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Daylight and Sunlight Study (Within Development)
108 London Street and Prince Regent House, Reading
Berkshire RG1 4SJ

10 July 2018

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DAYLIGHT AND SUNLIGHT STUDY
108 London Street, Reading, Berkshire RG1 4SJ

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Aspire 108 London Street Limited to undertake a daylight and sunlight study in connection with the development at 108 London Street and Prince Regent House, Reading, Berkshire RG1 4SJ. The aim of the study is to check whether or not the proposed ground floor will receive satisfactory levels of daylight and sunlight.
- 1.1.2 The study is based on the numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide' by P J Littlefair 2011.
- 1.1.3 Appendix 1 identifies the windows analysed in this study. The numerical test results (including all calculation workings) are provided in Appendix 2. No sky line contours are presented in Appendix 1.
- 1.1.4 Right of Light Consulting confirms that the proposed development design achieves a high level of compliance with the BRE recommendations. In our opinion there is no daylight/sunlight related reason why planning permission should not be granted for this scheme.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on the following drawings:

Design Limited

50514-1	Existing Floor Plans	Rev A
50514-2	Proposed Floor Plans	Rev A
50514-3	Roof Plans and Elevations	Rev A
50514-4	Site Existing & Proposed Sections	Rev A
50514-6	Site Block Plan	Rev –
50514-7	Site Location Plan	Rev –

3 METHODOLOGY OF THE STUDY

3.1 BRE Guide: Site Layout Planning for Daylight and Sunlight

- 3.1.1 The study is based on the numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide' by P J Littlefair 2011.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. In instances where there is a special requirement for daylight or sunlight, higher levels may be deemed necessary. In other situations, such as with urban developments, lower daylight and sunlight levels may be unavoidable. The following statement is quoted directly from the BRE guide:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and this document should not be considered 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 the many factors in site layout design."

3.2 Interior Daylighting

- 3.2.1 The interior daylighting recommendations set out in BRE guide are based on British Standard BS 8206 Part 2 and the Chartered Institute of Building Services Engineers Applications Manual on window design. Collectively, the guides set out three main criteria for interior daylighting. These are summarised as follows:

3.2.2 Test 1 Average Daylight Factor (df)

The Average Daylight Factor can be calculated using the following formula:

$$df = \frac{T A_w \theta}{A (1-R^2)} \%$$

Where

- T is the diffuse visible transmittance of the glazing
A_w is the net glazed area of the window (m²)
A is the total area of the room surfaces (m²)
R is their average reflectance
Θ is the angle of visible sky in degrees

The Average Daylight factor test is applied to habitable rooms within domestic properties. A kitchen is generally deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small or if the property has a separate dining area then the accepted practice is to treat the kitchen as a non habitable room.

For the purpose of this study we have assumed BRE internal reflectance values pertaining to medium wooden floors (Coefficient value of 0.4), light painted walls (0.8) and matte white painted ceilings (0.85).

The guide recommends an Average Daylight Factor of 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary lighting is provided. There are additional minimum recommendations for dwellings of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

A special procedure is required for floor to ceiling windows such as patio doors. If part of a window is below the height of the working plane (a horizontal plane 0.85m above the floor in housing), this portion should be treated as a separate window. The ADF for this window has an extra factor applied to it, to take account of the reduced effectiveness of low level glazing in lighting the room. A value equal to the floor reflectance may be taken for this factor. The ADF for the portion of the window above the working plane is calculated in the normal way without this additional factor, and the ADFs for the two portions are added together.

Where a window has a large obstruction in front of it, the angle of visible sky can be increased by around 6° assuming the obstruction is painted a light colour.

3.2.3 Test 2 Room Depth

If a daylit room is lit by windows in one wall only, the depth of the room L should not exceed the limiting value given by:

$$\frac{L}{W} + \frac{L}{H} \leq \frac{2}{1-R_b}$$

Where

W is the room width
H is the window-head height above floor level
R_b is the average reflectance of the surfaces in the rear half of the room

3.2.4 Test 3 Position of the no sky line

If a significant area of the working plane lies beyond the no sky line (i.e. it receives no direct skylight), then the distribution of daylight in the room will look poor and supplementary electric lighting will be required.

