



EAL CONSULT BUILDING SUSTAINABILITY SINCE 2008

DAYLIGHT, SUNLIGHT & OVERSHADOWING ASSESSMENT

PROPERTY ADDRESS

No 288-306 High Street,
Harlington,
UB3 5DU

DATE

May 2026

PREPARED BY

EAL Consult

CONTENTS

Executive SummaryPage 3

Terms and Definitions.....Page 4

Current Policies, Regulations and BenchmarksPage 5

MethodologyPage 7

Site.....Page 8

Daylight & Sunlight assessment.....Page 9

ConclusionPage 13

Windows assessed.....Appendix A

EXECUTIVE SUMMARY

This daylight and sunlight assessment has been prepared to support the proposed design at No 288-306 High Street in Harlington, UB3 5DU. This assessment should be consulted in conjunction with the accompanied up-to-date planning drawings.

The primary purpose of this daylight & sunlight assessment is to determine the likely loss of light to adjacent buildings resulting from the development of a residential building. Therefore, the proposed scheme can be identified as the potential source of impact.

The main objective to carry out this Daylight & Sunlight assessment is to:

- Assess the impact of the proposed scheme, upon the current levels of sunlight & daylight being enjoyed by the existing surrounding buildings.

The methodology set out in this report is in accordance with BRE's 'Site Layout Planning for Daylight and Sunlight' (BR209, 2022), which is accepted as good practice by Planning Authorities. In June 2022 a new version of the Guidelines was published, which changes the criteria and methodology to assess daylight and sunlight within newly proposed schemes. However, the aim of the new guidance is the same as the old one, which is "to help ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions", as stated in Paragraph 1.5 of the new guidance.

The following assessments were carried out:

Daylight & Sunlight Assessment

- **Existing neighbouring properties**
 - a. Vertical Sky Component
 - b. Annual Probability of Sunlight Hours (APSH) annual and winter calculations

The assessment of daylight and sunlight to the surrounding residential properties, indicates that the proposed residential development, will not cause a noticeable change in light levels to most existing occupants.

Open spaces/gardens were not identified close to the proposed site and thus, an overshadowing assessment was not carried out.

A 3-dimensional site model has been created from information supplied by the architect, drawings, including location and site plan, existing and proposed drawings.

TERMS AND DEFINITIONS

Daylight Factor (D)

Ratio of total daylight illuminance at a reference point on the working plane within a space to outdoor illuminance on a horizontal plane due to an unobstructed CIE standard overcast sky. Thus a 1% D would mean that the indoor illuminance at that point in the space would be one hundredth the outdoor unobstructed horizontal illuminance.

Target Daylight Factor

Daylight factor value equivalent to the target illuminance to be exceeded for more than half of annual daylight hours over a specified fraction of the reference plane within a daylight space.

Minimum Target Daylight Factor

Daylight factor value equivalent to the minimum target illuminance to be exceeded for more than half of annual daylight hours over 95% of the reference plane within spaces with vertical and/or inclined daylight apertures.

CIE standard overcast sky

A completely overcast sky for which the ratio of its luminance L_{γ} at an angle of elevation γ above the horizontal to the luminance L_z at the zenith is given by: $L_{\gamma} = L_z \cdot 3 \cdot (1 + 2 \sin \gamma)$ A CIE standard overcast sky is darkest at the horizon and brightest at the zenith (vertically overhead).

Daylight, natural light

Combined skylight and sunlight.

No sky line

The outline on the working plane of the area from which no sky can be seen.

Annual probable sunlight hours

The long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account).

Vertical sky component (VSC)

This is a measure of the amount of light reaching a window. It is the ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the 'given vertical plane' is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings.

CURRENT POLICIES, REGULATIONS AND BENCHMARKS

People expect good natural lighting in their homes and in a wide range of non-domestic buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by. Access to skylight and sunlight helps make a building energy efficient; effective daylighting will reduce the need for electric light, while winter solar gain can meet some of the heating requirements.

The quality and quantity of natural light in an interior depend on two main factors. The design of the interior environment is important: the size and position of windows, the depth and shape of rooms, and the colours of internal surfaces. But the design of the external environment also plays a major role: e.g. if obstructing buildings are so tall that they make adequate daylighting impossible, or if they block sunlight for much of the year.

