

Internal Daylight and Sunlight Study

Client: Hoselynn Ltd

Site Details: 119 – 121 East Barnet Road
London
EN4 8RF

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Report Details:

| Prepared by | Checked by | Date | Job Number | Revision |
|------------------|----------------|------------|------------|----------|
| Nicholas Gardner | Peter Kinsella | 05.02.2024 | 11552 | 1.0 |

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1. Introduction & Methodology

Base Energy were instructed to investigate the daylight and sunlight levels within the residential units serving the proposed scheme at 119 – 121 East Barnet Road, London, EB4 8RF.

The daylight study is to ensure the comfort, health and safety of building occupants as well as visitors and others within the vicinity is acceptable. It is also to enhance the quality of life in dwellings by recognising those that encourage a healthy and safe internal environment for occupants.

Using industry standard methodology as prescribed by BRE and British Standard guidance: we have made numerical analyses to ensure compliance with the recommended levels of daylight and sunlight within the habitable rooms of the proposed dwelling.

The following standards and guidance have been consulted when compiling this report to ensure compliance with Daylight and Sunlight standards:

- The Building Research Establishment's (BRE) Site Layout Planning for Daylight and Sunlight: A guide to good practice (BRE BR 209) (2nd edition) (the "**BRE Guide**").
- British Standard BS EN 17037:2018 – Daylight in Buildings (the "**2018 British EN Standard**").

It should be noted at the outset that the 2008 British Standard has been superseded by the 2018 British Standard. This is the UK implementation of EN 17037:2018, which was approved by the CEN on 29 July 2018. In Ireland, EN 17037:2018 has been implemented by the 2018 Irish Standard. The texts of the 2018 British Standard and the 2018 Irish Standard are the same, with one exception. The exception is that the 2018 British Standard contains an additional "National Annex" which specifically sets out requirements within dwellings, to ensure some similarity to the now superseded 2008 British Standard.

The 2018 British and Irish Versions of the EN Standards

The EN 17037:2018 standard—which is the basis of both the 2018 British EN Standard and the 2018 Irish EN Standard—approaches the assessment of daylight provision on a different basis from that utilised in the 2008 British Standard and the BRE Guide. Instead of **average** daylight factors the standard assess a new metric based on **median** daylight, in order to ensure both extent and a degree of uniformity of daylight.

“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.”

EN 17037:2018 also address other aspects in addition to daylight - including sunlight, glare and quality of view, which are not addressed in the context of this report.

The National Annex

As is noted above, the 2018 British Standard includes a “National Annex”, containing “Further recommendations and data for daylight provision in the UK and Channel Islands”. As there is no equivalent in the 2018 Irish Standard the 2018 British Standard National Annex will be referenced, which states:

“NA.1 Introduction: The UK committee supports the recommendations for daylight in buildings given in BS EN 17037:2018; however, it is the opinion of the UK committee that the recommendations for daylight provision in a space (see Clause A.2) may not be achievable for some buildings, particularly dwellings. The UK committee believes this could be the case for dwellings with basement rooms or those with significant external obstructions (for example, dwellings situated in a dense urban area or with tall trees outside), or for existing buildings being refurbished or converted into dwellings. This National Annex therefore provides the UK committee's guidance on minimum daylight provision in all UK dwellings.”

NA.2 addresses minimum daylight provision in UK dwellings. It contains a table, in which target illuminance, ET (lx), levels are recommended for different room types. These are: bedroom at 100 lx; living room at 150 lx; and kitchen at 200 lx, which may be compared to EN 17037's recommendation of 300 lux (irrespective of room application). The commentary is as follows:

“Even if a predominantly daylight appearance is not achievable for a room in a UK dwelling, the UK committee recommends that the target illuminance values given in Table NA.1 are exceeded over at least 50% of the points on a reference plane 0.85 m above the floor, for at least half of the daylight hours.”

Exposure to Sunlight

The National Annex (BS EN 17037:2018) provides guidelines on acceptable levels of sunlight exposure represented in hours.

‘Sunlight provision is essential for any interior space and depending on the function of the space, it is generally desirable, except during hot climatic conditions. Sunlight duration needs to be linked to appropriate selection of shading systems to minimize possible thermal and/or visual discomfort to the occupants (see recommendations in Annex A and Annex E on glare protection).’

Annex A within the reference document BS 3N 17037:2018 presents three values for sunlight exposure in a space for a selected day. Recommended values of sunlight exposure (*h*) are in Table A.6 with the selected date for analysis being 21st March.

Methodology (in accordance with BS EN 17037:2018 – British National Annex)

The methodology and criteria used in this analysis to show compliance is:

- ‘Illuminance Calculation’ - assessed in accordance with BS EN 17037: 2018 National Annex Method 2

and

- ‘Sunlight Exposure’ – assessed using Solar Exposure Calculations accordance with BS EN 17037: 2018 National Annex

Illuminance Calculation - Method 2: This calculation method uses the illuminance targets on the reference plane as per Table NA.1 (refer to page 64 of BS EN 17037). The assessment is carried out for each hour over the course of the year (8,760 hours) using a local weather file which accounts for varying sky conditions and sun positions throughout the year.

As outlined in Section 5.1.4 of the standard, the verification of daylight provision can be determined using either an adequate software or on-site measurements. When using a software, *“a representative model of the space is required together with the key parameters (such as any significant nearby obstructions, the assigned surface reflectance values and glazing transmissivity) that are a reasonable representation of those for the actual, completed building.*

Based on the above criteria, the daylight provision to the proposed development has been assessed using an adequate software (i.e. IES VE), using the Method 2 climate-based approach and targeting the minimum recommended values outlined in Table NA.1 of BS EN 17037:2018.

The Method 2 climate-based approach was selected as it is a far more accurate assessment method compared to Method 1. Climate based daylight modelling (CBDM) is more accurate compared to a calculation based on a single day during the year, i.e. Method 1. The amount of daylight varies throughout the year, primarily due to the sun's position, so it is essential the impact of daylight variance is properly considered. CBDM utilises an annual simulation linking location, shading, climate data (including solar intensity and cloud cover) together with the building properties. This provides a complete overview on how the daylight performance varies throughout the year due to changes in these factors.

