Blackacre
CHARTERED SURVEYORS & VALUERS

Daylight & Sunlight Self-Test Assessment

for

Capella House Car Park
Worthing
West Sussex
BN11 1UR

Client: Architectus Limited

Date of Issue: 18 September 2025
Prepared by: Ike Awunor BA Arch

Contents

1.0 Introduction

Blackacre has been appointed by Architectus Ltd to undertake a Daylight and Sunlight self-assessment in relation to the proposed development at Capella House Car Park, Worthing. The scheme comprises 29 residential units, including 18 one-bedroom flats and 11 two-bedroom flats, of which 23 are market units and 6 are affordable units, including one M4(3) unit.

This report pertains solely to the proposed scheme. However, a separate Daylight and Sunlight report relating to the surrounding properties has been prepared and will be submitted in tandem.

We have prepared this assessment for Local Planning Authorities in accordance with Building Research Establishment Good Practice Guide 209 - *Site Layout Planning for Daylight and Sunlight (2022 edition)*. Which complements and is to be read in conjunction with, BS EN 17037 *Daylight in Buildings* and CIBSE LG 10 *Daylighting – a guide for designers*.

The BRE 209 guide, is only guidance and should be treated as such. *'The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or Planning Authority may wish to use different target values. For example, in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.'*

It should be noted that BRE 209 is national guidance; therefore, it should be applied flexibly having regard to site specific context. In certain circumstances the planning authority may wish to use alternative target values.

For example, in a city centre, or urban location, a high degree of obstruction may be unavoidable if new developments are to match the height and proportions of the existing buildings, and development sites are to be optimised for much needed housing delivery.

Further information on the BRE Guidance can be found in Appendix A.

1.1 Sources of Information

This Daylight and Sunlight assessment has been prepared using various forms of data available to us, as listed below.

- Architects Drawings (Proposed Scheme) – Provided by client
  Scheme Plans and Elevations,
  CAD files

2.0 Methodologies applied

In this report our 3D testing environment (computer model) has been technically assessed using the methodologies below. These are the fundamental tests included in the Building Research Establishment Good Practice Guide 209 - *Site Layout Planning for Daylight and Sunlight*.

2.1 New Development

Daylight Assessment

Illuminance (Spatial Daylight Autonomy)

Sunlight assessment

Sunlight Exposure (SE)

3.0 The Proposed Development

The proposed development at Railway Approach involves the redevelopment of the existing car park to provide 29 residential units, comprising 18 one-bedroom flats and 11 two-bedroom flats within a single block. The residential units are arranged across the first to sixth floors of the building. For a complete overview of the layouts, please refer to the architects' drawings.

