

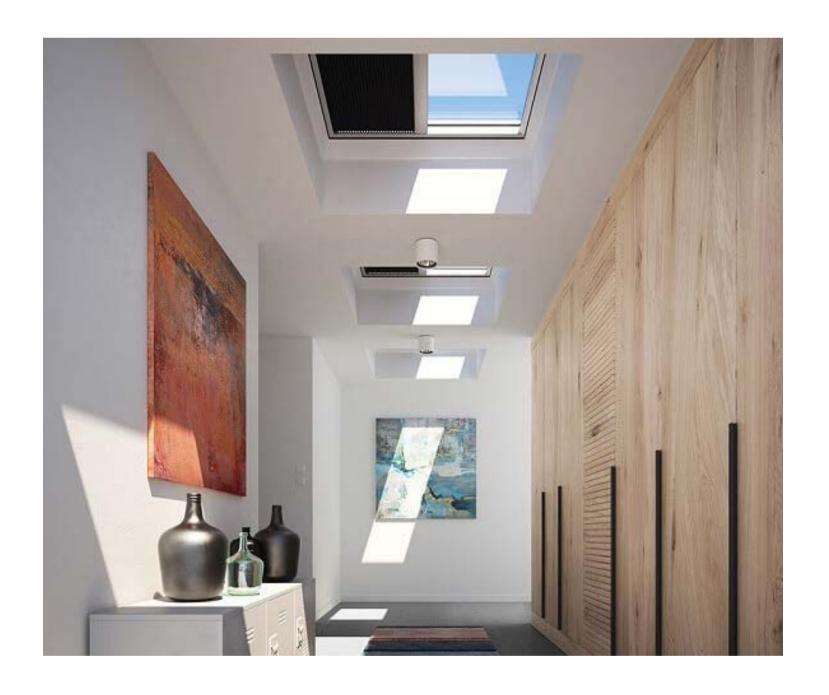
NATURAL LIGHT BENEFITS BUILDINGS AS WELL AS BODIES

IT'S ON THE HOUSE WITH DAKEA



New research* shows that when renovating, 27% of homeowners are looking to create a more contemporary space with an abundance of natural light.

This focus has two distinct features – the benefits natural lighting has on our bodies, and the benefits it has on the buildings we spend so much time in. As 'wellness architecture' continues to emerge as an industry trend, it's becoming clear that natural light isn't just good for us – it's actually good for our buildings too - two proven and researched reasons to make developers sit up and take notice.



Lighting comprises a significant amount of the total energy expenditure/ usage of the average building, particularly commercial properties, and can contribute to around a third of a total energy bill. It's probably even higher in HMOs (Houses of Multiple Occupancy).

Enter daylight. While the cost of installing roof windows or other glazing solutions might be initially higher than the average monthly power bill, once they're installed, they don't cost anything to run (unless they feature a motorised or electrically powered option) and they light interior spaces more effectively than artificial lighting.

But it's not just lighting that can be optimised by using daylight in interior spaces. It's heating too. Choosing the right thermal glazing products can regulate and control 'solar gain' (the heating effects only light up, but also heat their properties using natural sunlight, while adequate insulation can ensure this interior climate is maintained all year round.



