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Daylight, Sunlight and Overshadowing Assessment

Hayes Park North, Hayes Park, Hayes End Road, UB4
8EE

Iceni Projects Limited on behalf of
Shall Do Hayes Developments
Limited
April 2024

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Daylight, Sunlight and Overshadowing
Assessment
HAYES PARK NORTH, HAYES PARK, HAYES END
ROAD, UB4 8EE

CONTENTS

1. EXECUTIVE SUMMARY..... 1

2. INTRODUCTION 3

3. PLANNING POLICY FRAMEWORK 8

4. ASSESSMENT OF PROPOSED DEVELOPMENT 10

5. CONCLUSIONS AND RECOMMENDATIONS..... 18

APPENDICES

- A1. DI RESULTS – PROPOSED BUILDING
- A2. SE RESULTS – PROPOSED BUILDING
- A3. ROOM LAYOUTS – PROPOSED BUILDING
- A4. GENERAL NOTES

1. EXECUTIVE SUMMARY

- 1.1 A Daylight, Sunlight and Overshadowing Assessment has been carried out to support the Class MA Application for the proposed development at Hayes Park North, Hayes Park, Hayes End Road, UB4 8EE. This report presents the results of the analysis, assessing the daylight and sunlight levels within the residential spaces of the proposed scheme. It should be noted that, as the proposed development involves the change of use of the existing building and there are therefore no alterations or changes to the building footprint proposed, an assessment of the impact of the proposed development on the levels of daylight and sunlight received by the existing surroundings properties is not required, and has therefore not been undertaken.
- 1.2 The methodology followed within this analysis is in line with the BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair. Although this document should not be used as a strict planning tool, it is seen as good practice guidance for use by planning authorities.

Assessment of the Proposed Building

- 1.3 The BRE guide outlines the following parameters to assess the daylight and sunlight availability within a proposed development:
- Daylight Illuminance (DI) – Daylight
 - Sunlight Exposure (SE) – Sunlight
 - Overshadowing – Sunlight

Daylight

- 1.4 The proposed development internal daylight assessment focused on analysing the daylight levels within the habitable rooms of the proposed development. For this, 22 living-kitchen-dining (LKD) room spaces, and 32 bedrooms were identified across 22 proposed dwellings. These spaces are on the ground floor level of the proposed development.
- 1.5 The results of the internal daylight analysis indicate that all 54 of the habitable spaces tested within the proposed development will achieve levels of daylight required for their respective uses, in line with the recommended BRE daylight criteria. For this reason, it is considered that the proposed development will provide a good level of accommodation in terms of daylight availability.

Sunlight

- 1.6 All 54 of the proposed habitable spaces across 22 dwellings at the ground floor level were also assessed for access to sunlight. The results of the sunlight assessment for the proposed scheme

indicate that at least one habitable space within 47 of the assessed dwellings are projected to achieve the recommended BRE targets for sunlight access.

- 1.7 The remaining seven dwellings were found to contain habitable spaces that achieve levels of sunlight below the recommended criteria. However, when accounting for the nature of the development in converting an existing building, the dense nature of the scheme, and the orientation of some of the proposed dwellings to be predominantly north-facing, it may be considered that these nine dwellings will receive an acceptable level of sunlight. This is in line with Appendix F of the BRE guidance, which notes that acceptable daylight and sunlight levels may vary significantly depending on site context, with more dense areas likely to experience a greater constraint on natural lighting available when compared with suburban and rural locations. In addition, as the sample of dwellings tested as part of this assessment represent the worst-case scenario with respect to sunlight, it is considered that the results presented here may be applied across the development. With 87% of the tested dwellings demonstrated to achieve the recommended level of sunlight, it is Overall, the results of the sunlight assessment suggest that the proposed design will provide adequate access to sunlight in living spaces.

Overshadowing

- 1.8 No communal amenity spaces are to be provided as part of the proposed scheme. Therefore, an overshadowing assessment has not been undertaken for the proposed development.

Overall Assessment

- 1.9 The results of this assessment indicate that the proposed development will meet relevant local authority planning policy relating to daylight and sunlight amenity for future residents.

2. INTRODUCTION

- 2.1 Icen Projects Ltd was commissioned by Shall Do Hayes Developments Limited to produce a Daylight, Sunlight and Overshadowing Assessment to support the Class MA Application for the proposed development at Hayes Park North, Hayes Park, Hayes End Road, UB4 8EE.

Report Objectives

- 2.2 This Daylight, Sunlight and Overshadowing Assessment was undertaken to assess the internal levels of daylight within the proposed development. The report is structured to meet this purpose as follows:
- Section 3 describes the planning context and policies which are relevant to daylight, sunlight and overshadowing;
 - Section 4 presents the results of the daylight and sunlight assessment on the proposed development; and
 - Section 5 concludes the findings of this assessment.
- 2.3 It should be noted that, as the proposed development involves the change of use of the existing building and there are therefore no alterations or changes to the building footprint proposed, an assessment of the impact of the proposed development on the levels of daylight and sunlight received by the existing surroundings properties is not required, and has therefore not been undertaken.
- 2.4 The assessment strategy follows the approach laid out within the BRE's Site Layout Planning for Daylight and Sunlight, a Guide to Good Practice, by PJ Littlefair. This document is accepted as good practice in terms daylight and sunlight availability by planning authorities.
- 2.5 It is worth noting that the guidance figures stated within the BRE are useful in providing a target for designers, consultants and planners, however they should be seen as purely advisory. Acceptable daylight and sunlight levels, for instance, vary significantly depending on site context. Dense urban areas are likely to experience a greater constraint on natural lighting available when compared with suburban and rural locations. For this reason, within urban centres, a higher degree of obstruction is often unavoidable. Appendix F of the BRE guide suggests that alternative values are often more appropriate for urban areas.