Obstructions can limit access to light from the sky. This can be checked at an early design stage by measuring or calculating the angle of visible sky θ , angle of obstruction or vertical sky component (VSC) at the centre of the lowest window where daylight is required. If VSC is:

- at least 27% (θ is greater than 65° , obstruction angle less than 25°) conventional window design will usually give reasonable results.
- between 15% and 27% (θ is between 45° and 65° , obstruction angle between 25° and 45°) special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight.
- between 5% and 15% (θ is between 25° and 45° , obstruction angle between 45° and 65°) it is very difficult to provide adequate daylight unless very large windows are used.
- less than 5% (θ less than 25° , obstruction angle more than 65°) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed.

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.

Where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations.

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 sun lighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;

- and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

The British Standard “Daylight in buildings” (BS EN 17037) contains advice and guidance on interior daylighting. The guidance contained in this publication (BR 209) is intended to be used with BS EN 17037 and its UK National Annex[C1]. Other European countries have their own versions of EN17037, which do not include the UK National Annex.

BS EN 17037 supersedes BS 8206 Part 2 “Code of practice for daylighting”[C2], which contained a method of assessment based on Average Daylight Factor, which is now no longer recommended. For daylight provision in buildings, BS EN 17037 provides two methodologies. 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.

BS EN 17037 gives three levels of recommendation for daylight provision in interior spaces: minimum, medium and high. For compliance with the standard, a daylit space should achieve the minimum level of recommendation.

Daylight factor method

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[C3] is used, and the ratio is usually expressed as a percentage.

Table C2 gives the daylight factor targets for side lit rooms in London.

Table C2 – Target daylight factors (D) for London		
Level of recommendation	Target daylight factor D for half of assessment grid	Target daylight factor D for 95% of assessment grid
Minimum	2.1%	0.7%
Medium	3.5%	2.1%
High	5.3%	3.5%

METHODOLOGY

Surface reflectance

Internal and exterior surfaces and obstructions need to be modelled including appropriate surface reflectances.

Surface reflectances should represent real conditions. Where reflectance values have not been measured or specified, default values to be used in the calculation are given in Table C4.

Table C4 – Recommended default surface reflectances	
Surface	Default reflectance
Interior walls	0.5
Ceilings	0.7
Floors	0.2
Exterior walls and obstructions	0.2
Exterior ground	0.2

Where surface finishes have been specified or measured on site, they can be used in the calculations with appropriate factors for maintenance and furniture. To allow for these factors, maximum reflectances for white painted surfaces in the calculations should not exceed 0.8 indoors, and 0.6 outdoors. Maximum reflectances for light pastel walls should not exceed 0.7 in the calculations, and maximum reflectances for light wood floors should not exceed 0.4. Surface reflectances used should be presented in the assessment, along with a specification of the materials if non-default reflectances are used.

Glazing transmission

Glazing transmission factors, including maintenance factors, need to be included in the simulation along with account for, or modelling of, window framing. Where window frames are not specifically included in the model, frame factors should be applied based on the ratio of glass to overall window aperture area for the type of window to be used; this will generally vary with window size and whether the windows have opening lights. Where window types have not been specified, results for the overall window aperture should be multiplied by a default framing factor as given in Table C5.

Table C5 – Recommended default framing factors	
Window type	Default framing factor
Windows with small panes	0.5
Normal windows with opening lights	0.6
Patio doors	0.7

SITE

The proposed site is situated in a predominantly commercial area with some residential units on upper leaves, where the development has the potential to impact the daylight and sunlight levels received by surrounding properties.

The proposal involves the demolition of the existing one storey blocks and the construction of a new building comprising 5 residential units. The development is designed with a stepped approach, featuring 1 and 2-storey sections to ensure a sensitive and harmonious scale within the site context.

To assess the potential impacts, the evaluation considers all neighbouring properties in close proximity to the site, identifying those that may be affected by changes in daylight and sunlight access.

The conclusions drawn from this assessment are intended to ensure that the design of the proposal respects the amenity of neighbouring properties, while also delivering the desired improvements to the subject property.



Figure 1 & 2 – Proposed Site Plan

This assessment considers the following neighbouring properties:

1. No 286 High Street – 5 windows were identified facing or next to the proposed site.
2. No 288-302 High Street – 15 windows were identified facing the proposed site.

Residential properties located on Providence Lane have been scoped out of the detailed daylight and sunlight assessment, as they are situated more than 15m from the proposed development. Given this separation distance, which exceeds two-thirds of the height of the proposed building, significant impacts on daylight and sunlight levels are considered unlikely in accordance with BRE guidance.

