Internal Daylight Adequacy Report

Nicholsons House
Nicholsons Walk
Maidenhead
SL6 1LD

Title

Internal Daylight Adequacy Report

Address

Nicholsons House
Maidenhead
SL6 1LD

Client

Aegon UK Property Fund Limited

Date of inspection

21 June 2024

Prepared by

Tuffin Ferraby Taylor
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London EC1N 2LE

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Report Preface

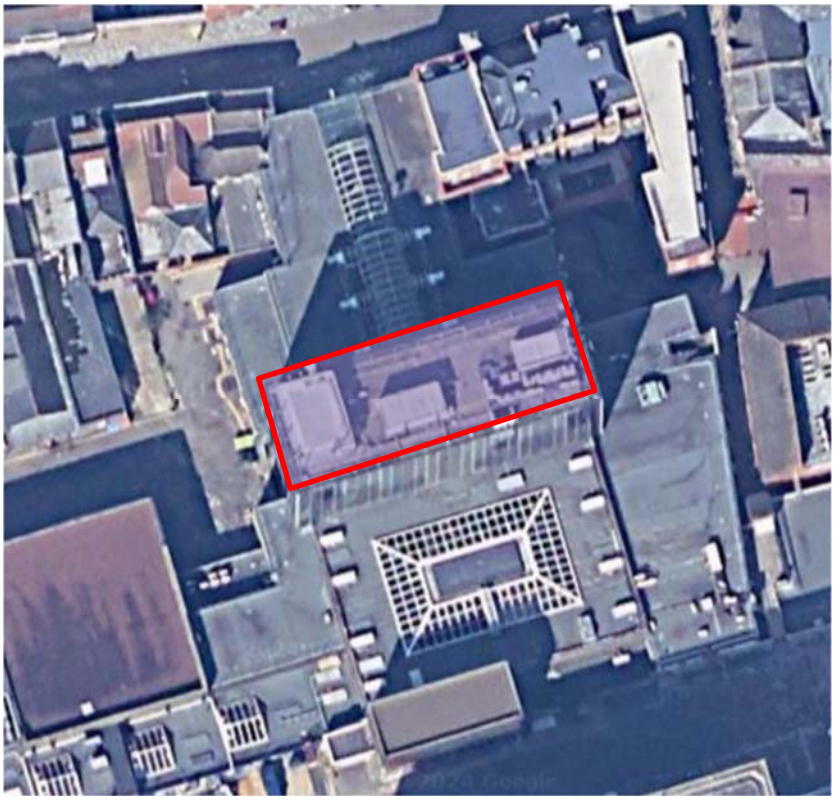


Figure 1: Location Aerial Photograph (Google Earth 2024)

Issue/Revision	**01**	**Date of issue**	**21 June 2024**
Report Production	**Richard Nosworthy BSc (Hons)**		

Contents

1.0 Introduction

TFT Consultants have been appointed by Aegon UK Property Fund Limited to undertake a full technical review of the daylight adequacy to the proposed residential conversation of Nicholsons House, Maidenhead.

These assessments have been undertaken to demonstrate that adequate natural light will be achieved in accordance with Class MA of the Town and Country Planning (General Permitted Development) Order, in relation to conversion from commercial office space to residential dwellings.

The study has been undertaken by reference to the 2D drawings provided by Studio RBA and using our specialist computer software to simulate the internal natural light levels.

2.0 Planning Policy and Guidance

The technical assessment has been undertaken in accordance with the Building Research Establishment (BRE) *Guidelines 'Site Layout Planning for Daylight and Sunlight: a guide to good practice'* 2022, which adopts the methodology outlined in in accordance with BS EN 17037: 2018 - National Annexe NA.

"*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*."

Guidance and policy context is important in establishing acceptable levels of Daylight amenity. National policy seeks to ensure that the planning system encourages more efficient use of land and promotes a flexible approach when applying guidance to avoid inhibiting these objectives, which includes specific reference to Daylight. The guidelines should not be considered as a matter of planning policy, but instead with an appropriate degree of flexibility in relation to Daylight within new dwellings.

The summary section of the BRE Guidelines state that they are '*purely advisory and that the numerical target values within it may be varied to meet the need of the development and its location'*. For example, the numerical targets are based on traditional low density suburban housing, therefore it is often considered appropriate to apply more flexible targets when dealing with modern dwelling configurations in an urban environment. It should also be considered that whilst many buildings are appropriate for conversion, permitted development rights bring with them inherent constraints, such as fixed window positions, internal structural configurations, and orientation. Therefore, the determination of what is deemed 'adequate natural light' requires professional judgement and a degree of flexibility.

Although the British Standard Code of Practice for Daylighting and BRE Guidelines are used to help test the provision of daylight, the primary legislation of the General Permitted Development Order (GDPO) does not set a specific target. Furthermore, the GPDO does not explicitly state that proposals must comply with the BRE Guidelines.

The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2024

General Class MA Conversion from commercial use (Class E) to residential (Class C3). Prior approval from the Local Planning Authority will be required to exercise the rights and can consider the following matters:

"Provision of adequate natural light to all habitable rooms"

National Planning Policy Framework: December 2023

The National Planning Policy Framework (NPPF) amended in December 2023, sets out the Government's planning policies and how these are expected to be applied. It provides a framework that can be used by councils to produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Section 4 of the NPPF relates to Decision-making setting out the principle to consider when determining applications. Paragraph 38 states that *"Local planning authorities should approach decisions on proposed development in a positive and creative way".*

Paragraph 129 (c) mentions daylight and sunlight stating that local planning authorities "*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)."*

3.0 Daylight Methodology

Daylight Potential to Proposed Habitable Rooms

The Building Research Establishment (BRE) *Guidelines 'Site Layout Planning for Daylight and Sunlight: a guide to good practice'* 2022, is the document referred to by most local authorities. The BRE Guide gives advice on site layout planning to achieve good daylight and sunlight, within buildings and in the open spaces between them. The BRE 2022 document refers to the British Standard BS EN 17037:2018 in relation to daylight and sunlight within new dwellings. The BRE 2022 and BS-EN 2018 both supersede the BRE 2011, and the BS 8206-2:2008 documents, respectively.

For the avoidance of doubt, he BRE 2011 and the BS 8206-2:2008 assessments, namely Vertical Sky Component (VSC), No Skyline (NSL), Average Daylight Factor (ADF) for daylight and Annual Probable Sunlight Hours (APSH) for sunlight are not applicable in relation to the adequacy of light for new dwellings. These have been superseded by the Spatial Daylight Autonomy (SDA) for daylight and Annual Sunlight Exposure (SE) in the accordance with the BRE guidelines (2022) and BS EN 17037.

Daylight Principles: BS EN 17037:2018

BS EN 17037:2018 contains National Annex *"NA"* section, which provides further recommendations and data for daylight provision in the UK and Channel Islands specifically. NA.1 Introductions states *"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."*

Daylight makes the main contribution towards the lighting needs of any type of building but is particularly important in residential buildings. The evaluation of daylight provision should take into account the availability of daylight at the site (climate and location) in addition to the properties of the space (external obstructions, glazing and reflectance of surfaces in the room). The BS EN 17037:2018 and the UK National Annex seek to improve upon previous assessment methods and make the quantification of daylight provision more accurate and robust. The National Annex provides corresponding climatic data for various UK locations, so that users may identify daylight provision based on localized data. This localised climate data can be found by reference to sections NA.1 to NA.8 of the National Annex.

There are two methods set out by the BS EN 17037:2018, by which daylight provision may be assessed. Method 1 involves calculating the individual daylight factors (DF) on the reference plane. Method 2 involves calculating the illuminance levels (IL or Lux) on the reference plane and uses climatic data and an adequate time step to inform this second method.

For either method, section NA.2 sets out that *"Even if a predominantly daylit 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."* The document makes clear that the reference plane (also referred to by the BRE as the *working plane*) should typically be 0.85m above the floor level, unless otherwise specified. Different room uses have different target daylighting values, but for Method 2 the illuminance values recommended to be achieved are:

Room Type	Target % Area of Reference Plane	Target % Available Daylight Hours	Target Illuminance (LUX) Value
Bedroom	50%	50%	100
Living Room	50%	50%	150
Kitchen	50%	50%	200

Table 1 – Values of target illuminance for room types in London (UK) dwellings

The BRE guidelines confirm that only one of the two daylight methods require consideration and submission, at the discretion of the assessor. Since adoption of the current guidelines, SDA (Method 2) has consistently been the preferred method for submission and has been considered acceptable by Local Planning Authorities.

