# SALAMANDER QUAY HAREFIELD UXBRIDGE UB9 6NZ
# ADEQUATE NATURAL LIGHT

## INTRODUCTION

This Report has been commissioned to accompany the planning application to convert and adapt this existing building with a lawful office use (Class E of the UCO) to form Class E (one office suite per floor) and also 34 residential apartments. The scheme proposals comprise the conversion of the existing building to provide 34nr self-contained as well as the alterations some new fenestration and balconies as generally shown on the attached drawings.

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**PHOTO: DEVELOPMENT SITE**

## PROFESSIONAL QUALIFICATIONS

I am a Chartered Building Surveyor working predominately in the field of rights of light including daylight and sunlight assessments. I have extensive and highly specialised knowledge, in these areas having worked in the past for both Anstey Horne & Co. for five years and Schatunowski Brooks (formerly known as Michael Brooks Associates as it was when I joined, then known as GVA Schatunowski Brooks and until recently part of Avison Young) for three years, as well as Delva Patman Associates - now known as Delva Patman Redler LLP - for four years prior to joining in Partnership Dixon Payne in 2001. All are acknowledged Experts in these fields; I now act under my own banner.

I regularly provide Expert Witness advice in respect of Planning Applications in respect of daylight and sunlight at Planning Inquiries acting for both Appellants and Planning Authorities. I was consulted by the *Building Research Establishment* prior to the revision of their guidelines in 2011 and was part of the further consultation following the publication of *BS EN 17037:2018* which resulted in the publication of BR209 2022.

## PLANNING CONSIDERATIONS

### National Planning Policy Framework ('NPPF')

The revised National Planning Policy Framework ('NPPF') 2023 addresses the need for the flexible application of guidance relating to daylight and sunlight under Section 11 'Making effective use of land'. Paragraph 125(c) under subsection "Achieving appropriate densities" states the following;

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this 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).

**BS EN 17037**

The British Standard “Daylight in buildings” (BS EN 17037) contains advice and guidance on interior daylighting. The guidance contained BR 209 (2022) is intended to be used with BS EN 17037 and its UK National Annex.

**BR209 (2022)**

Following the publication of the information paper entitled "*Site Layout planning for daylight and sunlight: A guide to good practice*" by the *Building Research Establishment* in 1991, the assessment of daylight and sunlight has been generally carried out in accordance with the criteria set by this publication and which is generally taken to be the accepted basis for such assessment and adopted by most Planning Authorities. This publication was superseded by the *Second Edition* issued *October 2011* which itself has been superseded by BR209 (2022) which is the guidance against which the proposed development was assessed.

‘Specific recommendations for daylight provision in UK dwellings

C15 A UK National Annex gives specific minimum recommendations for habitable rooms in dwellings in the United Kingdom. These are intended for ‘hard to light’ dwellings, for example in basements or with significant external obstructions or with tall trees outside, or for existing buildings being refurbished or converted into dwellings. The National Annex therefore provides the UK guidance on minimum daylight provision in all UK dwellings.

C16 The UK National Annex gives illuminance recommendations of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

C17 Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design. The kitchen space would still need to be included in the assessment area (Figures C4 and C5). Alternatively, in rooms with a particular requirement for daylight, such as bed sitting rooms in homes for the elderly, higher values such as those in tables C1 and C2 may be taken.’.

**Adequate Daylight**

In respect of adequate daylight of the proposals, this has been considered using the illuminance method of analysis – SDA – as detailed in Appendix C of BR209 (2022). This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year. This provides a better overview of the internal illuminance of a room because it considers differing weather/cloud cover throughout the year. The UK National Annex gives illuminance recommendations of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours.

The analysis has been undertaken with. reflectance values of 0.80 for walls/ceilings and 0.40 for floors.

**Adequate Sunlight**

With regard to sunlight, BR209 (2022) provides the following advice:

3.1.15 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.

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.

**RESULTS**

As stated above, Appendix C of BR209 (2022) recommends illuminance levels of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. Internal galley-style kitchens have been utilised, but as provided within BR209 (2022), these open onto a well-lit living room. The analysis has been undertaken with reflectance values of 0.80 for walls and ceilings, with 0.40 for the floors.

