100 Avenue Road

Daylight and Sunlight Report

February 2025

REGAL

CONSIL

DAYLIGHT AND SUNLIGHT REPORT

100 Avenue Road, London NW3 3HF

Client
Regal Avenue Road Limited

Dated
3 February 2025

Prepared by
James Williamson

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Appendices

1 INTRODUCTION

1.1 This report has been prepared in support of a Section 73 application for the redevelopment of 100 Avenue Road, London NW3 3HF ('the site'). The report assesses the effect that the development will have on daylight and sunlight amenity to the neighbouring properties and also assesses the levels of daylight and sunlight amenity that will be received within the proposed residential accommodation.

1.2 The site benefits from an extant planning permission, hereinafter referred to as the 'Implemented Permission'. The Implemented Permission (Ref: 2014/1617/P) was granted via Appeal (Ref: APP/X5210/W/14/3001616) on 18 February 2016. It has been subject to further scheme amendments facilitated under Section 96a of the Town & Country Planning Act (1990) (As Amended) and has been lawfully implemented, which was confirmed with a certificate of lawfulness issued on 8 February 2018 (Ref: 2017/6884/P).

1.3 Whilst demolition and basement construction works were undertaken by the previous owner, above ground construction works in respect of the Implemented Permission have stalled. Regal Avenue Road Limited acquired the site in 2024 and intend to bring forward the scheme as soon as practicable, subject to securing some amendments to the Implemented Permission to ensure its deliverability and compliance with the latest standards / Building Regulations.

1.4 The development comprises the construction of a new building containing residential units (Class C3) and flexible commercial, business and service use (Class E) and community use (Class F2(b)) with associated works including amendments to the basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements ('the development').

1.5 The development includes a 26 storey tower ('the Tower') and part 8, part 6 storey lower building ('the Lower Block'). For the avoidance of doubt, whilst two additional storeys have been incorporated in the Tower and one additional storey in the Lower Block, owing to reduced storey heights, the Section 73 application does not increase the building envelope beyond that of the Implemented Permission.

1.6 This Daylight and Sunlight Report supports the Section 73 application. Our study has been carried out using the assessment methodologies recommended in the Building Research Establishment ('BRE') Report 209, *'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2022)* ('the BRE guide').

1.7 For completeness, we have assessed the effect that the development will have on daylight and sunlight amenity to the neighbouring properties and external amenity areas. The proposed massing is no larger than that of the Implemented Permission, as such, the development would have no greater impacts than those previously identified and accepted.

1.8 Our 3D model of the development and surrounding buildings is shown in Image 1 below, with the development shaded blue. Appendix A includes plan and 3D views of the former building that occupied the site and the development.

Image 1: 3D view of the development.

2 PLANNING POLICY AND GUIDANCE

2.1 National Policy

2.1.1 The revised National Planning Policy Framework ('NPPF') 2024 addresses the need for the flexible application of guidance relating to daylight and sunlight under Section 11 'Making effective use of land'. Paragraph 130(c) under subsection "*Achieving appropriate densities"* states the following;

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

2.2 Regional Policy – Greater London Authority

2.2.1 Paragraph D of Policy D6 'Housing Quality and Standard' of The London Plan (2021) states the following in respect of daylight and sunlight amenity:

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

2.2.2 Paragraph 4.1.2 of the Mayor's 2023 Housing Design Standards LPG states:

"The standards in this section also aim to complement the consideration of daylight and sunlight impacts using the BRE guidance (Site layout planning for daylight and sunlight). This process involves a two-stage approach: firstly, by applying the BRE guidance; and secondly, by considering the location and wider context when assessing any impacts. With extreme weather events becoming increasingly common, design must balance daylight, passive solar gain and overheating considerations. Summer heat can be reduced through orientation, shading, fenestration, insulation, high-albedo materials, the provision of green infrastructure and other strategies"

2.2.3 This document acknowledges the need to balance daylight and sunlight against thermal efficiency and paragraph C6.2 states that:

"Daylight and overheating assessments should be analysed together to determine the optimal balance."

2.2.4 Policy at national or regional level does not provide further detail in relation to daylight and sunlight amenity, whereas local policy is more specific, as detailed below.

2.3 Local Policy – London Borough of Camden ('LBC')

2.3.1 Paragraph 6.5 of the Camden Local Plan (2017) states:

"… 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."

2.3.2 Camden Planning Guidance on Amenity (2021) provides details of the tests recommended by the BRE. Paragraphs 3.14 and 3.15 state:

"The Council notes the intentions of the BRE document is to provide advice to developers and decision makers and therefore it should be regarded as a guide rather than policy.

While we support the aims of the BRE methodology for assessing sunlight and daylight we will consider the outcomes of the assessments flexibility where appropriate, taking into account site specific circumstances and context. For example, to enable new development to respect the existing

layout and form in some historic areas, or dense urban environments, it may be necessary to consider exceptions to the recommendations cited in the BRE guidance. Any exceptions will assessed on a case-by-case basis."

2.3.3 The 2011 version of the Building Research Establishment ('BRE') guidance document was superseded in 2022. Whilst the guidance relating to the impact of development on neighbouring properties remains the same, the latest version of the BRE report provides new methodologies and guidance relating to natural light within new development.

2.4 National Guidance – The BRE guide

2.4.1 The BRE guide was updated in June 2022, with the 2011 version now withdrawn. Section 3 of this report provides a summary of the assessment methodologies and guidance provided by the BRE.

2.4.2 The BRE guide provides nationally recognised assessment methodologies and guidance relating to daylight and sunlight amenity. The guide and subsequent recommendations are applicable to all manner of built environments, ranging from low rise housing estates to dense city centres undergoing significant regeneration. The suggested target daylight and sunlight values remain consistent and are often unachievable in urban locations. Indeed, the introductory summary of the BRE guide states that:

"This report is a comprehensive revision of the 2011 edition of site layout planning for daylight and sunlight: a guide to good practice. It is purely advisory and the numerical target values within it may need to be varied to meet the needs of the development and its location…"

2.4.3 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It states that:

"The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design. (para. 1.6)

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light". (para. 2.2.3)

2.4.4 For daylight within new accommodation, the British Standard "Daylight in Buildings" (BS EN 17037) and its UK National Annex provides guidance on minimum daylight provision in all UK dwellings. This is referenced in Appendix C of the BRE guide.

3 ASSESSMENT METHODOLOGY AND NUMERICAL GUIDELINES

3.1 Sources of Information and Assumptions

3.1.1 The daylight and sunlight analysis has been carried out in accordance with the assessment methodologies recommended in the BRE guide. A summary of the tests and numerical recommendations can be found below.

3.1.2 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the daylight and sunlight levels received by the neighbouring buildings and within the development using our bespoke software. Our assessment is based on a visual inspection, the information detailed below and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

3.1.3 We have received the following documents and used them in preparing our analysis and report:

- Zmapping Limited: 3D photogrammetric survey of the site and surrounding buildings received on 6 September 2024.
- Cartwright Pickard Architects: 3D model and proposed scheme drawings received on 26 November 2024.

3.1.4 For our assessment of the neighbouring properties, the former building that occupied the site has been included in the baseline conditions and the proposed results compared to that. In the current conditions (post-demolition), neighbouring buildings will receive higher levels of daylight and sunlight amenity as they face the vacant site, however, this is a temporary condition.

3.1.5 The neighbouring properties that contain residential accommodation have been identified using Valuation Office Agency (VOA) records. Any properties with a council tax entry have been assumed to be in residential use.

3.1.6 We have researched the internal arrangements within the neighbouring residential properties using LBC's online planning database and property comparison websites such as Rightmove. Where floor plans are not available, we have used reasonable assumptions to model the internal arrangements and assess no sky line within the rooms. Where an educated assumption has been used to model an internal layout, the room use has been annotated with a caret (^) on the appended drawings and spreadsheets. The no sky line contour drawings show the internal arrangements used.

3.1.7 In accordance with the BRE guide, a working plane of 850mm above finished floor level has been used for the No Sky Line test.

3.2 Extent of Assessment

3.2.1 We have analysed the effect of the development on the daylight and sunlight amenity to the properties with a reasonable expectation of daylight and sunlight amenity situated around the site, namely the properties in residential use.

3.2.2 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25˚ from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact. Properties further afield that comply with the preliminary 25-degree line test do not require detailed assessment, as the daylight and sunlight amenity to them would not be adversely affected.

3.3 Daylight to Neighbouring Properties

3.3.1 Daylight has been assessed using the following tests:

- **Vertical Sky Component ('VSC')** – the proportion of the sky dome that can be seen from a point in the centre of a window. The BRE guidelines recommend that a main window should retain at least 27% VSC or at least 0.80 times the VSC in the existing conditions.

- **No Sky Line ('NSL')** – the area of the working plane in a room that can and cannot receive direct skylight. This test is sometimes termed daylight distribution. The BRE guidelines recommend that a habitable room should retain at least 0.80 times the NSL in the existing conditions.

3.4 Sunlight to Neighbouring Properties

3.4.1 Sunlight has been assessed using the following test:

- **Annual Probable Sunlight Hours ('APSH')** – the total number of hours in the year that the sun is expected to shine on a window, allowing for average levels of cloudiness. It is recommended that a room retains at least 25% APSH, including at least 5% during the winter months, or at least 0.80 times the APSH received in the existing conditions, or have an absolute reduction in APSH of no more than 4%.

3.5 Daylight within New Development

3.5.1 Daylight within the development has been assessed using climate based daylight modelling. The calculations are based on weather data files. The methodology uses an accurate sky model which simulates the movement of the sun throughout the day and accounts for the weather conditions across a typical year. As a result, this accounts for the presence of sunlight and therefore the orientation of the rooms/windows is accounted for. A south facing room is likely to have access to

higher levels of natural light than a north facing room and as a result, in order to comply a north facing room would typically need larger windows.

3.5.2 The test accounts for internally and externally reflected light and the parameters used are detailed on the drawings in Appendix E.

3.5.3 The following test has been applied:

- **Illuminance** – the median lux received to assessment points across a room over a typical year. It is recommended that rooms achieve the recommended median lux to at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended median lux is 200 in kitchens, 150 in living rooms and 100 in bedrooms. In multi-use rooms, such as the proposed living/kitchen/dining rooms ('LKDs') and studio apartments, the target value for living rooms can be applied.

3.6 Sunlight within New Development

3.6.1 Sunlight within new development has been assessed using the following test. Where groups of dwellings are planned, it is acknowledged that not all the units will have access to sunlight and design should aim to maximise the number of dwellings with a main living area that meets the guidance.

- **Sunlight Exposure ('SE')** – the total number of hours on 21 March that sunlight is expected to shine on a window. It is recommended that at least one habitable room in a dwelling (ideally a main living room) should receive at least 1.5 hours of direct sunlight on 21 March.

3.7 Overshadowing

3.7.1 Overshadowing has been assessed using the following test:

- **Sun Hours on Ground ('SOG')** – the total number of hours on a specific date that the sun could shine on the ground, assuming a cloudless sky. It is recommended that at least half an external amenity space should receive at least 2 hours of direct sunlight on 21 March or at least 0.80 times the area receiving 2 hours of sunlight in the existing conditions.

- **Transient Overshadowing** – drawings illustrating the shadow cast by the development at various times of day throughout the year. There is no numerical guidance relating to this test.

4 ASSESSMENT OF SURROUNDING PROPERTIES

4.1 The analysis drawings and results spreadsheet for the neighbouring buildings can be found in Appendices B and C. The overshadowing results are included in Appendices G and H.

4.2 As referenced in section 3 of this report, for the purposes of our assessment, the former building that occupied the site has been included in the existing conditions. The drawings in Appendix A show the former building, the development and location of the neighbouring properties.

4.3 The results of our assessment are set out below on a property-by-property basis.

4.4 115-121 Finchley Road

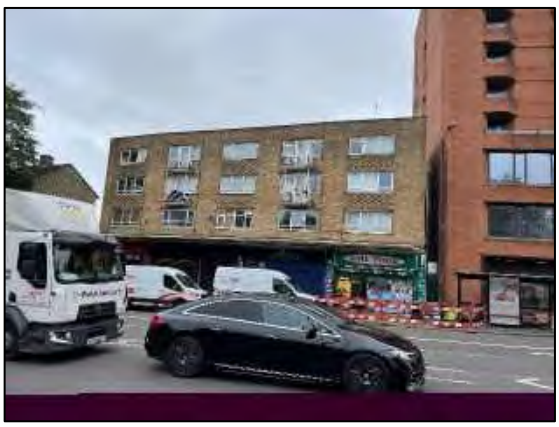


Image: 02

Location: West of the site.

Description: Four storey building containing apartments on the upper floors.

4.4.1 We have tested the daylight and sunlight amenity to the flats at first, second and third floors. We have modelled the internal configurations using reasonable assumptions, as we have been unable to source floor plans.

4.4.2 The analysis results show that all the rooms and windows assessed would comply with the BRE guidelines for both daylight and sunlight amenity.

4.5 Cresta House, 125-133 Finchley Road (also known as Overground House)

Image: 03

Location: West of the site.

Description: Nine storey building containing apartments on the third floor and above.

4.5.1 Estate agent particulars for several apartments within this building indicate that the windows facing the site serve bedrooms, with the main living rooms served by windows on the opposite side of the building. As visible in Image 3, the windows are obstructed by balconies.

4.5.2 For daylight amenity, all the rooms would comply with the BRE guidelines using the NSL test, however, the majority of windows would deviate from the numerical guidance using the VSC test. There are 54 windows that would not meet the BRE guidance for VSC, each retaining between 0.71 and 0.79 times the VSC in the existing conditions, marginally below the 0.80 recommendation.

4.5.3 Owing to the presence of the balconies, the existing VSC figures are already low and therefore any loss would result in disproportionate percentage changes. In real terms, the 54 windows not meeting the BRE guidelines would see the VSC reduced by between 2.00% and 3.21% VSC, which is unlikely to be noticeable to the occupants.

4.5.4 In situations such as this, paragraph 2.2.13 of the BRE guide states that:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large 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 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 loss of light."

4.5.5 In accordance with the above guidance, we have carried out a supplementary assessment, omitting the balconies to Cresta House in the existing and proposed conditions and the results of this assessment are included in Appendix D.

4.5.6 The supplementary assessment, without the balconies, shows that all the windows would comply with the BRE guidance for VSC and NSL. Therefore, it is the presence of the balconies, rather than the proposed development which is the main factor in the relative loss of light.

4.5.7 Turning to sunlight amenity, the windows facing the site are not orientated within 90-degrees of due south and, in accordance with BRE guidance, do not require assessment.

4.5.8 The impact of the development on this property is almost identical to that detailed in the Daylight and Sunlight Report prepared by GVA Schatunowski Brooks, which accompanied the planning application for the Implemented Scheme.

4.6 Mora Burnet House, 37 Winchester Road

Image: 04

Location: East of the site.

Description: Six storey building containing a care home.

4.6.1 This building has been modelled using floor plans obtained from LBC's online planning database.

4.6.2 The analysis results show that all the windows and rooms assessed would fully comply with the BRE guidelines for both daylight and sunlight amenity.

4.6.3 Overshadowing has also been assessed to the ground level communal garden to the rear of this property and it would comply with the BRE guidance using the SOG test.

4.7 23 to 35 Winchester Road (odd numbers inclusive)

Image: 05

Location: East of the site.

Description: Terraced properties containing apartments.

4.7.1 These properties contain ground floor retail units with residential accommodation above. Floor plans have not been sourced and the internal arrangements have therefore been estimated. We have estimated that the rooms served by windows facing the site are approximately half the depth of the building.

4.7.2 All the windows and rooms assessed would comply with the BRE guidelines for VSC, NSL and APSH. Likewise, turning to overshadowing, the amenity spaces to the rear would each meet the BRE guidance using the SOG test.

4.8 'The Square' Swiss Cottage (Public Park)

Image: 06
Location: East of the site.
Description: Public park.

4.8.1 The SOG results, included at Appendix G, show that the park will comply with the numerical guidelines provided by the BRE.

4.8.2 If a space is used all year round, as is the case with this park, the BRE states that the equinox (21 March) is the best date for which to prepare shadow plots as it gives an average level of overshadowing. Lengths of shadows at the autumn equinox (21 September) will be the same as those for 21 March.

4.8.3 There is no numerical guidance in relation to transient overshadowing and we have provided a brief commentary on the results below. We have provided shadow plots at hourly intervals on 21 March and these are included at Appendix H.

4.8.4 **From 8am to 12pm** – as can be seen on drawings 451 to 453, due to the location and orientation of the development relative to the park, it does not cast any shadow on the public park.

4.8.5 **From 12pm to 5pm** – as can be seen on drawings 453 to 455, the lower block of the development would cast additional shadows on the park between 1pm and 4pm, when compared to those cast by the former building. However, between 1pm and 3pm a large portion of the park would still receive direct sunlight, with the additional overshadowing limited to the western side. At 4pm, the development would largely overshadow the park and by 5pm, both the former building and proposed development would have overshadowed the majority of the park.

4.8.6 In summary, the development would not cause any additional overshadowing to the public park in the morning on 21 March. In the afternoon, the development would cast additional shadows over the park, however, until 4pm, a large area of the park will still receive direct sunlight on 21 March. Higher levels of sunlight would be received in the summer months, when the park is more likely to be used for sitting out in.

5 ASSESSMENT OF LIGHT LEVELS WITHIN THE DEVELOPMENT

5.1 We have analysed the daylight and sunlight availability to the proposed habitable rooms and community spaces within the development and the results are set out below. The illuminance results, along with the location of the tested rooms and window references are shown on the drawing in Appendix E. The illuminance and sunlight exposure results spreadsheets are also included in Appendix F.

5.2 The need to provide adequate levels of daylight and sunlight amenity needs to be balanced against other design considerations including the desire to provide each apartment with private external amenity space, in the form of balconies, and need to avoid overheating with the apartments.

5.3 Daylight

5.3.1 As outlined in section 3, we have applied a 150 lux median illuminance target value for the LKDs and studio apartments and a 100 lux target value for bedrooms, in accordance with the minimum illuminance recommendations provided by the BRE.

5.3.2 The analysis results show that, overall, 583 of the 647 rooms assessed (90%) would comply with the BRE guidance for daylight amenity.

5.3.3 In the Tower, 389 of the 406 rooms assessed (96%) would meet the guidance, with the 17 rooms falling short comprising three studio apartments and 14 LKDs. Most rooms would be well daylit, achieving levels far in excess of the minimum recommendations provided by the BRE. Of the small proportion of rooms that fall short of the guidance, most are LKDs served by a window located behind an inset balcony. These rooms are labelled R15 from second to twelfth floors and the benefit of providing these apartments with private external amenity space accessed from the main living space needs to be balanced against the lower levels of daylight received. The bedrooms to each of these apartments would receive high levels of daylight, well in excess of the recommended minimum values provided by the BRE.

5.3.4 The four studio apartments where the daylight received deviates from the BRE guidelines are at first to fourth floors and are served by south facing windows directly facing the Lower Block. The illuminance drawings for these four units are extracted in Image 7 below and the approximate area of the living/dining area is edged in green. The location of each of these rooms can be seen on the drawings in Appendix E.

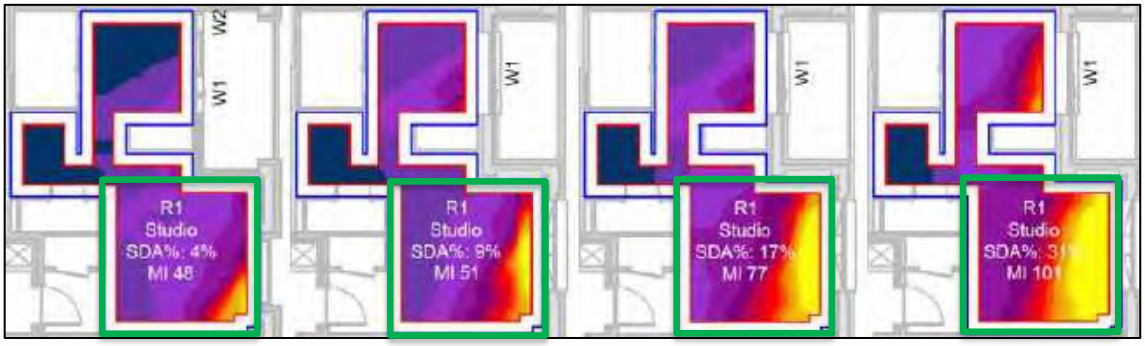


Image 7: Illuminance results for room R1 at first (far left), second, third and fourth floors (far right).

5.3.5 These results show that, particularly on the third and fourth floors, a good portion of the living areas would receive adequate levels of daylight, with lower levels received in the kitchens and bedrooms.

5.3.6 In the Lower Block, 181 of the 228 rooms assessed (79%) would comply with the BRE guidelines for daylight amenity. The rooms not meeting the BRE guidance include two LKDs and 45 bedrooms.

5.3.7 It is acknowledged that the availability of daylight to the north elevation of the Lower Block is constrained by the approved building massing of the Tower. Cartwright Pickard Architects have sought to maximise daylight availability in the main living area of each apartment and have therefore located bedrooms on the north elevation, facing the Tower, or behind inset balconies on the east and west elevations. This has resulted in 68 of the 70 main living rooms in the Lower Block (97%) meeting the BRE guidance.

5.3.8 The two LKDs not meeting the BRE guidance, located at first and second floors, achieve the recommended median illuminance for half the daylight hours in a year to 44% and 48% of each rooms area, only marginally below the 50% recommendation. The illuminance drawings in Appendix E, extracted in Images 8 and 9 below, illustrate that the main living/dining areas, located adjacent to the windows, would receive good amounts of daylight.

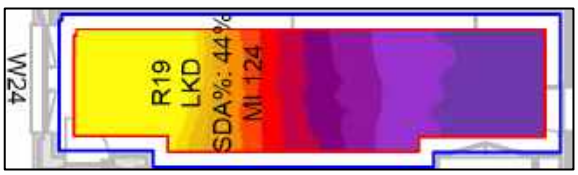


Image 8: Illuminance results for room R19 at first floor.

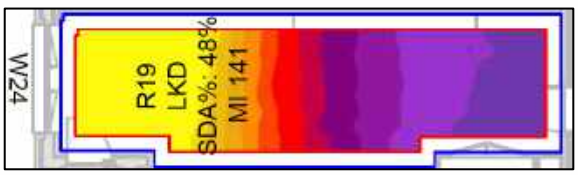


Image 9: Illuminance result for room R19 at second floor.

5.4 Sunlight

5.4.1 As highlighted by the BRE, designers should aim to maximise the number of dwellings that meet the recommendations for sunlight amenity, however, it is widely accepted that not all new dwellings will meet the guidance and those served by windows facing north would not be expected to receive sunlight amenity.

5.4.2 There are 341 rooms in the scheme served by windows orientated within 90-degrees of due south and the analysis shows that 336 of these (98%) would receive at least 1.5 hours of sunlight on 21 March.

5.4.3 Of the five rooms not meeting the guidance, two are located within apartments where at least one further room (either an LKD or a bedroom) would comply with the BRE guidance for sunlight. Accordingly, the sunlight to those apartments also meets the BRE guidance.

5.4.4 The three remaining rooms comprise studio apartments served by windows on the south side of the Tower facing the Lower Block. These three apartments would each receive between 1.1 and 1.3 hours of direct sunlight on 21 March, only marginally below the 1.5 hours recommended.

5.5 Overshadowing

5.5.1 Overshadowing has been assessed using the SOG assessment, which plots the area of an amenity space that receives at least 2 hours of direct sunlight on 21 March. For an external amenity area to appear adequately sunlit throughout the year, the BRE recommends that at least half the amenity area should receive at least two hours of direct sunlight on 21 March.

5.5.2 For the avoidance of doubt, overshadowing has only been considered to the proposed communal external amenity spaces within the red line boundary.

5.5.3 Drawing 701 in Appendix G shows the assessment results for the public realm at ground level and the private external amenity space at sixth floor on the Lower Block.

5.5.4 The analysis results show that 92% of the ground level public realm would receive at least 2 hours of direct sunlight on 21 March, in compliance with the BRE guidelines for sunlight amenity.

5.5.5 The rooftop amenity space at sixth floor would also receive high levels of sunlight on 21 March, with 82% of the area receiving at least 2 hours of direct sunlight, well in excess of the 50% recommended by the BRE.

5.5.6 Accordingly, the results demonstrate that the future occupiers of the scheme will have access to good levels of sunlight amenity year-round.

6 CONCLUSION

6.1 Effect on Neighbouring Residential Properties

6.1.1 Our analysis has considered the effect that the development would have on daylight and sunlight amenity to the neighbouring residential properties. The proposed massing is no larger than that of the Implemented Permission, as such, the development would have no greater impacts than those previously identified and accepted.

6.1.2 All the neighbouring properties assessed would comply with the BRE guidance for both annual and winter sunlight. Likewise, all external amenity spaces assessed would comply with the BRE guidance for overshadowing. Accordingly, the development will not cause any noticeable reductions in sunlight.

6.1.3 All the windows and rooms assessed within 115-121 Finchley Road, Mora Burnet House and 3 to 35 Winchester Road would comply with the BRE guidance for daylight amenity. At Cresta House, all the rooms would comply with the BRE guidance for NSL, however, there would be small reductions in the absolute VSC figures to most of the windows. The affected windows are located beneath balconies and supplementary analysis omitting the balconies, which is recommended by the BRE, shows full compliance with the guidance.

6.1.4 As such, in accordance with the NPPF, LBC planning policy and BRE guidance, it is considered that the development would have an acceptable effect on daylight and sunlight amenity to the neighbouring residential properties.

6.1.5 It should be noted that the effects of the development on daylight and sunlight amenity to the neighbouring properties and amenity spaces is almost identical and no worse than the effect of the Implemented Permission.

6.2 Light Received within the Development

6.3 The scheme has been designed to maximise daylight and sunlight within the main living areas of each apartment. As highlighted in the NPPF, the Mayor of London's Housing SPG, LBC's planning guidance and the BRE guide, the guidance relating to daylight and sunlight amenity should be applied flexibly and needs to be balanced against other planning considerations and statutory requirements. In this case, each apartment has been provided with private external amenity space in the form of inset balconies and, where daylight and sunlight is restricted, this needs to be balanced against the benefits of providing private external amenity space accessed directly from the main living area of each flat.

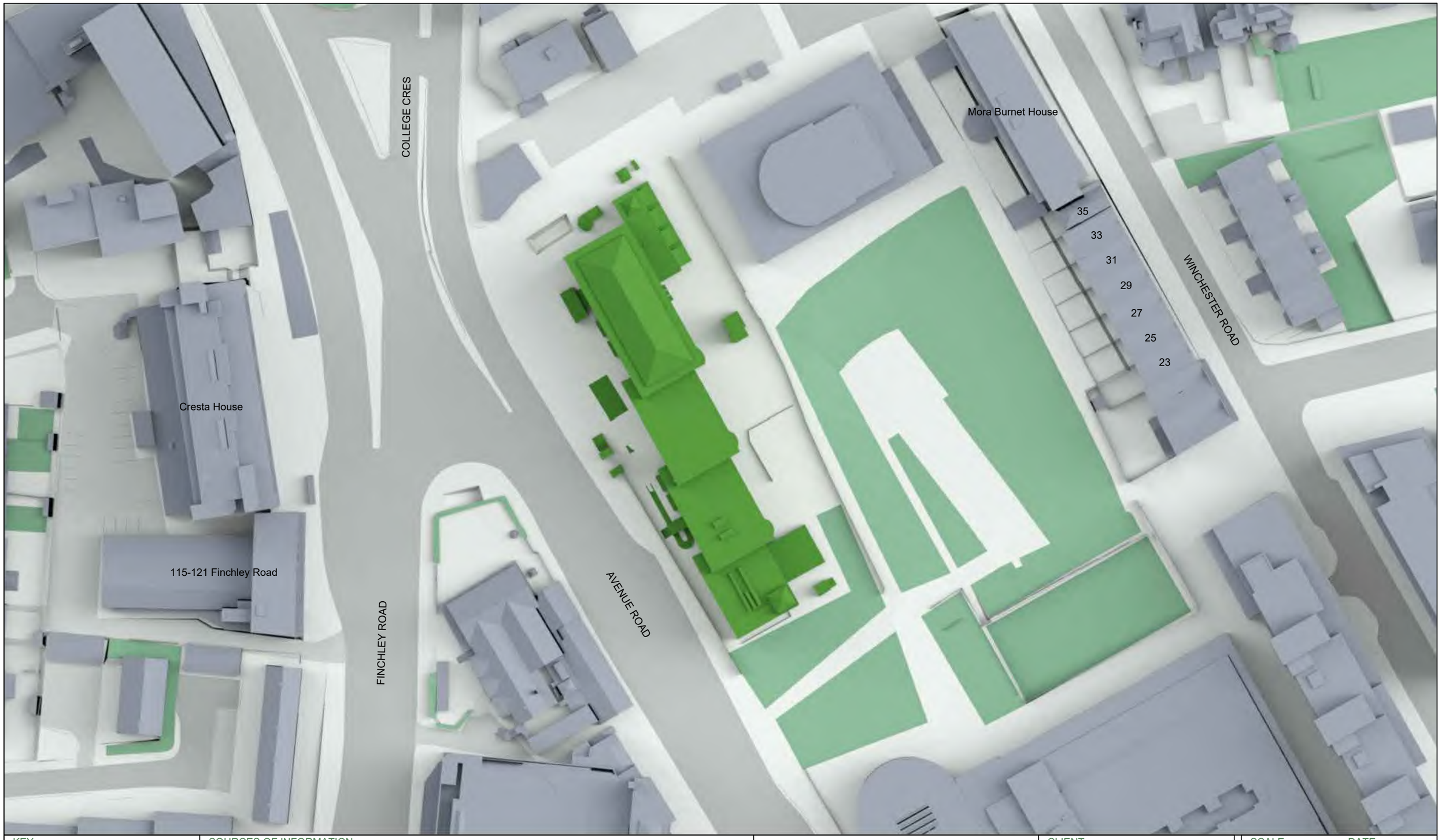
6.4 Our analysis shows that 90% of the rooms assessed would meet or exceed the guideline values given by the BRE for daylight amenity. Where the guidance is not met, the vast majority of rooms are bedrooms, where daylight can be considered less important.

6.5 The sunlight assessment shows that 98% of the rooms served by a window orientated within 90-degrees of due south would meet the guidelines given by the BRE. There are only three apartments in the development that are served by south facing windows and do not meet the BRE guidance for sunlight. This level of compliance is considered high in an urban location.

6.6 The overshadowing assessment shows that the future occupiers of the development will have access to adequately sunlit communal external amenity spaces throughout the year.

6.7 In summary, the daylight and sunlight assessments demonstrate that the proposed habitable rooms within the development and communal external amenity spaces will receive adequate levels of daylight and sunlight amenity, in compliance with national and local planning policy and the guidance provided by the BRE.

APPENDIX A
SITE PLAN AND 3D DRAWING



KEY

- Existing buildings
- Surrounding buildings

N

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

CLIENT
Regal Avenue Road Limited

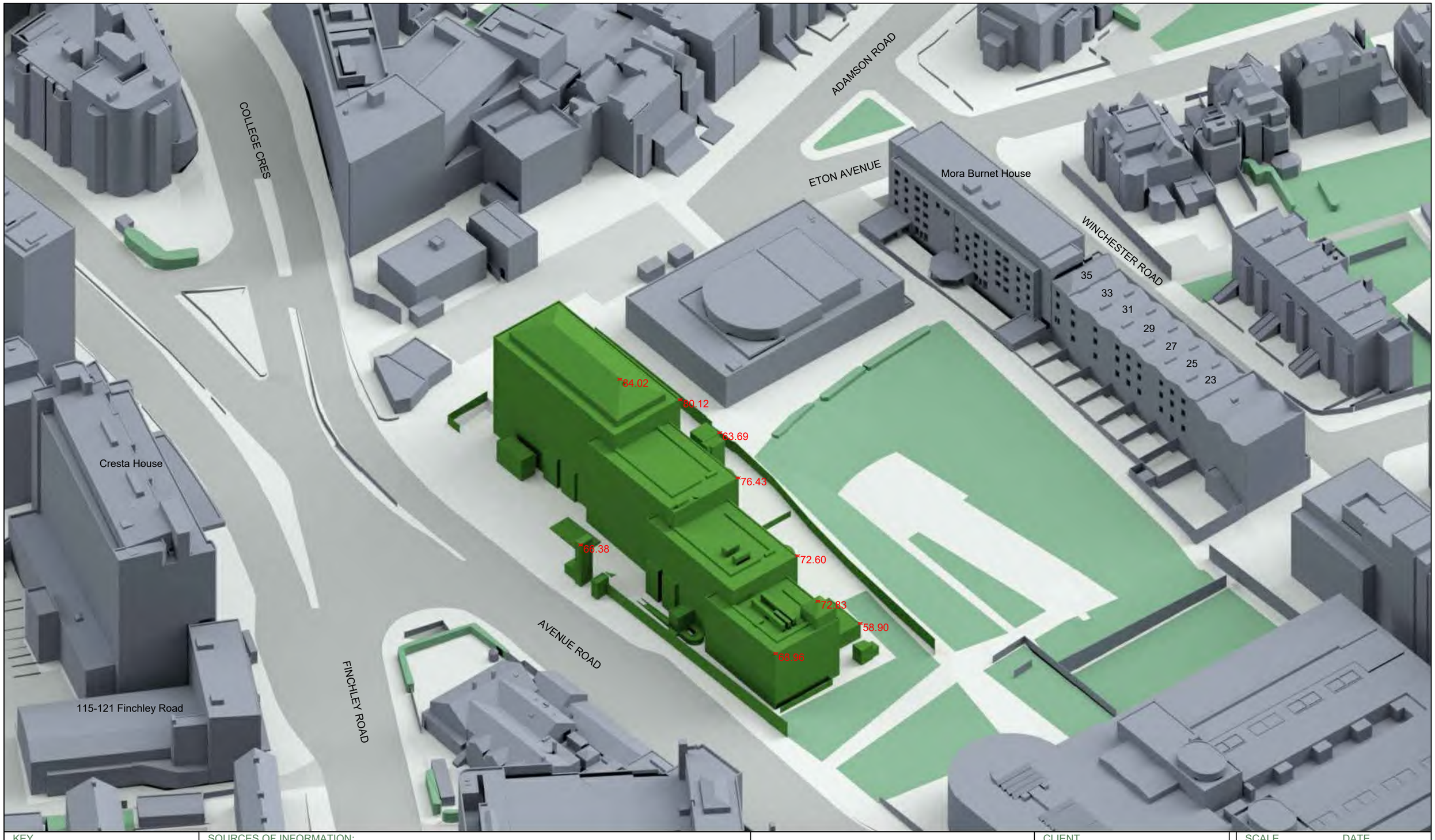
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Existing plan view

SCALE	DATE
1:750 @A3	30/01/2025
DRAWN BY	CHECKED BY
JH	JW

DWG No.	REV.
D+S 3 011	

CONSIL



KEY

- Existing buildings
- Surrounding buildings

Ordnance Datum Heights

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Existing 3D view

SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
JH	JW

DWG No.	REV.
D+S 3 012	

CONSIL

KEY

Existing buildings

Surrounding buildings

Ordnance Datum Heights

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

CLIENT
Regal Avenue Road Limited

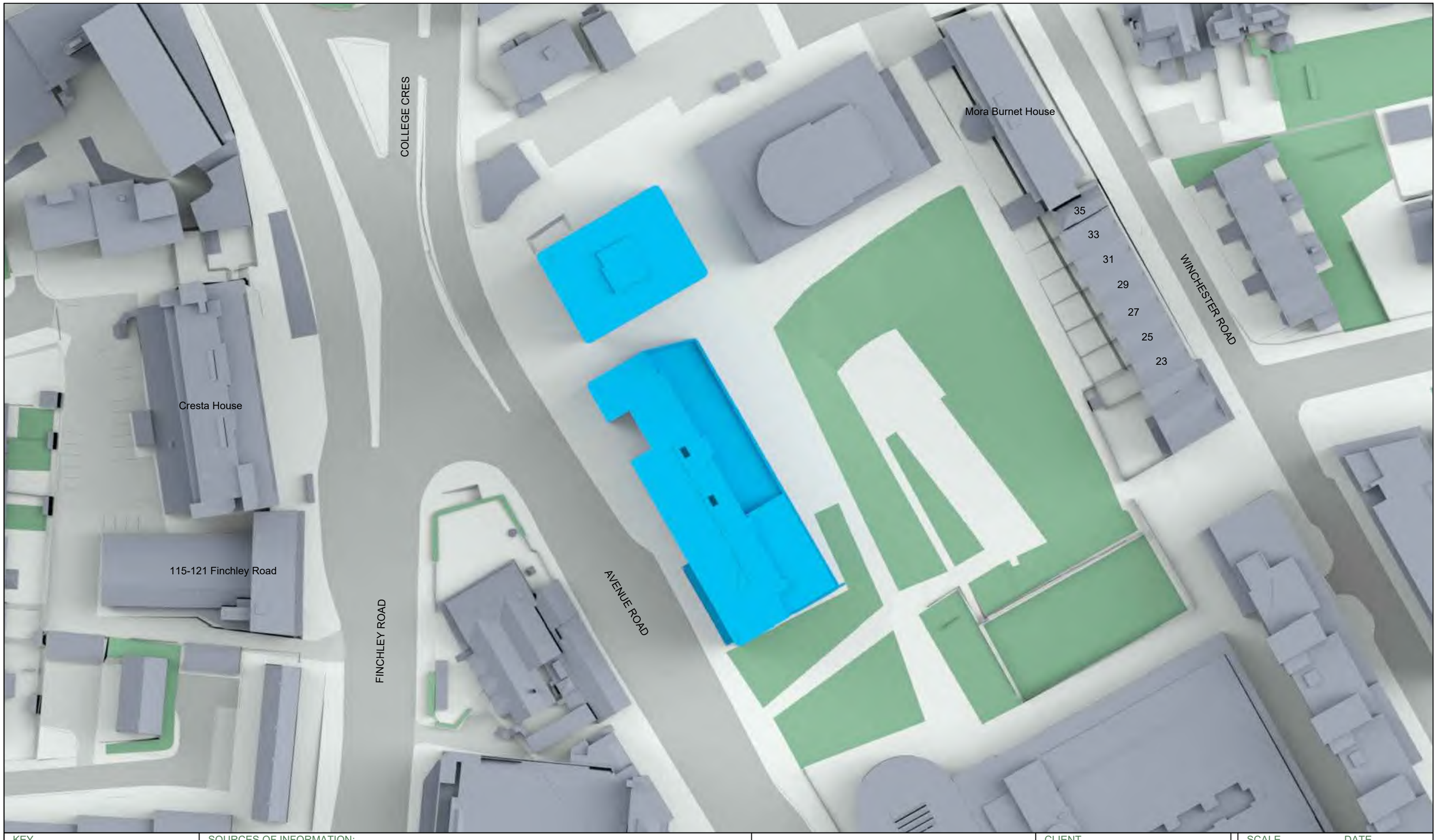
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Existing 3D view

SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
JH	JW

DWG No.	REV.
D+S3 013	

CONSIL



KEY

- Proposed buildings
- Surrounding buildings

N

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Proposed plan view

SCALE	DATE
1:750 @A3	30/01/2025
DRAWN BY	CHECKED BY
JH	JW

DWG No.	REV.
D+S 3 014	

CONSIL

KEY

Proposed buildings

Surrounding buildings

Ordnance Datum Heights

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Proposed 3D view

SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
JH	JW

DWG No.	REV.
D+S 3 015	

CONSIL

KEY

Proposed buildings

Surrounding buildings

Ordnance Datum Heights

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

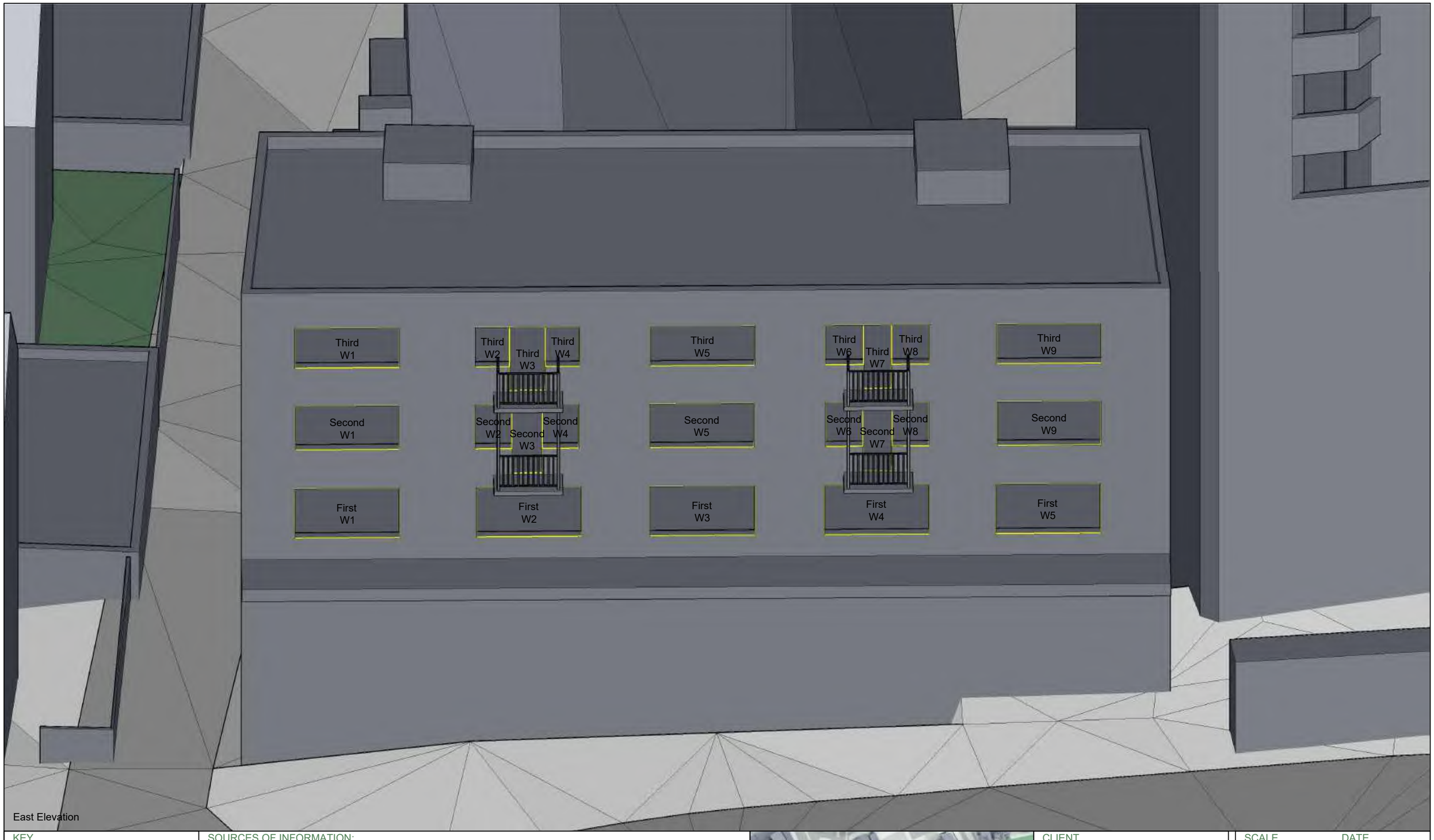
DRAWING TITLE
Proposed 3D view

SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
JH	JW

DWG No.	REV.
D+S 3 016	

CONSIL

APPENDIX B
WINDOW MAPS AND NO SKY LINE DRAWINGS



East Elevation

KEY

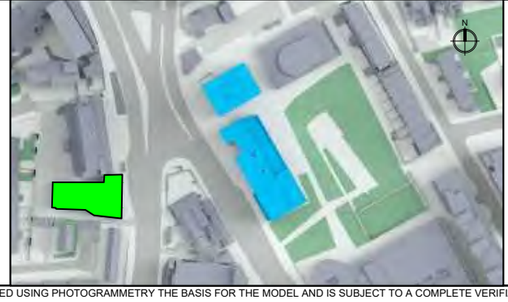
Surrounding buildings

XXXXX WX Window Location

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024



CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Window Maps
115-121 Finchley Road

SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
BG	JW

DWG No.	REV.
D+S /3/ 301	

CONSIL

KEY

Surrounding buildings

XXXXX WX Window Location

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Window Maps
Cresta House

SCALE
Not to Scale

DATE
30/01/2025

DRAWN BY
BG

CHECKED BY
JW

DWG No.
D+S /3/ 302

REV.

