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DAYLIGHT & SUNLIGHT REPORT

relating to the

PROPOSED DEVELOPMENT

of

FORMER OFFICES AT 65-67 MAYGROVE ROAD LONDON NW6

on behalf of

REP Maygrove LLP

OCTOBER 2012

Ref 1036/B

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1.0 OVERVIEW

65 Maygrove Road is a mid-20th Century building comprising three storeys (ground plus two upper storeys) located on the north side of the road. Pedestrian access is provided from Maygrove Road. The existing building comprises 2,543sqm of office accommodation accessed principally from a central entrance from Maygrove Road. The building is currently vacant.

No.67 Maygrove Road is a late 20th Century four storey building which is in office use at ground to second floor and has three residential flats at third floor. The office use in this building will shortly cease when the occupiers move to new premises elsewhere. The three flats are rented on short leases.

To the rear of the site is a large open car park accessed from Brassey Road. Assessing the space using normal parking standards the car park has space for 37 cars.

The site slopes down from north to south by approximately six metres with the floor level of rear car park, accessed from Brassey Road, corresponding with first floor level of the building. The site comprises an area of 0.32ha in total.

It is a moderately accessible site, located mid-way between West Hampstead and Kilburn stations with a PTAL rating of 4/5

The scheme comprises demolition of Nos. 65 and 67 Maygrove Road and the erection of a building comprising basement, ground and four upper storeys to provide 91 residential (Class C3) units, with the provision car spaces, cycle spaces and ancillary refuse storage at basement level and hard and soft landscaping to the rear.

These proposals are shown in detail on the planning drawings and we have, therefore, not reproduced these here but have shown extract drawings indicating the room positions and window references (Appendix 2) to enable the tables to be more easily understood. We have also shown the proposal building and its surrounding buildings in a series of 3-D extracts as part of the shadow analysis.

2.0 INSTRUCTIONS

Our instructions are to assess the effects of the proposals on the proposed new building on the surrounding properties, to calculate the ADFs in the proposed new rooms and to report on our findings for submission to the local planning authority.

3.0 EXECUTIVE SUMMARY

The findings detailed in this daylight and sunlight report shows that the proposals will have very minor effects on the standards of daylight and sunlight to the surrounding properties.
We have assessed the vertical sky component values for the surrounding windows and all of the surrounding buildings have VSCs that are either over 27% or show reductions of less than 0.2 times the existing, such that the reductions are not noticeable.

In terms of sunlight, the alterations to the sunlight reaching surrounding buildings is only affected to very slight degrees and in no case to a noticeable extent.

In summary there are no adverse effects that could be considered material on any of the surrounding buildings in terms of daylight and sunlight.

In terms of the “self-tests” on the proposed new building, our findings are that in terms of Average Daylight Factor, the rooms all satisfy the BRE Guide and BS 8206 criteria, the Daylight Distribution to most rooms is at or over 80% and where sunlight is to be considered, almost all the living rooms also attain the recommended levels set out in the BRE Guide.

On the basis of our analysis as described and set out in this report, we consider that Daylight and Sunlight considerations are ones on which the proposals should be approved.

4.0 DAYLIGHT & SUNLIGHT

4.1 BACKGROUND

Daylight and sunlight amenities are considerations that the local planning authority can take into account when determining planning applications. The London Borough of Camden, the local planning authority's policies on sunlight and daylight set out within its UDP as follows;

AMENITY
SD6 - Amenity for occupiers and neighbours
The Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours.
The factors the Council will consider include:
a) visual privacy and overlooking;
b) sunlight and daylight levels;
c) artificial light levels;
d) noise and vibration levels;
e) odour, fumes and dust;
f) the adequacy of facilities for storage, recycling and disposal of waste; and
g) microclimate.

On sunlight and daylight, the Council will apply the standards recommended in the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (1991).

The Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (2011) (The BRE Guide) replaces the 1991 edition which has been withdrawn and enables an objective assessment to be made as to whether the proposals will adversely affect the daylight and sunlight reaching existing habitable rooms and also allows an objective assessment to be made of the average daylight factors within the proposed new accommodation to gauge the degree of satisfactory natural lighting available.

When considering the Guide's requirements, it is important to remember that the Guide is not a set of planning rules, which are either passed or failed. Numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and coming to a judgement. The Guide is conceived as an aid to planning officers and designers by giving objective means of making assessments. The values given as desirable in the Guide may not be obtainable in dense urban areas where the grain of development is tight since the Guide's figures are predicated on a suburban layout context while higher values might well be desirable in more rural areas where the grain is contrastingly more open than in a suburban setting.

4.2 METHODOLOGY

We have carried out an analysis of the proposed situations following the methodology set out in the BRE Guide on Sunlight and Daylight. We have considered daylight by means of the vertical sky component analysis and have then calculated the sunlight by the method set out in the Guide to determine the proportion of the annual probable sunlight hours that the surrounding windows will benefit from. The daylight distribution calculations have been done by means of computer-generated spherical geometry and the average daylight factor calculations follow the method set down in Appendix G of the BRE Guide, BS 8206 and BRE Information Paper 15/88. The software used is “Waldram Tools” written by Maltby Building Software Ltd.

We have worked from the 3-D survey that was prepared by MK Surveys Ltd for this purpose by means of high-definition 360° laser scanning equipment producing point-cloud data which was then processed in specialist software to produce an accurate 3-dimensional model of the existing building and its surroundings. We have then used the design drawings to formulate a 3-D model of the proposals which has then been inserted into the overall model and as these are part of the formal submission these are not reproduced here but we have shown a window map and room location plan by which the tables should be read as well as 2-D extracts from the 3-D model showing the existing and proposed massing. We have worked from the Architects’ drawings dated 2nd November 2012 and their version of the 3D proposals of the same date. These are depicted in the shadow diagrams as proposed. This model does not show the fenestration for the lower ground floor at the front of the building but this data has been taken from the plan and elevation drawings instead.

4.3 SURROUNDING BUILDINGS - DAYLIGHT

The BRE Guide sets out the first criterion for assessing the effects of a proposal on the existing built environment. The first is that if the proposals subtend an angle less than 25° from a point on the adjoining window wall 2m above ground level, no further consideration is necessary as there will be an adequate potential for good natural daylighting to the adjoining windows. Where the proposal subtends an angle greater than 25°, then more demanding calculations must be carried out to establish the nature of the effects of the proposals. Since the new buildings subtend angles greater than 25°, we have carried out the more detailed tests set out in the BRE Guide.

The Guide recommends that points along an affected wall should have, or be within 5m of a point that has, a vertical sky component (VSC) of 27%. The vertical sky component is the area of the dome of the sky visible from the window plane. The maximum value obtainable at a flat window in a vertical wall is 39.6%. The Guide recommends that where the VSC value as proposed is below 27%, then the amount by which it is reduced (if any) should be checked and if the reduction is greater than 20% or one fifth, then the reduction is likely to be "noticeable" to the average occupant. We have appended the tables of the results of our analysis and **Table 1- Surrounding Buildings Daylight and Sunlight** in Appendix 1, shows this proportion in the column marked "Proposed/Existing". Where values greater than 0.80 are shown, the reductions will not be noticeable. Where values in excess of 1 are shown, then there will be a gain in VSC and if the values are 0.79 or below, then the reductions are likely to be noticeable.

Table 1 Surrounding Buildings – Proposed Daylight & Sunlight (see Appendix 1) sets out the detailed results of our examination. This shows the existing and proposed VSC and the annual probable sunlight hours and the winter proportion, in the existing and proposed situations, based on the Architects' drawing of the proposals to ascertain whether adequate daylight will reach the windows and what effects the alterations as proposed will have. We have assessed the effects on 59 Maygrove Road, 10 to 17 Brassey Road, and 78 – 108 (evens) Maygrove Road which face the proposal site.

From **Table 1** it can be seen that in terms of all the properties adjoining the development site, all the windows will either continue to have VSCs in excess of 27% or will not sustain a reduction of vertical sky component above the threshold of noticeability (indicated by a proportional figure of 0.8 or less). We submit, therefore, that there are no adverse effects on the daylight to any of the surrounding properties caused by the proposals.

4.4 SURROUNDING BUILDINGS – SUNLIGHT

The Guide recommends that windows facing within 90° of South be assessed for sunlight. This is to say, windows facing from 90° through 180° to 270°. Windows facing from 271° through North to 89° are not assessed for sunlight. Within the tables above, where windows are noted as "*North Facing" this indicates that the windows concerned do not face the direction requiring an assessment.