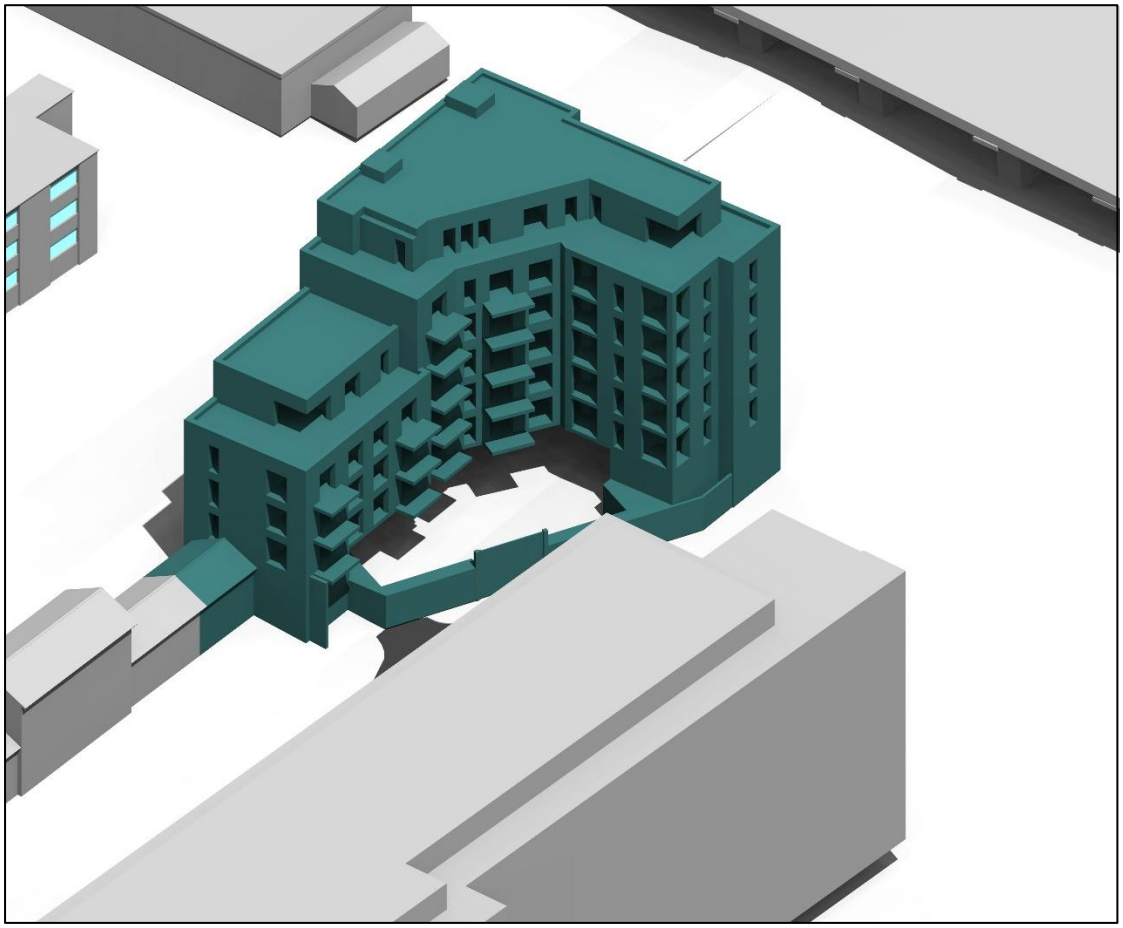


FIGURE 3A – RAILWAY APPROACH

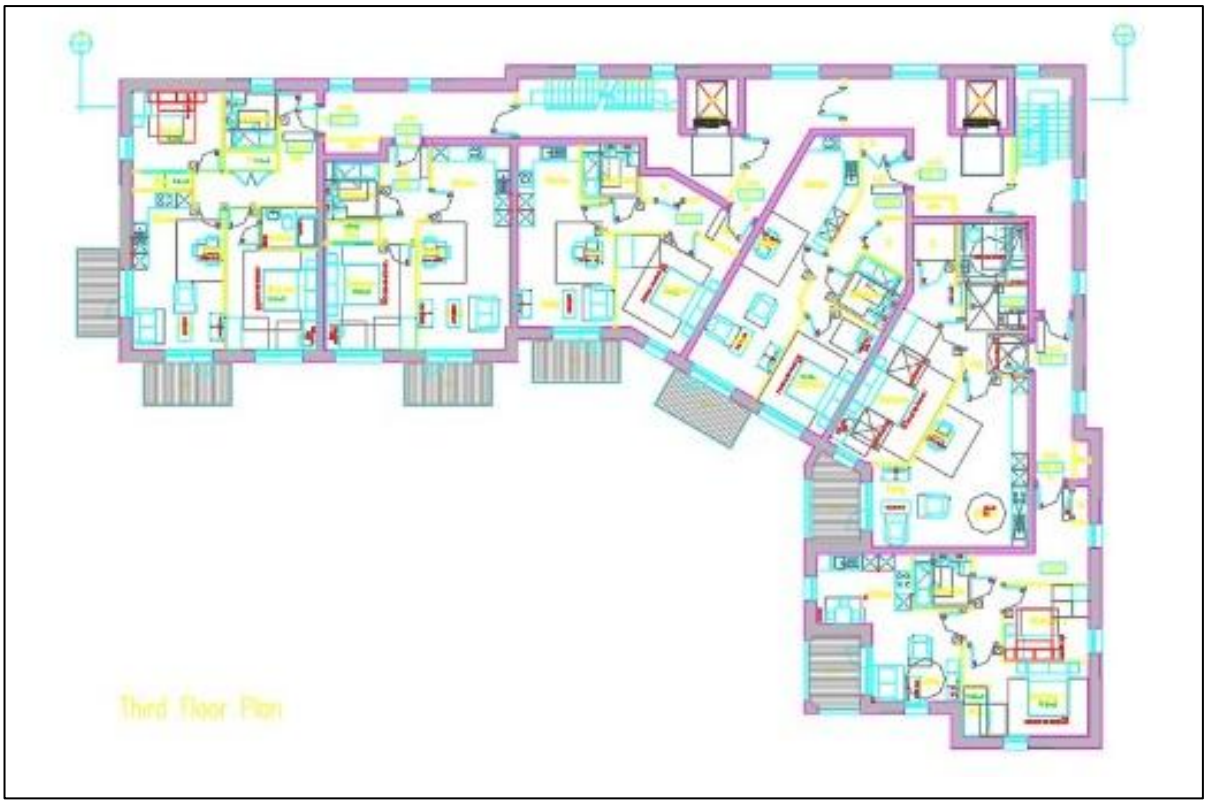


FIGURE 3B – PROPOSED 3RD FLOOR LAYOUT

4.0 Information Used

Our assessment has been based on architect's drawings provided by the client, listed below.

Description	Drawing No.	Date
Proposed Drawings	24_014_002-06	August 2025

Note: we have been provided with CAD drawings

4.1 – Input Parameters

We have used the following inputs for the technical study of Illuminance (SDA) for the self-test.

Room parameters

- Ceilings - White
- Walls - White
- Floors – Carpet (cream)
- Working plane – 760mm

Window parameters

- Glazing transmittance – 0.68
- Maintenance factor – 8%

Surrounding surface

- Brickwork (Brown), & Paving

5.0 – Daylighting & Sunlighting Self-Test

5.0.1 – Illuminance (SDA)

As per the 2022 version of the BRE Guidance we have assessed the internal rooms of the proposed development using the Spatial Daylight Autonomy (SDA) methodology, also known as illuminance. The development entails 69 habitable spaces, consisting of 40 bedrooms and 29 combined living, kitchen and dining areas and a study.

Our technical analysis indicates that of the 69 habitable room tested, 57 will fully satisfy the BRE guidance SDA recommended standards. With all 57 rooms reaching the required level of 200 lux over 50% of the room area. Constituting a compliance rate of 83%.

The results and contours that illustrate this can be found in Appendix C.

5.0.2 – Sunlight Exposure

In line with the BRE guidance we have assessed the rooms with main windows within 90° of south.

We applied the Sunlight Exposure methodology to a total of 69 rooms. 48 of the rooms tested meet the meet the standards outlined in the BRE guidance, receiving adequate amount of sunlight. Constituting a compliance rate of 70%.

The results and contours that illustrate this can be found in Appendix C.

6.0 Conclusion

We have conducted a Daylight and Sunlight self-assessment for the proposed development at Railway approach, on behalf of Architectus Ltd.

Our analysis employed the Spatial Daylight Autonomy (SDA) methodology, in line with the standards outlined in the Building Research Establishment (BRE) guidance. The assessment demonstrates that the redevelopment, comprising 69 habitable spaces, achieves a high and favourable pass rate (83%), indicating sufficient daylight provision across the development.

While the majority of spaces exhibit above-adequate daylight performance, as anticipated, a few spaces located in parts of the proposed structure that are self-obstructing in nature experience reduced daylight levels, primarily due to the building's configuration, which inherently limits daylight penetration to these specific areas. This is an expected outcome for a development in an urban location.

Using the Sunlight Exposure methodology, we evaluated sunlight availability. Our findings indicate that 70% of rooms with a primary window facing within 90° of south easily meet the standards prescribed in the BRE guidance. We conclude that the overall sunlight provision across the proposed scheme is satisfactory, with good sunlighting levels observed.

In summary, the proposed development at Railway Approach demonstrates strong compliance with BRE standards for both daylight and sunlight. Despite minor daylight limitations in specific areas due to the building's configuration constraints, we are confident that the development will provide adequate natural light, ensuring a comfortable and well-lit living environment.

Report prepared by: Ike Awunor BA Arc

Signed: 

Report reviewed by: Ben Salvage MRICS

Signed:  **Date**: 18 September 2025

For and on behalf of Blackacre Chartered Surveyors & Valuers

Appendix A – Overview of Daylight and Sunlight

Good natural lighting is needed for a range of factors, enjoyment, mental health, working, reading etc. It is also good for energy efficiency and reduces the need for electric lighting and allows for solar gain during the winter.

This BRE Guidance 209 (2022) should be read in conjunction with BS EN 17037 Daylight in Buildings and CIBSE LG 10 Daylighting – a guide for designers. This guide complements them by providing advice on planning of the external environment.

Dr Littlefair's BRE Guide 209 -*Site Layout Planning for Daylight and Sunlight 2011',* has now been superseded by a 2022 version. This sets out numerical recommendations to establish if someone's light levels will be suitable following a development. It measures the amount and significance of loss to neighbouring buildings and light levels for future occupiers of new developments.

The figures within the guide are not absolute and are intended as recommendations only. Dr Littlefair says in his report '*The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or Planning Authority may wish to use different target values. For example, in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings'.*

The BRE Guide is national guidance and should be treated as such. The guide states '*In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings… The calculation methods … are entirely flexible in this respect*'

The BRE Guide uses various tests which are detailed below;

Daylighting

There are initial rules of thumb tests that are quite general but can give an early indication to whether daylighting is likely to be significantly affected. The three times height test is a measure of the height of the proposed development, compared to the distance from the lowest window of the surrounding building. The additional initial test is the 25º line. If the development does not protrude over a 25° from the lowest window, it is unlikely to cause significant light damage.

The main tests for daylighting are noted below, and are in part (interior assessment) taken from methodologies specified in the British Standard BS EN 17037 – *Daylight in buildings*.

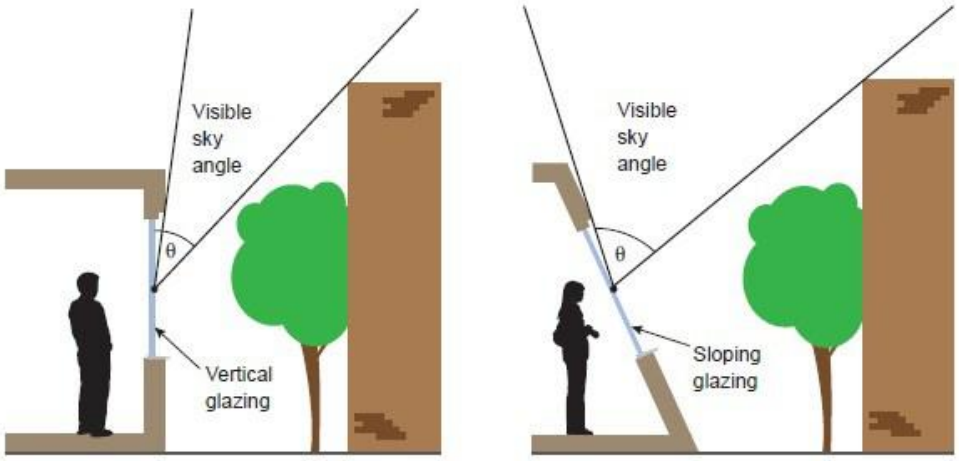
Vertical Sky Component (VSC)

In the BRE guide, this is described as a *'Ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to a n unobstructed hemisphere to this sky. Usually the 'given vertical plane' is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings'.*

In simpler terms, this is a ratio of the available skylight compared to the maximum amount of skylight from a sky dome, measured from the external surface of the window.