CONSIL

South-West Elevation

KEY

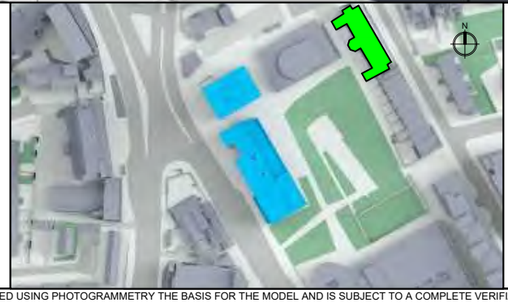
Surrounding buildings

Window Location

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024



CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Window Maps
Mora Burnet House

SCALE
Not to Scale

DATE
30/01/2025

DRAWN BY
BG

CHECKED BY
JW

DWG No.
D+S /3/ 303

REV.

CONSIL

KEY

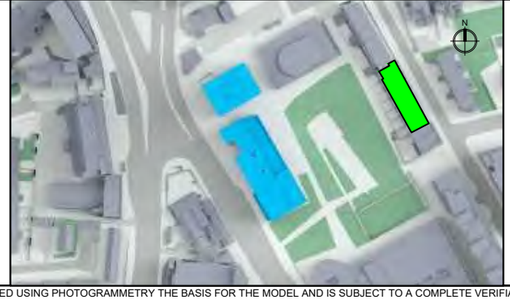
Surrounding buildings

Window Location

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024



CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

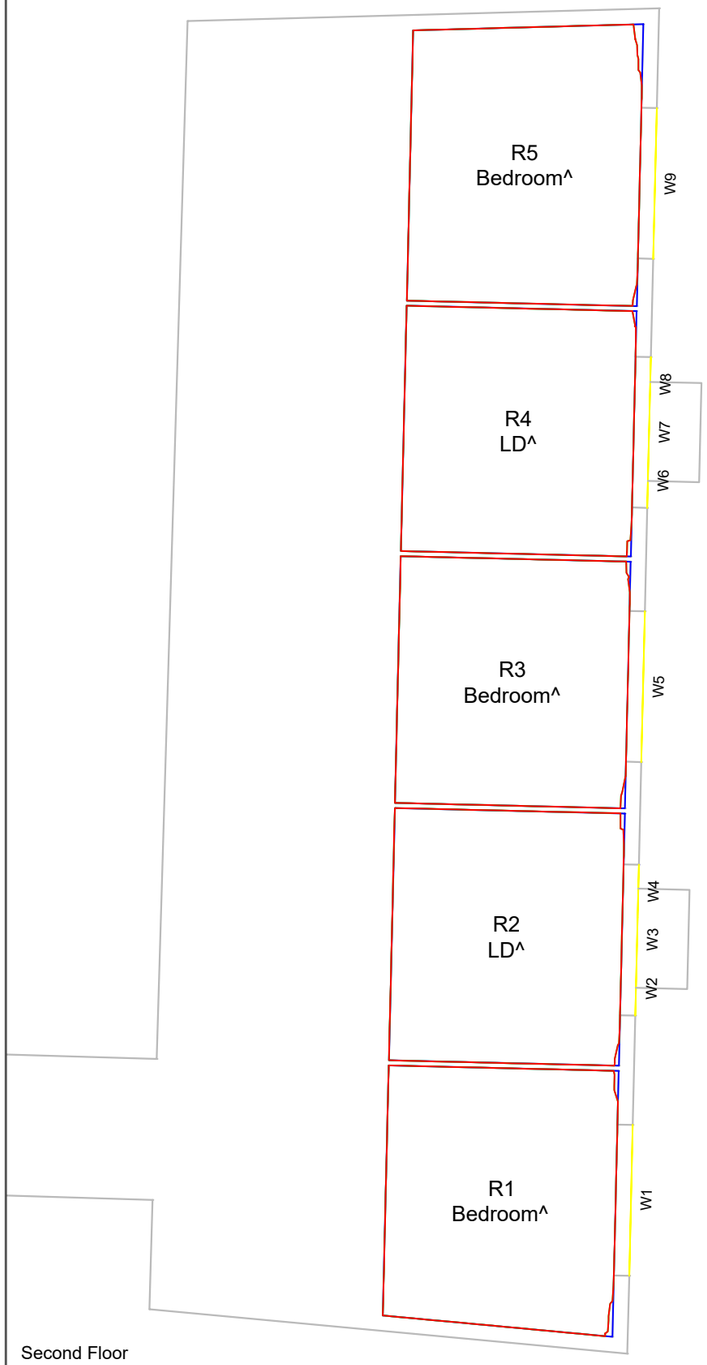
DRAWING TITLE
Window Maps
23-35 Winchester Road

SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
BG	JW

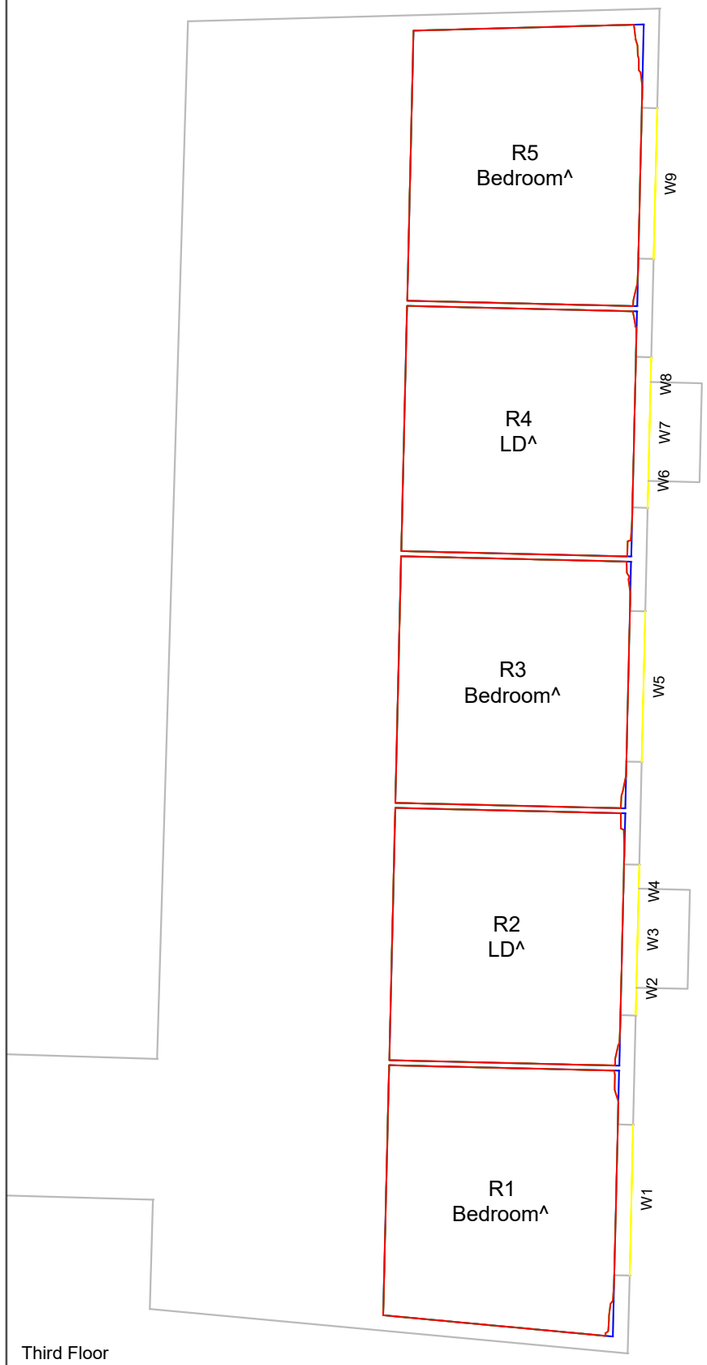
DWG No.	REV.
D+S /3/ 304	

CONSIL

First Floor



Second Floor



Third Floor

KEY

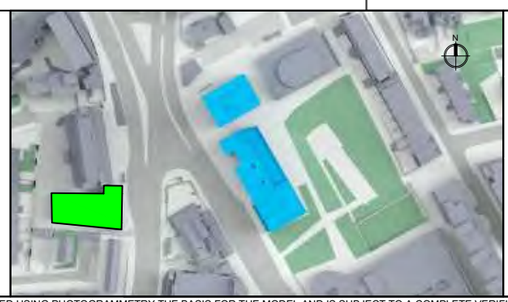
- R1 Room area
- Existing no-skyline
- Proposed no-skyline
- Area of loss / gain

N

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024



CLIENT
Regal Avenue Road Limited

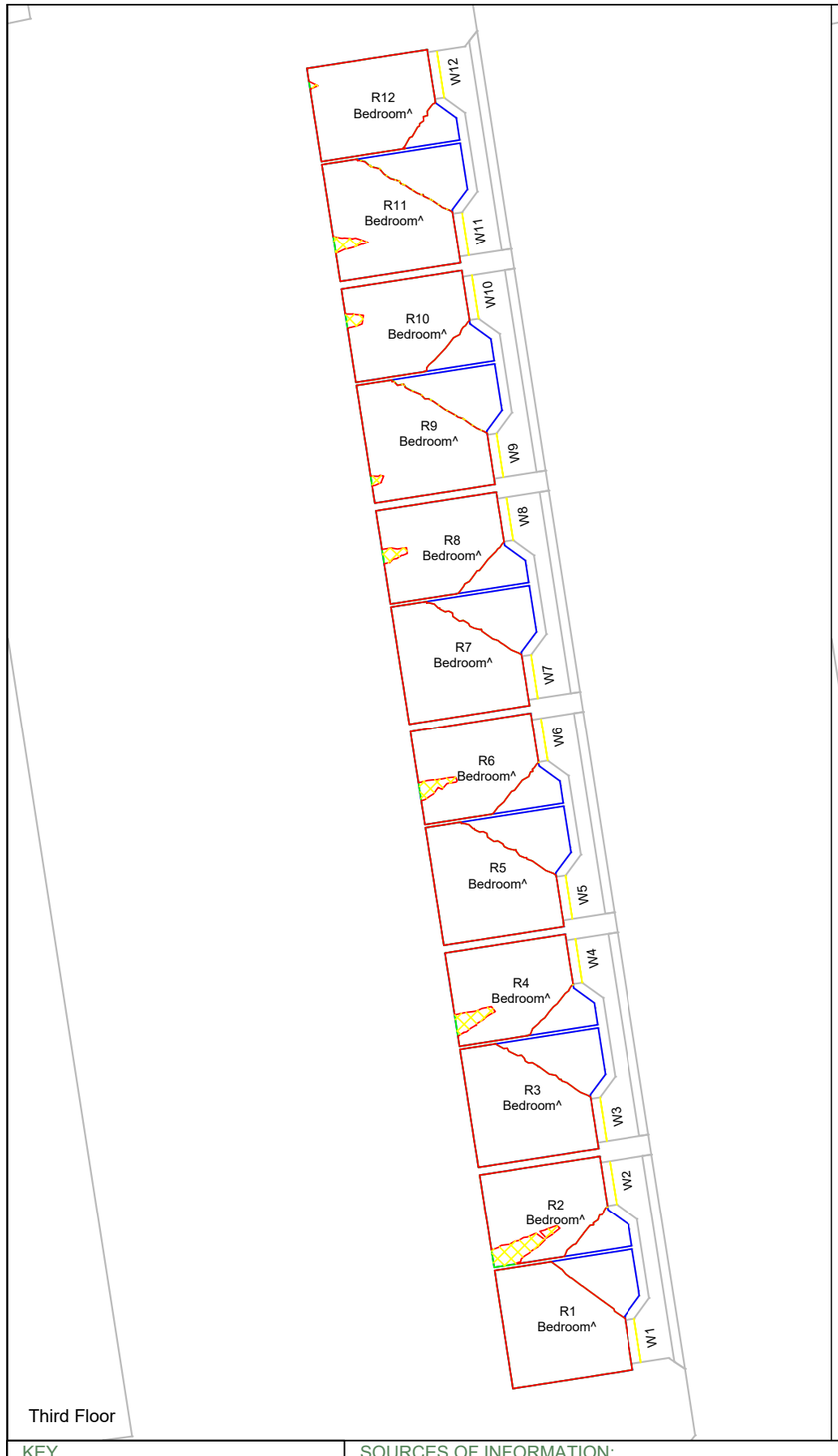
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Daylight Distribution contours
115-121 Finchley Road

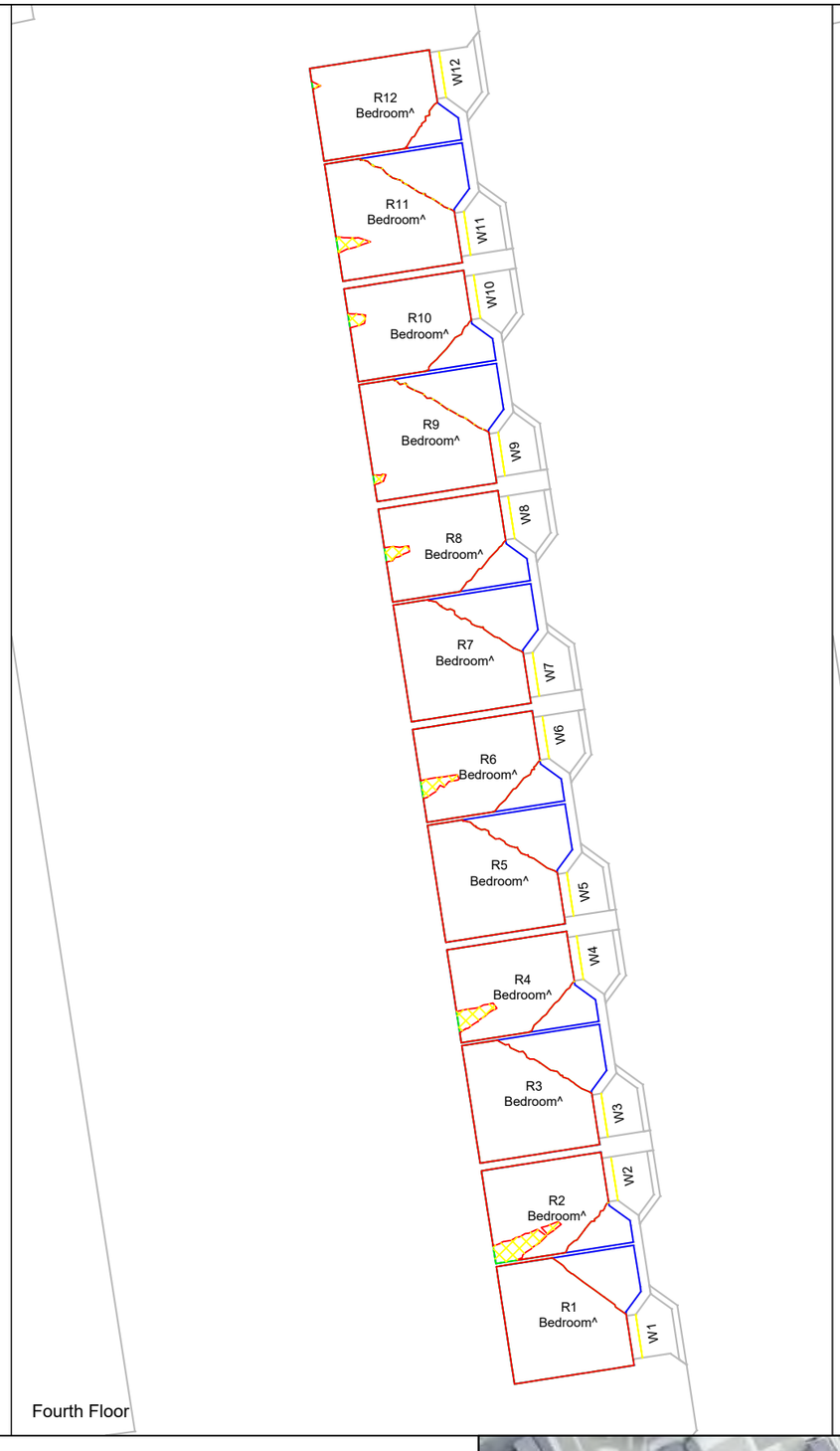
SCALE	DATE
1:120 @A3	30/01/2025
DRAWN BY	CHECKED BY
JH	JW

DWG No.	REV.
D+S 3 201	

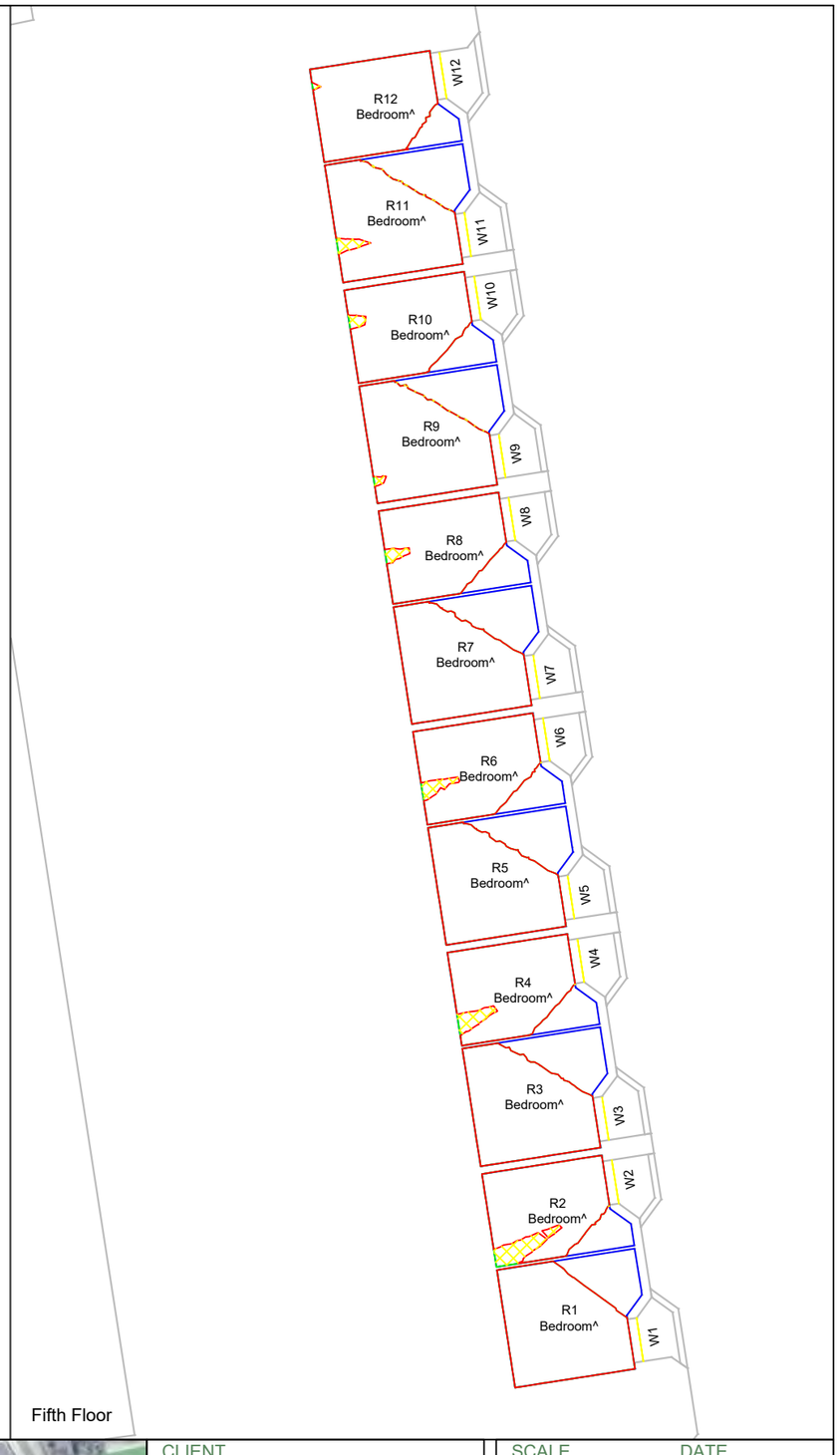
CONSIL



Third Floor



Fourth Floor



Fifth Floor

KEY

R1 Room area

Existing no-skyline

Proposed no-skyline

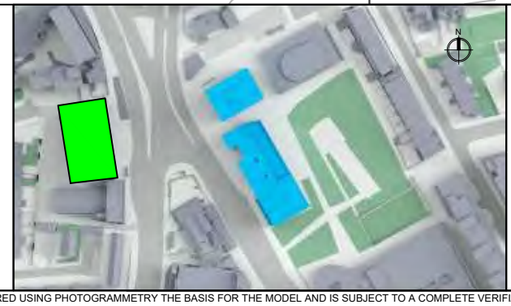
Area of loss / gain

N

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024



CLIENT
Regal Avenue Road Limited

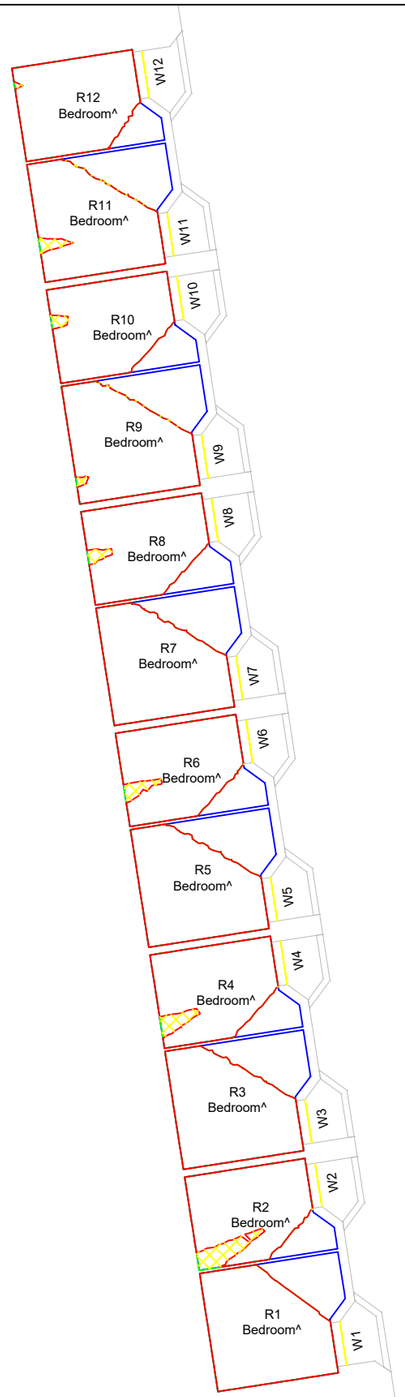
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Daylight Distribution contours
Cresta House

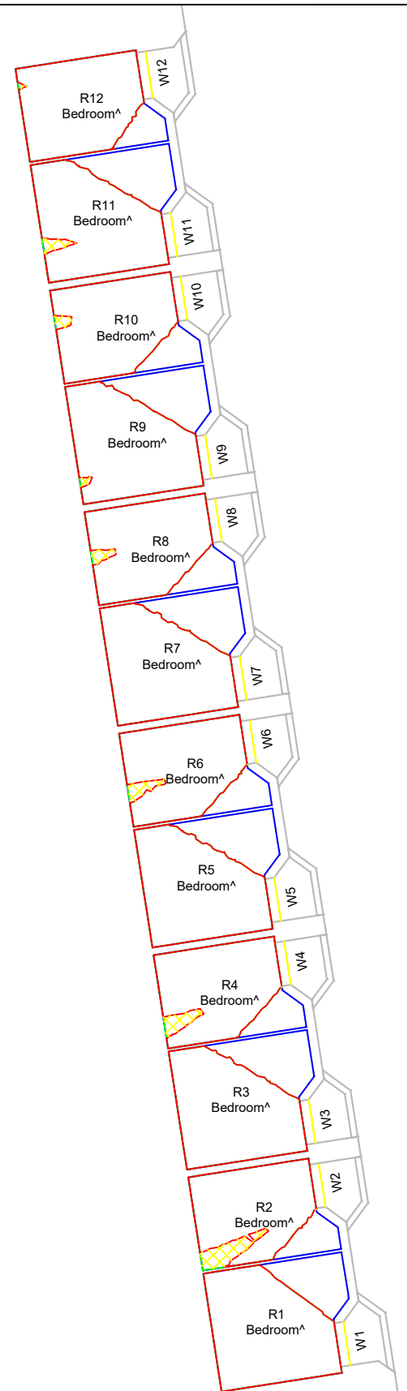
SCALE 1:120 @A3
DATE 30/01/2025
DRAWN BY JH
CHECKED BY JW

DWG No. D+S 3 202
REV.

CONSIL



Sixth Floor



Seventh Floor

Eighth Floor

KEY

R1 Room area

Existing no-skyline

Proposed no-skyline

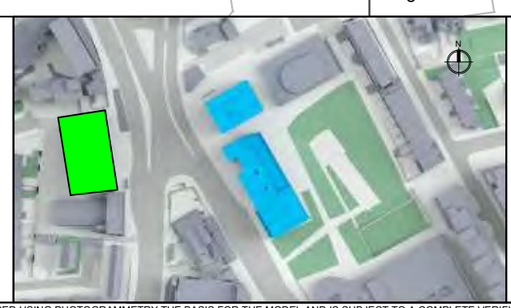
Area of loss / gain

N

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024



CLIENT
Regal Avenue Road Limited

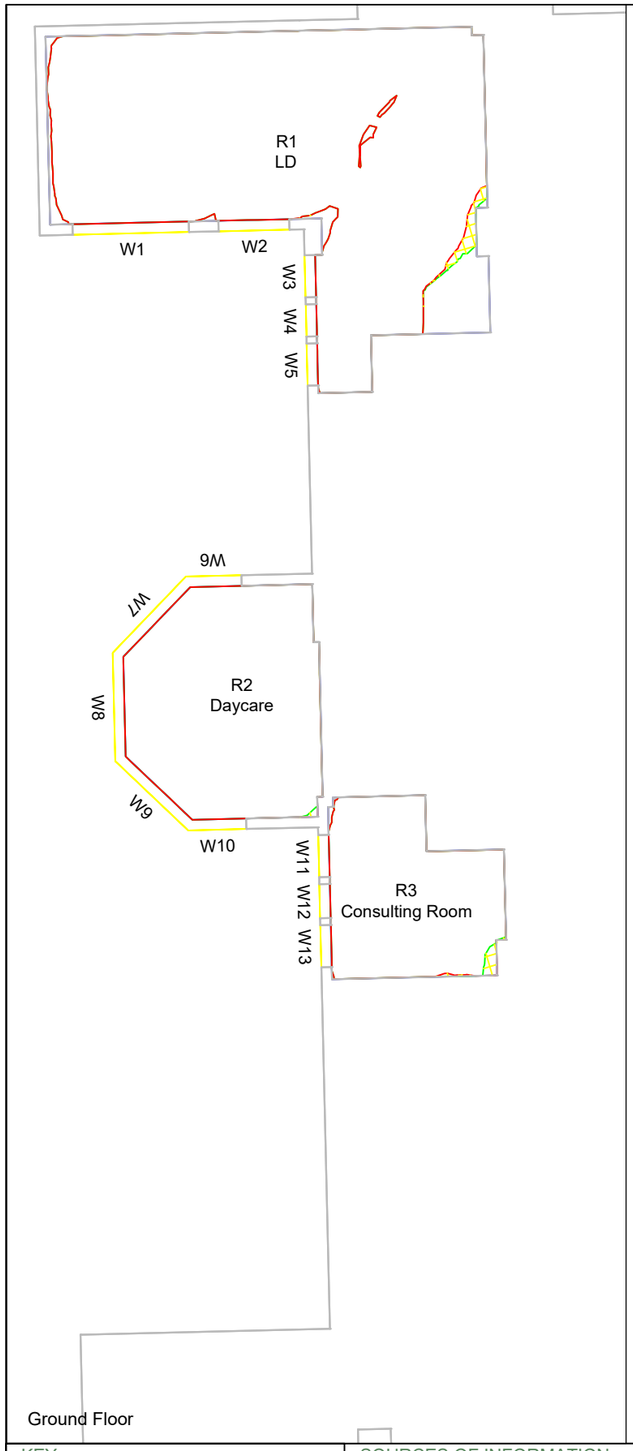
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Daylight Distribution contours
Cresta House

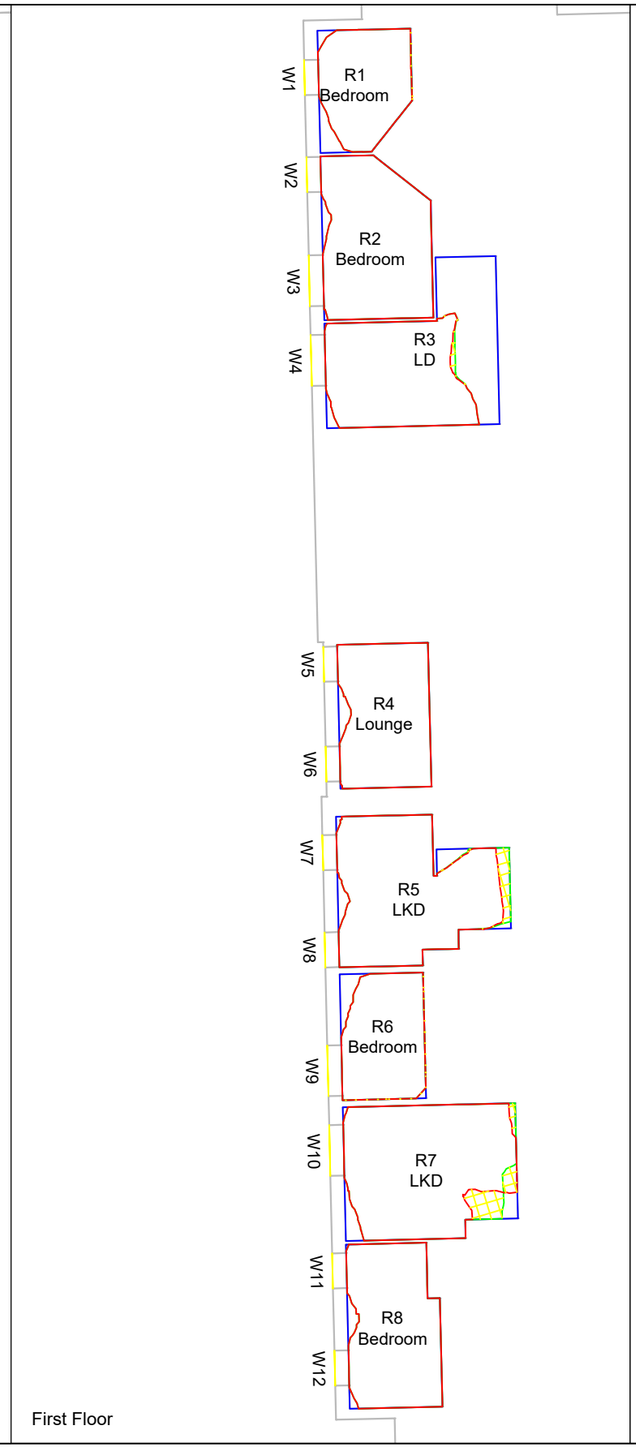
SCALE 1:120 @A3
DATE 30/01/2025
DRAWN BY JH
CHECKED BY JW

DWG No. D+S 3 203
REV.

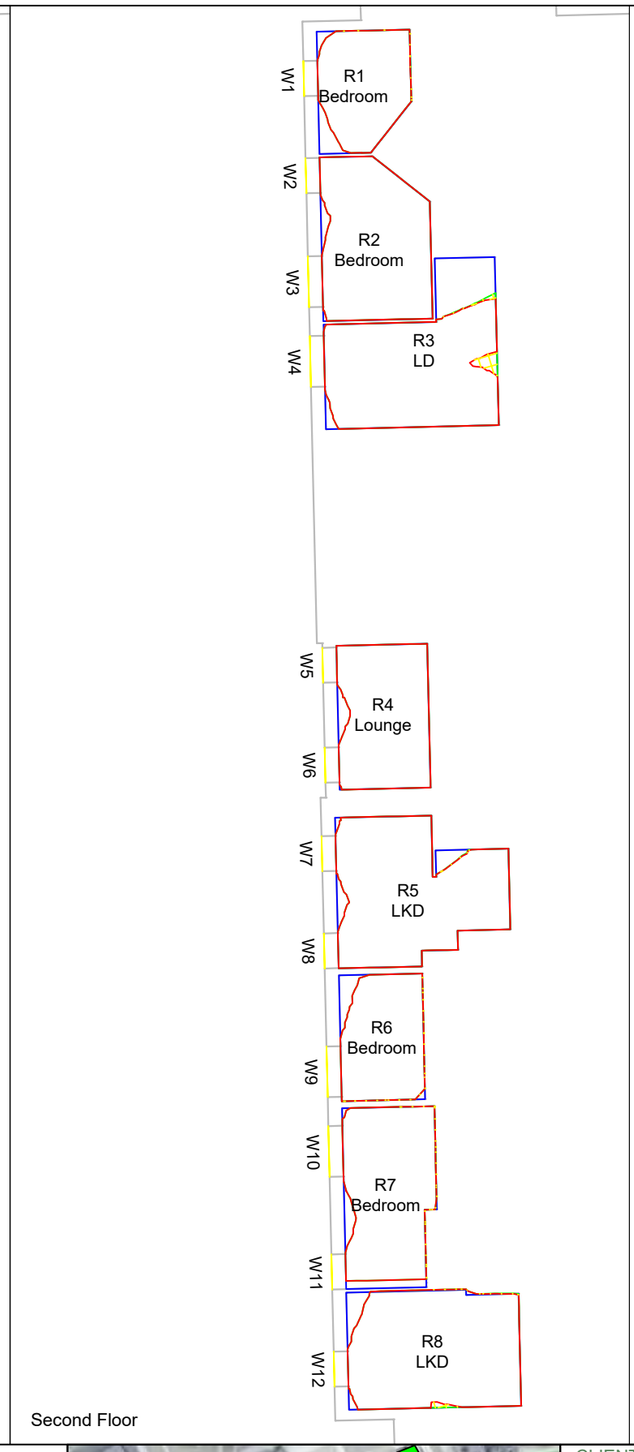
CONSIL



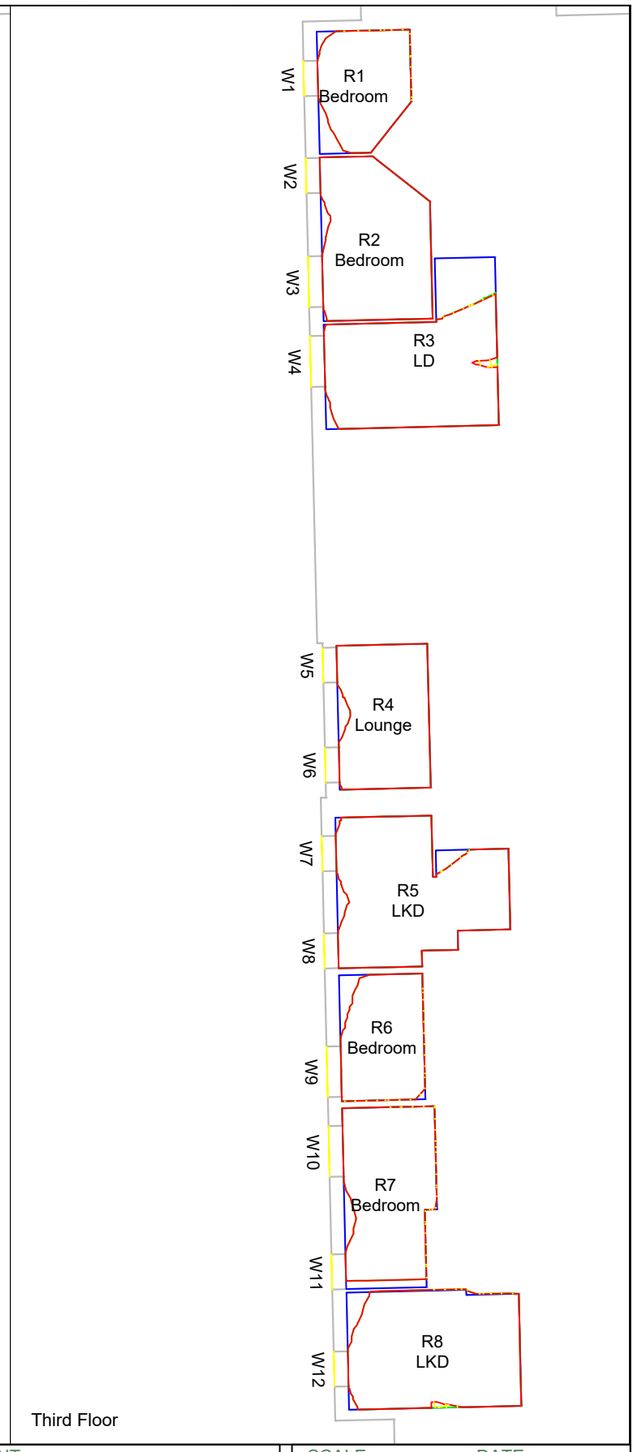
Ground Floor



First Floor



Second Floor



Third Floor

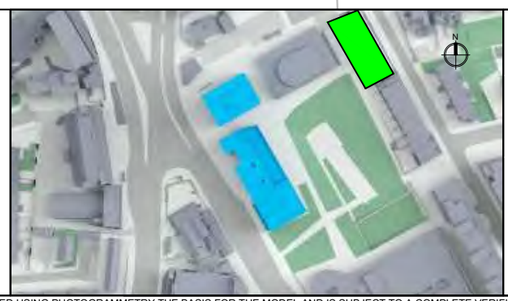
KEY

- R1 Room area
- Existing no-skyline
- Proposed no-skyline
- Area of loss / gain

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024



CLIENT
Regal Avenue Road Limited

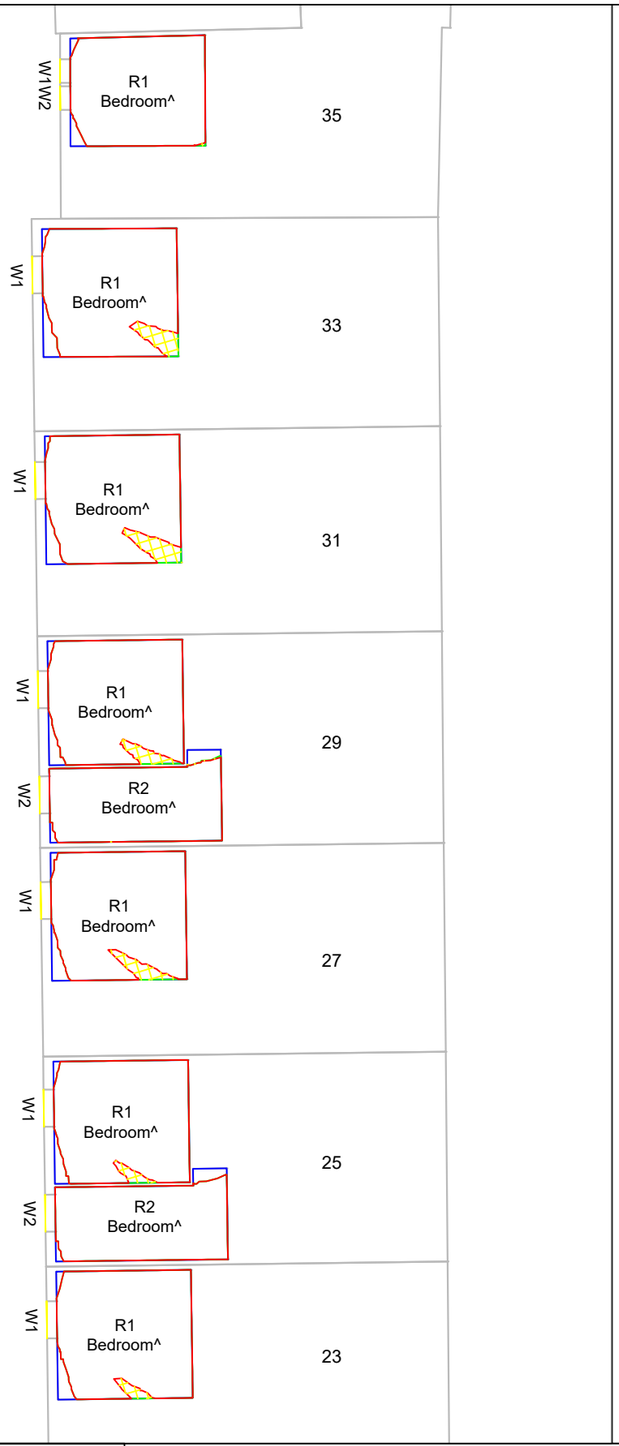
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Daylight Distribution contours
Mora Burnet House