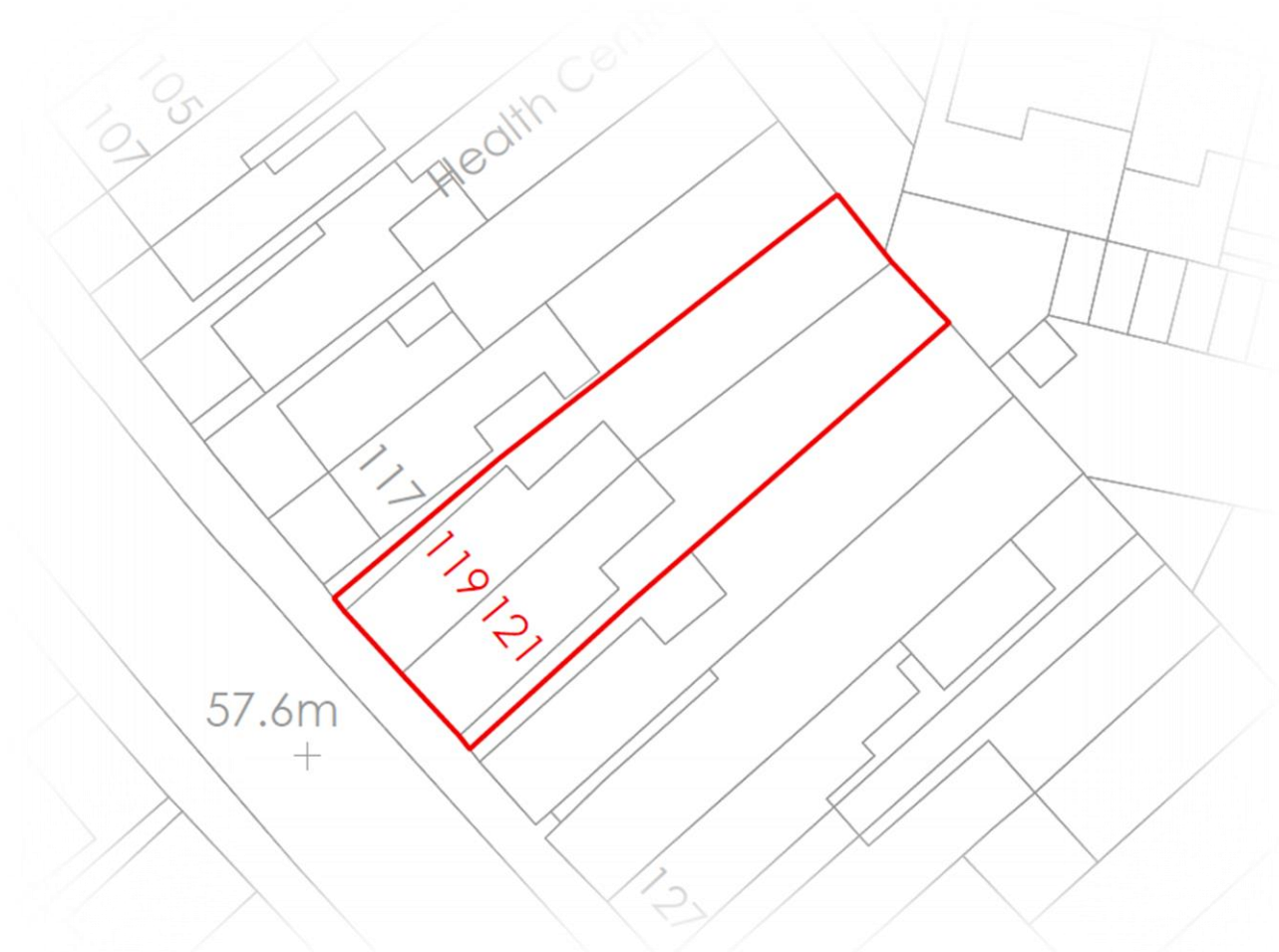
Sunlight Exposure measures the amount of sunlight hours a window may receive on 21st March using specialist software (i.e. IES VE). The assessment is conducted on this date for each opening of a space from a reference point located on the inner surface of the aperture at the center of the opening.

This report has been prepared for planning purposes, and not a Right to Light dispute.

2. Proposed Development

There are proposals for the conversion and extension of an existing building to create 4 x residential units at 119 – 121 East Barnet Road, London, EN4 8RF.

Location Plan



3. Modelling the site

An analysis model is created of all habitable rooms within the proposed development, all relevant surrounding buildings and obstructions are factored into the analysis, calculations are then run to determine the illuminance levels and exposure to sunlight within those rooms.

The outputs of those calculations can be exported numerically. Using the BRE guidance which gives absolute figures for the acceptable levels of daylight illuminance and sunlight hours, we can then establish if the proposal will have the required levels stipulated by BRE guidelines.

It is important to note that not all nearby features have been modelled, only those that will affect the daylighting. In accordance with BRE recommendations, trees have been omitted from the calculations.

The reference document for this analysis, BRE BR 209 and BS EN 17037:2018 British National Annex, provides the methodology for undertaking the calculations as well as benchmark figures for the acceptable daylight and sunlight levels required within a habitable space.

This study has been calculated in accordance with BRE methodology, using the following parameters for each calculation:

- Room assessment grid excluding a perimeter band of 0.3m from the walls
- Working plane at 0.85m from above floor level
- Minimum room grid point of 0.3m
- An CIE overcast sky
- Glass transmission is 0.6 (double glazing with low-emissivity coating)
- Angle of visible sky between 72° and 74°
- Vertical glazing
- Area weighted reflectance of room surfaces at 0.5 for internal walls, 0.7 for ceilings, 0.2 for floors and 0.2 for exterior walls, obstructions and exterior ground

It is also worth noting that these figures assume that internal lighting is available to supplement the available daylight. It is considered that if a room has an illuminance result of 50% or more then it will be sufficiently well lit, even in the absence of electric lighting. It is deemed by the guidance that if the BRE criteria are met, then the occupiers of the dwelling will have sufficient daylight, although it should be noted that these figures are guidelines only.

4. Internal Daylight and Sunlight Results

Internal illuminance and sunlight exposure levels for the habitable rooms serving the proposed development have been calculated in accordance with BRE methodology, using a CIE overcast sky at an illuminance value of 8500 lux. The calculations assume a white ceiling, cream walls and mid-grey carpet or wooden floor.

The BS EN 17037 National Annex provides minimum target illuminances for the following room types in UK dwellings:

Illuminance Targets – Method 2:

| Room Type | Target Illuminance (lux) |
|---|--------------------------|
| Bedroom | 100 |
| Living Room | 150 |
| Kitchen | 200 |
| Combined Kitchen / Living / Dining Room or Studio | 200 |

The above targets should be achieved across at least 50% of the assessment area for at least 50% of the daylight hours.

- Daylight Hours = 4380
- 50% of Daylight Hours = 2190

It is deemed by the guidance that if the above criteria are met, then the occupiers of the dwellings will have sufficient daylight.

Sunlight Exposure

The BS EN 17037 National Annex provides the recommended levels of exposure to sunlight on 21st March:

| Level of recommendation for exposure to sunlight | Sunlight exposure (<i>hours</i>) |
|--|------------------------------------|
| Minimum | 1,5 h |
| Medium | 3,0 h |
| High | 4,0 h |

When applying the recommendation to a whole dwelling, the proposal is that at least one habitable room in the dwelling should meet the above criteria.

The criteria applies to rooms of all orientations (even though north facing rooms are unlikely to meet this criteria).

The amount of sunlight can be added together for rooms with windows on difference facades.

Daylight Illuminance Results Summary (Numerical Results can be found in Appendix B)

The results show that all habitable rooms within the proposed development meet the required lux levels. All bedrooms experience 100 lux for over 50% of the room assessment area for at least 50% of the available daylight hours and all kitchen / living rooms experience 200 lux for over 50% of the room assessment area for at least 50% of the available daylight hours. Therefore, all habitable rooms satisfy the required criteria in accordance with BRE Guidelines, and the new standards as stipulated within BS EN 17037:2018 British Annex.

The numerical results for the daylight analysis (Spatial Daylight Autonomy – 'sDA) can be found in Appendix B.

Sunlight Exposure Results Summary (Numerical Results can be found in Appendix C)

The results show that all apartments experience in excess of 1,5 hours of sunlight exposure on 21st March and therefore satisfy BRE Guidelines. As previously stated, only one habitable room within each dwelling is required to meet this criterion in order to meet BRE Guidelines and satisfy the criteria set out in BS EN 17037:2018 British Annex.

The numerical results for the sunlight exposure analysis can be found in Appendix C.

