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ADEQUATE DAYLIGHT

INTRODUCTION

This Report has been commissioned to accompany a further Prior Approval Application made under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA comprising the conversion of the ground, first, second third and fourth floors of the existing office building to provide 77nr self-contained units as generally shown on the attached drawings.



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

The Town and Country Planning (General Permitted Development) (England) Order 2015

MA.2.—(1) Development under Class MA is permitted subject to the following conditions.

- (2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—
 - (a) transport impacts of the development, particularly to ensure safe site access;
 - (b) contamination risks in relation to the building;
 - (c) flooding risks in relation to the building;
 - (d) impacts of noise from commercial premises on the intended occupiers of the development;
 - (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
 - (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
 - (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;
 - (h) where the development involves the loss of services provided by—
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost; and
 - (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building]
- (3) An application for prior approval for development under Class MA may not be made before 1 August 2021.
- (4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if—
 - (a) for paragraph (e) of sub-paragraph (2) there were substituted—
 - "(e) where—
 - (i) sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment;
 - (ii) sub-paragraph (6A) requires the Health and Safety Executive to be consulted, a statement about the fire safety design principles, concepts and standards that have been applied to the development,";
 - (b) in the introductory words in sub-paragraph (5), for "and highways impacts of the development" there were substituted "impacts of the development, particularly to ensure safe site access";
 - (c) after sub-paragraph (6) there were inserted—
 - "(6A) Where the application relates to prior approval as to fire safety impacts, on receipt of the application, the local planning authority must consult the Health and Safety Executive.";
 - (d) in sub-paragraph (7) for "(5) and (6)" there were substituted "(5), (6) and (6A)".]

- (5) Development must be completed within a period of 3 years starting with the prior approval date.
- (6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

X. For the purposes of Part 3—

“habitable rooms” means any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms;

ADEQUATE NATURAL DAYLIGHT

There is currently no universally accepted definition for adequate natural daylight. However, since the publication of the information paper titled "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 according to the criteria outlined in this publication (Appendix C). These criteria are widely recognised as the accepted basis for such assessments and are therefore adopted by most Planning Authorities. This publication was superseded by the Second Edition 2011.

BS EN 17037:2018 – Daylight in buildings

5 Assessment of daylight in interior spaces

5.1 Daylight Provision

5.1.1 General

Daylight can contribute significantly to the lighting needs of any type of building. This means that daylight openings should have appropriate areas to provide sufficient daylight throughout the year. Thus, the evaluation of daylight provision should make account of the availability of daylight at the site in addition to accounting for the properties of the space (e.g. external obstruction, glazing transmittance, thickness of walls and roofs, internal partition and surface reflectance, furnitures).

5.1.2 Criteria for daylight provision

A space is considered to provide adequate daylight if a target illuminance level is achieved across a fraction of the reference plane within a space for at least half of the daylight hours. In addition, for spaces with vertical or inclined daylight openings, a minimum target illuminance level is also to be achieved across the reference plane. The reference plane of the space is located 0,85 m above the floor, unless otherwise specified. A small fraction of the reference plane may be disregarded to account for singularities. Values for target illuminances, minimum target illuminances and fractions of reference plane are given in Table A.1.

5.3 Exposure to sunlight

5.3.1 General

Exposure to sunlight is an important quality criterion of an interior space and can contribute to human well-being. Minimum exposure to sunlight should be provided in patient rooms in hospitals, play rooms in nurseries and at least one habitable space in dwellings. This is achieved through the expression of the minimum number of hours during which this space receives direct sunlight, for a clear cloudless reference day in the year.

Specific recommendations for daylight provision in UK dwellings (Excerpt from Appendix C of BR209 (2022))

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.

Sunlight provision (Excerpt from BR209 (2022))

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

Galley Kitchens (Excerpt from BR209 (2022))

2.1.15 Non-daylit internal kitchens should be avoided wherever possible, especially if the kitchen is used as a dining area too. Daylight levels in kitchen areas should be checked. If the layout means that a small internal kitchen is inevitable, it should be directly linked to a well daylit room. Further guidance for assessment of this situation is given in Appendix C.