**Adequate Daylight**

| | | | | | | | | Criteria | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Floor Ref | Room Ref | Room Use | Room Area m2 | Effective Area | Median Lux | Area Meeting Req Lux | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Meets Criteria |
| | | | | | **1** | | | | | |
| Ground | R1 | LKD | 30.49 | 22.83 | 368 | 19.93 | 87% | 200 | 50% | YES |
| | R2 | Bedroom | 10.61 | 6.34 | 230 | 6.06 | 96% | 100 | 50% | YES |
| | | | | | **2** | | | | | |
| Ground | R1 | LKD | 26.54 | 19.53 | 466 | 17.59 | 90% | 200 | 50% | YES |
| | R2 | Bedroom | 13.94 | 9.44 | 465 | 9.44 | 100% | 100 | 50% | YES |
| | R3 | Bedroom | 10.88 | 6.98 | 225 | 6.98 | 100% | 100 | 50% | YES |
| | | | | | **3** | | | | | |
| Ground | R1 | Living Room | 17.61 | 12.43 | 150 | 6.26 | 50% | 150 | 50% | YES |
| | R2 | Bedroom | 13.91 | 9.65 | 159 | 9.65 | 100% | 100 | 50% | YES |
| | | | | | **4** | | | | | |
| Ground | R1 | LKD | 30.55 | 24.27 | 719 | 24.27 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 10.03 | 6.54 | 387 | 6.54 | 100% | 100 | 50% | YES |
| | R3 | Bedroom | 12.07 | 8.18 | 308 | 8.18 | 100% | 100 | 50% | YES |
| | | | | | **5** | | | | | |
| Ground | R1 | Living Room | 25.44 | 19.45 | 152 | 10.00 | 51% | 200 | 50% | YES |
| | R2 | Bedroom | 17.67 | 12.97 | 569 | 12.97 | 100% | 100 | 50% | YES |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **6** | | | | | | | | | | |
| Ground | R1 | Living Room | 24.93 | 18.38 | 156 | 9.49 | 52% | 150 | 50% | YES |
| | R2 | Bedroom | 15.26 | 10.92 | 749 | 10.92 | 100% | 100 | 50% | YES |
| **7** | | | | | | | | | | |
| Ground | R1 | LKD | 19.07 | 13.94 | 324 | 12.46 | 89% | 200 | 50% | YES |
| | R2 | Bedroom | 12.15 | 8.22 | 221 | 8.22 | 100% | 100 | 50% | YES |
| **8** | | | | | | | | | | |
| Ground | R1 | LKD | 21.07 | 15.13 | 1012 | 15.13 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 14.47 | 9.88 | 158 | 9.69 | 98% | 100 | 50% | YES |
| **9** | | | | | | | | | | |
| Ground | R1 | LKD | 36.94 | 28.72 | 285 | 20.01 | 70% | 200 | 50% | YES |
| | R2 | Bedroom | 12.63 | 8.54 | 279 | 8.54 | 100% | 100 | 50% | YES |
| | R3 | Bedroom | 13.27 | 9.09 | 275 | 9.09 | 100% | 100 | 50% | YES |
| **10** | | | | | | | | | | |
| Ground | R1 | LKD | 26.44 | 20.15 | 267 | 12.25 | 61% | 200 | 50% | YES |
| | R2 | Bedroom | 11.39 | 7.56 | 103 | 4.11 | 54% | 100 | 50% | YES |
| | R3 | Bedroom | 7.21 | 4.25 | 155 | 4.25 | 100% | 100 | 50% | YES |
| **11** | | | | | | | | | | |
| Ground | R1 | Living Room | 24.19 | 17.95 | 196 | 12.29 | 68% | 150 | 50% | YES |
| | R2 | Bedroom | 15.24 | 10.88 | 551 | 10.88 | 100% | 100 | 50% | YES |
| **12** | | | | | | | | | | |
| Ground | R1 | Living Room | 23.89 | 17.69 | 153 | 9.21 | 52% | 150 | 50% | YES |
| | R2 | Bedroom | 15.40 | 11.02 | 528 | 11.02 | 100% | 100 | 50% | YES |
| **13** | | | | | | | | | | |
| Ground | R1 | Studio | 29.78 | 21.96 | 289 | 15.08 | 69% | 200 | 50% | YES |
| **14** | | | | | | | | | | |
| Ground | R1 | LKD | 25.86 | 18.89 | 506 | 17.65 | 93% | 200 | 50% | YES |
| | R2 | Bedroom | 11.98 | 8.11 | 212 | 8.11 | 100% | 100 | 50% | YES |
| **15** | | | | | | | | | | |
| Ground | R1 | Living Room | 16.79 | 12.08 | 112 | 3.97 | 33% | 150 | 50% | NO |
| | R2 | Bedroom | 14.97 | 10.00 | 142 | 7.28 | 73% | 100 | 50% | YES |
| | R3 | Bedroom | 12.85 | 8.26 | 150 | 6.35 | 77% | 100 | 50% | YES |
| **16** | | | | | | | | | | |
| Ground | R1 | LKD | 29.70 | 23.04 | 586 | 23.04 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 13.37 | 9.02 | 115 | 5.23 | 58% | 100 | 50% | YES |
| **17** | | | | | | | | | | |
| Ground | R1 | LKD | 27.51 | 21.21 | 789 | 21.21 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 12.35 | 8.47 | 153 | 7.96 | 94% | 100 | 50% | YES |