However, the BRE Guidelines state that in relation to Specific recommendations for daylight provision in UK dwellings. *Appendix C:Interior daylighting* recommendations, paragraph C17 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. The kitchen space would still need to be included in the assessment area (Figures C4 and C5)."*** Therefore, an alternative value of 150 Lux can be applied to Living/Kitchen/Dining rooms, considering the primary Living Room use rather than the secondary Kitchen use. This is similar to the accepted approach in relation to now superseded Average Daylight Factor (ADF) assessment, where 1.5% ADF was applied within high density inner-city locations, rather than 2% ADF.

To calculate the climate-based Illuminance Levels (IL) the data and reflectance values have been applied, and those inform the calculation assumptions which are specified in the following sections of this report.

Internal

- A working plane of 850mm;
- Glazing transmission 0.68% clear clean double glazed;
- Maintenance factor 0.8;
- Glazing bar factor 0.9;
- Wall reflectance 0.81% pale cream paint;
- Floor reflectance 0.4% wood light veneer; and
- Ceiling reflectance 0.85% white paint.

External

- Surrounding buildings - 0.3% (Brick);

4.0 Source Information

The assessment has been undertaken using the following information:

- Surrounding Context: Ordnance Survey, file reference '004109_Queen St,Maidenhead_HD_MASTER', Received 19/06/2024

- Proposed Scheme: Studio RBA Architect's drawings reference:
    - Proposed First Floor Plan- RBA_286_(2-)_A103 - R3
    - Proposed Second Floor Plan- RBA_286_(2-)_A104 - R3
    - Proposed Third Floor Plan- RBA_286_(2-)_A105 - R3
    - Proposed Fourth Floor Plan- RBA_286_(2-)_A106 - R3
    - Proposed Fifth Floor Plan- RBA_286_(2-)_A107 - R3
    - Proposed Sixth Floor Plan- RBA_286_(2-)_A108 - R3
    - Proposed Seventh Floor Plan- RBA_286_(2-)_A109 - R3

    Received 21/06/2024.

5.0 Assumptions

The glazing transmittance and internal/external reflectance in our calculations are based on default industry standards, unless otherwise stated. We have not undertaken internal inspections of neighbouring properties and where on-line plans are not available, the layouts adopted are based on reasonable assumptions.

6.0 Development Site

Prior approval for the change of use of Nicholsons House, Maidenhead from offices to residential dwellings. The current building is shown in Figure 2 below and in more detailed analysis drawing 240512/01/01, which can be found in Appendix A

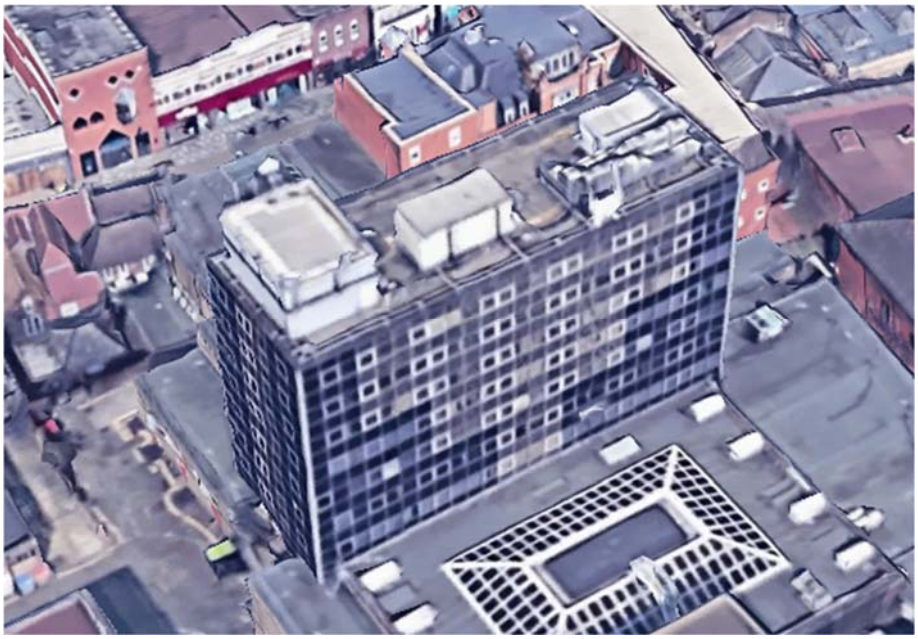


Figure 2: Birdseye view of the current building with extensive glazed fenestration (Google Earth 2024)

7.0 Proposed Scheme

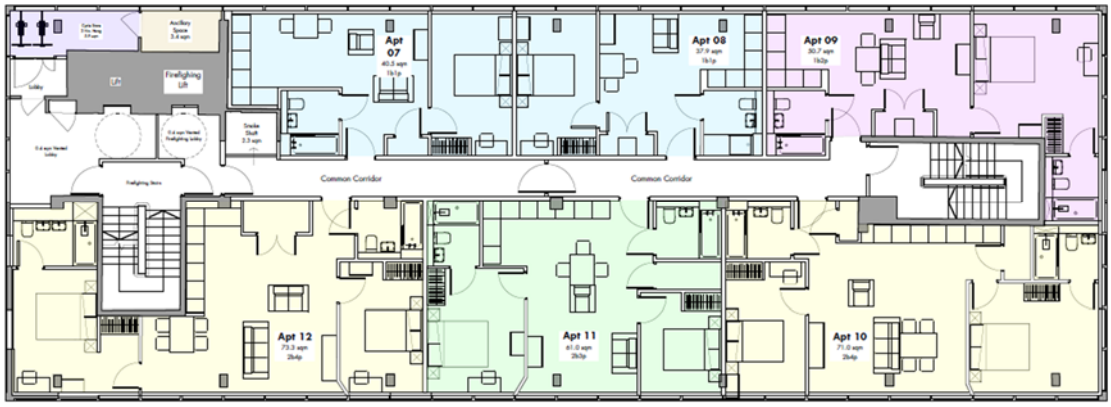


Figure 3: Proposed second floor plan: Studio RBA *(June 2024)*

The proposals consist of conversion of the existing 7-storey (above ground) building to provide 42 dwellings across seven floors. A 3D view of the proposed condition is shown in the Figure 4 below and in more detail on drawings 240512/REL01/03 to 05, which can be found in Appendix B

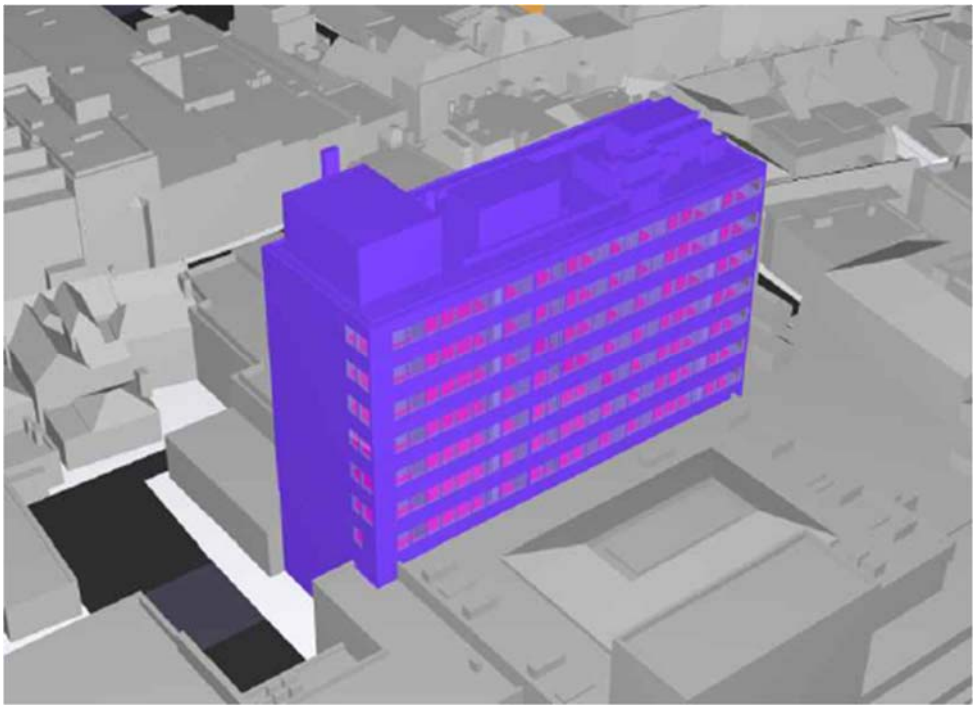


Figure 4: 3D computer model of the Proposed 'Nicholsons House' conversion in the current context: June 2024

8.0 Scope of Assessment

Internal Daylight

The BRE indicates by reference to BS EN 170037, the daylight adequacy assessments required to determine whether new development provides 'adequate natural light' amenity for future occupants.