Site and Context

- 2.6 The Hayes Park site is located just off Hayes End Road within the London Borough of Hillingdon. The wider site is generally rectangular in shape and is bound to the east by the open parkland of Hayes Park, and to the north and west by the agricultural land and buildings of Home Farm. The entirety of the site and the surrounding land is located within the Green Belt.
- 2.7 Hayes Park North is situated at the north of the site and was previously occupied by Pladis Global. The building is three storeys in height, with a basement level used for servicing and deliveries. The building is in good condition and has undergone little change since first constructed. The image below shows the approximate site location.

- 2.8 The description of development is as follows:

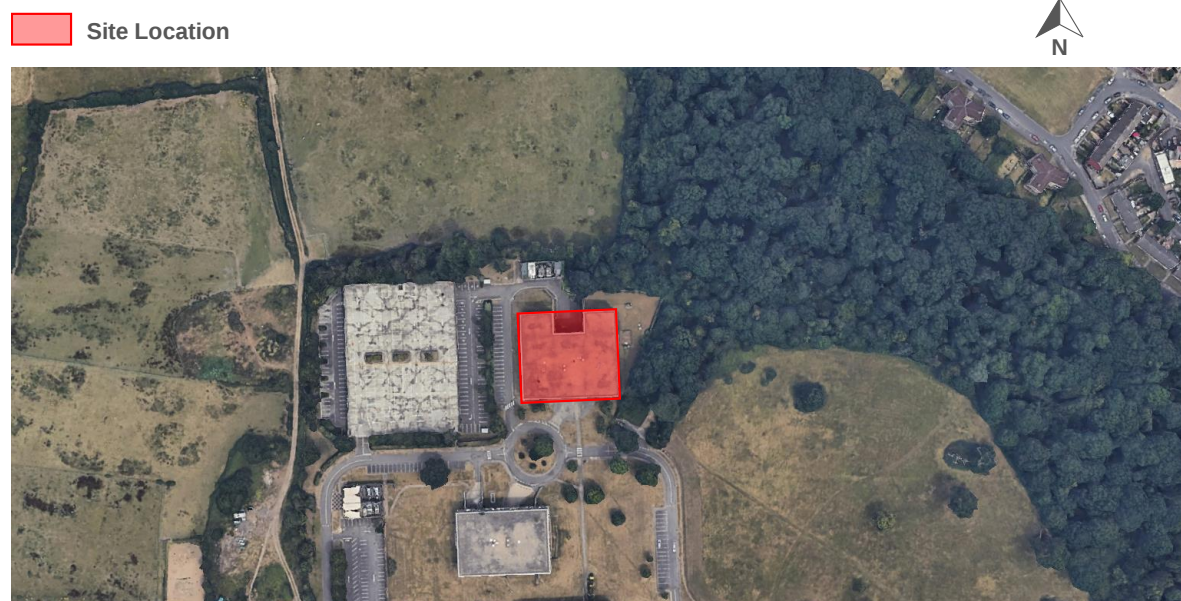
“Change of use of offices (Use Class E(g)) to residential use (Use Class C3).”

- 2.9 The proposed development involves the conversion of the building use to provide 70 apartments from ground to second floor, with the following mix of 1, 2 and 3-bed apartments:

- 48no. 1-bed apartments;
- 18no. 2-bed apartments; and
- 4no. 3-bed apartments.

- 2.10 The approximate location of the proposed development is shown in Figure 2.1 below.

Figure 2.1 Approximate location of development site



- 2.11 Images showing a sample of the elevations and plans of the proposed development are presented below, based on information provided by Studio Egret West.

