
BEHAN
CHARTERED SURVEYORS

DAYLIGHT & SUNLIGHT STUDY
NEIGHBOURING ASSESSMENT

Of

Radlett House, Radlett Place, London NW8 6BT

on behalf of

Private Client

Revision Reference: **Final**
Reference No. **20244059**
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Date: 28 March 2024

1. INTRODUCTION

This Daylight & Sunlight Study Neighbouring Assessment has been prepared by Behan Partnership Limited on behalf of Private Client to support a full planning application for Radlett House.

Full Planning Permission is sought for the comprehensive redevelopment of the buildings.

This Daylight & Sunlight Study Neighbouring Assessment assesses Daylight and Sunlight and demonstrates how the proposed development complies with relevant planning policies within the Development Plan.

Policy Guidelines

1.1 Policy and the Wider Context

Below we have detailed sections from the following documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the effects of the Proposed Development on the relevant neighbouring properties.

- National Planning Policy Framework (NPPF) (December 2023) (Ministry of Housing Communities and Local Government (MHCLG));
- National Planning Practice Guidance (NPPG) (updated regularly);
- The London Plan Housing SPG (March 2016, updated 2017) (Greater London Authority);
- The London Plan 2021 (Greater London Authority);
- Camden Local Plan 2017;
- Building Research Establishment Guidelines BR 209 2022 Edition.

National Planning Policy Framework (December 2023)

The NPPF (December 2023) states that local planning authorities should refuse applications which they consider fail to make efficient use of land. The discussion in relation to daylight and sunlight highlights the Government's recognition that increased flexibility is required in response to the requirement for higher density development.

"When considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)"

National Planning Practice Guidance (first published online in 2014 and updated periodically)

In light of the update to the Government's Planning Practice Guidance, we have considered the relevant paragraphs on daylight and sunlight.

Paragraph 6 of the NPPG (Ref ID: 66-006- 20190722) acknowledges that new development may cause an impact on daylight and sunlight levels enjoyed by neighbouring occupiers. It requires local authorities to assess whether the impact to neighbouring occupiers would be "unreasonable".

Housing Supplementary Planning Guidance "Housing SPG" (London Plan March 2016, Updated In 2017)

Guidance on Housing in March 2016. The London Plan sets out the policy framework for development in London. The Supplementary Planning Guidance, 'provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and viability appraisals.'

The Housing SPG moves away from the rigid application of the national numerical values provided in the BRE Handbook. Paragraph 1.3.45 states that:

"an appropriate degree of flexibility needs to be applied when using BRE Guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."

Paragraph 1.3.46 further states that:

"The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."

To optimise development the GLA recognises that the definition of acceptable living environments should be based on the wider concept of amenity. Paragraph 1.2.41 states that:

"planned redevelopment can also deliver a higher standard of new accommodation, improved residential amenity and design quality, together with affordable housing provision. Boroughs and other partners are encouraged to take this."

Paragraph 2.3.46 suggests that:

"Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. They should also demonstrate how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development."

Paragraph 2.3.47 further suggests that the:

"BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London."

A more flexible and holistic approach to the national numerical standards should be applied. The Housing SPG policy states that "broadly comparable residential typologies" should be the alternative targets. This is a reasoned approach and there are many areas in London that do not achieve the national numerical values provided in the BRE guidelines, but which provide successful living environments.

The London Plan 2021

The London Plan was published by the Greater London Authority in March 2021 and is the Spatial Development Strategy for Greater London. The Plan makes up part of the statutory development plan for London and thus its policies are intended to inform decisions on planning applications across the Region. The Plan sets out a framework detailing how London will develop over the next 20-25 years as well as the Mayor's agenda for Good Growth.

It is stated within paragraph 2.7.7 of Policy SD7 (Town centres: development principles and Development Plan Documents) within the Publication London Plan that; "the location, design, type and level of fit-out of commercial uses, particularly those in mixed-mixed use developments should support town centres and ensure that commercial premises make a positive contributions to the vitality of the area and are quickly occupied".

Paragraph D within Policy D6 Housing Quality and Standards states:

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.

Furthermore, paragraph D within Policy D6 Housing Quality and Standards notes;

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

The Camden Local Plan 2017 forms the primary document for determining planning applications within Camden.

Policy A1, (6.2, 6.5) Managing the impact of development states that development will be considered by:

Sunlight, daylight and overshadowing

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

METHODOLOGY

1.2 The Daylight & Sunlight assessments have been undertaken by reference to the Building Research Establishment (BRE) Guidelines "Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice BR 209 2022 Edition. This guide gives advice on site layout planning to achieve good daylighting and sunlighting, within buildings and in the open spaces between them. It is intended to be used in conjunction with the interior daylighting recommendations in BS EN 17037 Daylight in buildings[1], and in the CIBSE publication LG 10 Daylighting – a guide for designers[2]. This guide complements them by providing advice on the planning of the external environment. If these guidelines on site layout are followed, along with the window design recommendations in BS EN 17037 and LG 10 Daylighting – a guide for designers, there is potential to achieve good daylighting in new buildings, and retain it in existing buildings nearby.

1.3 The Daylight & Sunlight assessments have been undertaken by reference to the Building Research Establishment (BRE) Guidelines "Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice BR 209 2022 Edition.

1.4 The BRE Report advises that daylight and sunlight levels should be assessed for the main habitable rooms of neighbouring residential properties. Habitable rooms in residential properties are defined as kitchens, living rooms and dining rooms. Bedrooms are less important as they are mainly occupied at night time. The Report also makes reference to other property types, which may be regarded as "sensitive receptors" such as schools, hospitals, hotels and hostels, small workshops and most offices.

Daylight

1.5 The BRE Guide states that:-

"If, for any part of the new development, the angle from the centre of the lowest affected window to the head of the new development is more than 25°, then a more detailed check is needed to find the loss of skylight to the existing buildings."

1.6 The BRE Guidelines propose several methods for calculating daylight. The main method used involves the measurement of the total amount of skylight available:-

- Vertical sky component (VSC)
- Daylight Distribution (DD) or No-Sky Line

i. The VSC calculation is a general test of potential for daylight to a building, measuring the light available on the outside plane of windows.

ii. The second method, Daylight Distribution (DD), divides those areas of the working plane (850mm above floor level) which can receive direct skylight, from those which cannot. A room may be adversely affected if, following the development, the area of the working plane that can receive direct skylight is less than 0.8 times its former value.

1.7 At the time of the assessment a search of portal, archive files and a planning search were conducted to establish as much information as possible on the neighbouring properties including room usage and layout configurations. A site visit was made to record existing and neighbouring building mass as well as plotting window apertures using the obtained drawings to ensure accuracy.

1.8 The daylight assessment has been undertaken using the above two methods as appropriate. All residential windows have been considered for each of these methods.

Sunlight

1.9 The BRE have produced sunlight templates for London, Manchester and Edinburgh, indicating the Annual probable Sunlight Hours (APSH) for these regions. The London template has been selected for this study as the London indicator template is the closest of the three available from BRE in terms of latitude.

1.10 Sunlight analysis is undertaken by measuring annual probable sunlight hours (APSH) for the main windows of rooms which face within 90° of due south. The maximum number of annual probable sunlight hours for the London orientation is 1,486 hours. The BRE guidelines propose that the appropriate date for undertaking a sunlight assessment is on 21st March, being the spring equinox. Calculations of both summer and winter availability are made with the winter analysis covering the period from the 21st September to 21st March. For residential accommodation, the main requirement for sunlight is in living rooms and it is regarded as less important in bedrooms and kitchens.

Significant Criteria

1.11 In describing the significance criteria as set out below, it should be noted that they have been developed to protect residential properties, which are the most sensitive receptors.

1.12 The Guidance given by BRE has been used as a basis for the criteria to assess the Development's potential impacts. The BRE guidance specifies:

"…In special circumstances the developer or planning authority may wish to use different target values. For example, in an historic city centre a higher degree of obstruction may be unavoidable…"

1.13 The report adds:

"…Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints."

1.14 In consideration of the above, it is important to note that the Site is located in an urban centre that, in parts, currently experiences daylight levels below the BRE recommendations. This is discussed within the 'Baseline Conditions' section of this report. Thus, in these instances the BRE guidance states that the:

"…guidelines should be applied sensibly and flexibly".

1.15 Under these circumstances, the less stringent, higher BRE target percentage loss values and significance criteria may be justifiable.

Daylight and Sunlight

1.16 The BRE Guidance is summarised in the below table and this has been used as the basis for the criteria used in the assessment of daylight and sunlight impacts.

Test:	**Building Research Establishment (BRE) Criteria:**
Daylight	A window may be adversely 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. Daylight distribution (DD); a room may be adversely affected if; following the development, the area of the working plane that can receive direct skylight is less than 0.8 times its former value.

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 during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period and has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

1.17 A room within a residential property is considered to suffer a materially adverse impact if, as a result of development proposals, the room fails to meet the minimum BRE standard for any of the three assessments. It should be noted that VSC results which can only be viewed as "…a general test of potential for daylight." The BRE Guide intends this assessment to be used as a tool to aid window positioning during the building design process. When testing neighbouring properties it should, be accompanied by an assessment of internal daylight distribution by calculation of the Daylight Distribution (DD). It is noted that the DD form of assessment is an accurate indication of the distribution of light within a room and takes the room and window dimensions into account.

1.18 The BRE guidance has been used to generate significance criteria that have been used to assess the impact of the development.

1.19 For VSC, Sunlight and Daylight Distribution this is:-

- Windows experiencing less than 20% reduction represent acceptable to minor beneficial impacts;
- Windows experiencing between 20 and 29.9% reduction represent minor adverse impacts;
- Windows experiencing between 30 and 39.9% reduction represent moderate adverse impacts; and
- Windows experiencing greater than 40% reduction represents substantial adverse impacts.

1.20 At the time of the assessment a planning search was conducted to establish as much information as possible on the neighbouring properties including room usage and layout configurations which are referenced on the drawings legends in the appendices of this report. A site visit was made to record existing and neighbouring building mass as well as plotting window apertures using the site photography, Rundell Architect drawings, survey, context model to ensure accuracy. Therefore it has been possible to identify the properties that contain **residential** elements to be assessed for daylight levels. These are:

- 1 Radlett Place

- 36 Avenue Road
- 38 Avenue Road
- 40 Avenue Road

1.21 The daylight assessment has been undertaken using the VSC/DD methods as appropriate. All residential windows have been considered for each of these methods.

1.22 All other properties surrounding the site are considered too remote from the development and therefore are excluded from the assessment.

1.23 Note, Appendix F of the BRE guidance, gives the example of a mews in a historic city centre where a VSC of 18% could be used as a target.

