



**Carebase, Danson Road, Bexley
Planning Appeal**

Appellant's Proof of Evidence: Architecture

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1.0 Introduction

1.0.1

This statement has been provided by Hannah Bryan and Ruth French of Ryder Architecture to support the planning appeal for a care home on the site of 2,4, 6 and 8 Danson Road, Bexley (Planning application reference 19/03072/FULM).

1.0.2

This statement refers to several planning application drawings and documents, a full list is included in the appendices of this statement. A key reference document for this statement is the Design and Access Statement (D&A) (reference DANRD-RYD-00-ZZ-RP-A-0003) which was produced by Ryder Architecture in support of the original planning application.

1.0.3

The purpose of this document is to provide evidence to respond to the reasons for the planning application refusal and support the appeal process. The Statement of Case (prepared by Boyer Planning) outlines six issues which arise from the reasons for refusal, this statement particularly provides evidence to address the issues relating to the architecture and design of the scheme which arise from the reasons for refusal.

1.0.4

Reason 1: The proposed development, by reason of layout, height bulk and scale would result in a form and scale of development which would be harmful to the character and appearance of the area, contrary to policies D1, D3 and D4 of the London Plan (2021), policies CS01 and CS03 of the Bexley Core Strategy (2012), saved policies ENV39 and H3 of the Bexley Council Unitary Development Plan (2004) and Paragraph 130 and 134 of the National Planning Policy Framework (2021).

In breaking down this issue we have provided evidence in support of the development in relation to

- 1.The bulk and scale of development in relation to the neighbouring area (section 4.2)
- 2.The footprint and layout of the development in relation to the neighbouring area (Section 4.1)

1.0.5

Reason 4: The proposed development, by reason of the position, height, bulk and scale would harm the setting of and result in less than substantial harm to, Danson Park, a Grade II Registered Park and Garden and designated heritage asset. It is not considered that this harm would be outweighed by the public benefits required by paragraph 202 of the National Planning Policy Framework (2021). The proposed development is therefore contrary to policy HC1 of the London Plan (2021), CS07 and CS19 of the Bexley Core Strategy (2012), saved policies ENV39 and H3 Bexley Council Unitary Development Plan (2004) and Paragraph 199 and 202 of the National Planning Policy Framework (2021).

In breaking down this issue we have worked alongside Jonathan Edis of HCUK group who will separately address the heritage significance and site position in relation to the setting of Danson Park. Therefore we have provided evidence in support of the development in relation to the approach taken on the bulk and scale of the proposal. This is primarily in relation to the rear / back land development part of the building.

1.0.6

Reason 6: The proposed development by reason of its position and built form would result in loss of sunlight an overbearing impact on 1 Danson Mead, detrimental to the amenities of the occupiers of this property and contrary to saved policy ENV39 Bexley Council Unitary Development Plan (2004) and Paragraph 130 of the National Planning Policy Framework (2021).

This issue is principally addressed through the evidence shown in Section 5 which sets out the evidence in relation to the impact of the development on 1 Danson Mead. This is also supported by a separate sunlight assessment report by GL Hearn which can be found in our appendix.

1.1.1

Hannah Bryan, Senior Architect at Ryder
BA(Hons) MArch(Hons) RIBA



Hannah Bryan is a Registered Architect and Member of the Royal Institute of British Architects. Based in the London office, she has worked for Ryder for five years. She has experience in a range of sectors including healthcare and residential buildings, most recently with the design of a new radiotherapy centre for Milton Keynes University Hospital. She specialises in addressing the context of a site relative to a brief to produce sensitive responses that look towards the future. Her projects to date have worked with a range of stakeholders to explore the simplification of complex briefs into key design principles to create rationalised, innovative responses.

1.1.2

Ruth French, Associate at Ryder
BSc(Hons) MArch(Hons) RIBA



Ruth French is a Registered Architect and Member of the Royal Institute of British Architects. She has worked for Ryder for 15 years based in both the Newcastle and London offices. She has experience in a range of sectors including healthcare, education, residential and leisure buildings and has recently been involved in the plans for the redevelopment of Whipps Cross Hospital as part of the government's New Hospital Programme. Ruth strongly believes that well designed buildings can improve lives. She is passionate about adding environmental and social value for clients through engaging closely with stakeholders to develop the brief, managing design integrity throughout construction, and undertaking post occupancy research after completion. Ruth also is part of the New London Architecture expert panel on Wellbeing.

1.2

Ryder Sector Experience

1.2.1

Ryder was established in Newcastle in 1953, and now has a team of over 200 people across the UK, Hong Kong, Vancouver, and Amsterdam, delivering pioneering architectural services across a diverse portfolio of sectors, collaborating globally with Ryder Alliance partners.

1.2.2

Ryder is a nationally recognised practice and leader for the delivery of healthcare facilities as well as the residential sector. We have worked extensively within the residential care setting including specialist dementia assessment and care facilities, including a growing portfolio for the appellant, Carebase. This can be demonstrated through the list below of recent and significant award recognition.

1.2.3

Relevant Awards

The Prince & Princess of Wales Hospice

Glasgow Institute of Architects: Winner, Healthcare (2019)

Glasgow Institute of Architects: Winner, Supreme (2019)

Scottish Design: Commended, Healthcare (2019)

Scottish Property: Winner, Healthcare (2020)

Scottish Property: Winner, Design Through Innovation (2020)

RICS Scotland: Winner, Healthcare (2020)

Building: Finalist, Project of the Year (2020)

Civic Trust Awards: Finalist (2021)

Dumfries and Galloway Royal Infirmary

AJ Architecture: Commended, Health and Wellbeing Project of the Year (2019)

Building Better Healthcare: Winner, Best External Environment (2018)

Health Facilities Scotland: Design Excellence (2018)

Scottish Awards for Quality in Planning: Place (2018)

Mixology: Shortlisted, Public Sector Interior of the Year (2018)

MIPIM: Finalist, Best Healthcare Development (2018)

RTPI: Finalist, Excellence in Planning for Health and Wellbeing (2018)

RIAS: Shortlisted (2018)

Lodge Road

New London Architecture Housing: Finalist (2017)

Inside Housing Development: Finalist (2017)

International Property Awards: Winner, Social Housing London (2021)

International Property Awards: Winner, Social Housing United Kingdom (2021)

AllGo

Bespoke Access Awards: Winner, Hotel Design (2016)

Camden and Islington Mental Health Accommodation

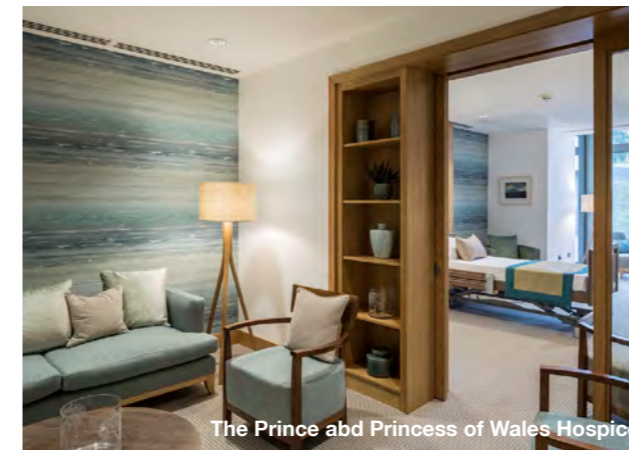
Design in Mental Health: Winner, Service User Engagement (2021)



Lodge Road



The Prince and Princess of Wales Hospice



The Prince and Princess of Wales Hospice



The Prince and Princess of Wales Hospice

2.0 Summary of Design Development

2.0.1

Ryder was appointed in 2019 to develop the proposal for a care home. The design team has worked with the London Borough of Bexley (LBB) at key stages of the design process to develop the design. The initial site analysis, visual approach and massing proposal was presented to the London Borough of Bexley Planning Department, as part of a formal pre application (reference 19/00272/PREAPP) in 2019. The design solution was commented on by the council, at that meeting, as being of high standard of design.

2.0.2

Feedback from the pre application was received in June 2019. The tone of the written response from London Borough of Bexley was cautious and put forward some areas for review architecturally, including impact on the setting of Danson Park and length of mass on the northern boundary.

Following the pre application discussion the design was modified to respond to planners concerns on the following:

- Developing the building height in response to the immediate suburban context to remain in keeping with street ridge lines and eave heights, adding height to the mass in response to the large road junction and to celebrate the park entrance and reducing height along the park boundary to limit the feeling of enclosure
- Breaking down the scale and façade length of the mass to the northern boundary by introducing more articulation in the form
- Moving the building line further from the western boundary from ten to 15 metres
- Developing the parking design to ensure vehicles can leave and re join the carriageway in a forward direction
- Developing a landscape strategy that improves the boundary conditions to the park

2.0.3

In the lead up to a formal planning submission public consultation was also undertaken to allow neighbours and ward members to contribute to the scheme. Members of the design team met with Cllr Teresa O'Neill and Cllr Linda Bailey in June and August 2019. Door to door engagement with local residents was undertaken in September 2019 where consultants spoke with 111 residents and a public exhibition held on 4 September 2019 this allowed the design team to take the community's comments into consideration from an early stage. A feedback form at the exhibition collected responses from the residents who attended of which 53% agreed or strongly agreed that they support Carebase's proposals.

2.0.4

Prior to the submission the proposal was further developed to meet the planning validation requirements developing:

- A materials palette to create a modern interpretation of the surrounding domestic vernacular
- A clear landscaping strategy which provides a safe and accessible environment for the care home residents but also improve the ecological diversity of the site; the site also provides improved visual boundary conditions to Danson Park
- A building services strategy to ensure the building could satisfy the London Plan energy efficiency targets

2.0.5

The planning application was submitted in December 2019 (reference 19/03072/FULM).

2.0.6

Following submission, the case officer enquired about a number of architectural updates to the scheme ahead of it going to committee which the design team responded to and satisfied, including:

- Improvements and clarification of the drainage design to provide on site water reuse.; including the provision of brown and green roofs, together with water features
- An update to the site boundary following an overlap of land forming part of the Number 2 Danson Road plot and land under the ownership of the council
- Demonstration on how energy targets would be met and further details for the proposed photovoltaic cells and heat pumps
- Updates to fenestration detailing
- Further detail to describe the relationship between the bedrooms on the lower ground level
- Further detail on boundary treatments to ensure resident's safety
- Further detail of the design of the refuse store
- Removal of an existing gate between the site and Danson Park

2.0.7

The application was presented to planning committee on 18 November 2021 with case officer's recommendation for approval. The case officer's report provided a comprehensive in its assessment of the main planning considerations and stated that the proposal was "considered to be acceptable in principle, design and impact on neighbour amenity...There are also not any adverse impacts resulting from the scheme that would significantly outweigh the benefits of the scheme."

Despite case officer recommendations the committee refused the application for the reasons in the refusal notice. Following the planning application refusal there have been no material amendments to the building design.

2.0.8

This Proof of Evidence has been prepared in response to the Public Inquiry format chosen for the appeal.

2.0.9

On 7 November, LBB confirmed that they would no longer be contesting any of the reasons for refusal. This included matters around layout, bulk and scale in relation to site's context and Danson Park and any impact on 1 Danson Mead.

2.0.10

A Statement of Common Ground with LBB has been prepared which confirms that firstly, the development would cause no harm to the amenities of any neighbouring residential properties. Secondly, that the development mitigates a significant extent of the bulk and that any low change to the character and appearance of the area is outweighed by the need for the development.

2.0.11

The Danson Neighbours Residents' Group has now created a Rule 6 Party and was granted Rule 6 Status by PINS on 19 October. We received the Rule 6 Party Statement of Case on 2 November.

2.0.12

The Rule 6 party raise issues which mostly follow the points originally raised by LBB in their reasons for refusal with the addition of affects on amenity to 10 Danson Road. As LBB will not be defending the reasons for refusal at the Inquiry, these points have now been confirmed as acceptable to LBB alongside their acceptance in the SOCG that there will be no harm to the amenities of any neighbouring properties, which includes 10 Danson Road. However, it is understood that the Rule 6 Party will continue to contest these aspects.

2.1 Design for Care

2.1.1

Ryder Architecture has worked alongside Carebase for several years to deliver high quality architecture which complements the high quality of care provided. The design of each home is based on the experience of Carebase who have delivered care for 20 years across a portfolio of 13 homes and are regularly recognised by the Quality Care Commission for exceeding their requirements. Carebase are also recognised on a national level at the Great British Care Awards. Ryder Architecture used our knowledge of Carebase, as well as best practice within care home design, to develop this proposal to meet the needs of the client and respond to the surrounding context.

2.1.2

The home consists of clusters of six to eight bedrooms with associated amenities and support spaces. This design makes it easier for residents to identify, orientate themselves and feel comfortable within a smaller group. It also supports residents who may be easily confused and have sensory impairments of dementia.

2.1.3

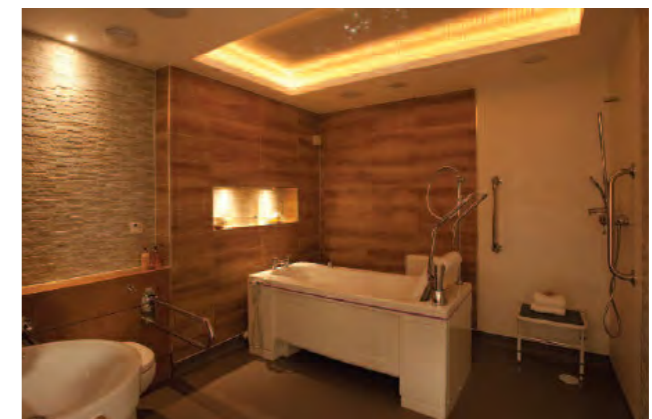
Each floor has a communal space consisting of a lounge, dining space and assisted bathroom as well as level access to the outdoors. The key is to keep residents active at this age so activity spaces are spread throughout the home. These include reading and writing nooks which form a destination and external experience for residents who may be otherwise be unable to leave the home. This creates a high quality home like environment which is combined with 'covert' medical assistance, making it easier for residents to identify and orientate themselves comfortably around the home.