RESULTS

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

Daylight

								Criteria		
Floor Ref	Room Ref	Room Use	Room Area m ²	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Meets Criteria
Flat 1										
Ground	R1	Living Room	20.78	15.04	287	14.52	97%	150	50%	YES
	R2	Bedroom	8.04	4.98	731	4.98	100%	100	50%	YES
Flat 2										
Ground	R1	LKD	24.70	17.76	664	17.76	100%	200	50%	YES
	R2	Bedroom	11.83	7.58	358	7.58	100%	100	50%	YES
	R3	Bedroom	7.61	4.64	656	4.64	100%	100	50%	YES
Flat 3										
Ground	R1	LKD	21.59	16.21	735	16.21	100%	200	50%	YES
	R2	Bedroom	16.25	11.73	612	11.73	100%	100	50%	YES
Flat 4										
Ground	R1	Living Room	12.84	8.74	431	8.74	100%	150	50%	YES
	R2	Bedroom	10.97	7.29	565	7.29	100%	100	50%	YES
Flat 5										
Ground	R1	LKD	30.19	22.56	205	11.37	50%	200	50%	YES
	R2	Bedroom	15.64	10.87	403	10.87	100%	100	50%	YES
Flat 6										
Ground	R1	Living Room	17.32	11.80	396	11.27	95%	150	50%	YES
	R2	Bedroom	15.12	10.44	402	10.44	100%	100	50%	YES
	R3	Bedroom	11.11	7.40	611	7.40	100%	100	50%	YES
Flat 7										
Ground	R1	Living Room	23.29	17.45	241	12.30	71%	150	50%	YES
	R2	Bedroom	16.59	11.35	463	11.35	100%	100	50%	YES

Flat 8								
Ground	R1	LKD	27.19	20.82	240	13.79	66%	200 50% YES
	R2	Bedroom	13.10	9.00	445	9.00	100%	100 50% YES
Flat 9								
Ground	R1	LKD	21.59	16.28	525	16.28	100%	200 50% YES
	R2	Bedroom	15.27	10.46	253	10.46	100%	100 50% YES
Flat 10								
Ground	R1	LKD	26.31	19.16	401	16.47	86%	200 50% YES
	R2	Bedroom	11.82	8.07	272	7.72	96%	100 50% YES
Flat 11								
Ground	R1	Living Room	16.03	11.06	183	7.50	68%	150 50% YES
	R2	Bedroom	14.54	9.86	116	5.66	57%	100 50% YES
Flat 12								
Ground	R1	Living Room	16.43	11.54	151	5.94	52%	150 50% YES
	R2	Bedroom	11.91	7.84	230	7.75	99%	100 50% YES
Flat 13								
Ground	R1	Living Room	16.52	11.38	192	8.75	77%	150 50% YES
	R2	Bedroom	11.17	7.50	322	7.50	100%	100 50% YES
Flat 14								
Ground	R1	LKD	23.27	17.29	481	17.29	100%	200 50% YES
	R2	Bedroom	12.52	8.18	340	8.18	100%	100 50% YES
Flat 15								
Ground	R1	LKD	22.14	16.46	646	16.46	100%	200 50% YES
	R2	Bedroom	13.40	9.29	455	9.29	100%	100 50% YES
	R3	Bedroom	11.02	6.90	437	6.90	100%	100 50% YES
Flat 16								
Ground	R1	LKD	25.32	19.08	212	10.18	53%	200 50% YES
	R2	Bedroom	13.43	9.32	359	9.32	100%	100 50% YES
Flat 17								
First	R1	Living Room	20.78	15.04	188	11.34	75%	150 50% YES
	R2	Bedroom	8.04	4.98	536	4.98	100%	100 50% YES
Flat 18								
First	R1	LKD	24.70	17.76	692	17.76	100%	200 50% YES
	R2	Bedroom	11.83	7.58	395	7.58	100%	100 50% YES
	R3	Bedroom	7.61	4.64	703	4.64	100%	100 50% YES
Flat 19								
First	R1	Bedroom	16.25	11.73	623	11.73	100%	100 50% YES