SCALE	DATE
1:175 @A3	30/01/2025
DRAWN BY	CHECKED BY
JH	JW

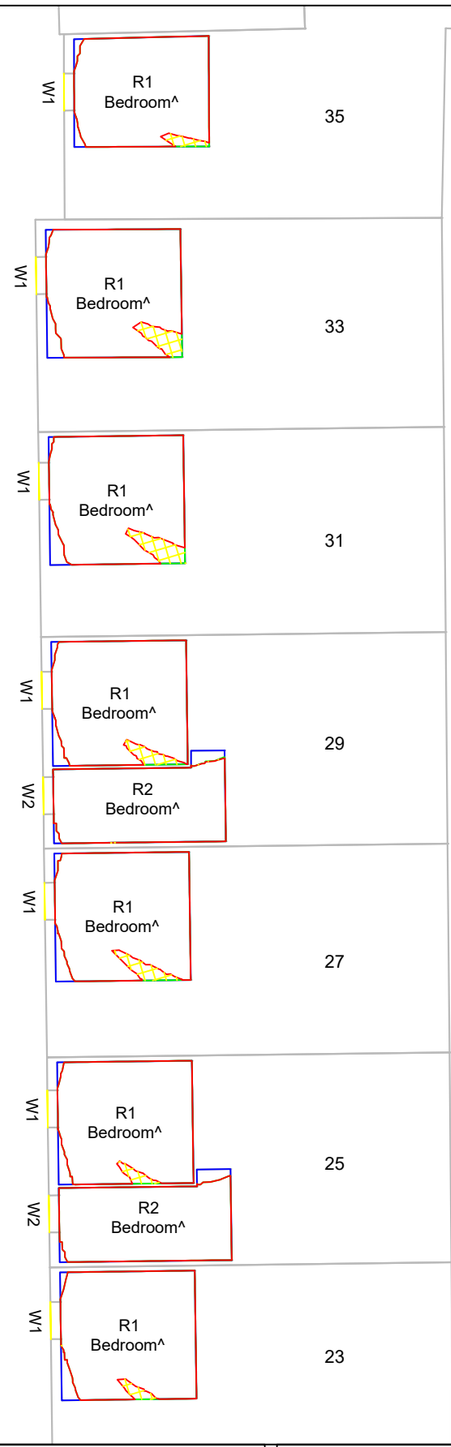
DWG No.	REV.
D+S 3 204	

CONSIL



First Floor

Second Floor



Third Floor

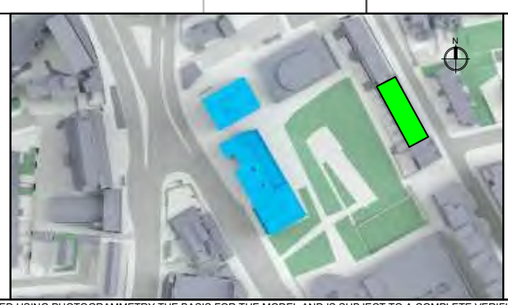
KEY

- R1 Room area
- Existing no-skyline
- Proposed no-skyline
- Area of loss / gain

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024



CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Daylight Distribution contours
23-35 Winchester Road (Odds)

SCALE	DATE
1:175 @A3	30/01/2025
DRAWN BY	CHECKED BY
JH	JW

DWG No.	REV.
D+S 3 205	

CONSIL

APPENDIX C
VERTICAL SKY COMPONENT, NO SKY LINE AND ANNUAL PROBABLE SUNLIGHT HOURS RESULTS SPREADSHEET

Daylight and Sunlight Result Spreadsheet

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
115-121 Finchley Road																		
First R1 / W1	Bedroom^	34.39	31.36	3.03	9	Yes	100	100	0	Yes	47	46	2	Yes	13	13	0	Yes
First R2 / W2	LD^	24.07	20.96	3.11	13	Yes	100	100	0	Yes	38	37	3	Yes	14	14	0	Yes
First R3 / W3	Bedroom^	34.38	31.03	3.35	10	Yes	100	100	0	Yes	44	43	2	Yes	11	11	0	Yes
First R4 / W4	LD^	24.16	21.00	3.16	13	Yes	100	100	0	Yes	37	37	0	Yes	13	13	0	Yes
First R5 / W5	Bedroom^	34.57	30.98	3.59	10	Yes	99	99	0	Yes	45	45	0	Yes	12	12	0	Yes
Second R1 / W1	Bedroom^	35.61	32.63	2.98	8	Yes	100	100	0	Yes	48	48	0	Yes	14	14	0	Yes
Second R2 / W2	LD^	27.80	25.21	2.59	9	Yes	100	100	0	Yes	48	48	0	Yes	14	14	0	Yes
Second R2 / W3		21.42	18.93	2.49	12	Yes												
Second R2 / W4		27.23	24.13	3.10	11	Yes												
Second R3 / W5	Bedroom^	35.54	32.23	3.31	9	Yes	100	100	0	Yes	46	45	2	Yes	12	12	0	Yes
Second R4 / W6	LD^	27.50	24.67	2.83	10	Yes	100	100	0	Yes	48	48	0	Yes	14	14	0	Yes
Second R4 / W7		21.65	19.05	2.60	12	Yes												
Second R4 / W8		27.24	23.89	3.35	12	Yes												
Second R5 / W9	Bedroom^	35.64	32.06	3.58	10	Yes	99	99	0	Yes	46	46	0	Yes	12	12	0	Yes
Third R1 / W1	Bedroom^	36.63	33.72	2.91	8	Yes	100	100	0	Yes	48	48	0	Yes	14	14	0	Yes
Third R2 / W2	LD^	36.65	33.60	3.05	8	Yes	100	100	0	Yes	48	48	0	Yes	14	14	0	Yes
Third R2 / W3		36.72	33.62	3.10	8	Yes												
Third R2 / W4		36.65	33.52	3.13	9	Yes												
Third R3 / W5	Bedroom^	36.65	33.39	3.26	9	Yes	100	100	0	Yes	48	48	0	Yes	14	14	0	Yes
Third R4 / W6	LD^	36.63	33.23	3.40	9	Yes	100	100	0	Yes	48	49	-2	Yes	14	14	0	Yes
Third R4 / W7		36.68	33.28	3.40	9	Yes												
Third R4 / W8		36.63	33.18	3.45	9	Yes												
Third R5 / W9	Bedroom^	36.60	33.06	3.54	10	Yes	99	99	0	Yes	48	49	-2	Yes	14	14	0	Yes
Cresta House																		
Third R1 / W1	Bedroom^	10.33	8.17	2.16	21	No	79	79	0	Yes	*North Facing*							
Third R2 / W2	Bedroom^	9.31	7.31	2.00	21	No	86	78	10	Yes	*North Facing*							
Third R3 / W3	Bedroom^	9.32	7.07	2.25	24	No	75	75	0	Yes	*North Facing*							
Third R4 / W4	Bedroom^	9.35	7.07	2.28	24	No	86	81	5	Yes	*North Facing*							
Third R5 / W5	Bedroom^	9.32	7.05	2.27	24	No	75	75	0	Yes	*North Facing*							
Third R6 / W6	Bedroom^	9.36	6.96	2.40	26	No	86	82	4	Yes	*North Facing*							
Third R7 / W7	Bedroom^	9.31	6.92	2.39	26	No	75	75	0	Yes	*North Facing*							
Third R8 / W8	Bedroom^	9.43	6.82	2.61	28	No	85	83	2	Yes	*North Facing*							
Third R9 / W9	Bedroom^	9.31	6.78	2.53	27	No	75	74	1	Yes	*North Facing*							
Third R10 / W10	Bedroom^	9.56	6.79	2.77	29	No	86	84	2	Yes	*North Facing*							
Third R11 / W11	Bedroom^	9.35	6.73	2.62	28	No	75	73	3	Yes	*North Facing*							
Third R12 / W12	Bedroom^	10.77	7.94	2.83	26	No	88	88	0	Yes	*North Facing*							
Fourth R1 / W1	Bedroom^	10.81	8.64	2.17	20	Yes	79	79	0	Yes	*North Facing*							
Fourth R2 / W2	Bedroom^	9.76	7.72	2.04	21	No	86	78	10	Yes	*North Facing*							
Fourth R3 / W3	Bedroom^	9.79	7.48	2.31	24	No	75	75	0	Yes	*North Facing*							
Fourth R4 / W4	Bedroom^	9.80	7.45	2.35	24	No	86	81	5	Yes	*North Facing*							
Fourth R5 / W5	Bedroom^	9.79	7.43	2.36	24	No	75	75	0	Yes	*North Facing*							
Fourth R6 / W6	Bedroom^	9.79	7.31	2.48	25	No	86	82	4	Yes	*North Facing*							
Fourth R7 / W7	Bedroom^	9.78	7.28	2.50	26	No	75	75	0	Yes	*North Facing*							
Fourth R8 / W8	Bedroom^	9.84	7.13	2.71	28	No	85	83	2	Yes	*North Facing*							
Fourth R9 / W9	Bedroom^	9.79	7.11	2.68	27	No	75	74	1	Yes	*North Facing*							
Fourth R10 / W10	Bedroom^	9.95	7.08	2.87	29	No	86	84	2	Yes	*North Facing*							
Fourth R11 / W11	Bedroom^	9.82	7.04	2.78	28	No	75	73	3	Yes	*North Facing*							
Fourth R12 / W12	Bedroom^	11.21	8.26	2.95	26	No	88	88	0	Yes	*North Facing*							
Fifth R1 / W1	Bedroom^	11.25	9.04	2.21	20	Yes	79	79	0	Yes	*North Facing*							

Daylight and Sunlight Result Spreadsheet

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Fifth R2 / W2	Bedroom^	10.18	8.09	2.09	21	No	86	78	10	Yes	*North Facing*							
Fifth R3 / W3	Bedroom^	10.21	7.85	2.36	23	No	75	75	0	Yes	*North Facing*							
Fifth R4 / W4	Bedroom^	10.20	7.78	2.42	24	No	86	81	5	Yes	*North Facing*							
Fifth R5 / W5	Bedroom^	10.22	7.78	2.44	24	No	75	75	0	Yes	*North Facing*							
Fifth R6 / W6	Bedroom^	10.17	7.60	2.57	25	No	86	82	4	Yes	*North Facing*							
Fifth R7 / W7	Bedroom^	10.21	7.59	2.62	26	No	75	75	0	Yes	*North Facing*							
Fifth R8 / W8	Bedroom^	10.20	7.40	2.80	27	No	85	83	2	Yes	*North Facing*							
Fifth R9 / W9	Bedroom^	10.21	7.40	2.81	28	No	75	74	1	Yes	*North Facing*							
Fifth R10 / W10	Bedroom^	10.28	7.30	2.98	29	No	86	84	2	Yes	*North Facing*							
Fifth R11 / W11	Bedroom^	10.22	7.29	2.93	29	No	75	73	3	Yes	*North Facing*							
Fifth R12 / W12	Bedroom^	11.55	8.51	3.04	26	No	88	88	0	Yes	*North Facing*							
Sixth R1 / W1	Bedroom^	11.62	9.40	2.22	19	Yes	79	79	0	Yes	*North Facing*							
Sixth R2 / W2	Bedroom^	10.53	8.42	2.11	20	Yes	86	78	10	Yes	*North Facing*							
Sixth R3 / W3	Bedroom^	10.57	8.18	2.39	23	No	75	75	0	Yes	*North Facing*							
Sixth R4 / W4	Bedroom^	10.52	8.07	2.45	23	No	86	81	5	Yes	*North Facing*							
Sixth R5 / W5	Bedroom^	10.57	8.08	2.49	24	No	75	75	0	Yes	*North Facing*							
Sixth R6 / W6	Bedroom^	10.48	7.86	2.62	25	No	86	82	4	Yes	*North Facing*							
Sixth R7 / W7	Bedroom^	10.55	7.87	2.68	25	No	75	75	0	Yes	*North Facing*							
Sixth R8 / W8	Bedroom^	10.49	7.63	2.86	27	No	85	83	2	Yes	*North Facing*							
Sixth R9 / W9	Bedroom^	10.55	7.66	2.89	27	No	75	74	1	Yes	*North Facing*							
Sixth R10 / W10	Bedroom^	10.56	7.51	3.05	29	No	86	84	2	Yes	*North Facing*							
Sixth R11 / W11	Bedroom^	10.56	7.52	3.04	29	No	75	73	3	Yes	*North Facing*							
Sixth R12 / W12	Bedroom^	11.85	8.72	3.13	26	No	88	88	0	Yes	*North Facing*							
Seventh R1 / W1	Bedroom^	11.90	9.74	2.16	18	Yes	79	79	0	Yes	*North Facing*							
Seventh R2 / W2	Bedroom^	10.78	8.70	2.08	19	Yes	86	78	10	Yes	*North Facing*							
Seventh R3 / W3	Bedroom^	10.85	8.49	2.36	22	No	75	75	0	Yes	*North Facing*							
Seventh R4 / W4	Bedroom^	10.78	8.32	2.46	23	No	86	81	5	Yes	*North Facing*							
Seventh R5 / W5	Bedroom^	10.86	8.36	2.50	23	No	75	75	0	Yes	*North Facing*							
Seventh R6 / W6	Bedroom^	10.74	8.08	2.66	25	No	86	82	4	Yes	*North Facing*							
Seventh R7 / W7	Bedroom^	10.86	8.12	2.74	25	No	75	75	0	Yes	*North Facing*							
Seventh R8 / W8	Bedroom^	10.75	7.83	2.92	27	No	85	83	2	Yes	*North Facing*							
Seventh R9 / W9	Bedroom^	10.86	7.88	2.98	27	No	75	74	1	Yes	*North Facing*							
Seventh R10 / W10	Bedroom^	10.80	7.69	3.11	29	No	86	84	2	Yes	*North Facing*							
Seventh R11 / W11	Bedroom^	10.86	7.72	3.14	29	No	75	73	3	Yes	*North Facing*							
Seventh R12 / W12	Bedroom^	12.10	8.89	3.21	27	No	88	88	0	Yes	*North Facing*							
Eighth R1 / W1	Bedroom^	25.62	22.40	3.22	13	Yes	100	100	0	Yes	*North Facing*							
Eighth R2 / W2	Bedroom^	26.71	23.30	3.41	13	Yes	100	100	0	Yes	*North Facing*							
Eighth R3 / W3	Bedroom^	26.79	23.22	3.57	13	Yes	100	100	0	Yes	*North Facing*							
Eighth R4 / W4	Bedroom^	26.80	23.13	3.67	14	Yes	100	100	0	Yes	*North Facing*							
Eighth R5 / W5	Bedroom^	26.80	22.97	3.83	14	Yes	100	100	0	Yes	*North Facing*							
Eighth R6 / W6	Bedroom^	26.80	22.82	3.98	15	Yes	100	100	0	Yes	*North Facing*							
Eighth R7 / W7	Bedroom^	26.80	22.61	4.19	16	Yes	100	100	0	Yes	*North Facing*							
Eighth R8 / W8	Bedroom^	26.80	22.44	4.36	16	Yes	100	100	0	Yes	*North Facing*							
Eighth R9 / W9	Bedroom^	26.81	22.25	4.56	17	Yes	100	100	0	Yes	*North Facing*							
Eighth R10 / W10	Bedroom^	26.81	22.15	4.66	17	Yes	100	100	0	Yes	*North Facing*							
Eighth R11 / W11	Bedroom^	26.72	21.98	4.74	18	Yes	100	100	0	Yes	*North Facing*							
Eighth R12 / W12	Bedroom^	25.64	20.84	4.80	19	Yes	100	100	0	Yes	*North Facing*							

Daylight and Sunlight Result Spreadsheet

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Mora Burnet House																		
Ground R1 / W1	LD	21.13	21.01	0.12	1	Yes	94	93	1	Yes	61	55	10	Yes	18	18	0	Yes
Ground R1 / W2		18.34	18.19	0.15	1	Yes												
Ground R1 / W3		25.77	23.19	2.58	10	Yes												
Ground R1 / W4		27.56	24.92	2.64	10	Yes												
Ground R1 / W5		27.83	25.14	2.69	10	Yes												
Ground R2 / W6	Daycare	17.04	16.89	0.15	1	Yes	100	100	0	Yes	61	58	5	Yes	21	21	0	Yes
Ground R2 / W7		22.07	20.64	1.43	6	Yes												
Ground R2 / W8		22.60	20.92	1.68	7	Yes												
Ground R2 / W9		28.98	27.22	1.76	6	Yes												
Ground R2 / W10		20.74	20.33	0.41	2	Yes												
Ground R3 / W11	Consulting Room	25.48	22.47	3.01	12	Yes	98	99	-1	Yes	58	51	12	Yes	21	20	5	Yes
Ground R3 / W12		30.36	27.16	3.20	11	Yes												
Ground R3 / W13		31.23	27.83	3.40	11	Yes												
First R1 / W1	Bedroom	30.84	27.74	3.10	10	Yes	92	92	0	Yes	59	52	12	Yes	19	18	5	Yes
First R2 / W2	Bedroom	30.88	27.79	3.09	10	Yes	98	98	0	Yes	59	53	10	Yes	19	19	0	Yes
First R2 / W3		31.03	27.88	3.15	10	Yes												
First R3 / W4	LD	31.21	27.96	3.25	10	Yes	65	64	1	Yes	57	51	11	Yes	19	19	0	Yes
First R4 / W5	Lounge	31.77	28.14	3.63	11	Yes	97	97	0	Yes	56	50	11	Yes	19	18	5	Yes
First R4 / W6		32.33	28.57	3.76	12	Yes												
First R5 / W7	LKD	32.84	29.21	3.63	11	Yes	96	92	4	Yes	60	53	12	Yes	21	20	5	Yes
First R5 / W8		33.07	29.28	3.79	11	Yes												
First R6 / W9	Bedroom	33.32	29.33	3.99	12	Yes	93	93	0	Yes	60	54	10	Yes	21	20	5	Yes
First R7 / W10	LKD	33.48	29.40	4.08	12	Yes	94	90	4	Yes	60	54	10	Yes	21	20	5	Yes
First R8 / W11	Bedroom	33.72	29.50	4.22	13	Yes	97	97	0	Yes	60	58	3	Yes	21	21	0	Yes
First R8 / W12		33.90	29.64	4.26	13	Yes												
Second R1 / W1	Bedroom	33.70	29.92	3.78	11	Yes	92	92	0	Yes	61	54	11	Yes	21	20	5	Yes
Second R2 / W2	Bedroom	33.76	29.96	3.80	11	Yes	98	98	0	Yes	61	55	10	Yes	21	21	0	Yes
Second R2 / W3		33.81	29.92	3.89	12	Yes												
Second R3 / W4	LD	33.87	29.87	4.00	12	Yes	85	84	2	Yes	61	53	13	Yes	21	20	5	Yes
Second R4 / W5	Lounge	33.71	29.63	4.08	12	Yes	97	97	0	Yes	58	51	12	Yes	19	18	5	Yes
Second R4 / W6		34.05	29.97	4.08	12	Yes												
Second R5 / W7	LKD	34.40	30.37	4.03	12	Yes	96	96	0	Yes	61	54	11	Yes	21	20	5	Yes
Second R5 / W8		34.49	30.40	4.09	12	Yes												
Second R6 / W9	Bedroom	34.62	30.43	4.19	12	Yes	93	93	0	Yes	61	55	10	Yes	21	20	5	Yes
Second R7 / W10	Bedroom	34.73	30.48	4.25	12	Yes	93	93	0	Yes	61	58	5	Yes	21	21	0	Yes
Second R7 / W11		34.90	30.55	4.35	12	Yes												
Second R8 / W12	LKD	35.00	30.62	4.38	13	Yes	97	96	1	Yes	61	57	7	Yes	21	21	0	Yes
Third R1 / W1	Bedroom	35.09	30.99	4.10	12	Yes	92	92	0	Yes	62	55	11	Yes	22	20	9	Yes
Third R2 / W2	Bedroom	35.18	31.00	4.18	12	Yes	98	98	0	Yes	63	57	10	Yes	22	21	5	Yes
Third R2 / W3		35.26	31.04	4.22	12	Yes												
Third R3 / W4	LD	35.22	30.97	4.25	12	Yes	85	85	1	Yes	63	55	13	Yes	22	20	9	Yes
Third R4 / W5	Lounge	34.81	30.67	4.14	12	Yes	97	97	0	Yes	60	52	13	Yes	20	18	10	Yes
Third R4 / W6		35.14	31.01	4.13	12	Yes												
Third R5 / W7	LKD	35.46	31.26	4.20	12	Yes	96	96	0	Yes	63	55	13	Yes	22	20	9	Yes
Third R5 / W8		35.53	31.26	4.27	12	Yes												
Third R6 / W9	Bedroom	35.61	31.26	4.35	12	Yes	93	93	0	Yes	63	56	11	Yes	22	20	9	Yes
Third R7 / W10	Bedroom	35.69	31.30	4.39	12	Yes	93	93	0	Yes	63	59	6	Yes	22	21	5	Yes
Third R7 / W11		35.80	31.33	4.47	12	Yes												
Third R8 / W12	LKD	35.87	31.39	4.48	12	Yes	97	96	1	Yes	63	58	8	Yes	22	21	5	Yes
Fourth R1 / W1	LKD	35.85	31.64	4.21	12	Yes	92	91	1	Yes	62	56	10	Yes	22	21	5	Yes

Daylight and Sunlight Result Spreadsheet

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Fourth R2 / W2	Bedroom	35.90	31.67	4.23	12	Yes	98	98	0	Yes	63	59	6	Yes	22	23	-5	Yes
Fourth R2 / W3		35.96	31.72	4.24	12	Yes												
Fourth R3 / W4	Bedroom	35.98	31.72	4.26	12	Yes	95	95	0	Yes	63	56	11	Yes	22	21	5	Yes
Fourth R4 / W5	LKD	36.07	31.86	4.21	12	Yes	97	97	0	Yes	63	56	11	Yes	22	21	5	Yes
Fourth R4 / W6		36.13	31.95	4.18	12	Yes												
Fourth R5 / W7	LKD	36.31	32.02	4.29	12	Yes	97	97	0	Yes	63	56	11	Yes	22	21	5	Yes
Fourth R5 / W8		36.37	32.00	4.37	12	Yes												
Fourth R6 / W9	Bedroom	36.45	31.98	4.47	12	Yes	97	97	0	Yes	63	57	10	Yes	22	21	5	Yes
Fourth R7 / W10	Bedroom	36.51	32.01	4.50	12	Yes	96	96	0	Yes	63	57	10	Yes	22	21	5	Yes
Fourth R8 / W11	LKD	36.57	32.04	4.53	12	Yes	99	99	0	Yes	63	60	5	Yes	22	22	0	Yes
Fourth R8 / W12		36.60	32.09	4.51	12	Yes												
35 Winchester Road																		
First R1 / W1	Bedroom^	32.44	28.28	4.16	13	Yes	98	97	0	Yes	53	48	9	Yes	17	16	6	Yes
First R1 / W2		32.81	28.67	4.14	13	Yes												
Second R1 / W1	Bedroom^	34.10	29.83	4.27	13	Yes	97	95	2	Yes	54	49	9	Yes	18	17	6	Yes
Third R1 / W1	Bedroom^	35.43	31.14	4.29	12	Yes	98	95	3	Yes	59	54	8	Yes	19	18	5	Yes
33 Winchester Road																		
First R1 / W1	Bedroom^	34.47	30.32	4.15	12	Yes	96	91	5	Yes	63	55	13	Yes	22	20	9	Yes
Second R1 / W1	Bedroom^	35.67	31.47	4.20	12	Yes	96	91	5	Yes	64	57	11	Yes	22	21	5	Yes
Third R1 / W1	Bedroom^	36.57	32.36	4.21	12	Yes	96	91	5	Yes	65	58	11	Yes	23	22	4	Yes
31 Winchester Road																		
First R1 / W1	Bedroom^	34.70	30.71	3.99	11	Yes	96	91	6	Yes	61	56	8	Yes	21	20	5	Yes
Second R1 / W1	Bedroom^	35.85	31.83	4.02	11	Yes	96	91	6	Yes	63	59	6	Yes	22	22	0	Yes
Third R1 / W1	Bedroom^	36.73	32.71	4.02	11	Yes	96	91	6	Yes	65	59	9	Yes	23	22	4	Yes
29 Winchester Road																		
First R1 / W1	Bedroom^	34.91	31.09	3.82	11	Yes	97	93	4	Yes	61	55	10	Yes	21	20	5	Yes
First R2 / W2	Bedroom^	35.02	31.29	3.73	11	Yes	97	96	0	Yes	62	56	10	Yes	21	20	5	Yes
Second R1 / W1	Bedroom^	36.03	32.20	3.83	11	Yes	97	93	4	Yes	64	58	9	Yes	23	22	4	Yes
Second R2 / W2	Bedroom^	36.12	32.39	3.73	10	Yes	97	96	0	Yes	63	57	10	Yes	22	21	5	Yes
Third R1 / W1	Bedroom^	36.88	33.07	3.81	10	Yes	97	93	4	Yes	64	58	9	Yes	23	22	4	Yes
Third R2 / W2	Bedroom^	36.95	33.25	3.70	10	Yes	96	96	0	Yes	64	58	9	Yes	23	22	4	Yes
27 Winchester Road																		
First R1 / W1	Bedroom^	35.11	31.45	3.66	10	Yes	97	93	4	Yes	62	56	10	Yes	21	20	5	Yes
Second R1 / W1	Bedroom^	36.20	32.55	3.65	10	Yes	97	93	4	Yes	63	57	10	Yes	22	21	5	Yes
Third R1 / W1	Bedroom^	37.03	33.41	3.62	10	Yes	97	92	4	Yes	64	58	9	Yes	23	22	4	Yes
25 Winchester Road																		
First R1 / W1	Bedroom^	35.23	31.76	3.47	10	Yes	97	95	2	Yes	60	53	12	Yes	20	18	10	Yes
First R2 / W2	Bedroom^	35.26	31.91	3.35	10	Yes	96	96	0	Yes	59	54	8	Yes	20	19	5	Yes
Second R1 / W1	Bedroom^	36.32	32.87	3.45	9	Yes	97	95	2	Yes	61	55	10	Yes	20	19	5	Yes
Second R2 / W2	Bedroom^	36.34	33.01	3.33	9	Yes	96	96	0	Yes	60	56	7	Yes	20	20	0	Yes
Third R1 / W1	Bedroom^	37.14	33.74	3.40	9	Yes	97	95	2	Yes	64	57	11	Yes	23	21	9	Yes
Third R2 / W2	Bedroom^	37.16	33.89	3.27	9	Yes	96	96	0	Yes	64	59	8	Yes	23	22	4	Yes
23 Winchester Road																		
First R1 / W1	Bedroom^	35.09	31.87	3.22	9	Yes	96	95	2	Yes	56	51	9	Yes	18	17	6	Yes
Second R1 / W1	Bedroom^	36.17	32.97	3.20	9	Yes	96	95	2	Yes	56	52	7	Yes	18	18	0	Yes
Third R1 / W1	Bedroom^	37.02	33.87	3.15	9	Yes	96	95	2	Yes	60	55	8	Yes	20	19	5	Yes

APPENDIX D

VERTICAL SKY COMPONENT, NO SKY LINE AND ANNUAL PROBABLE SUNLIGHT HOURS RESULTS SPREADSHEET (WITHOUT BALCONIES)

Daylight and Sunlight Result Spreadsheet Without Balconies

CONSIL

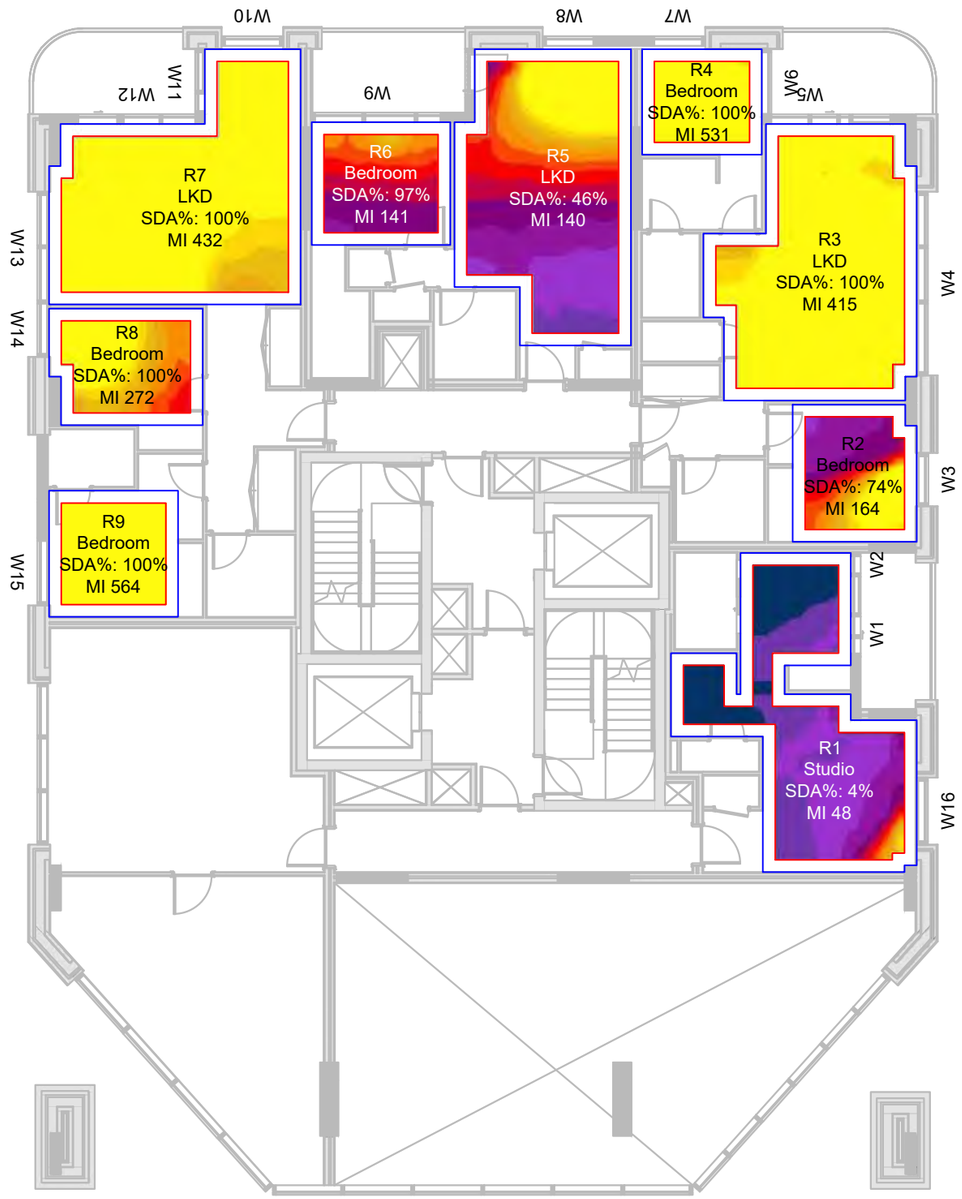
Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Cresta House																		
Third R1 / W1	Bedroom^	28.21	24.44	3.77	13	Yes	80	80	0	Yes	*North Facing*							
Third R2 / W2	Bedroom^	25.26	21.73	3.53	14	Yes	86	78	10	Yes	*North Facing*							
Third R3 / W3	Bedroom^	25.27	21.27	4.00	16	Yes	75	75	0	Yes	*North Facing*							
Third R4 / W4	Bedroom^	25.30	21.21	4.09	16	Yes	86	82	5	Yes	*North Facing*							
Third R5 / W5	Bedroom^	25.27	21.16	4.11	16	Yes	75	75	0	Yes	*North Facing*							
Third R6 / W6	Bedroom^	25.20	20.86	4.34	17	Yes	86	83	4	Yes	*North Facing*							
Third R7 / W7	Bedroom^	25.26	20.88	4.38	17	Yes	75	75	0	Yes	*North Facing*							
Third R8 / W8	Bedroom^	25.27	20.56	4.71	19	Yes	86	84	2	Yes	*North Facing*							
Third R9 / W9	Bedroom^	25.26	20.59	4.67	18	Yes	75	75	1	Yes	*North Facing*							
Third R10 / W10	Bedroom^	25.51	20.53	4.98	20	Yes	86	84	2	Yes	*North Facing*							
Third R11 / W11	Bedroom^	25.30	20.43	4.87	19	Yes	75	73	2	Yes	*North Facing*							
Third R12 / W12	Bedroom^	29.18	24.07	5.11	18	Yes	89	88	0	Yes	*North Facing*							
Fourth R1 / W1	Bedroom^	28.68	24.99	3.69	13	Yes	80	80	0	Yes	*North Facing*							
Fourth R2 / W2	Bedroom^	25.70	22.22	3.48	14	Yes	86	78	10	Yes	*North Facing*							
Fourth R3 / W3	Bedroom^	25.73	21.76	3.97	15	Yes	75	75	0	Yes	*North Facing*							
Fourth R4 / W4	Bedroom^	25.74	21.67	4.07	16	Yes	86	82	5	Yes	*North Facing*							
Fourth R5 / W5	Bedroom^	25.73	21.62	4.11	16	Yes	75	75	0	Yes	*North Facing*							
Fourth R6 / W6	Bedroom^	25.62	21.30	4.32	17	Yes	86	83	4	Yes	*North Facing*							
Fourth R7 / W7	Bedroom^	25.72	21.33	4.39	17	Yes	75	75	0	Yes	*North Facing*							
Fourth R8 / W8	Bedroom^	25.67	20.98	4.69	18	Yes	86	84	2	Yes	*North Facing*							
Fourth R9 / W9	Bedroom^	25.73	21.03	4.70	18	Yes	75	75	1	Yes	*North Facing*							
Fourth R10 / W10	Bedroom^	25.89	20.92	4.97	19	Yes	86	84	2	Yes	*North Facing*							
Fourth R11 / W11	Bedroom^	25.76	20.85	4.91	19	Yes	75	73	2	Yes	*North Facing*							
Fourth R12 / W12	Bedroom^	29.60	24.51	5.09	17	Yes	89	88	0	Yes	*North Facing*							
Fifth R1 / W1	Bedroom^	29.08	25.45	3.63	12	Yes	80	80	0	Yes	*North Facing*							
Fifth R2 / W2	Bedroom^	26.10	22.65	3.45	13	Yes	86	78	10	Yes	*North Facing*							
Fifth R3 / W3	Bedroom^	26.13	22.21	3.92	15	Yes	75	75	0	Yes	*North Facing*							
Fifth R4 / W4	Bedroom^	26.11	22.08	4.03	15	Yes	86	82	5	Yes	*North Facing*							
Fifth R5 / W5	Bedroom^	26.13	22.04	4.09	16	Yes	75	75	0	Yes	*North Facing*							
Fifth R6 / W6	Bedroom^	25.97	21.67	4.30	17	Yes	86	83	4	Yes	*North Facing*							
Fifth R7 / W7	Bedroom^	26.12	21.73	4.39	17	Yes	75	75	0	Yes	*North Facing*							
Fifth R8 / W8	Bedroom^	26.00	21.33	4.67	18	Yes	86	84	2	Yes	*North Facing*							
Fifth R9 / W9	Bedroom^	26.12	21.41	4.71	18	Yes	75	75	1	Yes	*North Facing*							
Fifth R10 / W10	Bedroom^	26.19	21.25	4.94	19	Yes	86	84	2	Yes	*North Facing*							
Fifth R11 / W11	Bedroom^	26.13	21.21	4.92	19	Yes	75	73	2	Yes	*North Facing*							
Fifth R12 / W12	Bedroom^	29.91	24.85	5.06	17	Yes	89	88	0	Yes	*North Facing*							
Sixth R1 / W1	Bedroom^	29.45	25.91	3.54	12	Yes	80	80	0	Yes	*North Facing*							
Sixth R2 / W2	Bedroom^	26.49	23.13	3.36	13	Yes	86	78	10	Yes	*North Facing*							
Sixth R3 / W3	Bedroom^	26.53	22.70	3.83	14	Yes	75	75	0	Yes	*North Facing*							
Sixth R4 / W4	Bedroom^	26.49	22.53	3.96	15	Yes	86	82	5	Yes	*North Facing*							
Sixth R5 / W5	Bedroom^	26.53	22.51	4.02	15	Yes	75	75	0	Yes	*North Facing*							
Sixth R6 / W6	Bedroom^	26.34	22.10	4.24	16	Yes	86	83	4	Yes	*North Facing*							
Sixth R7 / W7	Bedroom^	26.52	22.19	4.33	16	Yes	75	75	0	Yes	*North Facing*							
Sixth R8 / W8	Bedroom^	26.34	21.75	4.59	17	Yes	86	84	2	Yes	*North Facing*							
Sixth R9 / W9	Bedroom^	26.51	21.85	4.66	18	Yes	75	75	1	Yes	*North Facing*							
Sixth R10 / W10	Bedroom^	26.52	21.65	4.87	18	Yes	86	84	2	Yes	*North Facing*							
Sixth R11 / W11	Bedroom^	26.52	21.63	4.89	18	Yes	75	73	2	Yes	*North Facing*							
Sixth R12 / W12	Bedroom^	30.20	25.21	4.99	17	Yes	89	88	0	Yes	*North Facing*							
Seventh R1 / W1	Bedroom^	29.89	26.51	3.38	11	Yes	80	80	0	Yes	*North Facing*							
Seventh R2 / W2	Bedroom^	27.50	24.26	3.24	12	Yes	87	78	9	Yes	*North Facing*							

Daylight and Sunlight Result Spreadsheet Without Balconies

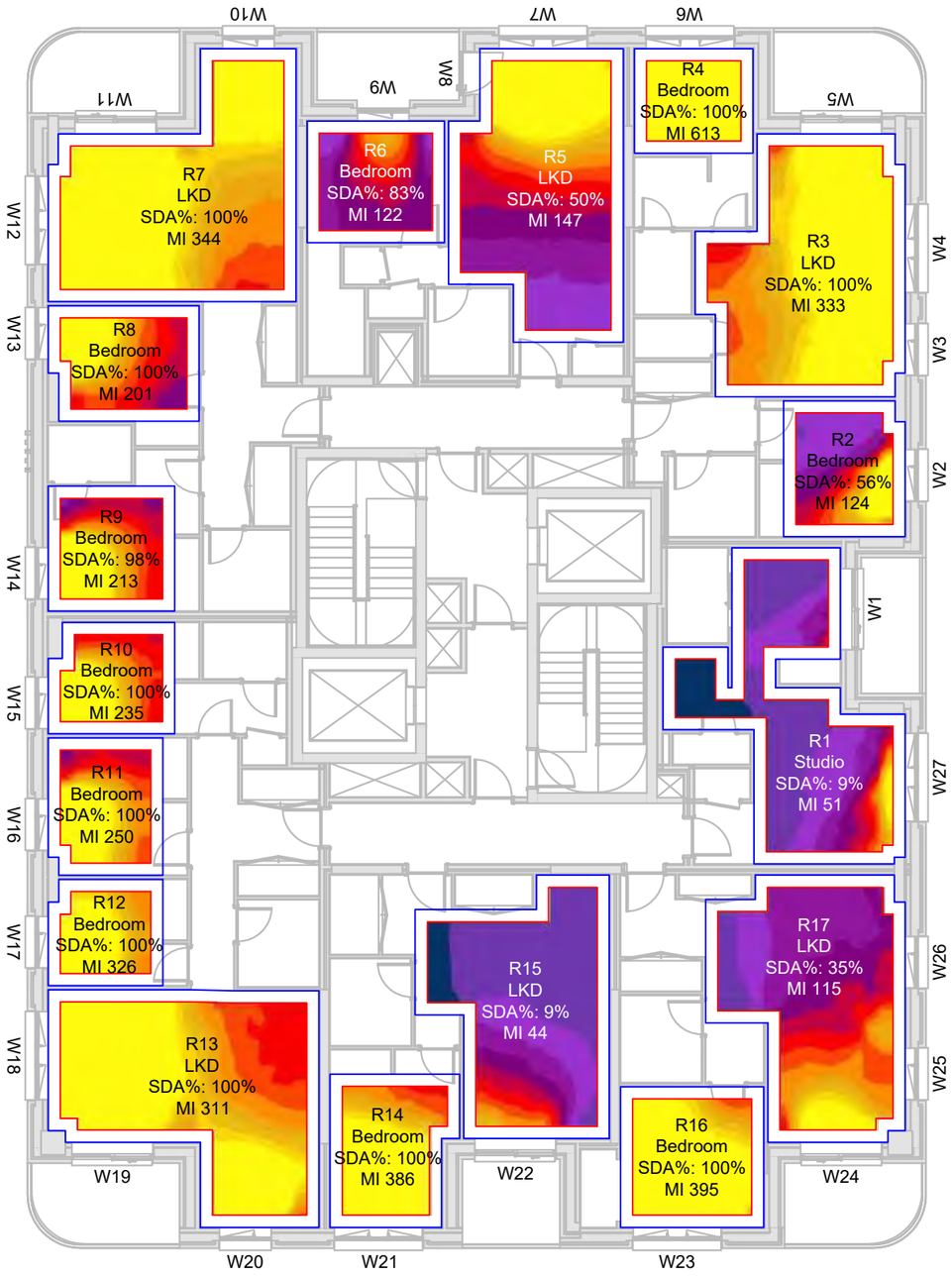
CONSIL

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Seventh R3 / W3	Bedroom^	27.57	23.86	3.71	13	Yes	76	76	0	Yes	*North Facing*							
Seventh R4 / W4	Bedroom^	27.50	23.65	3.85	14	Yes	86	82	5	Yes	*North Facing*							
Seventh R5 / W5	Bedroom^	27.57	23.65	3.92	14	Yes	76	76	0	Yes	*North Facing*							
Seventh R6 / W6	Bedroom^	27.34	23.19	4.15	15	Yes	86	83	4	Yes	*North Facing*							
Seventh R7 / W7	Bedroom^	27.57	23.32	4.25	15	Yes	76	76	0	Yes	*North Facing*							
Seventh R8 / W8	Bedroom^	27.34	22.82	4.52	17	Yes	86	84	2	Yes	*North Facing*							
Seventh R9 / W9	Bedroom^	27.57	22.96	4.61	17	Yes	76	75	1	Yes	*North Facing*							
Seventh R10 / W10	Bedroom^	27.51	22.71	4.80	17	Yes	86	85	2	Yes	*North Facing*							
Seventh R11 / W11	Bedroom^	27.58	22.73	4.85	18	Yes	76	74	2	Yes	*North Facing*							
Seventh R12 / W12	Bedroom^	30.59	25.67	4.92	16	Yes	89	88	0	Yes	*North Facing*							
Eighth R1 / W1	Bedroom^	25.62	22.40	3.22	13	Yes	100	100	0	Yes	*North Facing*							
Eighth R2 / W2	Bedroom^	26.71	23.30	3.41	13	Yes	100	100	0	Yes	*North Facing*							
Eighth R3 / W3	Bedroom^	26.79	23.22	3.57	13	Yes	100	100	0	Yes	*North Facing*							
Eighth R4 / W4	Bedroom^	26.80	23.13	3.67	14	Yes	100	100	0	Yes	*North Facing*							
Eighth R5 / W5	Bedroom^	26.80	22.97	3.83	14	Yes	100	100	0	Yes	*North Facing*							
Eighth R6 / W6	Bedroom^	26.80	22.82	3.98	15	Yes	100	100	0	Yes	*North Facing*							
Eighth R7 / W7	Bedroom^	26.80	22.61	4.19	16	Yes	100	100	0	Yes	*North Facing*							
Eighth R8 / W8	Bedroom^	26.80	22.44	4.36	16	Yes	100	100	0	Yes	*North Facing*							
Eighth R9 / W9	Bedroom^	26.81	22.25	4.56	17	Yes	100	100	0	Yes	*North Facing*							
Eighth R10 / W10	Bedroom^	26.81	22.15	4.66	17	Yes	100	100	0	Yes	*North Facing*							
Eighth R11 / W11	Bedroom^	26.72	21.98	4.74	18	Yes	100	100	0	Yes	*North Facing*							
Eighth R12 / W12	Bedroom^	25.64	20.84	4.80	19	Yes	100	100	0	Yes	*North Facing*							

