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DAYLIGHT & SUNLIGHT REPORT

39a Fitzjohns Avenue & Land adjacent to 46 Maresfield Gardens

London, NW3 5JY

Our Ref: 5844

31 January 2024

Contents

Report details

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Prepared by:	MA
Checked by:	IT
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1 Introduction

1.1.1 eb7 have been instructed to assess the effect of proposed development at 39a Fitzjohns Avenue and the land adjacent to 46 Maresfield Gardens, London NW3 on daylight and sunlight to the existing surrounding properties and amenity spaces as well as daylight and sunlight within the proposal itself. These assessments consider the latest Sergison Bates/CH+MRP Architects scheme proposals dated November 2023.

1.1.2 The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2022).

1.1.3 In order to carry out an assessment, we have generated a 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.

1.1.4 As the proposed development includes residential accommodation, the daylight and sunlight to rooms within the proposal has also been considered.

1.1.5 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

2 Guidance

2.1 Daylight & sunlight for planning

Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022'

2.1.1 The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within a proposed new development.

2.1.2 The guidance given within the BRE document makes direct reference to the British Standard BS EN17037 (2018) and the CIBSE (Chartered Institute of Building Services Engineers) guide LG10: Daylighting – a guide for designers (2014). It is intended to be used in conjunction with these documents, which provide guidance on the assessment of daylight and sunlight within new buildings.

2.1.3 The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. The new guidance reflects the British Standard BS EN17037, published in 2018, which was based on the relevant European Standard but included a 'National Annex' clarifying the proposed application of the new internal guidance within the UK.

2.1.4 Detailed guidance upon the updated internal amenity standards is set out below. It is however important to note that the standard set out in BS EN70137 / BRE 209 (2022) are generally harder to achieve than the previous Average Daylight Factor (ADF) assessments adopted under the 2011 version of the guidance. A lower compliance rate with the new targets does is not therefore indicative of a less acceptable scheme as the difference in the assessment metrics should be noted. This is particularly so in respect of urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal amenity levels.

Detailed daylight assessments (neighbouring properties)

2.1.5 The guidance outlines detailed methods for calculating daylight to neighbours - the Vertical Sky Component (VSC) and the No-Skyline (NSL).

2.1.6 The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre point of a window.

2.1.7 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.

2.1.8 For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -

- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
- Levels of NSL within rooms are reduced to less than 0.8 times their former values.

2.1.9 Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no skyline may be unavoidable"* (page 16, paragraph 2.2.12).

Detailed sunlight assessments (neighbouring properties)

2.1.10 For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.

2.1.11 In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south, and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.

2.1.12 The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

Daylight to new buildings or consented developments (BRE2022)

2.1.13 The 2022 update to the BRE 209 document was published on June 9th, 2022. The new guidance reflects the UK National Annex of the British Standard: BS EN17037 (2018) and provides two methodologies for assessing the internal daylight amenity to new residential properties. These assessment methods are known as 'Daylight Illuminance' or 'Daylight Factor' and are described in more detail below:

Daylight Illuminance Assessment

2.1.14 The Daylight Illuminance method utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The illuminance is calculated across an assessment grid sat at the reference plane (usually desk height).

2.1.15 The guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year.[1] The targets set out within the national annex are as follows:

- Bedrooms – 100 Lux
- Living Rooms – 150 Lux
- Kitchens – 200 Lux

2.1.16 For spaces with a shared use the higher target would generally apply such that it would be appropriate to adopt a target of 150 lux for a student bed sitting room if students would often spend time in their room during the day. The guidance notes that discretion should be used and, for example, a target of 150 lux may be appropriate in a Living / Kitchen / Dining Room within a modern flatted development where the kitchens are not 'habitable' space and small separate kitchens are to be avoided.

Daylight Factor Assessment

2.1.17 The Daylight Factor method involves the computation of the daylight factor at each calculation point on the assessment grid.

2.1.18 The daylight factor is a ratio between internal and external illuminance expressed as a percentage. The calculation uses the CIE overcast sky model and is independent of orientation and location. In order to account for different climatic conditions at different locations different daylight factor targets may be applied for different cities with targets varying throughout the UK.

2.1.19 The daylight factor targets are to be achieved over at least 50% of the room assessment grid and are expressed as a median figure. For London/southeast these median daylight factor targets are:

- Bedrooms – 0.7%
- Living Rooms – 1.1%
- Kitchens – 1.4%

2.1.20 For multi-purpose living / kitchen / diner arrangements the higher 'kitchen' targets

[1] The European Standard also includes a minimum illuminance target to be achieved over 95% of the reference plane however this need not apply to dwellings in the UK.

can be difficult to achieve due to the depth of internal space. In such cases, it is generally accepted that the 1.5% target for living rooms be used instead as this represents the predominant use of the space. The BRE guide gives the following: -

> *"Non-daylit internal kitchens should be avoided wherever possible, especially if the kitchen is used as a dining area too. Daylight levels in kitchen areas should be checked. If the layout means that a small internal kitchen is inevitable, it should be directly linked to a well daylit room. Further guidance for assessment of this situation is given in Appendix C."*

Sunlight to new buildings or consented developments (BRE2022)

2.1.21 In respect of direct sunlight, the 2022 BRE guidance reflects the BS EN 17037 recommendation that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. It is suggested that 21 March (equinox) be used for the assessment.

2.1.22 The BS EN 17037 criterion can be applied to all rooms of a unit, but it is preferable for the target to be achieved within a main living room. Rooms in all orientations may be assessed and the sunlight received by different windows may be added together providing there is no 'double-counting'.

2.1.23 Where a group of dwellings are planned the site layout and design should maximise the number of dwellings with main living rooms meeting these targets. It is also advised that a dwelling has at least one window wall facing within 90 degrees of due south.

Sunlight Amenity

2.1.24 The impact to overshadowing and the provision of sunlight to open spaces is assessed using the Sunlight Amenity test. This looks at the proportion of an amenity area that receives at least 2 hours of sun on the 21st of March in the present condition and compares this with the proportion of the area that receives at least 2 hours of sun on the 21st of March with the proposal in place.

2.1.25 For an amenity space within a proposal to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st.

3 Application of the guidance

3.1 Scope of assessment

Impact analysis for neighbouring buildings

3.1.1 The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

> *"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."*

3.1.2 Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g., staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

Assessment for proposed accommodation

3.1.3 Our assessment has considered all of the proposed residential units within the scheme. The daylight assessment considers all of the main habitable rooms (bedrooms, living rooms, kitchens etc.), toilets, hallways and staircases are not considered habitable use.

3.1.4 For sunlight the BRE acknowledges that windows with a predominantly northern orientation are unlikely to satisfy its targets and that main living rooms are most important. Therefore, our sunlight assessment focusses on the relevant living areas with windows facing within 90° of due south only.

> *"The overall sun lighting potential of a large residential development may be initially assessed by counting how many dwellings have a window to a main living room facing south, east or west. The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast or northwest, unless there is some compensating factor such as an appealing view to the north."*

3.2 Application of the numerical criteria

3.2.1 The opening paragraphs of the BRE guidelines state:

> *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer.*

Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design… In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

3.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

3.2.3 With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

"Note that numerical values given here are purely advisory. Different criteria maybe used, based on the requirements for daylighting in an area viewed against other site layout constraints.

3.2.4 For buildings that neighbour a new development, the guidance suggests that daylight will be adversely affected by the development, if either; its windows achieve a VSC below 27% and have their levels reduced to less than 0.8 times their former value, or the levels of NSC within rooms are reduced to less than 0.8 times their former values.

3.2.5 Some recent planning decisions by the Mayor of London[2] and Planning Inspectorate[3] have suggested that retained levels of daylight (VSC) between 10% and 20% can be considered acceptable for residential properties neighbouring new developments in Central London. Further to these decisions, recent guidance from the Mayor of London (Draft SPG 'Good Quality Homes for all Londoners') suggests that residential properties in Central London can typically expect VSC values of between 13% and 18%. We have therefore assessed the severity of impacts to the neighbouring residential properties in light of this guidance.

Appendix F – Setting alternative target values

3.2.6 In certain situations, the BRE guidance suggests that alternative target values may be set for the assessment of daylight and sunlight to neighbouring buildings.

[2] Monmouth House, Islington (Ref.: D&P/3698/02)

[3] Whitechapel Estate (Ref: APP/E5900/W/17/3171437)

"F1 Sections 2.1, 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylighting needs of the proposed development itself."

"F5. A similar approach may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure F3 shows an example, where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary."

Assessment of dwellings with balconies

3.2.7 Care must be taken when assessing the impact of a development proposal upon neighbouring properties that have been provided with external overhanging or recessed balconies. These balconies are intended to provide additional outdoor amenity to the apartments, but they also inhibit the access to/potential for daylight and sunlight. The BRE guidance gives the following statements in this regard:

"2.2.11 - Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large impact on the VSC, and on the area receiving direct skylight (NSC). One way to demonstrate this would be to carry out an additional calculation of the VSC and the area receiving direct skylight for both existing and proposed situations without the balcony in place."

"2.2.12 - A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or if it is recessed into the building so that it is obstructed on both sides as well as above."

3.2.8 It is therefore often relevant and necessary to conduct assessments of the surrounding properties with their balconies omitted, so that the impact upon the potential for good daylight and sunlight can be fully understood. Full results of these assessments can be found in the appendix.

4 Planning Policy

4.1.1 We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.

4.1.2 The need to protect amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

4.2 Local Plan – Camden Council (2017)

3.139 High quality accessible homes

"Many aspects of housing quality have a critical impact on the health and well-being of occupiers. These aspects of quality include the external environment, the condition of the property and its state of repair and decoration, accessibility, internal space and number of bedrooms, separation between functions such as kitchens, living rooms and bedrooms, adequate noise insulation, and daylight and sunlight and all of which can affect physical and mental health and influence life chances. The Council will therefore seek to secure a variety of high quality housing to meet the needs of different users, and will not sacrifice quality in order to maximise overall housing delivery."

Policy A1 Managing the impact of development

"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

The factor we will consider include:

f. sunlight, daylight and overshadowing;"

6.5 Sunlight, daylight and overshadowing

"Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity."

8.50 Other assessment measures

"The Home Quality Mark, launched 2015, is one way of demonstrating the standard of a new residential dwelling, which includes measures for low CO2, sustainable materials, good air quality and natural daylight. The Council will strongly encourage schemes to use the Home Quality Mark."

4.3 The London Plan – The Mayor of London (March 2021)

4.3.1 The Mayor of London's New London Plan gives the following: -

Policy D6 Housing quality and standards

"C. Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating."

"D. The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."

4.4 The Housing SPG – The Mayor of London (March 2016)

4.4.1 The London Plan Housing SPG confirms the flexibility that should be applied in the interpretation of the BRE guidelines having regard to the 'need to optimise capacity; and scope for the character and form of an area to change over time.'

1.3.45. Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.

1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently

experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

Applying BRE guidelines in relation to proposed homes

"It may be possible to mitigate lower external daylight VSC levels by using design features such as larger windows, roof lights and light coloured internal and external surfaces to ensure reasonable internal daylight levels. Therefore, room-based measures of daylight and sunlight are most appropriate for judging the acceptability of a proposed development, as these encourage good daylight design. Appropriate 3D modelling should be used to demonstrate acceptable levels.

BRE guidelines confirm that the acceptable minimum average daylight factor target value depends on the room use. That is 1 per cent for a bedroom, 1.5 per cent for a living room and 2 per cent for a family kitchen. In cases where one room serves more than one purpose, the minimum ADF should be that for the room type with the higher value. Notwithstanding this, the independent daylight and sunlight review states that in practice, the principal use of rooms designed as a 'living room/kitchen/dining room' is as a living room. Accordingly, it would be reasonable to apply a target of 1.5 per cent to such rooms.

The need for balconies to be a minimum depth so as to function as usable amenity space, (see C4 Dwelling Space Standards), can have significant bearing on the daylight and sunlight levels reaching nearby windows and rooms. Inevitably, any window or room under a balcony will receive much lower daylight and sunlight levels, although the adjacent balcony space will typically have excellent levels of daylight and sunlight amenity. Given this, the mayor encourages boroughs to allow the daylight levels on the balcony to contribute to the ADF of the adjacent living space."

4.5 The National Planning Policy Framework - Department for Housing, Communities and Local Government (December 2023)

4.5.1 The latest version of the National Planning Policy Framework sets out planning policies for England and how these are expected to be applied. In respect of daylight and sunlight it stresses the need to make optimal use of sites and to take a flexible approach to daylight and sunlight guidance. Para 129 States: -

11. Making effective use of land

Achieving appropriate densities

"129. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low

densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

4.6 The Whitechapel Estate (Ref: APP/E5900/W/17/3171437) - The Planning Inspectorate (2017)

4.6.1 In his decision to overturn the Local Authority's reasons for refusal and to grant planning permission, the inspector commented on daylight and sunlight as follows: -

"112. The figures show that a proportion of residual Vertical Sky Component ('VSC') values in the mid-teens have been found acceptable in major developments across London. This echoes the mayor's endorsement in the pre-SPG decision at Monmouth House, Islington that VSC values in the mid-teens are acceptable in an inner urban environment. They also show a smaller proportion in the bands below 15%. Even if there were some discrepancies in the appellants' figures for this lower band at Whitechapel Central, which is disputed, the VSC outcomes for the appeal proposal would in general be very similar to those of the other major schemes. The appeal proposal would therefore appear to be in compliance with the LP as amplified by the SPG and as it is being interpreted by the mayor. The GLA responses to the planning application did not raise any concern about neighbours' amenity."

"113. I acknowledge that a focus on overall residual levels could risk losing sight of individual problem areas. It is accepted that light is only one factor in assessing overall levels of amenity, but I consider that the trade-off with other factors, such as access to public transport or green space, is likely to be of more relevance to an occupier of new development than to an existing neighbour whose long-enjoyed living conditions would be adversely affected by new buildings. However, I also consider that Inner London is an area where there should generally be a high expectation of development taking place. This is particularly so in the case of the appeal site, where the WVM and the OAPF have flagged the desirability of high-density development. Existing residents would in my view be prepared for change and would not necessarily expect existing standards of daylight and sunlight to persist after development."

"125. I conclude that the proposal would result in some significant individual reductions in daylight and sunlight levels, but that this is almost unavoidable in achieving the policy requirement for high density development in a confined urban setting. The new buildings would for the most part be comparable in

height with the existing and would re-define traditional street frontages. Retained levels of daylight and sunlight would be adequate and comparable with existing and emerging urban conditions. The effects would appear very comparable with those recently allowed by the Council at Whitechapel Central. There would be minimal adverse losses of outlook and increases in overlooking. Taken as a whole, the proposal would not result in unacceptably harmful effects on living conditions and would comply with the development plan in this respect."

4.7 Appeal Decision Graphite Square Development (App/N5660/W/18/3211223) The Planning Inspectorate (2019)

4.7.1 In addition to the flexibility confirmed in the NPPF and Whitechapel Estate Appeal the recent decision in respect of the Graphite Square development dealt specifically with the effects to neighbouring properties where access decks / balconies were a factor limiting pre-existing daylight / sunlight levels to neighbours and making them particularly sensitive to the effects of neighbouring development. In allowing the appeal the inspector concluded that, in respect of both bedrooms and kitchens that were overhung by access decks and already poorly lit:

"The loss of even the relatively significant amounts of daylight calculated would make little difference to their pattern of use, or the manner in which residents enjoy them."

4.7.2 In allowing the appeal the inspector acknowledged the level of impact to the neighbours but concluded that the effects were not unacceptable given the specific nature of the affected spaces some of which were considered to be secondary or non-habitable uses and were already dimly lit.

5 Sources of Information & Assumptions

5.1.1 Architectural drawings, 3D model and topographical survey have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.

5.1.2 Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.

5.1.3 We have not sought access to the surrounding properties and, unless we have been able to source floor layouts via public records, the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL and ADF assessments.

