

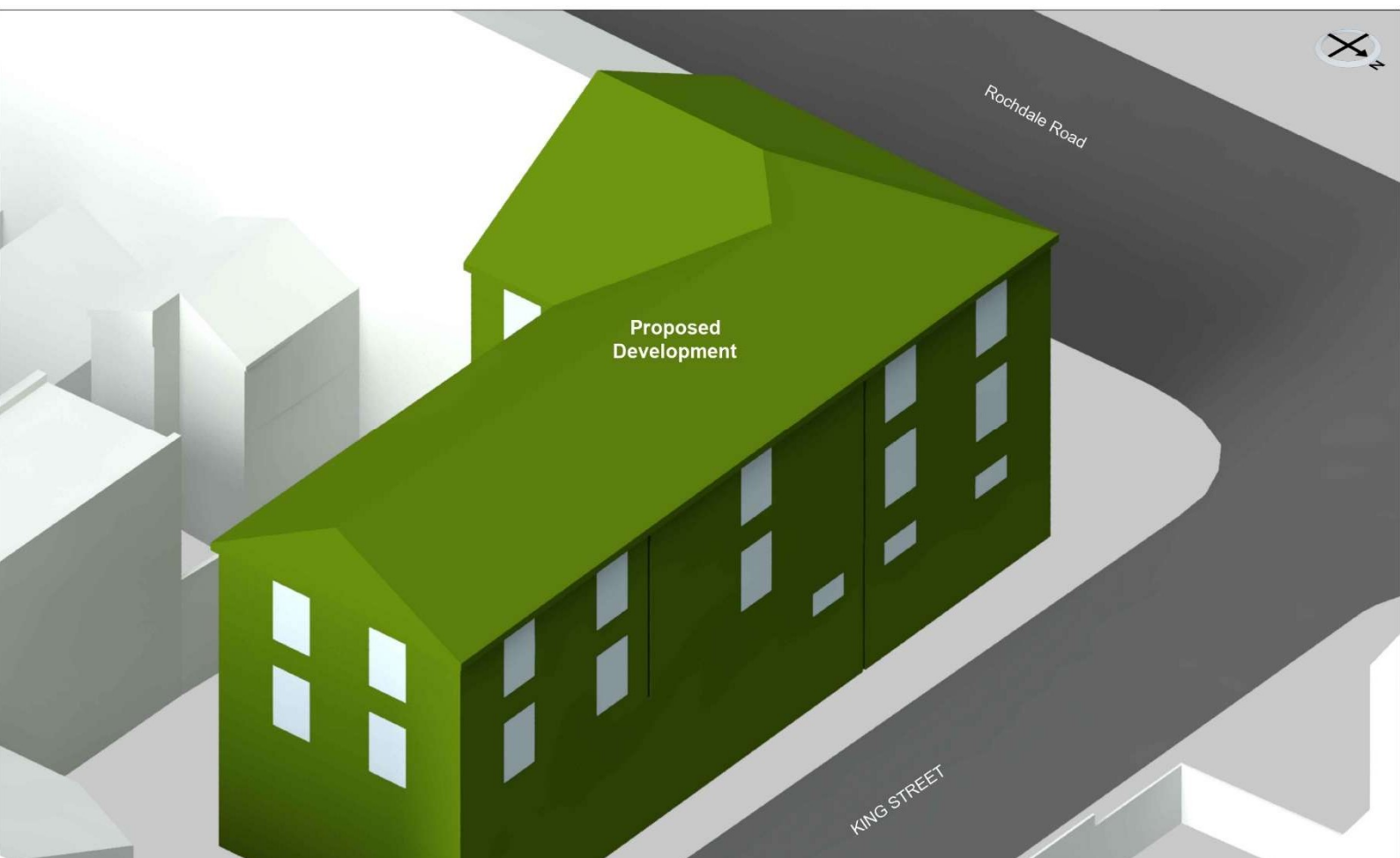
Development at Longview House, Middleton, Manchester

