

Daylight Assessment Report

Salamander Quay, Uxbridge

Stroma Reference: 08-21-88768 DL5L5
Date: 17/05/2022
Prepared for: Progress Group

1. Executive Summary



- 1.1. This daylight assessment report relates to the proposed development at Salamander Quay, Uxbridge
- 1.2. A detailed assessment has been undertaken on the proposed development to determine the expected levels of daylight.
- 1.3. Works described within this report have been undertaken in accordance with BRE good practice guidance document BR209 Site Layout Planning for Daylight and Sunlight. This document includes recommendations for daylight and sunlight access and respective calculation methods.
- 1.4. Sunlight Availability Indicator: **London (51.5° N)**
- 1.5. All the living/kitchen/dining rooms achieve the target ADF% values (2% for kitchens).
- 1.6. All bedrooms achieve the ADF% target for the room type.

This assessment does not consider Right-to-Light. Should there be concerns that a Right-to-Light exists, it is recommended that a suitably qualified specialist be consulted.

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2. Quality Management

| Prepared by | | Checked by | |
|---|-------------------|---|--|
|  | |  | |
| Jonathan Teale BSc (hons) | | Malik Thomas BSc (hons) MSc | |
| Sustainability Consultant | | Sustainability Consultant | |
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| DL5L2 | First issue | 25/03/2022 | Block A assessment only |
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| DL5L5 | First issue | 17/05/2022 | Block A Layout revision |



Registered office as above. Company reg. no. 4507219

3. Development Overview

3.1. The development site consists of an existing office building. The proposal is a conversion of the office spaces to residential spaces.



Figure 1. Proposed development (Building A)

4. Approach and Recommendations

4.1. Daylight

4.1.1. New Developments

4.1. Where windows are obstructed by large objects, the level of daylight received will be adversely affected. Large obstructions are defined by both their relative height and distance away from the window concerned.

4.2. In the case of wide obstructions, i.e. those not allowing daylight access from either side, the amount of daylight entering a room is proportional to the visible sky angle (Φ) – measured from the centre of the window pane. The Average Daylight Factor (ADF) commonly used to quantify daylight levels, is proportional to the visible sky angle.

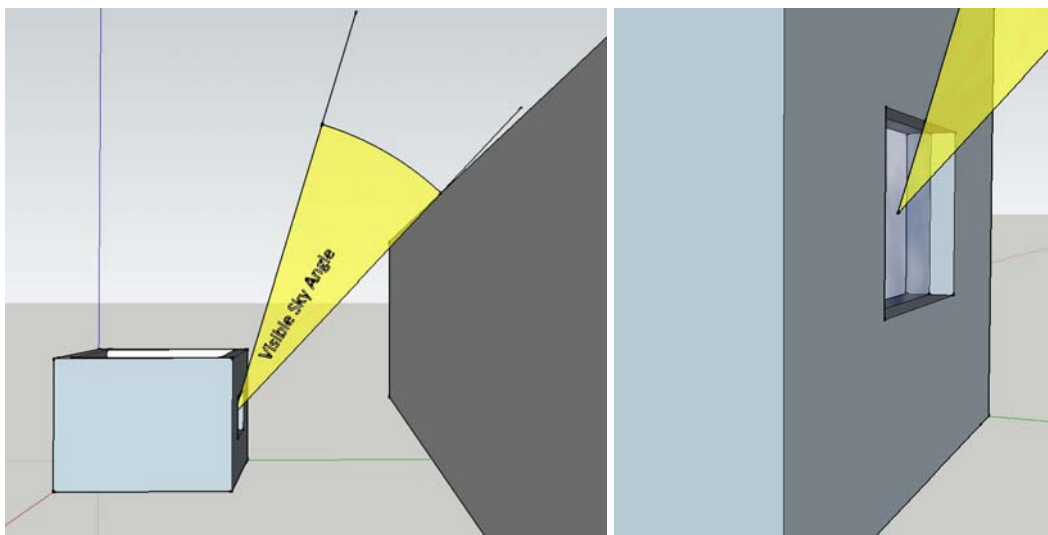


Figure 2. Visible sky angle

4.4. As obstructions are not always continuous, the angle of visible sky can be difficult to estimate. In such situations, the amount of skylight falling on a vertical wall or window can be quantified as the Vertical Sky Component (VSC). The VSC is the ratio of skylight received at a reference point against that of an unobstructed horizontal plane. Measurement of the VSC is usually determined at the centre point of a window and has a maximum value of approximately 40%. BRE guidance states the following daylight performance to correspond with VSC;

