Nathaniel Lichfield & Partners
Planning. Design. Economics.

**New College Parade**

**Daylight, Sunlight and Overshadowing Assessment**

Steven Davy Peter Smith Architects

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13499/IR/BK

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# Contents

# Appendices

# 1.0 Introduction

1.1 This report considers the effects of the proposed development at 9-12 New College Parade, Finchley Road, London, NW3 on the levels of daylight and sunlight received by nearby residential properties and adjacent hostel. It also considers the levels of natural light that will be experienced within the proposed residential units in the development. The assessment has been prepared on behalf of Steven Davy Peter Smith Architects.

1.2 The proposed development comprises redevelopment of the site to provide a new five storey building with commercial space at ground floor level and nine residential units above.

1.1 The daylight and sunlight assessment considers the effects of the proposal on the neighbouring hostel at No. 40 College Crescent, the recently approved residential development under construction at No. 39 College Crescent and the College Court building to the rear, as well as residential accommodation above the parade of shops opposite the site across Finchley Road (Harold House).

1.3 It considers the levels of daylight and sunlight that will be received within all of the proposed residential units in the development. The assessment also considers the levels of sunlight and shadow that will be experienced within the neighbouring amenity spaces and proposed gardens.

1.4 The quantitative assessment has been undertaken in accordance with the guidelines set out in the revised Building Research Establishment (BRE) report "*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*" (October 2011). The Guide is intended to be advisory and does not contain mandatory standards. The introduction states:

*"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."*

1.5 This assessment considers the impacts of the development in terms of daylight and sunlight. It does not address rights to light, which is a legal matter rather than a material planning consideration.

1.6 This assessment has been carried out using the following information:

- The planning application drawings prepared by Steven Davy Peter Smith Architects;

- Ordnance Survey Superplan digital mapping of the area;
- Site survey information; and
- A photographic survey of the site and surroundings.

1.7 The report is divided into the following subsequent sections:

- Section 2.0 provides a brief description of the site and surroundings and the nature of the proposed development, highlighting features of relevance to the assessment of daylight and sunlight levels;
- Section 3.0 outlines the scope of the assessment;
- Section 4.0 sets out relevant planning policy considerations;
- Section 5.0 provides an assessment of the impacts of the proposal on levels of daylight;
- Section 6.0 considers the proposal's impacts in terms of sunlighting;
- Section 7.0 considers the scheme's overshadowing effects;
- Section 8.0 provides a summary of the assessment and our conclusions are drawn.

1.8 The assessment is supported by a series of reference plans and results tables attached at Appendices 1-9.

# 2.0 Site, surroundings and the proposal

## Site and Surroundings

2.1 The application site is situated on New College Parade facing onto Finchley Road, NW3. The site currently contains an existing two storey building.

2.2 To the rear of the site are hostel accommodation within a three storey former Nurses Home at No. 40 College Crescent, a recently approved four storey residential development under construction at No. 39 College Crescent and the four storey College Court building.

2.3 Opposite the site, the western side of Finchley Road is fronted by buildings with retail and commercial premises at ground floor level and residential units above. Harold House at Nos. 15-17 Harben Parade comprises three storeys of accommodation set back from the road behind a first floor podium. It is flanked to the north and south by Nos. 19 and 14 Harben Parade which include residential accommodation fronting the road above ground floor level shops.

2.4 Other buildings in the vicinity of the site are non residential in use, particularly at ground floor level along Finchley Road, and/or are situated a sufficient distance from the site to be unaffected in daylight and sunlight terms.

2.5 The site and its context are illustrated in Appendix 1. A complete description of the site and surroundings is provided in the accompanying Design and Access Statement.

## The Proposal

2.6 The proposed development comprises the construction of a five storey building. The scheme will include nine residential units between first and fourth floor levels, with residential access and a commercial unit at ground floor level.

2.7 The layout and heights of the proposed development and its relationship with surrounding buildings are illustrated in Appendix 1.

# 3.0 Scope of Assessment

3.1 This section of the assessment provides an overview of the scope of the daylight and sunlight assessment in terms of the neighbouring properties, proposed units and amenity spaces assessed.

3.2 The locations of the window reference points and main rooms/bedrooms assessed are illustrated in the layouts and model images attached at Appendix 2.

## Neighbouring Properties Assessed

3.3 The assessment has provided an analysis of the impacts of the development on natural light levels within neighbouring residential accommodation.

3.4 As outlined in the preceding section, the assessment has focused on the development's effects on windows serving neighbouring residential properties at Nos. 1-15 College Court, 39 College Crescent, 40 College Crescent and 1-50 Harold House. The windows selected for analysis represented the windows serving the neighbouring residential properties that are most likely to be affected by the proposed development. Their analysis enables inferences to be drawn regarding the wider effects of the development on other less sensitive neighbouring properties.

3.5 The following table provides a summary of the neighbouring properties assessed on this basis:

| **Address** | **Floors** | **Orientation** | **No. windows assessed** | |
|---|---|---|---|---|
| | | | Daylight | Sunlight* |
| Nos. 1-15 College Court | B-2 | South | 12 | 12 |
| 39 College Crescent | B-2 | South | 20 | 20 |
| 40 College Crescent | 1-2 | South | 3 | 3 |
| 1-50 Harold House | 1-3 | North | 48 | 3 |
| **Total** | | | **83** | **38** |

Table 3.1: Windows and Rooms Assessed within Neighbouring Buildings

3.6 All of the neighbouring windows identified for daylight assessment have been considered in terms of Vertical Sky Component (VSC). The south facing windows have also been assessed in terms of Annual Probable Sunlight Hours and Winter Sunlighting.

3.7 Overall, the assessment has considered the effects of the development on the ambient daylight levels received by 83 windows and the sunlight levels received by 38 south facing windows.

## Proposed Units Assessed

3.8 The assessment has also considered the levels of natural light that will be received by all of the windows and main rooms/bedrooms within the proposed residential units. This comprises the following:

3.9

| **Floor** | **No. windows assessed** | | **No. Rooms assessed** |
|---|---|---|---|
| | Daylight | Sunlight* | Interior Daylight |
| First | 12 | 8 | 6 |
| Second | 14 | 8 | 6 |
| Third | 14 | 8 | 6 |
| Fourth | 14 | 9 | 6 |
| **Total** | **54** | **33** | **24** |

Table 3.2: Windows and Rooms Assessed within Proposed Units

3.10 The daylight analysis has considered 54 windows serving 24 rooms between first and fourth floor levels within the nine proposed units. Thirty three of the windows are south facing and have also been assessed in terms of sunlight availability.

3.11 All of these windows have been assessed in terms of ambient daylight (VSC) levels. The rooms they serve have been assessed in terms of internal daylighting (Average Daylight Factor and Daylight Distribution). The south facing windows serving main rooms and bedrooms have been assessed in terms of annual and winter sunlight availability.

## Overshadowing

3.12 The shadow analysis has considered the levels of sunlight and shadow received by the proposed courtyard space and the following six neighbouring areas of amenity space.

- No. 8 New College Parade: Rear garden;
- Development at No. 39 College Court: Four proposed rear gardens;
- Nos. 1-15 College Court: Communal rear garden.

3.13 These areas of amenity space have been assessed in terms of the BRE two-hour sunlight contour analysis.

# 4.0 Planning Policy Context

4.1 The statutory development plan covering the proposal site is formed by the London Plan (2011) and the London Borough of Camden's Core Strategy DPD and Development Policies DPD. The following outlines planning policy of relevance to the daylight and sunlight assessment.

4.2 The London Plan addresses the residential amenity effects of development. Policy 7.6 states that proposals for buildings should, amongst other things, *"not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate"*. Amenity in this case is considered to include access to adequate daylight and sunlight.

4.3 At the local level, Policy CS9 of the Local Plan Core Strategy DPD states that the Council will protect residential amenity in Central London.

4.4 Policy DP26 of the LDF Development Policies DPD addresses managing the impact of development on occupiers and neighbours. It states that the Council will seek to protect the quality of life of occupiers and neighbours in terms of amenity, including daylight and sunlight levels. The accompanying text indicates that the BRE guide will form the basis for assessment of a development's daylight and sunlight impacts.

4.5 The Council's CPG (Housing) (2011) also states that new development should be designed to maximise daylight and sunlight levels.

# 5.0 Daylight

5.1 This section of the assessment assesses the impact of the proposed development on the level of daylight received at the aforementioned reference points.

## Methodology

5.2 The daylight assessment is based on three analyses: Vertical Sky Component (VSC); Daylight Distribution and Average Daylight Factor (ADF).

5.3 The following sets out the methodology for calculating VSC, ADF and Daylight Distribution.

### Vertical Sky Component

5.4 The level of ambient daylight received by a window is quantified in terms of its Vertical Sky Component (VSC), which represents the amount of vertical skylight falling on a vertical window. The daylight assessment has been based on three dimensional AutoCAD models constructed for the site and surroundings as existing and with the proposed development in place. The heights and locations of the surrounding buildings and the proposed development have been taken from site survey information, Ordnance Survey digital plan data, site observations, aerial photography of the site and surroundings and drawings produced by Steven Davy Peter Smith Architects.

5.5 The VSC level at each of the windows requiring assessment has been quantified using Waldram Tools daylight and sunlight software (MBS Software Ltd).

5.6 The BRE good practice guide outlines numerical guidelines that represent flexible targets for new developments in relation to the vertical sky component at nearby reference points. The document states that:

*"If the vertical sky component, with the new development in place, is **both** less than 27% **and** less than 0.8 times its former value, then the loss of light is likely to be noticeable." (our emphasis)*

5.7 The guidelines therefore require that **either** the VSC target **or** the degree of change in daylighting are met (i.e. if the 27% target is adhered to, there is no requirement under the BRE guidelines for the resultant VSC level to remain at 0.8 times the former VSC level).

### Daylight Distribution

5.8 The analysis of daylight distribution considers the area of a room which can receive an unobstructed view of the sky. It is quantified at working plane height (+0.85m).

5.9 The BRE (2011) guide states:

*"If, following construction of a new development, a no-sky line moves so that the area of the existing room which does not receive direct skylight is reduced to less than 0.8 times its former value, this will be noticeable to the occupants."*

5.10 The analysis of daylight distribution provides a more sophisticated method of assessing daylight than VSC as it takes into account the size of a room and the size and number of its windows.

### Average Daylight Factor

5.11 The BRE guide advises that the calculation of Average Daylight Factor (ADF) provides an alternative means of assessing the level of daylight received by the interior of the room served by a window. It is an appropriate means of assessment for proposed accommodation where the parameters required for the ADF calculations are known. In this case, given that neighbouring properties' internal room layouts and window parameters are known ADF calculations have also been undertaken for neighbouring accommodation.

5.12 The calculation of ADF again provides a more sophisticated method of calculating the daylight level experienced within a room than VSC as it takes into account the size and reflectance of room's surfaces and the number, size and transmittance of its window(s), as well as the ambient daylight level (VSC) received at the window(s).

5.13 The Average Daylight Factor (df) is defined as the average internal illuminance as a percentage of the unobstructed external illuminance under standard overcast conditions.

5.14 ADF can be calculated using the following formula (amended in the updated BRE guide, 2011):

$$df = \frac{T A_W \theta}{A(1-R^2)} \quad \%$$

Where:

T is the diffuse visible transmittance of the glazing (a value of 0.68 is typical for double glazed clear glass;

$A_w$ is the net glazed area of the window ($m^2$);

$\theta$ is the angle of visible sky in degrees;

A is the total area of the room surfaces: ceiling, floor, walls and windows ($m^2$);

R is the average reflectance (a value of 0.7 is applicable for new/proposed accommodation with light internal surface treatments[1]).

5.15 The updated BRE guide (2011) introduces a separate procedure for floor to ceiling windows and glazed doors. It states that areas of glazing below the working plane should be treated as a separate window and an extra factor is applied to it to take account of the reduced effectiveness of low level glazing in lighting the room. The BRE states that a value equivalent to the floor reflectance can be taken for this factor. An adjustment factor of 0.3 is appropriate for medium timber floors and has been used in this case.

5.16 The approach to assessing internal daylighting using the ADF method is set out at Appendix C of the BRE guide. The BRE guide and British Standard BS8206 set the following minimum recommended ADF levels for different room types:

- Kitchens: 2%;
- Living rooms: 1. 5%;
- Bedrooms: 1%.

## Daylight Results: Neighbouring Properties

5.17 The following table provides a summary of the VSC results obtained for the neighbouring buildings assessed. The results are set out in full at Appendix 3).

| **Address** | **No. windows assessed** | **Above guide levels** | **% compliance with BRE guide levels** |
|---|---|---|---|
| Nos. 1-15 College Court | 12 | 10 (2 marginal) | 83.33 |
| 39 College Crescent | 20 | 16 (4 marginal) | 80% |
| 40 College Crescent | 3 | 3 | 100% |
| 1-50 Harold House | 48 | 48 | 100% |
| **Total** | **83** | **77 (6 marginal)** | **92.8%** |

Table 5.1: Summary of daylight results for neighbouring properties

5.18 The results of the assessment demonstrate that 77 of the 83 neighbouring windows assessed (92.8%) will comply with the BRE guide levels for VSC with the development in place. The remaining six windows serve basement level units within Nos. 1-15 College Crescent and 39 College Crescent and will experience VSC levels very marginally below the guide levels.

[1] A 0.7 reflectance value assumes white painted walls and ceiling (0.85) and a medium wooden floor (0.3).

5.19 These effects are localised and marginal and the resultant levels of daylight are good for a higher density urban environment.

