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Simon Myles
Savills
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Dear Simon,

Re: RFC Pears Building – Daylight and Sunlight report

We have reviewed the comments made by Ian McKenna at Malcolm Hollis.

In the first instance the non-permanent structures which generally have small high level windows on the school boundary are largely obstructed by dense foliage and as such would not have a great expectation for daylight and sunlight. Also, as per our comment in the initial report, the structures will have windows on their main facades facing away from the site and as such would be mitigated to a certain extent.

The report identifies that there are 4 windows serving the main school (W20 – W23) with reductions in Vertical Sky Component marginally beyond the levels suggested in the BRE guidance. These are marginal breaches with a reduction to 0.7 times their former value rather than 0.8. Importantly the rooms these windows serve pass the No Sky Contour test which assesses how light is distributed around the room. The rooms all pass this test showing they will be adequately lit. Knowing that the rooms these windows serve would retain adequate daylight and applying the flexibility suggested in the BRE guidance this is considered in line with the intentions of the BRE guidance.

In terms of the playspace between the buildings, we note that this space would be largely overshadowed by the temporary buildings on the school site and as such, would only receive high angle sunlight. As a result, the impacts of the proposed scheme to the sunlight amenity to this area are unlikely to be significantly.

In terms of the 25 degree rule this would be deemed irrelevant in this case as we have undertaken technical analysis based on 3D computer models.

I hope this clarifies the position taken in terms of daylight and sunlight.

Yours sincerely,

John Barnes
Director
eb7 Limited