

Neighbourly Matters

Daylight, Sunlight, Overshadowing, Rights of Light and Solar Glare Studies



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Lichfields is the pre-eminent planning and development consultancy in the UK

We've been helping create great places for over 60 years.

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Cover image

Acton Gardens, Ealing © Countryside Partnerships

Neighbourly Matters

Unlocking Development and Adding Value

Lichfields' Neighbourly Matters team provides sector leading natural lighting expertise. We are at the forefront of technical daylight and sunlight analysis and provide clear, pragmatic advice at all stages of the development process. Our team can unlock your development, optimise scale and value and help navigate the planning process.

We are adept at working closely with clients and the design team to inform and enhance design. Our team can identify natural light risks early, mitigate impacts and add considerable value. We produce planner-friendly reports; communicating complex matters in an accessible and constructive manner.

Neighbourly Matters Services

Daylight

Sunlight

Overshadowing (open space)

Overshadowing (PV arrays)

Rights of Light

Solar Glare

Expert Witness

Third Party verification
and opinion reports



Acton Gardens, Ealing – Acton Gardens LLP

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5 Reasons to use Lichfields' Neighbourly Matters Team

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1

Integrated Expertise: We have a proven track record of providing clear, practical design advice and solutions.

2

Value-Driven: Tackling issues concisely we look to reduce iterative testing and abortive works.

3

Commercial Realism: Our in depth understanding of site constraints, area expectations and the overall design goals, enables a balance to be struck between natural light objectives and optimising development quantum and value.

4

Tailored Service: Our expertise and experience allows us to adopt a bespoke approach reflecting site and development specific considerations.