Indeed, all the windows in the front elevation of the houses in Maygrove Road facing the development site face towards North are unaffected by the proposals in any event. These buildings have through-rooms to the ground floor and the rear windows benefit from access to sunlight. These windows will be completely unaffected by the proposals. The windows to No 59 Maygrove Road sustain no variation to their sunlight levels and these remain significantly greater than the BRE recommendations. Most of the windows to the houses in Brassey Road have annual sunlight levels in excess of 25% and winter sunlight levels in excess of 5% as recommended in the BRE Guide. Where windows have less than this level of either annual or winter sunlight, the reductions are only of a few percentage points so that in no case is there a reduction that would be noticeable as considered by the BRE Guide.

As can be seen from **Table 1 (Appendix 1)**, there are almost no reductions in sunlight reaching these windows which do face within 90° of South or, where there are, they are minor. We submit, therefore, that there are, in the overall, no adverse effects on the sunlight to surrounding properties caused by the proposals.

4.5 SUN ON THE GROUND AND SHADOWING

There are no specific private gardens to residential properties immediately to the North of the proposal site though there is a roadway with some landscaping, serving the houses in Brassey Road, which will be affected by the proposals. The public park, called the Peace Park is a public park which the BRE Guide seeks to protect by means of ensuring that half the area should benefit from 2 or more hours of sunshine at the Equinox and we have, therefore, indicated the effects of the sun on the ground by reference to an aerial photograph of that part of the site and a shadow diagram taken on the Equinox.

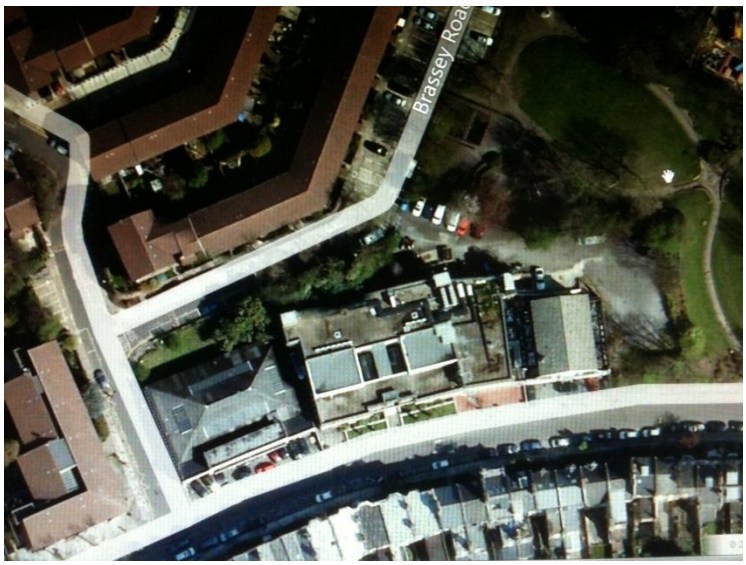
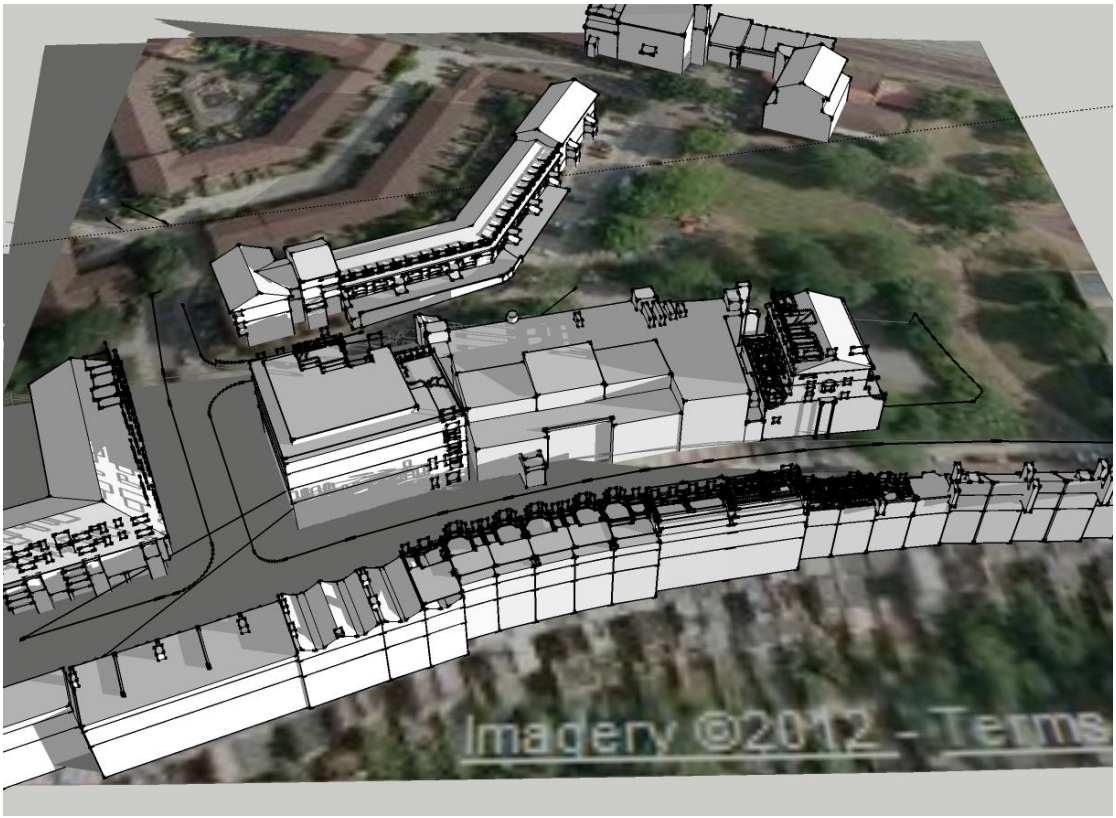


Photo 1 - Aerial photo of site

As can be seen in this image reproduced from Google Earth, the existing building has the previous garage to the left hand side but this has subsequently been demolished and redeveloped as a block of flats, 59 Maygrove Road. To the right hand side of Handrail House is the present 67 Maygrove Road and to the right of it, the parking area while the Peace Park lies behind and to the right of the development site..

We have also run a sequence of the shadowing effects of the building taken at two-hourly intervals on the Equinox. This date is chosen as it is the “average” of the sunlight effects through the year as the shadows lengthen in the winter and shorten in the summer. The sequence commences at 07.00 GMT and runs to 17.00 GMT. This is used as it is the closest to solar time as told by a sundial. We show the existing situation and the proposed situation so that the two can be compared graphically.

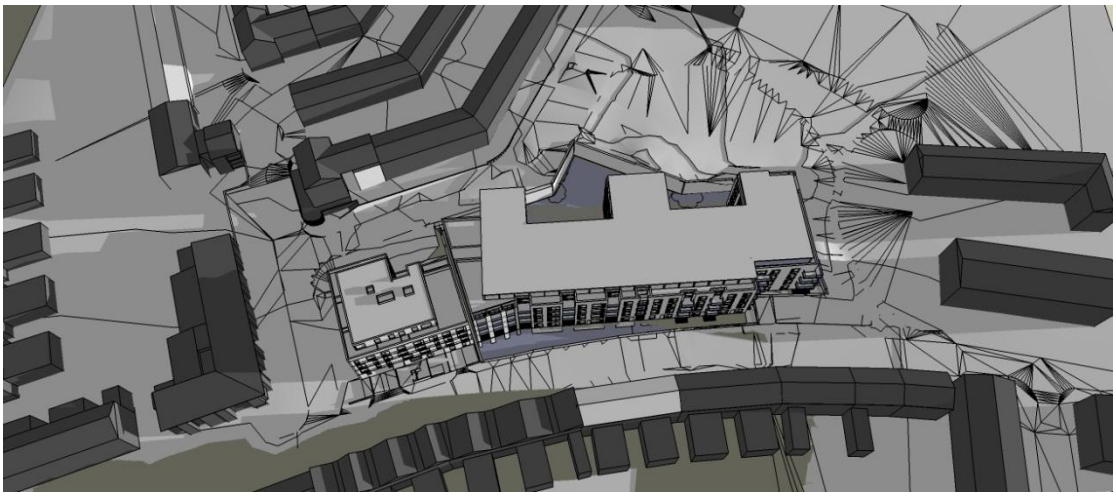
With the Peace Park lying to the North and East of the development site, we have included this in our analysis and the shadow diagrams below show that while there will be slightly larger areas shadowed in the late afternoon, over half the area of the park will receive over two hours of sunlight on the Equinox so that it remains adequately sunlit to comply with the recommendations of Section 3.3 of the BRE Guide, particularly Section 3.3.3. In this respect, there is little additional shadowing to the park except in the late afternoon which is when most people would begin leaving the park in any event.

