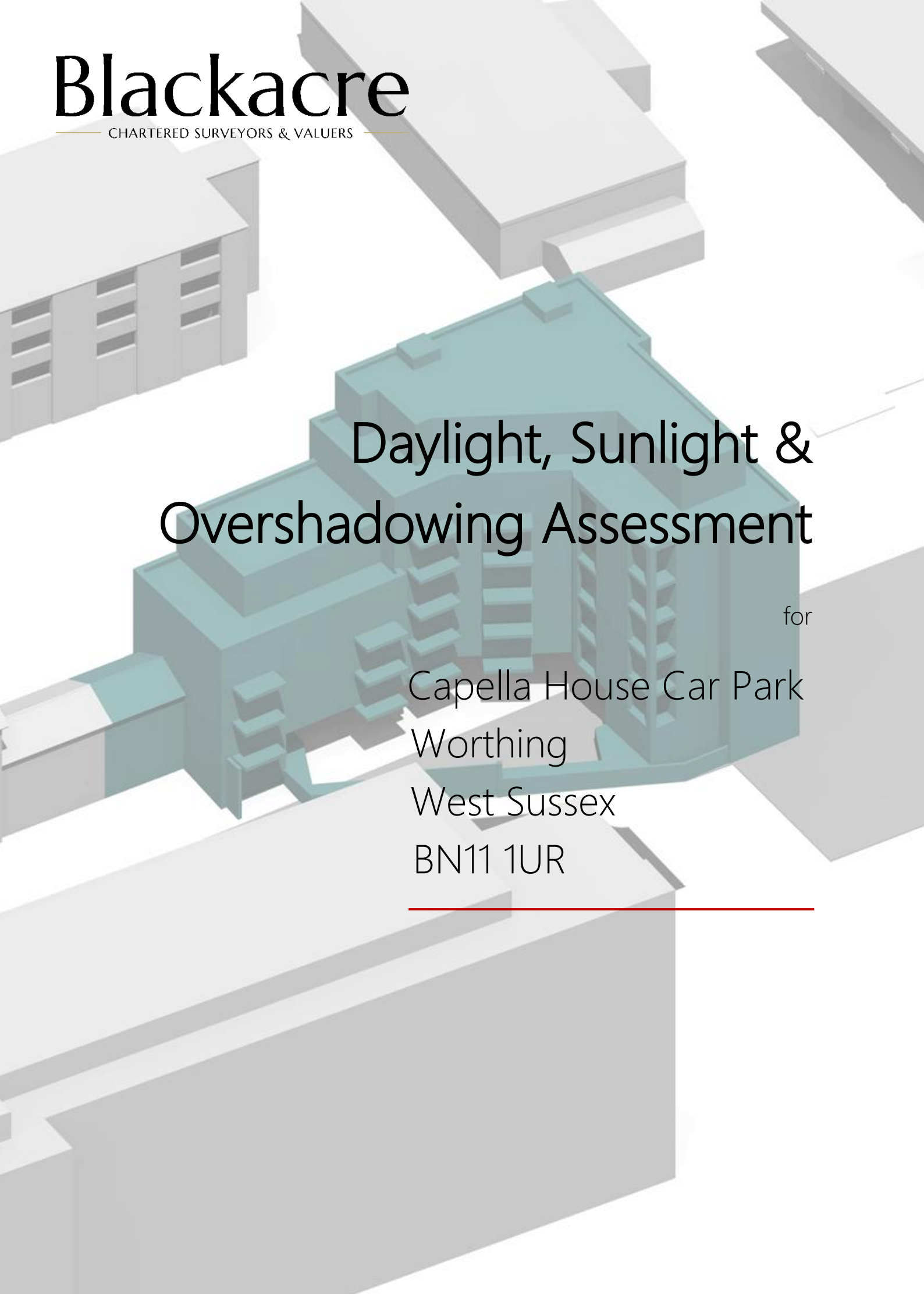
Blackacre

CHARTERED SURVEYORS & VALUERS



Daylight, Sunlight & Overshadowing Assessment

for

Capella House Car Park
Worthing
West Sussex
BN11 1UR

Contents

Client: Architectus Limited

Prepared by: Ike Awunor BA Arch

Reviewed by: Ben Salvage MRICS

Date of issue: 29th August 2025

[redacted]

For and on behalf of

Blackacre
CHARTERED SURVEYORS & VALUERS

1.0 Introduction

Blackacre has been instructed by Architectus Limited to undertake a Daylight, Sunlight, and Overshadowing assessment for the proposed development at Capella House Car Park, Worthing, comprising 29 apartments, including 23 market housing units and 6 affordable housing units, one of which is an M4(3) unit.

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

- **Blackacre Chartered Surveyors & Valuers**
  3D model
- **Architectus Limited**
  Scheme Plans and Elevations, Site Plan
  CAD files
- **Ordnance Survey**
  Site map

1.2 Limitations

Root data for this assessment has been sourced from information listed in Section 1.1. Where we have been unable to gain access to areas of the site or surrounding buildings to confirm internal dimensions, we have assumed layouts and measurements using our best endeavours and information available.

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 (2022 edition).*

2.1 Surrounding Buildings

Daylight Assessment

Vertical Sky Component (VSC)
No Sky Line (NSL)

Sunlight assessment

Annual Probable Sunlight Hours (APSH)

Overshadowing assessment of external amenity space

We have considered, but not assessed, the 2-hour sun-on-ground to amenity spaces (i.e., gardens), as there are no amenity spaces within an impactable distance of the proposed scheme.

For further information on the BRE Daylight, Sunlight & Overshadowing methodologies further information can be found in Appendix A.

3.0 The Proposed Development

Proposed Scheme: The development of the surface car park at Railway approach Worthing.

