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23 April 2026

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Dear Frances

**Avonside, New Broughton Road, Melksham, SN12 8BS:
Addendum Internal Daylight and Sunlight Report**

Further to our recent correspondence, we have now had the opportunity to test the internal daylight and sunlight levels to second floor unit 2.07.

DPR undertook a full detailed internal daylight and sunlight assessment in June 2025 which was submitted as part of the planning application. The information and results contained in this report should be reviewed in conjunction with the submitted June 2025 report.

Our daylight and sunlight study has been carried out using the assessment methodologies recommended in 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (BR209, 2022 edition) published by the Building Research Establishment.

The assessment has been based on information provided by Buckley Gray Yeoman on 23 April 2026.

Assessment methodology and numerical guidelines

Daylight to new dwellings

Detailed recommendations for daylight in new buildings are given in BS EN 17037, 'Daylight in Buildings' ('the British Standard') and repeated in the BRE guide. Daylight provision in new rooms may be checked using either of the methods described in the BRE guide: either direct prediction of daylight illuminance levels using hourly climate data, or the use of the daylight factor, which is a ratio of unobstructed external illuminance under overcast sky conditions. Both are measures of the overall amount of daylight in a space. We have calculated daylight provision using the illuminance method.

The following minimum recommendations are given for housing in the UK:

Also at:

1 George Yard London EC3V 9DF	Level One, Basecamp Liverpool 49 Jamaica Street Liverpool L1 0AH	111 Piccadilly Manchester M1 2HY	Block 4, Harcourt Centre Harcourt Road Dublin D02 HW77
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- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens

These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the annual daylight hours.

Sunlight to new dwellings

In housing, 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.

For interiors, access to sunlight can be quantified. BS EN 17037 recommends that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. The BRE guide suggests that 21 March (equinox) is used. The medium and high levels of recommendation are three hours and four hours respectively.

The criterion applies to rooms of all orientations, although the BRE guide advises that if a room faces significantly north of due east or west it is unlikely to be met. At least one habitable room per dwelling – preferably a main living room – should meet at least the minimum criterion.

Results

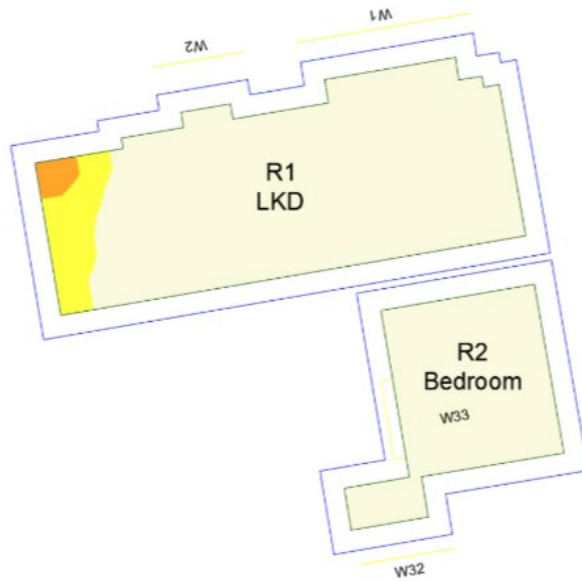
The only change when compared to the rooms tested in June 2025 is the amended layout to unit 2.07. The daylight and sunlight results to this unit are shown in Table 1 and Figure 1 below.

Table 1: Daylight illuminance and Sunlight exposure results

Property & room attributes					BRE 2022				
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Daylight illuminance			Sun exp.	
					Target (lx)	Result (lx)	% area ≥target	(Hrs)	Flat/unit satisfies?
Avonside Enterprise Park									
F02	Unit 2.07	R1	Residential	LKD	150	450	99%		
	Unit 2.07	R2	Residential	Bedroom	100	633	100%	9.2	Yes

The results indicate that Unit 2.07 will comfortably satisfy the BRE guidelines for both daylight and sunlight. Therefore, both habitable rooms are expected to benefit from excellent levels of natural light.

Figure 1: Daylight illuminance contour drawing



Summary

DPR have updated the internal daylight and sunlight assessment for the two habitable rooms located within Unit 2.07.

The results indicate that the proposed habitable rooms tested will comfortably satisfy the BRE guidelines, demonstrating that the unit will benefit from excellent levels of natural light.

The proposed scheme will therefore remain fully compliant with the BRE guidelines in daylight terms.

I trust the information above is sufficient, however, please do not hesitate to contact me if you have any questions or queries.

Yours sincerely



Chris Harris BSc

Partner

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