The current building will be converted to residential, with 105 proposed habitable rooms comprising 42 main living rooms and 63 bedrooms, requiring assessment in accordance with the BRE Guidelines. These habitable rooms have been assessed by reference to the Spatial Daylight Autonomy (lux) daylight test.

9.0 Assessment Results

Internal Daylight Assessment

TFT have undertaken a detailed technical assessment of the proposals and considered the potential light amenity received by the future occupants in accordance with the BRE Guidelines (2022), which references BS EN 17037:2018, applying the UK National Annexe NA for internal daylight assessments. In relation to daylight within the room, the method of assessment undertaken is the Illuminance Level (lux) (Method 2) within the room.

The dwellings feature open plan living/kitchen/dining areas, whereby the main living rooms are located nearest to the main window wall, prioritise daylight to the main living rooms. Given their use, typically bedrooms are considered less important, whilst bathrooms and circulation spaces need not be considered.

The room Illuminance Level assessment determines the level of interior Illumination (Lux) compared with the BRE Guidelines (2022). This recommends 200 (lx) for kitchens, 150 (lx) for living rooms and 100 (lx) for bedrooms to 50% of

the room area, for 50% of the available daylight hours. However, the guidelines states that alternative targets can be set based on individual circumstances.

Typical modern living requirements within urban locations dictate that the majority of apartments contain kitchens to the rear of a larger room. Typically, these kitchens are not considered to be habitable due to the small room area or these spaces at the rear of the room are only considered as a secondary room use. Therefore, whilst the daylight assessment suggests a target of 200 lux to 50% of the area for these multi-use rooms, it is reasonable to suggest that the kitchen/kitchenette area with the higher requirement only makes up a small proportion of this room. Therefore, it might be considered that 25% of the room area achieving the high value is sufficient, on basis that 150 lux is achieved to 50% of the room area accounting for the living area target.

Furthermore, the BRE Guidelines, paragraph C17 states ***"…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..."*** Therefore, an alternative value of 150 Lux has been applied to Living/Kitchen/Dining rooms, considering the primary Living Room use rather than the secondary Kitchen use. This is similar to the accepted approach in relation to now superseded Average Daylight Factor (ADF) assessment, where 1.5% ADF was applied within urban locations, rather than 2% ADF.

Daylight

The table setting out the SDA (Lux) results to the habitable rooms assessed can be found by reference to Appendix B. The reference Lux contour plans are shown on drawings 240512/REL01/03 to 05 in Appendix B, a sample of which is shown in Figure 5, below.

A total of 105 habitable rooms have been assessed, comprising of 15 rooms per floor over first to seventh floors.

The SDA (Lux) results indicate that all 105 rooms **(100%)** considered will exceed their respective room type criteria by virtue of achieving their specified illuminance level to 50% of the room area.

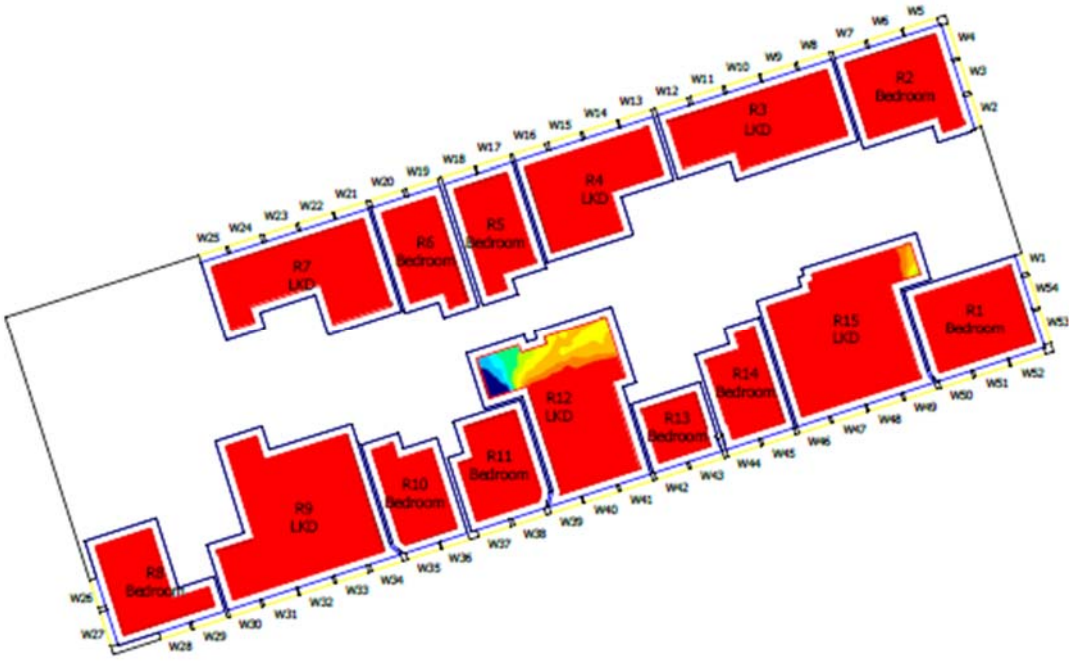


Figure 5: Lux Assessment Contour Diagram within the Proposed Dwellings

The colour-coded daylight contour plan for these rooms indicates that they will enjoy excellent daylight levels to the main living area, where natural light is enjoyed throughout the day. In the majority of instances these high lux values extend to the rear of the room, with even the largest rooms achieving the high lux level to a large proportion of the room area.

These daylight levels should be considered excellent, both in terms of the efficient use of an existing building and the total daylight compliance of the proposed design. The proposals will provide new dwellings with excellent access to daylight, with all dwellings should be considered to enjoy 'adequate natural light' and therefore should be considered acceptable.

Therefore, overall, the proposed development will provide excellent access to daylight to each of the dwellings.

10.0 Conclusions

These technical assessments have been undertaken in accordance with the methodology outlined in The Building Research Establishment Report "*Site Layout Planning for Daylight and Sunlight*" (2022). The BRE document is the principle guidance when considering daylight and sunlight. The BRE guidelines state that it is "*purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location*."

