

## Analysis of site layout for **Sunlight And Daylight**

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### ADDRESS

154 ROYAL COLLEGE  
STREET, NW1 0TA



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## 154 Royal College Street, NW1 0TA

### Analysis of Site Layout with Regard to Daylight & Sunlight

#### 1. Introduction

An application has been submitted for a ground floor rear extension and internal refurbishment at 154 Royal College Street to create a two-bedroom flat.

The officer has stated draft reasons for refusal, one of them being due to daylight and sunlight as stated below.

*3. In the absence of a Sunlight & Daylight Assessment to demonstrate that the ground floor and basement would receive adequate natural daylight the proposal would fail to provide a satisfactory quality of accommodation. It would therefore be contrary to policy H6 (Housing choice and mix) of the LB Camden Local Plan 2017.*

This daylight and sunlight assessment has been prepared to support the planning application for the proposed ground floor flat.

The report assesses the proposals in regards to daylight and sunlight matters within habitable rooms in the proposed building and its effects on the nearby buildings. The report concludes that the proposal is acceptable and in accordance with the planning policy requirements in relation to daylight and sunlight for the assessed rooms.

There is no existing specific National Planning Policy relating to the prospective impacts of developments on daylight and sunlight to their

surrounding environment. However, the Building Research Establishment publication 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' is the established National guidance to aid the developer to prevent or minimise the impact of a new development on the existing buildings and on the availability of daylight within the new proposals. The BRE guide has been revised and published a third edition in June 2022. It has been developed in conjunction with daylight and sunlight recommendations in the BS EN 17037:2018.

The 2022 document is referred to as the 'BRE Guide' in this report.

#### 2. Description of Proposed Development

The development is situated at 154 Royal College Street in Camden Town, North West London, within the administrative boundaries of the London Borough of Camden.

The proposal is for a rear extension and internal refurbishment to the ground floor commercial unit and lower ground floor to contain a two-bedroom flat.

The proposal is shown on the following floorplans by AJS Planning.

Existing Floor Plans	RCS.154.EX.101
Existing Elevations	RCS.154.EX.102
Existing Side Elevations	RCS.154.EX.103

Proposed Floor Plans	RCS.154.PR.101
Proposed Elevations	RCS.154.PR.102
Proposed Side Elevations	RCS.154.PR.103

### 3. Daylight and Sunlight Requirements

#### 3.1. Regional Planning Policy

The Mayor of London Supplementary Planning Guidance Housing (2016) makes recommendations that the BRE Guide should be applied sensitively to higher density development in London, particularly in central and urban areas.

*1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity;*

*and scope for the character and form of an area to change over time.*

*1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable.*

The SPG includes Standard 32 regarding direct sunlight

**Standard 32** - All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight

*2.3.45 Daylight enhances residents' enjoyment of an interior and reduces the energy needed to provide light for everyday activities, while controlled sunlight can help to meet part of the winter heating requirement. Sunlight is particularly desirable in living areas and kitchen dining spaces. The risk of overheating should be taken into account when designing for sunlight alongside the need to ensure appropriate levels of privacy. In addition to the above standards, BRE good practice guidelines and*

*methodology<sup>146</sup> can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3.*

*2.3.46 Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. They should also demonstrate how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development.*

*2.3.47 BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.*

## 4. Daylight Methodology to Rooms within the Development

The BRE Group set out their interior daylight guidelines in Appendix C of the document. They refer to the British Standard Daylight in Buildings BS EN17037 and its UK National Annex which sets out two criteria for assessing interior daylight. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane.

### 4.1. Illuminance Method

This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year.

The UK National Annex gives specific minimum recommendations for habitable rooms in dwellings in the United Kingdom. The National Annex therefore provides the UK guidance on minimum daylight provision in all UK dwellings.

The UK National Annex gives illuminance recommendations of:

- 100 lux in bedrooms
- 150 lux in living rooms

- 200 lux in kitchens with eating area

These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

The BRE Guidelines state in paragraph C17 that:

*“Where a room has a shared use, the highest target should apply. For example, in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.”*

## 4.2. Daylight Factor Method

This method involves the computation of the daylight factor at each calculation point on an assessment grid. The daylight factor is the illuminance at a point on the reference plane in a space, divided by the illuminance on an

unobstructed horizontal surface outdoors. The CIE standard overcast sky is used, and the ratio is usually expressed as a percentage.