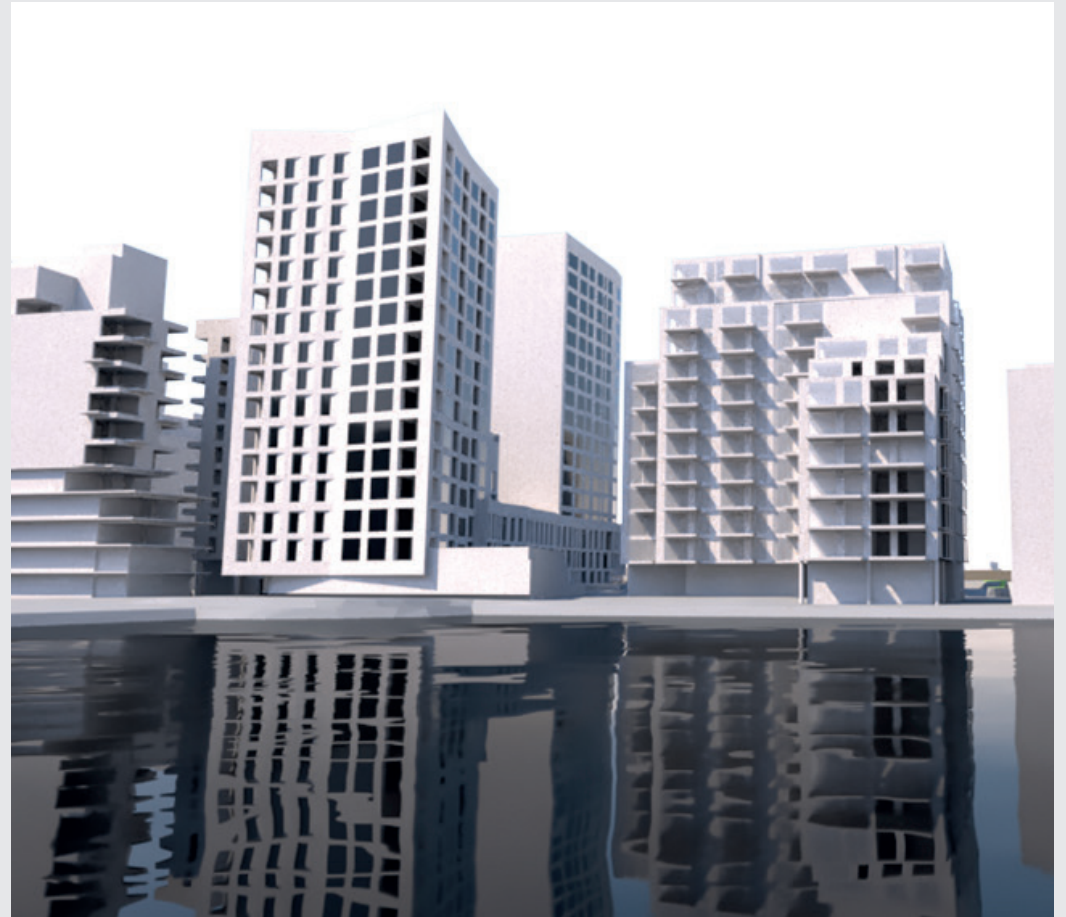
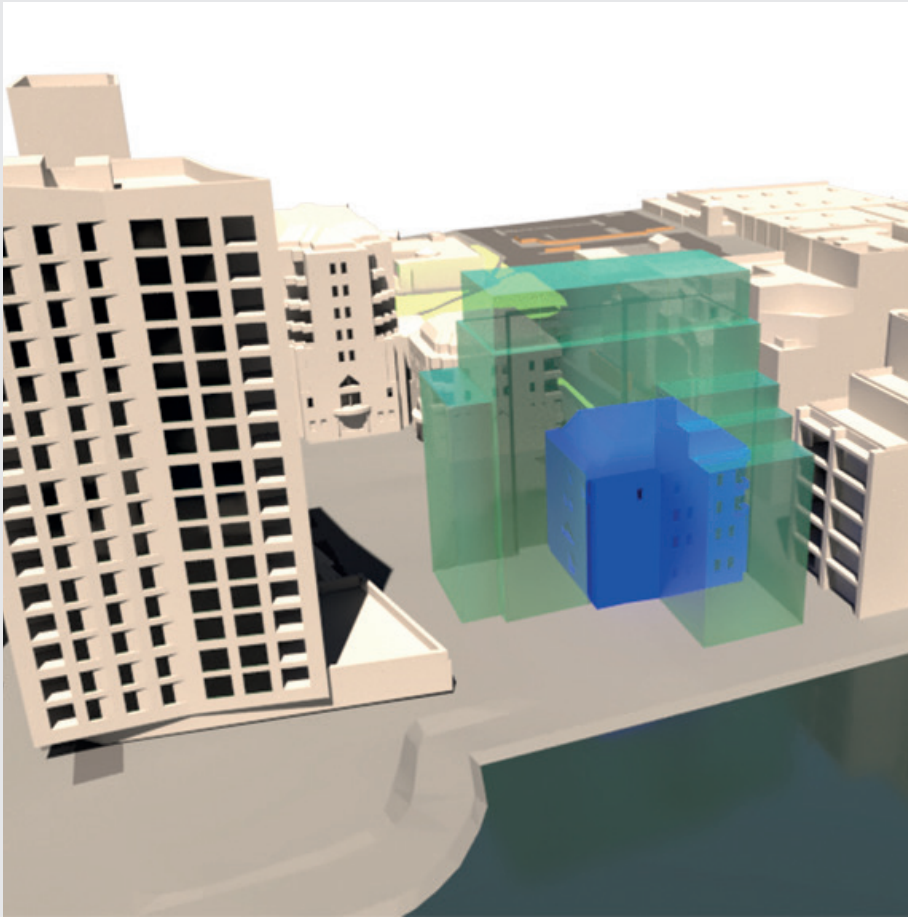
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Streamlined Process: We advocate a holistic approach to natural light studies and actively encourage the integration of our services into the wider design team.

Daylight, Sunlight and Overshadowing: Our Approach

Our team works closely with clients, architects, EIA consultants, local planning authorities and residents to provide clear and succinct natural lighting advice and reports. Our aim is always to provide bespoke, practical and commercially focused advice on a development's natural light effects.

We apply a tailored scope and methodology to each daylight and sunlight project. An automated one-size-fits-all approach to natural light assessment is ineffective and can limit development potential.