In addition, the Greater London Authority 'Representation hearing report D&P/3067/03 - Appendix 1, 18 November 2013, Daylight and sunlight assessment tests', states the following:

☐*It should, nevertheless, be noted that the 27% VSC target value is derived from a low density suburban housing model. The independent daylight and sunlight review states that in an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable. However, where the VSC value falls below 10*% (so as to be in single figures), the availability of direct light from the sky will be poor.
☐*With respect to the reduction factor, it should also be noted that whilst BRE guidelines state that a 20% reduction is the threshold for a materially noticeable change, the independent daylight and sunlight review sets out that given the underdeveloped nature of the site relative to its context, this percentage reduction should be increased to 30%, with an upper threshold of 40%.*

Baseline Conditions

1.24 An analysis of the impact of the existing buildings (the baseline conditions) against which to compare any potential impact arising from the development has been undertaken based on the information provided by context model, portal drawings, Emrys Architect's drawings and photographic evidence from a site inspection. The detailed results of this analysis are presented in the tables appended at Appendix 1.

2. Results – Proposed Development

Neighbouring Property Assessment

Daylight VSC

2.1 The results of the Vertical Sky Component (VSC) analysis on the neighbouring residential windows overlooking the development are presented on the drawings and tables at Appendix 1.

Context

2.2 The Site Layout Planning for Daylight and Sunlight - A guide to good practise, commonly referred to as the BRE Guidelines, has been adopted by many local authorities as a planning test for impacts on existing residential properties and proposed developments. The BRE Guidelines, is as in the name, a guide. And the document provides guidance and is not mandatory.

2.3 Whilst the BRE Methodology provides a good assessment platform, it sets a VSC target of 27% - a daylight target which could only be achieved in suburban areas. The BRE Guidelines is used by many Local Authorities in England and thus has to be applied flexibly. A VSC of 27% is unachievable in an Urban Context. WCC being a densely populated local authority, clearly categorises the context as an Urban Context, thus, a strict application of the BRE Guidelines cannot be applied.

2.4 Guiding Light Unlocking London's Residential Density produced by London First in partnership with GIA seeks to demonstrate the problem. Within their report, they demonstrate that, "indeed much of London's central areas do not comply with current national standards or the daylight and sunlight levels expected by the BRE guidance. This does not mean that the quality of such accommodation is inadequate or the daylight levels poor. Through online research it is clear that a separation distance of 14 metres is not uncommon in WCC (and therefore Camden). Referring to the London First paper they have provided an illustration on a typical street in Westminster that has a separation distance of 14m.

2.5 *Ref: Guiding Light Unlocking London's Residential Density produced by London First in partnership with GIA*

2.6 The image illustrates that streetscapes would not be permitted today in planning terms if the BRE daylight and sunlight guidance were stringently applied.

2.7 The BRE Guidelines suggest that if a reduction of 20% or less in daylight occurs, then the daylight is unlikely to be significantly affected. As made aware by the information in the research paper by London First, a 27% VSC is unachievable in an Urban Context. As such, even small reductions in VSC will cause disproportionate percentage VSC reductions whilst the actual change in VSC may be negligible.

2.8 In addition to the above, the Greater London Authority 'Representation hearing report D&P/3067/03 - Appendix 1, 18 November 2013, Daylight and sunlight assessment tests', states the following, "It should, nevertheless, be noted that the 27% VSC target value is derived from a low density suburban housing model".

2.9 Practitioners define the effects beyond the levels suggested by the BRE Guidelines as minor, moderate and major by reference to percentage change in daylighting.

Minor	Marginal infringements (20-29.9%) of the numerical values suggested in the BRE Guidelines, which should be viewed in context.

Analysis of scheme

VSC

2.10 It can be seen from the VSC table all 37 windows that have been tested (whether known as habitable rooms or not and ALL (100%) of these windows will fully meet the BRE criteria by virtue of the fact that the results are within 20% of the baseline figure.

2.11 An assessment has been taken of the rooms as well as the windows and all 8 rooms pass.

2.12 Therefore the overall VSC result is considered to be acceptable and fully compliant with the BRE guidelines. This is further supported when you review the daylight distribution for these rooms as both are unaffected and are well lit to 100% against a target of 80%, and so far exceed the guidelines.

Daylight Distribution

2.13 The results of the daylight distribution (DD) analysis on the relevant residential rooms are presented on the result tables.

2.14 It can be seen from the results on DD table that all 8 rooms tested, pass and meet the BRE with all rooms above the 80% well-lit target. The contour plots confirm the light distribution into the room and this is derived from the amount of sky that is visible.

2.15 Therefore the overall DD result is considered to be acceptable and fully compliant with the BRE guidelines. This is further supported by the VSC results.

Sunlight APSH

2.16 The results of the sunlight analysis (APSH) on the relevant residential windows overlooking the development are presented on the drawings and tables at Appendix 1.

2.17 Due to the orientation some of the neighbouring properties face in a due north direction and they have been discounted from the sunlight assessment as per the BRE criteria.

2.18 All 5 windows tested, pass (100%) and 2 affected rooms have been tested, both pass (100%).

2.19 Therefore the overall APSH result is considered to be acceptable and compliant with the BRE guidelines.

Sunlight Winter

2.20 As above and due to the orientation some of the neighbouring properties face in a due north direction and they have been discounted from the sunlight assessment as per the BRE criteria.

2.21 The results confirm that 5 windows and 2 rooms that are required to be tested for sunlight pass.

2.22 Therefore the overall winter sunlight result is considered to be acceptable and compliant with the BRE guidelines.

2hrs Sunlight Amenity

2.23 The result is confirmed on the table and confirms that the amenity spaces were tested and do fully meet with the BRE guidelines, refer to drawing REL 01/10.

3. Conclusion

3.1 The site is situated in the London Borough of Camden and is in close proximity to the residential properties and which have been assessed for daylight and sunlight assessment.

3.2 To ensure that this development can be appropriately evaluated against the current planning policies, the analysis has been carried out in accordance with BRE's guide 'Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice', P J Littlefair (2022). According to the BRE guide:

> '...the advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values'.

3.3 It is inevitable when constructing buildings and creating dwellings in an urban environment that alterations in daylight and sunlight to adjoining properties can occur. The numerical guidance given in the BRE document should be treated flexibly, especially in dense urban environments and particularly where neighbouring properties are located within narrow streetscapes and with design obstructions restricting the availability of daylight and sunlight. This is particularly relevant for the application site which is located in a dense inner urban London location within walking distance to major public transport links. Despite the fact that the Site has residential use located in close proximity to many of its boundaries, our detailed technical analysis (within appendix 1) of this report, illustrates a very high level of BRE compliance against the daylighting assessments.

3.4 To assess the development's potential impact on daylight and sunlight on the neighbouring properties a baseline assessment was undertaken using the Vertical Sky Component (VSC) and DD using the Waldram diagram template drawings; provided by the Building Research Establishment.

3.5 The neighbouring property assessments demonstrate they comply with either the VSC or DD criteria and should therefore be considered acceptable and in all instances provide retained daylighting values which are considered to be commensurate with a dense urban environment and even improved daylighting.

3.6 This is further supported by the DD assessment achieving almost compliance also with the BRE guidelines.

- Daylight in the surrounding buildings; the impact on the surrounding buildings has been minimised to the largest degree.

- Sunlight in the surrounding buildings; the impact on the provision of sunlight in the south facing rooms of the surrounding buildings will not be significantly affected, and so achieve the recommended values for the Annual Probable Sunlight Hours (APSH) and the Winter Probable Sunlight Hours (WPSH) test.

3.7 The development should therefore be considered to meet the requirements of London Borough of Camden Local Plan 2017 and BR 209 2022 Edition in daylight and sunlight terms.

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APPENDIX 1

Neighbour Test

Drawings 20244059/Rel01/01 to 06	(Existing & Proposed model, views)
Drawings 20244059/Rel01/07 to 08	(Contour Plots)
Drawing 20244059/Rel01/09	(Window map)
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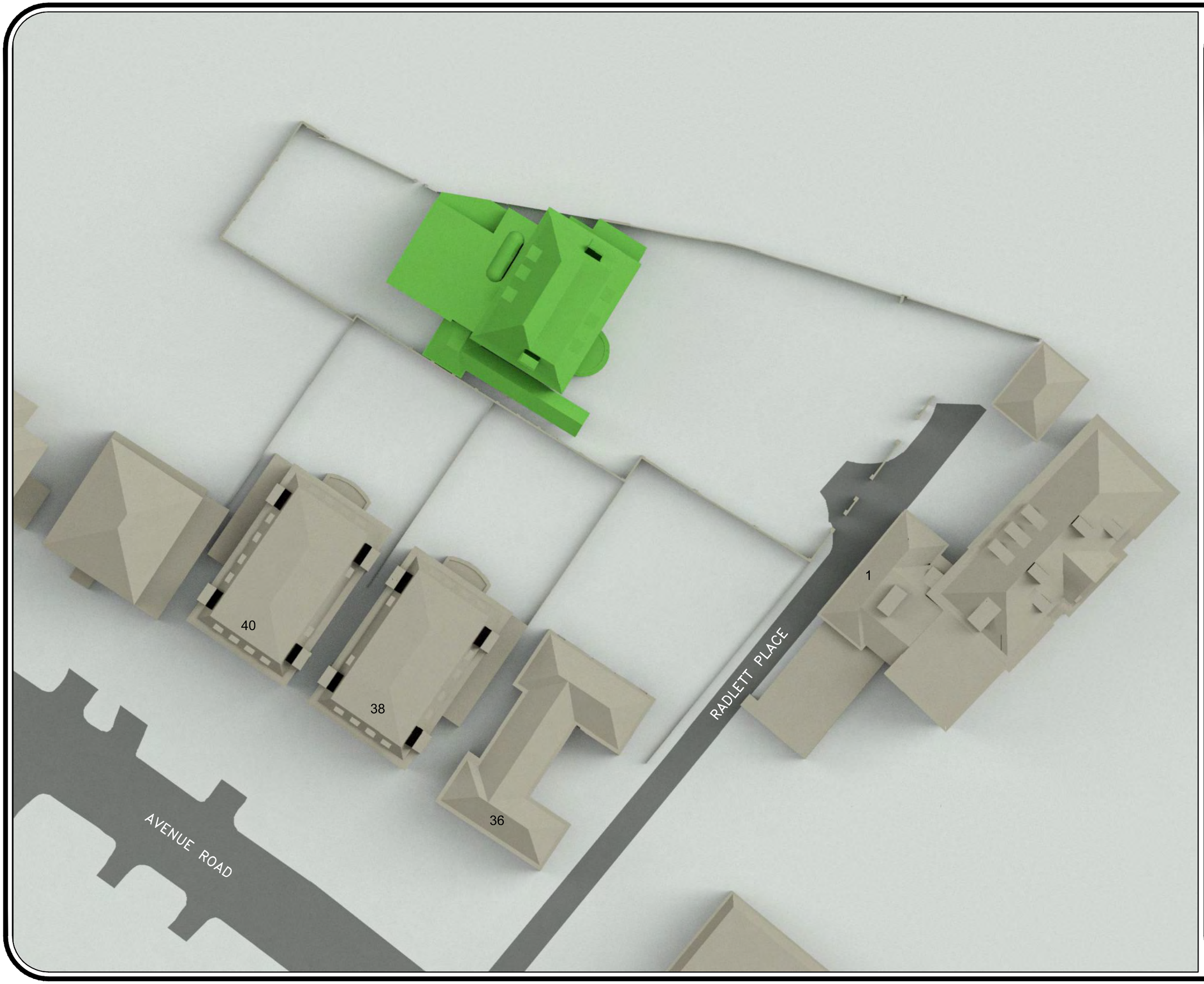
Tables; VSC, Sunlight, DD