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|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | **18** | | | | | |
| First | R1 | LKD | 28.92 | 22.10 | 1088 | 22.10 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 18.48 | 13.52 | 220 | 13.52 | 100% | 100 | 50% | YES |
| | | | | | **19** | | | | | |
| First | R1 | LKD | 25.21 | 19.47 | 1041 | 19.47 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 12.83 | 8.83 | 356 | 8.83 | 100% | 100 | 50% | YES |
| | R3 | Bedroom | 7.07 | 4.08 | 438 | 4.08 | 100% | 100 | 50% | YES |
| | | | | | **20** | | | | | |
| First | R1 | LKD | 19.23 | 13.92 | 361 | 12.79 | 92% | 200 | 50% | YES |
| | R2 | Bedroom | 12.63 | 8.58 | 340 | 8.58 | 100% | 100 | 50% | YES |
| | | | | | **21** | | | | | |
| First | R1 | LKD | 27.99 | 21.87 | 709 | 21.87 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 12.64 | 8.67 | 453 | 8.67 | 100% | 100 | 50% | YES |
| | R3 | Bedroom | 7.65 | 4.56 | 564 | 4.56 | 100% | 100 | 50% | YES |
| | | | | | **22** | | | | | |
| First | R1 | LKD | 31.57 | 25.17 | 490 | 25.17 | 100% | 200 | 50% | YES |
| | R3 | Bedroom | 11.00 | 7.27 | 505 | 7.27 | 100% | 100 | 50% | YES |
| | | | | | **23** | | | | | |
| First | R1 | LKD | 24.97 | 18.46 | 532 | 16.87 | 91% | 200 | 50% | YES |
| | R2 | Bedroom | 18.13 | 13.06 | 325 | 13.06 | 100% | 100 | 50% | YES |
| | | | | | **24** | | | | | |
| First | R1 | LKD | 28.07 | 21.35 | 1182 | 21.35 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 14.18 | 9.82 | 192 | 9.82 | 100% | 100 | 50% | YES |
| | R3 | Bedroom | 13.54 | 9.33 | 273 | 9.33 | 100% | 100 | 50% | YES |
| | | | | | **25** | | | | | |
| First | R1 | LKD | 19.57 | 14.01 | 584 | 13.36 | 95% | 200 | 50% | YES |
| | R2 | Bedroom | 9.85 | 5.84 | 167 | 5.08 | 87% | 100 | 50% | YES |
| | | | | | **26** | | | | | |
| First | R1 | LKD | 30.83 | 24.24 | 355 | 23.21 | 96% | 200 | 50% | YES |
| | R2 | Bedroom | 14.11 | 9.57 | 579 | 9.57 | 100% | 100 | 50% | YES |
| | | | | | **27** | | | | | |
| First | R1 | LKD | 29.75 | 22.72 | 425 | 21.02 | 93% | 200 | 50% | YES |
| | R2 | Bedroom | 11.83 | 7.71 | 589 | 7.71 | 100% | 100 | 50% | YES |
| | | | | | **28** | | | | | |
| First | R1 | LKD | 25.14 | 18.83 | 383 | 15.08 | 80% | 200 | 50% | YES |
| | R2 | Bedroom | 11.63 | 7.57 | 516 | 7.57 | 100% | 100 | 50% | YES |
| | R3 | Bedroom | 8.57 | 4.81 | 418 | 4.81 | 100% | 100 | 50% | YES |
| | | | | | **29** | | | | | |
| First | R1 | LKD | 23.32 | 16.69 | 564 | 16.12 | 97% | 200 | 50% | YES |
| | R2 | Bedroom | 10.57 | 6.91 | 314 | 6.91 | 100% | 100 | 50% | YES |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **30** | | | | | | | | | | |
| First | R1 | LKD | 26.76 | 20.22 | 562 | 18.66 | 92% | 200 | 50% | YES |
| | R2 | Bedroom | 15.37 | 10.81 | 365 | 10.81 | 100% | 100 | 50% | YES |
| **31** | | | | | | | | | | |
| First | R1 | LKD | 30.41 | 24.24 | 1104 | 24.24 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 11.91 | 7.73 | 480 | 7.73 | 100% | 100 | 50% | YES |
| **32** | | | | | | | | | | |
| First | R1 | Living Room | 16.77 | 12.07 | 254 | 10.45 | 87% | 150 | 50% | YES |
| | R2 | Bedroom | 14.93 | 9.97 | 205 | 9.42 | 95% | 100 | 50% | YES |
| | R3 | Bedroom | 12.84 | 8.25 | 346 | 8.25 | 100% | 100 | 50% | YES |
| **33** | | | | | | | | | | |
| First | R1 | LKD | 27.47 | 21.17 | 989 | 21.17 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 13.55 | 9.17 | 143 | 6.33 | 69% | 100 | 50% | YES |
| **34** | | | | | | | | | | |
| First | R1 | LKD | 25.55 | 18.87 | 1452 | 18.87 | 100% | 200 | 50% | YES |
| | R2 | Bedroom | 11.44 | 7.74 | 794 | 7.74 | 100% | 100 | 50% | YES |

