



Abbey
Corner,
Reading
RG1 3AA

Daylight/Sunlight/Overshadowing and Internal Daylight Assessment

December
2021



Ref: 21-8528

Rev A

Quality Standards Control

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1. Executive Summary

Syntegra Consulting Ltd has been appointed by The Harris Partnership to prepare a Daylight, Sunlight, Overshadowing and Internal Daylight Assessment regarding the new built 4th floor on Abbey Corner in Reading and the impact that this top floor extension will have on the surrounding neighbouring properties.

The following can be concluded based on the studies undertaken:

- Internal daylight (ADF): All rooms are compliant with the minimum standards
- Vertical Sky Component (VSC): Specific windows have been selected along side the properties on Kings Road and Duke Street. The study indicates that there is no negative impact.
- Annual/Winter Probable Sunlight Hours (APSH): Specific windows have been selected along side the properties on Kings Road and Duke Street. The study indicates that there is no negative impact.
- Overshadowing: We have examined the impact of the new development on the neighboring wall facades. The study indicates that there is no negative impact.

Therefore, the proposed scheme will not have a negative impact on the neighbouring properties and is considered compliant.

2. Introduction

2.1. Background

Syntegra Consulting Ltd has been appointed by The Harris Partnership to prepare a Daylight, Sunlight, Overshadowing and Internal Daylight Assessment regarding the new built 4th floor on Abbey Corner in Reading and the impact that this top floor extension will have on the surrounding neighbouring properties on Kings Road and Duke Street.

The Building Research Establishment (BRE) sets out good practice daylight and sunlight guidance in BR209 “*Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice*”, 2nd Ed, guidelines and methodology for the measurement and assessment of daylight and sunlight within proposed buildings. This document states that it is also intended to be used in conjunction with the interior daylight recommendations found within the British Standard BS8206-2:2008 and the *Applications Manual on Window Design* of the Chartered Institution of Buildings Services Engineers (CIBSE).

Daylight and sunlight calculations have been carried out in accordance with BR209.

2.2. The Nature and Effect of Daylight

The provision of daylight is as important as ensuring low levels of noise or low levels of odour in maintaining the enjoyment of one’s property. Adequate levels of daylight are important not only to light and heat the home, but also for an occupant’s emotional well-being.

Daylight is widely accepted to have a positive psychological effect on human beings and there is a great deal of evidence to suggest that people who are deprived of daylight are more susceptible to depression and mood swings. This is common in northern countries, such as Norway, Iceland, and Canada where daylight is scarce during the winter months.

2.3. Daylighting Simulation Model

We have proposed the following methodology in order to examine all required parameters:

- Prepare a 3D model using IES <VE> 2021 to understand and visualize the existing and the proposed scenario.
- Carry out a daylight assessment using the methodologies set out in by BRE and British Standard Guidelines for diffuse daylight and sunlight conditions in order to determine the VSC (Vertical Sky Component).
- Carry out a sunlight assessment using the methodologies set out in by BRE and British Standard Guidelines for diffuse daylight and sunlight conditions in order to determine the A/WPSH (Annual / Winter Probable Sunlight Hours).
- Carry out an overshadowing assessment using SunCast module to determine the loss of light on to the gardens of the neighbouring properties.
- Carry out an internal daylight assessment using the methodologies set out in by BRE and British Standard guidelines to determine the Average Daylight Factor (ADF).
-

2.4. Description of Development

The study covers a Daylight, Sunlight and Overshadowing assessment in order to examine the impact of the proposed new extension on the neighbouring properties on Kings Road and Duke Street. It also cover the Internal daylight assessment on the proposed new build top floor on Abbey Corner.

Figure 1 below details the location site plan. Figure 2 and Figure 3 indicate the existing building and the proposed respectively.



