

DAYLIGHT ADEQUACY REPORT

34 Cyprus Road, Burgess Hill

Prepared on behalf of:
Reva Property Holdings

Prepared by:
Project & Building Consultancy Ltd
6-7 New Bridge Street
London EC4V 6AB

Date of Report:
16 July 2025

+44 (0) 20 3478 0635
Matthew Craske
MCraske@pandbc.co.uk

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1.0 Executive Summary

- 1.01 Project and Building Consultancy (PBC) have been instructed by Reva Property Holdings to consider the internal lighting levels within the proposed development at 34 Cyprus Road, Burgess Hill (hereafter referred to as “the Proposed Development”).
- 1.02 To ensure that this assessment can be appropriately evaluated against the Mid Sussex District Council planning policy, daylight calculations have been undertaken in accordance with the:
- Building Research Establishment Report ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice’ 3rd Edition, 2022 (the “BRE guide”) and also BS EN 17037 ‘Daylight in buildings’, to which the BRE guide refers.

Conclusion

- 1.03 The technical analysis confirms that the design and layout of the proposed development enables the enjoyment of acceptable levels of daylight to penetrate the proposed habitable rooms and therefore meets Mid Sussex District Council’s planning policy.

2.0 Introduction

- 2.01 PBC have been instructed to undertake an internal daylight assessment to ascertain whether the proposed habitable rooms within 34 Cyprus Road (hereafter referred to as “the Proposed Development”), will receive acceptable levels of daylight.
- 2.02 The methodology and criteria used for these assessments is provided by Building Research Establishment’s (BRE) Report “Site Layout Planning for Daylight and Sunlight – a guide to good practice, 3rd Edition, 2022” (“the BRE guide”) BS EN 17037 Daylight in buildings.
- 2.03 In order to carry out an assessment, we have generated a 3D computer model of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight levels.
- 2.04 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments. It is important to note that these guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

3.0 Planning Policy and Guidance

BRE Guidance

- 3.01 To ensure that this assessment can be appropriately evaluated against best practice standards, daylight calculations have been undertaken in accordance with the 'BRE guide' and also BS EN 17037 to which the BRE guide refers.
- 3.02 The assessment of daylight within new properties is set out in Part 2.1 of the BRE guidelines, as well as Appendix C, whereby the 2022 BRE guidelines set out the methodology for the illuminance method or daylight factor method. Either test and their target levels for adherence can be used, but for this report the illuminance method has been utilised, with the suggested minimum target levels and tests summarised below, being based on a detailed 3D technical assessment model:
- 3.03 Illuminance Method – this measures the daylight within a room using climatic data for the location of the site, calculating the illuminance (in lux) from daylight. Adherence to the test is achieved when the following lux target levels are obtained to at least 50% of the room's space, and when 50% of the hours in the day are met:
- Bedroom 100 lux
 - Living room 150 lux
 - Kitchen 200 lux
- 3.04 For both the Illuminance method and Daylight Factor methods, where there are rooms with shared uses, the highest target value should apply. However, as highlighted in the BRE guidelines, for a combined living/dining/kitchen area, if the kitchen is not treated as habitable space, which has been applied in this instance, just the living/dining area can be evaluated, although the kitchen space is included in the assessment grid area.
- 3.05 An assessment grid at 0.85m above finished floor level is created for each room, excluding a band of 0.3m from the walls. Professional judgement has been applied when creating the assessment grid in cases where there are irregular shaped spaces, rooms with corridors/circulation space, annexed areas and/or fixed floor to ceiling cupboards. Where annexed areas occur, the full room layout and surfaces, including corridors are still included within the calculation model.
- 3.06 The surface reflectances for the assessment utilise the following values:
- | | |
|---------------------------------|-------|
| Interior Walls | – 0.8 |
| Ceilings | - 0.8 |
| Floors | - 0.4 |
| Exterior walls and obstructions | - 0.3 |
| Exterior ground | - 0.2 |
- 3.07 The glazing transmittance values have been utilised, with a framing factor of 0.7, as well as a maintenance factor of 0.92 applied to the double-glazing unit with a diffuse transmittance value of 0.68.

4.0 Internal Daylight

4.01 Full results of the daylight assessments are attached within Appendix A, showing the floor plans, as well as the tabled daylight results, which replicate the results shown on the plans to each of the assessed rooms.

Proposed Internal Daylight

4.02 In accordance with the BRE guidance, we have assessed the daylight provisions within the proposed development, using the Illuminance method.