LEGEND

RENÉE DIE-GIRBAU ARCHITECTS
EXISTING & PROPOSED DRAWINGS
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DIGITAL OS EXTRACT

No.	Revision/Issue	Date

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Project Name and Address
RADLETT HOUSE
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Drawing Description
SITE PLAN
EXISTING

Project Reference
20244059

Drawing Sheet No
Rel01/01

Date
27/03/24

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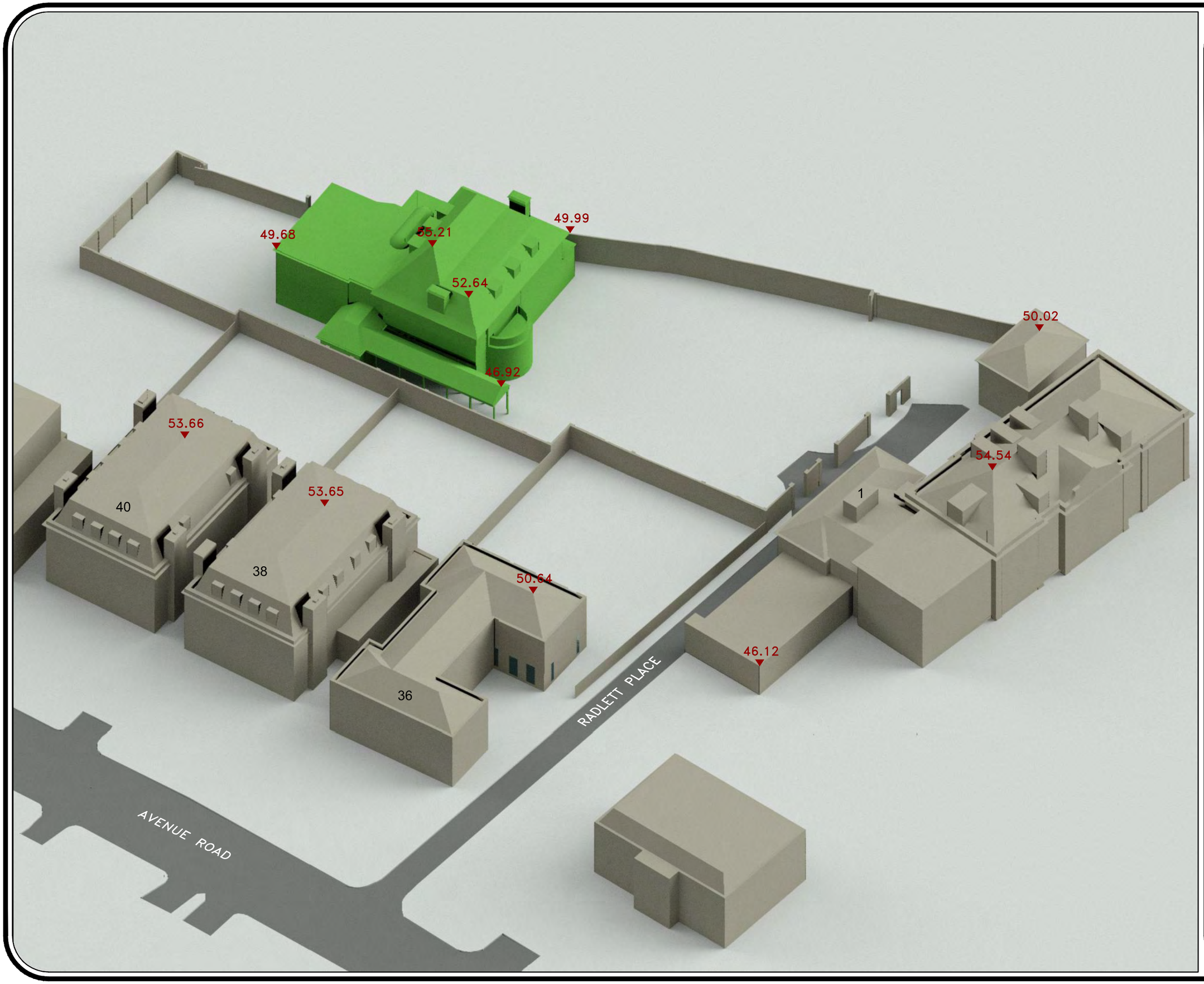

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Project Name and Address
RADLETT HOUSE
LONDON NW8 6BT

Drawing Description
3D VIEW
EXISTING

Project Reference
20244059

Drawing Sheet No
Rel01/05

Date
27/03/24

Scale
NTS

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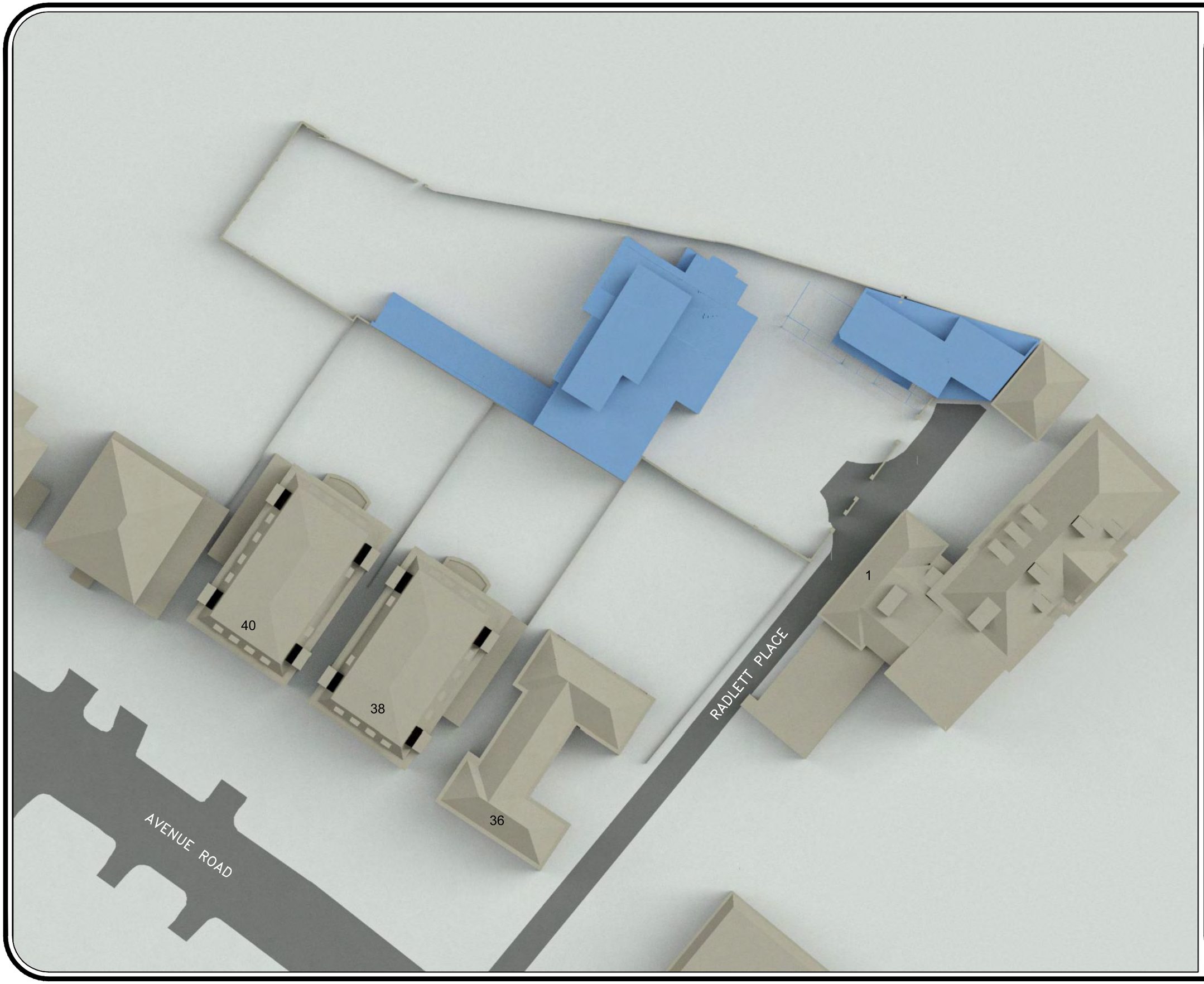

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RADLETT HOUSE
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Drawing Description
SITE PLAN
RENÉE DIE-GIRBAU
ARCHITECTS SCHEME
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Project Reference	Drawing Sheet No
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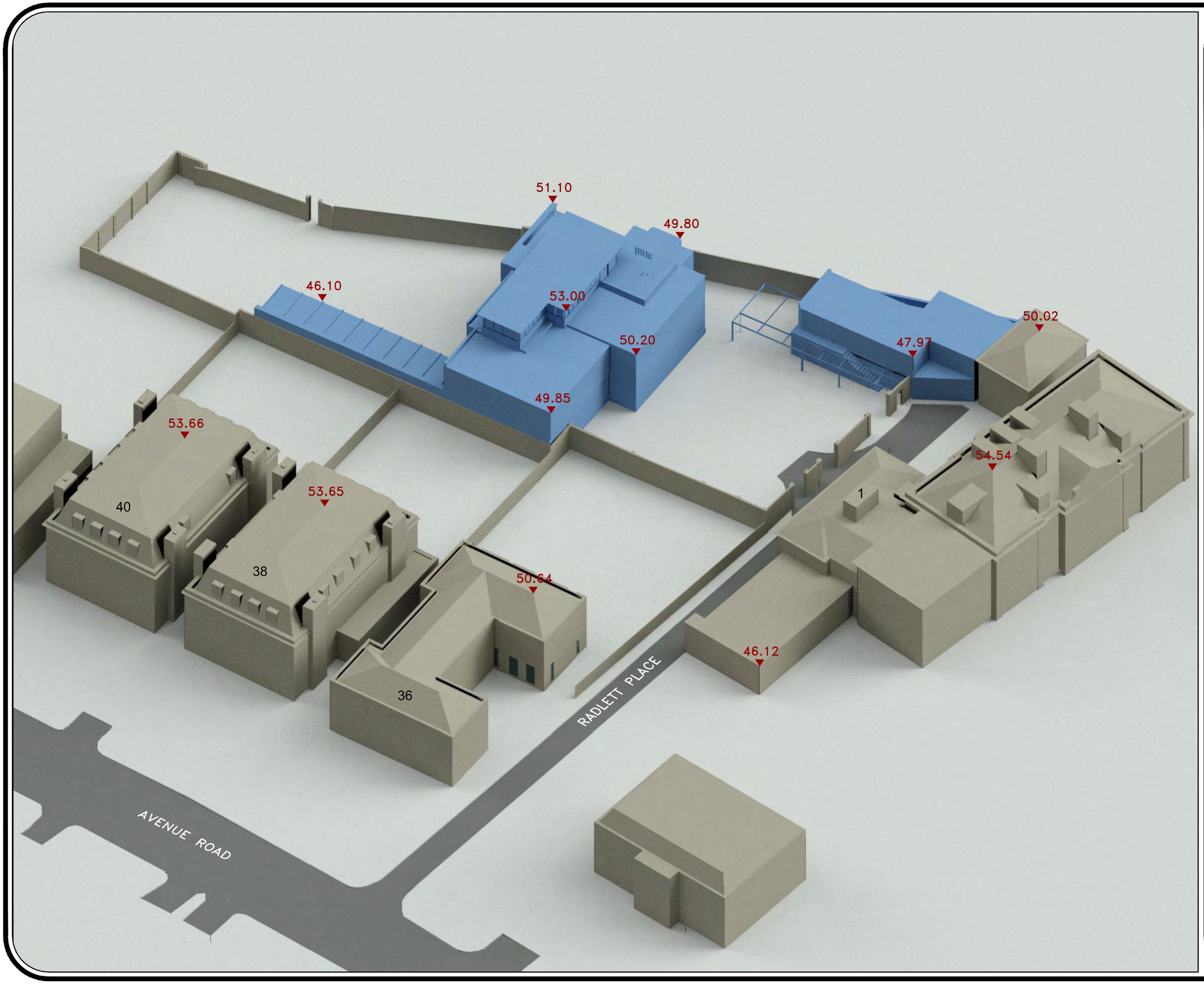