5.1.4 Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.

5.1.5 The full list of sources of information used in this assessment is as follows: -

5.2 Matrix Surveys

Topographical survey

2732_Site.dwg
Fitzjohns Avenue Revit REV01(1).rvt
Received 19/06/2023

5.3 Sergison Bates Architects

3D model and 2D drawings of the proposed development

325 4210a Proposed LGF plan.dwg
325 4211a Proposed UG plan.dwg
325 4212a Proposed 01 plan.dwg
325 4213a Proposed 02 plan.dwg
325 4214a Proposed 03 plan.dwg
325 4215a Proposed 04 plan.dwg
325 4216 Proposed roof plan.dwg
325 4250 Proposed sections.dwg
325 4270a Proposed west?south elevations.dwg
325 4271a Proposed east?north elevations.dwg
231116 325 3D Model.dwg
Received 14/11/2023 – 17/11/2023

5.4 CH+MRP Architects

2D drawings of the proposed development

3169A_200b_Proposed Garden Level.dwg
3169A_201b_Proposed Ground Floor.dwg
3169A_202b_Proposed 1st Floor.dwg
3169A_203b_Proposed 2nd Floor.dwg
3169A_204b_Proposed 3rd Floor.dwg
3169A_205b_Proposed Roof.dwg
3169A_350b_Proposed East Elevation_Townhouses & Maisonette.dwg
3169A_351b_Proposed South Elevation_Townhouses & Maisonette.dwg
3169A_352b_Proposed West Elevation_Townhouses & Maisonette.dwg
3169A_353b_Proposed North Elevation_Townhouses & Maisonette.dwg
3169A_325_Maisonette Sections.dwg
3169A_326_Townhouses Sections.dwg
Received 14/11/2023

6 The Site and Proposal

6.1.1 The site is located at 39a Fitzjohns Avenue and the land adjacent to 46 Maresfield Gardens, London NW3 and currently contains an existing residential building and undeveloped land. The proposal is to extend and refurbish the existing building at 39a Fitzjohn's Avenue and construction of a 6-storey residential block on land adjacent 46 Maresfield Gardens providing 33 new apartments.

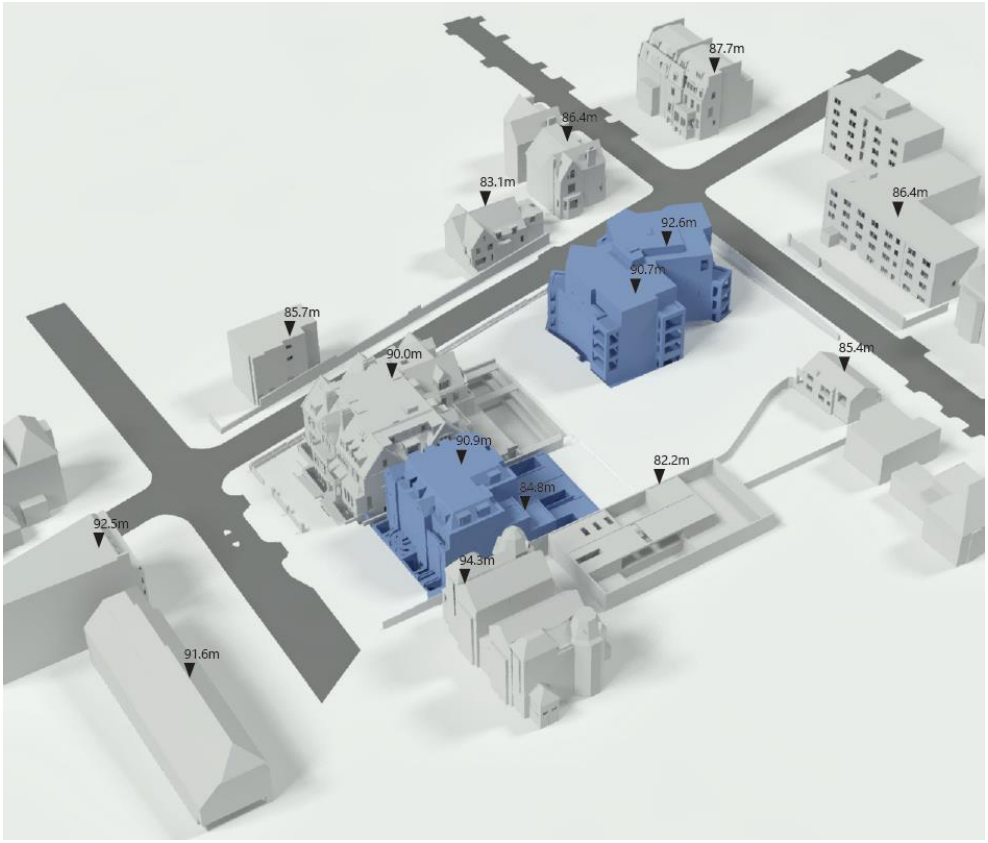


Image 1 - 3D view of the proposed development and context

7 Assessment results

7.1 Daylight and sunlight to neighbouring buildings

7.1.1 Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties are attached within Appendix 1.

7.1.2 Our assessment has considered all of the closest neighbouring residential properties with windows overlooking the proposed development. These are shown on the following image: -

1. 45a Fitzjohns Avenue
2. 43 Fitzjohns Avenue
3. 50 Fitzjohns Avenue
4. Fitzjohns House, 46 Fitzjohns Avenue
5. 39 Fitzjohns Avenue
6. 37 Fitzjohns Avenue
7. 8 Nutley Terrace
8. 32 Maresfield Gardens
9. 41 Maresfield Gardens
10. 46 Maresfield Gardens

Image 2 - Map showing site location and neighbouring residential properties

45a Fitzjohns Avenue

Image 3 - Aerial view of 45a Fitzjohns Avenue

7.1.3 This is a two-storey residential property located directly to the north of the proposed development at 39a Fitzjohns Avenue. It has windows in its flank, south-facing elevation which have a direct view of the proposal.

7.1.4 We have modelled this property using a combination of planning drawings obtained through the local planning portal and assumed layouts. BRE guidance suggests that NSL results should only be used where room layouts are known, but we have included them in our assessment for information.

Daylight

7.1.5 The results of the VSC assessment have shown that all windows assessed rooms will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or at least 0.8 times the former value).

7.1.6 The further NSL assessment has shown that all rooms assessed will retain good levels of daylight distribution with the proposal in place, in excess of the BRE targets (i.e. at least 0.8 times the former value).

Sunlight

7.1.7 For sunlight, only main living rooms oriented within 90° of due south are relevant for assessment under BRE methodology. As some layouts for this property are unknown, we have considered all rooms that may potentially be main living rooms. The results of the APSH assessment have shown that all rooms assessed will retain BRE compliant levels of both annual and winter sunlight (i.e. 25% APSH / 5% WPSH or at least 0.8 times the former value).

43 Fitzjohns Avenue

Image 4 - Aerial view of 43 Fitzjohns Avenue

7.1.8 This is a four-storey residential property (HMO) located directly adjacent and to the north of the proposed development at 39a Fitzjohns Avenue. It has windows in its flank, south-facing elevation which have a direct view of the proposal.

7.1.9 We have modelled this property using planning drawings obtained through the local planning portal.

Daylight

7.1.10 The results of the VSC assessment have shown that all windows serving habitable rooms will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or at least 0.8 times the former value).

7.1.11 The further NSL assessment has shown that all habitable rooms will retain good levels of daylight distribution with the proposal in place, in excess of the BRE targets (i.e. at least 0.8 times the former value).

Sunlight

7.1.12 For sunlight, only main living rooms oriented within 90° of due south are relevant for assessment under BRE methodology. The results of the APSH assessment have shown that all main living rooms will retain good levels of both annual and winter sunlight with the proposal in place, in excess of BRE targets (i.e. 25% APSH / 5% WPSH or at least 0.8 times the former value).

50 Fitzjohns Avenue

Image 5 - Street view of 50 Fitzjohns Avenue

7.1.13 This is a four-storey residential block containing a number of apartments and is located to the east of the development site, across Fitzjohns Avenue. It has windows in its front, west-facing elevation which have a direct view of the proposal.

7.1.14 We have not found any planning or estate agents information showing the room layouts in this property so have conducted our assessments using assumed layouts. BRE guidance suggests that NSL results should only be used where room layouts are known, but we have included them in our assessment for information.

Daylight

7.1.15 The results of the VSC assessment have shown that 46 (88%) of 52 windows assessed will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or at least 0.8 times the former value). Six windows on the ground floor will retain 0.75-0.79 times their former values, clearly very close to the 0.8 target. These windows are constrained in their positioning (recessed below an overhanging projection) leading to very low existing VSC values of c.1.1%-1.4%. These low existing values lead to a larger proportional change where actual VSC reductions are very small (c.0.3%) and will not be noticeable to residents.

7.1.16 In its introduction, the BRE guidance advises flexibility when applying its numerical targets:

> *"1.6 The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."*

7.1.17 The further NSL assessment has shown that the proposal will have no impact on daylight distribution levels and will remain BRE compliant.

Sunlight

7.1.18 As layouts for this property are unknown, we have considered all rooms that may potentially be main living rooms. The results of the APSH assessment have shown that all rooms assessed will retain BRE compliant levels of both annual and winter sunlight (i.e. 25% APSH / 5% WPSH or at least 0.8 times the former value).

Fitzjohns House, 46 Fitzjohns Avenue

Image 6 - Street view of Fitzjohns House

7.1.20 This is a four-storey residential block containing a number of apartments and is located to the east of the development site, across Fitzjohns Avenue. It has windows in its front, west-facing elevation which have a direct view of the proposal.

7.1.21 We have not found any planning or estate agents information showing the room layouts in this property so have conducted our assessments using assumed layouts. BRE guidance suggests that NSL results should only be used where room layouts are known, but we have included them in our assessment for information.

Daylight

7.1.22 The results of the VSC assessment have shown that all windows assessed will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or at least 0.8 times the former value).

7.1.23 The further NSL assessment has shown that the proposal will have no impact on daylight distribution levels and will remain BRE compliant.

Sunlight

7.1.24 As layouts for this property are unknown, we have considered all rooms that may potentially be main living rooms. The results of the APSH assessment have shown that all rooms assessed will retain BRE compliant levels of both annual and winter sunlight (i.e. 25% APSH / 5% WPSH or at least 0.8 times the former value).

39 Fitzjohns Avenue

Image 7 - Consented rear elevation of 39 Fitzjohns Avenue

7.1.25 This is a consented four-storey (plus two basement levels) residential property located directly adjacent to the 39a development and to the east of the Maresfield Gardens development site. It will have a number of windows in its rear, west-facing elevation which will have a direct view of the proposal.

7.1.26 We have modelled this property using architectural drawings provided by CH+MRP Architects.

Daylight

7.1.27 The results of the VSC assessment have shown that 84 (86%) of 98 habitable windows assessed will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or at least 0.8 times the former value). There are therefore 14 windows which fall below the standard numerical targets. 5 of the 14 windows falling below standard BRE target will retain between 0.72 and 0.79 times their former values, clearly close to the 0.8 target and should therefore be considered acceptable when applying a degree of flexibility as advised.

7.1.28 The Mayor of London in his decision at Monmouth House as referenced in the Whitechapel Estate Appeal (Planning Policy, Chapter 4) stated that retained VSC values in the 'mid-teens' have been found to be acceptable for residential properties neighbouring development sites in London. 4 of the remaining 9 windows falling below targets will retain VSCs in excess of 16.5% which is consistent with the mid-teens values referenced by The Mayor. There are therefore 5 windows which go beyond BRE and the Mayor's additional daylight guidance. 3 of these are located in the lowest basement floor in lightwells or under walkways which severely limit daylight levels.

7.1.29 The further NSL assessment has shown that 44 (86%) of 51 rooms assessed will retain good levels of daylight distribution and remain BRE compliant. 1 of the 7 rooms falling below BRE targets will retain between 0.71 times the former value, clearly close to the 0.8 target and should therefore be considered acceptable when applying a

degree of flexibility as advised. All of the rooms falling below targets are located beneath ground floor level where daylight levels are limited. 4 of the 7 rooms falling below target will retain good levels of daylight distribution across more than 59% of the room area.

7.1.30 Again, as stated previously, the BRE advises that a degree of flexibility should be applied to its suggested (and non-mandatory) numerical targets and as such, a small number of deviations should be considered acceptable and consistent with guidance.

Sunlight

7.1.31 The results of the APSH assessment have shown that 15 (88%) of 17 main living rooms relevant for assessment will retain BRE compliant levels of both annual and winter sunlight (i.e. 25% APSH / 5% WPSH or at least 0.8 times the former value). Two basement LKD (R7/R9) will receive no alteration to their winter sunlight levels but will see a reduction to their annual sunlight from 16% to 9% and 15% to 7% respectively.

37 Fitzjohns Avenue

Image 8 - Street view of 37 Fitzjohns Avenue

7.1.32 This is a three-storey residential property located to the southeast of the development site. It has windows in its rear, west-facing elevation which have an oblique view of the proposal.

7.1.33 We have modelled this property using estate agent floorplans sourced online.

7.1.34 There are no habitable rooms with windows facing towards the development. As such, assessment of this property has not been required.

8 Nutley Terrace

Image 9 - Aerial view of 8 Nutley Terrace

7.1.35 This is a three-storey residential property located to the south of the development site, across Nutley Terrace. It has windows in its front, north-facing elevation which have a direct view of the proposal.

7.1.36 We have modelled this property using planning drawings obtained through the local planning portal (REF: 2016/6864/P).

Daylight

7.1.37 The results of the VSC assessment have shown that all windows serving habitable rooms will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or at least 0.8 times the former value).

7.1.38 The further NSL assessment has shown that all habitable rooms will retain good levels of daylight distribution with the proposal in place, in excess of the BRE targets (i.e. at least 0.8 times the former value).

Sunlight

7.1.39 For sunlight, in accordance with BRE recommendations, it has not been necessary to test this property because the windows facing the site are not within 90° of due south.

32 Maresfield Gardens

Image 10 - Street view of 32 Maresfield Gardens

7.1.40 This is a three-storey residential property located to the south of the development site, across Nutley Terrace. It has windows in its flank, north-facing elevation which have a direct view of the proposal.

7.1.41 We have modelled this property using a combination of estate agent floorplans and assumed layouts. BRE guidance suggests that NSL results should only be used where room layouts are known, but we have included them in our assessment for information.

Daylight

7.1.42 The results of the VSC assessment have shown that all windows serving habitable rooms will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or at least 0.8 times the former value).

7.1.43 The further NSL assessment has shown that all habitable rooms will remain largely unaffected and retain good levels of daylight distribution with the proposal in place, in excess of the BRE targets (i.e. at least 0.8 times the former value).

Sunlight

7.1.44 The results of the APSH assessment have shown that both main living rooms assessed will receive no reduction in sunlight as a result of the proposal and will retain good levels of both annual and winter sunlight, in excess of BRE targets (i.e. 25% APSH / 5% WPSH or at least 0.8 times the former value).

41 Maresfield Gardens

Image 11 - Street view of 41 Maresfield Gardens

7.1.45 This is a four-storey residential property located to the southwest of the development site, across Maresfield Gardens. It has windows in its front, east-facing and flank north-facing elevation which have an oblique view of the proposal.

7.1.46 We have modelled this property using a combination of estate agent floorplans and assumed layouts. BRE guidance suggests that NSL results should only be used where room layouts are known, but we have included them in our assessment for information.

Daylight

7.1.47 The results of the VSC assessment have shown that all windows assessed will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or at least 0.8 times the former value).

7.1.48 The further NSL assessment has shown that all rooms assessed will remain unaffected and retain good levels of daylight distribution with the proposal in place, in excess of the BRE targets (i.e. at least 0.8 times the former value).