Figure 2.2 North elevation



Figure 2.3 East elevation



Figure 2.4 South elevation

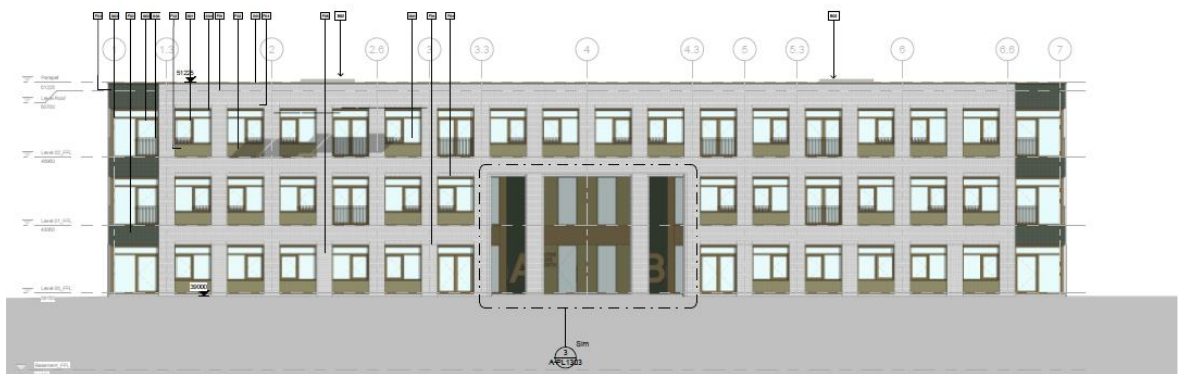


Figure 2.5 West elevation



Figure 2.6 East (left) and west (right) inset elevations

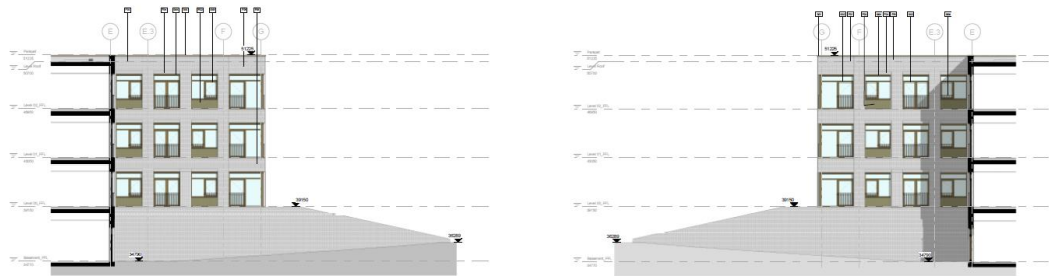


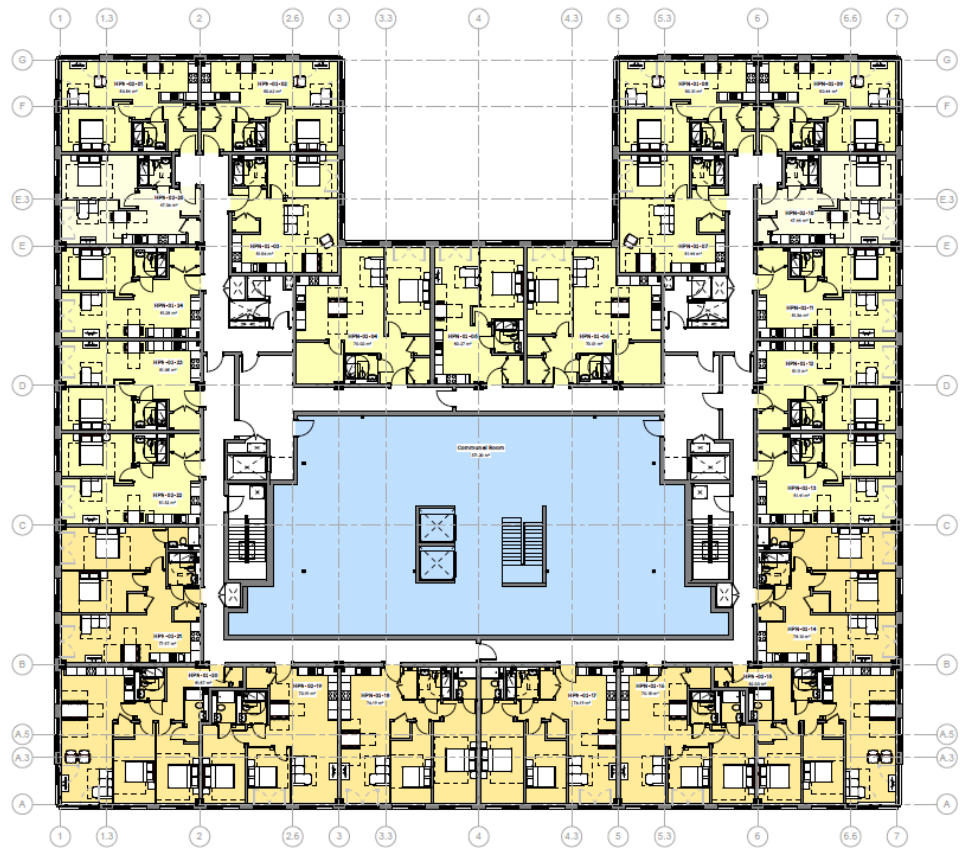
Figure 2.7 Ground floor plan



Figure 2.8 First floor plan



Figure 2.9 Second floor plan



3. PLANNING POLICY FRAMEWORK

- 3.1 The achievement of acceptable levels of daylight and sunlight within the built environment is incorporated within policy and regulation at a national and local level, as set out below:

National Planning Policy Framework (July 2021)

- 3.2 The Ministry of Housing, Communities & Local Government determines national policies on different aspects of planning and the rules that govern the operation of the system. Accordingly, the National Planning Policy Framework (NPPF), which came into force in March 2012 and was updated in February 2019 and July 2021, aims to strengthen local decision making.

- 3.3 Part c of paragraph 125 of the NPPF states that:

“local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

Planning Practice Guidance (June 2021)

- 3.4 The Planning Practice Guidance (PPG) chapter titled Design: process and tools was first published in March 2014, and was revised in October 2019 and June 2021, following in the update to the NPPF. This chapter provides advice to applicants on the key points that should be taken into account with respect to the design of developments.
- 3.5 Whilst not covered in great detail, it is stated in the PPG that:

“Digital models of proposed development schemes and their surroundings can help to -visualise concepts and impacts, including the wider effects of development such as implications for daylight and sunlight.”

Local

Hillingdon Local Plan: Part 1 – Strategic Policies (2012)

- 3.6 The Hillingdon Local Plan Part 1 sets out the following policies related to daylight and sunlight amenity:

-
- **Policy BE1: Built Environment** states that the Council will require all new development to improve and maintain the quality of the
 - built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:
 - achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place; and
 - be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Hillingdon Local Plan: Part 2 – Development Management Policies (2020)

3.7 The Hillingdon Local Plan Part 2 sets out the following policies related to daylight and sunlight amenity:

- **Policy DMHB 11: Design of New Development** states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design. Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

4. ASSESSMENT OF PROPOSED DEVELOPMENT

Methodology

BRE Guide: Site Layout for Daylight and Sunlight

- 4.1 The Building Research Establishment (BRE) Guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice (2022) sets out standards for calculating the daylight and sunlight availability both within buildings and open spaces. The BRE Guide gives advice on interior daylighting recommendations, based on British Standard BS EN 17037 *Daylight in Buildings* and the CIBSE Lighting Guide *LG10 Daylighting – a guide for designers*.

