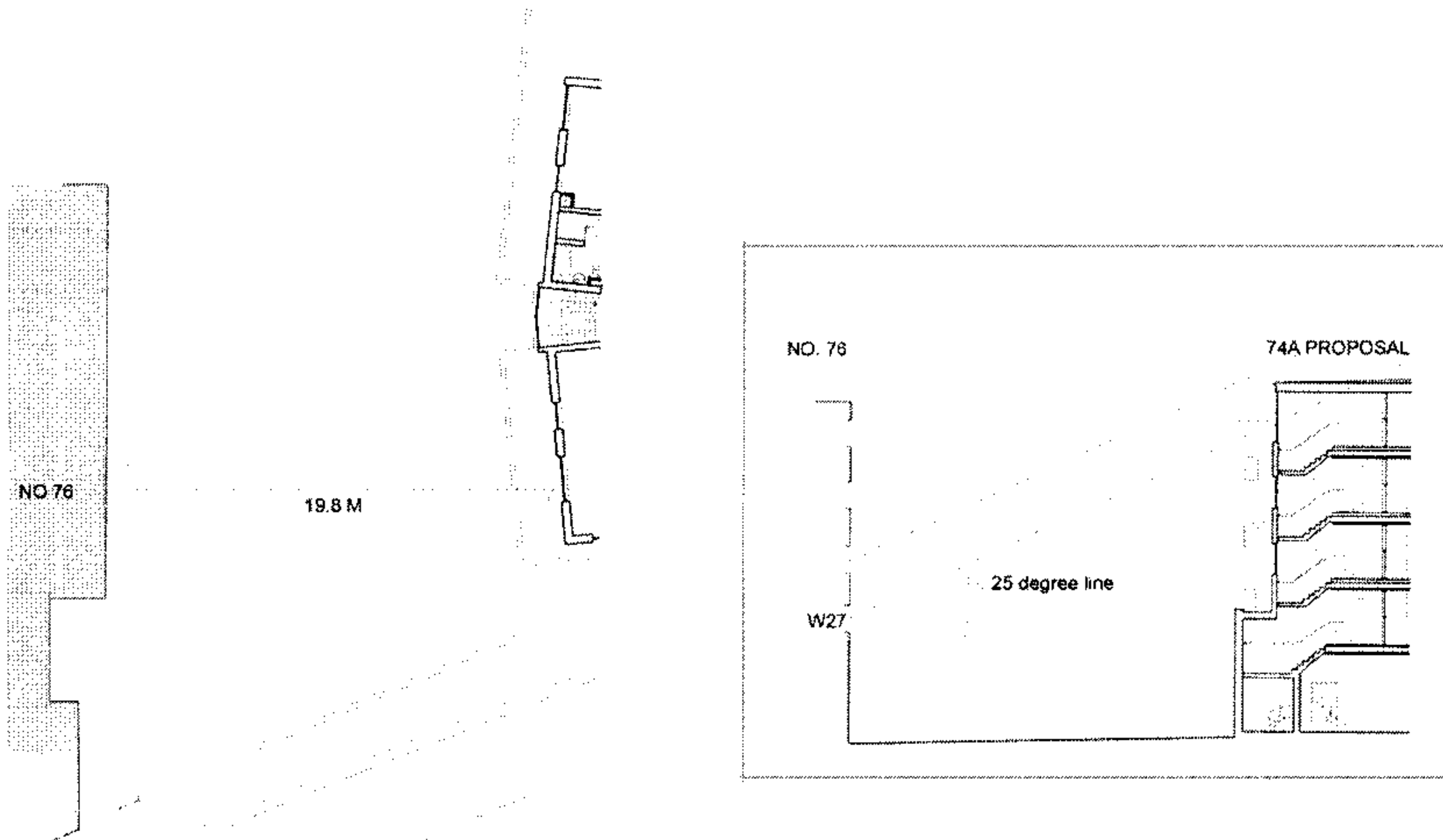


6.0 Privacy, Daylight & Sunlight

Privacy

The distance of windows in the proposed building at fourth floor level to any neighbouring residential properties is more than 19.5 m. This exceeds LBC's guidance of minimum 18m direct window to window distance.



Daylight

The habitable rooms of all adjoining premises would not suffer undue loss of sunlight or daylight. The BRE BR 109 guidance confirms that the scheme affords reasonable daylight levels to adjoining residential habitable room windows, with the primary '25 degree' test and/or the secondary sky component test satisfied.