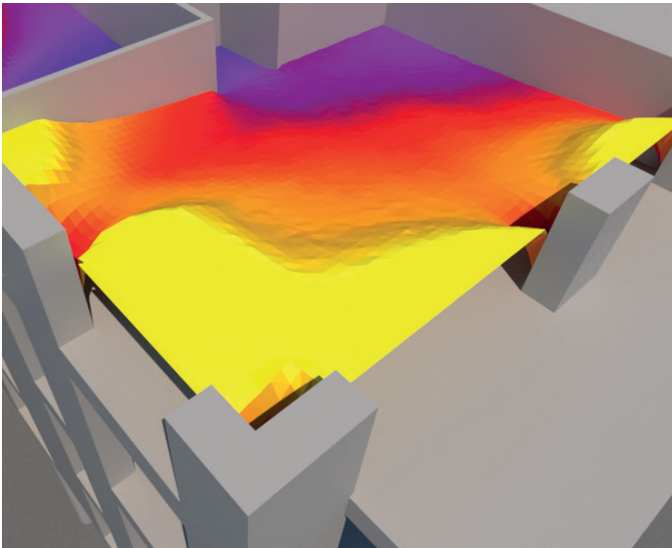


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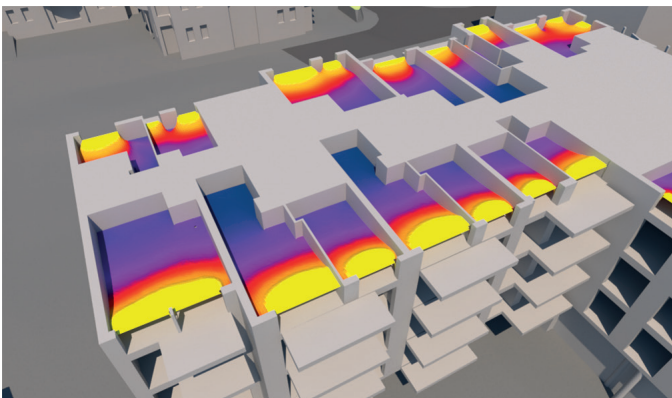
Technical Proficiency

Our Neighbourly Matters team is at the cutting edge of natural light assessment. We were 'early adopters' of the new BRE daylight testing methodologies and have developed innovative approaches to the analysis and presentation of natural light conditions.

We are adept at optimising natural lighting within proposed schemes and neighbouring buildings. From initial façade analysis and feasibility advice to detailed internal daylight mapping, we provide practical guidance on developments of all scales from residential extensions and infill schemes through to some of the UK's largest regeneration projects.



Daylight Studies – Proposed Habitable Room Analysis



Daylight Studies – Proposed Habitable Room Analysis



Daylight Studies – Detailed daylight mapping of habitable rooms

Early Analysis and Advice

Early daylight and sunlight analysis and design advice is critical to a project's success. We can inform massing, minimise effects on neighbours and help optimise scale and quantum through early inputs to your project. Equally, early analysis and advice on proposed accommodation in your development can inform layouts, window positions and balcony strategies. Our approach is proven to unlock sites and overcome the challenges often present in development.



Sunlight Studies - Neighbouring properties



Daylight Studies - Neighbouring properties

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Supporting Optimisation through Good Design

Our team works closely with clients and design teams; adding value to projects through the design process.

Early inputs to a development's layout and massing helps optimise levels of daylight within neighbouring properties. Minor modifications of the proposed form can lead to significant improvements to the natural light within neighbouring rooms.