APPENDIX E
ILLUMINANCE DRAWINGS



First Floor



Second Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200
175 150 125 100 75
50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

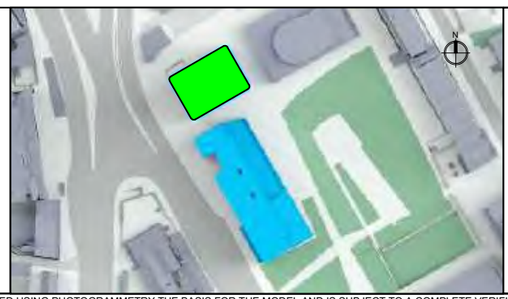
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

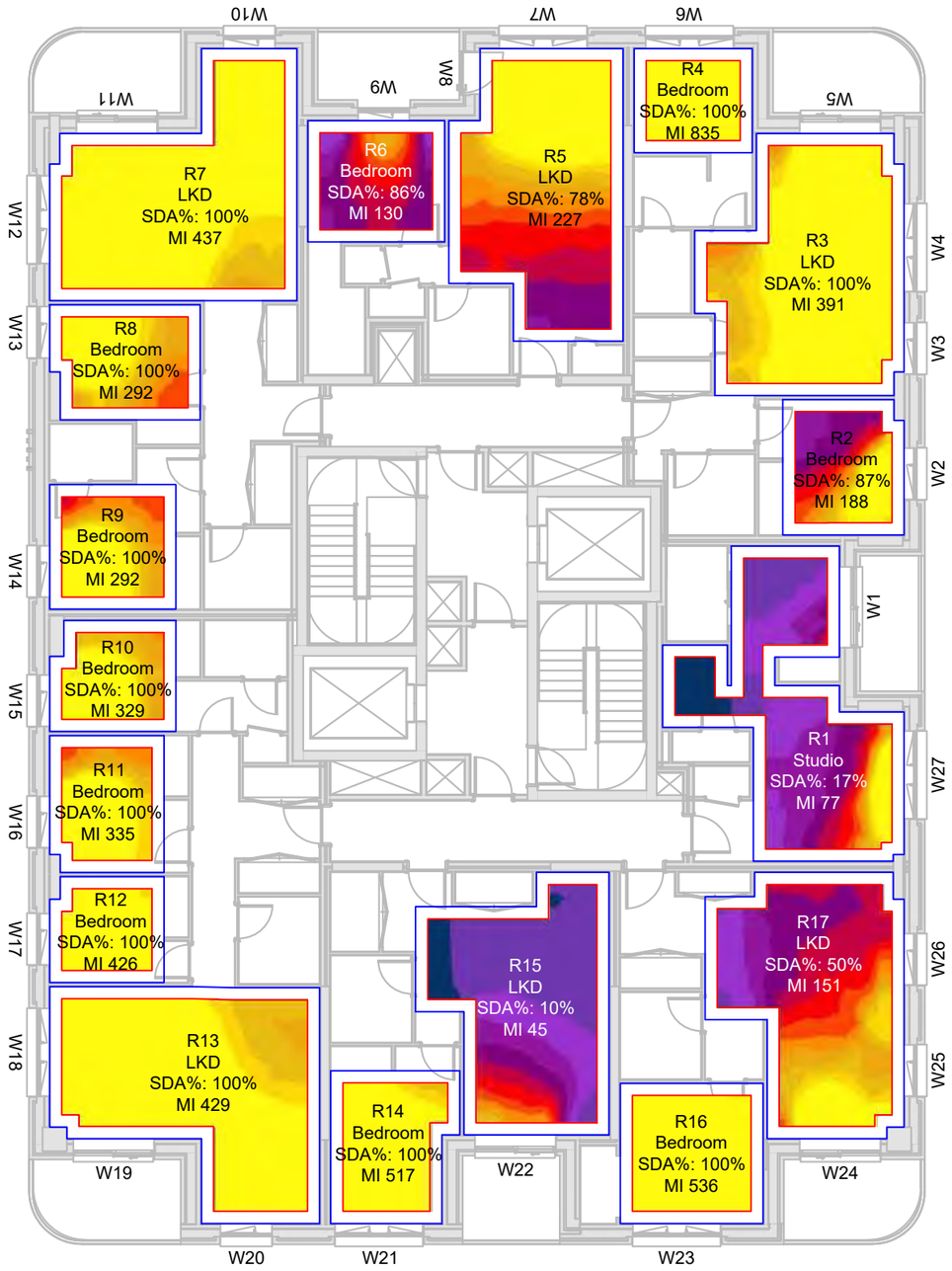
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

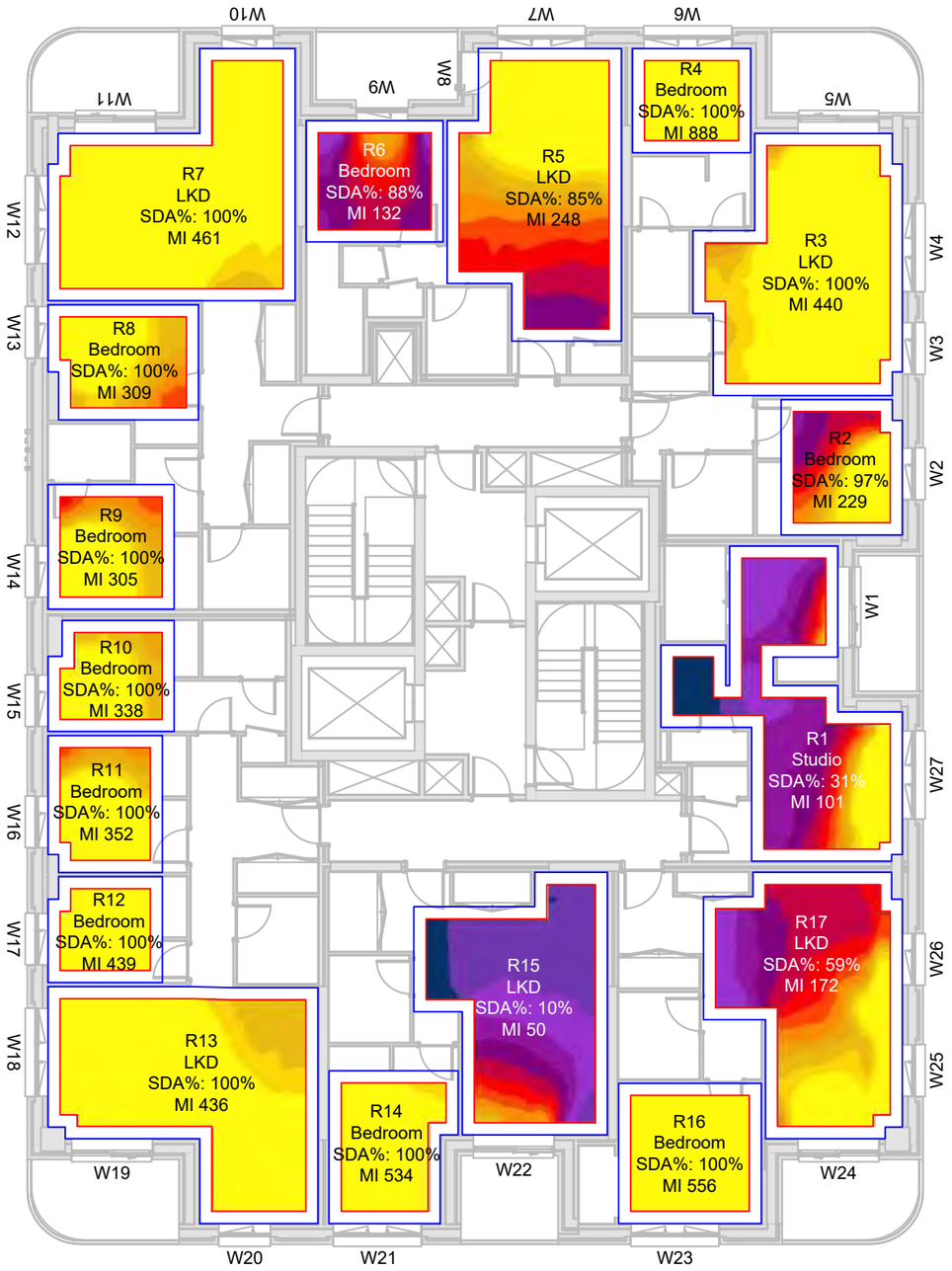
SCALE	DATE
1:150 @A3	30/01/2025
DRAWN BY	CHECKED BY
BG	JW

DWG No.	REV.
D+S /3/ 501	

CONSIL



Third Floor



Fourth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

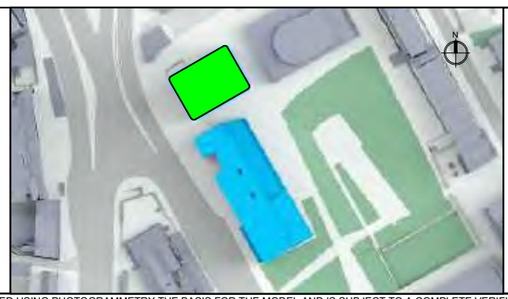
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

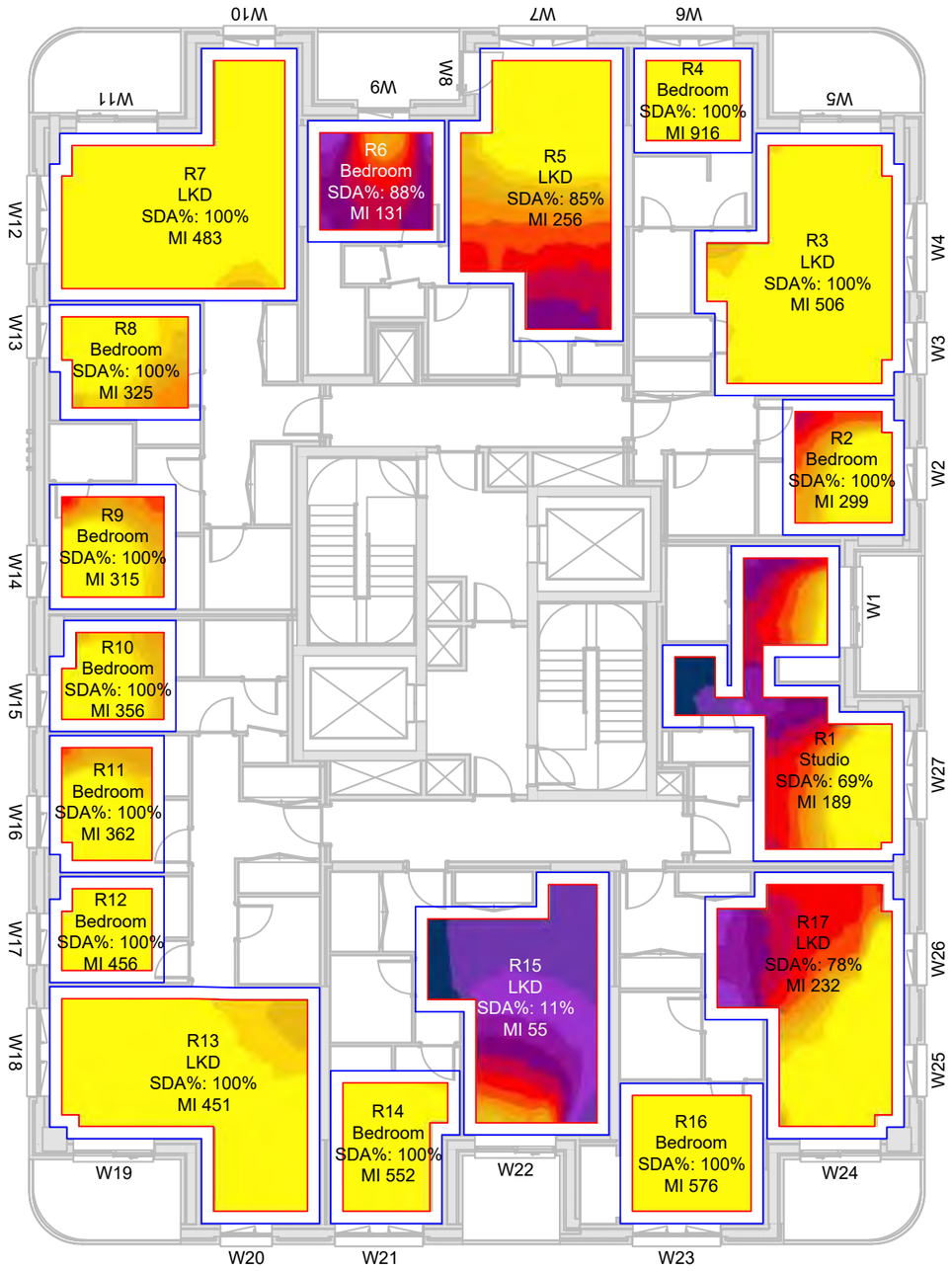
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

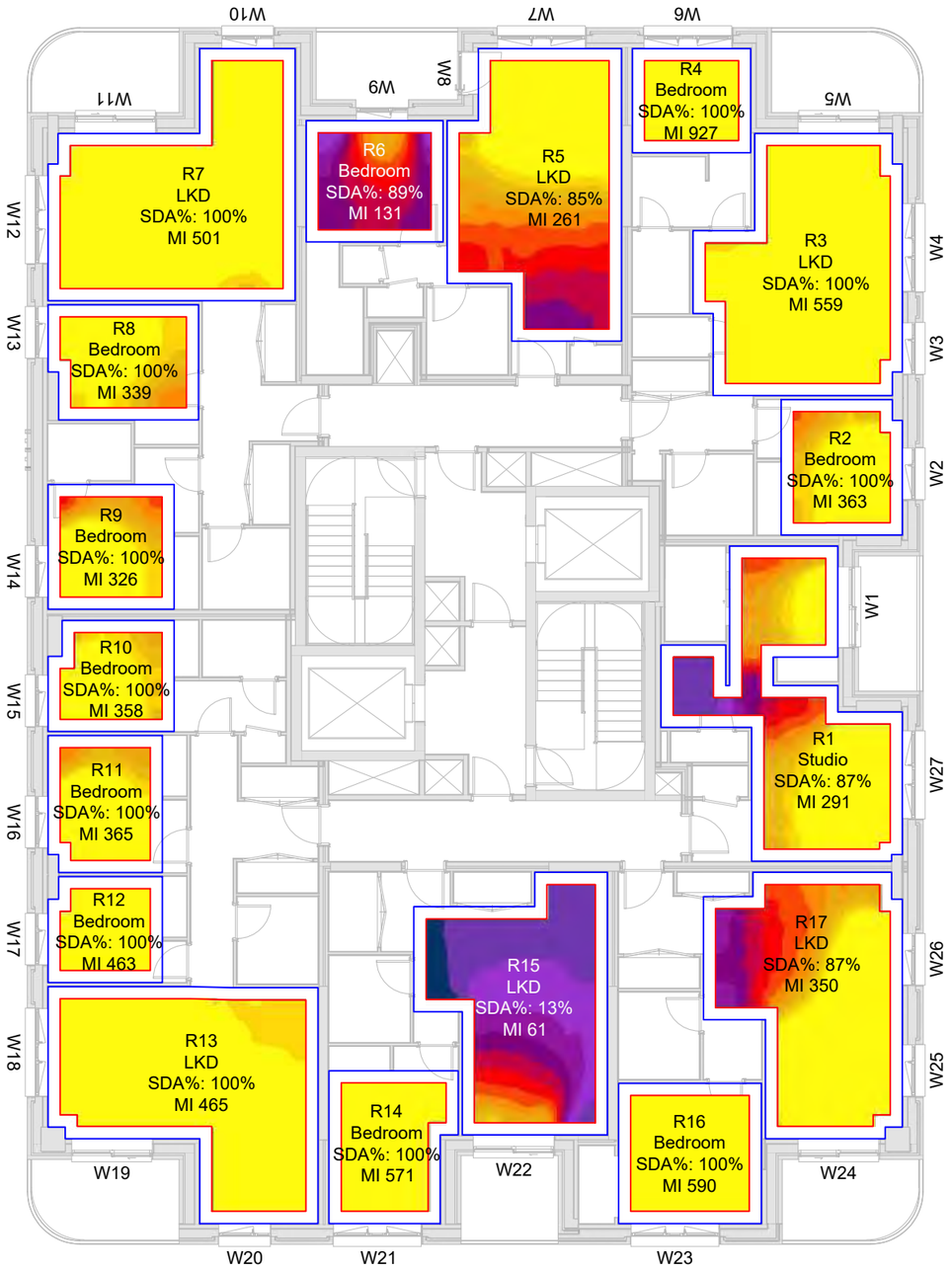
SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 502
REV.

CONSIL



Fifth Floor



Sixth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200
175 150 125 100 75
50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

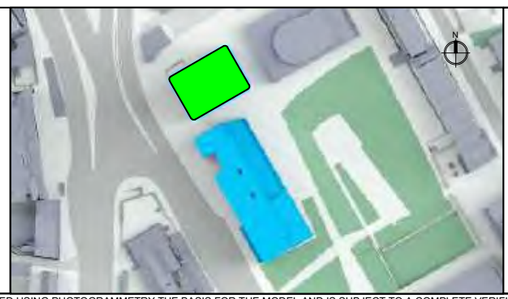
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

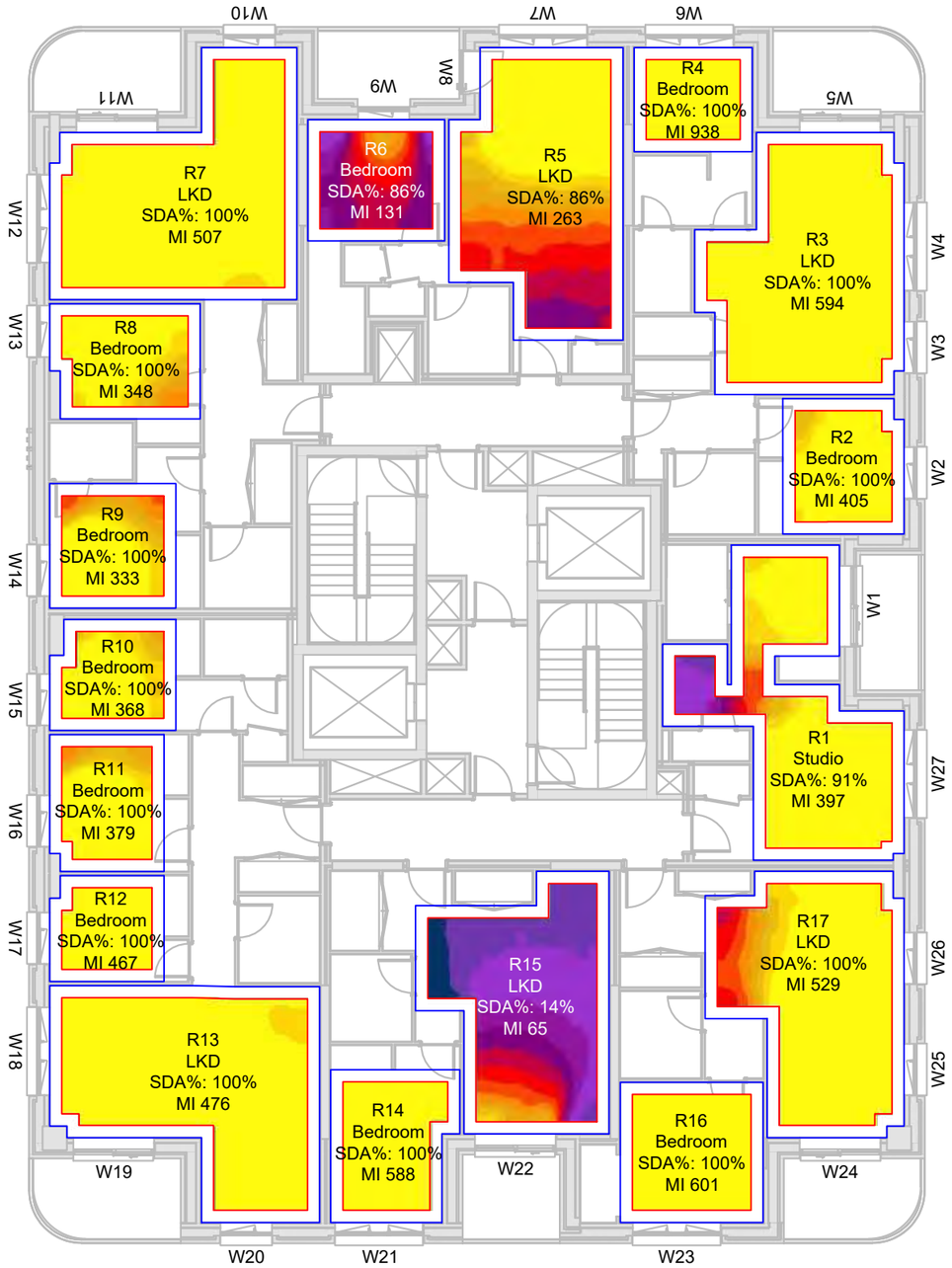
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

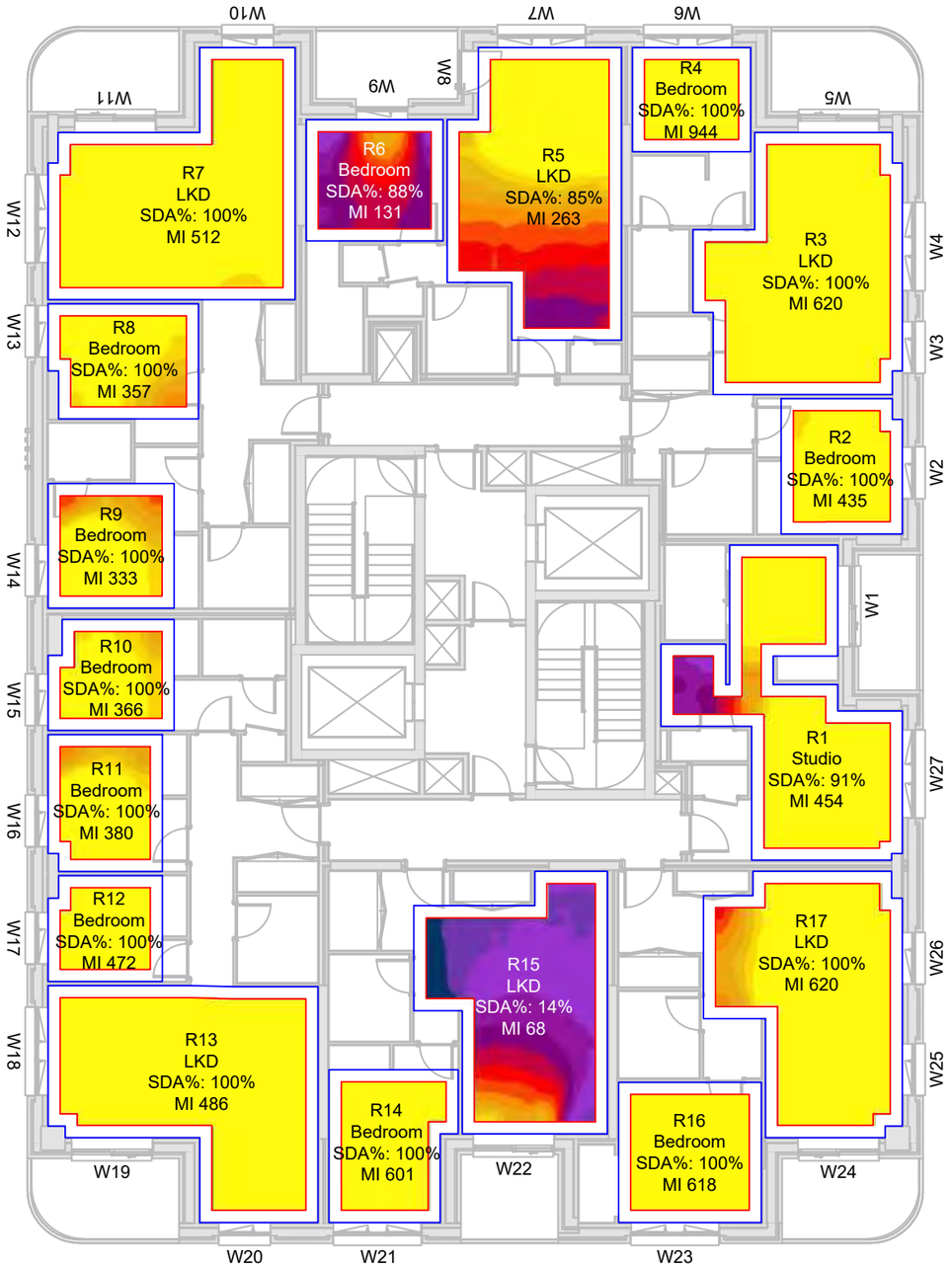
SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 503
REV.

CONSIL



Seventh Floor



Eighth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200
175 150 125 100 75
50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

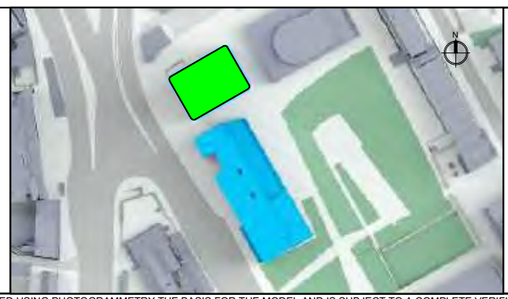
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

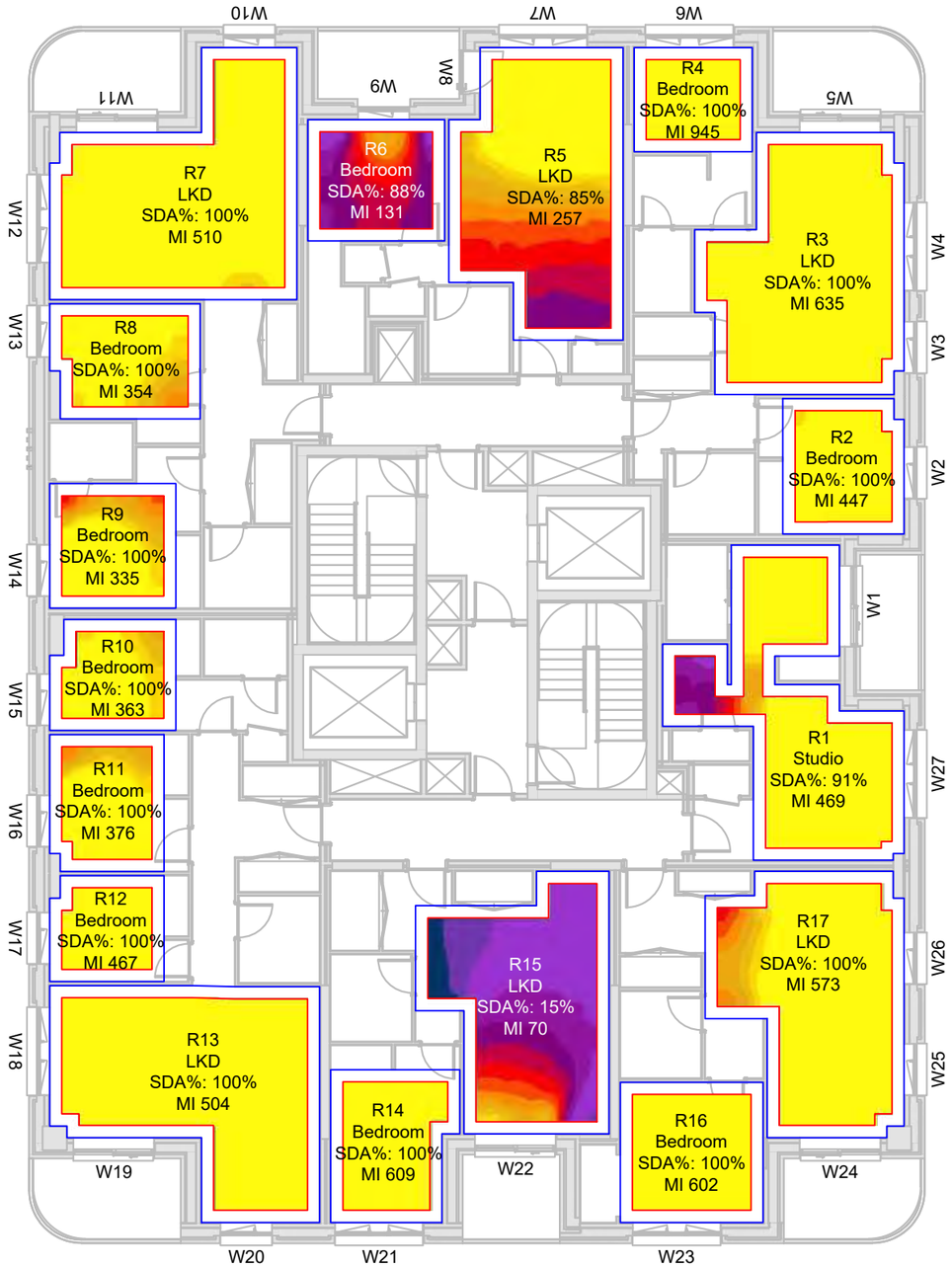
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

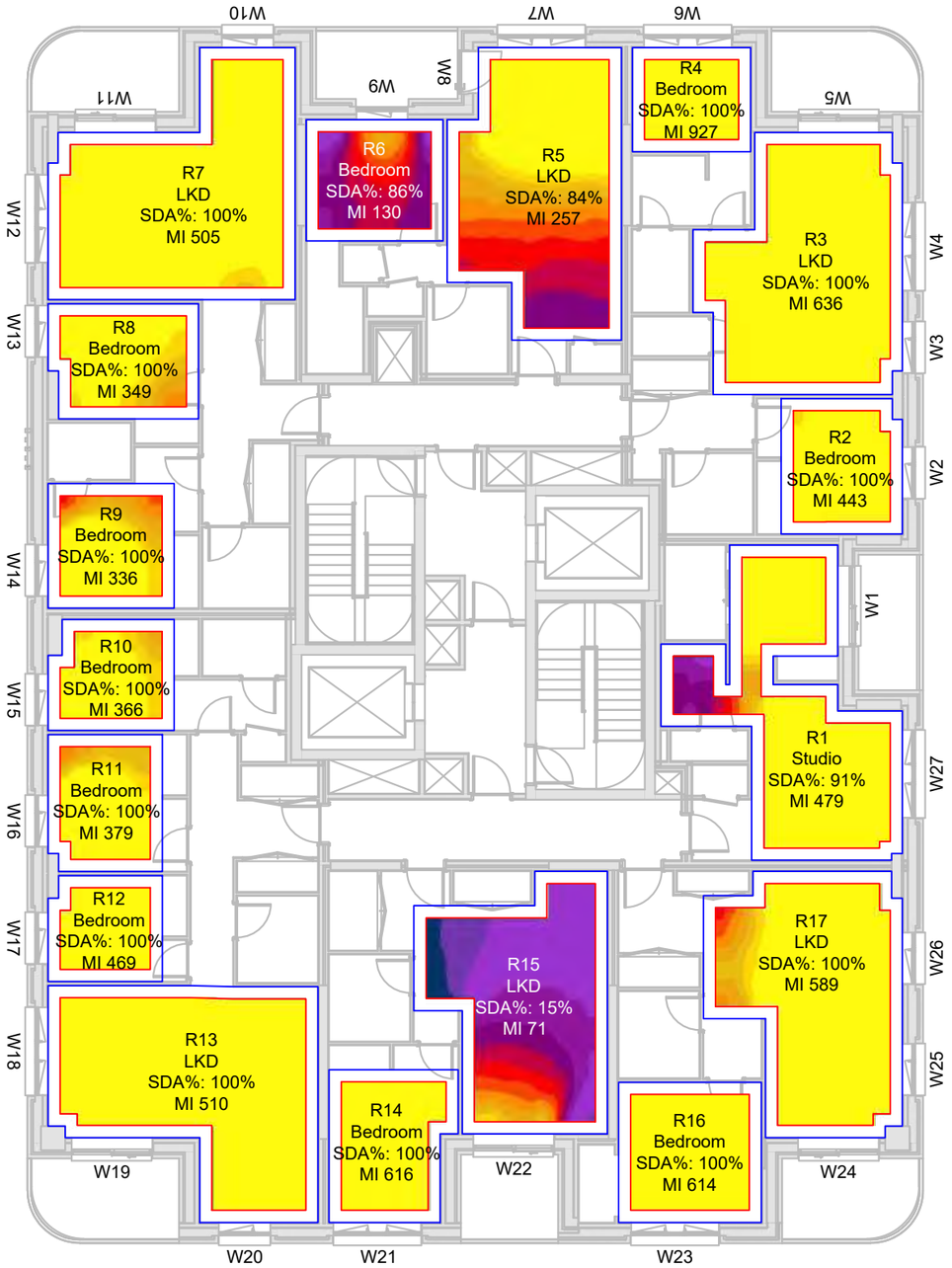
SCALE	DATE
1:150 @A3	30/01/2025
DRAWN BY	CHECKED BY
BG	JW

DWG No.	REV.
D+S /3/ 504	

CONSIL



Ninth Floor



Tenth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200
175 150 125 100 75
50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

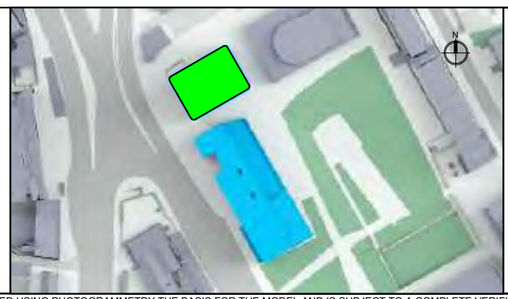
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

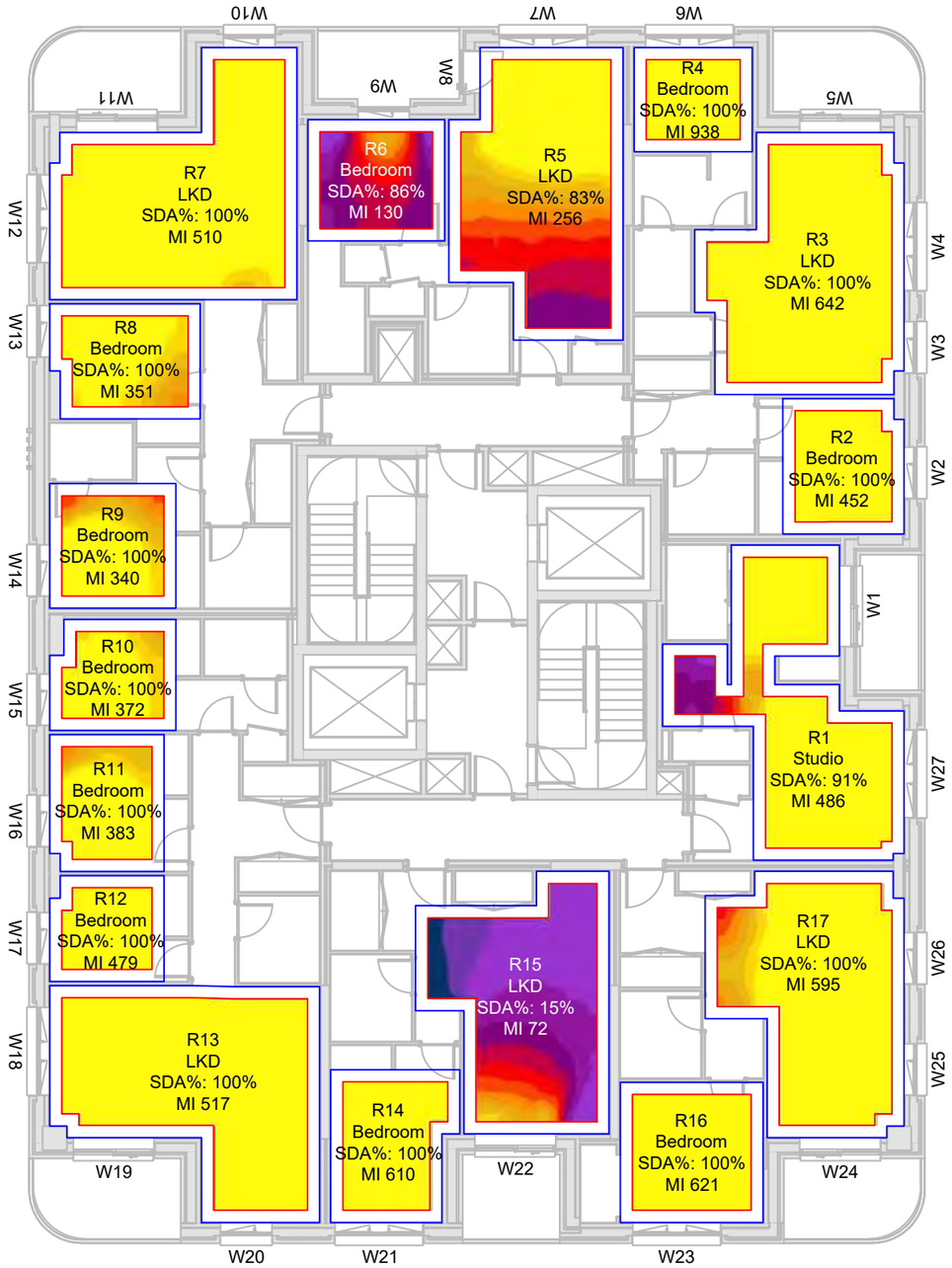
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

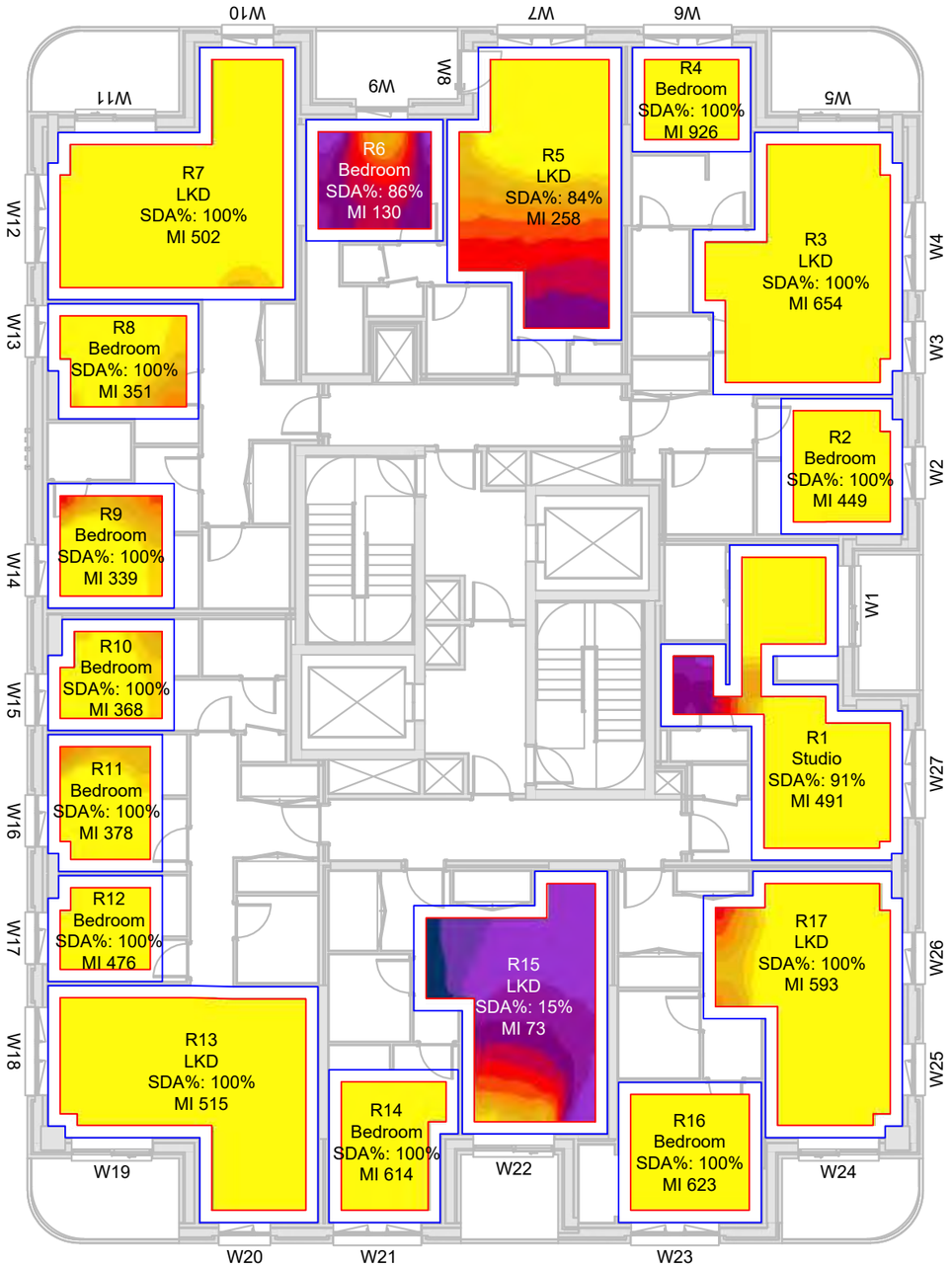
SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 505
REV.

