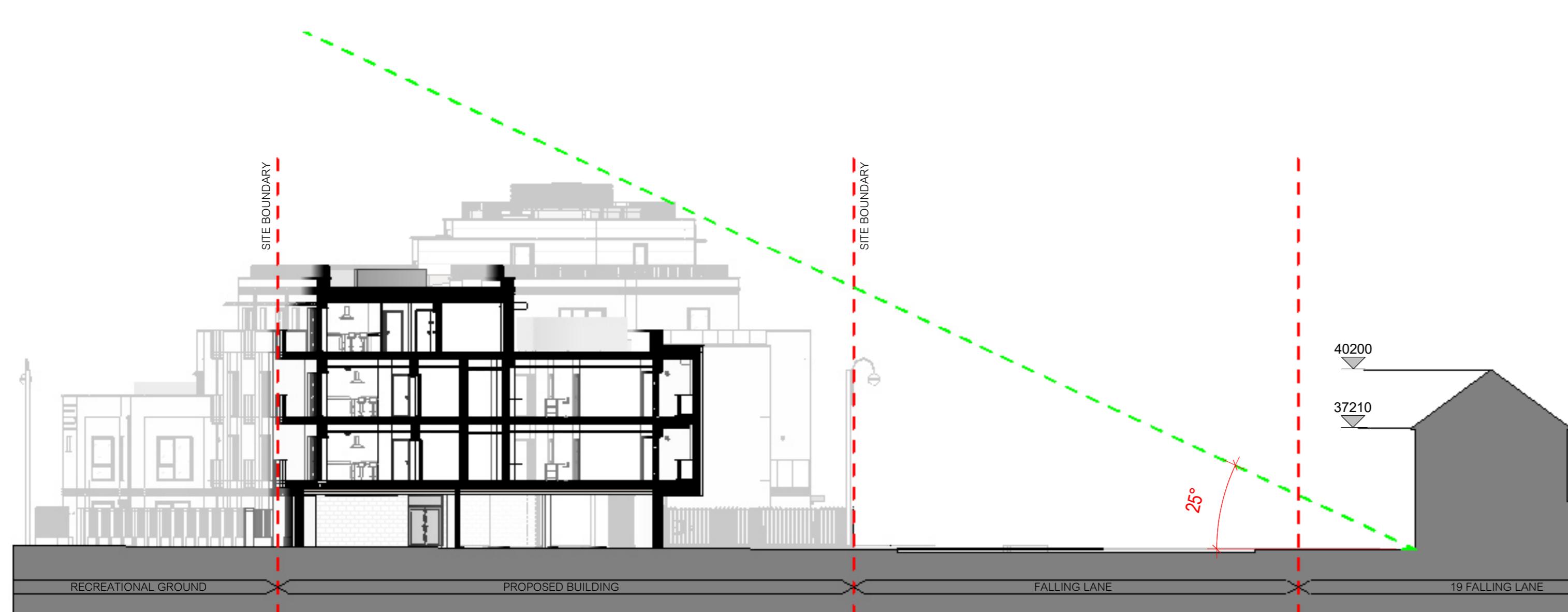
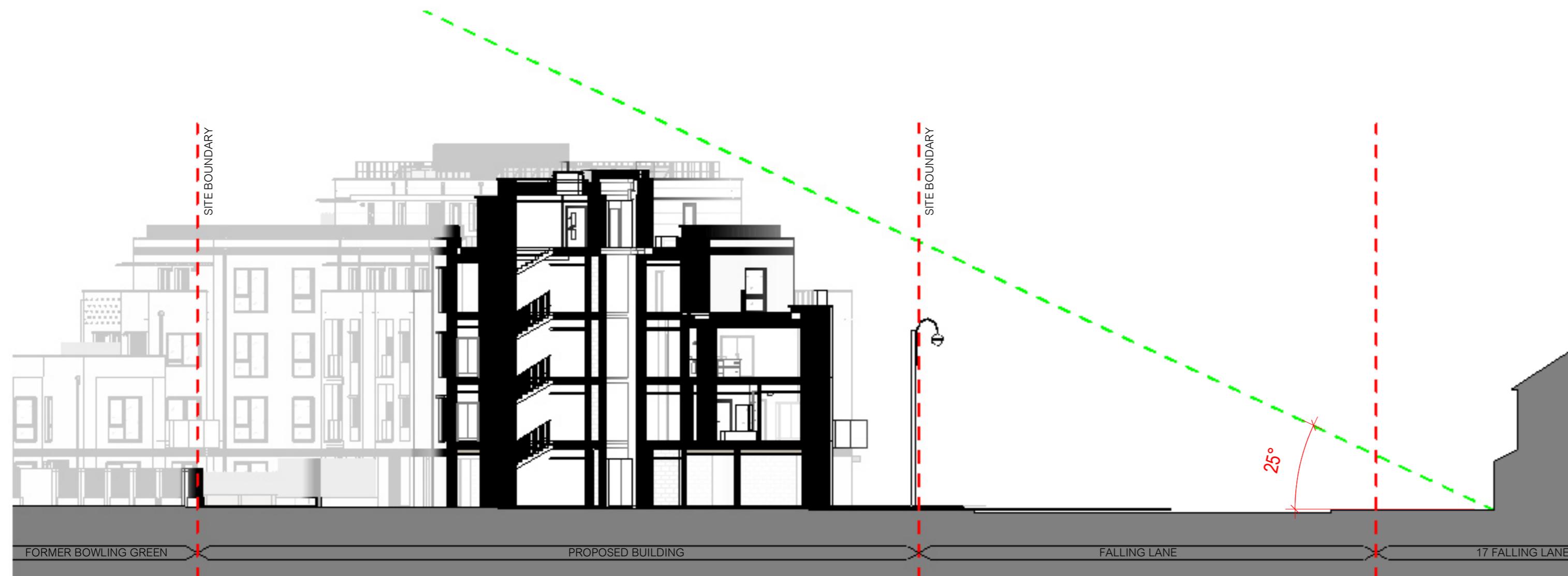


