

14/09/2023



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Daylight & Sunlight Assessment

58 Kings Road
READING
RG1 3AA

**Proposed erection of a 4-storey building comprising 3 x 2-bed flats and 1 x 1-bed flat.
Single storey rear extension, third storey extension with associated internal alterations.**

This letter is prepared in support the application at 58 Kings Road, Reading. It aims to address the issue raised regarding the impact to the existing rear elevation rooflight.

1. Introduction

The Building Research Establishment (BRE) has set out in their handbook "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice", 2nd edition, guidelines and methodology for the measurement and assessment of daylight and sunlight within proposed buildings.

To determine whether the daylight to the existing window is adversely affected, checks should be made using a BRE compliant 45-degree angle check and 25-degree angle check method.

2. 45-degree test

As shown in Fig. 1, a diagonal line is drawn down at an angle of 45 degrees from the top corner of the extension. This is done on the plan view as well. If the centre of the window is within the area created by both these lines then the extension causes significant reduction in the skylight received by the window.

As it can be seen from Fig. 1, the centre of the window is outside the area, therefore the impact is considered low.

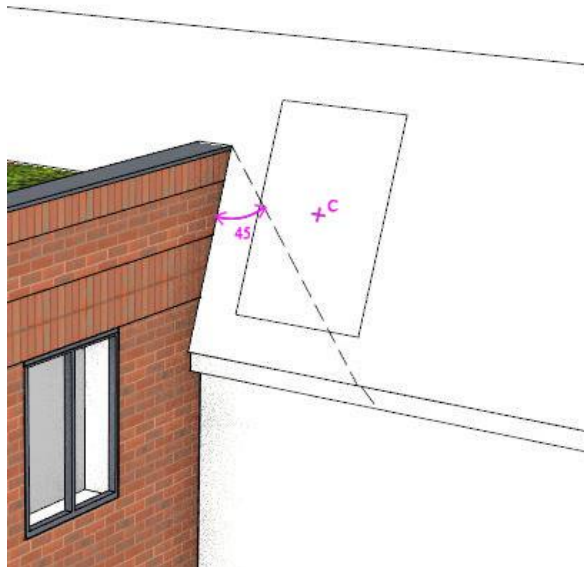


Figure 1 - 45-degree rule

3. 25-degree test

As shown in Fig. 2, a plane is drawn at 25-degree from the horizontal, at the centre of the existing window. If the development intersects with this plane the internal daylight levels of the window may be reduced.

However, as it can be seen, the proposal does not intersect with the plane. Therefore, the impact is considered low.

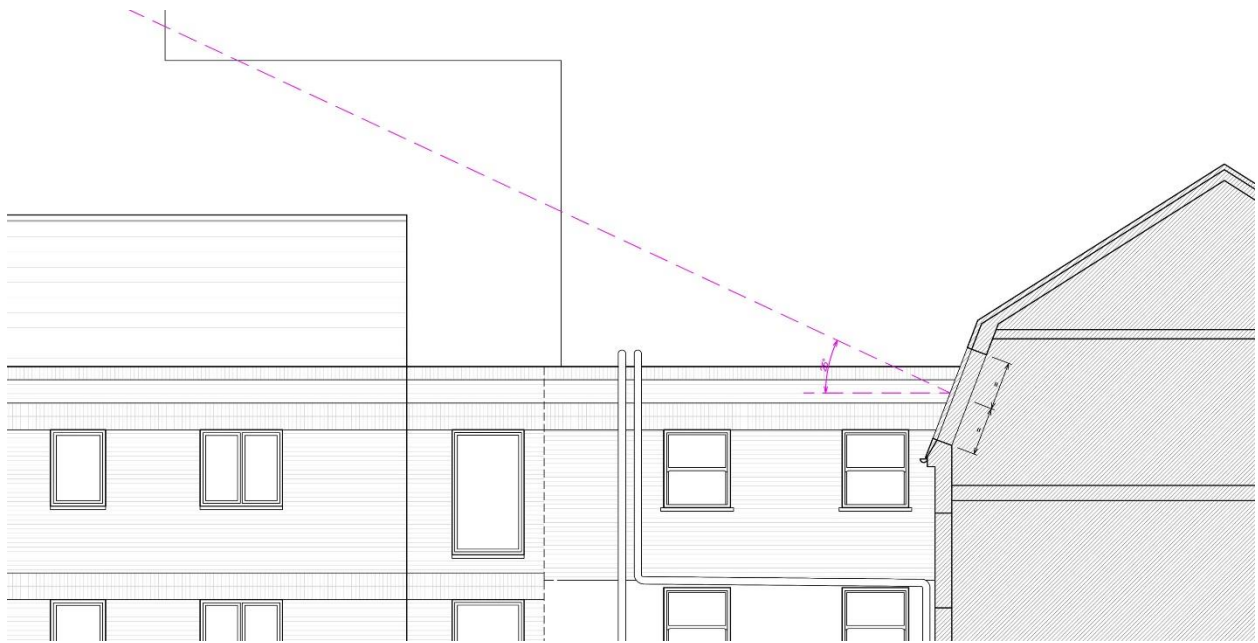


Figure 2 - 25-degree rule

4. Conclusion

The proposal, as it can be seen on both tests, does not adversely affect the existing window. It is in compliance with BRE in terms of daylight and sunlight access and does not cause loss of light.

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(For and on behalf of Creative Design and Structure Ltd)