Sunlight

7.1.49 As layouts for this property are unknown, we have considered all rooms that may potentially be main living rooms. The results of the APSH assessment have shown that all rooms assessed will remain unaffected by the proposal and will retain good levels of both annual and winter sunlight (i.e. 25% APSH / 5% WPSH or at least 0.8 times the former value).

46 Maresfield Gardens

Image 12 - Aerial view of 46 Maresfield Gardens

7.1.50 This is a two-storey residential property located to the southwest of the development site, across Maresfield Gardens. It has windows in its rear, east-facing and flank south-facing elevation which have a direct view of the proposal.

7.1.51 We have modelled this property using assumed layouts in the absence of available planning information. BRE guidance suggests that NSL results should only be used where room layouts are known, but we have included them in our assessment for information.

Daylight

7.1.52 The results of the VSC assessment have shown that all windows assessed will retain good levels of daylight with the proposal in place, in excess of BRE targets (i.e. above 27% VSC or at least 0.8 times the former value).

7.1.53 The further NSL assessment has shown that all rooms assessed will remain unaffected and retain good levels of daylight distribution with the proposal in place, in excess of the BRE targets (i.e. at least 0.8 times the former value).

Sunlight

7.1.54 As layouts for this property are unknown, we have considered all rooms that may potentially be main living rooms. The results of the APSH assessment have shown that all rooms assessed will retain good levels of both annual and winter sunlight with the proposal in place (i.e. 25% APSH / 5% WPSH or at least 0.8 times the former value).

7.2 Overshadowing to neighbouring amenity

Sunlight Amenity Assessment (2-hour sun on ground)

7.2.1 We have assessed the scheme's potential effect on overshadowing using the two-hour sun on ground / sunlight amenity assessment. This has considered the following amenity areas: -

- 46 Maresfield Gardens
- 45a Fitzjohns Avenue
- 43 Fitzjohns Avenue
- 45 Fitzjohns Avenue

7.2.2 The results of the analysis are shown on our drawings labelled 5844-R01-SA01 within Appendix 4.

7.2.3 The results of our assessment show that between 18% and 94% of these areas receive at least two hours of sun in the existing condition. In the proposed condition, sunlight levels to the amenity spaces of 46 Maresfield Gardens and 43a Fitzjohns Avenue do not change. The retained values for the remaining amenity spaces will be 0.95 and 0.88 respectively times the former value, which leaves well over half of the amenity space left with at least two hours of sun on 21 March. As such, the BRE guidelines will be fully satisfied.

7.3 Daylight and sunlight within the proposal

7.3.1 The daylight and sunlight amenity provided within the proposed residential accommodation has been assessed using the Daylight Illuminance, Daylight Factor and Sunlight Exposure assessments set out within the 2022 BRE guidance.

7.3.2 Full results of the daylight and sunlight assessments within the proposed apartments, along with drawings to show the layout of rooms and windows, are attached within Appendix 3.

39a Fitzjohns Avenue

Daylight

Assessment Method	Total No. of Rooms	Rooms Meeting Target
Daylight Illuminance	29	26 (90%)

Table 1 - Daylight Illuminance Summary

7.3.3 The results of the Daylight Illuminance assessment indicate that 26 (90%) of the 29 habitable rooms meet or exceed the BRE target. Of the 3 rooms that do not meet the criteria, 2 are bedrooms, and 1 is a living room.

7.3.4 All 3 rooms falling below targets are situated on the lower ground floor where windows are located in lightwells which limit access to daylight. All rooms at ground floor and above (which includes all main living rooms) surpass BRE targets.

Sunlight

Number of Units	Total No. of units meeting sunlight targets
4	4 (100%)

Table 1 - Sunlight compliance summary

7.3.5 In respect of direct sunlight, the target is for units to achieve at least 1.5 hours of direct sunlight on March 21st ideally within the main living space.

7.3.6 The scheme performs very well with 100% of the units tested meeting or exceeding the BRE target, with all but one of the units achieving the figure within the main living space.

Maresfield Gardens Block

Daylight

Assessment Method	Total No. of Rooms	Rooms Meeting Target
Daylight Illuminance	81	81 (100%)

Table 1 - Daylight Illuminance Summary

7.3.7 The results of the Daylight Illuminance assessment indicate that all 81 (100%) habitable rooms meet or exceed the BRE target.

Sunlight

Number of Units	Total No. of units meeting sunlight targets
29	22 (76%)

Table 2 - Sunlight compliance summary

7.3.8 In respect of direct sunlight, the target is for units to achieve at least 1.5 hours of direct sunlight on March 21st ideally within the main living space.

7.3.9 Overall, the scheme performs well with 76% of the units tested meeting or exceeding the BRE target, with the majority of these units achieving the figure within the main living space. Of the 22 units that meet the sunlight targets, all but two have a main living room which meets the target of 1.5 hours of sunlight on March 21. The two units that do not have main living rooms which meet the target, have at least one other room which meet the target of 1.5 hours of sunlight on March 21.

7.3.10 Whilst the BRE guide suggests that all units are tested, sunlight availability is orientation specific such that those units with a more northerly orientation will receive less sunlight particularly early in the year. All 7 of the units that do not comply with the BRE targets are north-facing flats which have no windows that face within 90 degrees of due south.

7.3.11 It is common that site constraints will result in not all units being south facing. However, the proposal limits the properties outside of this orientation and the overall compliance is considered to be very high and in line with the BRE guidance.

7.3.12 Overall, our internal assessments show that the proposed development has a very good level of compliance with the 2022 BRE guidelines.

8 Conclusions

8.1.1 This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at 39a Fitzjohns Avenue and the land adjacent to 46 Maresfield Gardens on the key neighbouring properties. We have also undertaken an assessment of the provision of daylight and sunlight within the proposed residential units.

8.2 Daylight and sunlight impact to neighbouring properties

8.2.1 Our assessments have been undertaken using the VSC, NSL (daylight) and APSH (sunlight) tests set out within the BRE guidance.

8.2.2 The results of the VSC assessment have shown that 263 (93%) of 283 neighbouring windows assessed will remain fully BRE compliant. 11 of the 20 windows falling below targets will retain between 0.72 and 0.79 times the former values, clearly very close to the 0.8 target and should therefore be considered acceptable when applying a degree of flexibility as advised. 4 of a further 9 windows falling below targets will retain VSCs between 16.5% and 18.2% which is in excess of the 'mid-teens' level which The Mayor of London suggests should be considered reasonably good for residential properties neighbouring development sites in London.

8.2.3 The further NSL assessment has shown that 143 (95%) of 150 neighbouring rooms assessed will remain fully BRE compliant. 1 of the 7 rooms falling below targets will retain 0.71 times its former value, clearly very close to the 0.8 target and should therefore be considered acceptable when applying a degree of flexibility as advised. Four further rooms will retain good daylight distribution across more than 59% of the room area.

8.2.4 For sunlight, all but two of the main living rooms assessed (or where layouts are unknown, rooms that may be main living rooms) remain fully BRE compliant. Two LKDs will receive a minor reduction to its annual target with the winter value remaining unchanged.

8.2.5 The development's impact upon the neighbouring properties is therefore considered to be entirely consistent with the BRE guidance and relevant planning policy in terms of daylight and sunlight.

8.3 Overshadowing impact to neighbouring properties

8.3.1 The assessment of sunlight amenity (overshadowing) to the neighbouring gardens has shown that all the gardens analysed will remain fully compliant with the BRE guidelines.

8.4 Daylight and sunlight within the proposed residential units

8.4.1 The Daylight Illuminance assessment has indicated that 97% of the overall proposed habitable rooms assessed will meet or exceed the 2022 BRE targets.

8.4.2 Whilst direct sunlight levels are more orientation specific, the Sunlight Exposure assessment has indicated that 79% of the overall units meet the 2022 BRE targets which is considered to be a very good level of compliance.

Overall, our daylight and sunlight results within the proposed residential units indicate a very good level of compliance.

Appendix 1

Drawings of the existing, proposed and surrounding buildings

Note: All heights are shown in meters Above Ordnance Datum (AOD)

5th Floor, Holborn Gate
330 High Holborn
London WC1V 7PP
T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

Sources of information

Matrix Surveys
2732_Elevations.dwg
2732_Site.dwg
Received 19/06/2023

Sergison Bates Architects
Maresfield gardens proposed scheme dwgs
Received 14/11/2023

CHMRP Architects
Fitzjohn's Avenue proposed scheme dwgs
Received 14/11/2023

EB7 Ltd
Site Photographs
Ordnance Survey

NORTH

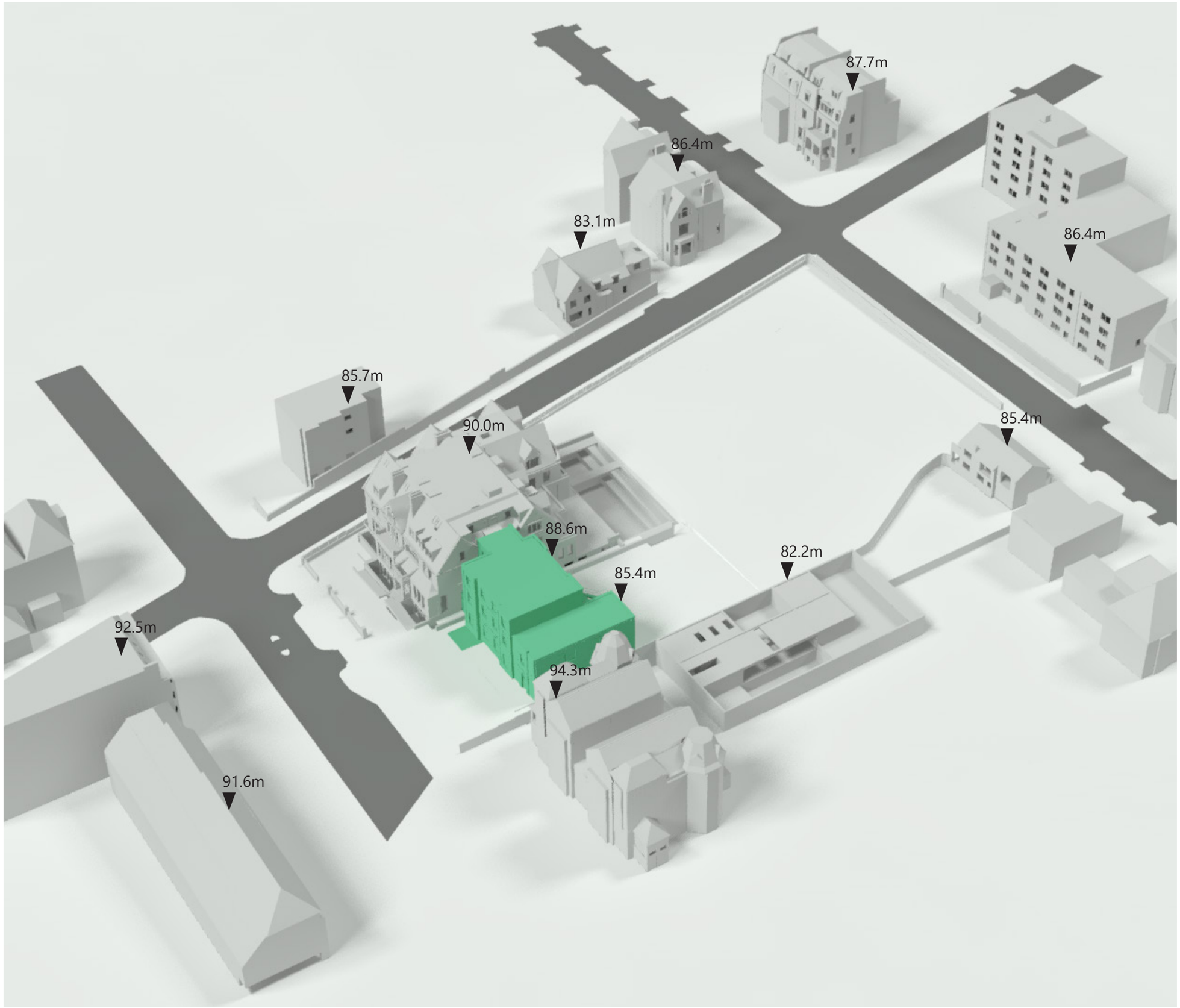
Key
- Existing Building
- Surrounding Context
- Proposed Development

Project: 39a Fitzjohn's Avenue, London, NW3 5JY

Title: Existing Condition Plan View

Drawn	MZ	Checked	--
Date	04/12/2023	Project	5844

Rel no.	Prefix	Page no.
02	DS02	01



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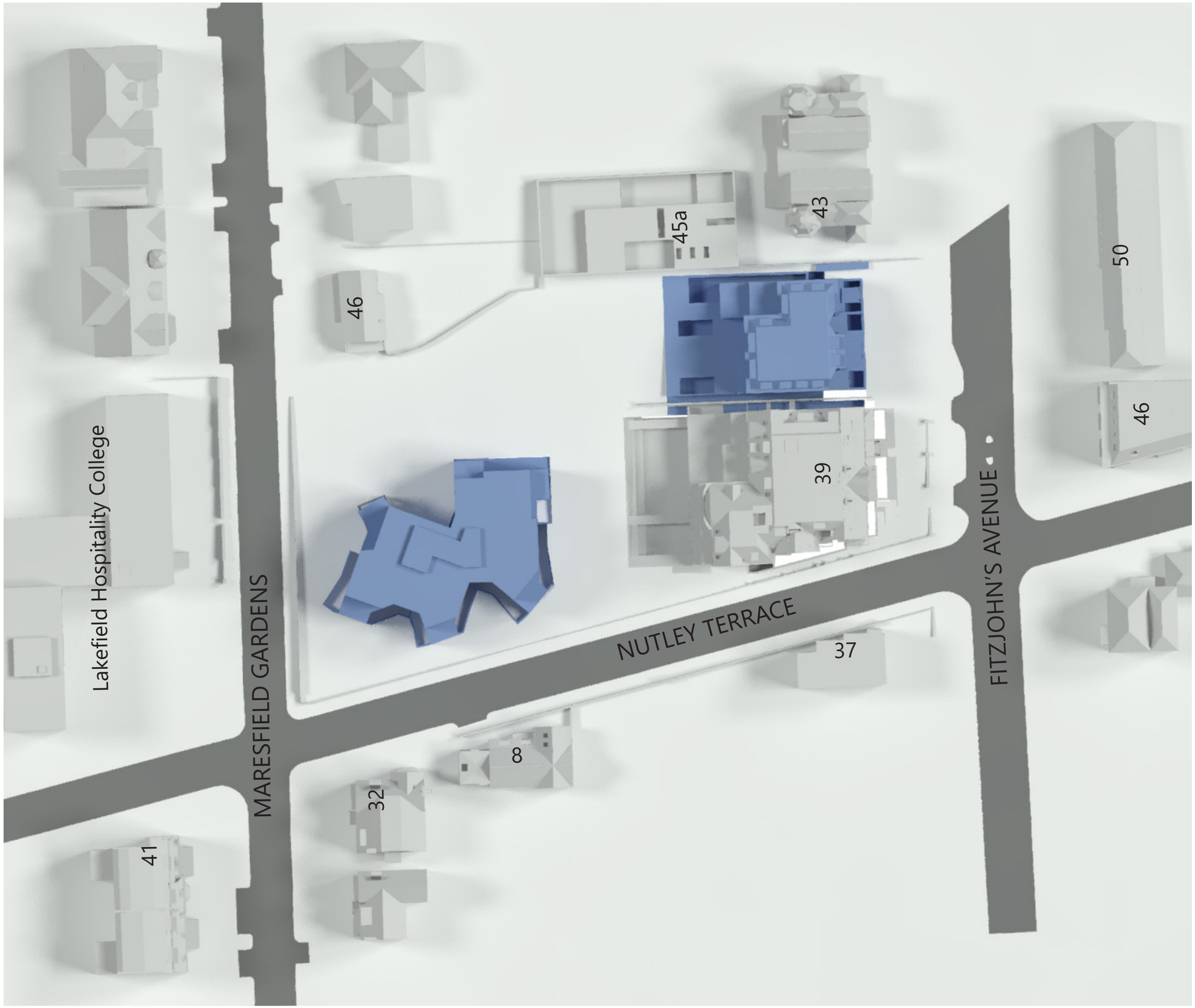
Key