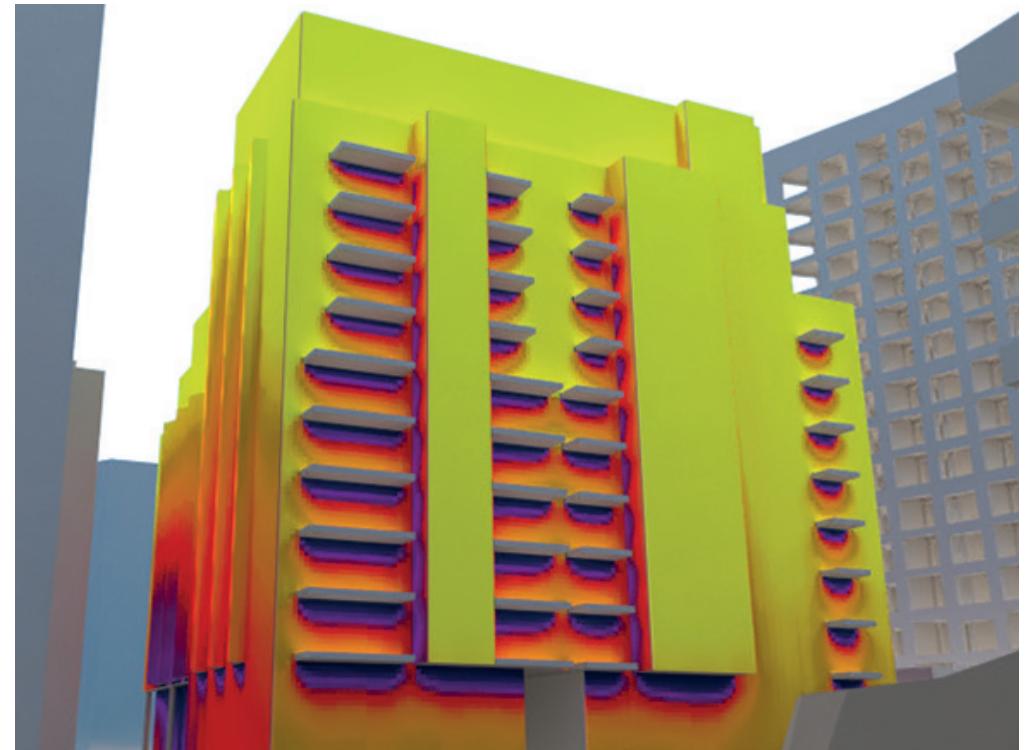
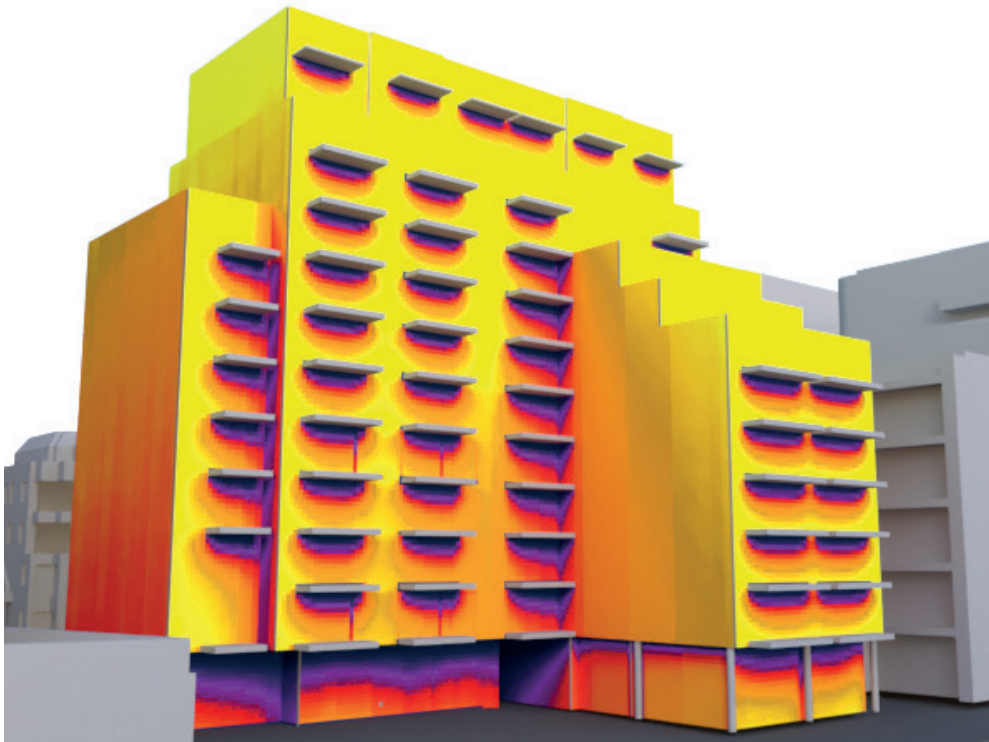
Daylight penetration within neighbouring building for differing building forms



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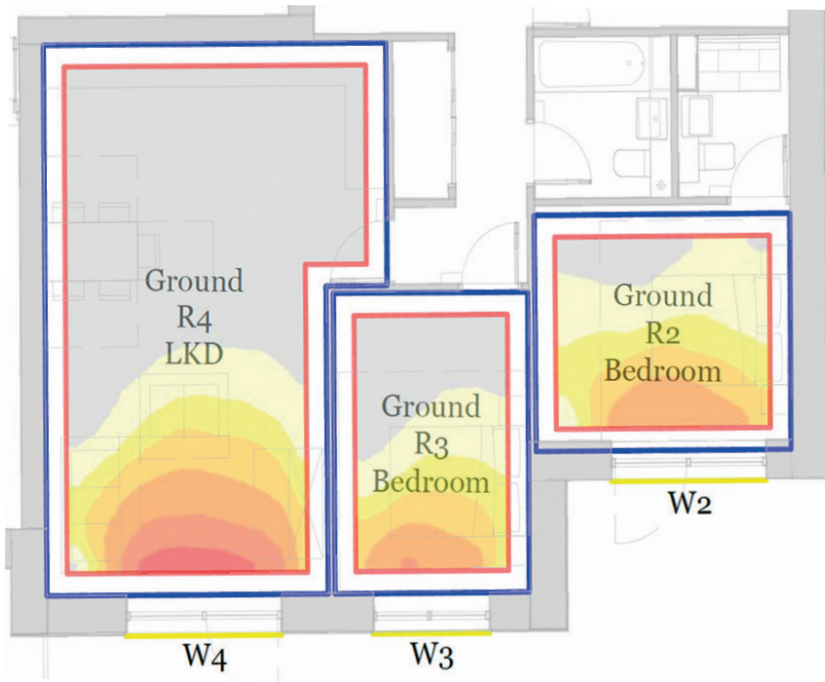
Incorporating daylight and sunlight studies into the design process can shorten the programme, de-risk projects, add value and reduce costs.