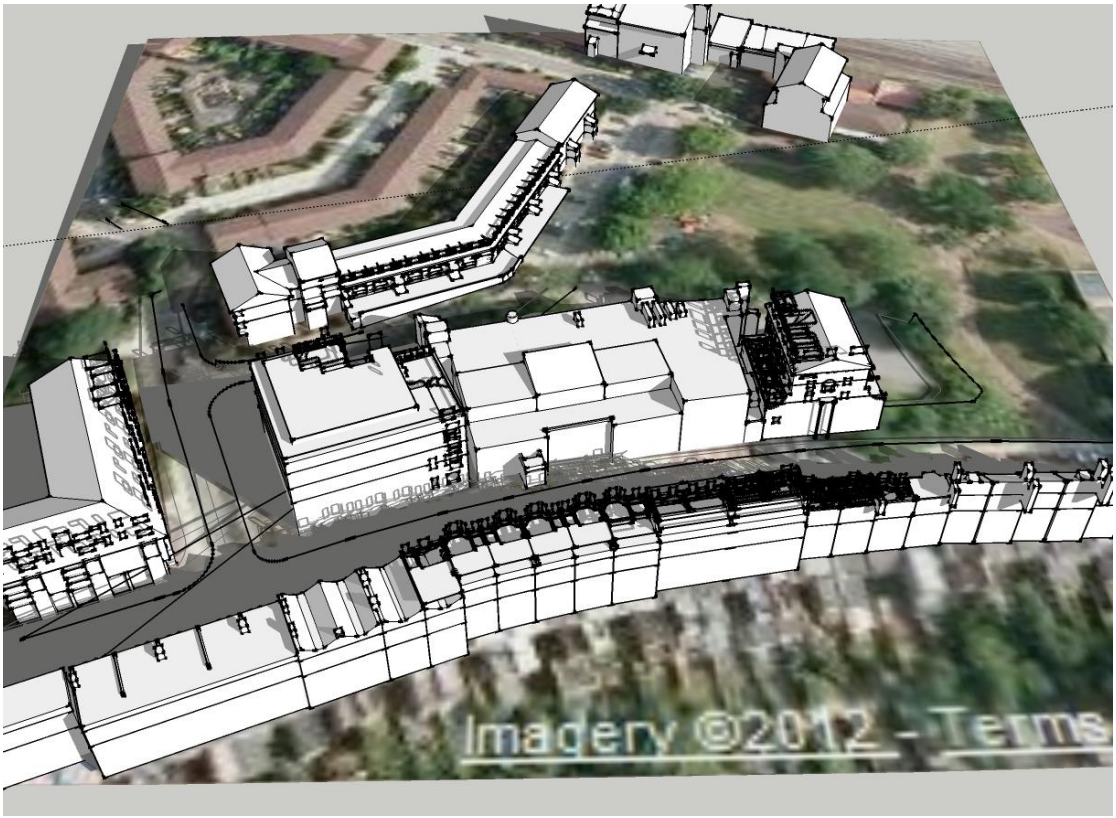


Existing

Shadow Diagram - 07.00 hours on the Equinox

Proposed

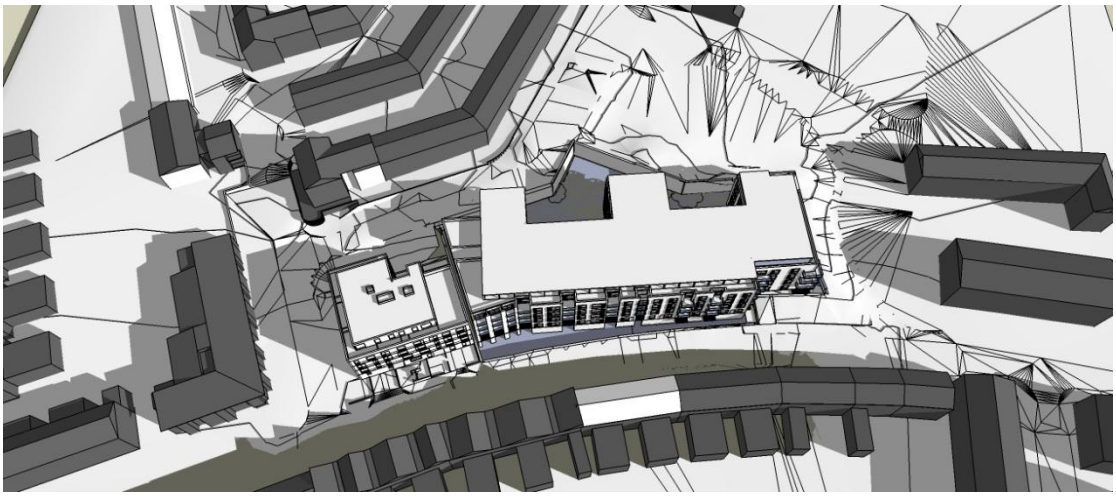


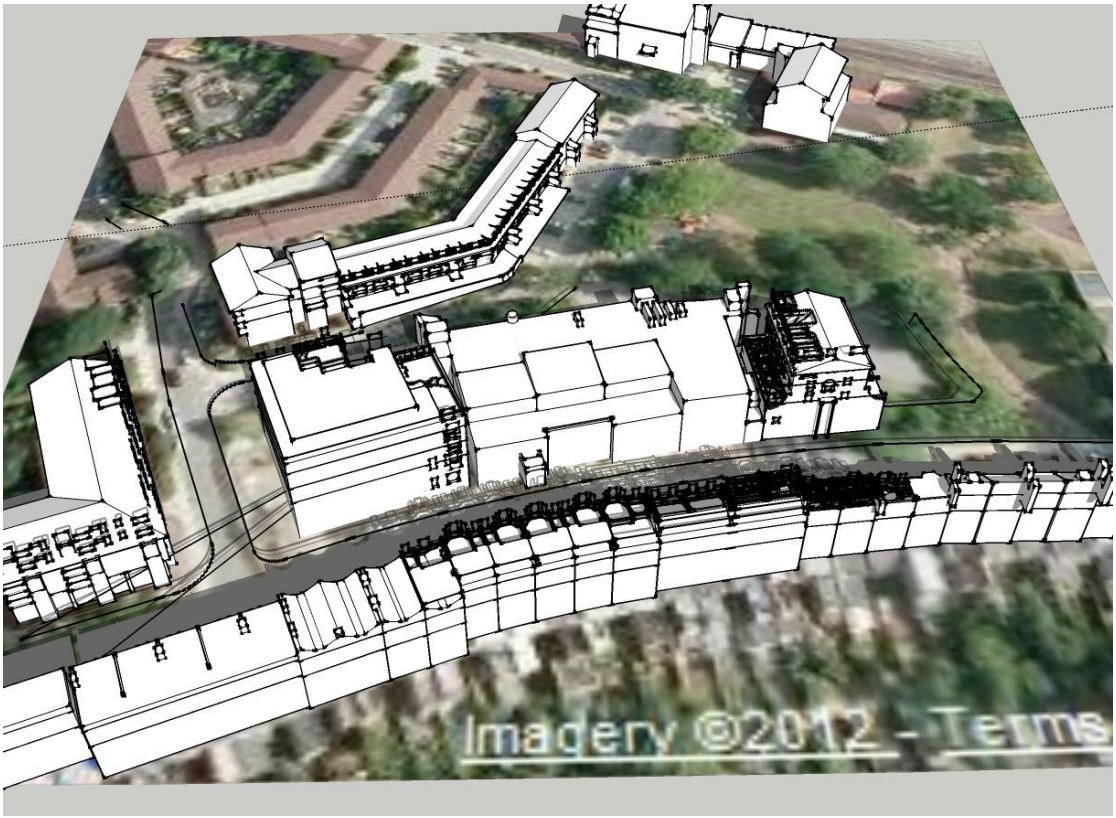


Existing

Shadow Diagram - 09.00 hours on the Equinox

Proposed

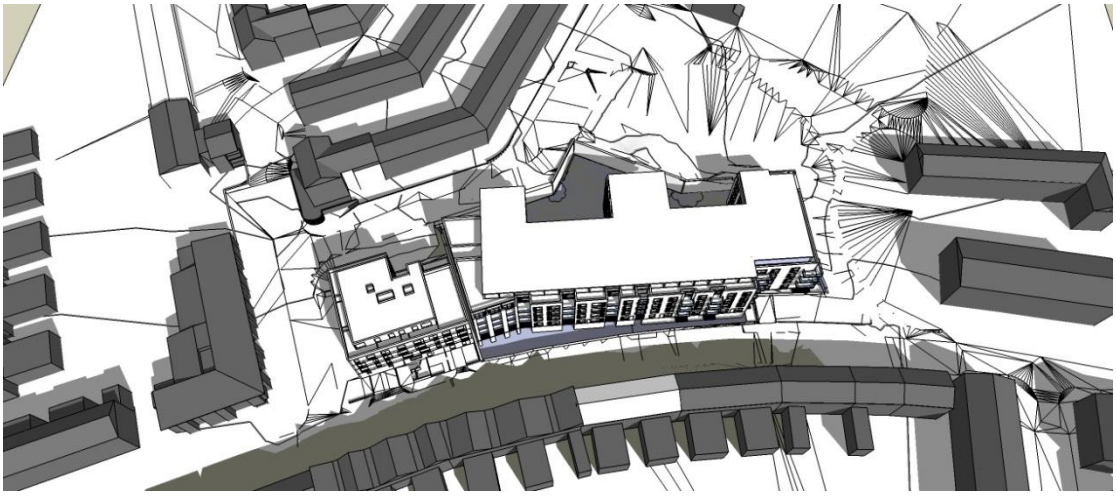


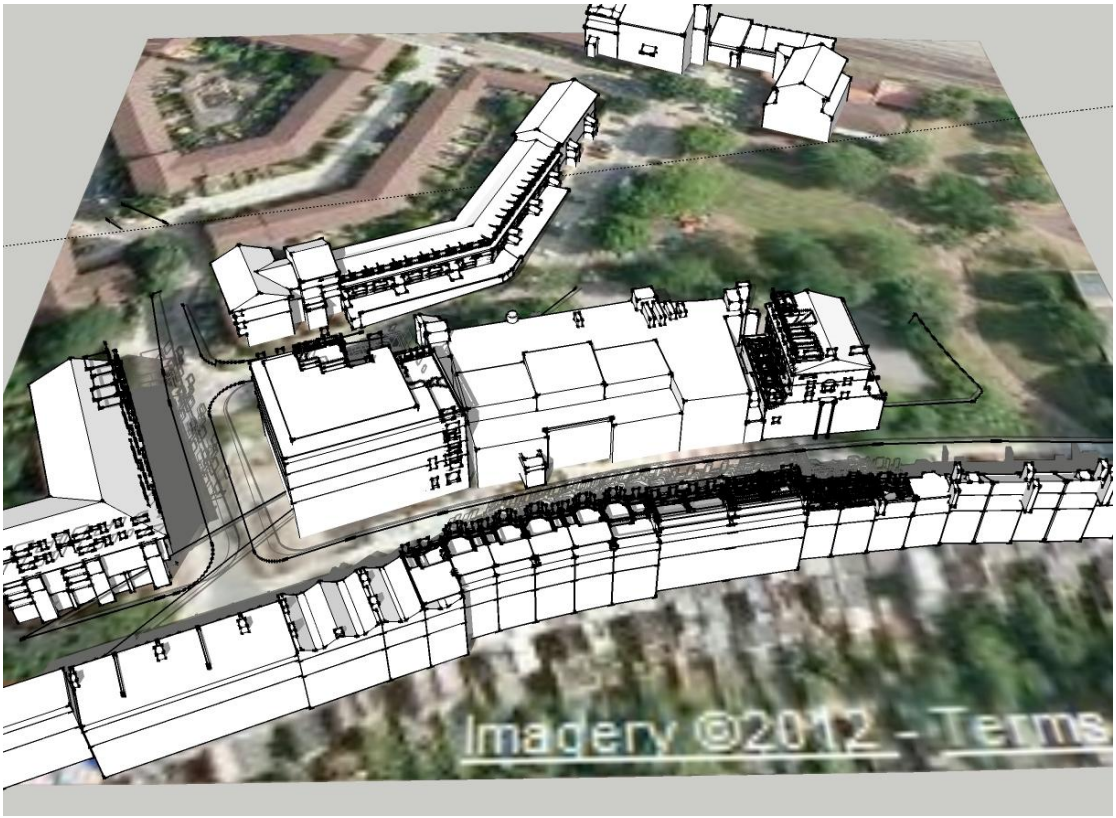


Existing

Shadow Diagram - 11.00 hours on the Equinox

Proposed

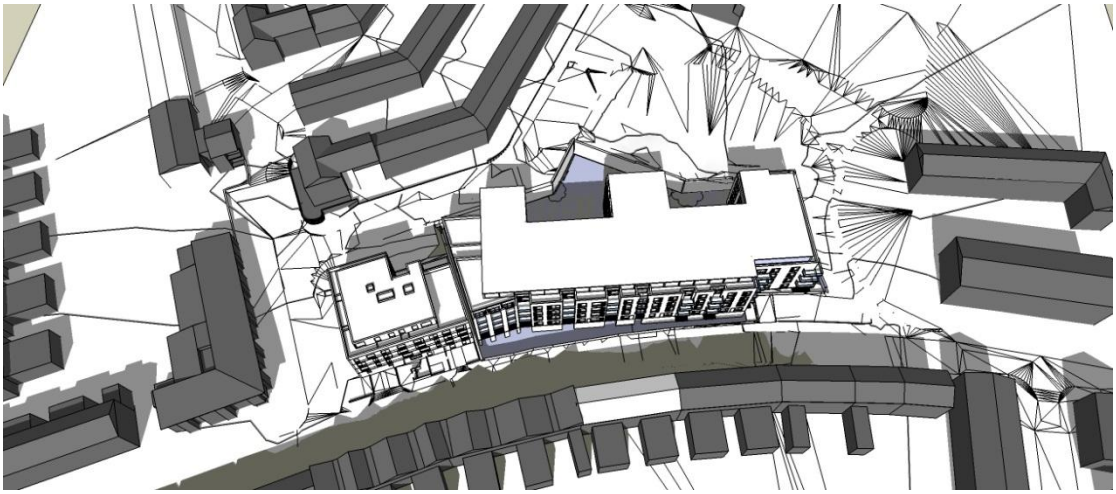


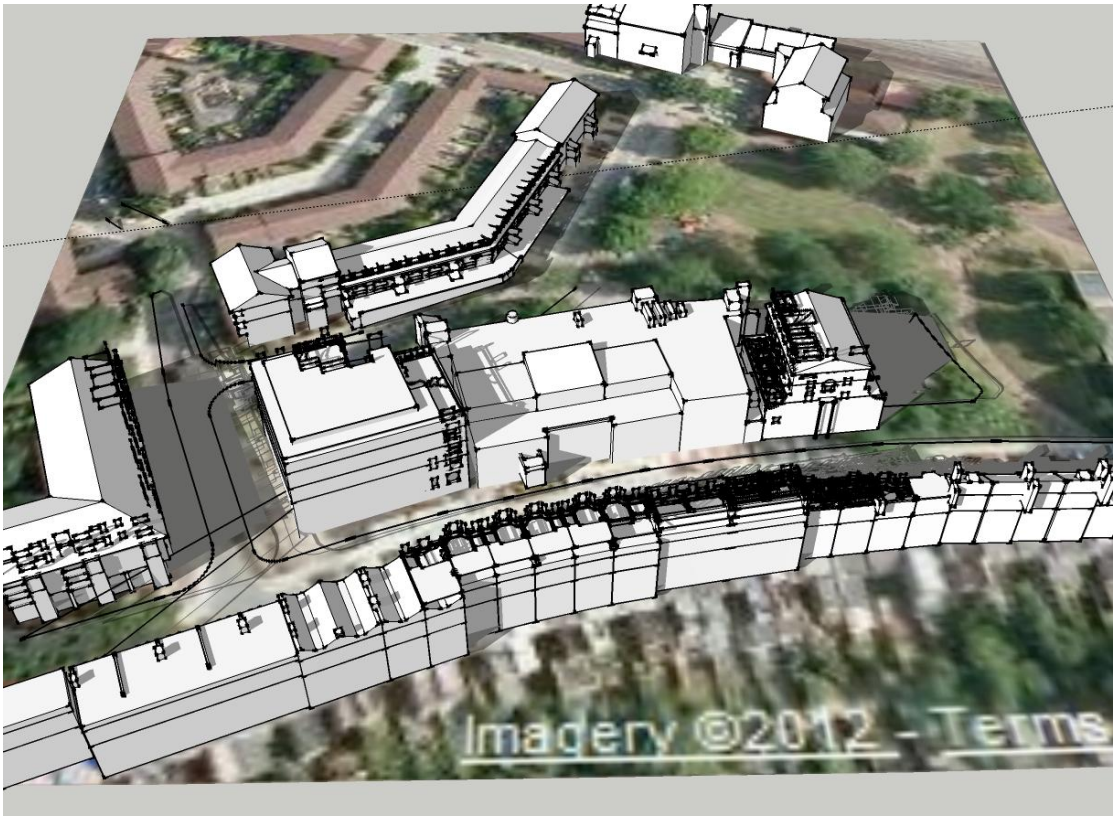


Existing

Shadow Diagram - 13.00 hours on the Equinox

Proposed

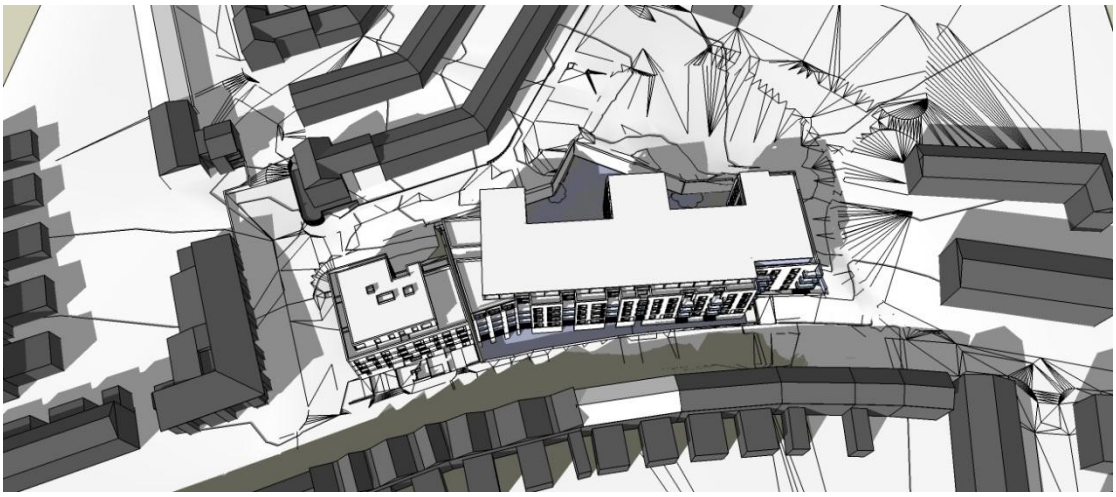


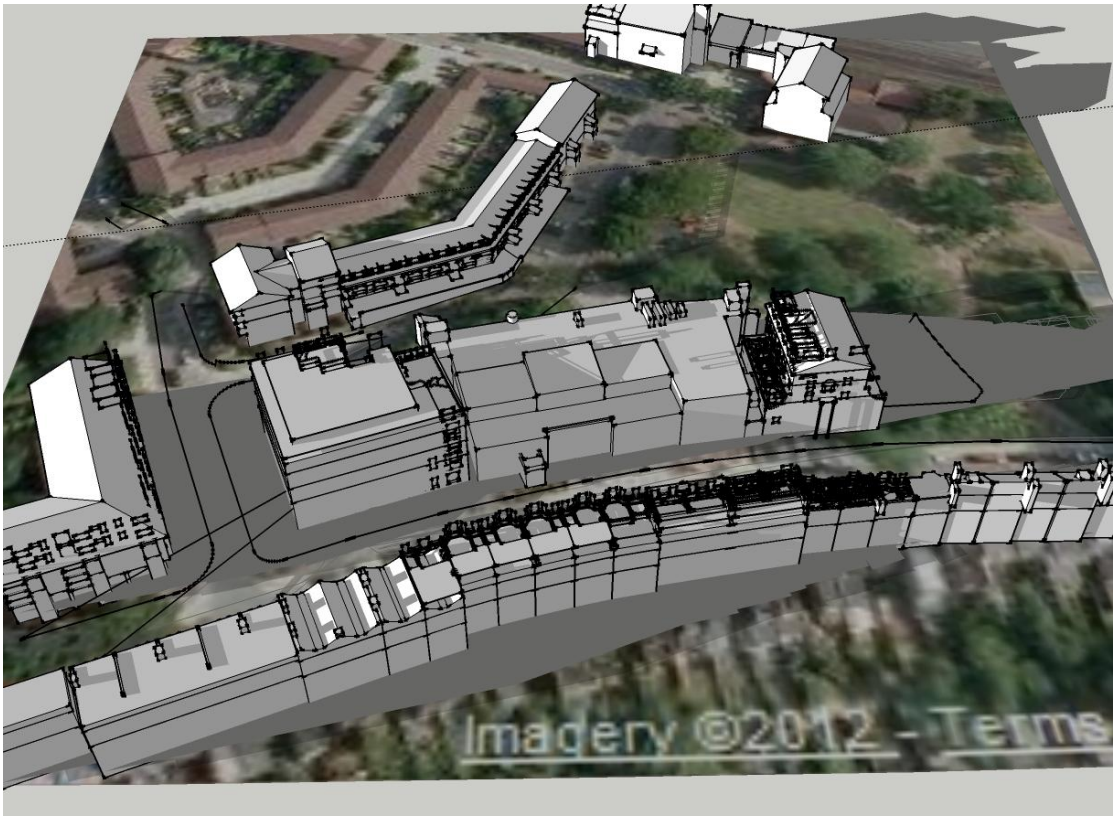


Existing

Shadow Diagram - 15.00 hours on the Equinox

Proposed

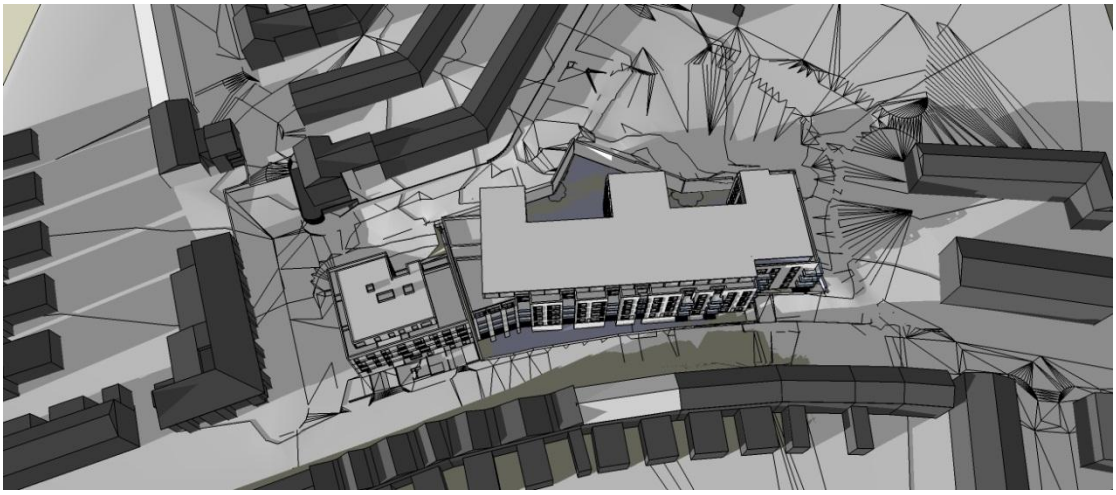




Existing

Shadow Diagram - 17.00 hours on the Equinox

Proposed



These images are formed using Trimble SketchUp Pro v.8 and Google Earth terrain mapping and show clearly the effects of the proposed building and the buildings either side as they affect one-another. As can be seen from this sequence of views, the effects of the proposals will be relatively minor in terms of shadowing / sun on the ground compared with the existing scenario.

