



Sunlight and Daylight Assessment

At

Flat 1, 10 Lindfield Gardens
London
NW3 6PU

For

Mr and Mrs J. Bernardi

25th November 2010

5807/RH

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SUNLIGHT AND DAYLIGHT

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1 Introduction

1.1 We have been instructed to carry out a sunlight and daylight assessment to the music room and library/den in the proposed basement at Flat 1, 10 Lindfield Gardens.

2 Review of the Proposals at Flat 1, 10 Lindfield Gardens

2.1 The proposal is to increase the basement of the building to include a music room, a library/den, a gymnasium and several utility rooms. The proposed basement plan is shown on Figure 1, in Appendix 1.

3 Scheme Drawings

3.1 All drawings by The Basement Design Studio, received 19th November 2010.

<u>Title:</u>	<u>Drawing no:</u>
Premises as Existing - Sheet 1 of 4	10/054-25
Premises as Existing - Sheet 2 of 4	10/054-25
Premises as Existing - Sheet 3 of 4	10/054-25
Premises as Existing - Sheet 4 of 4	10/054-25
Scheme Designs - Sheet 1 of 4	10/054/26a
Scheme Designs - Sheet 2 of 4	10/054/26a
Scheme Designs - Sheet 3 of 4	10/054/26a
Scheme Designs - Sheet 4 of 4	10/054/26a

4 Sunlight and Daylight Analysis

4.1 Sunlight

- 4.1.1 BRE discretionary guidance states that on a window wall facing within 90 degrees of due south there will be adequate potential for sunlight if windows receive at least 25% of annual probable sunlight hours, including at least 5% of annual probable hours during the winter months. In accordance with the BRE guidelines set out in SLP there is no sunlight requirement for windows facing within 90 degrees of due north.
- 4.1.2 All three of the proposed windows we have tested face within 90° of due north, and therefore have no sunlight requirements, according to BRE discretionary guidance.

4.2 Daylight

- 4.2.1 In accordance with the BRE daylight assessment criteria, we have assessed the Average Daylight Factor (ADF) to the proposed music room and library/den.
- 4.2.2 There are no guidelines for rooms of these types in the BRE discretionary guidance; therefore we have tested the rooms as living rooms. BRE discretionary guidance states that for a living room to be considered adequately lit, it must receive an ADF of 1.5% or more.
- 4.2.3 The results of the analysis are shown in Table 1 at Appendix 2. The results of the assessment demonstrate that both rooms would exceed the BRE criteria for daylight for living rooms.

5 Conclusion

- 5.1** Based on the scheme shown on the drawings issued to us on 19th November 2010, we can confirm that there will be good daylight levels reaching the proposed music room and library/den.
- 5.2** Both rooms would meet the current national discretionary guidance in the publication 'Site Layout Planning for Daylight and Sunlight' (SLP) published by the Building Research Establishment (BRE) in 1991¹, for sunlight and daylight.

25th November 2010

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¹ Littlefair, P.J (1991) Site Layout Planning for Daylight and Sunlight, A guide to good practice, BRE

Appendix 1
Proposed Basement Plan

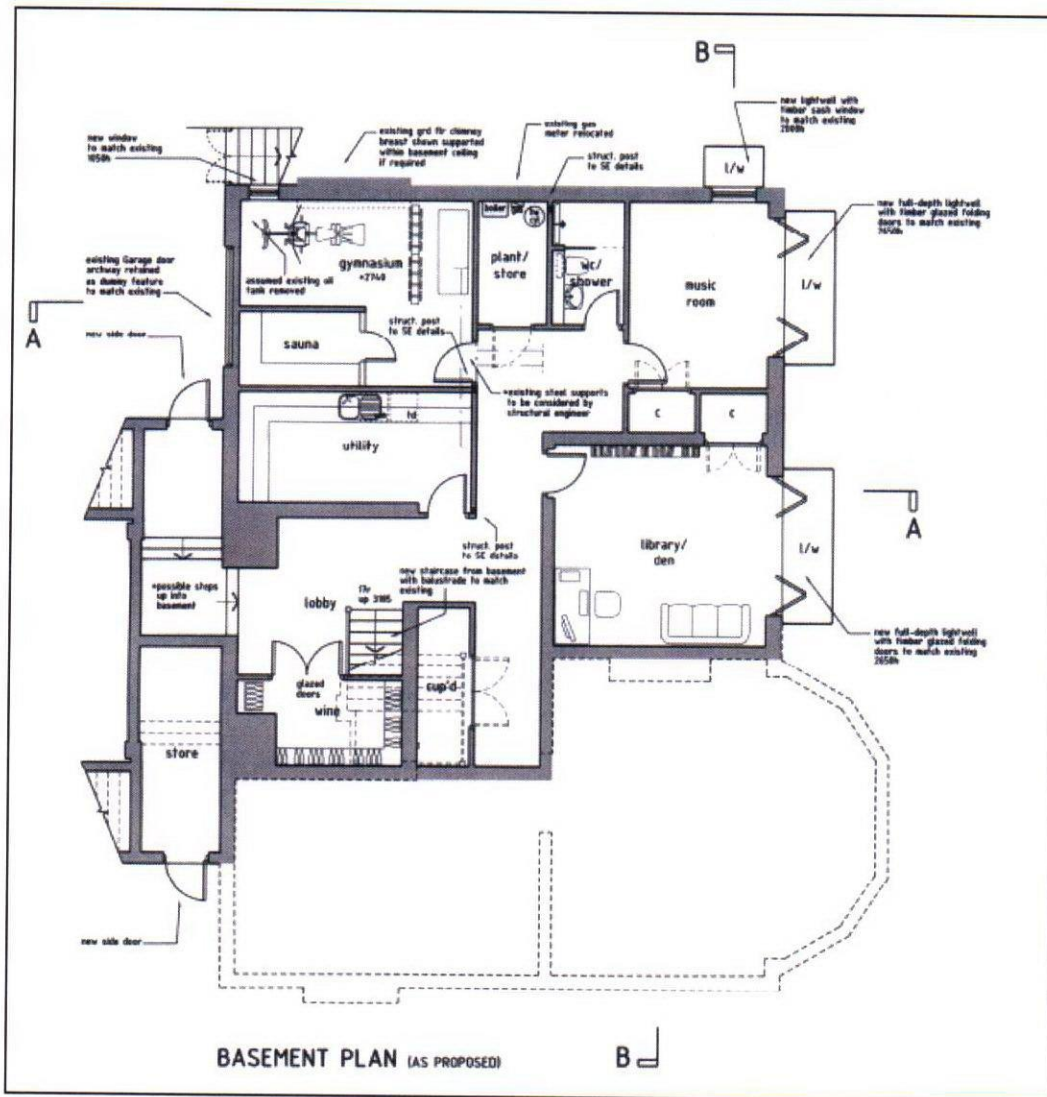


Figure 1. Proposed Basement Plan

Appendix 2

Average Daylight Factor Assessment

BLDA Consultancy (Average Daylight Factor)

Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	Pass/Fail
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Flat 1/10 Lindfield Gardens NW3 6PU

Basement	R1	Music Room	W1	0.27	1.5	PASS
			W2	2.58		
				2.85		
Basement	R2	Library/Den	W3	2.07	1.5	PASS
				2.07		

Table 1. Average Daylight Factor Assessment