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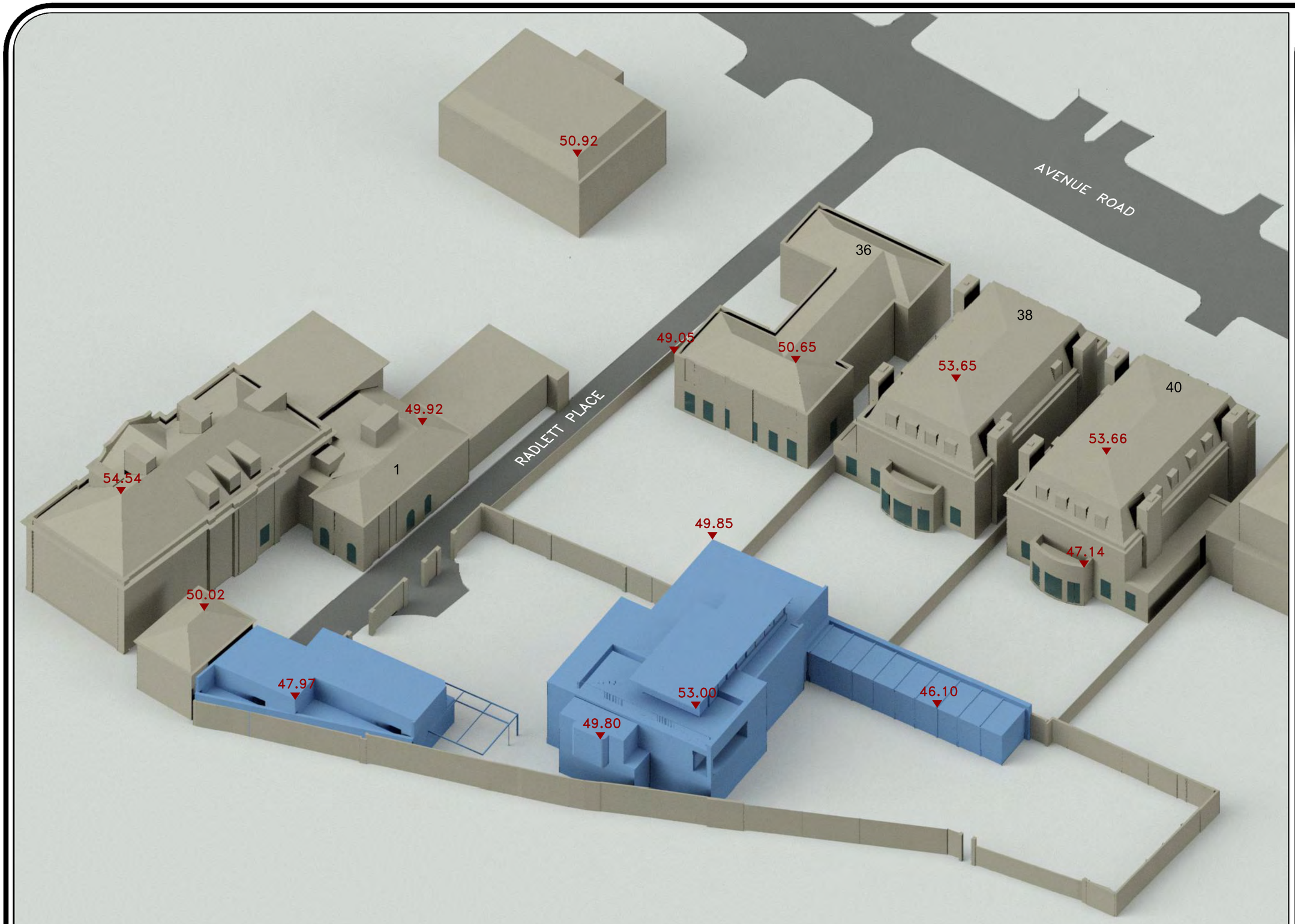

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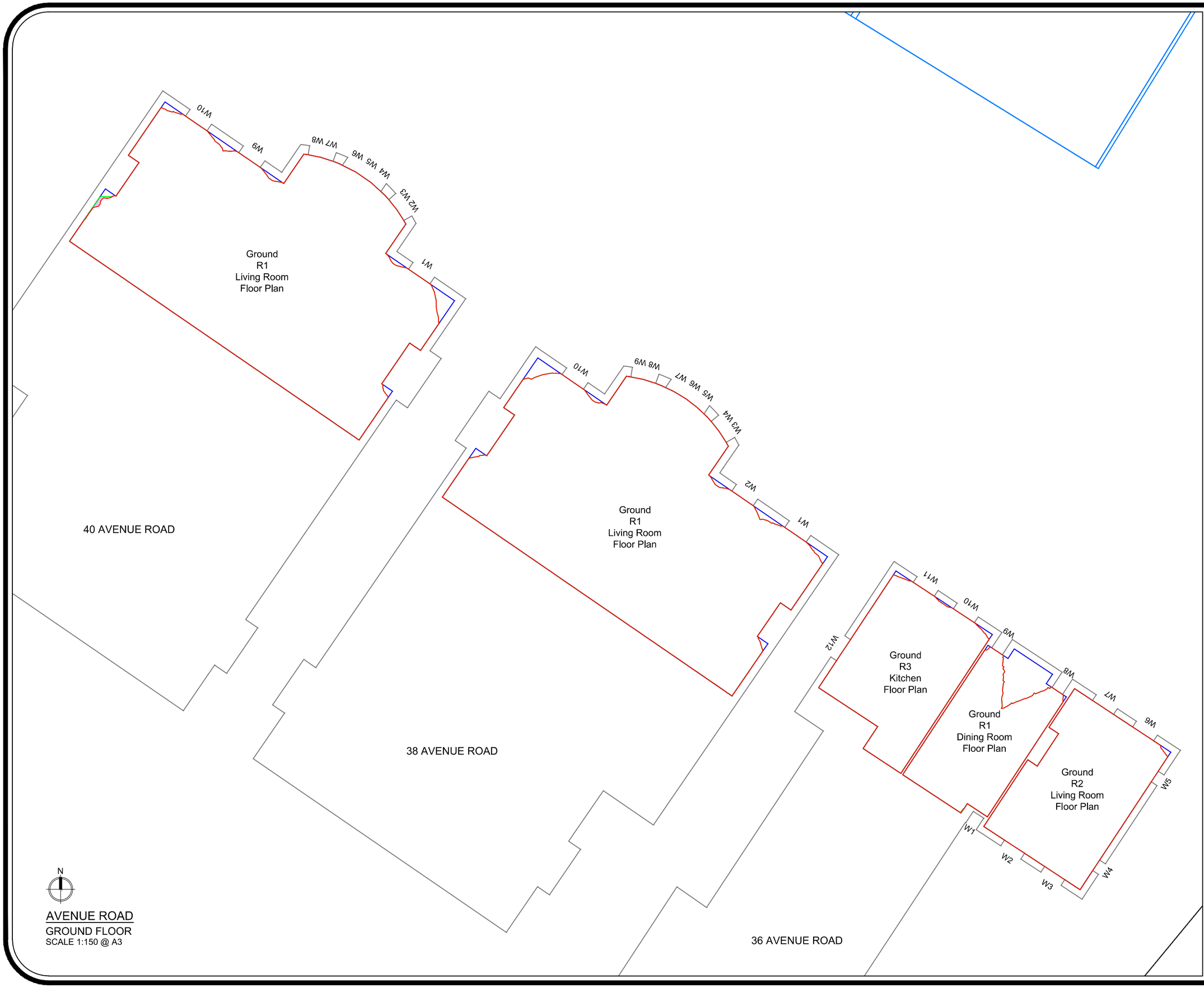
3D VIEW
RENÉE DIE-GIRBAU
ARCHITECTS SCHEME
RECEIVED 18/03/24