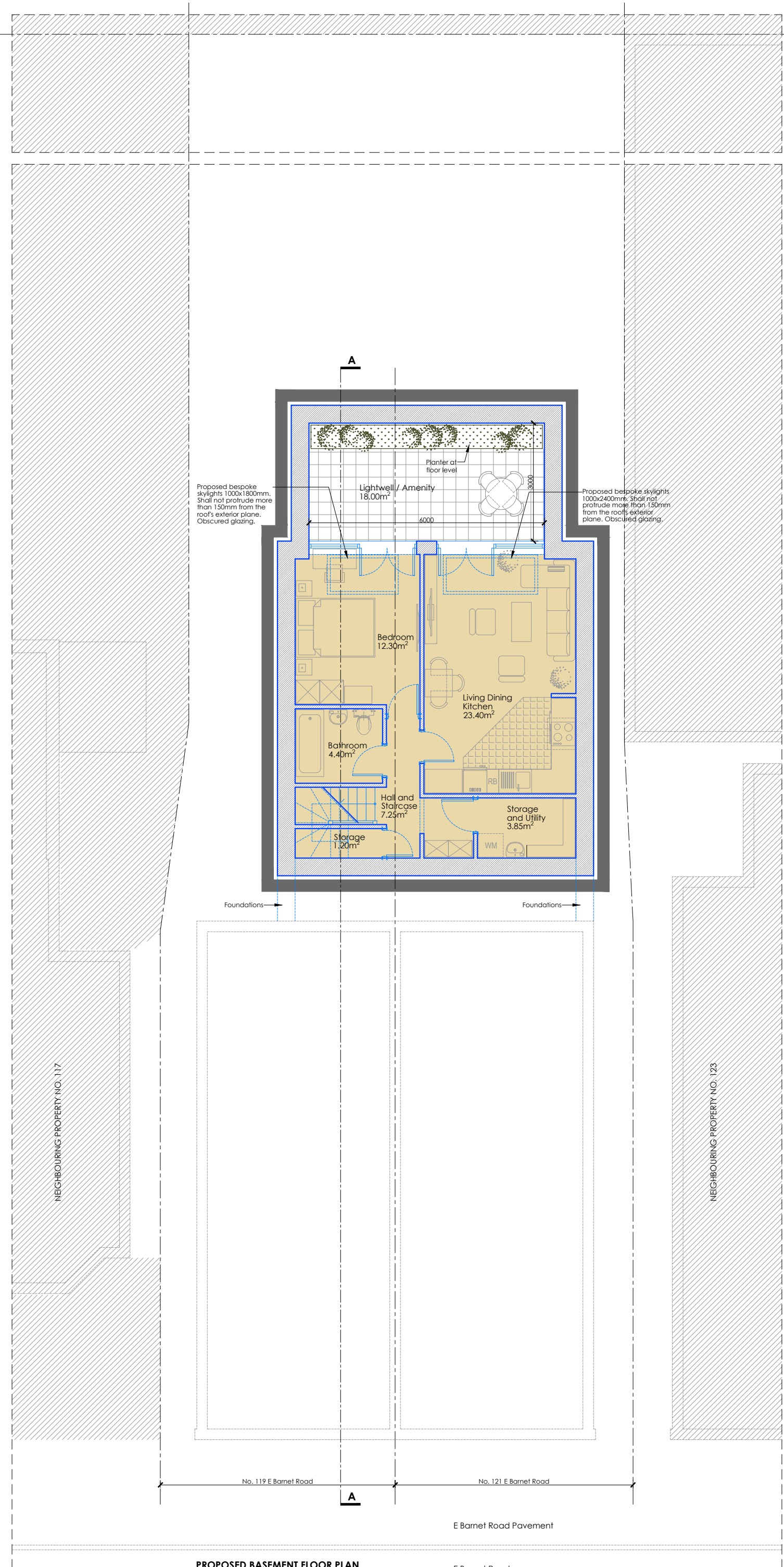
5. Conclusion

Using industry standard methodology, we have made numerical analyses to calculate the recommended levels of daylight for the rooms detailed above. The main criteria used in this analysis to show compliance is the Illuminance Calculation and Sunlight Exposure Calculation in accordance with BRE Guidance, BS EN 17037:2018 British Annex.

The results show that all habitable rooms tested meet and are in excess of the minimum requirements in accordance with BRE Guidelines and are therefore, from a planning perspective, considered acceptable.

Appendices

Appendix A: Proposed Plans



WALLS / CEILINGS LEGEND:

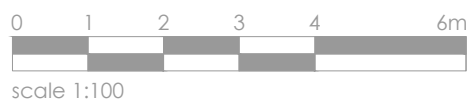
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- PROPOSED WALLS / CEILINGS
- WALLS / CEILINGS TO BE DEMOLISHED

LINES / HATCHES LEGEND:

- DEMOLISHING INTERVENTIONS
- PROPOSED INTERVENTIONS
- NEIGHBOURING PROPERTIES
- AREAS WHICH ARE NOT PART OF THE CURRENT PLANNING APPLICATION

PROPOSED FLATS LEGEND:

- FLAT 1 - GIA = 59.95 m²
ONE BEDROOM FLAT - 2 PERSONS
- FLAT 2 - GIA = 37.95 m²
ONE BEDROOM FLAT - 1 PERSON
- FLAT 3 - GIA = 67.90 m²
ONE BEDROOM FLAT - 2 PERSONS
- FLAT 4 - GIA = 67.55 m²
ONE BEDROOM FLAT - 2 PERSONS



Rev: Date: Description:



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tel:
07851442165

Client:

Project No: 007-2023 Site Address: 119-121 E Barnet Road EN4 8RF

Project Stage:

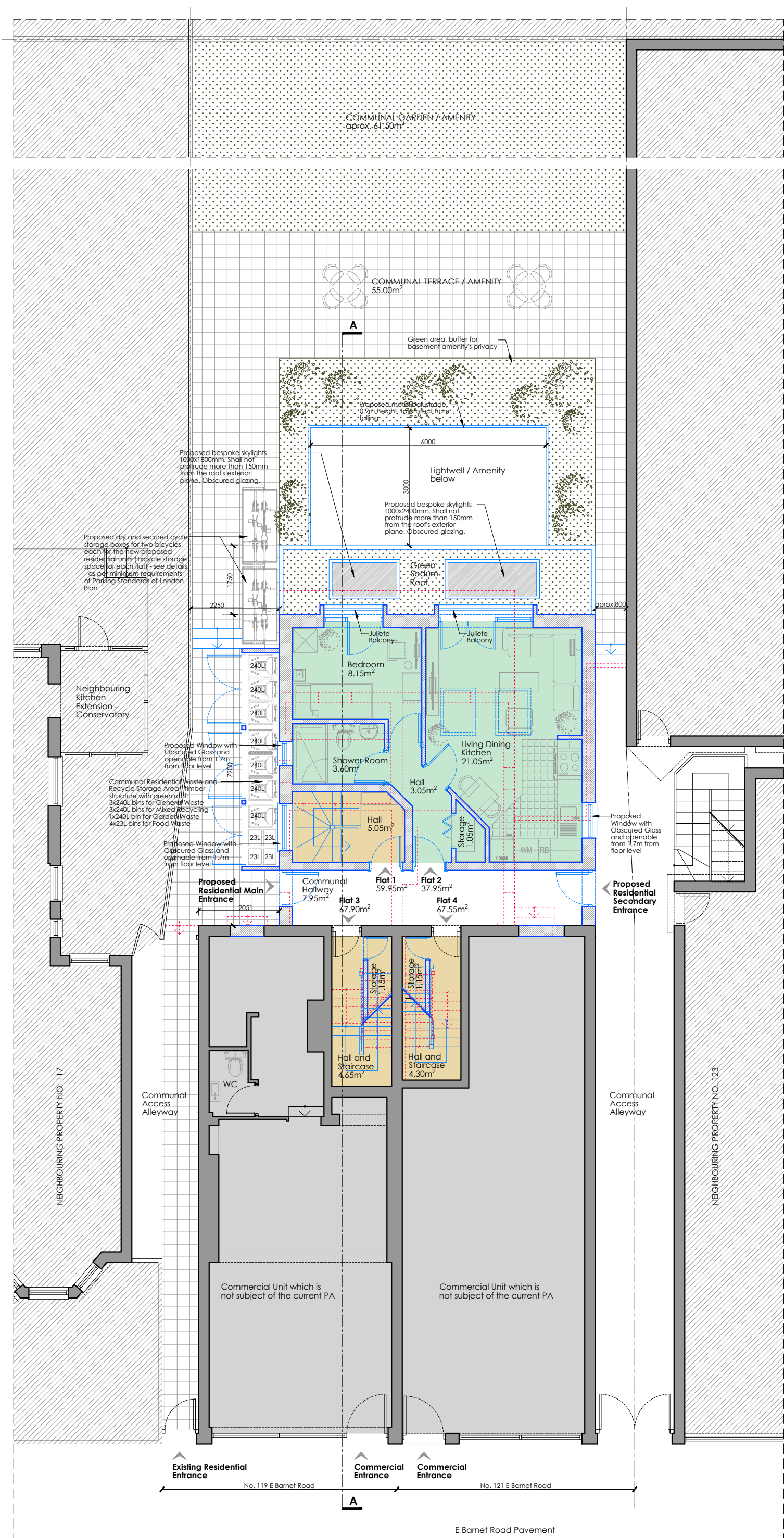
PLANNING

| | |
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| Drawing No: EBR-PA-P01 | Revision: - |
| Drawing Title: Proposed Basement Floor Plan | Status: planning |
| Scale: 1:100 @ A3 | Date: 20.01.2024 |
| Drawn by: VC | Checked by: VC |