BRE Daylight & Sunlight Study

30 October 2025

PREPARED FOR

My Property Survey



BRE Daylight & Sunlight Study

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1. Executive Summary

1.1. Overview

- 1.1.1. Civic MEP Limited have been commissioned to undertake a daylight and sunlight assessment of the proposed development at Longview House, Middleton, Manchester
- 1.1.2. The assessment is based on 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.
- 1.1.3. The aim of the assessment is to evaluate the daylight performance of the worst-case rooms within the development, as these are expected to receive the least daylight due to massing or orientation; consequently, the majority of other habitable rooms are anticipated to achieve equal or better results, indicating a higher overall compliance with BRE 2022 guidance.
- 1.1.4. Appendix 1 provides visual images of the proposed development. Appendix 2 identifies the windows analysed in this assessment, presenting daylight provision contours for the habitable rooms. Appendix 3 provides the daylight provision data for the worst-case habitable rooms tested. Appendix 4 provides the exposure to sunlight data.
- 1.1.5. A total of 14 habitable rooms were assessed for compliance with BS EN 17037 daylight provision criteria. Of these, 11 rooms (79%) meet or exceed the recommended targets, indicating a high level of daylight access across the development. This includes all above-ground apartments, where internal layouts, glazing strategies, and site-responsive design have ensured strong daylight performance. Full results are provided in Appendix 2.
- 1.1.6. A total of 9 rooms were assessed for compliance with the BS EN 17037 sunlight exposure criteria. Of these, 7 rooms (78%) meet or exceed the recommended targets, demonstrating that the proposed development benefits from good access to direct sunlight.
- 1.1.7. Overall, the proposed development demonstrates good performance in terms of both daylight provision and sunlight exposure in accordance with BS EN 17037 and BRE 2022 guidance. The assessment shows that 79% of rooms achieve the recommended daylight targets and 78% meet the sunlight exposure criteria.

2. Information Sources

2.1. Drawings

This report is based on the following drawings

2.1.1. JCD Architecture Planning

DRAWING NUMBER	TITLE	REVISION
A1.1	Site and Location Plans	Rev PL1
A1.2	Proposed Floor Plans	Rev PL1
A2.2	Proposed Elevations	Rev PL1
A3.1	Sections	Rev PL1
A1.1	Site and Location Plans	Rev -
A1.2	Proposed Floor Plans	Rev -
A2.2	Proposed Elevations	Rev -

3. Methodology of the Assessment

3.1. Local Planning Authority

- 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, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 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:
- 3.2.2. "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 such as living rooms and bedrooms. 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 and is solely used for cooking purposes, then the accepted practice is to treat the kitchen as a non-habitable room. The BRE guide recommends that if the layout means that a small internal kitchen is inevitable, it should be directly linked to a well daylit room.
- 3.4.2. In some open-plan kitchen/living/dining rooms, the kitchen zone has been excluded from the daylight analysis, following the guidance provided in BS EN 17037: Site Layout Planning for Daylight and Sunlight (2022). In these instances, the kitchen occupies a minor portion of the open-plan space and is not adjacent to external glazing. As a secondary-use zone, it does not rely on direct daylight for its intended function (food preparation and cooking). The primary living and dining areas, however, have been fully assessed for daylight provision in accordance with BRE 2022 and BS EN17037 recommendations. This approach aligns with BRE 2022, allowing for the exclusion of secondary-use zones within open-plan layouts, provided the rationale is clearly documented.

- 3.4.3. 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.
- 3.4.4. 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.
- 3.4.5. Where a room has a shared use, the highest target should apply. However, the BRE guide explains that local authorities could use discretion here. The guide gives the example where 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.
- 3.4.6. The data in Appendix 2 includes the lux target we have assigned to each room, together with the percentage of the reference plane that meets the target. 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.
- 3.4.7. 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.
- 3.4.8. 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 Light & Space Absolute White	0.93	0.8
Ceilings	Dulux Light & Space Absolute White	0.93	0.8
Floors	Kahrs engineered wood (Ash Coral)	0.62	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
Mirror	Generic value	n/a	0.95
Glass	Generic value	n/a	0.1
Exterior ground	BRE default value	n/a	0.2

- 3.4.9. 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.
- 3.5.3. 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. Windows Analysed

- 4.1.1. Appendix 2 identifies the windows serving habitable rooms included in this assessment. The analysis covers all habitable floors of the proposed development at Longview House, including the basement, ground, and upper levels, in line with the client's requirements. The assessment has been undertaken using the architectural model and considers actual internal room configurations to ensure results accurately reflect expected daylight conditions.
- 4.1.2. Daylight provision contours for habitable rooms are presented in Appendix 2, and detailed daylight data is provided in Appendix 3.
- 4.1.3. The results indicate that 11 out of 14 habitable rooms (79%) meet or exceed the recommended daylight illuminance levels set out in BS EN 17037.
- 4.1.4. The remaining rooms record daylight levels marginally below the recommended target values. These shortfalls occur in a small number of above-ground rooms and are influenced by localised external obstructions and site layout constraints. Overall, the assessment shows that the proposed development achieves generally good daylight access across the majority of habitable spaces. Full numerical results are provided in Appendix 3.