Project Reference
20244059

Drawing Sheet No
Rel01/06

Date
27/03/24

Scale
NTS



LEGEND

RENÉE DIE-GIRBAU ARCHITECTS
EXISTING & PROPOSED DRAWINGS
RECEIVED 18/03/24

DIGITAL OS EXTRACT

EXISTING NO-SKY CONTOUR

PROPOSED NO-SKY CONTOUR

AREA OF LOSS / GAIN

No.	Revision/Issue	Date

BEHAN
CHARTERED SURVEYORS

Behan Partnership Ltd
Chartered Surveyors
Party Wall & Rights to Light
Experts
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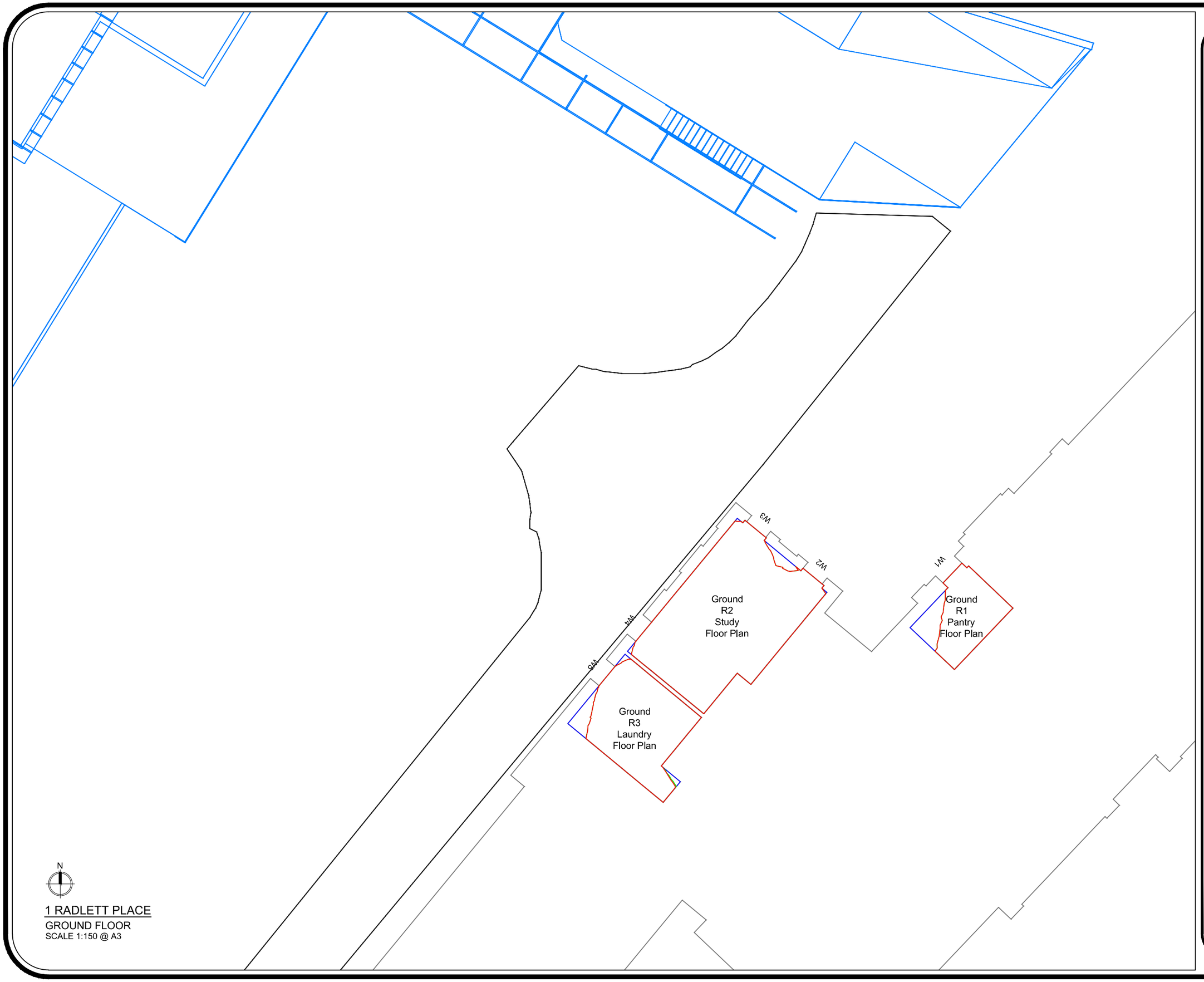
01727 800075
mark@behanltd.co.uk

Project Name and Address
RADLETT HOUSE
LONDON NW8 6BT

Drawing Description
NO-SKY LINE
CONTOURS

Project Reference	Drawing Sheet No
20244059	Rel01/07
Date: 27/03/24	
Scale: 1:150 @ A3	



1 RADLETT PLACE
GROUND FLOOR
SCALE 1:150 @ A3

LEGEND

RENÉE DIE-GIRBAU ARCHITECTS
EXISTING & PROPOSED DRAWINGS
RECEIVED 18/03/24

DIGITAL OS EXTRACT

EXISTING NO-SKY CONTOUR

PROPOSED NO-SKY CONTOUR

AREA OF LOSS / GAIN

No.	Revision/Issue	Date

BEHAN CHARTERED SURVEYORS

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Project Name and Address
RADLETT HOUSE
LONDON NW8 6BT

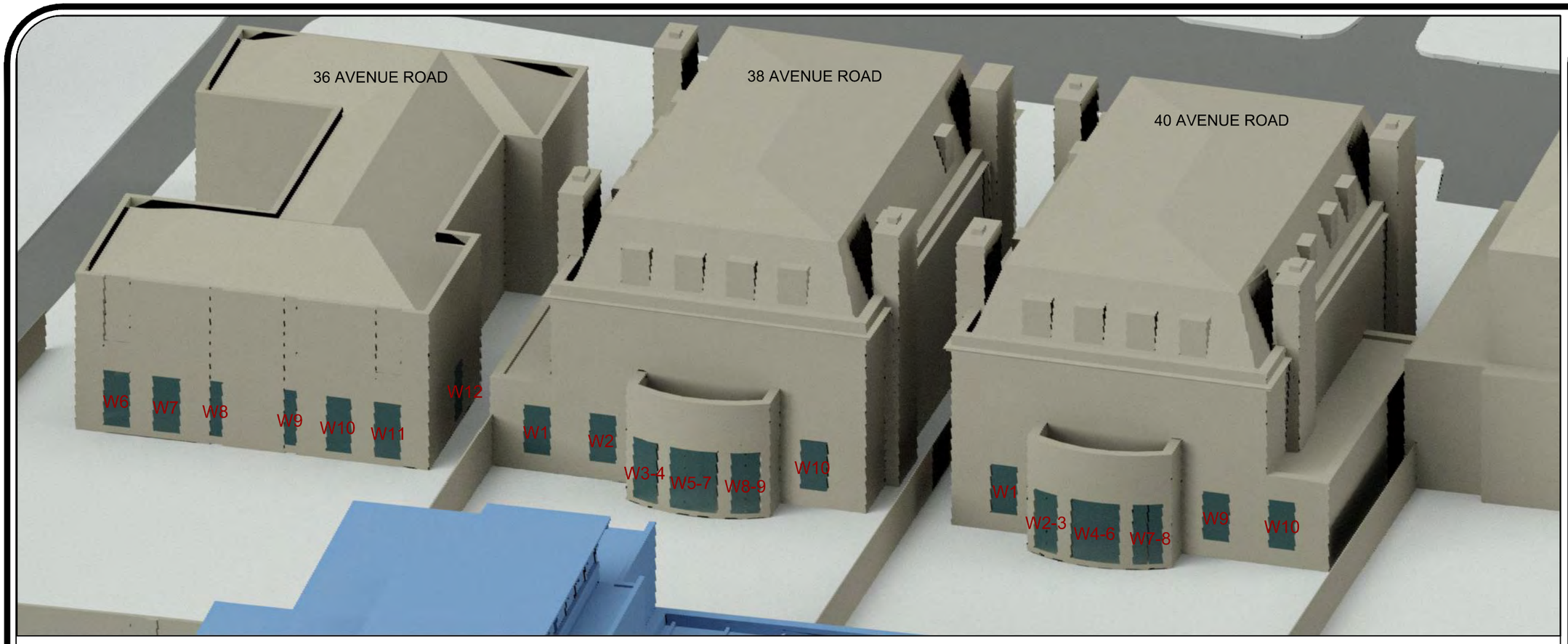
Drawing Description
NO-SKY LINE
CONTOURS

