

## Sunlight / Daylight Impact – RRAG Produced Document

### BRE Guidelines Requirements (2022) versus Appellant’s Revised Targets to reflect context/proposal

Approach	Guidance Level	Reference in CD 6.32*	Appellant Revised Level	Reference in CD 1.028**
Visible Sky Component	27% required; maintain 80% of existing	Para 2.2.7	17 – 18% (as “slightly less urban” than London where 15% used)	Para 5.3
No Sky Line	20% of room within NSL; Maintain 80% of existing	Para 2.2.10 - 11	50% of existing for urban areas	Para 4.12 & 5.4
Annual Probable Sunlight Hours	25% annual and at least 5% of APSH in winter months; Maintain 80% of existing / not reduce by more than 4%	Para 3.2.6	17% good for urban environments; 3% for winter sunlight	Para 5.5

\* CD 6.32 is the BRE Daylight/Sunlight Best Practice 2022

\*\*CD 1.028 is the Appellant’s Updated Daylight Assessment (Jan 2024)

**Table 1 from Appellant’s Daylight, Sunlight and Overshadowing Report: Impact on Quadrant House (pg 17 of CD 1.028)**

*Table 1: Summary of VSC, NSL and APSH Tests to the Flats assessed within Quadrant House*

Flat No	Meets VSC Test	Meets NSL Test	Meets APSH Test
Flat No. 41	✘	✘	✔
Flat No. 20	✘	✘	✘
Flat No. 19	✘	✔	✘
Flat No. 18	✔	✔	-
Flat No. 17	✔	✔	-
Flat No. 29	✔	✔	-
Flat No. 28	✔	✔	-
Flat No. 27	✔	✔	-
Flat No. 52	✘	✘	✘
Flat No. 51	✘	✘	✔
Flat No. 50	✔	✘	-
Flat No. 49	✔	✔	-
Flat No. 76	✘	✘	✘
Flat No. 75	✘	✘	✔
Flat No. 74	✘	✘	-
Flat No. 73	✔	✔	-
Flat No. 100	✘	✘	✔
Flat No. 99	✘	✔	✔
Flat No. 98	✔	✔	-
Flat No. 97	✔	✔	-
Flat No. 125	✘	✘	✔

Key	
✔	Meets test criteria
✘	Does not meet test criteria
-	Test Not Required

**Collated information from Appellant's Daylight, Sunlight and Overshadowing  
Report: Impact on Quadrant House Appendices 3, 4, and 5 (CD 1.028)**

<b>Quadrant House Flat No.</b>	<b>VSC position</b>	<b>NSL position</b>	<b>APSH position annual</b>	<b>APSH winter position</b>
No. 20 1 window to unit	15.8% (54% loss)	57% loss	From 51% to 15% (70.6% loss)	From 14% to 1% (92% loss)
No. 52 1 window to unit	16.7% (54.7% loss)	65.2% loss	From 54% to 20% (63% loss)	From 16% to 4% (75% loss)
No. 76 1 window to unit	18.7% (50% loss)	56.4% loss	From 54% to 24% (55.6% loss)	From 16% to 4% (75% loss)
No. 19 2 windows to unit	(1) 18.8% (46% loss) (2) 21.9% (1.4% loss)	6.7% loss	(1) not assessed (2) from 41% to 9% (78% loss)	(1) not assessed (2) from 13% to 0% (100% loss)
No. 41 3 windows to unit	(1) 27.5% (25.9% loss) (2) 2.34% (84.8% loss) (3) 0.14% (98.5% loss)	42.9% loss	(1) not assessed (2) not assessed (3) 58% (37% loss)	(1) not assessed (2) not assessed (3) from 29 to 16% (44.8% loss)
No. 50 1 window to unit	28.1% (24.9% loss)	51.6% loss	Not assessed	Not assessed
No. 100 1 window to unit	20.9% (44.6% loss)	48.5% loss	From 56% to 30% (46.4% loss)	From 16% to 5% (68.8% loss)