



daylight & sunlight

Daylight and Sunlight Report
for the Proposed Development at
66 to 70 The Parkway, Camden, NW1 7AH

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1. Executive Summary

1.1 Scope of Service

1.1.1 We have been instructed by GA & A Design to establish the daylight and sunlight amenity of the proposed residential accommodation of 66 to 70 The Parkway, Camden, NW1 7AH.

1.2 BRE Assessment Criteria

1.2.1 To ensure that this assessment has been appropriately considered, daylight and sunlight assessments have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2011 (the "BRE guide") and also on British Standard 8206 – 2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE report refers.

1.2.2 The standard assessments for daylight, sunlight and overshadowing are briefly outlined in Appendix A.

1.3 Daylight

1.3.1 For the proposed accommodation, regarding ADF, being the principal assessment for daylighting potential, the results show that all habitable rooms attain more than the minimum ADF values as set out in BS8206, part 2.

1.3.2 The rooms also comfortably meet the Daylight Distribution criteria.



2. Introduction

2.1 Scope of Service

2.1.1 We have been instructed by GA & A Design to establish the daylight and sunlight amenity of the proposed residential accommodation of 66 to 70 The Parkway, Camden, NW1 7AH.

2.2 Assessment

2.2.1 To ensure that this assessment has been appropriately considered, daylight and sunlight assessments have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2011 (the "BRE guide") and also on British Standard 8206 – 2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE report refers.

2.2.2 The standard assessments for are briefly outlined in Appendix A.

2.2.3 The site and adjacent properties are shown on the Site Location Plan below and on the accompanying context drawings in Appendix B.

Site Location Plan





2.2.4 The proposed accommodation considered for this report is listed in the following table.

Assessment Summary Table		
Building Reference	Use of Building	Location in Relation to the Proposed Development
Proposed Accommodation	Residential	N/A

2.3 Limitations

2.3.1 Our assessment is based on the proposed development drawings by GA & A Design.

2.3.2 The proposed internal room sizes, layouts and uses were derived from the above mentioned drawings.

2.3.3 Topographical survey information with regard to the existing buildings on site and the positions of the surrounding buildings was not provided. Accordingly, where required, the relevant information was derived from photographs, oblique aerial photography and height data.

3. Results and Consideration

3.1 Daylight

3.1.1 The table below shows a summary of the results for the buildings tested for daylight availability in accordance with the BRE guidelines. The full results can be found in Appendix C.

67 to 70 The Parkway

3.1.2 67 to 70 The Parkway is a 3-storey commercial building located to the north east side of The Parkway.

3.1.3 The proposed residential accommodation is located to the first and second floor levels of this building, see accompanying drawing 1857/D&S/01. GA & A Design have carefully considered this site and have incorporated elements within the designs to maximise ambient daylighting potential. These include: -

- Large windows
- Multiple window walls
- Light coloured internal finishes

3.1.4 We have assumed generic double glazed units, white walls, white ceilings and medium coloured wood laminate flooring. For clarity, in accordance with BS8206 Part 2:2008, where principal rooms are separate, a kitchen requires 2% ADF and a living room requires 1.5% ADF. For rooms that have both a living area and a kitchen (OPLA or a KLD), we apply the higher threshold of 2% ADF.



-
- 3.1.5 The contributions made by each window are recorded in the accompanying ADF Results table in Appendix C along with correction factors for windows frames, dirt and glazed areas.
 - 3.1.6 On a brief technical note, the windows to the rear at first floor level (W8, W9 and W10) are set under an existing sloping glazed area. We have therefore halved the potential light coming through them; the idea being that light must travel through 2 sets of windows before reaching the room.
 - 3.1.7 Turning now to the assessment results: -
 - 3.1.8 Regarding ADFs, the assessments show that all of the assessed will attain the minimum ADF values as set out in BS8206: Part 2 2008.
 - 3.1.9 Regarding the Room Depth (RD) assessment, all rooms assessed meet the BRE guidelines.
 - 3.1.10 Regarding Daylight Distribution (DD), all rooms will meet the BRE guidelines, i.e. sky visibility over 80% of the room at working plane level.

4. Conclusion

4.1 Daylight

- 4.1.1 For the proposed accommodation, regarding ADF, being the principal assessment for daylighting potential, the results show that all habitable rooms attain more than the minimum ADF values as set out in BS8206, part 2.
- 4.1.2 The rooms also comfortably meet the Daylight Distribution criteria.