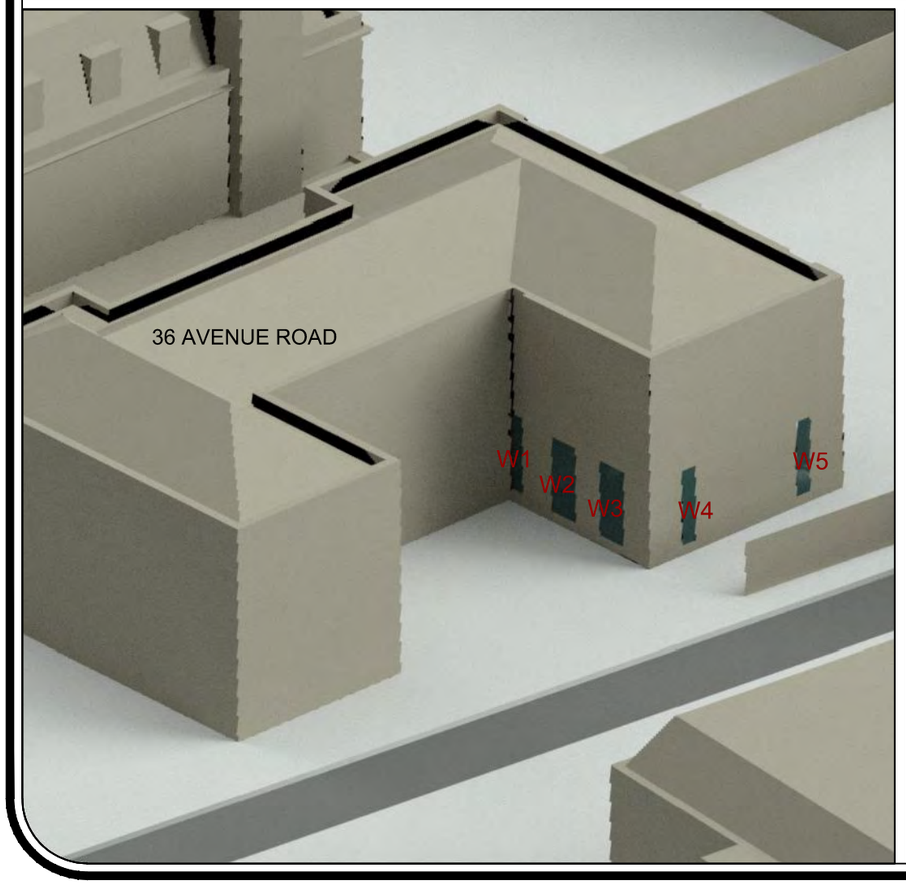
Project Reference
20244059

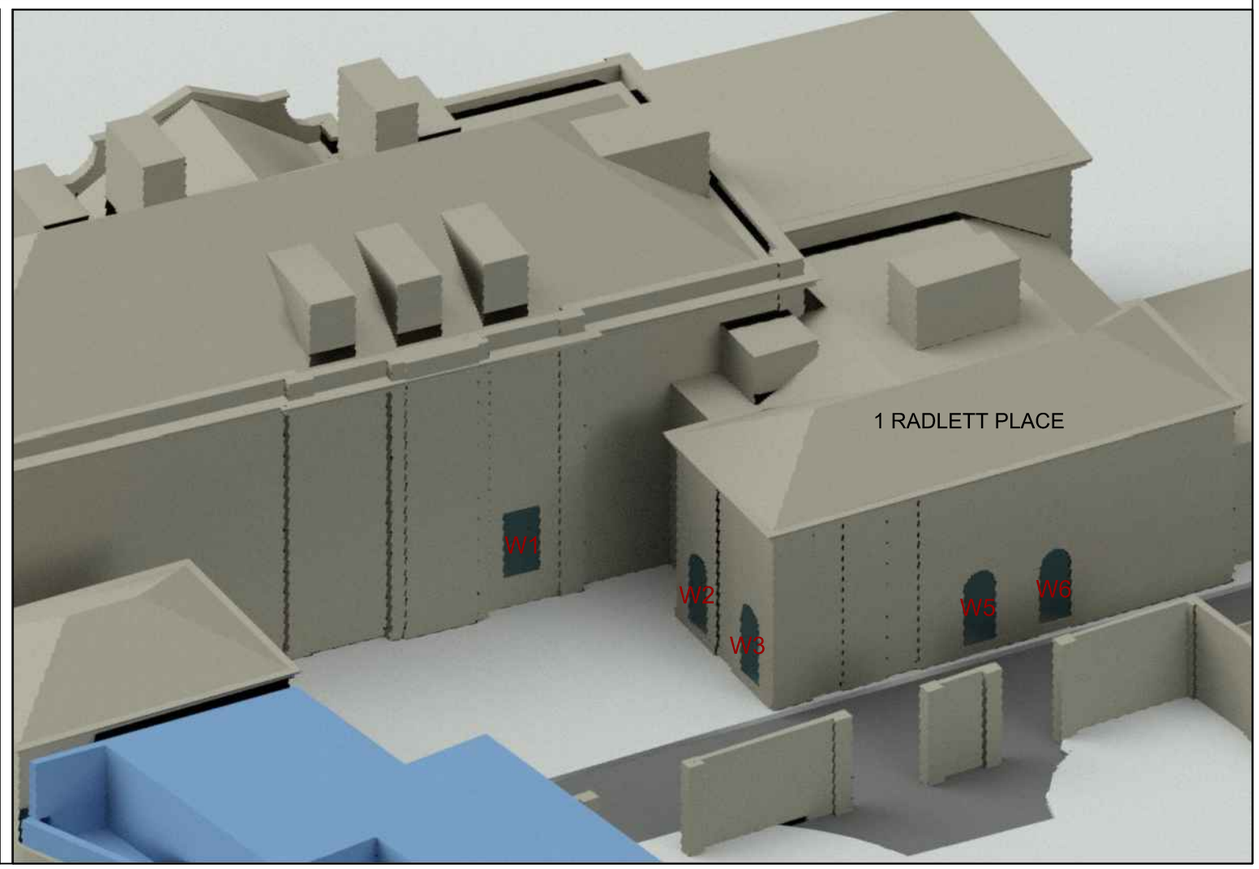
Drawing Sheet No
Rel01/08

Date
27/03/24

Scale
1:150 @ A3







LEGEND

RENÉE DIE-GIRBAU ARCHITECTS
EXISTING & PROPOSED DRAWINGS
RECEIVED 18/03/24

DIGITAL OS EXTRACT

No.	Revision/Issue	Date

BEHAN
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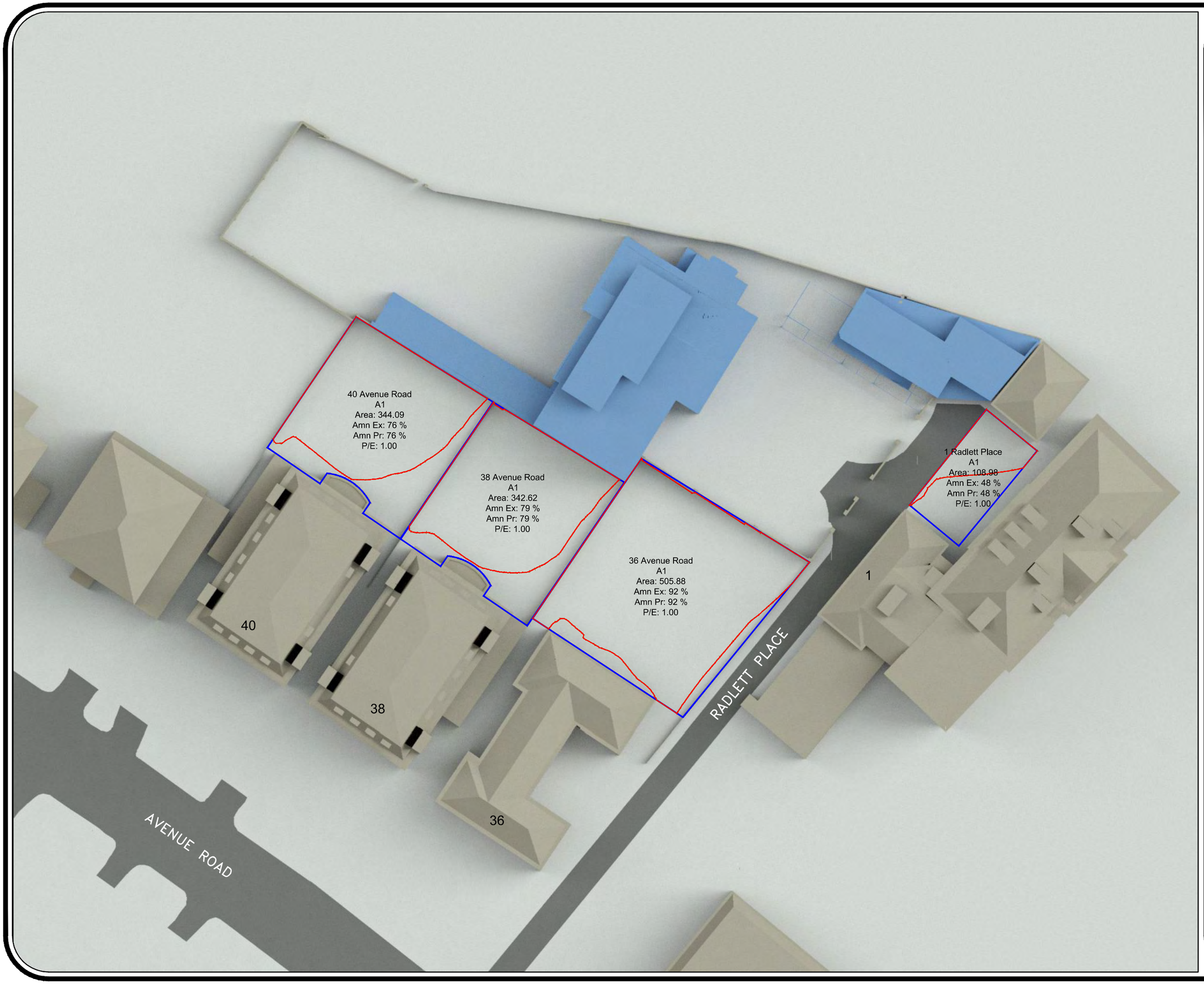
Project Name and Address
RADLETT HOUSE
LONDON NW8 6BT

Drawing Description
WINDOW MAP

Project Reference	Drawing Sheet No
20244059	Rel01/09
Date: 27/03/24	
Scale: NTS	



LEGEND

RENÉE DIE-GIRBAU ARCHITECTS
EXISTING & PROPOSED DRAWINGS
RECEIVED 18/03/24

DIGITAL OS EXTRACT

EXISTING >2HR SUN-ON-GROUND

PROPOSED >2HR SUN-ON-GROUND

AREA OF LOSS / GAIN

No.	Revision/Issue	Date

BEHAN
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Project Name and Address
RADLETT HOUSE
LONDON NW8 6BT

Drawing Description
2HR SUN-ON-GROUND
ANALYSIS
MARCH 21ST

Project Reference
20244059

Drawing Sheet No
Rel01/10

Date
27/03/24

Scale
1:400 @ A3

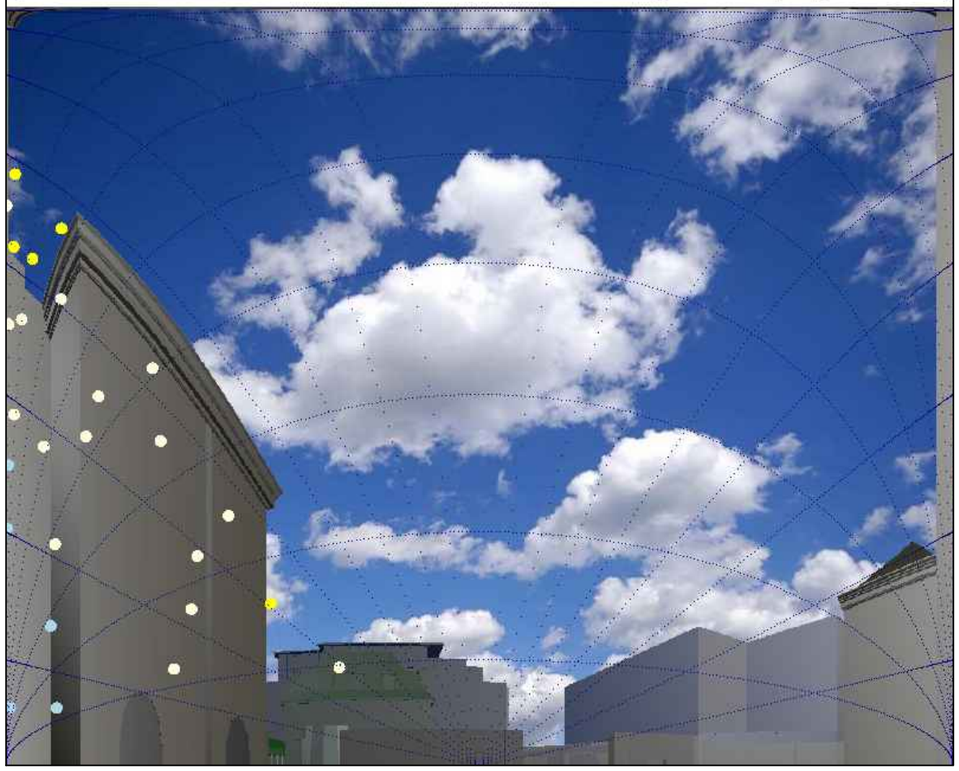
Drawing Ref: Radlett House, London NW8 6BT_M01
Window Ref: 1 Radlett Place_Ground_W4

VSC Existing: 32.39
Proposed: 31.19

Drawing Ref: Radlett House, London NW8 6BT_M01
Window Ref: 1 Radlett Place_Ground_W1