5.20 The windows assessed represent the windows within neighbouring residential buildings that will be most affected by the development in terms of daylight. Given that they all comply with the guide levels for VSC, it is reasonable to conclude that other windows serving less affected accommodation will similarly be consistent with the guide levels.

5.21 On this basis, we are comfortable that the development will not result in any materially unacceptable effects on the levels of ambient daylight experienced by neighbouring properties in the context of the BRE guidance.

## Daylight Results: Proposed Units

5.22 The following table provides a summary of the VSC, Daylight Distribution and ADF results obtained for the proposed residential accommodation within the development. The results are set out in full at Appendices 4-6.

| **Floor** | **No. windows/ rooms assessed** | **No (%) with VSC guidance** | **No (%) with ADF guidance** | **No (%) with DD guidance** |
|---|---|---|---|---|
| First | 12/6 | 10 (83.33%) | 6 (100%) | 6 (100%) |
| Second | 14/6 | 10 (71.43%) | 6 (100%) | 6 (100%) |
| Third | 14/6 | 10 (71.43%) | 6 (100%) | 6 (100%) |
| Fourth | 14/6 | 11 (78.57%) | 4 (100%) | 4 (100%) |
| **Total** | **54/24** | **41 (75.93%)** | **24 (100%)** | **24 (100%)** |

Table 5.2: Summary of daylight results for proposed units

5.23 The results of the daylight analyses for the proposed units show that the majority of the window serving main rooms and bedrooms within the scheme will comply with the BRE guide levels for VSC. While a small number of windows will receive VSC levels below the guide levels, the rooms they serve are all also served by compliant windows. On this basis, all of the proposed rooms within the development will experience at least one window that complies with the BRE guide level for VSC. This is very good for a higher density urban environment.

5.24 Notwithstanding this, on the basis that some of the proposed windows assessed will experience VSC levels below the guide levels, Average Daylight Factor (ADF) and Daylight Distribution (DD) calculations have been undertaken for the rooms they serve. ADF and DD provide more sophisticated and accurate means of assessing daylight than VSC.

5.25 The results of the internal daylight analyses show that all 24 of the main rooms and bedrooms within the development will comply with the respective BS/BRE guide levels for ADF and DD. The scheme will provide a very good standard of accommodation for an urban development in Inner London.

5.26 On this basis, the proposed residential units within the development will experience good levels of daylight in the context of the BRE guidance.

# 6.0 Sunlight

## Methodology

6.1 This section of the report assesses the effects of the proposed development on levels of sunlight at the window reference points. Of the neighbouring windows considered in the daylight assessment, 20 of the window reference points have been assessed in terms of sunlight availability. In addition, 66 of the windows serving the proposed residential accommodation are orientated due south and have also been assessed in terms of sunlighting.

6.2 The levels of sunlight availability at the window reference points assessed have been calculated based on the three dimensional AutoCAD models of the site and surroundings as existing and with the development in place, using the Waldram Tools daylight and sunlight software. The calculations provide the percentage year round sunlight availability and the percentage of sunlight availability received during the winter months.

6.3 The BRE good practice guide states that the sunlighting of an existing dwelling may be adversely affected by a development *"…if the centre of the window:*

*receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*

*receives less than 0.8 times its former sunlight hours during either period and*

*has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours"*

6.4 As with daylight, the guidelines require that **either** the sunlight availability targets **or** the degree of change in sunlighting **or** a reduction less than 4% of APSH are achieved (i.e. if the 25%/5% targets are adhered to, there is no requirement under the BRE guidelines for the resultant sunlight levels to remain at 0.8 times the former levels etc.).

## Sunlight Results: Neighbouring Properties

6.5 The following table provides a summary of the sunlight availability results obtained for the neighbouring buildings assessed. The results are set out in full at Appendix 7).

| Address | No. windows assessed | Above guide levels | % compliance with BRE guide levels |
|---|---|---|---|
| Nos. 1-15 College Court | 12 | 12 | 100% |
| 39 College Crescent | 20 | 20 | 100% |
| 40 College Crescent | 3 | 3 | 100% |
| 1-50 Harold House | 3 | 3 | 100% |
| **Total** | **38** | **38** | **100%** |

Table 6.1: Summary of Sunlight results for neighbouring properties

6.6 The results of the sunlight assessment for the neighbouring properties demonstrate that all 38 of the south facing windows assessed will comply with the BRE guide levels for annual and winter sunlighting (100%). Again, these windows represent the windows serving neighbouring properties that will be most affected by the proposed development in terms of sunlighting. Consequently, it is reasonable to conclude that all other south facing windows serving neighbouring properties will comply with the BRE guide levels for annual and winter sunlighting with the development in place.

6.7 On this basis, it is considered that the development will not give rise to any unacceptable effects in terms of the annual and winter sunlight levels experienced by all neighbouring properties.

## Sunlight Results: Proposed Units

6.8 The following table provides a summary of the annual and winter sunlight results for the proposed residential accommodation. The results are set out in full at Appendix 8.

| Floors | No. windows assessed | No (%) with APSH guidance | No (%) with WPSH guidance |
|---|---|---|---|
| First | 8 | 8 (100%) | 8 (100%) |
| Second | 8 | 8 (100%) | 8 (100%) |
| Third | 8 | 8 (100%) | 8 (100%) |
| Fourth | 9 | 9 (100%) | 9 (100%) |
| **Total** | **33** | **33** (100%) | **33** (100%) |

Table 6.2: Summary of daylight results for proposed units

6.9 The results of the sunlight analyses for the proposed units demonstrate that all of the south facing windows within the development will comply with the BRE guide levels for annual and winter sunlighting (100%).

6.10 On this basis, the proposed accommodation will experience good levels of sunlighting throughout the scheme.

# 7.0 Overshadowing

7.1 The effects of the development on the levels of sunlight experienced within neighbouring and proposed areas of amenity space have been assessed. The following outlines the methodology and results of this overshadowing assessment.

## Methodology

7.2 The BRE 'test' for a development's overshadowing impacts relates to the area of an amenity space that receives more than two hours of sunlight on 21 March (the Spring Equinox). The guide states:

*"…for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If, as a result of new development, an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 march is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable".*

7.3 The assessment has, therefore, considered the area of amenity space that can receive more than two hours of direct sunlight on this date.

## Results

7.4 As outlined at Section 3.0, the assessment has considered the effects of the development on the communal garden proposed within the development and six areas of existing/emerging neighbouring amenity space serving No. 8 New College Parade; Nos. 1-15 College Court; and the development at No. 39 College Crescent.

7.5 The following table provides a summary of the results of the overshadowing assessment (the results are outlined in full at Appendix 9).

| Floor Ref. | Amenity Ref. | | Amenity Area | Lit Area Existing | Lit Area Proposed | Proposed/ Existing | Above/ Below BRE Guide |
|---|---|---|---|---|---|---|---|
| **Proposed Development** | | | | | | | |
| Ground | Communal Garden | Area $m^2$ | 128.12 | | 71.58<br>56% | | Above |
| **1-8 New College Parade** | | | | | | | |
| Ground | 8 New college Parade | Area $m^2$ | 50.51 | 34.13<br>68% | 34.13<br>68% | 1.00 | Above |
| **1-15 College Court** | | | | | | | |
| Ground | Overshadowing | Area $m^2$ | 232.79 | 184.46<br>79% | 137.80<br>59% | 0.75 | Above |
| **39 College Crescent** | | | | | | | |
| Ground | Garden 1 | Area $m^2$ | 52.73 | 52.18<br>99% | 52.02<br>99% | 1.00 | Above |
| Ground | Garden 2 | Area $m^2$ | 42.18 | 42.18<br>100% | 42.18<br>100% | 1.00 | Above |
| Ground | Garden 3 | Area $m^2$ | 44.98 | 44.98<br>100% | 44.98<br>100% | 1.00 | Above |
| Ground | Garden 4 | Area $m^2$ | 66.89 | 65.90<br>99% | 60.12<br>90% | 0.91 | Above |

Table 5.3: Summary of daylight results for proposed units

1.1 The shadow results show that the proposed amenity space within the development will comply with the BRE guide level for overshadowing. Similarly, the neighbouring gardens and amenity spaces assessed will adhere to the BRE guide levels with the scheme in place.

1.2 On this basis, the proposed development will not cause any materially unacceptable effects in terms of overshadowing of existing/emerging and proposed amenity space in the context of the BRE guidance.

# 8.0 Summary and Conclusions

8.1 This assessment has considered the effects of the development at 9-12 New College Parade, Finchley Road, London, NW3 on the levels of daylight and sunlight received by nearby residential properties and gardens. It also considers the levels of natural light that will be experienced within the proposed residential units and amenity space in the development. The assessment has been carried out in accordance with BRE guidelines relating to the analysis of daylight and sunlight.

8.2 The assessment has considered the scheme's effects on the levels of daylight received by 83 windows serving neighbouring residential accommodation within Nos. 1-15 College Court, 39 College Crescent, 40 College Crescent and 1-50 Harold House. The levels of sunlight experienced by 38 south facing windows serving these properties have also been analysed. These windows represent the windows that will be most affected by the development.

8.3 The assessment has considered the levels of daylight received by all of the windows and main rooms/bedrooms in the residential units within the development. This constitutes 54 windows serving 24 proposed rooms. The levels of sunlight availability experienced by the development's 33 south facing windows have also been analysed.

8.4 Finally, the assessment has considered the development's effects on the proposed courtyard space and six existing/emerging areas of neighbouring amenity space.

## Daylight

8.5 The results of the daylight analyses for neighbouring properties demonstrate that the majority of the windows assessed will comply fully with the BRE guide levels with the scheme in place. Six neighbouring basement level windows serving Nos. 1-15 College Crescent and 39 College Crescent will experience levels of VSC below the guide levels. These effects are isolated and marginal. The resultant levels of daylight are good for a higher density urban environment. On this basis it is concluded that the development will not result in any materially unacceptable effects on the daylight levels experienced by any of the accommodation within neighbouring buildings in the context of the BRE guidance.

8.6 The assessment shows that all of the proposed residential units within the development will comply fully with the BRE guide levels in terms of ADF and DD. All of the proposed units will therefore achieve good levels of interior daylighting.

8.7 Overall, it is concluded that the development will not result in any unacceptable effects in terms of the daylight levels experienced by neighbouring residential

properties and the proposed residential accommodation within the scheme will provide a good residential environment in terms of daylight.

## Sunlight

8.8 The sunlight analysis has demonstrated that the windows assessed serving neighbouring properties will all achieve the BRE guide levels for annual and winter sunlight. Consequently, the development will not cause any materially noticeable effects in terms of the sunlight received by neighbouring properties.

8.9 All of south facing windows serving the proposed accommodation within the development will also comply with the BRE guide levels for annual and winter sunlight availability. The scheme will, therefore, achieve a good level of sunlighting for an urban development project.

8.10 Overall, the assessment demonstrates that the development will not result in any unacceptable effects on neighbouring residential accommodation in terms of sunlighting and that good levels of sunlight will be experienced by the proposed residential units.

## Overshadowing

8.11 The overshadowing analysis demonstrates that the development will comply with the BRE guide levels in terms of the existing/emerging neighbouring amenity space serving No. 8 New College Parade; Nos. 1-15 College Court; and the development at No. 39 College Crescent. The communal amenity space proposed within the development will also comply with the guide levels.

## Overall Conclusions

8.12 The results of the assessment demonstrate that the proposed development will not result in any materially unacceptable daylight, sunlight or overshadowing effects in relation to neighbouring residential properties, the proposed accommodation and existing/proposed areas of amenity space. The development is, therefore, consistent with the objectives and requirements of the BRE guidance and relevant planning policy. We respectfully conclude that there are no reasons on which planning permission should be refused on daylight or sunlight impact grounds.