4.6 PROPOSED NEW ACCOMMODATION – SUNLIGHT

The sunlight element of **Table 2 (Appendix 1)**, for those windows facing within 90° of South, cover, principally, the windows to the Maygrove Road elevation of the proposed new building since these are the only windows facing the direction to be analysed. In this case we have only analysed the “principal living rooms” on the Ground floor as set down in the BRE Guide. The Guide sets no criteria for bedrooms and kitchens but includes only living rooms within the recommendations.

Our analysis shows that the windows which fall to be considered mostly achieve above the BRE Recommendation of 25% of annual probable hours with 5% in the winter months, with some achieving over double the recommended levels though it is accepted that a small number do not achieve the target values due to site constraints, especially given the sloping topography of the site.

4.7 PROPOSED NEW ACCOMMODATION - AVERAGE DAYLIGHT FACTORS (ADFs)

The average daylight factor (ADF) is a calculation of the generalised level of daylighting within a room by reference to the angle of visible sky at the window plane, the transmission losses through the glass, the area of glazing and the reflectivities of the internal surfaces within the room. Clearly, this latter figure will vary with the decorative scheme chosen but the assumption is made that the ceiling would be painted white, the walls a light colour, such as magnolia and the floor would be a medium-coloured carpet. The current BRE Guide is somewhat more demanding than the 1991 edition in that full height glazing is rated at a lower transmission factor for glass below 850mm above floor level than was formerly the case. We have used the later, more demanding, requirements of the BRE Guide. We have also utilised high-transmission glass for some windows in order to maximise the penetration of light through the windows. Single glazing transmits the greatest amount of light but Approved Document L requires the use of double-glazed elements in order to conserve thermal energy and this reduces the light flow through the glass.