Interior Illuminance Summary

Property	Number of Rooms Assessed	Rooms satisfying Criteria		Rooms not satisfying Criteria
		No.	%	
Proposed Scheme	15	15	100%	0
Total	15	15	100%	

4.03 Of the 15 rooms assessed all 15 (100%) will meet or exceed the recommended targets for the specific room uses, as set out in within the BRE Guidelines.

4.04 It is therefore considered that the daylight levels achieved by the proposed scheme provide acceptable light levels for the future occupants.

5.0 Conclusion

- 5.01 The assessments have been undertaken in line with the Building Research Establishment (BRE) guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022).
- 5.02 BRE guidance is that lux target levels are achieved to at least 50% of the room area for at least 50% of daylight hours. However, the daylight study has demonstrated that the lux levels are between 83% and 100% of the room area, so well above the suggested levels. Therefore, the assessment of the light within the proposed development has shown that acceptable levels of daylight will be obtained to all the habitable rooms, meeting the Mid Sussex District Council's planning policy.

Project & Building Consultancy Limited

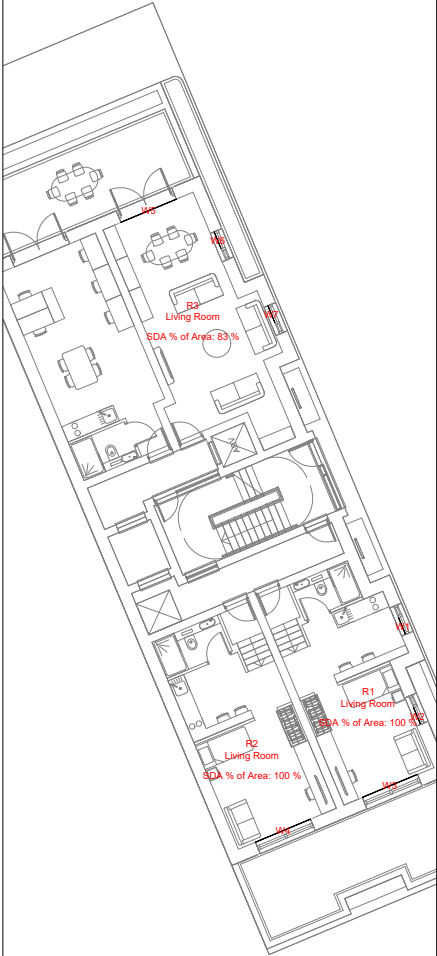
Report Prepared by:
M Craske

Date 16 July 2025

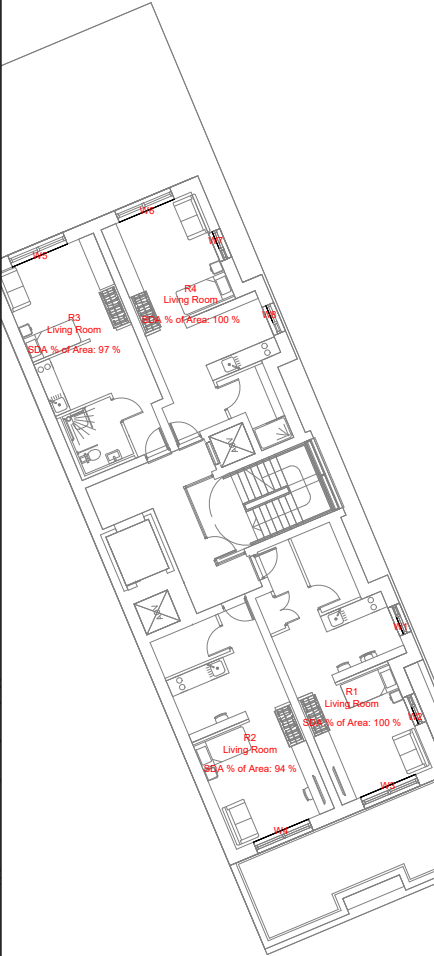
Appendix A

Daylight Results

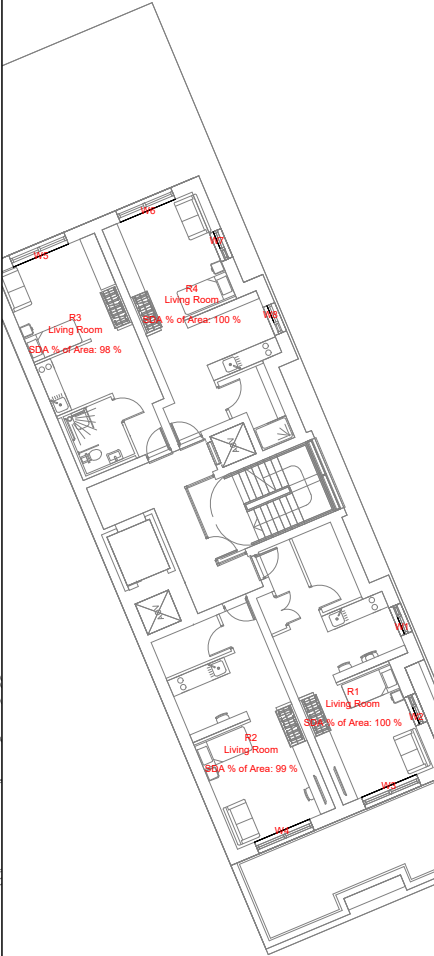
Upper Ground Floor



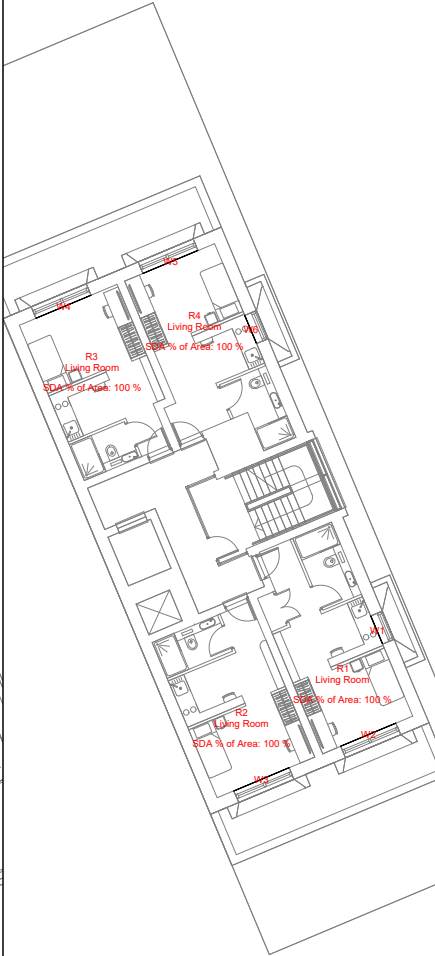
First Floor



Second Floor



Third Floor