# Appendices

Appendix 1 Assessment Model

Appendix 2 Window/Room References

Appendix 3 VSC Results – Neighbouring Properties

Appendix 4 VSC Results – Proposed Units

Appendix 5 ADF Results – Proposed Units

Appendix 6 Daylight Distribution Results – Proposed Units

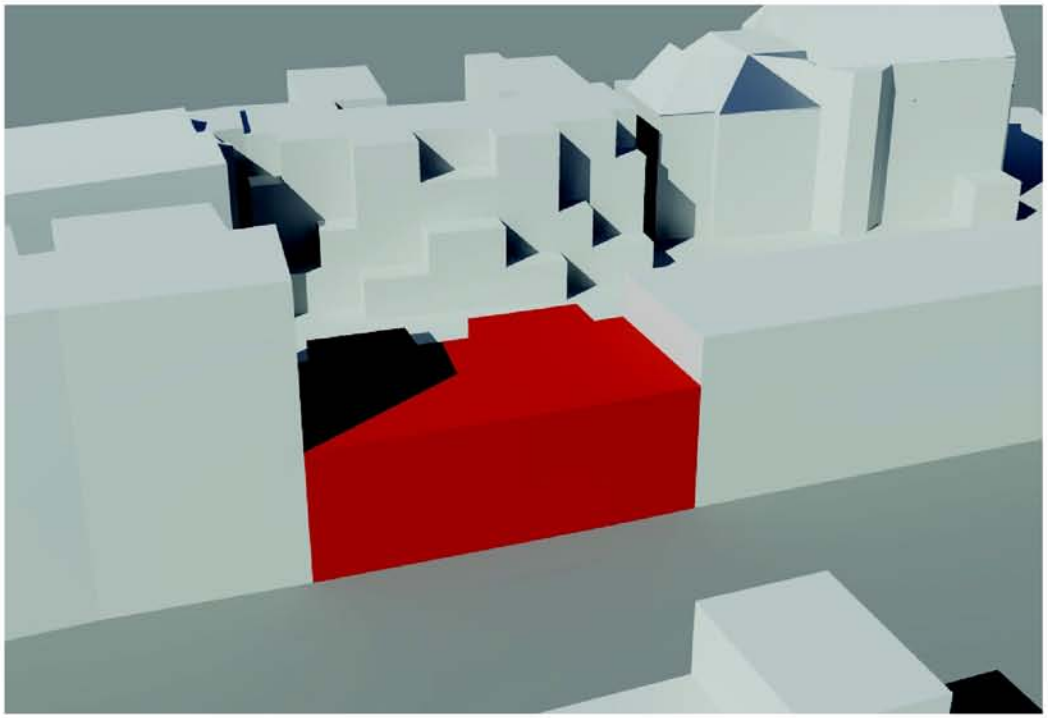
Appendix 7 Sunlight Results – Neighbouring Properties

Appendix 8 Sunlight Results – Proposed Units

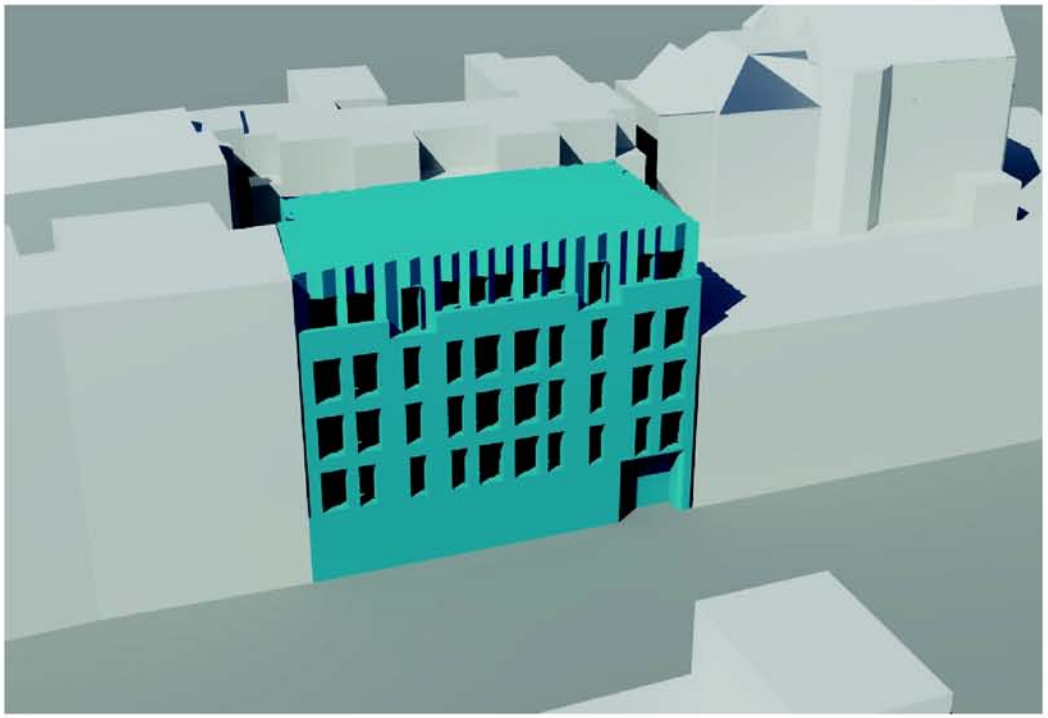
Appendix 9 Shadow Results

# Appendix 1 Assessment Model

# Appendix 1 - Images of Model



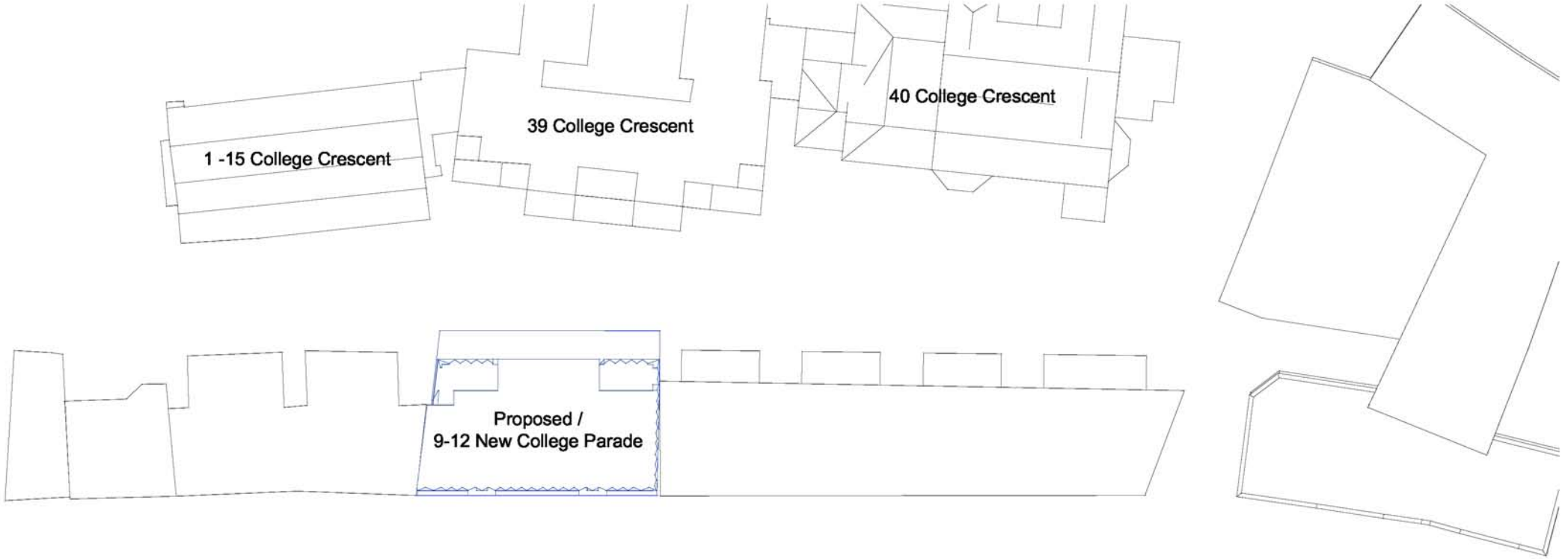
Existing Model



Proposed Model

# Appendix 2 Window/Room References

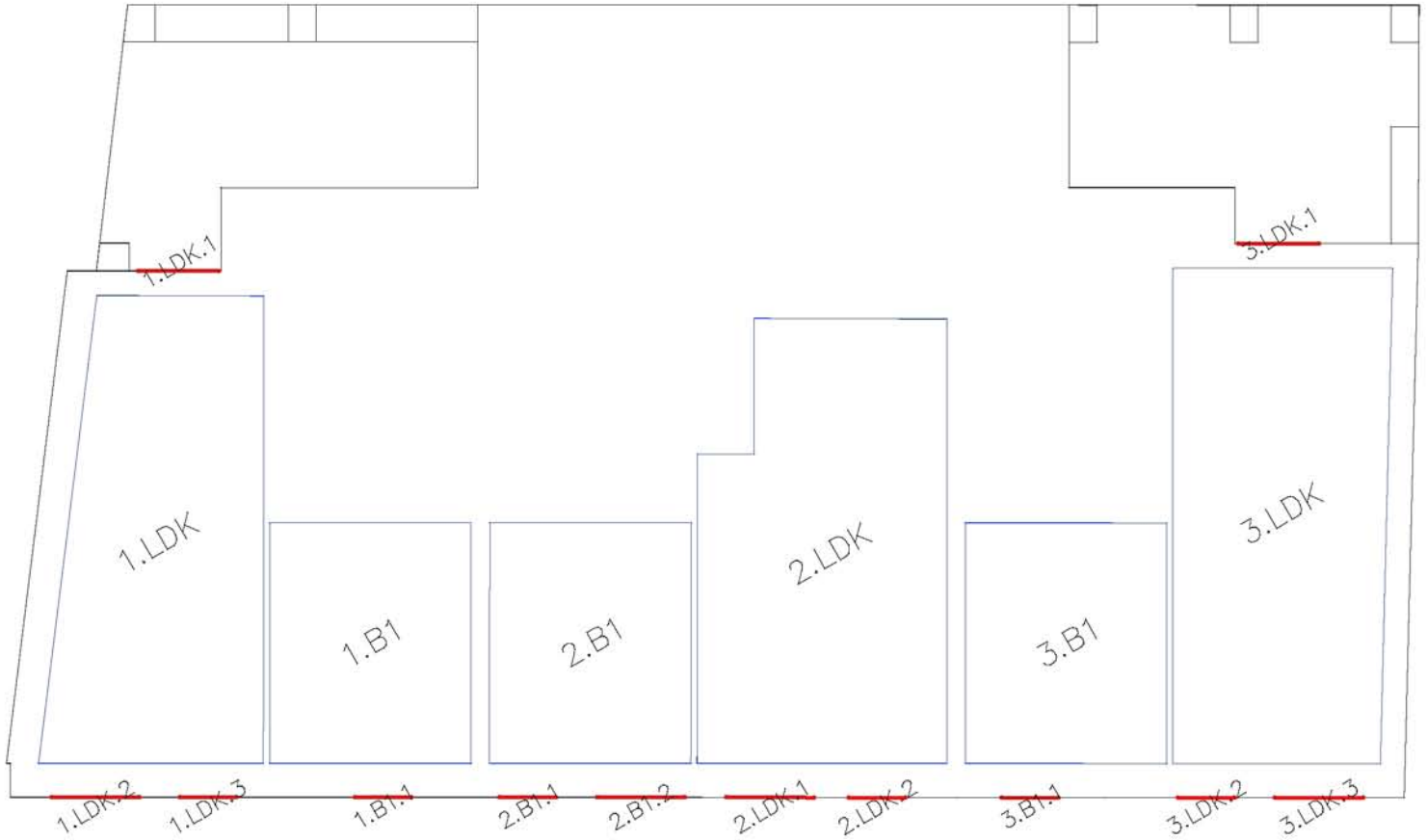
# Appendix 2 - Building and window references





