

Section 6.0 - Additional points raised

In accordance with Section 5.3.2 of the Housing Design Quality and Standard, and as evidenced through the images below, the Outdoor space benefits from at least two hours of daylight on 21st March into at least 50% of space in line with BRE guidance.

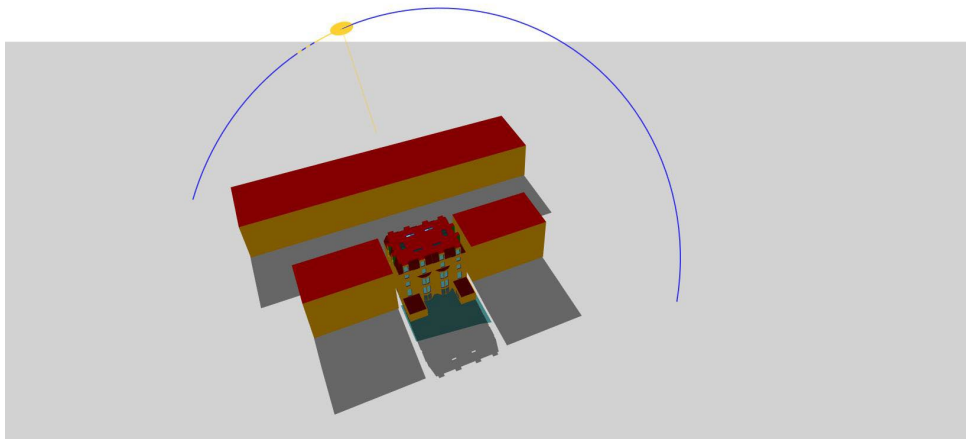


Figure 1 - 10am shading to rear garden

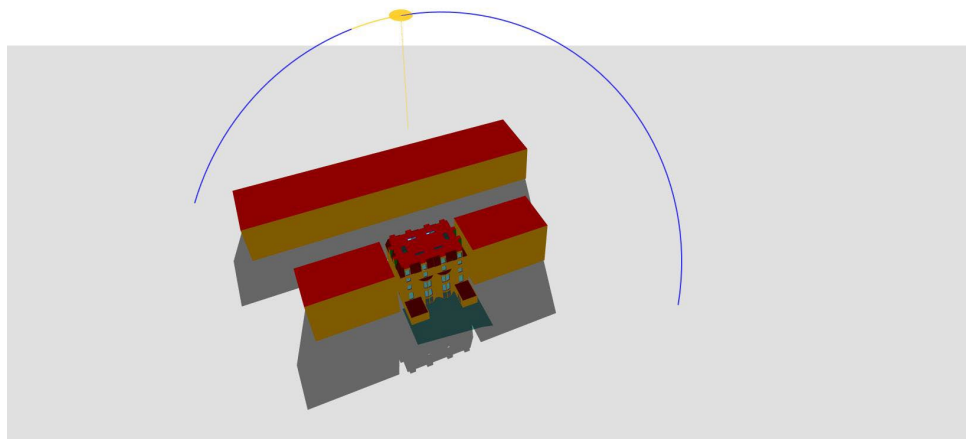


Figure 2 - 11am shading to rear garden

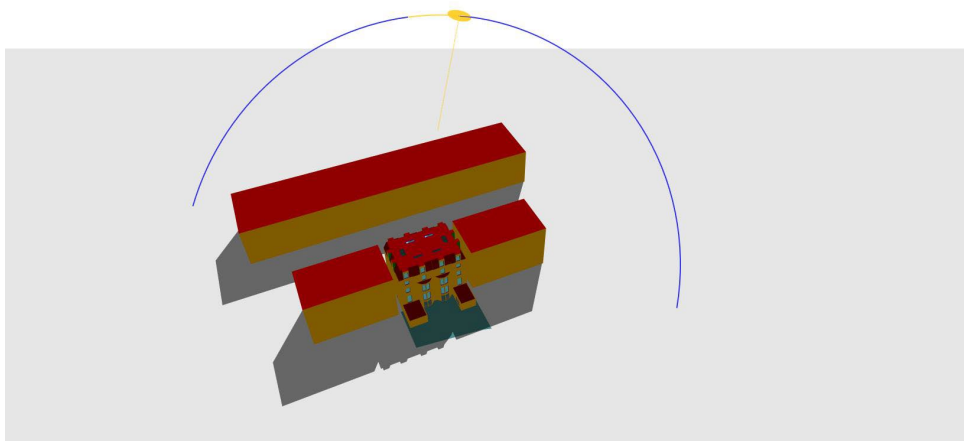


Figure 3- 12pm shading to rear garden

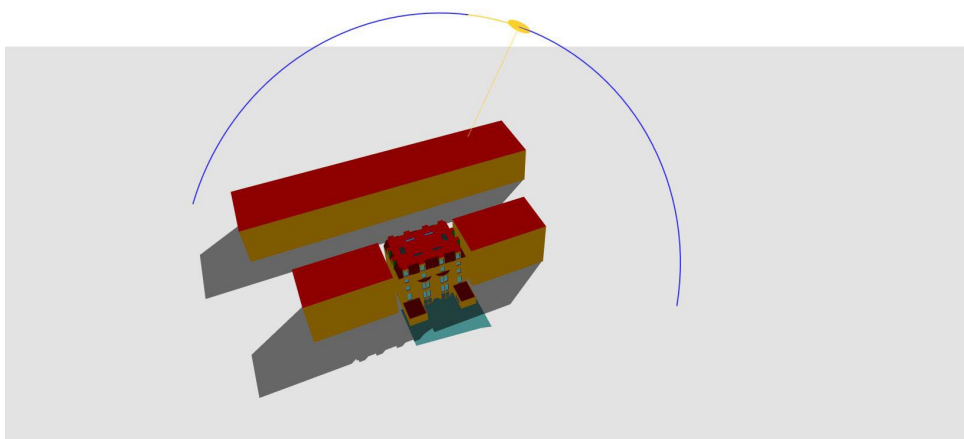


Figure 4- 1pm shading to rear garden

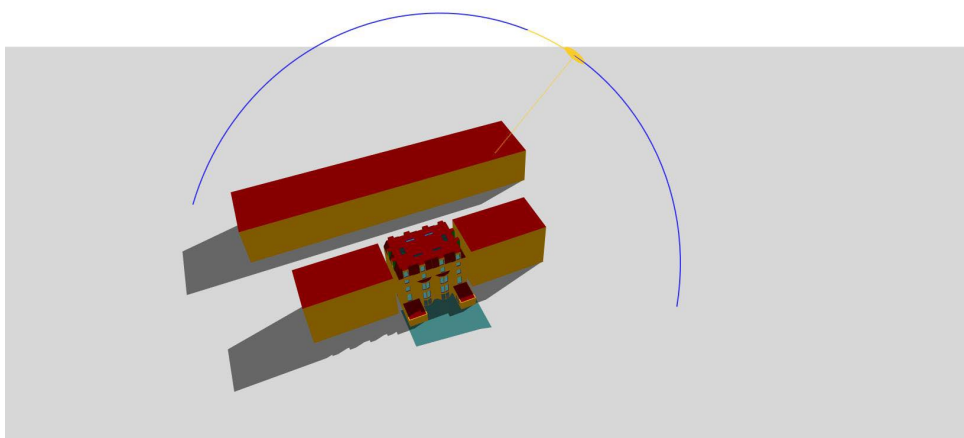


Figure 5- 2pm shading to rear garden

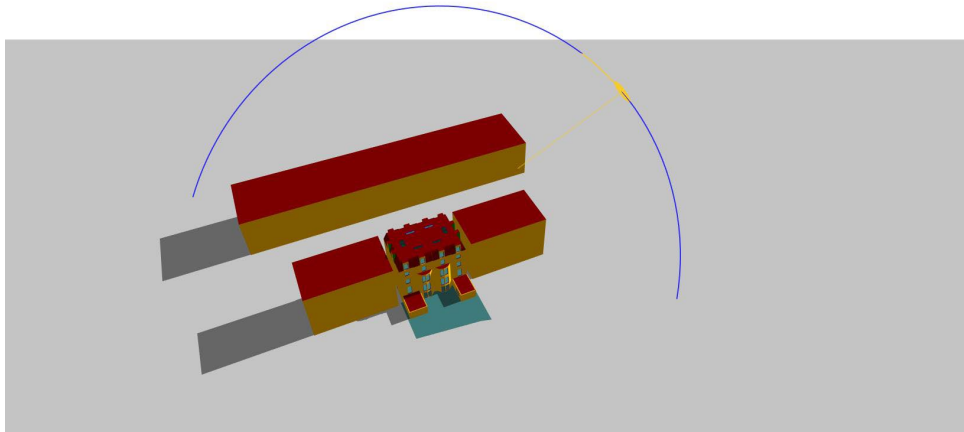


Figure 6 - 3pm shading to rear garden

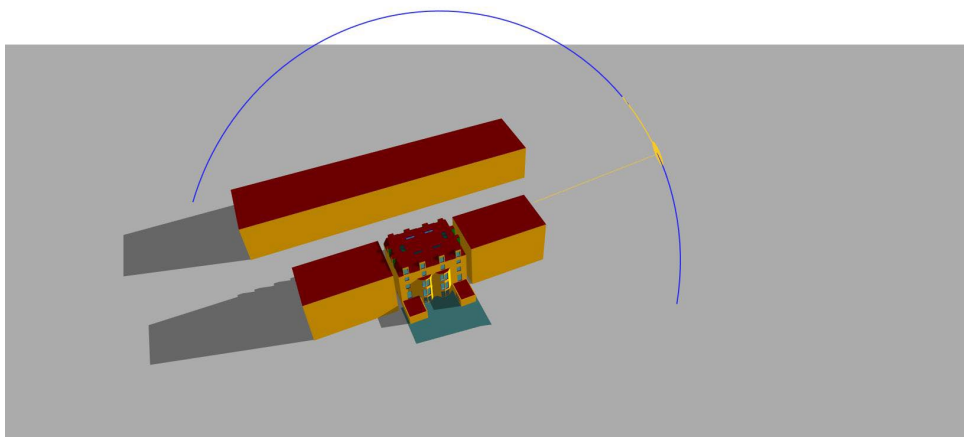


Figure 7 - 4pm shading to rear garden

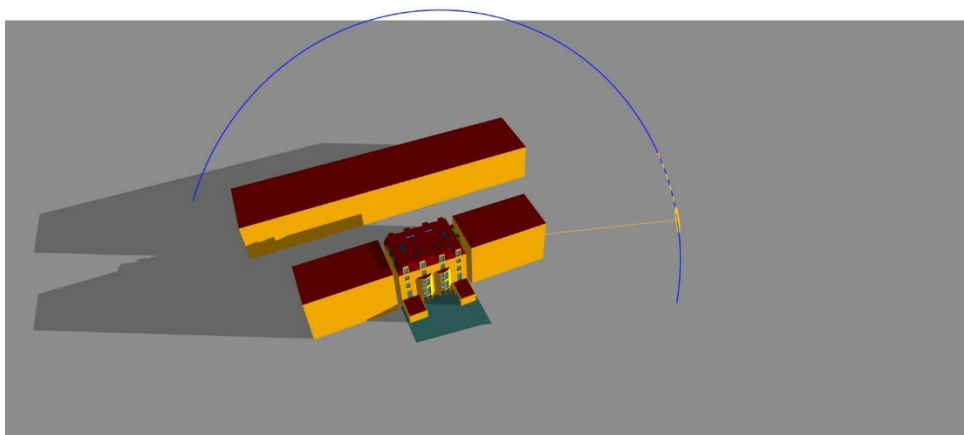


Figure 8 - 5pm shading to rear garden

In accordance with Section 5.3.3 of the Housing Design Quality and Standard, and in accordance with the BRE Guidelines ALL of the proposed new dwellings, will provide for direct sunlight to enter at least one habitable room for part of the day.