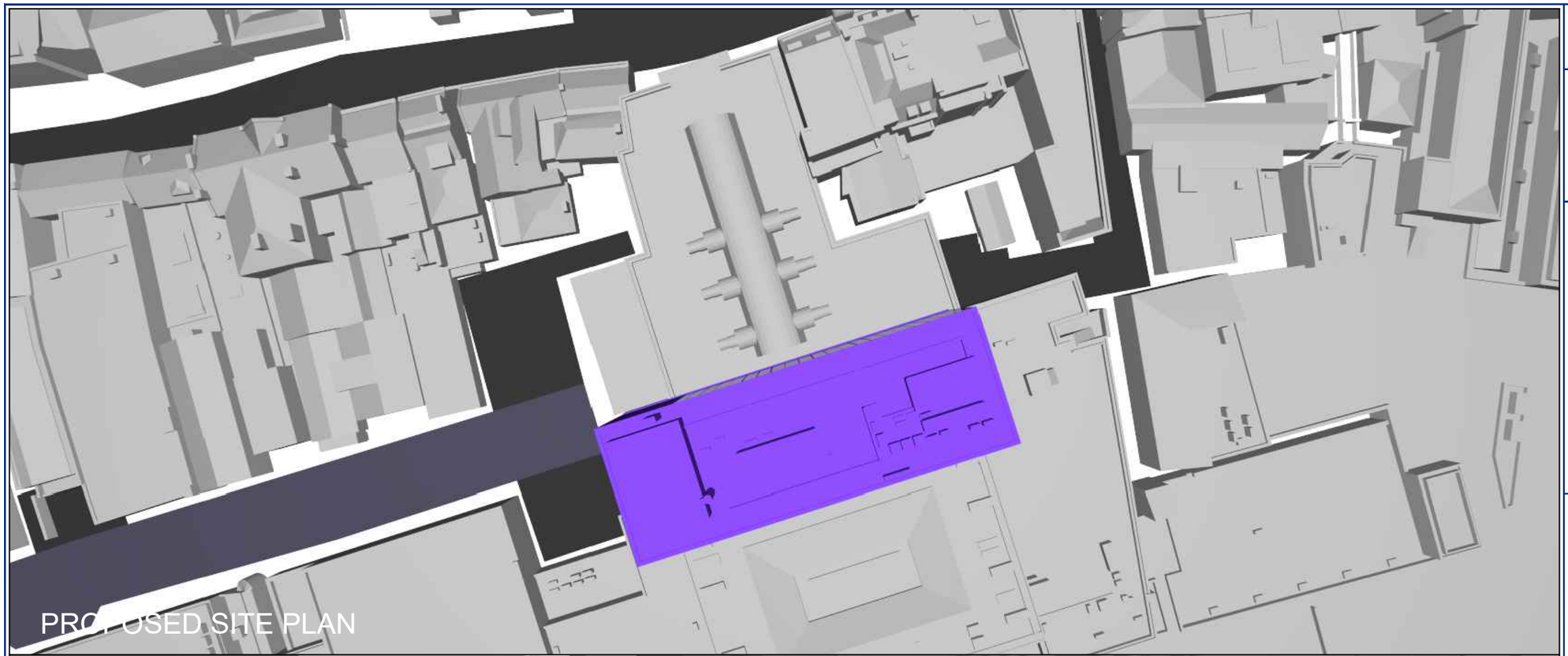
In relation to the daylight assessments within the Proposed Development, the analysis confirms that all rooms tested will exceed their respective room criteria, with high lux levels throughout, particularly to the main habitable areas. Therefore, all dwellings will enjoy excellent daylight levels and overall compliance within the Proposed Development should also be considered excellent, particularly in the context of the efficient use of existing built assets within a city centre location.

Planning policy suggests that *"local planning authorities should refuse applications which they consider fail to make efficient use of land…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)."*

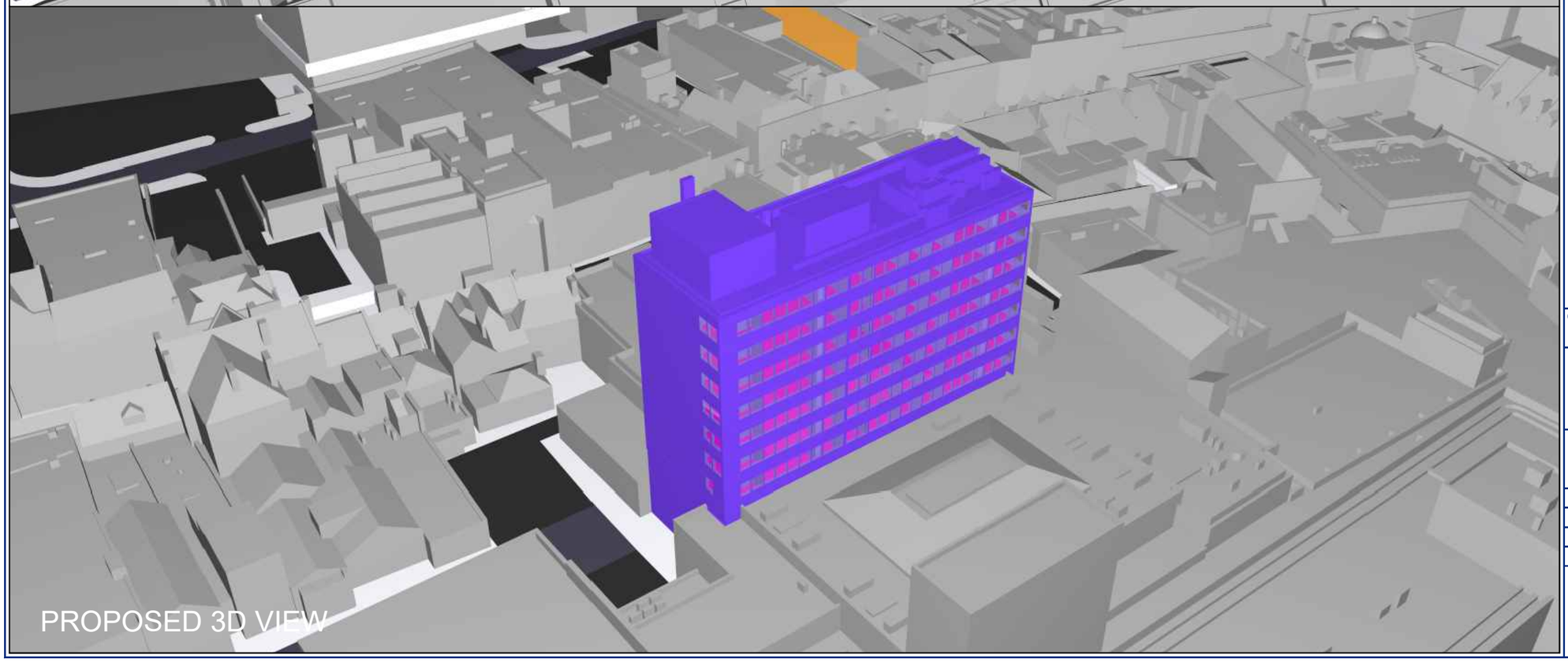
Overall, the potential for natural light within the Proposed Development will be excellent and in line with the design principles set out in BRE Guidelines. Therefore, the proposed Studio RBA Architect's scheme will meet the aims of the BRE Guidelines, achieve the 'adequate natural light' requirements of Class MA of the Town and Country Planning (General Permitted Development) Order and planning policy will be fully satisfied.

APPENDICES

APPENDIX A – PLAN AND 3D VIEWS AS PROPOSED



PROPOSED SITE PLAN



PROPOSED 3D VIEW

N

Sources of Information

IR02 - AccuCities 3D Photogrammetric Survey Model:
004109_Queen St,Maidenhead_HD_MASTER.dwg
Received 19/06/2024

Studio RBA, Proposed Drawings:
RBA_286_(2-)_A100, RBA_286_(2-)_A101
RBA_286_(2-)_A102, RBA_286_(2-)_A103
RBA_286_(2-)_A104, RBA_286_(2-)_A007
RBA_286_(2-)_A008, RBA_286_(2-)_A009
Received 13/06/2024

Drawing Key

BUILDING SECTION KEY:

- SURROUNDING BUILDINGS
- TFT PROPOSED SCHEME

CLIENT:
AEGON UK PROPERTY FUND

PROJECT:
NICHOLSONS HOUSE
MAIDENHEAD
SL6 1LD

DRAWING TITLE:
PROPOSED SITE PLAN & 3D VIEW

DWN BY	CHK BY	DATE	SCALE	REV
MS	RN	JUNE 2024	NTS	-
PROJ No.	REL No.	ADR No.	IS No.	DWG No.
240512	01	-	-	01

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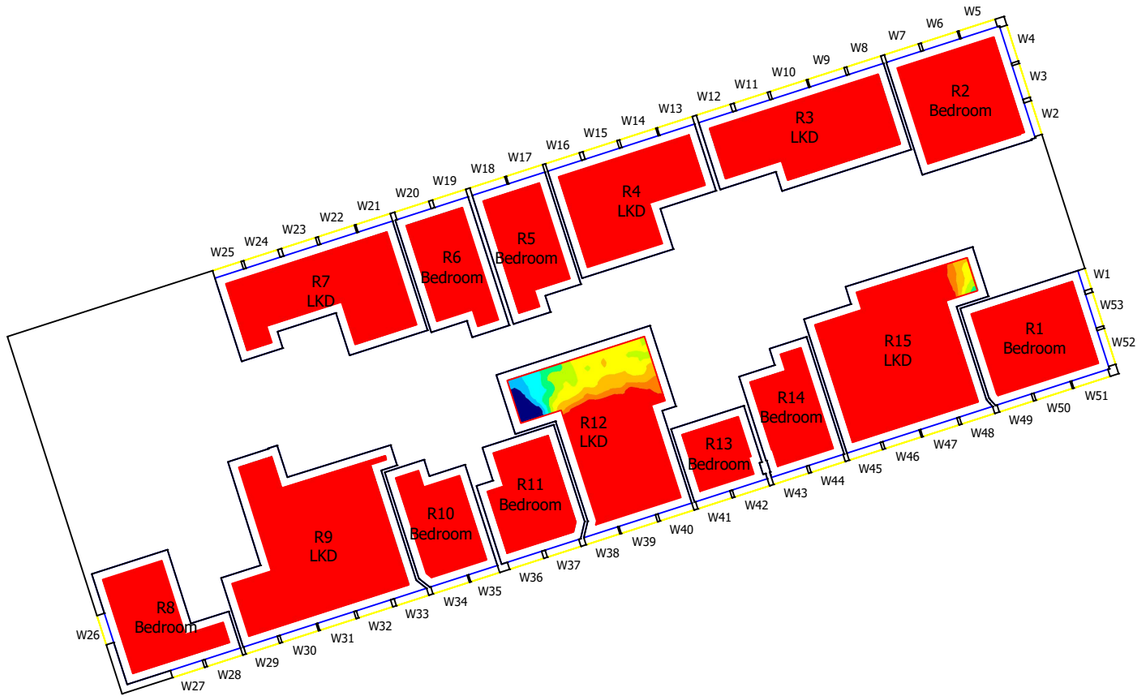
APPENDIX B – INTERNAL DAYLIGHT AND SUNLIGHT ADEQUACY RESULTS



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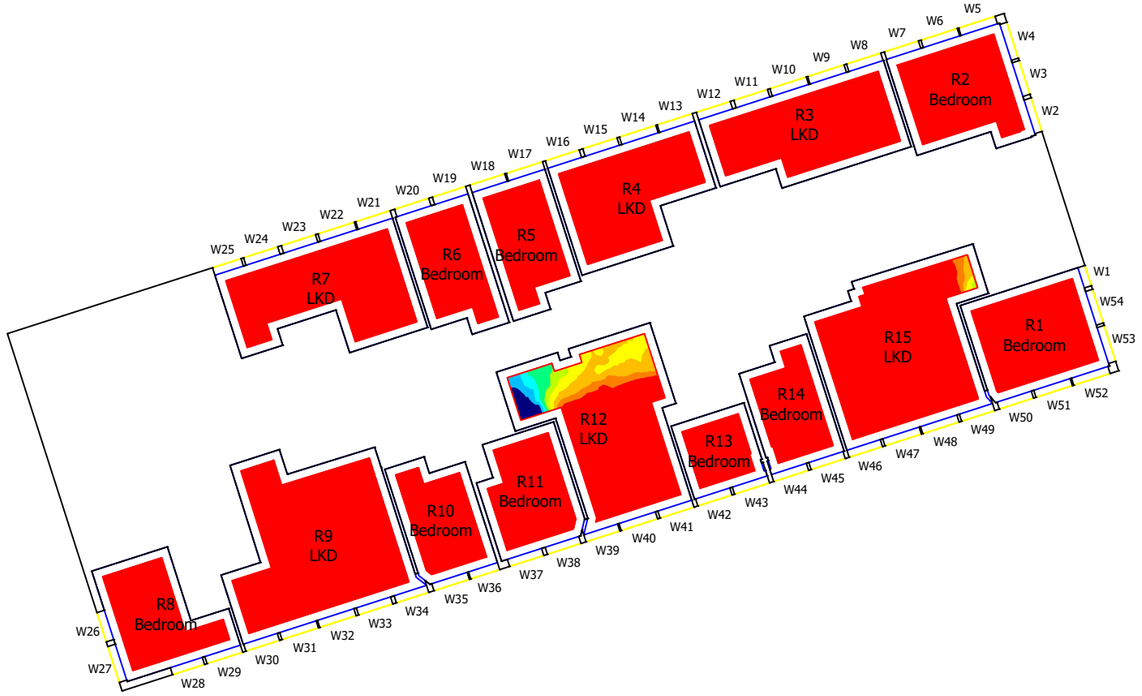

SECOND FLOOR

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Sources of Information

IR02 - AccuCities 3D Photogrammetric Survey Model:
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Studio RBA, Proposed Drawings:
RBA_286_(2-)_A100, RBA_286_(2-)_A101
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Received 13/06/2024

Drawing Key

SDA Lux

CLIENT:
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PROJECT:
NICHOLSONS HOUSE
MAIDENHEAD
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DRAWING TITLE:
SDA CONTOURS
PROPOSED SCHEME

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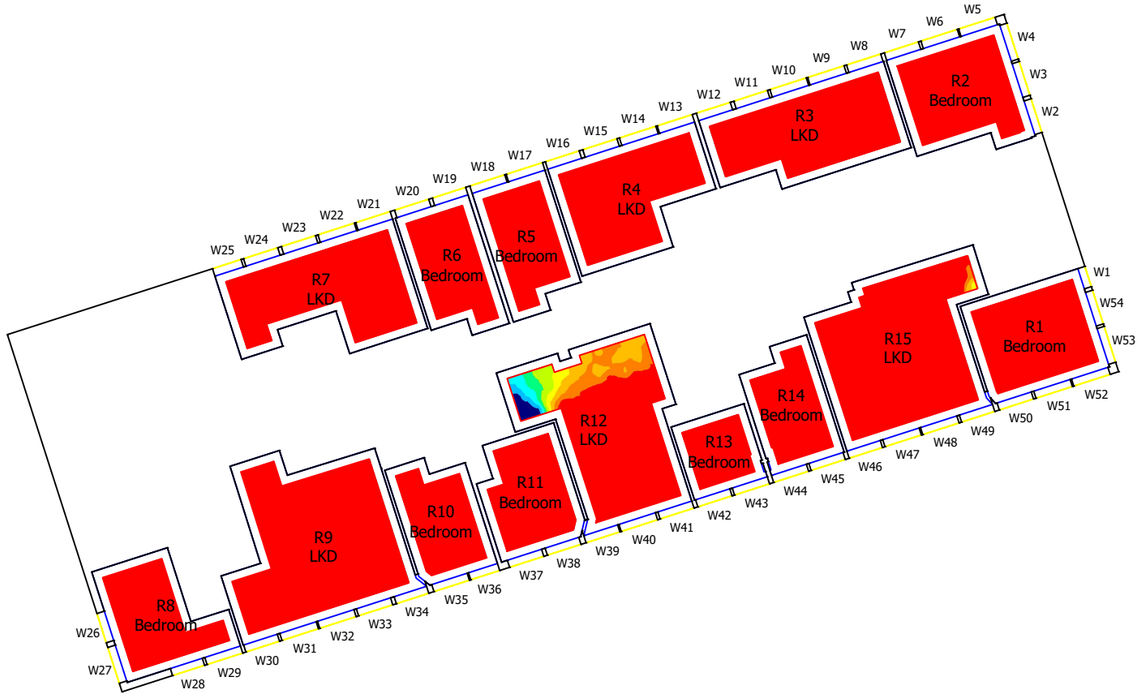