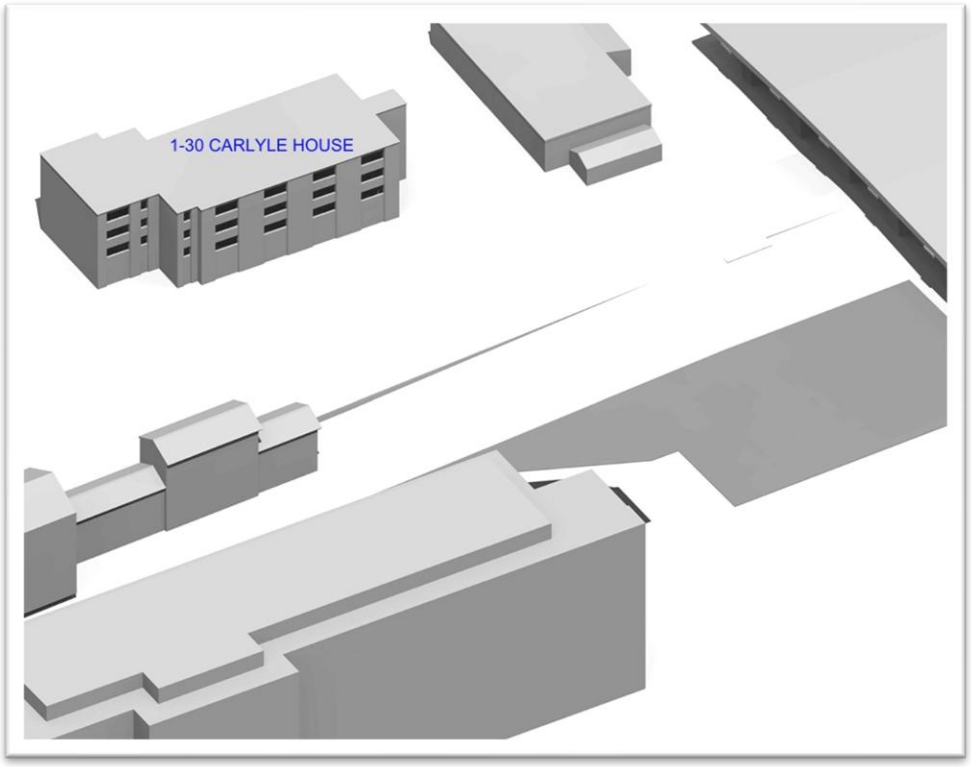


Figure 3a – Existing view

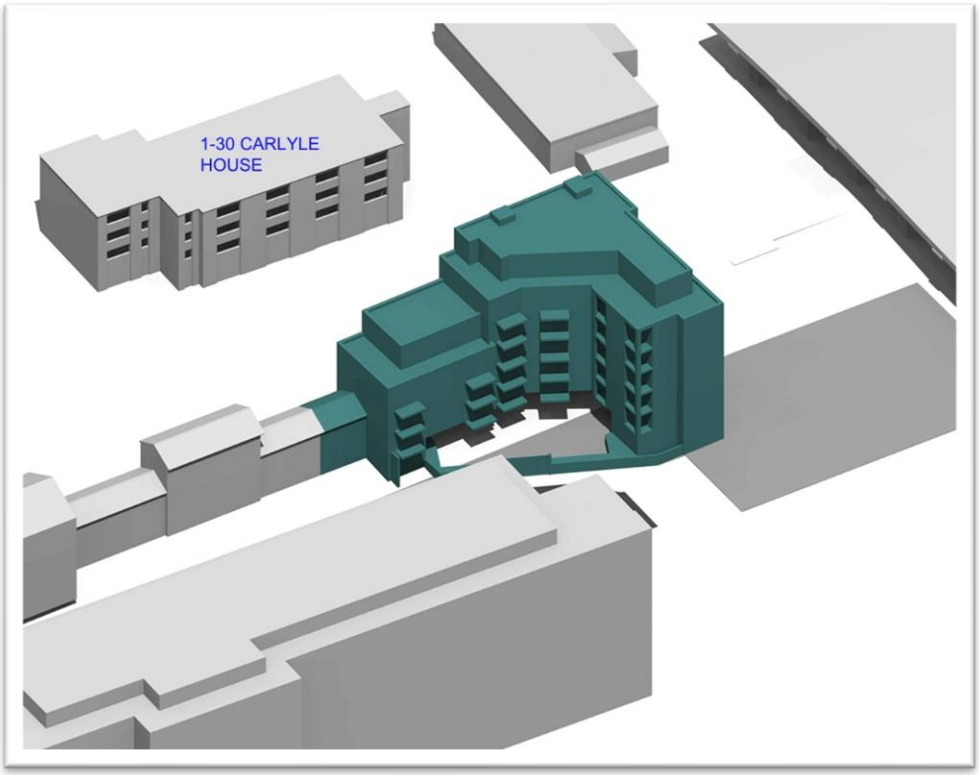


Figure 3b – Proposed scheme

4.0 Information Used

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

Note: we have been provided with CAD drawings

Description	Drawing No.	Date
Existing Drawings	Point Cloud Survey	August 2025
Proposed Drawings	24_014_002-06	August 2025

5.0 Surrounding properties

Using our three-dimensional testing environment, we have assessed a single surrounding property to the development, listed below and further highlighted in figure 4;

We have also discussed the surrounding property in section 5.1. Although we have only focused on daylighting and sunlighting, it should be remembered that the BRE guide notes *'Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design'*.

* A full set of tabular results can be found in Appendix C

Address
1-30 Carlyle House

5.1 – Daylighting & Sunlighting to surrounding properties

All rooms deemed 'habitable' by the BRE Guidance have had their daylight assessed using VSC and NSL and their sunlight assessed using APSH methodologies. Apertures to rooms deemed 'non-habitable' have not been assessed i.e., bathrooms and WCs.