This is demonstrated as a percentage. The BRE guide recommends that a minimum figure of 27% should be achieved to the window of a habitable room. This would indicate a reasonable lit space and is acceptable. For surrounding windows, an important attribute of the development, is to prevent any noticeable change to surrounding buildings. The BRE guide suggests that the VSC figure should not be reduced to any less than 0.8 its original value (20% reduction) in order to achieve this. Any more and it may be seen as be a noticeable change and therefore possible grounds for rejection.

A 27% VSC result would indicate a reasonably lit room. This also equates to a 25º clear sky path as discussed above.



Illuminance (I)

This is a relatively new methodology for interior daylight assessment, recommended in the British Standard BS EN 17037 – *Daylight in buildings*, and new to the 2022 BRE 209 guidance.

This methodology involves using locational data of the development site to understand the typical weather conditions relevant to its position. This is used to calculate with software, the internal illuminance from daylight at each grid point of the reference plane (typically 850mm above floor level).

A target illuminance should be achieved, across at least half of the reference plane in a daylit space for at least half of the daylight hours. A secondary target illuminance should also be achieved across 95% of the reference plane for at least half of the daylight hours, this is the minimum target illuminance to be achieved towards the back of the room

Table C1 below provides these target illuminances for side lit rooms.

Table C1 – Target illuminances from daylight over at least half of the daylight hours		
Level of recommendation	Target illuminance E_T (lx) for half of assessment grid	Target illuminance E_{TM} (lx) for 95% of assessment grid
Minimum	300	100
Medium	500	300
High	750	500

Daylight factor (D)

This methodology involves assessment of the daylight factor, at each assessment point on the reference plane. With the intention of reaching a target daylight factor to give an indication of light levels to be expected.

Note: the daylight factor is the illuminance at a point on the reference plane compared to the illuminance of an unobstructed horizontal surface externally. In short, it is a ratio between internal and external daylight. The CIE standard overcast sky is used for uniform illuminance levels.

Since the calculation uses an overcast sky model and is uniform, the daylight factor is independent of orientation and location.

Table C2 below gives the daylight factor targets for lit rooms in London. The National Annex to BS EN 17037 gives values for other UK locations. Different target supply in spaces with horizontal rooflights.

Table C2 – Target daylight factors (D) for London		
Level of recommendation	Target daylight factor D for half of assessment grid	Target daylight factor D for 95% of assessment grid
Minimum	2.1%	0.7%
Medium	3.5%	2.1%
High	5.3%	3.5%

The recommendations for side lit rooms are met if both target daylight factors (the median daylight factor over 50% of the reference plane, and the minimum daylight factor over 95% of the reference plane) are achieved.

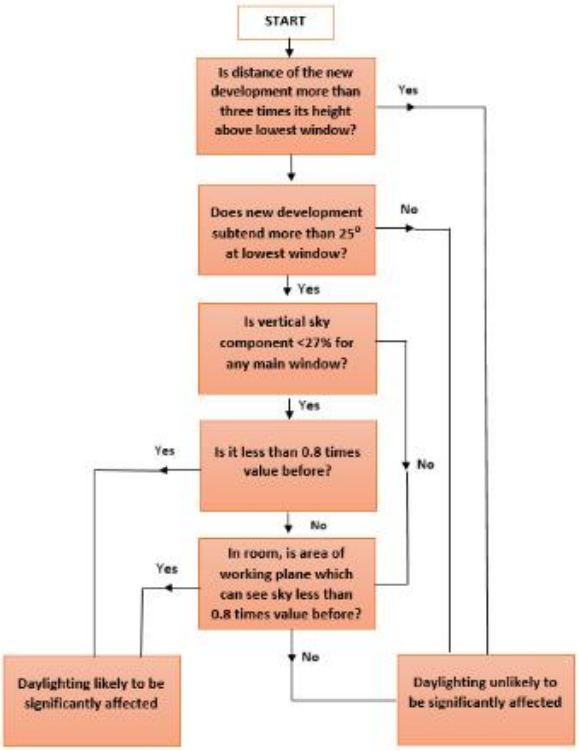
No Sky Line (NSL)

In the BRE guide, this is described as a *'the outline on the working plane of the area from which no sky can be seen'*

This test looks at the depth at which daylight can penetrate into the room, measured from a working plane of 850mm above floor level. Areas within the shade are likely to experience darker illuminance.

The BRE guide suggests that in new developments the rooms should have no more than 20% of its room in shade. The surrounding habitable rooms can experience some loss, but the guidance states that this should be limited to no less than 0.8 of its original value (20% reduction).

This process of assessment can be seen in the decision chart, as per the BRE guide;



Sunlighting

Sunlight is an important commodity to many people and the design and orientation of a building's and its windows should be thoroughly considered. The BRE guide puts emphasis on domestic buildings, however it does mention that care should be taken for 'non-domestic buildings where there is a particular requirement for sunlight'.

The United Kingdom being situated in the Northern Hemisphere, we therefore predominately get our sunlight from the South. Unlike daylight which is uniform and achieved from the sky, sunlight will be largely determined due to orientation of the windows. Due to this reason, the BRE advises that only windows within 90º or due south should be tested.

In new developments the BRE guide suggests that a window to a living room should face within 90º of due south to maximise expose to sunlight. *'A dwelling with no main window wall within 90º of due south is likely to be perceived as insufficiently sunlit'.*

In existing dwellings the BRE guide suggests that '*all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90º of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun'.*

<u>Annual Probable Sunlight Hours (APSH)</u>

In the BRE guide, this is described as *'the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account).*

In a new development the BRE guide suggests that a dwelling with be reasonably sunlit provided;

- *at least one main window wall faces within 90º of due south and;*
- *the centre of at least one window to a main living room can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21st September and 21st March.*

In existing buildings, the BRE guide suggests that; *'If a living room or an existing dwelling has a main window facing 90º of due south, and any part of a new development subtends an angle of more than 25º to the horizontal measured from the centre of the window in a vertical section perpendicular to the window., then the sunlighting to the existing dwelling may be adversely affected. This will be the case if the centre of the window;*

- *receives less than 25% of annual probable sunlight hours, or less than 5% or annual probable sunlight hours between 21st September and 21st March and;*
- *receives less than 0.8 times its former sunlight hours during either period and;*
- *has a reduction in sunlight received over the whole year greater than 4% or annual probable sunlight hours.*

Overshadowing of Gardens and Open Spaces

Good sunlighting should not be limited to habitable space. The BRE advises that amenity spaces should be considered also to ensure that these enjoyable spaces are not fully cast in shadow throughout the year.