DAYLIGHT & SUNLIGHT ASSESSMENT

Vertical Sky Component (VSC)

VSC analysis of each window was carried out. The results are listed in the following pages. If the VSC is greater than 27%, then enough skylight should still be reaching the window and the levels of daylight experienced in the space should not be seriously affected.

Table 1 – Vertical Sky Component for neighbouring properties, Pre & Post Development

Vertical Sky Component		Pre development	Post development	VSC after Proposal	Difference	Comments
Assessed neighbouring property:	Window no.	BRE VSC %	BRE VSC %	>27		
No 286 High Street	Ground Floor					Possible change in light levels for 1 window
	Win01(rear elevation)	19.0	16.6	No	2.4	
	Win02(rear elevation)	18.9	16.5	No	2.4	
	Win03(rear elevation)	19.0	14.0	No	5.0	
	1st Floor					
	Win04(rear elevation)	24.6	24.5	No	0.1	
	Win05(rear elevation)	24.4	24.3	No	0.1	
No 288-302 High Street	1st Floor					Negligible impact
	Win01(rear elevation)	27.8	27.2	Yes	0.6	
	Win02(rear elevation)	27.8	27.2	Yes	0.6	
	Win03(rear elevation)	27.9	27.4	Yes	0.5	
	Win04(rear elevation)	27.9	27.5	Yes	0.5	
	Win05(rear elevation)	28.1	27.6	Yes	0.5	
	Top Floor					
	Win06(rear elevation)	29.3	28.8	Yes	0.5	
	Win07(rear elevation)	29.3	28.8	Yes	0.5	
	Win08(rear elevation)	29.4	28.9	Yes	0.5	
	Win09(rear elevation)	29.4	29.0	Yes	0.4	
	Win10(rear elevation)	29.4	29.1	Yes	0.3	
	Win11(rear elevation)	29.4	29.1	Yes	0.3	
	Win12(rear elevation)	29.5	29.2	Yes	0.3	
	Win13(rear elevation)	29.5	29.2	Yes	0.3	
Win14(rear elevation)	29.5	29.3	Yes	0.2		
Win15(rear elevation)	29.6	29.5	Yes	0.1		

Results demonstrate the difference of the Vertical Sky Component, at pre- and post- construction phase, has been kept to a minimum (less than 0.8 ratio) for most windows. Only one neighbouring window falls below the 0.8 ratio. Overall, the proposed scheme will not cause a noticeable impact on the natural light levels for existing occupants at No. 286 & 288-302 High Street.

Sunlight Assessment – Annual Probable Sunlight Hours

Annual probable sunlight hours (APSH) is a measure of sunlight that a given window may expect over a year period. The BRE guidance recognises that sunlight is less important than daylight in the amenity of a room and is heavily influenced by orientation. North facing windows may receive sunlight on only a handful of occasions in a year, and windows facing eastwards or westwards will only receive sunlight for some of the day. Therefore, BRE guidance states that only windows with an orientation within 90 degrees of south need be assessed.

For sunlight studies the APSH (annual probable hours) test calculates the percentage of statistically probable hours of sunlight received by each window in both the summer and winter months. From March 21st to September 21st – Summer period and from the 21st September to 21st of March – Winter period.

Sunlight is measured using a sun indicator which contains 100 spots, each representing 1% of APSH. Therefore, where no obstruction exists the total annual probable sunlight hours would amount to 1486 and therefore each spot equates to 14.86 hours of the total annual sunlight hours.

Total recommended sunlight hours:

$$\begin{aligned} &= 25\% \text{ of APSH} \\ &= 25\% \text{ of } 1486\text{hrs} \\ &= (25/100) \times 1486 \\ &= 371.5\text{hrs/yr} \end{aligned}$$

Recommended sunlight hours for winter.

$$\begin{aligned} &= 5\% \text{ of APSH} \\ &= 5\% \text{ of } 1486\text{hrs} \\ &= (5/100) \times 1486 \\ &= 74.3\text{hrs/yr} \end{aligned}$$