4.2. Exposure to Sunlight

- 4.2.1. Sunlight exposure data for all qualifying habitable rooms is provided in Appendix 4.
- 4.2.2. A total of 9 rooms were assessed for compliance with the BS EN 17037 sunlight exposure criteria. Of these, 7 rooms (78%) have a main living-room window facing within 90 degrees of due south and receive at least 1.5 hours of direct sunlight on 21 March, meeting the recommended targets.
- 4.2.3. 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.
- 4.2.4. While the BRE guidance sets sunlight targets for habitable rooms, it also recognises that these targets may not always be achievable due to factors such as neighbouring obstructions, site orientation (e.g. east/west-facing windows), and floor-level constraints. In this development, a few windows—particularly at the lower levels - do not receive the full 1.5 hours of sunlight on 21 March due to restricted sky visibility caused by the site's surrounding context and geometry. Nevertheless, 78% of dwellings meet the recommended target, demonstrating a well-optimised layout given the urban constraints. Full results and individual room performance are detailed in Appendix 4.

4.3. Conclusion

- 4.3.1. In conclusion, the assessment indicates that 79% of habitable rooms achieve the recommended daylight targets and 78% of dwellings meet the BS EN 17037 sunlight exposure criteria. A limited number of rooms fall marginally below the target values; however, these variations are minor and typical within an urban context where surrounding development and site constraints naturally influence access to daylight and sunlight.
- 4.3.2. Overall, the results demonstrate that the proposed development achieves a generally good level of natural light across the assessed spaces. The findings are consistent with the flexible, context-driven approach outlined in the BRE 2022 guidance and the principles of the NPPF and NPPG, which recognise the balance between achieving high-quality living conditions and efficient use of land. Accordingly, the development is considered to provide an appropriate standard of daylight and sunlight for the intended residential use.

