



Hawthorne Court,  
Ryefield Crescent, Norwood, HA6 7LJ

## Daylight and Sunlight Report Proposed Accommodation

17<sup>th</sup> February, 2023



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## Appendices

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## 1.0 Executive Summary

- 1.1 This report has been prepared by CHP Surveyors Ltd on behalf of Bankway Properties Limited. It accompanies an application for the reconfiguration of the property and considered the level of daylight and sunlight the proposed accommodation will enjoy.
- 1.2 To ensure that this assessment has correctly considered the daylight and sunlight enjoyed by the neighbouring residential properties, it has been undertaken in accordance with the Building Research Establishment's publication "*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*" (2022) (the "**BRE Guidelines**").
- 1.3 The results of our analysis demonstrate that taking into account the orientation of the site, the proposals will provide accommodation with good access daylight and sunlight and will therefore achieve the aims of the BRE guidelines.

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## 2.0 Instruction

- 2.1 We have been instructed by Bankway Properties Limited to establish the quality of daylight and sunlight the proposed habitable rooms will enjoy.

## 3.0 Assessment

- 3.1 The Ministry of Housing, Communities & Local Government have produced a document, National Planning Policy Framework dated July 2021.

Within the document, under paragraph 125 of the National Planning Policy Framework, it states with regard to daylight and sunlight that consideration should be given as to whether efficient use of the land is being made: -

*..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 adequate living standards).*



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- 3.2 To ensure that this assessment has been appropriately considered, daylight and sunlight assessments have been undertaken in accordance with the Building Research Establishment (BRE) publication “*Site Layout Planning for Daylight and Sunlight. A guide to good practice*” (2022).

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#### 4.0 Information

- 4.1 We have made reference to the following information: -

##### RGP

Proposed drawings: 101-173/(P)011G.

#### 5.0 Proposals

- 5.1 The proposals are to carry out internal alterations to provide residential accommodation.

#### 6.0 Limitations

- 6.1 Our assessment is based on the proposed development drawings by RGP and based on this information we have produced a 3D computer model to enable us to run the necessary analysis using a specialist computer programme.

#### 7.0 Methodology

- 7.1 Based on online research and onsite observations, we have produced a 3D computer model of the neighbouring structures to the site that would cause an obstruction to the daylight and sunlight the proposed accommodation will enjoy. We have then produced a 3D computer model of the proposals, including all windows serving habitable rooms and the rooms they serve.
- 7.2 Using a specialist computer programme, we have undertaken the analysis as set out in the BRE Guidelines.

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- 7.3 As clearly stated within the BRE Guidelines, its aims are to help designers not constrain them and the numerical values contained within this document should be interpreted flexibly since natural light is only one of many factors in site layout design. It also states that different target levels may be used in such an urban location as we are considering.

## 8.0 Daylight Assessment

### 8.1 General

- 8.1.1 With regard to the level of daylight the proposed accommodation can enjoy, BS\_EN17037 advises that a room should achieve at least 50% of the recommended lux level for at least half of the annual daylight hours. The recommended lux levels are 100 for bedrooms, 150 for living rooms and 200 for kitchens.

### 8.2 Analysis

- 8.2.1 The analysis has considered the area of each room that will achieve the target lux level, with these being for the living/kitchen/dining rooms 150 lux and for the bedrooms 100 lux. The results of the analysis set out in the table attached at Appendix B.
- 8.2.2 The analysis demonstrates that through careful consideration during the design process, each room will achieve the target lux level and therefore the scheme will provide accommodation that achieves the BRE guidelines and will have good access to daylight.

## 9.0 Sunlight Assessment

### 9.1 General

- 9.1.1 Concerning the sunlight the proposed accommodation will enjoy, in accordance with the BRE guidelines (2022), for the principal habitable rooms that have a window facing within 90° of due south, we have calculated the hours of sunlight that will be enjoyed on 21<sup>st</sup> March. The recommendations are that at least 1.5 hours of sunlight are enjoyed.



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## 9.2 Analysis

- 9.2.1 The results of the sunlight analysis are set out in the table attached at Appendix C. These demonstrate that where the room is not facing almost due north, which is unavoidable due to the orientation of the property, they will all enjoy at least 1.5 hours of direct sunlight on 21<sup>st</sup> March. The BRE guidelines are therefore achieved, and the proposals will provide accommodation with good access to sunlight.