Our design inputs can inform the layout of habitable rooms, optimise window placements and support balcony strategies.

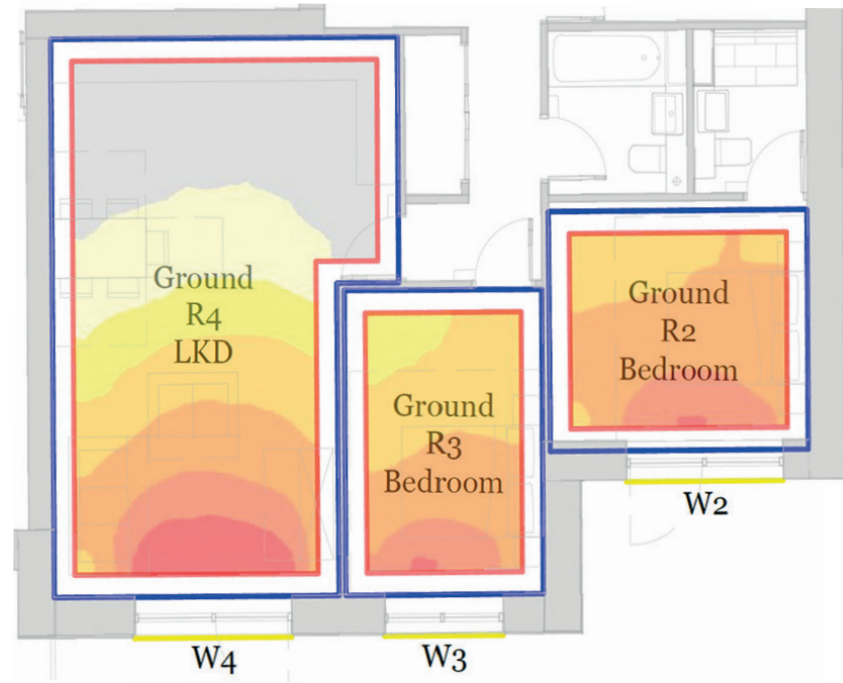


Daylight Studies – Proposed Massing Façade Analysis

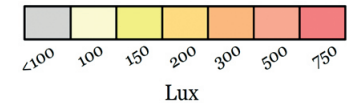
Our team is skilled at informing the detailed design process to optimise natural light conditions. Bespoke advice on external and internal façade treatments, window specification, room orientation and aperture placement can have profound impacts on daylight and sunlight amenity within rooms.



Daylight Studies – Exploration of window specifications and interior finishes significantly improve daylight