5. Clarifications

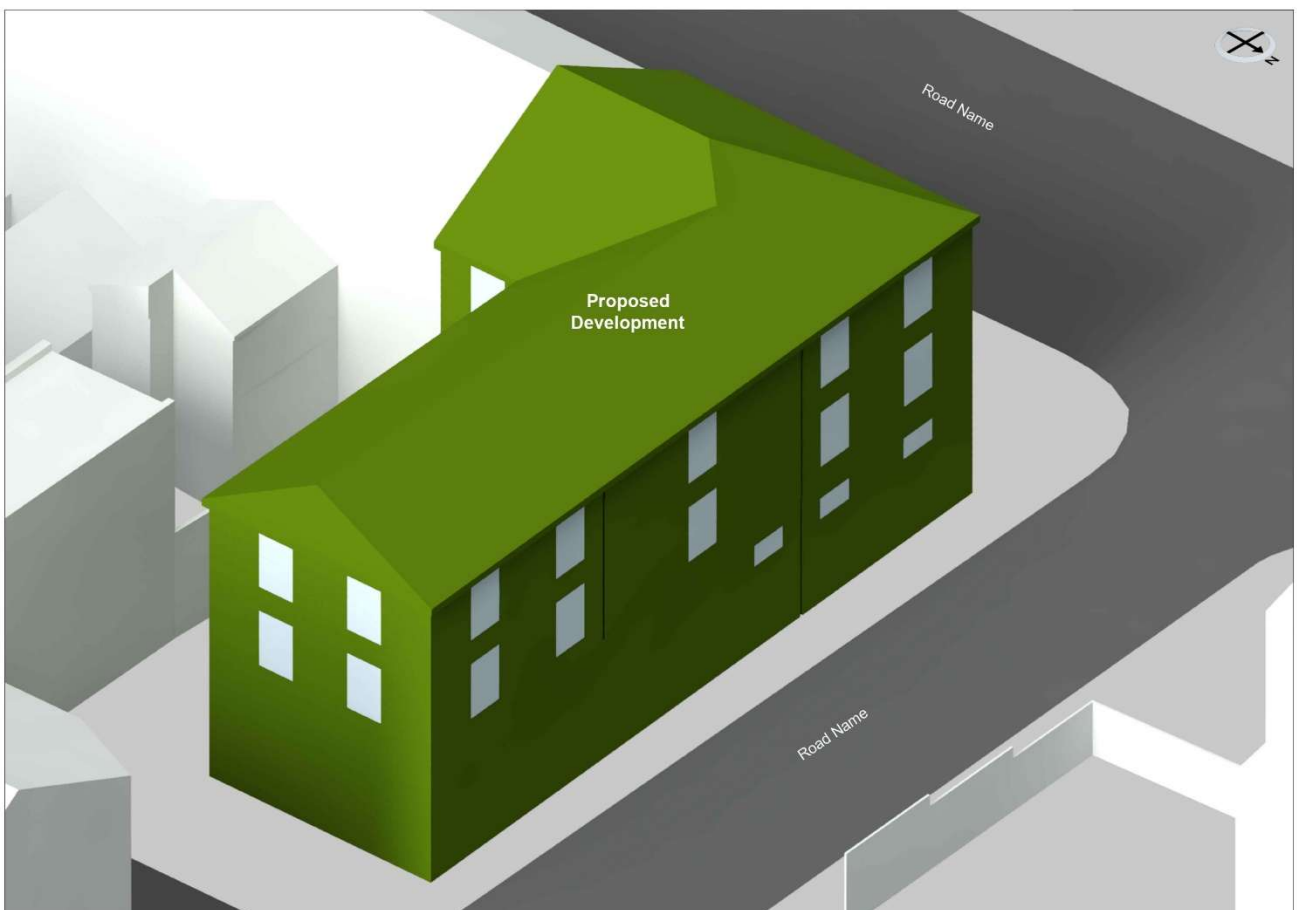