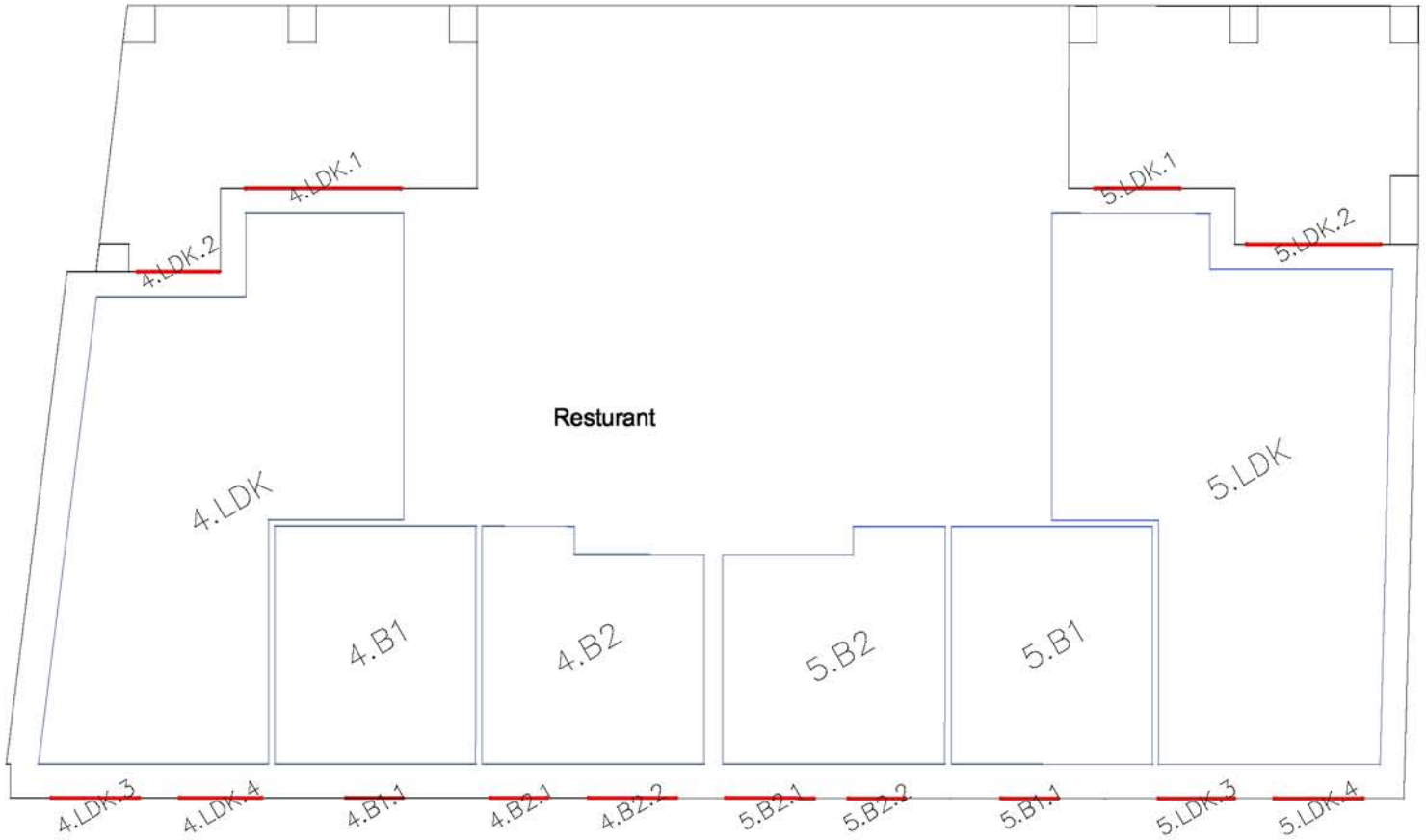
Aerial View

# Appendix 2 - Building and window references



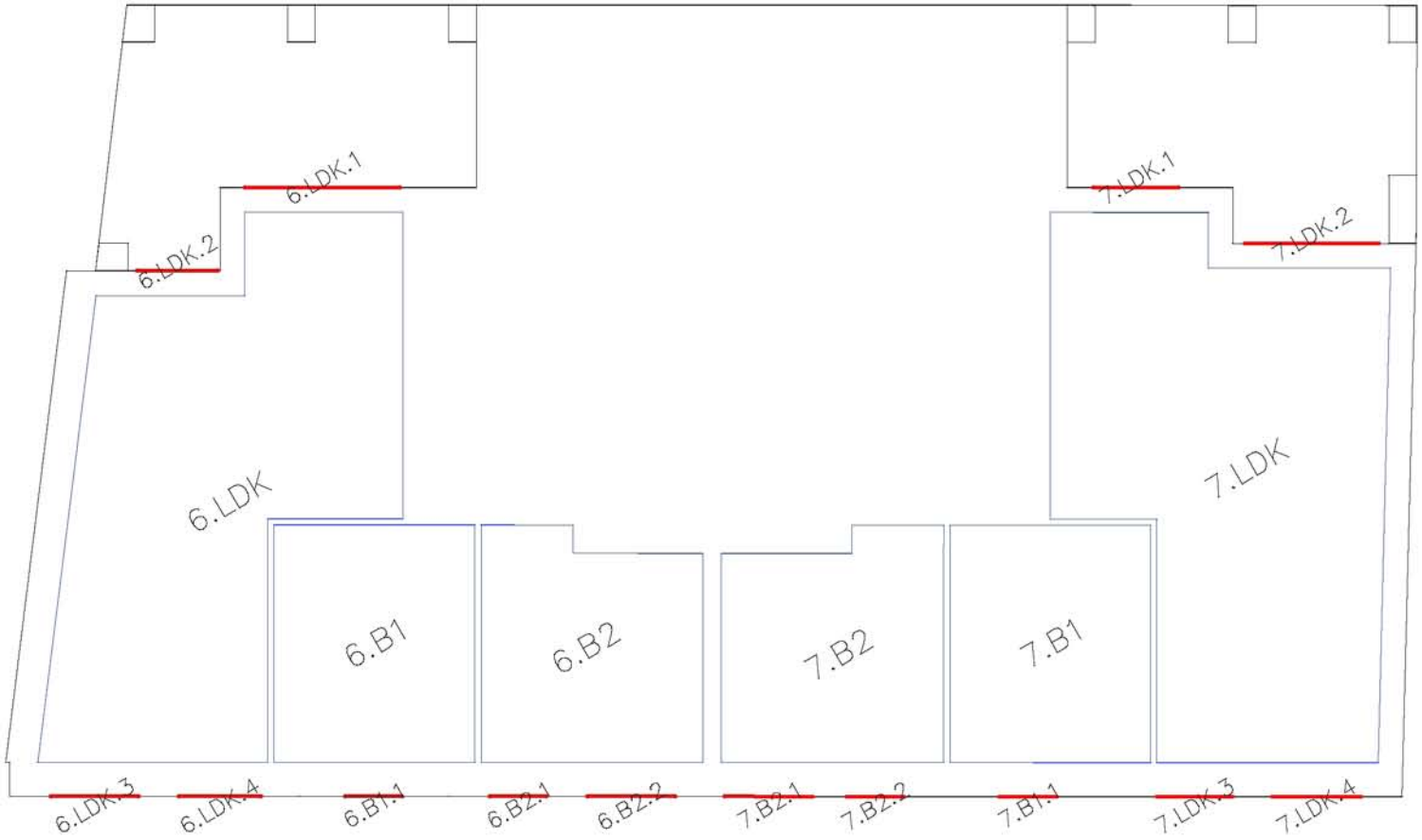

First Floor

# Appendix 2 - Building and window references



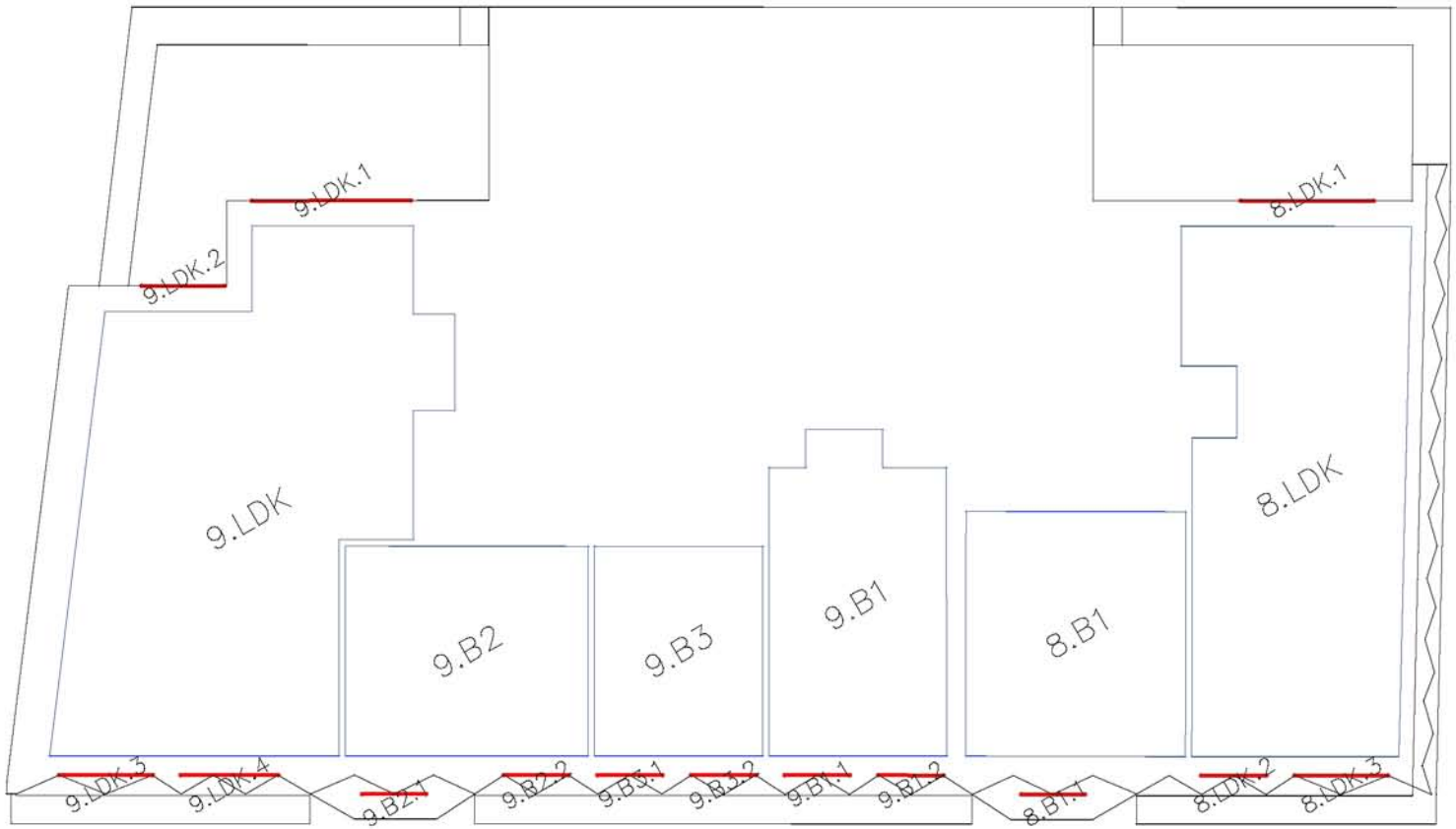

Second Floor

# Appendix 2 - Building and window references




Third Floor

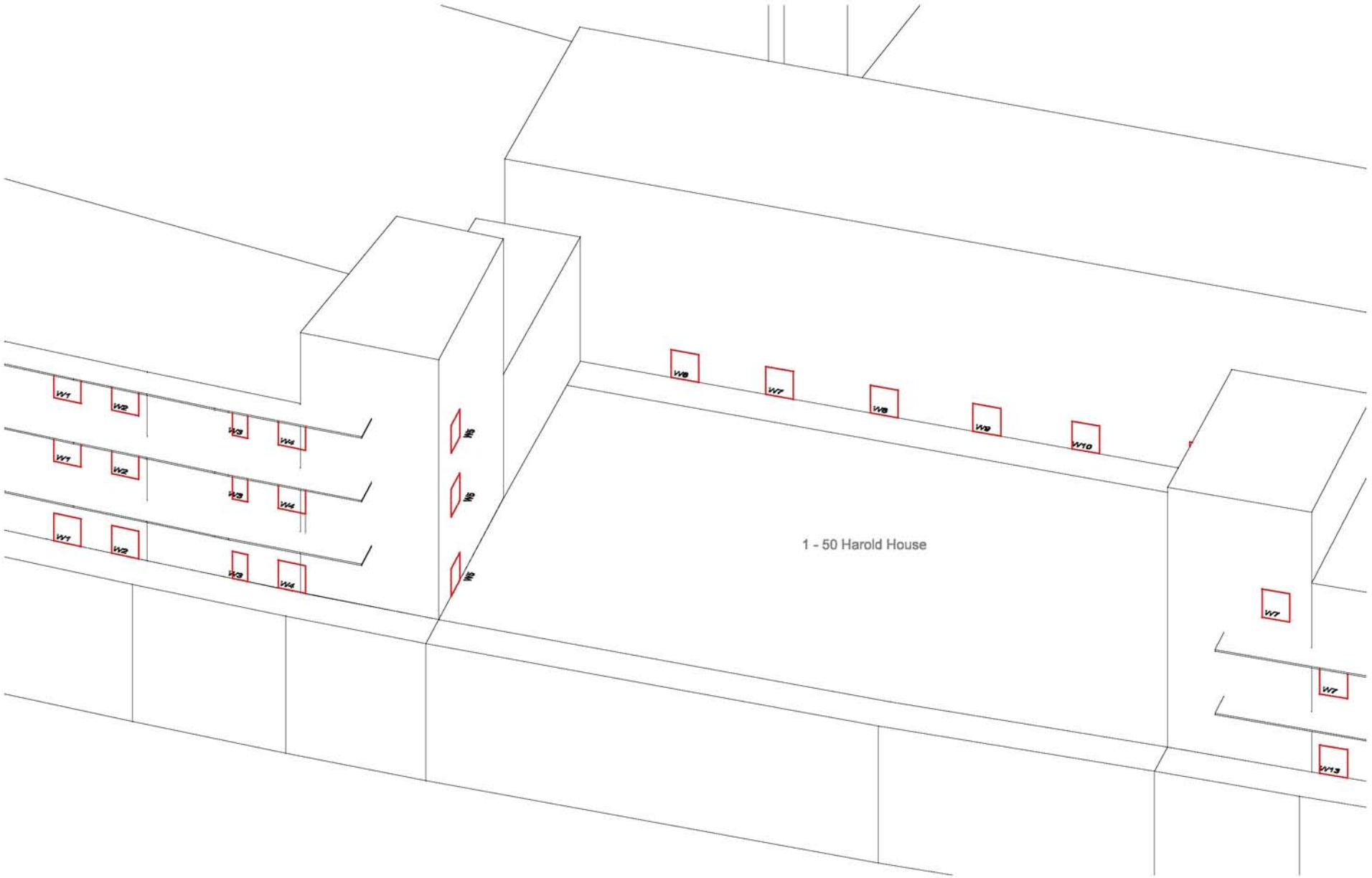
# Appendix 2 - Building and window references



