



Daylight and Sunlight Study (Within Development)

Portslade Village Centre, Windlesham Close

Portslade, BN41 2LL

27 September 2023

Smith Marston Building Surveyors

WITHIN DAYLIGHT AND SUNLIGHT STUDY
22148 - Portslade Village Centre, Windlesham Close, Portslade, BN41 2LL

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Smith Marston Building Surveyors have been commissioned by Brighton & Hove City Council to undertake a daylight and sunlight study in connection with the development at Portslade Village Centre, Windlesham Close, Portslade, BN41 2LL. The aim of the study is to check whether the proposed accommodation will provide its future occupiers with adequate levels of natural light.
- 1.1.2 The assessment is based on the numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 Appendix 1 identifies the windows and rooms analysed in this assessment. Daylight provision data and contours for the habitable rooms are presented in Appendix 2. Exposure to sunlight data is provided in Appendix 3.
- 1.1.4 We have tested 84 relevant rooms for daylight provision. 83 out of the 84 rooms (99%) surpass the BRE minimum illuminance recommendations. The exception is one bedroom (i.e. only 1 of the total 84 rooms tested falls short of their Daylight Factor target). This is a very high level of compliance.
- 1.1.5 In the case of sunlight to the proposed rooms, 25 of the 28 units have a habitable room window which faces within 90 degrees of due south. 26 units out of the 28 (93%) have a habitable room (25 of these living rooms) which receives a total of at least 1.5 hours of sunlight on 21 March, thus meeting the requirements of the BRE Guide. Only two units, ground floor Unit 9 (Windows 39 - 43) and first floor Unit 19 (Windows 87 - 91) fails the sunlight tests and this is because these two units are the only ones where all windows face within 90 degrees of due North and as such, have natural barriers to sunlight due to site orientation.
- 1.1.6 The numerical results demonstrate that the proposed development design achieves a very high level of compliance with the BRE recommendations. In our professional opinion, the proposed design will provide the development's future occupiers with good levels of natural light. We consider the proposed development to be consistent

with the NPPF, which requires developments to provide acceptable living standards whilst making efficient use of land.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on the following drawings:

Miller Bourne Architects

NN030-MBA-ZZZZ-0000-DR-A-001012	Proposed Ground Floor Plan	Rev P02
NN030-MBA-ZZZZ-0001-DR-A-001013	Proposed First Floor Plan	Rev P02
NN030-MBA-ZZZZ-0002-DR-A-001014	Proposed Second Floor Plan	Rev P02
NN030-MBA-ZZZZ-00RF-DR-A-001015	Proposed Roof Plan	Rev P02
NN030-MBA-ZZZZ-ZZZZ-DR-A-001011	Proposed Lower Ground Floor Plan	Rev P02
NN030-MBA-ZZZZ-ZZZZ-DR-A-002000	Proposed Elevations East Pavilion	Rev P02
NN030-MBA-ZZZZ-ZZZZ-DR-A-002001	Proposed Elevations West Pavilion	Rev P02
NN030-MBA-ZZZZ-ZZZZ-DR-A-002002	UnWrapped Elevations	Rev P02
NN030-MBA-ZZZZ-ZZZZ-DR-A-002005	Proposed Site Elevations	Rev P01

SE Surveying

001	Topographical Survey P1	Rev -
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3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022. The BRE guide is based on European standard BS EN 17037 'Daylight in Buildings', 2019 (BS EN 17037).

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:

3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

"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).”

3.3 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Interior Daylighting

3.4.1 The BRE guide recommends that interior daylighting is checked using the daylight provision test set out in BS EN 17037. The test measures both the amount of daylight, as well as the distribution of daylight within a room. The test is applied to habitable rooms within domestic properties. A kitchen is generally deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small, or if the property has a separate dining area, then the accepted practice is to treat the kitchen as a non-habitable room.

3.4.2 The assessment is carried out using a grid of points on a horizontal reference plane in each room. In accordance with the BRE recommendations, we have set the reference plane at 850mm above the floor and have excluded assessment points from a 0.3m wide band around the perimeter of each room.

3.4.3 The UK National Annex to BS EN 17037 gives UK specific minimum illuminance recommendations which we have set as the targets for this project. The targets comprise of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens to be exceeded over at least 50% of the reference plane.

3.4.4 Where a room has a shared use, the highest target should apply. However, the guide states that 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.

3.4.5 The data in Appendix 2 sets out the percentage of the reference plane that meets the relevant lux target for the given room use. The median illuminance (lux) achieved for each room is also presented. Where the median illuminance exceeds the lux target, this means the lux target has been achieved over at least 50% of the assessment grid.

3.4.6 The daylight provision test may be carried out using either the daylight factor method, or the interior illuminance method. For the purpose of this assessment, we have adopted the daylight factor method. Using the conversion table set out in the BRE guide, we have expressed the results in terms of lux.

3.4.7 Since the assessment is based on a computer simulation, it is necessary to set various surface reflectance values. For example, a 0.6 reflectance means that 60% of the light hitting the surface will be reflected. The BRE guide states that it is necessary to make an allowance for the deterioration of surface finishes. Furniture within the rooms will also have an impact on daylight provision. Since the computer model used in the simulation does not include furniture, the BRE guide recommends that an allowance for this is also made within the reflectance values. For this reason, we have set out below, both the manufacturer’s reflectance values, and the values used in the simulation. The simulation values include allowances for furniture and the deterioration of the surfaces. Should product substitutions be required, products with equal reflectance values should be chosen to ensure the daylight results presented in this report are achieved.

Surface	Product	Product Reflectance	Simulation Reflectance
Interior walls	Dulux Trade Emulsion (Spindrift)	0.78	0.7
Window reveals	Dulux Trade Emulsion (Spindrift)	0.78	0.7
Ceilings	Dulux Light & Space Absolute White	0.93	0.8
Floors	Kahrs engineered wood (Ash Air)	0.76	0.4
Development cladding	BRE default value	n/a	0.2
Balcony floors	Portland Stone	0.6	0.5
Balcony soffits	Dulux Weathershield Brilliant White	0.92	0.6
Neighbouring buildings	BRE default value	n/a	0.2
Glass	Generic value	n/a	0.1
Exterior ground	BRE default value	n/a	0.2

3.4.8 The simulation is based on double-glazed windows with a glazed area that equates to 80% of the structural opening size. The glazing consists of a Pilkington 4mm Optifloat Clear outer pane and a Pilkington 6.4mm OptiLam K Glass S inner pane, which has an overall manufacturer’s direct transmittance of 0.82. In accordance with

the BRE guide, the simulation includes maintenance factors to allow for the effect of dirt on the glazing.