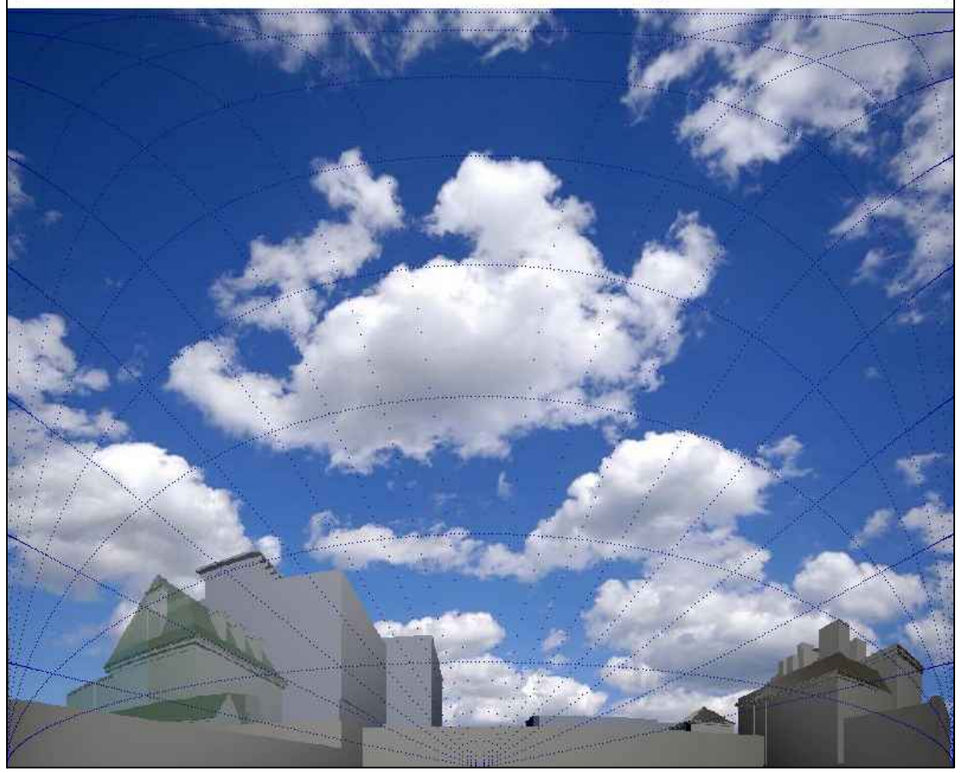
LOCATION
LONDON
51.5 N, 0.00 E

APSH | Annual | Winter
Ex 5 (5 uniq.) | 0
Pr 5 (5 uniq.) | 0



Drawing Ref: Radlett House, London NW8 6BT_M01
Window Ref: 36 Avenue Road_Ground_W10

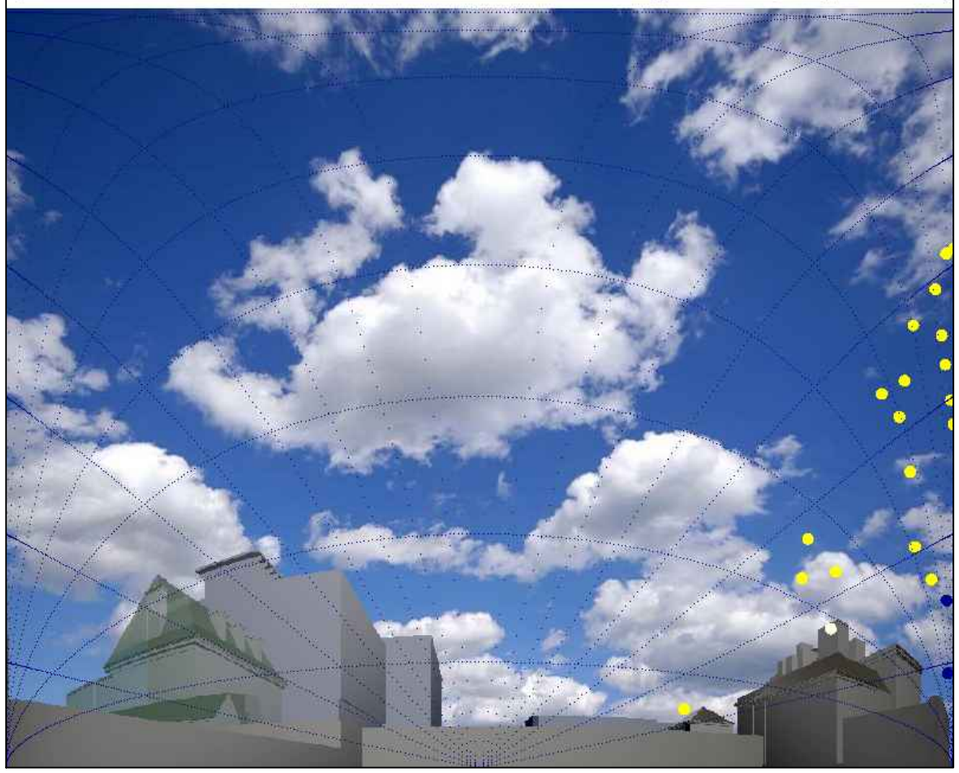
VSC Existing: 35.4
Proposed: 34.25



Drawing Ref: Radlett House, London NW8 6BT_M01
Window Ref: 36 Avenue Road_Ground_W10

LOCATION
LONDON
51.5 N, 0.00 E

APSH | Annual | Winter
Ex 20 (20 uniq.) | 2
Pr 20 (20 uniq.) | 2



LEGEND

RENÉE DIE-GIRBAU ARCHITECTS
EXISTING & PROPOSED DRAWINGS
RECEIVED 18/03/24

DIGITAL OS EXTRACT

No.	Revision/Issue	Date

BEHAN
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Project Name and Address
RADLETT HOUSE
LONDON NW8 6BT

Drawing Description
WALDRAM DIAGRAMS

Project Reference
20244059

Drawing Sheet No
Rel01/11

Date
27/03/24

Scale
NTS

Drawing Ref: Radlett House, London NW8 6BT_M01
Window Ref: 38 Avenue Road_Ground_W7

VSC Existing: 34.05
Proposed: 33.26

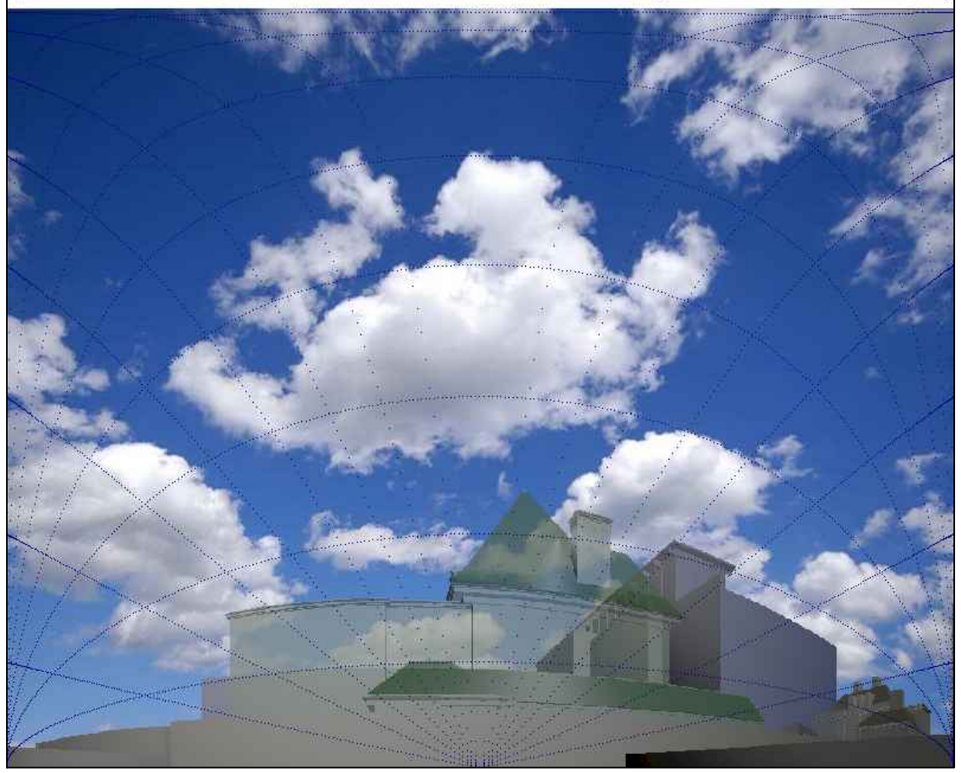
Drawing Ref: Radlett House, London NW8 6BT_M01
Window Ref: 38 Avenue Road_Ground_W7

LOCATION
LONDON
51.5 N, 0.00 E

APSH Annual Winter
Ex 19 (0 uniq.) 2
Pr 18 (0 uniq.) 2

Drawing Ref: Radlett House, London NW8 6BT_M01
Window Ref: 40 Avenue Road_Ground_W4

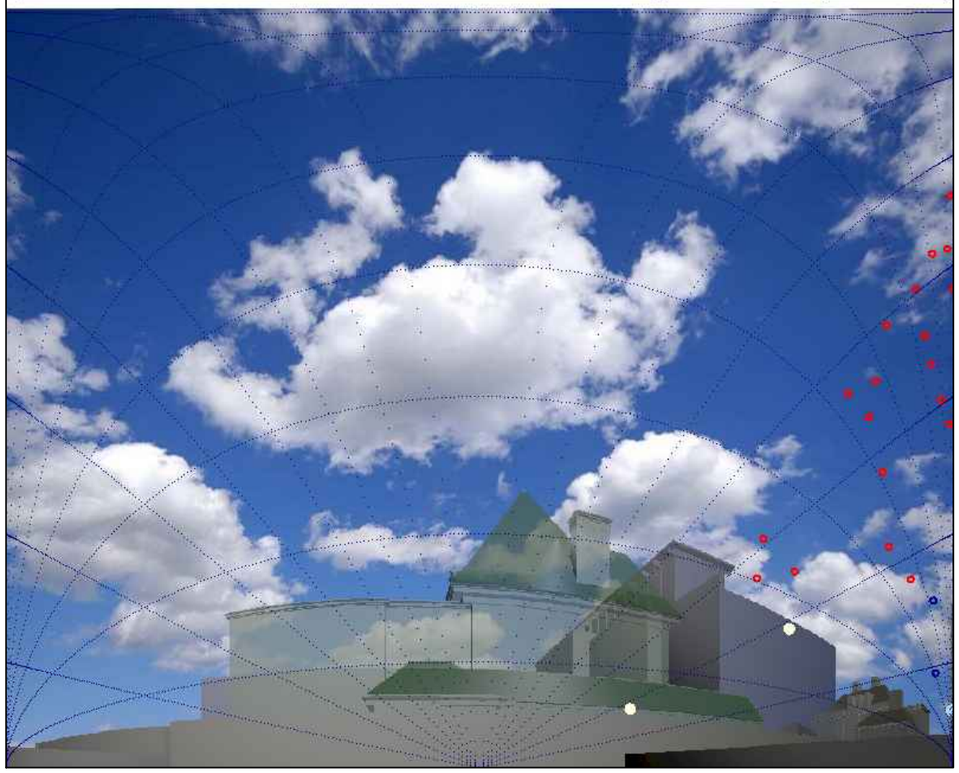
VSC Existing: 33.31
Proposed: 34.16



Drawing Ref: Radlett House, London NW8 6BT_M01
Window Ref: 40 Avenue Road_Ground_W4

LOCATION
LONDON
51.5 N, 0.00 E

APSH Annual Winter
Ex 22 (0 uniq.) 2
Pr 21 (0 uniq.) 2



LEGEND

RENÉE DIE-GIRBAU ARCHITECTS
EXISTING & PROPOSED DRAWINGS
RECEIVED 18/03/24

DIGITAL OS EXTRACT

No.	Revision/Issue	Date

BEHAN
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Project Name and Address
RADLETT HOUSE
LONDON NW8 6BT

Drawing Description
WALDRAM DIAGRAMS

Project Reference
20244059

Drawing Sheet No
Rel01/12

Date
27/03/24

Scale
NTS

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Project Name: Radlett House, London NW8 6BT_M01
APPENDIX 20244059 - Release 01