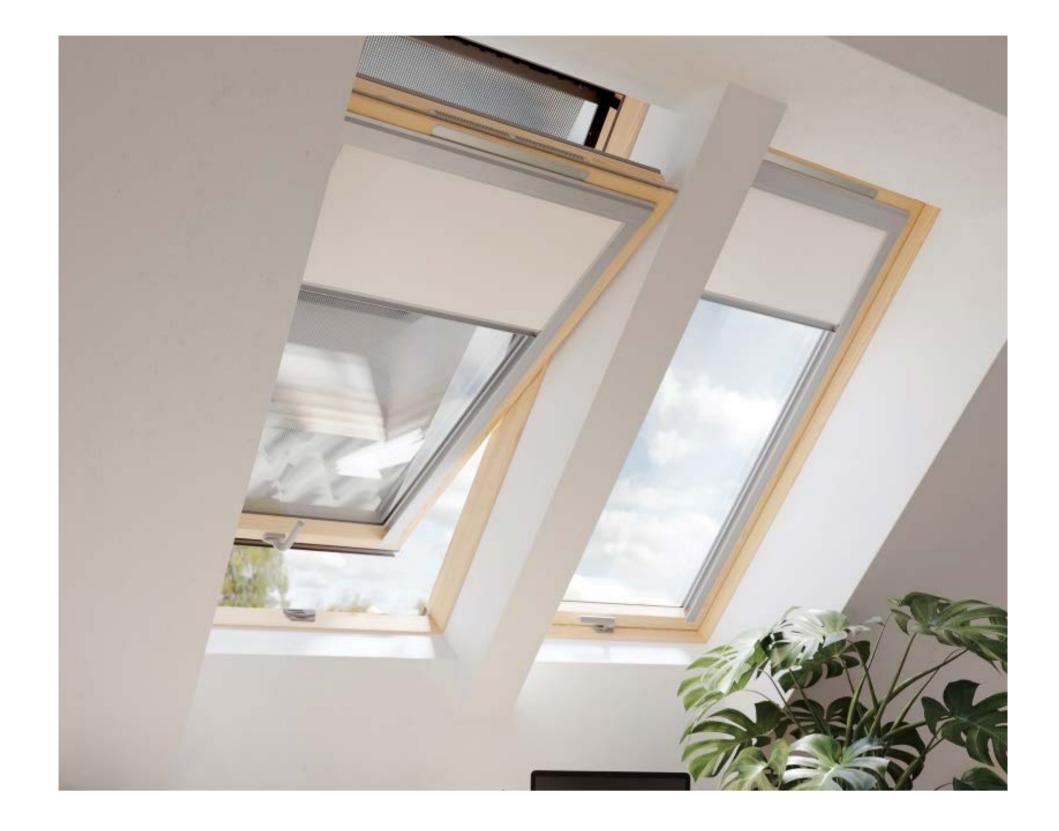


Opting to use natural light as the primary source in a home or commercial property will not only shave precious pennies off the electricity bills but also enable developers, and their tenants, to reap all of the other benefits natural light has on their health.

These include that current bugbear for private and social landlords mould. Mould thrives in the dark, and ensuring a property is exposed to plenty of sunlight can help prevent the spores from taking hold.

According to the World Building Design Guide, daylighting is 'the controlled admission of natural light, direct sunlight and diffused-skylight to reduce electric lighting and save energy'. So, at a time when the requirements and regulations developers have to meet are more onerous than ever, they only have to look at this research to realise how important, and profitable, it is to flood an area with natural light.

Combining white ceilings and walls with large areas of glazing is an easy solution but it's key to maintain balance. So, overheating or solar glare have to be factored in.



Developers need to understand how building design impacts the health and wellbeing, and productivity if relevant, of occupants, and how the business case for high quality, healthy and more sustainable buildings, can reap dividends.

Alongside acoustics, lighting, air quality and temperature are a major bugbear for building occupants, and some of these factors are arguably more present in top-floor living spaces which can often be plagued by limitations like lack of natural light, restricted headroom and inadequate ventilation. These upper floors can struggle to compete with the more generously proportioned rooms below. Transforming what could be a cramped and gloomy space into a bright, airy, and modern space for residents is easy with high-performance roof windows which offer multiple benefits.



While dormer windows can increase the overall floor space in an attic conversion, they often create awkward pockets of headroom due to the sloping walls. And they risk overlooking, or being overlooked by neighbouring properties.

Roof windows, on the other hand, maximise usable floor space. By eliminating the need for angled walls, they create a more regular and functional room layout that tenants can truly utilise. Additionally, openable roof windows can provide good air circulation and prevent moisture build-up-essential for preventing mould and condensation.

Contemporary high-performance roof windows are built to last as never before, passing rigorous testing to ensure that, no matter how harsh the conditions, they can keep the weather out ... and the warmth in. Designed with thermal efficiency (and Part L of the Building Regulations) in mind, their use can translate to lower energy consumption and lower energy bills – all attractive to prospective tenants.

Electrically-vented roof windows such at the Dakea Azure Electric, even incorporate an integrated rain sensor which automatically closes during bad weather to give the occupant, and the developer/landlord, peace of mind. This design also allows for a 20cm opening to provide a fresh flow of air.

Made with easy-to-clean PVC and featuring a special, easy-clean coating on the outer glass surface, this window is designed for minimal maintenance, and for added safety, the internal glass is laminated to minimise risk in case of breakage.

Find out more about the Azure Electric roof window here.



thanks to its base that cleverly widens towards the interior. This features toughened external glass for hail protection, while its durable PVC base is also easy to maintain and suitable even for humid spaces like kitchens and bathrooms. Read more about the Azure Fixed roof window <u>here</u>.

Roof windows can be challenging to get right but Dakea offers a wide variety of high-performance models to suit specific HMO conversion needs. If you need expert advice in choosing the right type of roof window for your HMO project our friendly team will be happy to help.

KEY TAKE OUTS Natural light isn't just good for us – it's actually good for our buildings too! Natural light can optimise heating as well as reliance on electrical light. Roof windows maximise floor space in attic rooms. Natural light will help to prevent that topical

*Conducted by OnePoll in conjunction with Andersen Windows & Doors.

INTERESTED IN TRYING DAKEA PRODUCTS?

issue for developers and landlords – mould.

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