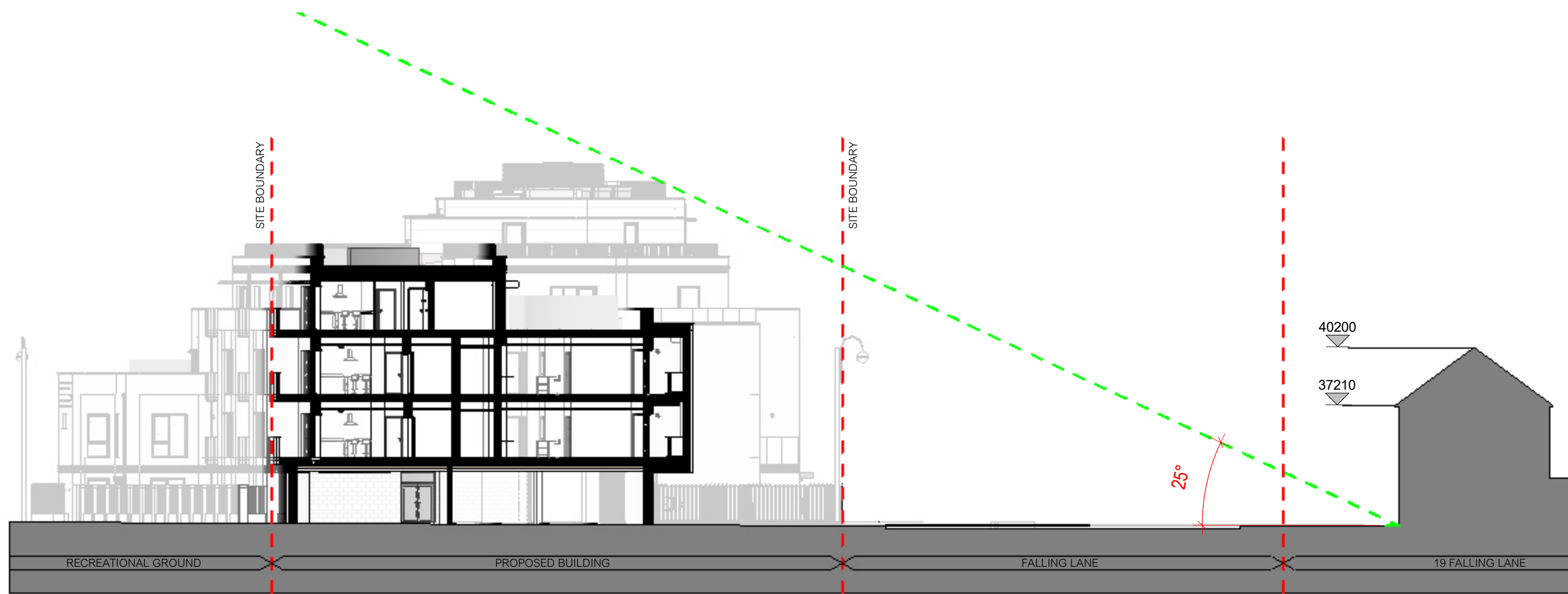
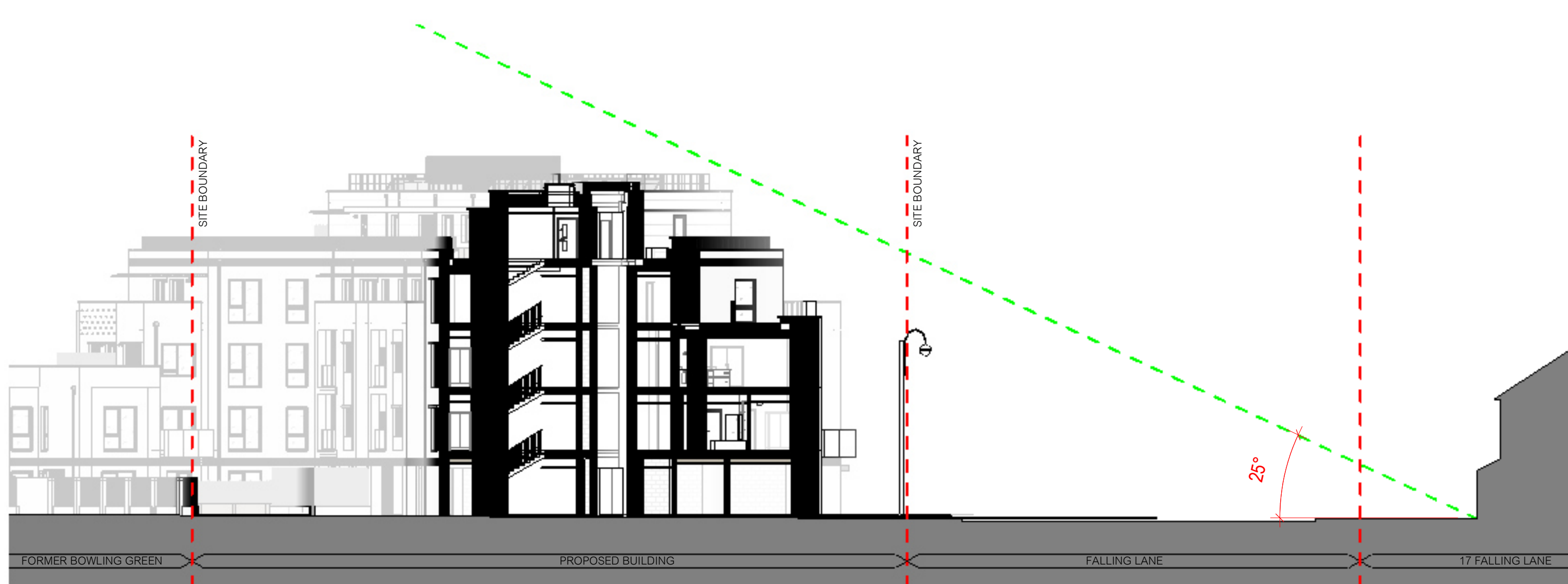


