

# Hea01

## Visual comfort

### Daylighting and view out

#### Actions:

- i. Check building performance against daylighting BREEAM requirements
- ii. Check building performance against view out BREEAM requirements

#### i. Daylighting

**Good practice** daylight factors must be met for all relevant building areas and types. These will be highlighted within the BREEAM Pre-assessment.

#### ii. View out

For this credit to be awarded **at least 95%** of the floor area in **95% of spaces** for each relevant building area provides an adequate view out.

#### Adequate view out criteria:

- Relevant building areas are **within 8m** of an external wall which has a window or permanent opening, and the window or opening is **≥20%** of the surrounding wall area.
- Where the room depth is **greater than 8m**, the percentage of window or opening **must instead be the same as**, or greater than, the values quoted within the BREEAM Pre-assessment.
- The view out must be a view of a **landscape or buildings** (not just the sky) at **seated eye level** (1.2–1.3m) within the relevant building areas and should ideally be through an external window.
- A view into an internal courtyard or atrium will comply provided the distance from the opening to the back wall of the courtyard or atrium is at **least 10m** (therefore allowing enough distance for the eyes to refocus).

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Note: This document is intended as guidance only. Consult your BREEAM AP or Assessor to ensure compliance is achieved.

For buildings with specific requirements please see below table:

Building Type	View out requirements
Prison buildings	<p><b>Cells</b>            An adequate view out from a normal standing or sitting position. The distance between each window and nearest external solid object is at <b>LEAST 10m</b>.            Where existing features prevent compliance with this in <b>less than 20%</b> of the cells within the building the credit can still be awarded.</p> <p><b>Patient occupied spaces</b>            See healthcare requirements below</p>
Multi-residential buildings	<p><b>Self-contained flats – living rooms</b>  <b>Sheltered housing – communal lounges, bedrooms and bedsits</b>            All positions within relevant area are to be <b>within 5m of a wall</b> which has a window or permanent opening providing an adequate view out. The window or opening must be AT <b>LEAST 20%</b> of the surrounding wall area.</p>
Healthcare buildings with inpatient areas (one additional credit)	<p><b>Patient-occupied spaces – wards and dayrooms</b>            As per standard view out criteria with the distance between the wall with the window or opening and nearest external solid object being at <b>LEAST 10m</b> apart.</p>

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