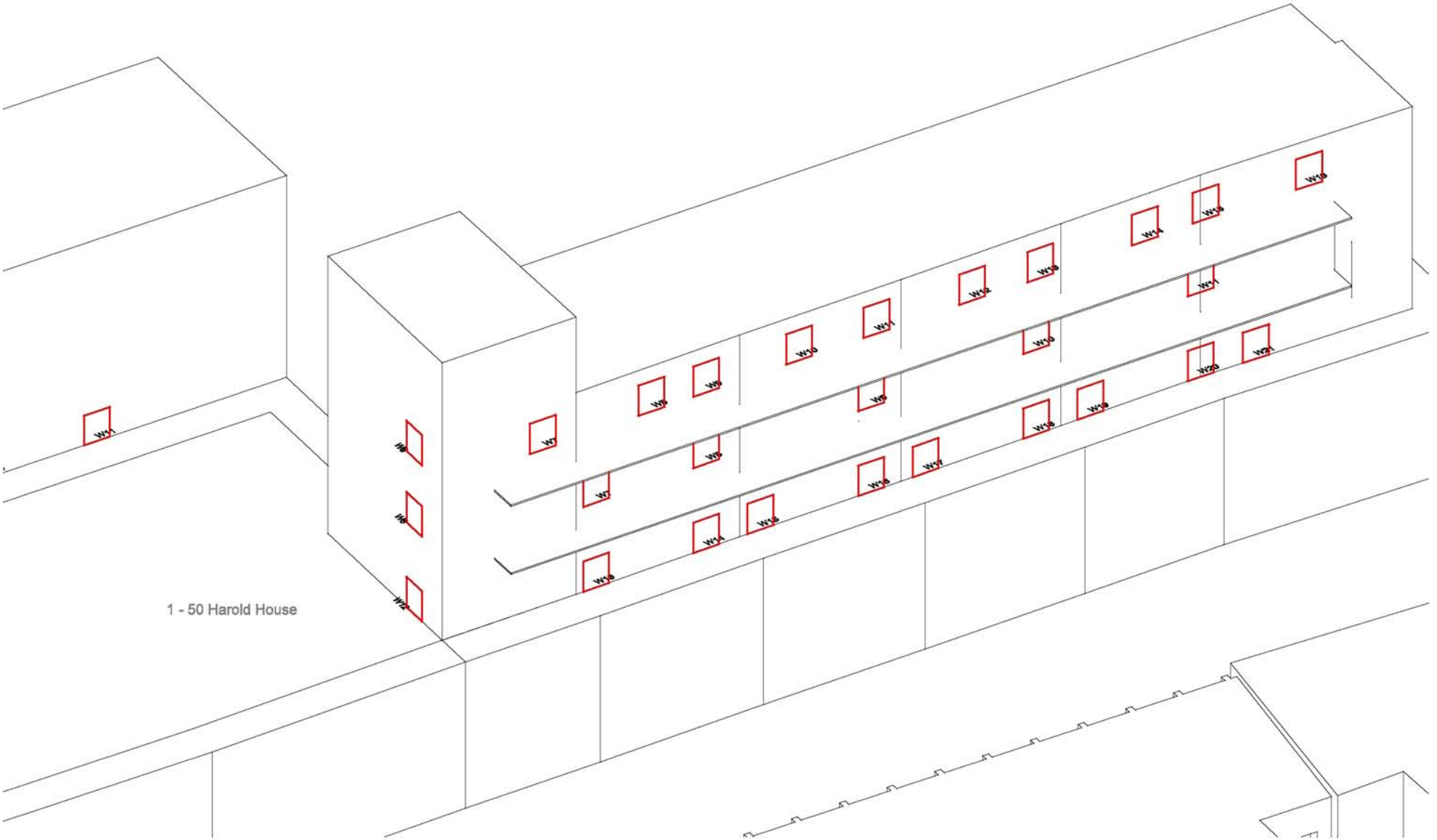

Fourth Floor

# Appendix 2 - Building and window references

# Appendix 2 - Building and window references



# Appendix 2 - Building and window references



# Appendix 2 - Building and window references


Amenity Area

# Appendix 3 VSC Results – Neighbouring Properties

# New College Parade: Appendix 3 - VSC Results for Neighbouring Properties

| Floor Ref. | Room Ref. | Room Use. | Window Ref. | Scenario | VSC | Change | Above/ Below BRE Guide Level |
|---|---|---|---|---|---|---|---|
| **1-15 College Court** | | | | | | | |
| Basement | - | | W1 | Existing | 23.17 | 0.79 | Below(M) |
| | | | | Proposed | 18.22 | | |
| Basement | - | | W2 | Existing | 25.27 | 0.75 | Below(M) |
| | | | | Proposed | 19.04 | | |
| Basement | - | | W3 | Existing | 18.62 | 0.89 | Above |
| | | | | Proposed | 16.59 | | |
| Ground | - | | W1 | Existing | 26.14 | 0.83 | Above |
| | | | | Proposed | 21.75 | | |
| Ground | - | | W2 | Existing | 28.24 | 0.80 | Above |
| | | | | Proposed | 22.66 | | |
| Ground | - | | W3 | Existing | 21.6 | 0.92 | Above |
| | | | | Proposed | 19.83 | | |
| First | - | | W1 | Existing | 30.64 | 0.91 | Above |
| | | | | Proposed | 27.74 | | |
| First | - | | W2 | Existing | 32.26 | 0.88 | Above |
| | | | | Proposed | 28.54 | | |
| First | - | | W3 | Existing | 27.18 | 0.96 | Above |
| | | | | Proposed | 25.97 | | |
| Second | - | | W1 | Existing | 35.01 | 0.96 | Above |
| | | | | Proposed | 33.69 | | |
| Second | - | | W2 | Existing | 35.89 | 0.95 | Above |
| | | | | Proposed | 34.14 | | |
| Second | - | | W3 | Existing | 34.79 | 0.98 | Above |
| | | | | Proposed | 34.22 | | |
| **39 College Crescent** | | | | | | | |
| Basement | - | | W1 | Existing | 24.8 | 0.74 | Below(M) |
| | | | | Proposed | 18.39 | | |
| Basement | - | | W2 | Existing | 29.18 | 0.69 | Below(M) |
| | | | | Proposed | 20.15 | | |
| Basement | - | | W3 | Existing | 29.43 | 0.76 | Below(M) |
| | | | | Proposed | 22.31 | | |
| Basement | - | | W4 | Existing | 29.58 | 0.87 | Above |
| | | | | Proposed | 25.71 | | |
| Ground | - | | W1 | Existing | 23.62 | 0.81 | Above |
| | | | | Proposed | 19.19 | | |
| Ground | - | | W2 | Existing | 30.18 | 0.78 | Below(M) |
| | | | | Proposed | 23.46 | | |
| Ground | - | | W3 | Existing | 32.31 | 0.83 | Above |
| | | | | Proposed | 26.84 | | |
| Ground | - | | W4 | Existing | 31.58 | 0.91 | Above |
| | | | | Proposed | 28.74 | | |
| First | - | | W1 | Existing | 29.48 | 0.89 | Above |
| | | | | Proposed | 26.28 | | |
| First | - | | W2 | Existing | 36.1 | 0.87 | Above |
| | | | | Proposed | 31.32 | | |
| First | - | | W3 | Existing | 37.06 | 0.89 | Above |
| | | | | Proposed | 33.01 | | |
| First | - | | W4 | Existing | 35.35 | 0.93 | Above |
| | | | | Proposed | 33 | | |
| Second | - | | W1 | Existing | 22.74 | 0.97 | Above |
| | | | | Proposed | 22.12 | | |
| Second | - | | W2 | Existing | 34.65 | 0.95 | Above |
| | | | | Proposed | 33.07 | | |
| Second | - | | W3 | Existing | 37.83 | 0.94 | Above |
| | | | | Proposed | 35.46 | | |
| Second | - | | W4 | Existing | 27.63 | 0.94 | Above |
| | | | | Proposed | 25.95 | | |

| New College Parade: Appendix 3 - VSC Results for Neighbouring Properties | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Floor Ref.** | **Room Ref.** | **Room Use.** | **Window Ref.** | **Scenario** | **VSC** | **Change** | **Above/ Below BRE Guide Level** |
| Second | | - | W5 | Existing<br>Proposed | 27.01<br>25.24 | 0.93 | Above |
| Second | | - | W6 | Existing<br>Proposed | 38.47<br>36.42 | 0.95 | Above |
| Second | | - | W7 | Existing<br>Proposed | 37.45<br>36.14 | 0.97 | Above |
| Second | | - | W8 | Existing<br>Proposed | 28.25<br>28.01 | 0.99 | Above |
| **40 College Crescent** | | | | | | | |
| First | | - | W1 | Existing<br>Proposed | 32.55<br>31.23 | 0.96 | Above |
| First | | - | W2 | Existing<br>Proposed | 31.89<br>30.55 | 0.96 | Above |
| Second | | - | W1 | Existing<br>Proposed | 36.68<br>35.79 | 0.98 | Above |
| **1-50 Harold House** | | | | | | | |
| First | | - | W1 | Existing<br>Proposed | 25.83<br>25.42 | 0.98 | Above |
| First | | - | W2 | Existing<br>Proposed | 25.85<br>25.39 | 0.98 | Above |
| First | | - | W3 | Existing<br>Proposed | 26.05<br>25.45 | 0.98 | Above |
| First | | - | W4 | Existing<br>Proposed | 26.42<br>25.76 | 0.98 | Above |
| First | | - | W5 | Existing<br>Proposed | 32.6<br>32.07 | 0.98 | Above |
| First | | - | W6 | Existing<br>Proposed | 25.19<br>24.63 | 0.98 | Above |
| First | | - | W7 | Existing<br>Proposed | 28.52<br>27.91 | 0.98 | Above |
| First | | - | W8 | Existing<br>Proposed | 30.2<br>29.54 | 0.98 | Above |
| First | | - | W9 | Existing<br>Proposed | 30.42<br>29.71 | 0.98 | Above |
| First | | - | W10 | Existing<br>Proposed | 29.63<br>28.88 | 0.97 | Above |
| First | | - | W11 | Existing<br>Proposed | 27.48<br>26.73 | 0.97 | Above |
| First | | - | W12 | Existing<br>Proposed | 31.85<br>31.67 | 0.99 | Above |
| First | | - | W13 | Existing<br>Proposed | 26.44<br>24.22 | 0.92 | Above |
| First | | - | W14 | Existing<br>Proposed | 25.61<br>23.57 | 0.92 | Above |
| First | | - | W15 | Existing<br>Proposed | 25.34<br>23.41 | 0.92 | Above |
| First | | - | W16 | Existing<br>Proposed | 25.17<br>23.52 | 0.93 | Above |
| First | | - | W17 | Existing<br>Proposed | 25.05<br>23.59 | 0.94 | Above |
| First | | - | W18 | Existing<br>Proposed | 24.71<br>23.58 | 0.95 | Above |
| First | | - | W19 | Existing<br>Proposed | 24.57<br>23.6 | 0.96 | Above |
| First | | - | W20 | Existing<br>Proposed | 24.51<br>23.78 | 0.97 | Above |
| First | | - | W21 | Existing<br>Proposed | 25.3<br>24.67 | 0.98 | Above |

| New College Parade: Appendix 3 - VSC Results for Neighbouring Properties | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Floor Ref.** | **Room Ref.** | **Room Use.** | **Window Ref.** | **Scenario** | **VSC** | **Change** | **Above/ Below BRE Guide Level** |
| Second | | - | W1 | Existing<br>Proposed | 21.32<br>21.05 | 0.99 | Above |
| Second | | - | W2 | Existing<br>Proposed | 21.44<br>21.12 | 0.99 | Above |
| Second | | - | W3 | Existing<br>Proposed | 21.69<br>21.27 | 0.98 | Above |
| Second | | - | W4 | Existing<br>Proposed | 22.04<br>21.57 | 0.98 | Above |
| Second | | - | W5 | Existing<br>Proposed | 35.51<br>35.15 | 0.99 | Above |
| Second | | - | W6 | Existing<br>Proposed | 35.11<br>34.98 | 1.00 | Above |
| Second | | - | W7 | Existing<br>Proposed | 22.54<br>20.99 | 0.93 | Above |
| Second | | - | W8 | Existing<br>Proposed | 21.58<br>20.14 | 0.93 | Above |
| Second | | - | W9 | Existing<br>Proposed | 21.12<br>19.97 | 0.95 | Above |
| Second | | - | W10 | Existing<br>Proposed | 20.55<br>19.78 | 0.96 | Above |
| Second | | - | W11 | Existing<br>Proposed | 20.1<br>19.62 | 0.98 | Above |
| Third | | - | W1 | Existing<br>Proposed | 22.61<br>22.43 | 0.99 | Above |
| Third | | - | W2 | Existing<br>Proposed | 22.72<br>22.51 | 0.99 | Above |
| Third | | - | W3 | Existing<br>Proposed | 22.95<br>22.68 | 0.99 | Above |
| Third | | - | W4 | Existing<br>Proposed | 23.3<br>22.99 | 0.99 | Above |
| Third | | - | W5 | Existing<br>Proposed | 37.69<br>37.45 | 0.99 | Above |
| Third | | - | W6 | Existing<br>Proposed | 37<br>36.91 | 1.00 | Above |
| Third | | - | W7 | Existing<br>Proposed | 37.19<br>36.11 | 0.97 | Above |
| Third | | - | W8 | Existing<br>Proposed | 37.1<br>36.12 | 0.97 | Above |
| Third | | - | W9 | Existing<br>Proposed | 37.12<br>36.19 | 0.97 | Above |
| Third | | - | W10 | Existing<br>Proposed | 37.08<br>36.25 | 0.98 | Above |
| Third | | - | W11 | Existing<br>Proposed | 37.07<br>36.35 | 0.98 | Above |
| Third | | - | W12 | Existing<br>Proposed | 37.11<br>36.53 | 0.98 | Above |
| Third | | - | W13 | Existing<br>Proposed | 37.15<br>36.67 | 0.99 | Above |
| Third | | - | W14 | Existing<br>Proposed | 37.28<br>36.92 | 0.99 | Above |
| Third | | - | W15 | Existing<br>Proposed | 37.37<br>37.08 | 0.99 | Above |
| Third | | - | W16 | Existing<br>Proposed | 37.59<br>37.38 | 0.99 | Above |

