

# Schofield

## DAYLIGHT & SUNLIGHT REPORT

Darwin Court, London, NW1

Prepared by:

Stephen Parker BSc (Hons) Dip Surv MRICS

**CHARTERED  
BUILDING  
SURVEYORS.**



# Schofield

Date: 08 August 2023

Document reference: 23.117.45

## CONTENTS

|  |  |    |
|--|--|----|
| 1.0                                      | INTRODUCTION .....                                 | 3  |
| 2.0                                      | THE SITE .....                                     | 4  |
| 3.0                                      | PLANNING POLICY.....                               | 5  |
| 4.0                                      | DAYLIGHT, SUNLIGHT AND OVERSHADOWING GUIDANCE..... | 7  |
| 5.0                                      | APPLYING THE BRE GUIDE.....                        | 9  |
| 6.0                                      | SOURCES OF INFORMATION .....                       | 11 |
| 7.0                                      | RESULTS .....                                      | 12 |
| 8.0                                      | CONCLUSION .....                                   | 14 |
| Appendix 1 – Context Plans.....          |  |    |
| Appendix 2 – Window Location Plans ..... |  |    |
| Appendix 3 – Results .....               |  |    |

## 1.0 INTRODUCTION

Schofield Surveyors have been instructed by Airspace Advisory to test the effects of the proposed development at Darwin Court, London NW1 on the daylight and sunlight availability to the habitable dwellings adjacent to the development site. In addition, we have also been asked to consider the effects of the windows and rooms below the proposal within the existing building. The assessment considers the design information provided by Tony Fretton Architects dated May 2023.

- 1.2. The methodology and criteria used for this assessment is provided by two documents. The first is the Building Research Establishment's (BRE) guidance "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (BRE 209 3rd Edition, 2022) and the second is the BS EN 17037: 2018 (formerly BS 8206 part 2).
- 1.3. To carry out our assessment, we have generated a 3D computer model of the site based upon two dimensional elevations and a topographical survey plan. With this model, we have utilised our specialist computer software to calculate the daylight and sunlight impacts to the neighbouring properties to determine the effect, if any, the proposed development may have.
- 1.4. The numerical criteria suggested within the BRE guidelines and BS EN 17037: 2018 has been applied to our assessment. It is also important to note that these guidelines are not a rigid set of rules, but they are purely advisory and need to be applied both sensibly and flexibly according to the specific context of the site.
- 1.5. Section 1.6 of the guidance states:

*"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 and design."*



## 2.0 THE SITE

- 2.1. The site is located in the London Borough of Camden and is bounded by habitable residential properties to the south and west, which have an aspect overlooking the site and its proposals.
- 2.2 The Proposed site shows a roof top extension to the existing buildings.
- 2.3 The below image shows the site taken from Ordnance data:



- 2.4 The existing buildings adjacent and surrounding the proposed development that require a detailed assessment are shown in the below table:

| No: | Address              | Assumed Use | Proximity to the Site |
|-----|----------------------|-------------|-----------------------|
| 1   | 17 Gloucester Ave    | Residential | South                 |
| 2   | 19 Gloucester Ave    | Residential | South                 |
| 3   | 21 Gloucester Ave    | Residential | South                 |
| 4   | 23 Gloucester Ave    | Residential | South                 |
| 5   | 25 Gloucester Ave    | Residential | South                 |
| 6   | 27 Gloucester Ave    | Residential | South                 |
| 7   | 29 Gloucester Ave    | Residential | South                 |
| 8   | 31 Gloucester Ave    | Residential | South                 |
| 9   | 33 Gloucester Ave    | Residential | South                 |
| 10  | 35 Gloucester Ave    | Residential | South                 |
| 11  | 39 Gloucester Ave    | Residential | West                  |
| 12  | 41 Gloucester Ave    | Residential | West                  |
| 13  | 43-45 Gloucester Ave | Residential | West                  |
| 14  | 47 Gloucester Ave    | Residential | West                  |
| 15  | 49 Gloucester Ave    | Residential | West                  |
| 16  | Darwin Court         | Residential | West                  |

## 3.0 PLANNING POLICY

- 3.1 The site is situated in the London Borough of Camden and this report has considered all relevant planning policy which relates to daylight and sunlight. In particular, the Policy A1 Managing the impact of development states:

*“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 factors we will consider include:*

*f. sunlight, daylight and overshadowing.”*

*Sunlight, daylight and overshadowing*

*“6.5 Loss of daylight and sunlight can be caused if spaces are overshadowing 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”.*

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

The Mayor of London's new London Plan gives the following:

## Policy D6 – C&D Housing Quality and Standards

*“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.*

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

## The Housing SGP – The Mayor of London (March 2016)

- 3.2 The Mayor of London has published a Supplementary Planning Guidance (SPG) in March 2016, which includes the following information:

### Standards for privacy, daylight and sunlight:

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 the 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.

*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 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”.*

## 4.0 DAYLIGHT, SUNLIGHT AND OVERSHADOWING GUIDANCE

### Neighbouring Amenity

4.1 The BRE guide sets out the following three distinct calculations for assessing daylight to neighbouring properties.

1. Vertical Sky Component (VSC).
2. No-Sky Line Assessment (NSL).
3. Average Daylight Factor Assessment (ADF).

4.2 The VSC assessment assesses the potential for daylight at the centre point of the tested windows on the outside face of the structural opening in question. The VSC is an external daylighting calculation that measures the amount of direct daylight to this specific window point. The criterion for assessment recommends that either 27% VSC in the proposed condition should be achieved, or 0.8 (-20%) times the existing values should be demonstrated. The BRE states within Appendix F that:

*“F7 in assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction and is therefore a measure of the daylight environment as a whole. The daylight factor and daylight illuminance (appendix C) also depend on the room and window dimensions, the reflectance’s of interior surfaces and the type of glass, as well as the obstructions outside. These are appropriate measures to use in new buildings because most of these factors are within the developer’s control.”*

4.3 For the NSL, the assessment considers the distribution of natural light within the room in question by showing a contour zone at the point in which the visible area of sky can be seen at the working plane of the room. The layouts used within the rooms are integral to the accuracy of the assessment. The BRE states that:

*“2.2.10 Where room layouts are known (for example if they are available on the local authority’s planning portal), the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms. For houses, this would include living rooms, dining rooms, and kitchens; bedrooms should also be analysed although they are less important.”*

- 4.4 Therefore, where layouts are unknown, a degree of flexibility needs to be applied in considering the overall impact. The BRE guide recommends that no more than 0.8 (-20%) times the former values should be maintained to show compliance. Furthermore, and in accordance with recommendation within the draft SPG the Lord Mayor states that *“Less weight should be given to the room-based measures of daylight such as no skyline...”*
- 4.5 For the ADF assessment, the test considers the interior dimensions, transmittance values and surface reflectance values within a room that is being tested as well as the amount of visible sky from the window. For this reason, it is considered a more detailed assessment where these variables are known particularly when new buildings are either being constructed or have planning consent. However, if the above variables are unknown, then the accuracy cannot be relied upon. It is for this reason that we have only considered the daylight VSC and NSL assessment in this report.
- 4.6 For sunlight, the Annual Percentage of Sunlight Hours (APSH) is the calculation used to determine the availability of sunlight to the rooms in question. For assessment purposes, the BRE guide suggests that when existing buildings are considered, only those windows that are orientated within 90° of due south need to be tested. The primary focus is also on main living rooms, with bedrooms and kitchens deemed as less important.
- 4.7 In assessing the effects, the guide suggests at least 25% of the annual sunlight hours, with 5% during the winter period. The guide suggests that occupiers will notice a loss of sunlight if the APSH to main living rooms is reduced by more than 4%, to less than 0.8 times the former value.



4.8 The criterion for the BRE guidance can be summarised as follows:

| Issue    | Criteria  |
|----------|---|
| Daylight | A window may be affected if the vertical sky component (VSC) measured at the centre of the window is less than 27% and less than 0.8 times its former value.  |
|          | A room may be adversely affected if the No-Sky Line is less than 80% of the room area and is less than 0.8 times its former value.  |
|          | A room may be adversely affected if the average daylight factor (ADF) is less than 1% for a bedroom, 1.5% for a living room or 2% for a kitchen. For offices a minimum figure of 2% is required.  |
| Sunlight | A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours including at least 5% of the annual probable sunlight hours.<br>(APSH) during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period. |
| Shadow   | An amenity area may be adversely affected if more than 50% of the total amenity area is not lit for more than 2 hours on the Spring Equinox.  |

4.9 In consideration of the above criteria for assessing daylight and sunlight, key consideration needs to be applied for when assessing daylight and sunlight whilst being mindful of the BRE criteria as well as the London Plan, the SPG and recent Appeal decisions. In that regard, the results are presented whilst being mindful of the BRE target criteria and applying flexibility in accordance with the relevant policy documents and Appeal decisions mentioned herein.

## 5.0 APPLYING THE BRE GUIDE

5.1 In paragraph 2.2.2 of the BRE Guide, it states that:

*“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.”*

5.2 Our detailed technical assessments therefore only consider residential habitable properties.

- 5.3 For the dwellings, we have considered all habitable rooms, such as kitchens, living rooms, bedrooms and living kitchen diners. Entrance halls, bathrooms, WC's etc have been ignored within our assessment due to the rooms not serving habitable space.
- 5.4 For sunlight APSH, the BRE guide states that when considering neighbouring properties, only those main living rooms that have an aspect within 90° of due south need to be considered. This is because the amount of direct sunlight a window can enjoy is dependent on its orientation and the extent of any external obstructions. For example, where a window faces directly north, no matter what external obstruction is present, the window will not be able to receive good levels of sunlight throughout the year. However, conversely, if a window faces directly south and has no obstructions, the window will receive very high levels of sunlight, where, in most instances, solar shading will be required.
- 5.5 In applying the guidance, it is extremely important to consider it sensibly and flexibly, with careful consideration of the specific context of the site. Its numerical targets theoretically apply to most built environments, from city centres to sub-urban towns and villages. Therefore, in more tightly constrained sites, the default BRE targets can be very challenging to achieve.
- 5.6 With the above in mind, a ridged application of the guidance in certain situations could easily conflict with appropriate development in this area. A flexible approach therefore must be applied to allow development to be in keeping with its neighbouring environment. The BRE states that:
- “2.2.3 Note that the numerical values given here are purely advisory. Different criteria may be used, based on the requirements for daylighting in the area viewed against other site constraints. Another important issue is whether the existing building in itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”.*
- 5.7 Furthermore, the inherent design of neighbouring properties can influence the available levels of existing light to properties, which can also affect the percentage reduction figures when the proposal is considered. For example, where small windows are present, the effects can be exaggerated for new development. This is also the case where existing balconies are present where the BRE states that:

*“Even the modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an*

*additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony in place was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative light loss."*

- 5.8 Appendix F of the BRE guide offers guidance on setting alternative target values for daylight and sunlight access. In section F2 it states:

*"Sometimes there may be an extant planning permission for a site but the developer wants to change the design. In assessing the loss of light to existing windows, nearby, a local authority may allow the vertical sky component (VSC) and annual probably sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks. However, since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building, and for the developer to set 0.80 times the values for the permitted scheme as benchmarks."*

- 5.9 The BRE guide does not suggest alternative times former values when assessing the extant scheme against the proposed massing, rather it just suggests that 0.8 times is inappropriate. Therefore, given that the intended spirit of the guidance is for it to be applied sensibly and flexibly, we usually suggest that anything within 0.90 times (10% reduction) should, in our opinion, be acceptable.

## 6.0 SOURCES OF INFORMATION

- 6.1 The site has been scanned to provide two-dimensional survey elevations and a topographical survey. This information has been utilised within the 3D model to ensure an accurate 3D environment can be prepared.
- 6.2 Access to the neighbouring properties has not been sought, however, we were able to establish layouts of some properties via internet research which have been used within our assessments. We were able to find layouts for the following properties:

| No: | Address          |
|-----|------------------|
| 1   | 21 Gloucester    |
| 2   | 31 Gloucester    |
| 3   | 35 Gloucester    |
| 4   | 39 Gloucester    |
| 5   | 41 Gloucester    |
| 6   | 43-45 Gloucester |
| 7   | 47 Gloucester    |
| 8   | 49 Gloucester    |

6.3 Where layouts have not been available, we have estimated 4m room depths throughout.

6.4 The following drawings have been used which were provided by the architect, Tony Fretton Architects in May 2023:

| Drawing No: | Description:         | Date:    |
|-------------|----------------------|----------|
| 306_PL_9012 | Option K As Proposed | May 2023 |

## 7.0 RESULTS

### Daylight – VSC

7.1 The full set of results are presented within Appendix 2 of this report. However, a summary of the impacts is presented below:

### VSC: -

| Property          | Number of Windows Tested (VSC) | Windows that meet BRE Guidelines |      |
|-------------------|--------------------------------|----------------------------------|------|
|                   |                                | No.                              | %    |
| 17 Gloucester Ave | 8                              | 8                                | 100% |
| 19 Gloucester Ave | 8                              | 8                                | 100% |
| 21 Gloucester Ave | 8                              | 8                                | 100% |
| 23 Gloucester Ave | 8                              | 8                                | 100% |
| 25 Gloucester Ave | 8                              | 8                                | 100% |
| 27 Gloucester Ave | 8                              | 8                                | 100% |



|                      |            |            |             |
|----------------------|------------|------------|-------------|
| 29 Gloucester Ave    | 8          | 8          | 100%        |
| 31 Gloucester Ave    | 8          | 8          | 100%        |
| 33 Gloucester Ave    | 19         | 19         | 100%        |
| 35 Gloucester Ave    | 8          | 8          | 100%        |
| 39 Gloucester Ave    | 24         | 24         | 100%        |
| 41 Gloucester Ave    | 15         | 15         | 100%        |
| 43-45 Gloucester Ave | 15         | 15         | 100%        |
| 47 Gloucester Ave    | 10         | 10         | 100%        |
| 49 Gloucester Ave    | 6          | 6          | 100%        |
| Darwin Court         | 42         | 42         | 100%        |
| <b>Total</b>         | <b>203</b> | <b>203</b> | <b>100%</b> |

7.2 The results of the VSC assessment show that, out of the 203 windows considered, all 203 (100%) comply with strict BRE target values.

NSL: -

| Property             | Number of Rooms Tested (NSL) | Rooms that meet BRE Guidelines |             |
|----------------------|------------------------------|--------------------------------|-------------|
|                      |                              | No.                            | %           |
| 17 Gloucester Ave    | 8                            | 8                              | 100%        |
| 19 Gloucester Ave    | 8                            | 8                              | 100%        |
| 21 Gloucester Ave    | 8                            | 8                              | 100%        |
| 23 Gloucester Ave    | 8                            | 8                              | 100%        |
| 25 Gloucester Ave    | 8                            | 8                              | 100%        |
| 27 Gloucester Ave    | 8                            | 8                              | 100%        |
| 29 Gloucester Ave    | 8                            | 8                              | 100%        |
| 31 Gloucester Ave    | 8                            | 8                              | 100%        |
| 33 Gloucester Ave    | 16                           | 16                             | 100%        |
| 35 Gloucester Ave    | 8                            | 8                              | 100%        |
| 39 Gloucester Ave    | 14                           | 14                             | 100%        |
| 41 Gloucester Ave    | 15                           | 15                             | 100%        |
| 43-45 Gloucester Ave | 14                           | 14                             | 100%        |
| 47 Gloucester Ave    | 6                            | 6                              | 100%        |
| 49 Gloucester Ave    | 6                            | 6                              | 100%        |
| Darwin Court         | 42                           | 42                             | 100%        |
| <b>Total</b>         | <b>185</b>                   | <b>185</b>                     | <b>100%</b> |

7.4 The results of the NSL assessment show that, out of the 185 rooms considered, all 185 (100%) comply with strict BRE target values.