- Existing Building
- Surrounding Context
- Proposed Development

Project: 39a Fitzjohn's Avenue
London
NW3 5JY

Title: Existing Condition
3D View

Drawn	MZ	Checked	--
Date	04/12/2023	Project	5844
Rel no.	02	Prefix	DS02
Page no.	02		



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EB7 Ltd
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Ordnance Survey

NORTH

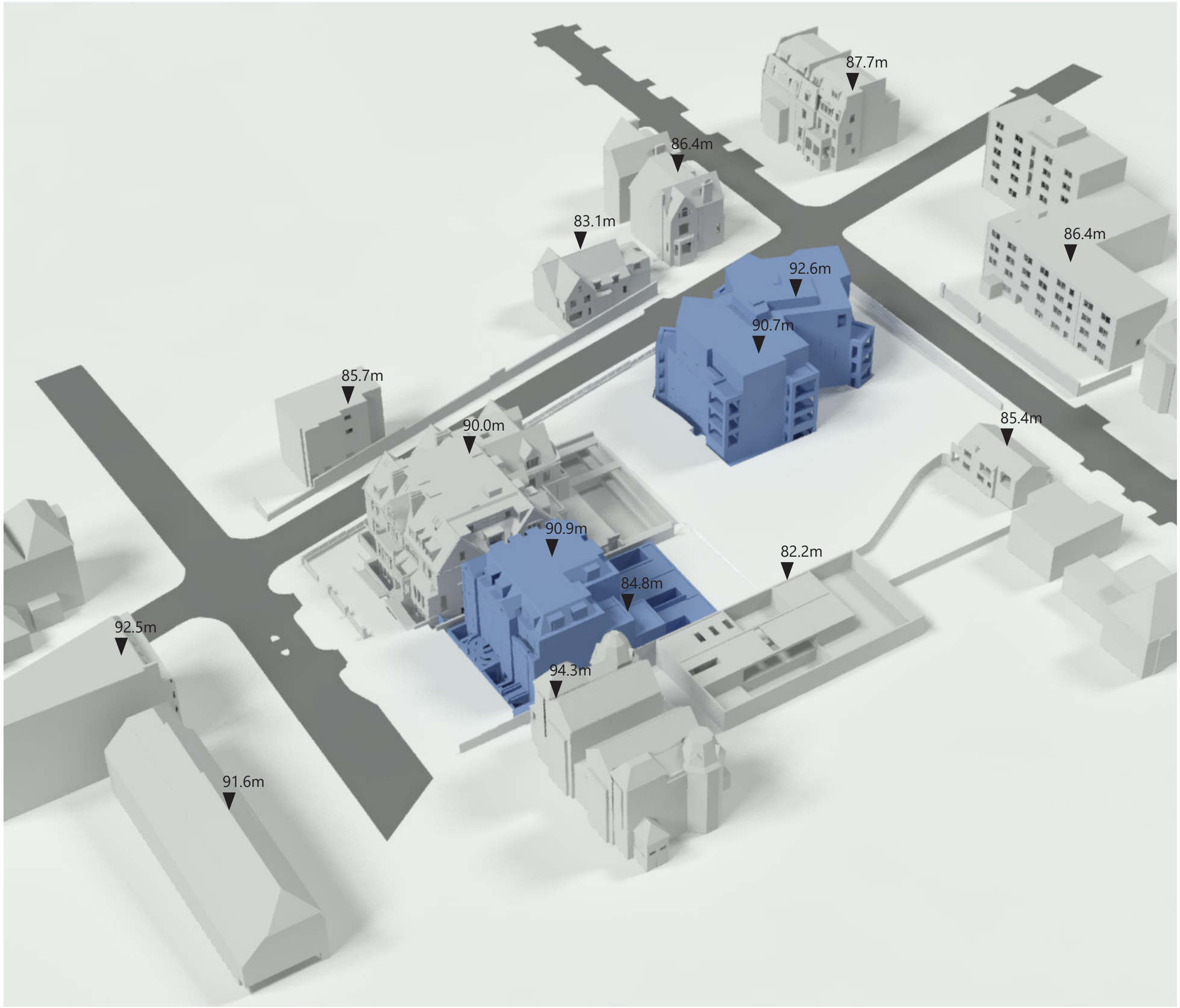
Key
- Existing Building
- Surrounding Context
- Proposed Development

Project: 39a Fitzjohn's Avenue, London, NW3 5JY

Title: Proposed Development Plan View

Drawn	MZ	Checked	--
Date	04/12/2023	Project	5844

Rel no.	Prefix	Page no.
02	DS02	03



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Key
- Existing Building
- Surrounding Context
- Proposed Development

Project: 39a Fitzjohn's Avenue
London
NW3 5JY

Title: Proposed Development
3D View

Drawn	MZ	Checked	--
Date	04/12/2023	Project	5844
Rel no.	02	Prefix	DS02
Page no.	04		

Appendix 2

Results of the daylight and sunlight assessments within neighbouring properties

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
45a Fitzjohn's Avenue																	
Ground	R1	W1	Residential	93.5	92.4	0.99	10.7	100%	10.7	100%	1.00	90	28	90	28	1.00	1.00
Ground	R2	W2	Residential	95.9	94.4	0.98											
		W3		96.7	95.5	0.99											
		W4		95.8	95.0	0.99	29.3	100%	29.3	100%	1.00	99	30	98	29	0.99	0.97
Ground	R3	W5	KD	28.1	27.6	0.98											
		W6		29.2	29.2	1.00											
		W7		97.7	97.3	1.00	79.8	90%	79.8	90%	1.00	99	30	99	30	1.00	1.00
43 Fitzjohn's Avenue																	
Lower Grour	R1	W1	Studio	6.0	6.0	1.00											
		W2		25.0	24.9	1.00											
		W3		24.2	22.2	0.92	19.4	100%	19.4	100%	1.00	53	8	48	7	0.91	0.88
Ground	R1	W1	Studio	9.5	9.5	1.00											
		W2		33.5	29.6	0.88	13.8	93%	13.8	93%	1.00	69	20	58	9	0.84	0.45
Ground	R4	W5	Studio	32.6	28.7	0.88											
		W6		33.0	29.8	0.90											
		W7		33.3	33.3	1.00											
		W8		28.5	28.5	1.00	7.3	100%	7.3	100%	1.00	84	22	77	17	0.92	0.77
First	R1	W1	Studio	38.6	38.2	0.99											
		W2		38.0	35.0	0.92											
		W3		34.0	31.3	0.92	15.5	98%	15.5	98%	1.00	96	30	94	28	0.98	0.93
Second	R1	W1	Studio	38.3	38.1	1.00	12.9	100%	12.9	100%	1.00	46	15	46	15	1.00	1.00
Third	R1	W1	Bedroom	36.2	36.2	1.00											
		W2		39.5	39.5	1.00											
		W3		38.4	38.4	1.00	12.6	99%	12.6	99%	1.00	99	30	99	30	1.00	1.00
50 Fitzjohn's Avenue																	
Ground	R1	W1	Residential	1.5	1.3	0.84	1.0	14%	1.0	14%	1.00	1	0	1	0	1.00	0.00
Ground	R2	W2	Residential	1.4	1.2	0.88											
		W3		1.1	1.1	0.97											
		W4		1.4	1.2	0.81											
		W5		1.6	1.4	0.84											
		W6		1.2	1.0	0.79	3.6	18%	3.6	18%	1.00	1	0	1	0	1.00	0.00
Ground	R3	W7	Residential	1.1	1.1	1.00	1.0	14%	1.0	14%	1.00	1	0	1	0	1.00	0.00
Ground	R4	W8	Residential	1.6	1.3	0.82	1.0	14%	1.0	14%	1.00	0	0	0	0	0.00	0.00
Ground	R5	W9	Residential	1.1	0.8	0.76											
		W10		1.0	1.0	0.96											
		W11		0.9	0.8	0.88											
		W12		1.4	1.1	0.79											
		W13		1.3	1.0	0.78	3.5	18%	3.5	18%	1.00	0	0	0	0	0.00	0.00
Ground	R6	W14	Residential	1.4	1.2	0.88	1.0	14%	1.0	14%	1.00	2	1	2	1	1.00	1.00
Ground	R7	W15	Residential	2.4	2.0	0.87	2.1	29%	2.1	29%	1.00	3	1	3	1	1.00	1.00
Ground	R8	W16	Residential	1.7	1.4	0.82											
		W17		1.6	1.4	0.85											
		W18		1.1	1.1	0.98											
		W19		2.0	1.7	0.83											
		W20		1.9	1.5	0.82	6.2	32%	6.2	32%	1.00	4	2	4	2	1.00	1.00
Ground	R9	W21	Residential	1.4	1.1	0.78	2.0	29%	2.0	29%	1.00	2	0	1	0	0.50	0.00
Ground	R10	W22	Residential	0.9	0.9	1.00	0.0	0%	0.0	0%	0.00	1	1	1	1	1.00	1.00
Ground	R11	W23	Residential	0.9	0.8	0.84											
		W24		1.3	1.0	0.75	0.0	0%	0.0	0%	0.00	2	1	2	1	1.00	1.00
First	R1	W1	Residential	34.6	34.3	0.99	21.7	99%	21.7	99%	1.00	46	14	45	13	0.98	0.93
First	R2	W2	Residential	34.5	34.2	0.99	20.8	99%	20.8	99%	1.00	35	8	35	8	1.00	1.00
First	R3	W3	Residential	34.4	34.0	0.99	20.7	99%	20.7	99%	1.00	43	13	43	13	1.00	1.00
First	R4	W4	Residential	34.4	34.0	0.99	21.6	99%	21.6	99%	1.00	36	8	36	8	1.00	1.00
First	R5	W5	Residential	32.9	32.6	0.99	19.6	98%	19.6	98%	1.00	45	13	45	13	1.00	1.00
First	R6	W6	Residential	35.5	35.1	0.99	20.6	99%	20.6	99%	1.00	46	13	46	13	1.00	1.00
First	R7	W7	Residential	31.4	31.0	0.99	7.9	97%	7.9	97%	1.00	41	10	40	10	0.98	1.00
Second	R1	W1	Residential	28.5	28.3	0.99	8.6	98%	8.6	98%	1.00	48	15	48	15	1.00	1.00

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Second	R2	W2	Residential	36.5	36.2	0.99	12.1	98%	12.1	98%	1.00	47	15	46	14	0.98	0.93
Second	R3	W3	Residential	36.4	36.2	0.99	12.1	98%	12.1	98%	1.00	44	12	43	11	0.98	0.92
Second	R4	W4	Residential	28.8	28.5	0.99	8.0	97%	8.0	97%	1.00	19	2	18	1	0.95	0.50
Second	R5	W5	Residential	28.3	28.1	0.99	8.0	97%	8.0	97%	1.00	46	15	45	14	0.98	0.93
Second	R6	W6	Residential	36.3	36.0	0.99	12.1	98%	12.1	98%	1.00	46	15	45	14	0.98	0.93
Second	R7	W7	Residential	36.3	36.0	0.99	12.0	98%	12.0	98%	1.00	45	13	44	12	0.98	0.92
Second	R8	W8	Residential	28.6	28.3	0.99	8.9	97%	8.9	97%	1.00	20	2	19	1	0.95	0.50
Second	R9	W9	Residential	28.9	28.6	0.99	8.1	98%	8.1	98%	1.00	47	15	46	14	0.98	0.93
Second	R10	W10	Residential	35.9	35.6	0.99	10.9	98%	10.9	98%	1.00	48	15	47	14	0.98	0.93
Second	R11	W11	Residential	36.4	36.1	0.99	11.0	98%	11.0	98%	1.00	45	13	45	13	1.00	1.00
Second	R12	W12	Residential	36.6	36.2	0.99	9.5	99%	9.5	99%	1.00	47	15	47	15	1.00	1.00
Second	R13	W13	Residential	32.5	32.2	0.99	7.9	97%	7.9	97%	1.00	44	12	44	12	1.00	1.00
Third	R1	W1	Residential	32.7	32.5	0.99	13.8	95%	13.8	95%	1.00	40	13	40	13	1.00	1.00
Third	R2	W2	Residential	32.6	32.4	0.99	13.5	95%	13.5	95%	1.00	40	13	40	13	1.00	1.00
Third	R3	W3	Residential	32.6	32.4	0.99	13.5	95%	13.5	95%	1.00	39	13	39	13	1.00	1.00
Third	R4	W4	Residential	32.6	32.4	0.99	14.0	95%	14.0	95%	1.00	40	13	40	13	1.00	1.00
Third	R5	W5	Residential	32.2	32.0	0.99	12.0	94%	12.0	94%	1.00	40	13	40	13	1.00	1.00
Third	R6	W6	Residential	32.7	32.4	0.99	12.9	94%	12.9	94%	1.00	40	13	40	13	1.00	1.00
Third	R7	W7	Residential	31.2	30.9	0.99	4.5	95%	4.5	95%	1.00	40	13	40	13	1.00	1.00
Third	R8	W8	Residential	34.5	34.3	0.99	4.6	97%	4.6	97%	1.00	39	11	39	11	1.00	1.00
39 Fitzjohns Avenue																	
Basement	R1	W1	Bedroom	3.0	0.0	0.00	1.0	8%	0.0	0%	0.00	N/F	N/F	N/F	N/F	N/F	N/F
Basement	R2	W2	Bedroom	2.6	0.0	0.00	0.9	12%	0.0	0%	0.00	N/F	N/F	N/F	N/F	N/F	N/F
Basement	R3	W3	LKD	12.9	8.8	0.68											
		W4		30.2	25.7	0.85	37.1	99%	36.0	96%	0.97	46	13	40	11	0.87	0.85
Basement	R4	W5	Bedroom	32.6	27.7	0.85	15.9	99%	12.9	80%	0.81	46	13	40	12	0.87	0.92
Basement	R5	W6	Bedroom	33.0	27.6	0.84	13.1	99%	11.4	87%	0.87	44	11	37	10	0.84	0.91
Basement	R6	W7	Bedroom	32.1	26.4	0.82	12.5	96%	7.7	59%	0.62	41	7	31	6	0.76	0.86
Basement	R7	W8	LKD	25.6	21.0	0.82											
		W9		8.6	7.7	0.89	27.3	100%	16.7	61%	0.61	16	0	9	0	0.56	0.00
Basement	R8	W10	Bedroom	29.3	23.2	0.79	15.4	94%	10.4	63%	0.67	39	5	28	4	0.72	0.80
Basement	R9	W11	LKD	24.3	18.7	0.77											
		W12		8.7	6.5	0.74	32.8	100%	15.8	48%	0.48	15	0	7	0	0.47	0.00
Lower Grour	R1	W1	Bedroom	0.0	6.8	0.00	2.8	32%	2.7	32%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R2	W2	Bedroom	0.0	4.0	0.00	0.0	0%	0.8	7%	0.00	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R3	W3	Bedroom	15.4	11.1	0.72	9.2	97%	7.9	83%	0.85	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R4	W4	Bedroom	16.5	13.5	0.82	6.8	99%	6.7	97%	0.98	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R5	W5	LKD	16.9	14.9	0.88											
		W6		32.7	29.0	0.89											
		W7		34.3	30.6	0.89											
		W8		35.1	31.1	0.89	28.2	99%	28.2	99%	1.00	48	14	46	12	0.96	0.86
Lower Grour	R6	W9	Bedroom	35.2	30.8	0.88	14.5	100%	13.8	94%	0.95	47	14	42	12	0.89	0.86
Lower Grour	R7	W10	Bedroom	35.3	30.4	0.86	13.1	100%	12.2	93%	0.93	46	13	40	12	0.87	0.92
Lower Grour	R8	W11	Bedroom	35.4	30.0	0.85	12.7	97%	9.0	69%	0.71	47	14	39	13	0.83	0.93
Lower Grour	R9	W12	LKD	35.5	29.8	0.84											
		W13		35.4	29.6	0.83	23.8	100%	19.0	80%	0.80	48	14	39	12	0.81	0.86
Lower Grour	R10	W14	LKD	35.4	29.7	0.84											
		W15		35.2	29.7	0.84											
		W16		32.3	26.8	0.83											
		W17		30.3	30.3	1.00	23.3	100%	23.3	100%	1.00	87	23	81	23	0.93	1.00