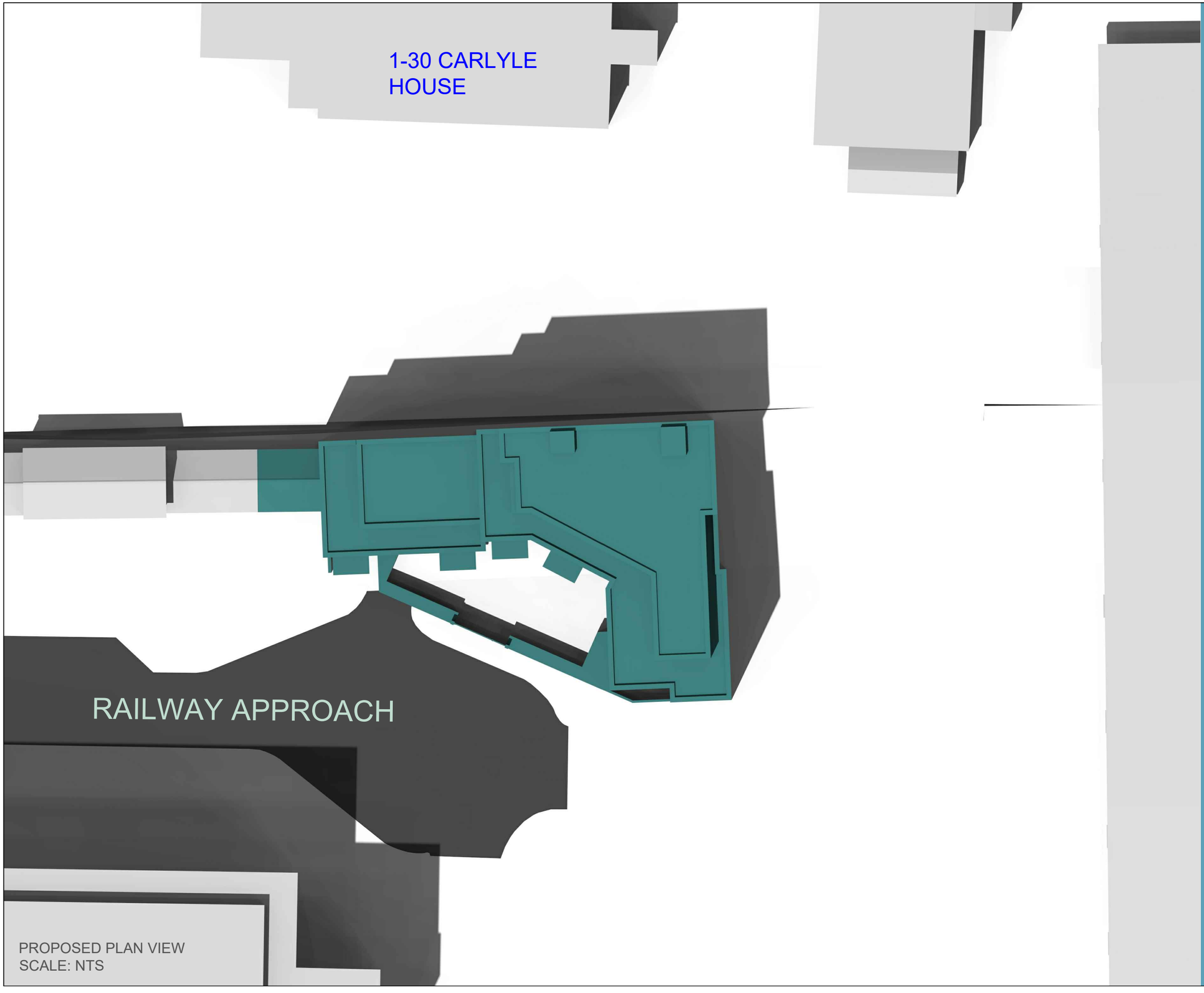
According to the BRE guide the amenity spaces that should be included in analysis are;

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools
- Sitting areas
- Focal points

The guideline state that;

'It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21st March'.

Appendix B –3D Testing Environment



PROPOSED PLAN VIEW
SCALE: NTS

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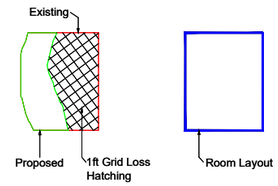
Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Rights of Light



Existing 0.2% Daylight Contour

Proposed 0.2% Daylight Contour

Sources of Information

SURROUNDING BUILDINGS
Point Cloud August 2025

PROPOSED BUILDING
24_014_002
24_014_003
24_014_004
24_014_005
24_014_006

PROPOSED SCHEME

Blackacre
CHARTERED SURVEYORS & VALUERS

London Office
107 – 111 Fleet Street, London, EC4A 2AB
Sussex Office
Curtis House, 34 Third Avenue, Hove, BN3 2PD
0203 476 9561

Project Name
RAILWAY APPROACH WORTHING BN11 1UR

Client
ARCHITECTUS LTD

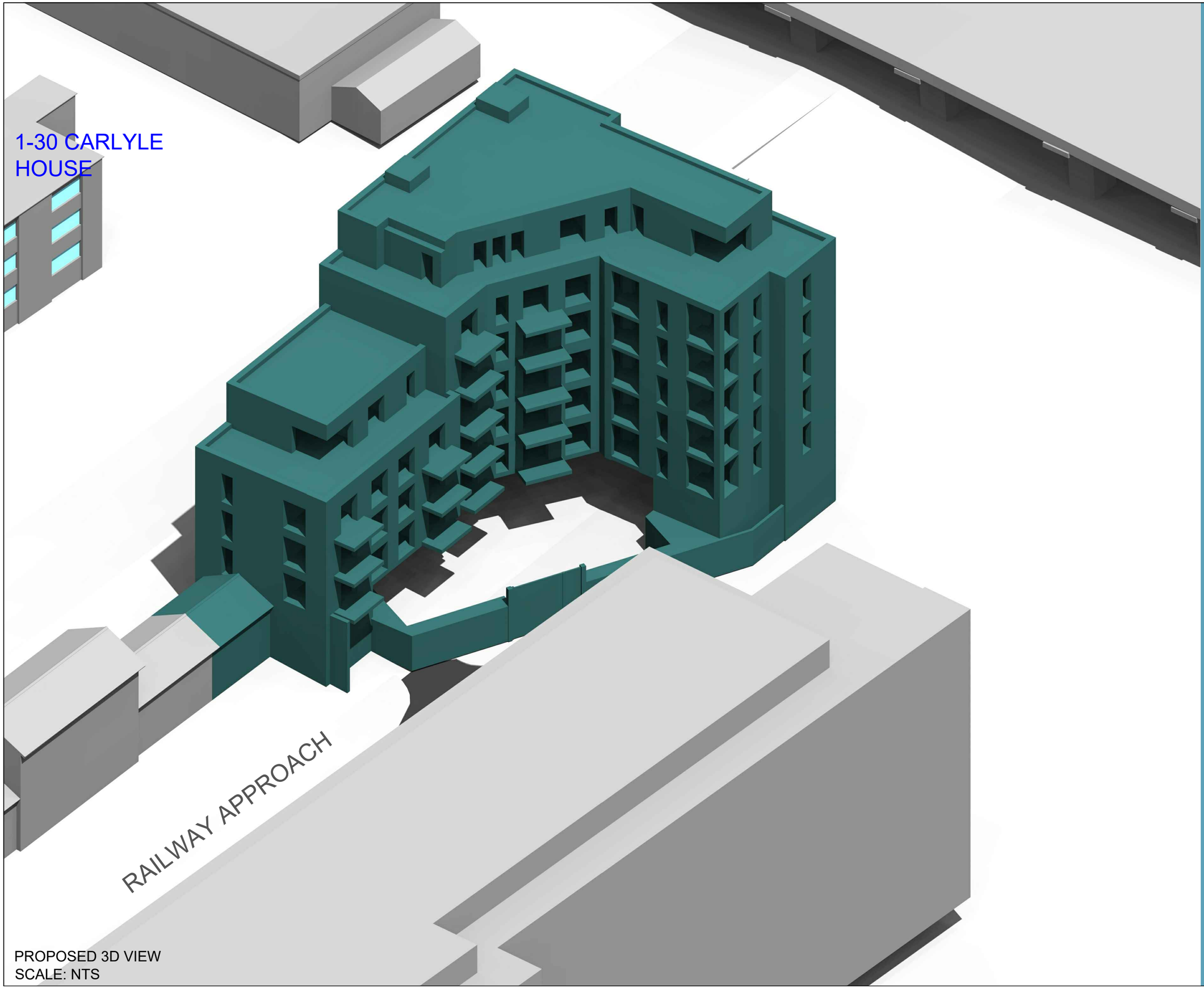
Drawing Title
PROPOSED
PLAN VIEW

Drawn By	Chk'd By	Scale @ A3	Date
AI	-	NTS	17 SEP 2025

Project No.	Drawing No.	Revision
RA/02	PL01	

Daylight

A3



PROPOSED 3D VIEW
SCALE: NTS

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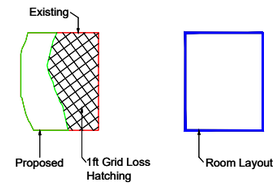
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Rights of Light