## Sunlight – APSH

- 7.5 The full results are presented in Appendix B. However, a summary of the impacts is presented below:

| Property             | Number of Rooms Tested | Annual                         |             |   |
|----------------------|------------------------|--------------------------------|-------------|---|
|                      |                        | Rooms that meet BRE Guidelines |             | No. of Rooms Experiencing Adverse Impacts |
|                      |                        | No.                            | %           |   |
| 33 Gloucester Ave    | 4                      | 4                              | 100%        | 0   |
| 39 Gloucester Ave    | 3                      | 3                              | 100%        | 0   |
| 43-45 Gloucester Ave | 1                      | 1                              | 100%        | 0   |
| 47 Gloucester Ave    | 3                      | 3                              | 100%        | 0   |
| Darwin Court         | 22                     | 22                             | 100%        | 0   |
| <b>Total</b>         | <b>33</b>              | <b>33</b>                      | <b>100%</b> | <b>0</b>                                  |

- 7.6 The results of the sunlight APSH assessment show that, out of the 33 rooms considered, all 33 (100%) comply with strict BRE target values.

## 8.0 CONCLUSION

- 8.1 Schofield Surveyors have undertaken a detailed assessment of the habitable properties that surround the development site for daylight and sunlight amenity. Our assessments are presented in full to the rear of this report with the summaries presented in section 6.

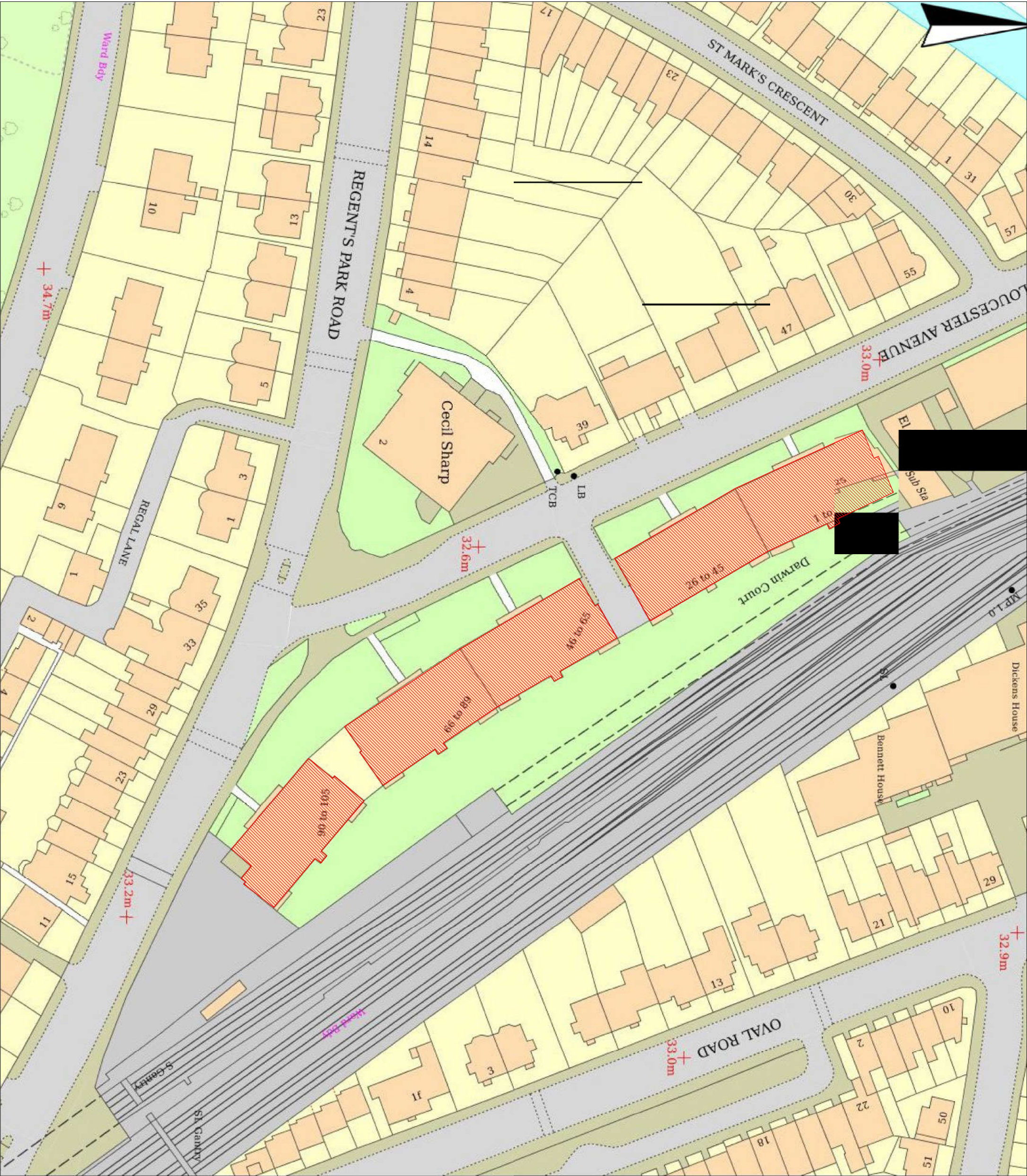
## Daylight and sunlight

- 8.2 Our assessments have been undertaken using the recommended methodologies set out in the BRE Guidance “Site layout planning for daylight and sunlight: A guide to good practice” (2023).
- 8.3 The results of the tests show that whilst reductions will occur to individual windows, the amount of residual daylight received to each dwelling will remain high all within the recommended 0.80 times the former values for both VSC and NSL.
- 8.4 A similar pattern occurs with the sunlight APSH assessment where all rooms considered pass the BRE recommendation of no more than 0.80 times the former values.

## Appendix 1

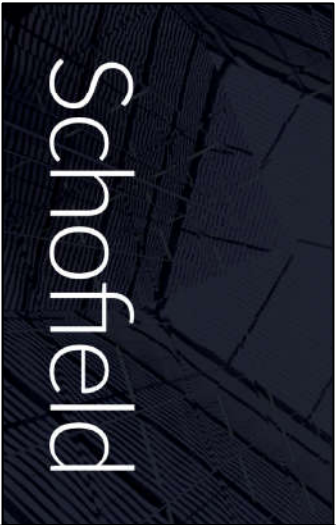
### Context Plans





Notes:

| Rev   Description | Date |
|-------------------|------|
|-------------------|------|



4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldsurveyors.co.uk  
schofieldsurveyors.co.uk

**Project:**  
Darwin Court  
Gloucester Avenue  
London, NW1

**Title:**  
Site Plan

|                 |               |
|-----------------|---------------|
| <b>Date:</b>    | <b>Scale:</b> |
| 08/08/2023      | N.T.S         |
| <b>Drawing:</b> |               |
| 23.117.LOC.800  |               |

|     |
|-----|
| Rev |
|-----|



Notes:

| Rev   Description | Date |
|-------------------|------|
|-------------------|------|



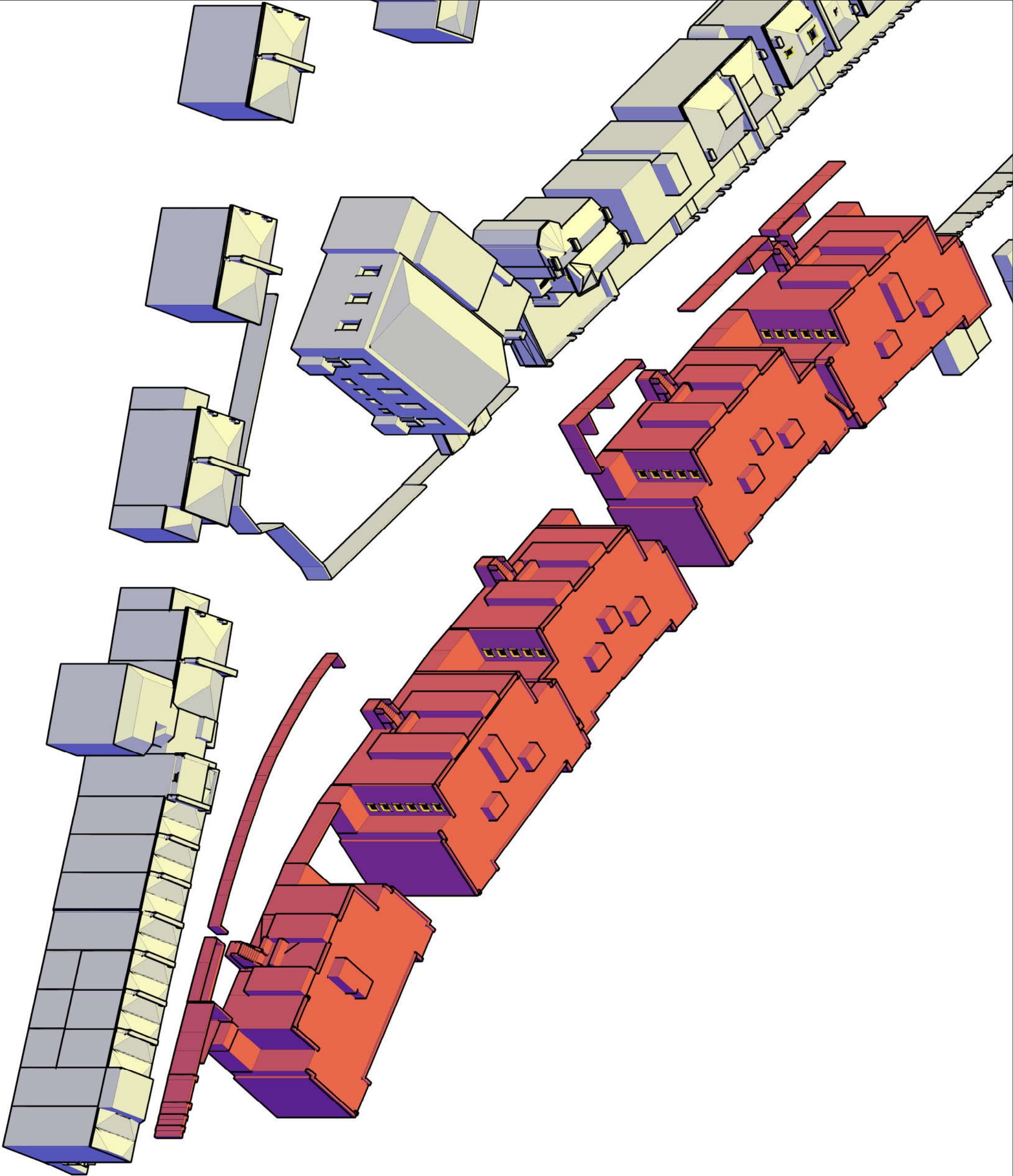
4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldsurveyors.co.uk  
schofieldsurveyors.co.uk

**Project:**  
Darwin Court  
Gloucester Avenue  
London, NW1

**Title:**  
3d Context - Existing

|                            |                        |
|----------------------------|------------------------|
| <b>Date:</b><br>08/08/2023 | <b>Scale:</b><br>N.T.S |
|----------------------------|------------------------|

|                                   |                                      |     |
|-----------------------------------|--------------------------------------|-----|
| <b>Drawing:</b><br>23.117.SPT.801 | <table><tr><td>Rev</td></tr></table> | Rev |
| Rev                               |                                      |     |





Notes:

| Rev   Description | Date |
|-------------------|------|
|-------------------|------|



4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldsurveyors.co.uk  
schofieldsurveyors.co.uk

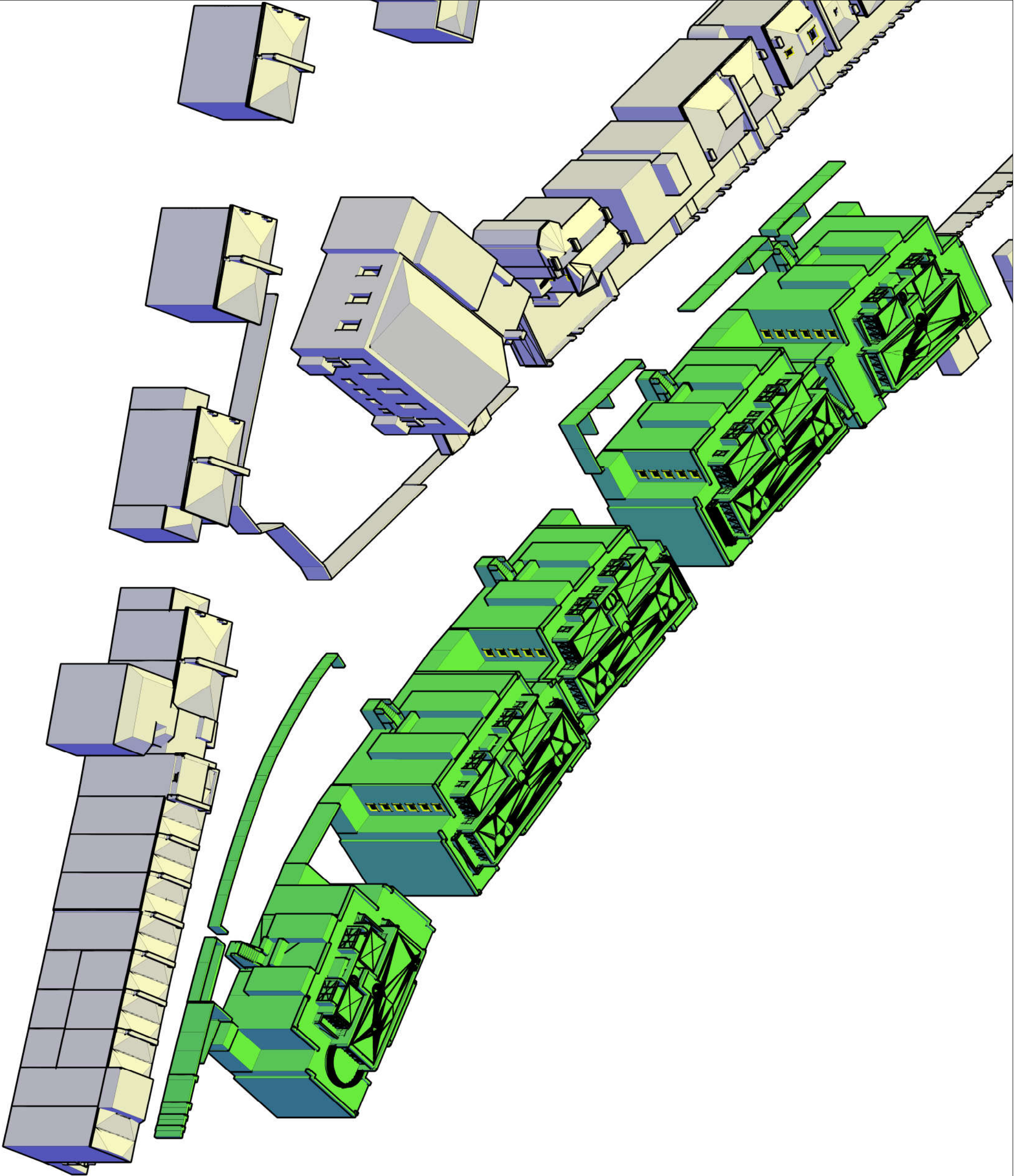
**Project:**  
Darwin Court  
Gloucester Avenue  
London, NW1

**Title:**  
3d Context - Proposed

|              |               |
|--------------|---------------|
| <b>Date:</b> | <b>Scale:</b> |
| 08/08/2023   | N.T.S         |

**Drawing:**  
23.117.SPT.802

| Rev |
|-----|
|-----|



## Appendix 2

### Window Location Plans



Notes:

| Rev   Description | Date |
|-------------------|------|
|-------------------|------|



4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldsurveyors.co.uk  
schofieldsurveyors.co.uk

