



Daylight Assessment

64 Kings Road
Reading

24012
March 2026

24012 64 Kings Road, Reading



Fig.01 View of the site

1. Introduction

This Daylight Assessment has been prepared in support of a planning application for the conversion of the ground and lower ground floors of 64 Kings Road, Reading, from a restaurant (Use Class E) to 6 no. self-contained residential flats (Use Class C3).

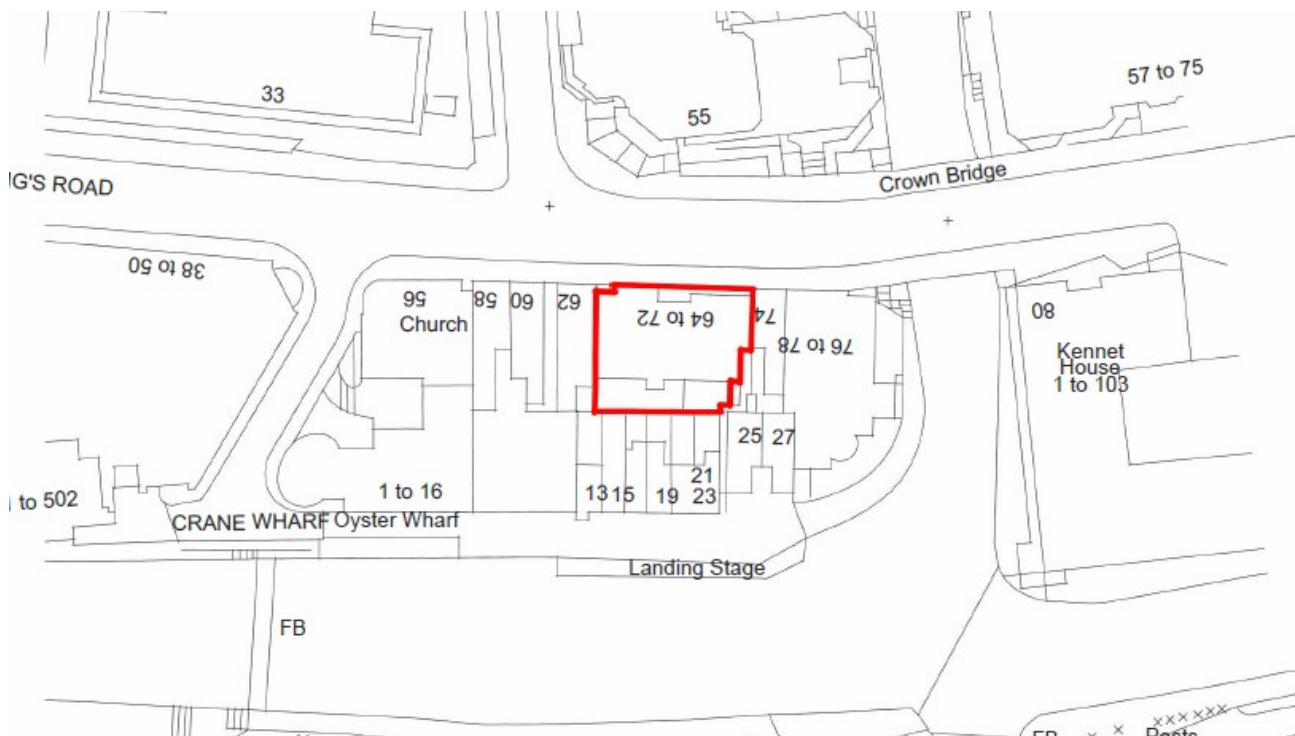


Fig.02 OS Block Plan



24012 64 Kings Road, Reading

The purpose of this report is to assess the availability of natural daylight within the proposed residential units and to demonstrate that the scheme will provide an acceptable standard of amenity for future occupants.

2. Assessment Approach

This assessment has been undertaken with reference to:

- General best practice guidance set out in the **BRE Guidelines – Site Layout Planning for Daylight and Sunlight (2011)**
- Relevant national and local planning policies relating to residential amenity

Given that the proposal relates to the conversion of an existing building with established window openings, this assessment adopts a qualitative approach based on the layout, orientation, and distribution of habitable rooms.



Fig.03 Current Street View



24012 64 Kings Road, Reading



Fig.04 Google Satellite View

3. Existing Building and Proposed Layout

The application relates to the lower two floors of an existing building located on Kings Road. The proposal comprises:

- **3 no. flats at ground floor level**
- **3 no. flats at lower ground floor level**

The layout has been carefully designed to optimise the use of existing window openings and maximise natural daylight to habitable rooms.

4. Daylight Provision – Ground Floor Flats

The three flats located at ground floor level benefit from windows on both the **north and south elevations**.

This dual-aspect arrangement provides several key advantages:

- **Good levels of natural daylight throughout the day**, with south-facing windows



24012 64 Kings Road, Reading

allowing direct sunlight and north-facing windows providing consistent ambient light.

- **Effective cross-lighting**, ensuring that internal spaces are well illuminated and reducing reliance on artificial lighting.
- **Improved outlook and residential quality**, consistent with good design practice.

As a result, the ground floor units are considered to benefit from **ample natural light** and provide a high standard of internal amenity.

5. Daylight Provision – Lower Ground Floor Flats

The three flats at lower ground floor level are served by windows located on the **south elevation only**.

The internal layout has been designed to respond appropriately to this constraint:

- **Primary habitable rooms** (e.g. living rooms and bedrooms) are positioned along the **south-facing elevation**, ensuring they receive the best available natural light.
- **Secondary and non-habitable spaces**, including **kitchens and bathrooms**, are located towards the **north side** of the plan where daylight availability is more limited.

This arrangement reflects good design principles by prioritising daylight access to habitable rooms while locating ancillary spaces in areas of reduced natural light.



Fig.05 Daylight study of lower ground flat.



24012 64 Kings Road, Reading



Fig.06 Daylight study of ground floor flat.

Although the lower ground floor units are single-aspect, the south-facing orientation ensures:

- Access to direct sunlight for parts of the day
- Acceptable levels of daylight for the main living spaces

6. Overall Assessment

The proposed development makes efficient use of an existing building and its established openings. The layout demonstrates a clear and logical approach to daylight distribution:

- Dual-aspect ground floor flats provide **high-quality daylight conditions**
- Lower ground floor flats are **appropriately designed** to maximise daylight to habitable rooms despite site constraints

The proposals align with the intent of BRE guidance in ensuring that:

- Habitable rooms receive adequate levels of natural light
- Internal layouts respond positively to the building's orientation and limitations



24012 64 Kings Road, Reading

7. Conclusion

This Daylight Assessment concludes that:

- The ground floor flats will benefit from **excellent levels of natural daylight** due to dual-aspect design.
- The lower ground floor flats will achieve **acceptable levels of daylight**, with habitable rooms located on the south elevation.
- The internal layout appropriately mitigates areas of limited daylight by locating kitchens and bathrooms away from primary elevations.

Overall, the proposed development provides a satisfactory standard of daylight and residential amenity, and is therefore considered acceptable in planning terms.