CONSIL



Eleventh Floor



Twelfth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200
175 150 125 100 75
50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

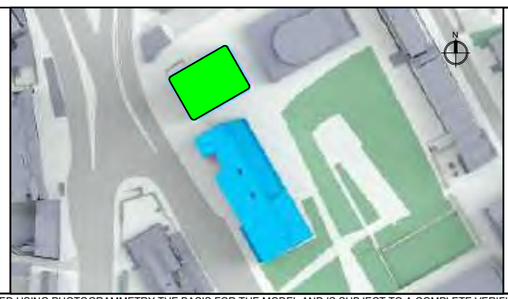
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

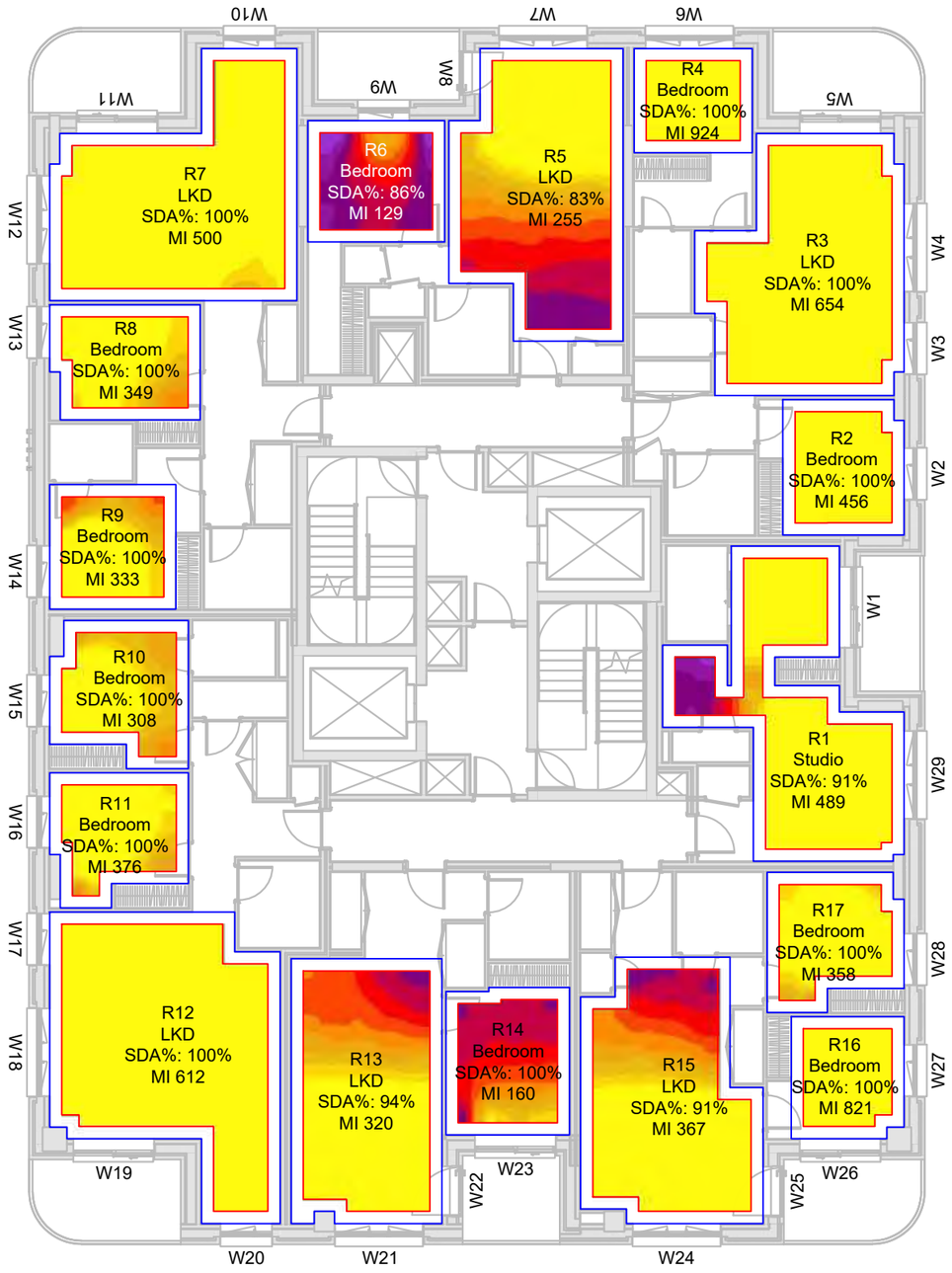
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

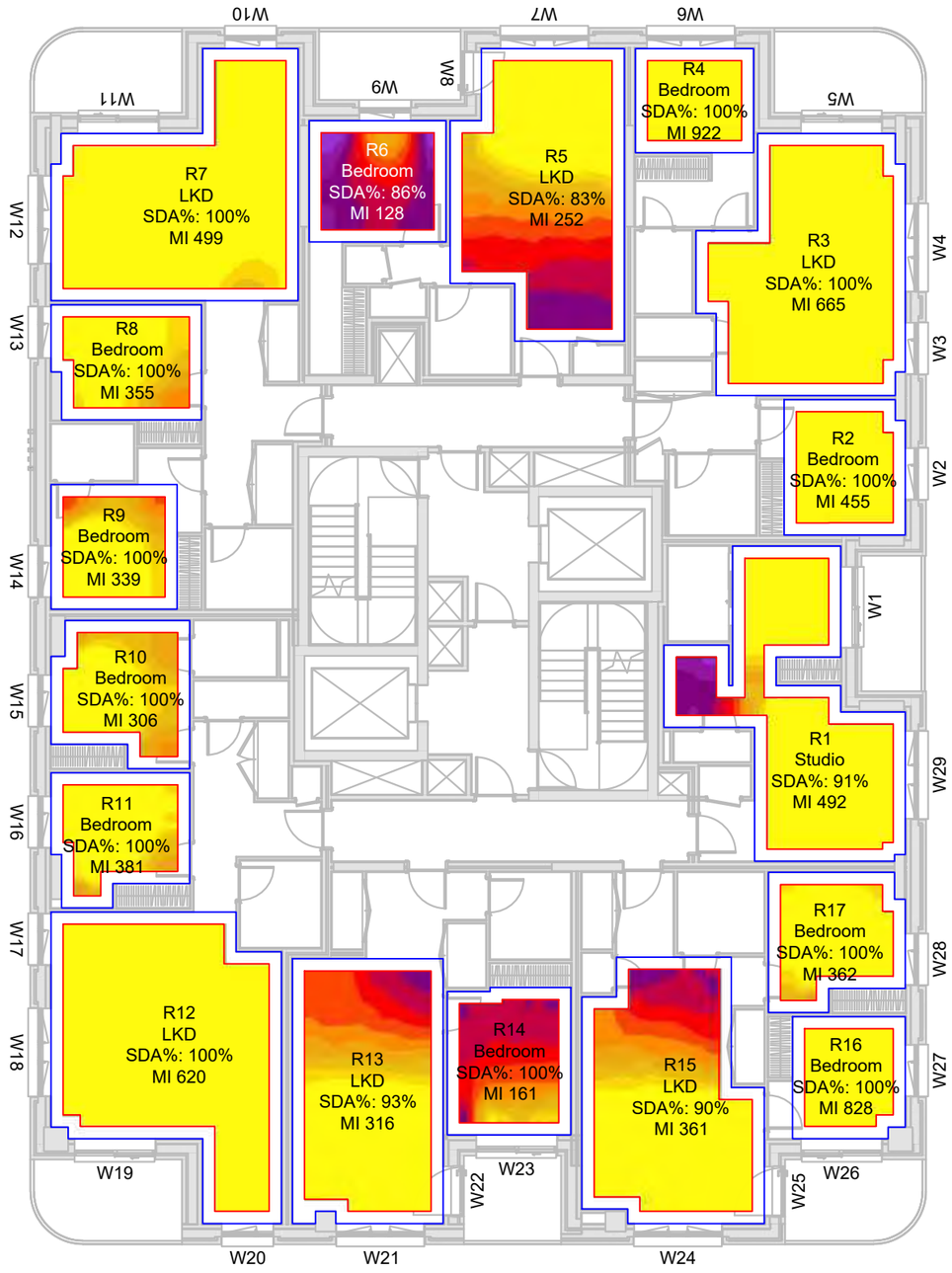
SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 506
REV.

CONSIL



Thirteenth Floor



Fourteenth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200
175 150 125 100 75
50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

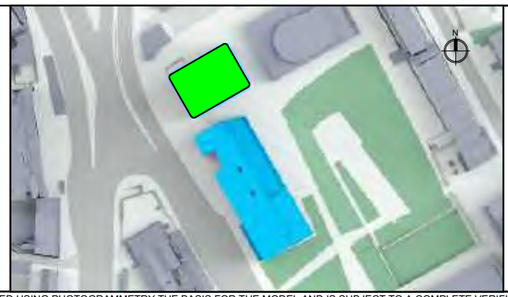
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

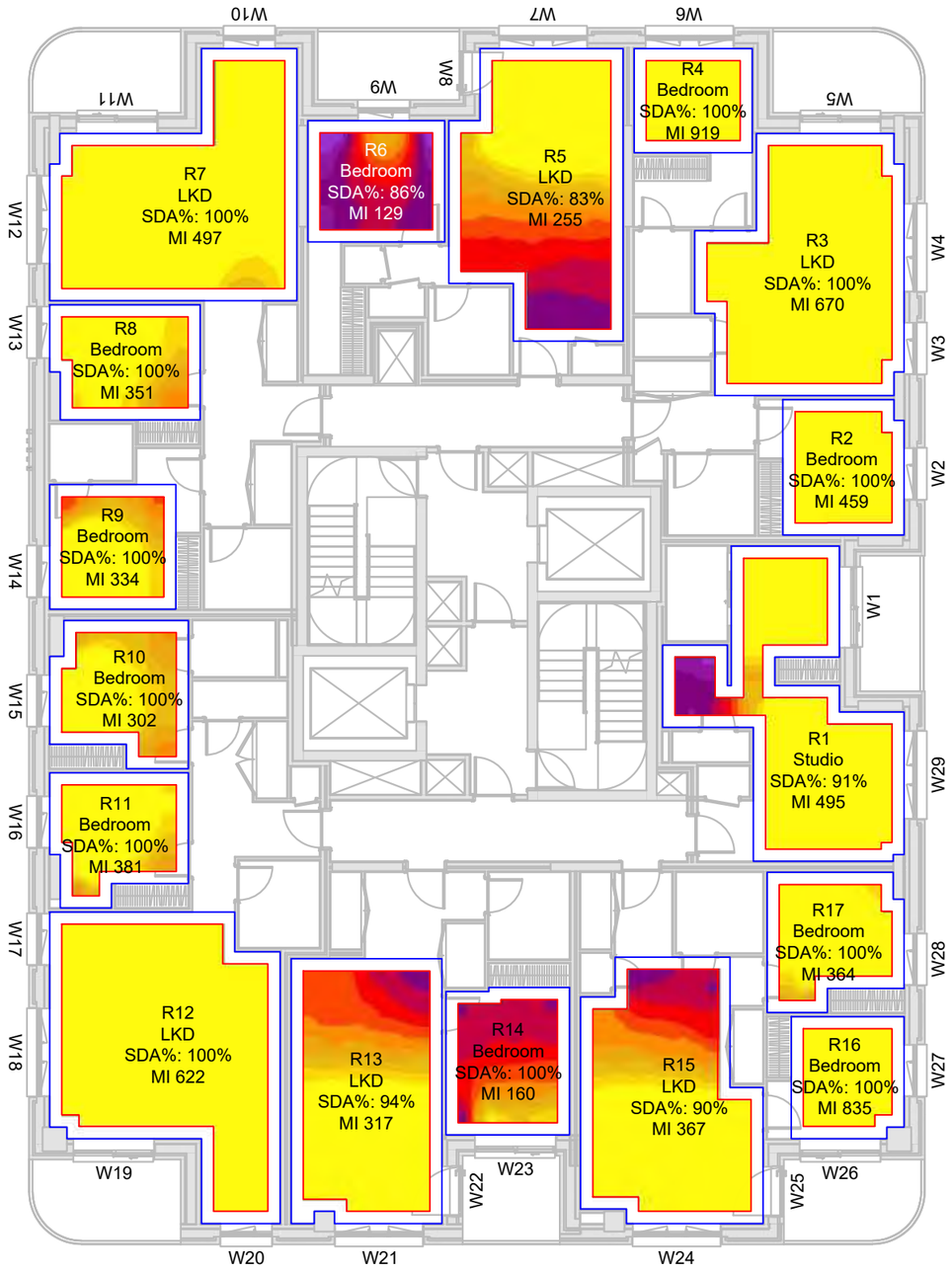
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

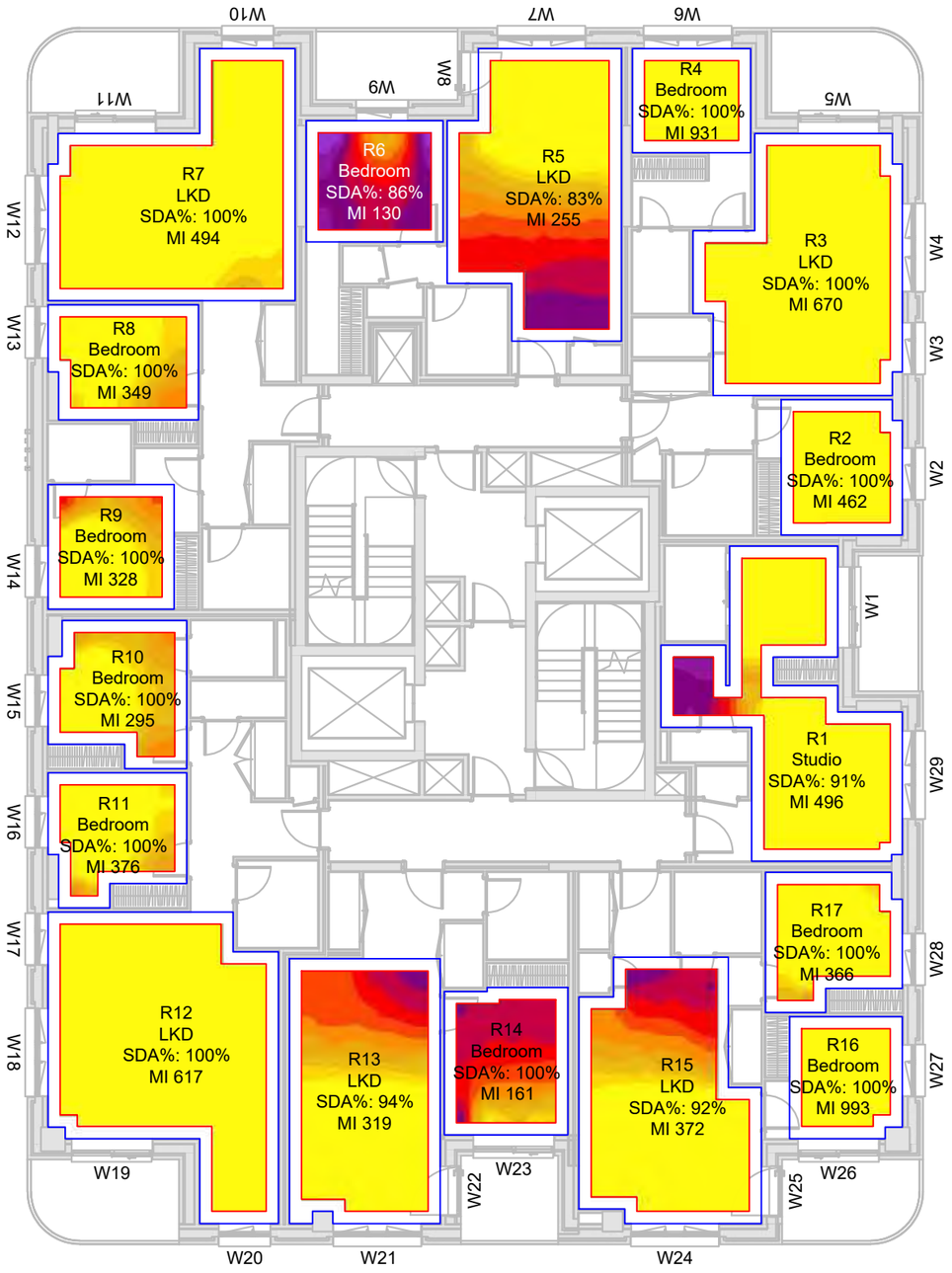
SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 507
REV.

CONSIL



Fifteenth Floor



Sixteenth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 | 175 150 125 100 75 | 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

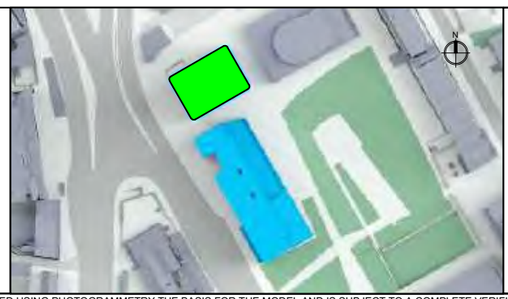
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

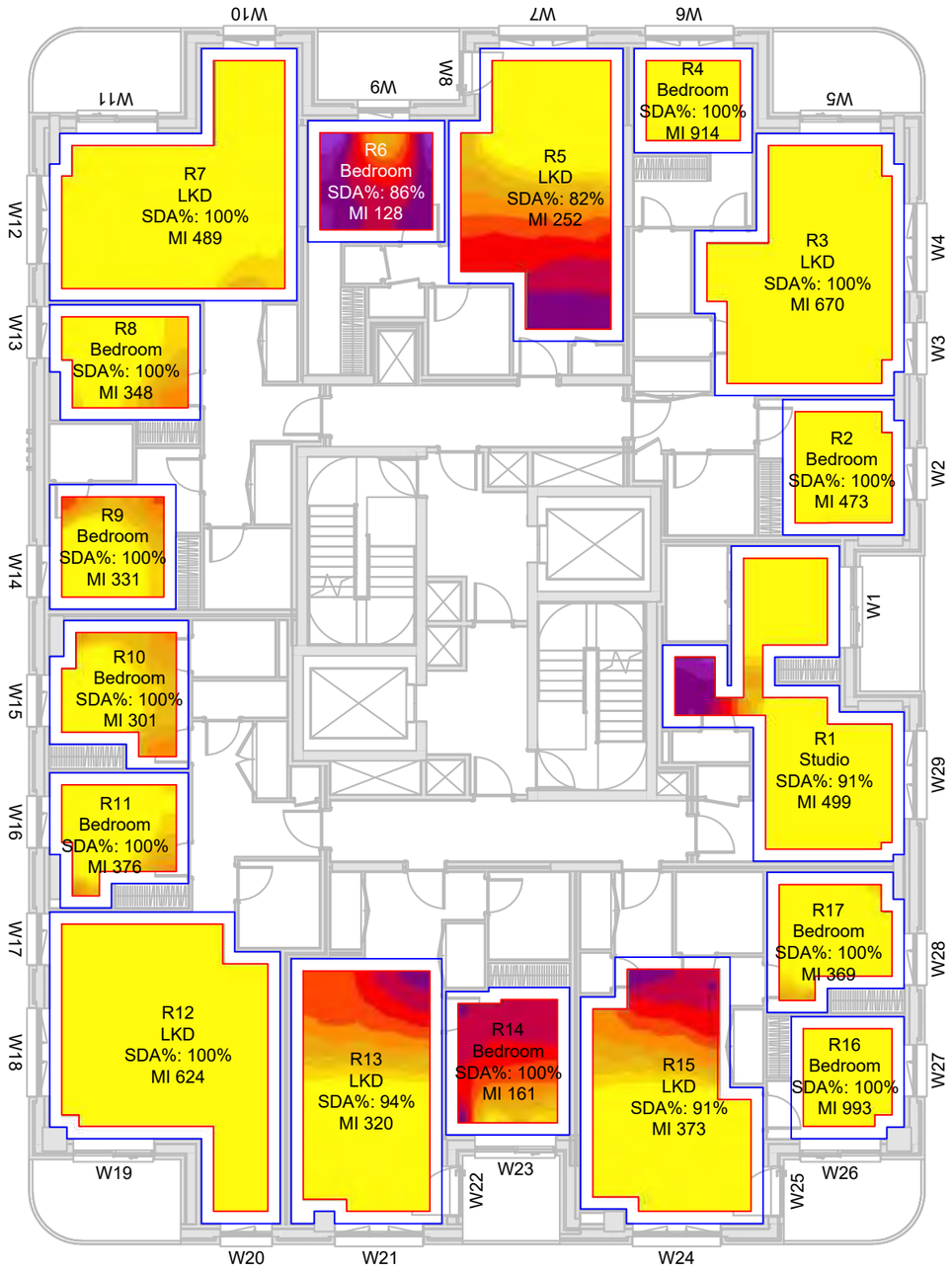
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

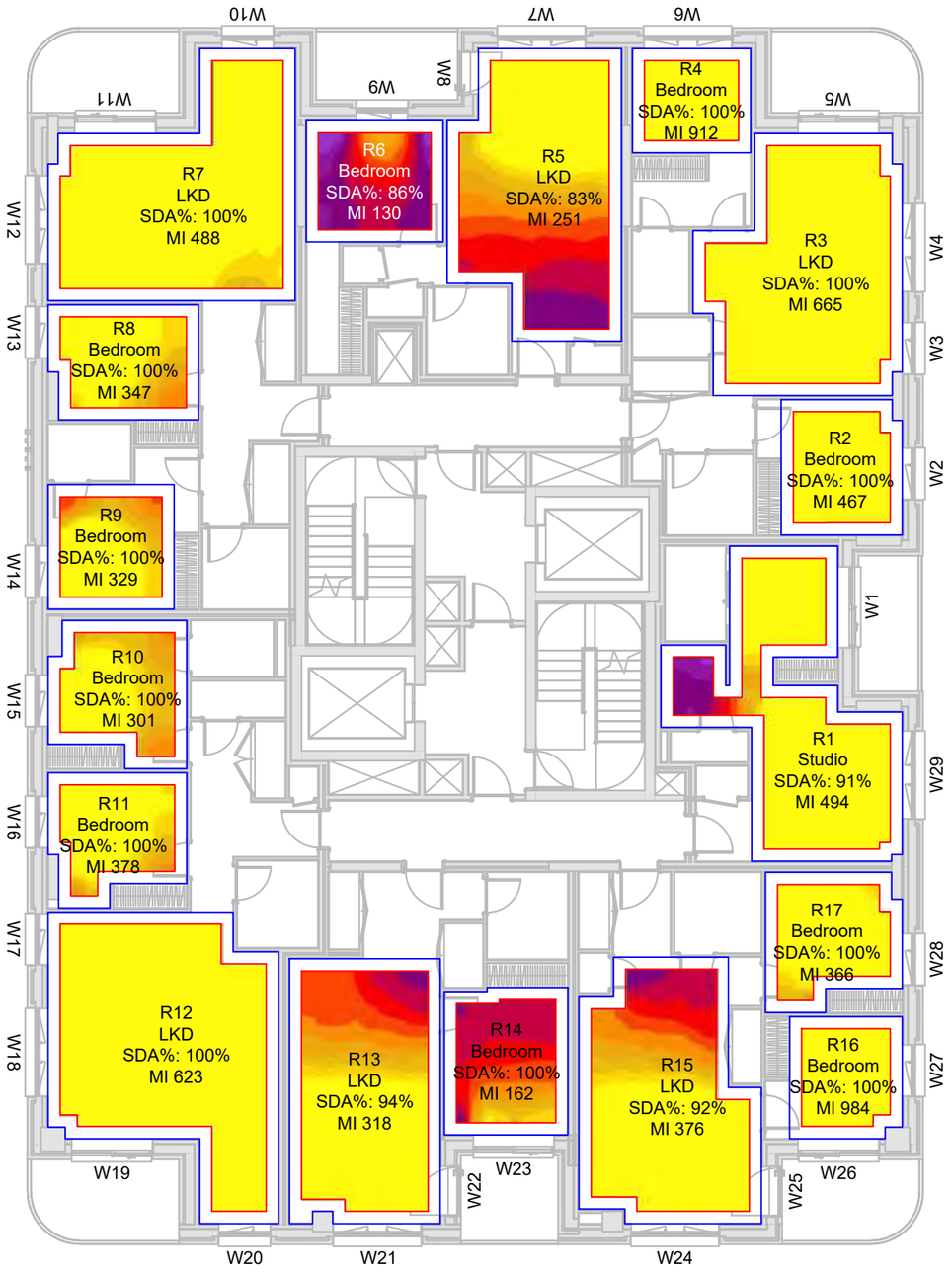
SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 508
REV.

CONSIL



Seventeenth Floor



Eighteenth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 | 175 150 125 100 75 | 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

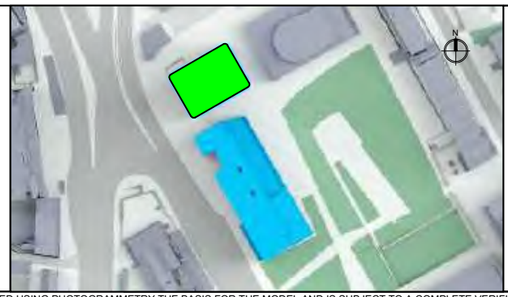
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



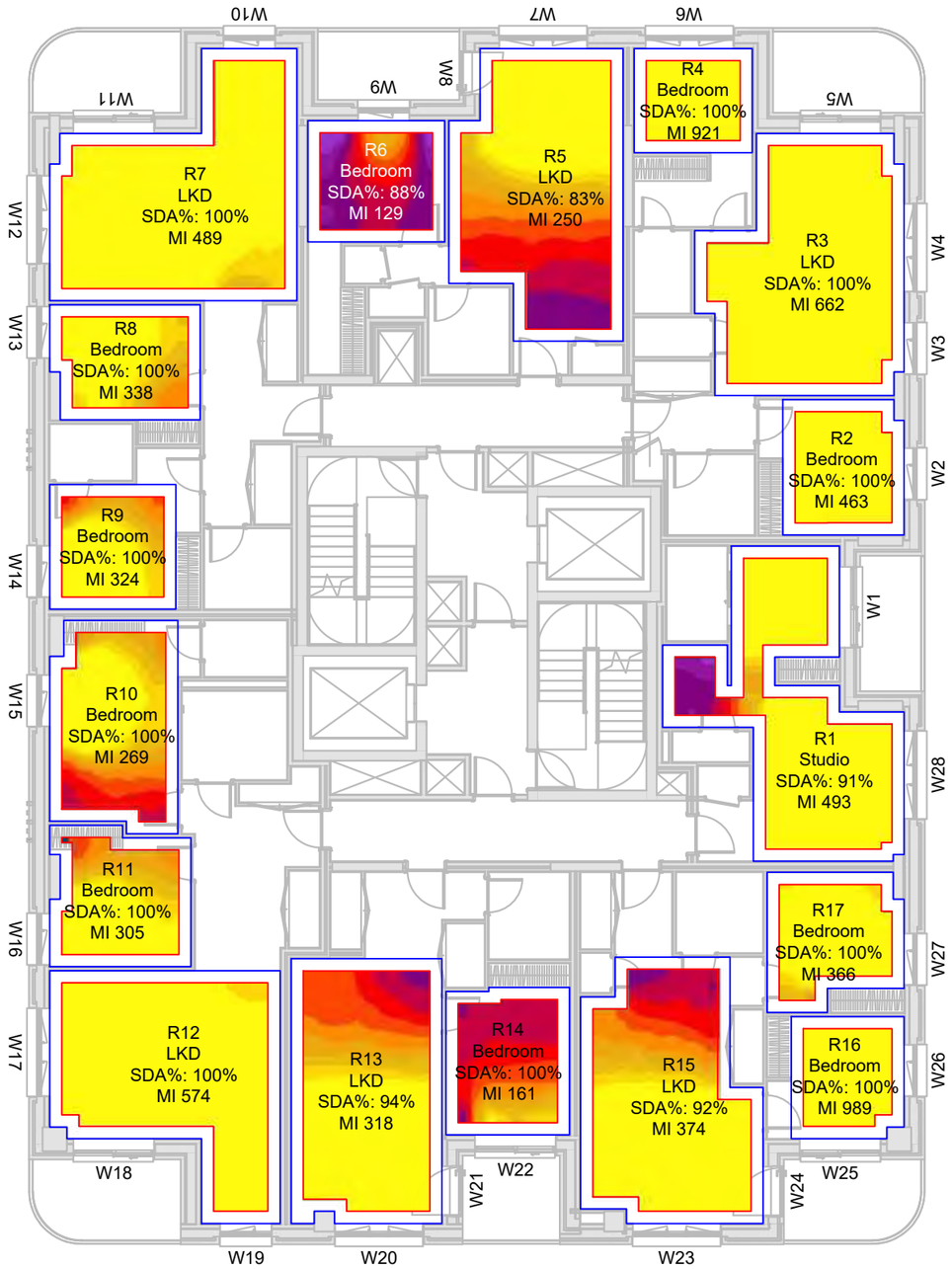
CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

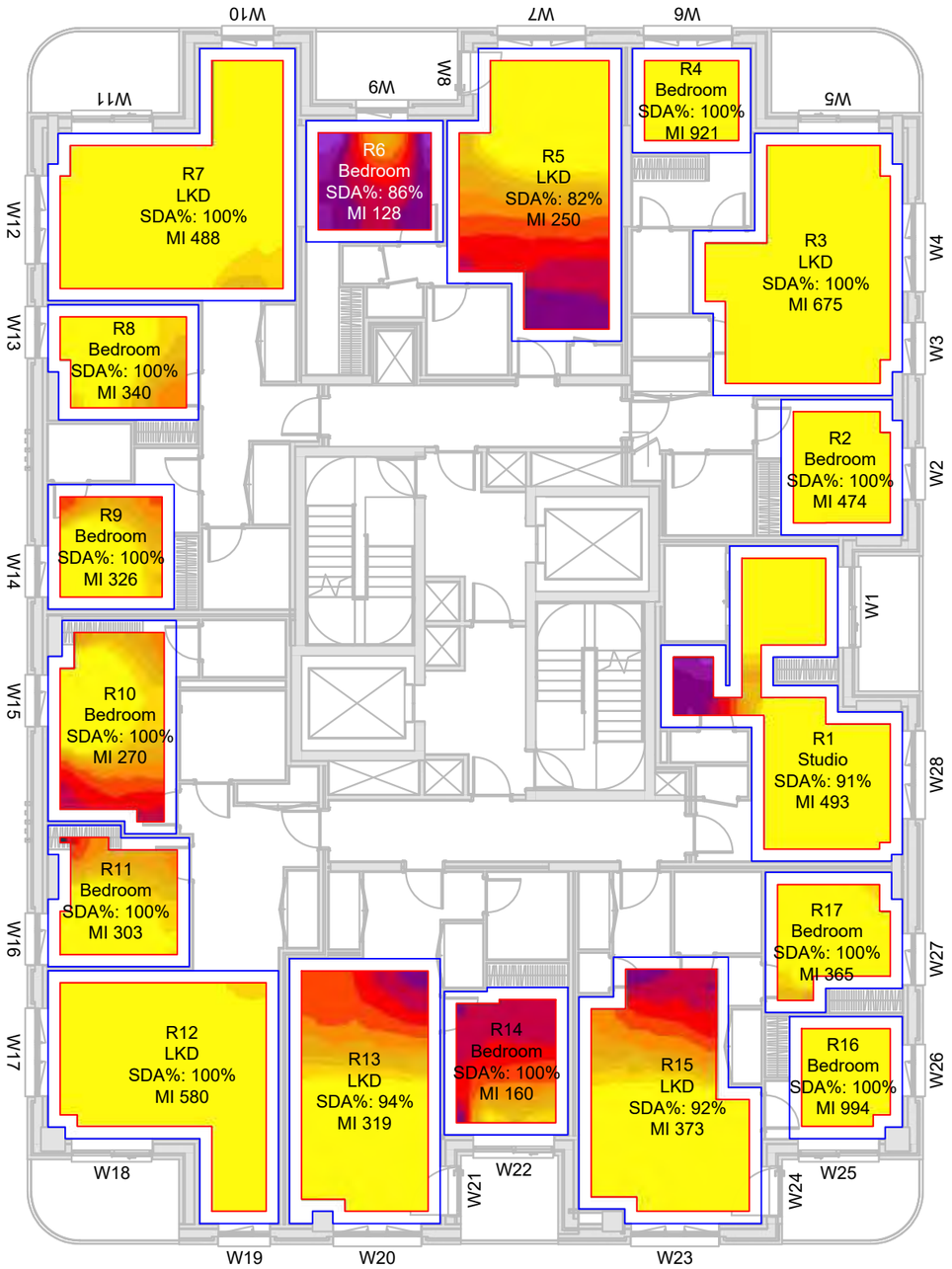
DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW
DWG No. D+S /3/ 509
REV.

CONSIL



Nineteenth Floor



Twentieth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200
175 150 125 100 75
50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
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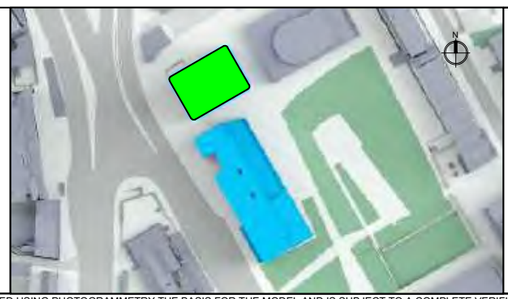
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

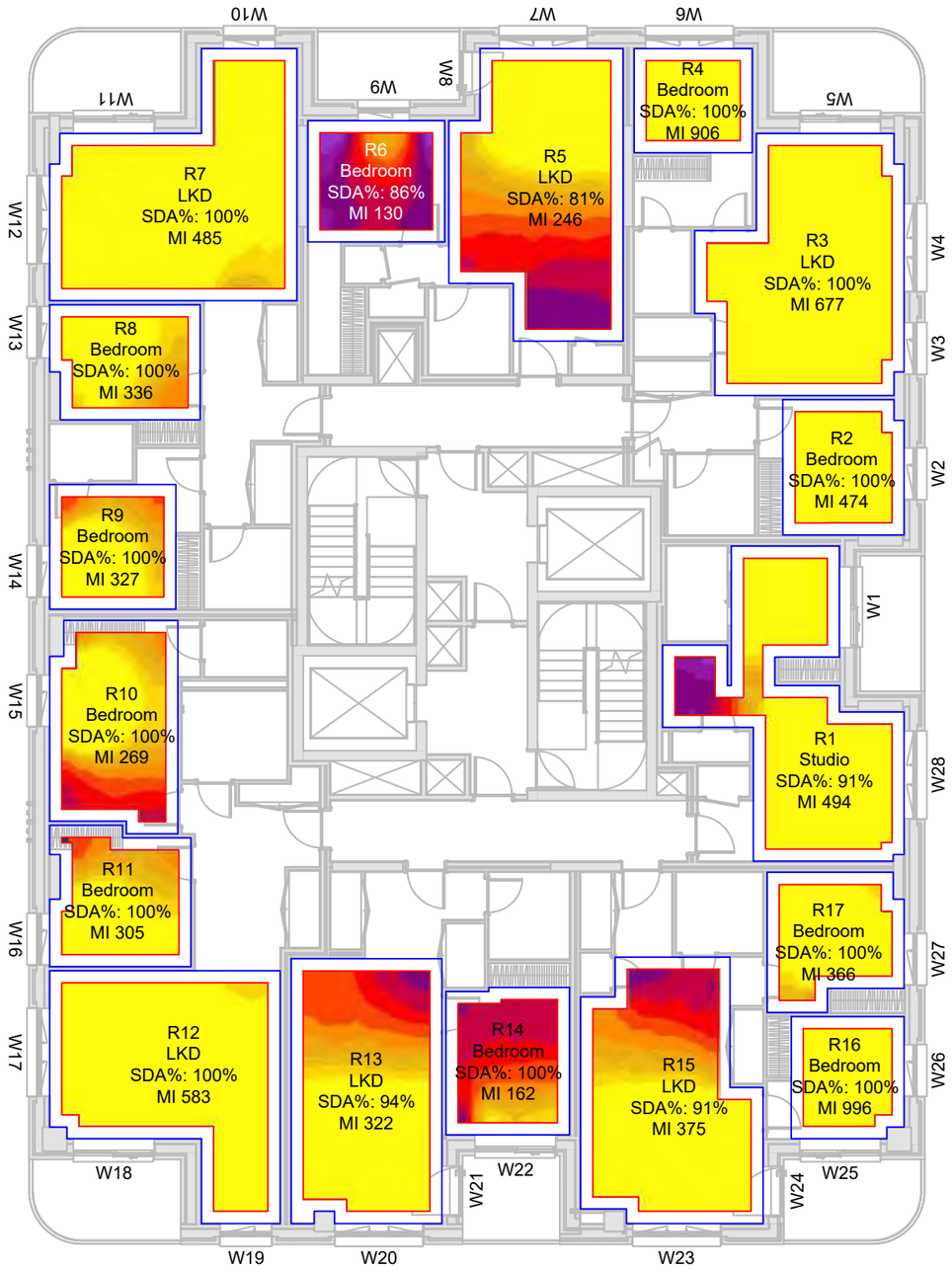
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

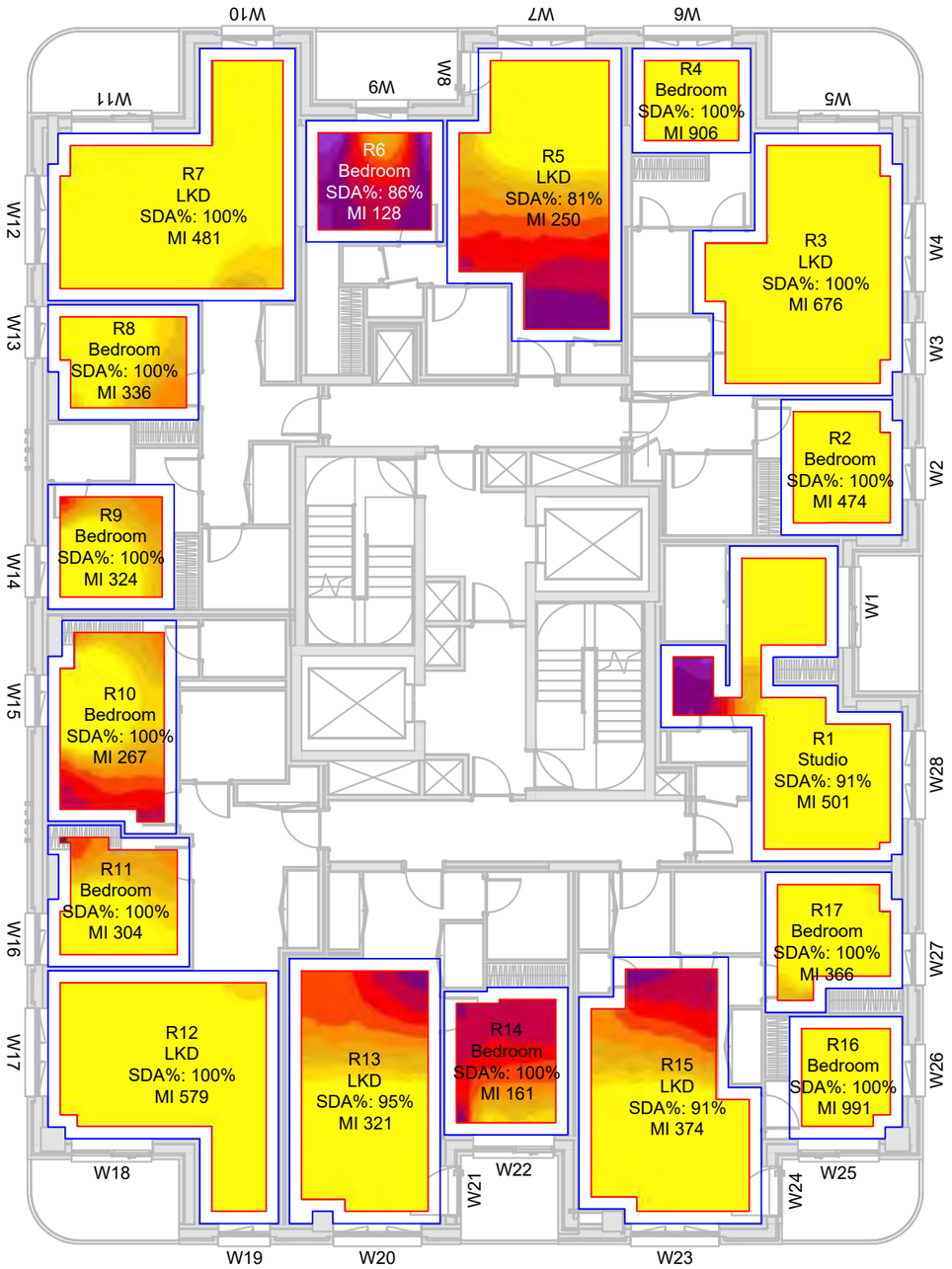
SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 510
REV.

