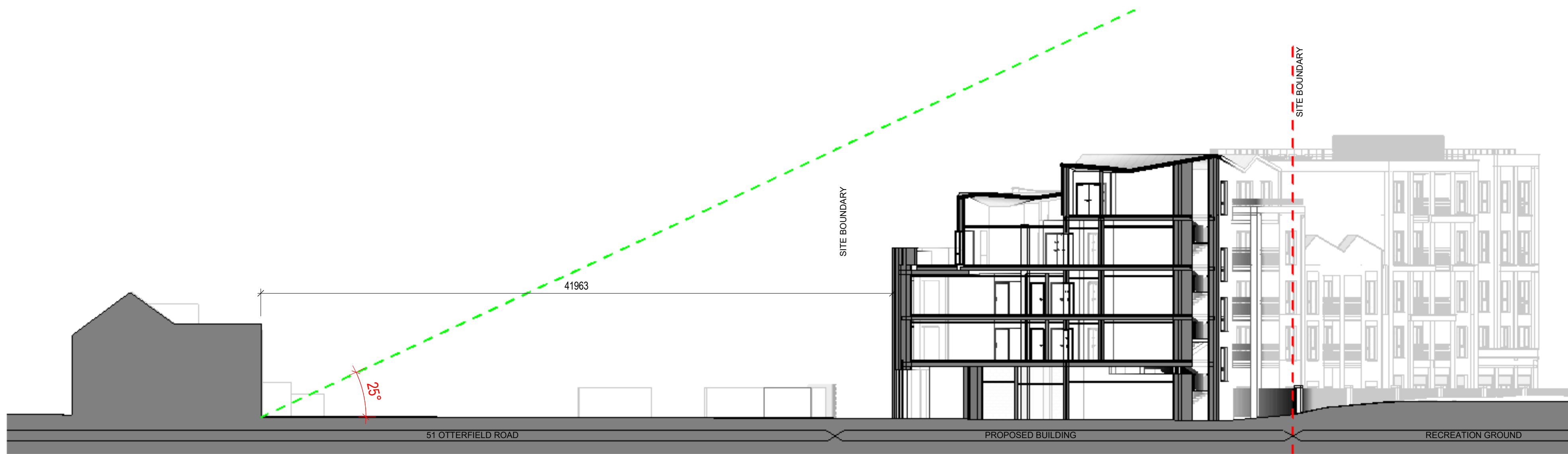
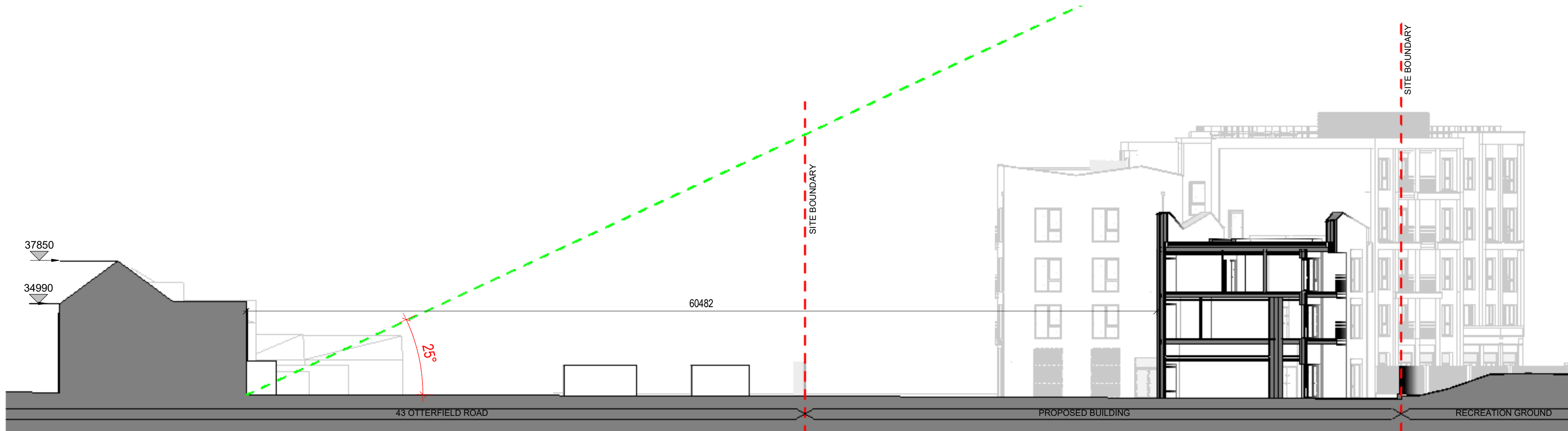