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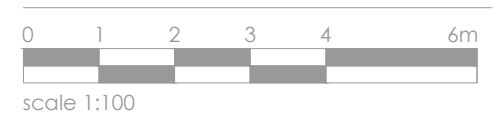
PROPOSED BASEMENT FLOOR PLAN
scale 1:100
GIA: 52.75m²


E Barnet Road



- WALLS / CEILINGS LEGEND:**
- EXISTING WALLS / CEILINGS
 - PROPOSED WALLS / CEILINGS
 - WALLS / CEILINGS TO BE DEMOLISHED
- LINES / HATCHES LEGEND:**
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ONE BEDROOM FLAT - 2 PERSONS
 - FLAT 4 - GIA = 67.55 m²
ONE BEDROOM FLAT - 2 PERSONS






| Rev: | Date: | Description: |
|---|-------------------------------|--|
|  | | |
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| Client: - | | |
| Project No: | Site Address: | |
| 007-2023 | 119-121 E Barnet Road EN4 8RF | |
| Project Stage: PLANNING | | |
| Drawing No: | Revision: | |
| EBR-PA-P02 | - | |
| Drawing Title: | Status: | |
| Proposed Ground Floor Plan | planning | |
| Scale: | 1:100 @ A3 | Date: 20.01.2024 |
| Drawn by: | VC | Checked by: VC |

PROPOSED GROUND FLOOR PLAN
scale 1:100
GIA: 177.45m²





E Barnet Road

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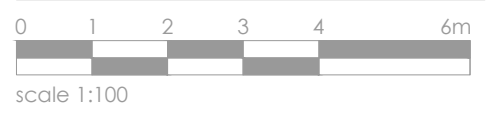
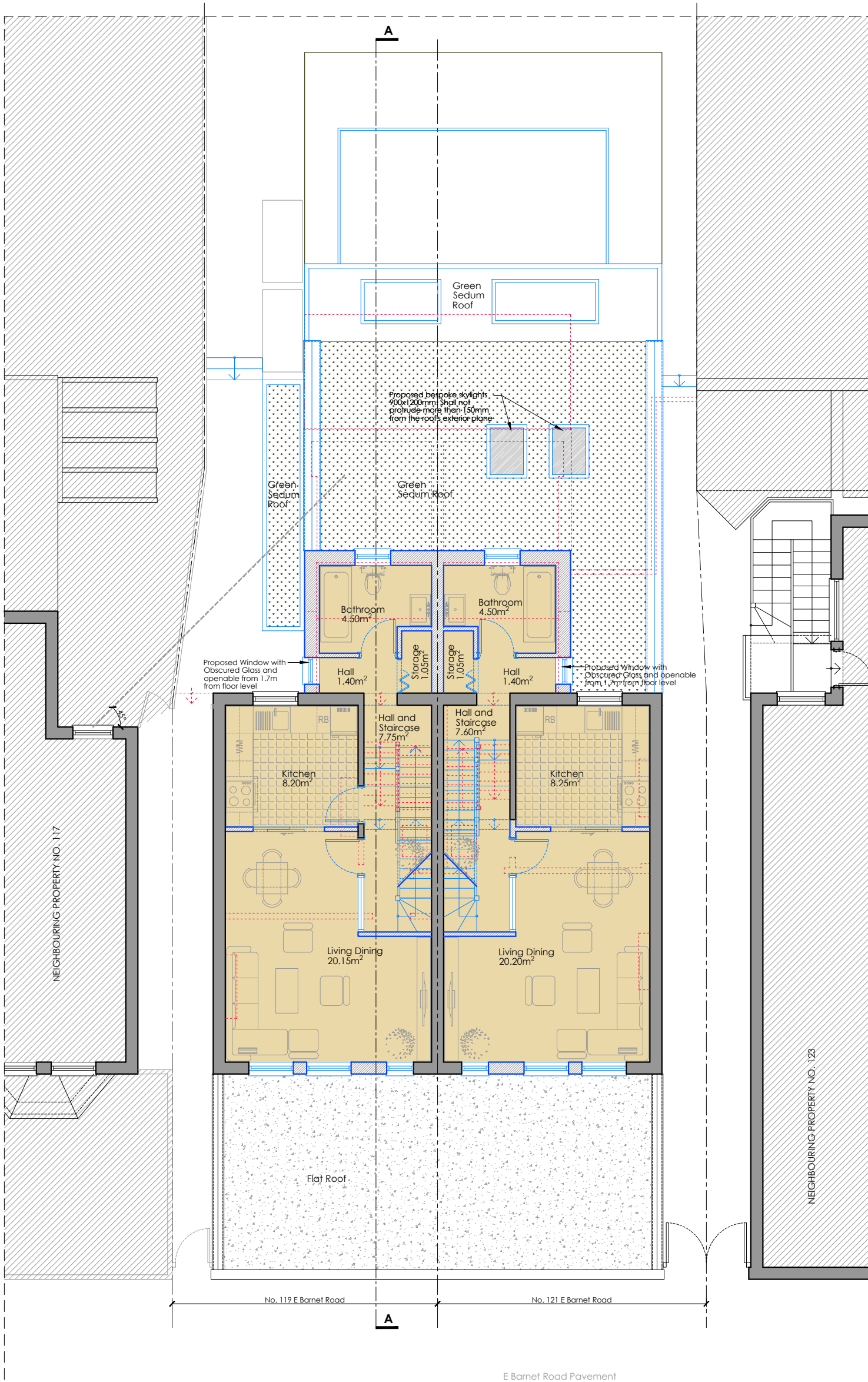
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-  PROPOSED WALLS / CEILINGS
-  WALLS / CEILINGS TO BE DEMOLISHED

LINES / HATCHES LEGEND:

-  DEMOLISHING INTERVENTIONS
-  PROPOSED INTERVENTIONS
-  NEIGHBOURING PROPERTIES
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PROPOSED FLATS LEGEND:

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ONE BEDROOM FLAT - 2 PERSONS
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ONE BEDROOM FLAT - 1 PERSON
-  FLAT 3 - GIA = 67.90 m²
ONE BEDROOM FLAT - 2 PERSONS
-  FLAT 4 - GIA = 67.55 m²
ONE BEDROOM FLAT - 2 PERSONS



Rev: Date: Description:

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tel: 07851442165

Client: -

Project No: **007-2023** Site Address: **119-121 E Barnet Road EN4 8RF**

Project Stage: **PLANNING**

| | |
|--|----------------------------|
| Drawing No: EBR-PA-P03 | Revision: - |
| Drawing Title: Proposed First Floor Plan | Status: planning |
| Scale: 1:100 @ A3 | Date: 20.01.2024 |
| Drawn by: VC | Checked by: VC |

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PROPOSED FIRST FLOOR PLAN
 scale 1:100
 GIA: 93.20m²

E Barnet Road

WALLS / CEILINGS LEGEND:

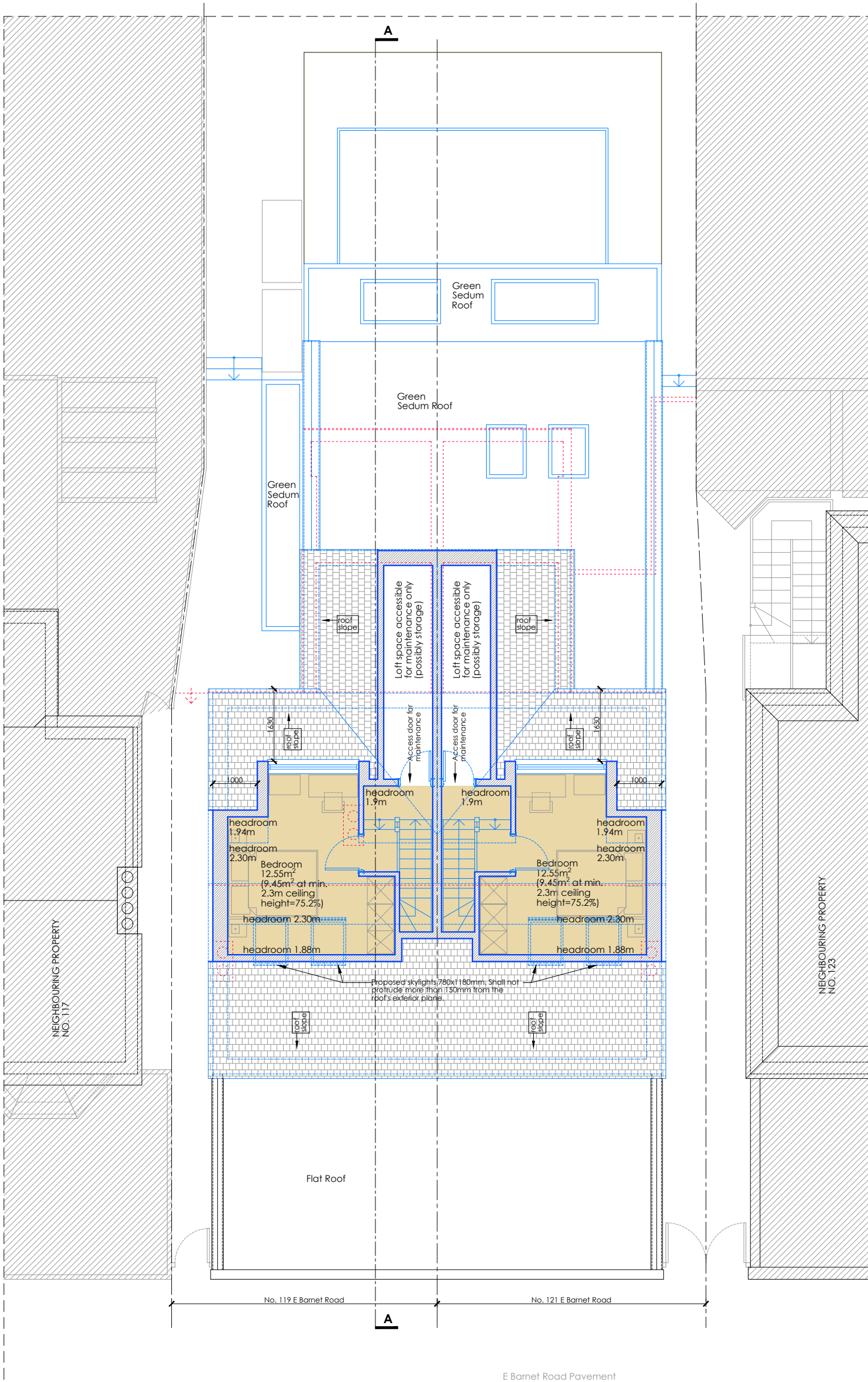
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- FLAT 3 - GIA = 67.90 m²
ONE BEDROOM FLAT - 2 PERSONS
- FLAT 4 - GIA = 67.55 m²
ONE BEDROOM FLAT - 2 PERSONS



PROPOSED LOFT FLOOR PLAN
scale 1:100
GIA: 34.60m²

E Barnet Road



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Client:

Project No: 007-2023 Site Address: 119-121 E Barnet Road EN4 8RF

Project Stage:

PLANNING

| | |
|---|----------------------------|
| Drawing No: EBR-PA-P04 | Revision: - |
| Drawing Title: Proposed Loft Floor Plan | Status: planning |
| Scale: 1:100 @ A3 | Date: 20.01.2024 |
| Drawn by: VC | Checked by: VC |

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WALLS / CEILINGS LEGEND:

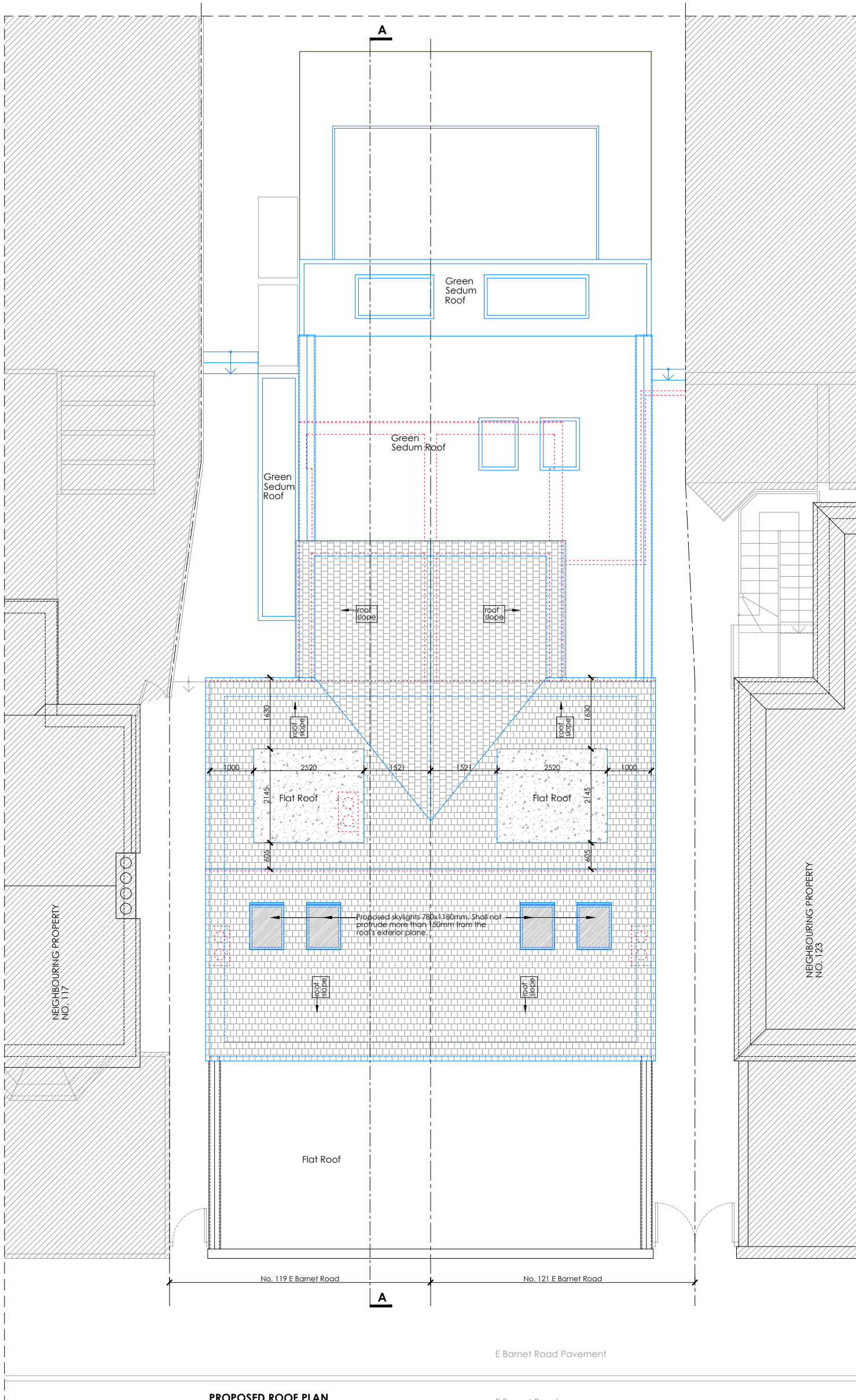
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Project No: 007-2023 Site Address: 119-121 E Barnet Road EN4 8RF

Project Stage:

PLANNING

| | |
|--------------------------------------|---------------------|
| Drawing No: EBR-PA-P05 | Revision: - |
| Drawing Title: Proposed Roof Plan | Status: planning |
| Scale: 1:100 @ A3 | Date: 20.01.2024 |
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PROPOSED ROOF PLAN
scale 1:100

E Barnet Road

WALLS / CEILINGS LEGEND:

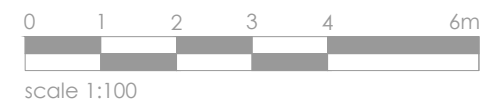
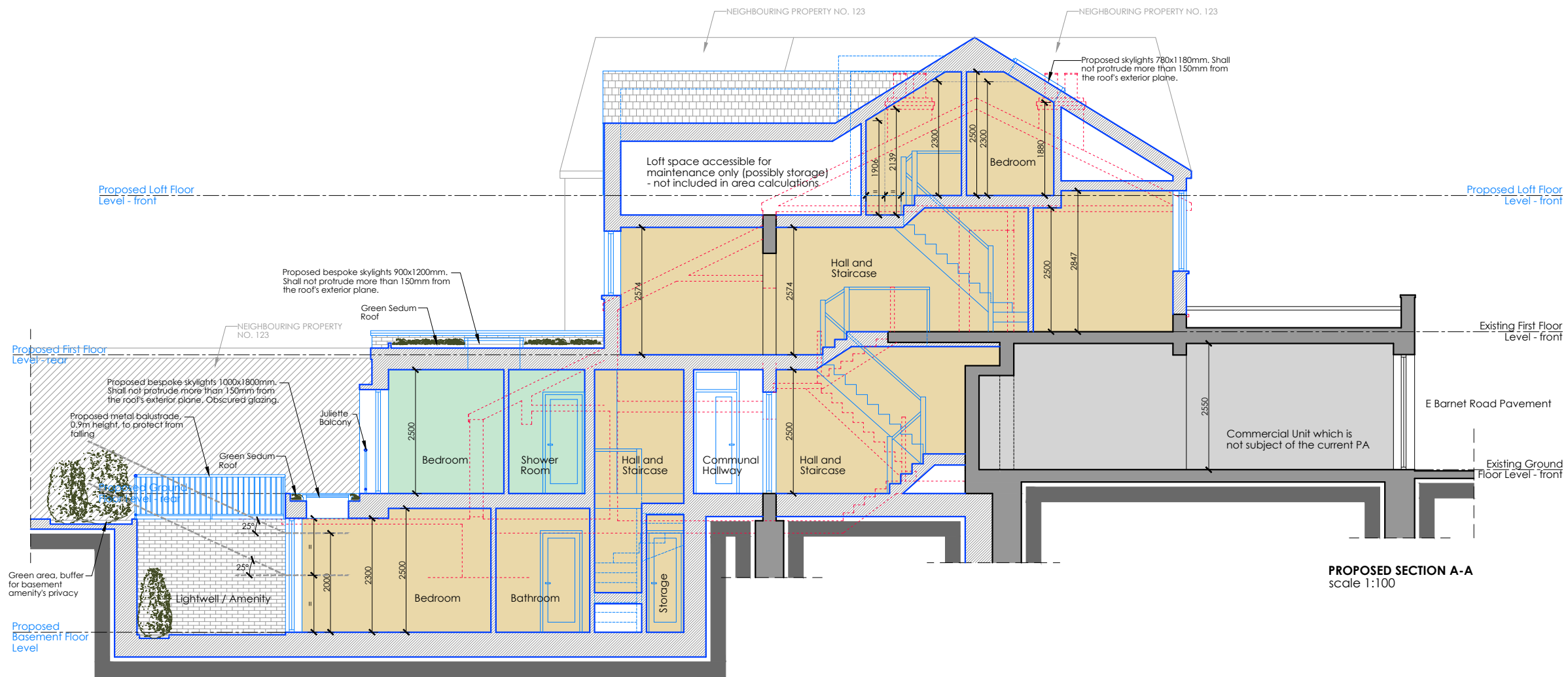
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ONE BEDROOM FLAT - 2 PERSONS



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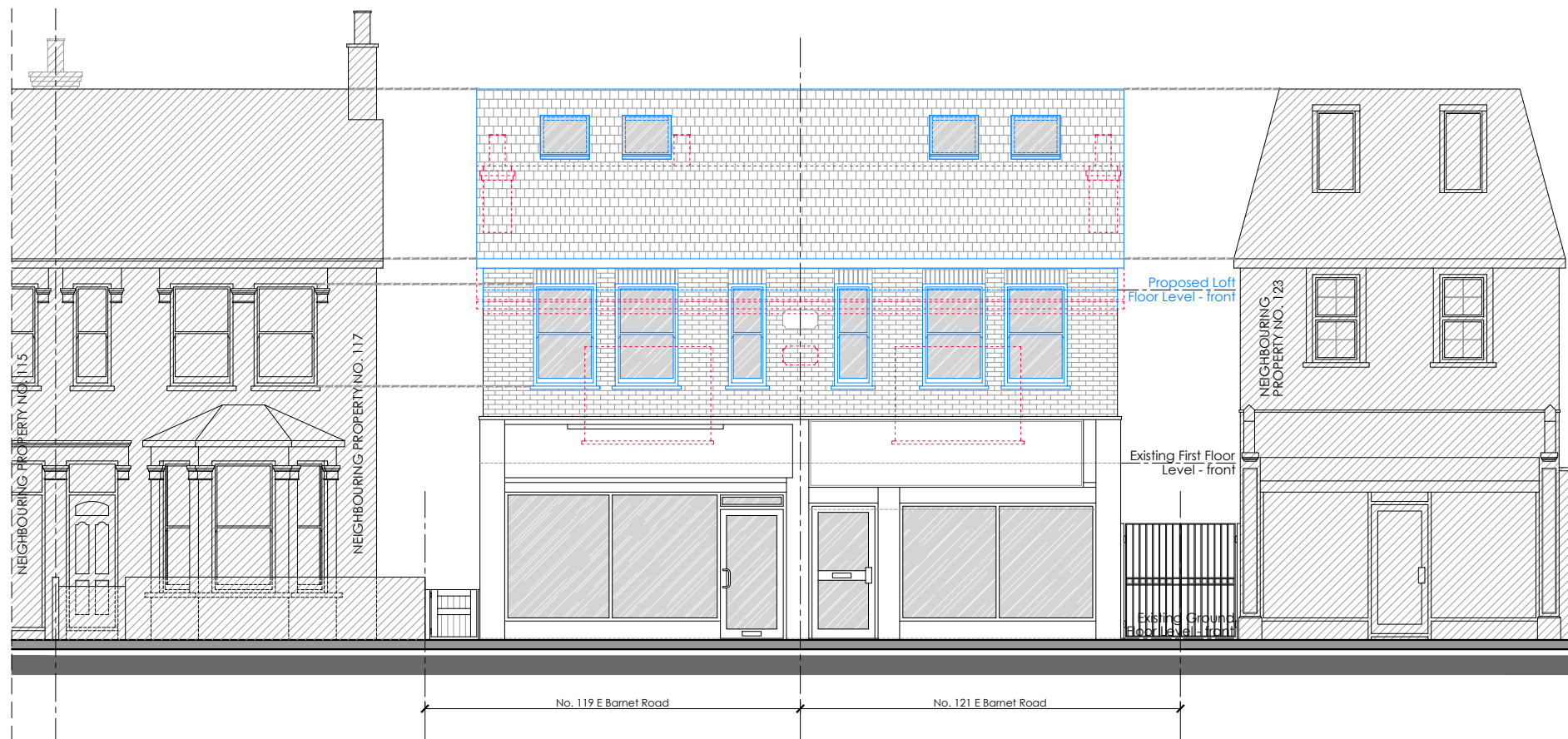
Client: -