CONSIL



Twenty First Floor



Twenty Second Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200
175 150 125 100 75
50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

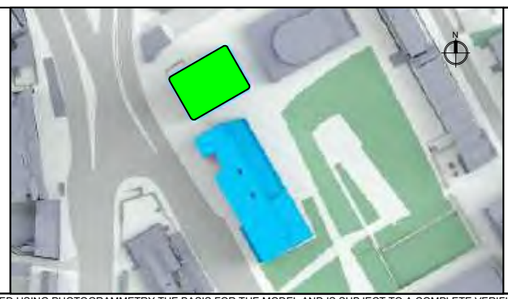
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

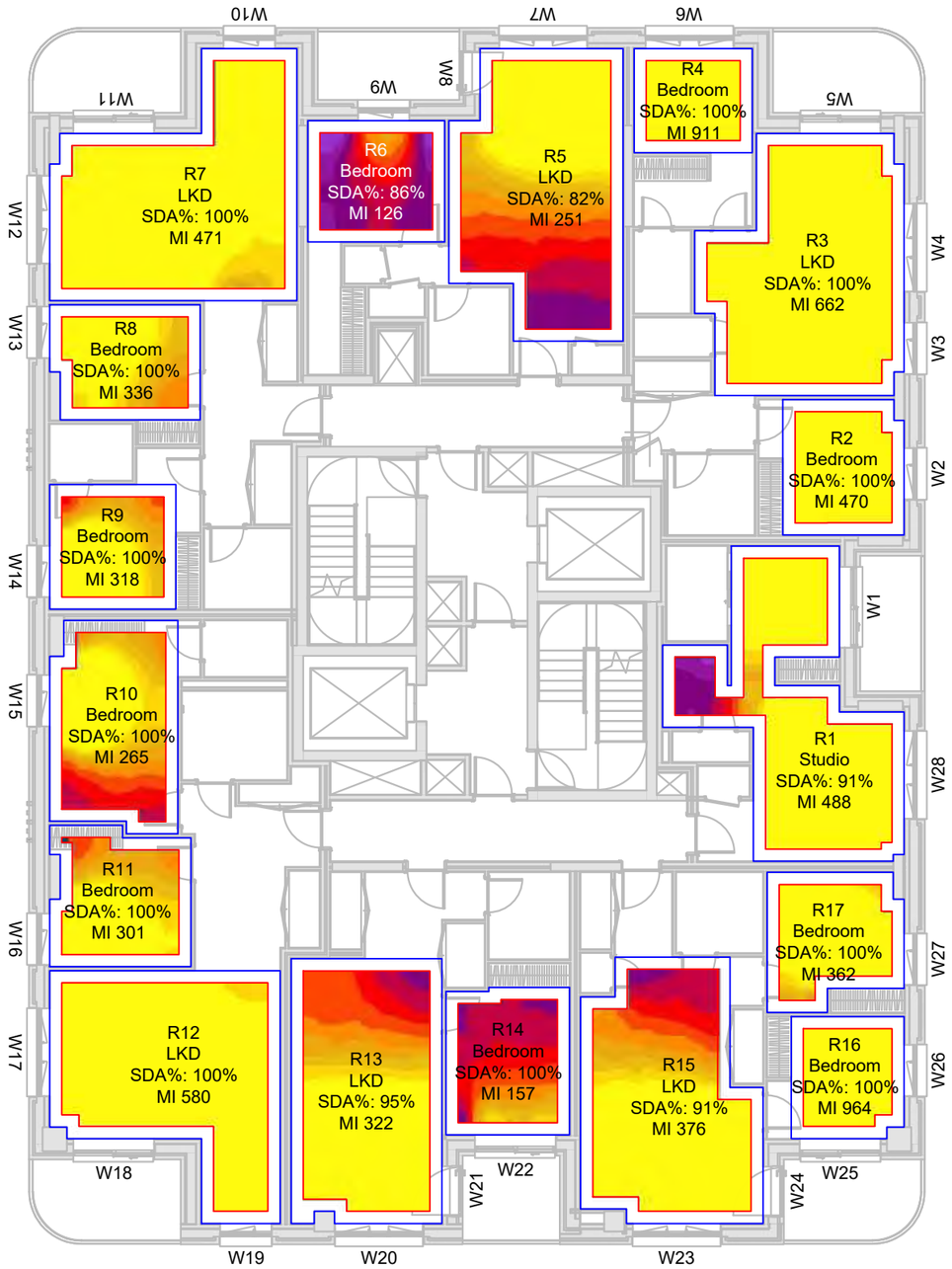
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

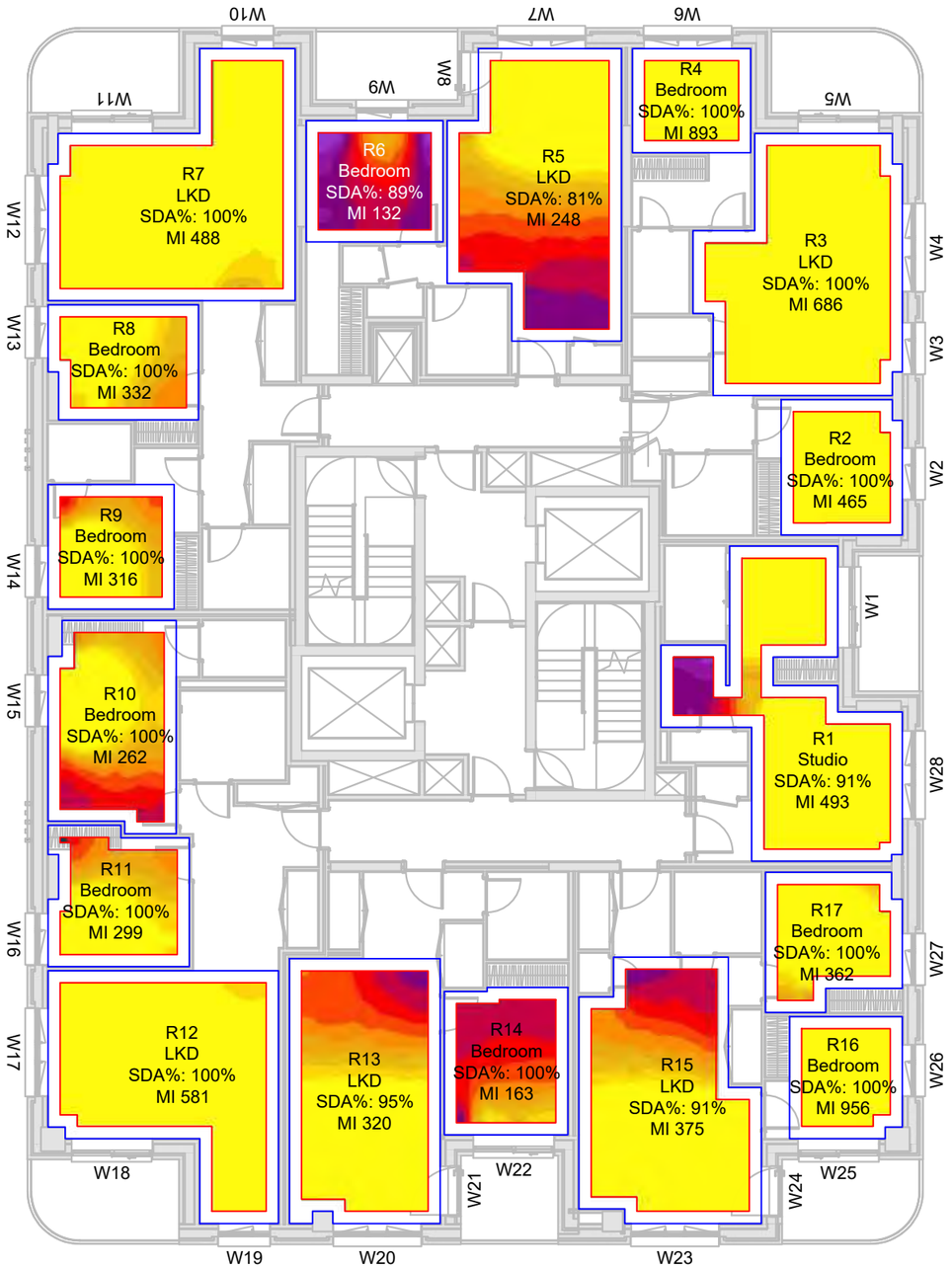
SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 511
REV.

CONSIL



Twenty Third Floor



Twenty Fourth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

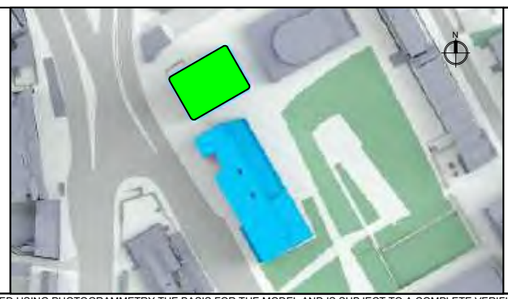
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

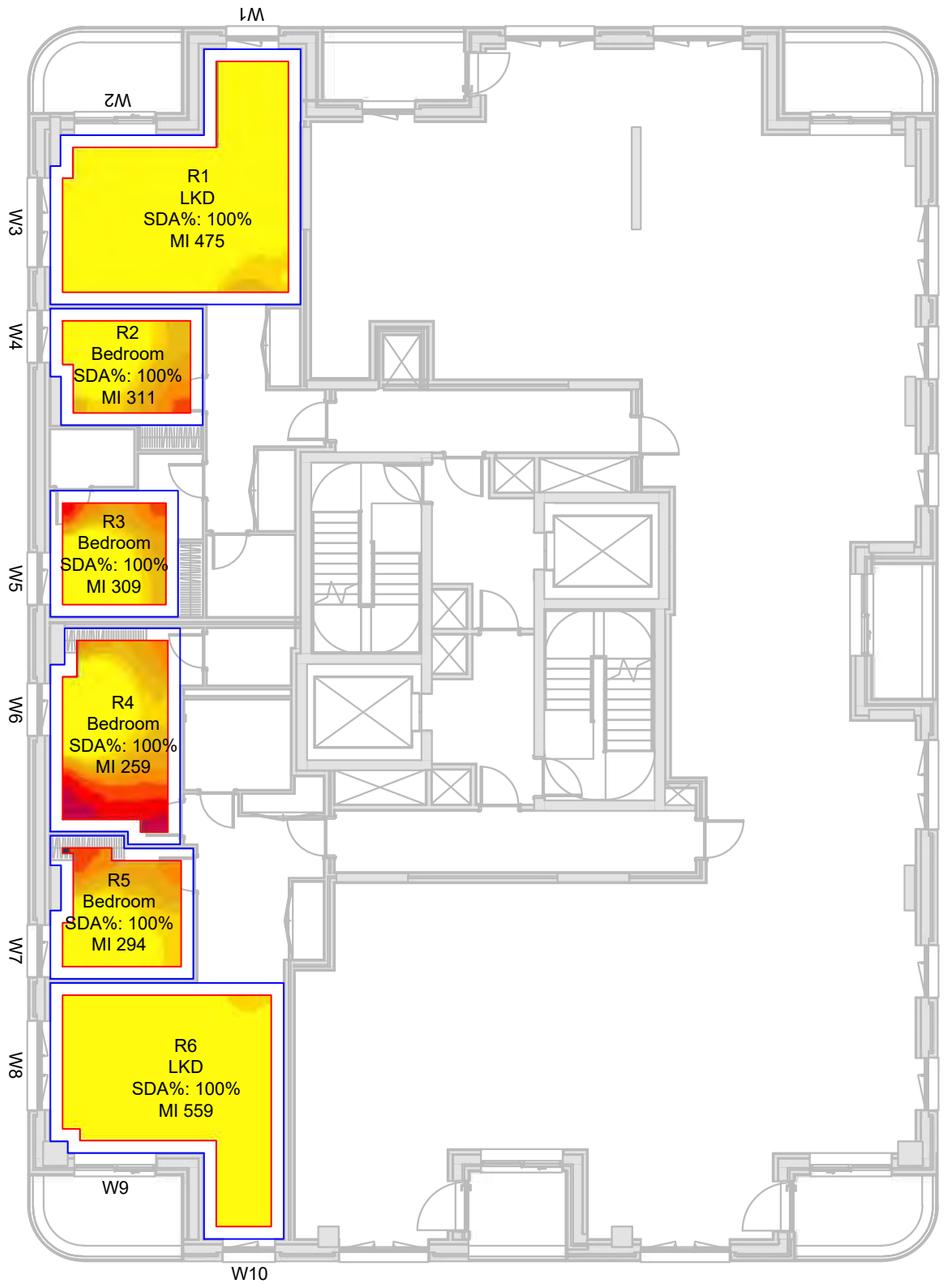
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 512
REV.

CONSIL



Twenty Fifth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200
175 150 125 100 75
50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

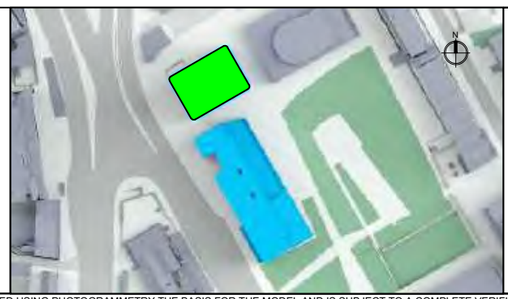
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

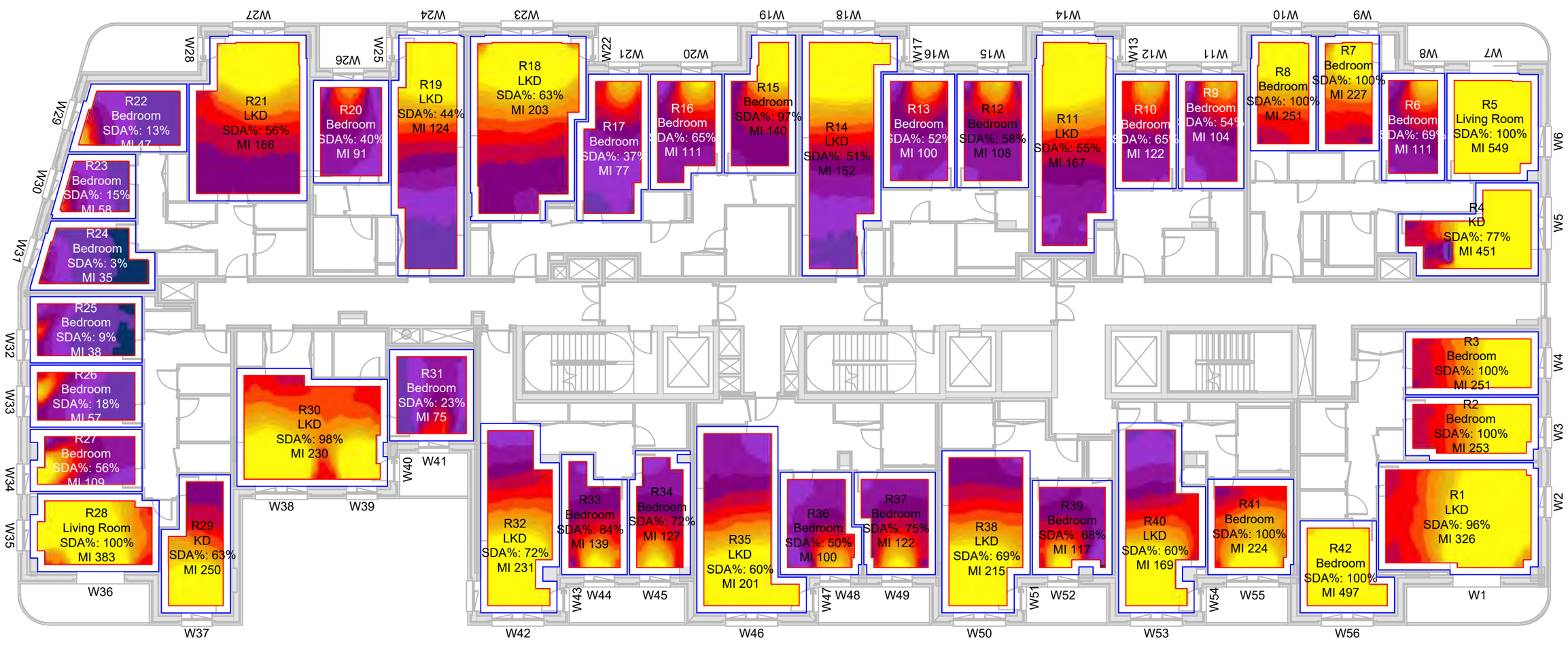
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Tower Block

SCALE 1:150 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 513
REV.

CONSIL



First Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

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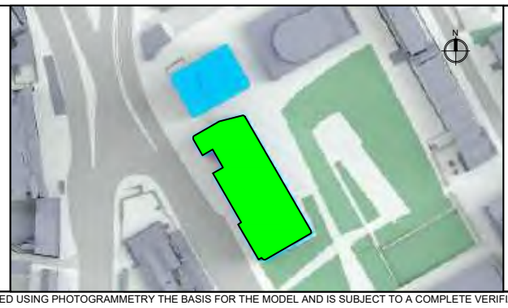
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



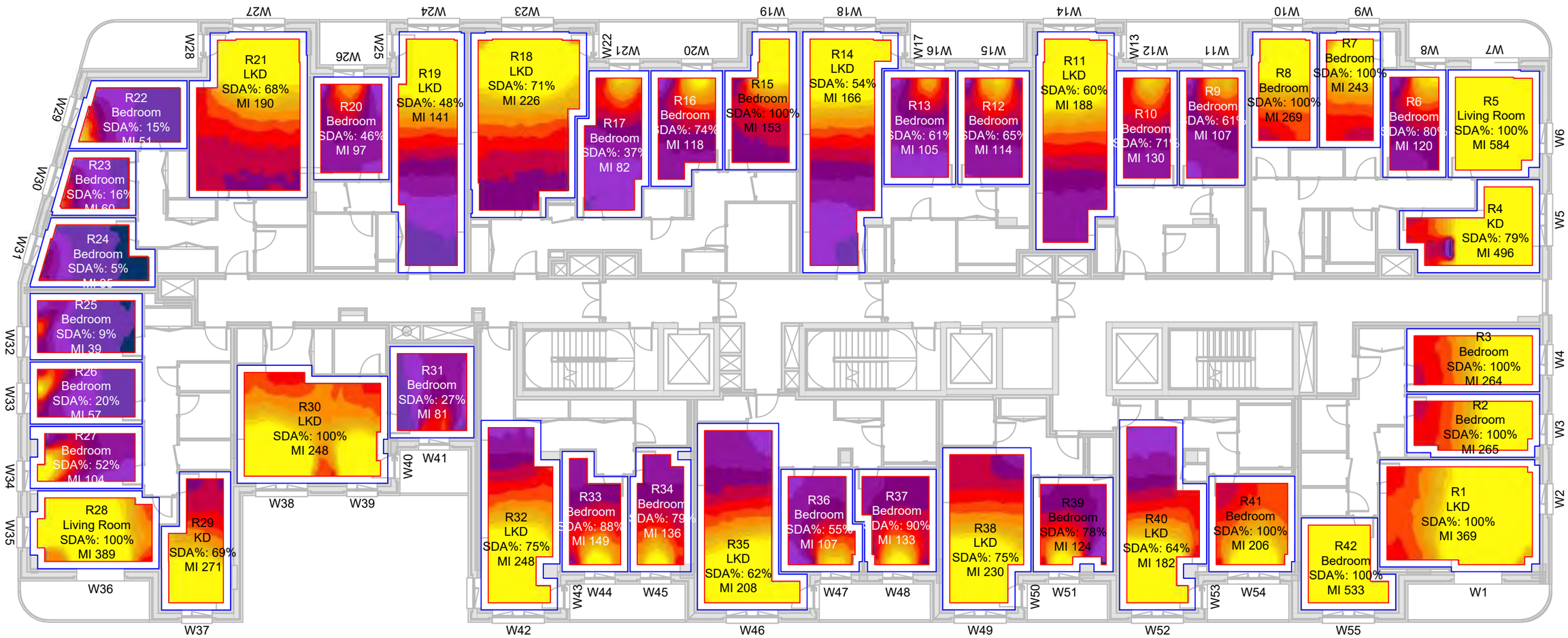
CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Lower Block

SCALE 1:175 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW
DWG No. D+S /3/ 514
REV.

CONSIL



Second Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
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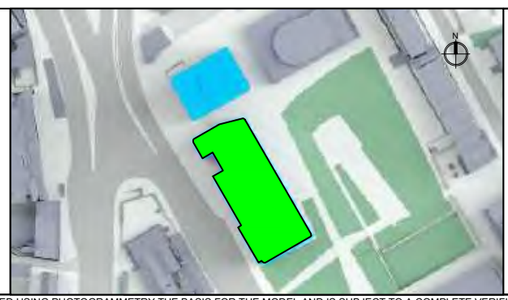
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

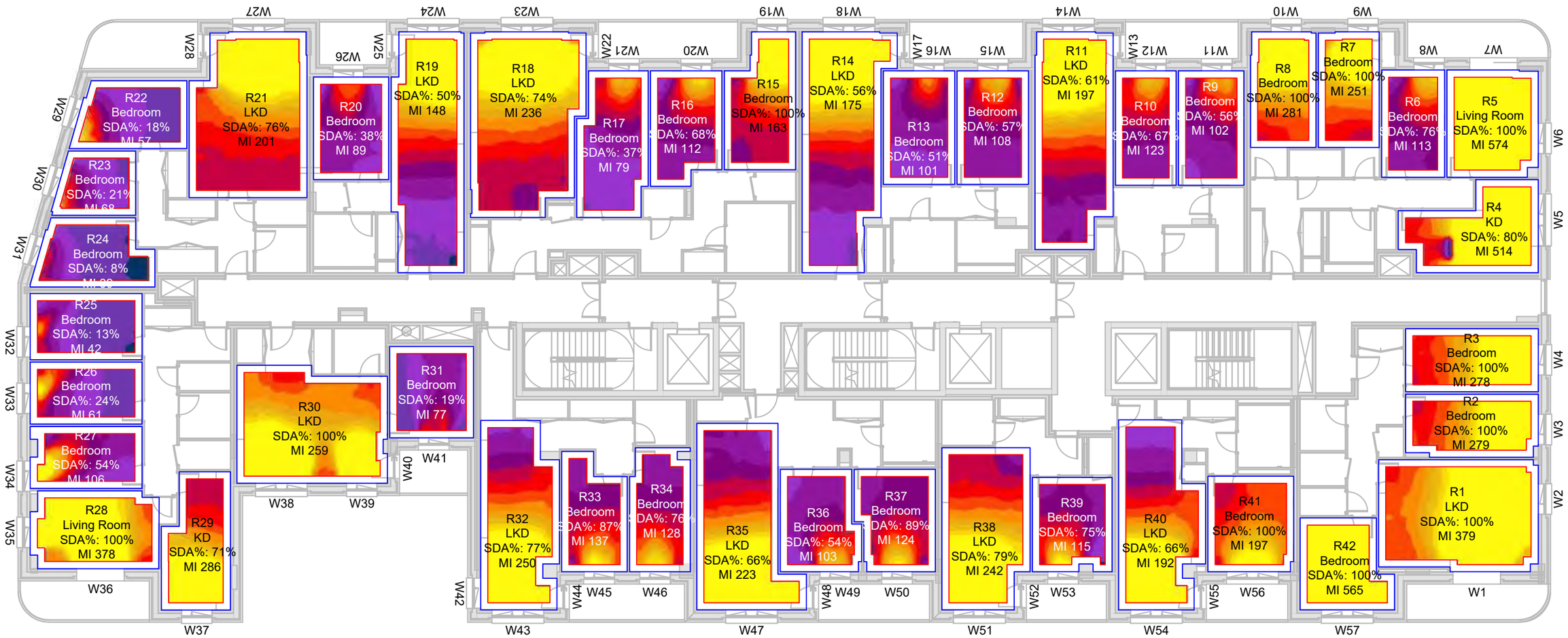
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Lower Block

SCALE 1:175 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 515
REV.

CONSIL



Third Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
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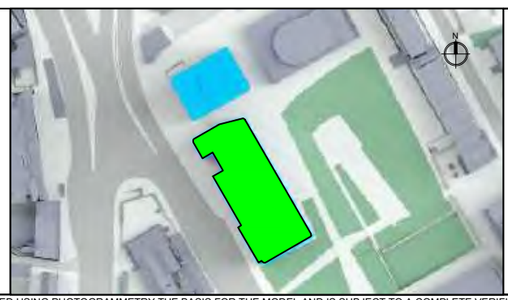
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

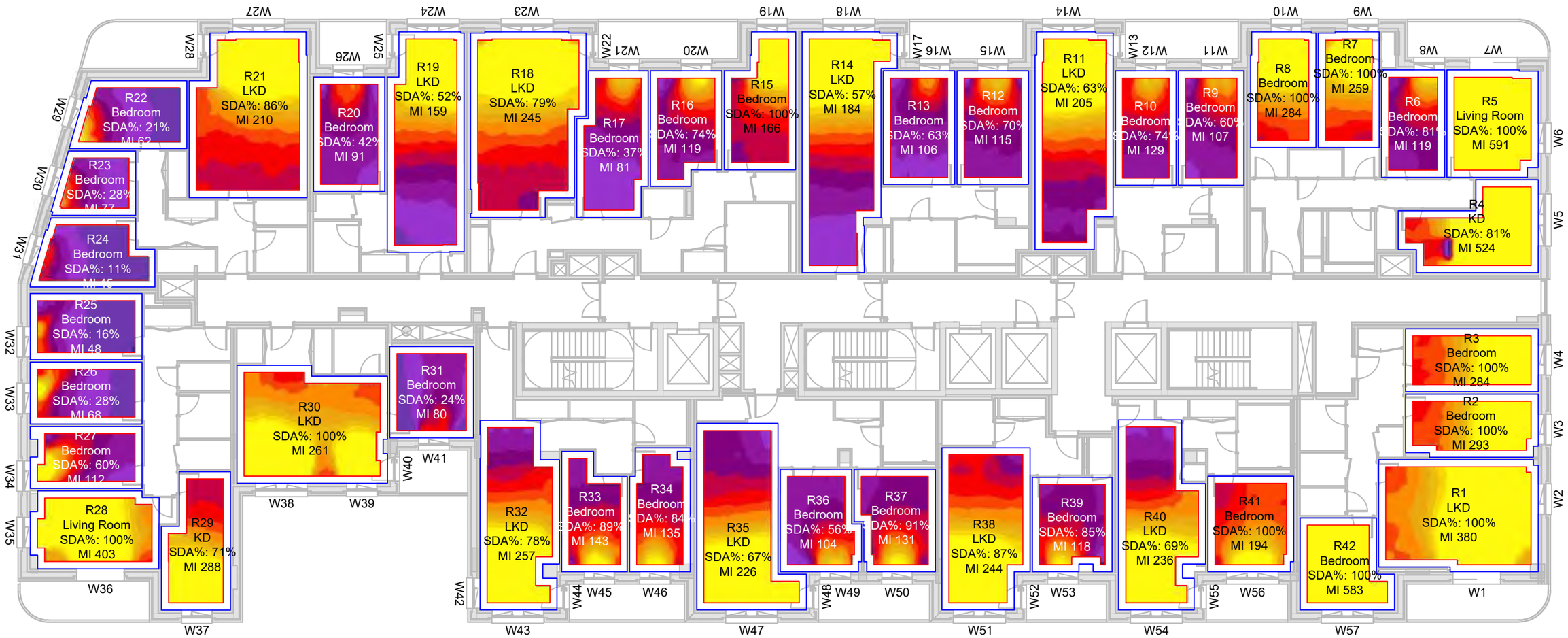
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Lower Block

SCALE 1:175 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 516
REV.

CONSIL



Fourth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

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Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
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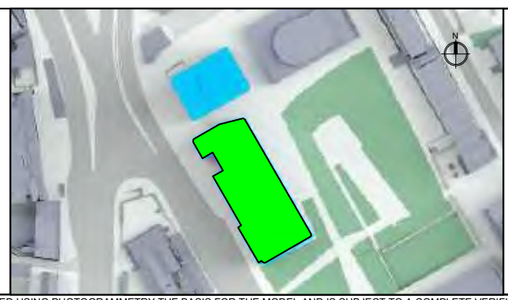
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

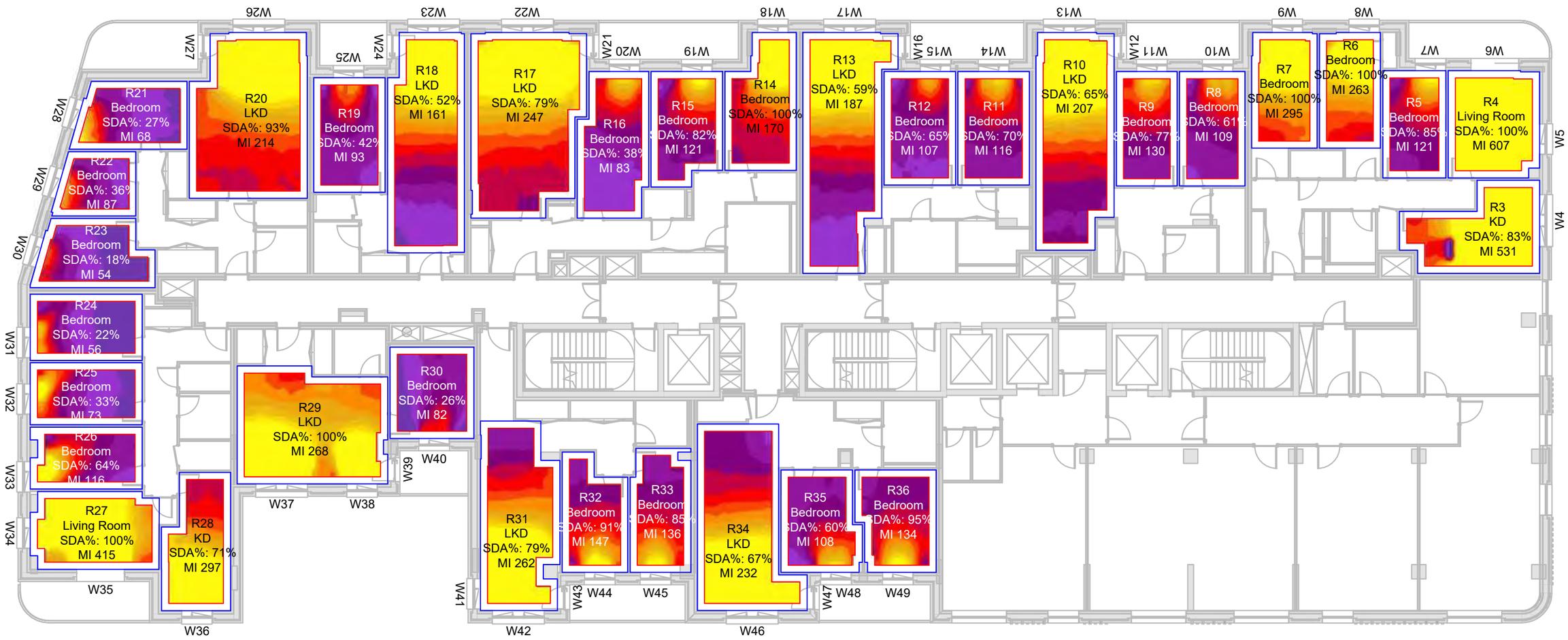
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Lower Block

SCALE 1:175 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 517
REV.

CONSIL



Fifth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
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Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
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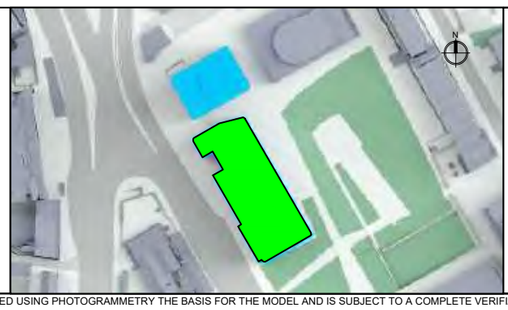
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

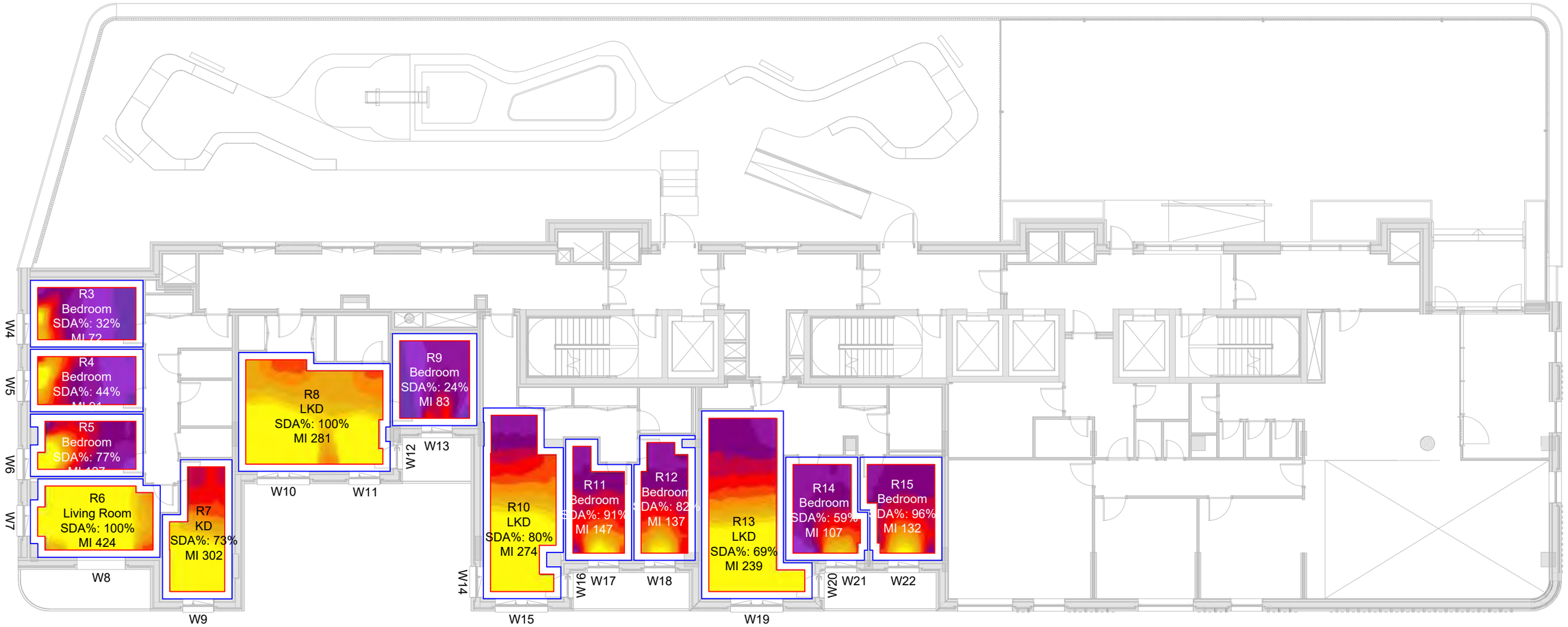
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Lower Block

SCALE 1:175 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 518
REV.

CONSIL



Sixth Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

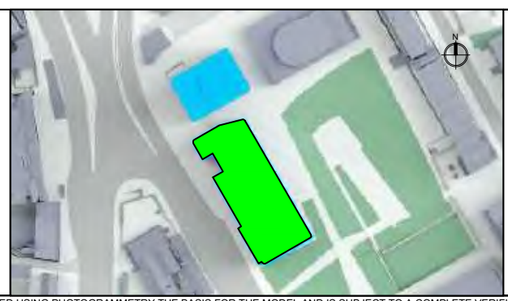
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

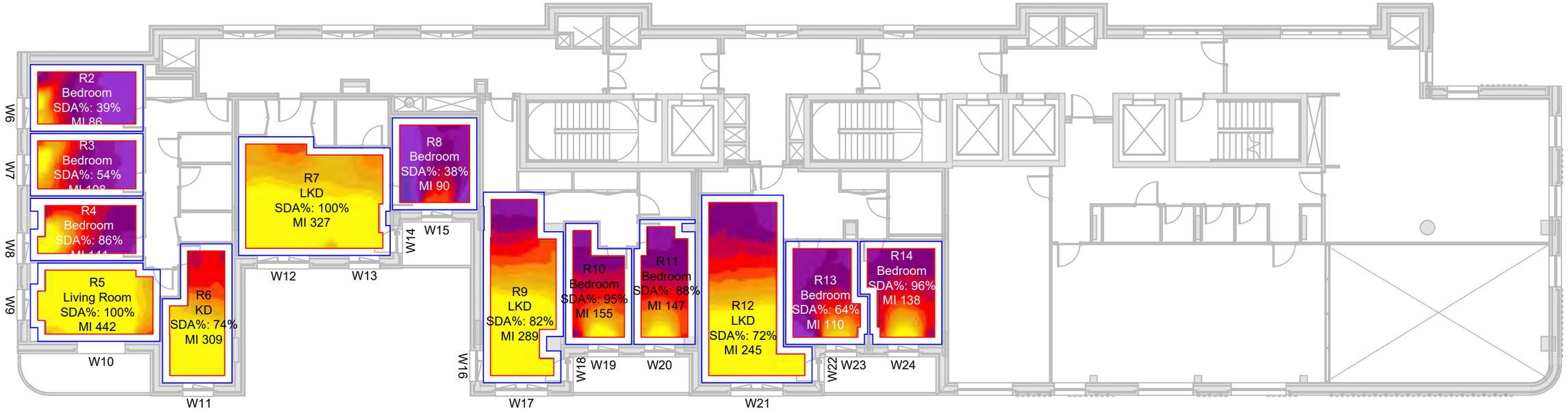
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Lower Block

SCALE 1:175 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 519
REV.

CONSIL



Seventh Floor

KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

x% SDA (% of room area)

MI Median Illuminance (Lux)

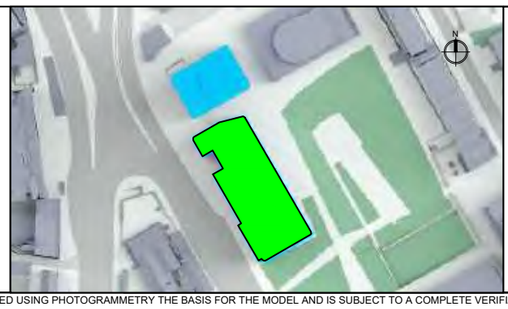
SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

ANALYSIS PARAMETERS:

Maintenance Factor -
Unobstructed windows: 0.92
Window diffuse transmittance - 0.68
Frame to Glazing Ratio - Bespoke
Reflectivities (internal materials) -
Walls: 0.80 Floors: 0.40
Ceilings: 0.80 Window frames: 0.45
Reflectivities (external materials R,G,B) -
Medium Brick: 0.40 Concrete: 0.30
Red Brick: 0.20
All other reflectances: 0.20



CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
The Lower Block

SCALE 1:175 @A3
DATE 30/01/2025
DRAWN BY BG
CHECKED BY JW

DWG No. D+S /3/ 520
REV.