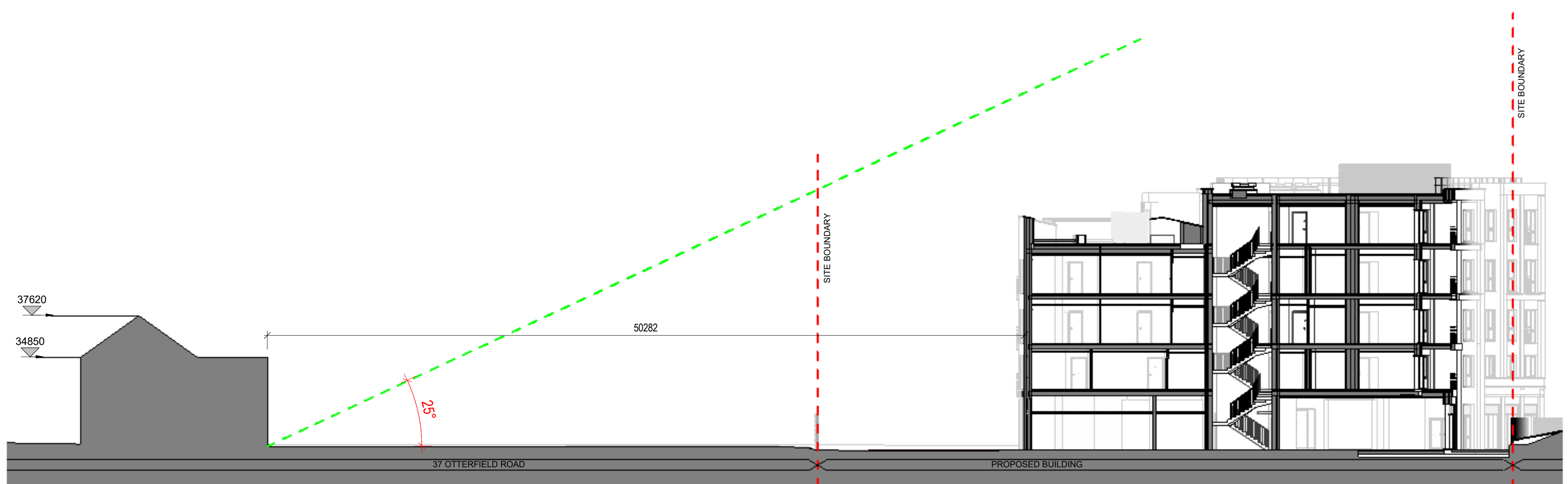
02 25 Degree section 1
1 : 200



03 25 Degree Section 2
1 : 200



04 25 Degree Section 3
1 : 200



05 25 Degree Section 4
1 : 200



01 Site Section Key Plan
1 : 200

The Hunters team have assessed the proposed building at Otterfield Road to identify any risk of impacting the existing houses sited on Otterfield Road, which neighbour the proposed site and building. This assessment has been conducted using guidance document BR209 'Site Layout planning for Daylight and Sunlight' 2011, and with specific reference to Page 7 Section 2.2.5 and Page 8, Figure 14 (below), which describe the key '25° test' which is a standard method of assessing daylight impact on neighbouring buildings.

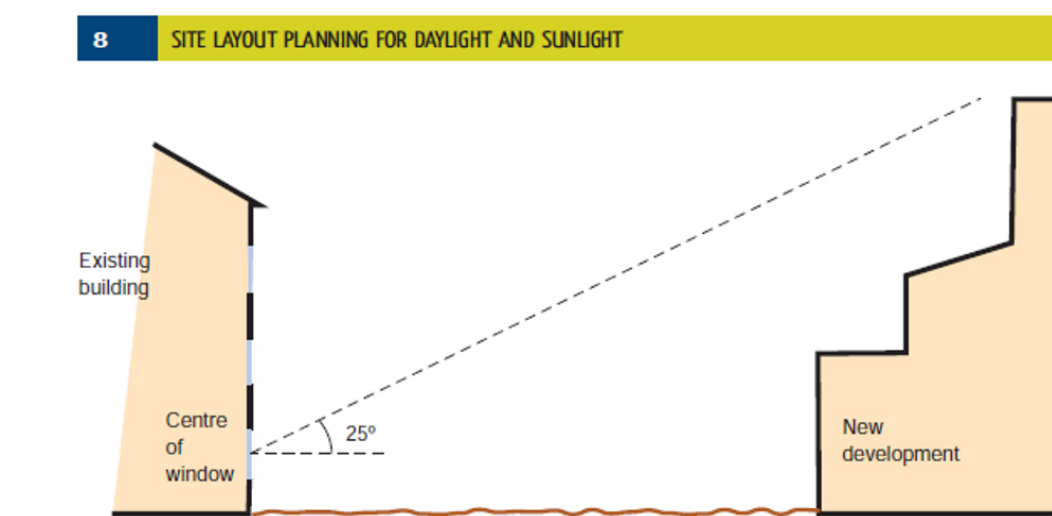


Figure 14: Section in plane perpendicular to the affected window wall

The guidance states that if all proposed buildings fall under the 25° from the centre of the lowest window on the elevation, then the proposed development is 'unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building'. If this test is passed, therefore, further daylight tests are not required.

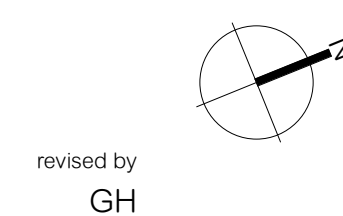
These section drawings are the results of the analysis of the Otterfield Road proposal. These show clearly that even though we have chosen to use the ground plane of the existing houses – a more challenging approach – there is no point at which any of the proposed development subtends an angle greater than 25°. On this basis, the proposed development passes the BR209 test and does not require further assessment for daylight impact on neighbours.

0 1m 5m 10m
Scale: 1:100

drawing title:
M9534- HUN- DR- APL300

Daylight Impact Site Sections

Issued for
revision date
A 2023 July
Issued for Planning



Yiewsley Housing and Library Sites

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hunters project number:	client project number:	drawn by:	checked by:	scale:
M9534	-	GH	JW	1 : 200 @ A0

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