Figure 1 – Existing Site Plan

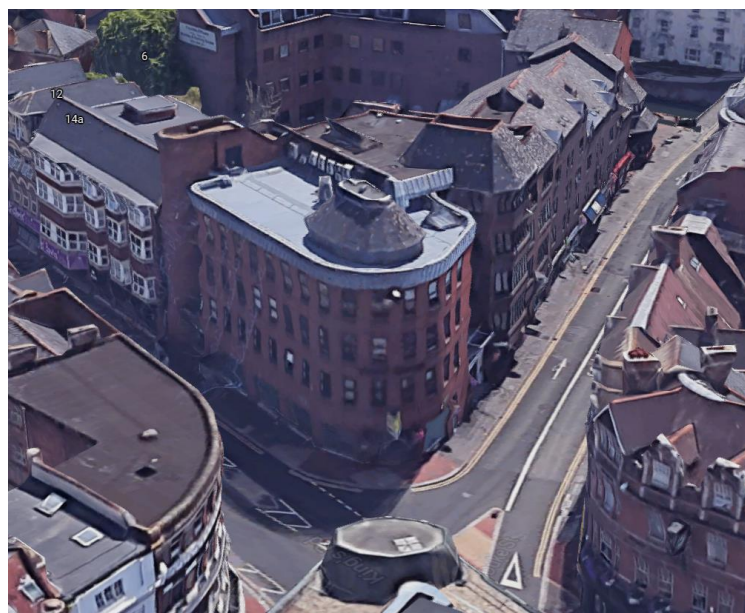


Figure 2 – Existing building

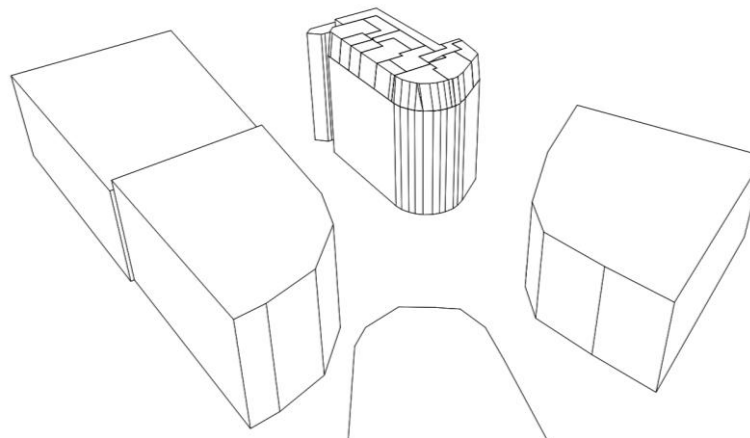


Figure 3 – Proposed building

3. Methodology – Assessment Criteria

The Daylight and Sunlight Assessment, analysed in this report, has been carried out in compliance with the methodology outlined in the Building Research Establishment (BRE) Guide 'Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice' by P J Littlefair (2011).

When assessing the effects of proposed building projects on the potential to cause issues relating to light, it is important to recognise the distinction between daylight and sunlight. Daylight is the combination of all direct and indirect sunlight during the daytime, whereas sunlight comprises only the direct elements of sunlight. On a cloudy or overcast day, diffused daylight still shines through windows, even when sunlight is absent.

Care should also be taken when the development is situated to the south of existing buildings, as in the northern hemisphere, the majority of the sunlight comes from the south. In the UK (and other northern hemisphere countries) south-facing facades will, in general, receive most sunlight, while north-facing facades will receive few sunlight hours during winter months, specifically early mornings and late evenings.

Please see below brief description of each criterion assessed.

Vertical Sky Component (VSC) – Proposed and existing scenario

The Vertical Sky Component (VSC) quantifies the amount of available daylight received at a particular window and measured on the outer pane of the window. This is the ratio, expressed as a percentage, of the direct illuminance falling on a reference point (usually the centre of the window) to the simultaneous horizontal illuminance under an unobstructed sky (overcast sky conditions).

In order to maintain good levels of daylight the BRE guidance recommends that the VSC of a window should be 27% or greater.

The comparison test considers the VSC results of the baseline/existing condition and the VSC results assuming that the new development is in place. The 2011 BRE Handbook states that where the proposed VSC is less than 27%, the comparison with the existing situation should be analysed and if the VSC is less than 0.8 times its former value, occupants of the existing building may notice a reduction in the amount of daylight.

Annual Probable Sunlight Hours (APSH) - Proposed and existing scenario

BRE guidance recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available.

The comparison test considers the APSH results of the existing and proposed development in place. The BRE guidance say that if the reduction in sunlight between the existing and the proposed one results in an APSH and of at least 0.8 times its former value, then it is considered that the sunlight received is adequate.

(BRE) Guide 'Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice on paragraph 3.2.3 indicates that only windows with a view on 90deg south are examined and so north faced windows are excluded from the analysis.

Overshadowing – Proposed and existing scenario

BRE Guide recommends that for a garden or amenity to appear adequately sunlit throughout the year, at least half of it should receive at least two hours of sunlight on 21 March.

Internal Daylight Assessment - Proposed development only

The quality and quantity of daylight provision to a space in a new dwelling are both important. The BRE guidance suggests the use of the widely understood average daylight factor (ADF) metric to assess both the quantity and distribution of daylight in new rooms, using a CIE standard overcast sky condition. Referencing BS8206-2 Code of Practice for Daylighting, the guidance recommends values of 5% for a well day lit space and 2% for a partly day lit space.

Table 1 below summarizes all criteria examined.

Parameter	Acceptability Criteria
Vertical Sky Component (VSC)	If VSC is at least 27% then examined window design is compliant Or Reduction ratio of <1 and >or= of 0.8 Minor adverse - <0.8 and >or=0.7 Moderate adverse - <0.7 and >or=0.6 Major adverse - <0.6
Annual Probable Sunlight Hours (APSH)	APSH received at a given window in the proposed case should be at least 25% of the total available Or Reduction ratio of <1 and >or= of 0.8 Minor adverse - <0.8 and >or=0.7 Moderate adverse - <0.7 and >or=0.6 Major adverse - <0.6
Overshadowing	Should receive at least two hours of sunlight on 21 March
Average daylight factor (ADF)	Kitchen > or = 2% Living areas > or = 1.5% Bedrooms > or = 1%

Table 1 - Overall Guidance/methodology assessment

All the information has been taken directly from digital files provided by The Harris Partnership. Proposed development heights have been taken from architectural drawings, while surrounding buildings details from Google maps and on approximation along with information from other architectural models.