Flat 20										
First	R1	Living Room	12.84	8.74	460	8.74	100%	150	50%	YES
	R2	Bedroom	10.97	7.29	589	7.29	100%	100	50%	YES
Flat 21										
First	R1	LKD	30.19	22.56	220	11.84	52%	200	50%	YES
	R2	Bedroom	15.64	10.87	416	10.87	100%	100	50%	YES
Flat 22										
First	R1	Living Room	17.32	11.80	409	11.27	95%	150	50%	YES
	R2	Bedroom	15.12	10.44	429	10.44	100%	100	50%	YES
	R3	Bedroom	11.11	7.40	623	7.40	100%	100	50%	YES
Flat 23										
First	R1	Living Room	23.29	17.45	257	13.00	75%	150	50%	YES
	R2	Bedroom	16.59	11.35	487	11.35	100%	100	50%	YES
Flat 24										
First	R1	LKD	27.19	20.82	258	15.71	75%	200	50%	YES
	R2	Bedroom	13.10	9.00	478	9.00	100%	100	50%	YES
Flat 25										
First	R1	LKD	21.59	16.28	562	16.28	100%	200	50%	YES
	R2	Bedroom	15.27	10.46	270	10.46	100%	100	50%	YES
Flat 26										
First	R1	LKD	26.31	19.16	456	17.63	92%	200	50%	YES
	R2	Bedroom	11.82	8.07	323	8.07	100%	100	50%	YES
Flat 27										
First	R1	Living Room	15.99	11.02	218	8.39	76%	150	50%	YES
	R2	Bedroom	14.54	9.86	146	6.67	68%	100	50%	YES
Flat 28										
First	R1	Living Room	18.04	12.94	152	6.73	52%	150	50%	YES
	R2	Bedroom	11.91	7.84	260	7.84	100%	100	50%	YES
Flat 29										
First	R1	Living Room	16.52	11.38	237	10.28	90%	150	50%	YES
	R2	Bedroom	11.17	7.50	378	7.50	100%	100	50%	YES
Flat 30										
First	R1	LKD	23.27	17.29	536	17.29	100%	200	50%	YES
	R2	Bedroom	12.52	8.18	387	8.18	100%	100	50%	YES

Flat 31								
First	R1	LKD	22.14	16.46	697	16.46	100%	200 50% YES
	R2	Bedroom	13.40	9.29	481	9.29	100%	100 50% YES
	R3	Bedroom	11.02	6.90	477	6.90	100%	100 50% YES
Flat 32								
First	R1	LKD	25.32	19.08	236	11.65	61%	200 50% YES
	R2	Bedroom	13.43	9.32	393	9.32	100%	100 50% YES
Flat 33								
Second	R1	Living Room	20.78	15.04	202	12.46	83%	150 50% YES
	R2	Bedroom	8.04	4.98	568	4.98	100%	100 50% YES
Flat 34								
Second	R1	LKD	24.70	17.76	716	17.76	100%	200 50% YES
	R2	Bedroom	11.83	7.58	419	7.58	100%	100 50% YES
	R3	Bedroom	7.61	4.64	736	4.64	100%	100 50% YES
Flat 35								
Second	R1	LKD	21.59	16.21	775	16.21	100%	200 50% YES
	R2	Bedroom	16.25	11.73	625	11.73	100%	100 50% YES
Flat 36								
Second	R1	Living Room	12.84	8.74	467	8.74	100%	150 50% YES
	R2	Bedroom	10.97	7.29	604	7.29	100%	100 50% YES
Flat 37								
Second	R1	LKD	30.19	22.56	225	11.94	53%	200 50% YES
	R2	Bedroom	15.64	10.87	418	10.87	100%	100 50% YES
Flat 38								
Second	R1	Living Room	17.32	11.80	420	11.27	95%	150 50% YES
	R3	Bedroom	15.12	10.44	435	10.44	100%	100 50% YES
Flat 39								
Second	R1	Living Room	23.29	17.45	267	13.53	78%	150 50% YES
	R2	Bedroom	16.59	11.35	486	11.35	100%	100 50% YES
Flat 40								
Second	R1	LKD	27.19	20.82	265	16.07	77%	200 50% YES
	R2	Bedroom	13.10	9.00	485	9.00	100%	100 50% YES
Flat 41								
Second	R1	LKD	21.59	16.28	570	16.28	100%	200 50% YES
	R2	Bedroom	15.27	10.46	280	10.46	100%	100 50% YES
Flat 42								
Second	R1	LKD	26.31	19.16	507	18.80	98%	200 50% YES
	R2	Bedroom	11.82	8.07	372	8.07	100%	100 50% YES