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Ground	R1	W1	LKD	30.5	30.5	1.00											
		W2		33.5	33.5	1.00											
		W3		34.2	34.2	1.00											
		W4		20.7	21.2	1.02	22.5	98%	22.5	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W5	Bedroom	1.8	10.6	5.81	0.9	10%	1.0	12%	1.21	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W6	Bedroom	0.0	5.3	0.00	0.5	4%	0.7	6%	1.53	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W7	Bedroom	0.0	4.6	0.00	0.0	0%	1.5	15%	0.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R5	W8	LKD	19.6	6.6	0.34											
		W9		26.5	16.5	0.62											
		W10		28.0	21.7	0.77											
		W11		35.5	33.5	0.94	24.4	100%	24.4	100%	1.00	42	8	44	6	1.05	0.75
Ground	R6	W12	Bedroom	28.1	26.4	0.94	10.2	90%	10.2	90%	1.00	17	2	15	0	0.88	0.00
Ground	R7	W13	LKD	33.8	31.3	0.93	28.6	96%	28.6	96%	1.00	33	5	31	3	0.94	0.60
Ground	R8	W14	Bedroom	30.3	27.8	0.92	12.1	89%	12.1	89%	1.00	22	2	20	0	0.91	0.00
Ground	R9	W15	LKD	26.2	26.2	1.00											
		W16		37.1	33.5	0.90											
		W17		37.0	33.0	0.89	26.3	99%	25.1	94%	0.95	50	15	46	13	0.92	0.87
Ground	R10	W18	Bedroom	37.2	33.3	0.90	11.3	97%	11.3	97%	1.00	49	14	43	12	0.88	0.86
Ground	R11	W19	LKD	37.0	33.2	0.90											
		W20		37.0	33.1	0.90											
		W21		37.1	33.5	0.90	21.8	99%	21.8	99%	1.00	49	14	45	14	0.92	1.00
First	R1	W1	LKD	4.2	4.2	1.00											
		W2		11.7	13.3	1.14	8.9	39%	9.2	40%	1.04	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W3	Bedroom	0.0	7.8	0.00											
		W4		0.0	7.6	0.00	0.0	0%	2.7	32%	0.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W5	Bedroom	26.4	10.2	0.39											
		W6		36.7	35.5	0.97	12.3	100%	12.3	100%	1.00	45	11	48	10	1.07	0.91
First	R4	W7	Bedroom	35.7	34.5	0.97	8.1	98%	8.1	98%	1.00	42	8	41	7	0.98	0.88
First	R5	W8	LKD	32.8	31.5	0.96	24.4	97%	24.4	97%	1.00	34	3	33	2	0.97	0.67
First	R6	W9	LKD	31.7	31.0	0.98											
		W12		37.9	35.7	0.94											
		W13		38.1	35.7	0.94	29.3	100%	29.3	100%	1.00	55	19	53	18	0.96	0.95
First	R7	W10	Bedroom	26.6	26.0	0.98	9.2	98%	9.2	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R8	W11	Bedroom	25.2	24.6	0.97	11.7	96%	11.7	96%	1.00	12	0	12	0	1.00	0.00
First	R9	W14	Bedroom	35.9	33.7	0.94	10.9	96%	10.9	96%	1.00	49	15	48	15	0.98	1.00
First	R10	W15	LKD	37.9	35.9	0.95											
		W16		37.6	35.3	0.94											
		W17		38.4	38.3	1.00											
		W18		38.1	38.1	1.00	31.0	100%	31.0	100%	1.00	93	29	92	29	0.99	1.00
Second	R1	W1	LKD	6.3	6.3	1.00											
		W2		23.4	21.9	0.94											
		W4		0.5	18.8	37.50	21.5	72%	23.7	79%	1.10	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W5	Bedroom	30.1	16.7	0.55											
		W6		31.7	17.3	0.55											
		W7		33.0	18.2	0.55											
		W8		16.6	15.9	0.96	12.9	95%	13.0	96%	1.00	19	2	22	1	1.16	0.50
Second	R3	W9	LKD	15.5	14.8	0.96	14.6	59%	14.6	59%	1.00	18	2	17	1	0.94	0.50
Second	R4	W10	Bedroom	37.5	36.8	0.98	8.2	95%	8.2	95%	1.00	46	11	45	10	0.98	0.91
Second	R5	W11	LKD	17.0	16.7	0.98											
		W12		38.0	36.8	0.97											
		W14		38.5	37.1	0.96											
		W15		38.0	36.7	0.97	21.4	99%	21.4	99%	1.00	48	15	47	14	0.98	0.93
Second	R6	W13	Bedroom	19.6	19.3	0.98	8.8	81%	8.8	81%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R7	W16	LKD	63.5	62.5	0.98											
		W17		65.5	64.6	0.99											
		W18		15.9	14.7	0.92											
		W19		38.4	38.4	1.00	21.9	100%	21.9	100%	1.00	92	30	92	30	1.00	1.00
Third	R1	W1	Bedroom	15.1	14.2	0.94											
		W2		29.3	24.8	0.85											
		W13		0.0	0.0	0.00	16.0	98%	16.0	98%	1.00	11	0	11	0	1.00	0.00

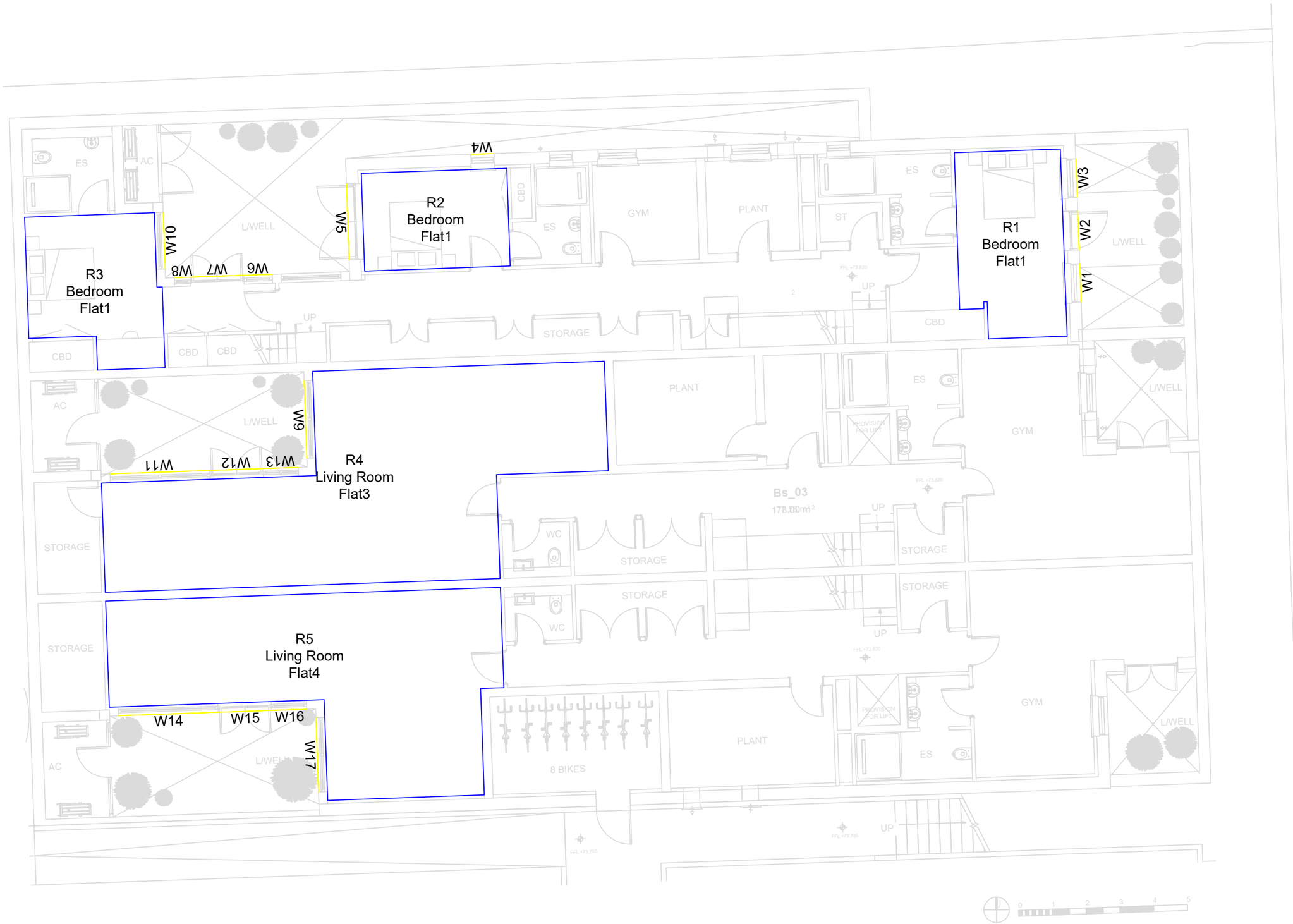
Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Third	R2	W3	LKD	29.7	25.3	0.85											
		W4		15.0	14.2	0.95											
		W5		72.6	72.3	1.00											
		W6		23.0	22.6	0.99											
		W7		68.2	68.0	1.00	24.4	98%	24.3	98%	1.00	81	22	81	22	1.00	1.00
Third	R4	W9	Bedroom	19.9	19.9	1.00											
		W10		21.1	21.1	1.00	17.2	96%	17.2	96%	1.00	58	22	58	22	1.00	1.00
Third	R5	W11	Bedroom	64.5	64.5	1.00											
		W12		19.9	19.8	1.00	12.5	90%	12.5	90%	1.00	54	6	54	6	1.00	1.00
46 Nutley Terrace																	
Ground	R1	W1	Residential	19.7	19.6	1.00											
		W2		33.4	33.3	1.00											
		W3		12.7	12.7	1.00	14.7	95%	14.8	95%	1.00	45	13	45	13	1.00	1.00
Ground	R2	W4	Residential	12.1	12.0	0.99											
		W5		33.5	33.4	0.99											
		W6		12.9	12.9	1.00	11.9	95%	12.0	96%	1.01	43	12	43	12	1.00	1.00
Ground	R3	W7	Residential	22.1	21.9	0.99	7.8	94%	7.8	94%	1.00	20	2	19	2	0.95	1.00
Ground	R4	W8	Residential	11.7	11.6	0.99											
		W9		33.9	33.7	0.99											
		W10		21.0	21.0	1.00											
		W11		33.8	33.8	1.00	16.9	98%	16.9	98%	1.00	88	26	87	26	0.99	1.00
First	R1	W1	Residential	20.7	20.7	1.00											
		W2		34.8	34.6	1.00											
		W3		12.9	12.9	1.00	15.4	99%	15.4	99%	1.00	46	14	47	14	1.02	1.00
First	R2	W4	Residential	12.5	12.3	0.99											
		W5		34.9	34.7	0.99											
		W6		13.1	13.1	1.00	12.4	100%	12.4	100%	1.00	46	14	45	14	0.98	1.00
First	R3	W7	Residential	23.3	23.1	0.99	7.9	94%	7.9	94%	1.00	22	3	21	3	0.95	1.00
First	R4	W8	Residential	12.0	11.9	0.99											
		W9		35.3	35.0	0.99											
		W10		21.6	21.6	1.00											
		W11		35.8	35.8	1.00	16.9	98%	16.9	98%	1.00	90	27	90	27	1.00	1.00
Second	R1	W1	Residential	22.1	22.1	1.00											
		W2		36.2	35.9	0.99											
		W3		13.2	13.2	1.00	15.4	99%	15.4	99%	1.00	47	14	47	14	1.00	1.00
Second	R2	W4	Residential	12.8	12.7	0.99											
		W5		36.3	36.0	0.99											
		W6		13.3	13.3	1.00	12.5	100%	12.5	100%	1.00	47	14	47	14	1.00	1.00
Second	R3	W7	Residential	24.5	24.2	0.99	7.9	94%	7.9	94%	1.00	24	4	24	4	1.00	1.00
Second	R4	W8	Residential	12.5	12.4	0.99											
		W9		36.6	36.4	0.99											
		W10		22.2	22.2	1.00											
		W11		37.4	37.4	1.00	16.9	98%	16.9	98%	1.00	94	30	94	30	1.00	1.00
Third	R1	W1	Residential	24.0	24.0	1.00											
		W2		37.4	37.2	0.99											
		W3		14.2	14.2	1.00	15.4	99%	15.4	99%	1.00	47	14	47	14	1.00	1.00
Third	R2	W4	Residential	13.8	13.7	0.99											
		W5		37.5	37.2	0.99											
		W6		14.2	14.2	1.00	12.5	100%	12.5	100%	1.00	47	14	47	14	1.00	1.00
Third	R3	W7	Residential	25.8	25.6	0.99	7.9	95%	7.9	95%	1.00	25	4	25	4	1.00	1.00
Third	R4	W8	Residential	13.5	13.4	0.99											
		W9		37.8	37.5	0.99											
		W10		22.5	22.5	1.00											
		W11		38.4	38.4	1.00	16.9	98%	16.9	98%	1.00	95	30	95	30	1.00	1.00
Fourth	R1	W1	Residential	35.8	35.7	1.00	13.4	99%	13.4	99%	1.00	42	14	42	14	1.00	1.00
Fourth	R2	W2	Residential	35.8	35.7	1.00	10.5	100%	10.5	100%	1.00	42	14	42	14	1.00	1.00
Fourth	R3	W3	Residential	35.9	35.8	1.00											
		W4		38.4	38.4	1.00	14.2	99%	14.2	99%	1.00	95	30	95	30	1.00	1.00
Fifth	R1	W1	Residential	65.7	65.7	1.00	7.9	98%	7.9	98%	1.00	64	19	64	19	1.00	1.00
Fifth	R2	W2	Residential	66.0	66.0	1.00	9.8	97%	9.8	97%	1.00	64	19	64	19	1.00	1.00
Fifth	R3	W3	Residential	66.1	66.1	1.00	7.9	98%	7.9	98%	1.00	64	19	64	19	1.00	1.00
Fifth	R4	W4	Residential	66.1	66.1	1.00											