# Appendix 4 VSC Results – Proposed Units

| New College Parade: Appendix 4 - VSC Results for Proposed Units | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Floor Ref.** | **Room Ref.** | **Room Use.** | **Window Ref.** | **Scenario** | **VSC** | **Change** | **Above/ Below BRE Guide Level** |
| **Proposed Development** | | | | | | | |
| First | 1.LDK | Kitchen | 1.LDK.1 | Existing | N/A | N/A | Below |
| | | | | Proposed | 0.48 | | |
| First | 1.LDK | Kitchen | 1.LDK.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.59 | | |
| First | 1.LDK | Kitchen | 1.LDK.3 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.6 | | |
| First | 1.B1 | Bedroom | 1.B1.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.62 | | |
| First | 2.LDK | Kitchen | 2.LDK.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.67 | | |
| First | 2.LDK | Kitchen | 2.LDK.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.66 | | |
| First | 2.B1 | Bedroom | 2.B1.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.62 | | |
| First | 2.B1 | Bedroom | 2.B1.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.65 | | |
| First | 3.LDK | Kitchen | 3.LDK.1 | Existing | N/A | N/A | Below |
| | | | | Proposed | 0.02 | | |
| First | 3.LDK | Kitchen | 3.LDK.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.64 | | |
| First | 3.LDK | Kitchen | 3.LDK.3 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.64 | | |
| First | 3.B1 | Bedroom | 3.B1.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.66 | | |
| Second | 4.LDK | Kitchen | 4.LDK.1 | Existing | N/A | N/A | Below |
| | | | | Proposed | 0.42 | | |
| Second | 4.LDK | Kitchen | 4.LDK.2 | Existing | N/A | N/A | Below |
| | | | | Proposed | 1.68 | | |
| Second | 4.LDK | Kitchen | 4.LDK.3 | Existing | N/A | N/A | Above |
| | | | | Proposed | 35.79 | | |
| Second | 4.LDK | Kitchen | 4.LDK.4 | Existing | N/A | N/A | Above |
| | | | | Proposed | 35.81 | | |
| Second | 4.B1 | Bedroom | 4.B1.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 35.84 | | |
| Second | 4.B2 | Bedroom | 4.B2.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 35.86 | | |
| Second | 4.B2 | Bedroom | 4.B2.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 35.87 | | |
| Second | 5.LDK | Kitchen | 5.LDK.1 | Existing | N/A | N/A | Below |
| | | | | Proposed | 0.34 | | |
| Second | 5.LDK | Kitchen | 5.LDK.2 | Existing | N/A | N/A | Below |
| | | | | Proposed | 1.26 | | |
| Second | 5.LDK | Kitchen | 5.LDK.3 | Existing | N/A | N/A | Above |
| | | | | Proposed | 35.85 | | |
| Second | 5.LDK | Kitchen | 5.LDK.4 | Existing | N/A | N/A | Above |
| | | | | Proposed | 35.82 | | |
| Second | 5.B1 | Bedroom | 5.B1.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 35.88 | | |
| Second | 5.B2 | Bedroom | 5.B2.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 35.88 | | |
| Second | 5.B2 | Bedroom | 5.B2.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 35.88 | | |
| Third | 6.LDK | Kitchen | 6.LDK.1 | Existing | N/A | N/A | Below |
| | | | | Proposed | 2.78 | | |
| Third | 6.LDK | Kitchen | 6.LDK.2 | Existing | N/A | N/A | Below |
| | | | | Proposed | 4.01 | | |
| Third | 6.LDK | Kitchen | 6.LDK.3 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.82 | | |
| Third | 6.LDK | Kitchen | 6.LDK.4 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.86 | | |
| Third | 6.B1 | Bedroom | 6.B1.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.9 | | |

| New College Parade: Appendix 4 - VSC Results for Proposed Units | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Floor Ref.** | **Room Ref.** | **Room Use.** | **Window Ref.** | **Scenario** | **VSC** | **Change** | **Above/ Below BRE Guide Level** |
| Third | 6.B2 | Bedroom | 6.B2.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.89 | | |
| Third | 6.B2 | Bedroom | 6.B2.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.9 | | |
| Third | 7.LDK | Kitchen | 7.LDK.1 | Existing | N/A | N/A | Below |
| | | | | Proposed | 2.62 | | |
| Third | 7.LDK | Kitchen | 7.LDK.2 | Existing | N/A | N/A | Below |
| | | | | Proposed | 4.3 | | |
| Third | 7.LDK | Kitchen | 7.LDK.3 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.89 | | |
| Third | 7.LDK | Kitchen | 7.LDK.4 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.89 | | |
| Third | 7.B1 | Bedroom | 7.B1.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.89 | | |
| Third | 7.B2 | Bedroom | 7.B2.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.89 | | |
| Third | 7.B2 | Bedroom | 7.B2.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.88 | | |
| Fourth | 8.LDK | Kitchen | 8.LDK.1 | Existing | N/A | N/A | Below |
| | | | | Proposed | 10.77 | | |
| Fourth | 8.LDK | Kitchen | 8.LDK.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.47 | | |
| Fourth | 8.LDK | Kitchen | 8.LDK.3 | Existing | N/A | N/A | Above |
| | | | | Proposed | 37.25 | | |
| Fourth | 8.B1 | Bedroom | 8.B1.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 39 | | |
| Fourth | 9.LDK | Kitchen | 9.LDK.1 | Existing | N/A | N/A | Below |
| | | | | Proposed | 6.49 | | |
| Fourth | 9.LDK | Kitchen | 9.LDK.2 | Existing | N/A | N/A | Below |
| | | | | Proposed | 3.91 | | |
| Fourth | 9.LDK | Kitchen | 9.LDK.3 | Existing | N/A | N/A | Above |
| | | | | Proposed | 36.07 | | |
| Fourth | 9.LDK | Kitchen | 9.LDK.4 | Existing | N/A | N/A | Above |
| | | | | Proposed | 36.67 | | |
| Fourth | 9.B1 | Bedroom | 9.B1.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.5 | | |
| Fourth | 9.B1 | Bedroom | 9.B1.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 36.02 | | |
| Fourth | 9.B2 | Bedroom | 9.B2.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 39.02 | | |
| Fourth | 9.B2 | Bedroom | 9.B2.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 36.04 | | |
| Fourth | 9.B3 | Bedroom | 9.B3.1 | Existing | N/A | N/A | Above |
| | | | | Proposed | 33.52 | | |
| Fourth | 9.B3 | Bedroom | 9.B3.2 | Existing | N/A | N/A | Above |
| | | | | Proposed | 36.03 | | |

