

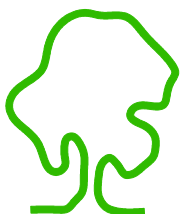
CRAIG CONSTRUCTION SERVICES



10-20 MARINE PLACE, WORTHING, WEST SUSSEX, BN11 3DN

Daylight and Sunlight Impact Assessment

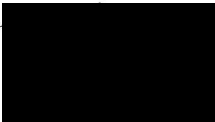
March 2026
(Revised May 2026)



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	883/MMEPlanning/MarinePlace/D&S
Date	March 2026
Client	Craig Construction Services
Report type	Daylight & Sunlight Impact Assessment
Purpose	Planning
Revisions	May 2026
Prepared by	Daniel Milford BSc (Hons)  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEEnvSc  Signed

PAUL CRAIG

10-20 MARINE PLACE, WORTHING, WEST SUSSEX, BN11 3DN

Daylight and Sunlight Impact Assessment

March 2026
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Daylight and Sunlight Impact Assessment

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1. THE SITE AND BACKGROUND

- 1.1 The site comprises a disused warehouse building to the north and a yard/parking area to the south. It is located in an urban location to the north of Worthing seafront, West Sussex. The site is bordered to the north by a commercial building - no 22 Marine Place (Just Yoga), to the east an alleyway and residential properties, Bedford Row on the far side, to the south by a commercial property - 10 Marine Place (Turning Tides Community Centre) and to the west by Marine Place public highway with residential properties on the far side (currently under construction). The site is accessed from Marine Place to the west. The site area (redline boundary) is approximately 0.08 ha. The Ordnance Survey map reference for the centre of the site is TQ 15000 02495. The site elevation for the centre of the site is approximately +5 m OD. See Appendix A Figure 1 for the site location plan and Figure 2 for the existing site layout.
- 1.2 It is proposed to redevelop the site after the demolition of the existing building, into a three-storey residential building comprising 27 one-bedroom apartments with communal areas. Access to the site is via an existing entrance from Marine Place to the west. See Figure 3 in Appendix A for the proposed site layout.

2. THE ASSESSMENT METHOD

- 2.1 The assessment comprised the application of the method given in the Building Research Establishment (BRE) publication "*Site Layout planning for daylight and sunlight. A guide to good practice*", Third Edition, P J Littlefair 2022, in conjunction with daylighting recommendations in BS EN 17037 "*Daylight in buildings*" and in consideration of the 2024 "*National Planning Policy Framework*".
- 2.2 Windows considered for assessment are only residential as commercial buildings are deemed most likely to rely on artificial light. Non-residential properties including the northern neighbouring yoga studio and offices, and south adjacent St Claires Community Hub would not need to be considered for this assessment.

- 2.3 The receptor points are considered as 1.5 m above floor level for ground floor windows and 4 m above floor level for first floor windows.
- 2.4 As a general rule, the lower the receptor point is and the closer the receptor point is to opposing obstructions, the lower the quantity and quality of light available, however, there will be exceptions to this rule. A window likely to be affected is initially assessed by considering a line subtended at 25° to the horizontal from the receptor point. If the proposed development extends above this line, the receptor may be affected, and further assessment is required. Conversely, if the development remains below the line, the receptor would not likely be impacted. This is known as “the 25° rule”.
- 2.5 Applying the 25° rule, the properties with receptors potentially impacted by the proposed development are identified as 4, 5, 6 and 8 Bedford Row. The angle between all other relevant residential receptors (including the apartments currently under construction across the road of Marine Place) and any potential obstructions of the proposed development is less than 25° from horizontal.
- 2.6 If the windows are not directly facing the development, the 25° rule does not apply; instead, “*Site Layout planning for daylight and sunlight. A guide to good practice*” P J Littlefair 2022 employs “the 45° Rule” for windows that are perpendicular to an extension. The angle of the obstructing extension on the elevation and the plan is measured. If the centre of a neighbour’s window lies on the extension side of both the 45° lines (on elevation and the plan), then a more detailed BRE investigation is required.
- 2.7 Windows considered to be potentially impacted would also be required to be within a distance of three times the height of the proposed development (8.3 – 9.0 m depending on façade) minus the height of the receptor window and be within 90° of due north. All others are considered unnecessary for assessment.
- 2.8 The details of the windows determined to be considered for assessment are summarised in Table 2.1 below: See Figure 2 for proposed site layout and receptor window locations.

TABLE 2.1
SUMMARY OF RECEPTORS CONSIDERED FOR ASSESSMENT

Receptor window No.	Location
1	4 Bedford Row – Ground Floor Bedroom Window
2	4 Bedford Row – Ground Floor Kitchen Window
3	5 Bedford Row – Ground Floor Bedroom 1 Window
4	5 Bedford Row – Ground Floor Bedroom 2 Window
5	6 Bedford Row – Ground Floor Living Room Window
6	6 Bedford Row – Ground Floor Kitchen Window
7	8 Bedford Row – Basement Floor Bedroom Window

- 2.9 The BRE publication “*Site Layout planning for daylight and sunlight. A guide to good practice*” P J Littlefair 2022, establishes various parameters for acceptable levels of daylight and sunlight to habitable rooms, gardens and outdoor spaces. The impact of existing structures surrounding the site on the daylight and sunlight reaching the receptor windows of the proposed dwellings and the associated garden spaces has been assessed using the methodology given in the same guidance.

3. RESULTS OF THE ASSESSMENT

3.1 Daylight

- 3.1.1 The maximum amount of daylight that can illuminate a vertical window is 40% of the total available. The results of the daylight assessment are summarised in Table 3.1 below:

TABLE 3.1
SUMMARY OF THE RESULTS OF THE DAYLIGHT ASSESSMENT

Receptor window No.	Percentage of daylight reaching receptor as existing (%)	Percentage of daylight reaching receptor post-proposed development (%)	Predicted loss (%)	Predicted change (%)
1	14.9	12.9	2.0	13.45
2	10.5	10.0	0.5	4.76
3	8.0	7.0	1.0	12.50
4	3.0	2.5	0.5	16.67
5	8.0	8.0	-	-
6	4.5	4.0	0.5	11.11
7	8.5	8.5	-	-

3.2 Sunlight

- 3.2.1 The amount of sunlight reaching a window depends on its orientation and the degree of obstruction. The amount of sunlight is expressed as a percentage of the maximum available for the whole year (annual) and also for the period between the Autumn and Spring equinoxes (winter). It should be noted that the maximum (100%) of available sunlight can only reach an unobstructed directly south-facing window.
- 3.2.2 The British Standard BS 8206 *Code of Practice for daylighting* recommends >25% annual and >5% for winter sunlight.
- 3.2.3 The results of the sunlight assessment are given in Table 3.2 below:

TABLE 3.2
SUMMARY OF THE RESULTS OF THE SUNLIGHT ASSESSMENT

Receptor No.	Percentage of sunlight reaching receptor as existing (%)		Percentage of sunlight reaching receptor post-proposed development (%)		Percentage loss (%)	
	Annual	Winter	Annual	Winter	Annual	Winter
1	17.5	0.0	13.5	0.0	22.86	-
2	31.0	3.0	27.0	0.0	12.90	100.0
3	8.0	0.0	5.0	0.0	37.50	-
4	13.0	0.0	10.0	0.0	23.08	-
5	9.5	0.0	8.0	0.0	16.67	-
6	14.0	0.0	11.0	0.0	21.43	-
7	7.0	0.0	7.0	0.0	-	-

3.3 Sunlight Availability to Gardens

- 3.3.1 According to the BRE guidance, it is recommended that for a garden to appear adequately sunlit throughout the year, at least half of it should receive at least two hours of sunlight as calculated on 21 March (Spring Equinox).
- 3.3.2 If an existing garden or amenity area experiences less than 2 hours of sunlight at the spring equinox, any change because of a new development is unlikely to be noticed and therefore its impact is insignificant.
- 3.3.3 As existing, the amenity areas of 4, 5, 6 and 8 Bedford Row do not experience more than 2 hours of sunlight at the spring equinox. As such any change as a result of the proposed development would be considered insignificant.

4. DISCUSSION OF RESULTS

- 4.1 Daylight and sunlight assessments have been undertaken to evaluate the impact of the proposed development of 10 – 20 Marine Place, Worthing, on surrounding residential buildings. The proposed scheme is to develop a three-storey building comprised of 27 one bedroom residential flats.
- 4.2 The assessments have been undertaken in accordance with Building Research Establishment publication “*Site Layout planning for daylight and sunlight. A guide to good practice*”, Third Edition, P J Littlefair 2022, in conjunction with daylighting recommendations in BS EN 17037 “*Daylight in buildings*” and in consideration of the 2024 “*National Planning Policy Framework*”. The assessment included calculation of the potential obstruction and sunlight availability at identified receptor windows and neighbouring gardens/amenity areas.

- 4.3 For the daylight and sunlight assessments, the position and elevations for neighbouring residential properties that were considered to be potentially impacted were recorded. The function of the rooms served by the receptor windows is not certain, but it has been assumed that they are habitable rooms.
- 4.4 An initial screening exercise was undertaken for each dwelling using the 25° rule detailed in the guidance, or the 45° rule where the 25° rule could not be applied. This indicated that only the ground/basement floor windows of 4, 5, 6 and 8 Bedford Row could be potentially impacted by overshadowing from the proposed development and required further detailed assessment.
- 4.5 **Daylight Assessment - Vertical Sky Component (VSC)**
- 4.5.1 If the VSC of the receptor exceeds 27% then the room of an existing building is considered to be receiving an adequate level of skylight. If the VSC value of a receptor post development is less than 0.80 times its former value, the change is significant and is likely to be noticeable
- 4.5.2 The daylight assessment identified that none of the VSC values of the potentially impacted receptors exceed 27% and as such do not receive adequate daylight as existing. As a result of development none of the receptors will experience a loss of daylight greater than 20% of their original VSC value suggesting the impact would be insignificant.
- 4.6 **Sunlight Availability**
- 4.6.1 Sunlight is appreciated in homes. East and west facing windows will receive sunlight only at certain times of the day. BS 8206-2 recommends that interiors should receive at least 25% of annual probable sunlight hours (APSH), and at least 5% APSH during the winter months between 21 September and 21 March. The BS 8206-2 criterion applies to rooms of all orientations, although if a room faces significantly north or due east or west it is unlikely to be met.
- 4.6.2 As existing, only the ground floor kitchen window of 4 Bedford Row exceeds the annual recommendation of 25 % APSH. As a result of development, the APSH received by this receptor is unlikely to fall below recommended levels. The remaining potentially impacted receptors of 4, 5, 6 and 8 Bedford Row receive less than these recommended values, and as such do not receive adequate sunlight annually or during winter months. Any loss in sunlight availability below these levels should be kept to a minimum. Post development, a loss in sunlight hours of greater than 20% of the existing value, or an annual loss of greater than 4% APSH is considered to be a noticeable impact.

- 4.6.3 The sunlight assessment showed that while none of the potentially impacted residences would experience an annual loss of APSH greater than 4%, there would be a loss of sunlight reaching the windows of greater than 20% of existing values in the case of the ground floor bedroom window of 4 Bedford Row, both ground floor bedroom windows of 5 Bedford Row and the ground floor kitchen window of 6 Bedford Row.

4.7 Sunlight to Gardens

- 4.7.1 Sunlight in gardens is valuable for a number of reasons, including making outdoor activities more pleasant, encouraging plant growth, drying out the ground and allowing for clothes to dry etc.
- 4.7.2 The guidance recommends that for a garden to appear adequately sunlit throughout the year, the centre of the area should receive at least 2 hours of sunlight on 21 March.
- 4.7.3 The assessment of the amenity areas to the rear of 4 – 6 Bedford Row showed that they do not experience more than 2 hours of sunlight at the spring equinox due to existing overshadowing from existing structures. As such any change as a result of the proposed development would be considered insignificant.

5. INTERIOR LIGHTING INVESTIGATION

- 5.1 This evaluation is related to the amount of daylight received by the main rooms of the proposed dwellings.
- 5.2 The assessment comprised the application of the method given by the BRE publication “*Site Layout planning for daylight and sunlight. A guide to good practice*”, Third Edition, P J Littlefair 2022, in conjunction with daylighting recommendations in BS EN 17037 “*Daylight in buildings*” and in consideration of the 2024 “*National Planning Policy Framework*”.

- 5.3 According to the BREEAM Standards for new buildings, the required Average Daylight Factor is between 1.5% and 3% (usually 2%) of daylight reaching the interior of a dwelling as well as a Uniformity Factor of 0.3 or a minimum point daylight factor of 0.3 times the relevant average daylight factor. The BSI Standard Publication 2018 states:

“A space is considered to provide adequate daylight if target illuminance is achieved across a fraction of the reference plane within a space for at least half of the daylight hours.

In addition, for spaces with vertical or inclined daylight openings, a minimum target illuminance level is also to be achieved across the reference plane.

The reference plane is to be located 0.85m above the floor, unless otherwise specified. A small fraction of the reference plane may be disregarded to account for singularities”.

- 5.4 Values for target illuminances, minimum target illuminances and fractions of reference plane are given in Table 5.1.

TABLE 5.1
RECOMMENDATIONS OF DAYLIGHT PROVISION BY DAYLIGHT
OPENINGS IN VERTICAL AND INCLINED SURFACE

Level of recommendation	Target illuminance E_T (lx)	Fraction of space for target level F_{plane} , %	Minimum target illuminance E_{TM} (lx)	Fraction of space for minimum target level F_{plane} , %	Fraction of daylight hours F_{time} , %
Minimum	300	50 %	100	95 %	50 %
Medium	500	50 %	300	95 %	50 %
High	750	50 %	500	95 %	50 %

- 5.5 The National Annex for the United Kingdom in BS EN 17037 “Daylight in buildings” provides alternative recommendations for the minimum daylight provision in all UK dwellings. The target illuminance values for the type of room, given in Table 5.2, must be achieved across at least 50 % of the points on a reference plane 0.85 m above the floor, for at least half of the daylight hours. Where one room in a UK dwelling serves more than a single purpose, the UK committee recommends that the target illuminance is that for the room type with the highest value.