Daylight

- 4.2 The BRE Guide uses two indices to measure the level of internal daylight achieved within a proposed development: the Daylight Factor (DF) and Daylight Illuminance (DI). For the purposes of this DSO Assessment, the Daylight Illuminance (DI) measure has been employed for the calculation of internal daylight levels achieved within the habitable spaces of the proposed development. DI is a measure used to calculate the illuminance from daylight on the reference plane within a tested space at an at least hourly interval for a typical year. A target illuminance (E_T) should be achieved across at least half of the reference plane in a daylit space for at least half of the daylight hours. Another target illuminance (E_{TM}) should also be achieved across 95% of the reference plane for at least half of the daylight hours, as follows:

Table 4.1 Target illuminances from daylight over at least half of the daylight hours

Level of recommendation	Target illuminance E_T (lux) from daylight over at least half of the daylight hours	Target illuminance E_{TM} (lux) for 95% of the assessment grid
Minimum	300	100
Medium	500	300
High	750	500

- 4.3 For a room to be considered to be adequately daylit, the minimum target illuminance E_T of 300 lux should be achieved over at least 50% of the assessment points in the room for at least half of the daylight hours (equivalent to 2,000 hours).
- 4.4 It is noted that the recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

Sunlight

- 4.5 Sunlight availability is assessed in terms of Sunlight Exposure (SE). SE refers to the number of hours of sunlight a space receives on a selected date between 1 February and 21 March with cloudless conditions. Rooms are considered adequately sunlit if they are found to receive a minimum of 1.5 hours of direct sunlight. It is recommended that the test is undertaken on 21 March (equinox). It is also noted that medium level of recommendation is three hours and the high level of recommendation four hours.
- 4.6 To note, the BRE sunlight assessment requires that for dwellings, at least one habitable room, preferably a main living room, meet at least the minimum criterion. It is further noted that the BS EN 17037 criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west it is unlikely to be met.

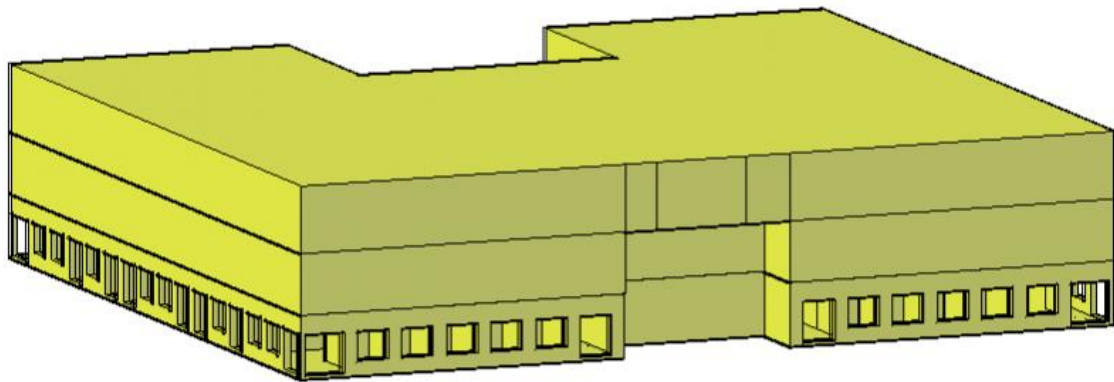
Overshadowing

- 4.7 Open amenity space should aim to retain as much direct sunlight as reasonably possible. In order for amenity space to appear adequately sunlit throughout the year, the BRE suggest that at least half of its area should receive at least 2 hours of sunlight on 21 March.
- 4.8 It should be noted, however, that no communal external amenity space is to be provided as part of the proposed development. Therefore, an overshadowing assessment has not been undertaken for the proposed development.

Assessment Modelling

- 4.9 The analysis presented in this report has been carried out by using software (MBS Waldram) which allows the user to calculate the daylight and sunlight levels according to the BRE guidelines.
- 4.10 An accurate 3D model of the proposed and existing site context has been constructed using detailed drawings provided by Studio Egret West. The image below displays the model constructed.

Figure 4.2 View of 3D model



- 4.11 The predicted availability of daylight and sunlight has been calculated using the parameters of Daylight Illuminance (DI) and Sunlight Exposure (SE), respectively.

Daylight Assessment

- 4.12 All living-kitchen-dining (LKD) room spaces and bedrooms at the ground-floor level of the proposed development have been assessed for their daylight access.
- 4.13 The full results of the internal daylight assessment are provided in Appendix A1, while the locations of each assessed room can be found in Appendix A3.
- 4.14 Table 4.2 lists the number of hours each room achieves the required level of daylight illuminance, along with the corresponding target.

Table 4.2 Internal daylight results

Unit ref	Room type	Room ref	Number of hours target illuminance achieved	Required hours per year	Comments
HPN-00-01	LKD	R27	>3,450	3,450	Achieves BRE Criteria
	Bedroom	R26	>2,000	2,000	
HPN-00-02	LKD	R28	>3,450	3,450	
	Bedroom	R29	>2,000	2,000	
HPN-00-03	LKD	R31	>3,450	3,450	
	Bedroom	R30	>2,000	2,000	
HPN-00-04	LKD	R32	>3,450	3,450	

Unit ref	Room type	Room ref	Number of hours target illuminance achieved	Required hours per year	Comments
	Bedroom	R33	>2,000	2,000	
HPN-00-05	LKD	R34	>3,450	3,450	
	Bedroom	R35	>2,000	2,000	
HPN-00-06	LKD	R37	>3,450	3,450	
	Bedroom	R36	>2,000	2,000	
HPN-00-07	LKD	R38	>3,450	3,450	
	Bedroom	R39	>2,000	2,000	
HPN-00-08	LKD	R41	>3,450	3,450	
	Bedroom	R40	>2,000	2,000	
HPN-00-09	LKD	R42	>3,450	3,450	
	Bedroom	R43	>2,000	2,000	
HPN-00-10	LKD	R46	>3,450	3,450	
	Bedroom	R44	>2,000	2,000	
	Bedroom	R45	>2,000	2,000	
HPN-00-11	LKD	R47	>3,450	3,450	
	Bedroom	R48	>2,000	2,000	
	Bedroom	R49	>2,000	2,000	
HPN-00-12	LKD	R51	>3,450	3,450	
	Bedroom	R50	>2,000	2,000	
HPN-00-13	LKD	R54	>3,450	3,450	
	Bedroom	R52	>2,000	2,000	
	Bedroom	R53	>2,000	2,000	
HPN-00-14	LKD	R1	>3,450	3,450	
	Bedroom	R2	>2,000	2,000	
	Bedroom	R3	>2,000	2,000	
	Bedroom	R4	>2,000	2,000	
HPN-00-15	LKD	R7	>3,450	3,450	
	Bedroom	R5	>2,000	2,000	
	Bedroom	R6	>2,000	2,000	
HPN-00-16	LKD	R8	>3,450	3,450	
	Bedroom	R9	>2,000	2,000	
	Bedroom	R10	>2,000	2,000	
HPN-00-17	LKD	R14	>3,450	3,450	
	Bedroom	R11	>2,000	2,000	
	Bedroom	R12	>2,000	2,000	

Unit ref	Room type	Room ref	Number of hours target illuminance achieved	Required hours per year	Comments
	Bedroom	R13	>2,000	2,000	
HPN-00-18	LKD	R15	>3,450	3,450	
	Bedroom	R16	>2,000	2,000	
	Bedroom	R17	>2,000	2,000	
HPN-00-19	LKD	R18	>3,450	3,450	
	Bedroom	R19	>2,000	2,000	
HPN-00-20	LKD	R21	>3,450	3,450	
	Bedroom	R20	>2,000	2,000	
HPN-00-21	LKD	R22	>3,450	3,450	
	Bedroom	R23	>2,000	2,000	
HPN-00-22	LKD	R24	>3,450	3,450	
	Bedroom	R25	>2,000	2,000	

Table 4.3 Daylight results summary

Number of habitable rooms tested	54
Number of living-kitchen-dining (LKD) room spaces	22
Number of living-kitchen-dining (LKD) room spaces achieving required level of daylight	22
Number of bedrooms	32
Number of bedrooms achieving required level of daylight	32

- 4.15 The results of the daylight assessment indicate that all 54 of the habitable spaces to be provided at the ground floor level of the proposed development will achieve levels of daylight that are in line with the recommendations of the BRE guidelines. As these units are considered to represent the worst-case scenario, it is considered that the internal levels of daylight projected to be achieved throughout the proposed development will therefore be acceptable.

Sunlight Assessment

- 4.16 This analysis has been undertaken for all living room spaces within the proposed development with at least one main window facing within 90 degrees due south.
- 4.17 The results of the sunlight assessment are displayed in Table 4.4, below. The full results of the sunlight assessment are provided in Appendix A3.

Table 4.4 Proposed scheme sunlight results

Unit ref	Room type	Room ref	Sunlight hours achieved	Minimum sunlight hours required	Comments
HPN-00-01	LKD	R27	>1.5	1.5	At least one habitable space achieves BRE Criteria
	Bedroom	R26	>1.5	1.5	
HPN-00-02	LKD	R28	0	1.5	All spaces are served either by a north-facing window, or window located on the inset east- and west-facing elevations, reducing the sunlight available to these dwellings
	Bedroom	R29	0	1.5	
HPN-00-03	LKD	R31	0	1.5	
	Bedroom	R30	0	1.5	
HPN-00-04	LKD	R32	0	1.5	
	Bedroom	R33	0	1.5	
HPN-00-05	LKD	R34	0	1.5	
	Bedroom	R35	0	1.5	
HPN-00-06	LKD	R37	0	1.5	
	Bedroom	R36	0	1.5	
HPN-00-07	LKD	R38	0	1.5	
	Bedroom	R39	0	1.5	
HPN-00-08	LKD	R41	0	1.5	
	Bedroom	R40	0	1.5	
HPN-00-09	LKD	R42	>1.5	1.5	At least one habitable space achieves BRE Criteria
	Bedroom	R43	>1.5	1.5	
HPN-00-10	LKD	R46	>1.5	1.5	
	Bedroom	R44	>1.5	1.5	
	Bedroom	R45	>1.5	1.5	
HPN-00-11	LKD	R47	>1.5	1.5	
	Bedroom	R48	>1.5	1.5	
	Bedroom	R49	>1.5	1.5	