In summary, the analysis results show that adequate levels of daylight amenity would be received within the proposed habitable rooms.

**Adequate Sunlight**

| Floor Ref | Room Ref | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) | Rating |
|---|---|---|---|---|---|---|
| | | | **1** | | | |
| Ground | R1 | LKD | W2 | 293°N | 0 | |
| | | | W3 | 293°N | 0 | |
| | | | W4 | 293°N | 0.3 | |
| | | | W5 | 23°N | 0 | |
| | | | | | 0.3 | |
| Ground | R1 | LKD | W2 | 293°N | 0 | |
| | | | W3 | 293°N | 0 | |
| | | | W4 | 293°N | 0.3 | |
| | | | W5 | 23°N | 0 | |
| | | | | | 0.3 | |
| Ground | R2 | Bedroom | W5 | 23°N | 0 | |
| | | | | | 0 | |
| | | | **2** | | | |
| Ground | R1 | LKD | W8 | 113° | 4.3 | |
| | | | W7 | 23°N | 0 | |
| | | | | | 4.3 | High |

| | | | | | | |
|---|---|---|---|---|---|---|
| Ground | R2 | Bedroom | W9 | 113° | 4.4 | |
| | | | | | 4.4 | High |
| Ground | R3 | Bedroom | W6 | 23°N | 0 | |
| | | | | | 0 | |
| | | | **3** | | | |
| Ground | R1 | Living Room | W11 | 113° | 0.8 | |
| | | | | | 0.8 | |
| Ground | R2 | Bedroom | W10 | 113° | 0.9 | |
| | | | | | 0.9 | |
| | | | **4** | | | |
| Ground | R1 | LKD | W13 | 203° | 6 | |
| | | | W12 | 113° | 1.3 | |
| | | | | | 6.8 | High |
| Ground | R2 | Bedroom | W15 | 203° | 7.2 | |
| | | | | | 7.2 | High |
| Ground | R3 | Bedroom | W14 | 203° | 6.3 | |
| | | | | | 6.3 | High |
| | | | **6** | | | |
| Ground | R1 | LKD | W52 | 23°N | 0 | |
| | | | | | 0 | |
| Ground | R2 | Bedroom | W16 | 203° | 7.3 | |
| | | | | | 7.3 | High |
| | | | **7** | | | |
| Ground | R1 | LKD | W51 | 23°N | 0 | |
| | | | | | 0 | |
| Ground | R1 | LKD | W51 | 23°N | 0 | |
| | | | | | 0 | |
| Ground | R2 | Bedroom | W18 | 203° | 7 | |
| | | | | | 7 | High |
| Ground | R3 | Bedroom | W17 | 203° | 5.2 | |
| | | | | | 5.2 | High |
| | | | **8** | | | |
| Ground | R1 | LKD | W20 | 203° | 6 | |
| | | | | | 6 | High |
| Ground | R2 | Bedroom | W19 | 203° | 4.1 | |
| | | | | | 4.1 | High |
| | | | **9** | | | |
| Ground | R1 | LKD | W21 | 203° | 6.7 | |
| | | | W22 | 203° | 6.5 | |
| | | | W24 | 293°N | 1.7 | |
| | | | W23 | 293°N | 3.5 | |
| | | | | | 7.1 | High |

