – VSC

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
75 Magdalen Street	2	0 (0.0%)	2 (100%)	0 (0.0%)	0 (0.0%)

- 5.24 Two windows were tested for the VSC assessment and none of these remain BRE compliant. Although it should be noted that alterations in daylight of between 26.4% (W1/F01) and 22.5% (W1/F02) are considered by GIA to be a minor.

No Sky Line – NSL

Property	No. of Rooms	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
75 Magdalen Street	2	0 (0.0%)	0 (0.0%)	1 (50.0%)	1 (50.0%)

- 5.26 Two rooms assessed for NSL experience transgressions outside of the BRE’s recommendations. Notwithstanding this, one room (R1/F02) retains a value of 50% and above which GIA considers to be good given the urban/town centre context within which the property is located. The remaining room (R1/F01) experiences a moderate alteration of 30.7% NSL.
- 5.27 Notwithstanding this, properties for which the internal layout has not been obtained are not required to be assessed for NSL, as set out in the BRE Guidelines. However, GIA has assessed all neighbouring residential properties for completeness.

Conclusion

- 5.28 In consideration of the above, although there is a breach of the BRE Guidelines in relation to daylight, it is GIA’s opinion that unacceptable impact to 75 Magdalen Street will not be caused.

73 Magdalen Street



Figure 05: Site Plan.

- 5.29 No. 73 Magdalen Street is a two-storey property located immediately east of the Site and is mixed use. The residential units are located on the first floor. Internal layouts have been assumed in line with the assumptions set out in Appendix 01 of this report.
- 5.30 This property remains BRE compliant for the sunlight (APSH) assessment.
- 5.31 Below, GIA have summarised the daylight results in table format:

Vertical Sky Component – VSC

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
73 Magdalen Street	2	0 (0.0%)	2 (100%)	0 (0.0%)	0 (0.0%)

- 5.32 Two windows were tested for VSC assessment and none of these remain BRE compliant. Although it should be noted that alterations in daylight of 22% (W1 and W2/F01) are considered to be minor. The retaining values of 24.1% (W1/F01) and 23.9% (W2/F01) are considered to be good given the urban/town centre context within which the property is located.

No Sky Line – NSL

Property	No. of Rooms	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
73 Magdalen Street	2	0 (0.0%)	2 (100%)	0 (0.0%)	0 (0.0%)

- 5.33 Two rooms assessed for NSL experience transgressions outside of the BRE's recommendations. Notwithstanding this, these rooms (R1 and R2/F01) retain values of 50% and above which GIA would consider to be good given the urban/town centre context within which the property is located.
- 5.34 As discussed above, properties for which the internal layout has not been obtained are not required to be assessed for NSL, as set out in the BRE Guidelines. However, GIA has assessed all neighbouring residential properties for completeness.

Conclusion

- 5.35 In consideration of the above, although there is a breach of the BRE Guidelines in relation to daylight, it is GIA's opinion that unacceptable impact to 73 Magdalen Street will not be caused.

71 Magdalen Street



Figure 06: Site Plan.

- 5.36 No. 71 Magdalen Street is a two-storey property located immediately east of the Site and is mixed use. The residential units are located on the first floor. Internal layouts have been assumed in line with the assumptions set out in Appendix 01 of this report.
- 5.37 This property remains BRE compliant for the sunlight (APSH) assessment.
- 5.38 Below, GIA have summarised the daylight results in table format:

Vertical Sky Component – VSC

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
71 Magdalen Street	2	0 (0.0%)	1 (50%)	0 (0.0%)	0 (0.0%)

- 5.39 Two windows were tested for VSC assessment of which one (W1/F01) remain BRE compliant. Although it should be noted that alterations in daylight of 21.3% (W2/F01) is considered to be a minor. Additionally, this window retains VSC values of 24.8% which GIA considered to be good given the urban/town centre context within which the property is located.

No Sky Line – NSL

Property	No. of Rooms	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
71 Magdalen Street	1 (50.0%)	1 (50.0%)	1 (50.0%)	0 (0.0%)	0 (0.0%)

- 5.40 Of the two rooms assessed, one will remain BRE

complaint for the NSL assessment. The remaining room (R2/F01) retains a value of 75.6%, only marginally below 80% BRE target, which is considered good given the urban/town centre context within which the property is located.