5.2 – 1-30 Carlyle House

Vertical Sky Component (VSC)

Results of the VSC methodology show that of the 21 habitable windows tested to 1-30 Carlyle House, 100% of these satisfy the standards set in the BRE 209 guidance and there will be no adverse impact to daylight.

No Sky Line (NSL)

As an additional daylighting test, we ran the NSL methodology to the 21 habitable rooms. Again, 100% of these satisfy the standards set out in the BRE 209 Guidance with no adverse impact following development.

Annual Probable Sunlight Hours (APSH)

There are 21 south facing windows that have been APSH tested as a part of this assessment. These confirm that 100% of the windows tested will satisfy the standards set in the BRE 209 guidance and there will be no adverse impact to sunlight.

6.0 Summary

This assessment has been prepared to analyse the impact of the proposed development of the surface car park at Railway Approach, Worthing BN11 1UR on the daylight and sunlight levels of the windows, rooms and external amenity spaces of the surrounding properties.

The analysis has been carried out in accordance with the Building Research Establishment's Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BRE 209). The British Standard on which this guidance is based *is BS 8206-2:1992 – Lighting for buildings. Code of practice for daylighting.*

The assessment demonstrates that the proposed development will have no adverse impact on the daylight and sunlight levels of surrounding properties, with all tested windows and habitable rooms meeting the relevant BRE guidelines.

The Vertical Sky Component (VSC) methodology was applied to a total of 21 windows surrounding the subject property. Results confirm that 100% of these windows comply with the BRE 209 guidance and satisfy its criteria.

Further daylighting assessment was undertaken using the No-Sky Line (NSL) methodology, applied to 21 rooms within the surrounding properties. Results show that 100% of these rooms satisfy the BRE 209 guidance, demonstrating that there will be negligible impact on daylighting values as a result of the development.

Sunlighting levels to 21 surrounding windows were analysed using the Annual Probable Sunlight Hours (APSH) methodology. Results confirm that 100% of these windows comply with the BRE 209 guidance, indicating that the proposed development will have very little impact on sunlight availability.

In addition, the amenity spaces of adjoining properties are not within an impactable distance of the proposed scheme and will therefore remain entirely unaffected by the development.

The proposed scheme is fully compliant with BRE guidelines.

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*.

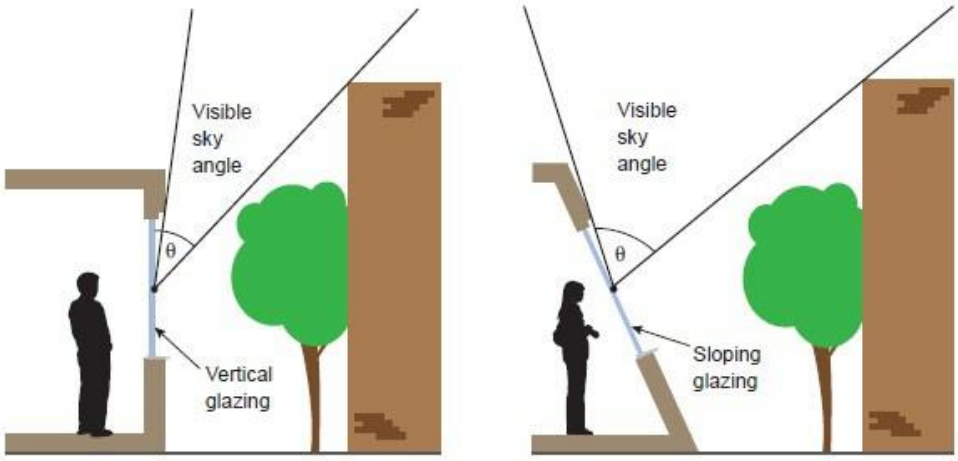
Vertical Sky Component (VSC)

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.

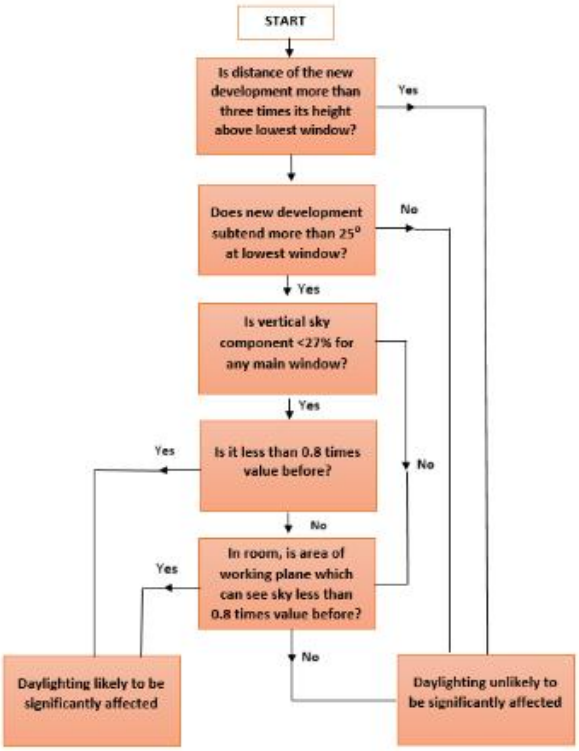
No Sky Line (NSL)

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'*.