3.5 Exposure to Sunlight

3.5.1 The BRE guide states that the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.

3.5.2 The BRE guide states that, in general, a dwelling will appear reasonably sunlit provided:

- at least one main window wall faces within 90 degrees 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.

3.3.1 The guide states that, 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.

4 RESULTS OF THE ASSESSMENT

4.1 Window and Amenity Areas Analysed

4.1.1 Appendix 1 identifies the windows serving habitable rooms analysed in this assessment.

4.2 Interior Daylighting

4.2.1 Daylight provision data and contours for the habitable rooms are presented in Appendix 2.

4.2.2 We have tested 84 relevant rooms for daylight provision. 83 out the 84 rooms (99%) surpass the BRE minimum illuminance recommendations. The exception is one bedroom (i.e. only 1 of the total 84 rooms tested falls short of their Daylight Factor target). This is a very high level of compliance.

4.2.3 The one bedroom that does not meet the BRE daylight provision targets is the ground floor bedroom to Unit 9, served by Window 43. This room will achieve a lux level of 89 lux, rather than the 100 lux target in the BRE Guide. However, this is a bedroom, and the BRE Guide does acknowledge that natural light to bedrooms is less important than to main living rooms.

4.3 Sunlight to Windows

4.3.1 Exposure to sunlight data is provided in Appendix 3.

4.3.2 In the case of the proposed development, 25 of the 28 units have a habitable room window which faces within 90 degrees of due south. 26 units out of the 28 (93%) have a habitable room (25 of these living rooms) which receives a total of at least 1.5 hours of sunlight on 21 March.

4.3.3 The BRE guide acknowledges that in some cases, it may not be possible for every dwelling to achieve ideal levels of sunlight. The guide explains that where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that:

- faces within 90 degrees of due south, and

-
- can receive a total of at least 1.5 hours of sunlight on 21 March.

4.3.4 Only two units, ground floor Unit 9 (Windows 39 - 43) and first floor Unit 19 (Windows 87 - 91) fails the sunlight tests and this is because these two units are the only ones where all windows face within 90 degrees of due North and as such, have natural barriers to sunlight due to site orientation.

4.3.5 In our opinion, the proposed development represents good site layout design. Since the design maximises sunlight availability, as far as practically possible given the constraints of the site, the BRE exposure to sunlight recommendations for groups of dwellings have been met.

4.4 Conclusion

4.4.1 The numerical results demonstrate that the proposed development design achieves a very high level of compliance with the BRE recommendations. In our professional opinion, the proposed design will provide the development's future occupiers with good levels of natural light. We consider the proposed development to be consistent with the NPPF, which requires developments to provide acceptable living standards whilst making efficient use of land.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The study is limited to assessing daylight, sunlight and overshadowing of the proposed development as set out in section 2.1, 3.1 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 5 April 2023.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that trees should sometimes be taken into account. e.g. where there is concern that future occupants of the dwelling may want the trees to be cut down if they block too much skylight or sunlight. We are not aware of any such circumstances, in this instance.
- 5.1.5 We have undertaken the survey following the guidelines of the RICS publication "Surveying Safely". Where limited access is available, assumptions will have been made.
- 5.1.6 This report is based upon and subject to the scope of work set out in Smith Marston Building Surveyor's quotation and standard terms and conditions.

APPENDICES

**APPENDIX 1
WINDOW KEY**



Proposed
Development

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100

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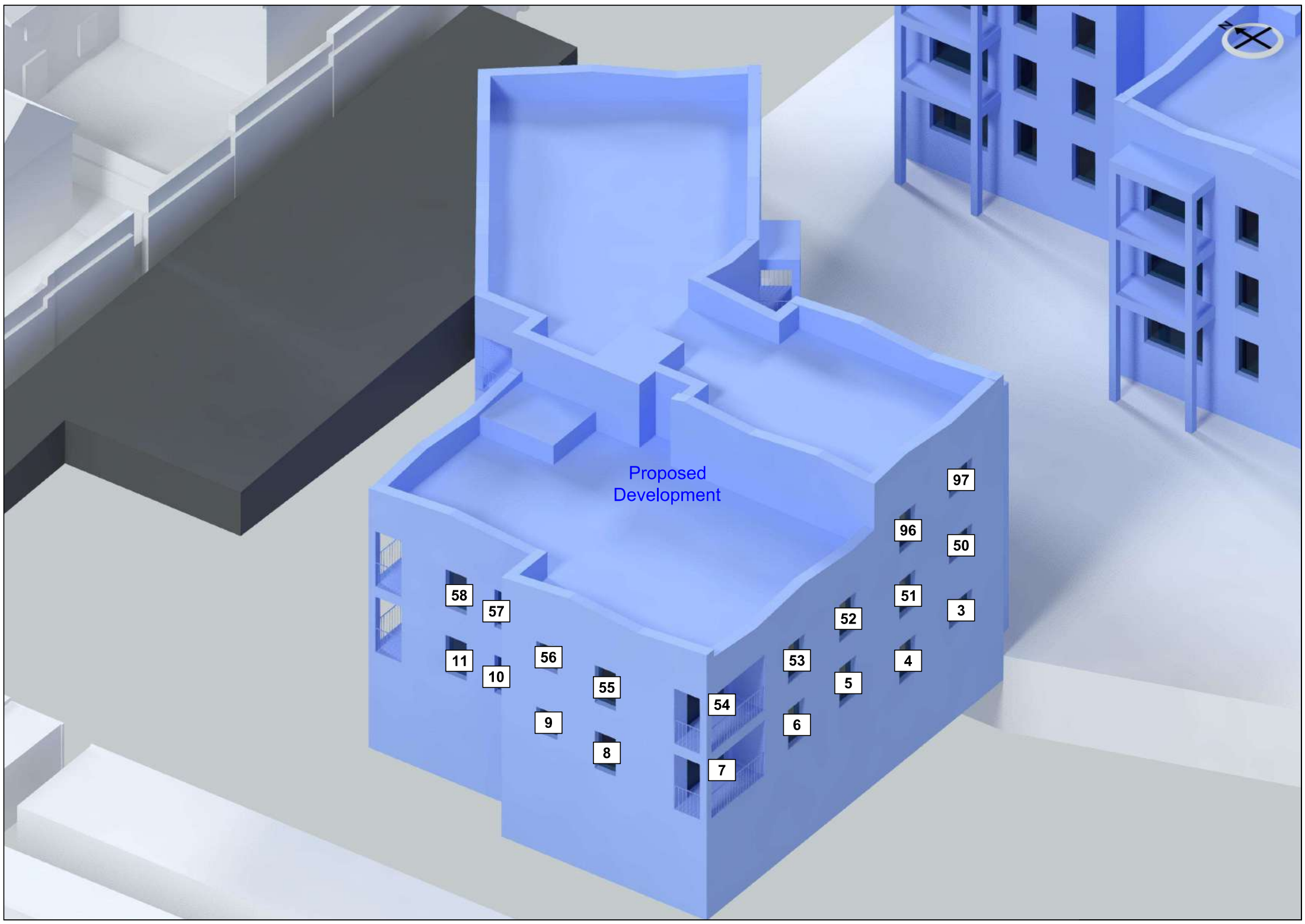
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Proposed Development

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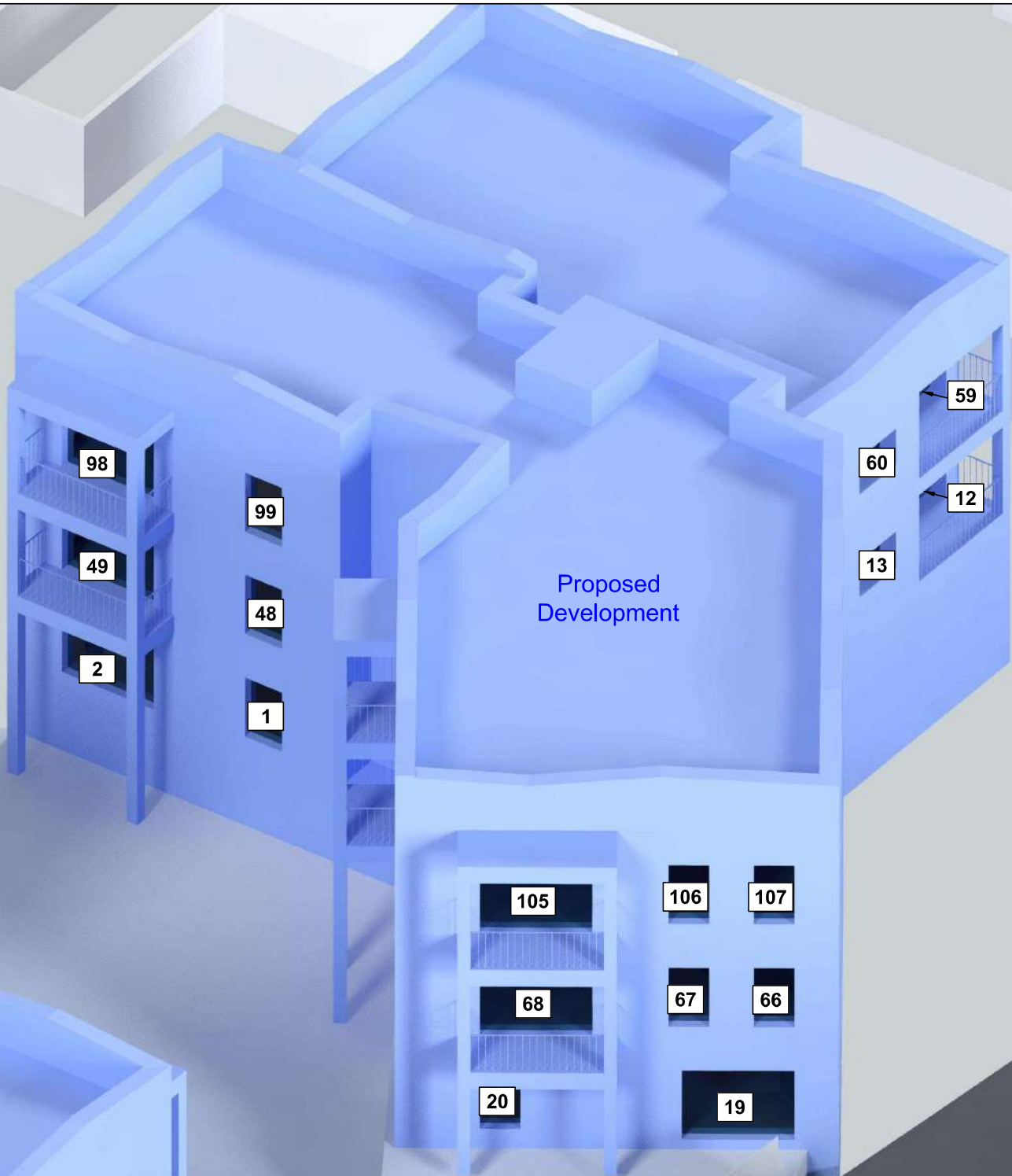
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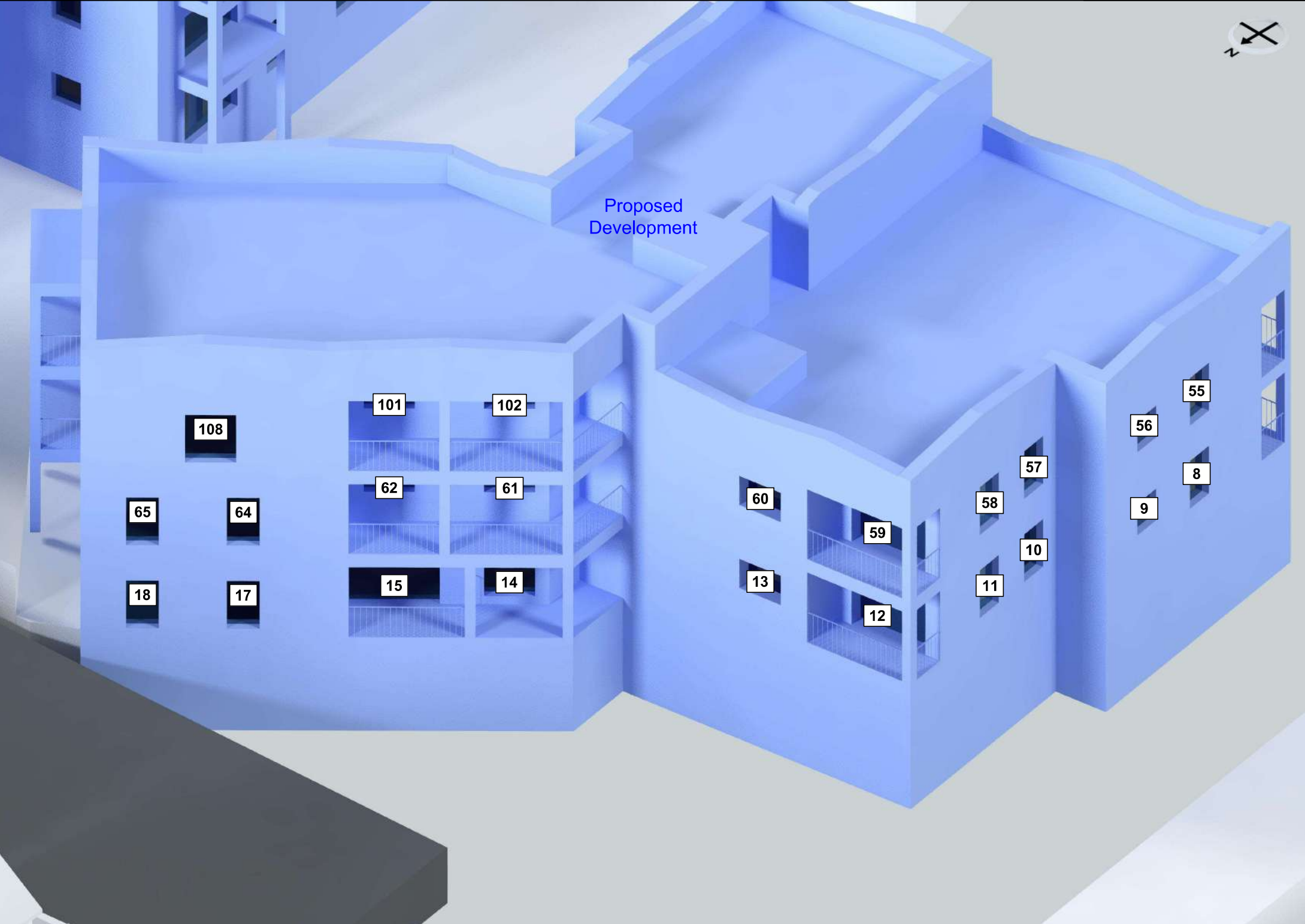
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Proposed
Development





Proposed
Development

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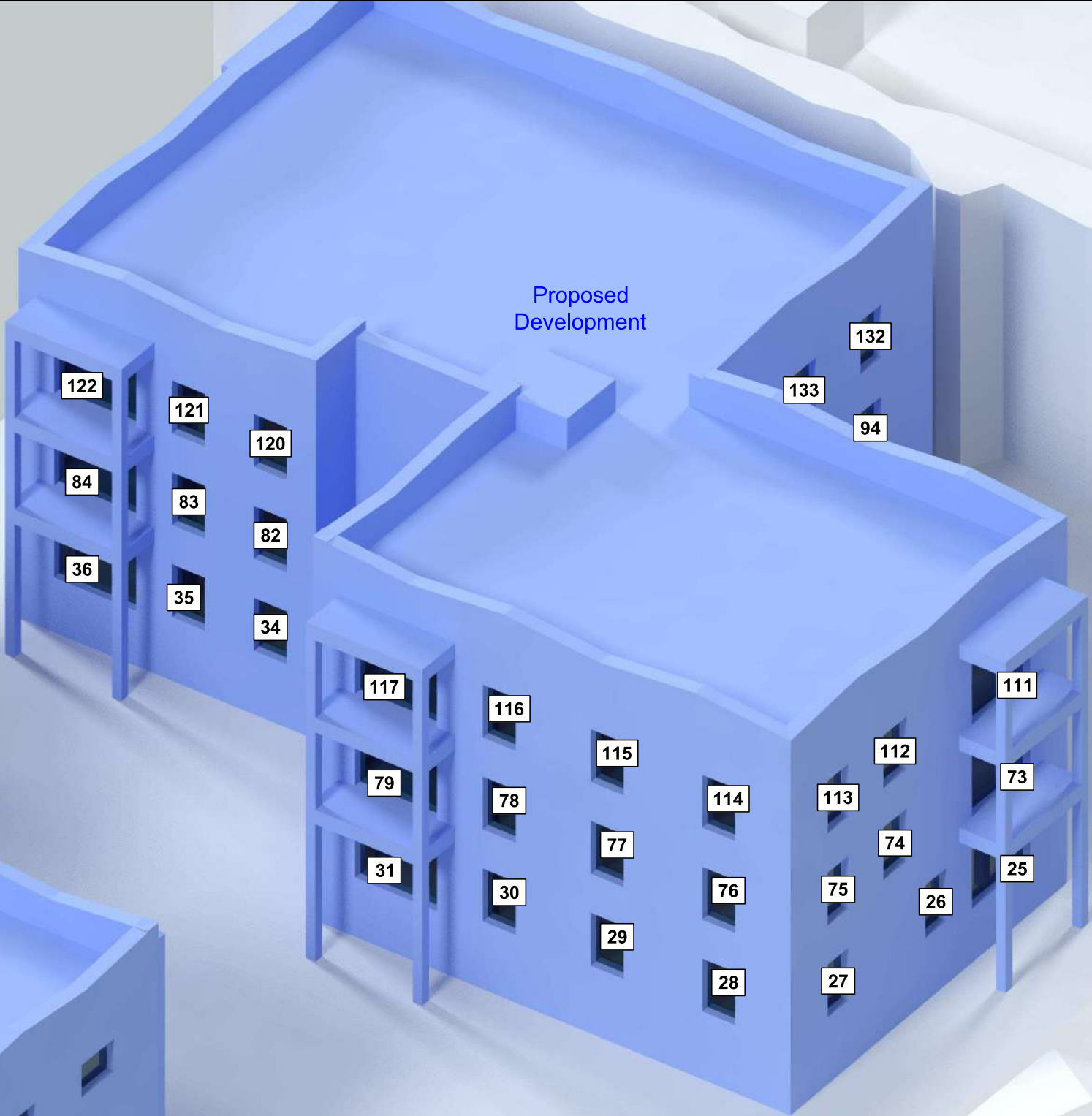
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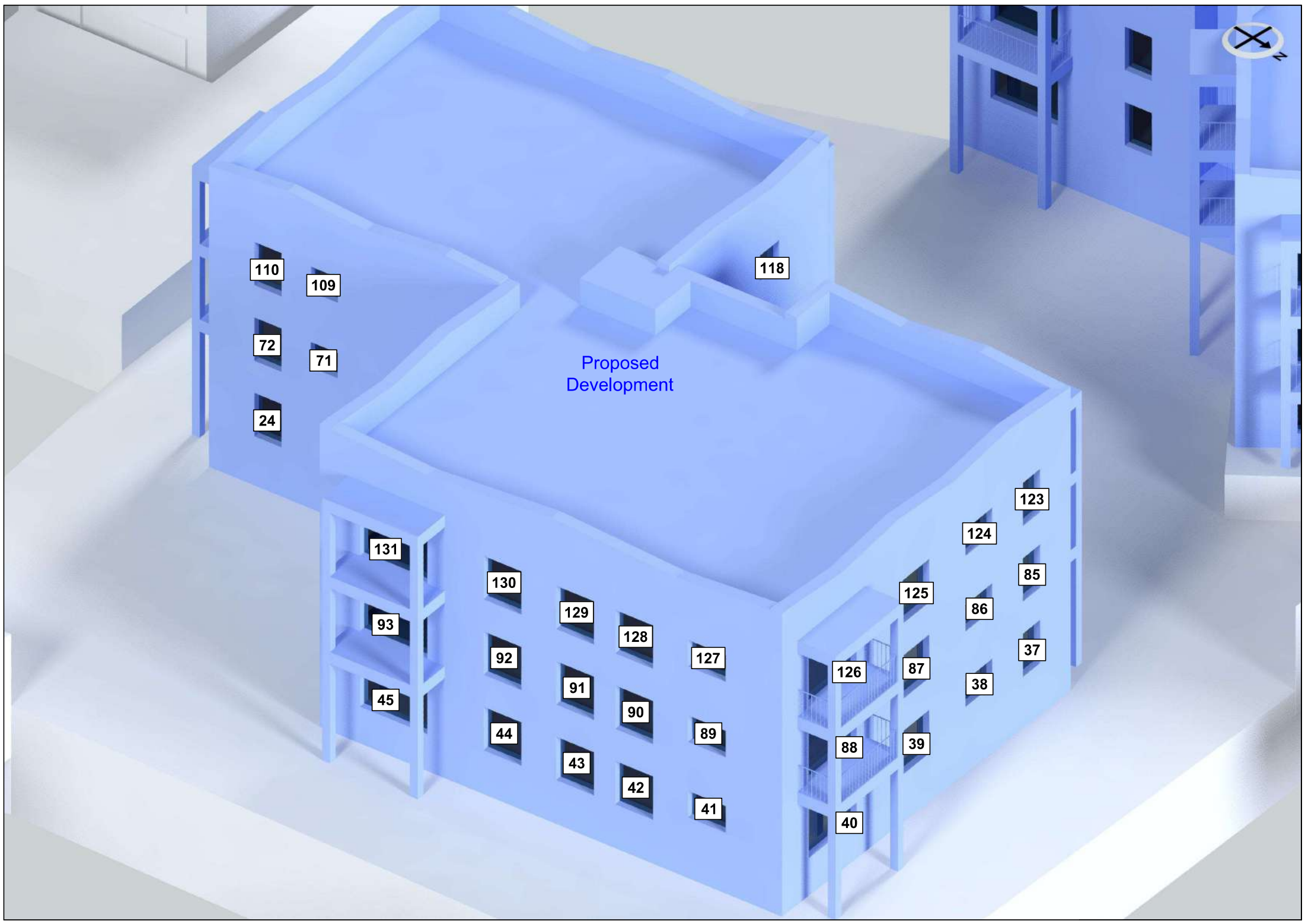
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Proposed
Development





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Proposed
Development

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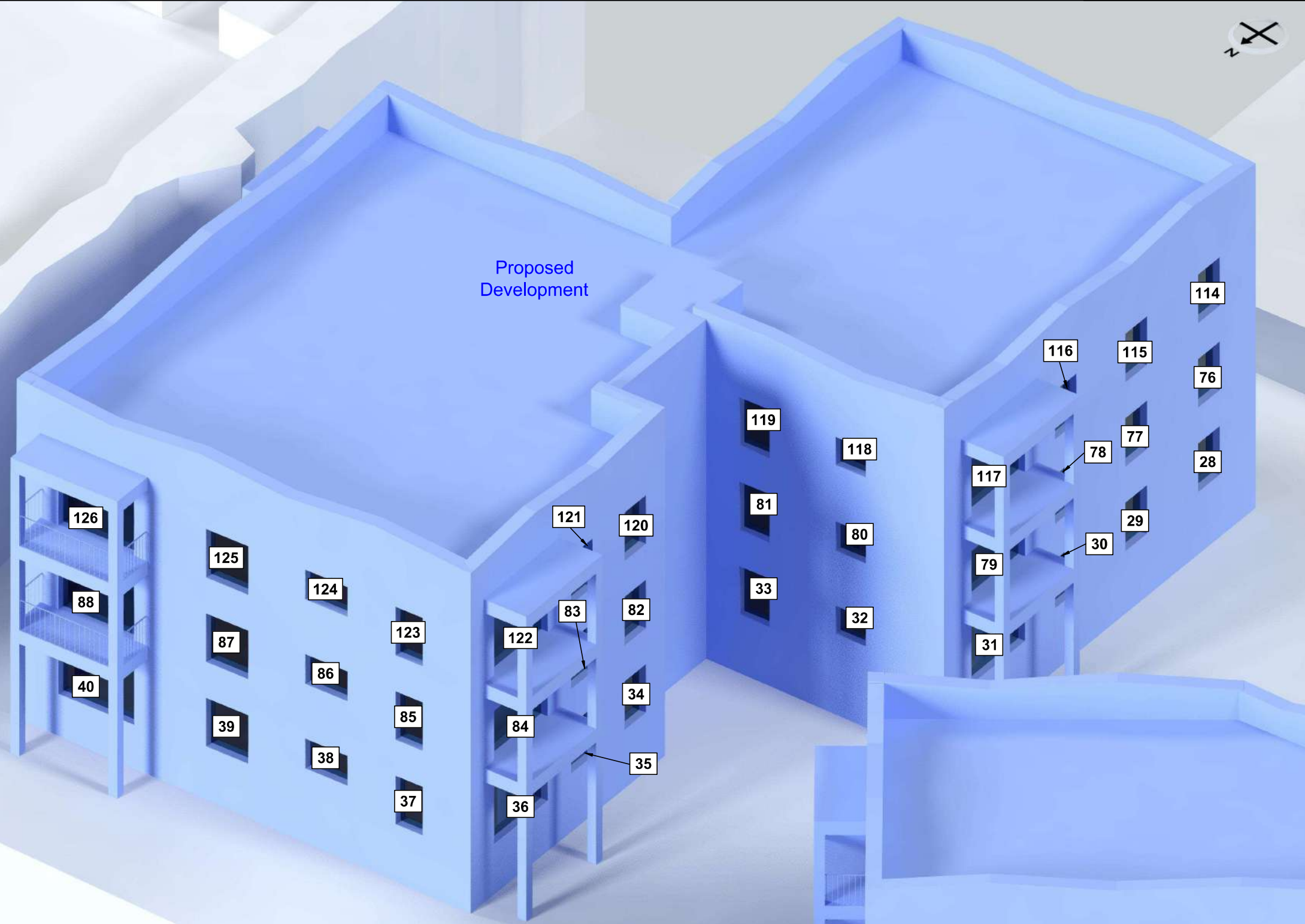
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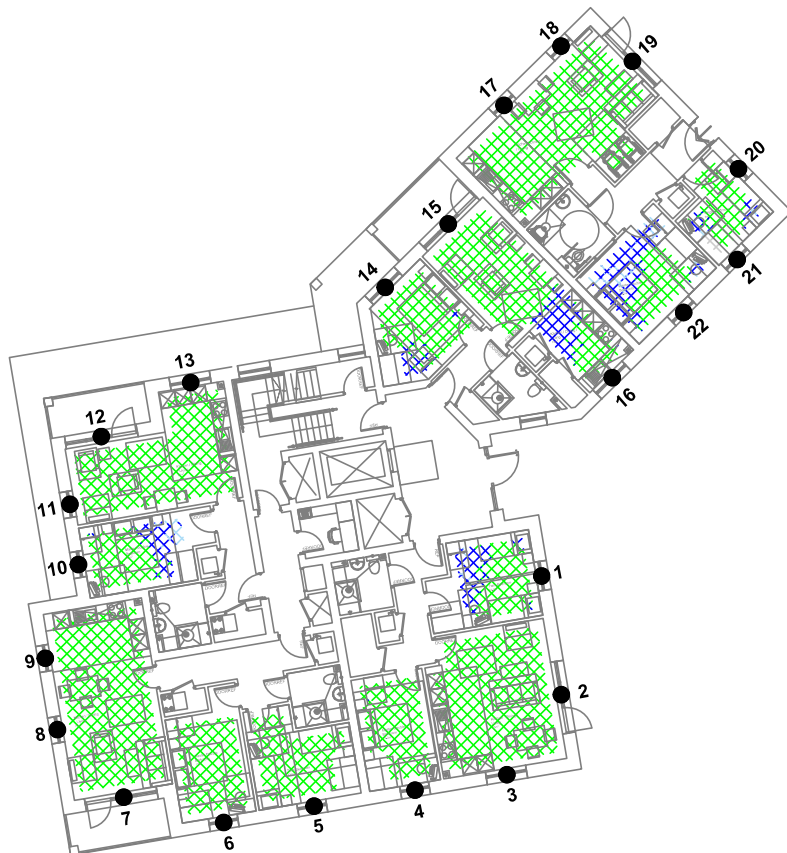
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Proposed
Development





APPENDIX 2
DAYLIGHT PROVISION DATA & CONTOURS




Key:

 200 lux and above

 150 lux to 199 lux

 100 lux to 149 lux

 Below 100 lux

 Window reference

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS


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



Drawing Title: Daylight Provision Contours


Scale: Do not scale


Key:

 200 lux and above

 150 lux to 199 lux

 100 lux to 149 lux

 Below 100 lux

 Window reference



Rev	Date	Description



CHARTERED BUILDING SURVEYORS 
 email: info@smithmarston.co.uk

Drawing Title: Daylight Provision Contours

Scale: Do not scale



Key:

-  200 lux and above
-  150 lux to 199 lux
-  100 lux to 149 lux
-  Below 100 lux
-  Window reference

Rev	Date	Description



CHARTERED BUILDING SURVEYORS 
 email: info@smithmarston.co.uk

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Appendix 2 - Daylight Provision

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Unit 1</u>						
<u>Ground Floor</u>						
Window 1	Bedroom	100	50%	100%	Yes	220
Windows 2 & 3	Living/Dining/Kitchen	200	50%	100%	Yes	317
Window 4	Bedroom	100	50%	100%	Yes	279
<u>Unit 2</u>						
<u>Ground Floor</u>						
Window 5	Bedroom	100	50%	100%	Yes	333
Window 6	Bedroom	100	50%	100%	Yes	339
Windows 7 to 9	Living/Dining/Kitchen	200	50%	100%	Yes	500
<u>Unit 3</u>						
<u>Ground Floor</u>						
Window 10	Bedroom	100	50%	100%	Yes	231
Windows 11 to 13	Living/Dining/Kitchen	200	50%	100%	Yes	545
<u>Unit 4</u>						
<u>Ground Floor</u>						
Window 14	Bedroom	100	50%	100%	Yes	227
Windows 15 & 16	Living/Dining/Kitchen	200	50%	83%	Yes	253
<u>Unit 5</u>						
<u>Ground Floor</u>						
Windows 17 to 19	Living/Dining/Kitchen	200	50%	100%	Yes	551
Windows 20 & 21	Bedroom	100	50%	94%	Yes	251
Window 22	Bedroom	100	50%	100%	Yes	187
<u>Unit 6</u>						
<u>Ground Floor</u>						
Windows 23 to 25	Living/Dining/Kitchen	200	50%	94%	Yes	309
Window 26	Bedroom	100	50%	100%	Yes	279
Windows 27 & 28	Bedroom	100	50%	100%	Yes	462

Appendix 2 - Daylight Provision

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
Window 29	Bedroom	100	50%	100%	Yes	311
<u>Unit 7</u>						
<u>Ground Floor</u>						
Window 30	Bedroom	100	50%	100%	Yes	191
Windows 31 to 33	Living/Dining/Kitchen	200	50%	68%	Yes	245
<u>Unit 8</u>						
<u>Ground Floor</u>						
Window 34	Bedroom	100	50%	100%	Yes	192
Window 35	Bedroom	100	50%	100%	Yes	185
Windows 36 to 38	Living/Dining/Kitchen	200	50%	100%	Yes	453
<u>Unit 9</u>						
<u>Ground Floor</u>						
Window 39	Bedroom	100	50%	100%	Yes	410
Windows 40 & 41	Living/Dining/Kitchen	200	50%	100%	Yes	317
Window 42	Bedroom	100	50%	57%	Yes	103
Window 43	Bedroom	100	50%	38%	No	89
<u>Unit 10</u>						
<u>Ground Floor</u>						
Window 44	Bedroom	100	50%	76%	Yes	108
Windows 45 & 46	Living/Dining/Kitchen	200	50%	22%	Yes	150
Window 47	Bedroom	100	50%	100%	Yes	227
<u>Unit 11</u>						
<u>First Floor</u>						
Window 48	Bedroom	100	50%	100%	Yes	252
Windows 49 & 50	Living/Dining/Kitchen	200	50%	100%	Yes	379
Window 51	Bedroom	100	50%	100%	Yes	289
<u>Unit 12</u>						

Appendix 2 - Daylight Provision

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>First Floor</u>						
Window 52	Bedroom	100	50%	100%	Yes	307
Window 53	Bedroom	100	50%	100%	Yes	172
Windows 54 to 56	Living/Dining/Kitchen	200	50%	100%	Yes	523
<u>Unit 13</u>						
<u>First Floor</u>						
Window 57	Bedroom	100	50%	100%	Yes	235
Windows 58 to 60	Living/Dining/Kitchen	200	50%	100%	Yes	565
<u>Unit 14</u>						
<u>First Floor</u>						
Window 61	Bedroom	100	50%	98%	Yes	131
Windows 62 & 63	Living/Dining/Kitchen	200	50%	52%	Yes	203
<u>Unit 15</u>						
<u>First Floor</u>						
Windows 64 to 66	Bedroom	100	50%	100%	Yes	687
Windows 67 to 69	Living/Dining/Kitchen	200	50%	100%	Yes	456
Window 70	Bedroom	100	50%	100%	Yes	258
<u>Unit 16</u>						
<u>First Floor</u>						
Windows 71 to 73	Living/Dining/Kitchen	200	50%	100%	Yes	477
Window 74	Bedroom	100	50%	100%	Yes	377
Windows 75 & 76	Bedroom	100	50%	100%	Yes	672
Window 77	Bedroom	100	50%	100%	Yes	305
<u>Unit 17</u>						
<u>First Floor</u>						
Window 78	Bedroom	100	50%	100%	Yes	243
Windows 79 & 80	Living/Dining/Kitchen	200	50%	99%	Yes	293
Window 81	Bedroom	100	50%	96%	Yes	140

Appendix 2 - Daylight Provision

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Unit 18</u>						
<u>First Floor</u>						
Window 82	Bedroom	100	50%	100%	Yes	234
Window 83	Bedroom	100	50%	100%	Yes	231
Windows 84 to 86	Living/Dining/Kitchen	200	50%	100%	Yes	490
<u>Unit 19</u>						
<u>First Floor</u>						
Window 87	Bedroom	100	50%	100%	Yes	409
Windows 88 & 89	Living/Dining/Kitchen	200	50%	100%	Yes	381
Window 90	Bedroom	100	50%	100%	Yes	202
Window 91	Bedroom	100	50%	100%	Yes	171
<u>Unit 20</u>						
<u>First Floor</u>						
Window 92	Bedroom	100	50%	100%	Yes	255
Windows 93 & 94	Living/Dining/Kitchen	200	50%	84%	Yes	243
Window 95	Bedroom	100	50%	100%	Yes	243
<u>Unit 21</u>						
<u>Second Floor</u>						
Window 96	Bedroom	100	50%	100%	Yes	287
Windows 97 & 98	Living/Dining/Kitchen	200	50%	100%	Yes	412
Window 99	Bedroom	100	50%	100%	Yes	272
<u>Unit 22</u>						
<u>Second Floor</u>						
Windows 100 & 101	Living/Dining/Kitchen	200	50%	69%	Yes	225
Window 102	Bedroom	100	50%	98%	Yes	128
<u>Unit 23</u>						
<u>Second Floor</u>						

Appendix 2 - Daylight Provision

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
Window 103	Bedroom	100	50%	100%	Yes	278
Windows 104 to 106	Living/Dining/Kitchen	200	50%	100%	Yes	481
Windows 107 & 108	Bedroom	100	50%	100%	Yes	676
<u>Unit 24</u>						
<u>Second Floor</u>						
Windows 109 to 111	Living/Dining/Kitchen	200	50%	100%	Yes	495
Window 112	Bedroom	100	50%	100%	Yes	385
Windows 113 & 114	Bedroom	100	50%	100%	Yes	660
Window 115	Bedroom	100	50%	100%	Yes	308
<u>Unit 25</u>						
<u>Second Floor</u>						
Window 116	Bedroom	100	50%	100%	Yes	263
Windows 117 & 118	Living/Dining/Kitchen	200	50%	100%	Yes	379
Window 119	Bedroom	100	50%	100%	Yes	180
<u>Unit 26</u>						
<u>Second Floor</u>						
Window 120	Bedroom	100	50%	100%	Yes	267
Window 121	Bedroom	100	50%	100%	Yes	258
Windows 122 to 124	Living/Dining/Kitchen	200	50%	100%	Yes	543
<u>Unit 27</u>						
<u>Second Floor</u>						
Window 125	Bedroom	100	50%	100%	Yes	393
Windows 126 & 127	Living/Dining/Kitchen	200	50%	100%	Yes	446
Window 128	Bedroom	100	50%	100%	Yes	405
Window 129	Bedroom	100	50%	100%	Yes	349
<u>Unit 28</u>						
<u>Second Floor</u>						
Window 130	Bedroom	100	50%	100%	Yes	517
Windows 131 & 132	Living/Dining/Kitchen	200	50%	100%	Yes	458
Window 133	Bedroom	100	50%	100%	Yes	276

**APPENDIX 3
EXPOSURE TO SUNLIGHT DATA**

Appendix 3 - Sunlight Exposure

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>Unit 1</u>				
<u>Ground Floor</u>				
Window 1	Bedroom	1.5 hours	0.6 hours	
Windows 2 & 3	Living/Dining/Kitchen	1.5 hours	6.8 hours	Yes
Window 4	Bedroom	1.5 hours	5.5 hours	
<u>Unit 2</u>				
<u>Ground Floor</u>				
Window 5	Bedroom	1.5 hours	5.5 hours	
Window 6	Bedroom	1.5 hours	5.5 hours	Yes
Windows 7 to 9	Living/Dining/Kitchen	1.5 hours	7.4 hours	
<u>Unit 3</u>				
<u>Ground Floor</u>				
Window 10	Bedroom	1.5 hours	1.6 hours	
Windows 11 to 13	Living/Dining/Kitchen	1.5 hours	2.8 hours	Yes
<u>Unit 4</u>				
<u>Ground Floor</u>				
Window 14	Bedroom	1.5 hours	0 hours	
Windows 15 & 16	Living/Dining/Kitchen	1.5 hours	2.5 hours	Yes
<u>Unit 5</u>				
<u>Ground Floor</u>				
Windows 17 to 19	Living/Dining/Kitchen	1.5 hours	0 hours	
Windows 20 & 21	Bedroom	1.5 hours	2.3 hours	Yes
Window 22	Bedroom	1.5 hours	2.8 hours	
<u>Unit 6</u>				
<u>Ground Floor</u>				
Windows 23 to 25	Living/Dining/Kitchen	1.5 hours	6.8 hours	
Window 26	Bedroom	1.5 hours	4.4 hours	
Windows 27 & 28	Bedroom	1.5 hours	7.9 hours	Yes
Window 29	Bedroom	1.5 hours	3 hours	