Existing 0.2% Daylight Contour

Proposed 0.2% Daylight Contour

Sources of Information

SURROUNDING BUILDINGS
Point Cloud August 2025

PROPOSED BUILDING
24_014_002
24_014_003
24_014_004
24_014_005
24_014_006

PROPOSED SCHEME

Blackacre
CHARTERED SURVEYORS & VALUERS

London Office
107 – 111 Fleet Street, London, EC4A 2AB
Sussex Office
Curtis House, 34 Third Avenue, Hove, BN3 2PD
0203 476 9561

Project Name
RAILWAY APPROACH WORTHING BN11 1UR

Client
ARCHITECTUS LTD

Drawing Title
PROPOSED
3D VIEW

Drawn By	Chk'd By	Scale @ A3	Date
AI	-	NTS	17 SEP 2025

Project No.	Drawing No.	Revision
RA/02	PL03	

Daylight

A3

Appendix C –Results

Project Name: Railway Approach Self - Test
Project No.: 1
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 16/09/2025

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	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		Residential	Bedroom	10.00	6.55	164	5.61	86%	100	50%	50%	4380	YES
	R2		Residential	Living Room	10.39	6.88	738	6.88	100%	150	50%	50%	4380	YES
	R3		Residential	Bedroom	12.95	8.86	254	8.08	91%	100	50%	50%	4380	YES
	R4		Residential	Bedroom	14.78	9.88	279	9.77	99%	100	50%	50%	4380	YES
	R5		Residential	LD	16.18	11.58	132	3.43	30%	200	50%	50%	4380	NO
	R6		Residential	LD	13.83	9.66	187	4.19	43%	200	50%	50%	4380	NO
	R7		Residential	Bedroom	13.18	9.02	80	3.49	39%	100	50%	50%	4380	NO
	R8		Residential	Living Room	12.06	8.25	158	4.33	53%	150	50%	50%	4380	YES
	R9		Residential	Bedroom	12.03	8.18	232	6.94	85%	100	50%	50%	4380	YES
	R10		Residential	Bedroom	20.28	14.02	9	0.10	1%	100	50%	50%	4380	NO
	R11		Residential	Living Room	9.07	5.82	141	2.37	41%	150	50%	50%	4380	NO
	R12		Residential	LKD	19.95	13.74	281	12.13	88%	200	50%	50%	4380	YES
	R13		Residential	Bedroom	11.99	7.51	185	5.35	71%	100	50%	50%	4380	YES
	R14		Residential	Bedroom	8.78	5.58	221	5.48	98%	100	50%	50%	4380	YES
Second	R1		Residential	Bedroom	10.00	6.55	158	5.40	82%	100	50%	50%	4380	YES
	R2		Residential	Living Room	10.39	6.88	799	6.88	100%	150	50%	50%	4380	YES
	R3		Residential	Bedroom	14.78	9.88	290	9.77	99%	100	50%	50%	4380	YES
	R4		Residential	Bedroom	12.95	8.86	273	8.38	95%	100	50%	50%	4380	YES
	R5		Residential	LD	16.18	11.58	140	3.72	32%	200	50%	50%	4380	NO
	R6		Residential	LD	13.83	9.66	194	4.58	47%	200	50%	50%	4380	NO
	R7		Residential	Bedroom	13.18	9.02	84	3.72	41%	100	50%	50%	4380	NO
	R8		Residential	Living Room	12.06	8.25	184	4.91	59%	150	50%	50%	4380	YES
	R9		Residential	Bedroom	12.03	8.18	250	7.34	90%	100	50%	50%	4380	YES
	R10		Residential	Bedroom	20.28	14.02	8	0.18	1%	100	50%	50%	4380	NO
	R11		Residential	Living Room	9.07	5.82	144	2.48	43%	150	50%	50%	4380	NO
	R12		Residential	LKD	19.95	13.74	301	12.60	92%	200	50%	50%	4380	YES
	R13		Residential	Bedroom	11.99	7.51	188	5.43	72%	100	50%	50%	4380	YES
	R14		Residential	Bedroom	8.78	5.58	191	5.30	95%	100	50%	50%	4380	YES
Third	R1		Residential	Bedroom	10.00	6.55	163	5.61	86%	100	50%	50%	4380	YES
	R2		Residential	Living Room	10.39	6.88	1136	6.88	100%	150	50%	50%	4380	YES
	R3		Residential	Bedroom	14.78	9.88	313	9.83	99%	100	50%	50%	4380	YES
	R4		Residential	Bedroom	12.95	8.86	295	8.70	98%	100	50%	50%	4380	YES
	R5		Residential	LD	16.18	11.58	216	6.24	54%	200	50%	50%	4380	YES
	R6		Residential	LD	13.83	9.66	235	6.75	70%	200	50%	50%	4380	YES
	R7		Residential	Bedroom	13.18	9.02	95	4.25	47%	100	50%	50%	4380	NO
	R8		Residential	Living Room	12.06	8.25	244	6.58	80%	150	50%	50%	4380	YES
	R9		Residential	Bedroom	12.03	8.18	281	7.85	96%	100	50%	50%	4380	YES
	R10		Residential	Bedroom	20.28	14.02	14	0.60	4%	100	50%	50%	4380	NO
	R11		Residential	Living Room	9.07	5.82	178	4.58	79%	150	50%	50%	4380	YES
	R12		Residential	LKD	19.95	13.74	340	13.01	95%	200	50%	50%	4380	YES
	R13		Residential	Bedroom	11.99	7.51	189	5.52	73%	100	50%	50%	4380	YES
	R14		Residential	Bedroom	8.78	5.58	192	5.31	95%	100	50%	50%	4380	YES
Fourth	R1		Residential	Living Room	12.12	8.27	1182	8.27	100%	150	50%	50%	4380	YES
	R2		Residential	Bedroom	11.59	7.58	419	7.58	100%	100	50%	50%	4380	YES
	R3		Residential	Bedroom	11.86	8.00	156	6.83	85%	100	50%	50%	4380	YES

Project Name: Railway Approach Self - Test
Project No.: 1
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 16/09/2025