| | | | | | | |
|---|---|---|---|---|---|---|
| Ground | R2 | Bedroom | W25 | 293°N | 1.1 | |
| | | | | | 1.1 | |
| | | | **10** | | | |
| Ground | R1 | LKD | W28 | 293°N | 1.8 | |
| | | | | | 1.8 | Minimum |
| Ground | R2 | Bedroom | W26 | 293°N | 1.3 | |
| | | | | | 1.3 | |
| Ground | R3 | Bedroom | W27 | 293°N | 2.1 | |
| | | | | | 2.1 | Minimum |
| | | | **11** | | | |
| Ground | R1 | LKD | W47 | 113° | 3.6 | |
| | | | W46 | 113° | 3.9 | |
| | | | W48 | 113° | 3.1 | |
| | | | | | 3.9 | Medium |
| Ground | R2 | Bedroom | W50 | 113° | 2.8 | |
| | | | | | 2.8 | Minimum |
| Ground | R3 | Bedroom | W49 | 113° | 2.9 | |
| | | | | | 2.9 | Minimum |
| | | | **12** | | | |
| Ground | R1 | LKD | W45 | 113° | 3.9 | |
| | | | | | 3.9 | Medium |
| Ground | R1 | Living Room | W45 | 113° | 3.9 | |
| | | | | | 3.9 | Medium |
| Ground | R2 | Bedroom | W29 | 293°N | 1.8 | |
| | | | | | 1.8 | Minimum |
| | | | **13** | | | |
| Ground | R1 | Living Room | W44 | 113° | 3.9 | |
| | | | | | 3.9 | Medium |
| Ground | R2 | Bedroom | W30 | 293°N | 1.8 | |
| | | | | | 1.8 | Minimum |
| | | | **14** | | | |
| Ground | R1 | Studio | W31 | 293°N | 1.8 | |
| | | | | | 1.8 | Minimum |
| | | | **15** | | | |
| Ground | R1 | LKD | W33 | 23°N | 0 | |
| | | | W32 | 293°N | 2.3 | |
| | | | | | 2.3 | Minimum |
| Ground | R2 | Bedroom | W34 | 23°N | 0 | |
| | | | | | 0 | |
| | | | **16** | | | |
| Ground | R1 | Living Room | W37 | 23°N | 0 | |
| | | | | | 0 | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Ground | R2 | Bedroom | W35 | 23°N | 0 | |
| | | | | | 0 | |
| Ground | R3 | Bedroom | W36 | 23°N | 0 | |
| | | | | | 0 | |
| | | | **17** | | | |
| Ground | R1 | LKD | W39 | 23°N | 0 | |
| | | | W40 | 113° | 4.4 | |
| | | | | | 4.4 | High |
| Ground | R2 | Bedroom | W38 | 23°N | 0 | |
| | | | | | 0 | |
| | | | **18** | | | |
| Ground | R1 | LKD | W41 | 113° | 3.6 | |
| | | | W42 | 203° | 6.1 | |
| | | | | | 8.1 | High |
| Ground | R2 | Bedroom | W43 | 203° | 3.2 | |
| | | | | | 3.2 | Medium |
| | | | **19** | | | |
| First | R1 | LKD | W3 | 23°N | 0 | |
| | | | W2 | 293°N | 1.6 | |
| | | | | | 1.6 | Minimum |
| First | R2 | Bedroom | W1 | 293°N | 0 | |
| | | | | | 0 | |
| | | | **20** | | | |
| First | R1 | LKD | W7 | 67°N | 2.3 | |
| | | | W8 | 113° | 2.5 | |
| | | | W6 | 67°N | 1.4 | |
| | | | W4 | 23°N | 0.3 | |
| | | | W5 | 61°N | 0 | |
| | | | | | 2.5 | Minimum |
| First | R2 | Bedroom | W11 | 112° | 2.5 | |
| | | | | | 2.5 | Minimum |
| First | R3 | Bedroom | W10 | 110° | 2.5 | |
| | | | W9 | 111° | 2.4 | |
| | | | | | 2.5 | Minimum |
| | | | **21** | | | |
| First | R1 | LKD | W75 | 113° | 2.6 | |
| | | | | | 2.6 | Minimum |
| First | R2 | Bedroom | W12 | 113° | 2.6 | |
| | | | | | 2.6 | Minimum |