01 25 Degree Section 1
1 : 200



02 25 Degree Section 2
1 : 200



03 25 Degree Section 3
1 : 200

The Hunters team have assessed the proposed building at Falling Lave to identify any risk of impacting the existing houses sited on the north side of Falling Lane, which are the closest residential building to the site. 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.

6 SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT

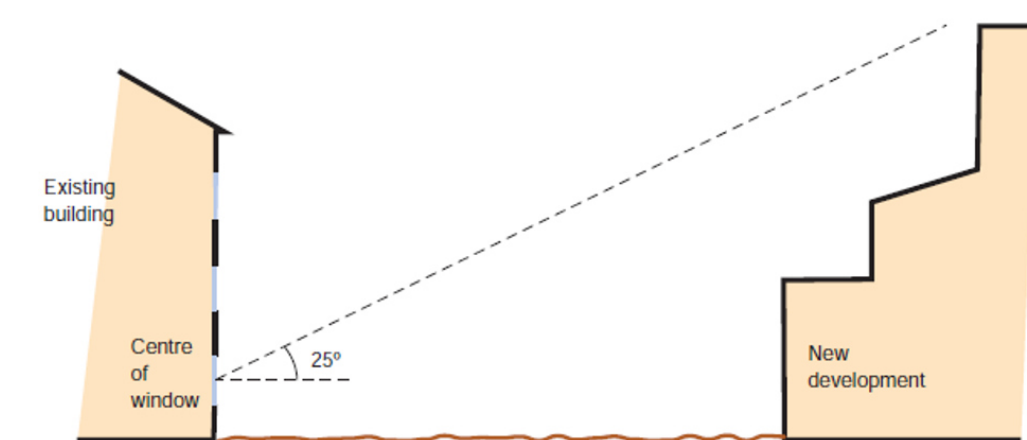


Figure 14: Section in plane perpendicular to the affected window wall

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.

This section drawing is the results of the analysis of the Falling Lane 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°.

Even the tallest part of the proposed building is below the indicated line and this part of the proposal is situated further away to the south-west, hence the distance to that element is grater.

In addition to Sections 1 and 2, Section 3 is taken not perpendicular to the elevation, rather along the angle to the shortest distance to the part of the proposed building at step in the building line, further demonstrate the relation with the existing building.

On this basis, the proposed development passes the BR209 test and does not require further assessment for daylight impact on neighbours.



04 Daylight Impact Site Section Key Plan
1 : 200

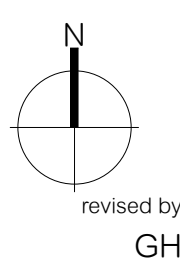
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M9534- HUN- A- APL301

Daylight Impcat Site Section

Issued for **PLANNING**

revision **A** date 2023 July

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Yiewsley Housing and Library Sites

Space One, Hammersmith,
London, W6 0EA

hunters project number: M9534 client project number: - drawn by: Author checked by: Checker scale: 1 : 200 @ A0

All drawings are to be printed in colour.

Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Hunters is a trading name of Hunter & Partners Limited. © Hunter & Partners Limited. All rights reserved.

hunters
Space One Beadon Road
London W6 0EA
T 020 8237 8200
mail@hunters.co.uk
www.hunters.co.uk

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