TABLE 5.2
RECOMMENDATIONS OF DAYLIGHT PROVISION BY DAYLIGHT
OPENINGS IN VERTICAL AND INCLINED SURFACE

Room type	Target illuminance E_T (lx)
Bedroom	100
Living Room	150
Kitchen	200

- 5.6 Additionally, the UK National Annex recommends any room in a dwelling where a daylight illuminance of 500 lx is exceeded on 50 % of the grid points for more than half of the daylight hours is checked for overheating.
- 5.7 Daylight factor is defined as the ‘Ratio of total daylight illuminance at a reference point on the working plane within a space to outdoor illuminance on a horizontal plane due to an unobstructed CIE standard overcast sky’. The daylight factor method was used, which involves the computation of the daylight factor at each calculation point on an assessment grid on a plane 0.85 m above floor level. The grid area excludes a band of 0.3 m from the walls.
- 5.8 Models of each habitable room were constructed with daylight factor rendered using “Velux Daylight Visualizer 3” in simulated overcast weather conditions at midday on the 21 March as advised by “Site Layout Planning for Daylight and Sunlight: A guide for good Practice” 2022. Each model was colour mapped with a scale maximum of the recommended target daylight factor for that room to calculate the percentage of the room that reaches target values. Surface reflectance values used within the model were as follows: 0.8 for white painted ceilings and interior walls, 0.2 for interior floors and exterior ground, and 0.6 for external walls and obstructions (white painted surfaces). Window sizes were initially scaled based on the plans in Appendix A, Figure 4: Proposed Site Elevations but some facades have since been increased in size to improve daylight to habitable rooms. Updates are as follows:
- Window size of the western elevation have been increased to 1.7 m x 1.2 m and positioned 600 mm above floor level.
 - The escape door for the bedroom of flat 1 has been increased in width to 1.1 m.
 - The combined living room and kitchen windows of flats 11, 12, and 13 have been increased to 1.7 m x 1.2 m and positioned 600 mm above floor level.

- 5.9 The target daylight factors for rooms at multiple UK latitudes are provided in The National Annex to BS EN17037 with London (Gatwick Airport). This being the closest in geographical latitude to the site location, results of this assessment were compared with these target daylight factors. See Table 5.3 below.

TABLE 5.3
TARGET DAYLIGHT FACTORS FOR HABITABLE ROOMS FOR
LONDON (GATWICK AIRPORT)

Location	DT for 100lx (Bedroom)	DT for 150lx (Living room)	DT for 200lx (Kitchen)	DT for 500lx (Overheating risk)
London (Gatwick Airport)	0.7%	1.1%	1.4%	3.5%

- 5.10 Where one room in a UK dwelling serves more than a single purpose, the UK committee recommends that the target illuminance is that for the room type with the highest value. However, as the kitchens are considered non-habitable, the target daylight factor for living rooms has been applied to the combined living room/kitchen spaces.

6. RESULTS OF INTERIOR LIGHTING INVESTIGATION

- 6.1 Models of each bedroom and combined living room and kitchen for each dwelling were constructed with daylight factor rendered using “*Velux Daylight Visualizer 3*” in simulated overcast weather conditions at midday on the 21 March as advised by “*Site Layout Planning for Daylight and Sunlight: A guide for good Practice*” 2022. Each model was colour mapped with yellow areas exceeding the rooms recommended target daylight factor and blue areas falling below the threshold. See Appendix B for output images.
- 6.2 The ground floor is rectangular in shape with a slight outcropping extension at the northeastern corner. The layout consists of a hallway through the centre of the building, two stairwells (one at the northwest corner and one along the eastern face), five flats (labelled 1 – 5) along the eastern face and five more along the western face (labelled 6 – 10). All flats have one bedroom and a combined kitchen and living room, excluding flat 2 which has a separated living room and kitchen. Flats 1 – 5 each have access to a private terrace area via their respective living rooms.
- 6.3 The first floor is entirely rectangular in shape. The layout consists of the stairwells and hallways in similar positions to the ground floor, with four flats along the eastern side of the building (labelled 11 – 14) and five along the western side (labelled 15 – 19). All flats comprise one bedroom, one bathroom and combined living room and kitchen.

- 6.4 The second floor is similar in layout to the first floor except with four flats along the eastern face (labelled 20 – 23) and private balcony areas with access portals for the four western flats (labelled 24 – 27).
- 6.5 The percentage of grid points that exceeded the target daylight factor for the specified room's purpose has been summarised in Table 6.1 below.

TABLE 6.1
PERCENTAGE OF SPACE EXCEEDING TARGET DAYLIGHT FACTOR

Flat No.	Bedroom	Living Room and Kitchen
1	87.8	75.9
2	100.0	98.7
3	100.0	98.6
4	100.0	98.6
5	100.0	100.0
6	100.0	90.9
7	100.0	99.7
8	100.0	100.0
9	100.0	61.8
10	100.0	64.2
11	100.0	94.2
12	100.0	99.8
13	100.0	97.4
14	100.0	73.5
15	100.0	99.3
16	100.0	100.0
17	100.0	100.0
18	100.0	62.1
19	100.0	77.0
20	100.0	63.9
21	100.0	61.1
22	100.0	62.6
23	100.0	97.7
24	100.0	100.0
25	100.0	100.0
26	100.0	90.0
27	100.0	94.7

- 6.6 Recommended target daylight factors are met in over half of the grid area of all habitable rooms.

- 6.7 Daylight factor in excess of 3.5% for over 50 % of the grid points was identified in the bedrooms of flat 24 (56.0%) and flat 25 (52.2%). As such this could pose a risk of overheating. This risk is nullified under standard interior ceiling and wall reflectance values, reducing the percentage of space in excess of 3.5% DT to 39.6% for the bedroom of flat 24 and 35.7 % for the bedroom of flat 25. As such lower reflectance paint is recommended in these instances. No other habitable rooms have an identified risk of overheating.

7. EXTERIOR LIGHT INVESTIGATION

- 7.1 This evaluation is related to the amount of sunlight access by the gardens and amenity areas of the proposed dwellings.
- 7.2 The assessment comprised the application of the method given by the BRE publication “*Site Layout planning for daylight and sunlight. A guide to good practice*”, Third Edition, P J Littlefair 2022, in conjunction with daylighting recommendations in BS EN 17037 “*Daylight in buildings*” and in consideration of the “*National Planning Policy Framework*”.
- 7.3 Sunlight hours were calculated by modelling the proposed development and surrounding buildings, then calculating the number of sunlight hours received at the centre point of each garden or amenity area using shade mapping software.
- 7.4 BRE guidelines recommend checking that at least half the proposed amenity areas for each dwelling receive at least 2 hours of sunlight on 21 March to provide ample sunlight to outdoor areas.
- 7.5 The private terrace and balcony have been identified for assessment.

