



Marian Court | Minor Changes To Consented Scheme

Daylight Study March 2026

Daylight at the window – VSC Vertical Sky Component

This measures how much of the open sky can be seen from the centre of any window. The amount of visible sky is important because it allows us to predict the amount of natural daylight to reach the window even on a cloudy day. The Building Research Establishment guidance states that 20% reduction is the threshold for a noticeable change in a low density sub-urban site - The GLA (The Mayor of London) sets guidance for acceptable percentages of reduction for inner urban environments at 30% up to a maximum of 40%.

Amended scheme for Marian Court

A total of 225 neighbouring windows on Ponsford Street, Mehetabel Road, Link Street and Homerton High Street have been assessed for Vertical Sky Component (VSC).

The results indicate that under the consented scheme 225 (100%) of windows meet the GLA VSC targets, whilst under the proposed scheme 201 (89.33%) of windows meet the GLA VSC targets

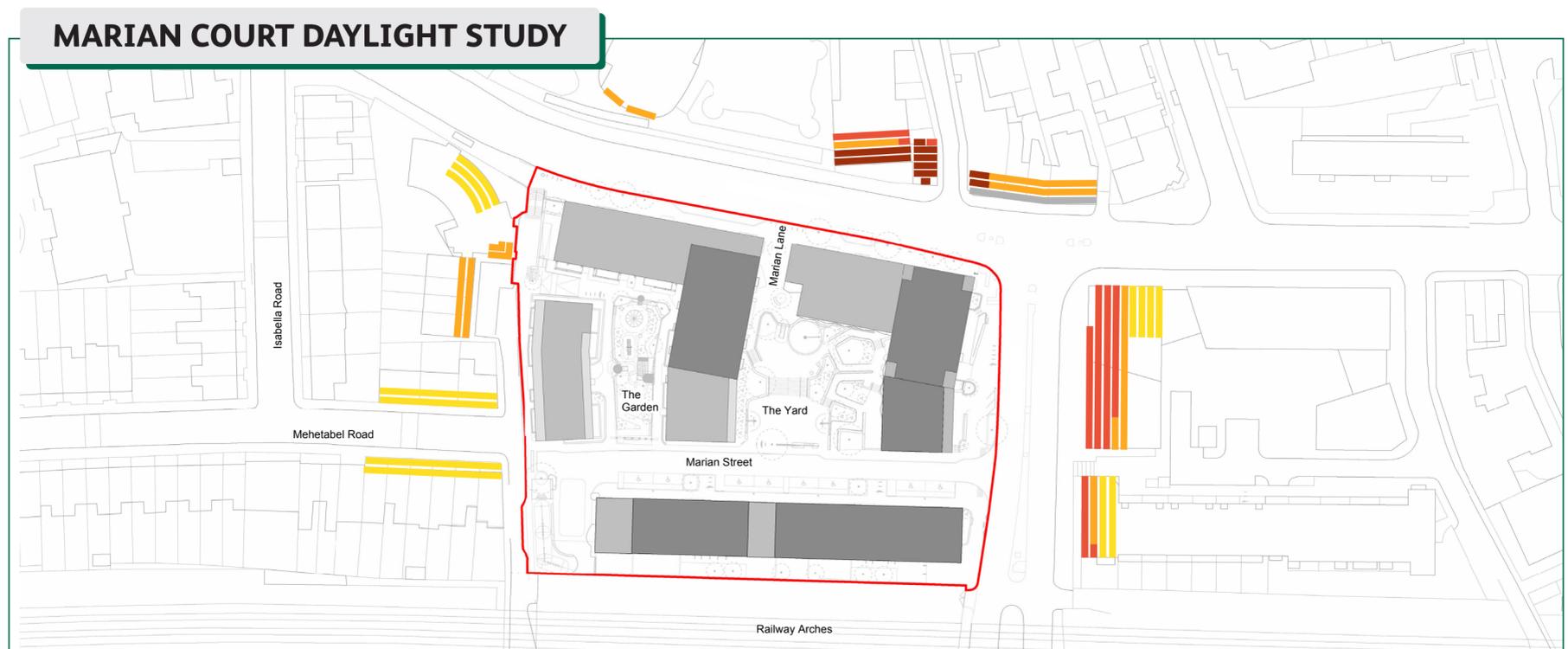


Illustration Key

The diagram shows the VSC results for the consented scheme using the below key:

- Passed BRE guidance in both the consented and proposed scheme (no change.)
- Passed the GLA target in the consented scheme and proposed scheme (no change.)
- Passed the BRE guidance in the consented scheme and now passes the GLA target (meets guidance)
- Previously met the GLA target but no longer meets the GLA VSC target
- Ground floor commercial spaces not assessed

Conclusions

The GLA VSC guidance is advisory rather than mandatory and is to be applied flexibly, considering the context, baseline conditions, urban density, and wider planning benefits of a development

When considered in the context of Marian Court's urban location, the consented scheme and the delivery of social housing and community benefits, the daylight impacts are considered to be acceptable and compliant with relevant planning policy and the GLA guidance.