Unit ref	Room type	Room ref	Sunlight hours achieved	Minimum sunlight hours required	Comments
HPN-00-12	LKD	R51	>1.5	1.5	
	Bedroom	R50	>1.5	1.5	
HPN-00-13	LKD	R54	>1.5	1.5	
	Bedroom	R52	>1.5	1.5	
	Bedroom	R53	>1.5	1.5	
HPN-00-14	LKD	R1	>1.5	1.5	
	Bedroom	R2	>1.5	1.5	
	Bedroom	R3	>1.5	1.5	
	Bedroom	R4	>1.5	1.5	
HPN-00-15	LKD	R7	>1.5	1.5	
	Bedroom	R5	>1.5	1.5	
	Bedroom	R6	>1.5	1.5	
HPN-00-16	LKD	R8	>1.5	1.5	
	Bedroom	R9	>1.5	1.5	
	Bedroom	R10	>1.5	1.5	
HPN-00-17	LKD	R14	>1.5	1.5	
	Bedroom	R11	>1.5	1.5	
	Bedroom	R12	>1.5	1.5	
	Bedroom	R13	>1.5	1.5	
HPN-00-18	LKD	R15	>1.5	1.5	
	Bedroom	R16	>1.5	1.5	
	Bedroom	R17	>1.5	1.5	
HPN-00-19	LKD	R18	>1.5	1.5	
	Bedroom	R19	>1.5	1.5	
HPN-00-20	LKD	R21	>1.5	1.5	
	Bedroom	R20	>1.5	1.5	
HPN-00-21	LKD	R22	>1.5	1.5	
	Bedroom	R23	>1.5	1.5	
HPN-00-22	LKD	R24	>1.5	1.5	
	Bedroom	R25	>1.5	1.5	

Table 4.5 Sunlight results summary

Number of dwellings tested	54
Number of dwellings with at least one habitable space achieving required level of sunlight	47
Number of dwellings with no habitable spaces achieving required level of sunlight	7

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- 4.18 As demonstrated above, 47 of the 54 assessed dwellings are projected to achieve the recommended BRE targets for sunlight access.
- 4.19 The remaining seven dwellings were found to contain habitable spaces that achieve levels of sunlight below the recommended criteria, as follows:
- Unit HPN-00-02: three windows serving this unit are north-facing, whilst the other two windows are located on the inset east-facing elevation, which is overshadowed;
 - Unit HPN-00-03: both windows serving this unit are located on the inset east-facing elevation, which is overshadowed;
 - Units HPN-00-04, HPN-00-05 and HPN-00-06: all windows serving these units are north facing;
 - Unit HPN-00-07: both windows serving this unit are located on the inset west-facing elevation, which is overshadowed; and
 - Unit HPN-00-08: three windows serving this unit are north-facing, whilst the other two windows are located on the inset west-facing elevation, which is overshadowed.
- 4.20 However, when accounting for the nature of the development in converting an existing building, the dense nature of the scheme, and the orientation of some of the proposed dwellings to be predominantly north-facing, it may be considered that these seven dwellings will receive an acceptable level of sunlight. In addition, as the sample of dwellings tested as part of this assessment represent the worst-case scenario with respect to sunlight, it is considered that the results presented here may be applied across the development. With 87% of the tested dwellings demonstrated to achieve the recommended level of sunlight, it is reasonable to suggest that at least 61 of the 70 dwellings proposed will achieve compliance with the recommendations of the BRE guidance.
- 4.21 The results of this assessment suggest that all habitable spaces will achieve an acceptable level of sunlight, given the surrounding context and the nature of the private amenity space to be provided for future residents.

5. CONCLUSIONS AND RECOMMENDATIONS

- 5.1 This daylight, sunlight and overshadowing assessment has been carried out to support the Class MA Application for the proposed development at Hayes Park North, Hayes Park, Hayes End Road, UB4 8EE.
- 5.2 The report assesses the internal levels of daylight and sunlight projected within with habitable spaces of the proposed development.
- 5.3 The Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice' (P. Littlefair, 2011) was used to establish the extent to which the proposed development meets current best practice guidelines.
- 5.4 While the BRE benchmarks are widely used, these criteria should not be seen as an instrument of planning policy. As stated in the BRE Guide:

'... The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide 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 since natural lighting is only one of many factors in site layout design.'

Assessment of Proposed Building

- 5.5 This analysis was undertaken to determine the daylight and sunlight availability within the habitable rooms of the proposed development.

Daylight

- 5.6 All 22 living-kitchen-dining (LKD) room spaces and 32 bedrooms within 22 dwellings were assessed for their projected access to daylight. These spaces are located on the ground floor level of the proposed development.
- 5.7 The results of the internal daylight analysis indicate that all 54 of the habitable spaces tested within the proposed development will achieve levels of daylight required for their respective uses, in line with the recommended BRE daylight criteria. For this reason, it is considered that the proposed development will provide a good level of accommodation in terms of daylight availability.

Sunlight

- 5.8 All 54 of the proposed habitable spaces across 22 dwellings at the ground floor level were also assessed for access to sunlight. The results of the sunlight assessment for the proposed scheme indicate that at least one habitable space within 47 of the assessed dwellings are projected to achieve the recommended BRE targets for sunlight access.
- 5.9 The remaining seven dwellings were found to contain habitable spaces that achieve levels of sunlight below the recommended criteria. However, when accounting for the nature of the development in converting an existing building, the dense nature of the scheme, and the orientation of some of the proposed dwellings to be predominantly north-facing, it may be considered that these nine dwellings will receive an acceptable level of sunlight. This is in line with Appendix F of the BRE guidance, which notes that acceptable daylight and sunlight levels may vary significantly depending on site context, with more dense areas likely to experience a greater constraint on natural lighting available when compared with suburban and rural locations. In addition, as the sample of dwellings tested as part of this assessment represent the worst-case scenario with respect to sunlight, it is considered that the results presented here may be applied across the development. With 87% of the tested dwellings demonstrated to achieve the recommended level of sunlight, it is Overall, the results of the sunlight assessment suggest that the proposed design will provide adequate access to sunlight in living spaces.
- 5.10 Overall, the results of the sunlight assessment suggest that the proposed design will provide adequate access to sunlight in living spaces.