8. RESULTS OF EXTERIOR LIGHT INVESTIGATION

- 8.1 As advised in the BRE publication “*Site Layout planning for daylight and sunlight. A guide to good practice*”, Third Edition, P J Littlefair 2022, checks were carried out to assess the amount of sunlight received by each of the gardens and amenity areas for the proposed development. See Table 8.1 below.

TABLE 8.1
PREDICTED HOURS OF SUNLIGHT FOR SPRING EQUINOX
(21 MARCH)

Area	Hours of Sunlight
Private Terrace	3.0
Balcony	7.3

- 8.2 At least half of each unit’s amenity areas receive ample sunlight hours and therefore BRE guidelines have been met.

9. CONCLUSIONS

- 9.1 Preliminary investigation on adjacent residences determined the window receptors potentially impacted by the proposed development were the ground/basement floor windows of 4, 5, 6 and 8 Bedford Row.
- 9.2 The results of the Vertical Sky Component (VSC) assessment indicate that there will not be a noticeable loss in daylight (loss exceeding 20% of original VSC value) on the windows of 4, 5, 6 and 8 Bedford Row.
- 9.3 The results of the sunlight availability assessment indicate that only the kitchen window of 4 Bedford Row receives adequate sunlight annually (receives inadequate sunlight in the winter months). As a result of development the annual sunlight received will fall below recommended levels.
- 9.4 All other receptors determined to be potentially impacted by development do not receive adequate sunlight annually or in the winter months. As a result of development, no loss in APSH is greater than 4%, however the loss in sunlight exceeds 20% of the original APSH (and would be noticeable) in the cases of the ground floor bedroom window of 4 Bedford Row, both ground floor bedroom windows of 5 Bedford Row and the ground floor kitchen window of 6 Bedford Row.
- 9.5 As existing, the amenity areas of 4, 5, 6 and 8 Bedford Row do not experience more than 2 hours of sunlight at the spring equinox. As such any change as a result of the proposed development would be considered insignificant.
- 9.6 The daylight reaching the interior of the proposed dwellings will meet the minimum daylight provision requirements recommended by The United Kingdom National Annex to BS EN 17037 for all habitable rooms.
- 9.7 A risk of overheating was identified for the bedrooms of flat 24 and 25, however using standard reflectance materials for decoration of these rooms would nullify this risk.
- 9.8 All proposed amenity areas receive adequate sunlight hours.



APPENDIX A

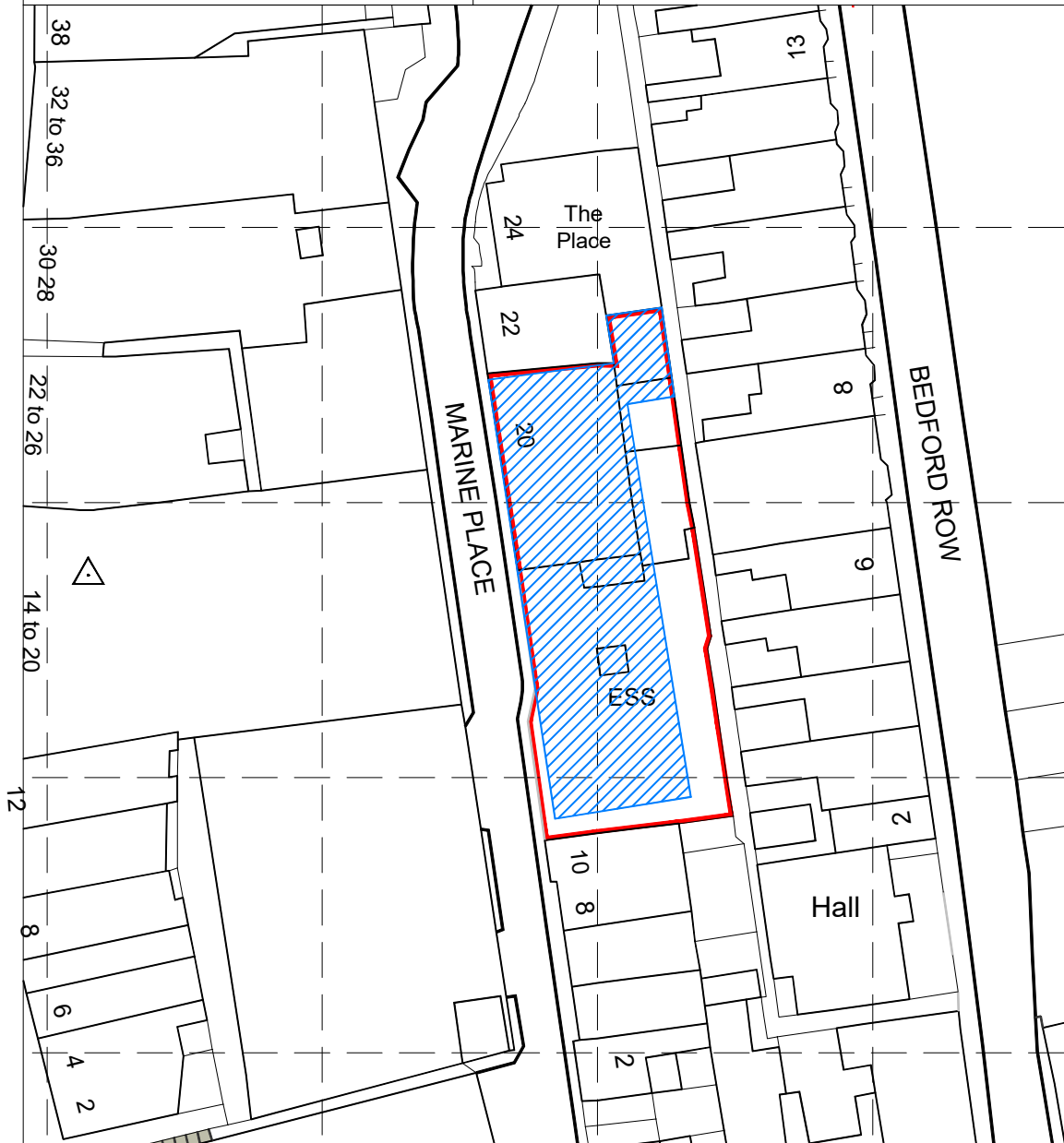
Figures

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Figure 7:	Receptor Locations

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A4
page

— Site outline = 731m²
 Proposed Building footprint = 536 m²



+BP Block Plan 1:500

Scale in Metres 1:500



CRAIG CONSTRUCTION SERVICES

Scale as shown

10 - 20 Marine Place, Worthing,
West Sussex BN11 3DN

Figure 1: Site Location Plan

May 2026



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10-20 Marine Place, Worthing, West Sussex, BN11 3DN

