

APPENDIX C:

DAYLIGHT, SUNLIGHT, OVERSHADOWING ADDENDUM

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Kenavon Drive, Reading

Scheme Internal Daylight Report Addendum May 2019





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KENAVON DRIVE, READING

Scheme Internal Daylight Report

ADDENDUM

Overshadowing

• *Daylight & Sunlight* • *Light Pollution* •

Solar Glare • *Daylight Design*

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VERSION:	VERSION 2
PROJECT:	P915

Contents

1	Introduction	3
2	Planning Overview	3
3	Methodology	3
4	Sources of Information	4
5	The Proposed Scheme	5
6	Internal Daylight Study	6
7	Internal Sunlight Study	8
8	Conclusion	9

Appendices

Appendix A – Scheme 3D Model

Appendix B – Internal Daylight Study

Appendix C – Internal Sunlight Study

Appendix D – Internal Daylight and Sunlight Studies for the Consented Development



1 Introduction

- 1.1 This report relates to the proposed development of Kenavon Drive, Reading; in particular the s.73 Application to introduce further residential units within the proposed development. The report considers the internal daylight and sunlight amenity of the 30 additional units proposed.

2 Planning Overview

- 2.1 Through the planning process the local authority will wish to be reassured that the construction of the new scheme will benefit from acceptable levels of internal daylight amenity within BRE and British Standard Guidance.
- 2.2 The Local Authority will be informed in this by the BRE document entitled *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011* (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 2.3 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located and the internal daylight amenity will be one of a number of planning considerations which the local authority will weigh.

3 Methodology

- 3.1 The internal daylight amenity within proposed residential units has been assessed using the Average Daylight Factor (ADF) test, which is derived from British Standard BS 8026 and set out in the BRE Guidelines. ADF is a complex and representative calculation to determine natural internal luminance (daylight). It is defined in the BRE Guidelines as: *“A ratio of total daylight flux incident on a reference area to the total area of the reference area, expressed as a percentage of outdoor luminance on a horizontal plane, due to an unobstructed sky of assumed or known luminance distribution”*.
- 3.2 This daylight assessment method considers the diffuse visible transmittance of the glazing to the room in question (i.e. how much light gets through the window glass); the net glazed area of the window in question; the total area of the room surfaces (ceiling, walls, floor and windows); and the angle of visible sky reaching the window/windows in question. It also makes allowance for the average reflectance of the internal surfaces of the room and of external obstruction. The BRE Guidelines and British Standard BS8206 recommend that for a fairly light-coloured room an internal reflectance value of 0.5 can be assumed.
- 3.3 The BRE guidelines / British Standard sets the following recommended ADF levels for habitable room uses:
- 1% Bedroom
 - 1.5% Living Room
 - 2.0% Kitchens