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	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
	R4		Residential	LD	13.83	9.66	226	6.03	62%	200	50%	50%	4380	YES
	R5		Residential	Bedroom	13.18	9.02	102	4.64	52%	100	50%	50%	4380	YES
	R6		Residential	Living Room	12.06	8.25	223	5.88	71%	150	50%	50%	4380	YES
	R7		Residential	Bedroom	12.03	8.18	304	8.16	100%	100	50%	50%	4380	YES
	R8		Residential	Bedroom	20.12	13.92	15	0.49	4%	100	50%	50%	4380	NO
	R9		Residential	Living Room	9.07	5.82	165	4.26	73%	150	50%	50%	4380	YES
	R10		Residential	LKD	19.95	13.74	344	13.22	96%	200	50%	50%	4380	YES
	R11		Residential	Bedroom	11.99	7.51	193	5.60	75%	100	50%	50%	4380	YES
	R12		Residential	Bedroom	8.41	5.20	201	5.18	100%	100	50%	50%	4380	YES
Fifth	R1		Residential	LD	13.83	9.66	348	9.49	98%	200	50%	50%	4380	YES
	R2		Residential	Bedroom	13.18	9.02	125	6.03	67%	100	50%	50%	4380	YES
	R3		Residential	Living Room	12.06	8.25	355	7.68	93%	150	50%	50%	4380	YES
	R4		Residential	Bedroom	12.03	8.18	338	8.18	100%	100	50%	50%	4380	YES
	R5		Residential	Bedroom	20.12	13.92	25	1.15	8%	100	50%	50%	4380	NO
	R6		Residential	Living Room	9.07	5.82	216	5.64	97%	150	50%	50%	4380	YES
	R7		Residential	LKD	19.95	13.74	388	13.42	98%	200	50%	50%	4380	YES
	R8		Residential	Bedroom	12.00	7.52	195	5.75	77%	100	50%	50%	4380	YES
	R9		Residential	Bedroom	8.41	5.20	203	5.18	100%	100	50%	50%	4380	YES
Sixth	R1		Residential	Bedroom	14.25	9.52	274	9.51	100%	100	50%	50%	4380	YES
	R2		Residential	Bedroom	10.81	7.11	389	7.11	100%	100	50%	50%	4380	YES
	R3		Residential	LD	14.82	10.65	310	9.79	92%	200	50%	50%	4380	YES
	R4		Residential	Bedroom	14.56	10.00	111	5.47	55%	100	50%	50%	4380	YES
	R5		Residential	Bedroom	9.05	5.34	212	4.97	93%	100	50%	50%	4380	YES
	R6		Residential	LKD	23.16	17.70	520	17.70	100%	200	50%	50%	4380	YES

Project Name: Railway Approach Self - Test
Project No.: 1
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 16/09/2025

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
Proposed Scheme								
First	R1		Residential	Bedroom	W1	268°	1.7	
							1.7	Minimum
First	R2		Residential	Living Room	W2	268°	2.9	
					W3	178°	1.2	
							3.6	Medium
First	R3		Residential	Bedroom	W5	178°	5.1	
							5.1	High
First	R4		Residential	Bedroom	W4	178°	5.3	
							5.3	High
First	R5		Residential	LD	W6	178°	0.6	
							0.6	Failed
First	R6		Residential	LD	W7	178°	0.5	
							0.5	Failed
First	R7		Residential	Bedroom	W8	208°	2.3	
							2.3	Minimum
First	R8		Residential	Living Room	W9	208°	2.3	
							2.3	Minimum
First	R9		Residential	Bedroom	W10	208°	5.1	
							5.1	High
First	R10		Residential	Bedroom	W11	208°	0.3	
							0.3	Failed
First	R11		Residential	Living Room	W12	268°	1	
							1	Failed
First	R12		Residential	LKD	W13	268°	0	
					W14	268°	1.1	
					W15	178°	3.6	
							4.8	High
First	R13		Residential	Bedroom	W16	178°	3.7	
							3.7	Medium
First	R14		Residential	Bedroom	W17	88°N	1.3	
							1.3	Failed
Second	R1		Residential	Bedroom	W1	268°	1.7	
							1.7	Minimum
Second	R2		Residential	Living Room	W2	268°	2.9	
					W3	178°	1.2	
							3.6	Medium
Second	R3		Residential	Bedroom	W4	178°	5.3	
							5.3	High
Second	R4		Residential	Bedroom	W5	178°	5.1	
							5.1	High
Second	R5		Residential	LD	W6	178°	0.6	
							0.6	Failed
Second	R6		Residential	LD	W7	178°	0.5	
							0.5	Failed
Second	R7		Residential	Bedroom	W8	208°	2.3	
							2.3	Minimum
Second	R8		Residential	Living Room	W9	208°	2.3	
							2.3	Minimum
Second	R9		Residential	Bedroom	W10	208°	5.1	
							5.1	High
Second	R10		Residential	Bedroom	W11	208°	0.3	
							0.3	Failed
Second	R11		Residential	Living Room	W12	268°	1	
							1	Failed
Second	R12		Residential	LKD	W13	268°	1.7	

Project Name: Railway Approach Self - Test
Project No.: 1
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 16/09/2025

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
					W14	268°	1.1	
					W15	178°	3.6	
							6.4	High
Second	R13		Residential	Bedroom	W16	178°	3.7	
							3.7	Medium
Second	R14		Residential	Bedroom	W17	88°N	1.3	
							1.3	Failed
Third	R1		Residential	Bedroom	W1	268°	1.7	
							1.7	Minimum
Third	R2		Residential	Living Room	W2	268°	2.9	
					W3	178°	6.1	
							8	High
Third	R3		Residential	Bedroom	W4	178°	6.1	
							6.1	High
Third	R4		Residential	Bedroom	W5	178°	6.1	
							6.1	High
Third	R5		Residential	LD	W6	178°	6	
							6	High
Third	R6		Residential	LD	W7	178°	0.8	
							0.8	Failed
Third	R7		Residential	Bedroom	W8	208°	3.5	
							3.5	Medium
Third	R8		Residential	Living Room	W9	208°	3.2	
							3.2	Medium
Third	R9		Residential	Bedroom	W10	208°	5.1	
							5.1	High
Third	R10		Residential	Bedroom	W11	208°	0.6	
							0.6	Failed
Third	R11		Residential	Living Room	W12	268°	1	
							1	Failed
Third	R12		Residential	LKD	W13	268°	1.7	
					W14	268°	1.9	
					W15	178°	3.6	
							6.4	High
Third	R13		Residential	Bedroom	W16	178°	3.7	
							3.7	Medium
Third	R14		Residential	Bedroom	W17	88°N	1.3	
							1.3	Failed
Fourth	R1		Residential	Living Room	W1	268°	3.4	
					W2	178°	8.7	
							8.7	High
Fourth	R2		Residential	Bedroom	W3	178°	6.1	
							6.1	High
Fourth	R3		Residential	Bedroom	W4	178°	3.7	
							3.7	Medium
Fourth	R4		Residential	LD	W5	178°	1	
							1	Failed
Fourth	R5		Residential	Bedroom	W6	208°	2.3	
							2.3	Minimum
Fourth	R6		Residential	Living Room	W7	208°	2.3	
							2.3	Minimum
Fourth	R7		Residential	Bedroom	W8	208°	5.2	
							5.2	High
Fourth	R8		Residential	Bedroom	W9	208°	0.3	
							0.3	Failed
Fourth	R9		Residential	Living Room	W10	268°	1	
							1	Failed
Fourth	R10		Residential	LKD	W11	268°	1.7	

Project Name: Railway Approach Self - Test
Project No.: 1
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 16/09/2025