For the daylight and sunlight assessment, a full-size 3D model of the existing area, including existing buildings and neighbouring properties was constructed in IES <VE> 2021. Figure 3 below demonstrates the existing modelled site plan while figure 4 the proposed modelled one. Finally figures 5 and 6 demonstrate window and facade reference respectively for easier interpretation of the results, while figure 7 room reference on the proposed top floor new build extension. Figure 8 displays the examined rooms under IDA criterion.

Please see below modules used for each analysis within IES <VE> 2021 software.

VSC – Radiance module

A/WPSH – SunCast module

Overshadowing – SunCast module

IDA – FlucsDL module

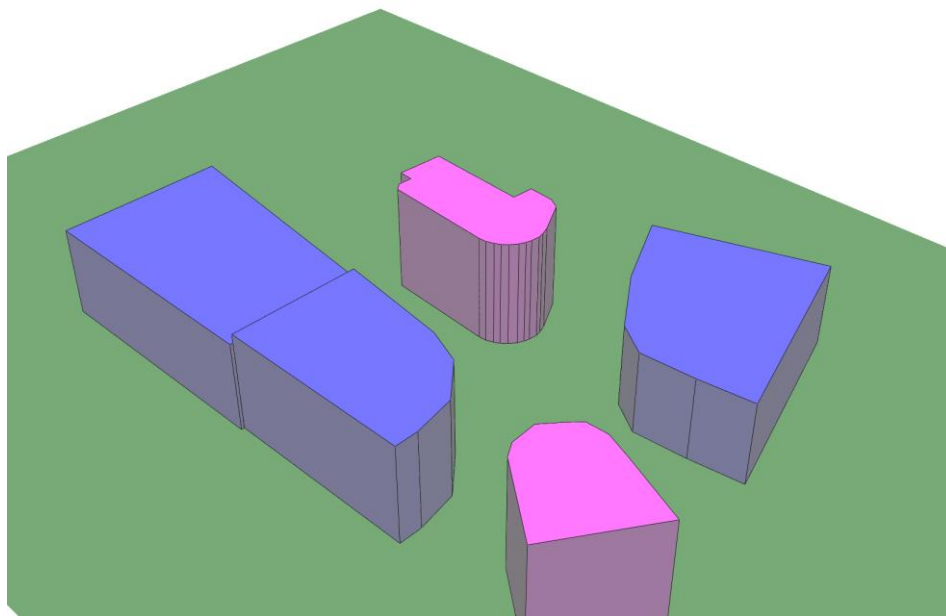


Figure 4 - Existing site plan modelled using IES <VE>2021

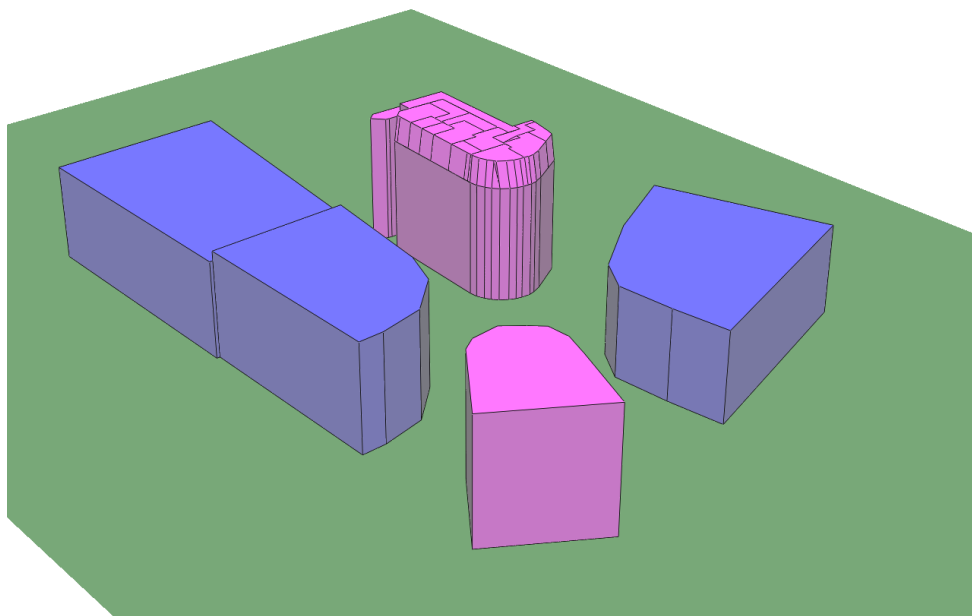


Figure 5 - Proposed site plan modelled using IES <VE>2021

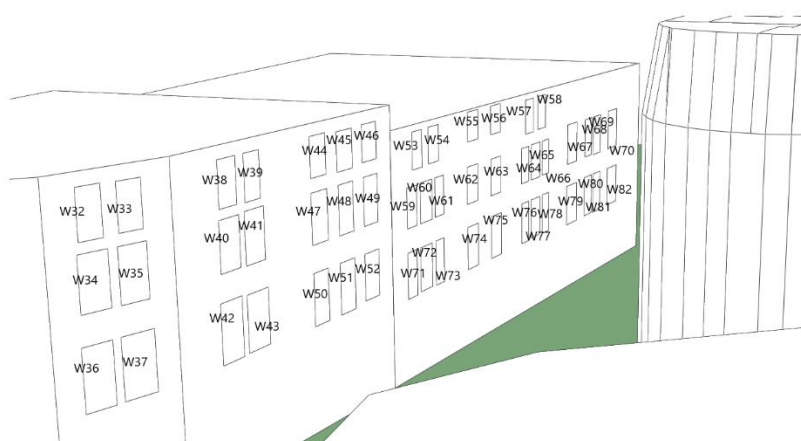
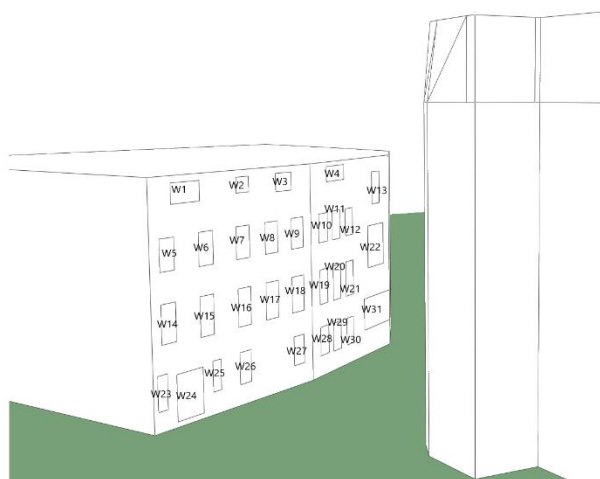