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
		W5		73.5	73.5	1.00	13.4	99%	13.4	99%	1.00	99	30	99	30	1.00	1.00
Fifth	R5	W6	Residential	63.2	63.2	1.00	12.8	99%	12.8	99%	1.00	64	19	64	19	1.00	1.00
8 Nutley Terrace																	
Ground	R1	W1	Study	34.4	28.4	0.83	13.4	100%	12.9	96%	0.96	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Dressing	35.7	30.0	0.84	6.5	99%	6.3	95%	0.97	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W6	Gym	36.2	29.2	0.81											
		W7		90.1	88.8	0.99	18.8	97%	18.8	97%	1.00	72	20	72	20	1.00	1.00
Second	R1	W1	Bedroom	36.4	32.2	0.88											
		W2		70.2	68.3	0.97											
		W3		68.9	67.3	0.98	11.4	100%	11.4	100%	1.00	67	17	67	17	1.00	1.00
32 Maresfield Gardens																	
Ground	R1	W1	Bedroom	29.7	25.0	0.84											
		W2		35.7	28.6	0.80											
		W3		31.8	28.5	0.90											
		W7		31.6	30.6	0.97	21.7	100%	21.7	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W4	Residential	26.2	21.1	0.80	10.1	87%	10.1	87%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W5	Living Room	34.9	29.8	0.85											
		W6		33.7	33.7	1.00	17.6	100%	17.6	100%	1.00	44	12	44	12	1.00	1.00
First	R1	W1	Bedroom	36.5	31.4	0.86	19.8	98%	18.6	92%	0.94	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Living Room	27.1	23.1	0.86											
		W3		35.6	35.6	1.00	27.3	99%	27.3	99%	1.00	47	13	47	13	1.00	1.00
Second	R1	W1	Bedroom	38.0	34.4	0.91											
		W2		38.1	34.5	0.91											
		W3		38.3	35.2	0.92											
		W4		38.0	34.5	0.91	17.8	95%	17.8	95%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
41 Maresfield Gardens																	
Lower Grour	R1	W1	Residential	24.3	24.2	1.00											
		W2		31.9	31.1	0.98											
		W3		18.3	17.9	0.98	25.4	98%	25.4	98%	1.00	40	10	40	10	1.00	1.00
Lower Grour	R2	W4	Residential	32.9	32.0	0.97											
		W5		32.4	31.5	0.97	16.6	95%	16.6	95%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R1	W1	Residential	27.6	27.6	1.00											
		W2		34.0	33.4	0.98											
		W3		20.5	20.2	0.98	25.6	99%	25.6	99%	1.00	45	11	45	11	1.00	1.00
Ground	R2	W4	Residential	34.5	33.8	0.98	9.8	100%	9.8	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Residential	36.9	36.4	0.99	22.8	95%	22.8	95%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Residential	34.0	33.5	0.99											
		W3		36.5	36.0	0.99	20.4	99%	20.4	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	38.4	38.1	0.99	19.2	89%	19.2	89%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	38.2	37.8	0.99											
		W3		38.3	37.9	0.99											
		W4		38.3	37.9	0.99	18.3	99%	18.3	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W2	Residential	39.1	38.9	0.99											
		W1		39.1	38.9	0.99											
		W3		33.1	33.1	1.00	19.3	80%	19.3	80%	1.00	86	16	86	16	1.00	1.00
Third	R2	W4	Residential	39.1	38.9	1.00											
		W5		39.1	39.0	1.00	17.9	91%	17.9	91%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
46 Maresfield Gardens																	
Ground	R1	W1	Residential	37.8	32.7	0.86	8.8	100%	8.8	100%	1.00	85	28	80	23	0.94	0.82
Ground	R2	W2	Residential	37.8	32.0	0.85											
		W3		36.4	34.1	0.94											
		W4		36.4	34.3	0.94											
		W5		35.8	34.0	0.95	17.1	100%	17.1	100%	1.00	90	28	85	23	0.94	0.82
Ground	R3	W6	Residential	35.5	34.0	0.96											
		W7		35.2	33.9	0.96	16.9	99%	16.9	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Residential	25.3	25.3	1.00											
		W2		37.3	33.5	0.90	10.9	99%	10.8	98%	0.99	89	29	87	27	0.98	0.93
First	R2	W3	Residential	37.5	33.7	0.90											
		W4		37.2	33.2	0.89											

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
		W5		33.2	31.8	0.96	11.1	100%	11.1	100%	1.00	90	28	89	27	0.99	0.96
First	R3	W6	Residential	17.4	17.1	0.98	10.5	86%	10.5	86%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W7	Residential	35.5	34.8	0.98	12.1	99%	12.1	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F

Appendix 3

Results of the daylight and sunlight assessments within the proposed dwellings



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Title	39a Fitzjohn's Avenue Lower Ground Floor Room Layout

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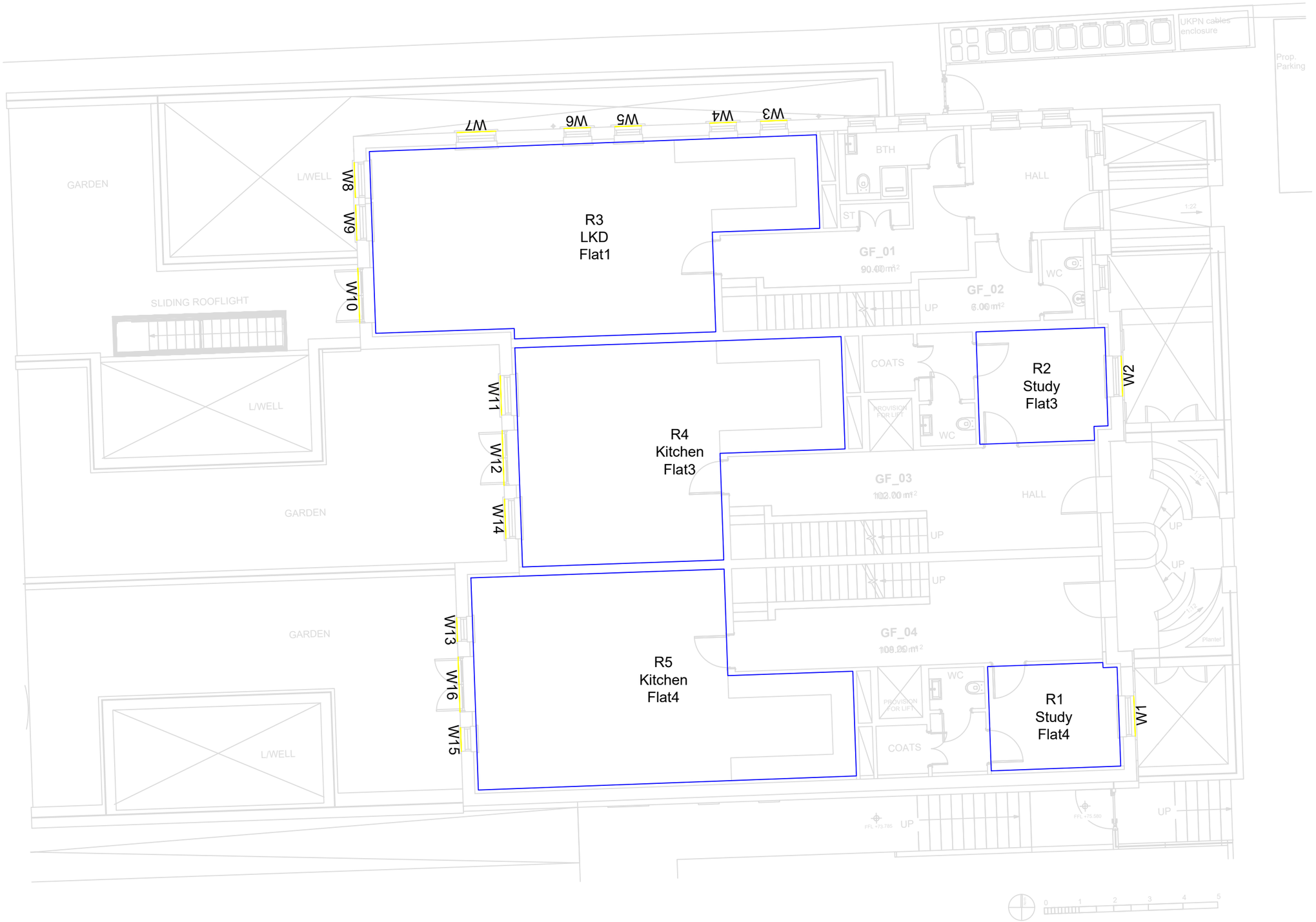

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Title	39a Fitzjohn's Avenue Ground Floor Room Layout

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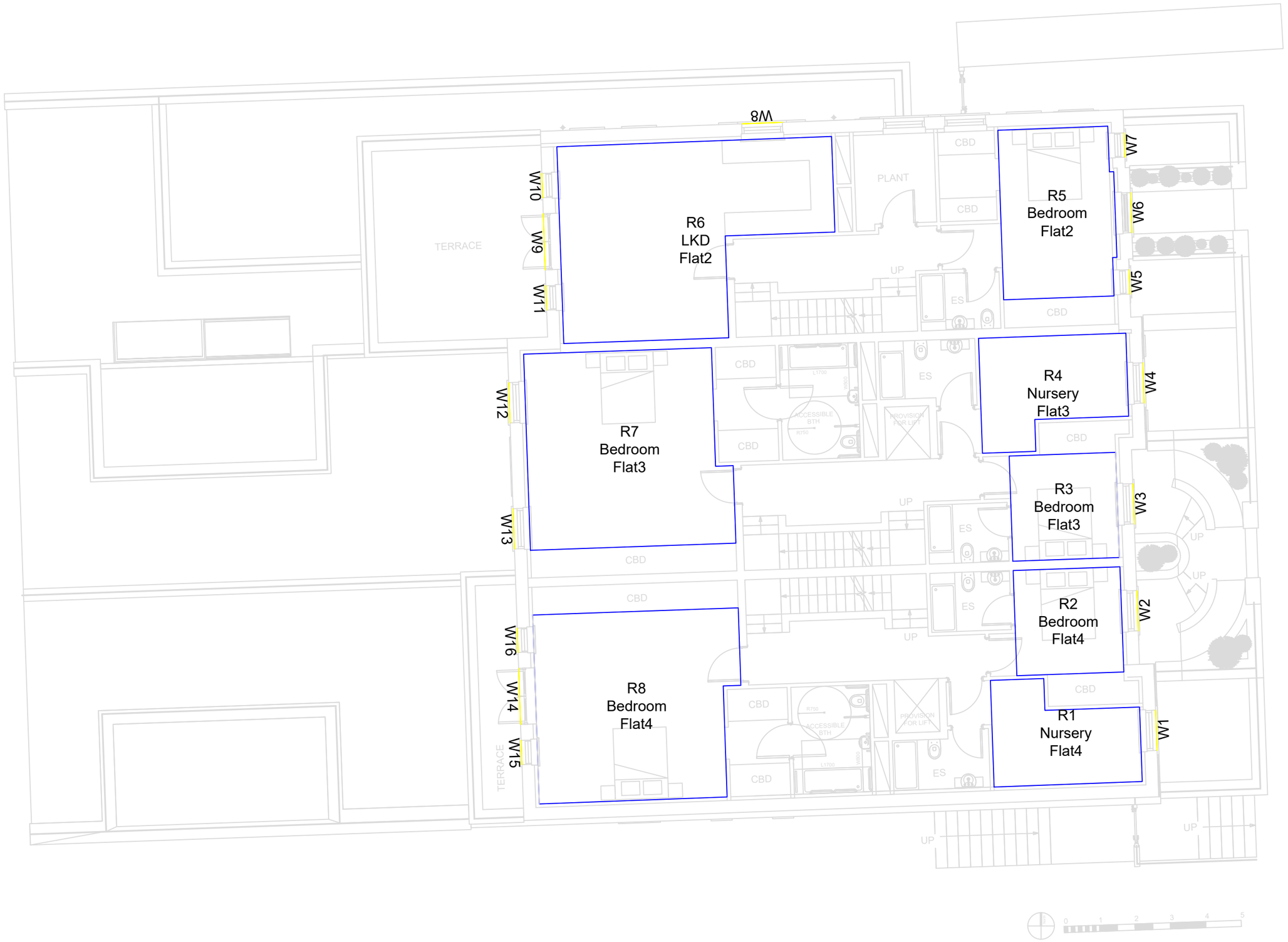

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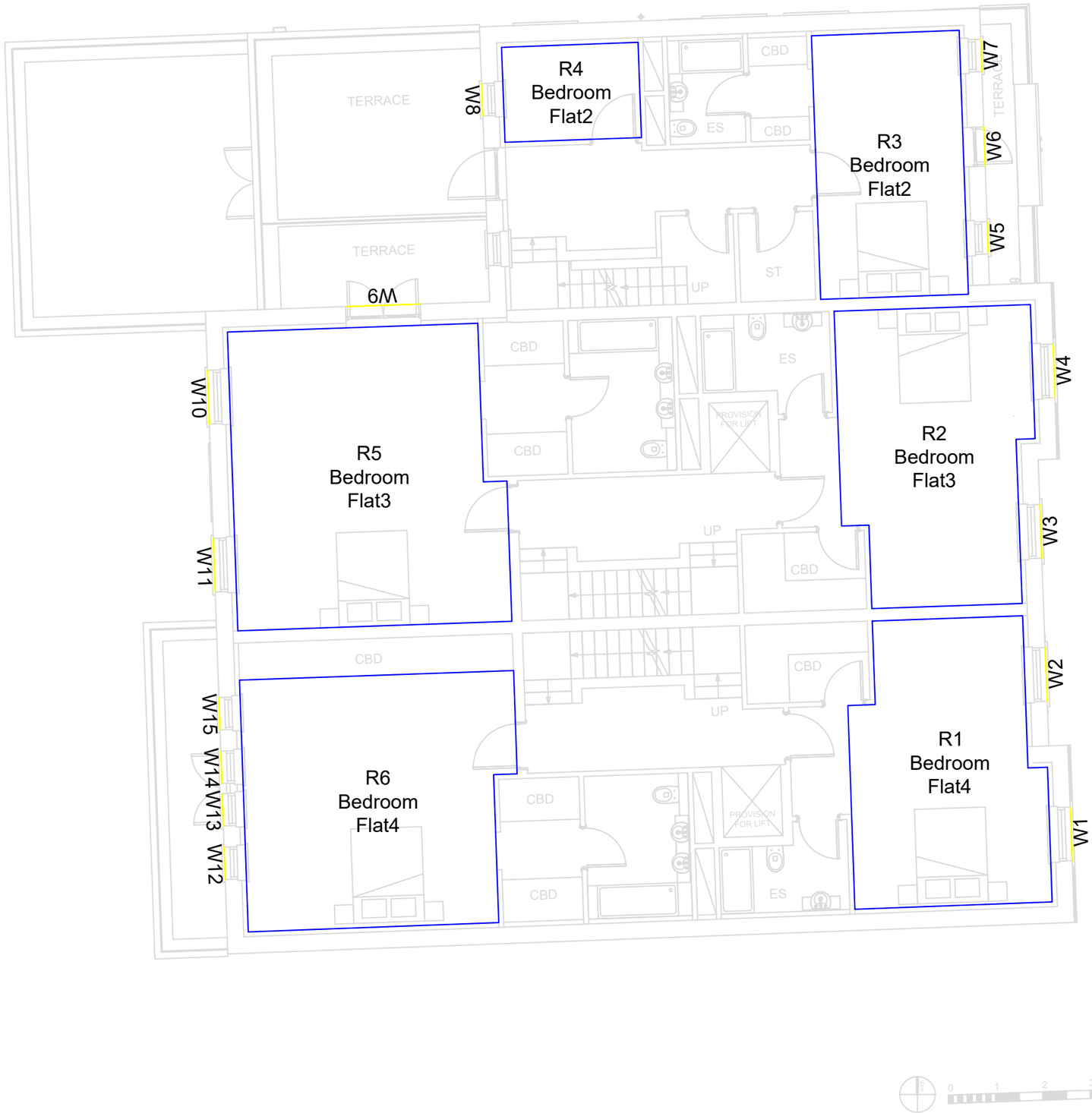