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure	Rating
					W12	268°	1.9	
					W13	178°	3.6	
							6.4	High
Fourth	R11		Residential	Bedroom	W14	178°	3.7	
							3.7	Medium
Fourth	R12		Residential	Bedroom	W15	88°N	1.3	
							1.3	Failed
Fifth	R1		Residential	LD	W1	178°	6.1	
							6.1	High
Fifth	R2		Residential	Bedroom	W2	208°	4	
							4	Medium
Fifth	R3		Residential	Living Room	W3	208°	6.1	
							6.1	High
Fifth	R4		Residential	Bedroom	W4	208°	5.5	
							5.5	High
Fifth	R5		Residential	Bedroom	W5	208°	0.7	
							0.7	Failed
Fifth	R6		Residential	Living Room	W6	268°	0.9	
							0.9	Failed
Fifth	R7		Residential	LKD	W7	268°	1.7	
					W8	268°	1.9	
					W9	178°	3.6	
							6.4	High
Fifth	R8		Residential	Bedroom	W10	178°	3.7	
							3.7	Medium
Fifth	R9		Residential	Bedroom	W11	88°N	1.3	
							1.3	Failed
Sixth	R1		Residential	Bedroom	W1	268°	1.7	
					W2	208°	4	
							5.1	High
Sixth	R2		Residential	Bedroom	W3	208°	4	
					W4	208°	4	
							4	Medium
Sixth	R3		Residential	LD	W5	208°	6.1	
							6.1	High
Sixth	R4		Residential	Bedroom	W6	208°	4	
							4	Medium
Sixth	R5		Residential	Bedroom	W7	268°	1.7	
							1.7	Minimum
Sixth	R6		Residential	LKD	W8	268°	3.4	
					W9	178°	8.7	
							8.7	High

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FIRST FLOOR

First Floor Plan

SECOND FLOOR

Second Floor Plan

Sources of Information

SURROUNDING BUILDINGS
Point Cloud August 2025

PROPOSED BUILDING
24_014_002
24_014_003
24_014_004
24_014_005
24_014_006

SDA
50
0

Blackacre
CHARTERED SURVEYORS & VALUERS

London Office
107 – 111 Fleet Street, London, EC4A 2AB
Sussex Office
Curtis House, 34 Third Avenue, Hove, BN3 2PD
0203 476 9561

Project Name
RAILWAY APPROACH WORTHING BN11 1UR

Client
ARCHITECTUS LTD

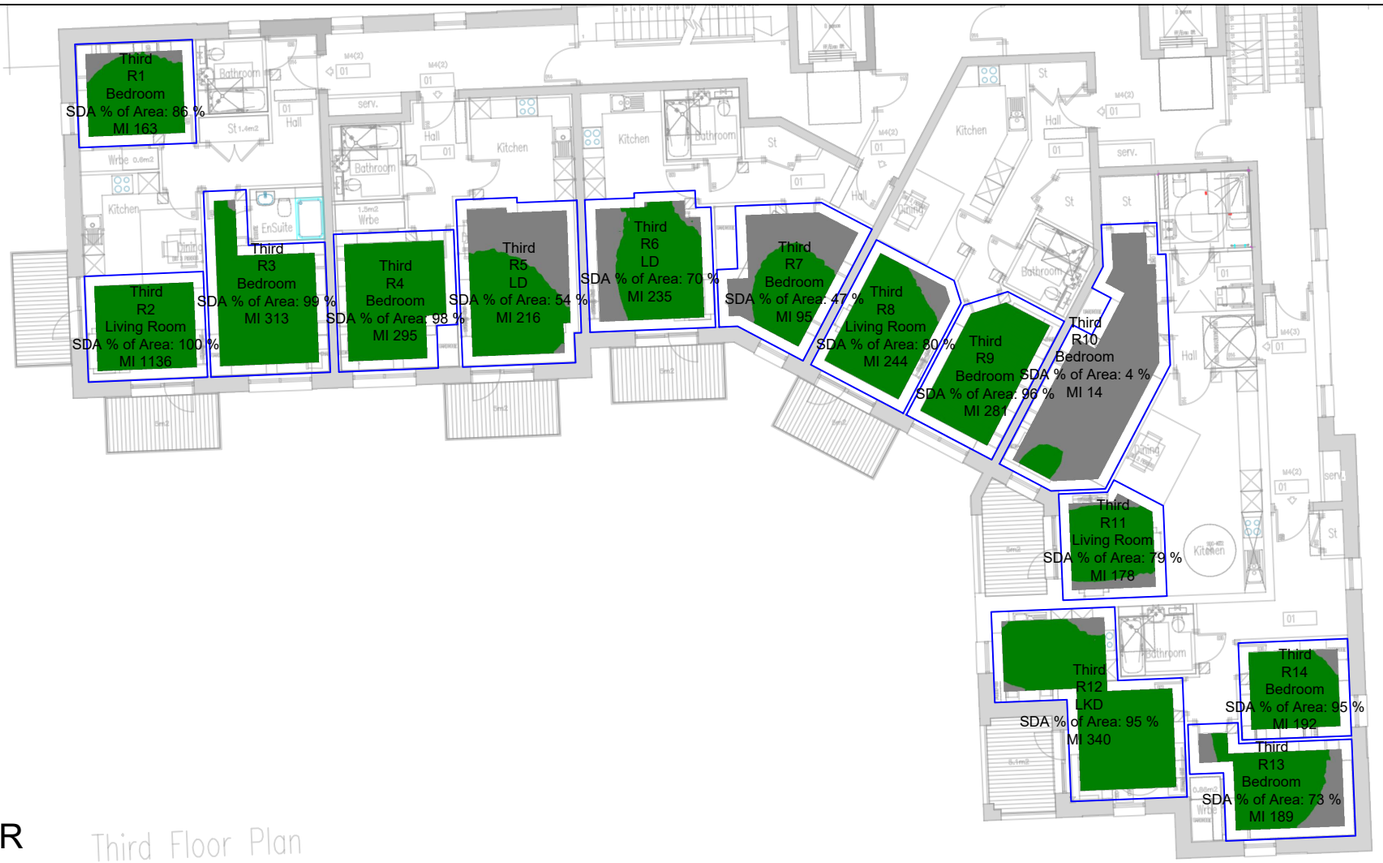
Drawing Title
CONTOUR PLOTS
PROPOSED SCHEME