Annual Probable Sunlight Hours (APSH)

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;

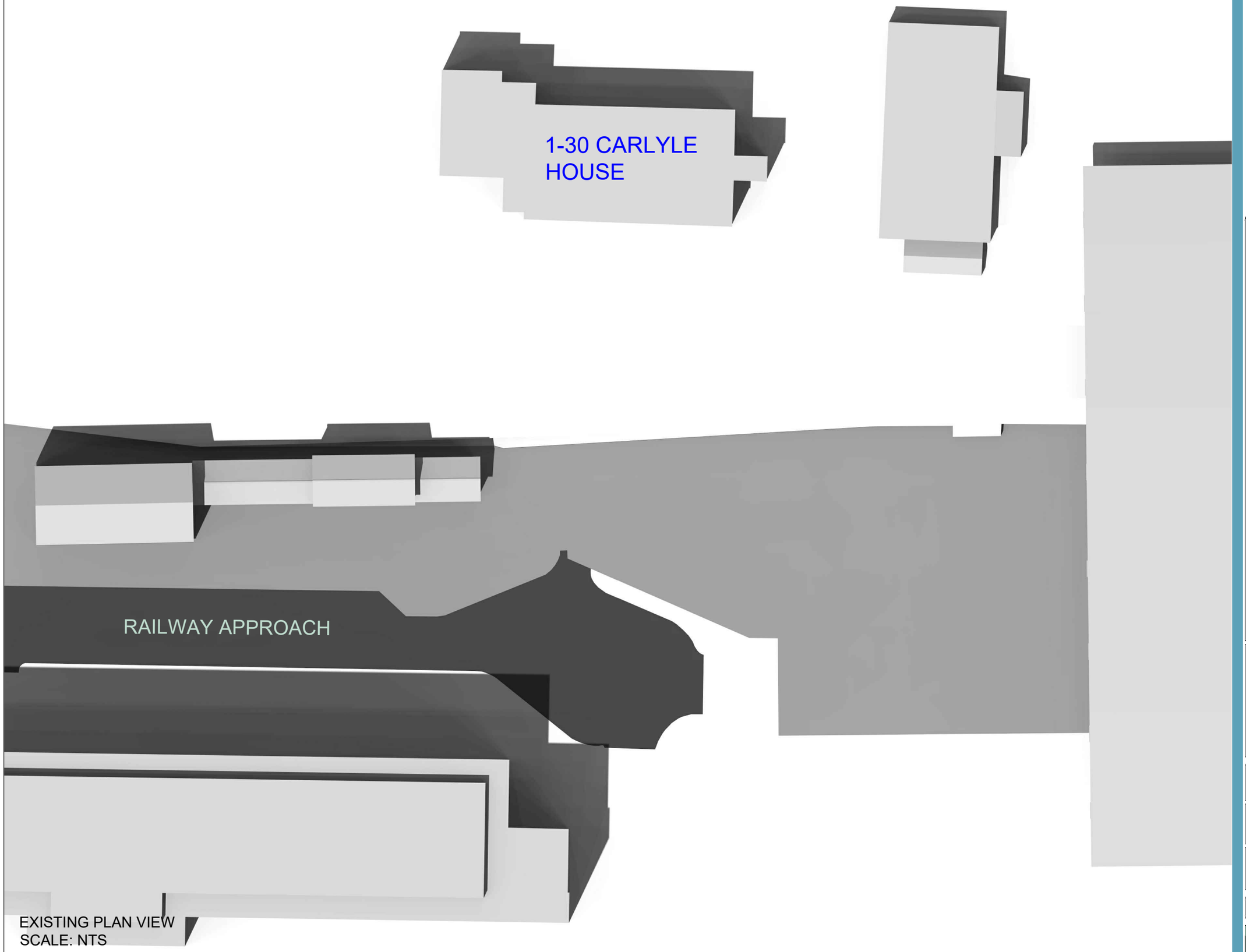
- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools
- Sitting areas
- Focal points

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

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.



EXISTING PLAN VIEW
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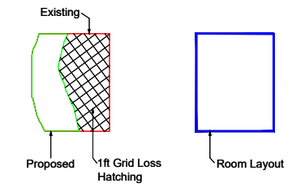
Legend

Daylight



Existing NSL Contour
Proposed NSL 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