# Appendix 5 ADF Results – Proposed Units

## New College Parade: Appendix 5 - ADF Results for Proposed Units

| Floor Ref. | Room Ref. | Room Use. | Window Ref. | Glass Transmittance | Glazed Area | Clear Sky Angle Proposed | Room Surface Area | Average Surface Reflectance | Below Working Plane Factor | Resultant ADF | Guide Level | Above/ Below BRE Guide Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Proposed Development** | | | | | | | | | | | | |
| First | 1.LDK | Kitchen | 1.LDK.1 | 0.68 | 2.50 | 3.13 | 101.38 | 0.70 | 1.00 | 0.10 | | |
| | | | 1.LDK.2-L | 0.68 | 0.78 | 73.07 | 101.38 | 0.70 | 0.30 | 0.22 | | |
| | | | 1.LDK.2-U | 0.68 | 1.94 | 73.86 | 101.38 | 0.70 | 1.00 | 1.88 | | |
| | | | 1.LDK.3-L | 0.68 | 0.50 | 71.16 | 101.38 | 0.70 | 0.30 | 0.14 | | |
| | | | 1.LDK.3-U | 0.68 | 1.25 | 72.14 | 101.38 | 0.70 | 1.00 | 1.19 | | |
| | | | | | | | | | | 3.54 | 2.00 | Above |
| First | 1.B1 | Bedroom | 1.B1.1-L | 0.68 | 0.50 | 71.14 | 60.90 | 0.70 | 0.30 | 0.23 | | |
| | | | 1.B1.1-U | 0.68 | 1.25 | 72.11 | 60.90 | 0.70 | 1.00 | 1.97 | | |
| | | | | | | | | | | 2.21 | 1.00 | Above |
| First | 2.LDK | Kitchen | 2.LDK.1 | 0.68 | 2.72 | 73.82 | 109.84 | 0.70 | 1.00 | 2.44 | | |
| | | | 2.LDK.2-L | 0.68 | 0.50 | 71.22 | 109.84 | 0.70 | 0.30 | 0.13 | | |
| | | | 2.LDK.2-U | 0.68 | 1.25 | 72.15 | 109.84 | 0.70 | 1.00 | 1.09 | | |
| | | | | | | | | | | 3.66 | 2.00 | Above |
| First | 2.B1 | Bedroom | 2.B1.1 | 0.68 | 1.75 | 72.11 | 60.90 | 0.70 | 1.00 | 2.76 | | |
| | | | 2.B1.2 | 0.68 | 2.72 | 73.79 | 60.90 | 0.70 | 1.00 | 4.39 | | |
| | | | | | | | | | | 7.16 | 1.00 | Above |
| First | 3.LDK | Kitchen | 3.LDK.1-L | 0.68 | 0.72 | 8.56 | 112.43 | 0.70 | 0.30 | 0.02 | | |
| | | | 3.LDK.1-U | 0.68 | 1.78 | 0.00 | 112.43 | 0.70 | 1.00 | 0.00 | | |
| | | | 3.LDK.2-L | 0.68 | 0.50 | 71.22 | 112.43 | 0.70 | 0.30 | 0.13 | | |
| | | | 3.LDK.2-U | 0.68 | 1.25 | 72.15 | 112.43 | 0.70 | 1.00 | 1.07 | | |
| | | | 3.LDK.3-L | 0.68 | 0.78 | 73.07 | 112.43 | 0.70 | 0.30 | 0.20 | | |
| | | | 3.LDK.3-U | 0.68 | 1.94 | 73.83 | 112.43 | 0.70 | 1.00 | 1.70 | | |
| | | | | | | | | | | 3.12 | 2.00 | Above |
| First | 3.B1 | Bedroom | 3.B1.1-L | 0.68 | 0.50 | 71.22 | 60.90 | 0.70 | 0.30 | 0.23 | | |
| | | | 3.B1.1-U | 0.68 | 1.25 | 72.15 | 60.90 | 0.70 | 1.00 | 1.97 | | |
| | | | | | | | | | | 2.21 | 1.00 | Above |
| Second | 4.LDK | Kitchen | 4.LDK.1 | 0.68 | 3.01 | 6.03 | 143.37 | 0.70 | 1.00 | 0.17 | | |
| | | | 4.LDK.2-L | 0.68 | 0.72 | 21.74 | 143.37 | 0.70 | 0.30 | 0.04 | | |
| | | | 4.LDK.2-U | 0.68 | 1.62 | 8.84 | 143.37 | 0.70 | 1.00 | 0.13 | | |
| | | | 4.LDK.3-L | 0.68 | 0.78 | 77.38 | 143.37 | 0.70 | 0.30 | 0.17 | | |
| | | | 4.LDK.3-U | 0.68 | 1.94 | 78.10 | 143.37 | 0.70 | 1.00 | 1.41 | | |
| | | | 4.LDK.4-L | 0.68 | 0.73 | 77.33 | 143.37 | 0.70 | 0.30 | 0.16 | | |
| | | | 4.LDK.4-U | 0.68 | 1.81 | 78.07 | 143.37 | 0.70 | 1.00 | 1.31 | | |
| | | | | | | | | | | 3.39 | 2.00 | Above |
| Second | 4.B1 | Bedroom | 4.B1.1-L | 0.68 | 0.50 | 75.30 | 60.34 | 0.70 | 0.30 | 0.25 | | |
| | | | 4.B1.1-U | 0.68 | 1.25 | 76.24 | 60.34 | 0.70 | 1.00 | 2.11 | | |
| | | | | | | | | | | 2.36 | 1.00 | Above |
| Second | 4.B2 | Bedroom | 4.B2.1-L | 0.68 | 0.50 | 75.31 | 62.74 | 0.70 | 0.30 | 0.24 | | |
| | | | 4.B2.1-U | 0.68 | 1.25 | 76.25 | 62.74 | 0.70 | 1.00 | 2.03 | | |
| | | | 4.B2.2-L | 0.68 | 0.78 | 77.30 | 62.74 | 0.70 | 0.30 | 0.38 | | |
| | | | 4.B2.2-U | 0.68 | 1.94 | 78.04 | 62.74 | 0.70 | 1.00 | 3.22 | | |
| | | | | | | | | | | 5.87 | 1.00 | Above |
| Second | 5.LDK | Kitchen | 5.LDK.1 | 0.68 | 1.63 | 5.28 | 148.85 | 0.70 | 1.00 | 0.08 | | |
| | | | 5.LDK.2-L | 0.68 | 1.19 | 21.00 | 148.85 | 0.70 | 0.30 | 0.07 | | |
| | | | 5.LDK.2-U | 0.68 | 2.69 | 6.84 | 148.85 | 0.70 | 1.00 | 0.16 | | |
| | | | 5.LDK.3 | 0.68 | 2.34 | 77.71 | 148.85 | 0.70 | 1.00 | 1.63 | | |
| | | | 5.LDK.4 | 0.68 | 2.72 | 78.04 | 148.85 | 0.70 | 1.00 | 1.90 | | |
| | | | | | | | | | | 3.84 | 2.00 | Above |
| Second | 5.B1 | Bedroom | 5.B1.1-L | 0.68 | 0.50 | 75.32 | 60.34 | 0.70 | 0.30 | 0.25 | | |
| | | | 5.B1.1-U | 0.68 | 1.25 | 76.25 | 60.34 | 0.70 | 1.00 | 2.11 | | |
| | | | | | | | | | | 2.36 | 1.00 | Above |
| Second | 5.B2 | Bedroom | 5.B2.1-L | 0.68 | 0.78 | 77.32 | 62.74 | 0.70 | 0.30 | 0.38 | | |
| | | | 5.B2.1-U | 0.68 | 1.94 | 78.06 | 62.74 | 0.70 | 1.00 | 3.22 | | |
| | | | 5.B2.2-L | 0.68 | 0.50 | 75.32 | 62.74 | 0.70 | 0.30 | 0.24 | | |
| | | | 5.B2.2-U | 0.68 | 1.25 | 76.26 | 62.74 | 0.70 | 1.00 | 2.03 | | |
| | | | | | | | | | | 5.87 | 1.00 | Above |
| Third | 6.LDK | Kitchen | 6.LDK.1 | 0.68 | 3.01 | 17.03 | 143.37 | 0.70 | 1.00 | 0.48 | | |
| | | | 6.LDK.2-L | 0.68 | 0.72 | 27.97 | 143.37 | 0.70 | 0.30 | 0.06 | | |
| | | | 6.LDK.2-U | 0.68 | 1.62 | 16.93 | 143.37 | 0.70 | 1.00 | 0.26 | | |
| | | | 6.LDK.3-L | 0.68 | 0.78 | 81.68 | 143.37 | 0.70 | 0.30 | 0.18 | | |
| | | | 6.LDK.3-U | 0.68 | 1.94 | 82.30 | 143.37 | 0.70 | 1.00 | 1.48 | | |
| | | | 6.LDK.4-L | 0.68 | 0.73 | 81.64 | 143.37 | 0.70 | 0.30 | 0.17 | | |
| | | | 6.LDK.4-U | 0.68 | 1.81 | 82.26 | 143.37 | 0.70 | 1.00 | 1.38 | | |
| | | | | | | | | | | 4.00 | 2.00 | Above |
| Third | 6.B1 | Bedroom | 6.B1.1-L | 0.68 | 0.50 | 79.46 | 60.34 | 0.70 | 0.30 | 0.26 | | |
| | | | 6.B1.1-U | 0.68 | 1.25 | 80.30 | 60.34 | 0.70 | 1.00 | 2.22 | | |
| | | | | | | | | | | 2.48 | 1.00 | Above |
| Third | 6.B2 | Bedroom | 6.B2.1-L | 0.68 | 0.50 | 79.43 | 62.74 | 0.70 | 0.30 | 0.25 | | |
| | | | 6.B2.1-U | 0.68 | 1.25 | 80.29 | 62.74 | 0.70 | 1.00 | 2.13 | | |
| | | | 6.B2.2-L | 0.68 | 0.78 | 81.56 | 62.74 | 0.70 | 0.30 | 0.41 | | |
| | | | 6.B2.2-U | 0.68 | 1.94 | 82.21 | 62.74 | 0.70 | 1.00 | 3.39 | | |
| | | | | | | | | | | 6.18 | 1.00 | Above |
| Third | 7.LDK | Kitchen | 7.LDK.1 | 0.68 | 1.63 | 16.57 | 148.85 | 0.70 | 1.00 | 0.24 | | |
| | | | 7.LDK.2-L | 0.68 | 1.19 | 28.61 | 148.85 | 0.70 | 0.30 | 0.09 | | |
| | | | 7.LDK.2-U | 0.68 | 2.69 | 16.95 | 148.85 | 0.70 | 1.00 | 0.41 | | |
| | | | 7.LDK.3 | 0.68 | 2.34 | 81.80 | 148.85 | 0.70 | 1.00 | 1.71 | | |
| | | | 7.LDK.4 | 0.68 | 2.72 | 82.16 | 148.85 | 0.70 | 1.00 | 2.00 | | |
| | | | | | | | | | | 4.46 | 2.00 | Above |
| Third | 7.B1 | Bedroom | 7.B1.1-L | 0.68 | 0.50 | 79.39 | 60.34 | 0.70 | 0.30 | 0.26 | | |
| | | | 7.B1.1-U | 0.68 | 1.25 | 80.21 | 60.34 | 0.70 | 1.00 | 2.22 | | |
| | | | | | | | | | | 2.48 | 1.00 | Above |
| Third | 7.B2 | Bedroom | 7.B2.1-L | 0.68 | 0.78 | 81.56 | 62.74 | 0.70 | 0.30 | 0.41 | | |
| | | | 7.B2.1-U | 0.68 | 1.94 | 82.20 | 62.74 | 0.70 | 1.00 | 3.39 | | |
| | | | 7.B2.2-L | 0.68 | 0.50 | 79.41 | 62.74 | 0.70 | 0.30 | 0.25 | | |
| | | | 7.B2.2-U | 0.68 | 1.25 | 80.24 | 62.74 | 0.70 | 1.00 | 2.13 | | |
| | | | | | | | | | | 6.18 | 1.00 | Above |
| Fourth | 8.LDK | Kitchen | 8.LDK.1 | 0.68 | 4.16 | 29.39 | 118.69 | 0.70 | 1.00 | 1.37 | | |
| | | | 8.LDK.2 | 0.68 | 1.23 | 66.14 | 118.69 | 0.70 | 1.00 | 0.91 | | |
| | | | 8.LDK.3-L | 0.68 | 0.99 | 36.20 | 118.69 | 0.70 | 0.30 | 0.12 | | |
| | | | 8.LDK.3-U | 0.68 | 1.93 | 76.42 | 118.69 | 0.70 | 1.00 | 1.66 | | |
| | | | | | | | | | | 4.07 | 2.00 | Above |
| Fourth | 8.B1 | Bedroom | 8.B1.1 | 0.68 | 1.98 | 82.67 | 63.54 | 0.70 | 1.00 | 3.43 | | |
| | | | | | | | | | | 3.43 | 1.00 | Above |
| Fourth | 9.LDK | Kitchen | 9.LDK.1 | 0.68 | 3.16 | 26.89 | 147.31 | 0.70 | 1.00 | 0.77 | | |
| | | | 9.LDK.2-L | 0.68 | 0.87 | 22.30 | 147.31 | 0.70 | 0.30 | 0.05 | | |
| | | | 9.LDK.2-U | 0.68 | 1.70 | 16.59 | 147.31 | 0.70 | 1.00 | 0.26 | | |
| | | Kitchen | 9.LDK.3-L | 0.68 | 0.99 | 34.67 | 147.31 | 0.70 | 0.30 | 0.09 | | |
| | | | 9.LDK.3-U | 0.68 | 1.93 | 74.11 | 147.31 | 0.70 | 1.00 | 1.29 | | |
| | | | 9.LDK.4-L | 0.68 | 1.03 | 34.62 | 147.31 | 0.70 | 0.30 | 0.10 | | |
| | | | 9.LDK.4-U | 0.68 | 2.01 | 75.29 | 147.31 | 0.70 | 1.00 | 1.37 | | |
| | | | | | | | | | | 3.93 | 2.00 | Above |
| Fourth | 9.B1 | Bedroom | 9.B1.1 | 0.68 | 1.23 | 66.19 | 66.88 | 0.70 | 1.00 | 1.62 | | |
| | | | 9.B1.2 | 0.68 | 1.23 | 73.99 | 66.88 | 0.70 | 1.00 | 1.81 | | |
| | | | | | | | | | | 3.44 | 1.00 | Above |
| Fourth | 9.B2 | Bedroom | 9.B2.1-L | 0.68 | 0.67 | 81.66 | 61.14 | 0.70 | 0.30 | 0.36 | | |
| | | | 9.B2.1-U | 0.68 | 1.31 | 82.82 | 61.14 | 0.70 | 1.00 | 2.37 | | |
| | | | 9.B2.2 | 0.68 | 1.23 | 74.05 | 61.14 | 0.70 | 1.00 | 1.99 | | |
| | | | | | | | | | | 4.71 | 1.00 | Above |
| Fourth | 9.B3 | Bedroom | 9.B3.1 | 0.68 | 1.23 | 66.23 | 47.53 | 0.70 | 1.00 | 2.29 | | |
| | | | 9.B3.2 | 0.68 | 1.23 | 74.02 | 47.53 | 0.70 | 1.00 | 2.55 | | |
| | | | | | | | | | | 4.84 | 2.00 | Above |

# Appendix 6 Daylight Distribution Results – Proposed Units

# New College Parade: Appendix 6 - DD Results for Proposed Units

| Floor Ref. | Room Ref. | Room Use. | | Room Area | Lit Area Proposed | Above/ Below BRE Guide Level |
|---|---|---|---|---|---|---|
| **Proposed Development** | | | | | | |
| First | 1.LDK | Kitchen | Area m2<br>% of room | 23.85 | 23.00<br>0.96 | Above |
| First | 1.B1 | Bedroom | Area m2<br>% of room | 12.62 | 11.76<br>0.93 | Above |
| First | 2.LDK | Kitchen | Area m2<br>% of room | 26.90 | 26.39<br>0.98 | Above |
| First | 2.B1 | Bedroom | Area m2<br>% of room | 12.62 | 12.56<br>1.00 | Above |
| First | 3.LDK | Kitchen | Area m2<br>% of room | 27.59 | 27.59<br>1.00 | Above |
| First | 3.B1 | Bedroom | Area m2<br>% of room | 12.62 | 11.58<br>0.92 | Above |
| Second | 4.LDK | Kitchen | Area m2<br>% of room | 35.80 | 33.40<br>0.93 | Above |
| Second | 4.B1 | Bedroom | Area m2<br>% of room | 12.46 | 11.63<br>0.93 | Above |
| Second | 4.B2 | Bedroom | Area m2<br>% of room | 12.81 | 12.71<br>0.99 | Above |
| Second | 5.LDK | Kitchen | Area m2<br>% of room | 38.68 | 36.35<br>0.94 | Above |
| Second | 5.B1 | Bedroom | Area m2<br>% of room | 12.46 | 11.56<br>0.93 | Above |
| Second | 5.B2 | Bedroom | Area m2<br>% of room | 12.81 | 12.65<br>0.99 | Above |
| Third | 6.LDK | Kitchen | Area m2<br>% of room | 35.80 | 35.80<br>1.00 | Above |
| Third | 6.B1 | Bedroom | Area m2<br>% of room | 12.46 | 11.63<br>0.93 | Above |
| Third | 6.B2 | Bedroom | Area m2<br>% of room | 12.81 | 12.71<br>0.99 | Above |
| Third | 7.LDK | Kitchen | Area m2<br>% of room | 38.68 | 38.68<br>1.00 | Above |
| Third | 7.B1 | Bedroom | Area m2<br>% of room | 12.46 | 11.56<br>0.93 | Above |
| Third | 7.B2 | Bedroom | Area m2<br>% of room | 12.81 | 12.65<br>0.99 | Above |
| Fourth | 8.LDK | Kitchen | Area m2<br>% of room | 27.79 | 27.78<br>1.00 | Above |
| Fourth | 8.B1 | Bedroom | Area m2<br>% of room | 13.42 | 12.43<br>0.93 | Above |
| Fourth | 9.LDK | Kitchen | Area m2<br>% of room | 37.74 | 37.74<br>1.00 | Above |
| Fourth | 9.B1 | Bedroom | Area m2<br>% of room | 13.52 | 13.44<br>0.99 | Above |
| Fourth | 9.B2 | Bedroom | Area m2<br>% of room | 12.70 | 12.49<br>0.98 | Above |
| Fourth | 9.B3 | Bedroom | Area m2<br>% of room | 8.82 | 8.75<br>0.99 | Above |