- 5.41 As discussed above, properties for which the internal layout has not been obtained are not required to be assessed for NSL, as set out in the BRE Guidelines. However, GIA has assessed all neighbouring residential properties for completeness.

Conclusion

- 5.42 In consideration of the above, although there is a breach of the BRE Guidelines in relation to daylight, it is GIA’s opinion that unacceptable impact to 71 Magdalen Street will not be caused.

4-6 Beckham Place



Figure 07: Site Plan.

- 5.43 Properties at Beckham Place comprise three-storey terraced houses, located directly north of the proposed Block C and are solely residential in use. Internal layouts have been obtained from Council records and implemented within the daylight and sunlight analysis model.
- 5.44 This property remains fully BRE compliant for the daylight to the room (NSL) and sunlight (APSH) assessments.
- 5.45 Below, GIA have summarised the daylight and sunlight results in table format:

Vertical Sky Component – VSC

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
4-6 Beckham Place	37	28 (75.6%)	9 (24.3%)	0 (0.0%)	0 (0.0%)

- 5.46 A total of 37 windows were considered relevant for the VSC assessment, of which 28 (75.6%) meet the BRE recommendations. The remaining nine windows, would experience daylight alterations of between 20.9% and 27.5% VSC which GIA considers to be minor.
- 5.47 Notwithstanding this, all nine remaining windows, will retain values of circa 20% and above, which GIA considers to be good given the urban/town centre context within which the property is located.
- 5.48 Furthermore, windows in this property, at the lower floors especially, are heavily reliant on light received over the currently underdeveloped Site where the proposed Block C is situated. This means that even a modest new massing on the Site will result in large percentage changes of light to these windows.

Conclusion

- 5.49 In consideration of the above, there is a high level of compliance to all three relevant BRE assessments. Although there are breaches of the BRE Guidelines, where alterations do occur it is the unobstructed access to daylight and sunlight over the currently underdeveloped nature of the existing Site, on which Block C is located, which contributes to the changes.
- 5.50 It is GIA's opinion that unacceptable impact to Beckham Place properties will not be caused.

8-22 Edward Street



Figure 08: Site Plan.

5.51 Nos. 8-22 Edward Street is a four-storey property, located west of the proposed Block B and north of the proposed blocks A and D, is solely residential in use. Room layouts have been obtained from RightMove.co.uk for this property and incorporated in our analysis model.

“existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight.”

5.52 Below, GIA have summarised the daylight and sunlight results in table format:

5.56 Figure 09 illustrates how the overhanging balcony restricts visibility of the sky. All five windows beneath overhanging balconies experience similar restrictions.

Vertical Sky Component – VSC

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
8-22 Edward Street	31	14 (45.2%)	8 (25.8%)	6 (19.4%)	3 (9.6%)

5.57 In line with the BRE Guidelines, GIA has run a hypothetical analysis with the balconies removed as shown in the table below:

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
8-22 Edward Street	31	16 (51.6%)	7 (22.5%)	6 (19.3%)	2 (6.4%)

5.53 A total of 31 windows were considered relevant for the VSC assessment, of which 14 meet the BRE recommendations.

5.58 The results from this assessment indicate that were the balconies removed from the property, additional two windows would meet the BRE criteria for VSC. This demonstrates that an existing architectural feature of 8-22 Edward Street is restricting the level of daylight that can be achieved. A conflict therefore exists between the desire to have access to outdoor space against daylight amenity.

5.54 Of the remaining 17 windows, 11 retain VSC values of 22% and above, which GIA considers to be good given the context within which this property is located. Additionally, nine of these windows appear to serve bedrooms, according to the information obtained from planning officers. Given that the prime use of bedrooms is for sleeping, they are considered to have a lower expectation for daylight when compared with main habitable spaces such as living rooms.

5.55 The remaining five windows that experience BRE transgressions for VSC serve living rooms which are heavily restricted by overhanging balconies. Given that they are positioned beneath the overhanging balconies, daylight will naturally be restricted. This is acknowledged by the BRE Guidelines

5.59 Additionally, the results show that the exiting VSC values which range between 15.8 VSC and 35.9 VSC would improve to between 23.1 VSC and 37.9 VSC if the balconies were removed. As mentioned above, this denotes that an existing architectural feature of Edward Street is restricting the level of daylight that can be achieved.