Project No: **007-2023** Site Address: **119-121 E Barnet Road EN4 8RF**

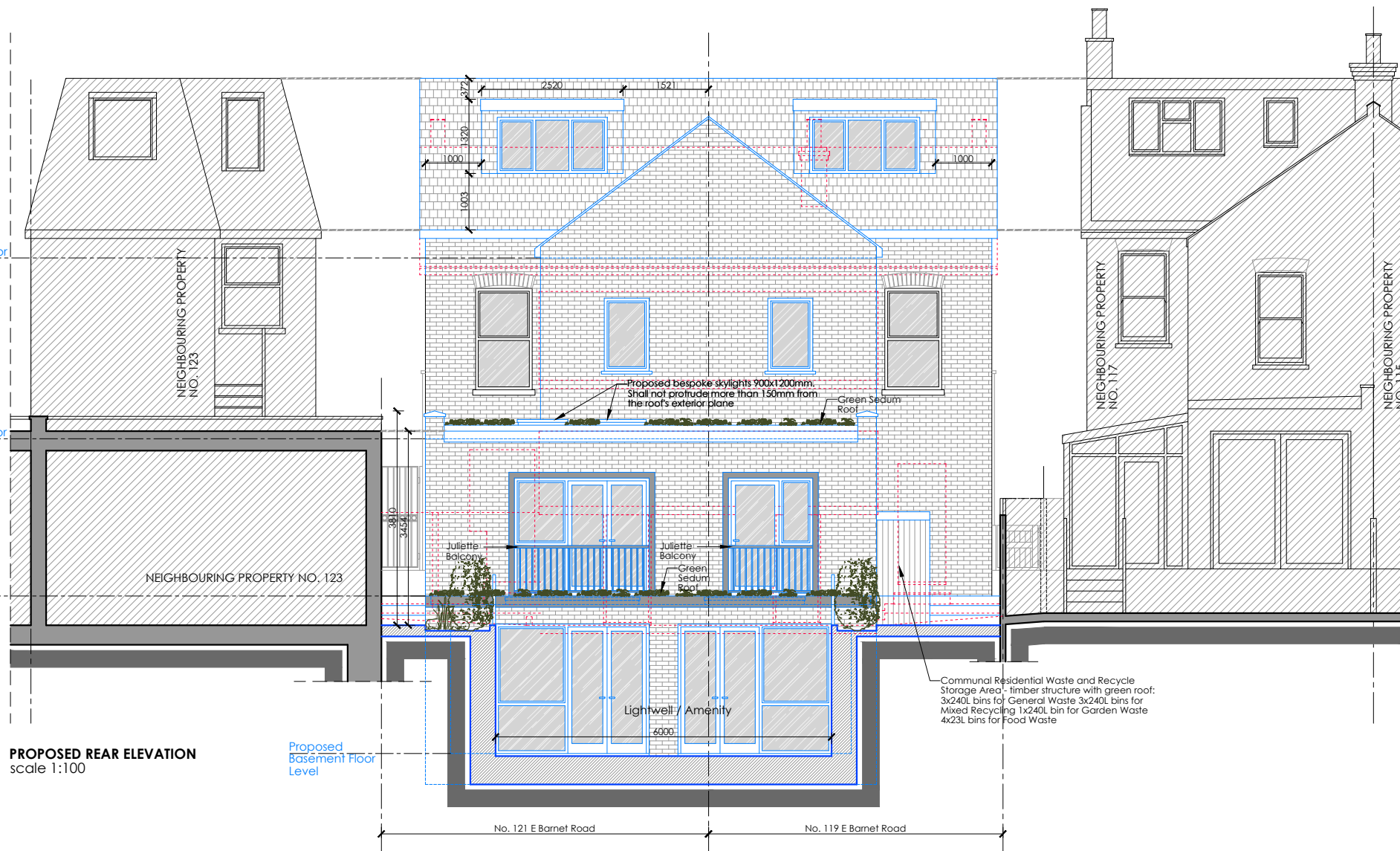
Project Stage: **PLANNING**

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| Scale: 1:100 @ A3 | Date: 20.01.2024 |
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PROPOSED FRONT ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
scale 1:100

WALLS / CEILINGS LEGEND:

- EXISTING WALLS / CEILINGS
- PROPOSED WALLS / CEILINGS
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ONE BEDROOM FLAT - 2 PERSONS
- FLAT 4 - GIA = 67.55 m²
ONE BEDROOM FLAT - 2 PERSONS



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Client:

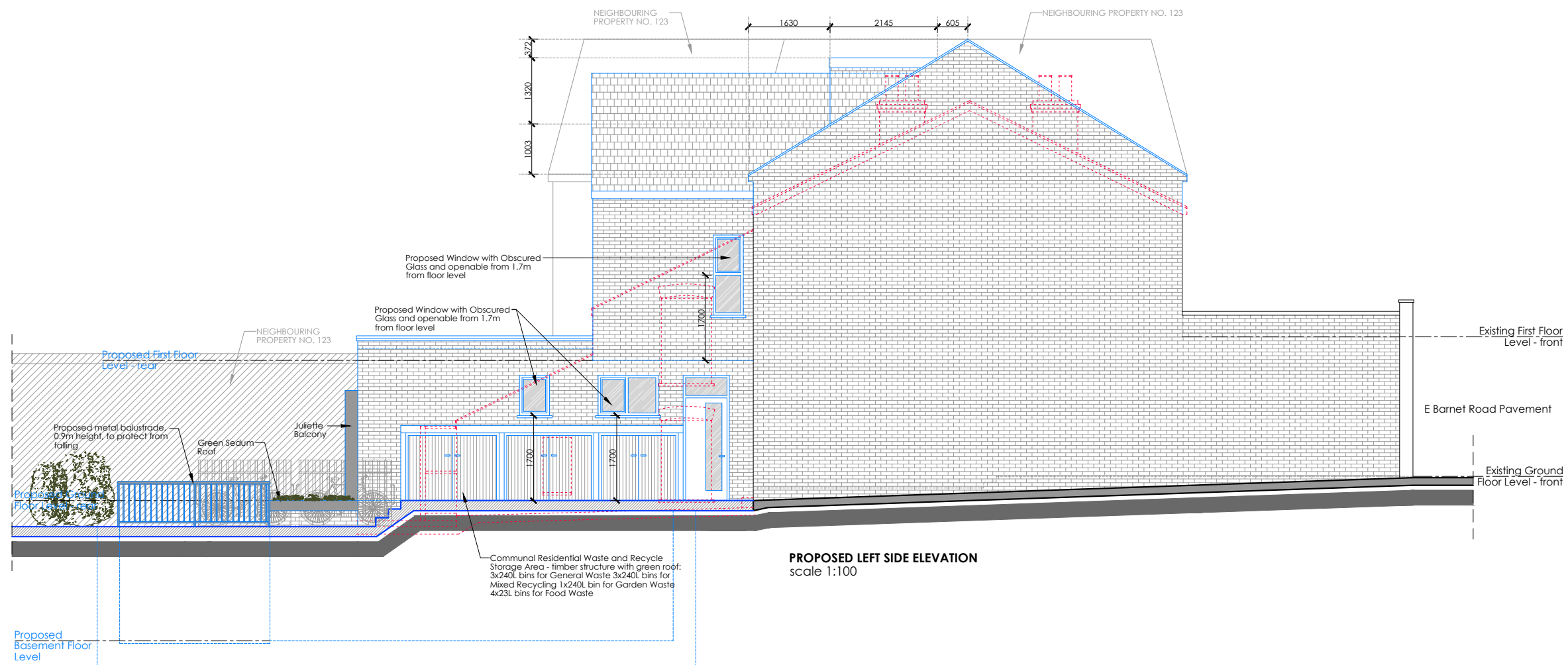
Project No: 007-2023 Site Address: 119-121 E Barnet Road EN4 8RF

Project Stage:

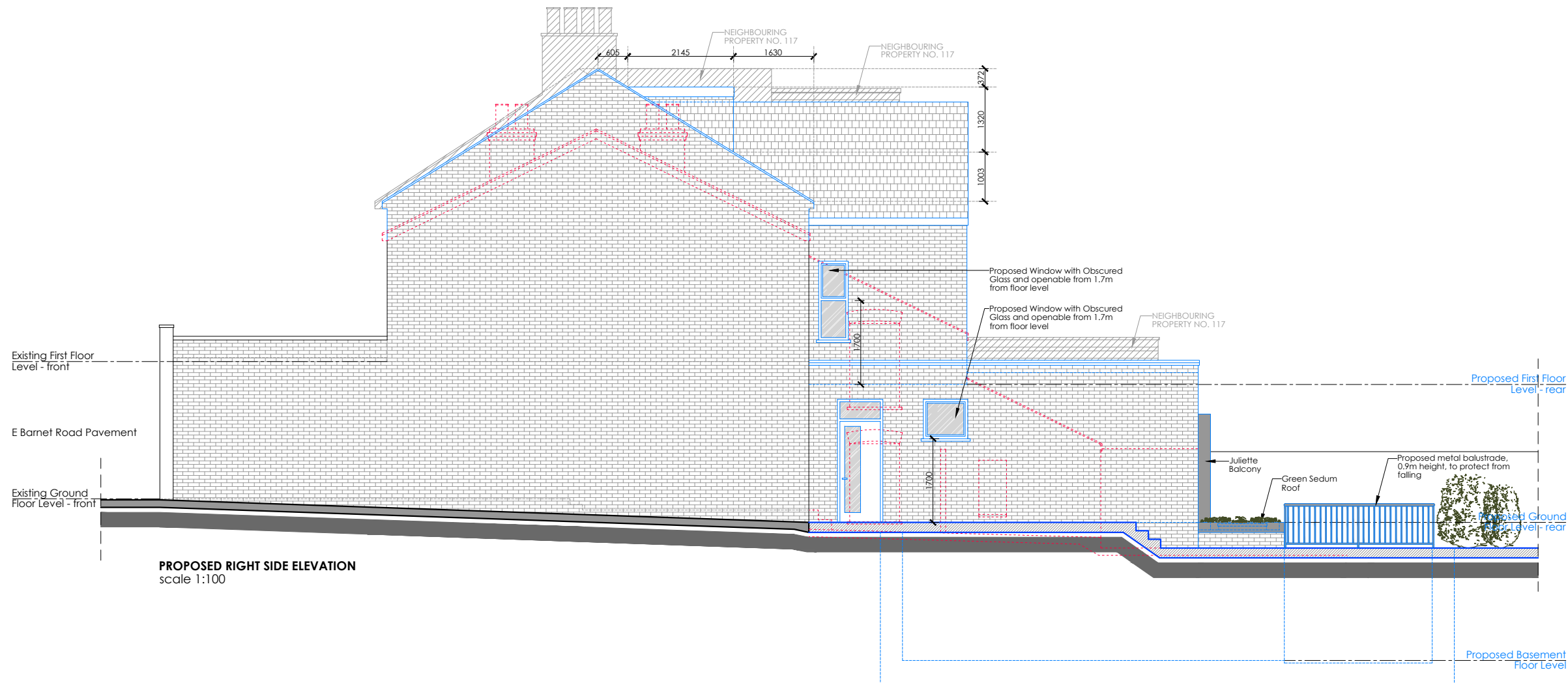
PLANNING

| | |
|---|----------------------------|
| Drawing No: EBR-PA-P07 | Revision: - |
| Drawing Title: Proposed Front and Rear Elevations | Status: planning |
| Scale: 1:100 @ A3 | Date: 20.01.2024 |
| Drawn by: VC | Checked by: VC |

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PROPOSED LEFT SIDE ELEVATION
scale 1:100



PROPOSED RIGHT SIDE ELEVATION
scale 1:100

WALLS / CEILINGS LEGEND:

- EXISTING WALLS / CEILINGS
- PROPOSED WALLS / CEILINGS
- WALLS / CEILINGS TO BE DEMOLISHED

LINES / HATCHES LEGEND:

- DEMOLISHING INTERVENTIONS
- PROPOSED INTERVENTIONS
- NEIGHBOURING PROPERTIES
- AREAS WHICH ARE NOT PART OF THE CURRENT PLANNING APPLICATION

PROPOSED FLATS LEGEND:

- FLAT 1 - GIA = 59.95 m²
ONE BEDROOM FLAT - 2 PERSONS
- FLAT 2 - GIA = 37.95 m²
ONE BEDROOM FLAT - 1 PERSON
- FLAT 3 - GIA = 67.90 m²
ONE BEDROOM FLAT - 2 PERSONS
- FLAT 4 - GIA = 67.55 m²
ONE BEDROOM FLAT - 2 PERSONS



scale 1:100

Rev: Date: Description:

73 Architecture
address: 162 Essex Road, Flat 1, London, E10 6BT
email: 703architecture@gmail.com
tel: 07851442165

Client:

Project No: **007-2023** Site Address: **119-121 E Barnet Road EN4 8RF**

Project Stage:

PLANNING

| | |
|---|----------------------------|
| Drawing No: EBR-PA-P08 | Revision: - |
| Drawing Title: Proposed Left Side and Right Side Elevations | Status: planning |
| Scale: 1:100 @ A3 | Date: 20.01.2024 |
| Drawn by: VC | Checked by: VC |

This drawing is the property of Vladuta Chirila (703 Architecture). This drawing is not for construction. Drawing measurements shall not be obtained by scaling. All dimensions to be verified prior to construction or product manufacture. Any discrepancies to be reported immediately to the Architect. This drawing shall be read in conjunction with associated models, specifications and related consultants documents.

Appendix B: Daylight Analysis (Spatial Daylight Autonomy – sDA) Numerical Results

Project Name: No.119 - No.121 East Barnet Street, London, EN4 8RF
 Project No: S11552 - Rev1
 Report Title: SDA - BS EN 17037 - Proposed Scheme
 Date of Analysis: 05.02.2024

| | | | | | | Criteria | | | | |
|-----------|--------|---------------------|---------------|----------------|---------------------------|----------|-------------------------|-------------------------|----------------|----------------|
| Floor Ref | Unit | Room | Property Type | Room Area (m2) | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| Basement | Flat 1 | Kitchen/Living Room | Residential | 23.4 | 75.00% | 200 | 50% | 50% | 4380 | Yes |
| | | Bedroom | Residential | 12.85 | 100.00% | 100 | 50% | 50% | 4380 | Yes |

| | | | | | | Criteria | | | | |
|--------------|--------|---------------------|---------------|----------------|---------------------------|----------|-------------------------|-------------------------|----------------|----------------|
| Floor Ref | Unit | Room | Property Type | Room Area (m2) | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| Ground Floor | Flat 2 | Kitchen/Living Room | Residential | 21.05 | 96.00% | 200 | 50% | 50% | 4380 | Yes |
| | | Bedroom | Residential | 8.15 | 100.00% | 100 | 50% | 50% | 4380 | Yes |

| | | | | | | Criteria | | | | |
|-------------|--------|-----------------------|---------------|----------------|---------------------------|----------|-------------------------|-------------------------|----------------|----------------|
| Floor Ref | Unit | Room | Property Type | Room Area (m2) | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| First Floor | Flat 3 | Kitchen / Living Room | Residential | 28.35 | 97.00% | 200 | 50% | 50% | 4380 | Yes |
| | Flat 4 | Kitchen / Living Room | Residential | 28.45 | 97.00% | 200 | 50% | 50% | 4380 | Yes |

| | | | | | | Criteria | | | | |
|--------------|--------|---------|---------------|----------------|---------------------------|----------|-------------------------|-------------------------|----------------|----------------|
| Floor Ref | Unit | Room | Property Type | Room Area (m2) | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| Second Floor | Flat 3 | Bedroom | Residential | 12.55 | 100.00% | 100 | 50% | 50% | 4380 | Yes |
| | Flat 4 | Bedroom | Residential | 12.55 | 100.00% | 100 | 50% | 50% | 4380 | Yes |

Appendix C: Sunlight Exposure Numerical Results

Project Name: No.119 - No.121 East Barnet Street, London, EN4 8RF
 Project No: S11552 - Rev1
 Report Title: Sunlight Exposure - BS EN 17037 - Proposed Scheme
 Date of Analysis: 05.02.2024

| Dwelling Ref | Room | Property Type | Proposed Sunlight Exposure Hours | Rating | Dwelling Compliance (At least 1 room per dwelling has over 1.5 hours Sunlight Exposure) |
|--------------|-----------------------|---------------|----------------------------------|---------|---|
| Flat 1 | Kitchen/Living Room | Residential | 6.90 | High | Yes |
| | Bedroom | Residential | 7.70 | High | |
| Flat 2 | Kitchen / Living Room | Residential | 7.40 | High | Yes |
| | Bedroom | Residential | 2.30 | Minimum | |
| Flat 3 | Kitchen / Living Room | Residential | 8.20 | High | Yes |
| | Bedroom | Residential | 5.60 | High | |
| Flat 4 | Kitchen / Living Room | Residential | 7.00 | High | Yes |
| | Bedroom | Residential | 9.40 | High | |