2.1.4

Layout is crucial as 68% of those with dementia also suffer from depression so we have worked hard to create crossover points and thresholds in the layout offering unique opportunities to provide for an ageing population, dementia sufferers and carers with a safe social space. Historically dementia care facilities have relied on utilising a 'walking loop' philosophy which typically develops a larger building footprint. This building has been designed using a destination approach model whereby spaces of interest / activity are interspersed to encourage residents to stop and engage. These include areas for group activities but also places for people to sit and enjoy the view and people watch.

2.1.5

Connection with the outdoors environment is also an important consideration of the design. We have worked with Carebase to design spaces with safety and security in mind. Green spaces are not to be overwhelming or lead to getting lost or confused. At Danson we have created a walking loop that creates paths leading back to the building or central hub. This gives everyone peace of mind while giving patients more freedom and control to venture outside on their own. The spaces have been designed to create stimulation through activities such as birdwatching or interacting with sculptures which can reduce memory loss and improve independent thinking. In addition to this, a sense of belonging through gardens designed to cater for all by caring for plants in raised beds we have found that residents can alleviate feelings of helplessness and dependency on others.



3.0 Planning Policy Review

3.1

In addressing the Key Issues raised regarding the architectural design of the building, it is important to review these in line with the key planning policy and guidance provided at both local and national level. In this case the following documents are directly relevant and the scheme has been assessed in relation to the relevant policies to address the design issues raised in the reasons for refusal.

3.2

Bexley Core Strategy

Adopted in February 2012 the Bexley Core strategy outlines the borough's strategy for development for the next 15 years which means that it is now almost two thirds through its life span. The reasons for refusal lists policies CS01 and CS03 for consideration in relation to design aspects.

3.2.1

CS01 outlines the council's approach to achieving sustainable development. It states:

"The Council will seek to achieve sustainable development, in line with the vision set out in Bexley's Sustainable Community Strategy, to create a 'strong, sustainable and cohesive community', in order to provide people equal access to a better quality of life, protect the environment, promote the local economy and encourage an active and healthy lifestyle."

3.2.2

In relation to the reasons for refusal the only following development principle is considered relevant:

"h Maintaining and improving the best elements of Bexley's suburban character by ensuring new development reflects or, where possible, enhances the unique characteristics of these areas, including residential gardens and the historic environment;"

3.2.3

CS03 outlines the council's approach to the geographical region of Belvedere. This is not actually the geographical area in which Danson Road site therefore is not relevant to the reasons for refusal.

3.2.4

CS07 relates to the Welling geographical area which covers the neighbourhood wards of Danson Park, East Wickham, Falconwood, Welling and St Michaels. The strategy states that:

"the vision for the Welling geographic region will be achieved by;

a focusing housing and employment growth primarily in and around Welling town centre (indicative boundary of this sustainable growth area shown on Map 3.2) and using the development of sites in this area to address specific issues around traffic congestion, and access to open space;

b ensuring that development is sympathetic to local character, through high quality, well designed, mixed use development proposals within Welling town centre that contribute to its renewal and result in the retail and service function of the town being safeguarded, preserve local distinctiveness, and, where possible, result in an improvement of the town centre's public realm including greening of the town centre;

c ensuring that development in areas susceptible to localised flooding incorporates measures to manage surface water drainage;

d ensuring that the heritage assets and areas that are characterised by mainly semidetached and detached family housing are retained and, where possible, improved, including the surrounding environment, and that new development is in keeping with the local and historic character of these areas;

e securing the completion of the Welling Corridor study and the implementation of resulting transport and accessibility improvements, including outside of the town centre;

f taking opportunities to address the deficit of public open space and access to nature, including children's play space, that exists in large parts of the region, particularly in Welling town centre, Falconwood and East Wickham; and

g protecting or enhancing the key heritage asset of Danson Mansion, Danson Park and its role as a prestigious park, including enhancing access, especially from the town centre."

3.2.5

CS19 relates to the council's response to protect heritage and archaeology. This policy relates less to design matters and therefore is addressed in the Proof of Evidence by Dr Johnathan Edis in respect of heritage matters.

3.3

Bexley Council Unitary Development Plan

The Unitary Development Plan (UDP) preceded the Core Strategy. It was adopted on 28 April 2004 but some policies expired in 2007. Following the adoption of the Core Strategy in 2012, some UDP policies were replaced. The reasons for refusal list policies ENV39 and H3 as the key policies to consider in relation to design aspects.

3.3.1

Policy ENV39 states that:

“In order to protect and enhance the quality of the built environment, the Council will seek to ensure that all new developments, including alterations and extensions, changes of use and other operations, including highway improvements, are satisfactorily located and are of a high standard of design and layout. In determining applications for development the Council will consider the extent to which the proposal:

1. is compatible with the character of the surrounding area, would not prejudice the environment of the occupiers of adjacent property, or adversely affect the street scene by reason of its (a) scale, (b) massing, (c) height, (d) layout, (e) elevational treatment, (f) materials and / or (g) intensity of development;
2. is appropriately landscaped, including the retention of appropriate trees and shrubs and the incorporation of public art where relevant;
3. has any unreasonable effect on the surrounding area by reason of noise and any emissions to land, air, or water, and is not, by reason of its location, itself adversely affected by such conditions as may already be in existence within the neighbourhood;
4. makes adequate provision for vehicle parking in accordance with the Council's vehicle parking standards;
5. takes due account of the need to deter crime, both against individuals and against public or private property whilst maintaining an attractive environment; and

6. takes into consideration important local and strategic views, particularly where the proposed development is one which significantly exceeds the height of its surroundings or is located on a prominent skyline ridge”

3.3.2

Policy H3 states that:

“Residential development and other development in primarily residential areas should be compatible with the character or appearance of the area in which it is located, and the following criteria should all be satisfied:

1. the layout, scale and massing, elevational treatment, and materials of building should be compatible with the local character or appearance;
2. the spaces around buildings (including roads) and their hard and soft landscaping and plot separations should be compatible with the local character or appearance and fulfil clear and useful functions;
3. the development should pay special regard to the setting of any listed buildings or the character and appearance of a Conservation Area where appropriate; and
4. where appropriate, landscape and nature conservation features of interest, such as trees, hedgerows and ponds, should be preserved. Residential development will not normally be permitted in locations which are, or are expected to become, subject to excessive noise. The actual or potential cumulative effects of a development should be given sufficient weight in applying this policy.”

3.4

The London Plan (2021)

The New London Plan was adopted after the proposal was submitted in 2019 however as the draft London Plan was in circulation before the planning submission, the design team were able to respond to the principles outlined. The reasons for refusal lists policies D1, D3, and D4 as polices to consider in relation to design aspects.

3.4.1

Policy D1 refers to London's form, character, and capacity for growth. It recommends that “Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth.”

3.4.2

For the reasons set out in the statement of case provided by Boyer planning in February 2022, paragraph 3.5 this policy relates to broader local plan drafting tools rather than being “a policy against which the development proposals should be tested.”

3.4.3

Bexley have not undertaken any recent area assessments and therefore considering this the statements set out in the Bexley Core Strategy policy CS07 have been taken as the basis for the design assessment.

3.4.2

Policy D3 refers to optimising site capacity through a design led approach.

It states:

The design led approach

A. All development must make the best use of land by following a design led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design led approach requires consideration of design options to determine the most appropriate

form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

B. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C. In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites.

D. Development proposals should:

Form and layout

1. enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
2. encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
3. be street based with clearly defined public and private environments
4. facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users

Experience

5. achieve safe, secure and inclusive environments
6. provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest
7. deliver appropriate outlook, privacy and amenity
8. provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
9. help prevent or mitigate the impacts of noise and poor air quality
10. achieve indoor and outdoor environments that are comfortable and inviting for people to use

Quality and character

11. respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
12. be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well
13. aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy
14. provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water

3.4.3

Policy D4 sets out the requirements for delivering good design. Similarly, to policy D1 this relates the design process rather than criteria for assessment of the proposal. As the case officer supported the application and the design went through a formal pre application process (set out in section 2.0) the design team are satisfied we have met Bexley's requirements as set out in this policy.

3.5

The National Planning Policy Framework (NPPF) (2021)

The new NPPF was adopted after the proposal was submitted for planning in 2019 however the design team were aware of this new policy and had taken steps to ensure that the design was developed to address the policies in this document. The reasons for refusal outline the following paragraphs as relevant to this proposal:

3.5.1

Paragraph 130 states that "Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

3.5.2

Equally Paragraph 134 states that "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a. development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and / or
- b. outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

3.5.3

Paragraph 199 states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

3.5.4

Paragraph 202 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

3.5.5

As paragraphs 199 and 202 largely relate to heritage significance rather than design matter this is covered by the Proof of Evidence by Dr Johnathan Edis in respect of heritage matters.

3.6

National Design Guide (NDG)

In addition to the listed planning policies, this statement also reviews the design in respect of the National Design Guide. While this was published in October 2019 after the date of the original planning application, it is recognised that this is now relevant to the appeal and as such we have treated it as a material consideration in the determination of this appeal.

The NDG states:

“Buildings are an important component of places and proposals for built development are a focus of the development management system. However good design involves careful attention to other important components of places. These include:

- The context for places and buildings
- Hard and soft landscape
- Technical infrastructure – transport, utilities, services such as drainage
- Social infrastructure – social, commercial, leisure uses and activities”

“A well designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- The layout (or masterplan)
- The form and scale of buildings
- Their appearance
- Landscape
- Materials
- Detailing”

“All developments are made up of these components put together in a particular way. The choices made in the design process contribute towards achieving the ten characteristics and shape the character of a place.”

The NDG is split into ten key characteristic areas. This statement particularly references the characteristics relating to Context, Identity and Built Form.

“Context is the location of the development and the attributes of its immediate, local and regional surroundings.”

“The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them.”

“Built form is the three dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics.”



Fig 3.4.1 National Design Guide ten key characteristics of good design

4.0 Design Proposal

4.1 Layout of the development

The National Design Guide states that well designed places should take consideration from the layout and grain, drawing inspiration from the existing street patterns to ensure that developments are in keeping with the surrounding context.

4.1.1
As shown in pages 14-18 of the Design and Access Statement submitted with the planning application there has been extensive research into the character of the residential typologies surrounding the site which has led to the development of a design narrative which is in keeping with the area.

4.1.2
The footprint along Danson Road (referred to as typology A) closely aligns with the existing residential houses with building form split to reflect the existing plot widths.

4.1.3
The existing built form of the houses along Danson Road lies closely together with garages and extensions often touching between the plots. These additional masses are often subservient and sometimes offer glimpses of nature between the elevations of brick and render of the Danson Road houses. Photographs on the following page provide some examples down Danson Road of these conditions. The proposal has drawn inspiration from this analysis and offers breaks between the brick masses, utilising glass at a reduced height to provide a subservient transparent glimpse to the nature beyond.

4.1.4
The entrance to the scheme sits within one of these glazed breaks. This gives each proposed brick 'house' comparable importance on the street frontage just as the other individual houses along Danson Road.



- 1. Proposed building footprint
- 2. Crook Log leisure centre
- 3. Residential flats on Talehangers Close