Appendix A

BRE Assessments

BRE Assessments

Introduction

The Building Research Establishment Report “Site Layout Planning for Daylight and Sunlight – a guide to good practice 1991” (“the BRE Guidelines”) provides advice to building designers on site layout planning in order to achieve good daylight and sunlight amenity, not only to the proposed development and the open spaces between the proposed blocks, but also to the existing surrounding properties.

As part of this advice, the Building Research Establishment (BRE) have developed a series of assessments along with numerical guidelines so that the potential for good daylight and sunlight amenity can be achieved.

In general, the application of the BRE Guidelines are more appropriate for low density suburban development sites where there is a greater flexibility for site layout planning. In dense urban areas, however, development sites are usually constrained to a greater degree, often by immediately adjacent buildings etc. Accordingly, when dealing with dense urban areas the guidelines should be applied flexibly. This point is expressly recognised by the BRE Guidelines, which states in the introduction at page 1:

‘The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen 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 many factors in site layout design... .. In special circumstances the developer or Planning Authority may wish to use different target values. For example, in a historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.....’

Daylight

The criteria for assessing daylight to existing surrounding buildings are outlined at pages 4 to 8 of the BRE Guidelines. Generally, daylight assessments should be undertaken to habitable rooms within dwellings and to principal rooms in non-domestic buildings such as schools, hospitals and offices where the occupants have a reasonable expectation of daylight.

Whilst the BRE Guidelines contain a number of rules of thumb that inform site layout design some relate to specific situations, such as domestic extensions to the rear of a property, which although useful may not be considered appropriate for general site layout design.

The principal assessments used to assess daylight to existing surrounding buildings are outlined in more detail below along with a further daylight assessment, usually applied to proposed dwellings, which is admissible provided it is agreed with the local authority, or there are past precedents.

25° section line assessment

The first assessment is known as the [modified] 25° section line test. It is a simple rule of thumb that determines whether an existing building should still receive adequate daylight with the proposed development in place.

The BRE guide states at page 11:

“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of a lowest window, subtends an angle of more than 25° to the horizontal may be affected.”

This assessment is most appropriate for well-spaced, low-density or low-rise, uniform proposed developments. It is not an appropriate assessment for dense urban environments, where the existing building on the development site already subtends at an angle greater than 25° to the horizontal from the subject window. It is for this reason this 25° assessment is generally dispensed with and the more detailed assessments outlined below are entered into at the outset.

The Vertical Sky Component (“VSC”) Assessment

The Vertical Sky Component (“VSC”) assessment represents the amount of available daylight received directly from the sky at a particular window. The reference point for this assessment is the centre of the window, on the plane of the outer window wall.

A VSC is expressed as a percentage, being a ratio of that part of illuminance on a vertical plane (a window) that is received from a Standard Overcast Sky (CIE Sky), to the illuminance received on a horizontal plane on an unobstructed hemisphere of Standard Overcast Sky. To put it another way it is simply the amount of direct sky visibility a window receives, howsoever obstructed, expressed as a percentage of the amount of direct sky a horizontal unobstructed roof-light would receive.

The maximum percentage of direct skylight a vertical window can receive from a Standard Overcast Sky is 39.62%, or 40% when rounded. The BRE have determined that where a VSC value of 27% is achieved, then enough skylight (direct daylight) should reach the window of an existing building. This value is roughly equivalent to a uniform obstruction of 25°, with reference to the above assessment. The Guidelines go on to state:

“If the vertical sky component, with the new development in place, is both less than 27% and less than 0.8 times its former value, (a 20% reduction), then the occupants of the existing building will notice the difference.”

Consequently, the daylight to an existing building, as a result of a proposed development, may be reduced by 20% before that loss becomes noticeable.

The Daylight Distribution (“DD”) Assessment

The Daylight Distribution Assessment is undertaken at working plane level from within a subject room and represents the change in skyline when viewed through a subject window. The working plane level is set at 0.85m above floor level in dwellings and 0.70m in offices, however, in practice this distinction in height is not normally made, and so the working plane is generally set at 0.85m.

If significant areas beyond the no-sky line i.e. the point beyond the line where no sky can be seen at working plane level, the room will usually appear gloomy and supplementary electric lighting will be required. The BRE Guidance states:

“If, following construction of a new development, the no-sky line moves so that the area of the existing room which does not receive direct skylight is reduced to less than 0.8 times its former value, (a 20% reduction), then this will be noticeable to the occupants, and more of the room will be poorly lit.”