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

REV	NOTES	DRAWN	DATE

CLIENT:
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PROJECT:
34 Cyprus Road
Burgess Hill
RH15 8DX

DRAWING TITLE:
Illuminance Method results

SCALE @ A1: NTS	DATE: July 25	DRAWN: MC	CHECKED:
DRAWING NUMBER: CH -01-01			REV: •



Project Name: 34 Cyprus Road, Burgess Hill
Project No.: 250716
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis:

								Criteria				Meets 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	
Ground	R1	Living Room	21.13	15.00	667	15.00	100%	150	50%	50%	4380	YES
	R2	Living Room	21.28	15.43	501	15.43	100%	150	50%	50%	4380	YES
	R3	Living Room	29.38	22.36	261	18.65	83%	150	50%	50%	4380	YES
First	R1	Living Room	23.77	17.27	469	17.27	100%	150	50%	50%	4380	YES
	R2	Living Room	23.93	17.70	332	16.67	94%	150	50%	50%	4380	YES
	R3	Living Room	20.15	14.52	317	14.04	97%	150	50%	50%	4380	YES
	R4	Living Room	23.77	17.27	407	17.27	100%	150	50%	50%	4380	YES
Second	R1	Living Room	23.77	17.27	530	17.27	100%	150	50%	50%	4380	YES
	R2	Living Room	23.93	17.70	370	17.51	99%	150	50%	50%	4380	YES
	R3	Living Room	20.15	14.52	335	14.28	98%	150	50%	50%	4380	YES
	R4	Living Room	23.77	17.27	448	17.27	100%	150	50%	50%	4380	YES
Third	R1	Living Room	15.53	10.66	751	10.66	100%	150	50%	50%	4380	YES
	R2	Living Room	16.54	11.55	451	11.55	100%	150	50%	50%	4380	YES
	R3	Living Room	16.50	11.51	326	11.51	100%	150	50%	50%	4380	YES
	R4	Living Room	15.52	10.65	604	10.65	100%	150	50%	50%	4380	YES