Figure 4.1.1 Proposal shown with surrounding context

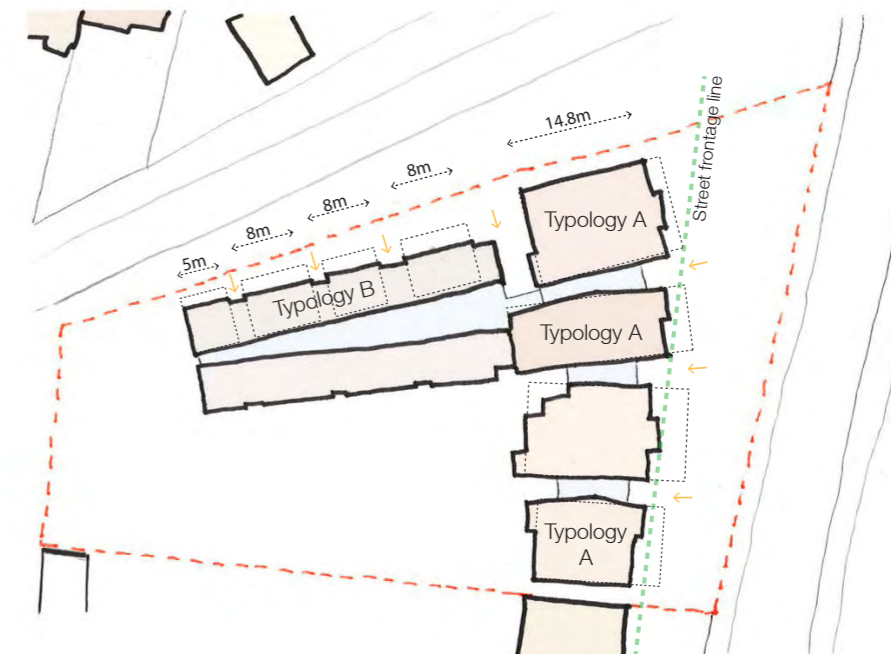
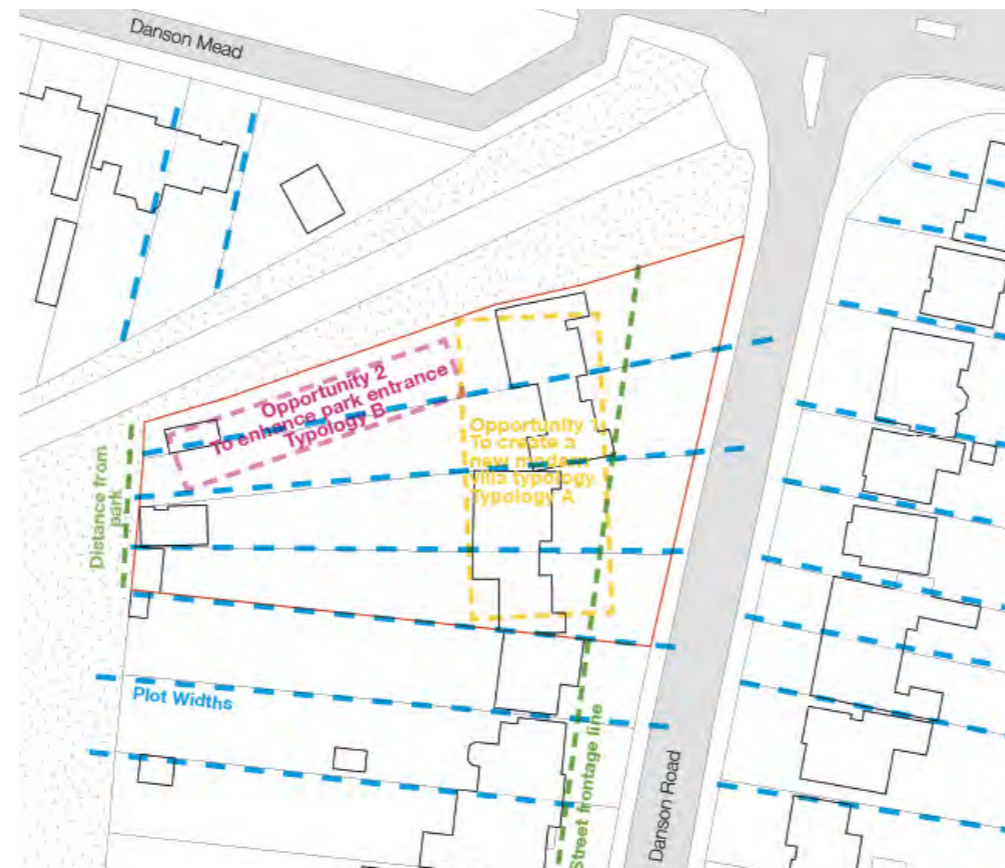


Figure 4.1.2 Extracts from Design and Access Statement

4.1.5

The rear development (referred to as typology B is additional. However in line with London Policy D3 we believe this to be an appropriate use to optimise site capacity and the footprint is in keeping with other developments in the area.

4.1.6

Figure 4.1.1 shows the proposed footprint within the surrounding context. As shown the grain of the area is not exclusively detached / semi detached residential housing. Buildings like the leisure centre (View A and Point 2 on Figure 4.1.1) and the residential flats in Talehangers Close (View B and Point 3 on Figure 4.1.1) have a similar or larger footprint.



4.2

Bulk and scale of development

The building is a mix of two and three storeys with a sunken lower ground area. As demonstrated in figure 4.2.1 the building is of a comparative height to the neighbouring residential buildings in the surrounding area.

4.2.1

The proposed building elevations are shown in figure 4.2.2. This demonstrates that the design has kept largely consistent with the average ridge and eaves heights of other residential properties along Danson Road.

4.2.2

There is a taller, three storey part of the building located at the northern end of Danson Road. We believe is an appropriate use of height given its relationship to other buildings on the junction such as the leisure centre which is taller.

4.2.3

Having a slightly taller element for this part of the site is a subtle technique to help visitors locate the building entrance which is located at this point. The design also lessens the impact of this additional height through the shape of the roof pitches.

4.2.4

The materials, which have been chosen to reflect the material palette of the surrounding context, also assist with helping to breakdown the bulk of the building so that these read as individual residential 'houses' rather than one continuous elevation.



Figure 4.2.1 Contextual heights diagram (height information from Emu Analytics)



Figure 4.2.2 Elevation along Danson Road with average eaves and ridge line

4.3

Impact on Danson Park

The heritage significance of Danson Park and the potential impact of the development is discussed in the heritage statement provided by HCUK. This statement therefore focuses on the design approach which has been taken to minimise the rear development of the site which we understand to be the area of concern to the objectors to the application.

4.3.1

The design process has been very aware that Danson Park is an registered historic park including the access path from Danson Road.

4.3.2

Through the design development the rear wing of the building has been pulled away from the sensitive boundaries facing Danson Park.

4.3.3

Key dimensions of the proposed developed are set out in figure 4.3.1. When looking at other developments surrounding the entrance to the park, including 1 Danson Mead, the development is set further from the path leading into the park.

4.3.4

The design team argue that the proposed design will further improve the quality of the park in this area. The mature hedge to the north of the site is retained, poor quality, informal residential garages and studios in very close proximity to the boundaries are to be removed (dotted in purple on figure 4.3.1), the recent direct access gate from the garden to the park is to be removed and the current poor boundary conditions of brick and timber between the site and park to the west are to be enhanced by planting a native hedgerow. This is illustrated in figures 4.3.3 and 4.3.4.

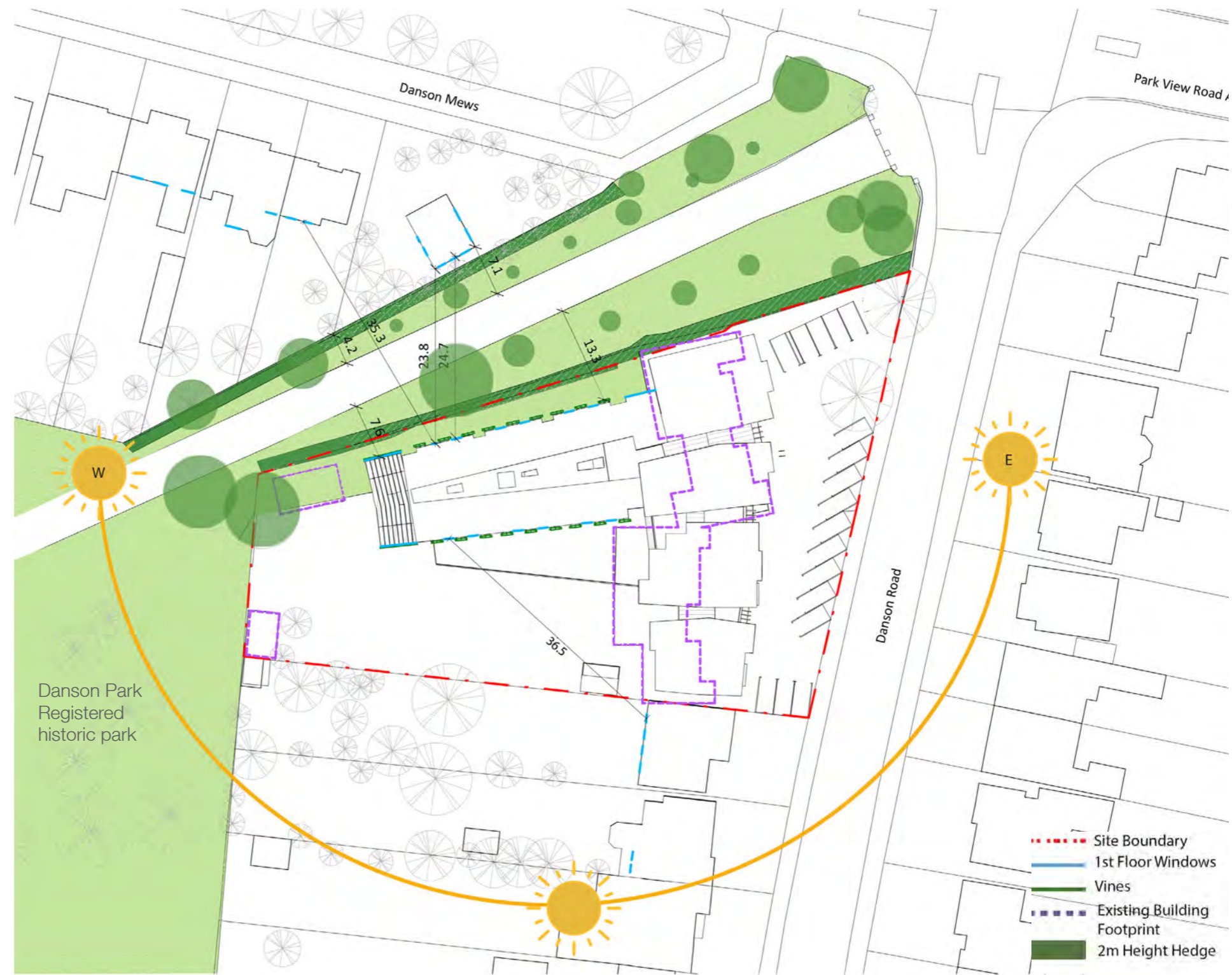


Figure 4.3.1 Key dimensions from Danson Park

4.3.5

Along the entrance route into the park, three layers of vegetation screening have been used to help maintain the 'green' quality of the path.

4.3.6

An existing boulevard of trees lines the path on either side, these are currently made up of young and more mature trees. These have grown since the original planning application in 2019 therefore as part of this statement updated photographs have been provided see views 1-6.

4.3.7

These new photos were taken in April 2022. It shows that the vegetation has largely remained unchanged since the original planning application. A new tree has been planted in view one and the other fairly young trees along the path are now starting to be established.

4.3.8

Behind these trees on either side is a thick evergreen hedge approximately two metres in height. As a person walks down the park these create the most noticeable impression.

4.3.9

Behind the hedge on either side there is currently built form of 1 and 2 storeys with pitched roof. The proposal looks to remove a single storey garage with pitched roof which sits on the boundary and introduce a two storey form, recessed 4.5-2.5 meters behind the hedge boundary. The architecture designs in rails on the façade facing the park entrance for vines to cover the built form, creating a third curtain of vegetation.



View 1



View 2



View 3



View 4



View 5



View 6



Figure 4.3.2 Existing boundary treatment



Figure 4.3.3 Existing boundary treatment



Figure 4.3.4 Proposed elevation along the path to Danson Park

4.3.10

The buildings elevation has been considered to reduce the presence of scale on the boundary. By stepping the elevation in multiple locations, it breaks down the façade into four smaller blocks rather than having a continual mass. The roof's contextually pitched roof also slopes away from the boundary to reduce the impression of height.

4.3.11

Finally, a material palette of brown / earth red metal has been chosen for the cladding to allow the building to appear recessive. A rustic colour blends in with the surrounding nature and allows the building to feel more concealed when viewed from the path. The change in material from brick to metal also allows the rear wing to feel recessive to the grandeur of the brick house facing onto the road.

4.3.12

Open green space is integral for healing and wellbeing. Existing residents around the park benefit from views of this public space from their bedrooms and living spaces as shown in Figure 4.3.5 and 4.3.6. The residents of the proposed scheme are less mobile and some are unable to actively experience these spaces so providing views from their bed is hugely beneficial for the wellbeing of the elderly in Bexleyheath.



Figure 4.3.5 Houses on Radnor Avenue



Figure 4.3.6 -16 and 17 Danson Mead

5.0 Neighbouring Plots

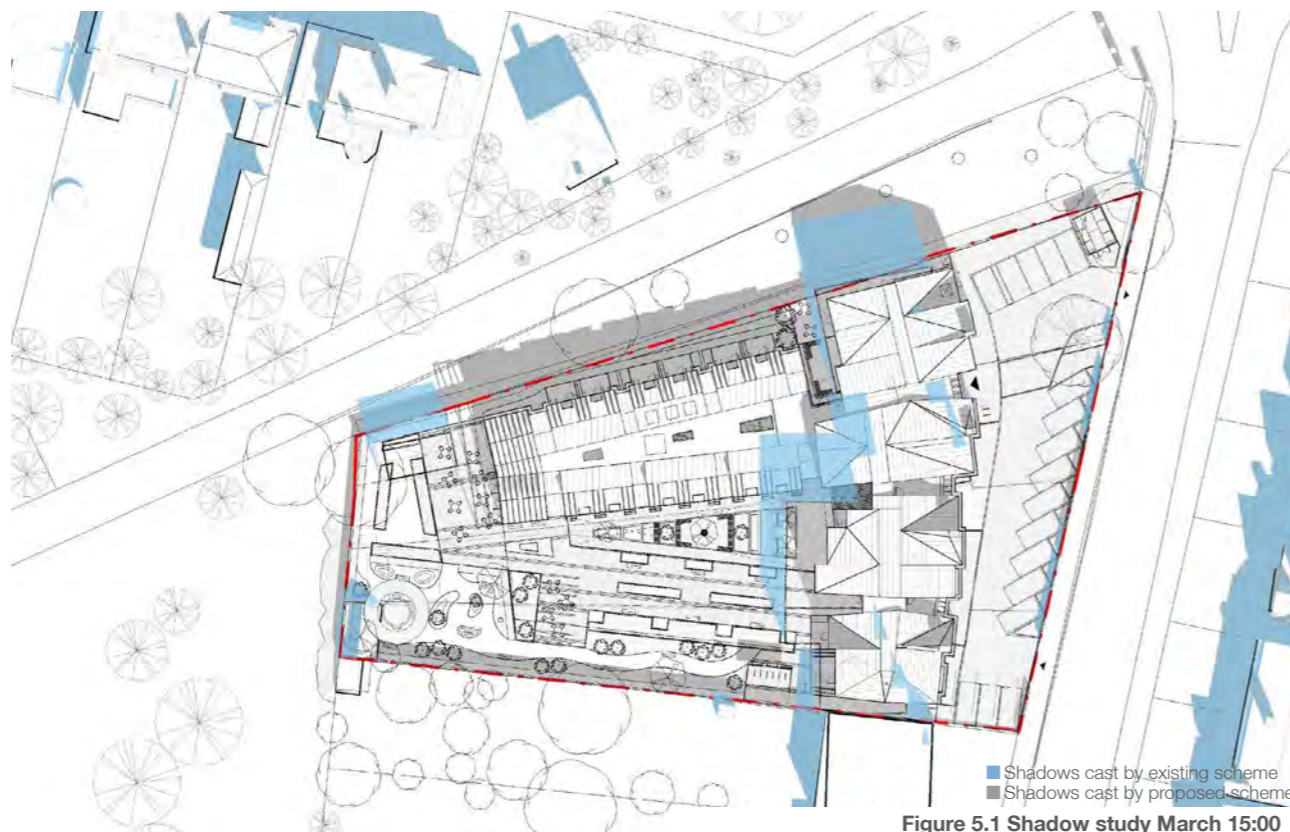


Figure 5.1 Shadow study March 15:00

As outlined in section 4, the layout of the proposal has been carefully considered to have minimal impact to the neighbouring residential developments. Reason 6 of the refusal which referred to the potential impact of the proposal on 1 Danson Mead has been withdrawn following a separate daylight, sunlight assessment. However, the Party 6 Statement of Case still raises concerns around this and extends these concerns to 10 Danson Road.