Figure 5 – Window reference on Duke Street and Kings Road

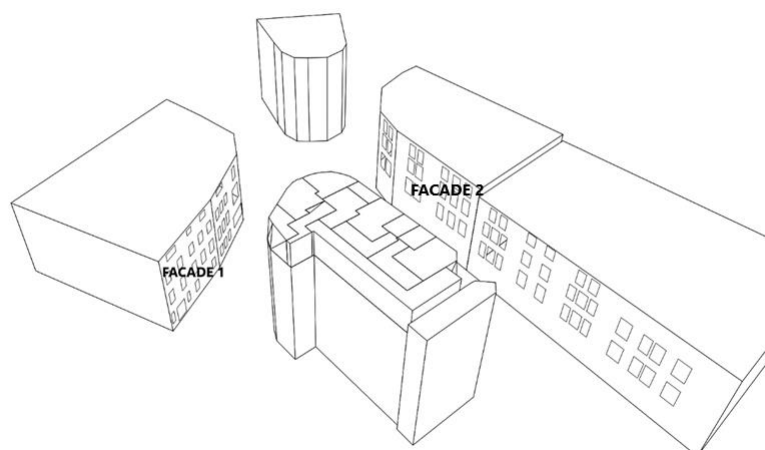


Figure 6 – Facade reference

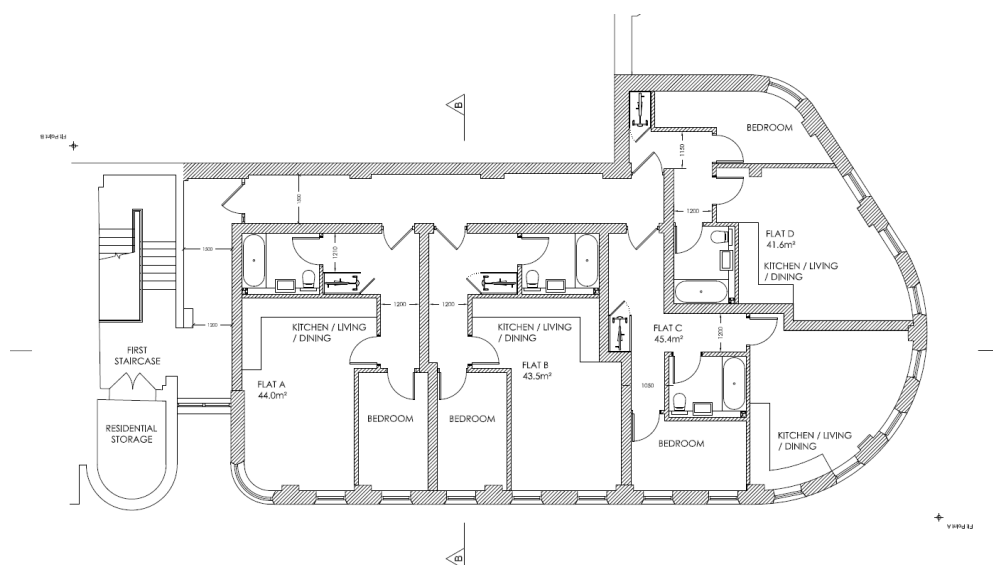


Figure 7 – 4th Floor room reference

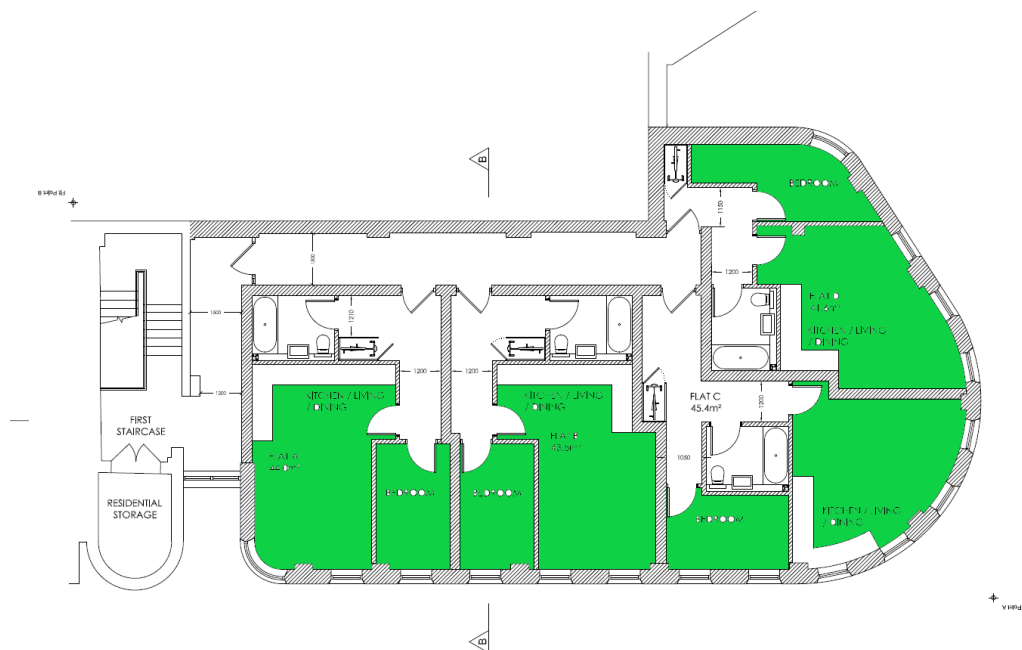


Figure 7 - Examined rooms for IDA compliance

4. Results

Vertical Sky Component (VSC)

The assessment of VSC demonstrates that there is no impact between the VSC available to the windows analysed on the existing and the proposed scenario. Please see below Table 2 illustrating the window ID reference for easier interpretation of the results.

Vertical Sky Component (VSC) - Abbey Corner				
Window ID	Existing VSC	Proposed VSC	minimum 0.8 ratio difference	Compliance
W1	35.43	32.15	0.907423088	PASS
W2	35.07	31.42	0.895922441	PASS
W3	34.33	31.12	0.906495776	PASS
W4	35.55	32.99	0.927988748	PASS
W5	32.62	30.02	0.920294298	PASS
W6	313.6	29.26	0.093303571	PASS