Figure 2: Site As Existing

Scale as shown

March 2026

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page

— Site outline = 731m²
 Proposed Building footprint = 536 m²



+BP Block Plan 1:500

Scale in Metres 1:500



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10-20 Marine Parade
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client
Seaside Limited

project
Co-living units
Pre-App stage
drawing title
Block Map

date
July 2025
drg. no
25-P01-01

scale
as shown@A4
revision
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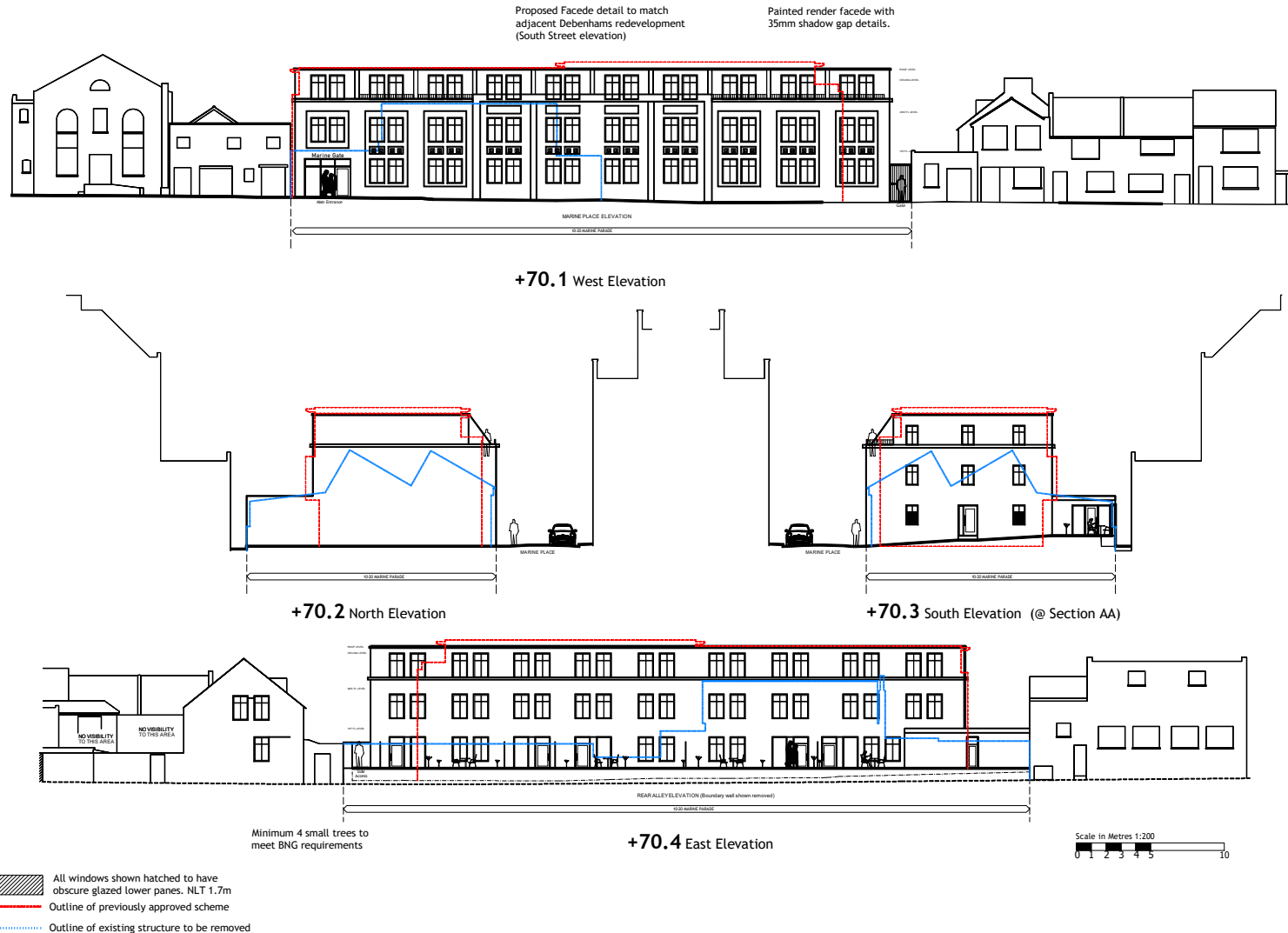
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Scale as shown

10 - 20 Marine Place, Worthing,
West Sussex BN11 3DN

Figure 3: Proposed Site Layout

March 2026



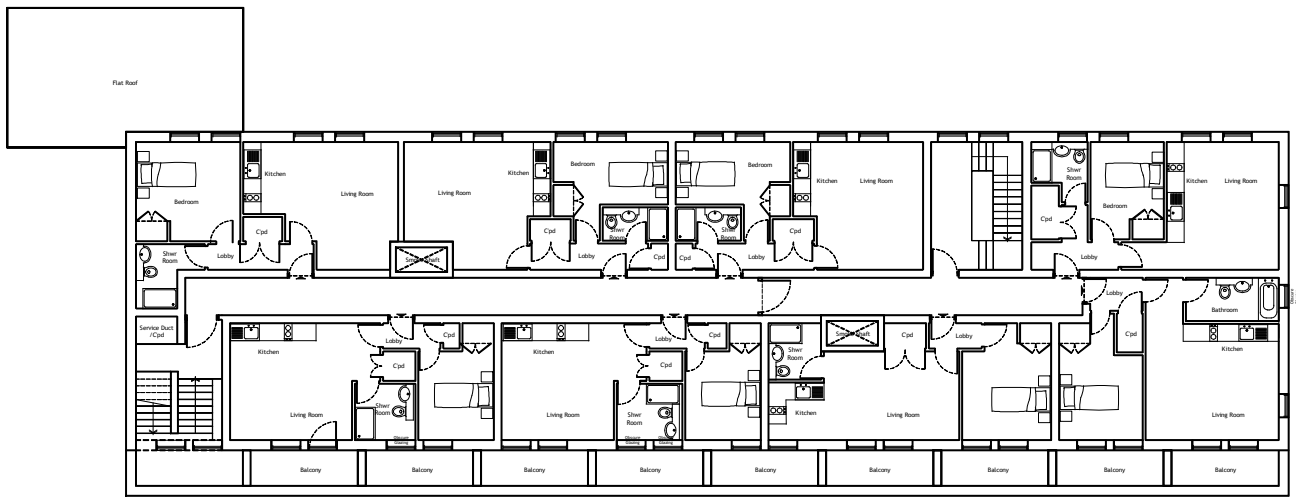
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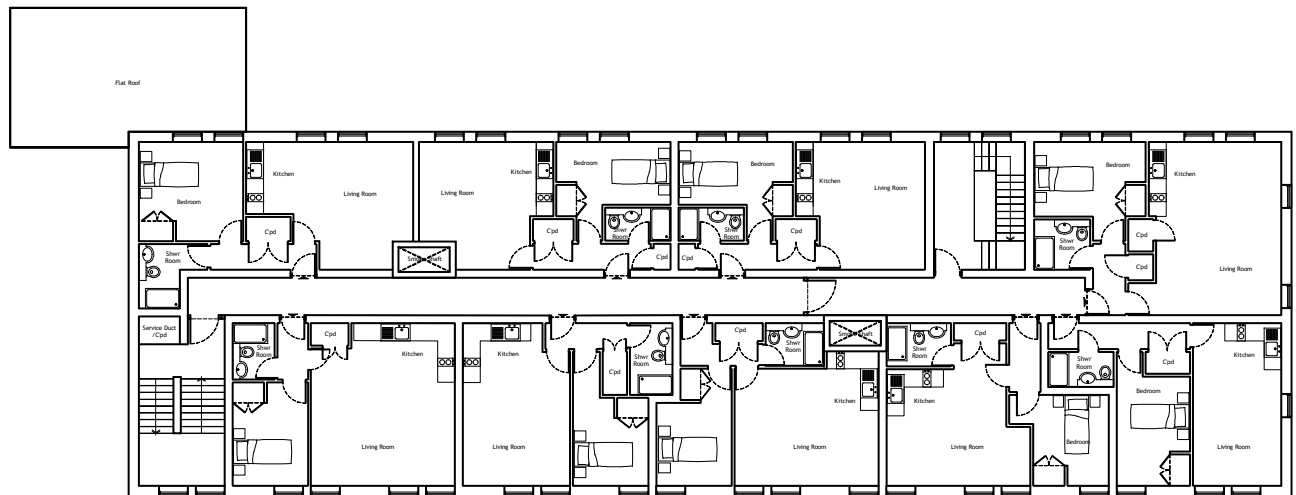
10 - 20 Marine Place, Worthing,
West Sussex BN11 3DN