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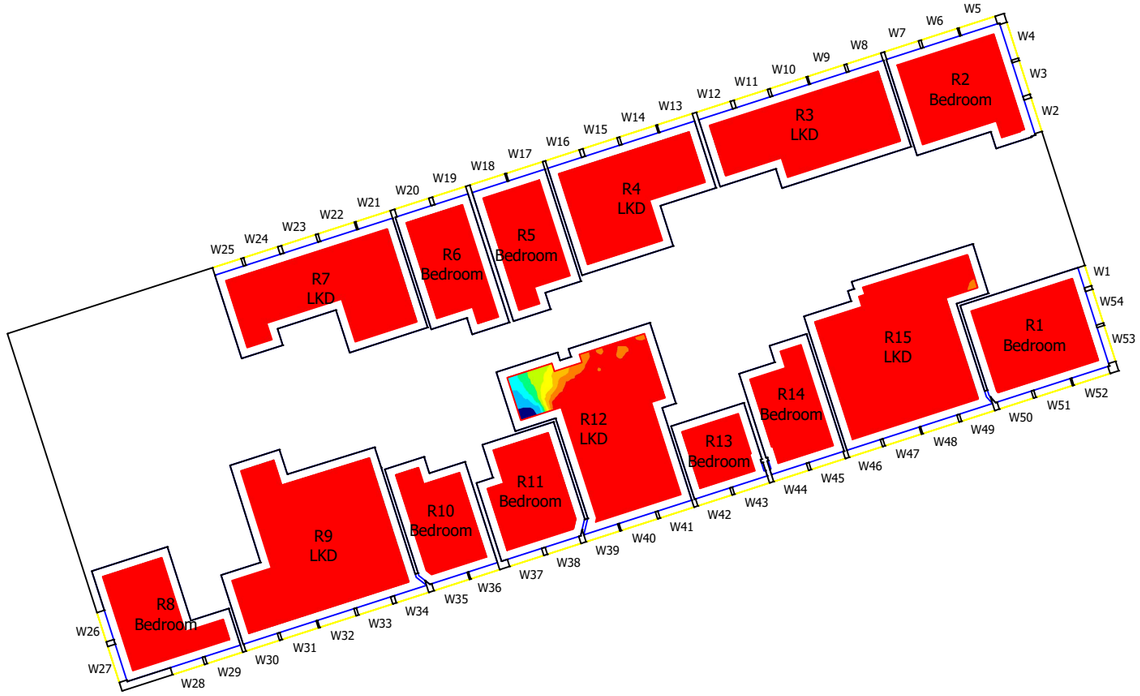

FOURTH FLOOR

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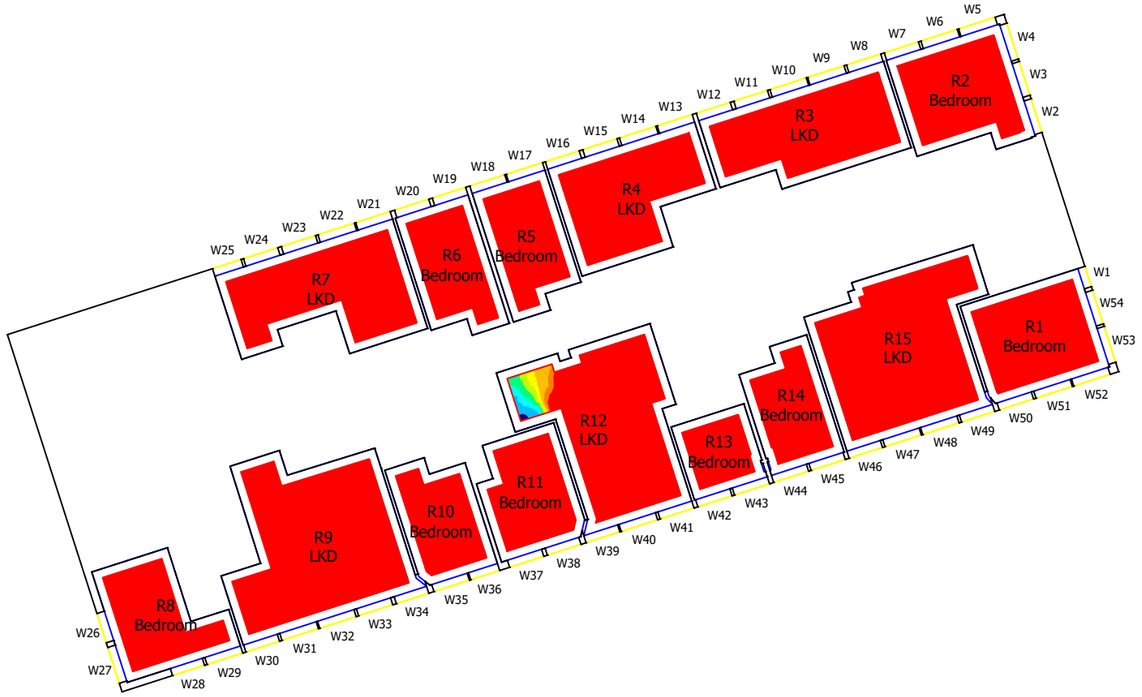

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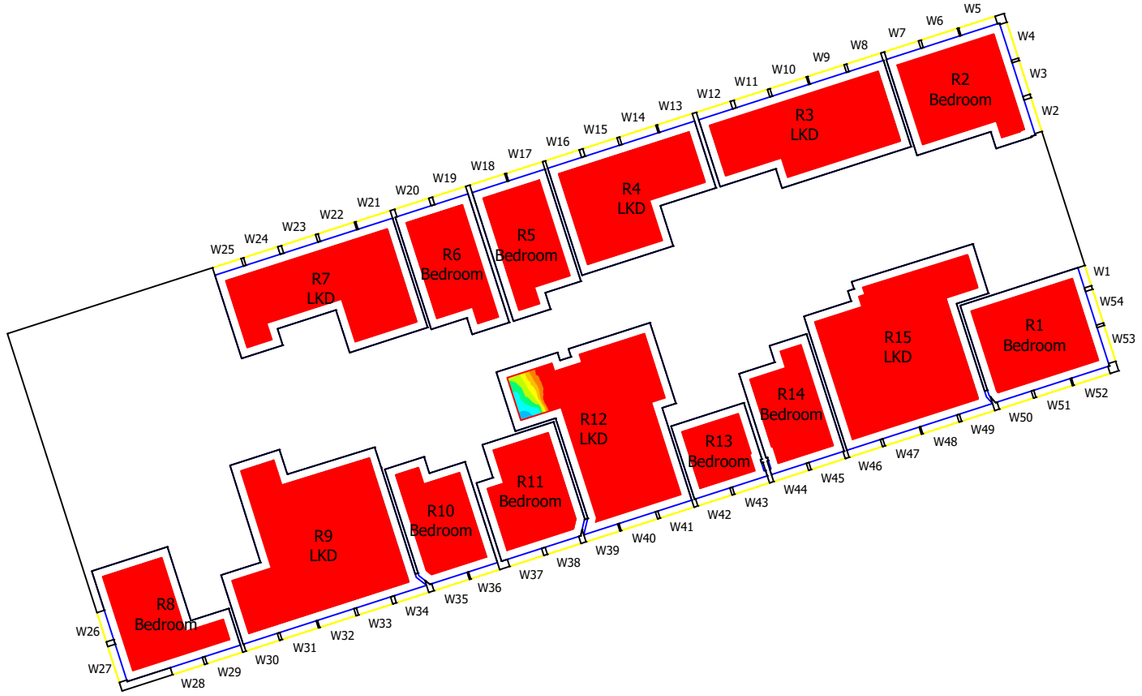

SIXTH FLOOR

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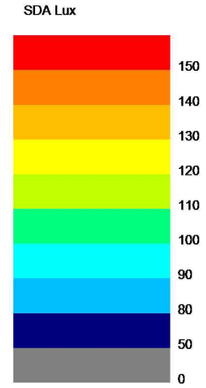