SURROUNDING
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

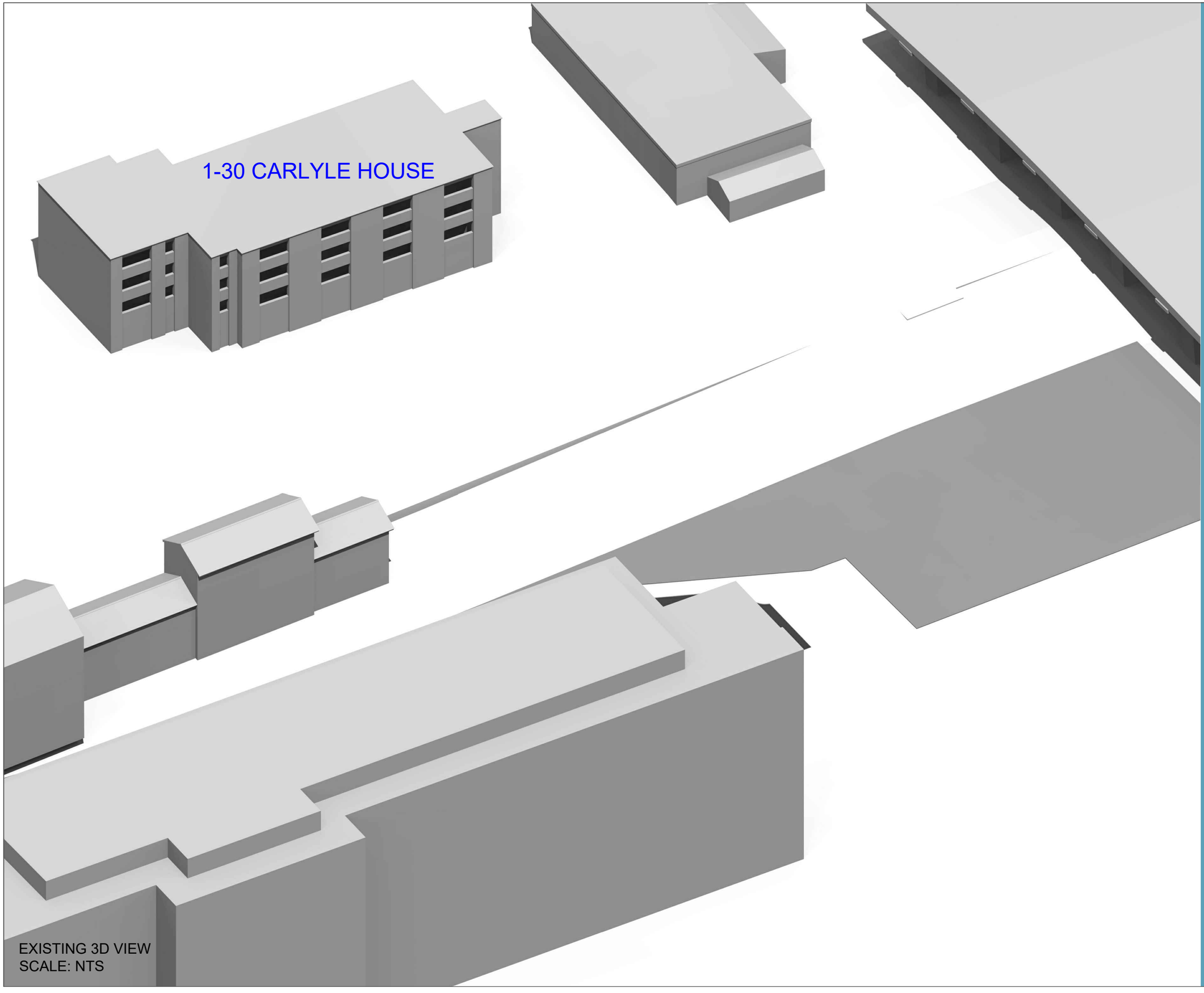
Drawing Title
EXISTING
PLAN VIEW

Drawn By	Chk'd By	Scale @ A3	Date
AI	-	NTS	29 AUG 2025

Project No.	Drawing No.	Revision
RA/01	PL01	

Daylight

A3



EXISTING 3D VIEW
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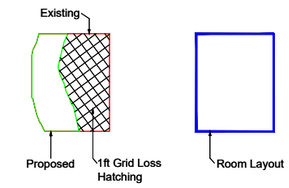
Legend

Daylight



Existing NSL Contour

Proposed NSL Contour

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Drawing Title
PROPOSED
PLAN VIEW

Drawn By	Chk'd By	Scale @ A3	Date
AI	-	NTS	29 AUG 2025

Project No.	Drawing No.	Revision
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Daylight

A3

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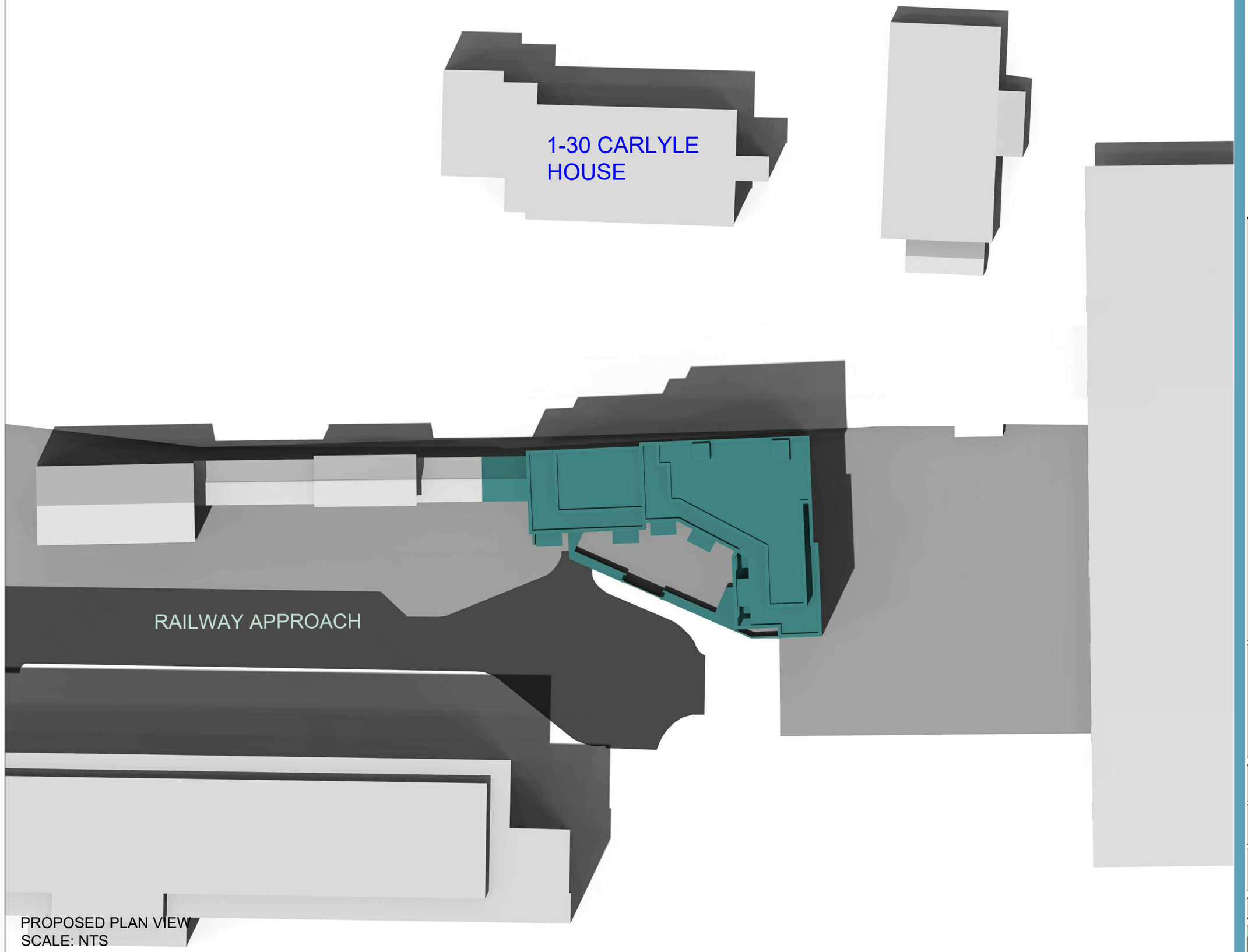
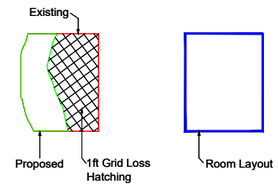