Flat 43								
Second	R1	LKD	15.97	11.00	245	7.88	72%	200 50% YES
	R2	Bedroom	14.54	9.86	169	7.58	77%	100 50% YES
Flat 44								
Second	R1	Living Room	17.51	12.44	179	8.18	66%	150 50% YES
	R2	Bedroom	11.91	7.84	287	7.84	100%	100 50% YES
Flat 45								
Second	R1	Living Room	16.52	11.38	262	10.87	96%	150 50% YES
	R2	Bedroom	11.17	7.50	422	7.50	100%	100 50% YES
Flat 46								
Second	R1	LKD	23.27	17.29	579	17.29	100%	200 50% YES
	R2	Bedroom	12.52	8.18	420	8.18	100%	100 50% YES
Flat 47								
Second	R1	LKD	22.14	16.46	747	16.46	100%	200 50% YES
	R2	Bedroom	13.40	9.29	502	9.29	100%	100 50% YES
	R3	Bedroom	11.02	6.90	521	6.90	100%	100 50% YES
Flat 48								
Second	R1	LKD	25.32	19.08	257	13.48	71%	200 50% YES
	R2	Bedroom	13.42	9.32	421	9.32	100%	100 50% YES
Flat 49								
Second	R1	LKD	22.45	16.67	225	9.79	59%	200 50% YES
	R2	Bedroom	13.35	9.14	340	9.14	100%	100 50% YES
Flat 50								
Third	R1	Living Room	20.77	15.03	213	13.14	87%	150 50% YES
	R2	Bedroom	7.88	4.84	579	4.84	100%	100 50% YES
Flat 51								
Third	R1	LKD	26.28	19.44	1839	19.44	100%	200 50% YES
	R2	Bedroom	9.82	6.33	888	6.33	100%	100 50% YES
Flat 52								
Third	R1	LKD	31.38	23.44	1516	23.44	100%	200 50% YES
	R2	Bedroom	12.74	8.68	491	8.68	100%	100 50% YES
Flat 53								
Third	R1	Living Room	19.33	13.21	299	12.24	93%	150 50% YES
	R2	Bedroom	14.15	9.72	451	9.72	100%	100 50% YES
Flat 54								
Third	R1	Living Room	15.94	10.82	465	10.18	94%	150 50% YES
	R2	Bedroom	8.72	5.38	802	5.38	100%	100 50% YES
	R3	Bedroom	13.61	9.27	471	9.27	100%	100 50% YES