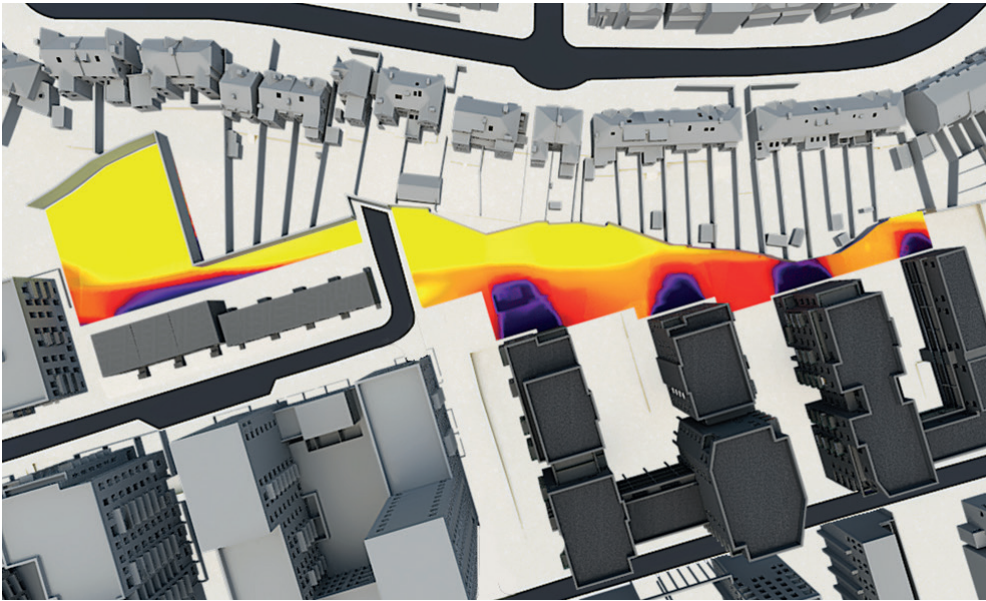
Specifications optimised for daylight



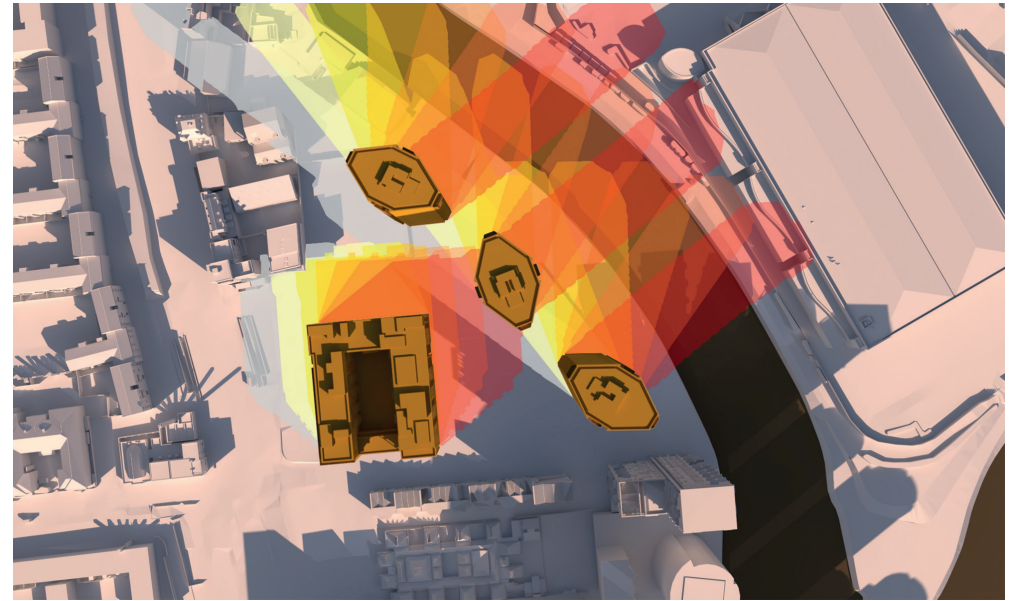
Overshadowing Assessment

Sunlight provision to open spaces, particularly in urban areas, can be a charged subject and can inhibit development.

The BRE guidance focuses assessment on a single date. Our expanded approach to analysis allows for detailed sunlight mapping throughout the year to refine massing options, optimise sunlight conditions and inform planting and landscape design.