Figure 4: Proposed Site Elevations

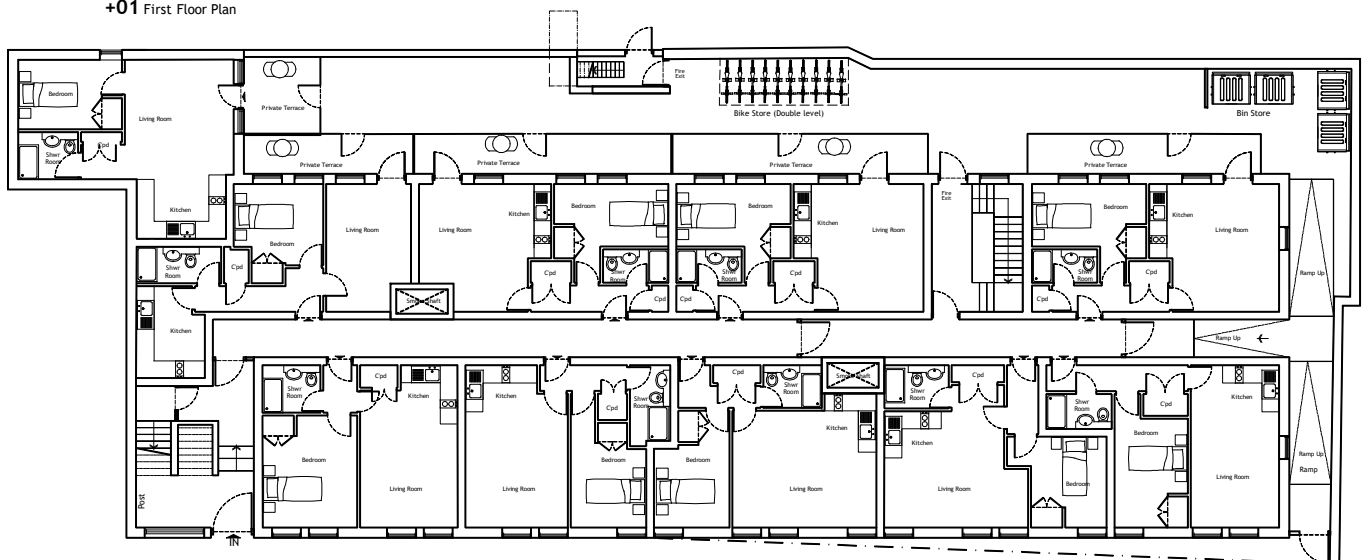
May 2026



+02 Second Floor Plan



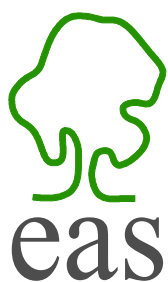
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MARINE PLACE

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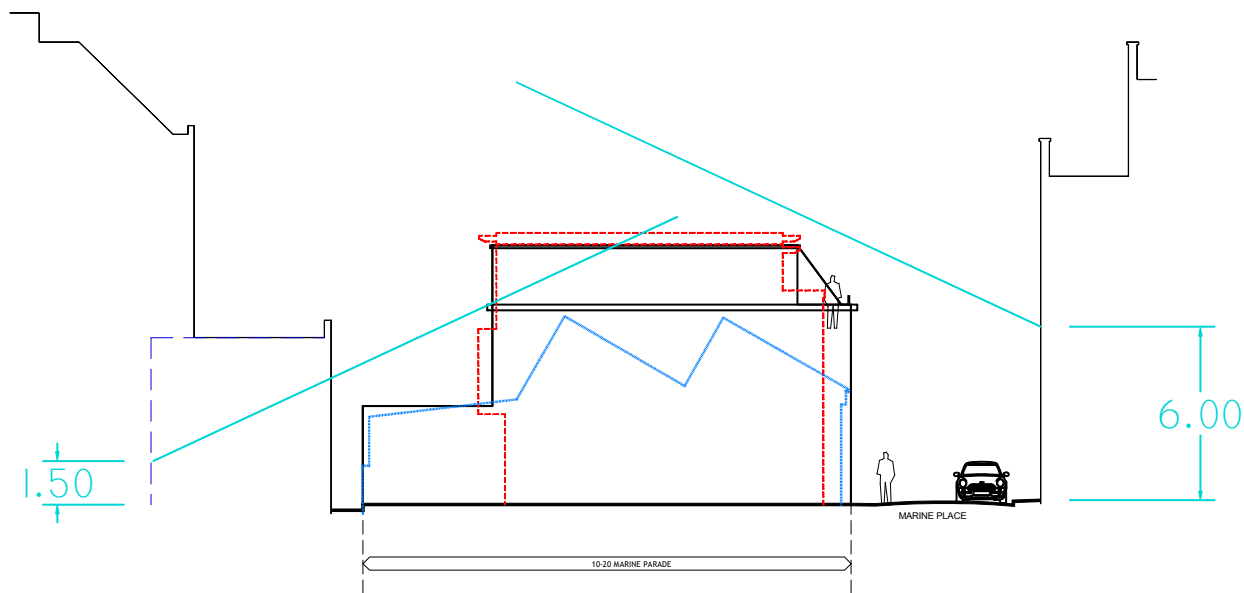
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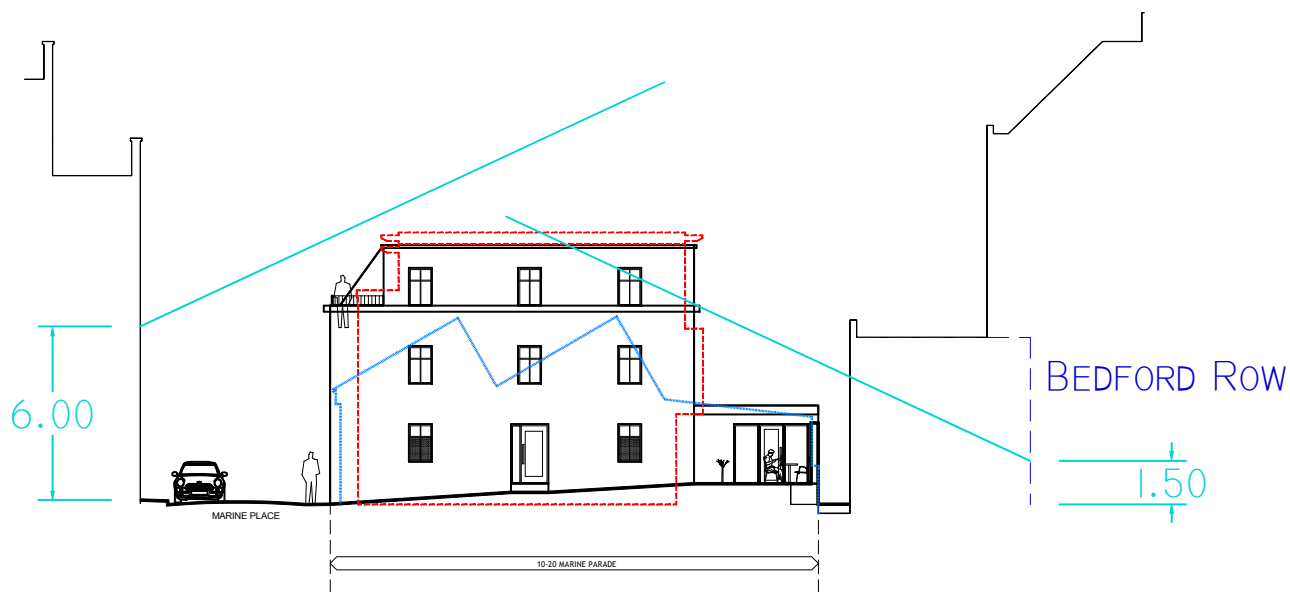
10 - 20 Marine Place, Worthing,
West Sussex BN11 3DN