W7	31.04	28.79	0.927512887	PASS
W8	30.67	28.02	0.913596348	PASS
W9	30.59	28.23	0.922850605	PASS
W10	31.09	29	0.932775812	PASS
W11	31.55	29.78	0.943898574	PASS
W12	32.18	30.81	0.957426973	PASS
W13	35.34	33.43	0.945953594	PASS
W14	29.63	27.94	0.942963213	PASS
W15	28.8	26.69	0.926736111	PASS
W16	27.73	25.99	0.937252074	PASS
W17	26.72	25.3	0.946856287	PASS
W18	26.63	25.31	0.950431844	PASS
W19	27.25	25.49	0.935412844	PASS
W20	27.59	26.99	0.97825299	PASS
W21	28.24	27.29	0.966359773	PASS
W22	30.97	30.21	0.975460123	PASS
W23	27.25	26.26	0.963669725	PASS
W24	26.56	25.11	0.945406627	PASS
W25	26.55	24.82	0.934839925	PASS
W26	25.06	24.12	0.962490024	PASS
W27	23.65	23.04	0.974207188	PASS
W28	24.07	23.24	0.965517241	PASS
W29	24.12	23.7	0.982587065	PASS
W30	25	24.23	0.9692	PASS
W31	26.4	26.44	1.001515152	PASS
W32	38.8	37.87	0.976030928	PASS
W33	38.7	37.49	0.96873385	PASS
W34	37	36.05	0.974324324	PASS