Sunlight Studies – Sun-on-Ground sunlight mapping of open areas

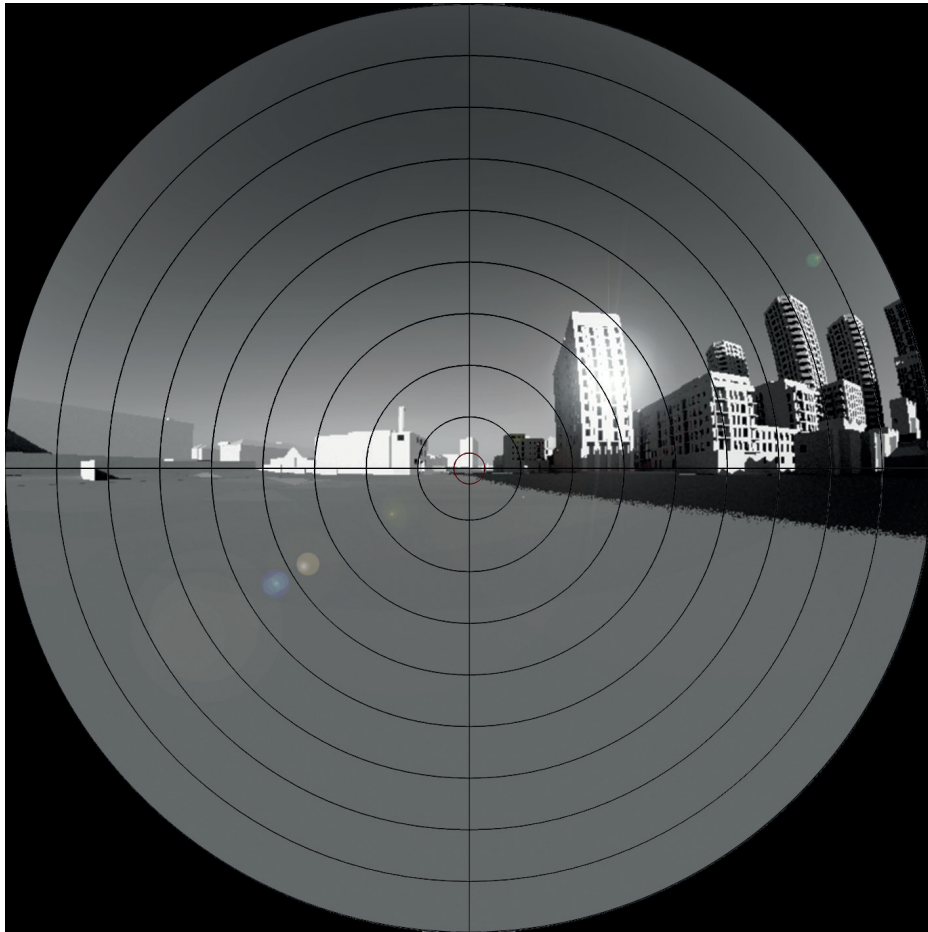


Sunlight Studies – Transient sunlight mapping of open areas

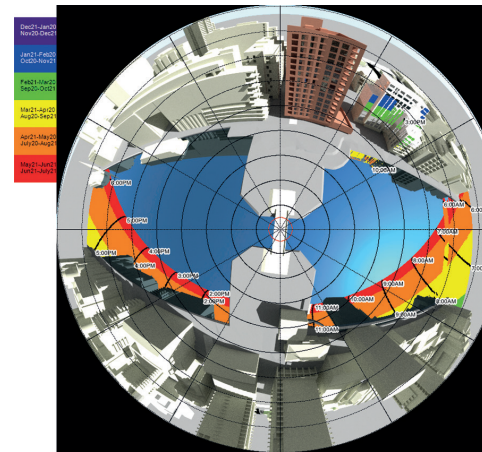
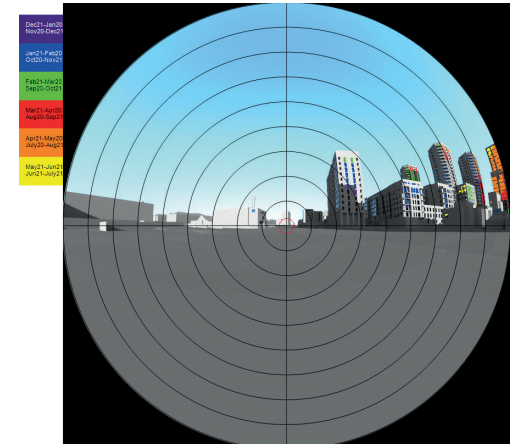
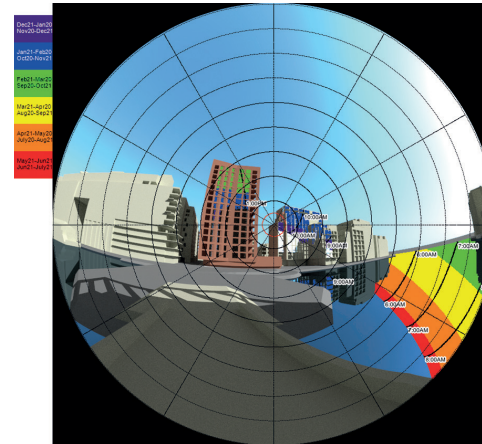
Solar Glare

Reflected sunlight may affect road and rail drivers. We undertake assessments to determine the intensity of the reflected light and advise where and what mitigation measures may be required.

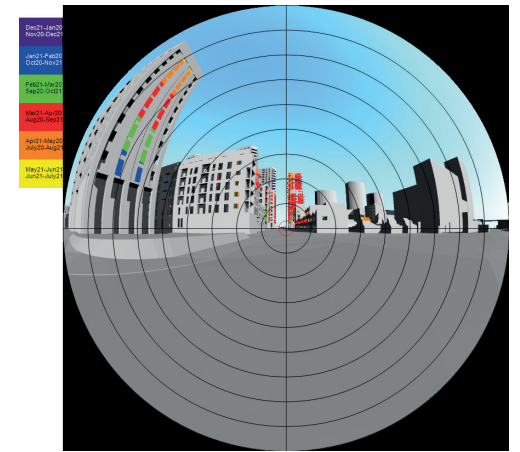
Once any issues are highlighted we provide practical advice on mitigation strategies and design solutions. When undertaking studies for rail infrastructure, clear communication with Network Rail is key to gaining their backing. Our experience ensures Network Rail gain the confidence needed to support the scheme.



Glare visualisation



Solar glare mapping



Rights of Light

Standing outside the planning process, rights to light can have a significant effect on a site's potential. Early analysis and strategic advice can reduce or remove rights issues.

Working with designers, developers or advising neighbours we are experienced in providing strategies and undertaking neighbourly negotiations to guide parties through this often-challenging issue.