The no sky line assessment is not applicable where a room derives its daylight solely from a light well or atrium. In these situations the room relies on borrowed light instead of direct skylight.

3.3 Sunlight to Windows

- 3.3.1 The BRE guide recommends that where possible each dwelling should have at least one main living room window that faces within 90 degrees of due south. However, the guide acknowledges that this is not always possible when it comes to flats.
- 3.3.2 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that sunlight is viewed as less important in kitchens and bedrooms. In non-domestic buildings, any spaces which are deemed to have a specific requirement for sunlight should be checked.
- 3.3.3 The BRE guide recommends that main living room windows should receive 25% of the total annual probable sunlight hours, including 5% of the annual probable sunlight hours during the winter months between 21st September and 21st March.

4 RESULTS OF THE STUDY

4.1 Window Reference Points

4.1.1 Refer to Appendix 1 for a drawing which identifies the positions of the windows analysed in this study. The no skyline contours for the habitable rooms are also presented in Appendix 1. We have tested the windows at the ground floor level on the basis that, if this floor satisfies the BRE requirements, the windows at the upper levels are likely to surpass the BRE minimum requirements by an even greater margin.

4.2 Numerical Results and No Sky Line Contours

4.2.1 The numerical test results including all calculation workings are provided in Appendix 2.

4.3 Interior Daylighting

4.3.1 All rooms meet or surpass the BRE Average Daylight Factor targets with the exception of the bedroom served by window 4. This not only shows a high level of compliance, but under the BRE guide it explains that daylight in bedrooms is less important than in other habitable rooms such as kitchens and living rooms. Furthermore, the BRE guide is intended to be used flexibly and in this instance we are of the opinion that the development design is likely to be acceptable.

4.3.2 All rooms pass the room depth test.

4.3.3 The BRE guide does not give fixed numerical pass/fail criteria for the No Sky Line test when applied to new dwellings (guidance is given for when this test is applied to existing neighbouring buildings). However, for completeness, we have illustrated the no sky line contours in Appendix 1.

4.4 Sunlight to Windows

4.4.1 All rooms which face within 90 degrees of due south have been tested for direct sunlight. The results are presented in Appendix 2. Not all windows receive ideal levels of direct sunlight. However, the BRE guide acknowledges that it is not always possible for every dwelling to be well situated to receive direct sunlight.

4.5 Conclusion

- 4.5.1 Right of Light Consulting confirms that the proposed development design achieves a high level of compliance with the BRE recommendations. In our opinion there is no daylight/sunlight related reason why planning permission should not be granted for this scheme.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 We have undertaken the survey following the guidelines of the RICS publication "Surveying Safely".
- 5.1.3 Where limited access is available, assumptions will have been made.
- 5.1.4 Right of Light Consulting have endeavoured to include in the report those matters, which they have knowledge of or of which they have been made aware, that might adversely affect the validity of the opinion given.
- 5.1.5 Right of Light Consulting will notify those instructing them immediately and confirm in writing if for any reason the report requires any correction or qualification.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.
- 5.1.7 Right of Light Consulting confirm that they have used their best endeavours to ensure that the facts stated in this report are correct and that the opinions expressed represent a true and complete professional opinion.

5.2 Project Specific

- 5.2.1 None.

APPENDICES

APPENDIX 1

WINDOW KEY & NO SKY LINE CONTOURS

Key:

Window reference

Gardens and Amenity Areas

Area receives no direct sky light
(applied to habitable rooms)

Area does receive direct sky light.

Light aperture.