| | | | | | | |
|---|---|---|---|---|---|---|
| **22** | | | | | | |
| First | R1 | LKD | W18 | 203° | 3.3 | |
| | | | W17 | 156° | 2.1 | |
| | | | W14 | 113° | 0 | |
| | | | W16 | 157° | 0.2 | |
| | | | W15 | 157° | 0.2 | |
| | | | | | 3.6 | Medium |
| First | R2 | Bedroom | W21 | 203° | 3.4 | |
| | | | | | 3.4 | Medium |
| First | R3 | Bedroom | W20 | 201° | 3.3 | |
| | | | W19 | 205° | 3.3 | |
| | | | | | 3.3 | Medium |
| **23** | | | | | | |
| First | R1 | LKD | W24 | 203° | 3.7 | |
| | | | | | 3.7 | Medium |
| First | R2 | Bedroom | W22 | 203° | 3.5 | |
| | | | | | 3.5 | Medium |
| First | R3 | Bedroom | W23 | 203° | 3.5 | |
| | | | | | 3.5 | Medium |
| **24** | | | | | | |
| First | R1 | LKD | W29 | 293°N | 2.5 | |
| | | | W28 | 293°N | 3.5 | |
| | | | W27 | 203° | 7.5 | |
| | | | W26 | 203° | 7 | |
| | | | | | 7.5 | High |
| First | R2 | Bedroom | W30 | 293°N | 1.2 | |
| | | | | | 1.2 | |
| First | R3 | Bedroom | W25 | 203° | 5.3 | |
| | | | | | 5.3 | High |
| **25** | | | | | | |
| First | R1 | LKD | W70 | 113° | 3.4 | |
| | | | W68 | 23°N | 0.6 | |
| | | | W69 | 113° | 4.7 | |
| | | | W67 | 23°N | 0 | |
| | | | W66 | 23°N | 0 | |
| | | | | | 4.7 | High |
| First | R2 | Bedroom | W71 | 113° | 0.1 | |
| | | | | | 0.1 | |
| **26** | | | | | | |
| First | R1 | LKD | W33 | 293°N | 1.6 | |
| | | | W32 | 295°N | 1.1 | |
| | | | | | 1.6 | Minimum |

| | | | | | | |
|---|---|---|---|---|---|---|
| First | R2 | Bedroom | W31 | 293°N | 1.6 | |
| | | | | | 1.6 | Minimum |
| | | | **27** | | | |
| First | R1 | LKD | W65 | 113° | 2.2 | |
| | | | W64 | 113° | 2.4 | |
| | | | W63 | 112° | 2.4 | |
| | | | | | 2.4 | Minimum |
| First | R2 | Bedroom | W62 | 113° | 2.4 | |
| | | | | | 2.4 | Minimum |
| | | | **28** | | | |
| First | R1 | LKD | W39 | 293°N | 0 | |
| | | | W38 | 293°N | 1.7 | |
| | | | W37 | 292°N | 1.6 | |
| | | | | | 1.7 | Minimum |
| First | R2 | Bedroom | W36 | 293°N | 1.7 | |
| | | | | | 1.7 | Minimum |
| First | R3 | Bedroom | W35 | 290°N | 1.4 | |
| | | | W34 | 294°N | 1.3 | |
| | | | | | 1.4 | |
| | | | **29** | | | |
| First | R1 | LKD | W61 | 113° | 2.4 | |
| | | | | | 2.4 | Minimum |
| First | R2 | Bedroom | W60 | 113° | 2.4 | |
| | | | | | 2.4 | Minimum |
| | | | **30** | | | |
| First | R1 | LKD | W41 | 292°N | 1.7 | |
| | | | W40 | 293°N | 1.7 | |
| | | | | | 1.7 | Minimum |
| First | R2 | Bedroom | W42 | 293°N | 1.7 | |
| | | | | | 1.7 | Minimum |
| | | | **31** | | | |
| First | R1 | LKD | W44 | 293°N | 1.8 | |
| | | | W46 | 23°N | 0 | |
| | | | W45 | 337°N | 0.6 | |
| | | | | | 1.8 | Minimum |
| First | R2 | Bedroom | W43 | 293°N | 1.8 | |
| | | | | | 1.8 | Minimum |
| | | | **32** | | | |
| First | R1 | Living Room | W49 | 23°N | 0 | |
| | | | | | 0 | |
| First | R2 | Bedroom | W47 | 23°N | 0 | |
| | | | | | 0 | |