Table 3 – Annual Probable Sunlight Hours for neighbouring properties

Annual Probable Sunlight Hours		Pre development	Post development	Comments
Assessed neighbouring property:	Window no.	>371.5hrs	>371.5hrs	
No 286 High Street	Ground Floor			Pass
	Win01(rear elevation)	Yes	Yes	
	Win02(rear elevation)	Yes	Yes	
	Win03(rear elevation)	Yes	Yes	
	1st Floor			
	Win04(rear elevation)	Yes	Yes	
	Win05(rear elevation)	Yes	Yes	
No 288-302 High Street	1st Floor			Pass
	Win01(rear elevation)	Yes	Yes	
	Win02(rear elevation)	Yes	Yes	
	Win03(rear elevation)	Yes	Yes	
	Win04(rear elevation)	Yes	Yes	
	Win05(rear elevation)	Yes	Yes	
	Top Floor			
	Win06(rear elevation)	Yes	Yes	
	Win07(rear elevation)	Yes	Yes	
	Win08(rear elevation)	Yes	Yes	
	Win09(rear elevation)	Yes	Yes	
	Win10(rear elevation)	Yes	Yes	
	Win11(rear elevation)	Yes	Yes	
	Win12(rear elevation)	Yes	Yes	
	Win13(rear elevation)	Yes	Yes	
Win14(rear elevation)	Yes	Yes		
Win15(rear elevation)	Yes	Yes		

Table 4 – Winter Probable Sunlight Hours for neighbouring properties

Winter Probable Sunlight Hours		Pre development	Post development	Comments
Assessed neighbouring property:	Window no.	>74.3hrs	>74.3hrs	
No 286 High Street	Ground Floor			Pass
	Win01(rear elevation)	Yes	Yes	
	Win02(rear elevation)	Yes	Yes	
	Win03(rear elevation)	Yes	Yes	
	1st Floor			
	Win04(rear elevation)	Yes	Yes	
	Win05(rear elevation)	Yes	Yes	
No 288-302 High Street	1st Floor			Pass
	Win01(rear elevation)	Yes	Yes	
	Win02(rear elevation)	Yes	Yes	
	Win03(rear elevation)	Yes	Yes	
	Win04(rear elevation)	Yes	Yes	
	Win05(rear elevation)	Yes	Yes	
	Top Floor			
	Win06(rear elevation)	Yes	Yes	
	Win07(rear elevation)	Yes	Yes	
	Win08(rear elevation)	Yes	Yes	
	Win09(rear elevation)	Yes	Yes	
	Win10(rear elevation)	Yes	Yes	
	Win11(rear elevation)	Yes	Yes	
	Win12(rear elevation)	Yes	Yes	
	Win13(rear elevation)	Yes	Yes	
Win14(rear elevation)	Yes	Yes		
Win15(rear elevation)	Yes	Yes		

Results show that all the assessed neighbouring windows at No 286 High Street and No 288-302 High Street, will receive adequate sunlight hours during the year and winter period.

CONCLUSION

The proposed residential scheme at No. 288–306 High Street has been carefully designed to minimise its visual and environmental impact on the surrounding area, while optimising access to natural daylight and sunlight within the constraints and limitations of the site.

The assessment confirms that neighbouring properties along High Street would continue to receive adequate levels of Annual Probable Sunlight Hours (APSH), including during the winter period, in accordance with relevant guidance.

The daylight assessment, with particular reference to the Vertical Sky Component (VSC), demonstrates that the majority of neighbouring windows would retain acceptable levels of daylight following completion of the development. In most cases, the variation between existing and proposed conditions falls within the recommended BRE guideline thresholds and would not result in a material loss of daylight to adjoining habitable rooms.

A more noticeable reduction in daylight is identified at ground-floor level at No. 286 High Street, where the retained VSC falls below the recommended 0.8 ratio. This indicates that there may be a perceptible reduction in daylight to the affected window.

However, the impact is confined to only one window and is limited to a specific part of the neighbouring property. When viewed in the context of the development as a whole and given that the majority of neighbouring windows would continue to retain acceptable levels of daylight, the proposal is not considered to result in unacceptable harm to neighbouring residential amenity.

Disclaimer: This assessment and its conclusions are based on the information, drawings, and data provided at the time of review, and on the interpretation of BRE guidance as applied to this specific site. The results are indicative and intended for planning and design purposes only. No liability is accepted for decisions made by third parties based on this assessment, nor for any subsequent alterations to the development or changes to surrounding conditions that may occur after the date of this report.

APPENDIX A



Figure 2 – Neighbouring Windows at No 286 High Street (numbering is from left to right)



Figure 3 – Neighbouring Windows at No 288-302 High Street (numbering is from left to right)