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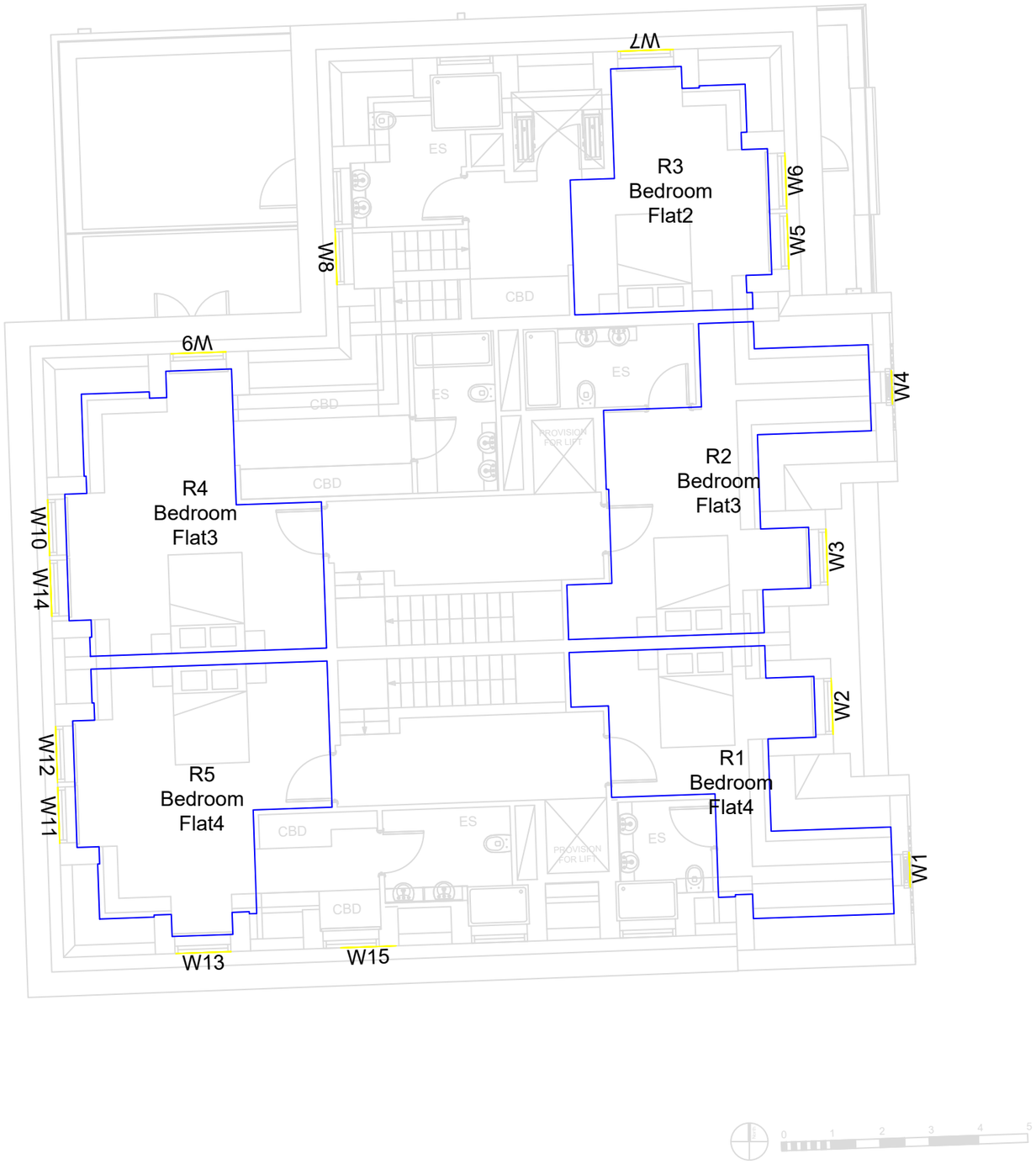

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3169A_352b_Proposed West Elevation_Townhouses & Maisonette.dwg
3169A_353b_Proposed North Elevation_Townhouses & Maisonette.dwg
3169A_325_Maisonette Sections.dwg
3169A_326_Townhouses Sections.dwg
Received 14/11/2023

EB7 Ltd
Site Photographs
Ordnance Survey

NORTH

Project	39a Fitzjohn's Avenue London NW3 5JY
Title	Maresfield Gardens First to Second Floor Room Layout
Drawn	MZ
Checked	--
Date	04/12/2023
Project	5844
Rel no.	02
Prefix	ID01
Page no.	08

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Sources of information

Matrix Surveys
2732_Elevations.dwg
2732_Site.dwg
Received 19/06/2023

Sergison Bates Architects
325 4210a Proposed LGF plan.dwg
325 4211a Proposed UG plan.dwg
325 4212a Proposed 01 plan.dwg
325 4213a Proposed 02 plan.dwg
325 4214a Proposed 03 plan.dwg
325 4215a Proposed 04 plan.dwg
325 4216 Proposed roof plan.dwg
325 4250 Proposed sections.dwg
325 4270a Proposed west?south elevations.dwg
325 4271a Proposed east?north elevations.dwg
Received 14/11/2023

CHMRP Architects
3169A_200b_Proposed Garden Level.dwg
3169A_201b_Proposed Ground Floor.dwg
3169A_202b_Proposed 1st Floor.dwg
3169A_203b_Proposed 2nd Floor.dwg
3169A_204b_Proposed 3rd Floor.dwg
3169A_205b_Proposed Roof.dwg
3169A_350b_Proposed East Elevation_Townhouses & Maisonette.dwg
3169A_351b_Proposed South Elevation_Townhouses & Maisonette.dwg
3169A_352b_Proposed West Elevation_Townhouses & Maisonette.dwg
3169A_353b_Proposed North Elevation_Townhouses & Maisonette.dwg
3169A_325_Maisonette Sections.dwg
3169A_326_Townhouses Sections.dwg
Received 14/11/2023

EB7 Ltd
Site Photographs
Ordnance Survey

NORTH

Project	39a Fitzjohn's Avenue London NW3 5JY
Title	Maresfield Gardens Third Floor Room Layout

Drawn	MZ	Checked	--
Date	04/12/2023	Project	5844

Rel no.	Prefix	Page no.
02	ID01	09

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Sources of information

Matrix Surveys
2732_Elevations.dwg
2732_Site.dwg
Received 19/06/2023

Sergison Bates Architects
325 4210a Proposed LGF plan.dwg
325 4211a Proposed UG plan.dwg
325 4212a Proposed 01 plan.dwg
325 4213a Proposed 02 plan.dwg
325 4214a Proposed 03 plan.dwg
325 4215a Proposed 04 plan.dwg
325 4216 Proposed roof plan.dwg
325 4250 Proposed sections.dwg
325 4270a Proposed west?south elevations.dwg
325 4271a Proposed east?north elevations.dwg
Received 14/11/2023

CHMRP Architects
3169A_200b_Proposed Garden Level.dwg
3169A_201b_Proposed Ground Floor.dwg
3169A_202b_Proposed 1st Floor.dwg
3169A_203b_Proposed 2nd Floor.dwg
3169A_204b_Proposed 3rd Floor.dwg
3169A_205b_Proposed Roof.dwg
3169A_350b_Proposed East Elevation_Townhouses & Maisonette.dwg
3169A_351b_Proposed South Elevation_Townhouses & Maisonette.dwg
3169A_352b_Proposed West Elevation_Townhouses & Maisonette.dwg
3169A_353b_Proposed North Elevation_Townhouses & Maisonette.dwg
3169A_325_Maisonette Sections.dwg
3169A_326_Townhouses Sections.dwg
Received 14/11/2023

EB7 Ltd
Site Photographs
Ordnance Survey

NORTH

Project	39a Fitzjohn's Avenue London NW3 5JY
Title	Maresfield Gardens Fourth Floor Room Layout
Drawn	MZ
Checked	--
Date	04/12/2023
Project	5844
Rel no.	02
Prefix	ID01
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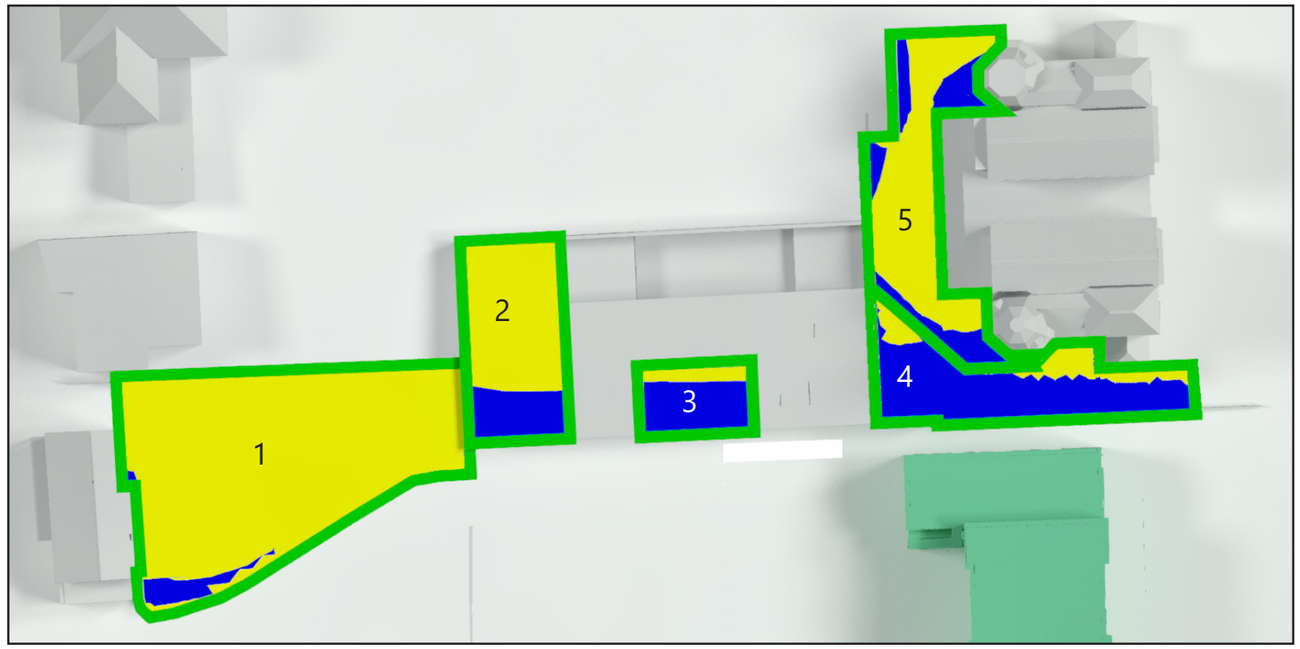
						Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
Building Name	Unit No.	Floor	Room	Window	Room Use	Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
Fitzjohns Avenue Proposed	Flat1	Lower Ground	R1	W2 W1 W3	Bedroom	100	27%	61	61%	0.7%	34%	0.4%	57%	1.5	0.7	88 88 88	N/F N/F N/F
			R2	W5 W4	Bedroom	100	100%	191	191%	0.7%	100%	1.3%	186%	1.5	0.0	268 358	 N/F
			R3	W10 W6 W8 W7	Bedroom	100	22%	66	66%	0.7%	23%	0.5%	71%	1.5	0.0	88 358 358 358	N/F N/F N/F N/F
	Flat3	Lower Ground	R4	W9 W11 W13 W12	Living Room	150	25%	82	55%	1.1%	25%	0.6%	55%	1.5	0.0	268 358 358 358	 N/F N/F N/F
	Flat4	Lower Ground	R5	W17 W16 W14 W15	Living Room	150	53%	161	107%	1.1%	51%	1.1%	100%	1.5	5.2	268 178 178 178	
	Flat1	Ground	R3	W9 W10 W8 W7 W6 W5 W4 W3	LKD	150	84%	242	161%	1.1%	64%	1.3%	118%	1.5	3.3	268 268 268 358 358 358 358 358	 N/F N/F N/F N/F N/F
	Flat3	Ground	R2	W2	Study	100	100%	310	310%	0.7%	100%	1.8%	257%	1.5	2.3	88	N/F
			R4	W14 W11 W12	Kitchen	200	75%	303	152%	1.4%	60%	1.6%	114%	1.5	3.1	268 268 268	
	Flat4	Ground	R1	W1	Study	100	100%	336	336%	0.7%	100%	1.9%	271%	1.5	2.4	88	N/F
			R5	W15 W13 W16	Kitchen	200	54%	206	103%	1.4%	40%	1.0%	71%	1.5	3.3	268 268 268	
	Flat2	First	R5	W6 W7 W5	Bedroom	100	100%	481	481%	0.7%	100%	2.6%	371%	1.5	2.6	88 88 88	N/F N/F N/F
			R6	W11 W9 W10 W8	LKD	150	100%	426	284%	1.1%	100%	2.2%	200%	1.5	3.2	268 268 268 358	 N/F
	Flat3	First	R3	W3	Bedroom	100	100%	434	434%	0.7%	100%	2.5%	357%	1.5	2.6	88	N/F
			R4	W4	Nursery	100	97%	311	311%	0.7%	95%	1.6%	229%	1.5	2.6	88	N/F
			R7	W12 W13	Bedroom	100	100%	258	258%	0.7%	100%	1.3%	186%	1.5	2.8	268 268	
	Flat4	First	R1	W1	Nursery	100	96%	317	317%	0.7%	94%	1.7%	243%	1.5	2.6	88	N/F
			R2	W2	Bedroom	100	100%	420	420%	0.7%	100%	2.4%	343%	1.5	2.6	88	N/F
			R8	W14 W15 W16	Bedroom	100	100%	385	385%	0.7%	100%	2.0%	286%	1.5	3.3	268 268 268	
	Flat2	Second	R3	W7 W5 W6	Bedroom	100	100%	345	345%	0.7%	100%	1.9%	271%	1.5	2.0	88 88 88	N/F N/F N/F
			R4	W8	Bedroom	100	100%	318	318%	0.7%	100%	1.8%	257%	1.5	1.9	268	
	Flat3	Second	R2	W3 W4	Bedroom	100	100%	306	306%	0.7%	100%	1.6%	229%	1.5	2.6	88 88	N/F N/F
			R5	W10 W11 W9	Bedroom	100	100%	385	385%	0.7%	100%	2.0%	286%	1.5	2.8	268 268 358	 N/F
	Flat4	Second	R1	W1 W2	Bedroom	100	100%	324	324%	0.7%	100%	1.6%	229%	1.5	2.6	88 88	N/F N/F
			R6	W15 W12 W13 W14	Bedroom	100	100%	317	317%	0.7%	100%	1.5%	214%	1.5	2.8	268 268 268 268	
	Flat2	Third	R3	W7 W6 W5 W8	Bedroom	100	100%	587	587%	0.7%	100%	2.9%	414%	1.5	5.4	358 88 88 268	N/F N/F N/F
	Flat3	Third	R2	W4 W3	Bedroom	100	62%	120	120%	0.7%	44%	0.6%	86%	1.5	2.6	88 88	N/F N/F
			R4	W14 W10 W9	Bedroom	100	100%	439	439%	0.7%	100%	2.2%	314%	1.5	2.8	268 268 358	 N/F
	Flat4	Third	R1	W1 W2	Bedroom	100	83%	154	154%	0.7%	67%	0.7%	100%	1.5	2.6	88 88	N/F N/F
			R5	W13 W11 W12 W15	Bedroom	100	100%	545	545%	0.7%	100%	2.3%	329%	1.5	7.9	178 268 268 178	
Maresfield Gardens Proposed	Flat1	Lower Ground	R1	W1	Bedroom	100	88%	145	145%	0.7%	89%	1.0%	143%	1.5	1.0	290	N/F
			R2	W2 W3 W4 W5	LKD	150	76%	227	151%	1.1%	60%	1.2%	109%	1.5	5.9	290 290 110 160	N/F N/F
			R3	W6	Bedroom	100	97%	202	202%	0.7%	84%	1.0%	143%	1.5	5.5	200	
	Flat2	Lower Ground	R4	W7 W8 W9 W10	LKD	150	82%	249	166%	1.1%	52%	1.1%	100%	1.5	5.7	251 251 71 110	 N/F
			R5	W11	Bedroom	100	67%	133	133%	0.7%	57%	0.7%	100%	1.5	2.6	110	

Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
	Flat3	Lower Ground	R6	W12	Bedroom	100	76%	166	166%	0.7%	62%	0.9%	129%	1.5	4.4	178	
			R7	W13 W14 W15 W16 W17	LKD	150	99%	242	161%	1.1%	68%	1.2%	109%	1.5	6.9	220 220 220 40 88	 N/F N/F
			R8	W18	Bedroom	100	100%	181	181%	0.7%	97%	1.1%	157%	1.5	2.0	88	N/F
			R9	W19	Bedroom	100	93%	159	159%	0.7%	81%	1.0%	143%	1.5	1.7	88	N/F
	Flat1	Upper Ground	R1	W1	Bedroom	100	63%	117	117%	0.7%	67%	0.8%	114%	1.5	0.0	20	N/F
			R2	W2	Bedroom	100	100%	263	263%	0.7%	100%	1.7%	243%	1.5	0.0	20	N/F
			R3	W3 W4 W5 W6	LKD	150	97%	235	157%	1.1%	75%	1.3%	118%	1.5	1.1	20 290 328 290	N/F N/F N/F N/F
	Flat2	Upper Ground	R4	W7	Bedroom	100	100%	217	217%	0.7%	100%	1.2%	171%	1.5	1.0	290	N/F
			R5	W8 W9 W10 W11	LKD	150	100%	338	225%	1.1%	87%	1.4%	127%	1.5	5.4	290 200 250 160	N/F
			R6	W12	Bedroom	100	100%	338	338%	0.7%	100%	1.5%	214%	1.5	5.5	200	
	Flat3	Upper Ground	R7	W13 W14 W15 W16	LKD	150	100%	414	276%	1.1%	73%	1.5%	136%	1.5	7.6	251 161 200 110	
			R8	W17	Bedroom	100	100%	245	245%	0.7%	90%	1.1%	157%	1.5	3.5	110	
	Flat4	Upper Ground	R9	W18	Bedroom	100	100%	248	248%	0.7%	100%	1.2%	171%	1.5	4.4	178	
			R10	W19 W20 W21 W22 W23	LKD	150	100%	400	267%	1.1%	100%	1.7%	155%	1.5	6.1	220 220 130 178 88	 N/F
			R11	W24	Bedroom	100	100%	280	280%	0.7%	100%	1.5%	214%	1.5	2.6	88	N/F
			R12	W25	Bedroom	100	100%	272	272%	0.7%	100%	1.4%	200%	1.5	2.6	88	N/F
	Flat1	First	R1	W1	Bedroom	100	78%	137	137%	0.7%	77%	0.8%	114%	1.5	0.0	20	N/F
			R2	W2	Bedroom	100	100%	282	282%	0.7%	100%	1.7%	243%	1.5	0.0	20	N/F
			R3	W3 W4 W5 W6	LKD	150	100%	268	179%	1.1%	84%	1.4%	127%	1.5	1.4	20 290 328 290	N/F N/F N/F N/F
	Flat2	First	R4	W7	Bedroom	100	100%	255	255%	0.7%	100%	1.3%	186%	1.5	1.3	290	N/F
			R5	W8 W9 W10 W11	LKD	150	100%	403	269%	1.1%	90%	1.5%	136%	1.5	5.7	290 200 250 160	N/F
			R6	W12	Bedroom	100	100%	372	372%	0.7%	100%	1.6%	229%	1.5	5.5	200	
	Flat3	First	R7	W13 W14 W15 W16	LKD	150	100%	479	319%	1.1%	79%	1.6%	145%	1.5	7.6	251 161 200 110	
			R8	W17	Bedroom	100	100%	272	272%	0.7%	94%	1.2%	171%	1.5	3.5	110	
	Flat4	First	R9	W18	Bedroom	100	100%	295	295%	0.7%	100%	1.4%	200%	1.5	5.0	178	
			R10	W19 W20 W21 W22 W23	LKD	150	100%	470	313%	1.1%	100%	1.8%	164%	1.5	6.3	220 220 130 178 88	 N/F
			R11	W24	Bedroom	100	100%	295	295%	0.7%	100%	1.5%	214%	1.5	2.6	88	N/F
	Flat5	First	R12	W25	Bedroom	100	100%	239	239%	0.7%	100%	1.2%	171%	1.5	2.6	88	N/F
			R13	W26	Bedroom	100	100%	389	389%	0.7%	100%	1.9%	271%	1.5	2.4	88	N/F
			R14	W27 W28 W29 W30	LKD	150	100%	293	195%	1.1%	100%	1.5%	136%	1.5	0.2	54 88 358 358	N/F N/F N/F N/F
	Flat6	First	R15	W31 W32 W33	Studio	100	100%	176	176%	0.7%	78%	0.9%	129%	1.5	0.0	322 358 268	N/F N/F
	Flat1	Second	R1	W1	Bedroom	100	88%	151	151%	0.7%	82%	0.9%	129%	1.5	0.0	20	N/F
			R2	W2	Bedroom	100	100%	308	308%	0.7%	100%	1.9%	271%	1.5	0.0	20	N/F
			R3	W3 W4 W5 W6	LKD	150	100%	313	209%	1.1%	98%	1.6%	145%	1.5	1.4	20 290 328 290	N/F N/F N/F N/F
	Flat2	Second	R4	W7	Bedroom	100	100%	280	280%	0.7%	100%	1.4%	200%	1.5	1.4	290	N/F
			R5	W8 W9 W10 W11	LKD	150	100%	500	333%	1.1%	96%	1.7%	155%	1.5	6.3	290 200 250 160	N/F
			R6	W12	Bedroom	100	100%	401	401%	0.7%	100%	1.7%	243%	1.5	5.7	200	
	Flat3	Second	R7	W13 W14 W15 W16	LKD	150	100%	593	395%	1.1%	91%	1.9%	173%	1.5	7.6	251 161 200 110	
			R8	W17	Bedroom	100	100%	295	295%	0.7%	99%	1.3%	186%	1.5	3.7	110	

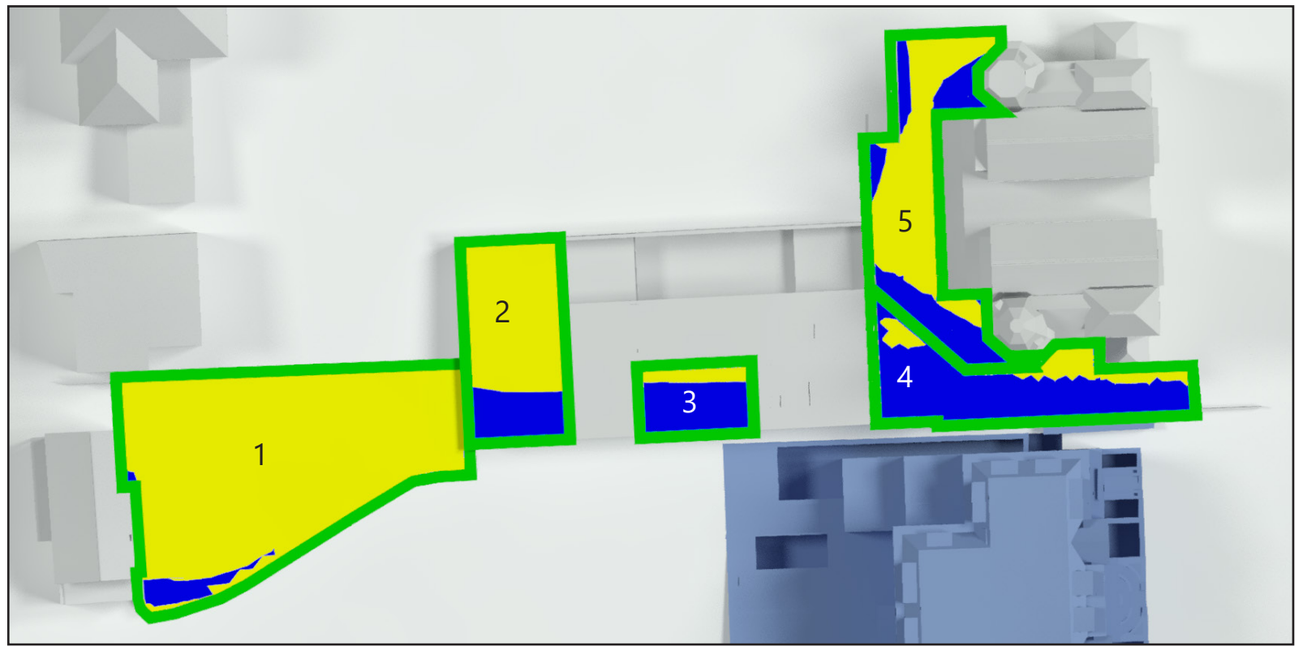
Building Name	Unit No.	Floor	Room	Window	Room Use	Illuminance (SDA)				Daylight Factor (DF)				Sunlight Exposure (SE)			
						Target Lux	% of Room meeting target	Median Lux of Room	Median as % of Target	Target DF	% of Room meeting target	Median DF of Room	Median as % of Target	Target	Sunlight Exposure	Orientation	North Facing
						(Lux)	(%)	(Lux)	(Median / Target)	(%)	(%)	(%)	(Median / Target)	(Hrs)	(Hrs)	(Degrees)	(NF)
	Flat4	Second	R9	W18	Bedroom	100	100%	340	340%	0.7%	100%	1.5%	214%	1.5	5.0	178	
			R10	W19	LKD	150	100%	557	371%	1.1%	100%	2.1%	191%	1.5	7.0	220	
				W20												220	
				W21												130	
				W22												178	
				W23												88	N/F
			R11	W24	Bedroom	100	100%	317	317%	0.7%	100%	1.5%	214%	1.5	2.6	88	N/F
	Flat5	Second	R12	W25	Bedroom	100	100%	255	255%	0.7%	100%	1.2%	171%	1.5	2.6	88	N/F
			R13	W26	Bedroom	100	100%	429	429%	0.7%	100%	2.1%	300%	1.5	2.6	88	N/F
			R14	W27	LKD	150	100%	344	229%	1.1%	100%	1.8%	164%	1.5	0.6	54	N/F
				W28												88	N/F
				W29												358	N/F
				W30												358	N/F
	Flat6	Second	R15	W31	Studio	100	100%	225	225%	0.7%	100%	1.1%	157%	1.5	0.0	322	N/F
				W32												358	N/F
				W33												268	
	Flat1	Third	R1	W1	Bedroom	100	99%	181	181%	0.7%	96%	1.0%	143%	1.5	0.0	20	N/F
			R2	W2	Bedroom	100	100%	415	415%	0.7%	100%	2.5%	357%	1.5	0.0	20	N/F
			R3	W3	LKD	150	100%	460	307%	1.1%	100%	2.4%	218%	1.5	1.4	20	N/F
				W4												290	N/F
				W5												290	N/F
				W6												290	N/F
	Flat2	Third	R4	W7	Bedroom	100	100%	312	312%	0.7%	100%	1.5%	214%	1.5	1.4	290	N/F
			R5	W8	LKD	150	100%	850	567%	1.1%	100%	3.2%	291%	1.5	8.4	290	N/F
				W9												200	
				W10												200	
				W11												160	
			R6	W12	Bedroom	100	100%	428	428%	0.7%	100%	1.7%	243%	1.5	6.2	200	
	Flat3	Third	R7	W13	LKD	150	100%	855	570%	1.1%	100%	2.8%	255%	1.5	9.5	251	
				W14												161	
				W15												161	
				W16												110	
			R8	W17	Bedroom	100	100%	314	314%	0.7%	99%	1.4%	200%	1.5	3.8	110	
	Flat4	Third	R9	W18	Bedroom	100	100%	363	363%	0.7%	100%	1.5%	214%	1.5	5.0	178	
			R10	W19	LKD	150	100%	679	453%	1.1%	100%	2.6%	236%	1.5	8.6	220	
				W20												220	
				W21												130	
				W22												130	
			R11	W23	Bedroom	100	100%	359	359%	0.7%	100%	1.7%	243%	1.5	2.6	88	N/F
			R12	W24	Bedroom	100	100%	350	350%	0.7%	100%	1.7%	243%	1.5	2.6	88	N/F
	Flat5	Third	R13	W25	LKD	150	100%	356	237%	1.1%	81%	1.6%	145%	1.5	2.6	88	N/F
				W26												54	N/F
				W27												88	N/F
				W28												358	N/F
			R14	W29	Bedroom	100	100%	278	278%	0.7%	100%	1.6%	229%	1.5	0.0	358	N/F
			R15	W30	Bedroom	100	100%	368	368%	0.7%	100%	1.9%	271%	1.5	0.0	358	N/F
				W31												268	
	Flat1	Fourth	R1	W1	Bedroom	100	100%	222	222%	0.7%	100%	1.3%	186%	1.5	0.0	20	N/F
			R2	W2	Bedroom	100	100%	463	463%	0.7%	100%	2.7%	386%	1.5	0.0	20	N/F
			R3	W3	LKD	150	100%	397	265%	1.1%	100%	2.0%	182%	1.5	1.4	290	N/F
				W4												20	N/F
				W5												290	N/F
				W6												290	N/F
	Flat2	Fourth	R4	W7	Bedroom	100	100%	327	327%	0.7%	100%	1.6%	229%	1.5	1.4	290	N/F
			R5	W8	LKD	150	100%	819	546%	1.1%	98%	2.9%	264%	1.5	8.2	200	
				W9												290	N/F
				W10												200	
				W11												160	
	Flat3	Fourth	R6	W12	Bedroom	100	100%	499	499%	0.7%	100%	2.1%	300%	1.5	6.2	200	
			R7	W13	LKD	150	100%	559	373%	1.1%	98%	1.9%	173%	1.5	8.9	161	
				W14												251	
				W15												161	
				W16												110	
			R8	W17	Bedroom	100	100%	346	346%	0.7%	100%	1.6%	229%	1.5	3.8	110	
	Flat4	Fourth	R9	W18	Bedroom	100	100%	372	372%	0.7%	100%	1.6%	229%	1.5	5.8	178	
			R10	W19	LKD	150	100%	600	400%	1.1%	100%	2.1%	191%	1.5	8.5	220	
				W20												130	
				W21												220	
				W22												130	
			R11	W23	Bedroom	100	100%	376	376%	0.7%	100%	1.7%	243%	1.5	2.6	88	N/F
			R12	W24	Bedroom	100	100%	371	371%	0.7%	100%	1.7%	243%	1.5	2.6	88	N/F
	Flat5	Fourth	R13	W25	LKD	150	100%	577	385%	1.1%	100%	2.8%	255%	1.5	2.6	88	N/F
				W26												88	N/F
				W27												88	N/F
				W28												358	N/F
			R14	W29	Bedroom	100	100%	293	293%	0.7%	100%	1.6%	229%	1.5	0.0	358	N/F
			R15	W30	Bedroom	100	100%	556	556%	0.7%	100%	3.1%	443%	1.5	1.8	358	N/F
				W31												268	

Appendix 4

Results of the sunlight amenity assessment



Existing Scenario - March 21st



Proposed Scenario - March 21st

Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
		(m^2)	%	(m^2)	%	
1 - 46 Maresfield Gardens	382.37	360.89	94	360.81	94	1.0
2 - 45a Fitzjohn's Avenue	127.53	96.53	76	96.53	76	1.0
3 - 45a Fitzjohn's Avenue	43.16	8.89	21	8.89	21	1.0
4 - 43 Fitzjohn's Avenue	123.01	22.52	18	21.33	17	0.95
5 - 45 Fitzjohn's Avenue	145.71	102.40	70	89.98	62	0.88

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Sources of information

Matrix Surveys
2732_Elevations.dwg
2732_Site.dwg
Received 19/06/2023

Sergison Bates Architects
Maresfield gardens proposed scheme dwgs
Received 14/11/2023

CHMRP Architects
Fitzjohn's Avenue proposed scheme dwgs
Received 14/11/2023

EB7 Ltd
Site Photographs
Ordnance Survey

NORTH

Key

- Existing Building
- Proposed Development
- Area of assesment
- Area receiving more than two hours of sun on March 21st
- Area receiving less than two hours of sun on March 21st

Project: 39a Fitzjohn's Avenue, London, NW3 5JT

Title: Sunlight Amenity Study, Existing vs Proposed, 21st March

Drawn: MZ | Checked: --

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