| | | | | | | |
|---|---|---|---|---|---|---|
| First | R3 | Bedroom | W48 | 23°N | 0 | |
| | | | | | 0 | |
| **33** | | | | | | |
| First | R1 | LKD | W53 | 113° | 2.1 | |
| | | | W51 | 23°N | 0.2 | |
| | | | W52 | 68°N | 1.3 | |
| | | | | | 2.1 | Minimum |
| First | R2 | Bedroom | W50 | 23°N | 0 | |
| | | | | | 0 | |
| **34** | | | | | | |
| First | R1 | LKD | W54 | 113° | 2.2 | |
| | | | W56 | 113° | 2.3 | |
| | | | W57 | 202° | 4.4 | |
| | | | W55 | 112° | 2.2 | |
| | | | | | 6.7 | High |
| First | R2 | Bedroom | W58 | 204° | 4.2 | |
| | | | W59 | 203° | 3.7 | |
| | | | | | 4.2 | High |

In summary, the analysis reveals that 30 out of 34 flats (88%) contain one or more habitable rooms that receive at least the minimum level of sunlight exposure.

**CONCLUSION**

The technical analysis, as detailed within BR209 (2022), demonstrates that the proposals comply with guidance in respect odaylight provision  With regard to sunlight, paragraph 3.1.16 of BR209 (2022) states, '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.'. Again, the technical analysis demonstrates that the guidance has been met.

It is therefore my Expert opinion that the requirement for adequate daylight and sunlight, as prescribed in BR209 (2022), has been met.

November 11, 2025

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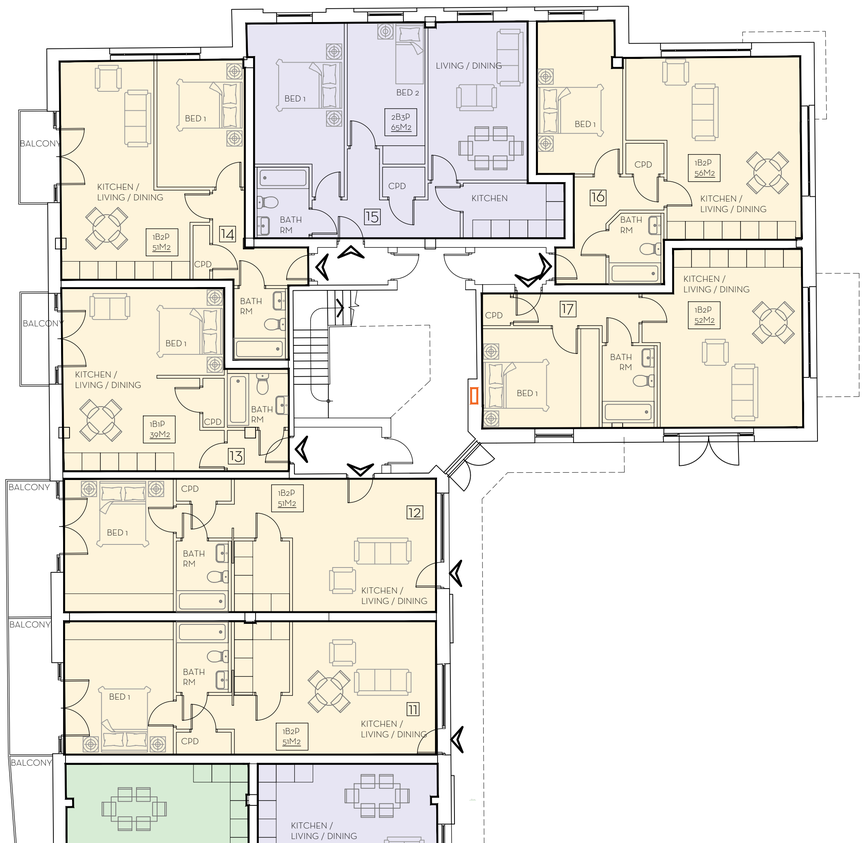


Proposed Ground Floor Plan 1:100

| | 1B2P | 2B3P | 2B4P | total |
|---|---|---|---|---|
| GROUND | 11 | 3 | 3 | 17 |
| FIRST | 11 | 4 | 2 | 17 |
| total | 21 | 9 | 4 | **34** |