We have compiled, **Table 3 : New Accommodation – Average Daylight Factors (ADFS) – see Appendix 1,** arranged from room to room in an anti-clockwise manner beginning at Room 1 in each case.

Table 3, sets out the minimum target values set by BS 8206 and the actual values produced in the design. Where rooms are lit by more than one window, the contribution by each is shown and then the total value is shown in the box to be compared then with the recommended value.

As can be seen from this table, all the rooms at Lower Ground floor level achieve the minimum standards set by BS 8206, some by a very comfortable margin. By the time the externally reflected component is taken into account – which does not form part of the calculation method in BS 8206 – all the rooms will receive more than satisfactory levels of average daylight.

At ground floor level all the rooms also achieve the BRE recommended levels. When one considers, however, the layout of the Ground floor, the rooms which have lower values, are all oversailed by balconies on the upper storeys and/or are set in the internal corners of the general layout. Were the balcony areas to be included in the room areas, then the ADFs for the rooms including the balconies would likely exceed to the BRE recommended levels. To highlight in particular, the affordable block rooms all have ADFs in excess of the BRE recommendations. As can be seen in **Table 3** all the assessed rooms achieve a “pass” in respect of ADF.

Were this to be a suburban site in a "green-field" situation, one might seek to improve the ADFs but this is a central urban site within a densely built up context. In this case, there is a likelihood that some of the rooms thus formed will not be able to be configured to attain maximum levels of daylight and average daylight factor since this must be balanced with the development constraints and need and desire of people to live within the densely-populated parts of London rather than in more suburban areas. Taken overall, the rooms that have lower levels of ADF are provided with private amenity areas that benefit from significantly higher daylight levels and it is reasonable to counterbalance these ADFs with the much higher levels of daylight and, on South-facing elevations, sunlight afforded by the balconies.

By way of historical background, we note that the newly built residential building at 59 Maygrove Road has a number of windows on the Ground and upper floors with VSCs in single figures of percentage both as existing and as proposed. This will have an effect on the ADF within the rooms behind those windows such that the levels of ADF will be correspondingly low. Clearly, the Local Planning Authority has considered this level of daylight to these windows to be acceptable and this precedent is one that must be taken into account when considering the ADFs as proposed to the new building at 65 – 67 Maygrove Road.

4.9 PROPOSED NEW ACCOMMODATION - DAYLIGHT DISTRIBUTION

The BRE Guide does not set any recommended level for the Daylight Distribution or No-sky Line within rooms but a rule-of-thumb is to seek a daylight distribution level of around 50% where possible. We have set out in **Table 4 : New Accommodation - Daylight Distribution – Daylight Distribution (see Appendix 1)** figures for the Lower Ground and Ground floors of the new accommodation. This is displayed in the same way as for the Daylight Distribution table for the surrounding properties but omits a comparison column between existing and proposed values.

The table indicates that while there are some isolated rooms with lower levels of daylight distribution, on the whole, fair to good levels of daylight distribution are obtained. To also highlight that only the two lowest floors have been assessed and daylight distribution will consistently improve for the upper floors above.

We highlight that the affordable flats, will have generally good daylight distribution levels, mostly over 80%. The results are shown in tabular form in Table 4. The daylight distribution is also shown graphically on the attached drawings at **Appendix 2**.

5.0 CONCLUSIONS

Compliance with the BRE Guide is not a Planning Criterion and the foreword to the Guide is careful to make this point. The numerical values have to be interpreted carefully and not rigidly. The results of our examination show that the proposals will provide levels of daylighting and sunlighting to the proposed building that will comply with or exceed the BRE recommendations to both the existing and the proposed new buildings. In terms of surrounding buildings, the proposals will have no adverse effects on any of the surrounding buildings. On this basis, and bearing in mind the location of the building, within a dense urban area the levels of daylight and sunlight available to both the surrounding buildings and the proposed new buildings are in all cases sufficient within the context of the BRE Guide and the Planning Authority's planning Policies.

In terms of the "self-tests" on the proposed new building, our findings are that in terms of Average Daylight Factor, the rooms all satisfy the BRE Guide and BS 8206 criteria, the Daylight Distribution to the majority of rooms is at or over 80% and where sunlight is to be considered, almost all the rooms also attain the recommended levels set out in the BRE Guide.

On the basis of our analysis as described and set out in this report, we consider that Daylight and Sunlight considerations are ones on which the proposals should be approved.

Schroeders Begg Ltd
October 2012

6.0 APPENDICES

Appendix 1 - Tables referred to in the text :-

Table 1 : Surrounding Buildings - Proposed VSC & Sunlight

Table 2 : New Accommodation – Sunlight

Table 3 : New Accommodation – Average Daylight Factors (ADFs)

Table 4 : Daylight Distribution Drawing – Daylight Distribution

Appendix 2 – Proposed New Accommodation Massing Drawings and Applicable Daylight Distribution Drawings for Proposed (with Window / Room References and Surrounding Buildings referenced)

APPENDIX 1

Table 1 : Surrounding Buildings - Proposed VSC & Sunlight

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis

59 Maygrove Road

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
Ground	R1	Kitchen/Dining Room/Living Room	W1	Existing	27.96	1.00	46	10
				Proposed	27.99		46	10
Ground	R1	Kitchen/Dining Room/Living Room	W2	Existing	27.90	1.01	60	14
				Proposed	28.06		60	14
Ground	R1	Kitchen/Dining Room/Living Room	W3	Existing	18.88	0.93	*North Facing	
				Proposed	17.49			
Ground	R1	Kitchen/Dining Room/Living Room	W4	Existing	19.79	0.93	*North Facing	
				Proposed	18.30			
Ground	R3	Function Room	W5	Existing	11.33	0.92	*North Facing	
				Proposed	10.42			
Ground	R2	Kitchen	W6	Existing	16.50	0.93	*North Facing	
				Proposed	15.31			
First	R1	Living Room-Kitchen-Bedroom	W1	Existing	31.71	1.01	69	23
				Proposed	31.95		69	23
First	R1	Living Room-Kitchen-Bedroom	W2	Existing	8.67	0.92	*North Facing	
				Proposed	7.97			
First	R1	Living Room-Kitchen-Bedroom	W3	Existing	9.77	0.93	*North Facing	
				Proposed	9.04			
First	R1	Living Room-Kitchen-Bedroom	W4	Existing	8.20	0.91	*North Facing	
				Proposed	7.45			
First	R2	Landing	W5	Existing	24.24	0.96	*North Facing	
				Proposed	23.19			
First	R3	Living Room-Kitchen-Bedroom	W6	Existing	9.95	0.93	*North Facing	
				Proposed	9.23			
First	R3	Living Room-Kitchen-Bedroom	W7	Existing	20.50	0.90	*North Facing	
				Proposed	18.49			
First	R3	Living Room-Kitchen-Bedroom	W8	Existing	31.53	0.99	*North Facing	
				Proposed	31.32			
Second	R1	Living Room-Kitchen-Bedroom	W1	Existing	35.57	1.00	72	26
				Proposed	35.63		72	26
Second	R1	Living Room-Kitchen-Bedroom	W2	Existing	11.70	0.83	*North Facing	
				Proposed	9.70			
Second	R1	Living Room-Kitchen-Bedroom	W3	Existing	11.38	0.94	*North Facing	
				Proposed	10.75			
Second	R1	Living Room-Kitchen-Bedroom	W4	Existing	9.64	0.94	*North Facing	
				Proposed	9.06			
Second	R2	Landing	W5	Existing	27.13	0.97	*North Facing	
				Proposed	26.27			
Second	R3	Living Room-Kitchen-Bedroom	W6	Existing	24.55	0.92	*North Facing	
				Proposed	22.60			
Second	R3	Living Room-Kitchen-Bedroom	W7	Existing	34.04	0.99	*North Facing	
				Proposed	33.87			
Second	R3	Living Room-Kitchen-Bedroom	W8	Existing	34.26	1.00	*North Facing	
				Proposed	34.13			
Third	R1	Living Room-Kitchen-Bedroom	W1	Existing	38.88	1.00	73	27
				Proposed	38.86		73	27
Third	R1	Living Room-Kitchen-Bedroom	W2	Existing	33.11	0.86	*North Facing	
				Proposed	28.47			