Since the calculation uses an overcast sky model, the daylight factor is independent of orientation and location. For spaces with side windows, equivalent daylight factor targets to achieve a target illuminance over at least half of the daylight hours in a year are based on the formula:

$$D = \text{Target illuminance} / \text{Median external diffuse horizontal illuminance} \times 100 (\%)$$

where the median external diffuse horizontal illuminance ( $E_{v,d,med}$ ) is the illuminance from the sky on an unobstructed horizontal surface

achieved for half of the yearly daylight hours at a particular location.

The table below shows the daylight factor targets to be achieved over at least 50% of the assessment grid in domestic habitable rooms with vertical and/or inclined daylight apertures. The UK National Annex gives alternative target values for rooms with diffusing horizontal rooflights. The recommendations are met if the median of the daylight factors calculated in a room meets or exceeds the specific target for room type and location.

Target daylight factors (DT) to achieve over at least 50% of the assessment grid in UK domestic habitable rooms with vertical and/or inclined daylight apertures			
Location	DT for 100 lx (Bedroom)	DT for 150 lx (Living room)	DT for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%

London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

## 5. Sunlight Methodology

For internal sunlight, the BRE Guidelines state in paragraph 3.1.15:

*“In general, a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:*

- at least one main window wall faces within 90° of due south and*
- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.”*

## 6. Daylight & Sunlight to Rooms within the Proposed Flat

The BRE and BS EN 17037 guidance allows for two alternative methods to assess daylight within new dwellings.

For this report we have assessed the proposed new accommodation to determine whether the internal spaces will be provided with adequate daylight by reference to Target Illuminance (ET) Factor. This method involves the computation of the illuminance level at each calculation point on an assessment grid.

The following reflectance, transmittance, and maintenance values have been used in the internal daylight calculations:

- Transmittance (T): 0.68
- Reflectance (R): 0.2 for floors, 0.5 for wall and 0.7 for ceilings
- Maintenance Factor: 0.92

All habitable rooms meet the BRE recommended targets for illuminance and sunlight value.

The full results of the internal daylight and sunlight analysis are included in Appendix B.

## 7. Conclusion

An assessment of the daylight and sunlight levels on the proposed ground floor at 154 Royal College Street has been undertaken in accordance with the guidance set out in BRE report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice, Third Edition, 2022 (BR 209).

The proposed flat has good windows. The analysis in this report demonstrates that the daylight and sunlight in all rooms within the proposed flat exceed the recommendations of the Building Research Establishment publication 'Site Layout and Planning for Daylight and Sunlight, a Guide to Good Practice' published in 2022, as well as the standard planning requirements of London Boroughs and the London Plan.

Harry Morgan

26<sup>th</sup> September 2024

## References:

- i. Building Research Establishment publication 'Site layout and planning for daylight and sunlight, a guide to good practice' published in 2022
- ii. The Mayor of London Supplementary Planning Guidance Housing (2016)