3 windows at the lowest level of the residential accommodation block do not conform to the '25 degree' first test for daylighting. A further test to find the vertical sky component for the worst affected window of the three identified was therefore carried out- see skylight indicator. The result is that the window in question, as affected by the proposal, would have a vertical sky component of 30.25%. This exceeds the accepted BRE minimum of 27%. In summary there would be no adverse impact in daylight within the room and the proposal meets BRE guidelines.

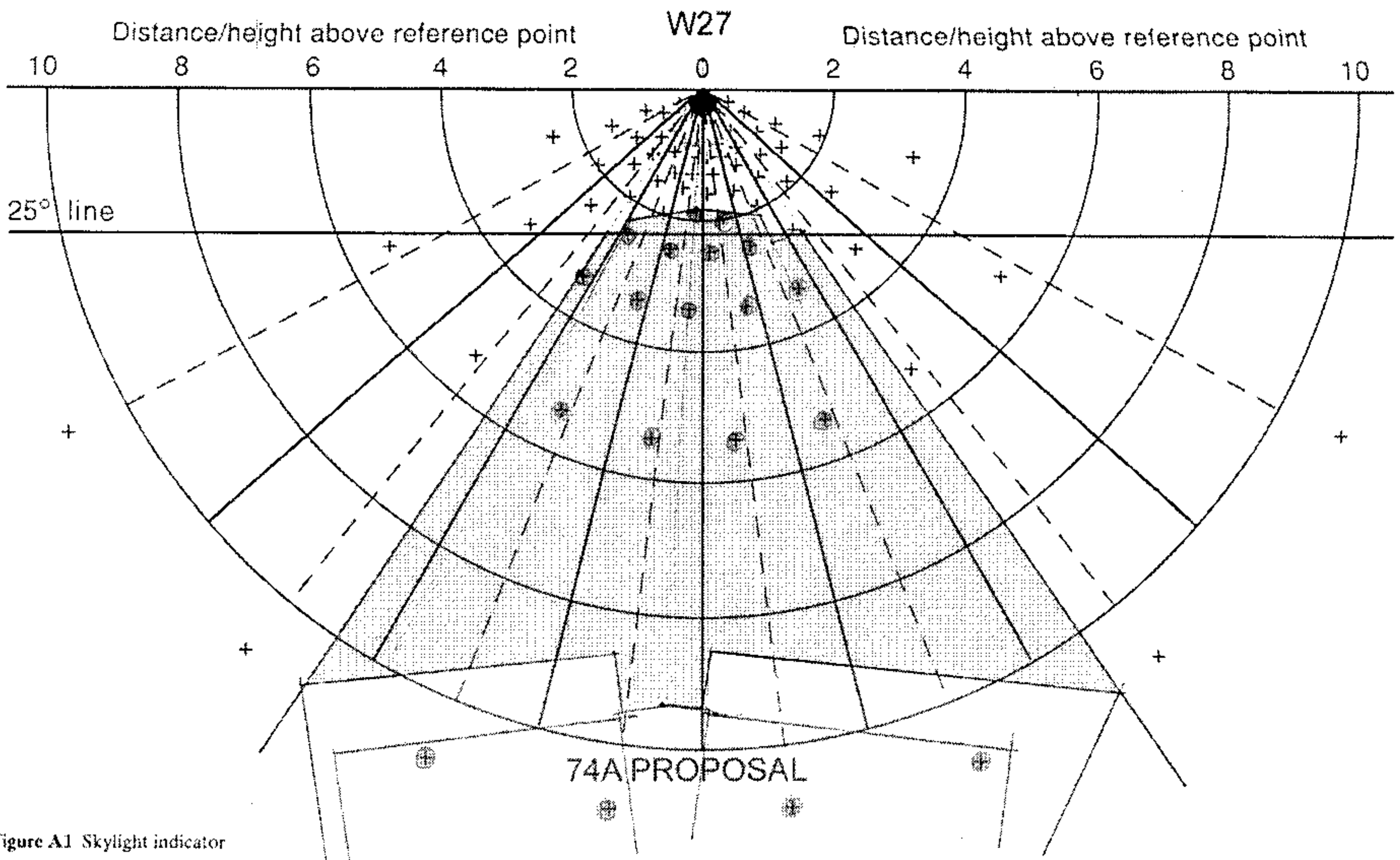


Figure A1 Skylight indicator

Sunlight

A sunlight study was carried out which revealed that on March 21st sunlight would potentially be affected before 8 am in the morning, but not affected thereafter. This is due to the orientation of the existing no. 76 and the proposed 74A building. In summary therefore the proposal would not materially affect the sunlight to no. 76 residents' and meets BRE guidelines.