5.1 1 Danson Mead

Figure 5.2 shows the location of 1 Danson Mead which sits at the opposite side of the path into Danson Park. At its closest point there is 23.8m between the buildings. Given the suburban nature of the area this is a very acceptable.

5.1.2

Through the development of the design, sun studies were undertaken to understand the impact of the proposed form. Figure 5.1 shows the change in shadow caused by the development. The blue is the shadow cast

by the existing buildings while the grey is the proposed shadow study.

5.1.3

A separate daylight, sunlight assessment has been prepared by GL Hearn, which has demonstrated that one Danson Mead is not adversely effected by the proposal. Therefore this report focuses on the outlook from the property.

5.1.4

Plans of 1 Danson Mead (refer to figure 5.4 and 5.5) have been taken from a planning application which was approved to extended the length of the property towards Danson Road. The extension was completed in approximately 2012. The extension is highlighted in blue on figure 5.6.

5.1.5

In English law there is no right to a view. However the layout of the proposed development has been designed to limit the impact of the development on the residents of 1 Danson Mead.



Figure 5.2 Location of 1 Danson Mead



Figure 5.3 Section through 1 Danson Mead

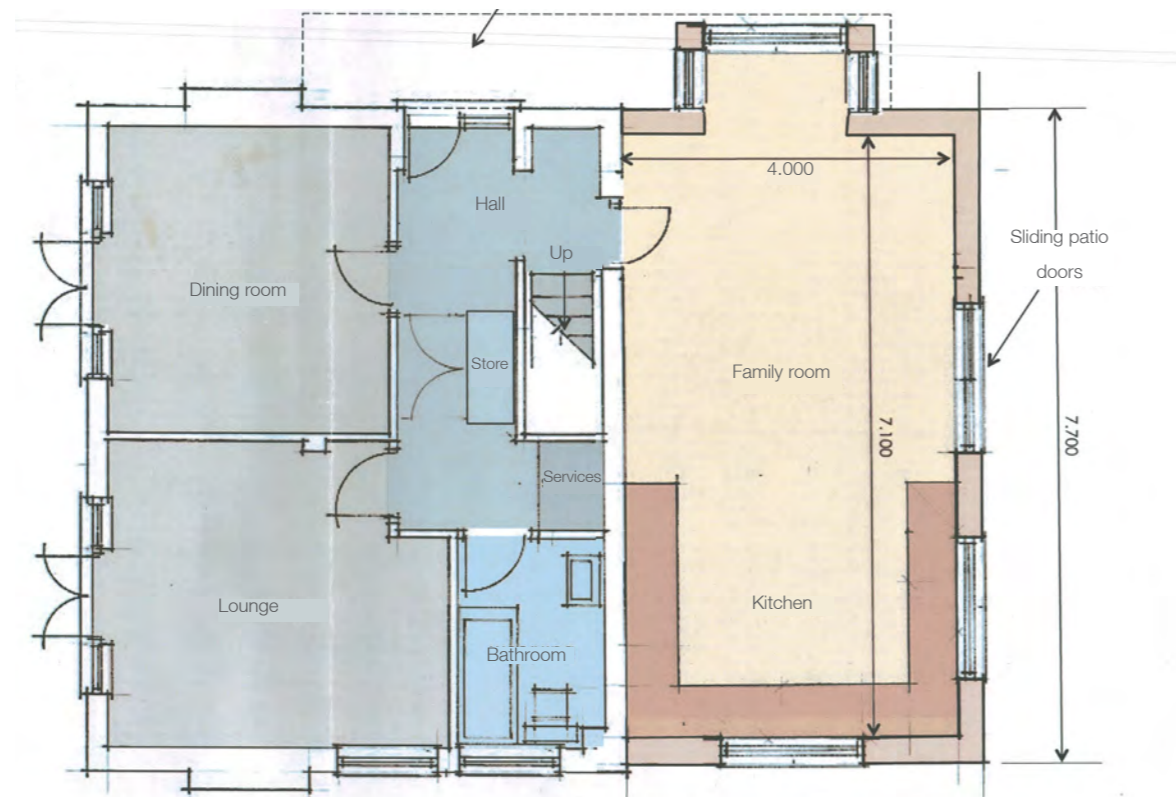


Figure 5.4 Planning Application for 1 Danson Mead Proposed First Floor Plan

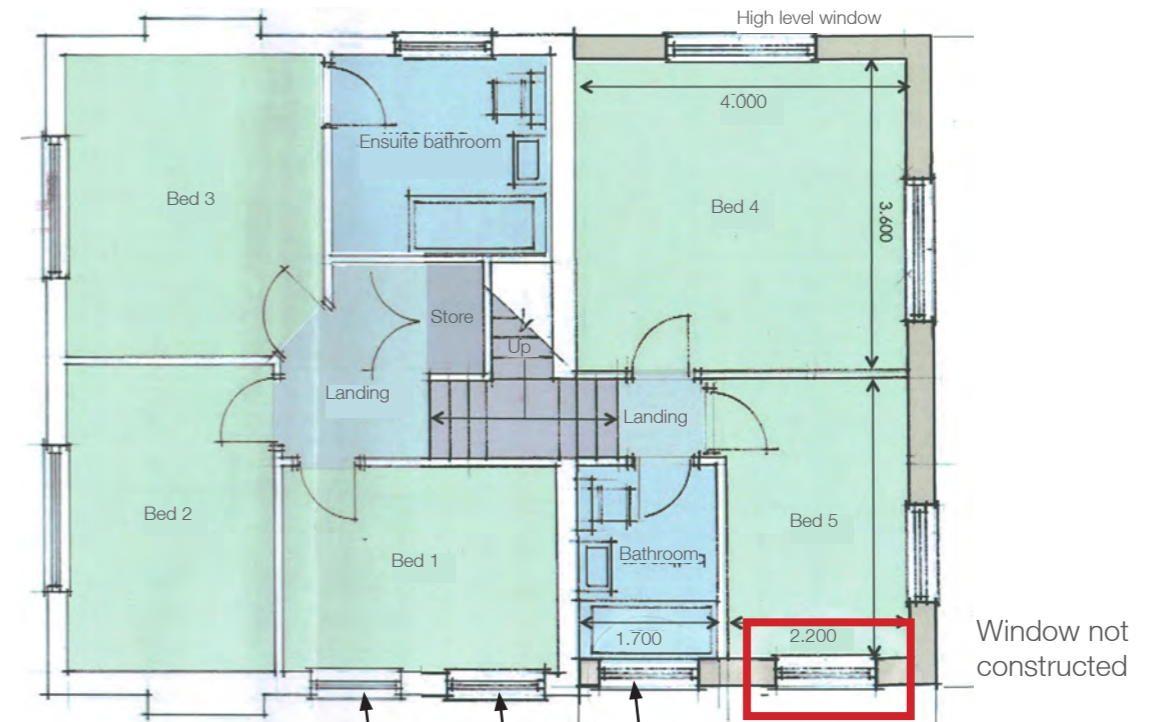


Figure 5.5 Planning Application for 1 Danson Mead: proposed Ground Floor Plan

5.1.6

Figure 5.2 shows the view cones for windows on the west elevation of 1 Danson Mead. Irrespective of obstruction from vegetation, this shows that the proposal will not affect these long distance views into the park.

5.1.7

Therefore the windows most likely affected by the development would be the windows on the south elevation, these are shown in figure 5.6.

5.1.8

As shown in the photo, windows on the ground floor, into the kitchen and a bathroom are already significantly obstructed behind the high hedge running along the boundary to the park.

5.1.9

On the first floor, the three windows closest to the proposed development are for a bedroom and a bathroom. Only the bedroom should be classed as a habitable room therefore only one room and two windows will have sight of the proposal. This not a significant impact as to cause overbearing to 1 Danson Mead.



Figure 5.6 Photo of 1 Danson Mead

5.2

10 Danson Road

Figure 6.2 shows the location of 10 Danson Road which lies to the south of the proposal on Danson Road. The purple dashed line represents the existing footprint of the building overlaid on the proposed footprint. Relevant proposed and existing window placements are marked in blue.

5.2.1

Suburban housing typology along Danson Road entails an element of oblique overlooking of gardens due to the proximity of windows to boundaries on the first floor. The proposed mass has been designed so the adjacent windows to the boundary replicate the orientation and proximity of the windows currently in place at first floor to ensure overlooking is not increased.

5.2.3

The rear wing of the building has been placed to the northern boundary of the site away from 10 Danson Road. The ground floor windows on this elevation will have privacy provided by the boundary hedge between 10 Danson Road and

the site. It has been ensured that windows at the first floor are an adequate distance from the boundary to reduce impact on the 10 Danson Road garden and rear windows. The closest glazing perpendicular to the site boundary is 17m and this distance is extended further and at an oblique angle to the rear windows of 10 Danson Road. Given the suburban nature of the area this is acceptable.

5.2.4

Due to the proposal being positioned north of the site, there will be no substantial overshadowing caused by the proposal.

5.2.5

Excavation of the basement was not a reason for refusal. However, a concern was raised over 10 Danson Road's foundations in the Party 6 Statement of Case. It should be noted that the basement line is 6m from the boundary so any effect on 10 Danson Road is minimal. Figure 6.3.

