BY EMAIL
Sussex Airspace Development
FAO: Anthony Seddon

XDA Consulting Ltd
School House
Lewes Road
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East Sussex
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30th November 2020

Dear Anthony,

Re: Swanborough Court, Shoreham-by-Sea – Flat 17

Following a request from the owner of Flat 17, the ground floor south west facing windows, shown in Figure 1 have been evaluated to determine if the proposed development will impact the daylight received by the windows. The 3D model used for analysis has been updated to include the ground floor windows, see Figure 2.

Figure 1 CAD drawing of south west elevation of the smaller block of Swanborough Court

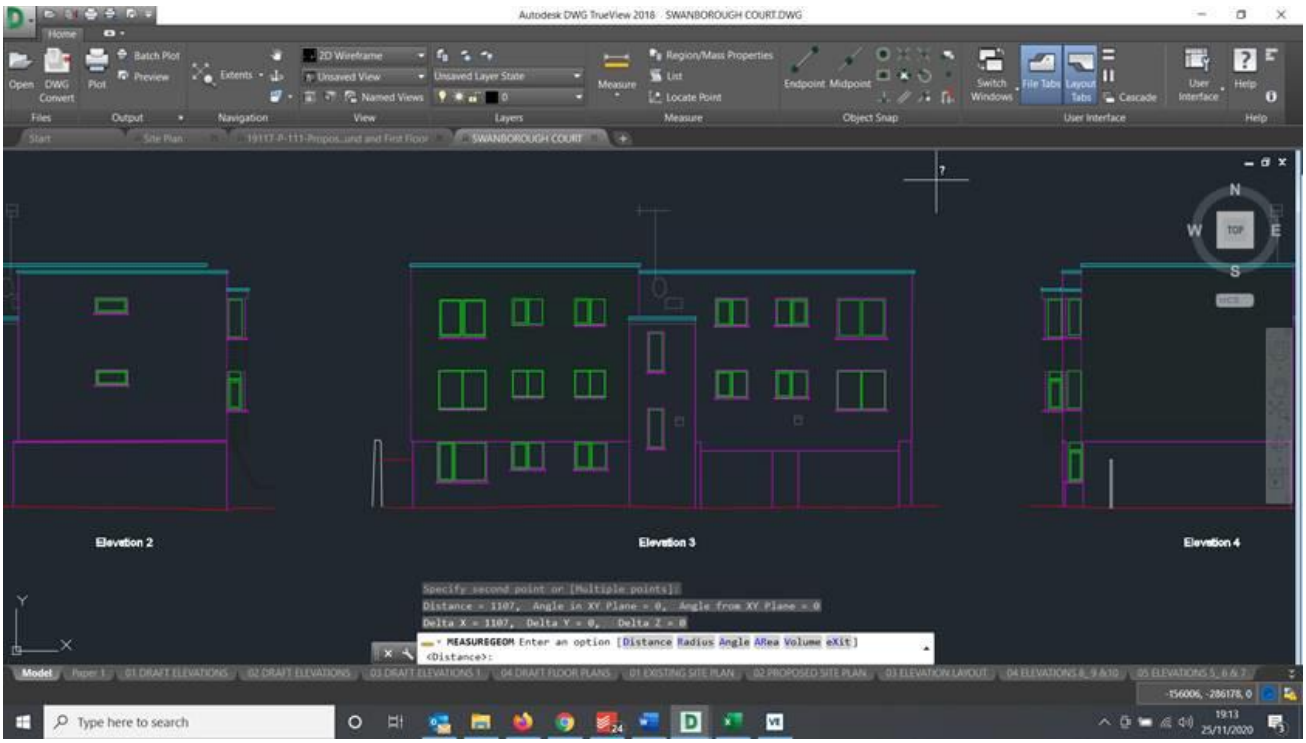
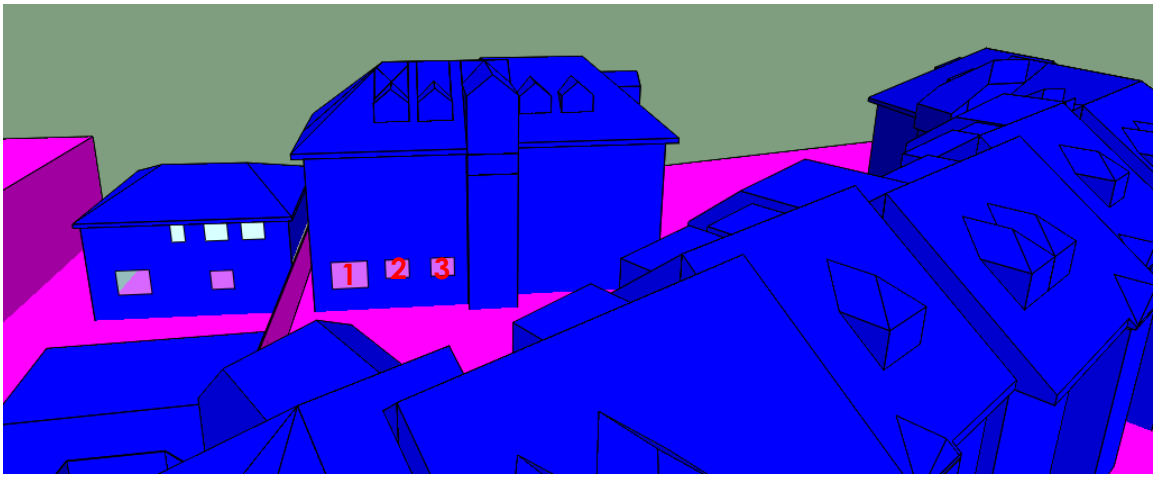


Figure 2 Axonometric view of Swanborough Court with windows of Flat 17 shown (window references shown)



When assessing the impact of a new development on existing buildings the BRE guidance suggests that if with a new development, an existing window has a VSC greater than 27% it should still receive sufficient skylight. If the VSC is reduced below 27% and less than 0.8 times its former value, then the occupants are likely to notice the loss of skylight.

The existing and proposed VSC results for Flat 17 have been determined and are presented in Table 1 and show the proposed development at Swanborough Court will not noticeably impact the windows and BRE guidance is met.

Table 1 Daylight results of Flat 17 Swanborough Court

Building	Window No.	Existing VSC	Guidance met currently?	80% VSC Threshold	Proposed VSC	reduced below 27%?	Reduced beyond threshold?	BRE guidance met
Flat 17	1	31	✓	25	29	~~No~~	No	✓
Flat 17	2	31	✓	25	29	No	No	✓
Flat 17	3	30	✓	24	28	No	No	✓

Yours faithfully,

For & on behalf of XDA Consulting Ltd

[redacted]

Dr Dianne Bowles

Director