

DAYLIGHT AND SUNLIGHT REPORT VSC RESULTS FOR 40 DRUMMOND CRESCENT

"The three windows on the fourth and fifth floors that face over the proposed additional units are referred to in the daylight and sunlight report as W1 (Fourth), W1 (Fifth) and W6 (Fifth). These have not been analysed in the existing situation but the VSC results for these windows in the proposed situation are 26.76%, 29.86% and 21.13% respectively. The BRE Guidelines state that if a window retains 27% VSC in absolute terms in the proposed situation, it is compliant with the Guidelines and will be well daylit. Therefore, W1 on the fourth and fifth floors either meet the BRE Guidelines in the proposed situation or are sufficiently close to be considered acceptable.

Given that the proposal adds massing in close proximity to these three windows, it stands to reason that the VSC results to these windows in the existing situation must be no lower than that in the proposed situation. Therefore, W1 on both the fourth and fifth floors are considered to be sufficiently well daylit in both the existing and proposed situations.

W6 (Fifth) records a VSC of 21.13% in the proposed situation. It should be noted that the room this window serves also enjoy daylight through a window (W7) facing away from the proposed additional units, which achieves 39.6% VSC in the proposed situation. Given that there is no change in the outlook to W7, this VSC figure is unlikely to be different in the existing situation. Therefore, in both the existing and proposed situations, window W7 will provide mitigating daylight to this room, resulting in it being sufficiently well lit to be in accordance with the BRE Guidelines and hence planning policy."