PROPOSED PLAN VIEW
SCALE: NTS

Legend

Daylight



Existing NSL Contour

Proposed NSL Contour

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RAILWAY APPROACH WORTHING BN11 1UR

Client
ARCHITECTUS LTD

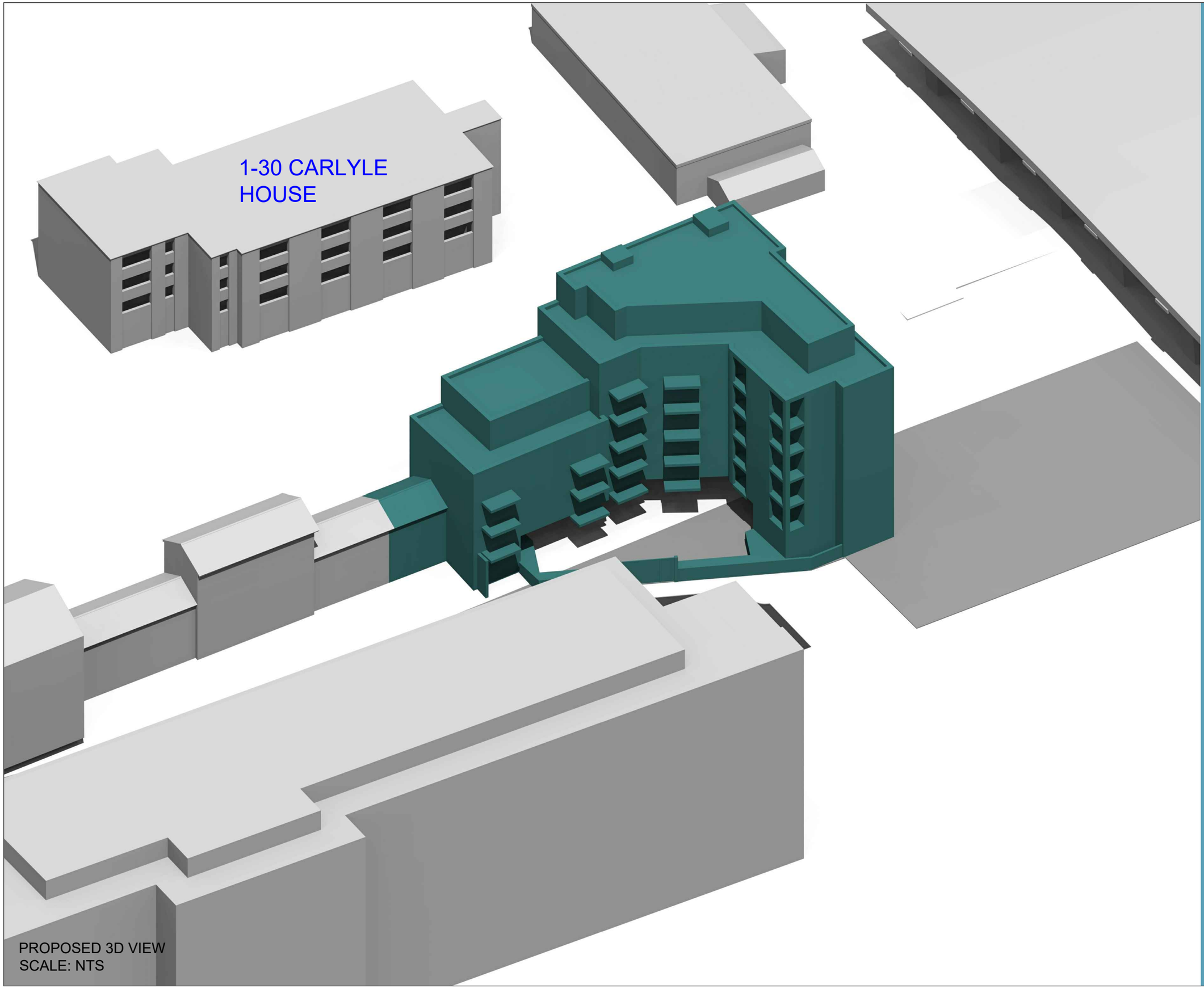
Drawing Title
PROPOSED
PLAN VIEW

Drawn By	Chk'd By	Scale @ A3	Date
AI	-	NTS	29 AUG 2025

Project No.	Drawing No.	Revision
RA/01	PL02	

Daylight

A3

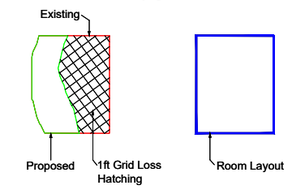


PROPOSED 3D VIEW
SCALE: NTS

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

Daylight



Existing NSL Contour

Proposed NSL Contour

Sources of Information

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Point Cloud August 2025

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PLAN VIEW

Drawn By	Chk'd By	Scale @ A3	Date
AI	-	NTS	29 AUG 2025

Project No.	Drawing No.	Revision
RA/01	PL04	

Daylight

A3

Appendix C –Results

Project Name: Railway Approach DS
Project No.: 1
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 27/08/2025