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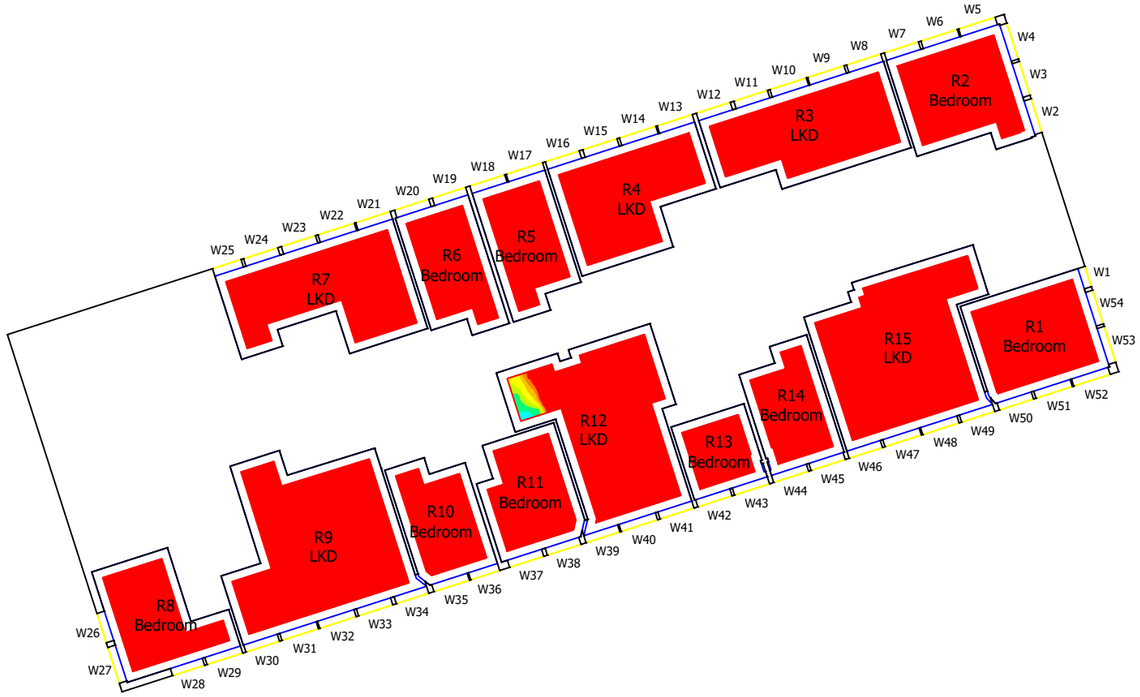

SEVENTH FLOOR

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Drawing Key

SDA Lux

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DRAWING TITLE:
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PROPOSED SCHEME

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MS	RN	JUNE 2024	1/200	-
PROJ No.	REL No.	ADR No.	IS No.	DWG No.
240512	01	-	-	05

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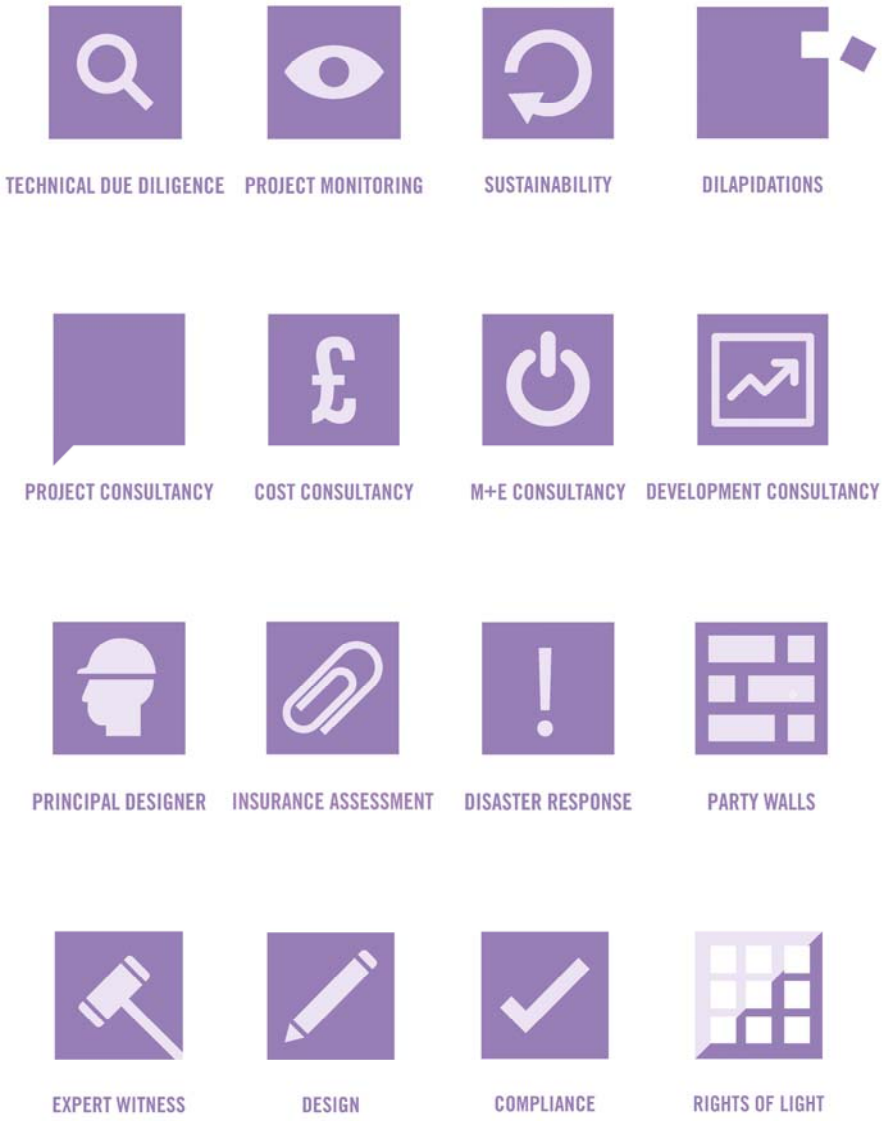
Project Name: Nicholsons House, Maidenhead
Project No.: 240512
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 19/06/2024