01 25 Degree Section 1
1 : 200



02 25 Degree Section 2
1 : 200



03 25 Degree Section 3
1 : 200

The Hunters team have assessed the proposed building at Falling Lane to identify any risk of impacting the existing houses sited to the north of Falling Lane, which are the closest residential buildings to the site. The section has been generated 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.

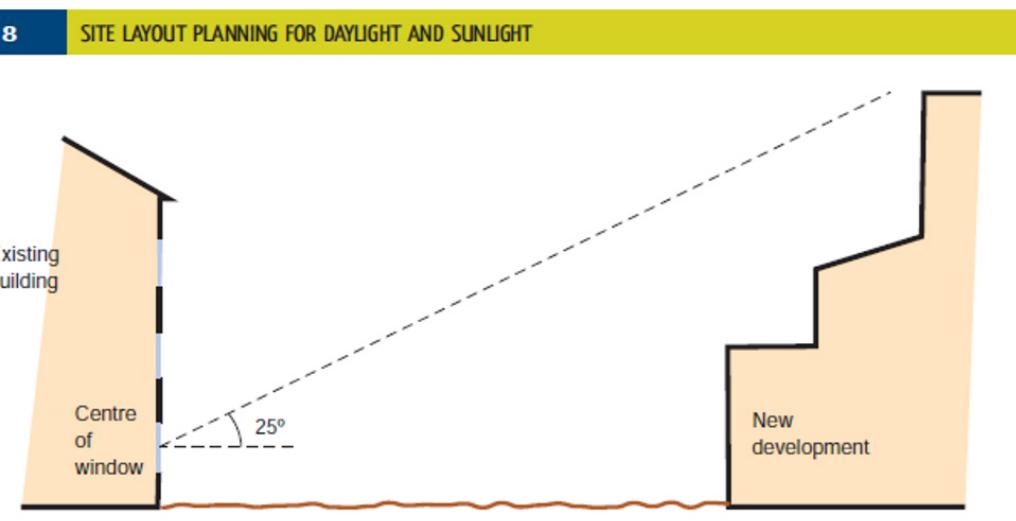


Figure 14: Section in plane perpendicular to the affected window wall

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.

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 greater.

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

Yiewsley Housing and Library Sites
drawing site: M9534- HUN- A- APL301

Daylight Impact Site Section

Issued for PLANNING
revision A
date 2023 July
Issued for Planning

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