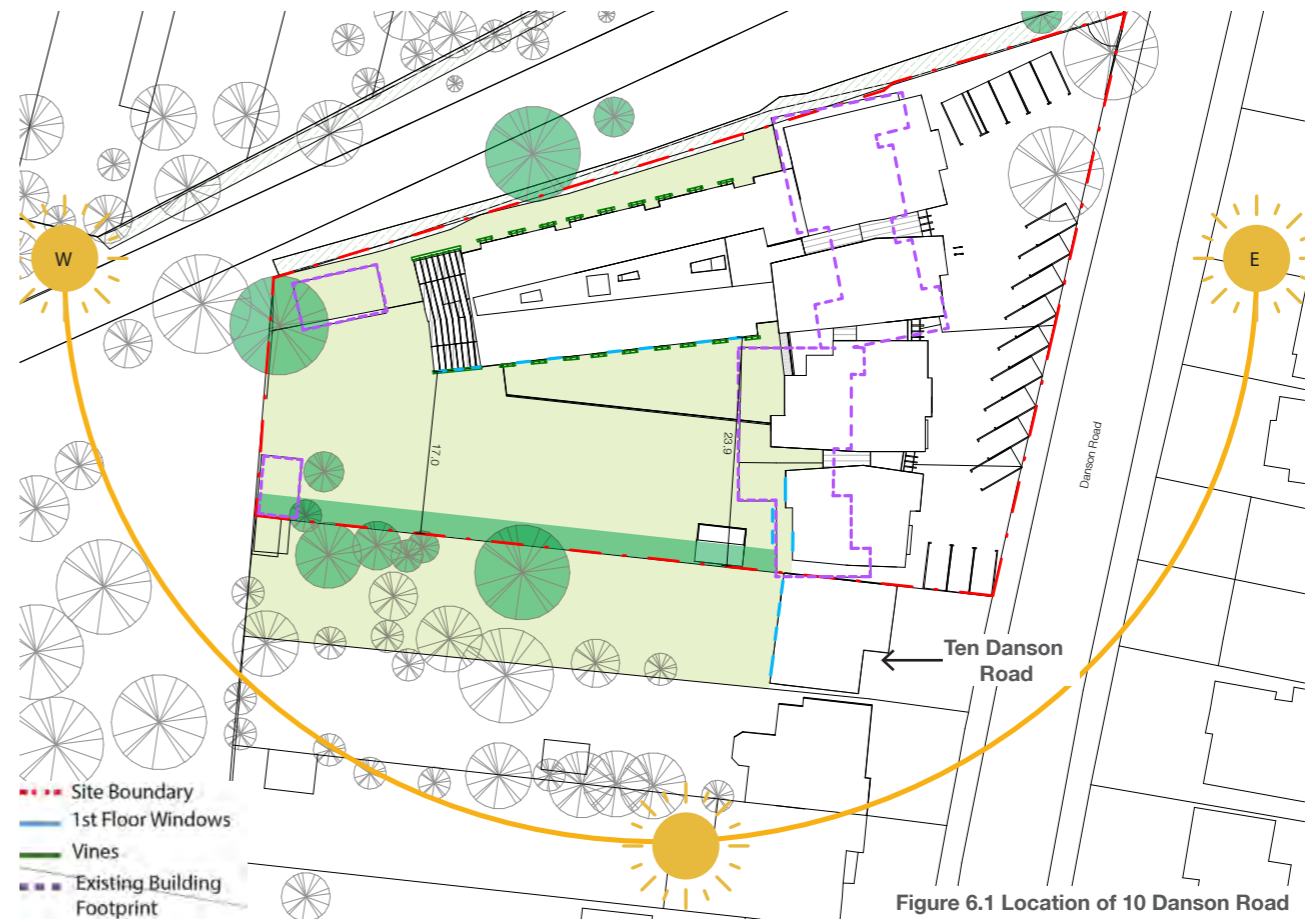


Figure 6.1 Location of 10 Danson Road



Figure 6.2 Elevation of existing site building and 10 Danson Road

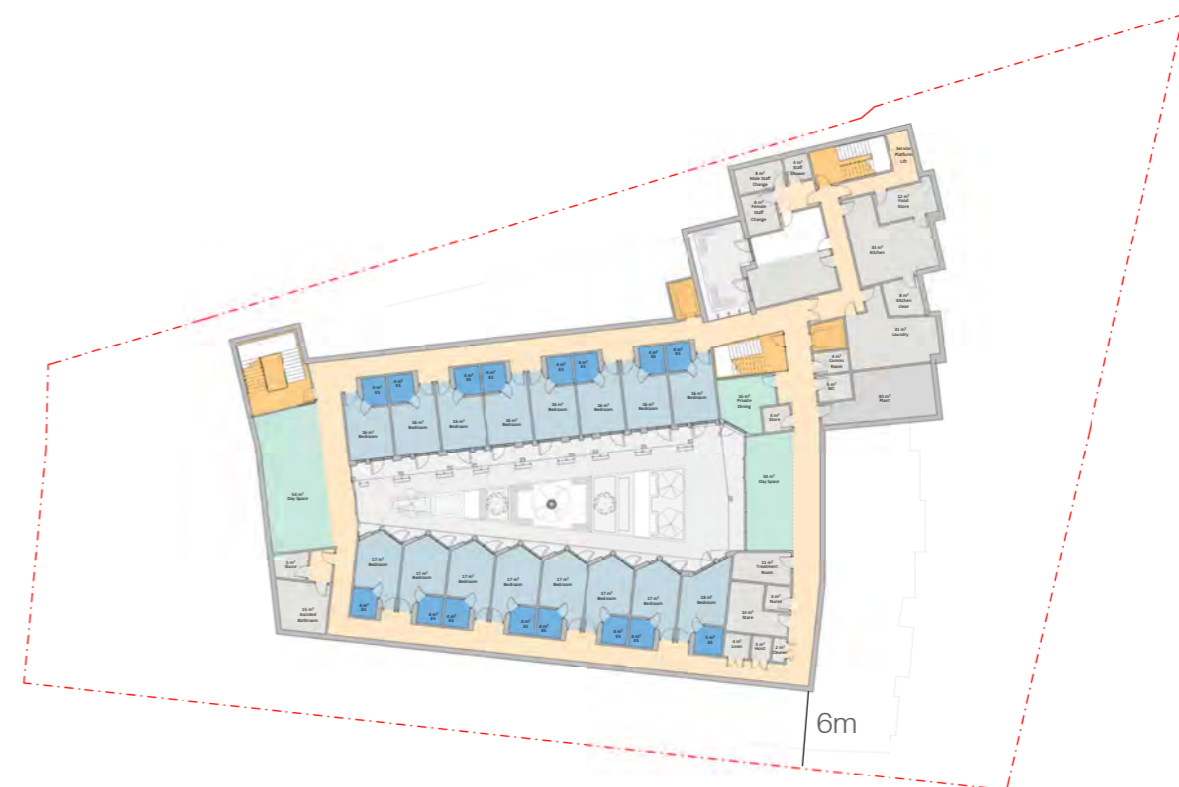


Figure 6.3 Proposed Lower Ground Floor Plan

6.0 Conclusions



6.1

This statement has set out to provide evidence to address issues concerning design raised in the reasons for refusal in the decision notice issued by the London Borough of Bexley in relation to application 19/03072/FULM. This refused planning permission for the change of use of the existing residential dwelling to non residential D1 institutional use and the erection of a 70 bedroom care home at 2, 4, 6 and 8 Danson Road, Bexleyheath.

6.2

The refusal at committee came despite the planning case officer making recommendation to approve the scheme.

6.3

The evidence in this statement relates to the following issues around the reasons for the refusal which cover the main aspects contested by The Rule Party 6

- The design of the building; particularly layout, height, bulk and scale harmful to the character's area
- Harm to the Grade II listed registered park and gardens due to the position, height, bulk and scale of development
- Harm Number 1 Danson Mead

With additional points and images added to address Rule Party 6 concerns around layout and affects on amenity to 10 Danson Road.

6.4

The evidence set out demonstrates that the design of the building has been carefully considered and will provide a high quality specialist facility for end of life care of residents including those suffering from dementia.

6.5

The proposal has been assessed against the requirements for good design in national and local policy and is entirely compliant with the policy in the NPPF and the Bexley Strategic Plan.

6.6

The design approach has followed the principles set out in the National Design Guide and the new building provides an elegant modern response to the surrounding townscape. This includes the grain, bulk and scale of the development and appropriate use of materials to provide a sympathetic response which respects the adjacent Danson Park.

6.7

Based upon the above and the evidence contained herein, it is our belief that this scheme should be granted planning permission and that the reasons raised by the Rule 6 Party to refuse the scheme are not merited.

7.0 Appendix

Neighbouring Daylight and Sunlight Report

CAREBASE LTD

2-8 Danson Road
Bexley
Bexleyheath
DA6 8HB

9th May 2022

Prepared by

GL Hearn

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Confidential

EXECUTIVE SUMMARY

The proposed development consists of:

Danson Road is located in the suburban London Borough of Bexley, the new 70-bed care home replaces 2 semi-detached houses on the edge of Danson Park. The project has been designed to reflect its residential surroundings with minimal impact on its context with a well-considered relationship to the park. The home consists of clusters of bedrooms, with associated amenities and support spaces over four floors including a sunken basement garden level. Communal areas include a spa, bistro, library, cinema, external gardens and upper floor terraces. This creates a high-quality environment that, combined with covert medical assistance, aims to provide a welcoming and comfortable home for residents, staff and visitors.

This report assesses the effect the proposed, will have on the neighbouring property's daylight and sunlight levels. The methodology has been prepared per BRE 209 'Site Layout Planning for Daylight and Sunlight – A guide to good practice'.

The daylight and sunlight levels have been considered one of the neighbouring residential properties. The overshadowing has been considered to two neighbouring properties.

Overall there is a negligible effect on neighbouring daylight and sunlight conditions. A summary of the results has been tabled below:

Table 1 - Window (W), Room (R), Number (No.), Percentage (%)

Daylight						Sunlight				
Vertical Sky Component			Daylight Distribution			Annual Probable Sunlight Hours				
No. W	No. Pass	% Pass	No. R	No. Pass	% Pass	No. W	Annual Pass	Annual % Pass	Winter Pass	Winter % Pass
5	5	100	3	3	100	5	5	100	5	100

Overshadowing to the amenity spaces has been assessed on 21st March to 1 Danson Mead and 2 Danson Mead. Both meet the BRE

The development has been designed to minimise the effect it has on daylight and sunlight amenity to the neighbouring properties. The overall level of compliance should be looked at favourably.

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2 PLANNING POLICY	5
3 BRE REPORT "SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE" SECOND EDITION (2011) ('THE REPORT')	6
4 ASSESSMENT OF SURROUNDING PROPERTIES	11
5 CONCLUSION	13

APPENDICES

APPENDIX A1: 3D PLOTS

APPENDIX B1: VERTICAL SKY COMPONENT INCL ANNUAL PROBABLE SUNLIGHT HOURS RESULTS

APPENDIX B2: DAYLIGHT DISTRIBUTION RESULTS

APPENDIX B3: DAYLIGHT CONTOUR PLOTS

APPENDIX B4: PERMANENT OVERSHADOWING RESULTS

APPENDIX B5: PERMANENT OVERSHADOWING PLOTS

General Disclaimer

PROJECT DATA

Client	Carebase Ltd
Architect	Ryder Architecture
Project Address	2-8 Danson Road
GL Hearn Reference	A41544

SOURCES OF INFORMATION

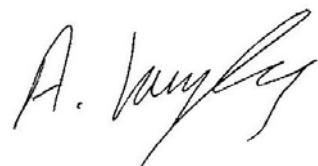
Contextual Model	AccuCities
Survey Drawings	Warners
Proposed Model	Ryder Architecture
Proposed Drawing Register	Ryder Architecture

QUALITY STANDARDS CONTROL

The signatories below verify that this document has been prepared following our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business Director.

DATE	ORIGINATOR	APPROVED
09.05.22	Felix Carter Associate	Aaron Langley Director



Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INSTRUCTIONS AND BRIEF

- 1.1 Under instructions received from Carebase Ltd on 3rd May 2022, we have analysed the effect on the daylight and sunlight amenity to the neighbouring residential properties.
- 1.2 Our analysis and this report have been undertaken under the current GL Hearn Terms of Business and as per the Stage, Two Services detailed in our Scope of Service.
- 1.3 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the effect of the proposed development on the daylight and sunlight levels received by the neighbouring buildings using our bespoke software. Our assessment is based on a visual inspection, the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

2 PLANNING POLICY

2.1 National Planning Policy

- 2.1.1 There is no legislation which specifically refers to a particular minimum standard in respect of daylight, sunlight and overshadowing.
- 2.1.2 National Planning Policy Framework (NPPF)
- 2.1.3 pg 37 states:

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)

2.2 Regional Planning Policy

- 2.2.1 The London Plan – Spatial Development Strategy for London (2011) (amendments 2016)

2.2.2 Policy 7.6 states:

... buildings and structures should... not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and micro-climate.

2.2.3 Policy 7.7 states:

Location and design of tall buildings should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and Tele Communication interference.

3 BRE REPORT "SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE" SECOND EDITION (2011) ('THE REPORT')

3.1 Principles

3.1.1 The Second Edition of the Report replaces the 1991 document of the same name with effect from October 2011.

3.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with "special circumstances" for example "in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings." This is amplified by the following extracts from the introduction (P1, para. 6) and Section 2.2:

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design..." (P1, para. 1.6)

"In special circumstances the Developer or Planning Authority may wish to use different target values." (P1, para. 1.6)

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light". (P7 para. 2.2.3)

3.1.3 The examples given in the Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

3.2 Daylight

3.2.1 In summary, the BRE Report states that:

“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *the vertical sky component [‘VSC’] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; or*
- *the area of the working plane (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times its former value.*

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, store rooms, 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.”

3.2.2 Further guidance has been provided in the Second Edition of the report in relation to existing windows with balconies:

“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 may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.” (2.2.11)

A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.” (2.2.12)

3.3 Appendix F

3.3.1 This appendix gives guidelines on setting alternative target values for skylight and sunlight access. This allows a developer to set alternative targets for vertical sky component levels which can be generated from the layout dimensions of existing development or derived from the internal layouts and direct daylighting needs of the proposed development itself. The Report uses the example of a mews in an historic city centre, where a typical obstruction angle from the ground floor window level might be closer to 40 degrees, which would correspond to a VSC of 18%. This can then be used as a target value for development in that street if new development is to match the existing layout.

3.3.2 A similar approach may also be adopted in cases where an existing building has windows that are close to the site boundary and take more than their fair share of light. To ensure that new development matches the height and proportions of existing buildings, the Report suggests that the VSC and Annual Probable Sunlight Hours ('APSH') target for these windows could be set to those for a 'mirror-image' building of the same height and size and equal distance away on the other side of boundary.

3.3.3 Useful guidance is provided on the types of tests to be applied when considering the loss of light to an existing building. F6 states the following:

“In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylight environment as a whole. The average daylight factor (ADF) (Appendix C) also depends on the room and window dimensions, the reflectance of interior surfaces and the type of glass, as well as the obstruction outside. It is an appropriate measure to use in new buildings because most of these factors are within the developer’s control.”

“Use of the ADF for loss of light to existing buildings is not generally recommended. The use of the ADF as a criterion tends to penalise well-daylit existing buildings, because they can take a much bigger and closer obstruction and still remain above the minimum ADFs recommended in BS 8206-2. Because BS 8206-2 quotes a number of recommended ADF values for different qualities of daylight provision, such a reduction in light would still constitute a loss of amenity to the rooms. Conversely if the ADF in an existing building were only just over the recommended minimum, even a tiny reduction in light from a new development would cause it to go below the minimum, restricting what could be built nearby.” (F6 and F7)

3.3.4 This appendix also clarifies the situations when meeting a set ADF target value with a new development in place could be appropriate as a criterion for loss of light. These are:

- “(i) where the existing building is one of a series of new buildings that are being built one after another, and each building has been designed as part of the larger group*
- (ii) as a special case of (i), where the existing building is proposed but not built. A typical situation might be where the neighbouring building has received planning permission but not yet been constructed*
- (iii) where the developer of the new building also owns the existing nearby building and proposes to carry out improvements to the existing building (e.g. by increasing window sizes) to compensate for the loss of light. However, where there is a long-term occupier of the existing building it would be appropriate for there to be no reduction in ADF, or at worst only a small reduction. BS 8206-2 states that a reduction in VSC to 0.8 times its former value corresponds to a reduction in the ADF in the rooms served by the window to between 0.85 times and 0.92 times its former value when the original VSC was more than >27% or 5% respectively*
- (iv) where the developer of the new building also owns the existing nearby buildings and the affected rooms are either unoccupied or would be occupied by different people following construction of the new building” (F8)*

3.3.5 The Report also states that:

“Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the ‘no-sky line’ in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed, although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated.”

...Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed.”

3.3.6 Appendix C of the Report provides details of BS8206: Part 2 British Standard for Daylighting and the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual: Windows Design which provide advice and guidance on interior daylighting. The BRE Report is intended to be used in conjunction with these documents, and its guidance is intended to fit-in with their recommendations. The British Standard and the CIBSE manual put forward three main criteria for interior daylighting, one of which is the use of the Average Daylight Factor (df) calculation. Essentially, the documents recommend that, if a supplementary electric lighting is provided, a df value of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms should be attained.

3.3.7 The British Standard also suggests, that if a predominately daylight appearance is required, then df should be 5% or more if there is no supplementary electric lighting. However, in all modern living accommodation supplementary electric lighting is provided and, as such, df values detailed above are used as target values.

3.4 Sunlight

3.4.1 The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

“If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

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

3.4.2 The report also states that:

“...It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within ninety-degrees of due south anyway.” (3.2.3)

4 ASSESSMENT OF SURROUNDING PROPERTIES

- 4.1 The result tables are located in Appendix B.
- 4.2 Existing verse proposed conditions have been analysed.
- 4.3 Potentially sensitive receptors have been identified in the mark-up below:

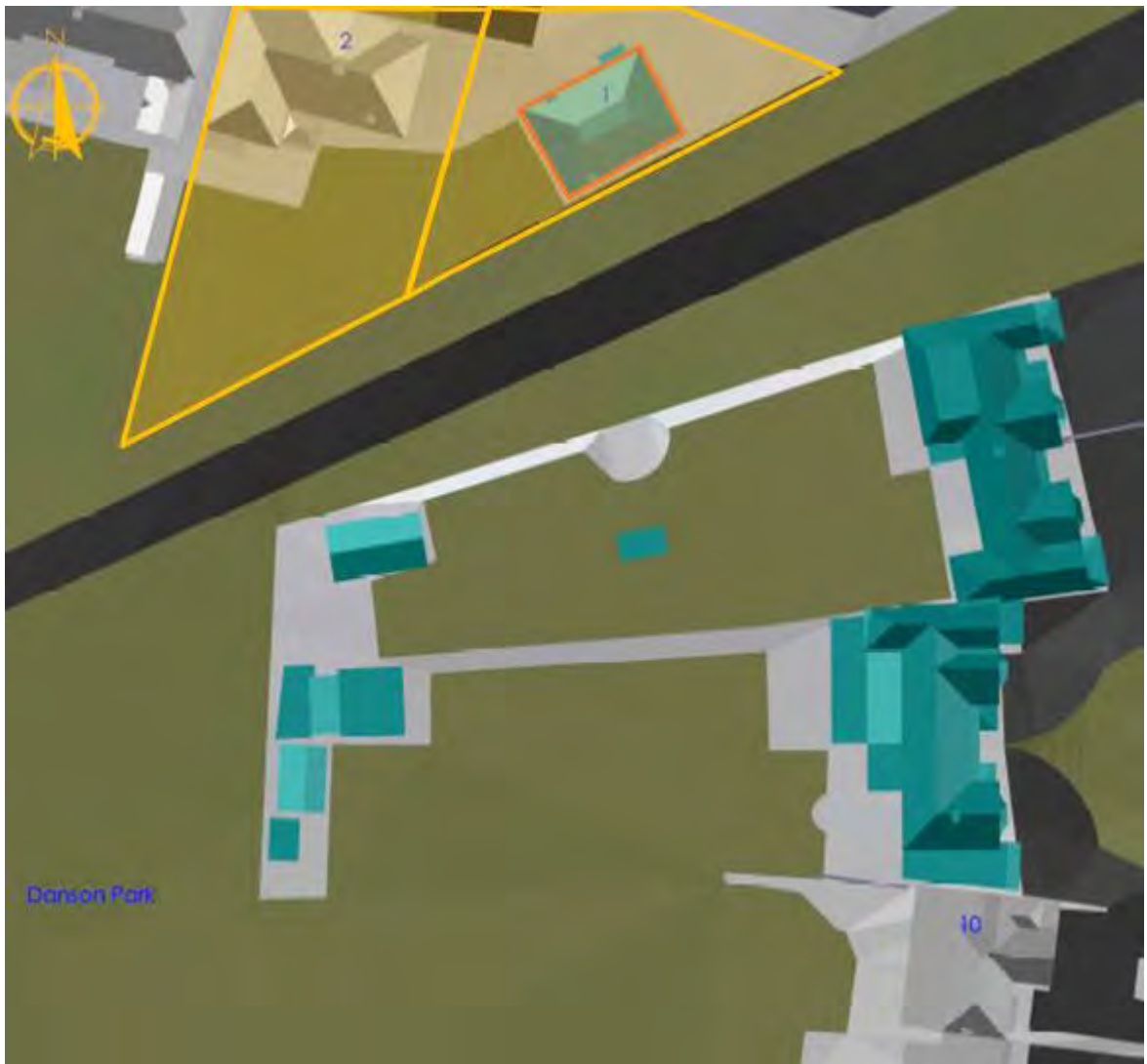


Table 2 - Potentially Sensitive Receptors – Overshadowing (Yellow) and Daylight, Sunlight (Orange)

Ref	Address
1	1 Danson Mead – Daylight, Sunlight and Overshadowing
2	2 Danson Mead – Overshadowing

4.4 Daylight Summary

- 4.4.1 The daylight has been assessed to 1 Danson Mead. Floorplans were obtained for the property from planning application 15/01590/FUL.
- 4.4.2 The daylight has been assessed to five windows using the Vertical Sky Component. five windows met the recommendations as detailed within the BRE, equating to an overall compliance rate of 100%.
- 4.4.3 Internal daylight has been assessed using Daylight Distribution. Three rooms were tested and three met the BRE recommendations equating to a compliance rate of 100%.
- 4.4.4 The BRE would classify the effect of the proposed development on the neighbouring amenity to be negligible. In addition to the compliance, the BRE states that where a reduction is less than 20% the effect is likely to be unnoticeable by the occupier. The largest reduction is less than 7%, therefore occupier enjoyment should be unnoticeable when compared to the existing conditions. Furthermore, the access of daylight to this property following the development is more than the recommendations provided within the BRE.
- 4.4.5 A summary table of results is detailed below:

Table 3 - Window (W), Room (R), Number (No.), Percentage (%)

Daylight					
Vertical Sky Component			Daylight Distribution		
No. W	No. Pass	% Pass	No. R	No. Pass	% Pass
5	5	100	3	3	100

4.5 Sunlight Summary

- 4.5.1 Sunlighting has been assessed to five windows. The availability of sunlight hours has been assessed during two conditions: Annual Probable Sunlight Hours and Winter Probable Sunlight Hours.
- 4.5.2 Annual conditions demonstrate that five windows met the recommendations detailed in the BRE equating to 100% compliance. During winter conditions five met the recommended levels equating to 100% compliance. This property will retain the same sunlighting conditions following the proposal as it did in the existing conditions.

4.5.3 A summary table of results is detailed below:

Table 4 - Window (W), Room (R), Number (No.), Percentage (%)

Sunlight					
Annual Probable Sunlight Hours			Winter Probable Sunlight Hours		
No. W	No. Pass	% Pass	No. W	No. Pass	% Pass
5	5	100	5	5	100

4.5.4 Permanent Overshadowing has been assessed to two amenity areas, including private gardens, public gardens, parks and areas specifically requested by the Local Authority.

4.5.5 1 Danson Mead will retain 100% of the existing conditions following the proposed and therefore is BRE compliant.

4.5.6 2 Danson Mead will retain 100% of the existing conditions following the proposed and therefore is BRE compliant.

4.5.7 Overall, the retained levels of daylight and sunlight concur with the BRE guidelines.

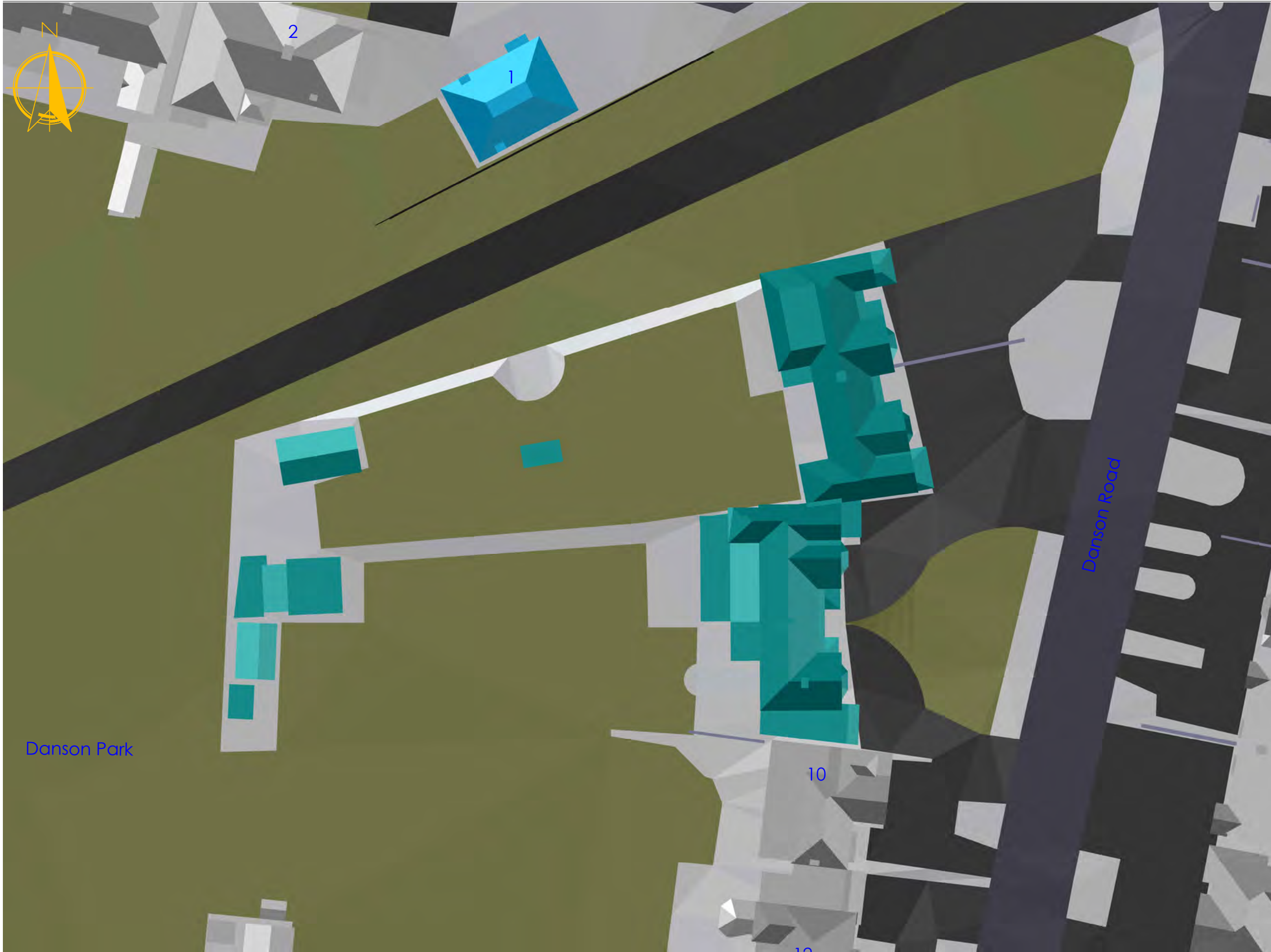
5 CONCLUSION

5.1 Our analysis demonstrates that the proposed development of 2-8 Danson Road would not materially affect the daylight and sunlight amenity received to the existing surrounding properties when assessed following the guidelines and satisfying the expectations of the BRE Report.

5.2 The proposed development has minimised the potential effect it has on neighbouring daylight and sunlight availability. We therefore conclude that the proposal should be considered acceptable in terms of daylight and sunlighting.