Rights of Light assessments – Before



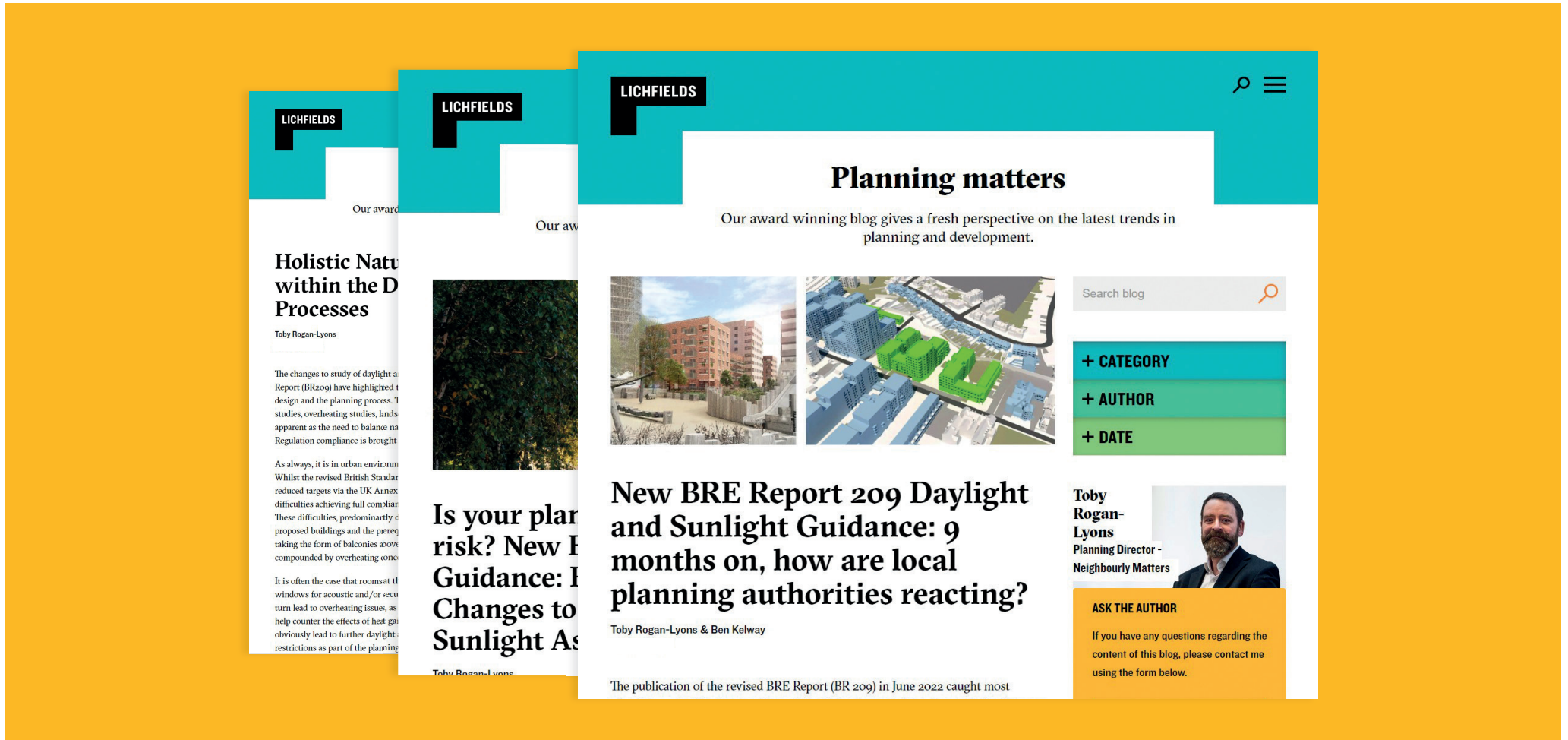
Rights of Light assessments – After



Rights of Light assessments – Loss

Thought Leadership

Lichfields is at the forefront of providing practical guidance on the interpretations and practical use of daylight, sunlight and overshadowing testing methodologies. Lichfields was the first to publish clear interpretation of the revised BRE Report guidance which was picked up and shared widely amongst planning officers, architects and development design teams. We provide CPD and training sessions on the use and implications of the revised daylight and sunlight guidance and have provided training across the UK to numerous Local Planning Authorities, Architects, Developers, the Planning Inspectorate and the GLA. Please feel free to contact us if a CPD session would be of use to you.



Leading the discussion on natural light

Planning Appeals and Expert Witness

We regularly represent our developer clients and local authorities at planning committee and on appeal. This includes providing evidence at Inquiries, attending Hearings and providing inputs to written representations appeals. We have a proven track record of success on appeal where analysis indicates deviations from local and national standards.



Client list



Get in touch

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