Summary

2.1.21 Obstructions can limit access to light from the sky. This can be checked 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 is 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 is between 45° and 65°) it is very difficult to provide adequate daylight unless very large windows are used.
- Less than 5% (θ is less than 25°, obstruction more than 65°) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed.

Figure 3. BR209 Summary - impact of VSC on anticipated daylight performance¹

4.5. Daylight factors can be calculated using derived VSC values to assess whether natural light levels are likely to be adequate. BS 8206-2 Code of Practice for Daylighting provides the following recommendations for dwelling room types.

| Room Type | Target Daylight Factor |
|--------------|------------------------|
| Kitchens | ≥ 2% |
| Living rooms | ≥ 1.5% |
| Bedrooms | ≥ 1% |

Table 1. Recommended average daylight factors

¹ Site Layout Planning for Daylight and Sunlight, P.J.Littlefair (2011) p.6

4.1.2. Existing Buildings

4.6. BRE guidance emphasises the importance of safeguarding daylight to nearby surroundings. Performance guidelines relate to dwelling rooms where daylight access is considered to be important. These areas include; living rooms, kitchens and bedrooms. The following procedure should be followed to assess whether proposed development is likely to have a detrimental effect upon existing surroundings.

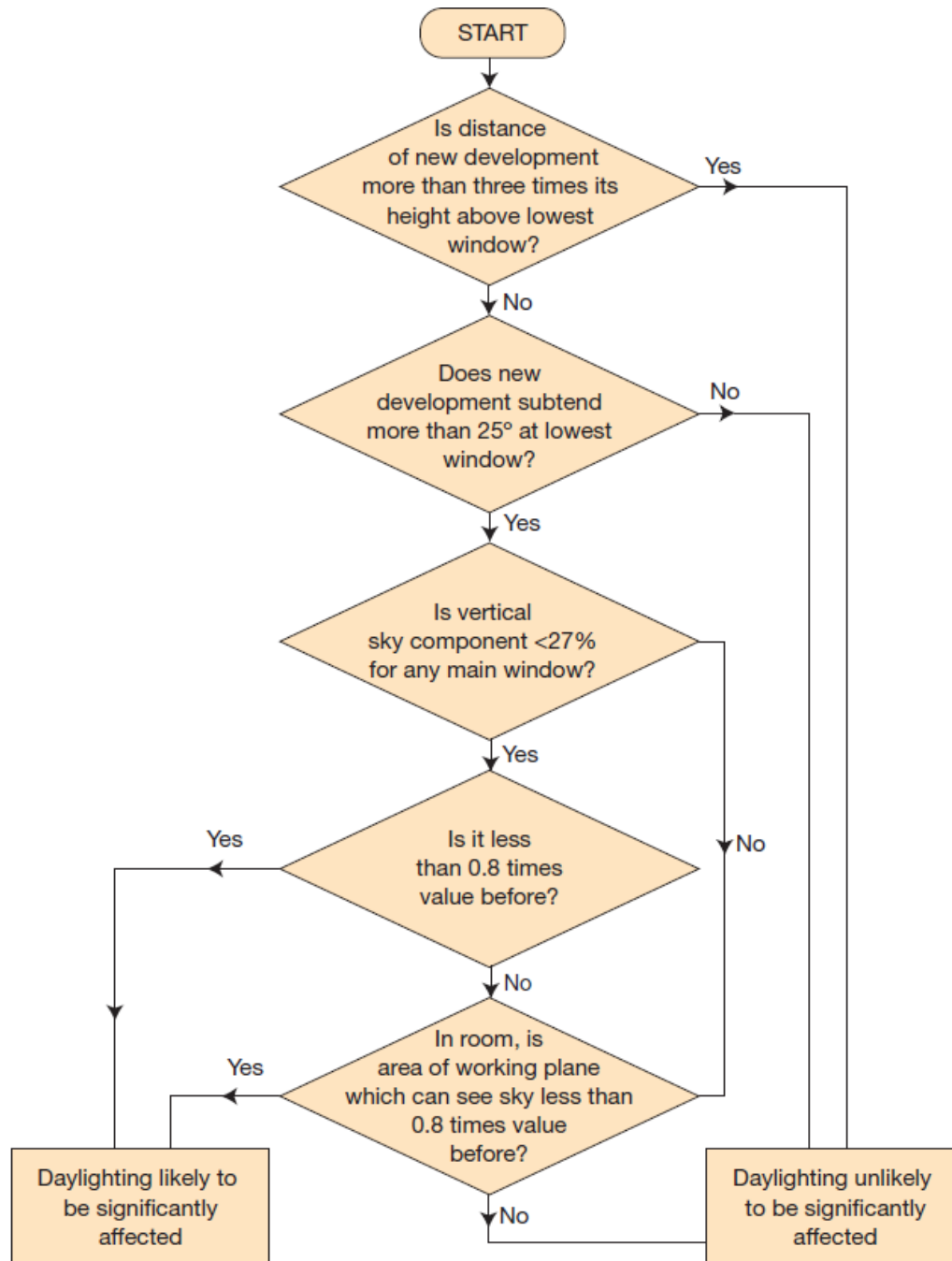


Figure 4. BR209 'Decision chart: diffuse daylight in existing buildings'²

² Site Layout Planning for Daylight and Sunlight, P.J.Littlefair (2011) p.10

4.2. Sunlight

4.2.1. New Developments

4.7. Ensuring access to sunlight is an important part of residential building design. The presence of direct sunlight is shown to have a positive impact upon occupant wellbeing. BRE guidance states that sunlight provision to living rooms and conservatories is of greatest importance compared with that to bedrooms and kitchens.

4.8. With developments in passive building design and a more frequent installation of solar collection technology, e.g. photovoltaics, the magnitude of sunlight and orientation of access is increasingly becoming a concern.