**Project:**  
Darwin Court  
Gloucester Avenue  
London, NW1

**Title:**  
Window Location  
17 - 21 Gloucester Avenue

**Date:** 08/08/2023      **Scale:** N.T.S  
**Drawing:** 23.117.LOC.801

| Rev |
|-----|
|     |





## Notes:

Rev | Description

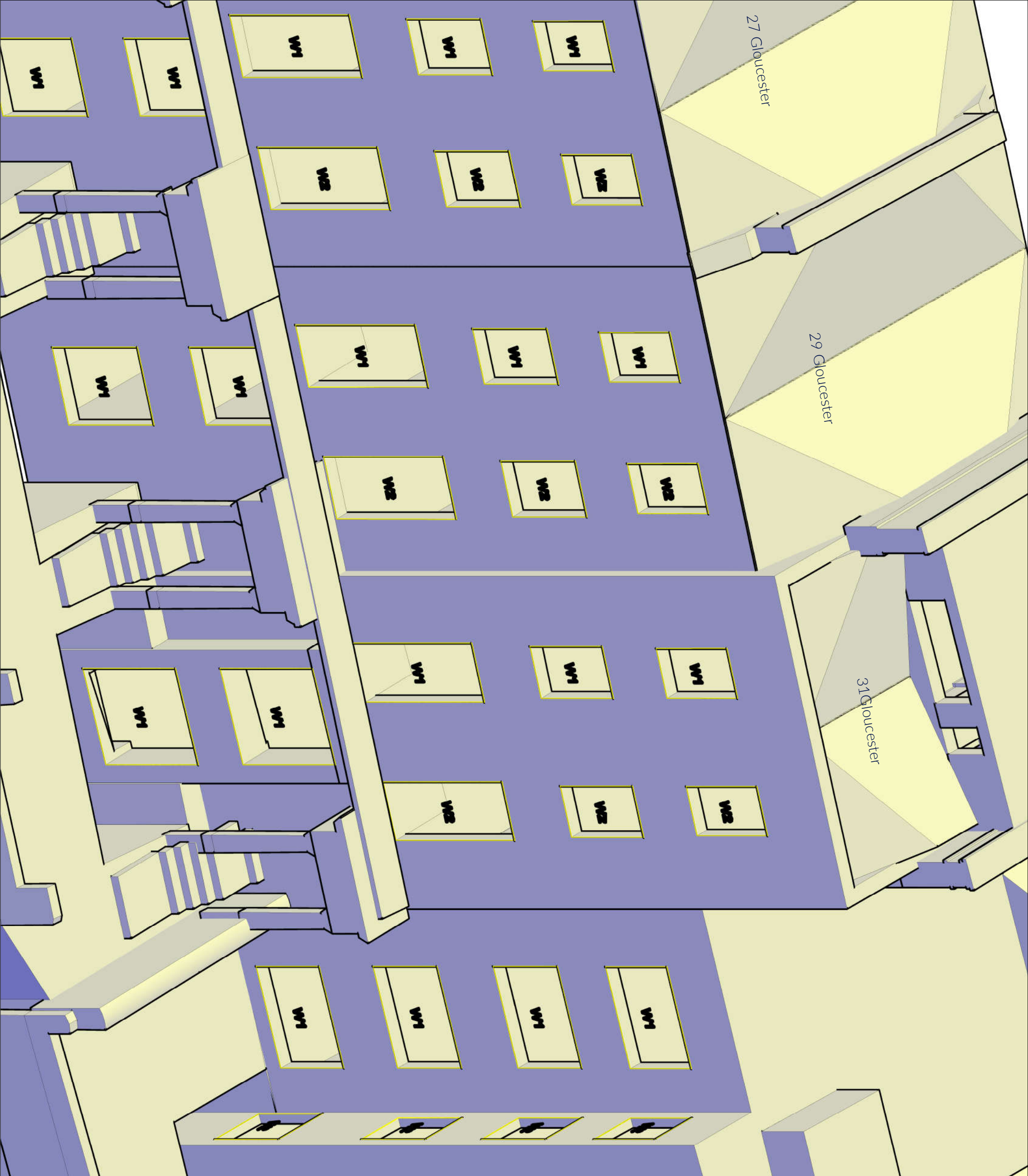
4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldssurveyors.co.uk  
schofieldssurveyors.co.uk

**Project:**  
Darwin Court  
Gloucester Avenue  
London, NW1

**Title:**  
Window Location  
23 - 27 Gloucester Avenue

|                |        |
|----------------|--------|
| Date:          | Scale: |
| 08/08/2023     | N.T.S  |
| Drawing:       |        |
| 23.117.LOC.802 |        |





Notes:

Rev | Description      Date



4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldsurveyors.co.uk  
schofieldsurveyors.co.uk

Project:  
Darwin Court  
Gloucester Avenue  
London, NW1

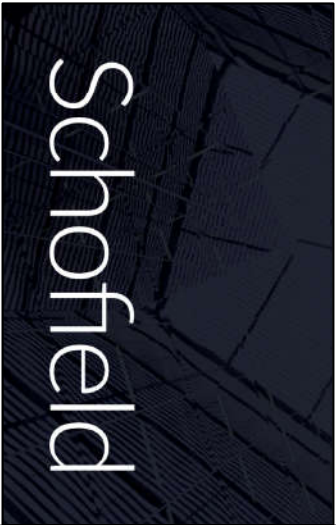
Title:  
Window Location  
27 - 31 Gloucester Avenue

Date:      Scale:  
08/08/2023      N.T.S  
Drawing:  
23.117.LOC.803



Notes:

| Rev   Description | Date |
|-------------------|------|
|-------------------|------|

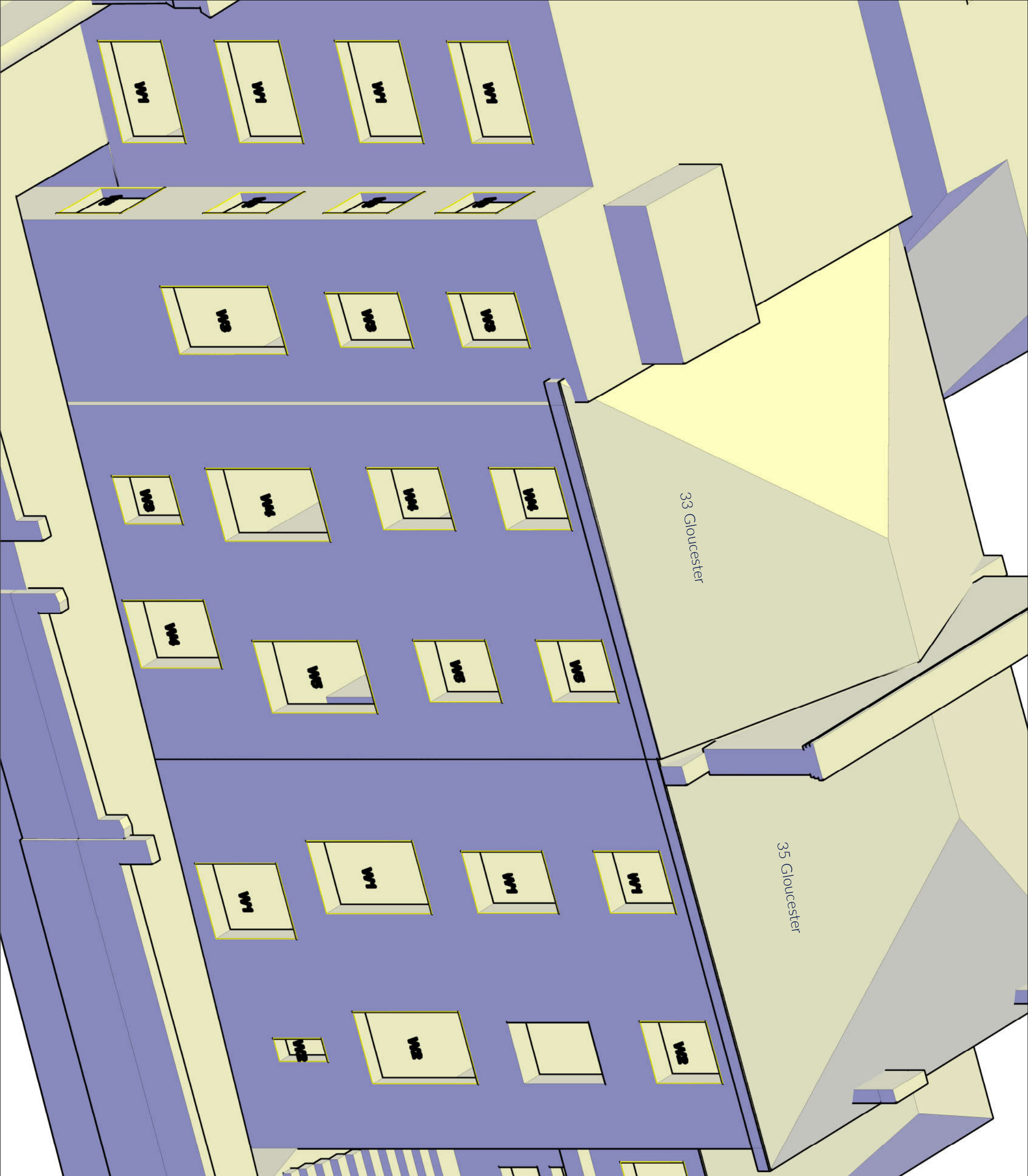


4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldsurveyors.co.uk  
schofieldsurveyors.co.uk

**Project:**  
Darwin Court  
Gloucester Avenue  
London, NW1

**Title:**  
Window Location  
33 - 35 Gloucester Avenue

|                                   |                                      |     |
|-----------------------------------|--------------------------------------|-----|
| <b>Date:</b><br>08/08/2023        | <b>Scale:</b><br>N.T.S               |     |
| <b>Drawing:</b><br>23.117.LOC.804 | <table><tr><td>Rev</td></tr></table> | Rev |
| Rev                               |                                      |     |





Notes:

| Rev   Description | Date |
|-------------------|------|
|-------------------|------|



4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldsurveyors.co.uk  
schofieldsurveyors.co.uk

**Project:**  
Darwin Court  
Gloucester Avenue  
London, NW1

**Title:**  
Window Location  
39 Gloucester Avenue

|                 |               |
|-----------------|---------------|
| <b>Date:</b>    | <b>Scale:</b> |
| 08/08/2023      | N.T.S         |
| <b>Drawing:</b> |               |
| 23.117.LOC.805  |               |

|     |
|-----|
| Rev |
|-----|



Notes:

| Rev   Description | Date |
|-------------------|------|
|-------------------|------|

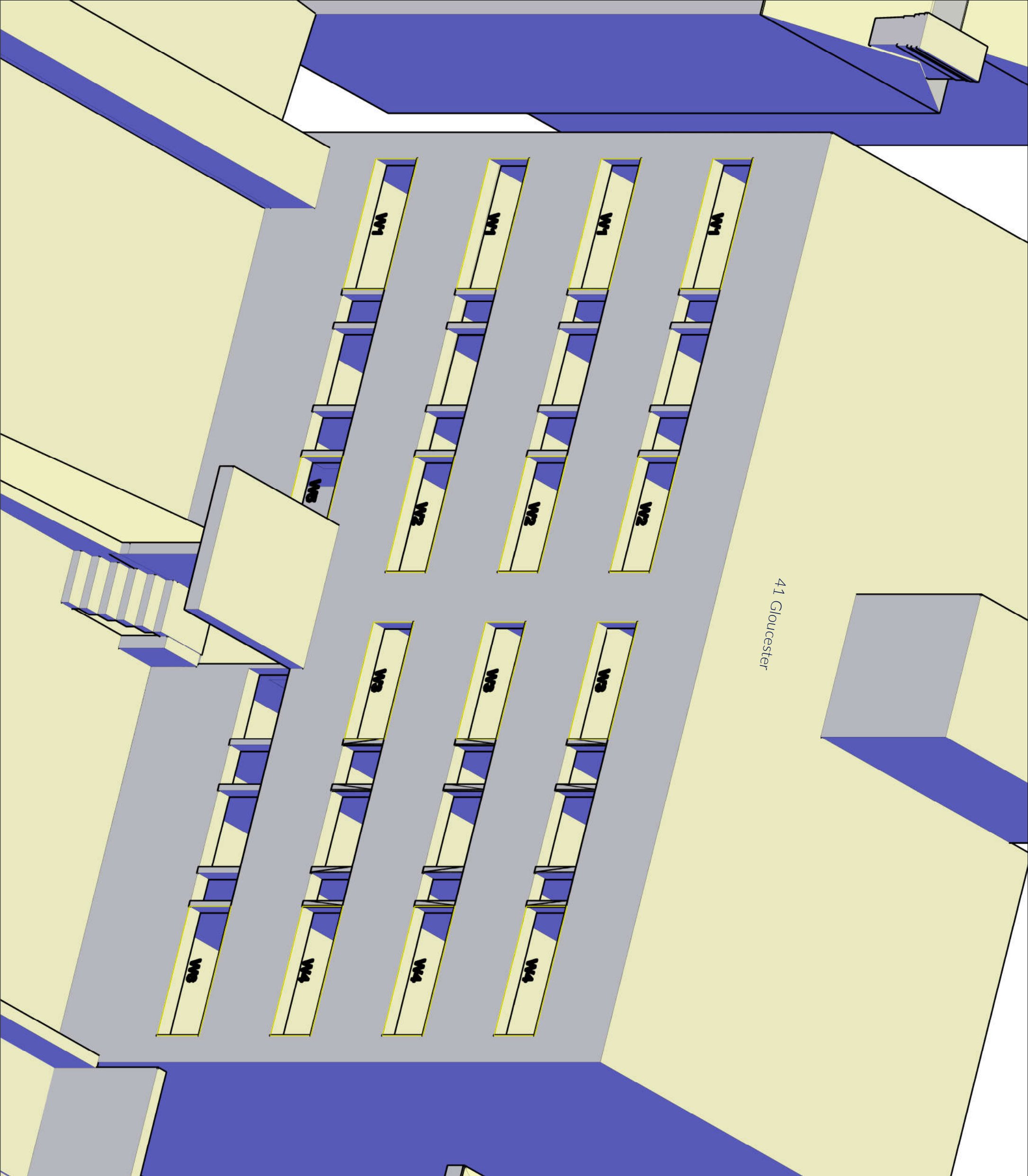


4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldsurveyors.co.uk  
schofieldsurveyors.co.uk

**Project:**  
Darwin Court  
Gloucester Avenue  
London, NW1

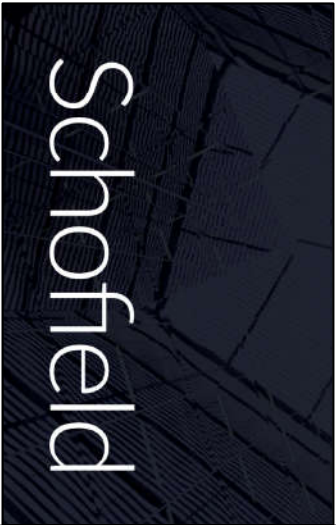
**Title:**  
Window Location  
41 Gloucester Avenue

|                                   |                        |
|-----------------------------------|------------------------|
| <b>Date:</b><br>08/08/2023        | <b>Scale:</b><br>N.T.S |
| <b>Drawing:</b><br>23.117.LOC.806 | <div>Rev</div>         |



Notes:

| Rev   Description | Date |
|-------------------|------|
|-------------------|------|