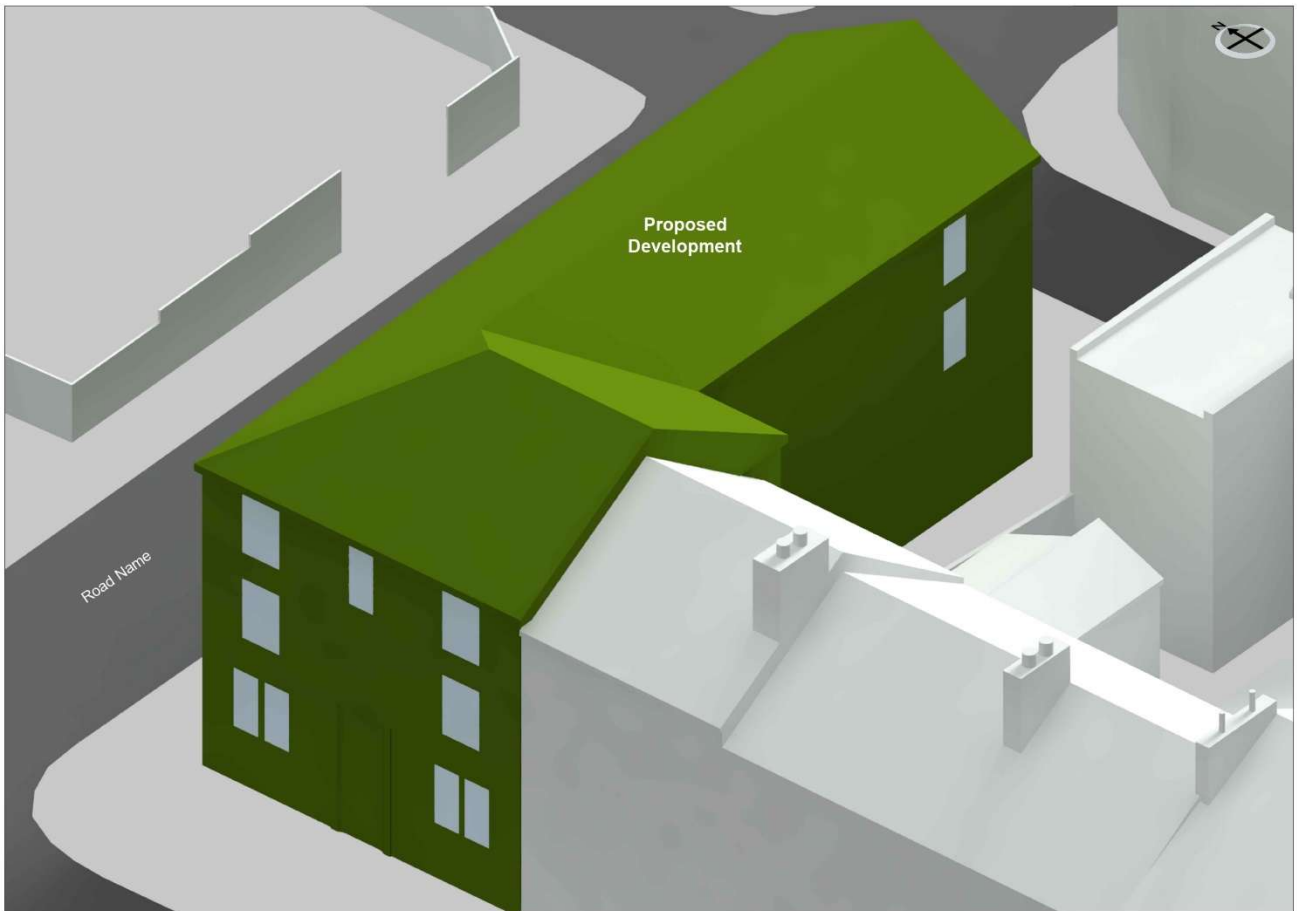
5.1. General