Overshadowing

- 5.11 No communal amenity spaces are to be provided as part of the proposed scheme. Therefore, an overshadowing assessment has not been undertaken for the proposed development.

Overall Assessment

- 5.12 The results of this assessment indicate that the proposed development will meet relevant local authority planning policy relating to daylight and sunlight amenity for future residents.

A1. DI RESULTS – PROPOSED BUILDING

Unit ref	Room type	Room ref	Number of hours target illuminance achieved	Required hours per year	Comments
HPN-00-01	LKD	R27	4,217	3,450	Achieves BRE Criteria
	Bedroom	R26	3,985	2,000	
HPN-00-02	LKD	R28	4,203	3,450	
	Bedroom	R29	3,850	2,000	
HPN-00-03	LKD	R31	3,458	3,450	
	Bedroom	R30	3,886	2,000	
HPN-00-04	LKD	R32	3,475	3,450	
	Bedroom	R33	3,857	2,000	
HPN-00-05	LKD	R34	3,733	3,450	
	Bedroom	R35	3,897	2,000	
HPN-00-06	LKD	R37	4,207	3,450	
	Bedroom	R36	3,872	2,000	
HPN-00-07	LKD	R38	3,882	3,450	
	Bedroom	R39	3,900	2,000	
HPN-00-08	LKD	R41	3,526	3,450	
	Bedroom	R40	3,488	2,000	
HPN-00-09	LKD	R42	4,221	3,450	
	Bedroom	R43	3,958	2,000	
HPN-00-10	LKD	R46	3,826	3,450	
	Bedroom	R44	3,926	2,000	
	Bedroom	R45	4,025	2,000	
HPN-00-11	LKD	R47	3,799	3,450	
	Bedroom	R48	3,983	2,000	
	Bedroom	R49	3,841	2,000	
HPN-00-12	LKD	R51	3,800	3,450	
	Bedroom	R50	3,962	2,000	
HPN-00-13	LKD	R54	3,782	3,450	
	Bedroom	R52	3,909	2,000	
	Bedroom	R53	3,944	2,000	
HPN-00-14	LKD	R1	4,159	3,450	
	Bedroom	R2	3,986	2,000	
	Bedroom	R3	4,001	2,000	

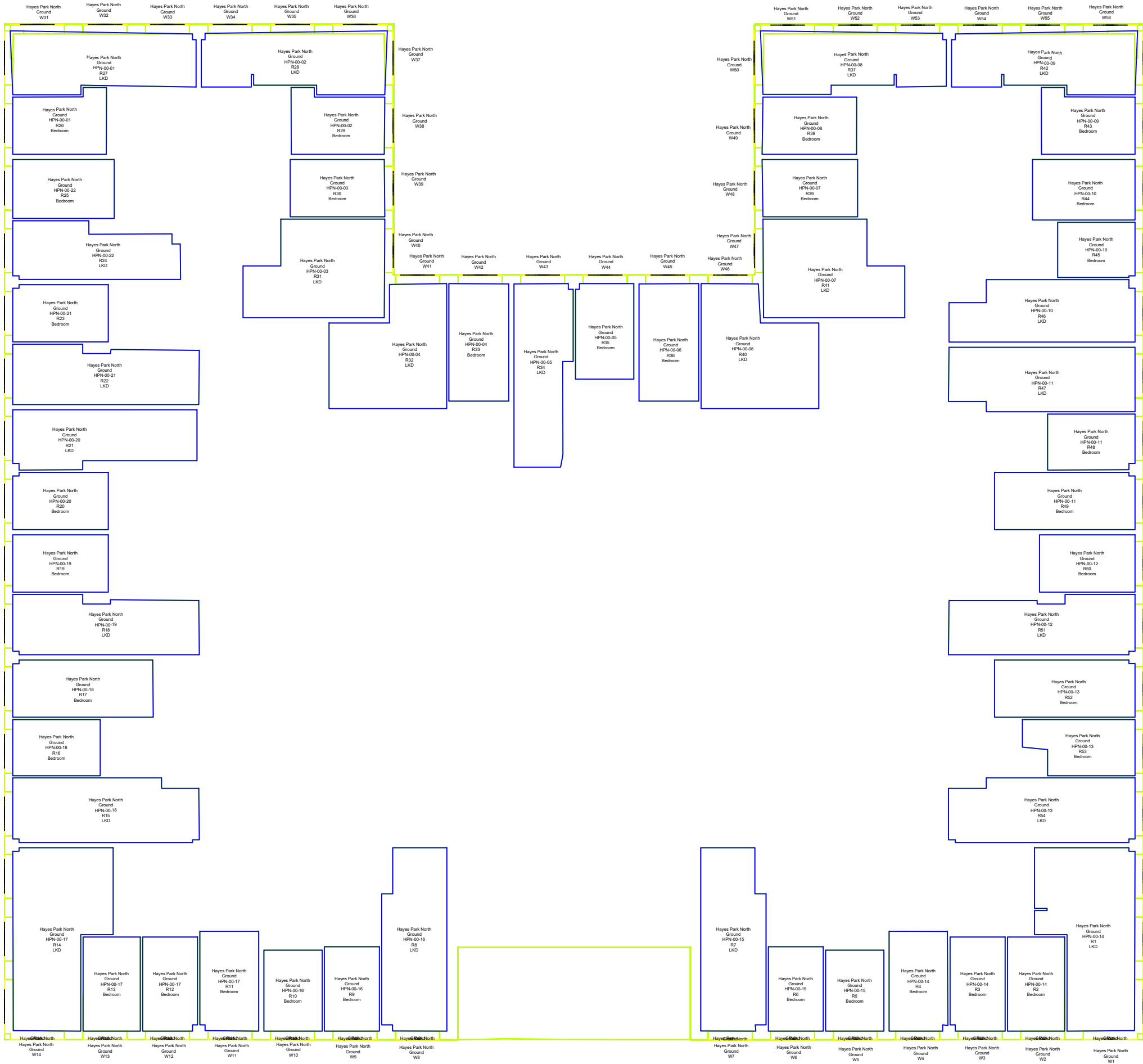
Unit ref	Room type	Room ref	Number of hours target illuminance achieved	Required hours per year	Comments
	Bedroom	R4	3,974	2,000	
HPN-00-15	LKD	R7	3,811	3,450	
	Bedroom	R5	4,020	2,000	
	Bedroom	R6	4,017	2,000	
HPN-00-16	LKD	R8	3,813	3,450	
	Bedroom	R9	4,017	2,000	
	Bedroom	R10	4,020	2,000	
HPN-00-17	LKD	R14	4,168	3,450	
	Bedroom	R11	3,974	2,000	
	Bedroom	R12	4,001	2,000	
	Bedroom	R13	3,981	2,000	
HPN-00-18	LKD	R15	3,816	3,450	
	Bedroom	R16	4,013	2,000	
	Bedroom	R17	3,927	2,000	
HPN-00-19	LKD	R18	3,820	3,450	
	Bedroom	R19	3,992	2,000	
HPN-00-20	LKD	R21	4,000	3,450	
	Bedroom	R20	3,997	2,000	
HPN-00-21	LKD	R22	3,817	3,450	
	Bedroom	R23	3,997	2,000	
HPN-00-22	LKD	R24	3,894	3,450	
	Bedroom	R25	3,973	2,000	