VSC & SUNLIGHT

Report Title: Daylight & Sunlight Analysis - Neighbour
VSC-APSH Daylight & Sunlight
Date of Analysis: 27/03/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	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
1 Radlett Place																										
Ground	R1	Floor Plan	Residential	Pantry	W1		Existing	29.59	0.93	YES	314°N					*North	*North		*North	*North						
							Proposed	27.61																		
												29.59	0.93	YES												
												27.61										*North	*North		*North	*North
	R2	Floor Plan	Residential	Study	W2		Existing	25.36	0.93	YES	39°N					*North	*North		*North	*North						
							Proposed	23.59																		
					W3		Existing	28.91	0.92	YES	39°N					*North	*North		*North	*North						
							Proposed	26.62																		
					W4		Existing	32.39	0.96	YES	310°N					*North	*North		*North	*North						
							Proposed	31.19																		
												28.89	0.94	YES												
												27.14										*North	*North		*North	*North
	R3	Floor Plan	Residential	Laundry	W5		Existing	32.10	0.99	YES	310°N					*North	*North		*North	*North						
							Proposed	31.73																		
												32.10	0.99	YES												
												31.73										*North	*North		*North	*North
36 Avenue Road																										
Ground	R1	Floor Plan	Residential	Dining Room	W1		Existing	13.56	1.00	YES	213°				28.00	1.00	YES	12.00	1.00	YES						
							Proposed	13.56							28.00			12.00								
					W8		Existing	31.11	0.97	YES	33°N				5.00	*North	*North	0.00	*North	*North						
							Proposed	30.16							5.00			0.00								
					W9		Existing	31.13	0.97	YES	33°N				5.00	*North	*North	0.00	*North	*North						
							Proposed	30.08							5.00			0.00								
												25.27	0.97	YES							33.00			12.00		
												24.60									33.00	1.00	YES	12.00	1.00	YES
	R2	Floor Plan	Residential	Living Room	W2		Existing	21.12	1.00	YES	213°				52.00	1.00	YES	18.00	1.00	YES						
							Proposed	21.12							52.00			18.00								
					W3		Existing	25.76	1.00	YES	213°				58.00	1.00	YES	20.00	1.00	YES						
							Proposed	25.76							58.00			20.00								
					W4		Existing	35.24	1.00	YES	123°				66.00	1.00	YES	22.00	1.00	YES						
							Proposed	35.23							66.00			22.00								
					W5		Existing	34.91	1.00	YES	123°				65.00	1.00	YES	22.00	1.00	YES						
							Proposed	34.90							65.00			22.00								
					W6		Existing	35.30	0.98	YES	33°N				19.00	*North	*North	2.00	*North	*North						
							Proposed	34.46							19.00			2.00								
					W7		Existing	35.42	0.97	YES	33°N				19.00	*North	*North	2.00	*North	*North						
							Proposed	34.52							19.00			2.00								
												30.67	0.99	YES							79.00			23.00		
												30.31									79.00	1.00	YES	23.00	1.00	YES
	R3	Floor Plan	Residential	Kitchen	W10		Existing	35.40	0.97	YES	33°N					*North	*North		*North	*North						
							Proposed	34.25																		
					W11		Existing	35.18	0.96	YES	33°N					*North	*North		*North	*North						
							Proposed	33.87																		
					W12		Existing	10.25	0.98	YES	304°N					*North	*North		*North	*North						
							Proposed	10.02																		
												26.94	0.97	YES												
												26.05										*North	*North		*North	*North

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Project Name: Radlett House, London NW8 6BT_M01
APPENDIX 20244059 - Release 01

VSC & SUNLIGHT

Report Title: Daylight & Sunlight Analysis - Neighbour
VSC-APSH Daylight & Sunlight
Date of Analysis: 27/03/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	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
38 Avenue Road																										
Ground	R1	Floor Plan	Residential	Living Room	W1		Existing	34.03	0.97	YES	34°N					*North	*North		*North	*North						
							Proposed	32.97																		
					W2		Existing	30.00	0.96	YES	34°N					*North	*North		*North	*North						
							Proposed	28.92																		
					W3		Existing	34.34	0.96	YES	57°N					*North	*North		*North	*North						
							Proposed	32.86																		
					W4		Existing	34.46	0.96	YES	51°N					*North	*North		*North	*North						
							Proposed	33.03																		
					W5		Existing	34.30	0.96	YES	41°N					*North	*North		*North	*North						
							Proposed	33.08																		
					W6		Existing	34.17	0.97	YES	35°N					*North	*North		*North	*North						
							Proposed	33.16																		
					W7		Existing	34.05	0.98	YES	28°N					*North	*North		*North	*North						
							Proposed	33.26																		
					W8		Existing	33.79	0.99	YES	17°N					*North	*North		*North	*North						
							Proposed	33.48																		
					W9		Existing	33.47	1.00	YES	12°N					*North	*North		*North	*North						
							Proposed	33.39																		
					W10		Existing	29.45	0.99	YES	34°N					*North	*North		*North	*North						
							Proposed	29.29																		
												32.97	0.97	YES												
												32.12										*North	*North		*North	*North
40 Avenue Road																										
Ground	R1	Floor Plan	Residential	Living Room	W1		Existing	28.73	1.02	YES	34°N					*North	*North		*North	*North						
							Proposed	29.33																		
					W2		Existing	32.82	1.01	YES	57°N					*North	*North		*North	*North						
							Proposed	33.23																		
					W3		Existing	33.07	1.02	YES	52°N					*North	*North		*North	*North						
							Proposed	33.63																		
					W4		Existing	33.31	1.03	YES	40°N					*North	*North		*North	*North						
							Proposed	34.16																		
					W5		Existing	33.47	1.03	YES	34°N					*North	*North		*North	*North						
							Proposed	34.43																		
					W6		Existing	33.66	1.03	YES	28°N					*North	*North		*North	*North						
							Proposed	34.71																		
					W7		Existing	34.21	1.03	YES	17°N					*North	*North		*North	*North						
							Proposed	35.30																		
					W8		Existing	34.46	1.03	YES	12°N					*North	*North		*North	*North						
							Proposed	35.55																		
					W9		Existing	29.75	1.04	YES	34°N					*North	*North		*North	*North						
							Proposed	30.90																		
					W10		Existing	34.39	1.03	YES	34°N					*North	*North		*North	*North						
							Proposed	35.32																		
												32.57	1.03	YES												
												33.44										*North	*North		*North	*North

Property	Number of Windows Tested	Windows that meet BRE Guidelines		Windows that experience gains beyond the consented baseline		VSC Windows		
						No. of Windows Experiencing Adverse Impacts		
		No.	%	No.	%	20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
1 Radlett Place	5	5	100%	0	0	0	0	0
36 Avenue Road	12	12	100%	0	0	0	0	0
38 Avenue Road	10	10	100%	0	0	0	0	0
40 Avenue Road	10	10	100%	10	1	0	0	0
Total	**37**	**37**	**100%**	**10**	**27%**	**0**	**0**	**0**

Property	Number of Windows Tested	Annual					Winter					Both				
		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that experience gains beyond the consented baseline		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that experience gains beyond the consented baseline		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that experience gains beyond the consented baseline	
		No.	%		No.	%	No.	%		No.	%	No.	%		No.	%
36 Avenue Road	5	5	100%	0	0	0%	5	100%	0	0	0%	5	100%	0	0	0%
Total	**5**	**5**	**100%**	**0**	**0**	**0%**	**5**	**100%**	**0**	**0**	**0%**	**5**	**100%**	**0**	**0**	**0%**

Property	Number of Rooms Tested	Rooms that meet BRE Guidelines		Windows that experience gains beyond the consented baseline		VSC Rooms		
						No. of Rooms Experiencing Adverse Impacts		
		No.	%	No.	%	20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
1 Radlett Place	3	3	100%	0	0%	0	0	0
36 Avenue Road	3	3	100%	0	0%	0	0	0
38 Avenue Road	1	1	100%	0	0%	0	0	0
40 Avenue Road	1	1	100%	1	100%	0	0	0
Total	**8**	**8**	**100%**	**1**	**13%**	**0**	**0**	**0**

Property	Number of Rooms Tested	Annual					Winter					Both				
		Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts	Rooms that experience gains beyond the consented baseline		Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts	Rooms that experience gains beyond the consented baseline		Rooms that meet BRE Guidelines		No. of Rooms Experiencing Adverse Impacts	Rooms that experience gains beyond the consented baseline	
		No.	%		No.	%	No.	%		No.	%	No.	%		No.	%
36 Avenue Road	2	2	100%	0	0	0%	2	100%	0	0	0%	2	100%	0	0	0%
Total	**2**	**2**	**100%**	**0**	**0**	**0%**	**2**	**100%**	**0**	**0**	**0%**	**2**	**100%**	**0**	**0**	**0%**

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Project Name: 20244059 Radlett House, London NW8 6BT_M01
Project No.: 20244059
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 27/03/2024

DAYLIGHT DISTRIBUTION

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
1 Radlett Place										
Ground	R1	Floor Plan	Residential	Pantry	Area m2	10.38	8.54	8.54		
					% of room		82.32%	82.32%	1.00	YES
	R2	Floor Plan	Residential	Study	Area m2	37.19	36.55	36.55		
					% of room		98.29%	98.29%	1.00	YES
	R3	Floor Plan	Residential	Laundry	Area m2	18.47	17.21	17.17		
					% of room		93.15%	92.98%	1.00	YES
36 Avenue Road										
Ground	R1	Floor Plan	Residential	Dining Room	Area m2	28.23	24.77	24.76		
					% of room		87.75%	87.72%	1.00	YES
	R2	Floor Plan	Residential	Living Room	Area m2	35.40	35.32	35.32		
					% of room		99.78%	99.78%	1.00	YES
	R3	Floor Plan	Residential	Kitchen	Area m2	33.14	32.91	32.91		
					% of room		99.30%	99.30%	1.00	YES
38 Avenue Road										
Ground	R1	Floor Plan	Residential	Living Room	Area m2	121.53	120.03	120.03		
					% of room		98.76%	98.76%	1.00	YES
40 Avenue Road										
Ground	R1	Floor Plan	Residential	Living Room	Area m2	121.60	120.08	119.96		
					% of room		98.75%	98.65%	1.00	YES

Property	Number of Rooms Tested	Rooms that meet BRE Guidelines		Rooms that experience gains beyond the consented baseline		DD Rooms No. of Rooms Experiencing Adverse Impacts		
		No.	%	No.	%	20-29.99% loss (minor adverse losses)	30-39.99% loss (moderate adverse losses)	>40% loss (substantial losses)
1 Radlett Place	3	3	100%	0	0	0	0	0
36 Avenue Road	3	3	100%	0	0	0	0	0
38 Avenue Road	1	1	100%	0	0	0	0	0
40 Avenue Road	1	1	100%	0	0	0	0	0
Total	**8**	**8**	**100%**	**0**	**0%**	**0**	**0**	**0**

APPENDIX 2

Research information from portal etc:

https://www.dropbox.com/scl/fo/59fdl0ktqnsu21d24sshz/h?rlkey=yqb92bmxip30nj9w7zjxkkfgs&dl=0