- 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 assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3. The assessment is based on the information listed in section 2 of this report.
- 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 it is usual to ignore the effect of existing trees.
- 5.1.5. We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6. This report is based upon and subject to the scope of work set out in Civic MEP Limited

Appendix 1

Proposed 3D Visuals

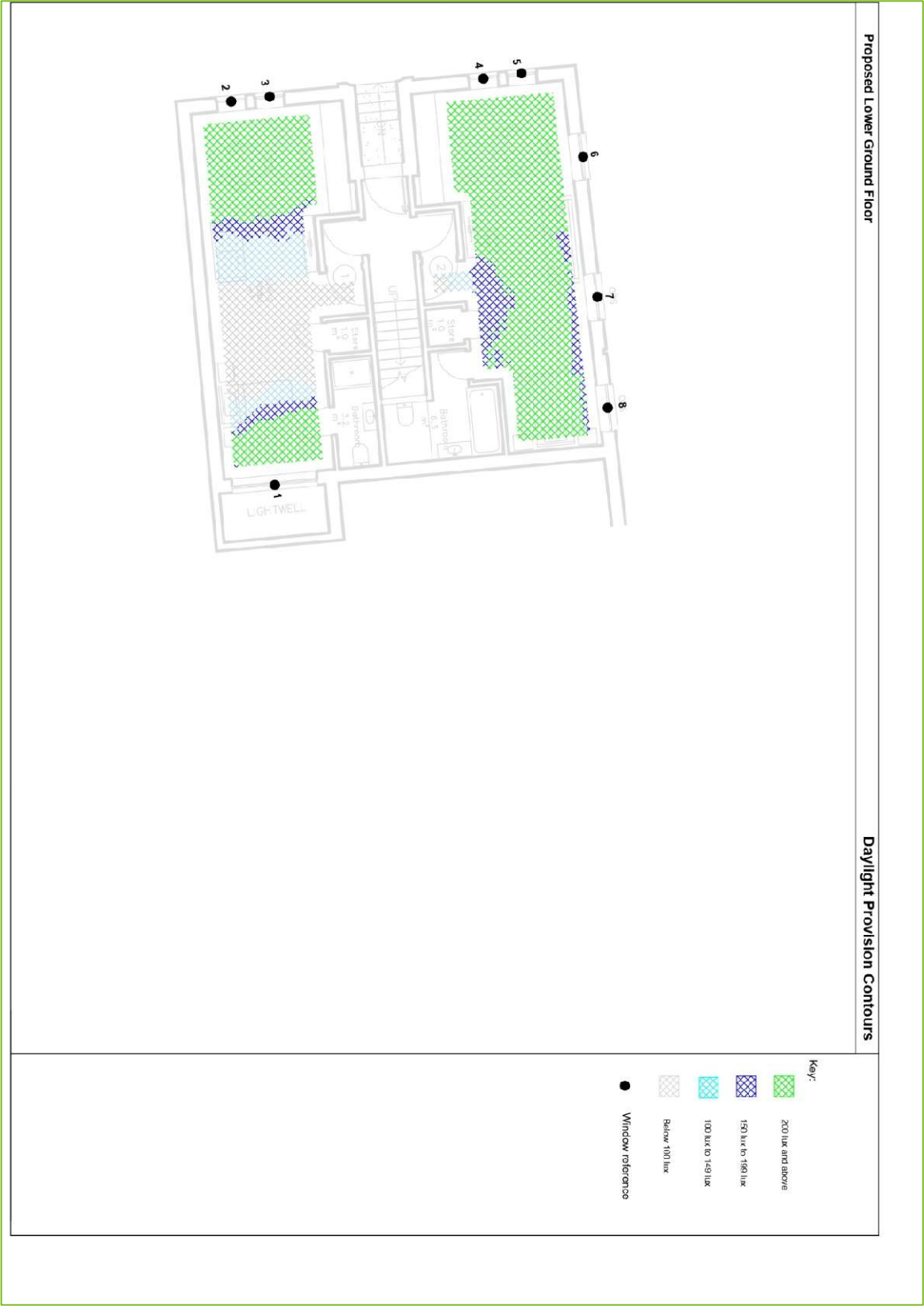


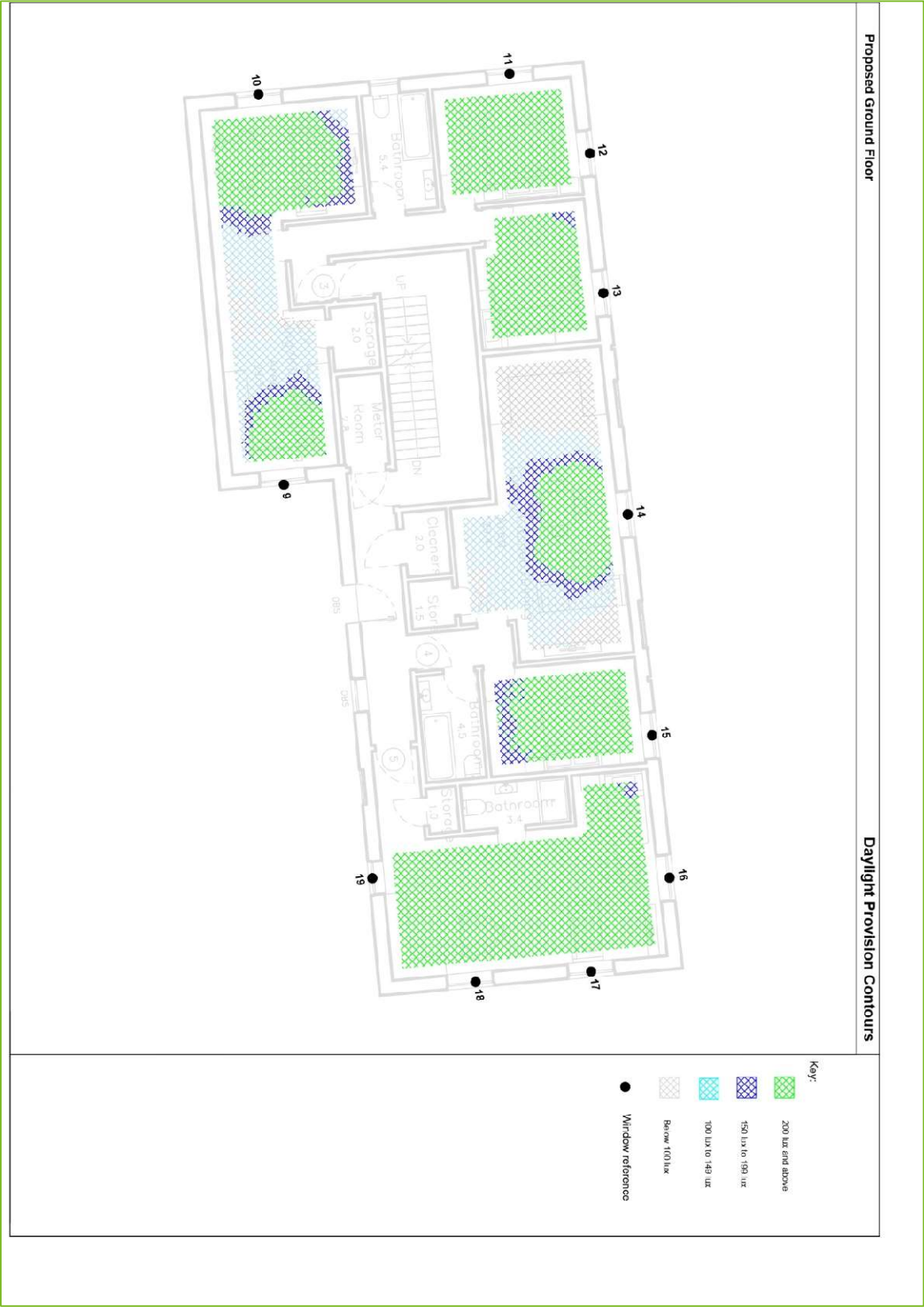


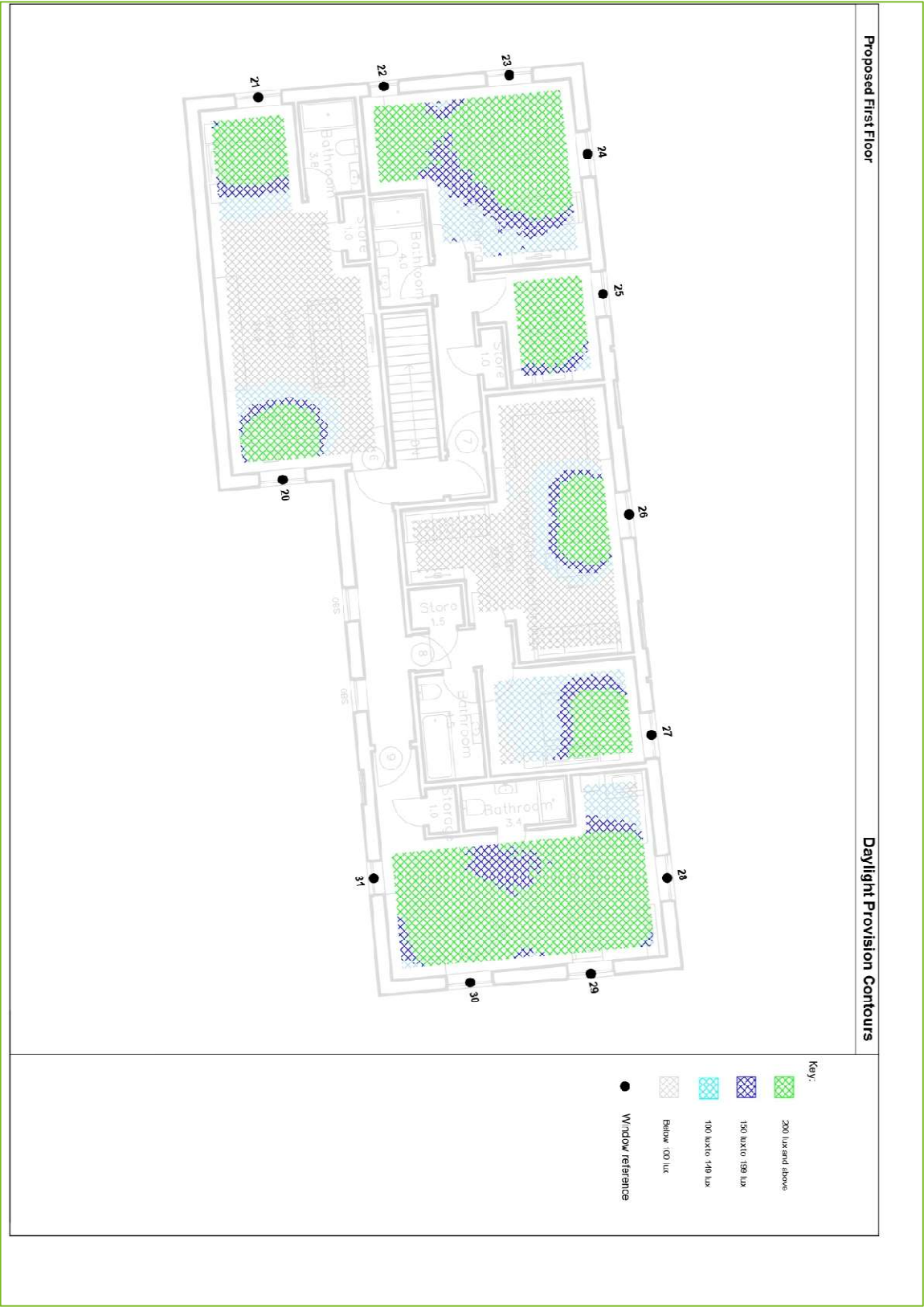


Appendix 2

Daylight & Provision Contour







Appendix 3

Daylight Provision Results

Appendix 3 - Daylight Provision

Long View House

Reference	Room Use	Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 1</u>						
<u>Basement Floor</u>						
Windows 1 to 3	Studio	150	50%	51%	Yes	154
<u>Flat 2</u>						
<u>Basement Floor</u>						
Windows 4 to 8	Studio	150	50%	97%	Yes	276