Figure 5: Proposed Floor Plan

March 2026



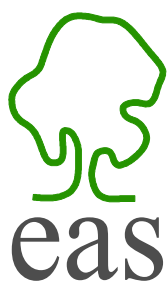
+70.2 North Elevation



+70.3 South Elevation (@ Section AA)

Scale in Metres 1:200

0 1 2 3 4 5 10



CRAIG CONSTRUCTION SERVICES

Scale as shown

10 - 20 Marine Place, Worthing,
West Sussex BN11 3DN

Figure 6: 25 Degree Rule Angle Planes

May 2026

Printing Notes - This document is A4 Size
To print this document accurately to the intended scale, ensure that print settings are set to 'Actual Size' or 'No scaling'. Do not print 'Fit to page' Drawings not for construction.

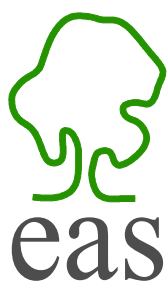
A4
page

— Site outline = 731m²
 Proposed Building footprint = 536 m²



+BP Block Plan 1:500

Scale in Metres 1:500



CRAIG CONSTRUCTION SERVICES

Scale as shown

10 - 20 Marine Place, Worthing,
West Sussex BN11 3DN

Figure 7: Receptor Positions

May 2026

APPENDIX B

Velux Daylight Visualiser Output

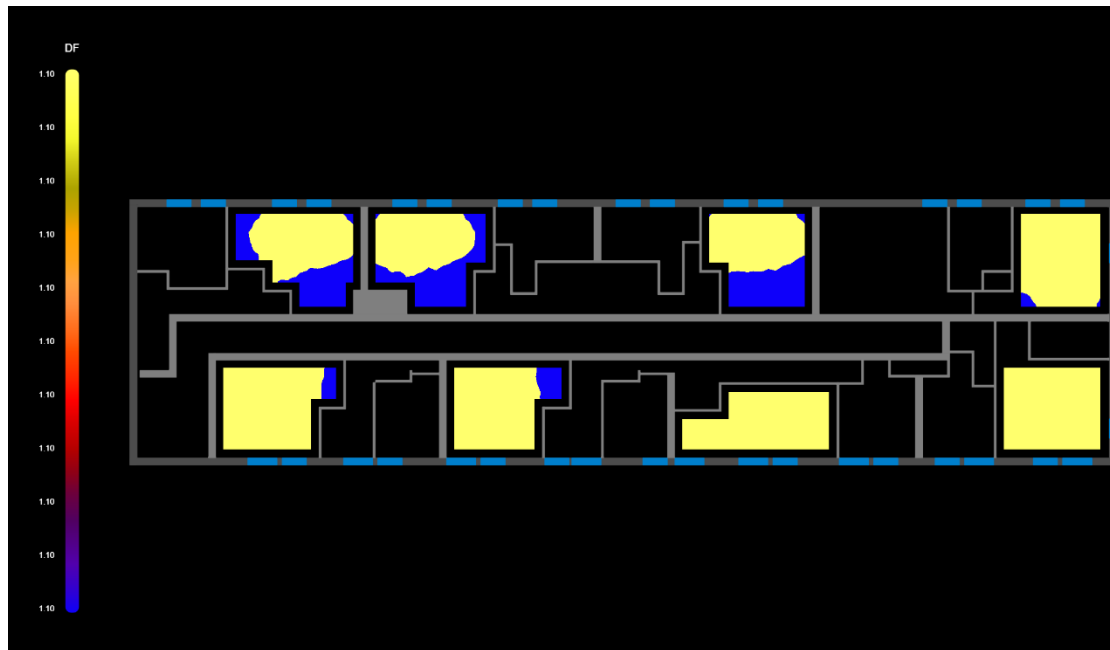
Ground Floor – Bedrooms 0.7% DT



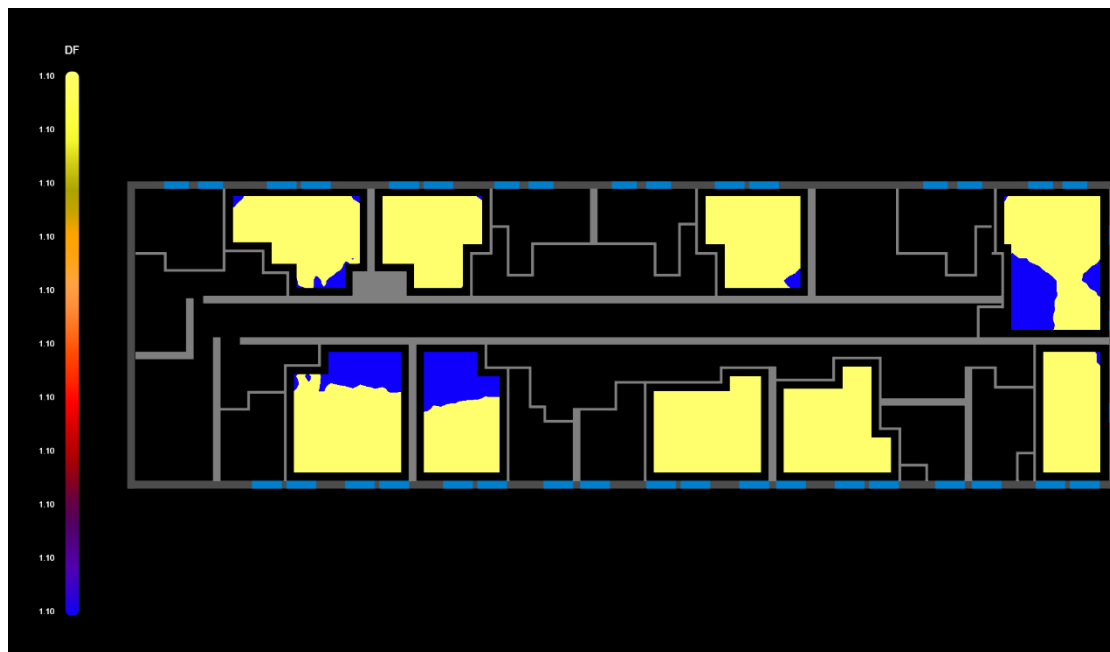
Ground Floor – Kitchen/Living Room 1.1% DT



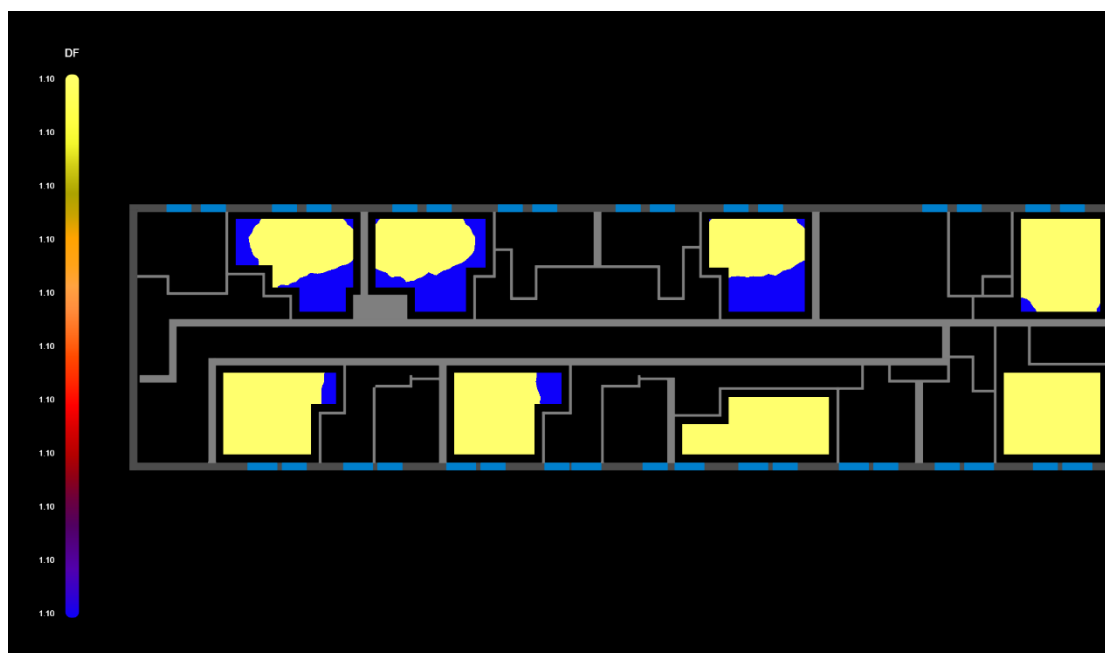
First Floor – Bedrooms 0.7% DT



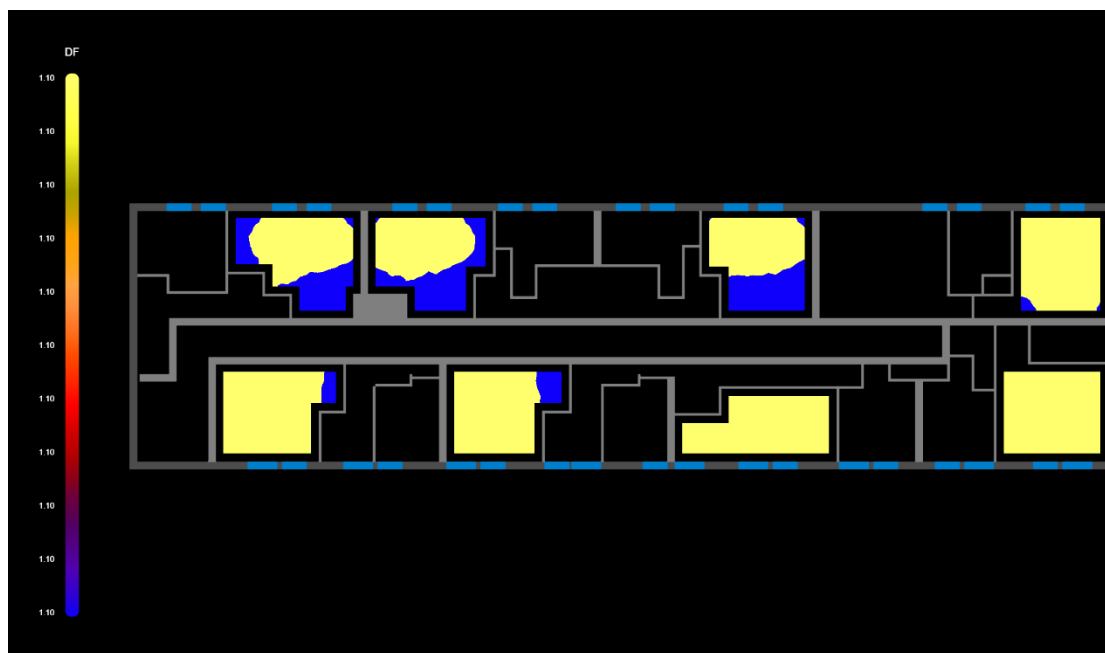
First Floor – Kitchen/Living Rooms 1.1% DT



Second Floor – Bedrooms 0.7% DT



Second Floor – Kitchen/Living Rooms 1.1% DT



APPENDIX C

Photographs

South adjacent properties – St Claires Community Hub



West adjacent property – under development residential flats



Existing site

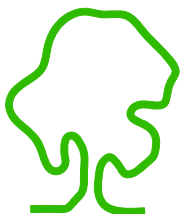


3 – 6 Bedford Row rear



6 Bedford Row rear





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