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
1-30 Carlyle House										
Ground	R1		Residential	Unknown	Area m2	20.63	20.28	20.28	1.00	YES
					% of room		98.30%	98.30%		
	R2		Residential	Unknown	Area m2	14.53	13.28	13.28	1.00	YES
					% of room		91.42%	91.42%		
	R3		Residential	Unknown	Area m2	9.24	8.73	8.73	1.00	YES
					% of room		94.50%	94.50%		
	R4		Residential	Unknown	Area m2	27.87	27.11	26.01	0.96	YES
					% of room		97.27%	93.32%		
	R5		Residential	Unknown	Area m2	28.25	27.45	25.94	0.95	YES
					% of room		97.17%	91.82%		
	R6		Residential	Unknown	Area m2	28.10	27.31	26.01	0.95	YES
					% of room		97.20%	92.58%		
	R7		Residential	Unknown	Area m2	28.19	27.39	26.07	0.95	YES
					% of room		97.18%	92.50%		
First	R1		Residential	Unknown	Area m2	20.63	20.38	20.38	1.00	YES
					% of room		98.76%	98.76%		
	R2		Residential	Unknown	Area m2	14.53	13.46	13.46	1.00	YES
					% of room		92.65%	92.65%		
	R3		Residential	Unknown	Area m2	9.24	8.73	8.73	1.00	YES
					% of room		94.49%	94.49%		
	R4		Residential	Unknown	Area m2	27.87	27.11	26.99	1.00	YES
					% of room		97.27%	96.84%		
	R5		Residential	Unknown	Area m2	28.25	27.45	27.01	0.98	YES
					% of room		97.16%	95.60%		
	R6		Residential	Unknown	Area m2	28.10	27.31	27.19	1.00	YES
					% of room		97.20%	96.77%		
	R7		Residential	Unknown	Area m2	28.19	27.39	27.30	1.00	YES
					% of room		97.18%	96.84%		
Second	R1		Residential	Unknown	Area m2	20.63	20.40	20.40	1.00	YES
					% of room		98.88%	98.88%		
	R2		Residential	Unknown	Area m2	14.53	13.58	13.58	1.00	YES
					% of room		93.45%	93.45%		
	R3		Residential	Unknown	Area m2	9.24	8.77	8.77	1.00	YES
					% of room		94.97%	94.97%		
	R4		Residential	Unknown	Area m2	27.87	27.11	27.11	1.00	YES
					% of room		97.26%	97.26%		
	R5		Residential	Unknown	Area m2	28.25	27.45	27.25	0.99	YES
					% of room		97.16%	96.43%		
	R6		Residential	Unknown	Area m2	28.10	27.31	27.27	1.00	YES
					% of room		97.19%	97.05%		
	R7		Residential	Unknown	Area m2	28.19	27.39	27.38	1.00	YES
					% of room		97.17%	97.12%		

Project Name: Railway Approach DS
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 27/08/2025