<u>Flat 3</u>						
<u>Ground Floor</u>						
Windows 9 & 10	Living/Dining/Kitchen	150	50%	64%	Yes	204
Windows 11 & 12	Bedroom	100	50%	100%	Yes	767
Window 13	Bedroom	100	50%	100%	Yes	316
<u>Flat 4</u>						
<u>Ground Floor</u>						
Window 14	Living/Dining/Kitchen	150	50%	34%	No	118
Window 15	Bedroom	100	50%	100%	Yes	273
<u>Flat 5</u>						
<u>Ground Floor</u>						
Windows 16 to 19	Studio	150	50%	100%	Yes	477
<u>Flat 6</u>						
<u>First Floor</u>						
Windows 20 & 21	Studio	150	50%	27%	No	69
<u>Flat 7</u>						
<u>First Floor</u>						
Windows 22 to 24	Living/Dining/Kitchen	150	50%	81%	Yes	248
Window 25	Bedroom	100	50%	100%	Yes	310
<u>Flat 8</u>						
<u>First Floor</u>						
Window 26	Living/Dining/Kitchen	150	50%	17%	No	59
Window 27	Bedroom	100	50%	94%	Yes	143
<u>Flat 9</u>						
<u>First Floor</u>						
Windows 28 to 31	Studio	150	50%	92%	Yes	291

Appendix 4

Sunlight Exposure Results

Appendix 4 - Sunlight Exposure

Long View House