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
Third	R1	Living Room-Kitchen-Bedroom	W3	Existing	32.56	0.93	*North Facing	
				Proposed	30.34			
Third	R1	Living Room-Kitchen-Bedroom	W4	Existing	26.09	0.95	*North Facing	
				Proposed	24.86			
Third	R2	Landing	W5	Existing	30.82	0.98	*North Facing	
				Proposed	30.27			
Third	R3	Living Room-Kitchen-Bedroom	W6	Existing	29.36	0.95	*North Facing	
				Proposed	27.77			
Third	R3	Living Room-Kitchen-Bedroom	W7	Existing	36.58	1.00	*North Facing	
				Proposed	36.50			
Third	R3	Living Room-Kitchen-Bedroom	W8	Existing	36.73	1.00	*North Facing	
				Proposed	36.66			
Fourth	R1	Living Room-Kitchen-Bedroom	W1	Existing	31.09	0.98	*North Facing	
				Proposed	30.47			
Fourth	R1	Living Room-Kitchen-Bedroom	W2	Existing	39.11	1.00	*North Facing	
				Proposed	39.08			

10 Brassey Road

Ground	R1	Living room	W1	Existing	6.69	1.00	31	15
				Proposed	6.69		31	15
Ground	R1	Living room	W2	Existing	32.90	0.95	75	25
				Proposed	31.32		74	24
First	R1	Bedroom	W1	Existing	20.56	0.95	27	23
				Proposed	19.54		25	21
First	R2	Bedroom	W2	Existing	20.48	0.94	27	23
				Proposed	19.29		25	21

11 Brassey Road

Ground	R1	Living room	W1	Existing	32.89	0.94	75	26
				Proposed	30.98		73	24
Ground	R1	Living room	W2	Existing	7.00	0.90	*North Facing	
				Proposed	6.27			
First	R1	Bedroom	W1	Existing	20.60	0.93	26	22
				Proposed	19.11		24	20
First	R2	Bedroom	W2	Existing	20.68	0.92	27	23
				Proposed	18.98		25	21

12 Brassey Road

Ground	R1	Living room	W1	Existing	6.72	1.00	31	15
				Proposed	6.69		29	13
Ground	R1	Living room	W2	Existing	33.25	0.91	76	26
				Proposed	30.21		71	21
First	R1	Bedroom	W1	Existing	20.81	0.90	26	22
				Proposed	18.72		24	20
First	R2	Bedroom	W2	Existing	20.92	0.89	27	23
				Proposed	18.56		26	22

13 Brassey Road

Ground	R1	Living room	W1	Existing	33.33	0.90	76	27
				Proposed	29.90		71	22
Ground	R1	Living room	W2	Existing	7.07	0.91	*North Facing	
				Proposed	6.46			
First	R1	Bedroom	W1	Existing	21.09	0.87	26	22
				Proposed	18.41		25	21
First	R2	Bedroom	W2	Existing	21.20	0.87	27	23
				Proposed	18.35		26	22

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
14 Brassey Road								
Ground	R1	Living room	W1	Existing	7.06	0.96	31	15
				Proposed	6.77		28	12
Ground	R1	Living room	W2	Existing	34.00	0.88	76	26
				Proposed	30.03		70	20
First	R1	Bedroom	W1	Existing	21.32	0.86	26	22
				Proposed	18.32		24	20
First	R2	Bedroom	W2	Existing	21.46	0.86	27	23
				Proposed	18.35		24	20
15 Brassey Road								
Ground	R1	Living room	W1	Existing	36.15	0.93	53	17
				Proposed	33.78		49	13
Ground	R1	Living room	W2	Existing	7.53	1.00	*North Facing	
				Proposed	7.49			
First	R1	Bedroom	W1	Existing	21.92	0.91	24	9
				Proposed	20.00		23	8
First	R2	Bedroom	W2	Existing	21.98	0.93	24	9
				Proposed	20.35		23	8
16 Brassey Road								
Ground	R1	Living room	W1	Existing	7.11	0.97	31	11
				Proposed	6.90		31	11
Ground	R1	Living room	W2	Existing	36.53	0.95	53	17
				Proposed	34.87		53	17
First	R1	Bedroom	W1	Existing	22.05	0.93	24	9
				Proposed	20.59		23	8
First	R2	Bedroom	W2	Existing	22.08	0.94	24	9
				Proposed	20.74		23	8
17 Brassey Road								
Ground	R1	Living room	W1	Existing	36.56	0.96	52	17
				Proposed	34.99		52	17
Ground	R1	Living room	W2	Existing	7.24	1.00	*North Facing	
				Proposed	7.23			
First	R1	Bedroom	W1	Existing	22.14	0.95	24	9
				Proposed	20.92		23	8
First	R2	Bedroom	W2	Existing	22.17	0.95	24	9
				Proposed	21.03		23	8
78 Maygrove Road								
Ground	R1	Living room	W1	Existing	20.10	0.91	*North Facing	
				Proposed	18.26			
Ground	R1	Living room	W2	Existing	25.07	0.96	*North Facing	
				Proposed	24.06			
Ground	R1	Living room	W3	Existing	23.24	1.00	*North Facing	
				Proposed	23.23			
First	R1	Bedroom	W1	Existing	23.07	0.93	*North Facing	
				Proposed	21.40			
First	R1	Bedroom	W2	Existing	28.85	0.97	*North Facing	
				Proposed	27.93			
First	R1	Bedroom	W3	Existing	26.62	1.00	*North Facing	
				Proposed	26.61			
First	R2	Unknown	W4	Existing	28.49	0.98	*North Facing	

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
First	R2	Unknown	W4	Proposed	27.86	0.98	North Facing	
Second	R1	Bedroom	W1	Existing	32.67	0.98	*North Facing	
				Proposed	31.90			

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis								
							Available Sunlight Hours	
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Annual %	Winter %
Second	R2	Unknown	W2	Existing	33.07	0.98	*North Facing	
				Proposed	32.45			

80 Maygrove Road

Ground	R1	Living room	W1	Existing	22.51	0.89	*North Facing	
				Proposed	20.02			
Ground	R1	Living room	W2	Existing	24.97	0.94	*North Facing	
				Proposed	23.36			
Ground	R1	Living room	W3	Existing	20.95	0.99	*North Facing	
				Proposed	20.81			
First	R1	Unknown	W1	Existing	27.91	0.93	*North Facing	
				Proposed	26.07			
First	R2	Bedroom	W2	Existing	25.68	0.91	*North Facing	
				Proposed	23.40			
First	R2	Bedroom	W3	Existing	28.97	0.95	*North Facing	
				Proposed	27.49			
First	R2	Bedroom	W4	Existing	25.27	0.99	*North Facing	
				Proposed	25.15			
Second	R1	Unknown	W1	Existing	31.47	0.95	*North Facing	
				Proposed	29.95			
Second	R2	Bedroom	W2	Existing	29.17	0.94	*North Facing	
				Proposed	27.30			
Second	R2	Bedroom	W3	Existing	32.72	0.96	*North Facing	
				Proposed	31.50			
Second	R2	Bedroom	W4	Existing	30.20	1.00	*North Facing	
				Proposed	30.10			

82 Maygrove Road

Ground	R1	Living room	W1	Existing	21.63	0.84	*North Facing	
				Proposed	18.24			
Ground	R1	Living room	W2	Existing	26.00	0.89	*North Facing	
				Proposed	23.12			
Ground	R1	Living room	W3	Existing	22.11	0.96	*North Facing	
				Proposed	21.28			
First	R1	Bedroom	W1	Existing	24.42	0.87	*North Facing	
				Proposed	21.27			
First	R1	Bedroom	W2	Existing	29.99	0.91	*North Facing	
				Proposed	27.32			
First	R1	Bedroom	W3	Existing	25.24	0.97	*North Facing	
				Proposed	24.47			
First	R2	Unknown	W4	Existing	28.20	0.93	*North Facing	
				Proposed	26.11			
Second	R1	Bedroom	W1	Existing	27.19	0.90	*North Facing	
				Proposed	24.59			
Second	R1	Bedroom	W2	Existing	33.59	0.93	*North Facing	
				Proposed	31.39			
Second	R1	Bedroom	W3	Existing	28.86	0.98	*North Facing	
				Proposed	28.23			
Second	R2	Unknown	W4	Existing	31.72	0.95	*North Facing	
				Proposed	29.98			

