

Tide development

Key features

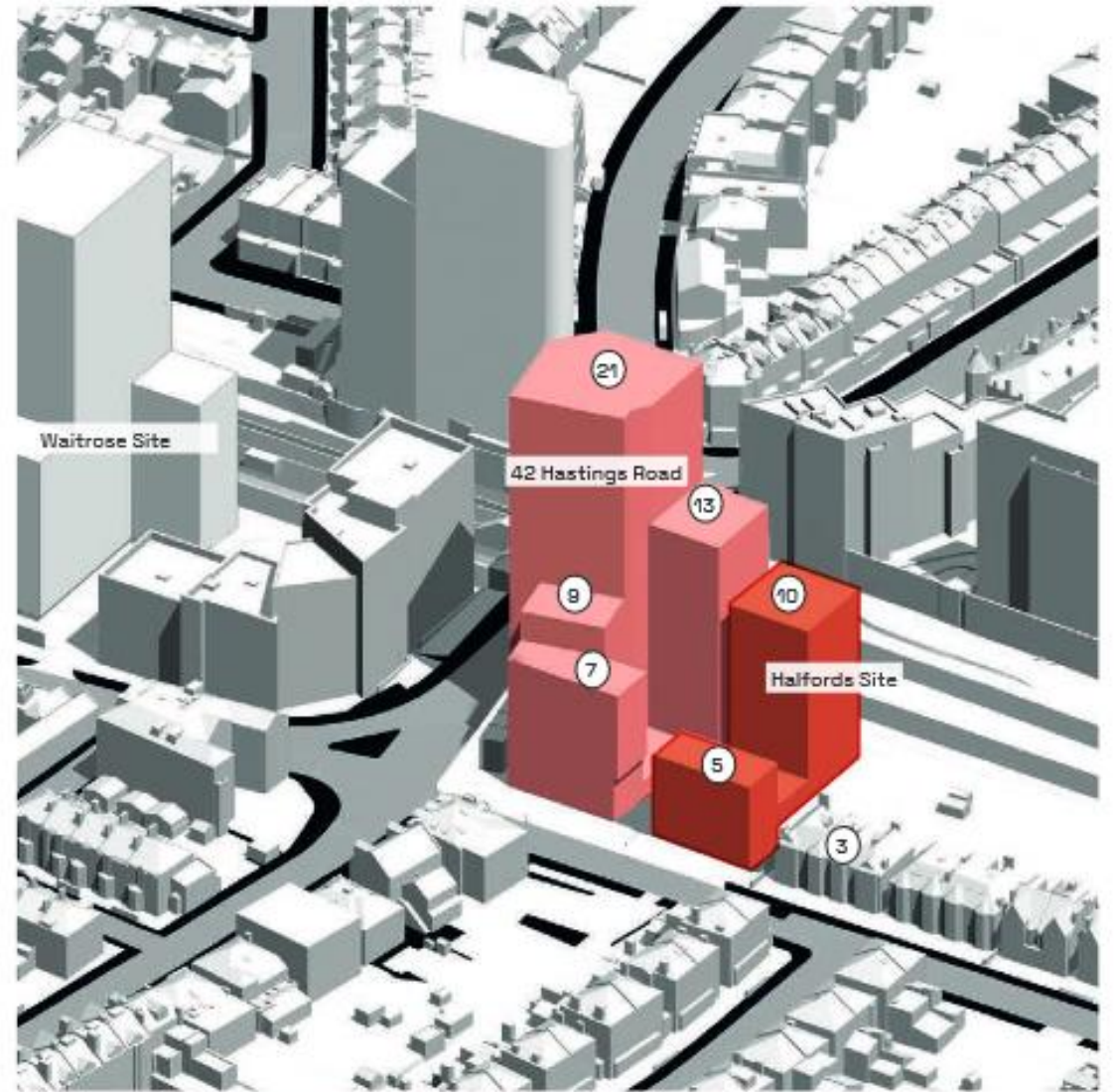
42 Hastings Road And 50-54 Drayton Green Road
Application 233551FUL



Illustrative view of development from the west

FUTURE PROOFING REMAINING ALLOCATED SITE

Bird's Eye View -
showing potential
development across the
whole allocation site



Bird's Eye View - showing potential development across the whole allocation site

FUTURE PROOFING REMAINING ALLOCATED SITE

Station Approach view
showcasing indicative
future development on
Halfords Site

D&A Vol 4 p21

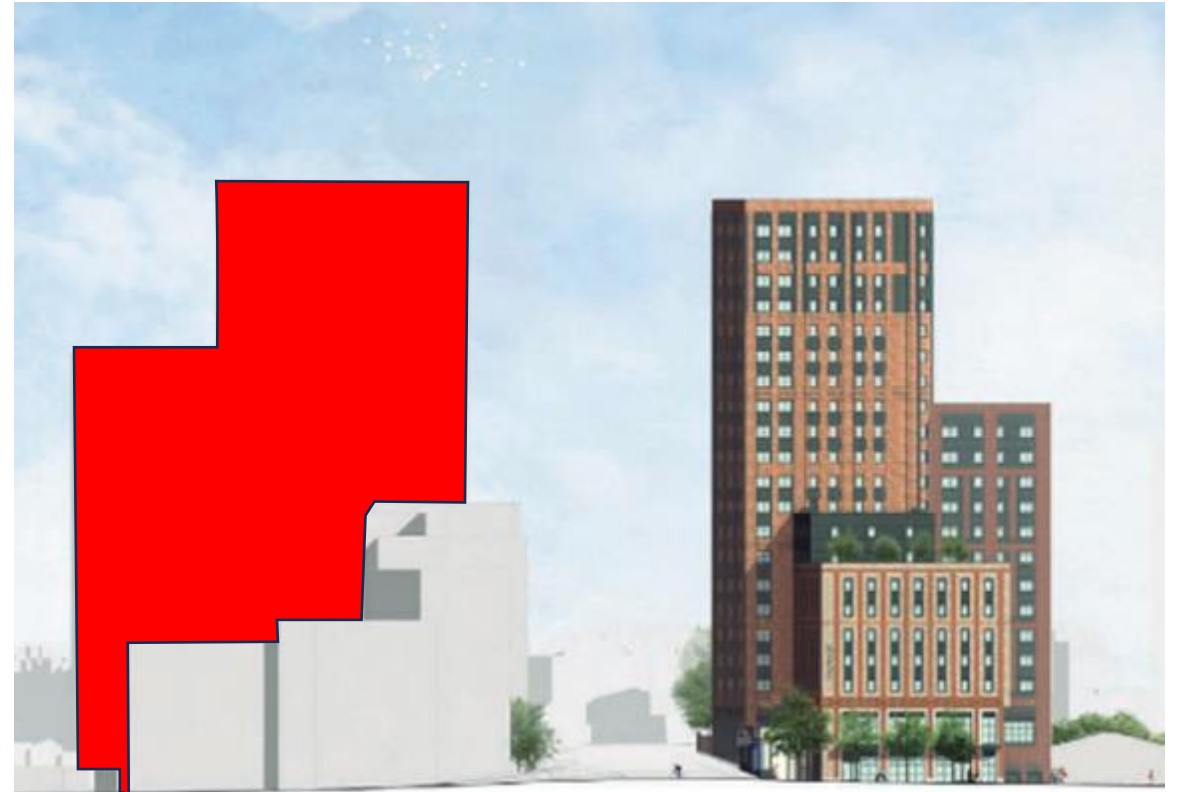


Drayton Green Rd Views





Cumulative view – with Manor Rd in red
(not Waitrose)





Cumulative view
with Manor Rd & Waitrose

Daylight analysis

- Shows 39% of adjacent homes windows are below standard
- Justifies this on the spurious grounds that
 - i. this is an urban area – not true it is suburban
 - ii. The need for the development to be viable

Building Address	No. of Windows Analysed	Meet BRE		Total Percentage
		Yes	No	
40 Hastings Road	20	16	4	80
39 Hastings Road	12	11	1	92
47 Hartington Road	7	6	1	86
45 Hartington Road	2	2	0	100
36 Drayton Green Road	23	10	13	43
9 Lancing Road	6	6	0	100
10 Lancing Road	8	8	0	100
Wilton House	57	44	13	77
Luminosity Court	69	0	69	0
53-55 Drayton Green Road	39	39	0	100
2 Argyle Road	2	2	0	100
1A Castle Hill Parade	12	8	4	67
Sinclair House	32	24	8	75
Dominion House	32	19	13	59
Totals	321	195	126	61

- 1.4.1. The results of the technical analysis demonstrate that while a number of windows and rooms within the neighbouring properties fall short of the BRE targets, they will retain contextually appropriate levels of daylight and sunlight for the urban environment.
- 1.4.2. The uncharacteristically low-rise nature of the existing site means that any viable development is likely to alter the levels of natural light that reach the surrounding properties. For some neighbouring buildings, this is evident in the high levels of light currently received, being well above the BRE targets when compared with other nearby properties which have self-limiting designs including balconies, recesses and projecting wings which all inhibit access to daylight and sunlight.
- 1.4.3. Those neighbouring properties which exceed the BRE targets in the existing condition have utilised close to their full plot and located windows/rooms along the boundaries overlooking the proposed development site. While these areas will be affected to some degree, this should be balanced against the fact that they have received light over the proposed development site, which is uncharacteristically low in the local context. The BRE guide notes the importance of ensuring buildings do not render future development sites unviable by placing windows too close to the site boundaries, receiving more than their fair share of light.
- 1.4.4. It should also be borne in mind that the BRE guide is not an instrument of planning policy and the numerical values should be interpreted flexibly as natural lighting is only one aspect of site layout design.
- 1.4.5. The proposed development has been through several design iterations which have been assessed at each stage in order to improve the daylight and sunlight levels within the existing surrounding properties. Overall, the results of the analysis demonstrate that the proposed development has been designed to accommodate the local surrounding properties in terms of natural light, whilst balancing the need to create a viable development.