W35	36.85	35.84	0.972591588	PASS
W36	33.69	32.77	0.972692194	PASS
W37	33.26	32.32	0.971737823	PASS
W38	38.1	35.87	0.941469816	PASS
W39	37.8	35.11	0.928835979	PASS
W40	35.61	33.37	0.937096321	PASS
W41	35.29	32.7	0.926608104	PASS
W42	3.75	29.5	7.866666667	PASS
W43	30.75	28.89	0.939512195	PASS
W44	37.03	33.9	0.91547394	PASS
W45	37.03	33.06	0.89278963	PASS
W46	36.93	32.5	0.880043325	PASS
W47	33.99	30.52	0.89791115	PASS
W48	33.38	29.49	0.883463152	PASS
W49	33.01	28.84	0.873674644	PASS
W50	29.19	26.22	0.898252826	PASS
W51	28.56	25.16	0.880952381	PASS
W52	28.16	24.64	0.875	PASS
W53	35.19	30.65	0.870986076	PASS
W54	35.36	30.58	0.864819005	PASS
W55	36.34	32	0.880572372	PASS
W56	36.87	32.74	0.887984811	PASS
W57	37.52	34.5	0.919509595	PASS
W58	37.76	34.83	0.922404661	PASS
W59	31.43	27.11	0.862551702	PASS
W60	31.61	26.91	0.851312876	PASS
W61	32	27	0.84375	PASS
W62	32.69	28.19	0.862343224	PASS
W63	33.62	29.44	0.875669244	PASS
W64	35.42	32.01	0.903726708	PASS
W65	35.71	32.85	0.919910389	PASS
W66	36.07	33.44	0.927086221	PASS
W67	37.33	35.24	0.944012858	PASS
W68	37.84	36.16	0.955602537	PASS
W69	38.07	36.59	0.961124245	PASS
W70	38.64	37.12	0.960662526	PASS
W71	27.18	22.75	0.837012509	PASS
W72	27.33	23.02	0.842297841	PASS
W73	27.62	23.31	0.843953657	PASS
W74	29.19	24.64	0.8441247	PASS
W75	30.59	26.29	0.859431187	PASS
W76	32.67	29.44	0.901132537	PASS
W77	33.55	30.39	0.905812221	PASS
W78	34.48	31.15	0.903422274	PASS
W79	35.53	33.49	0.942583732	PASS

W80	36.62	34.63	0.94565811	PASS
W81	36.8	35.36	0.960869565	PASS
W82	37.63	36.18	0.961466915	PASS

Table 2 - VSC% Results

Annual Probable Sunlight Hours (APSH)

BRE guidance recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available. Please note that all north facing windows are excluded from this assessment. In accordance with BRE guidance all north facing windows are not considered to have a reasonable expectation of sunlight and do not require assessment

Table 3 below indicates that the proposed development will have no impact on the neighbouring properties.

Annual Probable Sunlight Hours (APSH) - Abbey Corner						
Window ID	APSH >25%		WPSH >5%		APSH Ratio	Compliance
	Existing	Proposed	Existing	Proposed		
W1	PASS	PASS	PASS	PASS	>0.8	PASS
W2	PASS	PASS	PASS	PASS	>0.8	PASS
W3	PASS	PASS	PASS	PASS	>0.8	PASS
W4	PASS	PASS	PASS	PASS	>0.8	PASS
W5	PASS	PASS	PASS	PASS	>0.8	PASS
W6	PASS	PASS	PASS	PASS	>0.8	PASS
W7	PASS	PASS	PASS	PASS	>0.8	PASS
W8	PASS	PASS	PASS	PASS	>0.8	PASS
W9	PASS	PASS	PASS	PASS	>0.8	PASS
W10	PASS	PASS	PASS	PASS	>0.8	PASS
W11	PASS	PASS	PASS	PASS	>0.8	PASS
W12	PASS	PASS	PASS	PASS	>0.8	PASS
W13	PASS	PASS	PASS	PASS	>0.8	PASS
W14	PASS	PASS	PASS	PASS	>0.8	PASS
W15	PASS	PASS	PASS	PASS	>0.8	PASS
W16	PASS	PASS	PASS	PASS	>0.8	PASS
W17	PASS	PASS	PASS	PASS	>0.8	PASS
W18	PASS	PASS	PASS	PASS	>0.8	PASS
W19	PASS	PASS	PASS	PASS	>0.8	PASS
W20	PASS	PASS	PASS	PASS	>0.8	PASS
W21	PASS	PASS	PASS	PASS	>0.8	PASS
W22	PASS	PASS	PASS	PASS	>0.8	PASS
W23	PASS	PASS	PASS	PASS	>0.8	PASS
W24	PASS	PASS	PASS	PASS	>0.8	PASS
W25	PASS	PASS	PASS	PASS	>0.8	PASS