Flat 55									
Third	R1	Living Room	23.29	17.45	258	13.17	76%	150	50%
	R2	Bedroom	16.43	11.31	266	11.31	100%	100	50%
Flat 56									
Third	R1	LKD	27.22	20.85	256	14.81	71%	200	50%
	R2	Bedroom	13.12	9.02	473	9.02	100%	100	50%
Flat 57									
Third	R1	LKD	21.98	15.46	521	15.46	100%	200	50%
	R2	Bedroom	8.12	5.02	619	5.02	100%	100	50%
Flat 58									
Third	R1	LKD	24.69	17.55	453	16.28	93%	200	50%
	R2	Bedroom	13.29	9.23	364	9.23	100%	100	50%
Flat 59									
Third	R1	Living Room	15.70	11.05	281	10.33	93%	150	50%
	R2	Bedroom	14.53	9.86	187	8.49	86%	100	50%
Flat 60									
Third	R1	Living Room	17.92	12.85	192	9.89	77%	150	50%
	R2	Bedroom	11.91	7.84	330	7.84	100%	100	50%
Flat 61									
Third	R1	Living Room	16.50	11.37	271	10.95	96%	150	50%
	R2	Bedroom	8.44	5.31	510	5.31	100%	100	50%
Flat 62									
Third	R1	LKD	21.28	15.75	554	15.75	100%	200	50%
	R2	Bedroom	12.03	7.98	464	7.98	100%	100	50%
Flat 63									
Third	R1	LKD	22.73	17.09	633	17.09	100%	200	50%
	R2	Bedroom	14.02	9.83	461	9.83	100%	100	50%
	R3	Bedroom	9.23	5.43	599	5.43	100%	100	50%
Flat 64									
Third	R1	LKD	23.65	17.55	269	12.68	72%	200	50%
	R2	Bedroom	13.76	9.50	389	9.50	100%	100	50%
Flat 65									
Third	R1	LKD	24.33	17.56	203	8.78	50%	200	50%
	R2	Bedroom	12.86	8.83	348	8.83	100%	100	50%
Flat 66									
Fourth	R1	LKD	22.26	16.28	1429	16.28	100%	200	50%
	R2	Bedroom	8.58	5.33	964	5.33	100%	100	50%

Flat 67								
Fourth	R1	LKD	21.37	16.14	1689	16.14	100%	200 50% YES
	R2	Bedroom	13.10	8.76	239	8.67	99%	100 50% YES
Flat 68								
Fourth	R1	Living Room	19.27	13.59	521	13.59	100%	150 50% YES
	R2	Bedroom	15.72	10.88	724	10.88	100%	100 50% YES
Flat 69								
Fourth	R1	LKD	22.06	16.47	355	16.29	99%	200 50% YES
	R2	Bedroom	12.00	8.04	1660	8.04	100%	100 50% YES
	R3	Bedroom	10.44	6.84	237	6.84	100%	100 50% YES
Flat 70								
Fourth	R1	LKD	21.79	15.88	1327	15.88	100%	200 50% YES
	R2	Bedroom	15.47	10.82	625	10.82	100%	100 50% YES
Flat 71								
Fourth	R1	LKD	23.80	17.21	1465	17.21	100%	200 50% YES
	R2	Bedroom	14.60	9.86	1662	9.86	100%	100 50% YES
	R3	Bedroom	9.17	5.66	1386	5.66	100%	100 50% YES
Flat 72								
	R2	Bedroom	12.45	7.98	656	7.98	100%	100 50% YES
Flat 73								
Fourth	R1	LKD	25.77	20.01	540	20.01	100%	200 50% YES
	R2	Bedroom	12.49	8.30	594	8.30	100%	100 50% YES
Flat 74								
Fourth	R1	LKD	28.93	21.86	1169	21.86	100%	200 50% YES
	R2	Bedroom	12.20	8.23	647	8.23	100%	100 50% YES
Flat 75								
Fourth	R1	LKD	25.96	18.92	1412	18.92	100%	200 50% YES
	R2	Bedroom	11.02	7.22	499	7.22	100%	100 50% YES
Flat 76								
Fourth	R1	LKD	26.57	20.33	1094	20.33	100%	200 50% YES
	R2	Bedroom	12.62	8.69	1073	8.69	100%	100 50% YES
Flat 77								
Fourth	R1	LKD	21.93	15.79	596	15.50	98%	200 50% YES
	R2	Bedroom	15.40	10.85	157	9.72	90%	100 50% YES