Drawn By	Chk'd By	Scale @ A3	Date
AI	-	NTS	17 SEP 2025

Project No.	Drawing No.	Revision
RA/02	PL03	

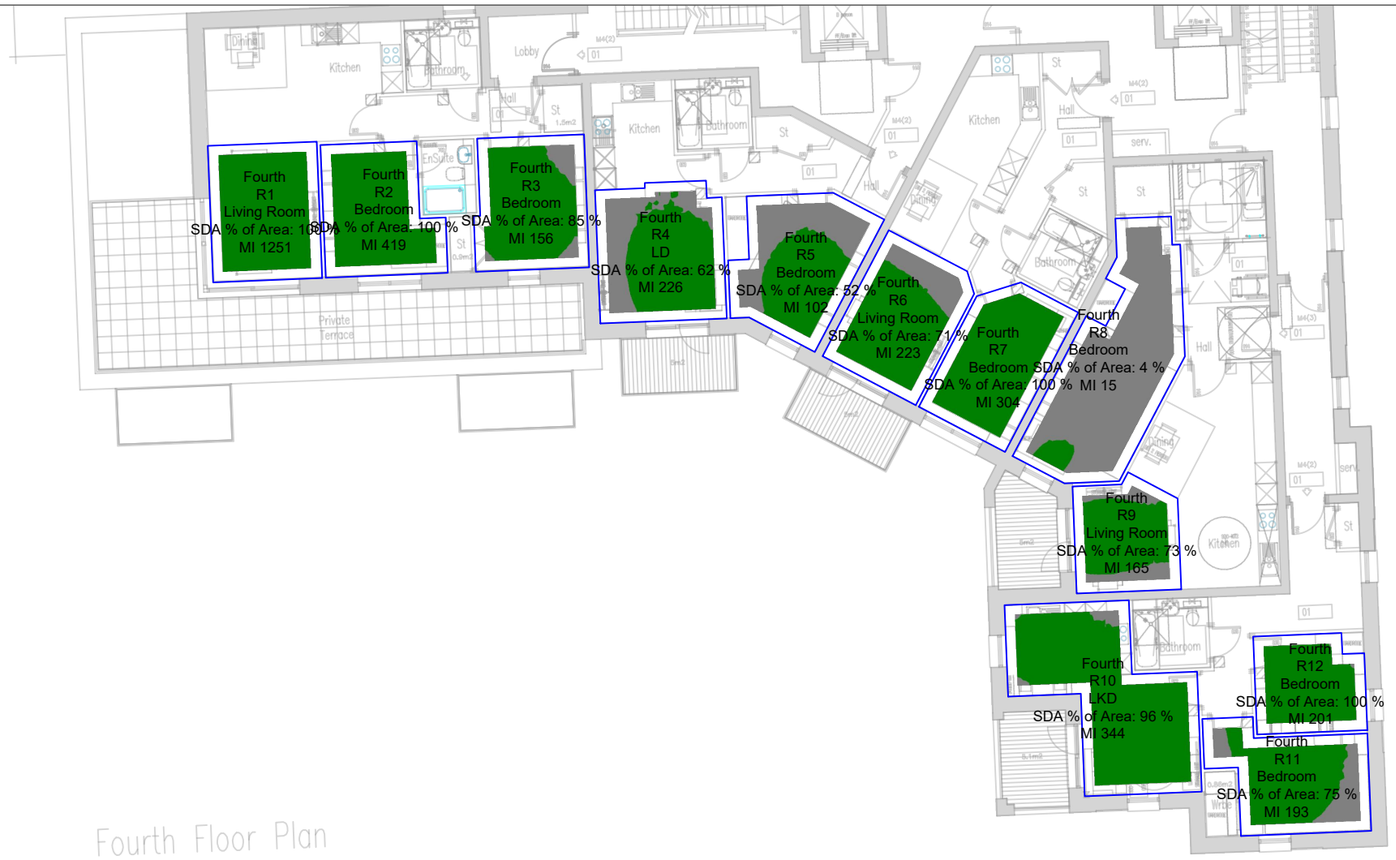
Daylight

A3



THIRD FLOOR

Third Floor Plan



FOURTH FLOOR

Fourth Floor Plan

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Sources of Information

SURROUNDING BUILDINGS
Point Cloud August 2025

PROPOSED BUILDING
24_014_002
24_014_003
24_014_004
24_014_005
24_014_006

SDA
50
0

London Office
107 – 111 Fleet Street, London, EC4A 2AB
Sussex Office
Curtis House, 34 Third Avenue, Hove, BN3 2PD
0203 476 9561

Project Name
RAILWAY APPROACH WORTHING BN11 1UR

Client
ARCHITECTUS LTD

Drawing Title
CONTOUR PLOTS
PROPOSED SCHEME

Drawn By	Chk'd By	Scale @ A3	Date
AI	-	NTS	17 SEP 2025

Project No.	Drawing No.	Revision
RA/02	PL04	

Daylight

A3

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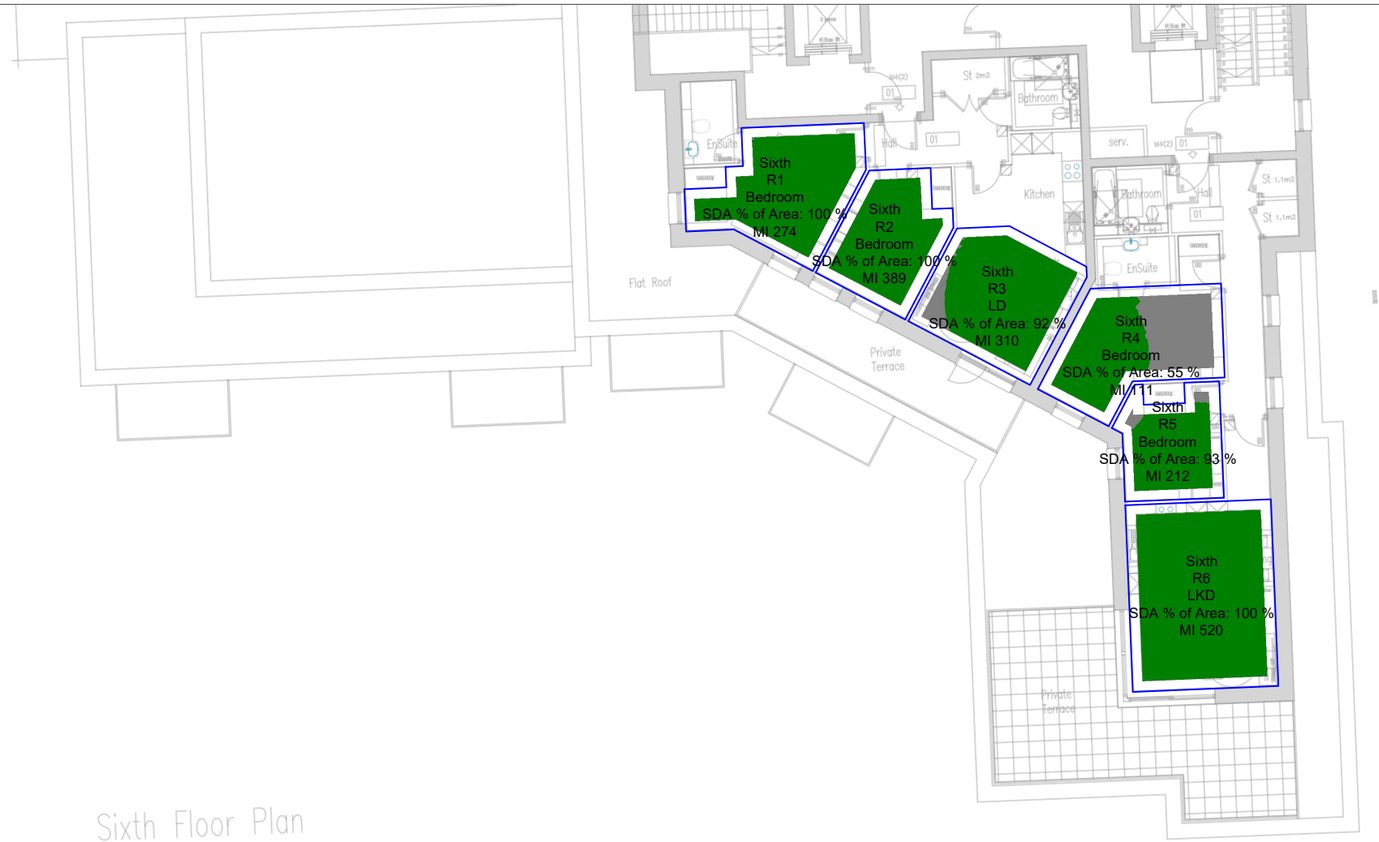
FIFTH FLOOR

Fifth Floor Plan



SIXTH FLOOR

Sixth Floor Plan

Sources of Information

SURROUNDING BUILDINGS
Point Cloud August 2025

PROPOSED BUILDING
24_014_002
24_014_003
24_014_004
24_014_005
24_014_006

SDA
50
0

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CHARTERED SURVEYORS & VALUERS

London Office
107 – 111 Fleet Street, London, EC4A 2AB
Sussex Office
Curtis House, 34 Third Avenue, Hove, BN3 2PD
0203 476 9561

Project Name
RAILWAY APPROACH WORTHING BN11 1UR

Client
ARCHITECTUS LTD

Drawing Title
CONTOUR PLOTS
PROPOSED SCHEME

Drawn By	Chk'd By	Scale @ A3	Date
AI	-	NTS	17 SEP 2025

Project No.	Drawing No.	Revision
RA/02	PL05	

Daylight

A3