CONSIL

APPENDIX F
ILLUMINANCE AND SUNLIGHT EXPOSURE RESULTS SPREADSHEET

Floor Ref.	Room Ref.	Property Type	Room Use.	Daylight			Sunlight	
				Median Lux	Target Lux	Area Meeting Target Lux	Proposed Sunlight Exposure (Hours:Min)	Rating
The Tower Block								
First	R1	Residential	Studio	48	150	4%	01:06	Below
	R2	Residential	Bedroom	164	100	74%	02:36	Minimum
	R3	Residential	LKD	415	150	100%	03:42	Medium
	R4	Residential	Bedroom	531	100	100%	01:06	Below
	R5	Residential	LKD	140	150	46%	01:18	Below
	R6	Residential	Bedroom	141	100	97%	00:00	Below
	R7	Residential	LKD	432	150	100%	00:54	Below
	R8	Residential	Bedroom	272	100	100%	00:00	Below
	R9	Residential	Bedroom	564	100	100%	00:00	Below
Second	R1	Residential	Studio	51	150	9%	01:18	Below
	R2	Residential	Bedroom	124	100	56%	02:36	Minimum
	R3	Residential	LKD	333	150	100%	04:00	Medium
	R4	Residential	Bedroom	613	100	100%	01:36	Minimum
	R5	Residential	LKD	147	150	50%	01:36	Minimum
	R6	Residential	Bedroom	122	100	83%	00:00	Below
	R7	Residential	LKD	344	150	100%	00:36	Below
	R8	Residential	Bedroom	201	100	100%	00:00	Below
	R9	Residential	Bedroom	213	100	98%	00:00	Below
	R10	Residential	Bedroom	235	100	100%	00:00	Below
	R11	Residential	Bedroom	250	100	100%	00:00	Below
	R12	Residential	Bedroom	326	100	100%	00:00	Below
	R13	Residential	LKD	311	150	100%	03:42	Medium
	R14	Residential	Bedroom	386	100	100%	04:24	High
	R15	Residential	LKD	44	150	9%	01:18	Below
	R16	Residential	Bedroom	395	100	100%	04:30	High
	R17	Residential	LKD	115	150	35%	01:48	Minimum
Third	R1	Residential	Studio	77	150	17%	01:18	Below
	R2	Residential	Bedroom	188	100	87%	02:36	Minimum
	R3	Residential	LKD	391	150	100%	06:00	High
	R4	Residential	Bedroom	835	100	100%	01:36	Minimum
	R5	Residential	LKD	227	150	78%	01:36	Minimum
	R6	Residential	Bedroom	130	100	86%	00:00	Below
	R7	Residential	LKD	437	150	100%	00:36	Below
	R8	Residential	Bedroom	292	100	100%	00:00	Below
	R9	Residential	Bedroom	292	100	100%	00:00	Below
	R10	Residential	Bedroom	329	100	100%	00:00	Below
	R11	Residential	Bedroom	335	100	100%	00:00	Below
	R12	Residential	Bedroom	426	100	100%	00:00	Below
	R13	Residential	LKD	429	150	100%	03:54	Medium
	R14	Residential	Bedroom	517	100	100%	04:42	High
	R15	Residential	LKD	45	150	10%	01:30	Minimum
	R16	Residential	Bedroom	536	100	100%	04:42	High
	R17	Residential	LKD	151	150	50%	02:06	Minimum
Fourth	R1	Residential	Studio	101	150	31%	02:48	Minimum
	R2	Residential	Bedroom	229	100	97%	05:24	High
	R3	Residential	LKD	440	150	100%	06:36	High
	R4	Residential	Bedroom	888	100	100%	01:36	Minimum
	R5	Residential	LKD	248	150	85%	01:36	Minimum
	R6	Residential	Bedroom	132	100	88%	00:00	Below
	R7	Residential	LKD	461	150	100%	00:36	Below
	R8	Residential	Bedroom	309	100	100%	00:00	Below
	R9	Residential	Bedroom	305	100	100%	00:00	Below
	R10	Residential	Bedroom	338	100	100%	00:00	Below
	R11	Residential	Bedroom	352	100	100%	00:00	Below
	R12	Residential	Bedroom	439	100	100%	00:00	Below
	R13	Residential	LKD	436	150	100%	04:12	High
	R14	Residential	Bedroom	534	100	100%	04:54	High
	R15	Residential	LKD	50	150	10%	01:42	Minimum
	R16	Residential	Bedroom	556	100	100%	04:54	High
	R17	Residential	LKD	172	150	59%	02:18	Minimum
Fifth	R1	Residential	Studio	189	150	69%	05:12	High
	R2	Residential	Bedroom	299	100	100%	05:54	High
	R3	Residential	LKD	506	150	100%	06:36	High
	R4	Residential	Bedroom	916	100	100%	01:36	Minimum
	R5	Residential	LKD	256	150	85%	01:36	Minimum
	R6	Residential	Bedroom	131	100	88%	00:00	Below
	R7	Residential	LKD	483	150	100%	00:36	Below
	R8	Residential	Bedroom	325	100	100%	00:00	Below
	R9	Residential	Bedroom	315	100	100%	00:00	Below
	R10	Residential	Bedroom	356	100	100%	00:00	Below
	R11	Residential	Bedroom	362	100	100%	00:00	Below
	R12	Residential	Bedroom	456	100	100%	00:00	Below
	R13	Residential	LKD	451	150	100%	04:18	High
	R14	Residential	Bedroom	552	100	100%	05:00	High
	R15	Residential	LKD	55	150	11%	01:48	Minimum

Floor Ref.	Room Ref.	Property Type	Room Use.	Daylight			Sunlight	
				Median Lux	Target Lux	Area Meeting Target Lux	Proposed Sunlight Exposure (Hours:Min)	Rating
Fifth	R16	Residential	Bedroom	576	100	100%	05:00	High
	R17	Residential	LKD	232	150	78%	04:18	High
Sixth	R1	Residential	Studio	291	150	87%	06:36	High
	R2	Residential	Bedroom	363	100	100%	05:54	High
	R3	Residential	LKD	559	150	100%	06:36	High
	R4	Residential	Bedroom	927	100	100%	01:36	Minimum
	R5	Residential	LKD	261	150	85%	01:36	Minimum
	R6	Residential	Bedroom	131	100	89%	00:00	Below
	R7	Residential	LKD	501	150	100%	00:36	Below
	R8	Residential	Bedroom	339	100	100%	00:00	Below
	R9	Residential	Bedroom	326	100	100%	00:00	Below
	R10	Residential	Bedroom	358	100	100%	00:00	Below
	R11	Residential	Bedroom	365	100	100%	00:00	Below
	R12	Residential	Bedroom	463	100	100%	00:00	Below
	R13	Residential	LKD	465	150	100%	04:18	High
	R14	Residential	Bedroom	571	100	100%	05:00	High
	R15	Residential	LKD	61	150	13%	01:54	Minimum
	R16	Residential	Bedroom	590	100	100%	05:00	High
	R17	Residential	LKD	350	150	87%	07:18	High
Seventh	R1	Residential	Studio	397	150	91%	06:36	High
	R2	Residential	Bedroom	405	100	100%	05:54	High
	R3	Residential	LKD	594	150	100%	06:36	High
	R4	Residential	Bedroom	938	100	100%	01:36	Minimum
	R5	Residential	LKD	263	150	86%	01:36	Minimum
	R6	Residential	Bedroom	131	100	86%	00:00	Below
	R7	Residential	LKD	507	150	100%	00:36	Below
	R8	Residential	Bedroom	348	100	100%	00:00	Below
	R9	Residential	Bedroom	333	100	100%	00:00	Below
	R10	Residential	Bedroom	368	100	100%	00:00	Below
	R11	Residential	Bedroom	379	100	100%	00:00	Below
	R12	Residential	Bedroom	467	100	100%	00:00	Below
	R13	Residential	LKD	476	150	100%	04:18	High
	R14	Residential	Bedroom	588	100	100%	05:00	High
	R15	Residential	LKD	65	150	14%	01:48	Minimum
	R16	Residential	Bedroom	601	100	100%	05:00	High
	R17	Residential	LKD	529	150	100%	07:54	High
Eighth	R1	Residential	Studio	454	150	91%	06:36	High
	R2	Residential	Bedroom	435	100	100%	05:54	High
	R3	Residential	LKD	620	150	100%	06:36	High
	R4	Residential	Bedroom	944	100	100%	01:36	Minimum
	R5	Residential	LKD	263	150	85%	01:36	Minimum
	R6	Residential	Bedroom	131	100	88%	00:00	Below
	R7	Residential	LKD	512	150	100%	00:36	Below
	R8	Residential	Bedroom	357	100	100%	00:00	Below
	R9	Residential	Bedroom	333	100	100%	00:00	Below
	R10	Residential	Bedroom	366	100	100%	00:00	Below
	R11	Residential	Bedroom	380	100	100%	00:00	Below
	R12	Residential	Bedroom	472	100	100%	00:00	Below
	R13	Residential	LKD	486	150	100%	04:18	High
	R14	Residential	Bedroom	601	100	100%	05:00	High
	R15	Residential	LKD	68	150	14%	01:48	Minimum
	R16	Residential	Bedroom	618	100	100%	05:00	High
	R17	Residential	LKD	620	150	100%	07:54	High
Ninth	R1	Residential	Studio	469	150	91%	06:36	High
	R2	Residential	Bedroom	447	100	100%	05:54	High
	R3	Residential	LKD	635	150	100%	06:36	High
	R4	Residential	Bedroom	945	100	100%	01:36	Minimum
	R5	Residential	LKD	257	150	85%	01:36	Minimum
	R6	Residential	Bedroom	131	100	88%	00:00	Below
	R7	Residential	LKD	510	150	100%	00:36	Below
	R8	Residential	Bedroom	354	100	100%	00:00	Below
	R9	Residential	Bedroom	335	100	100%	00:00	Below
	R10	Residential	Bedroom	363	100	100%	00:00	Below
	R11	Residential	Bedroom	376	100	100%	00:00	Below
	R12	Residential	Bedroom	467	100	100%	00:00	Below
	R13	Residential	LKD	504	150	100%	04:18	High
	R14	Residential	Bedroom	609	100	100%	05:00	High
	R15	Residential	LKD	70	150	15%	01:54	Minimum
	R16	Residential	Bedroom	602	100	100%	05:00	High
	R17	Residential	LKD	573	150	100%	06:42	High
Tenth	R1	Residential	Studio	479	150	91%	06:36	High
	R2	Residential	Bedroom	443	100	100%	05:54	High
	R3	Residential	LKD	636	150	100%	06:36	High
	R4	Residential	Bedroom	927	100	100%	01:36	Minimum
	R5	Residential	LKD	257	150	84%	01:36	Minimum
	R6	Residential	Bedroom	130	100	86%	00:00	Below
	R7	Residential	LKD	505	150	100%	00:36	Below
	R8	Residential	Bedroom	349	100	100%	00:00	Below

Floor Ref.	Room Ref.	Property Type	Room Use.	Daylight			Sunlight	
				Median Lux	Target Lux	Area Meeting Target Lux	Proposed Sunlight Exposure (Hours:Min)	Rating
Tenth	R9	Residential	Bedroom	336	100	100%	00:00	Below
	R10	Residential	Bedroom	366	100	100%	00:00	Below
	R11	Residential	Bedroom	379	100	100%	00:00	Below
	R12	Residential	Bedroom	469	100	100%	00:00	Below
	R13	Residential	LKD	510	150	100%	04:18	High
	R14	Residential	Bedroom	616	100	100%	05:00	High
	R15	Residential	LKD	71	150	15%	01:48	Minimum
	R16	Residential	Bedroom	614	100	100%	05:00	High
	R17	Residential	LKD	589	150	100%	06:42	High
Eleventh	R1	Residential	Studio	486	150	91%	06:36	High
	R2	Residential	Bedroom	452	100	100%	05:54	High
	R3	Residential	LKD	642	150	100%	06:36	High
	R4	Residential	Bedroom	938	100	100%	01:36	Minimum
	R5	Residential	LKD	256	150	83%	01:36	Minimum
	R6	Residential	Bedroom	130	100	86%	00:00	Below
	R7	Residential	LKD	510	150	100%	00:36	Below
	R8	Residential	Bedroom	351	100	100%	00:00	Below
	R9	Residential	Bedroom	340	100	100%	00:00	Below
	R10	Residential	Bedroom	372	100	100%	00:00	Below
	R11	Residential	Bedroom	383	100	100%	00:00	Below
	R12	Residential	Bedroom	479	100	100%	00:00	Below
	R13	Residential	LKD	517	150	100%	04:18	High
	R14	Residential	Bedroom	610	100	100%	05:00	High
	R15	Residential	LKD	72	150	15%	01:48	Minimum
	R16	Residential	Bedroom	621	100	100%	05:00	High
	R17	Residential	LKD	595	150	100%	06:42	High
Twelfth	R1	Residential	Studio	491	150	91%	06:36	High
	R2	Residential	Bedroom	449	100	100%	05:54	High
	R3	Residential	LKD	654	150	100%	06:36	High
	R4	Residential	Bedroom	926	100	100%	01:36	Minimum
	R5	Residential	LKD	258	150	84%	01:36	Minimum
	R6	Residential	Bedroom	130	100	86%	00:00	Below
	R7	Residential	LKD	502	150	100%	00:36	Below
	R8	Residential	Bedroom	351	100	100%	00:00	Below
	R9	Residential	Bedroom	339	100	100%	00:00	Below
	R10	Residential	Bedroom	368	100	100%	00:00	Below
	R11	Residential	Bedroom	378	100	100%	00:00	Below
	R12	Residential	Bedroom	476	100	100%	00:00	Below
	R13	Residential	LKD	515	150	100%	04:18	High
	R14	Residential	Bedroom	614	100	100%	05:00	High
	R15	Residential	LKD	73	150	15%	01:54	Minimum
	R16	Residential	Bedroom	623	100	100%	05:00	High
	R17	Residential	LKD	593	150	100%	06:42	High
Thirteenth	R1	Residential	Studio	489	150	91%	06:36	High
	R2	Residential	Bedroom	456	100	100%	05:54	High
	R3	Residential	LKD	654	150	100%	06:36	High
	R4	Residential	Bedroom	924	100	100%	01:36	Minimum
	R5	Residential	LKD	255	150	83%	01:36	Minimum
	R6	Residential	Bedroom	129	100	86%	00:00	Below
	R7	Residential	LKD	500	150	100%	00:36	Below
	R8	Residential	Bedroom	349	100	100%	00:00	Below
	R9	Residential	Bedroom	333	100	100%	00:00	Below
	R10	Residential	Bedroom	308	100	100%	00:00	Below
	R11	Residential	Bedroom	376	100	100%	00:00	Below
	R12	Residential	LKD	612	150	100%	04:18	High
	R13	Residential	LKD	320	150	94%	05:00	High
	R14	Residential	Bedroom	160	100	100%	01:48	Minimum
	R15	Residential	LKD	367	150	91%	05:00	High
	R16	Residential	Bedroom	821	100	100%	06:42	High
	R17	Residential	Bedroom	358	100	100%	05:54	High
Fourteenth	R1	Residential	Studio	492	150	91%	06:36	High
	R2	Residential	Bedroom	455	100	100%	05:54	High
	R3	Residential	LKD	665	150	100%	06:36	High
	R4	Residential	Bedroom	922	100	100%	01:36	Minimum
	R5	Residential	LKD	252	150	83%	01:36	Minimum
	R6	Residential	Bedroom	128	100	86%	00:00	Below
	R7	Residential	LKD	499	150	100%	00:36	Below
	R8	Residential	Bedroom	355	100	100%	00:00	Below
	R9	Residential	Bedroom	339	100	100%	00:00	Below
	R10	Residential	Bedroom	306	100	100%	00:00	Below
	R11	Residential	Bedroom	381	100	100%	00:00	Below
	R12	Residential	LKD	620	150	100%	04:18	High
	R13	Residential	LKD	316	150	93%	05:00	High
	R14	Residential	Bedroom	161	100	100%	01:48	Minimum
	R15	Residential	LKD	361	150	90%	05:00	High
	R16	Residential	Bedroom	828	100	100%	06:42	High
	R17	Residential	Bedroom	362	100	100%	05:54	High

Floor Ref.	Room Ref.	Property Type	Room Use.	Daylight			Sunlight	
				Median Lux	Target Lux	Area Meeting Target Lux	Proposed Sunlight Exposure (Hours:Min)	Rating
Fifteenth	R1	Residential	Studio	495	150	91%	06:36	High
	R2	Residential	Bedroom	459	100	100%	05:54	High
	R3	Residential	LKD	670	150	100%	06:36	High
	R4	Residential	Bedroom	919	100	100%	01:36	Minimum
	R5	Residential	LKD	255	150	83%	01:36	Minimum
	R6	Residential	Bedroom	129	100	86%	00:00	Below
	R7	Residential	LKD	497	150	100%	00:36	Below
	R8	Residential	Bedroom	351	100	100%	00:00	Below
	R9	Residential	Bedroom	334	100	100%	00:00	Below
	R10	Residential	Bedroom	302	100	100%	00:00	Below
	R11	Residential	Bedroom	381	100	100%	00:00	Below
	R12	Residential	LKD	622	150	100%	04:18	High
	R13	Residential	LKD	317	150	94%	05:00	High
	R14	Residential	Bedroom	160	100	100%	01:54	Minimum
	R15	Residential	LKD	367	150	90%	05:00	High
	R16	Residential	Bedroom	835	100	100%	06:42	High
	R17	Residential	Bedroom	364	100	100%	05:54	High
Sixteenth	R1	Residential	Studio	496	150	91%	06:36	High
	R2	Residential	Bedroom	462	100	100%	05:54	High
	R3	Residential	LKD	670	150	100%	06:36	High
	R4	Residential	Bedroom	931	100	100%	01:36	Minimum
	R5	Residential	LKD	255	150	83%	01:36	Minimum
	R6	Residential	Bedroom	130	100	86%	00:00	Below
	R7	Residential	LKD	494	150	100%	00:36	Below
	R8	Residential	Bedroom	349	100	100%	00:00	Below
	R9	Residential	Bedroom	328	100	100%	00:00	Below
	R10	Residential	Bedroom	295	100	100%	00:00	Below
	R11	Residential	Bedroom	376	100	100%	00:00	Below
	R12	Residential	LKD	617	150	100%	04:18	High
	R13	Residential	LKD	319	150	94%	05:00	High
	R14	Residential	Bedroom	161	100	100%	01:48	Minimum
	R15	Residential	LKD	372	150	92%	05:00	High
	R16	Residential	Bedroom	993	100	100%	07:54	High
	R17	Residential	Bedroom	366	100	100%	05:54	High
Seventeenth	R1	Residential	Studio	499	150	91%	06:36	High
	R2	Residential	Bedroom	473	100	100%	05:54	High
	R3	Residential	LKD	670	150	100%	06:36	High
	R4	Residential	Bedroom	914	100	100%	01:36	Minimum
	R5	Residential	LKD	252	150	82%	01:36	Minimum
	R6	Residential	Bedroom	128	100	86%	00:00	Below
	R7	Residential	LKD	489	150	100%	00:36	Below
	R8	Residential	Bedroom	348	100	100%	00:00	Below
	R9	Residential	Bedroom	331	100	100%	00:00	Below
	R10	Residential	Bedroom	301	100	100%	00:00	Below
	R11	Residential	Bedroom	376	100	100%	00:00	Below
	R12	Residential	LKD	624	150	100%	04:18	High
	R13	Residential	LKD	320	150	94%	05:00	High
	R14	Residential	Bedroom	161	100	100%	01:48	Minimum
	R15	Residential	LKD	373	150	91%	05:00	High
	R16	Residential	Bedroom	993	100	100%	07:54	High
	R17	Residential	Bedroom	369	100	100%	05:54	High
Eighteenth	R1	Residential	Studio	494	150	91%	06:36	High
	R2	Residential	Bedroom	467	100	100%	05:54	High
	R3	Residential	LKD	665	150	100%	06:36	High
	R4	Residential	Bedroom	912	100	100%	01:36	Minimum
	R5	Residential	LKD	251	150	83%	01:36	Minimum
	R6	Residential	Bedroom	130	100	86%	00:00	Below
	R7	Residential	LKD	488	150	100%	00:36	Below
	R8	Residential	Bedroom	347	100	100%	00:00	Below
	R9	Residential	Bedroom	329	100	100%	00:00	Below
	R10	Residential	Bedroom	301	100	100%	00:00	Below
	R11	Residential	Bedroom	378	100	100%	00:00	Below
	R12	Residential	LKD	623	150	100%	04:18	High
	R13	Residential	LKD	318	150	94%	05:00	High
	R14	Residential	Bedroom	162	100	100%	01:54	Minimum
	R15	Residential	LKD	376	150	92%	05:00	High
	R16	Residential	Bedroom	984	100	100%	07:54	High
	R17	Residential	Bedroom	366	100	100%	05:54	High
Nineteenth	R1	Residential	Studio	493	150	91%	06:36	High
	R2	Residential	Bedroom	463	100	100%	05:54	High
	R3	Residential	LKD	662	150	100%	06:36	High
	R4	Residential	Bedroom	921	100	100%	01:36	Minimum
	R5	Residential	LKD	250	150	83%	01:36	Minimum
	R6	Residential	Bedroom	129	100	88%	00:00	Below
	R7	Residential	LKD	489	150	100%	00:36	Below
	R8	Residential	Bedroom	338	100	100%	00:00	Below
	R9	Residential	Bedroom	324	100	100%	00:00	Below
	R10	Residential	Bedroom	269	100	100%	00:00	Below

Floor Ref.	Room Ref.	Property Type	Room Use.	Daylight			Sunlight	
				Median Lux	Target Lux	Area Meeting Target Lux	Proposed Sunlight Exposure (Hours:Min)	Rating
Nineteenth	R11	Residential	Bedroom	305	100	100%	00:00	Below
	R12	Residential	LKD	574	150	100%	04:18	High
	R13	Residential	LKD	318	150	94%	05:00	High
	R14	Residential	Bedroom	161	100	100%	01:48	Minimum
	R15	Residential	LKD	374	150	92%	05:00	High
	R16	Residential	Bedroom	989	100	100%	07:54	High
	R17	Residential	Bedroom	366	100	100%	05:54	High
Twentieth	R1	Residential	Studio	493	150	91%	06:36	High
	R2	Residential	Bedroom	474	100	100%	05:54	High
	R3	Residential	LKD	675	150	100%	06:36	High
	R4	Residential	Bedroom	921	100	100%	01:36	Minimum
	R5	Residential	LKD	250	150	82%	01:36	Minimum
	R6	Residential	Bedroom	128	100	86%	00:00	Below
	R7	Residential	LKD	488	150	100%	00:36	Below
	R8	Residential	Bedroom	340	100	100%	00:00	Below
	R9	Residential	Bedroom	326	100	100%	00:00	Below
	R10	Residential	Bedroom	270	100	100%	00:00	Below
	R11	Residential	Bedroom	303	100	100%	00:00	Below
	R12	Residential	LKD	580	150	100%	04:18	High
	R13	Residential	LKD	319	150	94%	05:00	High
	R14	Residential	Bedroom	160	100	100%	01:48	Minimum
	R15	Residential	LKD	373	150	92%	05:00	High
	R16	Residential	Bedroom	994	100	100%	07:54	High
	R17	Residential	Bedroom	365	100	100%	05:54	High
Twenty-First	R1	Residential	Studio	494	150	91%	06:36	High
	R2	Residential	Bedroom	474	100	100%	05:54	High
	R3	Residential	LKD	677	150	100%	06:36	High
	R4	Residential	Bedroom	906	100	100%	01:36	Minimum
	R5	Residential	LKD	246	150	81%	01:36	Minimum
	R6	Residential	Bedroom	130	100	86%	00:00	Below
	R7	Residential	LKD	485	150	100%	00:36	Below
	R8	Residential	Bedroom	336	100	100%	00:00	Below
	R9	Residential	Bedroom	327	100	100%	00:00	Below
	R10	Residential	Bedroom	269	100	100%	00:00	Below
	R11	Residential	Bedroom	305	100	100%	00:00	Below
	R12	Residential	LKD	583	150	100%	04:18	High
	R13	Residential	LKD	322	150	94%	05:00	High
	R14	Residential	Bedroom	162	100	100%	01:54	Minimum
	R15	Residential	LKD	375	150	91%	05:00	High
	R16	Residential	Bedroom	996	100	100%	07:54	High
	R17	Residential	Bedroom	366	100	100%	05:54	High
Twenty-Second	R1	Residential	Studio	501	150	91%	06:36	High
	R2	Residential	Bedroom	474	100	100%	05:54	High
	R3	Residential	LKD	676	150	100%	06:36	High
	R4	Residential	Bedroom	906	100	100%	01:36	Minimum
	R5	Residential	LKD	250	150	81%	01:36	Minimum
	R6	Residential	Bedroom	128	100	86%	00:00	Below
	R7	Residential	LKD	481	150	100%	00:36	Below
	R8	Residential	Bedroom	336	100	100%	00:00	Below
	R9	Residential	Bedroom	324	100	100%	00:00	Below
	R10	Residential	Bedroom	267	100	100%	00:00	Below
	R11	Residential	Bedroom	304	100	100%	00:00	Below
	R12	Residential	LKD	579	150	100%	04:18	High
	R13	Residential	LKD	321	150	95%	05:00	High
	R14	Residential	Bedroom	161	100	100%	01:48	Minimum
	R15	Residential	LKD	374	150	91%	05:00	High
	R16	Residential	Bedroom	991	100	100%	07:54	High
	R17	Residential	Bedroom	366	100	100%	05:54	High
Twnety-Third	R1	Residential	Studio	488	150	91%	06:36	High
	R2	Residential	Bedroom	470	100	100%	05:54	High
	R3	Residential	LKD	662	150	100%	06:36	High
	R4	Residential	Bedroom	911	100	100%	01:36	Minimum
	R5	Residential	LKD	251	150	82%	01:36	Minimum
	R6	Residential	Bedroom	126	100	86%	00:00	Below
	R7	Residential	LKD	471	150	100%	00:36	Below
	R8	Residential	Bedroom	336	100	100%	00:00	Below
	R9	Residential	Bedroom	318	100	100%	00:00	Below
	R10	Residential	Bedroom	265	100	100%	00:00	Below
	R11	Residential	Bedroom	301	100	100%	00:00	Below
	R12	Residential	LKD	580	150	100%	04:18	High
	R13	Residential	LKD	322	150	95%	05:00	High
	R14	Residential	Bedroom	157	100	100%	01:48	Minimum
	R15	Residential	LKD	376	150	91%	05:00	High
	R16	Residential	Bedroom	964	100	100%	07:48	High
	R17	Residential	Bedroom	362	100	100%	05:54	High
Twenty-Fourth	R1	Residential	Studio	493	150	91%	06:36	High
	R2	Residential	Bedroom	465	100	100%	05:48	High
	R3	Residential	LKD	686	150	100%	06:36	High

Floor Ref.	Room Ref.	Property Type	Room Use.	Daylight			Sunlight	
				Median Lux	Target Lux	Area Meeting Target Lux	Proposed Sunlight Exposure (Hours:Min)	Rating
Twenty-Fourth	R4	Residential	Bedroom	893	100	100%	01:36	Minimum
	R5	Residential	LKD	248	150	81%	01:36	Minimum
	R6	Residential	Bedroom	132	100	89%	00:00	Below
	R7	Residential	LKD	488	150	100%	00:30	Below
	R8	Residential	Bedroom	332	100	100%	00:00	Below
	R9	Residential	Bedroom	316	100	100%	00:00	Below
	R10	Residential	Bedroom	262	100	100%	00:00	Below
	R11	Residential	Bedroom	299	100	100%	00:00	Below
	R12	Residential	LKD	581	150	100%	04:18	High
	R13	Residential	LKD	320	150	95%	05:00	High
	R14	Residential	Bedroom	163	100	100%	01:48	Minimum
	R15	Residential	LKD	375	150	91%	05:00	High
	R16	Residential	Bedroom	956	100	100%	07:42	High
	R17	Residential	Bedroom	362	100	100%	05:48	High
Twnety-Fifth	R1	Residential	LKD	475	150	100%	00:30	Below
	R2	Residential	Bedroom	311	100	100%	00:00	Below
	R3	Residential	Bedroom	309	100	100%	00:00	Below
	R4	Residential	Bedroom	259	100	100%	00:00	Below
	R5	Residential	Bedroom	294	100	100%	00:00	Below
	R6	Residential	LKD	559	150	100%	04:18	High
The Lower Block								
First	R1	Residential	LKD	326	150	96%	08:42	High
	R2	Residential	Bedroom	253	100	100%	05:54	High
	R3	Residential	Bedroom	251	100	100%	05:54	High
	R4	Residential	KD	451	200	77%	06:42	High
	R5	Residential	Living Room	549	150	100%	05:54	High
	R6	Residential	Bedroom	111	100	69%	00:36	Below
	R7	Residential	Bedroom	227	100	100%	00:36	Below
	R8	Residential	Bedroom	251	100	100%	00:36	Below
	R9	Residential	Bedroom	104	100	54%	00:00	Below
	R10	Residential	Bedroom	122	100	65%	00:36	Below
	R11	Residential	LKD	167	150	55%	01:48	Minimum
	R12	Residential	Bedroom	108	100	58%	00:00	Below
	R13	Residential	Bedroom	100	100	52%	00:36	Below
	R14	Residential	LKD	152	150	51%	01:48	Minimum
	R15	Residential	Bedroom	140	100	97%	00:36	Below
	R16	Residential	Bedroom	111	100	65%	00:00	Below
	R17	Residential	Bedroom	77	100	37%	00:36	Below
	R18	Residential	LKD	203	150	63%	01:54	Minimum
	R19	Residential	LKD	124	150	44%	01:36	Minimum
	R20	Residential	Bedroom	91	100	40%	00:00	Below
	R21	Residential	LKD	166	150	56%	01:36	Minimum
	R22	Residential	Bedroom	47	100	13%	00:00	Below
	R23	Residential	Bedroom	58	100	15%	00:00	Below
	R24	Residential	Bedroom	35	100	3%	00:00	Below
	R25	Residential	Bedroom	38	100	9%	00:00	Below
	R26	Residential	Bedroom	57	100	18%	00:00	Below
	R27	Residential	Bedroom	109	100	56%	00:00	Below
	R28	Residential	Living Room	383	150	100%	02:12	Minimum
	R29	Residential	KD	250	200	63%	04:12	High
	R30	Residential	LKD	230	150	98%	04:24	High
	R31	Residential	Bedroom	75	100	23%	02:00	Minimum
	R32	Residential	LKD	231	150	72%	05:00	High
	R33	Residential	Bedroom	139	100	84%	02:48	Minimum
	R34	Residential	Bedroom	127	100	72%	02:48	Minimum
	R35	Residential	LKD	201	150	60%	05:00	High
	R36	Residential	Bedroom	100	100	50%	02:48	Minimum
	R37	Residential	Bedroom	122	100	75%	02:48	Minimum
	R38	Residential	LKD	215	150	69%	05:00	High
	R39	Residential	Bedroom	117	100	68%	02:48	Minimum
	R40	Residential	LKD	169	150	60%	05:00	High
	R41	Residential	Bedroom	224	100	100%	02:48	Minimum
	R42	Residential	Bedroom	497	100	100%	05:00	High
Second	R1	Residential	LKD	369	150	100%	08:42	High
	R2	Residential	Bedroom	265	100	100%	05:54	High
	R3	Residential	Bedroom	264	100	100%	05:54	High
	R4	Residential	KD	496	200	79%	06:42	High
	R5	Residential	Living Room	584	150	100%	05:54	High
	R6	Residential	Bedroom	120	100	80%	00:36	Below
	R7	Residential	Bedroom	243	100	100%	00:36	Below
	R8	Residential	Bedroom	269	100	100%	00:36	Below
	R9	Residential	Bedroom	107	100	61%	00:00	Below
	R10	Residential	Bedroom	130	100	71%	00:36	Below
	R11	Residential	LKD	188	150	60%	01:48	Minimum
	R12	Residential	Bedroom	114	100	65%	00:00	Below
	R13	Residential	Bedroom	105	100	61%	00:30	Below

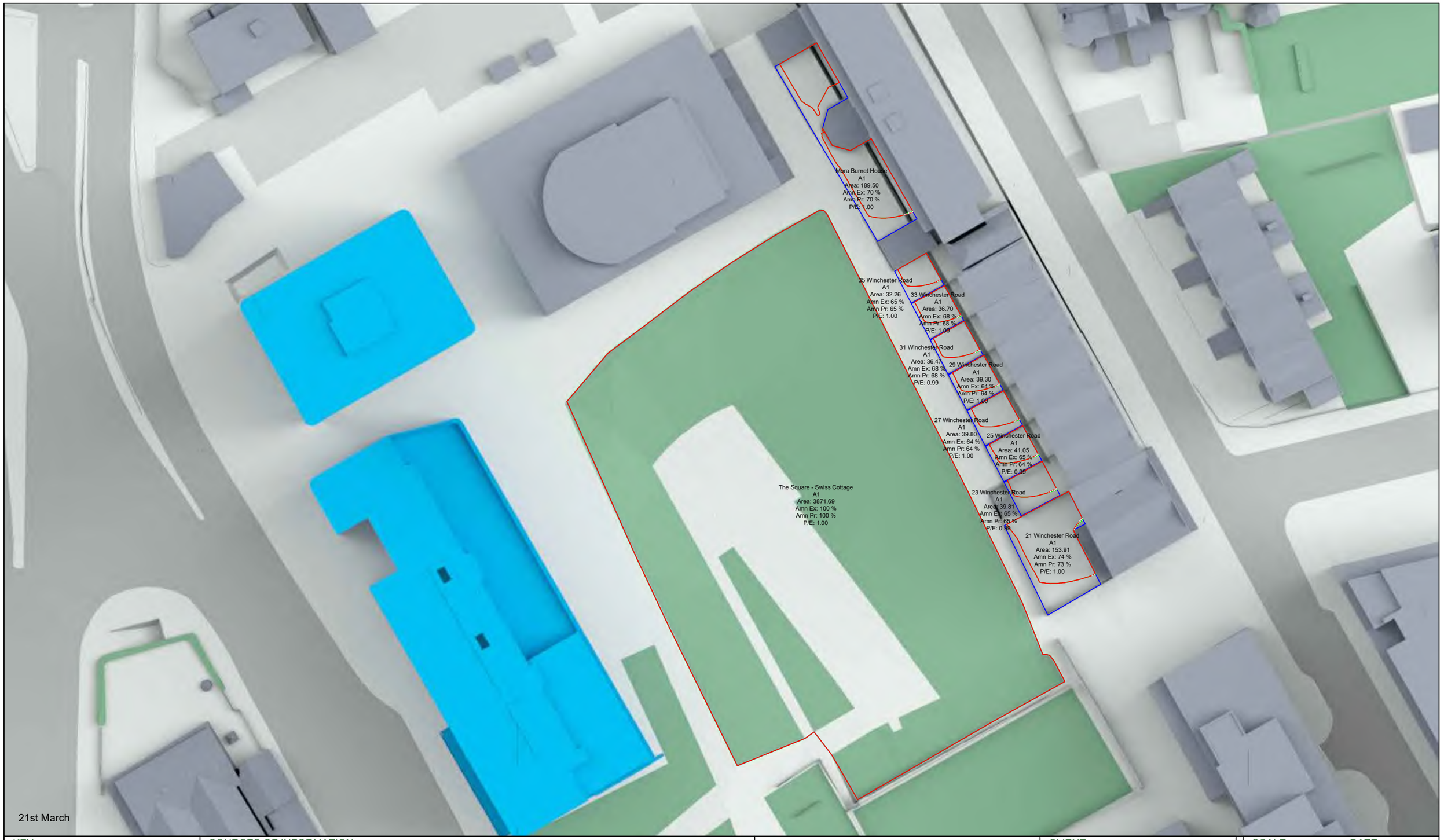
Floor Ref.	Room Ref.	Property Type	Room Use.	Daylight			Sunlight	
				Median Lux	Target Lux	Area Meeting Target Lux	Proposed Sunlight Exposure (Hours:Min)	Rating
Second	R14	Residential	LKD	166	150	54%	01:48	Minimum
	R15	Residential	Bedroom	153	100	100%	00:36	Below
	R16	Residential	Bedroom	118	100	74%	00:00	Below
	R17	Residential	Bedroom	82	100	37%	00:36	Below
	R18	Residential	LKD	226	150	71%	01:54	Minimum
	R19	Residential	LKD	141	150	48%	01:36	Minimum
	R20	Residential	Bedroom	97	100	46%	00:00	Below
	R21	Residential	LKD	190	150	68%	01:36	Minimum
	R22	Residential	Bedroom	51	100	15%	00:00	Below
	R23	Residential	Bedroom	60	100	16%	00:00	Below
	R24	Residential	Bedroom	35	100	5%	00:00	Below
	R25	Residential	Bedroom	39	100	9%	00:00	Below
	R26	Residential	Bedroom	57	100	20%	00:00	Below
	R27	Residential	Bedroom	104	100	52%	00:00	Below
	R28	Residential	Living Room	389	150	100%	02:18	Minimum
	R29	Residential	KD	271	200	69%	04:12	High
	R30	Residential	LKD	248	150	100%	04:24	High
	R31	Residential	Bedroom	81	100	27%	02:00	Minimum
	R32	Residential	LKD	248	150	75%	05:00	High
	R33	Residential	Bedroom	149	100	88%	02:48	Minimum
	R34	Residential	Bedroom	136	100	79%	02:48	Minimum
	R35	Residential	LKD	208	150	62%	05:00	High
	R36	Residential	Bedroom	107	100	55%	02:48	Minimum
	R37	Residential	Bedroom	133	100	90%	02:48	Minimum
	R38	Residential	LKD	230	150	75%	05:00	High
	R39	Residential	Bedroom	124	100	78%	02:48	Minimum
	R40	Residential	LKD	182	150	64%	05:00	High
	R41	Residential	Bedroom	206	100	100%	02:48	Minimum
	R42	Residential	Bedroom	533	100	100%	05:00	High
Third	R1	Residential	LKD	379	150	100%	08:24	High
	R2	Residential	Bedroom	279	100	100%	05:54	High
	R3	Residential	Bedroom	278	100	100%	05:54	High
	R4	Residential	KD	514	200	80%	06:42	High
	R5	Residential	Living Room	574	150	100%	05:54	High
	R6	Residential	Bedroom	113	100	76%	00:36	Below
	R7	Residential	Bedroom	251	100	100%	00:36	Below
	R8	Residential	Bedroom	281	100	100%	00:36	Below
	R9	Residential	Bedroom	102	100	56%	00:00	Below
	R10	Residential	Bedroom	123	100	67%	00:36	Below
	R11	Residential	LKD	197	150	61%	01:36	Minimum
	R12	Residential	Bedroom	108	100	57%	00:00	Below
	R13	Residential	Bedroom	101	100	51%	00:30	Below
	R14	Residential	LKD	175	150	56%	01:36	Minimum
	R15	Residential	Bedroom	163	100	100%	00:36	Below
	R16	Residential	Bedroom	112	100	68%	00:00	Below
	R17	Residential	Bedroom	79	100	37%	00:36	Below
	R18	Residential	LKD	236	150	74%	01:42	Minimum
	R19	Residential	LKD	148	150	50%	01:36	Minimum
	R20	Residential	Bedroom	89	100	38%	00:00	Below
	R21	Residential	LKD	201	150	76%	01:36	Minimum
	R22	Residential	Bedroom	57	100	18%	00:00	Below
	R23	Residential	Bedroom	68	100	21%	00:00	Below
	R24	Residential	Bedroom	39	100	8%	00:00	Below
	R25	Residential	Bedroom	42	100	13%	00:00	Below
	R26	Residential	Bedroom	61	100	24%	00:00	Below
	R27	Residential	Bedroom	106	100	54%	00:00	Below
	R28	Residential	Living Room	378	150	100%	01:54	Minimum
	R29	Residential	KD	286	200	71%	04:12	High
	R30	Residential	LKD	259	150	100%	04:24	High
	R31	Residential	Bedroom	77	100	19%	02:00	Minimum
	R32	Residential	LKD	250	150	77%	05:00	High
	R33	Residential	Bedroom	137	100	87%	02:30	Minimum
	R34	Residential	Bedroom	128	100	76%	02:30	Minimum
	R35	Residential	LKD	223	150	66%	05:00	High
	R36	Residential	Bedroom	103	100	54%	02:30	Minimum
	R37	Residential	Bedroom	124	100	89%	02:30	Minimum
	R38	Residential	LKD	242	150	79%	05:00	High
	R39	Residential	Bedroom	115	100	75%	02:30	Minimum
	R40	Residential	LKD	192	150	66%	05:00	High
	R41	Residential	Bedroom	197	100	100%	02:30	Minimum
	R42	Residential	Bedroom	565	100	100%	05:00	High
Fourth	R1	Residential	LKD	380	150	100%	08:12	High
	R2	Residential	Bedroom	293	100	100%	05:54	High
	R3	Residential	Bedroom	284	100	100%	05:54	High
	R4	Residential	KD	524	200	81%	06:42	High
	R5	Residential	Living Room	591	150	100%	05:54	High
	R6	Residential	Bedroom	119	100	81%	00:36	Below

Floor Ref.	Room Ref.	Property Type	Room Use.	Daylight			Sunlight	
				Median Lux	Target Lux	Area Meeting Target Lux	Proposed Sunlight Exposure (Hours:Min)	Rating
Fourth	R7	Residential	Bedroom	259	100	100%	00:36	Below
	R8	Residential	Bedroom	284	100	100%	00:36	Below
	R9	Residential	Bedroom	107	100	60%	00:00	Below
	R10	Residential	Bedroom	129	100	74%	00:36	Below
	R11	Residential	LKD	205	150	63%	01:42	Minimum
	R12	Residential	Bedroom	115	100	70%	00:00	Below
	R13	Residential	Bedroom	106	100	63%	00:30	Below
	R14	Residential	LKD	184	150	57%	01:42	Minimum
	R15	Residential	Bedroom	166	100	100%	00:36	Below
	R16	Residential	Bedroom	119	100	74%	00:00	Below
	R17	Residential	Bedroom	81	100	37%	00:36	Below
	R18	Residential	LKD	245	150	79%	01:48	Minimum
	R19	Residential	LKD	159	150	52%	01:36	Minimum
	R20	Residential	Bedroom	91	100	42%	00:00	Below
	R21	Residential	LKD	210	150	86%	01:36	Minimum
	R22	Residential	Bedroom	62	100	21%	00:00	Below
	R23	Residential	Bedroom	77	100	28%	00:00	Below
	R24	Residential	Bedroom	45	100	11%	00:00	Below
	R25	Residential	Bedroom	48	100	16%	00:00	Below
	R26	Residential	Bedroom	68	100	28%	00:00	Below
	R27	Residential	Bedroom	112	100	60%	00:00	Below
	R28	Residential	Living Room	403	150	100%	02:06	Minimum
	R29	Residential	KD	288	200	71%	04:12	High
	R30	Residential	LKD	261	150	100%	04:24	High
	R31	Residential	Bedroom	80	100	24%	02:00	Minimum
	R32	Residential	LKD	257	150	78%	05:00	High
	R33	Residential	Bedroom	143	100	89%	02:36	Minimum
	R34	Residential	Bedroom	135	100	84%	02:36	Minimum
	R35	Residential	LKD	226	150	67%	05:00	High
	R36	Residential	Bedroom	104	100	56%	02:36	Minimum
	R37	Residential	Bedroom	131	100	91%	02:36	Minimum
	R38	Residential	LKD	244	150	87%	05:00	High
	R39	Residential	Bedroom	118	100	85%	02:18	Minimum
	R40	Residential	LKD	236	150	69%	05:00	High
	R41	Residential	Bedroom	194	100	100%	02:18	Minimum
	R42	Residential	Bedroom	583	100	100%	05:00	High
Fifth	R3	Residential	KD	531	200	83%	06:42	High
	R4	Residential	Living Room	607	150	100%	05:54	High
	R5	Residential	Bedroom	121	100	85%	00:36	Below
	R6	Residential	Bedroom	263	100	100%	00:36	Below
	R7	Residential	Bedroom	295	100	100%	00:36	Below
	R8	Residential	Bedroom	109	100	61%	00:00	Below
	R9	Residential	Bedroom	130	100	77%	00:36	Below
	R10	Residential	LKD	207	150	65%	01:42	Minimum
	R11	Residential	Bedroom	116	100	70%	00:00	Below
	R12	Residential	Bedroom	107	100	65%	00:30	Below
	R13	Residential	LKD	187	150	59%	01:42	Minimum
	R14	Residential	Bedroom	170	100	100%	00:36	Below
	R15	Residential	Bedroom	121	100	82%	00:00	Below
	R16	Residential	Bedroom	83	100	38%	00:36	Below
	R17	Residential	LKD	247	150	79%	01:42	Minimum
	R18	Residential	LKD	161	150	52%	01:36	Minimum
	R19	Residential	Bedroom	93	100	42%	00:00	Below
	R20	Residential	LKD	214	150	93%	01:36	Minimum
	R21	Residential	Bedroom	68	100	27%	00:00	Below
	R22	Residential	Bedroom	87	100	36%	00:00	Below
	R23	Residential	Bedroom	54	100	18%	00:00	Below
	R24	Residential	Bedroom	56	100	22%	00:00	Below
	R25	Residential	Bedroom	73	100	33%	00:00	Below
	R26	Residential	Bedroom	116	100	64%	00:00	Below
	R27	Residential	Living Room	415	150	100%	02:24	Minimum
	R28	Residential	KD	297	200	71%	04:18	High
	R29	Residential	LKD	268	150	100%	04:24	High
	R30	Residential	Bedroom	82	100	26%	02:00	Minimum
	R31	Residential	LKD	262	150	79%	05:00	High
	R32	Residential	Bedroom	147	100	91%	02:36	Minimum
	R33	Residential	Bedroom	136	100	85%	02:36	Minimum
	R34	Residential	LKD	232	150	67%	05:00	High
	R35	Residential	Bedroom	108	100	60%	02:36	Minimum
	R36	Residential	Bedroom	134	100	95%	02:36	Minimum
Sixth	R3	Residential	Bedroom	72	100	32%	00:00	Below
	R4	Residential	Bedroom	91	100	44%	00:00	Below
	R5	Residential	Bedroom	127	100	77%	00:00	Below
	R6	Residential	Living Room	424	150	100%	02:18	Minimum
	R7	Residential	KD	302	200	73%	04:18	High
	R8	Residential	LKD	281	150	100%	05:00	High
	R9	Residential	Bedroom	83	100	24%	02:00	Minimum
	R10	Residential	LKD	274	150	80%	05:00	High

