

**Appendix I: Daylight/Sunlight Assessment (09/05/13)**



**From:** Drew Steadman [<mailto:DrewSteadman@ansteyhorne.co.uk>]  
**Sent:** 09 May 2013 16:14  
**To:** Georgina Atkinson  
**Cc:** Simon Lewis  
**Subject:** (ROL6593) Twickenham Sorting Office

Georgina,

I am writing to confirm the results of our recent 'light within' assessment of a sample of the lower ground rooms within the Mixed Use Block. Further to your instruction, we tested a revised version of the proposed scheme that formed the basis of our ES Chapter of November 2012. The amendment to the scheme simply involved the incorporation of an acoustic screen of 3m, which we then tested in terms of its impact on ADF and APSH received by the agreed sample of lower ground rooms.

Please find attached our layout drawing ROL\_6593\_10\_901 which shows the location of the sample of rooms tested, the position of the serving windows and the floor levels indicated in the bottom left hand corner of the drawing. Each room is labelled with a room reference number, the use and the ADF value recorded.

### **Assessment criteria**

As before, we have run the average daylight factor (ADF) and annual probable sunlight hours (APSH) tests set out in BRE Report 209 '*Site layout planning for daylight and sunlight – A guide to good practice*' (2011).

The following minimum ADFs in dwellings are recommended:-

- 1% for bedrooms
- 1.5% for living rooms
- 2% for kitchens

Where a room serves more than one purpose, the minimum ADF should be that for the room type with the highest value. So, in a living/kitchen/dining room the minimum recommended ADF is 2%.

Sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre of the window. BRE Report 209 advises that living rooms are most important in terms of sunlight, compared to other uses (notwithstanding conservatories)

For interiors, access to sunlight can be quantified. BS8206-2: 2008 recommends that "*Interiors in which the occupants have a reasonable expectation of direct sunlight should receive at least 25% of probable sunlight hours. At least 5% of probable sunlight hours should be received during the winter months, between 21 September and 21 March. Sunlight is taken to enter an interior when it reaches one or more window reference points*".

### **Results of our study**

#### Daylight

For daylight, our results indicate fractional to minor reductions in the level of ADF retained. However, all six sample rooms tested within the lower ground floor will still meet the minimum ADF target for their room use. The vast majority will enjoy ADF levels well in excess of the suggested targets.

#### Sunlight

It is important to first note that we agreed to report the daylight results only in the ES Chapter submitted in November 2012, as the Scoping Report did not specifically mention sunlight. Nevertheless, we did test the proposed accommodation for APSH and reported to the project team at the team, and now do the same again below.

For sunlight, our results also indicate generally minor reductions in APSH. Of the six rooms tested, four (67%) will meet the 25% target for annual sunlight and five (83%) will meet the 5% target for winter sunlight. Of the two rooms which do meet the annual target, one is only fractionally below at 24% and the other represents a relatively minor breach with a retained value of 19%. The one room which does not meet the winter target is fractionally below only at 4%.

I hope the above provides the information you need but if there is anything else you require, please let me know.

Kind regards

**Drew Steadman**



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**LEGEND:**

**SOURCES OF INFORMATION:**  
**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 mk surveys  
 Site Survey, drawings no. 16368  
**PROPOSED BUILDINGS**  
 JOHN THOMPSON & PARTNERS  
 Drawings no. 00545/ series  
 Received 28/08/12  
 CB\_01-05 Community Building Received 29/10/12



REV	DESCRIPTION	DATE

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CLIENT: St James Group

PROJECT TITLE: Twickenham Sorting Office

DRAWING TITLE: Internal Room Layouts  
 Proposed Scheme  
 Apartment Block

PROJECT No: ROL6593	SCALE: 1:200	DATE: NOV/2012
MODELLED BY: CJ	DRAWN BY: CJ	SHEET SIZE: <b>A3</b>

DRAWING No: **ROL\_6593\_10\_901** REVISION: