



58B Normandy Street, Alton

Internal Daylight Assessment

Job No: 5361

Issued: December, 2023

Issue No: 2



Contents

1.0 Introduction 3

2.0 Project Summary..... 4

3.0 Methodology..... 5

4.0 Room Schedules..... 6

5.0 Daylight Results..... 7

6.0 Conclusions..... 8

Document Prepared By:

Document Authorised By:

Ollie Westover

Bernice Waterman

Dated:

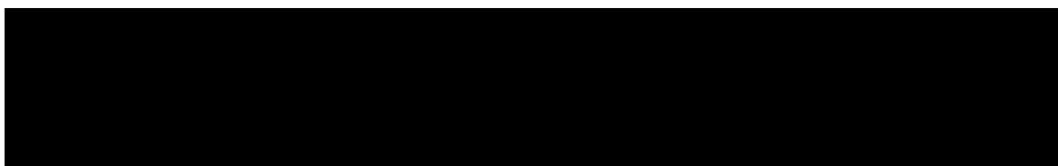
Dated:

14.12.23

14.12.23

Signed:

Signed:



This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from T16 Design.

All work has been carried out within the terms of the brief using all reasonable skill, care, and diligence. No liability is accepted by T16 Design for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced.

1.0 Introduction

- 1.1 This internal daylight assessment has been prepared to support an application for the proposed conversion of the site at 58B Normandy Street, Alton
- 1.2 The report assesses the proposals in respect of daylight matters within habitable rooms in the proposed scheme, having regard to industry standard guidance.
- 1.3 The report concludes that the proposal is acceptable and in accordance with planning policy requirements in relation to daylight for those rooms assessed.
- 1.4 There is no existing specific National Planning Policy relating to the required levels of daylight within new residential dwellings.
- 1.5 However, the BRE Report 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (3rd edition, 2022) is the established National guidance to aid the developer to maximise the availability of daylight within new proposals.
- 1.6 It has been developed in conjunction with daylight and sunlight recommendations in BS EN 17037: 2018+A1:2021 (with UK Annex): 'Daylight in Buildings'
- 1.7 These reference documents are accepted as the authoritative work in the field on daylight, sunlight and overshadowing and is specifically referred to in many Local Authorities' planning policy guidance for daylighting.
- 1.8 The methodology therein has been used in numerous lighting analyses and the standards given are accepted as the industry standards.

2.0 Project Summary

- 2.1 The site is at 58B Normandy Street, Alton and is currently occupied by a part 2, part 3-storey building, formerly used as a cinema.
- 2.2 The proposal is for the extension and conversion of the building, to create 6 self-contained apartments.
- 2.3 The developer wishes to ensure that the habitable rooms in the new dwellings will receive sufficient daylight for their intended uses, in excess of the minimum values prescribed by BS EN 17037: 2018+A1:2021
- 2.4 2D CAD drawings have been provided to us by the design team. These have been used to construct a 3D analysis model in order to assess the internal daylight levels within each room.
- 2.5 Computer simulation modelling has been used to produce the results, presented below.



Site Location

3.0 Methodology

3.1 The BRE and BS EN 17037 guidance allows for two alternative methods to assess daylight within new dwellings. This report uses the following method:

- Target Daylight Factor (DF_T)

3.2 The DF_T method is a complex and representative calculation to determine natural internal luminance.

3.3 It takes into account such factors as window size, number of windows available to the room, room size and layout, room surface reflectance, and the angle of visible sky reaching the window.

3.4 The calculations have assumed a white ceiling, cream walls and mid-grey carpet or wooden floor using reflectance values taken from the BS EN 170437 Guidance.

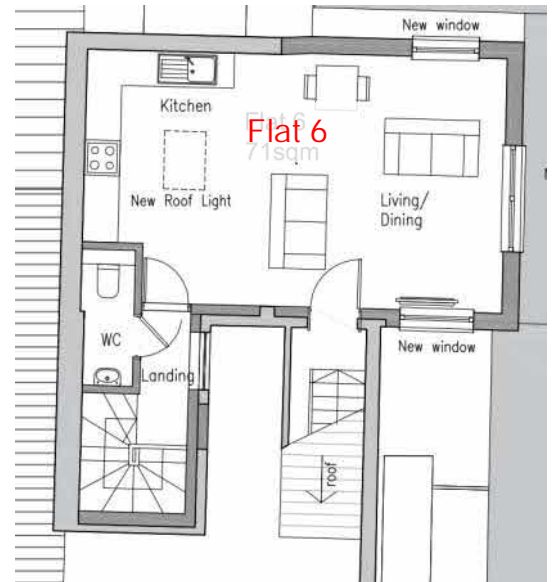
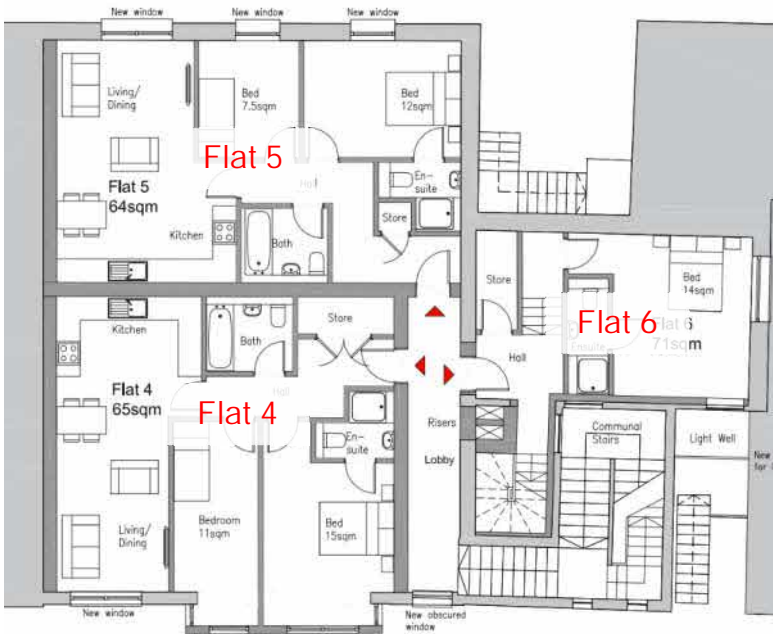
3.5 As this is a conversion scheme, it falls under the category of “hard to light” dwellings and therefore an alternative target can be used. The minimum DF_T values for various UK locations and room types are provided below:

Table C3 – Target daylight factors (D_T) to achieve over at least 50% of the assessment grid in UK domestic habitable rooms with vertical and/or inclined daylight apertures

Location	D_T for 100 lx (Bedroom)	D_T for 150 lx (Living room)	D_T for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

3.6 It is deemed by the guidance that if the minimum DF_T criteria are met, then the occupiers of the dwelling will have sufficient daylight. As can be seen from the results below that all assessed habitable rooms meet and exceed the minimum levels of internal daylight.

4.0 Room Schedules





5.0 Daylight Results

Minimum Target Daylight Factor				
Unit	Room	Required DF _T Over 50% of Room Area	Area Of Room Receiving Required DF _T	Meets Standards?
1	Kitchen/ Living/ Dining	1.4%	53.7%	Yes
1	Bedroom 1	0.7%	71.5%	Yes
2	Kitchen/ Living/ Dining	1.4%	73.6%	Yes
2	Bedroom 1	0.7%	88.9%	Yes
3	Kitchen/ Dining	1.4%	66.4%	Yes
3	Living	1.1%	89.3%	Yes
3	Bedroom 1	0.7%	100.0%	Yes
4	Kitchen/ Living/ Dining	1.4%	93.7%	Yes
4	Bedroom 1	0.7%	86.2%	Yes
4	Bedroom 2	0.7%	73.4%	Yes
5	Kitchen/ Living/ Dining	1.4%	72.5%	Yes
5	Bedroom 1	0.7%	79.1%	Yes
5	Bedroom 2	0.7%	84.5%	Yes
6	Kitchen/ Living/ Dining	1.4%	97.8%	Yes
6	Bedroom 1	0.7%	100.0%	Yes

6.0 Conclusions

- 6.1 The proposed conversion of the first and second floors of the site at 58B Normandy Street, Alton has been assessed for internal daylight levels using the Target Daylight Factor (DF_T) test as prescribed by the BRE guidance and BS EN 17037:2018.
- 6.2 The design team has endeavoured to ensure that the proposed habitable rooms have levels of natural light in excess of the minimum standards prescribed by the standards.
- 6.3 This has been successfully achieved, as demonstrated by the positive results presented within this report.
- 6.4 The assessed rooms meet the recommendations using the DF_T test.
- 6.5 This means the future occupants will enjoy a well-lit environment, with reduced reliance on artificial lighting.
- 6.6 It is therefore the conclusion of this report that the proposals meet the guidance levels for daylight and are therefore acceptable in planning terms.



T16 Design Ltd.



© 2023