# Appendix 7 Sunlight Results – Neighbouring Properties

# New College Parade: Appendix 7 - Sunlight Results for Neighbouring Properties

| Floor Ref. | Room Use. | Window Ref. | Scenario | Available Sunlight Hours | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Annual % | Change | Above/ Below BRE Guide Level | Winter % | Change | Above/ Below BRE Guide Level |
| **1-15 College Court** | | | | | | | | | |
| Basement | - | W1 | Existing | 55 | 0.84 | Above | 16 | 0.44 | Above |
| | | | Proposed | 46 | | | 7 | | |
| Basement | - | W2 | Existing | 61 | 0.79 | Above | 18 | 0.28 | Above |
| | | | Proposed | 48 | | | 5 | | |
| Basement | - | W3 | Existing | 44 | 0.77 | Above | 18 | 0.44 | Above |
| | | | Proposed | 34 | | | 8 | | |
| Ground | - | W1 | Existing | 61 | 0.89 | Above | 16 | 0.56 | Above |
| | | | Proposed | 54 | | | 9 | | |
| Ground | - | W2 | Existing | 66 | 0.86 | Above | 19 | 0.53 | Above |
| | | | Proposed | 57 | | | 10 | | |
| Ground | - | W3 | Existing | 46 | 0.83 | Above | 18 | 0.56 | Above |
| | | | Proposed | 38 | | | 10 | | |
| First | - | W1 | Existing | 72 | 0.94 | Above | 20 | 0.80 | Above |
| | | | Proposed | 68 | | | 16 | | |
| First | - | W2 | Existing | 73 | 0.93 | Above | 21 | 0.76 | Above |
| | | | Proposed | 68 | | | 16 | | |
| First | - | W3 | Existing | 54 | 0.93 | Above | 19 | 0.79 | Above |
| | | | Proposed | 50 | | | 15 | | |
| Second | - | W1 | Existing | 78 | 1.00 | Above | 25 | 1.00 | Above |
| | | | Proposed | 78 | | | 25 | | |
| Second | - | W2 | Existing | 79 | 1.00 | Above | 26 | 1.00 | Above |
| | | | Proposed | 79 | | | 26 | | |
| Second | - | W3 | Existing | 63 | 1.00 | Above | 21 | 1.00 | Above |
| | | | Proposed | 63 | | | 21 | | |
| **39 College Crescent** | | | | | | | | | |
| Basement | - | W1 | Existing | 58 | 0.83 | Above | 19 | 0.47 | Above |
| | | | Proposed | 48 | | | 9 | | |
| Basement | - | W2 | Existing | 64 | 0.75 | Above | 22 | 0.50 | Above |
| | | | Proposed | 48 | | | 11 | | |
| Basement | - | W3 | Existing | 67 | 0.81 | Above | 20 | 0.75 | Above |
| | | | Proposed | 54 | | | 15 | | |
| Basement | - | W4 | Existing | 64 | 0.89 | Above | 19 | 0.84 | Above |
| | | | Proposed | 57 | | | 16 | | |
| Ground | - | W1 | Existing | 44 | 0.86 | Above | 14 | 0.57 | Above |
| | | | Proposed | 38 | | | 8 | | |
| Ground | - | W2 | Existing | 60 | 0.83 | Above | 15 | 0.33 | Above |
| | | | Proposed | 50 | | | 5 | | |
| Ground | - | W3 | Existing | 69 | 0.87 | Above | 26 | 0.77 | Above |
| | | | Proposed | 60 | | | 20 | | |
| Ground | - | W4 | Existing | 69 | 0.96 | Above | 26 | 0.92 | Above |
| | | | Proposed | 66 | | | 24 | | |
| First | - | W1 | Existing | 50 | 0.92 | Above | 18 | 0.78 | Above |
| | | | Proposed | 46 | | | 14 | | |
| First | - | W2 | Existing | 73 | 0.90 | Above | 25 | 0.72 | Above |
| | | | Proposed | 66 | | | 18 | | |
| First | - | W3 | Existing | 74 | 0.95 | Above | 26 | 0.85 | Above |
| | | | Proposed | 70 | | | 22 | | |
| First | - | W4 | Existing | 71 | 0.96 | Above | 27 | 0.89 | Above |
| | | | Proposed | 68 | | | 24 | | |
| Second | - | W1 | Existing | 34 | 1.00 | Above | 7 | 1.00 | Above |
| | | | Proposed | 34 | | | 7 | | |
| Second | - | W2 | Existing | 65 | 1.00 | Above | 21 | 1.00 | Above |
| | | | Proposed | 65 | | | 21 | | |
| Second | - | W3 | Existing | 75 | 0.97 | Above | 26 | 0.92 | Above |
| | | | Proposed | 73 | | | 24 | | |
| Second | - | W4 | Existing | 60 | 0.97 | Above | 25 | 0.92 | Above |
| | | | Proposed | 58 | | | 23 | | |
| Second | - | W5 | Existing | 41 | 0.98 | Above | 9 | 0.89 | Above |
| | | | Proposed | 40 | | | 8 | | |
| Second | - | W6 | Existing | 76 | 0.97 | Above | 26 | 0.92 | Above |
| | | | Proposed | 74 | | | 24 | | |
| Second | - | W7 | Existing | 71 | 0.97 | Above | 27 | 0.93 | Above |
| | | | Proposed | 69 | | | 25 | | |
| Second | - | W8 | Existing | 59 | 0.98 | Above | 25 | 0.96 | Above |
| | | | Proposed | 58 | | | 24 | | |

| New College Parade: Appendix 7 - Sunlight Results for Neighbouring Properties | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Available Sunlight Hours | | | | | |
| Floor Ref. | Room Use. | Window Ref. | Scenario | Annual % | Change | Above/ Below BRE Guide Level | Winter % | Change | Above/ Below BRE Guide Level |
| **40 College Crescent** | | | | | | | | | |
| First | - | W1 | Existing<br>Proposed | 60<br>58 | 0.97 | Above | 24<br>22 | 0.92 | Above |
| First | - | W2 | Existing<br>Proposed | 53<br>51 | 0.96 | Above | 20<br>18 | 0.90 | Above |
| Second | - | W1 | Existing<br>Proposed | 67<br>66 | 0.99 | Above | 24<br>23 | 0.96 | Above |
| **1-50 Harold House** | | | | | | | | | |
| First | - | W1 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W2 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W3 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W4 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W5 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W6 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W7 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W8 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W9 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W10 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W11 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W12 | Existing<br>Proposed | 58<br>58 | 1.00 | Above | 14<br>14 | 1.00 | Above |
| First | - | W13 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W14 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W15 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W16 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W17 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W18 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W19 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W20 | Existing<br>Proposed | *North Facing | | | | | |
| First | - | W21 | Existing<br>Proposed | *North Facing | | | | | |
| Second | - | W1 | Existing<br>Proposed | *North Facing | | | | | |
| Second | - | W2 | Existing<br>Proposed | *North Facing | | | | | |
| Second | - | W3 | Existing<br>Proposed | *North Facing | | | | | |
| Second | - | W4 | Existing<br>Proposed | *North Facing | | | | | |
| Second | - | W5 | Existing<br>Proposed | *North Facing | | | | | |
| Second | - | W6 | Existing<br>Proposed | 65<br>65 | 1.00 | Above | 21<br>21 | 1.00 | Above |
| Second | - | W7 | Existing<br>Proposed | *North Facing | | | | | |
| Second | - | W8 | Existing<br>Proposed | *North Facing | | | | | |
| Second | - | W9 | Existing<br>Proposed | *North Facing | | | | | |
| Second | - | W10 | Existing<br>Proposed | *North Facing | | | | | |

| New College Parade: Appendix 7 - Sunlight Results for Neighbouring Properties | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Floor Ref. | Room Use. | Window Ref. | Scenario | Available Sunlight Hours | | | | | |
| | | | | Annual % | Change | Above/ Below BRE Guide Level | Winter % | Change | Above/ Below BRE Guide Level |
| Second | - | W11 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W1 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W2 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W3 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W4 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W5 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W6 | Existing<br>Proposed | 66<br>66 | 1.00 | Above | 22<br>22 | 1.00 | Above |
| Third | - | W7 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W8 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W9 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W10 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W11 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W12 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W13 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W14 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W15 | Existing<br>Proposed | *North Facing | | | | | |
| Third | - | W16 | Existing<br>Proposed | *North Facing | | | | | |

# Appendix 8 Sunlight Results – Proposed Units

# New College Parade: Appendix 8 - Sunlight Availability Results for Proposed Units

| Floor Ref. | Room Ref. | Room Use. | Window Ref. | Scenario | Available Sunlight Hours | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Annual % | Change | Above/ Below BRE Guide Level | Winter % | Change | Above/ Below BRE Guide Level |
| **Proposed Development** | | | | | | | | | | |
| First | 1.LDK | Kitchen | 1.LDK.1 | Existing | N/A | | | | | |
| | | | | Proposed | | | | | | |
| First | 1.LDK | Kitchen | 1.LDK.2 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| First | 1.LDK | Kitchen | 1.LDK.3 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 75 | | | 23 | | |
| First | 1.B1 | Bedroom | 1.B1.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 75 | | | 23 | | |
| First | 2.LDK | Kitchen | 2.LDK.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 74 | | | 23 | | |
| First | 2.LDK | Kitchen | 2.LDK.2 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 73 | | | 22 | | |
| First | 2.B1 | Bedroom | 2.B1.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 76 | | | 24 | | |
| First | 2.B1 | Bedroom | 2.B1.2 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 76 | | | 24 | | |
| First | 3.LDK | Kitchen | 3.LDK.1 | Existing | N/A | | | | | |
| | | | | Proposed | | | | | | |
| First | 3.LDK | Kitchen | 3.LDK.2 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| First | 3.LDK | Kitchen | 3.LDK.3 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 73 | | | 24 | | |
| First | 3.B1 | Bedroom | 3.B1.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 72 | | | 22 | | |
| Second | 4.LDK | Kitchen | 4.LDK.1 | Existing | N/A | | | | | |
| | | | | Proposed | | | | | | |
| Second | 4.LDK | Kitchen | 4.LDK.2 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| Second | 4.LDK | Kitchen | 4.LDK.3 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| Second | 4.LDK | Kitchen | 4.LDK.4 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 77 | | | 25 | | |
| Second | 4.B1 | Bedroom | 4.B1.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 77 | | | 25 | | |
| Second | 4.B2 | Bedroom | 4.B2.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 77 | | | 25 | | |
| Second | 4.B2 | Bedroom | 4.B2.2 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 76 | | | 24 | | |
| Second | 5.LDK | Kitchen | 5.LDK.1 | Existing | N/A | | | | | |
| | | | | Proposed | | | | | | |
| Second | 5.LDK | Kitchen | 5.LDK.2 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| Second | 5.LDK | Kitchen | 5.LDK.3 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| Second | 5.LDK | Kitchen | 5.LDK.4 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 74 | | | 25 | | |
| Second | 5.B1 | Bedroom | 5.B1.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 77 | | | 25 | | |
| Second | 5.B2 | Bedroom | 5.B2.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 76 | | | 24 | | |
| Second | 5.B2 | Bedroom | 5.B2.2 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 76 | | | 24 | | |
| Third | 6.LDK | Kitchen | 6.LDK.1 | Existing | N/A | | | | | |
| | | | | Proposed | | | | | | |
| Third | 6.LDK | Kitchen | 6.LDK.2 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| Third | 6.LDK | Kitchen | 6.LDK.3 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| Third | 6.LDK | Kitchen | 6.LDK.4 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 80 | | | 28 | | |
| Third | 6.B1 | Bedroom | 6.B1.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 80 | | | 28 | | |
| Third | 6.B2 | Bedroom | 6.B2.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 80 | | | 28 | | |
| Third | 6.B2 | Bedroom | 6.B2.2 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 80 | | | 28 | | |
| Third | 7.LDK | Kitchen | 7.LDK.1 | Existing | N/A | | | | | |
| | | | | Proposed | | | | | | |
| Third | 7.LDK | Kitchen | 7.LDK.2 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| Third | 7.LDK | Kitchen | 7.LDK.3 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| Third | 7.LDK | Kitchen | 7.LDK.4 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 80 | | | 27 | | |
| Third | 7.B1 | Bedroom | 7.B1.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 81 | | | 28 | | |
| Third | 7.B2 | Bedroom | 7.B2.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 80 | | | 28 | | |
| Third | 7.B2 | Bedroom | 7.B2.2 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 81 | | | 28 | | |
| Fourth | 8.LDK | Kitchen | 8.LDK.1 | Existing | N/A | | | | | |
| | | | | Proposed | | | | | | |
| Fourth | 8.LDK | Kitchen | 8.LDK.2 | Existing | | | | | | |
| | | | | Proposed | | | | | | |

| New College Parade: Appendix 8 - Sunlight Availability Results for Proposed Units | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Floor Ref. | Room Ref. | Room Use. | Window Ref. | Scenario | Available Sunlight Hours | | | | | |
| | | | | | Annual % | Change | Above/ Below BRE Guide Level | Winter % | Change | Above/ Below BRE Guide Level |
| Fourth | 8.LDK | Kitchen | 8.LDK.3 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 71 | | | 26 | | |
| Fourth | 8.B1 | Bedroom | 8.B1.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 81 | | | 28 | | |
| Fourth | 9.LDK | Kitchen | 9.LDK.1 | Existing | N/A | | | | | |
| | | | | Proposed | | | | | | |
| Fourth | 9.LDK | Kitchen | 9.LDK.2 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| Fourth | 9.LDK | Kitchen | 9.LDK.3 | Existing | | | | | | |
| | | | | Proposed | | | | | | |
| Fourth | 9.LDK | Kitchen | 9.LDK.4 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 70 | | | 26 | | |
| Fourth | 9.B1 | Bedroom | 9.B1.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 58 | | | 24 | | |
| Fourth | 9.B1 | Bedroom | 9.B1.2 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 69 | | | 25 | | |
| Fourth | 9.B2 | Bedroom | 9.B2.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 80 | | | 28 | | |
| Fourth | 9.B2 | Bedroom | 9.B2.2 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 69 | | | 25 | | |
| Fourth | 9.B3 | Bedroom | 9.B3.1 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 58 | | | 24 | | |
| Fourth | 9.B3 | Bedroom | 9.B3.2 | Existing | N/A | N/A | Above | N/A | N/A | Above |
| | | | | Proposed | 69 | | | 25 | | |

# Appendix 9 Shadow Results

| New College Parade: Appendix 9 - Shadow Results for Proposed Units | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Floor Ref.** | **Amenity Ref.** | | **Amenity Area** | **Lit Area Existing** | **Lit Area Proposed** | **Change** | **Above/ Below BRE Guide Level** |
| **Proposed Development** | | | | | | | |
| Basement | Communal Garden | Area m2<br>Percentage | 128.12 | 0.00<br>0.00 | 48.26<br>0.38 | 0.00 | Above |
| **39 College Crescent** | | | | | | | |
| Ground | Garden 1 | Area m2<br>Percentage | 52.73 | 52.35<br>0.99 | 52.22<br>0.99 | 1.00 | Above |
| Ground | Garden 2 | Area m2<br>Percentage | 42.18 | 42.18<br>1.00 | 42.18<br>1.00 | 1.00 | Above |
| Ground | Garden 3 | Area m2<br>Percentage | 44.98 | 44.98<br>1.00 | 44.98<br>1.00 | 1.00 | Above |
| Ground | Garden 4 | Area m2<br>Percentage | 66.89 | 65.89<br>0.99 | 58.60<br>0.88 | 0.89 | Above |
| **1-8 New College Parade** | | | | | | | |
| Ground | 8 New college Parade | Area m2<br>Percentage | 50.51 | 33.61<br>0.67 | 33.61<br>0.67 | 1.00 | Above |
| **1-15 College Court** | | | | | | | |
| Ground | Overshadowing | Area m2<br>Percentage | 232.79 | 182.80<br>0.79 | 101.12<br>0.43 | 0.55 | Above |