Sun Exposure

Property	Number of Rooms Tested	Rating			No. of Rooms Satisfying Criteria
		High	Medium	Minimum	
Flat 1	2	0	0	0	0
Flat 2	3	1	0	0	1
Flat 3	2	2	0	0	2
Flat 4	2	2	0	0	2
Flat 5	2	2	0	0	2
Flat 6	3	1	2	0	3
Flat 7	2	0	1	1	2
Flat 8	2	1	1	0	2
Flat 9	2	0	0	0	0
Flat 10	2	0	0	0	0
Flat 11	2	0	0	0	0
Flat 12	2	0	0	0	0
Flat 13	2	0	0	0	0
Flat 14	2	0	0	0	0
Flat 15	3	2	0	1	3
Flat 16	2	2	0	0	2
Flat 17	2	0	0	0	0
Flat 18	3	1	0	0	1
Flat 19	1	1	0	0	1
Flat 20	2	2	0	0	2
Flat 21	2	2	0	0	2
Flat 22	3	1	2	0	3
Flat 23	2	0	1	1	2
Flat 24	2	1	1	0	2
Flat 25	2	0	0	0	0
Flat 26	2	0	0	0	0
Flat 27	2	0	0	0	0
Flat 28	2	0	0	0	0
Flat 29	2	0	0	0	0
Flat 30	2	0	0	0	0

Flat 31	3	2	0	1	3
Flat 32	2	2	0	0	2
Flat 33	2	0	0	0	0
Flat 34	3	1	0	0	1
Flat 35	2	2	0	0	2
Flat 36	2	2	0	0	2
Flat 37	2	2	0	0	2
Flat 38	3	1	1	0	2
Flat 39	2	0	1	1	2
Flat 40	2	1	1	0	2
Flat 41	2	0	0	0	0
Flat 42	2	0	0	0	0
Flat 43	2	0	0	0	0
Flat 44	2	0	0	0	0
Flat 45	2	0	0	0	0
Flat 46	2	0	0	0	0
Flat 47	3	2	0	1	3
Flat 48	2	2	0	0	2
Flat 49	2	1	1	0	2
Flat 50	2	0	0	0	0
Flat 51	2	1	0	1	2
Flat 52	2	2	0	0	2
Flat 53	2	1	1	0	2
Flat 54	3	3	0	0	3
Flat 55	2	0	0	1	1
Flat 56	2	2	0	0	2
Flat 57	2	0	0	0	0
Flat 58	2	0	0	0	0
Flat 59	2	0	0	0	0
Flat 60	2	0	0	0	0
Flat 61	2	0	0	0	0
Flat 62	2	0	0	0	0
Flat 63	3	2	0	0	2
Flat 64	2	2	0	0	2
Flat 65	2	2	0	0	2
Flat 66	2	1	0	1	2
Flat 67	2	2	0	0	2
Flat 68	2	2	0	0	2
Flat 69	3	1	0	1	2
Flat 70	2	2	0	0	2
Flat 71	3	0	0	2	2

Flat 72	2	0	0	1	1
Flat 73	2	0	0	0	0
Flat 74	2	0	0	1	1
Flat 75	2	2	0	0	2
Flat 76	2	2	0	0	2
Flat 77	2	1	1	0	2
Total	166	67	14	14	95

In summary, of the 77nr proposed Units, 51nr Units or 66% have at least one habitable room receiving the minimum level of sun exposure.

CONCLUSION

To obtain Prior Approval under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA, MA.2.(f), it is necessary to provide adequate natural light in all habitable rooms. The analysis conducted in accordance with Appendix C of BR209 (2022) shows that the proposals comply with this guideline concerning daylight. Regarding sun exposure, as outlined in paragraph 3.1.16, the scheme has maximized the number of units receiving more than the minimum required sunlight. Therefore, in my Expert opinion, the requirement for adequate natural light has been satisfactorily met.