Consequently, the daylight to an existing building, as a result of a proposed development, may be reduced by 20% before that loss becomes noticeable.

The VSC and DD are the 2 principal assessments that are required to be undertaken in order to assess daylight to existing surrounding buildings.

The Average Daylight Factor (“ADF”) Assessment

A further daylight assessment, which may be undertaken, provided it is accepted by the local authority, is known as the Average Daylight Factor (ADF). Strictly speaking ADF assessments are used to determine the daylight availability to units within a proposed development, however, in more recent times the ADF assessment has been accepted by local authorities as a valid assessment for existing surrounding buildings.

An ADF assessment takes into account the amount of direct sky visibility incident on a window serving a subject room, the transmittance of the light through the glass, and the reflectance of that resultant light from the entire surface area of the room, which is then expressed as a percentage.

The ADF values recommended in the British Standard BS8206 Part 2 to which the BRE refers are: 2% for kitchens or open plan living areas, 1.5% for living rooms and 1% for bedrooms, if supplementary electric lighting is provided.

Nb. The guidelines outlined in the latest edition of BS8206 Part 2: 2008 are now applied.

Sunlight

Sunlight is valued in both residential and commercial buildings. It is seen as providing warmth and cheerfulness to a room, whilst also giving the occupants a therapeutic effect and a sense of wellbeing.

In residential properties the main requirement for sunlight is in the living room or conservatories, which should be assessed if they have a main window facing within 90° of due south. Sunlight is considered less important in kitchens and bedroom, although care should be taken not to block out too much.

In commercial or non-domestic buildings, the requirement for sunlight varies according to the use of the building. The BRE recommends that for a commercial building any space that has a particular or special requirement for sunlight should be assessed.

Annual Probable Sunlight Hours (APSH) Assessment

The APSH assessment is undertaken to the main window of residential and commercial buildings, where the window faces within 90° of due south. “Probable Sunlight Hours” may be defined as the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness.

At page 17 of the BRE guidelines the criteria for the APSH assessment are as follows: -

*'If a **living room** of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely effected. This will be the case if a point at the centre of the window, in the plane of the inner window wall, received in the year less than one quarter (25%) of annual probable sunlight hours including at least 5% of annual probable sunlight hours between 21 September and 21 March, and less than 0.8 times its former sunlight hours during either period.'*

Consequently, the sunlight to an existing building, as a result of a proposed development, may be reduced by 20% in either the annual or winter periods before that loss becomes noticeable.

Overshadowing

The BRE guidance also offers advice on how to preserve sunlight to both existing and proposed open amenity spaces. Areas such as main back gardens of dwellings, parks, playing fields, playgrounds, waterways and public spaces such should be assessed. Small front gardens to dwellings and parking areas need not be assessed.

The permanent overshadowing assessment

The permanent overshadowing assessment is undertaken on 21 March, the spring equinox. This assessment shows areas of a subject amenity area where no sunlight will be available during the winter period, however, the subject area may still receive some sunlight during the summer.

The BRE states at page 20:

"for it to appear adequately sunlight throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March. If, as a result of new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive 2 hours of sun on 21 March is less than 0.8 times its former value (a 20% reduction), then the loss of sunlight is likely to be noticeable".

Consequently, if an open amenity area, is more than 50% in shade for more than 2 hours in either existing or proposed situations, and is reduced by more than 20% of its existing value as a result of new development, then that loss is likely to be noticeable.

The transient overshadowing assessment

A further overshadowing assessment, sometimes requested by the local authority for larger schemes, is the temporary, or transient overshadowing assessment. This assessment usually comprises hourly overshadowing images of the existing and proposed situations undertaken on key dates during the year such as 21 March, the spring equinox; 21 June, the summer solstice; and 21 December, the winter solstice.

The BRE guidance offers no express numerical values for this type of assessment, consequently it is purely subjective.

Proposed Accommodation

For the proposed accommodation assessments the ADF, DD and Room Depth Assessments are used, with ADF being the principal assessment.