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
1-30 Carlyle House																										
Ground	R1		Residential	Unknown	W1		Existing	30.94	0.91	YES	182°				66.00	0.97	YES	24.00	0.92	YES						
							Proposed	28.27							64.00			22.00									
												30.94	0.91	YES							66.00			24.00		
												28.27									64.00	0.97	YES	22.00	0.92	YES
Ground	R2		Residential	Unknown	W2		Existing	21.28	0.95	YES	182°				41.00	0.98	YES	17.00	0.94	YES						
							Proposed	20.30							40.00			16.00									
												21.28	0.95	YES							41.00			17.00		
												20.30									40.00	0.98	YES	16.00	0.94	YES
Ground	R3		Residential	Unknown	W3		Existing	27.60	0.86	YES	182°				53.00	0.91	YES	21.00	0.76	YES						
							Proposed	23.68							48.00			16.00									
												27.60	0.86	YES							53.00			21.00		
												23.68									48.00	0.91	YES	16.00	0.76	YES
Ground	R4		Residential	Unknown	W4		Existing	34.30	0.85	YES	182°				78.00	0.94	YES	27.00	0.81	YES						
							Proposed	29.20							73.00			22.00									
												34.30	0.85	YES							78.00			27.00		
												29.20									73.00	0.94	YES	22.00	0.81	YES
Ground	R5		Residential	Unknown	W5		Existing	34.59	0.82	YES	182°				78.00	0.91	YES	27.00	0.74	YES						
							Proposed	28.52							71.00			20.00									
												34.59	0.82	YES							78.00			27.00		
												28.52									71.00	0.91	YES	20.00	0.74	YES
Ground	R6		Residential	Unknown	W6		Existing	34.88	0.81	YES	182°				79.00	0.89	YES	28.00	0.68	YES						
							Proposed	28.11							70.00			19.00									
												34.88	0.81	YES							79.00			28.00		
												28.11									70.00	0.89	YES	19.00	0.68	YES
Ground	R7		Residential	Unknown	W7		Existing	35.14	0.80	YES	182°				79.00	0.86	YES	28.00	0.61	YES						
							Proposed	28.16							68.00			17.00									
												35.14	0.80	YES							79.00			28.00		
												28.16									68.00	0.86	YES	17.00	0.61	YES
First	R1		Residential	Unknown	W1		Existing	32.48	0.94	YES	182°				72.00	0.99	YES	25.00	0.96	YES						
							Proposed	30.41							71.00			24.00									
												32.48	0.94	YES							72.00			25.00		
												30.41									71.00	0.99	YES	24.00	0.96	YES
First	R2		Residential	Unknown	W2		Existing	22.90	0.97	YES	182°				45.00	1.00	YES	18.00	1.00	YES						
							Proposed	22.21							45.00			18.00									
												22.90	0.97	YES							45.00			18.00		
												22.21									45.00	1.00	YES	18.00	1.00	YES
First	R3		Residential	Unknown	W3		Existing	28.15	0.89	YES	182°				54.00	0.98	YES	22.00	0.95	YES						
							Proposed	25.07							53.00			21.00									
												28.15	0.89	YES							54.00			22.00		
												25.07									53.00	0.98	YES	21.00	0.95	YES
First	R4		Residential	Unknown	W4		Existing	34.92	0.88	YES	182°				79.00	0.96	YES	28.00	0.89	YES						
							Proposed	30.84							76.00			25.00									
												34.92	0.88	YES							79.00			28.00		
												30.84									76.00	0.96	YES	25.00	0.89	YES
First	R5		Residential	Unknown	W5		Existing	35.18	0.86	YES	182°				79.00	0.94	YES	28.00	0.82	YES						
							Proposed	30.30							74.00			23.00									
												35.18	0.86	YES							79.00			28.00		
												30.30									74.00	0.94	YES	23.00	0.82	YES
First	R6		Residential	Unknown	W6		Existing	35.45	0.85	YES	182°				79.00	0.92	YES	28.00	0.79	YES						
							Proposed	29.96							73.00			22.00									
												35.45	0.85	YES							79.00			28.00		
												29.96									73.00	0.92	YES	22.00	0.79	YES
First	R7		Residential	Unknown	W7		Existing	35.70	0.84	YES	182°				79.00	0.91	YES	28.00	0.75	YES						
							Proposed	29.97							72.00			21.00									
												35.70	0.84	YES							79.00			28.00		
												29.97									72.00	0.91	YES	21.00	0.75	YES
Second	R1		Residential	Unknown	W1		Existing	33.19	0.95	YES	182°				79.00	1.00	YES	28.00	1.00	YES						
							Proposed	31.67							79.00			28.00									
												33.19	0.95	YES							79.00			28.00		
												31.67									79.00	1.00	YES	28.00	1.00	YES
Second	R2		Residential	Unknown	W2		Existing	26.88	0.98	YES	182°				57.00	1.00	YES	21.00	1.00	YES						
							Proposed	26.47							57.00			21.00									
												26.88	0.98	YES							57.00			21.00		
												26.47									57.00	1.00	YES	21.00	1.00	YES
Second	R3		Residential	Unknown	W3		Existing	28.48	0.92	YES	182°				59.00	0.98	YES	24.00	0.96	YES						
							Proposed	26.21							58.00			23.00									
												28.48	0.92	YES							59.00			24.00		
												26.21									58.00	0.98	YES	23.00	0.96	YES
Second	R4		Residential	Unknown	W4		Existing	34.03	0.91	YES	182°				79.00	0.97	YES	28.00	0.93	YES						
							Proposed	30.97							77.00			26.00									
												34.03	0.91	YES							79.00			28.00		
												30.97									77.00	0.97	YES	26.00	0.93	YES
Second	R5		Residential	Unknown	W5		Existing	34.25	0.89	YES	182°				79.00	0.95	YES	28.00	0.86	YES						
							Proposed	30.57							75.00			24.00									
												34.25	0.89	YES							79.00			28.00		

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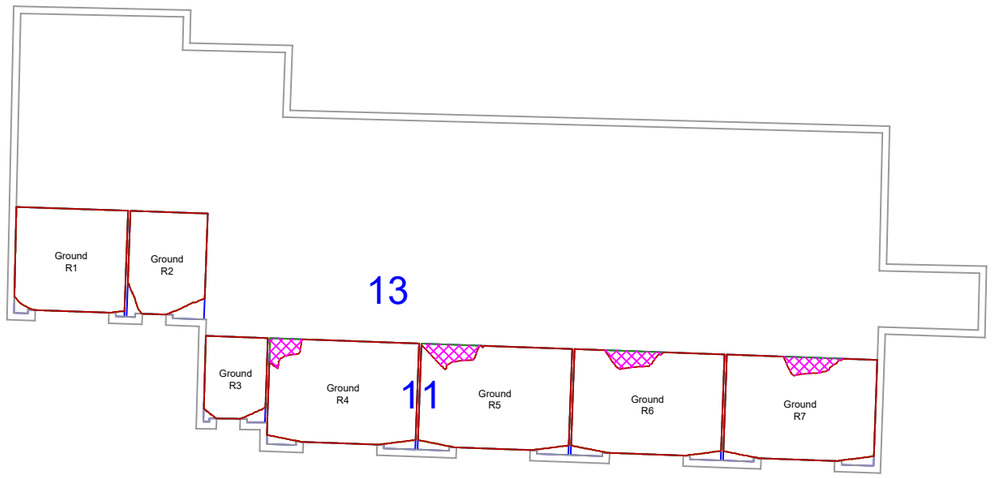
												30.57														
Second	R6		Residential	Unknown	W6		Existing	34.47	0.88	YES	182°				79.00	0.95	YES	28.00	0.86	YES						
							Proposed	30.23							75.00			24.00								
												34.47	0.88	YES							79.00			28.00		
												30.23									75.00	0.95	YES	24.00	0.86	YES
Second	R7		Residential	Unknown	W7		Existing	34.68	0.87	YES	182°				79.00	0.92	YES	28.00	0.79	YES						
							Proposed	30.14							73.00			22.00								
												34.68	0.87	YES							79.00			28.00		
												30.14									73.00	0.92	YES	22.00	0.79	YES



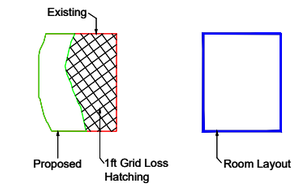
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Legend

Daylight



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

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
NO SKY LINE CONTOURS

Drawn By	Chk'd By	Scale @ A3	Date
AI	-	NTS	29 AUG 2025

Project No.	Drawing No.	Revision
RA/01	PL04	

Daylight

A3