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
Flat 1				
Basement Floor				
Windows 1 to 3	Studio	1.5 hours	4.3 hours	Yes
Flat 2				
Basement Floor				
Windows 4 to 8	Studio	1.5 hours	2.6 hours	Yes
Flat 3				
Ground Floor				
Windows 9 & 10	Living/Dining/Kitchen	1.5 hours	5.6 hours	Yes
Windows 11 & 12	Bedroom	1.5 hours	3.3 hours	
Window 13	Bedroom	1.5 hours	0 hours	
Flat 4				
Ground Floor				
Window 14	Living/Dining/Kitchen	1.5 hours	0 hours	No
Window 15	Bedroom	1.5 hours	0 hours	
Flat 5				
Ground Floor				
Windows 16 to 19	Studio	1.5 hours	6.4 hours	Yes
Flat 6				
First Floor				
Windows 20 & 21	Studio	1.5 hours	6.2 hours	Yes
Flat 7				
First Floor				
Windows 22 to 24	Living/Dining/Kitchen	1.5 hours	3.3 hours	Yes
Window 25	Bedroom	1.5 hours	0 hours	
Flat 8				
First Floor				
Window 26	Living/Dining/Kitchen	1.5 hours	0 hours	No
Window 27	Bedroom	1.5 hours	0 hours	
Flat 9				
First Floor				
Windows 28 to 31	Studio	1.5 hours	7.1 hours	Yes

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