W26	PASS	PASS	PASS	PASS	>0.8	PASS
W27	PASS	PASS	PASS	PASS	>0.8	PASS
W28	PASS	FAIL	PASS	PASS	>0.8	PASS
W29	PASS	FAIL	PASS	PASS	>0.8	PASS
W30	PASS	PASS	PASS	PASS	>0.8	PASS
W31	PASS	PASS	PASS	PASS	>0.8	PASS
W32	PASS	PASS	PASS	PASS	>0.8	PASS
W33	PASS	PASS	PASS	PASS	>0.8	PASS
W34	PASS	PASS	PASS	PASS	>0.8	PASS
W35	PASS	PASS	PASS	PASS	>0.8	PASS
W36	PASS	PASS	PASS	PASS	>0.8	PASS
W37	PASS	PASS	PASS	PASS	>0.8	PASS
W38	PASS	PASS	PASS	PASS	>0.8	PASS
W39	PASS	PASS	PASS	PASS	>0.8	PASS
W40	PASS	PASS	PASS	PASS	>0.8	PASS
W41	PASS	PASS	PASS	PASS	>0.8	PASS
W42	PASS	PASS	PASS	PASS	>0.8	PASS
W43	PASS	PASS	PASS	PASS	>0.8	PASS
W44	PASS	PASS	PASS	PASS	>0.8	PASS
W45	PASS	PASS	PASS	PASS	>0.8	PASS
W46	PASS	PASS	PASS	PASS	>0.8	PASS
W47	PASS	PASS	PASS	PASS	>0.8	PASS
W48	PASS	PASS	PASS	PASS	>0.8	PASS
W49	PASS	PASS	PASS	PASS	>0.8	PASS
W50	PASS	PASS	PASS	PASS	>0.8	PASS
W51	PASS	PASS	PASS	PASS	>0.8	PASS
W52	PASS	PASS	PASS	PASS	>0.8	PASS
W53	PASS	PASS	PASS	PASS	>0.8	PASS
W54	PASS	PASS	PASS	PASS	>0.8	PASS
W55	PASS	PASS	PASS	PASS	>0.8	PASS
W56	PASS	PASS	PASS	PASS	>0.8	PASS
W57	PASS	PASS	PASS	PASS	>0.8	PASS
W58	PASS	PASS	PASS	PASS	>0.8	PASS
W59	PASS	PASS	PASS	PASS	>0.8	PASS
W60	PASS	PASS	PASS	PASS	>0.8	PASS
W61	PASS	PASS	PASS	PASS	>0.8	PASS
W62	PASS	PASS	PASS	PASS	>0.8	PASS
W63	PASS	PASS	PASS	PASS	>0.8	PASS
W64	PASS	PASS	PASS	PASS	>0.8	PASS
W65	PASS	PASS	PASS	PASS	>0.8	PASS
W66	PASS	PASS	PASS	PASS	>0.8	PASS
W67	PASS	PASS	PASS	PASS	>0.8	PASS
W68	PASS	PASS	PASS	PASS	>0.8	PASS
W69	PASS	PASS	PASS	PASS	>0.8	PASS
W70	PASS	PASS	PASS	PASS	>0.8	PASS

W71	PASS	PASS	PASS	PASS	>0.8	PASS
W72	PASS	PASS	PASS	PASS	>0.8	PASS
W73	PASS	PASS	PASS	PASS	>0.8	PASS
W74	PASS	PASS	PASS	PASS	>0.8	PASS
W75	PASS	PASS	PASS	PASS	>0.8	PASS
W76	PASS	PASS	PASS	PASS	>0.8	PASS
W77	PASS	PASS	PASS	PASS	>0.8	PASS
W78	PASS	PASS	PASS	PASS	>0.8	PASS
W79	PASS	PASS	PASS	PASS	>0.8	PASS
W80	PASS	PASS	PASS	PASS	>0.8	PASS
W81	PASS	PASS	PASS	PASS	>0.8	PASS
W82	PASS	PASS	PASS	PASS	>0.8	PASS

Table 3 - APSH Results

Overshadowing

The Assessment indicates the following:

- Existing scenario:
 - o All examined facades receive more than 2 hours of direct sunlight
- Proposed scenario:
 - o All examined facades receive more than 2 hours of direct sunlight

The results above indicate that the proposed development will not have any impact on the neighbouring building's facades..

Figures 9 and 10 below indicate the associated findings.