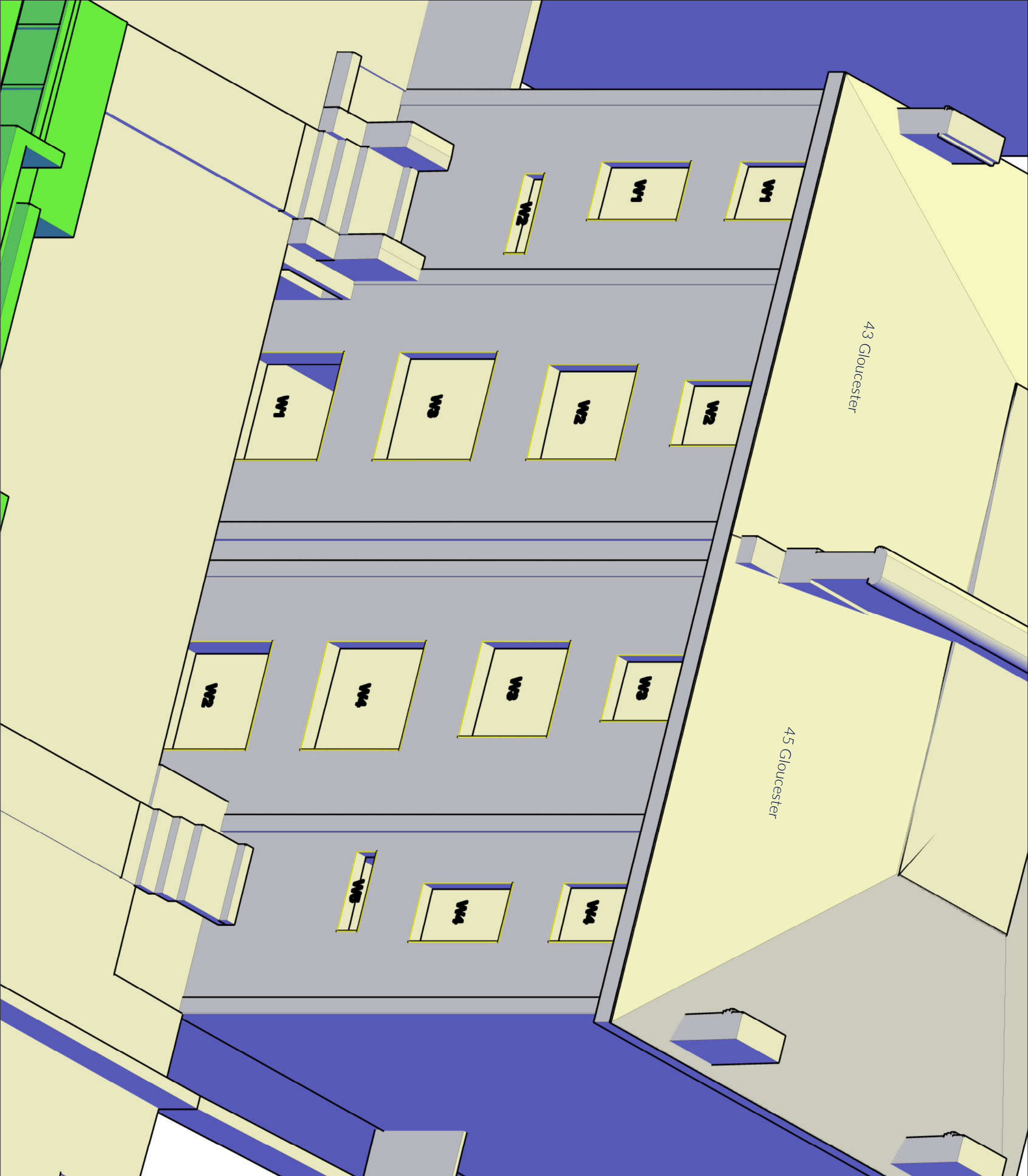
4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldsurveyors.co.uk  
schofieldsurveyors.co.uk

**Project:**  
Darwin Court  
Gloucester Avenue  
London, NW1

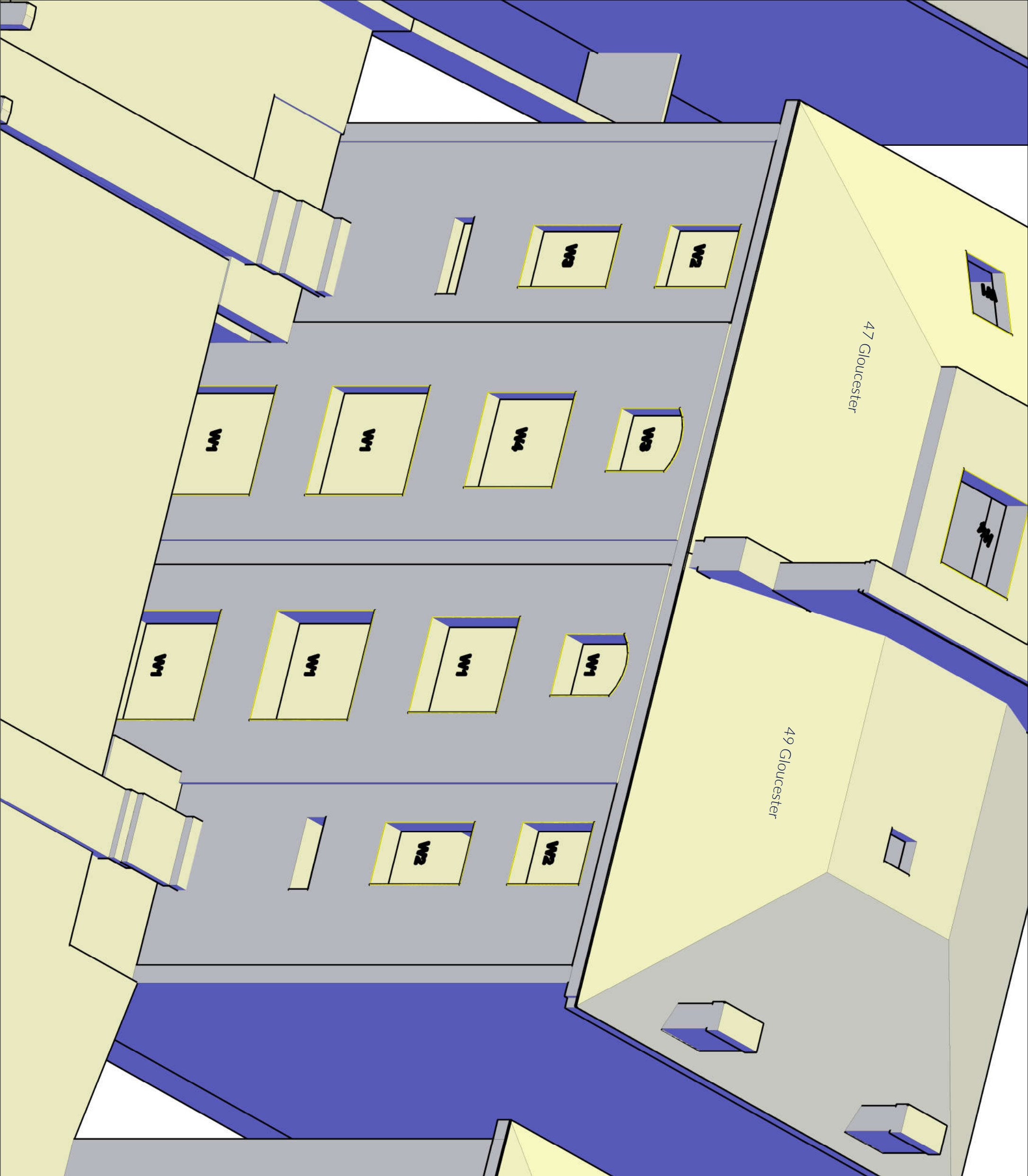
**Title:**  
Window Location  
43-45 Gloucester Avenue

|                 |               |
|-----------------|---------------|
| <b>Date:</b>    | <b>Scale:</b> |
| 08/08/2023      | N.T.S         |
| <b>Drawing:</b> |               |
| 23.117.LOC.807  |               |

|     |
|-----|
| Rev |
|-----|

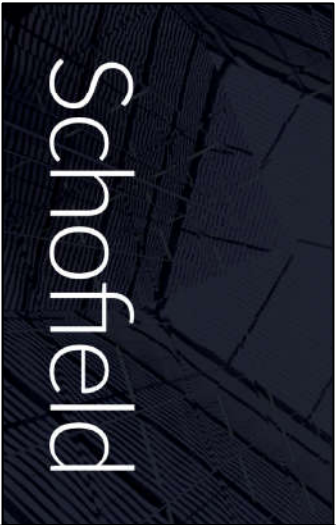






Notes:

| Rev   Description | Date |
|-------------------|------|
|-------------------|------|



4th Floor, 3-4 John Prince's Street  
London, W1G 0JL  
020 3771 9445  
info@schofieldsurveyors.co.uk  
schofieldsurveyors.co.uk

**Project:**  
Darwin Court  
Gloucester Avenue  
London, NW1

**Title:**  
Window Location  
47-49 Gloucester Avenue

|                                   |                        |
|-----------------------------------|------------------------|
| <b>Date:</b><br>08/08/2023        | <b>Scale:</b><br>N.T.S |
| <b>Drawing:</b><br>23.117.LOC.808 | <div>Rev</div>         |

## Appendix 3

### Results

Project Name: Darwin Court, London NW1  
Project No.: 23.117  
Report Title: Daylight & Sunlight Analysis - Neighbour  
Date of Analysis: 08/08/2023

Schofield

| Floor Ref.        | Room Ref. | Window Ref. | Daylight - VSC |       |                    |          |        |                    |                            | Sunlight AP5H - Rooms |                    |                            |        |                    |        |
|-------------------|-----------|-------------|----------------|-------|--------------------|----------|--------|--------------------|----------------------------|-----------------------|--------------------|----------------------------|--------|--------------------|--------|
|                   |           |             | VSC            | Pr/Ex | Meets BRE Criteria | Room VSC | Pr/Ex  | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex                 | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex  | Meets BRE Criteria |        |
| 17 Gloucester Ave |           |             |                |       |                    |          |        |                    |                            |                       |                    |                            |        |                    |        |
| Basement          | R1        | W1          | Existing       | 26.07 | 0.99               | YES      | 26.07  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 25.89 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Ground            | R1        | W1          | Existing       | 26.61 | 0.99               | YES      | 26.61  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 26.34 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| First             | R1        | W1          | Existing       | 37.48 | 0.99               | YES      | 37.48  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 37.16 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 37.44 | 0.99               | YES      | 37.44  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 37.10 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Second            | R1        | W1          | Existing       | 38.49 | 0.99               | YES      | 38.49  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.14 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 38.52 | 0.99               | YES      | 38.52  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.14 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Third             | R1        | W1          | Existing       | 39.31 | 0.99               | YES      | 39.31  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.97 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 39.27 | 0.99               | YES      | 39.27  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.90 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| 19 Gloucester Ave |           |             |                |       |                    |          |        |                    |                            |                       |                    |                            |        |                    |        |
| Basement          | R1        | W1          | Existing       | 25.55 | 0.99               | YES      | 25.55  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 25.33 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Ground            | R1        | W1          | Existing       | 25.93 | 0.99               | YES      | 25.93  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 25.60 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| First             | R1        | W1          | Existing       | 37.00 | 0.99               | YES      | 37.00  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 36.61 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 36.94 | 0.99               | YES      | 36.94  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 36.52 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Second            | R1        | W1          | Existing       | 38.25 | 0.99               | YES      | 38.25  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 37.81 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 38.27 | 0.99               | YES      | 38.27  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 37.79 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Third             | R1        | W1          | Existing       | 39.23 | 0.99               | YES      | 39.23  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.79 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 39.19 | 0.99               | YES      | 39.19  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.72 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| 21 Gloucester Ave |           |             |                |       |                    |          |        |                    |                            |                       |                    |                            |        |                    |        |
| Basement          | R1        | W1          | Existing       | 26.56 | 0.99               | YES      | 26.56  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 26.32 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Ground            | R1        | W1          | Existing       | 26.62 | 0.99               | YES      | 26.62  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 26.26 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| First             | R1        | W1          | Existing       | 36.50 | 0.99               | YES      | 36.50  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 36.05 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 36.46 | 0.99               | YES      | 36.46  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 35.97 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Second            | R1        | W1          | Existing       | 37.99 | 0.99               | YES      | 37.99  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 37.46 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 38.02 | 0.98               | YES      | 38.02  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 37.44 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Third             | R1        | W1          | Existing       | 39.14 | 0.99               | YES      | 39.14  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.60 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 39.11 | 0.98               | YES      | 39.11  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.52 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| 23 Gloucester Ave |           |             |                |       |                    |          |        |                    |                            |                       |                    |                            |        |                    |        |
| Basement          | R1        | W1          | Existing       | 26.23 | 0.99               | YES      | 26.23  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 25.95 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Ground            | R1        | W1          | Existing       | 25.93 | 0.98               | YES      | 25.93  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 25.53 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| First             | R1        | W1          | Existing       | 36.03 | 0.99               | YES      | 36.03  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 35.52 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 35.98 | 0.98               | YES      | 35.98  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 35.44 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Second            | R1        | W1          | Existing       | 37.75 | 0.98               | YES      | 37.75  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 37.12 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 37.78 | 0.98               | YES      | 37.78  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 37.12 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Third             | R1        | W1          | Existing       | 39.05 | 0.98               | YES      | 39.05  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.42 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 39.01 | 0.98               | YES      | 39.01  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.35 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| 25 Gloucester Ave |           |             |                |       |                    |          |        |                    |                            |                       |                    |                            |        |                    |        |
| Basement          | R1        | W1          | Existing       | 23.36 | 0.99               | YES      | 23.36  | 0.99               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 23.04 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Ground            | R1        | W1          | Existing       | 21.18 | 0.98               | YES      | 21.18  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 20.72 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| First             | R1        | W2          | Existing       | 35.42 | 0.98               | YES      | 35.42  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 34.86 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W3          | Existing       | 35.46 | 0.98               | YES      | 35.46  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 34.88 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Second            | R1        | W1          | Existing       | 37.34 | 0.98               | YES      | 37.34  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 36.67 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 37.45 | 0.98               | YES      | 37.45  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 36.77 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| Third             | R1        | W1          | Existing       | 38.72 | 0.98               | YES      | 38.72  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.04 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
|                   | R2        | W2          | Existing       | 38.90 | 0.98               | YES      | 38.90  | 0.98               | YES                        | *North                | *North             | *North                     | *North | *North             | *North |
|                   |           |             | Proposed       | 38.20 |                    |          | *North |                    |                            | *North                |                    |                            |        |                    |        |
| 27 Gloucester Ave |           |             |                |       |                    |          |        |                    |                            |                       |                    |                            |        |                    |        |