September 16, 2025

R W STAIG BSc MRICS
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1 Bedroom 1 Person Studio	-	2
1 Bedroom 1 Person Flat	-	1
1 Bedroom 2 Person Flat	-	10
2 Bedroom 3 Person Flat	-	3
Total Number	-	16



Proposed Ground Floor Plan - 1:100

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 corner points are to be checked on site by the contractor prior to commencement of work. 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:

PLANNING

client:
Mountly Group

project:
Capital Court
Uxbridge
UB8 1AB

description:
Proposed:
Ground Floor Plan



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newport:
first floor, 5 gold tops,
newport, south wales, np20 4pg
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w: www.jdwarearchitects.co.uk

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1 Bedroom 1 Person Studio	-	2
1 Bedroom 1 Person Flat	-	1
1 Bedroom 2 Person Flat	-	10
2 Bedroom 3 Person Flat	-	3
Total Number	-	16



Proposed First Floor Plan - 1:100

Notes:

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dimensions:
All building and site dimensions, levels and sewer invert levels at construction points are to be checked and verified on site by the contractor. Site dimensions, levels and sewer invert levels 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.

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client:
Mountly Group

project:
Capital Court
Uxbridge
UB8 1AB

description:
Proposed:
First Floor Plan



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1 Bedroom 1 Person Studio	-	2
1 Bedroom 1 Person Flat	-	1
1 Bedroom 2 Person Flat	-	11
2 Bedroom 3 Person Flat	-	3
Total Number	-	17



Proposed Second Floor Plan - 1:100

PLANNING
client:
Mountly Group

project:
Capital Court
Uxbridge
UB8 1AB

description:
Proposed:
Second Floor Plan

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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.

1 Bedroom 1 Person Studio	-	3
1 Bedroom 1 Person Flat	-	0
1 Bedroom 2 Person Flat	-	10
2 Bedroom 3 Person Flat	-	3
Total Number	-	16



Proposed Third Floor Plan - 1:100

Notes:

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revisions:

PLANNING

client:
Mountly Group

project:
Capital Court
Uxbridge
UB8 1AB

description:
Proposed:
Third Floor Plan


JDW
architects ltd

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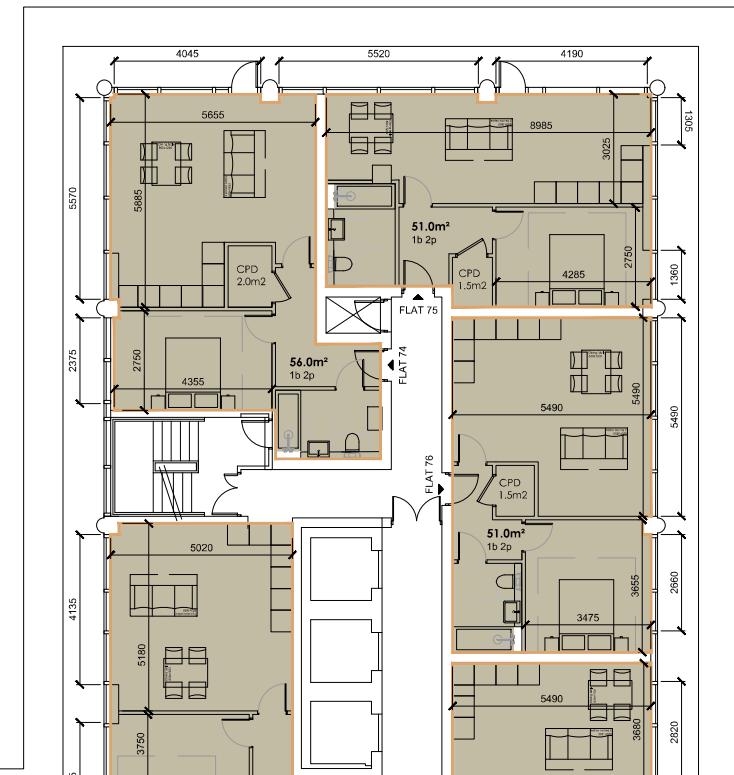
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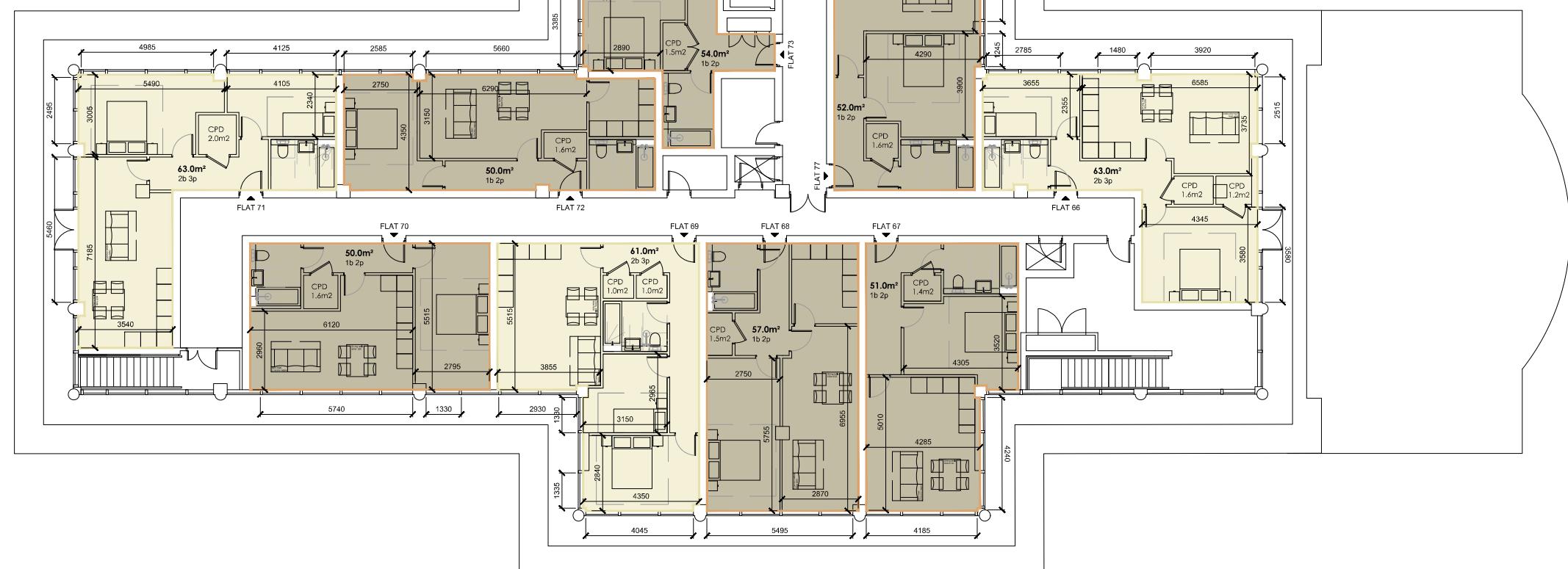
dimensions:
All building and site dimensions, levels and sewer invert levels at construction points are to be checked on site by the contractor prior to commencement of work. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy,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

specification:
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1 Bedroom 1 Person Studio	-	0
1 Bedroom 1 Person Flat	-	0
1 Bedroom 2 Person Flat	-	9
2 Bedroom 3 Person Flat	-	3
Total Number	-	12



revisions:



Proposed Fourth Floor Plan - 1:100

PLANNING

client:

Mountly Group

project:

Capital Court
Uxbridge
UB8 1AB

description:

Proposed:
Fourth Floor



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job draw. no: jw1234-112

rev: B

1:100 0m 1m 2m 5m