Summary – (new buildings)

3.1.15 In general a dwelling, or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided:

- At least one main window wall faces within 90° of due south and
- the centre of at least one window to a main living room can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March.

3.1.16 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.

Figure 5. BR209 Summary – Sunlight recommendations for new build³

4.9. Unobstructed south-facing windows will receive significantly more sunlight than those facing north. East-facing aspects will receive direct sunlight during the morning and west-facing aspects in the afternoon/evening. The sunpath should be considered in setting out a development.

4.10. Where a dwelling has no window-wall within 90° of South, it is likely to be considered insufficiently sunlit. This is usually only a concern within apartment blocks where the number of aspects is limited. However, careful layout can help to ensure that the majority of apartments include window walls within 90° of south.

4.11. Guidance recommends that critical internal areas, i.e. rooms where sunlight is expected, should receive at least 25% of the annual probable sunlight hours (APSH). Furthermore, at least 5% should be received during the winter months; 21st September and 21st March. Measurements should be taken at the inside surface of the window wall. If window locations are unknown, values can be determined on a grid where they are likely to be situated.

³ Site Layout Planning for Daylight and Sunlight, P.J.Littlefair (2011) p.16

4.2.2. Existing Buildings

4.12. Similar to daylight, access to sunlight should be safeguarded to critical areas of existing buildings.

4.13. BRE guidance provides the following guidance;

Summary

3.2.11 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 affected. This will be the case if the centre of the window:

- Receives less than 25% of the annual probable sunlight hours, or less than 5% of the annual probable sunlight hours between 21st September and 21st March and
- Receives less than 0.8 times its former sunlight hours, during either period and
- has a reduction in sunlight received over the whole year greater than 4 of the annual probable sunlight hours.