Appendix 3 - Sunlight Exposure

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>Unit 7</u>				
<u>Ground Floor</u>				
Window 30	Bedroom	1.5 hours	3 hours	Yes
Windows 31 to 33	Living/Dining/Kitchen	1.5 hours	2.9 hours	
<u>Unit 8</u>				
<u>Ground Floor</u>				
Window 34	Bedroom	1.5 hours	1.3 hours	Yes
Window 35	Bedroom	1.5 hours	2.1 hours	
Windows 36 to 38	Living/Dining/Kitchen	1.5 hours	2.3 hours	
<u>Unit 9</u>				
<u>Ground Floor</u>				
Window 39	Bedroom	1.5 hours	0 hours	No
Windows 40 & 41	Living/Dining/Kitchen	1.5 hours	0 hours	
Window 42	Bedroom	1.5 hours	0 hours	
Window 43	Bedroom	1.5 hours	0 hours	
<u>Unit 10</u>				
<u>Ground Floor</u>				
Window 44	Bedroom	1.5 hours	0 hours	Yes
Windows 45 & 46	Living/Dining/Kitchen	1.5 hours	3.8 hours	
Window 47	Bedroom	1.5 hours	3.7 hours	
<u>Unit 11</u>				
<u>First Floor</u>				
Window 48	Bedroom	1.5 hours	1.1 hours	Yes
Windows 49 & 50	Living/Dining/Kitchen	1.5 hours	6.8 hours	
Window 51	Bedroom	1.5 hours	5.5 hours	
<u>Unit 12</u>				
<u>First Floor</u>				
Window 52	Bedroom	1.5 hours	5.5 hours	Yes
Window 53	Bedroom	1.5 hours	5.5 hours	
Windows 54 to 56	Living/Dining/Kitchen	1.5 hours	7.4 hours	

Appendix 3 - Sunlight Exposure

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>Unit 13</u>				
<u>First Floor</u>				
Window 57	Bedroom	1.5 hours	1.6 hours	Yes
Windows 58 to 60	Living/Dining/Kitchen	1.5 hours	2.8 hours	
<u>Unit 14</u>				
<u>First Floor</u>				
Window 61	Bedroom	1.5 hours	0 hours	Yes
Windows 62 & 63	Living/Dining/Kitchen	1.5 hours	3.5 hours	
<u>Unit 15</u>				
<u>First Floor</u>				
Windows 64 to 66	Bedroom	1.5 hours	0 hours	Yes
Windows 67 to 69	Living/Dining/Kitchen	1.5 hours	4.3 hours	
Window 70	Bedroom	1.5 hours	3.3 hours	
<u>Unit 16</u>				
<u>First Floor</u>				
Windows 71 to 73	Living/Dining/Kitchen	1.5 hours	7.6 hours	Yes
Window 74	Bedroom	1.5 hours	5.5 hours	
Windows 75 & 76	Bedroom	1.5 hours	7.9 hours	
Window 77	Bedroom	1.5 hours	3 hours	
<u>Unit 17</u>				
<u>First Floor</u>				
Window 78	Bedroom	1.5 hours	3 hours	Yes
Windows 79 & 80	Living/Dining/Kitchen	1.5 hours	2.9 hours	
Window 81	Bedroom	1.5 hours	0 hours	
<u>Unit 18</u>				
<u>First Floor</u>				
Window 82	Bedroom	1.5 hours	2.1 hours	Yes
Window 83	Bedroom	1.5 hours	2.7 hours	
Windows 84 to 86	Living/Dining/Kitchen	1.5 hours	2.8 hours	

Appendix 3 - Sunlight Exposure

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>Unit 19</u>				
<u>First Floor</u>				
Window 87	Bedroom	1.5 hours	0 hours	No
Windows 88 & 89	Living/Dining/Kitchen	1.5 hours	0.9 hours	
Window 90	Bedroom	1.5 hours	0.6 hours	
Window 91	Bedroom	1.5 hours	0.5 hours	
<u>Unit 20</u>				
<u>First Floor</u>				
Window 92	Bedroom	1.5 hours	0 hours	Yes
Windows 93 & 94	Living/Dining/Kitchen	1.5 hours	5.1 hours	
Window 95	Bedroom	1.5 hours	4.3 hours	
<u>Unit 21</u>				
<u>Second Floor</u>				
Window 96	Bedroom	1.5 hours	5.5 hours	Yes
Windows 97 & 98	Living/Dining/Kitchen	1.5 hours	7.3 hours	
Window 99	Bedroom	1.5 hours	1.8 hours	
<u>Unit 22</u>				
<u>Second Floor</u>				
Windows 100 & 101	Living/Dining/Kitchen	1.5 hours	4.7 hours	Yes
Window 102	Bedroom	1.5 hours	0 hours	
<u>Unit 23</u>				
<u>Second Floor</u>				
Window 103	Bedroom	1.5 hours	5 hours	Yes
Windows 104 to 106	Living/Dining/Kitchen	1.5 hours	5 hours	
Windows 107 & 108	Bedroom	1.5 hours	0 hours	
<u>Unit 24</u>				
<u>Second Floor</u>				
Windows 109 to 111	Living/Dining/Kitchen	1.5 hours	7.7 hours	Yes
Window 112	Bedroom	1.5 hours	5.5 hours	
Windows 113 & 114	Bedroom	1.5 hours	7.9 hours	
Window 115	Bedroom	1.5 hours	3 hours	

Appendix 3 - Sunlight Exposure

Portslade Village Centre, Windlesham Close, Portslade, BN41 2L

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>Unit 25</u>				
<u>Second Floor</u>				
Window 116	Bedroom	1.5 hours	3 hours	Yes
Windows 117 & 118	Living/Dining/Kitchen	1.5 hours	3.4 hours	
Window 119	Bedroom	1.5 hours	0 hours	
<u>Unit 26</u>				
<u>Second Floor</u>				
Window 120	Bedroom	1.5 hours	3 hours	Yes
Window 121	Bedroom	1.5 hours	3 hours	
Windows 122 to 124	Living/Dining/Kitchen	1.5 hours	3.4 hours	
<u>Unit 27</u>				
<u>Second Floor</u>				
Window 125	Bedroom	1.5 hours	0 hours	Yes
Windows 126 & 127	Living/Dining/Kitchen	1.5 hours	2.5 hours	
Window 128	Bedroom	1.5 hours	2.5 hours	
Window 129	Bedroom	1.5 hours	2.4 hours	
<u>Unit 28</u>				
<u>Second Floor</u>				
Window 130	Bedroom	1.5 hours	1.9 hours	Yes
Windows 131 & 132	Living/Dining/Kitchen	1.5 hours	5.9 hours	
Window 133	Bedroom	1.5 hours	5.3 hours	