| Project Name: Darwin Court, London NW1<br>Project No.: 23.117<br>Report Title: Daylight & Sunlight Analysis - Neighbour<br>Date of Analysis: 08/08/2023 |           |                |                |       |                    |          |       |                    |                            | <div>Schofield</div>  |                    |                            |        |                    |  |
|---|-----------|----------------|----------------|-------|--------------------|----------|-------|--------------------|----------------------------|-----------------------|--------------------|----------------------------|--------|--------------------|--|
| Floor Ref.  | Room Ref. | Window Ref.    | Daylight - VSC |       |                    |          |       |                    |                            | Sunlight APSH - Rooms |                    |                            |        |                    |  |
|   |           |                | VSC            | Pr/Ex | Meets BRE Criteria | Room VSC | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex                 | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex  | Meets BRE Criteria |  |
| Basement  | R1        | W1             | Existing 23.05 | 0.98  | YES                | 23.05    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 22.70 |       |                    | 22.70    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| Ground  | R1        | W1             | Existing 20.75 | 0.98  | YES                | 20.75    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 20.26 |       |                    | 20.26    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| First   | R1        | W1             | Existing 35.30 | 0.98  | YES                | 35.30    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 34.70 |       |                    | 34.70    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 35.17 | 0.98  | YES                | 35.17    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 34.55 |       |                    | 34.55    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| Second  | R1        | W1             | Existing 37.38 | 0.98  | YES                | 37.38    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 36.67 |       |                    | 36.67    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 37.29 | 0.98  | YES                | 37.29    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 36.57 |       |                    | 36.57    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| Third   | R1        | W1             | Existing 38.83 | 0.98  | YES                | 38.83    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 38.11 |       |                    | 38.11    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 38.78 | 0.98  | YES                | 38.78    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 38.04 |       |                    | 38.04    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| 29 Gloucester Ave   |           |                |                |       |                    |          |       |                    |                            |                       |                    |                            |        |                    |  |
| Basement  | R1        | W1             | Existing 23.60 | 0.98  | YES                | 23.60    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 23.23 |       |                    | 23.23    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| Ground  | R1        | W1             | Existing 20.77 | 0.98  | YES                | 20.77    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 20.26 |       |                    | 20.26    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| First   | R1        | W1             | Existing 35.07 | 0.98  | YES                | 35.07    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 34.44 |       |                    | 34.44    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 34.88 | 0.98  | YES                | 34.88    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 34.26 |       |                    | 34.26    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| Second  | R1        | W1             | Existing 37.20 | 0.98  | YES                | 37.20    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 36.47 |       |                    | 36.47    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 36.96 | 0.98  | YES                | 36.96    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 36.24 |       |                    | 36.24    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| Third   | R1        | W1             | Existing 38.70 | 0.98  | YES                | 38.70    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 37.96 |       |                    | 37.96    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 38.45 | 0.98  | YES                | 38.45    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 37.72 |       |                    | 37.72    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| 31 Gloucester Ave   |           |                |                |       |                    |          |       |                    |                            |                       |                    |                            |        |                    |  |
| Basement  | R1        | W1             | Existing 26.10 | 0.99  | YES                | 26.10    | 0.99  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 25.74 |       |                    | 25.74    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| Ground  | R1        | W1             | Existing 30.90 | 0.98  | YES                | 30.90    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 30.40 |       |                    | 30.40    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| First   | R1        | W1             | Existing 34.91 | 0.98  | YES                | 34.91    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 34.30 |       |                    | 34.30    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 34.65 | 0.98  | YES                | 34.65    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 34.05 |       |                    | 34.05    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| Second  | R1        | W1             | Existing 37.06 | 0.98  | YES                | 37.06    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 36.35 |       |                    | 36.35    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 36.93 | 0.98  | YES                | 36.93    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 36.23 |       |                    | 36.23    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| Third   | R1        | W1             | Existing 38.58 | 0.98  | YES                | 38.58    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 37.85 |       |                    | 37.85    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 38.52 | 0.98  | YES                | 38.52    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 37.80 |       |                    | 37.80    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| 33 Gloucester Ave   |           |                |                |       |                    |          |       |                    |                            |                       |                    |                            |        |                    |  |
| Ground  | R1        | W1             | Existing 25.60 | 0.98  | YES                | 25.60    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 25.17 |       |                    | 25.17    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 14.74 | 0.99  | YES                | 14.74    | 0.99  | YES                | 11.00                      | 1.00                  | YES                | 0.00                       | 1.00   | YES                |  |
|   |           |                | Proposed 14.61 |       |                    | 14.61    |       |                    | 11.00                      |                       |                    | 0.00                       |        |                    |  |
|   | R3        | W3             | Existing 31.42 | 0.99  | YES                | 31.42    | 0.99  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 31.01 |       |                    | 31.01    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R4        | W4             | Existing 30.79 | 0.99  | YES                | 30.79    | 0.99  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 30.38 |       |                    | 30.38    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| First   | R1        | W1             | Existing 28.91 | 0.98  | YES                | 28.91    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 28.38 |       |                    | 28.38    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 20.43 | 0.99  | YES                | 29.05    | 0.99  | YES                | 18.00                      | 1.00                  | YES                | 2.00                       | 1.00   | YES                |  |
|   |           |                | Proposed 20.26 |       |                    |          |       |                    |                            |                       |                    |                            |        |                    |  |
|   | R2        | W3             | Existing 33.18 | 0.98  | YES                | 28.65    | 0.99  | YES                | 18.00                      | 1.00                  | YES                | 2.00                       | 1.00   | YES                |  |
|   |           |                | Proposed 32.68 |       |                    |          |       |                    |                            |                       |                    |                            |        |                    |  |
|   | R3        | W4             | Existing 33.38 | 0.98  | YES                | 33.38    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 32.87 |       |                    | 32.87    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| R4  | W5        | Existing 33.41 | 0.98           | YES   | 33.41              | 0.98     | YES   | *North             | *North                     | *North                | *North             | *North                     | *North |                    |  |
|   |           | Proposed 32.89 |                |       | 32.89              |          |       | *North             |                            |                       | *North             |                            |        |                    |  |
| Second  | R1        | W1             | Existing 31.08 | 0.98  | YES                | 31.08    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 30.46 |       |                    | 30.46    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 21.71 | 0.99  | YES                | 28.88    | 0.99  | YES                | 18.00                      | 1.00                  | YES                | 2.00                       | 1.00   | YES                |  |
|   |           |                | Proposed 21.52 |       |                    |          |       |                    |                            |                       |                    |                            |        |                    |  |
|   | R2        | W3             | Existing 35.17 | 0.98  | YES                | 28.47    | 0.99  | YES                | 18.00                      | 1.00                  | YES                | 2.00                       | 1.00   | YES                |  |
|   |           |                | Proposed 34.56 |       |                    |          |       |                    |                            |                       |                    |                            |        |                    |  |
|   | R3        | W4             | Existing 35.30 | 0.98  | YES                | 35.30    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 34.68 |       |                    | 34.68    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| R4  | W5        | Existing 35.33 | 0.98           | YES   | 35.33              | 0.98     | YES   | *North             | *North                     | *North                | *North             | *North                     | *North |                    |  |
|   |           | Proposed 34.71 |                |       | 34.71              |          |       | *North             |                            |                       | *North             |                            |        |                    |  |
| Third   | R1        | W1             | Existing 33.59 | 0.98  | YES                | 33.59    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 32.91 |       |                    | 32.91    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
|   | R2        | W2             | Existing 24.04 | 0.99  | YES                | 30.71    | 0.99  | YES                | 22.00                      | 0.95                  | YES                | 2.00                       | 1.00   | YES                |  |
|   |           |                | Proposed 23.83 |       |                    |          |       |                    |                            |                       |                    |                            |        |                    |  |
|   | R2        | W3             | Existing 36.73 | 0.98  | YES                | 30.25    | 0.99  | YES                | 21.00                      | 0.95                  | YES                | 2.00                       | 1.00   | YES                |  |
|   |           |                | Proposed 36.05 |       |                    |          |       |                    |                            |                       |                    |                            |        |                    |  |
|   | R3        | W4             | Existing 36.83 | 0.98  | YES                | 36.83    | 0.98  | YES                | *North                     | *North                | *North             | *North                     | *North | *North             |  |
|   |           |                | Proposed 36.15 |       |                    | 36.15    |       |                    | *North                     |                       |                    | *North                     |        |                    |  |
| R4  | W5        | Existing 36.81 | 0.98           | YES   | 36.81              | 0.98     | YES   | *North             | *North                     | *North                | *North             | *North                     | *North |                    |  |
|   |           | Proposed 36.15 |                |       | 36.15              |          |       | *North             |                            |                       | *North             |                            |        |                    |  |
| 35 Gloucester Ave   |           |                |                |       |                    |          |       |                    |                            |                       |                    |                            |        |                    |  |

|                   |           |             | Daylight - VSC |        |       |                    |          |       | Sunlight APSH - Rooms |                            |        |                    |                            |        |                    |       |       |
|-------------------|-----------|-------------|----------------|--------|-------|--------------------|----------|-------|-----------------------|----------------------------|--------|--------------------|----------------------------|--------|--------------------|-------|-------|
| Floor Ref.        | Room Ref. | Window Ref. | VSC            |        | Pr/Ex | Meets BRE Criteria | Room VSC | Pr/Ex | Meets BRE Criteria    | Total Suns per Room Annual | Pr/Ex  | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex  | Meets BRE Criteria |       |       |
| Ground            | R1        | W1          | Existing       | 31.13  | 0.99  | YES                | 31.13    | 0.99  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   | Proposed  | 30.71       | 30.71          | *North |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | R2        | W2          | Existing       | 31.39  | 0.99  | YES                | 31.39    | 0.99  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
| Proposed          | 30.93     | 30.93       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| First             | Bedroom 1 | W1          | Existing       | 33.37  | 0.98  | YES                | 33.37    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   | Proposed  | 32.84       | 32.84          | *North |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | Kitchen 1 | W2          | Existing       | 33.50  | 0.98  | YES                | 33.50    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
| Proposed          | 32.96     | 32.96       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Second            | Bedroom 1 | W1          | Existing       | 35.17  | 0.98  | YES                | 35.17    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   | Proposed  | 34.56       | 34.56          | *North |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | Kitchen 1 | W2          | Existing       | 29.07  | 0.98  | YES                | 29.07    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
| Proposed          | 28.61     | 28.61       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Third             | Bedroom 1 | W1          | Existing       | 36.70  | 0.98  | YES                | 36.70    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   | Proposed  | 36.05       | 36.05          | *North |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | Kitchen 1 | W2          | Existing       | 36.80  | 0.98  | YES                | 36.80    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
| Proposed          | 36.15     | 36.15       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| 39 Gloucester Ave |           |             |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Basement          | R1        | W1          | Existing       | 18.90  | 0.98  | YES                | 18.90    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   | Proposed  | 18.58       | 18.58          | *North |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | R2        | W2          | Existing       | 23.52  | 0.98  | YES                | 23.52    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
| Proposed          | 23.04     | 23.04       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Ground            | R1        | W1          | Existing       | 24.10  | 0.98  | YES                | 22.02    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   |           | Proposed    | 23.51          |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | W2        | Existing    | 20.16          | 0.98   | YES   | 21.51              | 0.98     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
|                   | Proposed  | 19.72       |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | R2        | W3          | Existing       | 18.72  | 0.99  | YES                | 10.49    | 0.98  | YES                   | 25.00                      | 1.00   | YES                | 5.00                       | 1.00   | YES                |       |       |
|                   |           | Proposed    | 18.46          |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   |           | W4          | Existing       | 3.97   |       |                    |          |       |                       |                            |        |                    | 0.93                       |        |                    | YES   | 10.24 |
|                   | Proposed  | 3.68        |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | W5        | Existing    | 3.99           | 0.95   | YES   | 3.81               | 0.95     | YES   | 25.00                 | 1.00                       | YES    |                    | 1.00                       | YES    |                    |       |       |
|                   | Proposed  | 3.81        |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| R3                | W6        | Existing    | 23.83          | 0.98   | YES   | 23.83              | 0.98     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 23.25     | 23.25       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| R4                | W7        | Existing    | 28.38          | 0.97   | YES   | 28.38              | 0.97     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 27.64     | 27.64       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| First             | R1        | W1          | Existing       | 26.28  | 0.97  | YES                | 18.86    | 0.96  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   |           | Proposed    | 25.46          |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | W2        | Existing    | 15.74          | 0.96   | YES   | 18.15              | 0.96     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
|                   | Proposed  | 15.07       |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | R2        | W3          | Existing       | 23.73  | 0.99  | YES                | 29.88    | 0.97  | YES                   | 44.00                      | 1.00   | YES                | 8.00                       | 1.00   | YES                |       |       |
|                   |           | Proposed    | 23.43          |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   |           | W4          | Existing       | 32.70  |       |                    |          |       |                       |                            |        |                    | 0.97                       |        |                    | YES   | 29.06 |
|                   | Proposed  | 31.65       |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | W5        | Existing    | 32.46          | 0.97   | YES   | 31.42              | 0.97     | YES   | 44.00                 | 1.00                       | YES    |                    | 1.00                       | YES    |                    |       |       |
|                   | Proposed  | 31.42       |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| R3                | W6        | Existing    | 32.52          | 0.97   | YES   | 32.52              | 0.97     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 31.47     | 31.47       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| R4                | W7        | Existing    | 32.32          | 0.97   | YES   | 32.32              | 0.97     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 31.28     | 31.28       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Second            | R1        | W1          | Existing       | 31.77  | 0.97  | YES                | 26.51    | 0.97  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   |           | Proposed    | 30.93          |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   |           | W2          | Existing       | 26.70  |       |                    |          |       |                       | 0.98                       |        |                    | YES                        |        |                    | 25.82 | 0.97  |
|                   | Proposed  | 26.04       |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | W3        | Existing    | 16.99          | 0.97   | YES   | 16.51              | 0.97     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
|                   | Proposed  | 16.51       |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | R2        | W4          | Existing       | 21.13  | 0.99  | YES                | 28.91    | 0.97  | YES                   | 35.00                      | 0.97   | YES                | 15.00                      | 0.93   | YES                |       |       |
|                   |           | Proposed    | 20.82          |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   |           | W5          | Existing       | 34.20  |       |                    |          |       |                       |                            |        |                    | 0.96                       |        |                    | YES   | 28.04 |
|                   | Proposed  | 32.96       |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| W6                | Existing  | 33.60       | 0.96           | YES    | 32.36 | 0.96               | YES      | 34.00 | 0.96                  | YES                        |        | 0.93               | YES                        |        |                    |       |       |
| Proposed          | 32.36     |             |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| R3                | W7        | Existing    | 34.80          | 0.96   | YES   | 34.80              | 0.96     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 33.55     | 33.55       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| R4                | W8        | Existing    | 34.79          | 0.96   | YES   | 34.79              | 0.96     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 33.55     | 33.55       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| 41 Gloucester Ave |           |             |                |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Ground            | Kitchen 1 | W1          | Existing       | 28.37  | 0.98  | YES                | 28.37    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   | Proposed  | 27.67       | 27.67          | *North |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | Kitchen 2 | W5          | Existing       | 23.56  | 0.98  | YES                | 23.56    | 0.98  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
| Proposed          | 23.00     | 23.00       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Kitchen 3         | W6        | Existing    | 27.83          | 0.98   | YES   | 27.83              | 0.98     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 27.27     | 27.27       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| First             | Bedroom 1 | W2          | Existing       | 30.58  | 0.97  | YES                | 30.58    | 0.97  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   | Proposed  | 29.73       | 29.73          | *North |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | Bedroom 2 | W3          | Existing       | 30.47  | 0.97  | YES                | 30.47    | 0.97  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
| Proposed          | 29.66     | 29.66       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Kitchen 1         | W1        | Existing    | 30.93          | 0.97   | YES   | 30.93              | 0.97     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 30.01     | 30.01       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Kitchen 2         | W4        | Existing    | 30.30          | 0.97   | YES   | 30.30              | 0.97     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 29.54     | 29.54       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Second            | Bedroom 1 | W2          | Existing       | 32.98  | 0.97  | YES                | 32.98    | 0.97  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   | Proposed  | 31.91       | 31.91          | *North |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | Bedroom 2 | W3          | Existing       | 32.89  | 0.97  | YES                | 32.89    | 0.97  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
| Proposed          | 31.85     | 31.85       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Kitchen 1         | W1        | Existing    | 33.28          | 0.97   | YES   | 33.28              | 0.97     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 32.15     | 32.15       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Kitchen 2         | W4        | Existing    | 32.71          | 0.97   | YES   | 32.71              | 0.97     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 31.76     | 31.76       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Third             | Bedroom 1 | W2          | Existing       | 35.28  | 0.96  | YES                | 35.28    | 0.96  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
|                   | Proposed  | 34.04       | 34.04          | *North |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
|                   | Bedroom 2 | W3          | Existing       | 35.19  | 0.97  | YES                | 35.19    | 0.97  | YES                   | *North                     | *North | *North             | *North                     | *North | *North             |       |       |
| Proposed          | 33.98     | 33.98       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |
| Kitchen 1         | W1        | Existing    | 35.53          | 0.96   | YES   | 35.53              | 0.96     | YES   | *North                | *North                     | *North | *North             | *North                     | *North |                    |       |       |
| Proposed          | 34.24     | 34.24       | *North         |        |       |                    |          |       |                       |                            |        |                    |                            |        |                    |       |       |