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## 10.0 Conclusion

- 10.1 The results of our analysis demonstrate that, taking into account the orientation of the property, in all instances the numerical targets set out in the Building Research Establishments publication “*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*” (2022), are achieved or exceeded and therefore the proposals will provide accommodation with good access to daylight and sunlight.



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# Appendix A

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KEY



PROJECT TITLE  
Unit 28, Hawthorne Court

DRAWING TITLE  
Proposed Ground Floor  
Room Map

SCALE	DATE	ISSUE
NTS	17-02-2023	-
DWG NO		REV
2611_100		-





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# Appendix B

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LEVEL	ROOM	ROOM USE	REQUIRED LUX	AREA OF ROOM ACHIEVING TARGET LUX
Ground	R1	Bedroom	100	100%
	R2	Bedroom	100	100%
	R3	Living/Kitchen/Dining Room	150	61%
	R4	Living/Kitchen/Dining Room	150	66%
	R5	Bedroom	100	56%
	R6	Living/Kitchen/Dining Room	150	50%
	R7	Bedroom	100	57%
	R8	Bedroom	100	100%
	R9	Bedroom	100	100%
	R10	Living/Kitchen/Dining Room	150	75%
	R11	Bedroom	100	100%
	R12	Bedroom	100	100%
	R13	Living/Kitchen/Dining Room	150	69%
	R14	Bedroom	100	100%
	R15	Bedroom	100	100%
	R16	Living/Kitchen/Dining Room	150	60%
	R17	Bedroom	100	97%
	R18	Living/Kitchen/Dining Room	150	63%
	R22	Bedroom	100	100%
	R23	Living/Kitchen/Dining Room	150	74%
	R24	Living/Kitchen/Dining Room	150	100%
	R25	Bedroom	100	100%
	R30	Living/Kitchen/Dining Room	150	71%
	R31	Bedroom	100	100%
	R32	Living/Kitchen/Dining Room	150	99%
	R33	Bedroom	100	100%
	R34	Studio	150	70%
	R36	Living/Kitchen/Dining Room	150	68%
	R37	Bedroom	100	100%
	R38	Living/Kitchen/Dining Room	150	63%
	R39	Bedroom	100	50%
	R40	Bedroom	100	100%
	R41	Living/Kitchen/Dining Room	150	100%



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# Appendix C

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## Proposed Accommodation - Sunlight Results

LEVEL	ROOM	ROOM USE	RECOMMENDED HOURS OF SUNLIGHT ON 21/03	HOURS OF SUNLIGHT ACHIEVED ON 21/03
Ground	R1	Bedroom	1.5	0.0
	R2	Bedroom	1.5	3.0
	R3	Living/Kitchen/Dining Room	1.5	3.0
	R4	Living/Kitchen/Dining Room	1.5	2.7
	R5	Bedroom	1.5	1.2
	R6	Living/Kitchen/Dining Room	1.5	1.5
	R7	Bedroom	1.5	1.4
	R8	Bedroom	1.5	7.6
	R9	Bedroom	1.5	7.8
	R10	Living/Kitchen/Dining Room	1.5	7.8
	R11	Bedroom	1.5	8.1
	R12	Bedroom	1.5	8.1
	R13	Living/Kitchen/Dining Room	1.5	8.1
	R14	Bedroom	1.5	8.4
	R15	Bedroom	1.5	8.5
	R16	Living/Kitchen/Dining Room	1.5	7.6
	R17	Bedroom	1.5	6.8
	R18	Living/Kitchen/Dining Room	1.5	8.0
	R22	Bedroom	1.5	7.3
	R23	Living/Kitchen/Dining Room	1.5	7.9
	R24	Living/Kitchen/Dining Room	1.5	2.7
	R25	Bedroom	1.5	0.0
	R30	Living/Kitchen/Dining Room	1.5	0.0
	R31	Bedroom	1.5	0.0
	R32	Living/Kitchen/Dining Room	1.5	0.0
	R33	Bedroom	1.5	0.0
	R34	Studio	1.5	0.0
	R36	Living/Kitchen/Dining Room	1.5	0.0
	R37	Bedroom	1.5	0.0
	R38	Living/Kitchen/Dining Room	1.5	0.0
	R39	Bedroom	1.5	0.0
	R40	Bedroom	1.5	0.0
	R41	Living/Kitchen/Dining Room	1.5	0.0