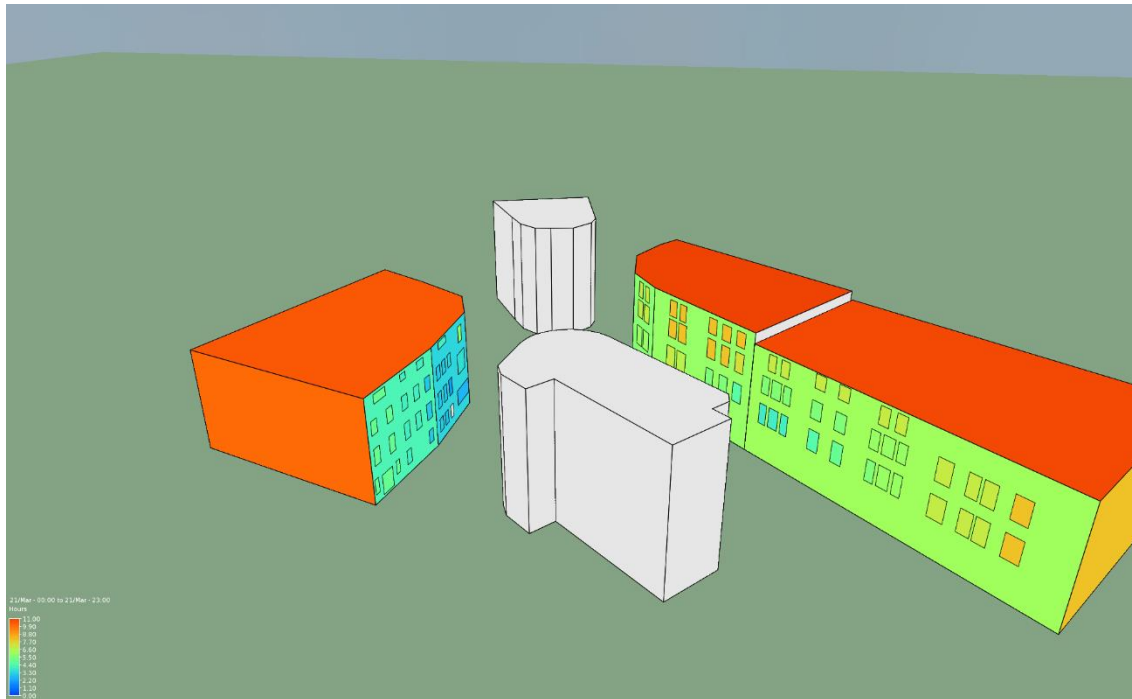


Figure 9 – Facade Daylight exposure / existing scenario

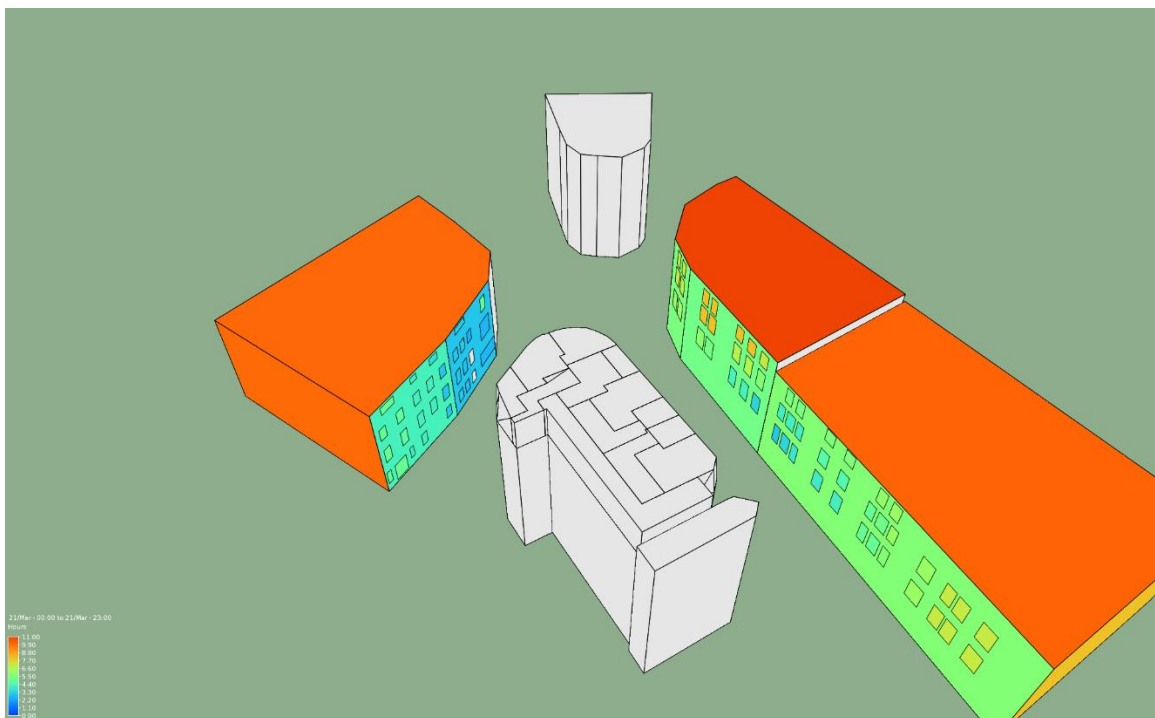


Figure 10- Facade Daylight exposure / proposed scenario

Average Daylight Factor

The results of the analysis for the levels of daylight available within the occupied spaces of the proposed development are presented on the table below.

Zone	ADF	Status
Flat A KLD	2.0%	Pass
Flat A Bed	2.5%	Pass
Flat B KLD	1.7%	Pass
Flat B Bed	3.3%	Pass
Flat C KLD	4.2%	Pass
Flat C Bed	5.4%	Pass
Flat D KLD	2.9%	Pass
Flat D Bed	1.7%	Pass

Table 4 - IDA Results/ Compliance

5. Conclusion

The following can be concluded based on the studies undertaken:

- Vertical Sky Component (VSC): Windows have been selected along side the properties on Kings Road and Duke Street. The study indicates that there is no negative impact.
- Annual/Winter Probable Sunlight Hours (APSH): Windows have been selected along side the properties on Kings Road and Duke Street. The study indicates that there is no negative impact.
- Overshadowing: We have examined the impact of the new development on the neighboring facades. The study indicates that there is no negative impact.
- Internal daylight (ADF): All rooms are compliant with the minimum standards

Therefore, the proposed scheme will not have a negative impact on the neighbouring properties windows and facades, and it will achieve minimum internal daylight standards and therefore considered compliant.