| Project Name: Darwin Court, London NW1<br>Project No.: 23.117<br>Report Title: Daylight & Sunlight Analysis - Neighbour<br>Date of Analysis: 08/08/2023 |           |             |                |          |       |                    |          |       |                    |                            |        | <div>Schofield</div> |                            |        |                    |  |
|---|-----------|-------------|----------------|----------|-------|--------------------|----------|-------|--------------------|----------------------------|--------|----------------------|----------------------------|--------|--------------------|--|
|   |           |             | Daylight - VSC |          |       |                    |          |       |                    | Sunlight APSH - Rooms      |        |                      |                            |        |                    |  |
| Floor Ref.  | Room Ref. | Window Ref. |                | VSC      | Pr/Ex | Meets BRE Criteria | Room VSC | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex  | Meets BRE Criteria   | Total Suns per Room Winter | Pr/Ex  | Meets BRE Criteria |  |
|   | Kitchen 2 | W4          | Existing       | 35.03    | 0.97  | YES                | 35.03    | 0.97  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 33.89    |       |                    | 33.89    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
| 43-45 Gloucester Ave  |           |             |                |          |       |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
| Basement  | R1        | W1          | Existing       | 21.53    | 0.99  | YES                | 21.53    | 0.99  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 21.37    |       |                    | 21.37    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | Bedroom 1 | W2          | Existing       | 22.10    | 0.99  | YES                | 22.10    | 0.99  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             |                | Proposed | 21.93 |                    |          | 21.93 |                    |                            | *North |                      |                            | *North |                    |  |
| Ground  | R1        | W1          | Existing       | 7.96     | 0.97  | YES                | 16.29    | 0.98  | YES                | 14.00                      | 0.86   | YES                  | 1.00                       | 1.00   | YES                |  |
|   |           |             |                | Proposed | 7.73  |                    |          |       | 12.00              | 1.00                       |        |                      |                            |        |                    |  |
|   |           | W2          | Existing       | 28.45    | 0.98  | YES                | 15.93    |       |                    |                            |        |                      |                            |        |                    |  |
|   |           |             | Proposed       | 27.90    |       |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
|   | R2        | W3          | Existing       | 27.78    | 0.98  | YES                | 27.78    | 0.98  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 27.32    |       |                    | 27.32    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R3        | W4          | Existing       | 28.20    | 0.99  | YES                | 28.20    | 0.99  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 27.81    |       |                    | 27.81    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
| R4  | W5        | Existing    | 29.28          | 0.99     | YES   | 29.28              | 0.99     | YES   | *North             | *North                     | *North | *North               | *North                     | *North |                    |  |
|   |           | Proposed    | 28.86          |          |       | 28.86              |          |       | *North             |                            |        | *North               |                            |        |                    |  |
| First   | R1        | W1          | Existing       | 30.64    | 0.98  | YES                | 30.64    | 0.98  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 29.90    |       |                    | 29.90    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R2        | W2          | Existing       | 30.69    | 0.98  | YES                | 30.69    | 0.98  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             |                | Proposed | 30.00 |                    |          | 30.00 |                    |                            | *North |                      |                            | *North |                    |  |
|   |           | W3          | Existing       | 31.00    | 0.98  | YES                | 31.00    | 0.98  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 30.38    |       |                    | 30.38    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R4        | W4          | Existing       | 31.28    | 0.98  | YES                | 31.28    | 0.98  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 30.73    |       |                    | 30.73    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
| Second  | R1        | W1          | Existing       | 31.64    | 0.97  | YES                | 31.64    | 0.97  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 30.69    |       |                    | 30.69    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R2        | W2          | Existing       | 32.17    | 0.97  | YES                | 32.17    | 0.97  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 31.27    |       |                    | 31.27    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R3        | W3          | Existing       | 32.49    | 0.98  | YES                | 32.49    | 0.98  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             |                | Proposed | 31.68 |                    |          | 31.68 |                    |                            | *North |                      |                            | *North |                    |  |
|   |           | W4          | Existing       | 31.85    | 0.98  | YES                | 31.85    | 0.98  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 31.12    |       |                    | 31.12    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
| 47 Gloucester Ave   |           |             |                |          |       |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
| Basement  | R1        | W1          | Existing       | 21.71    | 1.00  | YES                | 21.71    | 1.00  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 21.68    |       |                    | 21.68    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
| Ground  | R1        | W1          | Existing       | 31.03    | 0.99  | YES                | 31.03    | 0.99  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 30.79    |       |                    | 30.79    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
| First   | R1        | W1          | Existing       | 14.49    | 0.98  | YES                | 31.21    | 0.99  | YES                | 21.00                      | 1.00   | YES                  | 3.00                       | 1.00   | YES                |  |
|   |           |             |                | Proposed | 14.23 |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
|   |           | W2          | Existing       | 17.51    | 0.98  | YES                |          |       |                    |                            |        |                      |                            |        |                    |  |
|   |           |             |                | Proposed | 17.20 |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
|   | W3        | Existing    | 32.52          | 0.99     | YES   | 30.82              |          |       | 21.00              |                            |        | 3.00                 |                            |        |                    |  |
|   |           |             | Proposed       | 32.09    |       |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
|   | W4        | Existing    | 33.26          | 0.99     | YES   |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
|   |           |             | Proposed       | 32.88    |       |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
| Second  | R1        | W1          | Existing       | 91.14    | 1.00  | YES                | 91.14    | 1.00  | YES                | 74.00                      | 1.00   | YES                  | 22.00                      | 1.00   | YES                |  |
|   |           |             | Proposed       | 90.92    |       |                    | 90.92    |       |                    | 74.00                      |        |                      | 22.00                      |        |                    |  |
|   | R2        | W2          | Existing       | 34.55    | 0.98  | YES                | 34.55    | 0.98  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 33.97    |       |                    | 33.97    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R3        | W3          | Existing       | 35.15    | 0.99  | YES                | 72.70    | 1.00  | YES                | 99.00                      | 1.00   | YES                  | 30.00                      | 1.00   | YES                |  |
|   |           |             |                | Proposed | 34.65 |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
|   |           | W4          | Existing       | 93.44    | 1.00  | YES                | 72.46    |       |                    |                            |        | 99.00                | 30.00                      |        |                    |  |
|   |           |             | Proposed       | 93.35    |       |                    |          |       |                    |                            |        |                      | 30.00                      |        |                    |  |
| 49 Gloucester Ave   |           |             |                |          |       |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
| Basement  | R1        | W1          | Existing       | 22.11    | 1.00  | YES                | 22.11    | 1.00  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 22.06    |       |                    | 22.06    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
| Ground  | R1        | W1          | Existing       | 32.05    | 0.99  | YES                | 32.05    | 0.99  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 31.86    |       |                    | 31.86    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
| First   | R1        | W1          | Existing       | 34.07    | 0.99  | YES                | 34.07    | 0.99  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 33.76    |       |                    | 33.76    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R2        | W2          | Existing       | 34.44    | 0.99  | YES                | 34.44    | 0.99  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             |                | Proposed | 34.18 |                    |          | 34.18 |                    |                            | *North |                      |                            | *North |                    |  |
| Second  | R1        | W1          | Existing       | 35.75    | 0.99  | YES                | 35.75    | 0.99  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 35.34    |       |                    | 35.34    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R2        | W2          | Existing       | 35.99    | 0.99  | YES                | 35.99    | 0.99  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             |                | Proposed | 35.64 |                    |          | 35.64 |                    |                            | *North |                      |                            | *North |                    |  |
| Darwin Court  |           |             |                |          |       |                    |          |       |                    |                            |        |                      |                            |        |                    |  |
| Ground  | R1        | W1          | Existing       | 12.60    | 1.00  | YES                | 12.60    | 1.00  | YES                | 23.00                      | 1.00   | YES                  | 9.00                       | 1.00   | YES                |  |
|   |           |             | Proposed       | 12.59    |       |                    | 12.59    |       |                    | 23.00                      |        |                      | 9.00                       |        |                    |  |
|   | R2        | W2          | Existing       | 11.87    | 1.00  | YES                | 11.87    | 1.00  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 11.87    |       |                    | 11.87    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R3        | W3          | Existing       | 18.31    | 0.99  | YES                | 18.31    | 0.99  | YES                | 34.00                      | 0.97   | YES                  | 13.00                      | 1.00   | YES                |  |
|   |           |             | Proposed       | 18.17    |       |                    | 18.17    |       |                    | 33.00                      |        |                      | 13.00                      |        |                    |  |
|   | R4        | W4          | Existing       | 17.48    | 0.99  | YES                | 17.48    | 0.99  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 17.39    |       |                    | 17.39    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R5        | W5          | Existing       | 12.73    | 1.00  | YES                | 12.73    | 1.00  | YES                | 20.00                      | 1.00   | YES                  | 10.00                      | 1.00   | YES                |  |
|   |           |             | Proposed       | 12.73    |       |                    | 12.73    |       |                    | 20.00                      |        |                      | 10.00                      |        |                    |  |
|   | R6        | W6          | Existing       | 12.74    | 1.00  | YES                | 12.74    | 1.00  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 12.73    |       |                    | 12.73    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R7        | W7          | Existing       | 19.91    | 1.00  | YES                | 19.91    | 1.00  | YES                | 41.00                      | 1.00   | YES                  | 16.00                      | 1.00   | YES                |  |
|   |           |             | Proposed       | 19.91    |       |                    | 19.91    |       |                    | 41.00                      |        |                      | 16.00                      |        |                    |  |
|   | R8        | W8          | Existing       | 19.40    | 1.00  | YES                | 19.40    | 1.00  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 19.36    |       |                    | 19.36    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R1        | W1          | Existing       | 14.33    | 1.00  | YES                | 14.33    | 1.00  | YES                | 24.00                      | 1.00   | YES                  | 9.00                       | 1.00   | YES                |  |
|   |           |             | Proposed       | 14.26    |       |                    | 14.26    |       |                    | 24.00                      |        |                      | 9.00                       |        |                    |  |
|   | R2        | W2          | Existing       | 13.21    | 1.00  | YES                | 13.21    | 1.00  | YES                | *North                     | *North | *North               | *North                     | *North | *North             |  |
|   |           |             | Proposed       | 13.21    |       |                    | 13.21    |       |                    | *North                     |        |                      | *North                     |        |                    |  |
|   | R3        | W3          | Existing       | 20.16    | 0.99  | YES                | 20.16    | 0.99  | YES                | 37.00                      | 1.00   | YES                  | 15.00                      | 1.00   | YES                |  |
|   |           |             | Proposed       | 19.88    |       |                    | 19.88    |       |                    | 37.00                      |        |                      | 15.00                      |        |                    |  |

Project Name: Darwin Court, London NW1  
Project No.: 23.117  
Report Title: Daylight & Sunlight Analysis - Neighbour  
Date of Analysis: 08/08/2023

Schofield

| Floor Ref. | Room Ref. | Window Ref. | Daylight - VSC |       |                    |          |       |                    | Sunlight AP5H - Rooms      |        |                    |                            |        |                    |
|------------|-----------|-------------|----------------|-------|--------------------|----------|-------|--------------------|----------------------------|--------|--------------------|----------------------------|--------|--------------------|
|            |           |             | VSC            | Pr/Ex | Meets BRE Criteria | Room VSC | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex  | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex  | Meets BRE Criteria |
| First      | R4        | W4          | Existing       | 19.44 | 0.99               | YES      | 19.44 | 0.99               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 19.24 |                    |          | 19.24 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R5        | W5          | Existing       | 13.80 | 1.00               | YES      | 13.80 | 1.00               | YES                        | 23.00  | 1.00               | YES                        | 10.00  | 1.00               |
|            |           |             | Proposed       | 13.79 |                    |          | 13.79 |                    |                            | 23.00  |                    | YES                        | 10.00  |                    |
|            | R6        | W6          | Existing       | 14.36 | 1.00               | YES      | 14.36 | 1.00               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 14.29 |                    |          | 14.29 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R7        | W7          | Existing       | 21.93 | 1.00               | YES      | 21.93 | 1.00               | YES                        | 42.00  | 1.00               | YES                        | 17.00  | 1.00               |
|            |           |             | Proposed       | 21.87 |                    |          | 21.87 |                    |                            | 42.00  |                    | YES                        | 17.00  |                    |
| Second     | R8        | W8          | Existing       | 20.95 | 1.00               | YES      | 20.95 | 1.00               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 20.88 |                    |          | 20.88 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R1        | W1          | Existing       | 16.83 | 0.99               | YES      | 16.83 | 0.99               | YES                        | 29.00  | 1.00               | YES                        | 10.00  | 1.00               |
|            |           |             | Proposed       | 16.58 |                    |          | 16.58 |                    |                            | 29.00  |                    | YES                        | 10.00  |                    |
|            | R2        | W2          | Existing       | 15.07 | 1.00               | YES      | 15.07 | 1.00               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 15.07 |                    |          | 15.07 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R3        | W3          | Existing       | 22.42 | 0.98               | YES      | 22.42 | 0.98               | YES                        | 38.00  | 1.00               | YES                        | 15.00  | 1.00               |
|            |           |             | Proposed       | 21.91 |                    |          | 21.91 |                    |                            | 38.00  |                    | YES                        | 15.00  |                    |
|            | R4        | W4          | Existing       | 21.80 | 0.98               | YES      | 21.80 | 0.98               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 21.40 |                    |          | 21.40 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R5        | W5          | Existing       | 15.39 | 1.00               | YES      | 15.39 | 1.00               | YES                        | 25.00  | 1.00               | YES                        | 10.00  | 1.00               |
|            |           |             | Proposed       | 15.34 |                    |          | 15.34 |                    |                            | 25.00  |                    | YES                        | 10.00  |                    |
|            | R6        | W6          | Existing       | 16.74 | 0.98               | YES      | 16.74 | 0.98               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 16.47 |                    |          | 16.47 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R7        | W7          | Existing       | 24.16 | 0.99               | YES      | 24.16 | 0.99               | YES                        | 45.00  | 1.00               | YES                        | 20.00  | 1.00               |
|            |           |             | Proposed       | 23.96 |                    |          | 23.96 |                    |                            | 45.00  |                    | YES                        | 20.00  |                    |
|            | R8        | W8          | Existing       | 23.29 | 0.99               | YES      | 23.29 | 0.99               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 23.15 |                    |          | 23.15 |                    |                            | *North |                    | *North                     | *North |                    |
| Third      | R1        | W1          | Existing       | 20.50 | 0.97               | YES      | 20.50 | 0.97               | YES                        | 35.00  | 1.00               | YES                        | 14.00  | 1.00               |
|            |           |             | Proposed       | 19.93 |                    |          | 19.93 |                    |                            | 35.00  |                    | YES                        | 14.00  |                    |
|            | R2        | W2          | Existing       | 18.04 | 1.00               | YES      | 18.04 | 1.00               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 18.04 |                    |          | 18.04 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R3        | W3          | Existing       | 25.39 | 0.97               | YES      | 25.39 | 0.97               | YES                        | 42.00  | 0.95               | YES                        | 19.00  | 0.89               |
|            |           |             | Proposed       | 24.55 |                    |          | 24.55 |                    |                            | 40.00  |                    | YES                        | 17.00  |                    |
|            | R4        | W4          | Existing       | 24.81 | 0.97               | YES      | 24.81 | 0.97               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 24.12 |                    |          | 24.12 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R5        | W5          | Existing       | 18.14 | 0.99               | YES      | 18.14 | 0.99               | YES                        | 29.00  | 0.97               | YES                        | 10.00  | 1.00               |
|            |           |             | Proposed       | 17.90 |                    |          | 17.90 |                    |                            | 28.00  |                    | YES                        | 10.00  |                    |
|            | R6        | W6          | Existing       | 20.35 | 0.97               | YES      | 20.35 | 0.97               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 19.70 |                    |          | 19.70 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R7        | W7          | Existing       | 26.35 | 0.98               | YES      | 26.35 | 0.98               | YES                        | 45.00  | 1.00               | YES                        | 20.00  | 1.00               |
|            |           |             | Proposed       | 25.92 |                    |          | 25.92 |                    |                            | 45.00  |                    | YES                        | 20.00  |                    |
|            | R8        | W8          | Existing       | 29.04 | 0.99               | YES      | 29.04 | 0.99               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 28.68 |                    |          | 28.68 |                    |                            | *North |                    | *North                     | *North |                    |
| Fourth     | R1        | W1          | Existing       | 25.72 | 0.95               | YES      | 25.72 | 0.95               | YES                        | 43.00  | 0.93               | YES                        | 20.00  | 0.85               |
|            |           |             | Proposed       | 24.56 |                    |          | 24.56 |                    |                            | 40.00  |                    | YES                        | 17.00  |                    |
|            | R2        | W2          | Existing       | 23.85 | 1.00               | YES      | 23.85 | 1.00               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 23.81 |                    |          | 23.81 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R3        | W3          | Existing       | 31.32 | 0.96               | YES      | 31.32 | 0.96               | YES                        | 51.00  | 1.00               | YES                        | 20.00  | 1.00               |
|            |           |             | Proposed       | 30.21 |                    |          | 30.21 |                    |                            | 51.00  |                    | YES                        | 20.00  |                    |
|            | R4        | W4          | Existing       | 30.78 | 0.97               | YES      | 30.78 | 0.97               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 29.73 |                    |          | 29.73 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R5        | W5          | Existing       | 23.81 | 0.97               | YES      | 23.81 | 0.97               | YES                        | 38.00  | 0.97               | YES                        | 13.00  | 0.92               |
|            |           |             | Proposed       | 23.18 |                    |          | 23.18 |                    |                            | 37.00  |                    | YES                        | 12.00  |                    |
|            | R6        | W6          | Existing       | 25.34 | 0.95               | YES      | 25.34 | 0.95               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 24.06 |                    |          | 24.06 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R7        | W7          | Existing       | 28.52 | 0.99               | YES      | 28.52 | 0.99               | YES                        | 46.00  | 0.98               | YES                        | 21.00  | 0.95               |
|            |           |             | Proposed       | 28.19 |                    |          | 28.19 |                    |                            | 45.00  |                    | YES                        | 20.00  |                    |
| Fifth      | R1        | W1          | Existing       | 32.50 | 0.97               | YES      | 32.50 | 0.97               | YES                        | 51.00  | 1.00               | YES                        | 21.00  | 1.00               |
|            |           |             | Proposed       | 31.48 |                    |          | 31.48 |                    |                            | 51.00  |                    | YES                        | 21.00  |                    |
|            | R2        | W2          | Existing       | 32.38 | 0.96               | YES      | 32.38 | 0.96               | YES                        | *North | *North             | *North                     | *North | *North             |
|            |           |             | Proposed       | 31.19 |                    |          | 31.19 |                    |                            | *North |                    | *North                     | *North |                    |
|            | R3        | W3          | Existing       | 33.07 | 1.00               | YES      | 33.07 | 1.00               | YES                        | 54.00  | 1.00               | YES                        | 21.00  | 1.00               |
|            |           |             | Proposed       | 33.02 |                    |          | 33.02 |                    |                            | 54.00  |                    | YES                        | 21.00  |                    |