								Criteria				
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Proposed Scheme												
First	R1	Bedroom	15.30	10.96	1653	10.96	100%	100	50%	50%	4380	YES
	R2	Bedroom	16.87	12.30	1422	12.30	100%	100	50%	50%	4380	YES
	R3	LKD	19.70	14.14	928	14.14	100%	150	50%	50%	4380	YES
	R4	LKD	17.88	12.69	836	12.69	100%	150	50%	50%	4380	YES
	R5	Bedroom	11.62	7.59	485	7.59	100%	100	50%	50%	4380	YES
	R6	Bedroom	11.62	7.59	487	7.59	100%	100	50%	50%	4380	YES
	R7	LKD	21.02	14.75	941	14.75	100%	150	50%	50%	4380	YES
	R8	Bedroom	12.89	8.36	1035	8.36	100%	100	50%	50%	4380	YES
	R9	LKD	31.72	24.07	492	24.07	100%	150	50%	50%	4380	YES
	R10	Bedroom	10.83	7.03	601	7.03	100%	100	50%	50%	4380	YES
	R11	Bedroom	12.14	8.20	616	8.20	100%	100	50%	50%	4380	YES
	R12	LKD	27.55	20.70	198	12.78	62%	150	50%	50%	4380	YES
	R13	Bedroom	7.01	4.17	1156	4.17	100%	100	50%	50%	4380	YES
	R14	Bedroom	10.52	6.73	633	6.73	100%	100	50%	50%	4380	YES
	R15	LKD	29.48	22.72	395	21.69	95%	150	50%	50%	4380	YES
Second	R1	Bedroom	15.30	10.96	1784	10.96	100%	100	50%	50%	4380	YES
	R2	Bedroom	15.26	10.68	1710	10.68	100%	100	50%	50%	4380	YES
	R3	LKD	19.70	14.14	1008	14.14	100%	150	50%	50%	4380	YES
	R4	LKD	17.87	12.68	941	12.68	100%	150	50%	50%	4380	YES
	R5	Bedroom	11.62	7.59	567	7.59	100%	100	50%	50%	4380	YES
	R6	Bedroom	11.62	7.59	542	7.59	100%	100	50%	50%	4380	YES
	R7	LKD	21.03	14.76	1011	14.76	100%	150	50%	50%	4380	YES
	R8	Bedroom	12.89	8.36	1669	8.36	100%	100	50%	50%	4380	YES
	R9	LKD	30.85	23.70	599	23.70	100%	150	50%	50%	4380	YES
	R10	Bedroom	10.83	7.03	638	7.03	100%	100	50%	50%	4380	YES
	R11	Bedroom	12.14	8.21	679	8.21	100%	100	50%	50%	4380	YES
	R12	LKD	27.44	20.41	207	13.23	65%	150	50%	50%	4380	YES
	R13	Bedroom	7.03	4.19	1247	4.19	100%	100	50%	50%	4380	YES
	R14	Bedroom	10.52	6.71	719	6.71	100%	100	50%	50%	4380	YES
	R15	LKD	29.44	22.68	448	21.99	97%	150	50%	50%	4380	YES
Third	R1	Bedroom	15.30	10.96	1907	10.96	100%	100	50%	50%	4380	YES
	R2	Bedroom	15.26	10.68	1750	10.68	100%	100	50%	50%	4380	YES
	R3	LKD	19.70	14.14	1059	14.14	100%	150	50%	50%	4380	YES
	R4	LKD	17.87	12.68	974	12.68	100%	150	50%	50%	4380	YES
	R5	Bedroom	11.62	7.59	592	7.59	100%	100	50%	50%	4380	YES
	R6	Bedroom	11.62	7.59	563	7.59	100%	100	50%	50%	4380	YES
	R7	LKD	21.03	14.76	1040	14.76	100%	150	50%	50%	4380	YES
	R8	Bedroom	12.89	8.36	1773	8.36	100%	100	50%	50%	4380	YES
	R9	LKD	30.85	23.70	647	23.70	100%	150	50%	50%	4380	YES
	R10	Bedroom	10.83	7.03	693	7.03	100%	100	50%	50%	4380	YES
	R11	Bedroom	12.14	8.21	733	8.21	100%	100	50%	50%	4380	YES
	R12	LKD	27.44	20.41	246	14.39	70%	150	50%	50%	4380	YES
	R13	Bedroom	7.03	4.19	1320	4.19	100%	100	50%	50%	4380	YES
	R14	Bedroom	10.52	6.71	792	6.71	100%	100	50%	50%	4380	YES
	R15	LKD	29.44	22.68	499	22.39	99%	150	50%	50%	4380	YES
Fourth	R1	Bedroom	15.30	10.96	1975	10.96	100%	100	50%	50%	4380	YES
	R2	Bedroom	15.26	10.68	1792	10.68	100%	100	50%	50%	4380	YES
	R3	LKD	19.70	14.14	1082	14.14	100%	150	50%	50%	4380	YES
	R4	LKD	17.87	12.68	992	12.68	100%	150	50%	50%	4380	YES
	R5	Bedroom	11.62	7.59	609	7.59	100%	100	50%	50%	4380	YES
	R6	Bedroom	11.62	7.59	577	7.59	100%	100	50%	50%	4380	YES
	R7	LKD	21.03	14.76	1052	14.76	100%	150	50%	50%	4380	YES
	R8	Bedroom	12.89	8.36	1871	8.36	100%	100	50%	50%	4380	YES
	R9	LKD	30.85	23.70	696	23.70	100%	150	50%	50%	4380	YES
	R10	Bedroom	10.83	7.03	732	7.03	100%	100	50%	50%	4380	YES
	R11	Bedroom	12.14	8.21	783	8.21	100%	100	50%	50%	4380	YES
	R12	LKD	27.44	20.41	293	17.12	84%	150	50%	50%	4380	YES
	R13	Bedroom	7.03	4.19	1388	4.19	100%	100	50%	50%	4380	YES
	R14	Bedroom	10.52	6.71	847	6.71	100%	100	50%	50%	4380	YES
	R15	LKD	29.44	22.68	534	22.58	100%	150	50%	50%	4380	YES
Fifth	R1	Bedroom	15.30	10.96	2007	10.96	100%	100	50%	50%	4380	YES
	R2	Bedroom	15.26	10.68	1816	10.68	100%	100	50%	50%	4380	YES
	R3	LKD	19.70	14.14	1095	14.14	100%	150	50%	50%	4380	YES
	R4	LKD	17.87	12.68	1009	12.68	100%	150	50%	50%	4380	YES
	R5	Bedroom	11.62	7.59	617	7.59	100%	100	50%	50%	4380	YES
	R6	Bedroom	11.62	7.59	586	7.59	100%	100	50%	50%	4380	YES
	R7	LKD	21.03	14.76	1065	14.76	100%	150	50%	50%	4380	YES
	R8	Bedroom	12.89	8.36	1940	8.36	100%	100	50%	50%	4380	YES
	R9	LKD	30.85	23.70	721	23.70	100%	150	50%	50%	4380	YES
	R10	Bedroom	10.83	7.03	766	7.03	100%	100	50%	50%	4380	YES
	R11	Bedroom	12.14	8.21	817	8.21	100%	100	50%	50%	4380	YES
	R12	LKD	27.44	20.41	320	18.28	90%	150	50%	50%	4380	YES
	R13	Bedroom	7.03	4.19	1429	4.19	100%	100	50%	50%	4380	YES
	R14	Bedroom	10.52	6.71	881	6.71	100%	100	50%	50%	4380	YES
	R15	LKD	29.44	22.68	568	22.68	100%	150	50%	50%	4380	YES
Sixth	R1	Bedroom	15.30	10.96	2043	10.96	100%	100	50%	50%	4380	YES
	R2	Bedroom	15.26	10.68	1834	10.68	100%	100	50%	50%	4380	YES
	R3	LKD	19.70	14.14	1118	14.14	100%	150	50%	50%	4380	YES
	R4	LKD	17.87	12.68	1019	12.68	100%	150	50%	50%	4380	YES
	R5	Bedroom	11.62	7.59	621	7.59	100%	100	50%	50%	4380	YES
	R6	Bedroom	11.62	7.59	588	7.59	100%	100	50%	50%	4380	YES
	R7	LKD	21.03	14.76	1064	14.76	100%	150	50%	50%	4380	YES
	R8	Bedroom	12.89	8.36	2018	8.36	100%	100	50%	50%	4380	YES
	R9	LKD	30.85	23.70	747	23.70	100%	150	50%	50%	4380	YES
	R10	Bedroom	10.83	7.03	802	7.03	100%	100	50%	50%	4380	YES
	R11	Bedroom	12.14	8.21	850	8.21	100%	100	50%	50%	4380	YES
	R12	LKD	27.44	20.41	347	18.87	92%	150	50%	50%	4380	YES

Project Name: Nicholsons House, Maidenhead
Project No.: 240512
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 19/06/2024

								Criteria				
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
	R13	Bedroom	7.03	4.19	1491	4.19	100%	100	50%	50%	4380	YES
	R14	Bedroom	10.52	6.71	915	6.71	100%	100	50%	50%	4380	YES
	R15	LKD	29.44	22.68	593	22.68	100%	150	50%	50%	4380	YES
Seventh	R1	Bedroom	15.30	10.96	2074	10.96	100%	100	50%	50%	4380	YES
	R2	Bedroom	15.26	10.68	1844	10.68	100%	100	50%	50%	4380	YES
	R3	LKD	19.70	14.14	1118	14.14	100%	150	50%	50%	4380	YES
	R4	LKD	17.87	12.68	1031	12.68	100%	150	50%	50%	4380	YES
	R5	Bedroom	11.62	7.59	625	7.59	100%	100	50%	50%	4380	YES
	R6	Bedroom	11.62	7.59	590	7.59	100%	100	50%	50%	4380	YES
	R7	LKD	21.03	14.76	1076	14.76	100%	150	50%	50%	4380	YES
	R8	Bedroom	12.89	8.36	2062	8.36	100%	100	50%	50%	4380	YES
	R9	LKD	30.85	23.70	774	23.70	100%	150	50%	50%	4380	YES
	R10	Bedroom	10.83	7.03	819	7.03	100%	100	50%	50%	4380	YES
	R11	Bedroom	12.14	8.21	885	8.21	100%	100	50%	50%	4380	YES
	R12	LKD	27.44	20.41	366	19.14	94%	150	50%	50%	4380	YES
	R13	Bedroom	7.03	4.19	1537	4.19	100%	100	50%	50%	4380	YES
	R14	Bedroom	10.52	6.71	946	6.71	100%	100	50%	50%	4380	YES
	R15	LKD	29.44	22.68	622	22.68	100%	150	50%	50%	4380	YES

OUR SERVICE LINES



OUR MARKET SECTORS