Figure 6. BR209 Summary –securing sunlight levels of existing developments⁴

⁴ Site Layout Planning for Daylight and Sunlight, P.J.Littlefair (2011) p.17

5. Assessment

5.1. Objectives

5.1. Determine the levels of daylight to all habitable rooms on the proposed development.

5.2. Approach

5.2.1. Proposed

5.2. The proposed building ADF% (average daylight factors) have been assessed for all the relevant spaces using a calculation plugin for Sketchup.

6. Results

6.1. Proposed

6.1.1. Daylight – Building A

6.1. All the open plan living/kitchen/dining rooms achieve the target ADF% (average daylight factor) of 2% for the room type (refer to Appendix A for results).

6.2. All bedrooms on Building A achieve the target ADF% for the room type (refer to Appendix A for results).

7. Conclusion

7.1. All the living/kitchen/dining rooms achieve the target ADF% values (2% for kitchens).

7.2. All bedrooms achieve the ADF% target for the room type.

Appendix A. ADF (Average Daylight Factor) Results (Building A)

| Apartment | Building Name | Floor | Room Use | Window | ADF% |
|-----------|---------------|--------|----------|--------|-------------|
| A-GF-01 | Building A | Ground | LKD | W3-L | 0.08 |
| | Building A | Ground | LKD | W3-U | 1.64 |
| | Building A | Ground | LKD | W4-L | 0.10 |
| | Building A | Ground | LKD | W4-U | 2.01 |
| | | | | | 3.84 |
| A-GF-02 | Building A | Ground | LKD | W5-L | 0.11 |
| | Building A | Ground | LKD | W5-U | 2.12 |
| | Building A | Ground | LKD | W6-L | 0.11 |
| | Building A | Ground | LKD | W6-U | 2.16 |
| | | | | | 4.50 |
| A-GF-02 | Building A | Ground | Bedroom | W7-L | 0.17 |
| | Building A | Ground | Bedroom | W7-U | 3.34 |
| | | | | | 3.51 |
| A-GF-03 | Building A | Ground | Studio | W8-L | 0.11 |
| | Building A | Ground | Studio | W8-U | 2.14 |
| | | | | | 2.24 |
| A-GF-04 | Building A | Ground | LKD | W9-L | 0.13 |
| | Building A | Ground | LKD | W9-U | 2.52 |
| | Building A | Ground | LKD | W10-L | 0.13 |
| | Building A | Ground | LKD | W10-U | 2.47 |
| | | | | | 5.25 |
| A-GF-04 | Building A | Ground | Bedroom | W11-L | 0.06 |
| | Building A | Ground | Bedroom | W11-U | 1.12 |
| | | | | | 1.17 |
| A-GF-04 | Building A | Ground | Bedroom | W11-L | 0.15 |
| | Building A | Ground | Bedroom | W11-U | 2.96 |
| | | | | | 3.11 |
| A-GF-05 | Building A | Ground | LKD | W16-L | 0.07 |
| | Building A | Ground | LKD | W16-U | 1.25 |
| | Building A | Ground | LKD | W16-L | 0.06 |
| | Building A | Ground | LKD | W16-U | 1.05 |
| | Building A | Ground | LKD | W17-L | 0.08 |
| | Building A | Ground | LKD | W17-U | 1.36 |
| | | | | | 3.85 |
| A-GF-05 | Building A | Ground | Bedroom | W17-L | 0.14 |
| | Building A | Ground | Bedroom | W17-U | 2.60 |
| | | | | | 2.74 |
| A-GF-06 | Building A | Ground | LKD | W18-L | 0.15 |
| | Building A | Ground | LKD | W18-U | 2.90 |
| | | | | | 3.04 |
| A-GF-06 | Building A | Ground | Bedroom | W19-L | 0.09 |
| | Building A | Ground | Bedroom | W19-U | 1.50 |