Project Name: Darwin Court, London  
Project No.: 23.117  
Report Title: Daylight Distribution Analysis - Neighbour  
Date of Analysis: 08/08/2023

| Floor Ref.        | Room Ref | Property Type | Room Use | Room Area | Lit Area Existing | Lit area Existing % | Lit Area Proposed | Lit area Proposed % | Pr/Ex | Meets BRE Criteria |
|-------------------|----------|---------------|----------|-----------|-------------------|---------------------|-------------------|---------------------|-------|--------------------|
| 17 Gloucester Ave |          |               |          |           |                   |                     |                   |                     |       |                    |
| Basement          | R1       | Residential   | Unknown  | 13.02     | 12.87             | 99%                 | 12.87             | 99%                 | 1.00  | YES                |
| Ground            | R1       | Residential   | Unknown  | 13.02     | 12.85             | 99%                 | 12.85             | 99%                 | 1.00  | YES                |
| First             | R1       | Residential   | Unknown  | 11.79     | 11.59             | 98%                 | 11.59             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.56              | 99%                 | 9.56              | 99%                 | 1.00  | YES                |
| Second            | R1       | Residential   | Unknown  | 11.79     | 11.51             | 98%                 | 11.51             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.52              | 98%                 | 9.52              | 98%                 | 1.00  | YES                |
| Third             | R1       | Residential   | Unknown  | 11.79     | 11.45             | 97%                 | 11.45             | 97%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.46              | 98%                 | 9.46              | 98%                 | 1.00  | YES                |
| 19 Gloucester Ave |          |               |          |           |                   |                     |                   |                     |       |                    |
| Basement          | R1       | Residential   | Unknown  | 13.02     | 12.87             | 99%                 | 12.87             | 99%                 | 1.00  | YES                |
| Ground            | R1       | Residential   | Unknown  | 13.02     | 12.85             | 99%                 | 12.85             | 99%                 | 1.00  | YES                |
| First             | R1       | Residential   | Unknown  | 11.79     | 11.59             | 98%                 | 11.59             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.57              | 99%                 | 9.57              | 99%                 | 1.00  | YES                |
| Second            | R1       | Residential   | Unknown  | 11.79     | 11.51             | 98%                 | 11.51             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.52              | 98%                 | 9.52              | 98%                 | 1.00  | YES                |
| Third             | R1       | Residential   | Unknown  | 11.79     | 11.46             | 97%                 | 11.46             | 97%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.45              | 97%                 | 9.45              | 97%                 | 1.00  | YES                |
| 21 Gloucester Ave |          |               |          |           |                   |                     |                   |                     |       |                    |
| Basement          | R1       | Residential   | Unknown  | 13.02     | 12.87             | 99%                 | 12.87             | 99%                 | 1.00  | YES                |
| Ground            | R1       | Residential   | Unknown  | 13.02     | 12.85             | 99%                 | 12.85             | 99%                 | 1.00  | YES                |
| First             | R1       | Residential   | Unknown  | 11.79     | 11.59             | 98%                 | 11.59             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.56              | 99%                 | 9.56              | 99%                 | 1.00  | YES                |
| Second            | R1       | Residential   | Unknown  | 11.79     | 11.51             | 98%                 | 11.50             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.53              | 98%                 | 9.53              | 98%                 | 1.00  | YES                |
| Third             | R1       | Residential   | Unknown  | 11.79     | 11.46             | 97%                 | 11.46             | 97%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.45              | 97%                 | 9.45              | 97%                 | 1.00  | YES                |
| 23 Gloucester Ave |          |               |          |           |                   |                     |                   |                     |       |                    |
| Basement          | R1       | Residential   | Unknown  | 14.19     | 13.98             | 99%                 | 13.98             | 99%                 | 1.00  | YES                |
| Ground            | R1       | Residential   | Unknown  | 14.19     | 13.97             | 98%                 | 13.97             | 98%                 | 1.00  | YES                |
| First             | R1       | Residential   | Unknown  | 11.79     | 11.59             | 98%                 | 11.59             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.56              | 99%                 | 9.56              | 99%                 | 1.00  | YES                |
| Second            | R1       | Residential   | Unknown  | 11.79     | 11.51             | 98%                 | 11.51             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.52              | 98%                 | 9.52              | 98%                 | 1.00  | YES                |
| Third             | R1       | Residential   | Unknown  | 11.79     | 11.45             | 97%                 | 11.45             | 97%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.45              | 98%                 | 9.45              | 98%                 | 1.00  | YES                |
| 25 Gloucester Ave |          |               |          |           |                   |                     |                   |                     |       |                    |
| Basement          | R1       | Residential   | Unknown  | 11.79     | 11.65             | 99%                 | 11.65             | 99%                 | 1.00  | YES                |
| Ground            | R1       | Residential   | Unknown  | 11.79     | 11.64             | 99%                 | 11.64             | 99%                 | 1.00  | YES                |
| First             | R1       | Residential   | Unknown  | 11.79     | 11.57             | 98%                 | 11.57             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.53              | 98%                 | 9.53              | 98%                 | 1.00  | YES                |
| Second            | R1       | Residential   | Unknown  | 11.79     | 11.51             | 98%                 | 11.51             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.48              | 98%                 | 9.48              | 98%                 | 1.00  | YES                |
| Third             | R1       | Residential   | Unknown  | 11.79     | 11.44             | 97%                 | 11.43             | 97%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.42              | 97%                 | 9.42              | 97%                 | 1.00  | YES                |
| 27 Gloucester Ave |          |               |          |           |                   |                     |                   |                     |       |                    |
| Basement          | R1       | Residential   | Unknown  | 14.19     | 13.98             | 98%                 | 13.98             | 98%                 | 1.00  | YES                |
| Ground            | R1       | Residential   | Unknown  | 14.19     | 13.99             | 99%                 | 13.99             | 99%                 | 1.00  | YES                |
| First             | R1       | Residential   | Unknown  | 11.79     | 11.57             | 98%                 | 11.57             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.56              | 99%                 | 9.56              | 99%                 | 1.00  | YES                |
| Second            | R1       | Residential   | Unknown  | 11.79     | 11.51             | 98%                 | 11.51             | 98%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.51              | 98%                 | 9.51              | 98%                 | 1.00  | YES                |
| Third             | R1       | Residential   | Unknown  | 11.79     | 11.44             | 97%                 | 11.43             | 97%                 | 1.00  | YES                |
|                   | R2       | Residential   | Unknown  | 9.69      | 9.45              | 97%                 | 9.44              | 97%                 | 1.00  | YES                |
| 29 Gloucester Ave |          |               |          |           |                   |                     |                   |                     |       |                    |

Project Name: Darwin Court, London  
Project No.: 23.117  
Report Title: Daylight Distribution Analysis - Neighbour  
Date of Analysis: 08/08/2023

| Floor Ref.        | Room Ref  | Property Type | Room Use | Room Area | Lit Area Existing | Lit area Existing % | Lit Area Proposed | Lit area Proposed % | Pr/Ex | Meets BRE Criteria |
|-------------------|-----------|---------------|----------|-----------|-------------------|---------------------|-------------------|---------------------|-------|--------------------|
| Basement          | R1        | Residential   | Unknown  | 11.79     | 11.59             | 98%                 | 11.59             | 98%                 | 1.00  | YES                |
| Ground            | R1        | Residential   | Unknown  | 11.79     | 11.60             | 98%                 | 11.60             | 98%                 | 1.00  | YES                |
| First             | R1        | Residential   | Unknown  | 11.79     | 11.57             | 98%                 | 11.57             | 98%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 9.69      | 9.63              | 99%                 | 9.63              | 99%                 | 1.00  | YES                |
| Second            | R1        | Residential   | Unknown  | 11.79     | 11.51             | 98%                 | 11.51             | 98%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 9.69      | 9.52              | 98%                 | 9.51              | 98%                 | 1.00  | YES                |
| Third             | R1        | Residential   | Unknown  | 11.79     | 11.46             | 97%                 | 11.46             | 97%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 9.69      | 9.49              | 98%                 | 9.49              | 98%                 | 1.00  | YES                |
| 31 Gloucester Ave |           |               |          |           |                   |                     |                   |                     |       |                    |
| Basement          | R1        | Residential   | Unknown  | 21.76     | 20.41             | 94%                 | 20.06             | 92%                 | 0.98  | YES                |
| Ground            | R1        | Residential   | Unknown  | 21.89     | 21.10             | 96%                 | 21.10             | 96%                 | 1.00  | YES                |
| First             | R1        | Residential   | Unknown  | 11.79     | 11.54             | 98%                 | 11.54             | 98%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 9.69      | 9.56              | 99%                 | 9.56              | 99%                 | 1.00  | YES                |
| Second            | R1        | Residential   | Unknown  | 11.79     | 11.44             | 97%                 | 11.44             | 97%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 9.69      | 9.50              | 98%                 | 9.50              | 98%                 | 1.00  | YES                |
| Third             | R1        | Residential   | Unknown  | 11.79     | 11.44             | 97%                 | 11.44             | 97%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 9.69      | 9.52              | 98%                 | 9.52              | 98%                 | 1.00  | YES                |
| 33 Gloucester Ave |           |               |          |           |                   |                     |                   |                     |       |                    |
| Ground            | R1        | Residential   | Unknown  | 14.95     | 14.34             | 96%                 | 14.34             | 96%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 12.96     | 12.45             | 96%                 | 12.45             | 96%                 | 1.00  | YES                |
|                   | R3        | Residential   | Unknown  | 8.64      | 8.33              | 96%                 | 8.25              | 95%                 | 0.99  | YES                |
|                   | R4        | Residential   | Unknown  | 14.36     | 12.18             | 85%                 | 12.02             | 84%                 | 0.99  | YES                |
| First             | R1        | Residential   | Unknown  | 14.95     | 14.46             | 97%                 | 14.40             | 96%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 12.96     | 12.90             | 100%                | 12.90             | 100%                | 1.00  | YES                |
|                   | R3        | Residential   | Unknown  | 8.64      | 8.56              | 99%                 | 8.56              | 99%                 | 1.00  | YES                |
|                   | R4        | Residential   | Unknown  | 14.36     | 14.03             | 98%                 | 14.03             | 98%                 | 1.00  | YES                |
| Second            | R1        | Residential   | Unknown  | 14.95     | 14.67             | 98%                 | 14.67             | 98%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 12.96     | 12.94             | 100%                | 12.93             | 100%                | 1.00  | YES                |
|                   | R3        | Residential   | Unknown  | 7.27      | 7.13              | 98%                 | 7.13              | 98%                 | 1.00  | YES                |
|                   | R4        | Residential   | Unknown  | 16.65     | 15.55             | 93%                 | 14.79             | 89%                 | 0.95  | YES                |
| Third             | R1        | Residential   | Unknown  | 14.95     | 14.77             | 99%                 | 14.77             | 99%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 12.96     | 12.94             | 100%                | 12.93             | 100%                | 1.00  | YES                |
|                   | R3        | Residential   | Unknown  | 10.34     | 9.69              | 94%                 | 9.69              | 94%                 | 1.00  | YES                |
|                   | R4        | Residential   | Unknown  | 11.37     | 11.06             | 97%                 | 10.87             | 96%                 | 0.98  | YES                |
| 35 Gloucester Ave |           |               |          |           |                   |                     |                   |                     |       |                    |
| Ground            | R1        | Residential   | Unknown  | 17.05     | 15.25             | 89%                 | 15.09             | 89%                 | 0.99  | YES                |
|                   | R2        | Residential   | Unknown  | 8.64      | 7.83              | 91%                 | 7.67              | 89%                 | 0.98  | YES                |
| First             | Bedroom 1 | Residential   | Bedroom  | 17.05     | 16.53             | 97%                 | 16.53             | 97%                 | 1.00  | YES                |
|                   | Kitchen 1 | Residential   | Kitchen  | 8.64      | 8.55              | 99%                 | 8.55              | 99%                 | 1.00  | YES                |
| Second            | Bedroom 1 | Residential   | Bedroom  | 20.31     | 19.16             | 94%                 | 19.12             | 94%                 | 1.00  | YES                |
|                   | Kitchen 1 | Residential   | Kitchen  | 7.26      | 6.82              | 94%                 | 6.82              | 94%                 | 1.00  | YES                |
| Third             | Bedroom 1 | Residential   | Bedroom  | 15.43     | 14.74             | 96%                 | 14.59             | 95%                 | 0.99  | YES                |
|                   | Kitchen 1 | Residential   | Kitchen  | 10.34     | 9.91              | 96%                 | 9.90              | 96%                 | 1.00  | YES                |
| 39 Gloucester Ave |           |               |          |           |                   |                     |                   |                     |       |                    |
| Basement          | R1        | Residential   | Unknown  | 9.90      | 6.38              | 64%                 | 6.30              | 64%                 | 0.99  | YES                |
|                   | R2        | Residential   | Unknown  | 13.61     | 7.90              | 58%                 | 7.82              | 57%                 | 0.99  | YES                |
| Ground            | R1        | Residential   | Unknown  | 8.20      | 7.80              | 95%                 | 7.72              | 94%                 | 0.99  | YES                |
|                   | R2        | Residential   | Unknown  | 16.61     | 13.32             | 80%                 | 13.25             | 80%                 | 0.99  | YES                |
|                   | R3        | Residential   | Unknown  | 9.90      | 9.79              | 99%                 | 9.79              | 99%                 | 1.00  | YES                |
|                   | R4        | Residential   | Unknown  | 14.43     | 14.07             | 98%                 | 14.07             | 98%                 | 1.00  | YES                |
| First             | R1        | Residential   | Unknown  | 19.04     | 18.36             | 96%                 | 18.35             | 96%                 | 1.00  | YES                |
|                   | R2        | Residential   | Unknown  | 16.61     | 16.38             | 99%                 | 16.34             | 98%                 | 1.00  | YES                |
|                   | R3        | Residential   | Unknown  | 9.90      | 9.79              | 99%                 | 9.79              | 99%                 | 1.00  | YES                |
|                   | R4        | Residential   | Unknown  | 14.43     | 14.07             | 98%                 | 14.07             | 98%                 | 1.00  | YES                |
| Second            | R1        | Residential   | Unknown  | 19.04     | 18.31             | 96%                 | 17.93             | 94%                 | 0.98  | YES                |
|                   | R2        | Residential   | Unknown  | 16.61     | 16.22             | 98%                 | 16.09             | 97%                 | 0.99  | YES                |
|                   | R3        | Residential   | Unknown  | 9.90      | 9.02              | 91%                 | 7.67              | 78%                 | 0.85  | YES                |
|                   | R4        | Residential   | Unknown  | 14.43     | 12.73             | 88%                 | 10.85             | 75%                 | 0.85  | YES                |