APPENDICES

APPENDIX A1: 3D PLOTS



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NOTES :




Analysis

Produced using Waldram Tools
 MBS Survey Software Ltd
 (www.mbs-software.co.uk)

Proposed Model
 Ryder Architecture

Testing Environment
 Photogrammetric Model - AccuCities
 Topographical Survey - Warners

REVISION : 01

-  Existing Buildings and Structures
-  Existing Analysed Buildings
-  Existing Buildings on site

REV	DRWN	CHKD	APPD	DESCRPT	DATE
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PROJECT:
 2-8 Danson Road

CLIENT:
 Carebase

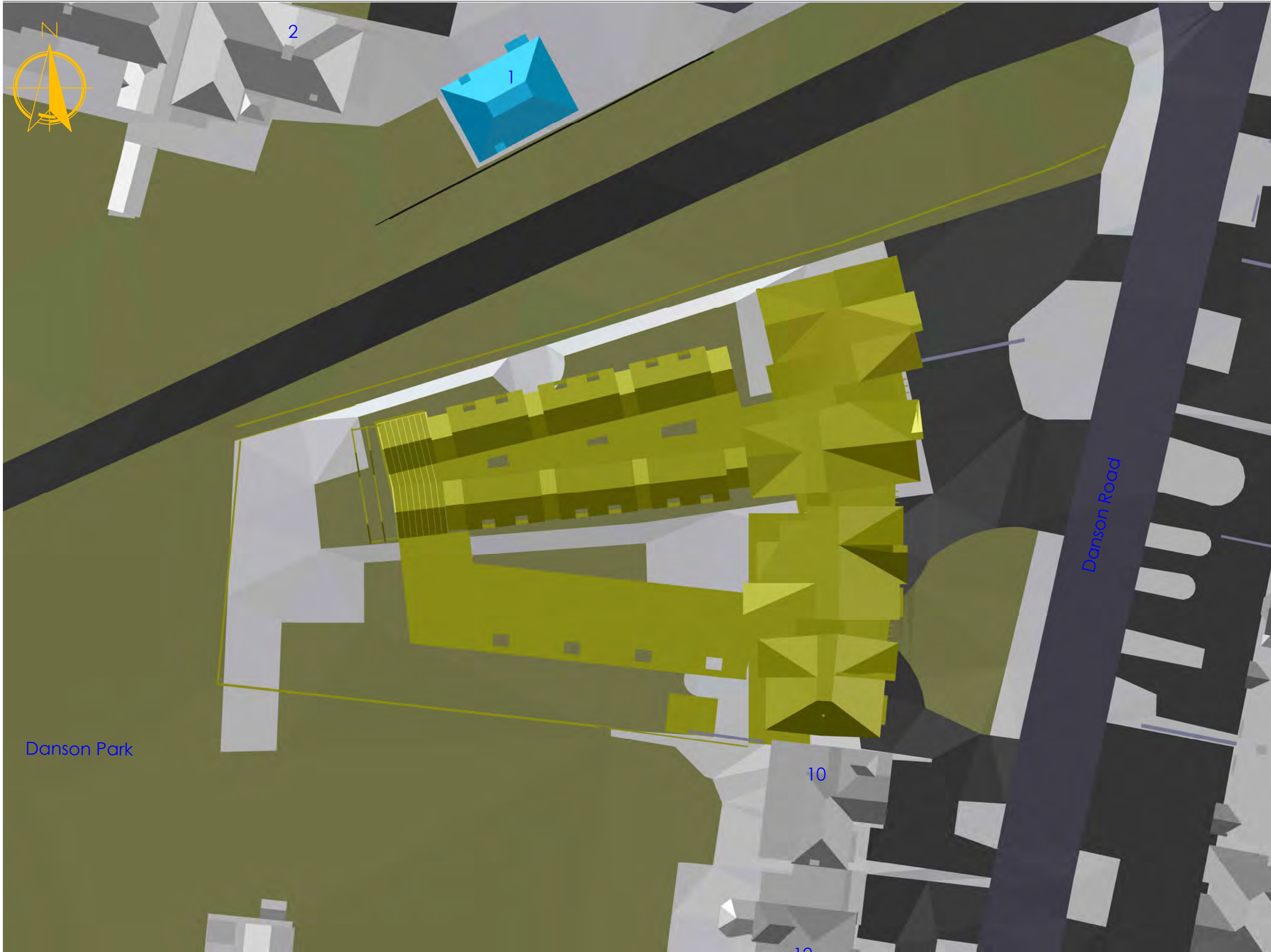
DRAWING TITLE:
 Existing Site Plan

PROJECT NO:	ISS NO	DRAWING NO:	REVISION:
A41539	1	01	01

DATE: 09.05.2022
 DRAWN BY: —
 CHECKED BY: FC

SCALE: NTS @ A3





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Proposed Model
 Ryder Architecture

Testing Environment
 Photogrammetric Model - AccuCities
 Topographical Survey - Warners

REVISION : 01

- Existing Buildings & Structures
- Existing Analysed Buildings
- Proposed Buildings on Site

REV	DRWN	CHKD	APPD	DESCRPT	DATE
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PROJECT:
 2-8 Danson Road

CLIENT:
 Carebase

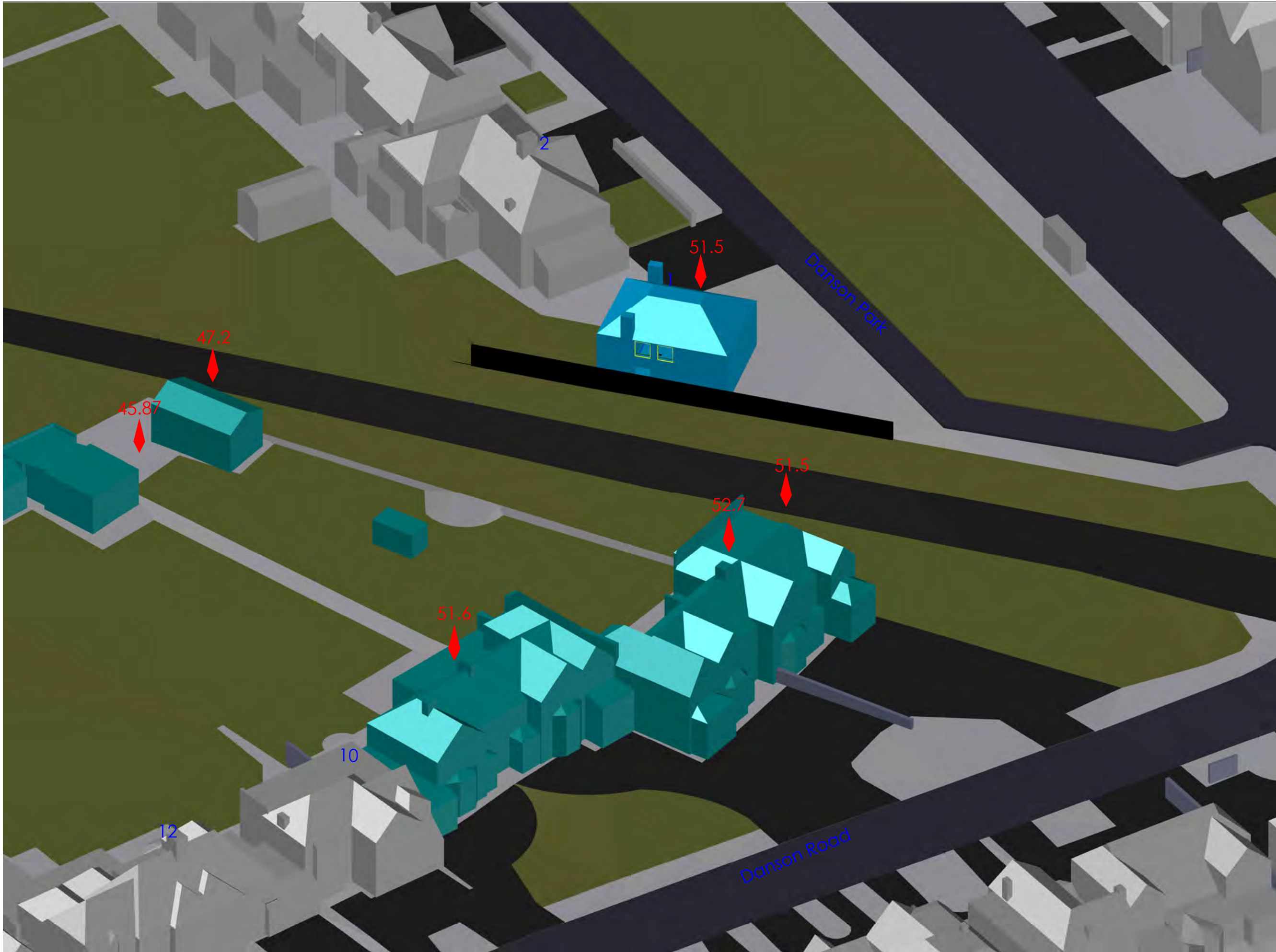
DRAWING TITLE:
 Proposed Site Plan

PROJECT NO:	ISS NO	DRAWING NO:	REVISION:
A41539	1	02	01

DATE: 09.05.2022
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Proposed Model
 Ryder Architecture

Testing Environment
 Photogrammetric Model - AccuCities
 Topographical Survey - Warners

REVISION : 01

- Existing Buildings and Structures
- Existing Analysed Buildings
- Existing Buildings on Site

REV	DRAWN	CHKD	APPD	DESCRPT	DATE
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PROJECT:
 2-8 Danson Road

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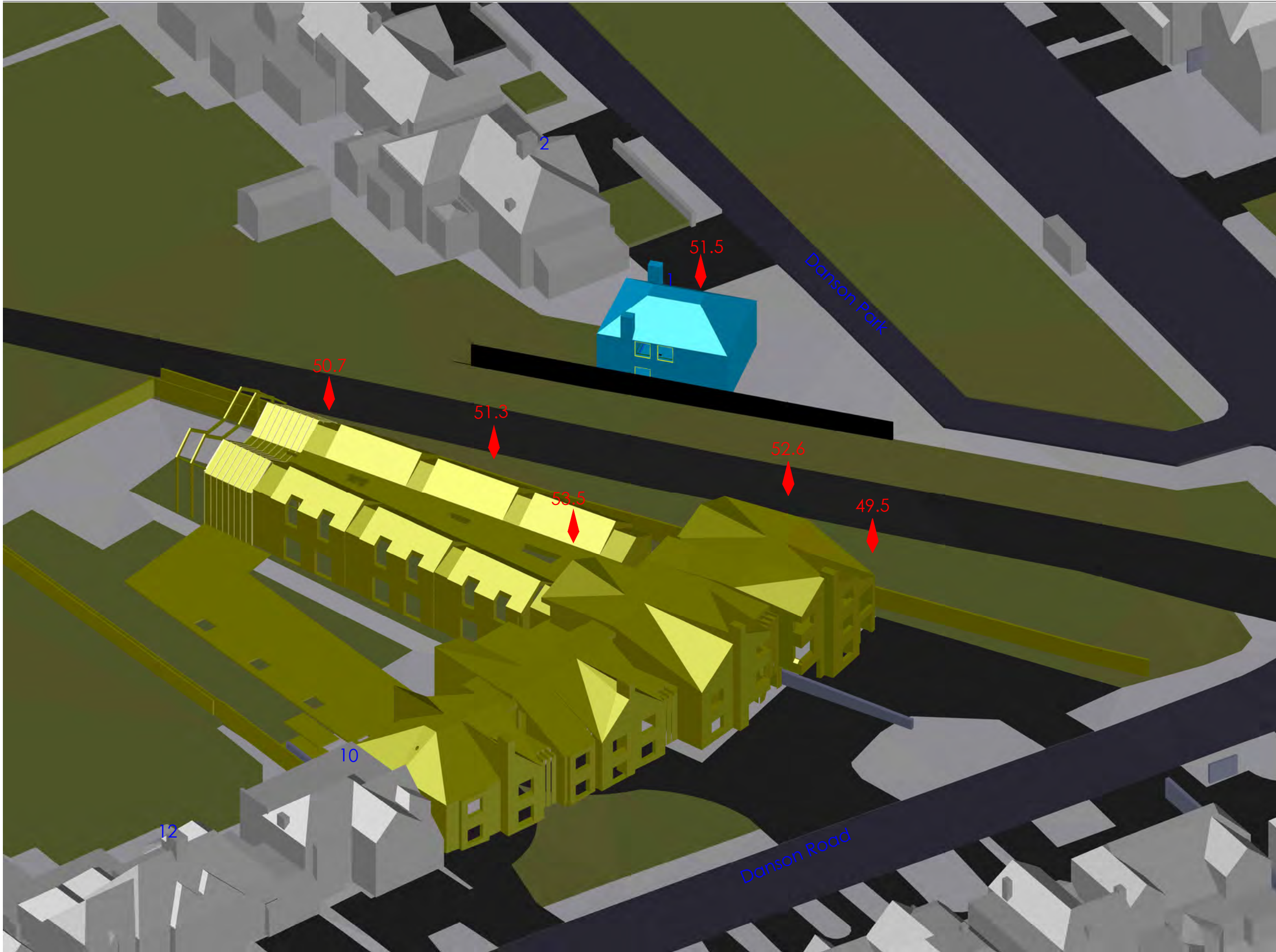
DRAWING TITLE:
 Existing 3D Views

PROJECT NO:	ISS NO	DRAWING NO:	REVISION:
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 Ryder Architecture

Testing Environment
 Photogrammetric Model - AccuCities
 Topographical Survey - Warners

REVISION : 01

— Existing Buildings & Structures
 — Existing Analysed Buildings
 — Proposed Buildings on Site

REV	DRWN	CHKD	APPD	DESCRPT	DATE
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PROJECT:
 2-8 Danson Road

CLIENT:
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DRAWING TITLE:
 Proposed 3D Views

PROJECT NO:	ISS NO	DRAWING NO:	REVISION:
A41539	1	04	01

DATE: 09.05.2022
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APPENDIX B1: VERTICAL SKY COMPONENT INCL ANNUAL PROBABLE SUNLIGHT HOURS RESULTS