| | | | | | |
|---------|------------|--------|---------|--------|-------------|
| | | | | | 1.59 |
| A-GF-07 | Building A | Ground | Bedroom | W20-L | 0.16 |
| | Building A | Ground | Bedroom | W20-U | 3.09 |
| | | | | | 3.25 |
| A-GF-07 | Building A | Ground | Bedroom | W21-L | 0.12 |
| | Building A | Ground | Bedroom | W21-U | 2.12 |
| | | | | | 2.24 |
| A-GF-07 | Building A | Ground | Bedroom | W21-L | 0.07 |
| | Building A | Ground | Bedroom | W21-U | 1.26 |
| | | | | | 1.33 |
| A-GF-08 | Building A | Ground | Bedroom | W22-L | 0.15 |
| | Building A | Ground | Bedroom | W22-U | 2.89 |
| | | | | | 3.04 |
| A-GF-08 | Building A | Ground | Bedroom | W22-L | 0.08 |
| | Building A | Ground | Bedroom | W22-U | 1.63 |
| | | | | | 1.71 |
| A-GF-08 | Building A | Ground | LKD | W23-L | 0.12 |
| | Building A | Ground | LKD | W23-U | 2.34 |
| | Building A | Ground | LKD | W24 | 2.20 |
| | | | | | 4.67 |
| A-GF-09 | Building A | Ground | Studio | W25 | 0.78 |
| | Building A | Ground | Studio | W194-L | 0.09 |
| | Building A | Ground | Studio | W194-U | 1.27 |
| | | | | | 2.14 |
| A-GF-10 | Building A | Ground | Bedroom | W27 | 1.25 |
| | | | | | 1.25 |
| A-GF-10 | Building A | Ground | Bedroom | W28 | 1.22 |
| | | | | | 1.22 |
| A-GF-10 | Building A | Ground | LKD | W29 | 2.17 |
| | Building A | Ground | LKD | W30-L | 0.10 |
| | Building A | Ground | LKD | W30-U | 2.20 |
| | | | | | 4.48 |
| A-GF-11 | Building A | Ground | Bedroom | W31-L | 0.07 |
| | Building A | Ground | Bedroom | W31-U | 1.51 |
| | | | | | 1.58 |
| A-GF-11 | Building A | Ground | LKD | W31-L | 0.05 |
| | Building A | Ground | LKD | W31-U | 0.95 |
| | Building A | Ground | LKD | W32-L | 0.07 |
| | Building A | Ground | LKD | W32-U | 1.41 |
| | | | | | 2.48 |
| A-GF-07 | Building A | Ground | LKD | W34-L | 0.06 |
| | Building A | Ground | LKD | W34-U | 1.20 |
| | Building A | Ground | LKD | W194-L | 0.05 |
| | Building A | Ground | LKD | W194-U | 1.02 |
| | | | | | 2.33 |
| A-1F-01 | Building A | first | LKD | W43 | 1.64 |

| | | | | | |
|---------|------------|-------|---------|-------|-------------|
| | Building A | first | LKD | W44 | 0.29 |
| | Building A | first | LKD | W45-L | 0.08 |
| | Building A | first | LKD | W45-U | 0.84 |
| | Building A | first | LKD | W46 | 0.32 |
| | Building A | first | LKD | W47 | 2.19 |
| | | | | | 5.35 |
| A-1F-01 | Building A | first | Studio | W48 | 4.07 |
| | | | | | 4.07 |
| A-1F-02 | Building A | first | LKD | W49 | 2.33 |
| | | | | | 2.33 |
| A-1F-03 | Building A | first | LKD | W50 | 1.92 |
| | Building A | first | LKD | W51 | 0.35 |
| | Building A | first | LKD | W52-L | 0.08 |
| | Building A | first | LKD | W52-U | 0.81 |
| | Building A | first | LKD | W53 | 0.37 |
| | Building A | first | LKD | W54 | 1.26 |
| | | | | | 4.79 |
| A-1F-03 | Building A | first | Bedroom | W55 | 4.15 |
| | | | | | 4.15 |
| A-1F-03 | Building A | first | Bedroom | W56 | 3.95 |
| | | | | | 3.95 |
| A-1F-04 | Building A | first | LKD | W65 | 1.14 |
| | Building A | first | LKD | W66 | 0.15 |
| | Building A | first | LKD | W67-L | 0.09 |
| | Building A | first | LKD | W67-U | 0.98 |
| | Building A | first | LKD | W68-L | 0.09 |
| | Building A | first | LKD | W68-U | 1.00 |
| | | | | | 3.45 |
| A-1F-04 | Building A | first | Bedroom | W69 | 2.82 |
| | | | | | 2.82 |
| A-1F-05 | Building A | first | Bedroom | W70 | 2.89 |
| | | | | | 2.89 |
| A-1F-05 | Building A | first | LKD | W70 | 0.58 |
| | Building A | first | LKD | W72 | 0.67 |
| | Building A | first | LKD | W73-L | 0.07 |
| | Building A | first | LKD | W73-U | 0.82 |
| | Building A | first | LKD | W74 | 0.59 |
| | | | | | 2.74 |
| A-1F-07 | Building A | first | LKD | W53 | 1.90 |
| | Building A | first | LKD | W77-L | 0.05 |
| | Building A | first | LKD | W77-U | 0.60 |
| | Building A | first | LKD | W78 | 0.43 |
| | | | | | 2.99 |
| A-1F-08 | Building A | first | Bedroom | W79 | 2.71 |
| | | | | | 2.71 |
| A-1F-08 | Building A | first | Bedroom | W80 | 3.10 |