A2. SE RESULTS – PROPOSED BUILDING

Unit ref	Room type	Room ref	Sunlight hours achieved	Minimum sunlight hours required	Comments
HPN-00-01	LKD	R27	0	1.5	At least one habitable space achieves BRE Criteria
	Bedroom	R26	4.8	1.5	
HPN-00-02	LKD	R28	0	1.5	All spaces are served either by a north-facing window, or window located on the inset east- and west-facing elevations, reducing the sunlight available to these dwellings
	Bedroom	R29	0	1.5	
HPN-00-03	LKD	R31	0	1.5	
	Bedroom	R30	0	1.5	
HPN-00-04	LKD	R32	0	1.5	
	Bedroom	R33	0	1.5	
HPN-00-05	LKD	R34	0	1.5	
	Bedroom	R35	0	1.5	
HPN-00-06	LKD	R37	0	1.5	
	Bedroom	R36	0	1.5	
HPN-00-07	LKD	R38	0	1.5	
	Bedroom	R39	0	1.5	
HPN-00-08	LKD	R41	0	1.5	
	Bedroom	R40	0	1.5	
HPN-00-09	LKD	R42	4.8	1.5	At least one habitable space achieves BRE Criteria
	Bedroom	R43	4.8	1.5	
HPN-00-10	LKD	R46	4.8	1.5	
	Bedroom	R44	4.8	1.5	
	Bedroom	R45	4.8	1.5	
HPN-00-11	LKD	R47	4.8	1.5	
	Bedroom	R48	4.8	1.5	
	Bedroom	R49	4.8	1.5	
HPN-00-12	LKD	R51	4.8	1.5	
	Bedroom	R50	4.8	1.5	
HPN-00-13	LKD	R54	4.8	1.5	
	Bedroom	R52	4.8	1.5	
	Bedroom	R53	4.8	1.5	

Unit ref	Room type	Room ref	Sunlight hours achieved	Minimum sunlight hours required	Comments
HPN-00-14	LKD	R1	9.5	1.5	
	Bedroom	R2	9.5	1.5	
	Bedroom	R3	9.5	1.5	
	Bedroom	R4	9.5	1.5	
HPN-00-15	LKD	R7	9.5	1.5	
	Bedroom	R5	9.5	1.5	
	Bedroom	R6	9.5	1.5	
HPN-00-16	LKD	R8	9.5	1.5	
	Bedroom	R9	9.5	1.5	
	Bedroom	R10	9.5	1.5	
HPN-00-17	LKD	R14	9.5	1.5	
	Bedroom	R11	9.5	1.5	
	Bedroom	R12	9.5	1.5	
	Bedroom	R13	9.5	1.5	
HPN-00-18	LKD	R15	4.8	1.5	
	Bedroom	R16	4.8	1.5	
	Bedroom	R17	4.8	1.5	
HPN-00-19	LKD	R18	4.8	1.5	
	Bedroom	R19	4.8	1.5	
HPN-00-20	LKD	R21	4.8	1.5	
	Bedroom	R20	4.8	1.5	
HPN-00-21	LKD	R22	4.8	1.5	
	Bedroom	R23	4.8	1.5	
HPN-00-22	LKD	R24	4.8	1.5	
	Bedroom	R25	4.8	1.5	

A3. ROOM LAYOUTS – PROPOSED BUILDING



Notes

ISSUE TYPE



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Client

Shall Do Hayes Developments Ltd

Architect

Studio Egret West

Project

Hayes Park North

Title

Proposed Development
Ground Floor Room and
Window Locations

Scale	1:50	Drawn	GW	Checked	JJ	Date	26.03.24
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Drawing Number	23/478_01	Revision	01
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A4. GENERAL NOTES

- A4.1 The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Iceni Projects Ltd for inaccuracies in the data supplied by any other party.
- A4.2 The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.
- A4.3 No site visits have been carried out, unless otherwise specified.
- A4.4 This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.
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