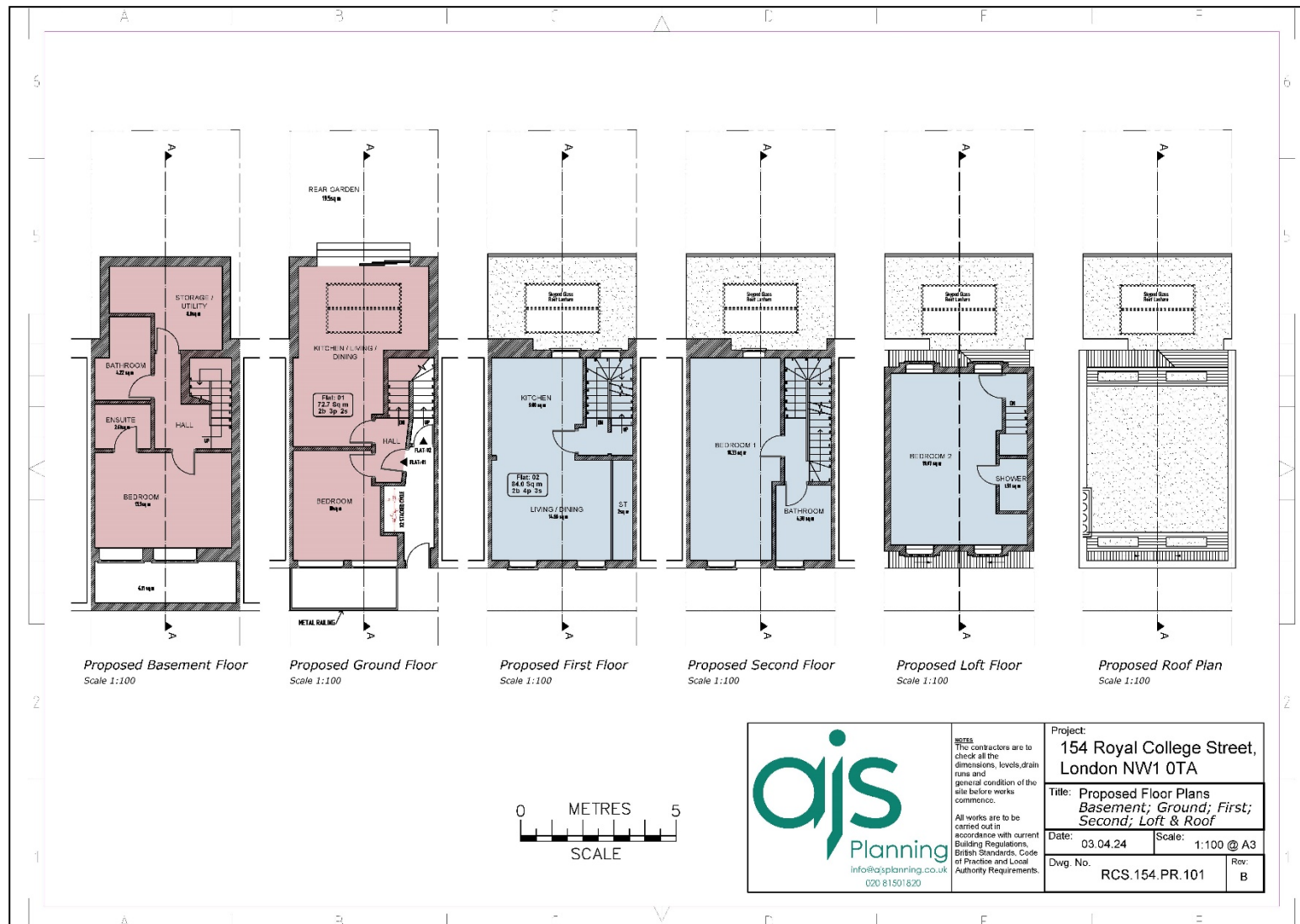


## Appendix A

### Site Plan



## Proposed Floor Plans

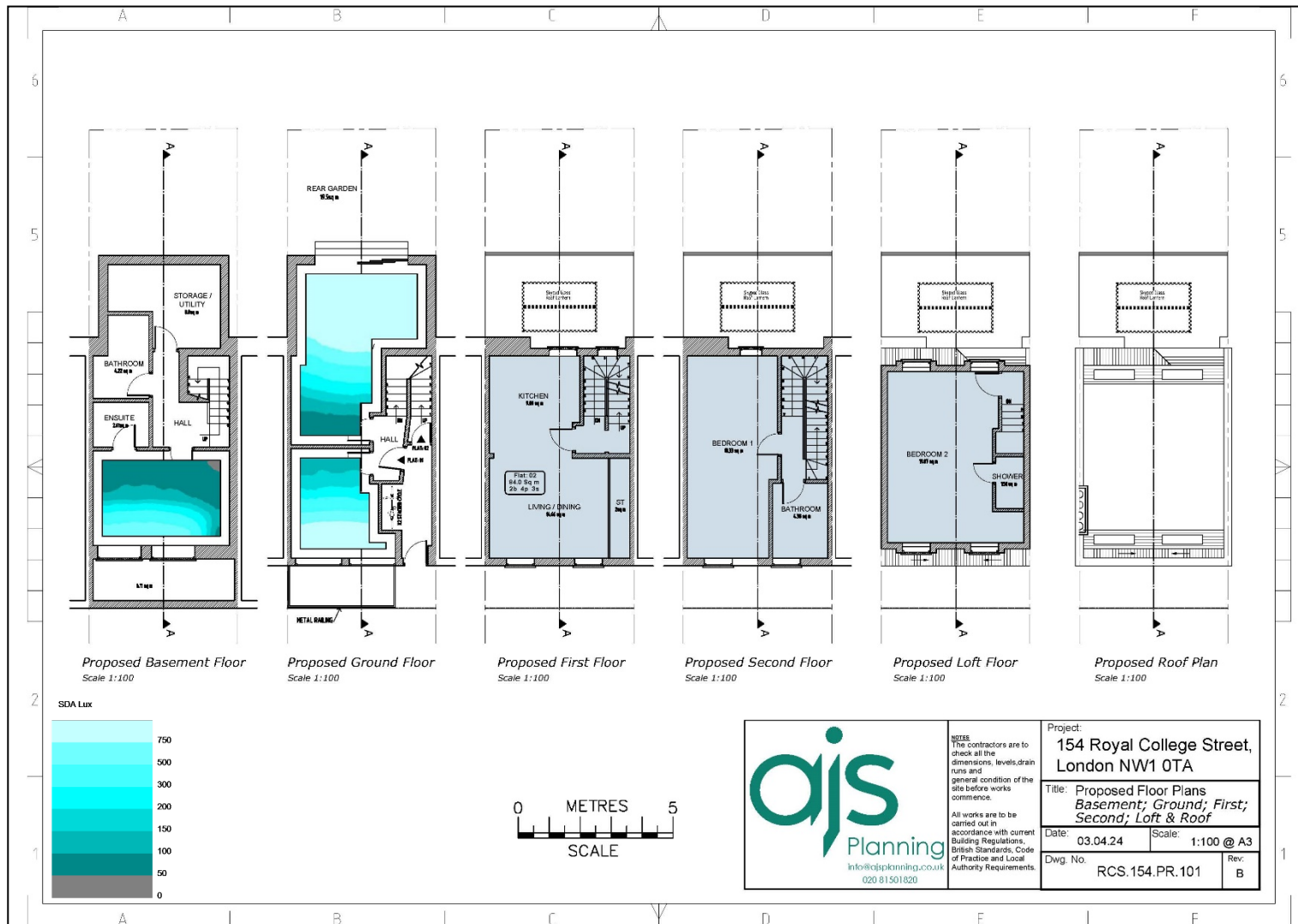


## Proposed Elevations



## Appendix B

### Proposed Internal Illuminance Factor



## Detailed Internal Daylight Results

Project Name: 154 Royal College Street, NW1 0TA  
Project No.: 1  
Report Title: SDA BS En17037 Analysis - Proposed Scheme  
Date of Analysis: 26/09/2024

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
B1														
Basement	R1		Residential	Bedroom	13.49	9.37	112	5.21	56%	100	50%	50%	4380	YES
Ground	R1		Residential	LKD	19.95	14.20	1103	12.45	88%	200	50%	50%	4380	YES
	R2		Residential	Bedroom	10.08	6.30	442	6.30	100%	100	50%	50%	4380	YES

### Detailed Sunlight Results

Project Name: 154 Royal College Street, NW1 0TA  
Project No.: 1  
Report Title: Sunlight Exposure Analysis - Proposed Scheme  
Date: 26/09/2024

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Basement	R1		Residential	Bedroom	W1	241°	2.6	
					W2	241°	2.8	
							2.8	Minimum
Ground	R1		Residential	LKD	W1	90° Hz	4.6	
					W7	60°N	3.2	
							4.6	High
Ground	R2		Residential	Bedroom	W3	240°	3.5	
							3.5	Medium

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