5.60 It is worth noting that close proximity of Dalymond Court and relationship between these two buildings further restricts daylight levels to south-west facing windows at Edward Street, which contributes to the low existing daylight levels to those windows. This means that even a modest new massing on the Site will result in large percentage changes of light to these windows.

No Sky Line – NSL

Property	No. of Rooms	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
8-22 Edward Street	19	16 (84.2%)	0 (0%)	0 (0.0%)	3 (15.8%)

5.61 Of the 19 rooms assessed, 16 (84.2%) will remain BRE complaint for the NSL assessment. The remaining three rooms are narrow bedrooms with the window off to one side, which limits the light ingress to the back of the room.

Annual Probable Sunlight Hours – APSH

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
8-22 Edward Street	23	21 (91.3%)	0 (0.0%)	0 (0.0%)	2 (8.7%)

A total of 23 windows at 8-22 Edward Street were considered relevant for sunlight assessment as they are oriented within 90 degrees of due south, of which 21 (91.3%) meet the BRE criteria. Of the remaining two windows, one (W8/F01) will retain 25%, meeting the BRE criteria for APSH while also retaining 4% winter sunlight, which is considered to be good given the urban/town centre context within this property is located.

5.62 The final window is located under an overhanging balcony which limits the amount of sunlight received. However, it would still retain 23% APSH and 3% WPSH, which is considered good given the overhanging balcony, which can be seen in Figure 09 below.

Conclusion

5.63 In consideration of the above, where windows are not obstructed by balconies the retained daylight is considered good given the urban location and there is a high level of compliance to daylight to the room (NSL) and sunlight (APSH) assessments. Although there are breaches of the BRE Guidelines, it is GIA’s opinion that unacceptable impact to 8-22 Edward Street property will not be caused.

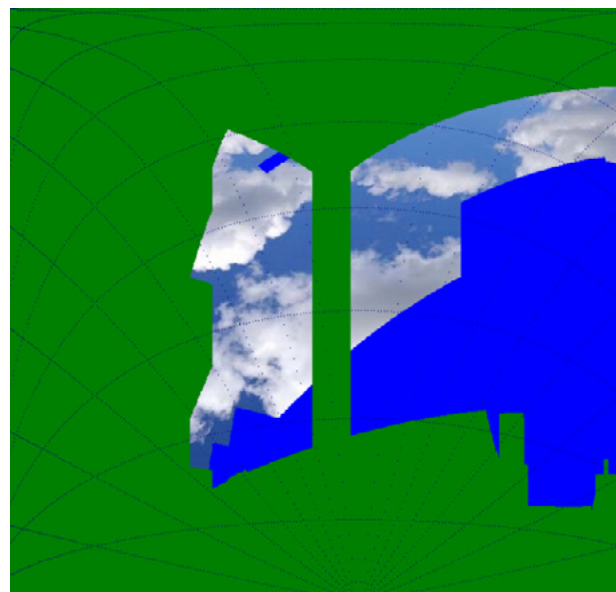


Figure 09: Window Map for W8/F00 and Waldram diagram highlighting how the existing overhanging balcony feature restricts the receipt of daylight.

1-16 Dalymond Court



Figure 10: Site Plan

5.64 Nos. 1-16 Dalymond Court is a four-storey property, located west of the proposed Block C and north of the proposed blocks A and D, is solely residential in use. Room layouts have been obtained from Room layouts have been obtained from Norwich City Council Planning Department and incorporated in our analysis model.

5.65 Below, GIA have summarised the daylight and sunlight results in table format:

Vertical Sky Component – VSC

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
1-6 Dalymond Court	112	70 (62.5%)	12 (10.7%)	13 (11.6%)	17 (15.2%)

5.66 A total of 112 windows were considered relevant for the VSC assessment, of which 70 (62.5%) meet the BRE recommendations.

5.67 Of the 42 windows that experience BRE transgressions for VSC, eight windows benefit from other windows serving the rooms which mitigates the changes in daylight and as a result these rooms remain BRE compliant for the supplementary VSC to the room test.