Cartwright Pickard Architects proposed scheme received on 21/01/2025

Floor Ref.	Room Ref.	Property Type	Room Use.	Daylight			Sunlight	
				Median Lux	Target Lux	Area Meeting Target Lux	Proposed Sunlight Exposure (Hours:Min)	Rating
Sixth	R11	Residential	Bedroom	147	100	91%	02:30	Minimum
	R12	Residential	Bedroom	137	100	82%	02:30	Minimum
	R13	Residential	LKD	239	150	69%	05:00	High
	R14	Residential	Bedroom	107	100	59%	02:30	Minimum
	R15	Residential	Bedroom	132	100	96%	02:30	Minimum
Seventh	R2	Residential	Bedroom	86	100	39%	00:00	Below
	R3	Residential	Bedroom	108	100	54%	00:00	Below
	R4	Residential	Bedroom	141	100	86%	00:00	Below
	R5	Residential	Living Room	442	150	100%	02:18	Minimum
	R6	Residential	KD	309	200	74%	04:18	High
	R7	Residential	LKD	327	150	100%	05:00	High
	R8	Residential	Bedroom	90	100	38%	02:06	Minimum
	R9	Residential	LKD	289	150	82%	05:00	High
	R10	Residential	Bedroom	155	100	95%	02:30	Minimum
	R11	Residential	Bedroom	147	100	88%	02:30	Minimum
	R12	Residential	LKD	245	150	72%	05:00	High
	R13	Residential	Bedroom	110	100	64%	02:30	Minimum
	R14	Residential	Bedroom	138	100	96%	02:30	Minimum

APPENDIX G
SUN ON GROUND (OVERSHADOWING) DRAWINGS



KEY

- Amenity area
- Existing area of direct sunlight
- Proposed area of direct sunlight
- Area of loss / gain

N

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

CLIENT
Regal Avenue Road Limited

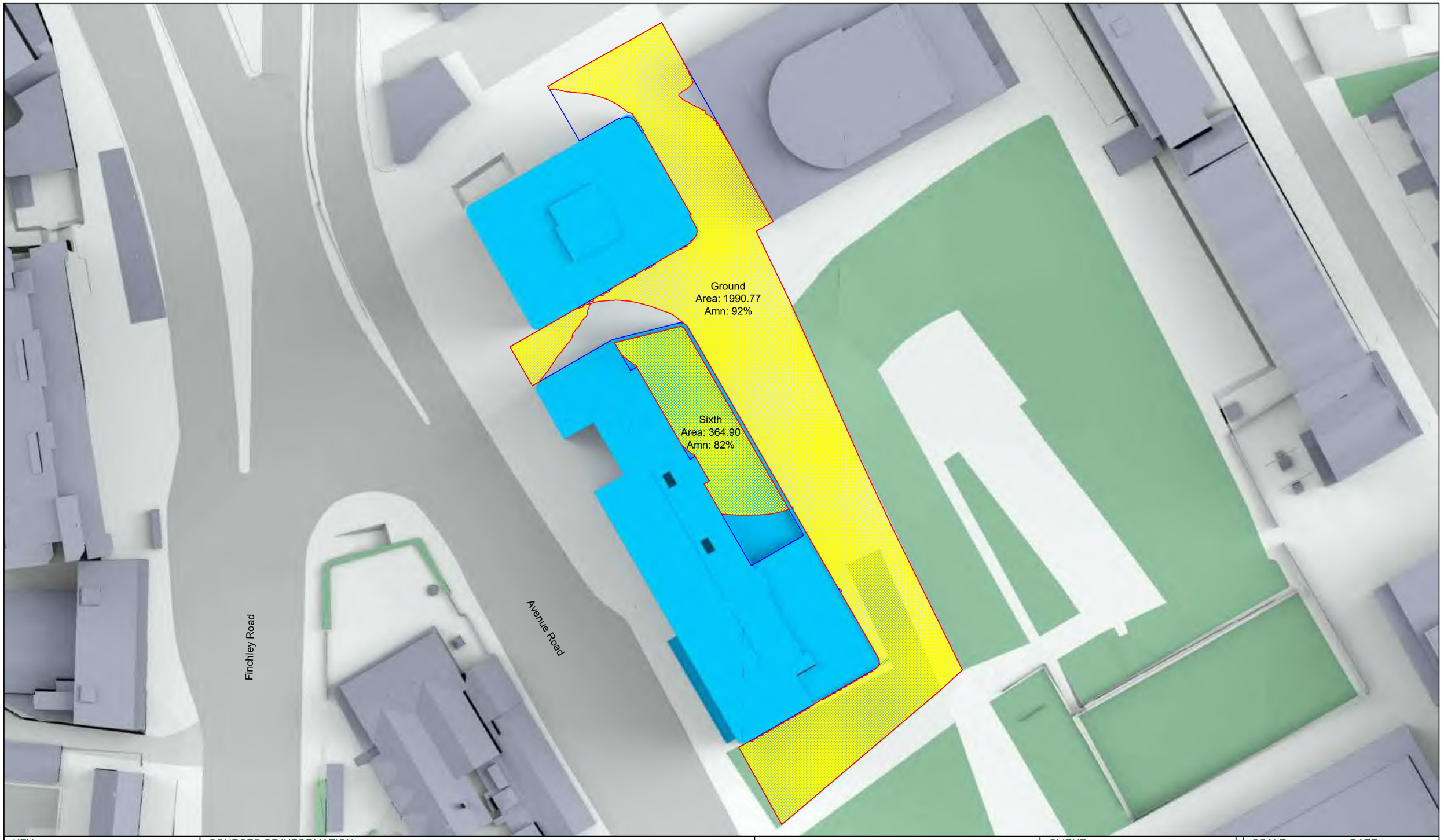
PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Permanent Overshadowing

SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
JH	JW

DWG No.	REV.
D+S 3 401	

CONSIL



KEY

Amenity area

Area receiving minimum 2 hours of direct sunlight

N

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

DRAWING TITLE
Permanent Overshadowing
21st March

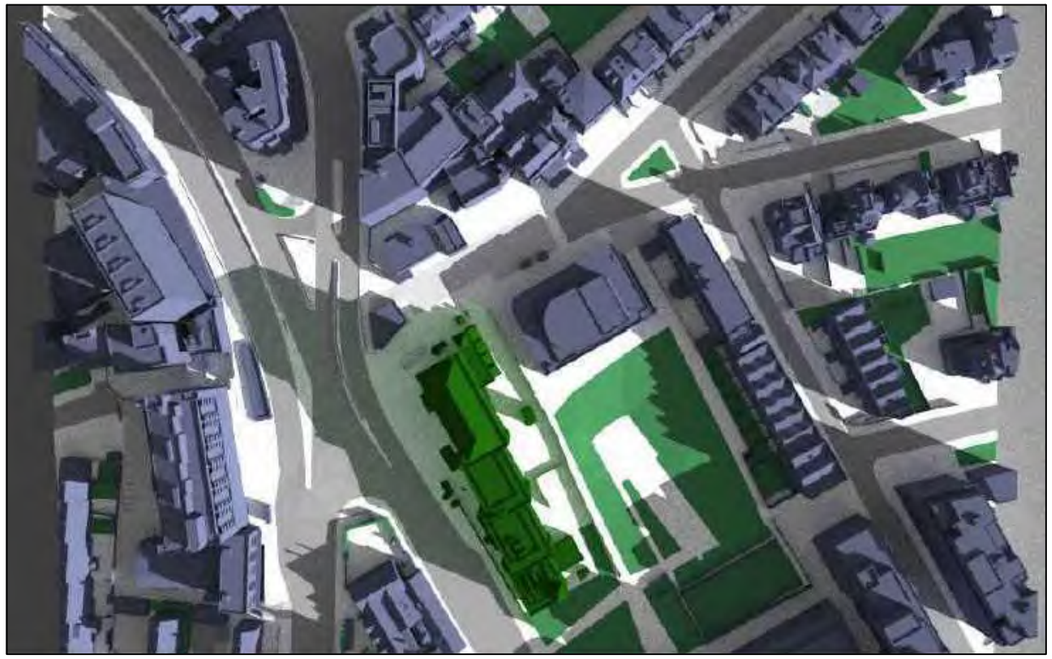
SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
BG	JW

DWG No.	REV.
D+S /3/ 701	

CONSIL

APPENDIX H
TRANSIENT OVERSHADOWING DRAWINGS

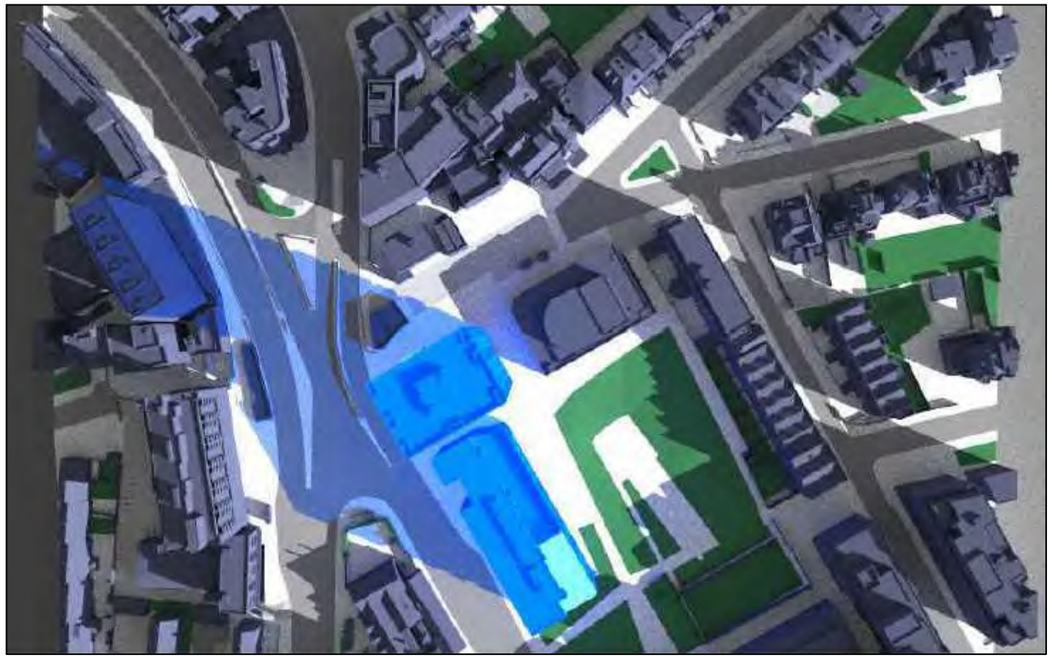
Existing scenario - March 21st



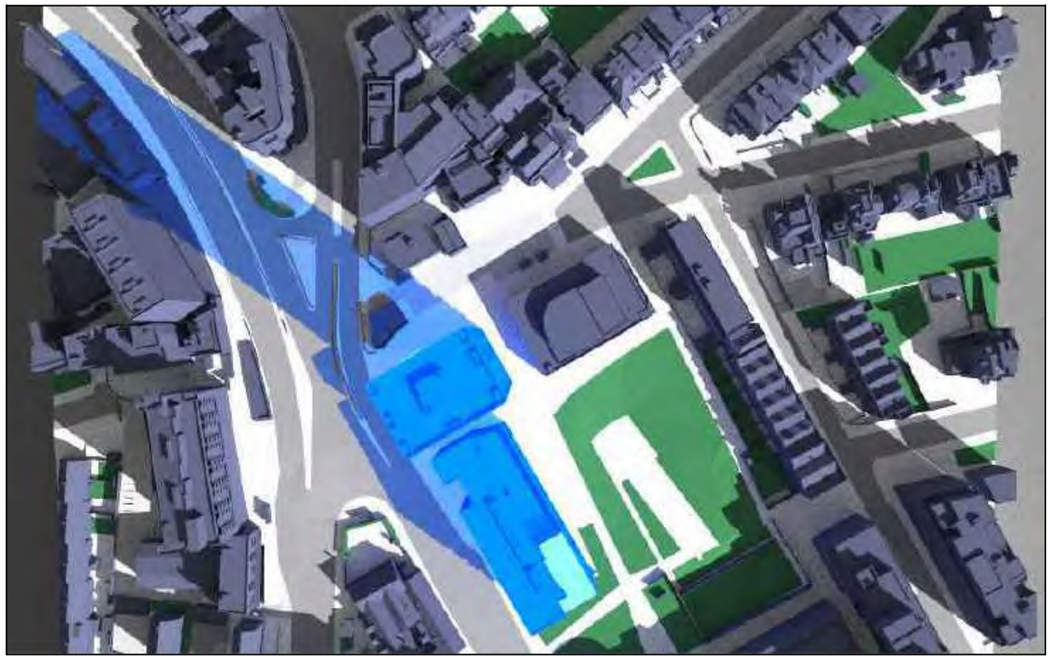
8:00 GMT

9:00 GMT

Proposed scenario - March 21st



8:00 GMT



9:00 GMT

KEY

- Existing buildings
- Proposed buildings
- Surrounding buildings

N

SOURCES OF INFORMATION:

Cartwright Pickard Architects proposed scheme received on 21/01/2025

3D photogrammetry model received from Zmapping Limited on 06/09/2024

CLIENT
Regal Avenue Road Limited

PROJECT
100 Avenue Road, London NW3 3HF

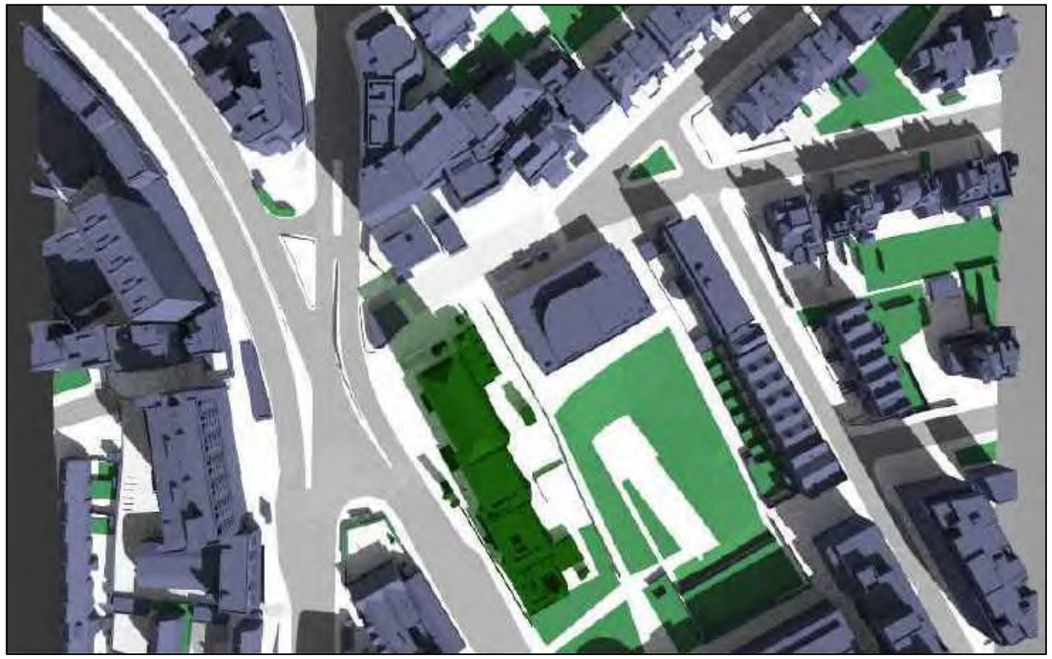
DRAWING TITLE
Transient Overshadowing

SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
BG	JW

DWG No.	REV.
D+S /3/ 451	

CONSIL

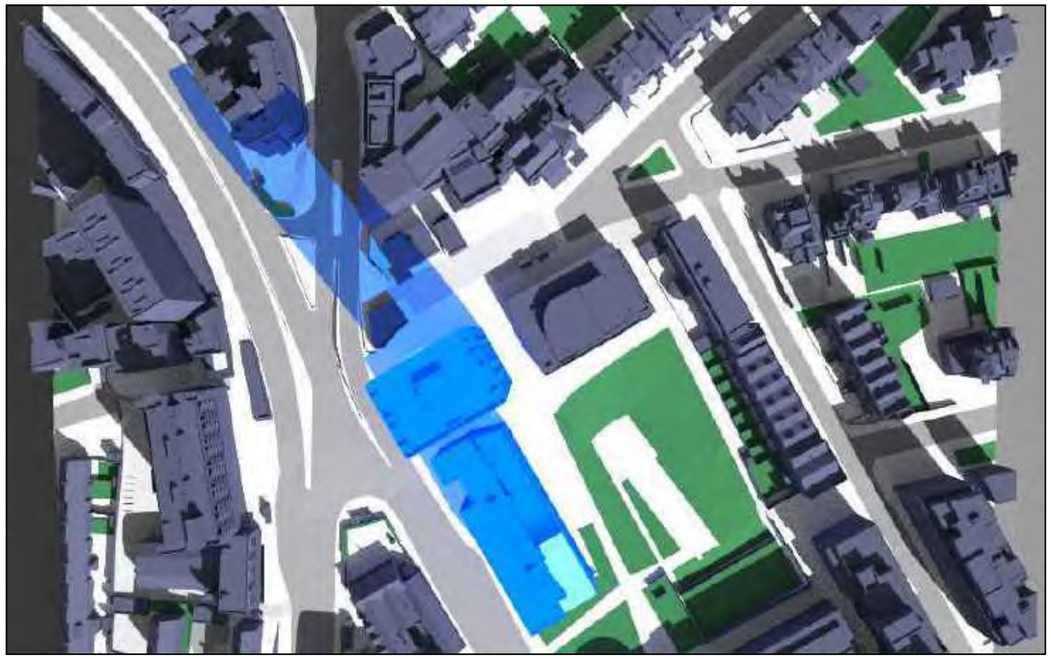
Existing scenario - March 21st



10:00 GMT

11:00 GMT

Proposed scenario - March 21st



10:00 GMT

11:00 GMT

KEY

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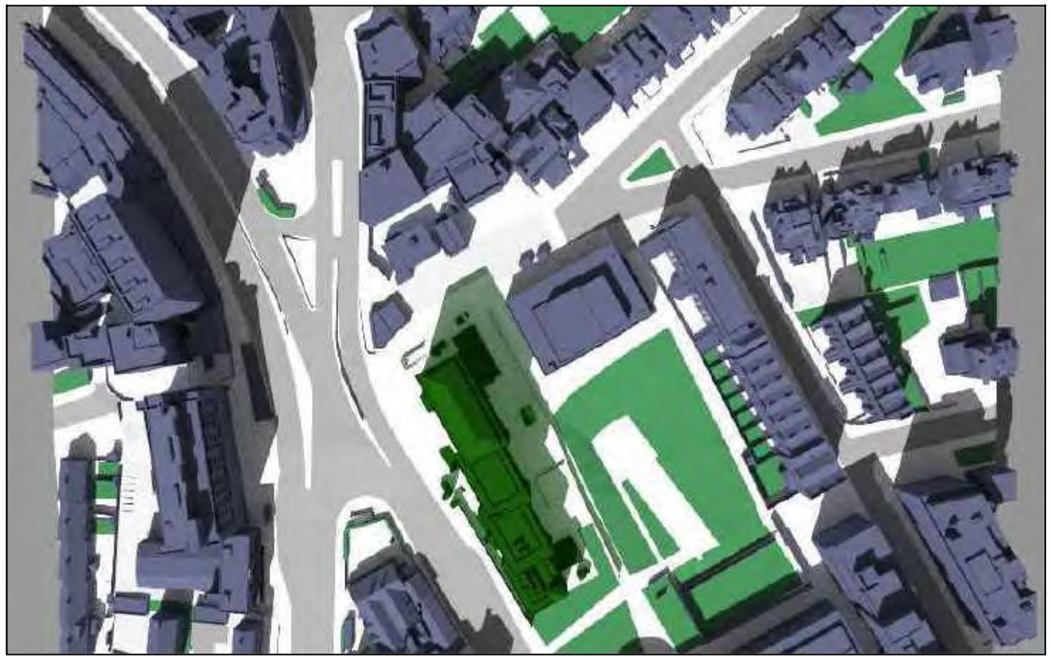
SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
BG	JW

DWG No.	REV.
D+S /3/ 452	

CONSIL

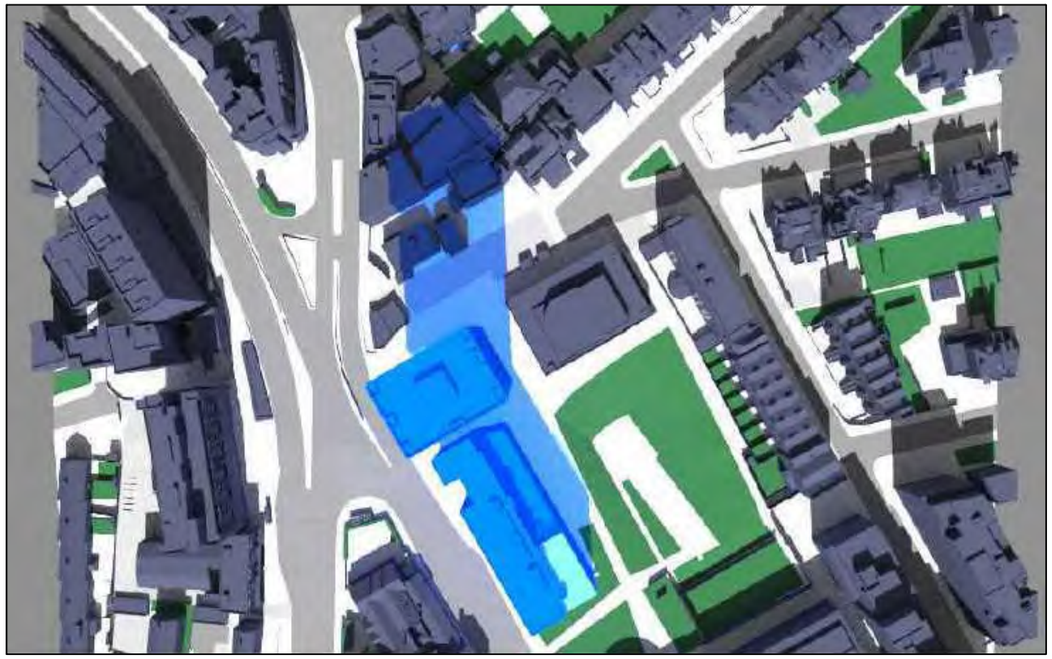
Existing scenario - March 21st

12:00 GMT

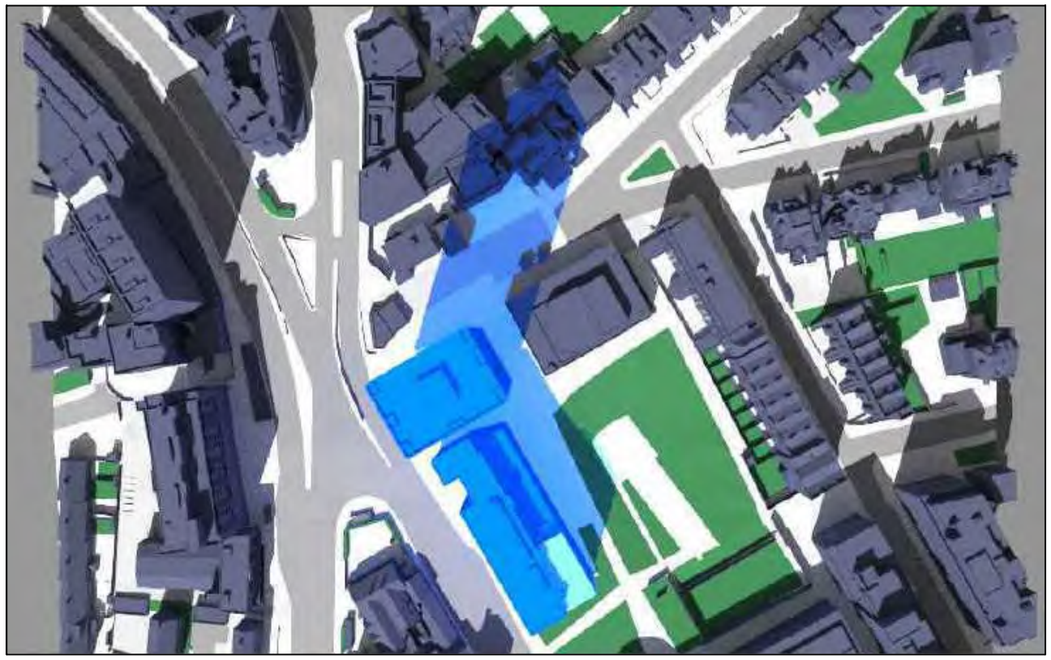


13:00 GMT

Proposed scenario - March 21st



12:00 GMT



13:00 GMT

KEY

- Existing buildings
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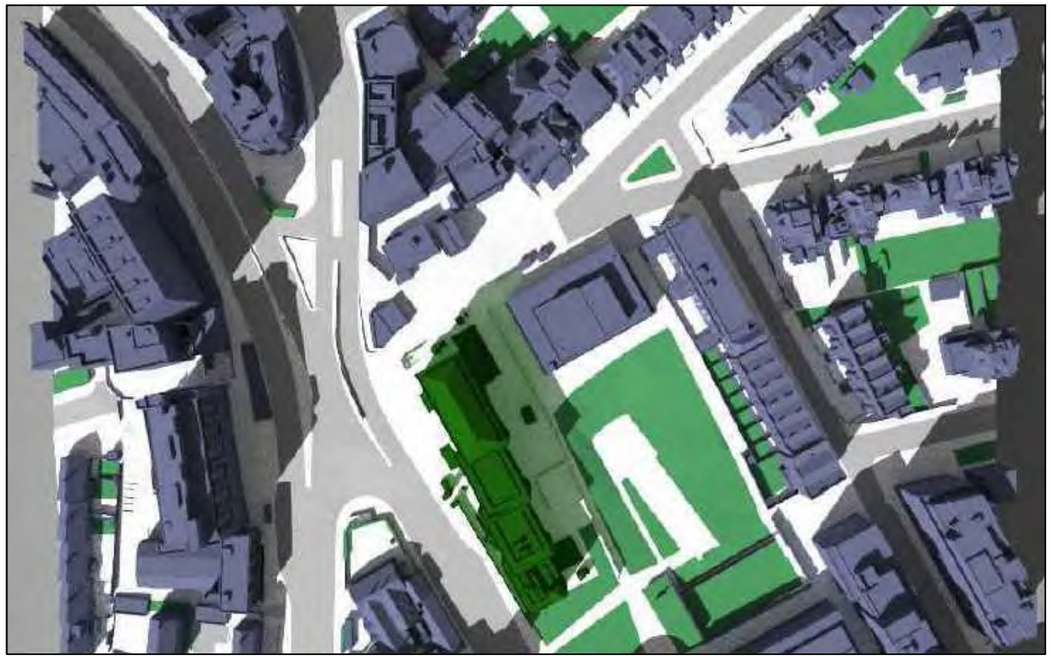
SCALE	DATE
Not to Scale	30/01/2025
DRAWN BY	CHECKED BY
BG	JW

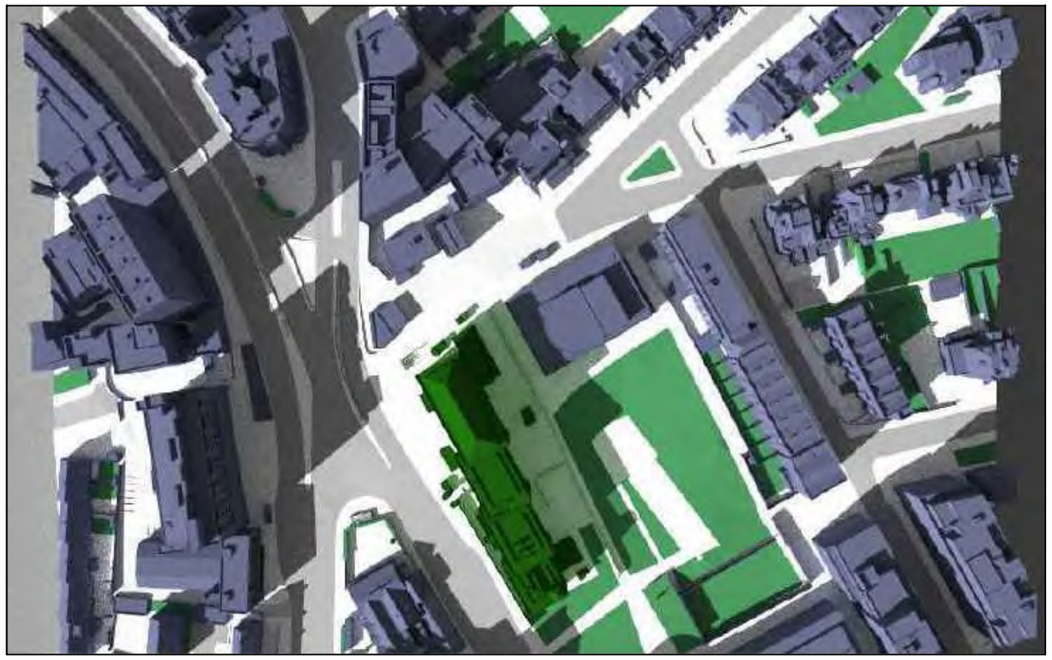
DWG No.	REV.
D+S /3/ 453	

CONSIL

Existing scenario - March 21st

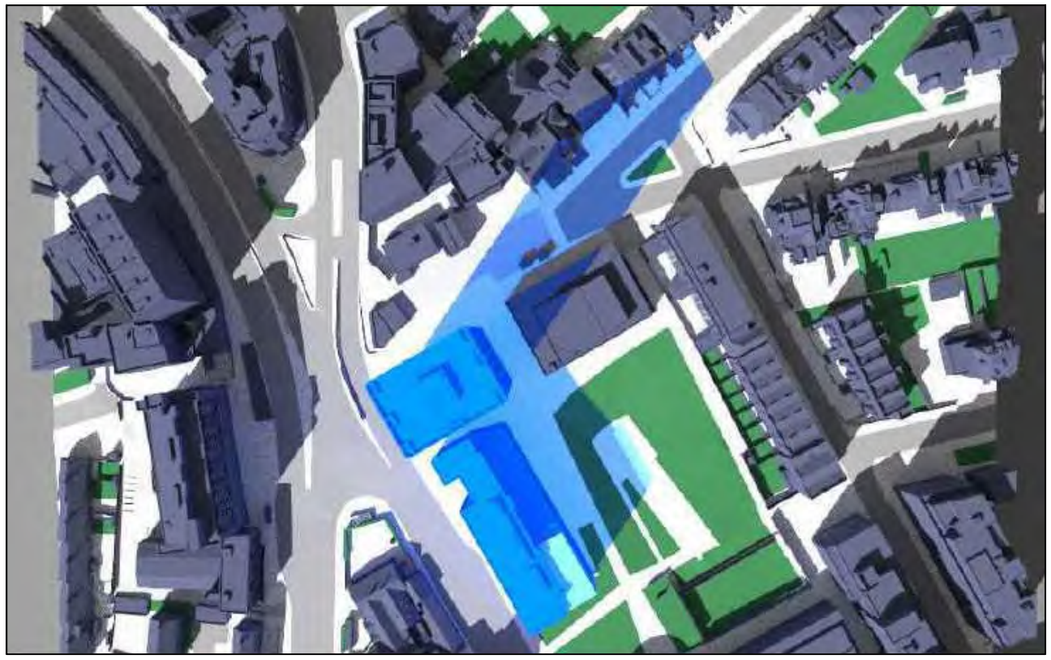


14:00 GMT

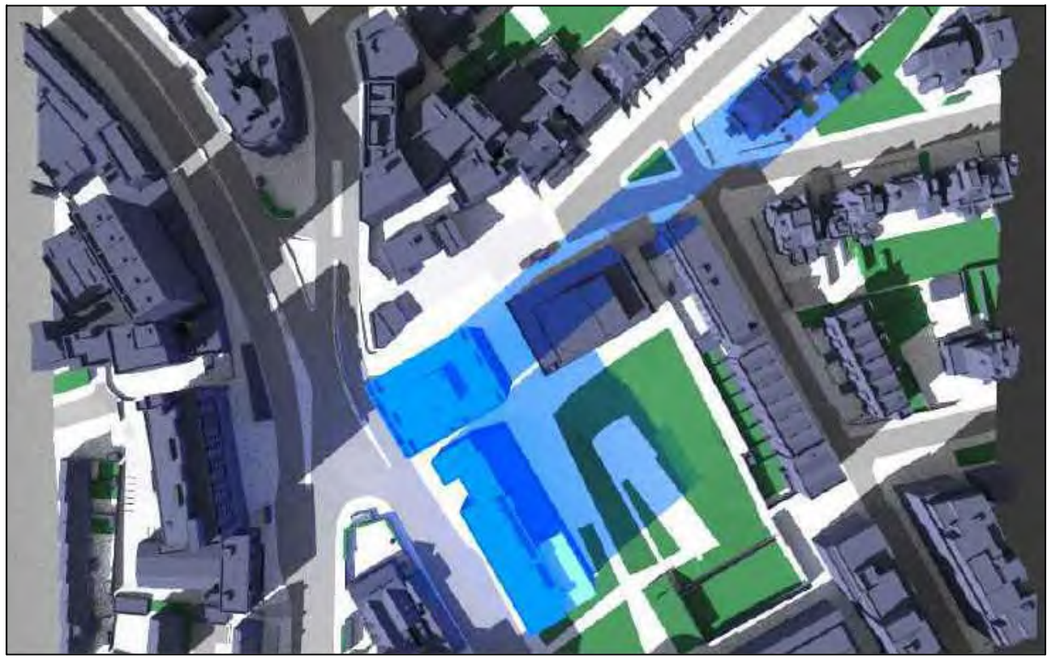


15:00 GMT

Proposed scenario - March 21st



14:00 GMT



15:00 GMT

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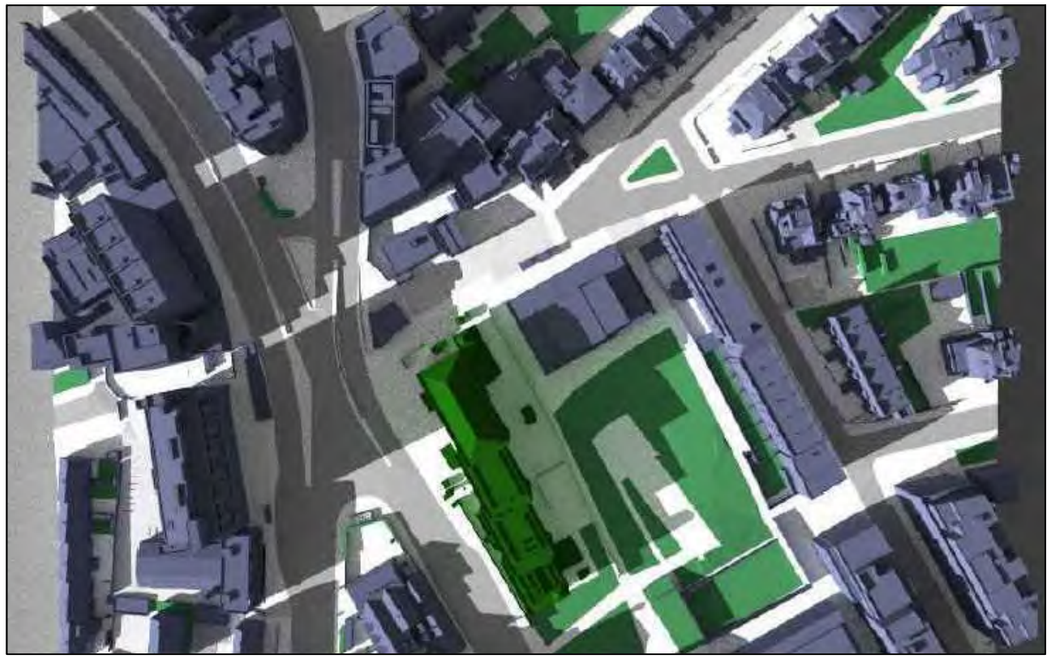
DRAWN BY	CHECKED BY
BG	JW

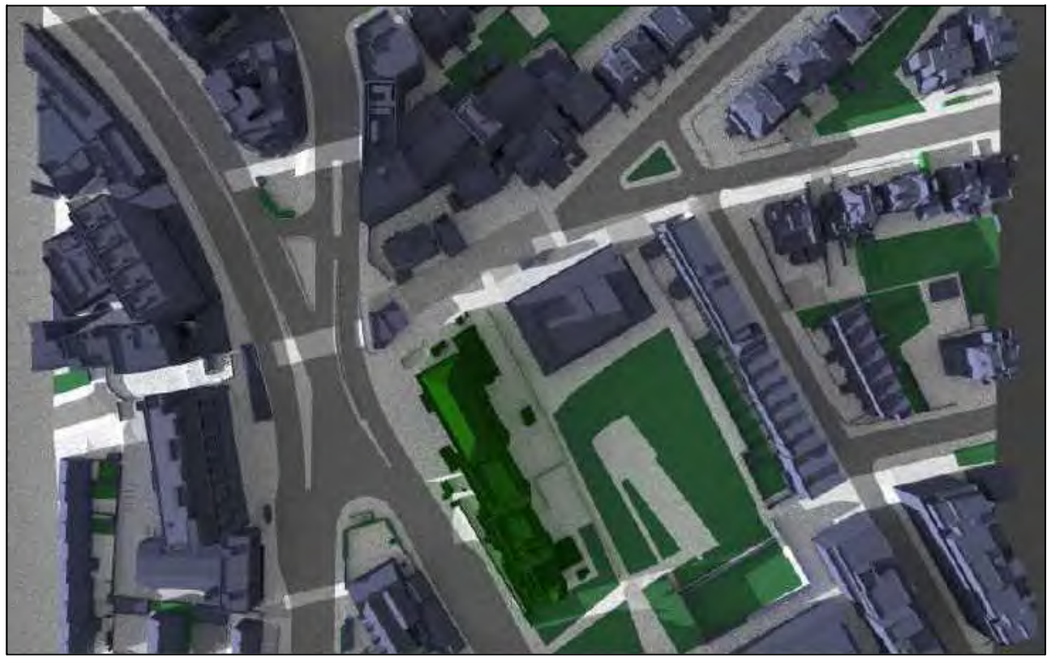
DWG No.	REV.
D+S /3/ 454	

CONSIL

Existing scenario - March 21st

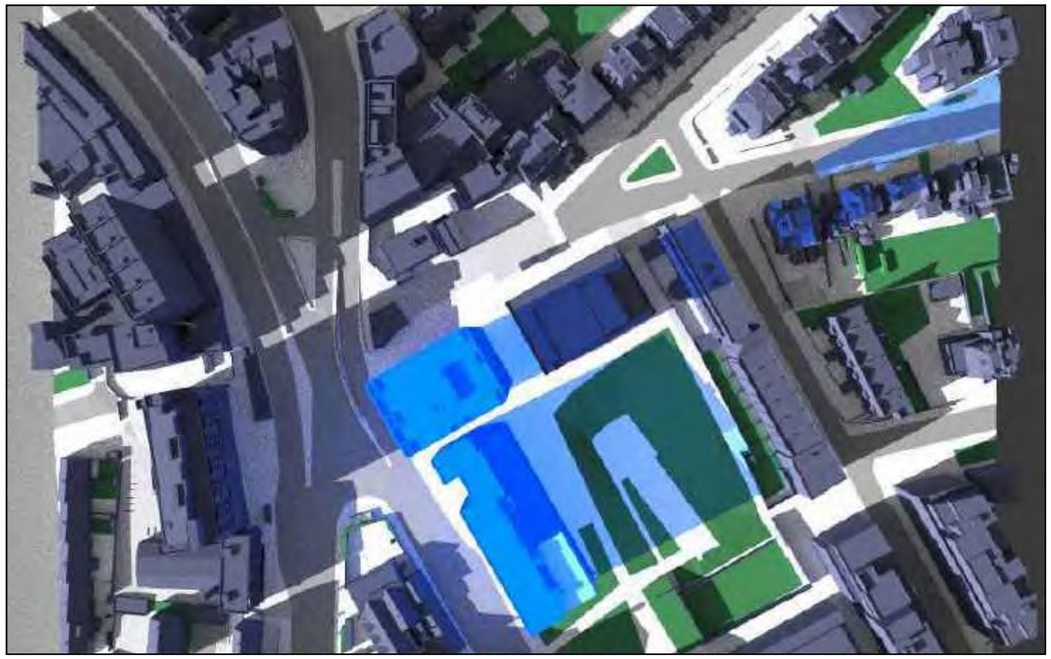


16:00 GMT

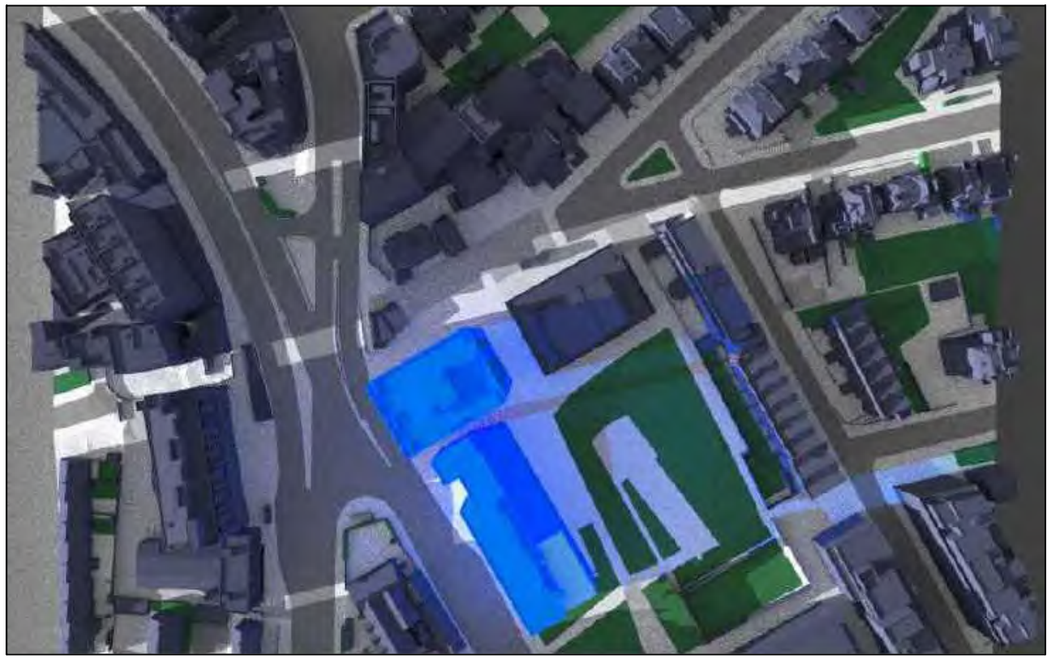


17:00 GMT

Proposed scenario - March 21st



16:00 GMT



17:00 GMT

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CONSIL