Retained offices

1:100 0m 1m 2m 5m 10m

Notes:

do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

revisions:

client:
H Schneck

project:
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description:
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drawn: jw
scale: 1:100 @A1
date: Dec '24
sheet of:
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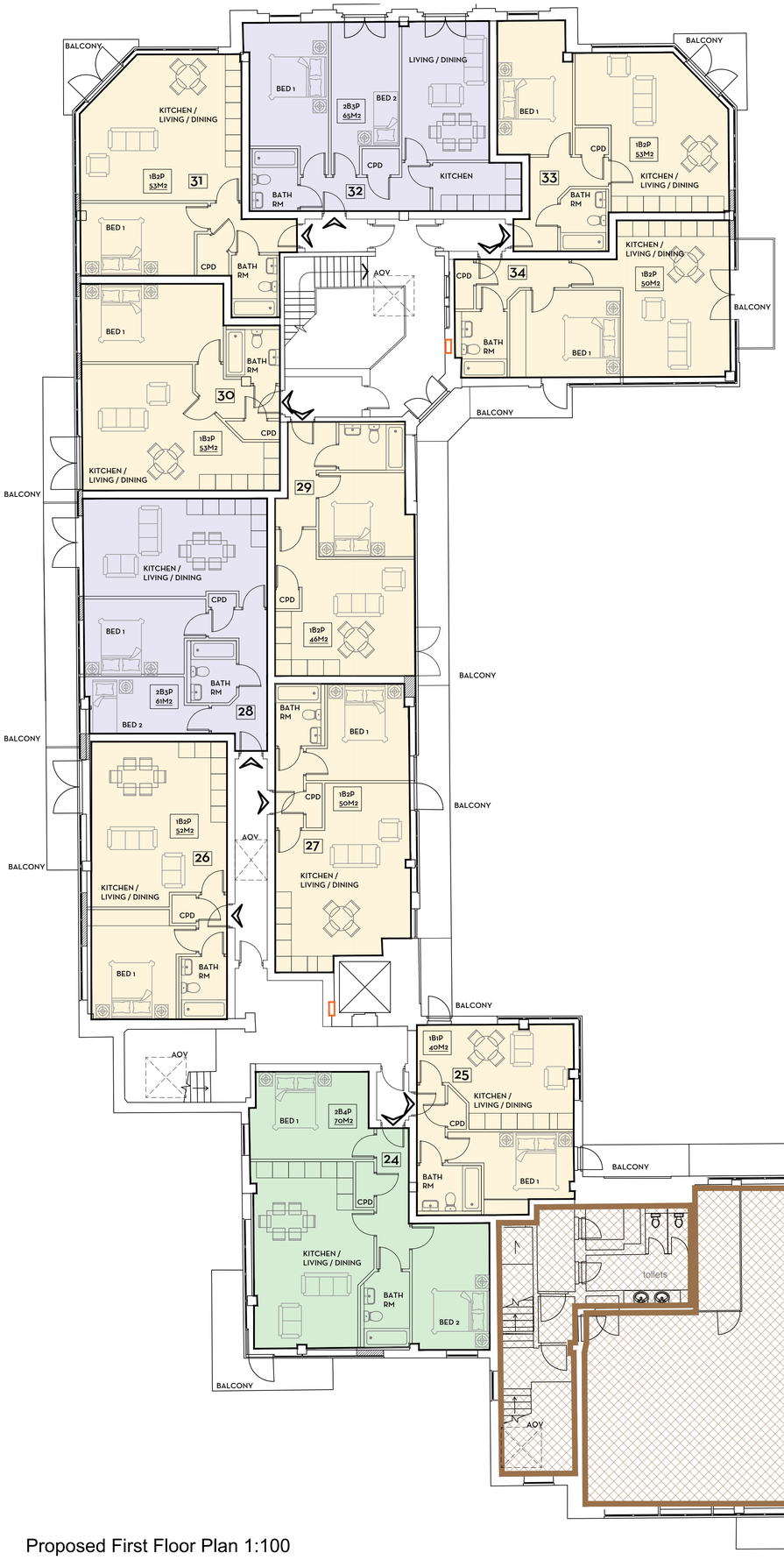
rev: C




Proposed First Floor Plan 1:100

| | 1B2P | 2B3P | 2B4P | total |
|---|---|---|---|---|
| GROUND | 11 | 3 | 3 | 17 |
| FIRST | 11 | 4 | 2 | 17 |
| total | 21 | 9 | 4 | **34** |

Retained offices

1:100 0m 1m 2m 5m 10m

Notes:

do not scale:
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dimensions:
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drawn: jw
scale: 1:100 @A1
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job drwg. no: jw1216-111
rev: B