5.68 Of the remaining 34, 16 windows experience minor daylight alterations (20%-30% reduction in VSC) or retain VSC values of 22.2% and above, which GIA considers good given the context within which this property is located. Additionally, six of these windows serve bedrooms, according to the information received by Norwich Council. Given that the prime use of bedrooms is for sleeping, they are

considered to have a lower expectation for daylight when compared with main habitable spaces such as living rooms.

5.69 Of the remaining 18 windows that experience BRE transgressions for VSC, all 18 serve living rooms which are heavily restricted by overhanging balconies. Given that they are positioned beneath the overhanging balconies, daylight will naturally be restricted. This is acknowledged by the BRE Guidelines:

“existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight.”

5.70 Figure 14 below illustrates how the overhanging balcony restricts visibility of the sky.

5.71 In line with the BRE Guidelines, GIA has run a hypothetical analysis with the balconies removed as shown in the table below:

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
1-6 Dalymond Court	112	82 (73.2%)	13 (11.6%)	14 (12.5%)	3 (2.7%)

- 5.72 The results from this assessment indicate that, were the balconies and roof eaves removed from the property, additional 12 windows would meet the BRE criteria for VSC. The remaining windows would experience increases in retained daylight. This demonstrates that the existing architectural features of 1-16 Dalymond Court are restricting the level of daylight that can be achieved. A conflict therefore exists between the desire to have access to outdoor space against daylight amenity.
- 5.73 Given the canyon effect caused by the projecting bay windows within this property and the proximity to 8-22 Edward Street, the windows on the lower floors especially, are heavily reliant on light received over the currently underdeveloped Site. This means that even a modest new massing on the Site will result in larger percentage changes of light to these windows even with the balconies removed.
- 5.74 Where there are lower levels of retained VSC, these windows exclusively serve LKDs. All affected LKDs however enjoy light from additional windows, which would be either unaffected or retain good levels of daylight.

No Sky Line – NSL

Property	No. of Rooms	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
1-6 Dalymond Court	48	37 (77.1%)	5 (10.4%)	3 (6.2%)	3 (6.2%)

- 5.75 Of the 48 rooms assessed, 37 (77.1%) will remain BRE complaint for the NSL assessment. Of the remaining 11, ten will retain a value of 50% which GIA would consider to be good given the urban/town centre context within which the property is located. The remaining room (R13/F00), which is a bedroom, will experience a meaningful change of 49.3%, however given that the prime use of bedrooms is for sleeping, they are considered to have a lower expectation for daylight when compared with main habitable spaces such as living rooms.

Annual Probable Sunlight Hours – APSH

Property	No. of windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
1-6 Dalymond Court	52	44 (84.6%)	1 (1.9%)	0 (0.0%)	6 (11.5%)

- 5.76 A total of 52 windows at 1-16 Dalymond Court were considered relevant for sunlight assessment as they are oriented within 90 degrees of due south, of which 44 (84.6%) meet the BRE criteria.
- 5.77 Of the remaining eight windows, one (W15/F00 and will remain BRE compliant for APSH while retaining 4% winter, which GIA considers to be good given the urban/town centre requirement within which this property is located.
- 5.78 Furthermore, window (W19/F02) benefits from other windows serving the room which mitigates the changes in sunlight and as a result room (R4/F03) remains BRE compliant for the supplementary APSH to the room test.
- 5.79 The remaining six windows serve living rooms which are heavily impacted by overhanging balconies. Given that they are positioned beneath the overhanging balconies, sunlight will naturally be restricted.

Conclusion

- 5.80 In consideration of the above, although there is a breach of the BRE Guidelines, it is the widespread presence of overhanging balconies and unobstructed access to daylight and sunlight over the currently underdeveloped nature of the existing Site, on which Block C is located, which results in unavoidable movement in daylight and sunlight levels.
- 5.81 Notwithstanding this, where the access to daylight and sunlight is not obstructed, the retained amenity is good, and it is therefore GIA's opinion that unacceptable impact to 1-16 Dalymond Court will not be caused.