Project Name: Darwin Court, London  
Project No.: 23.117  
Report Title: Daylight Distribution Analysis - Neighbour  
Date of Analysis: 08/08/2023

| Floor Ref.           | Room Ref  | Property Type | Room Use | Room Area | Lit Area Existing | Lit area Existing % | Lit Area Proposed | Lit area Proposed % | Pr/Ex | Meets BRE Criteria |
|----------------------|-----------|---------------|----------|-----------|-------------------|---------------------|-------------------|---------------------|-------|--------------------|
| 41 Gloucester Ave    |           |               |          |           |                   |                     |                   |                     |       |                    |
| Ground               | Kitchen 1 | Residential   | Kitchen  | 9.75      | 8.43              | 86%                 | 8.36              | 86%                 | 0.99  | YES                |
|                      | Kitchen 2 | Residential   | Kitchen  | 1.62      | 1.52              | 94%                 | 1.52              | 94%                 | 1.00  | YES                |
|                      | Kitchen 3 | Residential   | Kitchen  | 9.75      | 8.59              | 88%                 | 8.40              | 86%                 | 0.98  | YES                |
| First                | Bedroom 1 | Residential   | Bedroom  | 10.10     | 6.70              | 66%                 | 6.63              | 66%                 | 0.99  | YES                |
|                      | Bedroom 2 | Residential   | Bedroom  | 10.10     | 6.58              | 65%                 | 6.34              | 63%                 | 0.96  | YES                |
|                      | Kitchen 1 | Residential   | Kitchen  | 9.75      | 7.41              | 76%                 | 7.25              | 74%                 | 0.98  | YES                |
| Second               | Kitchen 2 | Residential   | Kitchen  | 9.75      | 6.82              | 70%                 | 6.48              | 66%                 | 0.95  | YES                |
|                      | Bedroom 1 | Residential   | Bedroom  | 10.10     | 8.50              | 84%                 | 8.14              | 81%                 | 0.96  | YES                |
|                      | Bedroom 2 | Residential   | Bedroom  | 10.10     | 8.83              | 87%                 | 8.19              | 81%                 | 0.93  | YES                |
|                      | Kitchen 1 | Residential   | Kitchen  | 9.75      | 8.93              | 92%                 | 8.37              | 86%                 | 0.94  | YES                |
|                      | Kitchen 2 | Residential   | Kitchen  | 9.75      | 9.06              | 93%                 | 8.48              | 87%                 | 0.94  | YES                |
| Third                | Bedroom 1 | Residential   | Bedroom  | 10.10     | 10.01             | 99%                 | 9.81              | 97%                 | 0.98  | YES                |
|                      | Bedroom 2 | Residential   | Bedroom  | 10.10     | 10.00             | 99%                 | 9.87              | 98%                 | 0.99  | YES                |
|                      | Kitchen 1 | Residential   | Kitchen  | 9.75      | 9.52              | 98%                 | 9.48              | 97%                 | 1.00  | YES                |
|                      | Kitchen 2 | Residential   | Kitchen  | 9.75      | 9.42              | 97%                 | 9.34              | 96%                 | 0.99  | YES                |
| 43-45 Gloucester Ave |           |               |          |           |                   |                     |                   |                     |       |                    |
| Basement             | R1        | Residential   | Unknown  | 11.74     | 10.82             | 92%                 | 10.80             | 92%                 | 1.00  | YES                |
|                      | Bedroom 1 | Residential   | Bedroom  | 11.74     | 10.91             | 93%                 | 10.90             | 93%                 | 1.00  | YES                |
| Ground               | R1        | Residential   | Unknown  | 13.90     | 10.83             | 78%                 | 10.70             | 77%                 | 0.99  | YES                |
|                      | R2        | Residential   | Unknown  | 19.11     | 18.41             | 96%                 | 18.31             | 96%                 | 0.99  | YES                |
|                      | R3        | Residential   | Unknown  | 18.11     | 17.34             | 96%                 | 17.29             | 95%                 | 1.00  | YES                |
|                      | R4        | Residential   | Unknown  | 14.70     | 11.08             | 75%                 | 10.96             | 75%                 | 0.99  | YES                |
| First                | R1        | Residential   | Unknown  | 13.90     | 13.59             | 98%                 | 13.59             | 98%                 | 1.00  | YES                |
|                      | R2        | Residential   | Unknown  | 19.11     | 18.77             | 98%                 | 18.77             | 98%                 | 1.00  | YES                |
|                      | R3        | Residential   | Unknown  | 18.11     | 17.79             | 98%                 | 17.79             | 98%                 | 1.00  | YES                |
|                      | R4        | Residential   | Unknown  | 14.70     | 14.36             | 98%                 | 14.36             | 98%                 | 1.00  | YES                |
| Second               | R1        | Residential   | Unknown  | 13.90     | 13.14             | 95%                 | 12.73             | 92%                 | 0.97  | YES                |
|                      | R2        | Residential   | Unknown  | 19.11     | 17.21             | 90%                 | 16.71             | 87%                 | 0.97  | YES                |
|                      | R3        | Residential   | Unknown  | 18.11     | 16.12             | 89%                 | 15.64             | 86%                 | 0.97  | YES                |
|                      | R4        | Residential   | Unknown  | 14.70     | 13.09             | 89%                 | 12.50             | 85%                 | 0.95  | YES                |
| 47 Gloucester Ave    |           |               |          |           |                   |                     |                   |                     |       |                    |
| Basement             | R1        | Residential   | Unknown  | 15.80     | 14.68             | 93%                 | 14.66             | 93%                 | 1.00  | YES                |
| Ground               | R1        | Residential   | Unknown  | 15.16     | 14.85             | 98%                 | 14.82             | 98%                 | 1.00  | YES                |
| First                | R1        | Residential   | Unknown  | 17.80     | 17.32             | 97%                 | 17.32             | 97%                 | 1.00  | YES                |
| Second               | R1        | Residential   | Unknown  | 11.47     | 11.47             | 100%                | 11.47             | 100%                | 1.00  | YES                |
|                      | R2        | Residential   | Unknown  | 11.47     | 11.10             | 97%                 | 10.84             | 95%                 | 0.98  | YES                |
|                      | R3        | Residential   | Unknown  | 26.59     | 26.51             | 100%                | 26.51             | 100%                | 1.00  | YES                |
| 49 Gloucester Ave    |           |               |          |           |                   |                     |                   |                     |       |                    |
| Basement             | R1        | Residential   | Unknown  | 17.92     | 15.59             | 87%                 | 15.53             | 87%                 | 1.00  | YES                |
| Ground               | R1        | Residential   | Unknown  | 17.82     | 16.74             | 94%                 | 16.61             | 93%                 | 0.99  | YES                |
| First                | R1        | Residential   | Unknown  | 13.64     | 13.09             | 96%                 | 12.97             | 95%                 | 0.99  | YES                |
|                      | R2        | Residential   | Unknown  | 8.64      | 8.35              | 97%                 | 8.35              | 97%                 | 1.00  | YES                |
| Second               | R1        | Residential   | Unknown  | 11.72     | 10.69             | 91%                 | 10.20             | 87%                 | 0.95  | YES                |
|                      | R2        | Residential   | Unknown  | 8.64      | 8.34              | 97%                 | 8.32              | 96%                 | 1.00  | YES                |
| Darwin Court         |           |               |          |           |                   |                     |                   |                     |       |                    |
| Ground               | R1        | Residential   | Unknown  | 9.00      | 5.95              | 66%                 | 5.95              | 66%                 | 1.00  | YES                |
|                      | R2        | Residential   | Unknown  | 9.00      | 5.89              | 65%                 | 5.89              | 65%                 | 1.00  | YES                |
|                      | R3        | Residential   | Unknown  | 9.00      | 7.25              | 81%                 | 7.19              | 80%                 | 0.99  | YES                |
|                      | R4        | Residential   | Unknown  | 9.00      | 7.28              | 81%                 | 7.25              | 81%                 | 1.00  | YES                |
|                      | R5        | Residential   | Unknown  | 9.00      | 5.82              | 65%                 | 5.82              | 65%                 | 1.00  | YES                |
|                      | R6        | Residential   | Unknown  | 9.00      | 5.92              | 66%                 | 5.96              | 66%                 | 1.01  | YES                |
|                      | R7        | Residential   | Unknown  | 9.00      | 8.27              | 92%                 | 8.27              | 92%                 | 1.00  | YES                |
|                      | R8        | Residential   | Unknown  | 9.00      | 7.63              | 85%                 | 7.62              | 85%                 | 1.00  | YES                |
| First                | R1        | Residential   | Unknown  | 9.00      | 6.18              | 69%                 | 6.16              | 68%                 | 1.00  | YES                |
|                      | R2        | Residential   | Unknown  | 9.00      | 6.01              | 67%                 | 6.01              | 67%                 | 1.00  | YES                |
|                      | R3        | Residential   | Unknown  | 9.00      | 7.88              | 88%                 | 7.66              | 85%                 | 0.97  | YES                |
|                      | R4        | Residential   | Unknown  | 9.00      | 7.87              | 87%                 | 7.73              | 86%                 | 0.98  | YES                |
|                      | R5        | Residential   | Unknown  | 9.00      | 5.89              | 65%                 | 5.89              | 65%                 | 1.00  | YES                |



Project Name: Darwin Court, London  
Project No.: 23.117  
Report Title: Daylight Distribution Analysis - Neighbour  
Date of Analysis: 08/08/2023

| Floor Ref. | Room Ref | Property Type | Room Use | Room Area | Lit Area Existing | Lit area Existing % | Lit Area Proposed | Lit area Proposed % | Pr/Ex | Meets BRE Criteria |
|------------|----------|---------------|----------|-----------|-------------------|---------------------|-------------------|---------------------|-------|--------------------|
|            | R6       | Residential   | Unknown  | 9.00      | 6.18              | 69%                 | 6.18              | 69%                 | 1.00  | YES                |
|            | R7       | Residential   | Unknown  | 9.00      | 8.58              | 95%                 | 8.58              | 95%                 | 1.00  | YES                |
|            | R8       | Residential   | Unknown  | 9.00      | 7.95              | 88%                 | 7.89              | 88%                 | 0.99  | YES                |
| Second     | R1       | Residential   | Unknown  | 9.00      | 6.80              | 76%                 | 6.67              | 74%                 | 0.98  | YES                |
|            | R2       | Residential   | Unknown  | 9.00      | 6.28              | 70%                 | 6.28              | 70%                 | 1.00  | YES                |
|            | R3       | Residential   | Unknown  | 9.00      | 8.61              | 96%                 | 8.43              | 94%                 | 0.98  | YES                |
|            | R4       | Residential   | Unknown  | 9.00      | 8.62              | 96%                 | 8.46              | 94%                 | 0.98  | YES                |
|            | R5       | Residential   | Unknown  | 9.00      | 6.18              | 69%                 | 6.16              | 68%                 | 1.00  | YES                |
|            | R6       | Residential   | Unknown  | 9.00      | 6.79              | 75%                 | 6.65              | 74%                 | 0.98  | YES                |
|            | R7       | Residential   | Unknown  | 9.00      | 8.61              | 96%                 | 8.61              | 96%                 | 1.00  | YES                |
|            | R8       | Residential   | Unknown  | 9.00      | 8.46              | 94%                 | 8.39              | 93%                 | 0.99  | YES                |
| Third      | R1       | Residential   | Unknown  | 9.00      | 8.61              | 96%                 | 8.24              | 92%                 | 0.96  | YES                |
|            | R2       | Residential   | Unknown  | 9.00      | 7.02              | 78%                 | 7.02              | 78%                 | 1.00  | YES                |
|            | R3       | Residential   | Unknown  | 9.00      | 8.76              | 97%                 | 8.75              | 97%                 | 1.00  | YES                |
|            | R4       | Residential   | Unknown  | 9.00      | 8.75              | 97%                 | 8.75              | 97%                 | 1.00  | YES                |
|            | R5       | Residential   | Unknown  | 9.00      | 6.94              | 77%                 | 6.80              | 76%                 | 0.98  | YES                |
|            | R6       | Residential   | Unknown  | 9.00      | 8.60              | 96%                 | 8.14              | 90%                 | 0.95  | YES                |
|            | R7       | Residential   | Unknown  | 9.00      | 8.69              | 97%                 | 8.69              | 97%                 | 1.00  | YES                |
|            | R8       | Residential   | Unknown  | 9.00      | 8.80              | 98%                 | 8.79              | 98%                 | 1.00  | YES                |
| Fourth     | R1       | Residential   | Unknown  | 9.00      | 8.84              | 98%                 | 8.84              | 98%                 | 1.00  | YES                |
|            | R2       | Residential   | Unknown  | 9.00      | 8.89              | 99%                 | 8.84              | 98%                 | 0.99  | YES                |
|            | R3       | Residential   | Unknown  | 9.00      | 8.89              | 99%                 | 8.89              | 99%                 | 1.00  | YES                |
|            | R4       | Residential   | Unknown  | 9.00      | 8.89              | 99%                 | 8.89              | 99%                 | 1.00  | YES                |
|            | R5       | Residential   | Unknown  | 9.00      | 8.88              | 99%                 | 8.43              | 94%                 | 0.95  | YES                |
|            | R6       | Residential   | Unknown  | 9.00      | 8.84              | 98%                 | 8.84              | 98%                 | 1.00  | YES                |
|            | R7       | Residential   | Unknown  | 9.00      | 8.84              | 98%                 | 8.84              | 98%                 | 1.00  | YES                |
| Fifth      | R1       | Residential   | Unknown  | 9.00      | 8.89              | 99%                 | 8.89              | 99%                 | 1.00  | YES                |
|            | R2       | Residential   | Unknown  | 9.00      | 8.89              | 99%                 | 8.88              | 99%                 | 1.00  | YES                |
|            | R3       | Residential   | Unknown  | 9.00      | 8.88              | 99%                 | 8.88              | 99%                 | 1.00  | YES                |

# Schofield

4th Floor  
3-4 John Prince's Street  
London  
W1G 0JL

020 3771 9445

[Info@schofieldsurveyors.co.uk](mailto:Info@schofieldsurveyors.co.uk)

[www.schofieldsurveyors.co.uk](http://www.schofieldsurveyors.co.uk)