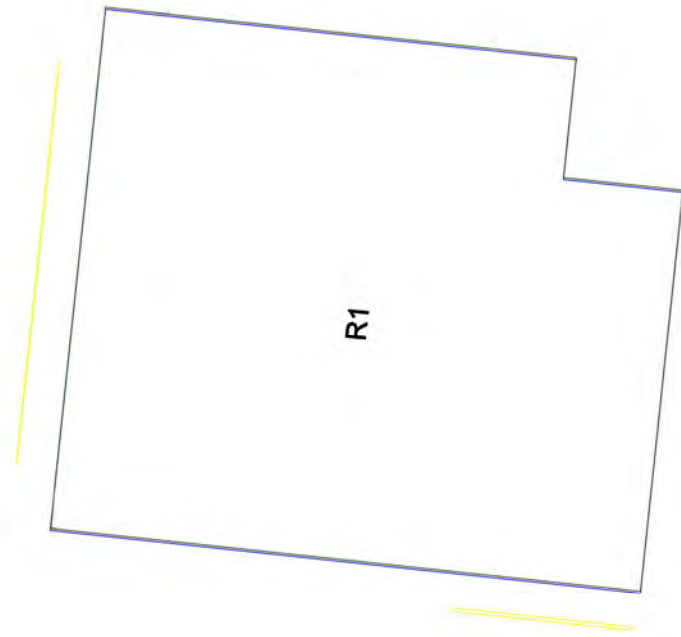
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	
1 Danson Mead																			
Ground	R1	Residential	Living Room	W1	Existing	36.34	0.93	YES	152°	80.00	1.00	YES	26.00	1.00	YES	95.00	YES	28.00	YES
					Proposed	33.93				80.00			26.00						
				W2	Existing	36.44	0.98	YES	242°	62.00	1.00	YES	23.00	1.00	YES				
					Proposed	35.85				62.00			23.00						
First	R1	Residential	Bedroom	W1	Existing	37.59	0.96	YES	152°	81.00	1.00	YES	27.00	1.00	YES	81.00	YES	27.00	YES
					Proposed	36.27				81.00			27.00						
					W2	Existing	37.62	0.96	YES	152°	81.00	0.99	YES	27.00	0.96	YES			
					Proposed	36.27				80.00			26.00						
	R2	Residential	Bedroom	W3	Existing	38.27	0.99	YES	242°	63.00	1.00	YES	23.00	1.00	YES	63.00	YES	23.00	YES
					Proposed	37.96				63.00			23.00			63.00	YES	23.00	YES

APPENDIX B2: DAYLIGHT DISTRIBUTION RESULTS

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
1 Danson Mead								
Ground	R1	Living Room	Area m2	16.59	16.59	16.59		
			% of room		99.99%	99.99%	1.00	YES
First	R1	Bedroom	Area m2	10.44	10.43	10.43		
			% of room		99.86%	99.86%	1.00	YES
First	R2	Bedroom	Area m2	11.10	10.91	10.91		
			% of room		98.24%	98.24%	1.00	YES

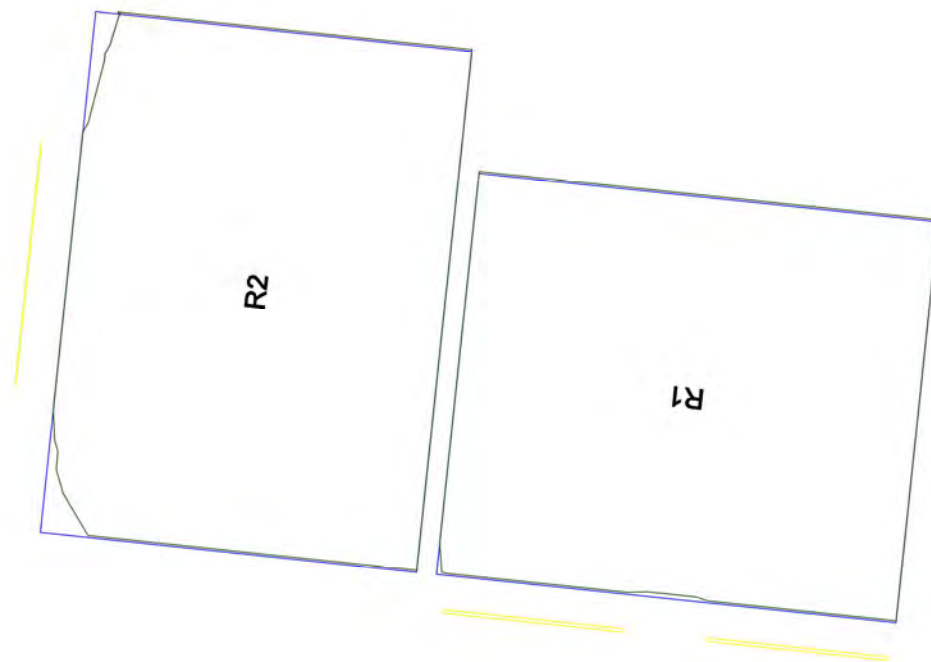
APPENDIX B3: DAYLIGHT CONTOUR PLOTS

1 Danson Mead



Ground Floor

1 Danson Mead



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Proposed Model
Ryder Architecture

Testing Environment
Photogrammetric Model - AccuCities
Topographical Survey - Warners

REVISION : 01

- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain

REV	DRAWN	CHKD	APPD	DESCRPT	DATE
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PROJECT:
2-8 Danson Road

CLIENT:
Carebase

DRAWING TITLE:
Daylight Distribution Contours

PROJECT NO:	ISS NO	DRAWING NO:	REVISION:
A41539	1	05	01

DATE: 09.05.2022
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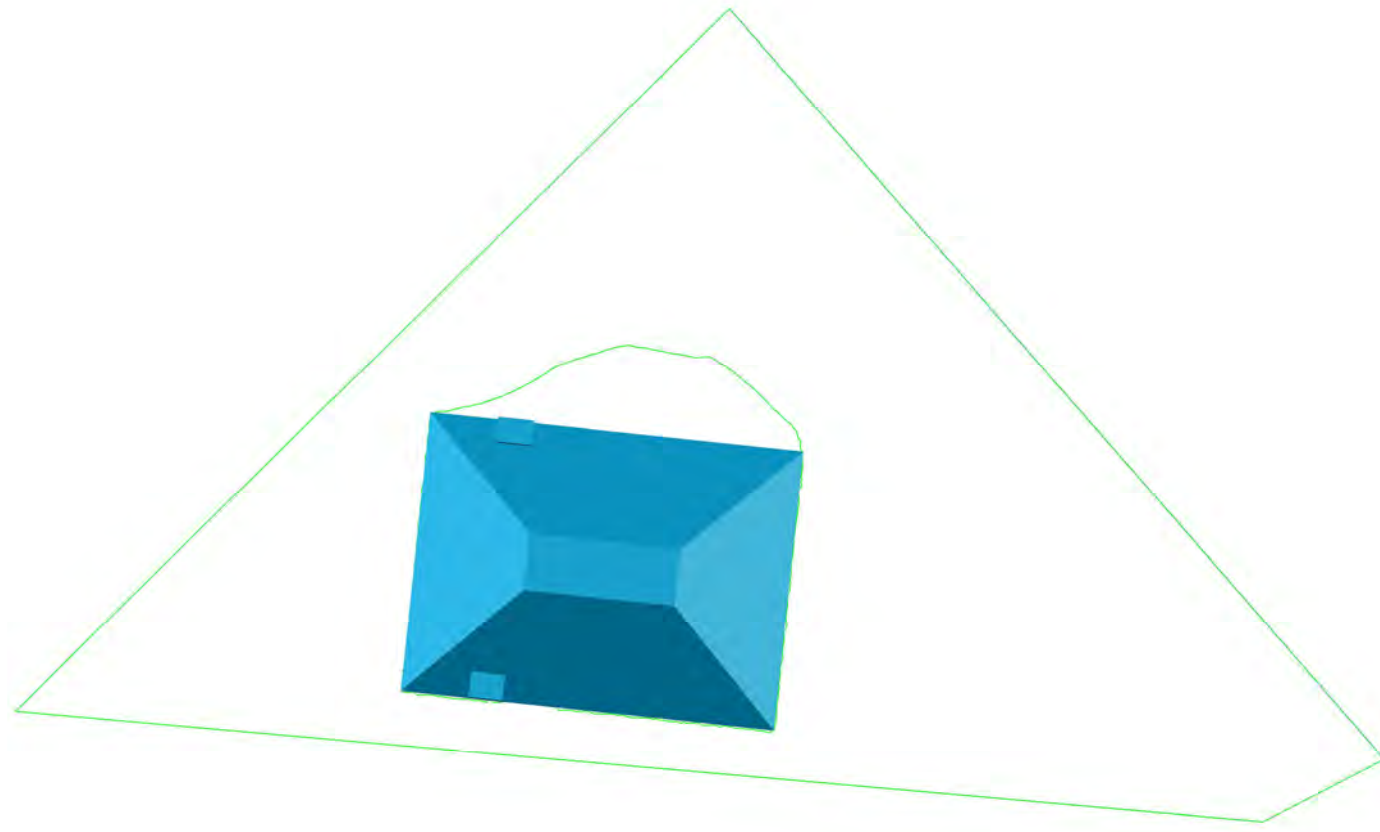


APPENDIX B4: PERMANENT OVERSHADOWING RESULTS

Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
1 Danson Mead						
Ground	A1	Area m2 Percentage	510.92	404.79 79%	404.79 79%	1.00 YES
2 Danson Mead						
Ground	A1	Area m2 Percentage	256.98	256.98 100%	256.98 100%	1.00 YES

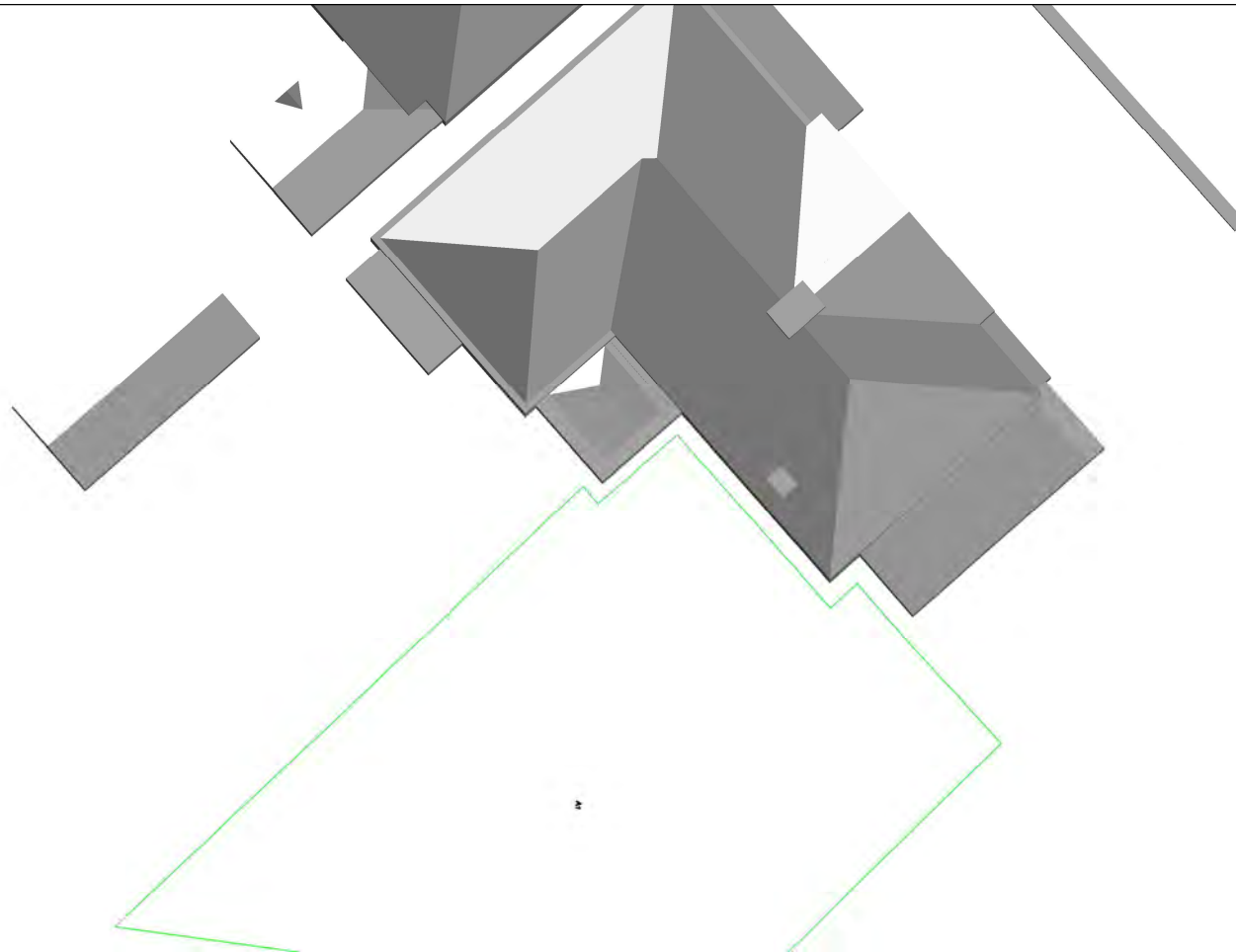
APPENDIX B5: PERMANENT OVERSHADOWING PLOTS

1 Danson Mead



Amenity

2 Danson Mead



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Proposed Model
Ryder Architecture

Testing Environment
Photogrammetric Model - AccuCities
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REVISION : 01

- Existing Buildings and Structures
- Proposed Buildings on Site
- Amenity Area
- ▨ Area of Amenity Receiving at least 2hrs of Sunlight

REV	DRAWN	CHKD	APPD	DESCRIPT	DATE
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PROJECT:
2-8 Danson Road

CLIENT:
Carebase

DRAWING TITLE:
Overshadowing Analysis for
Amenity Space

PROJECT NO:	ISS NO	DRAWING NO:	REVISION:
A41539	1	05	01

DATE:	DRAWN BY:	CHECKED BY:
09.05.2022	—	FC

SCALE: NTS @ A3

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