A summary of the calculations carried out in accordance with the BRE guidelines are set out below and demonstrate that each unit has a minimum of 1 habitable room that complies with the BRE guidelines.

Proposed		Existing	
Unit No	Rooms that achieve adequate Day Light in accordance with BRE Guidelines	Unit No	Rooms that achieve adequate Day Light in accordance with BRE Guidelines
1	Bedroom 1 + 5	1	FAIL
2	Bedroom 1 + 5	2	Bedroom 2
3	Bedroom 1 + 2	3	FAIL
4	KLR + Bedroom 1 + 2	4	Bedroom 2
5	Bedroom 1	5	Bedroom 2
6	KLR + Bedroom 1	6	Living Room
7	Bedroom 1	7	Living Room
8	Bedroom 1	8	Living Room
9	Bedroom 1	9	FAIL
10	Bedroom 1	10	Living Room
11	Bedroom 1	1A	FAIL
12	Bedroom 1	1B	Bedroom 2
13	KLR + Bedroom 1	C	Living Room
14	KLR + Bedroom 1	D	FAIL
15	KLR + Bedroom 1	E	Bedroom 2
16	KLR + Bedroom 1	F	Bedroom 1 + 2
		G	Bedroom 2
		H	Living Room + Bedroom 1 + 2
		I	Bedroom 1 + 2

For the sake of clarity, and to ensure that the results of the daylight assessment are comparable to those of the existing building, the following summary of results evidence the positive impact of this development in the form of a like for like comparison.

- 1) In accordance with the BRE guidelines, **NONE** of the existing flats meet **ALL** the criteria required in regards to daylight. Of the 16 Apartments proposed, **FOUR** of the apartments meet the full criteria as set out in the BRE Guidelines.

- 2) As per the table above, out of the 19 flats in the existing development only 14 (73%) met the minimum requirements of Section 5.3.3 of the Housing Design Quality and Standard, to provide for direct sunlight to enter at least one habitable room for part of the day. Conversely, **ALL** 16(100%) of the proposed apartments meet the requirements of Section 5.3.3.
- 3) In regards to the impact that has in the form of occupants, and basing the assumption on the first bedroom having 2 occupants and all further rooms housing 1 additional occupants, the existing scheme would allow for 31 occupants to live in relative comfort in regard to Daylight ((11 x 2) + (3 x 3)). The proposed development would allow for 36 occupants ((12 x 2) + (4 x 3)).

In conclusion, from whichever angle this development is assessed it is apparent that the scheme will produce a far better quality and standard of living in regard to Daylight and sun light than the buildings current layout.