Regarding the room depth assessment, provided that the depth of the subject room meets the criterion below it meets the BRE guidelines, however, this calculation does not take into reference any exterior obstructions.

$$L/W + L/H < 2/1-R$$

Where:-

L = Depth of subject room

W = Width of subject room

H = Head of window above floor level

R = Average reflectance value of room

Appendix B

Context Drawings

Appendix C

Daylight Results



Average Daylight Factor (ADF) Assessment

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value	Meets BRE Criteria
Proposed Accommodation												
First	R1	Bedroom	W1-L	0.68	0.05	78.11	63.46	0.67	0.15	0.01		
		Bedroom	W1-U	0.68	1.98	80.24	63.46	0.67	1.00	3.07		
		Bedroom	W2-L	0.68	0.05	78.31	63.46	0.67	0.15	0.01		
		Bedroom	W2-U	0.68	1.98	80.35	63.46	0.67	1.00	3.07		
										6.16	1.00	YES
First	R2	LKD	W3-L	0.68	0.05	78.23	124.13	0.67	0.15	0.01		
		LKD	W3-U	0.68	1.98	80.18	124.13	0.67	1.00	1.57		
		LKD	W4-L	0.68	0.05	78.02	124.13	0.67	0.15	0.01		
		LKD	W4-U	0.68	1.98	79.94	124.13	0.67	1.00	1.56		
		LKD	W5-L	0.68	0.05	77.76	124.13	0.67	0.15	0.01		
		LKD	W5-U	0.68	1.98	79.66	124.13	0.67	1.00	1.56		
		LKD	W10	0.34	1.87	50.52	124.13	0.67	1.00	0.93		
		LKD	W11	0.34	1.87	40.01	124.13	0.67	1.00	0.74		
										6.37	2.00	YES
First	R3	Bedroom	W6-L	0.68	0.05	77.36	59.72	0.67	0.15	0.01		
		Bedroom	W6-U	0.68	1.98	79.25	59.72	0.67	1.00	3.22		
		Bedroom	W7-L	0.68	0.05	77.05	59.72	0.67	0.15	0.01		
		Bedroom	W7-U	0.68	1.98	78.94	59.72	0.67	1.00	3.21		
										6.45	1.00	YES
First	R4	Bedroom	W8	0.68	1.87	65.33	60.04	0.67	1.00	2.50		
		Bedroom	W9	0.34	1.87	14.42	60.04	0.67	1.00	0.55		
										3.05	1.00	YES
Second	R1	LKD	W1-L	0.68	0.07	84.63	158.92	0.67	0.15	0.01		
		LKD	W1-U	0.68	1.95	85.90	158.92	0.67	1.00	1.29		
		LKD	W2-L	0.68	0.07	84.24	158.92	0.67	0.15	0.01		
		LKD	W2-U	0.68	1.95	85.49	158.92	0.67	1.00	1.28		
		LKD	W3-L	0.68	0.07	83.42	158.92	0.67	0.15	0.01		
		LKD	W3-U	0.68	1.95	84.72	158.92	0.67	1.00	1.27		
										3.86	2.00	YES



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Average Daylight Factor (ADF) Assessment

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value	Meets BRE Criteria
Second	R2	Bedroom	W4-L	0.68	0.02	79.59	56.69	0.67	0.15	0.00	1.00	YES
		Bedroom	W4-U	0.68	2.03	83.49	56.69	0.67	1.00	3.66		
										3.67		
Second	R3	Bedroom	W5-L	0.68	0.08	74.37	52.62	0.67	0.15	0.02	1.00	YES
		Bedroom	W5-U	0.68	1.94	80.96	52.62	0.67	1.00	3.66		
										3.68		
Second	R4	Bedroom	W6-L	0.68	0.05	55.02	69.14	0.67	0.15	0.01	1.00	YES
		Bedroom	W6-U	0.68	1.30	62.59	69.14	0.67	1.00	1.44		
										1.45		



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Daylight Distribution (DD) Assessment

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Proposed	Meets BRE Criteria
Proposed Accommodation								
First	R1		Residential	Bedroom	Area m2	12.97	12.93	
					% of room		100.00%	YES
First	R2		Residential	LKD	Area m2	32.19	31.88	
					% of room		99.00%	YES
First	R3		Residential	Bedroom	Area m2	11.54	11.50	
					% of room		100.00%	YES
First	R4		Residential	Bedroom	Area m2	11.81	11.34	
					% of room		96.00%	YES
Second	R1		Residential	LKD	Area m2	35.99	33.52	
					% of room		93.00%	YES
Second	R2		Residential	Bedroom	Area m2	11.20	10.58	
					% of room		94.00%	YES
Second	R3		Residential	Bedroom	Area m2	9.55	9.34	
					% of room		98.00%	YES
Second	R4		Residential	Bedroom	Area m2	13.56	11.21	
					% of room		83.00%	YES