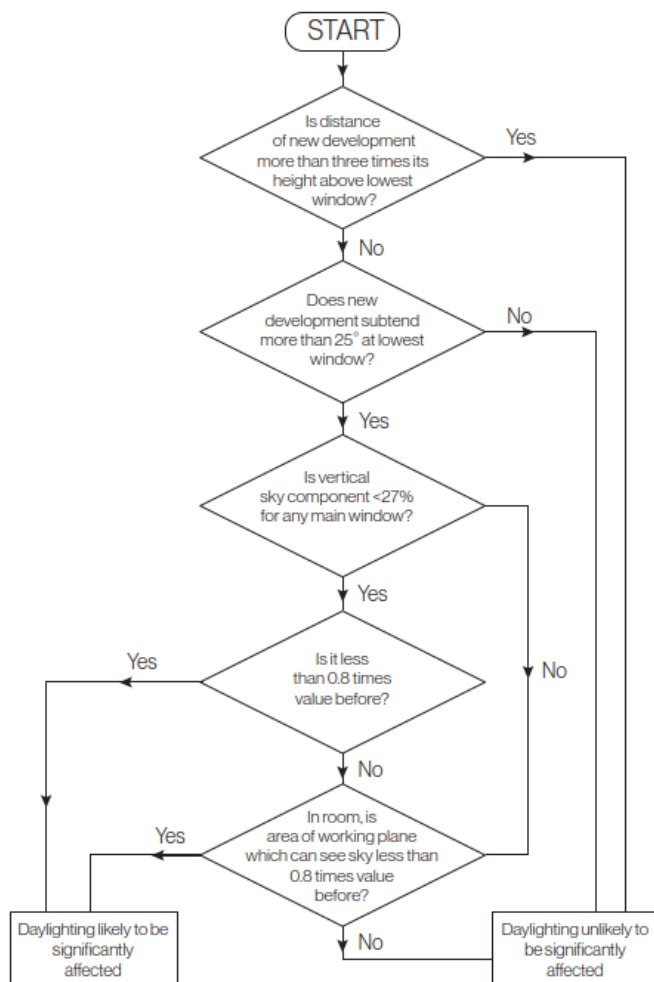


Section 3 of the issued report addresses the 25-degree check. Based on the site location plan and the proposed development plan, it was clear that the 25-degree line was exceeded and therefore not met by the proposed scheme. As a result, an additional daylight assessment using the VSC method was carried out, as recommended by BRE guidelines. Please refer to the flow chart below for set by step guidance for Daylight Sunlight Assessment provided by BRE. These are the steps we have followed while doing the assessment for the scheme.



It is important to note that even if the 25-degree check is not met, an adequate level of daylight can still be achieved. Please refer to Section 2.16 of the report for relevant BRE guidance. Accordingly, a VSC assessment was carried out. The post-development VSC values for 33 Hunter Mews range between 21% and 29%.

2.1.6 The amount of daylight a room needs depends on what it is being used for. But roughly speaking, if θ is:

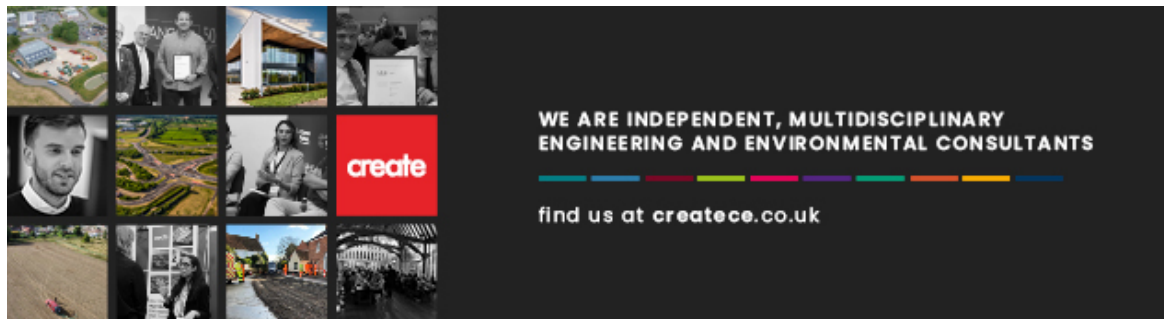
- greater than 65° (obstruction angle less than 25° or VSC at least 27%) conventional window design will usually give reasonable results.
- between 45° and 65° (obstruction angle between 25° and 45°, VSC between 15% and 27%) special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight.
- between 25° and 45° (obstruction angle between 45° and 65°, VSC between 5% and 15%) it is very difficult to provide adequate daylight unless very large windows are used.
- less than 25° (obstruction angle greater than 65°, VSC less than 5%) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed.

Regards,

Mirza Baig NDEA, OCDEA, MSc, BEng

Senior Sustainability Consultant

t. 01603 877 010 w. www.createce.co.uk



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