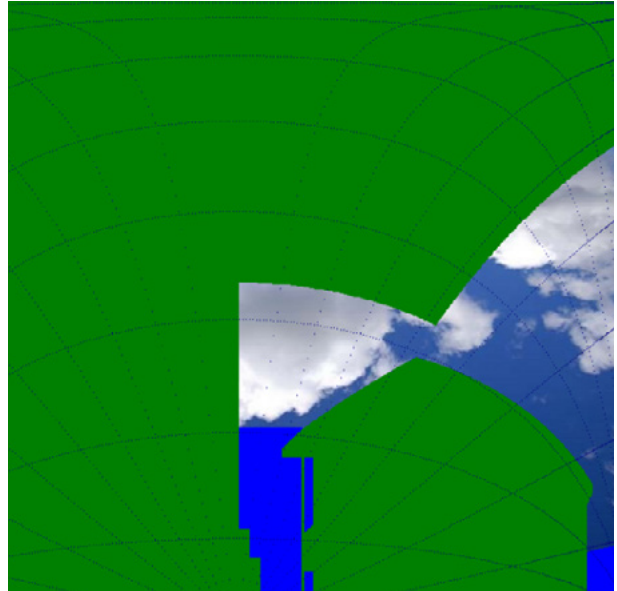


Figure 11: Window Map for W2/F02 and Waldram diagram highlighting how the existing overhanging balcony feature restricts the receipt of daylight.



Figure 12: Dalymond Court

6 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the Proposed Development at Anglia Square. The technical analysis has been undertaken in accordance with the BRE Guidelines.

- 6.1 Throughout the design process, the scheme has been subjected to extensive testing to minimise the daylight and sunlight impacts to the surrounding residential properties.
- 6.2 When constructing buildings in an town centre environment, alterations in daylight and sunlight to adjoining properties are often unavoidable. The numerical guidance given in the BRE document should be treated flexibly, and particularly where neighbouring properties have existing architectural features which restrict the availability of daylight and sunlight.
- 6.3 Our technical analysis shows a good level of compliance for daylight and sunlight following the implementation of the Proposed Development. Where breaches of guidance occur, contextual constraints influence the results, such as, the existing architectural design of 8-22 Edward Street and 1-16 Dalymond Court which restricts the daylight to the window (VSC) and sunlight (APSH) in the existing condition.
- 6.4 In an attempt to illustrate the unfair burden of the design, GIA has conducted a supplementary "No Balcony" assessment which indicates that were the balconies removed from the properties, the transgressions caused by the Proposed Development would be reduced. This demonstrates that the existing architectural features of 8-22 Edward Street and 1-16 Dalymond Court which restricts the daylight to the window (VSC) and sunlight (APSH) in the existing condition.
- 6.5 Further more, the relation between and close proximity of Edwards Court to Dalymond Court further restrict the daylight levels to these properties. This means that even a modest new massing on the Site will result in large percentage changes of light to these windows.
- 6.6 Based on the overall good compliance levels in the adjoining properties and context of the Site, although there is a breach of the BRE Guidelines, it is our opinion that the Proposed Development is appropriate in its context. Any deterioration to daylight and sunlight, upon implementation of the Proposed Development, would not amount to "unacceptable" impact on the neighbouring daylight and sunlight amenity.
- 6.7 Policy GNLP0506, in the emerging Greater Norwich Local Plan, states that "Land at and adjoining Anglia Square, Norwich (approx. 4.79 hectares) is allocated for residential-led, mixed-use development as the focus for an enhanced and improved large district centre and to act as a catalyst for wider investment and redevelopment within the Northern City Centre strategic regeneration area as defined in policy 7.1 of this plan."
- 6.8 In consideration of the above, it is our conclusion that, the Proposed Development complies with the relevant Norwich Local Plan (2014) and local policies on daylight and sunlight.



For further details please contact us on:

LONDON

T 020 7202 1400

E mail@gia.uk.com

The Whitehouse
Belvedere Road
London SE1 8GA

MANCHESTER

T 0161 672 5100

E manchester@gia.uk.com

2 Commercial Street
Manchester
M15 4RQ

BELFAST

T 02892 449 674

E belfast@gia.uk.com

River House
48-60 High Street
Belfast BT1 2BE

BRISTOL

T 0117 374 1504

E bristol@gia.uk.com

33 Bristol
Colston Avenue
Bristol BS1 4UA

DUBLIN

T 020 7202 1400

E hello@giasurveyors.ie

77 Lower Camden Street
Dublin Ireland
D02 XE80