| | | | | | |
|---------|------------|-------|---------|--------|-------------|
| | | | | | 3.10 |
| A-1F-08 | Building A | first | Bedroom | W80 | 1.41 |
| | Building A | first | Bedroom | W81 | 0.41 |
| | Building A | first | Bedroom | W82-L | 0.07 |
| | Building A | first | Bedroom | W82-U | 0.81 |
| | Building A | first | Bedroom | W83 | 0.30 |
| | Building A | first | Bedroom | W84 | 1.67 |
| | | | | | 4.66 |
| A-1F-09 | Building A | first | Studio | W87-L | 0.08 |
| | Building A | first | Studio | W87-U | 1.24 |
| | Building A | first | Studio | W86 | 0.72 |
| | | | | | 2.04 |
| A-1F-10 | Building A | first | Bedroom | W88-L | 0.14 |
| | Building A | first | Bedroom | W88-U | 2.08 |
| | | | | | 2.22 |
| A-1F-10 | Building A | first | Bedroom | W89 | 1.18 |
| | | | | | 1.18 |
| A-1F-10 | Building A | first | LKD | W90 | 1.78 |
| | Building A | first | LKD | W91 | 0.36 |
| | Building A | first | LKD | W92-L | 0.08 |
| | Building A | first | LKD | W92-U | 0.90 |
| | Building A | first | LKD | W93 | 0.42 |
| | Building A | first | LKD | W94 | 1.78 |
| | | | | | 5.33 |
| A-1F-11 | Building A | first | Bedroom | W95 | 2.57 |
| | | | | | 2.57 |
| A-1F-11 | Building A | first | LKD | W95 | 1.14 |
| A-1F-11 | Building A | first | LKD | W54 | 3.70 |
| | | | | | 4.83 |
| A-1F-07 | Building A | first | Bedroom | W55 | 1.71 |
| | | | | | 1.71 |
| A-1F-07 | Building A | first | Bedroom | W96 | 2.55 |
| | | | | | 2.55 |
| A-1F-07 | Building A | first | Bedroom | W98-L | 0.07 |
| | Building A | first | Bedroom | W98-U | 0.80 |
| | Building A | first | Bedroom | W99 | 1.30 |
| | Building A | first | Bedroom | W97-L | 0.07 |
| | Building A | first | Bedroom | W97-U | 0.84 |
| | | | | | 3.08 |
| A-1F-06 | Building A | first | LKD | W100 | 0.82 |
| | Building A | first | LKD | W101-L | 0.06 |
| | Building A | first | LKD | W101-U | 1.01 |
| | Building A | first | LKD | W102 | 0.68 |
| | | | | | 2.55 |
| A-1F-05 | Building A | first | Bedroom | W192 | 1.00 |
| | | | | | 1.00 |

Appendix B. Window references Building A