Project Name: 108 London Street, Reading, Berkshire RG1 4SJ

Drawing Title: Window Key and No Sky Line Contours

Scale: Do not scale

Drawing No: 1 of 1

Rev. -

Rev

Date

Details of revision



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APPENDIX 2

DAYLIGHT AND SUNLIGHT CALCULATIONS

Appendix 2 - Average Daylight Factor (ADF)
108 London Street, Reading, Berkshire RG1 4SJ

Reference	Target ADF based on room use	Average Daylight Factor Coefficients					Actual ADF	Result	
	Primary room use	ADF	T	Aw	A	R	Theta		
Proposed Ground Floor									
Window 2 (lower)	Dining / Kitchen	1.5%	0.68	0.25	96.54	0.71	83.6	0.1%	
Window 2 (upper)			0.68	1.37	96.54	0.71	84.8	1.6%	
Window 1 (lower)			0.68	0.25	96.54	0.71	83.0	0.1%	
Window 1 (upper)			0.68	1.37	96.54	0.71	84.2	1.6%	
Total ADF for room								3.4%	Pass
Window 3 (lower)	Lounge	1.5%	0.68	0.19	109.43	0.7	45.9	0.0%	
Window 3 (upper)			0.68	3.77	109.43	0.7	53.2	2.4%	
Total ADF for room								2.4%	Pass
Window 4 (lower)			0.68	0.3	74.19	0.72	38.7	0.1%	
Window 4 (upper)			0.68	1.0	74.19	0.72	28.8	0.6%	
Total ADF for room	Bedroom	1.0%						0.7%	Fail
Window 5 (lower)	Bedroom	1.0%	0.68	0.44	69.1	0.72	46.7	0.2%	
Window 5 (upper)			0.68	1.51	69.1	0.72	36.7	1.1%	
Total ADF for room								1.3%	Pass
Window 6 (lower)			0.68	0.3	56.1	0.73	47.8	0.1%	
Window 6 (upper)			0.68	1.0	56.1	0.73	40.3	1.1%	
Total ADF for room	Bedroom	1.0%						1.2%	Pass
Window 7 (lower)	Lounge / Kitchen	1.5%	0.68	2.01	144.24	0.7	39.6	0.3%	
Window 7 (upper)			0.68	3.28	144.24	0.7	45.7	1.4%	
Total ADF for room								1.7%	Pass
Window 8 (lower)			0.68	0.05	59.19	0.72	75.2	0.0%	
Window 8 (upper)			0.68	1.38	59.19	0.72	78.7	2.6%	
Total ADF for room	Bedroom	1.0%						2.6%	Pass
Window 9 (lower)	Bedroom	1.0%	0.68	0.56	65.0	0.72	62.6	0.3%	
Window 9 (upper)			0.68	1.38	65.0	0.72	66.2	2.0%	
Total ADF for room								2.3%	Pass

Appendix 2 - Room Depth Calculation
108 London Street, Reading, Berkshire RG1 4SJ

Room	Room Depth Coefficients			Room Depth Calculation		Result
	L	W	H	$LW + LH$	$\leq \frac{2}{1-Rb}$	
Proposed Ground Floor						
Window 1	4.8	4.8	2.4	0.71	$3.0 \leq$	Pass
Window 2	4.6	4.7	2.4	0.71	$2.9 \leq$	Pass
Window 3	6.1	4.3	2.6	0.7	$3.76 \leq$	Pass
Window 4	3.9	3.7	1.8	0.72	$3.22 \leq$	Pass
Window 5	3.9	3.8	1.8	0.72	$3.19 \leq$	Pass
Window 6	2.7	3.9	1.8	0.73	$2.19 \leq$	Pass
Window 7	6.8	5.8	2.2	0.7	$4.26 \leq$	Pass
Window 8	3.8	2.6	2.2	0.72	$3.19 \leq$	Pass
Window 9	4.8	4.0	2.2	0.72	$3.38 \leq$	Pass

Appendix 2 - Sunlight to Windows
108 London Street, Reading, Berkshire RG1 4SJ

Reference	Use Class	Annual Probable Sunlight Hours	
		Total	Winter
<u>Proposed Ground Floor</u>			
Window 3	Lounge	18%	0%
Window 8	Bedroom	31%	7%
Window 9	Bedroom	17%	0%