84 Maygrove Road

Ground	R1	Living room	W1	Existing	23.64	0.84	*North Facing	
				Proposed	19.86			

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
Ground	R1	Living room	W2	Existing	26.47	0.87	*North Facing	
				Proposed	22.92			
Ground	R1	Living room	W3	Existing	19.95	0.94	*North Facing	
				Proposed	18.75			
First	R1	Unknown	W1	Existing	29.05	0.88	*North Facing	
				Proposed	25.46			
First	R2	Bedroom	W2	Existing	26.53	0.87	*North Facing	
				Proposed	22.96			
First	R2	Bedroom	W3	Existing	30.58	0.89	*North Facing	
				Proposed	27.17			
First	R2	Bedroom	W4	Existing	22.94	0.95	*North Facing	
				Proposed	21.79			
Second	R1	Unknown	W1	Existing	32.37	0.91	*North Facing	
				Proposed	29.34			
Second	R2	Bedroom	W2	Existing	29.91	0.90	*North Facing	
				Proposed	26.91			
Second	R2	Bedroom	W3	Existing	34.13	0.92	*North Facing	
				Proposed	31.25			
Second	R2	Bedroom	W4	Existing	26.20	0.96	*North Facing	
				Proposed	25.26			

86 Maygrove Road

Ground	R1	Living room	W1	Existing	22.06	0.81	*North Facing	
				Proposed	17.97			
Ground	R1	Living room	W2	Existing	27.09	0.83	*North Facing	
				Proposed	22.58			
Ground	R1	Living room	W3	Existing	22.68	0.91	*North Facing	
				Proposed	20.53			
First	R1	Bedroom	W1	Existing	25.05	0.84	*North Facing	
				Proposed	21.13			
First	R1	Bedroom	W2	Existing	31.19	0.86	*North Facing	
				Proposed	26.85			
First	R1	Bedroom	W3	Existing	26.03	0.92	*North Facing	
				Proposed	23.98			
First	R2	Unknown	W4	Existing	29.32	0.87	*North Facing	
				Proposed	25.60			
Second	R1	Bedroom	W1	Existing	27.93	0.88	*North Facing	
				Proposed	24.59			
Second	R1	Bedroom	W2	Existing	34.66	0.89	*North Facing	
				Proposed	30.95			
Second	R1	Bedroom	W3	Existing	29.73	0.94	*North Facing	
				Proposed	27.98			
Second	R2	Unknown	W4	Existing	32.64	0.90	*North Facing	
				Proposed	29.48			

88 Maygrove Road

Ground	R1	Living room	W1	Existing	23.93	0.84	*North Facing	
				Proposed	20.00			
Ground	R1	Living room	W2	Existing	27.43	0.82	*North Facing	
				Proposed	22.52			
Ground	R1	Living room	W3	Existing	20.88	0.88	*North Facing	
				Proposed	18.33			

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis								
							Available Sunlight Hours	
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Annual %	Winter %
First	R1	Unknown	W1	Existing	30.25	0.84	*North Facing	
				Proposed	25.56			
First	R2	Bedroom	W2	Existing	27.69	0.86	*North Facing	
				Proposed	23.89			
First	R2	Bedroom	W3	Existing	31.51	0.85	*North Facing	
				Proposed	26.75			
First	R2	Bedroom	W4	Existing	23.89	0.90	*North Facing	
				Proposed	21.44			
Second	R1	Unknown	W1	Existing	33.85	0.88	*North Facing	
				Proposed	29.82			
Second	R2	Bedroom	W2	Existing	30.96	0.89	*North Facing	
				Proposed	27.71			
Second	R2	Bedroom	W3	Existing	34.95	0.88	*North Facing	
				Proposed	30.85			
Second	R2	Bedroom	W4	Existing	26.95	0.92	*North Facing	
				Proposed	24.87			

90 Maygrove Road

Ground	R1	Living room	W1	Existing	23.10	0.85	*North Facing	
				Proposed	19.65			
Ground	R1	Living room	W2	Existing	27.78	0.81	*North Facing	
				Proposed	22.57			
Ground	R1	Living room	W3	Existing	21.76	0.87	*North Facing	
				Proposed	18.93			
First	R1	Unknown	W1	Existing	30.25	0.84	*North Facing	
				Proposed	25.30			
First	R2	Bedroom	W2	Existing	26.18	0.87	*North Facing	
				Proposed	22.77			
First	R2	Bedroom	W3	Existing	31.19	0.84	*North Facing	
				Proposed	26.07			
First	R2	Bedroom	W4	Existing	24.26	0.89	*North Facing	
				Proposed	21.54			
Second	R1	Bedroom	W1	Existing	33.63	0.87	*North Facing	
				Proposed	29.22			
Second	R1	Bedroom	W2	Existing	33.61	0.87	*North Facing	
				Proposed	29.26			

92 Maygrove Road

Ground	R1	Living room	W1	Existing	22.27	0.85	*North Facing	
				Proposed	18.90			
Ground	R1	Living room	W2	Existing	27.66	0.81	*North Facing	
				Proposed	22.42			
Ground	R1	Living room	W3	Existing	22.84	0.86	*North Facing	
				Proposed	19.58			
First	R1	Bedroom	W1	Existing	25.63	0.87	*North Facing	
				Proposed	22.28			
First	R1	Bedroom	W2	Existing	31.13	0.83	*North Facing	
				Proposed	25.92			
First	R1	Bedroom	W3	Existing	25.88	0.88	*North Facing	
				Proposed	22.73			
First	R2	Unknown	W4	Existing	30.08	0.83	*North Facing	
				Proposed	25.11			

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis								
							Available Sunlight Hours	
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Annual %	Winter %
Second	R1	Bedroom	W1	Existing	33.66	0.87	*North Facing	
				Proposed	29.16			
Second	R1	Bedroom	W2	Existing	33.65	0.87	*North Facing	
				Proposed	29.18			

94 Maygrove Road

Ground	R1	Living room	W1	Existing	23.36	0.86	*North Facing	
				Proposed	20.11			
Ground	R1	Living room	W2	Existing	27.66	0.81	*North Facing	
				Proposed	22.45			
Ground	R1	Living room	W3	Existing	20.38	0.84	*North Facing	
				Proposed	17.07			
First	R1	Unknown	W1	Existing	30.22	0.83	*North Facing	
				Proposed	25.15			
First	R2	Bedroom	W2	Existing	26.40	0.88	*North Facing	
				Proposed	23.21			
First	R2	Bedroom	W3	Existing	31.08	0.83	*North Facing	
				Proposed	25.92			
First	R2	Bedroom	W4	Existing	23.86	0.87	*North Facing	
				Proposed	20.64			
Second	R1	Bedroom	W1	Existing	33.66	0.87	*North Facing	
				Proposed	29.12			
Second	R1	Bedroom	W2	Existing	33.51	0.87	*North Facing	
				Proposed	29.03			
Third	R1	Bedroom	W1	Existing	37.87	0.93	*North Facing	
				Proposed	35.27			
Third	R1	Bedroom	W2	Existing	38.09	0.93	*North Facing	
				Proposed	35.49			
Third	R1	Bedroom	W3	Existing	37.98	0.93	*North Facing	
				Proposed	35.39			

96 Maygrove Road

Ground	R1	Living room	W1	Existing	23.86	0.86	*North Facing	
				Proposed	20.47			
Ground	R1	Living room	W2	Existing	27.78	0.81	*North Facing	
				Proposed	22.40			
Ground	R1	Living room	W3	Existing	22.71	0.85	*North Facing	
				Proposed	19.23			
First	R1	Bedroom	W1	Existing	27.58	0.88	*North Facing	
				Proposed	24.40			
First	R1	Bedroom	W2	Existing	31.11	0.83	*North Facing	
				Proposed	25.87			
First	R1	Bedroom	W3	Existing	25.83	0.87	*North Facing	
				Proposed	22.45			
First	R2	Unknown	W4	Existing	30.04	0.83	*North Facing	
				Proposed	24.99			
Second	R1	Bedroom	W1	Existing	33.64	0.87	*North Facing	
				Proposed	29.20			
Second	R1	Bedroom	W2	Existing	33.63	0.87	*North Facing	
				Proposed	29.12			
Third	R1	Bedroom	W1	Existing	37.83	0.92	*North Facing	
				Proposed	34.65			

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis							Available Sunlight Hours	
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Annual %	Winter %
Third	R1	Bedroom	W2	Existing	35.43	0.92	*North Facing	
				Proposed	32.64			

98 Maygrove Road

Ground	R1	Living room	W1	Existing	24.83	0.87	*North Facing	
				Proposed	21.72			
Ground	R1	Living room	W2	Existing	28.11	0.81	*North Facing	
				Proposed	22.83			
Ground	R1	Living room	W3	Existing	20.32	0.82	*North Facing	
				Proposed	16.72			
First	R1	Unknown	W1	Existing	30.18	0.84	*North Facing	
				Proposed	25.39			
First	R2	Bedroom	W2	Existing	28.03	0.90	*North Facing	
				Proposed	25.22			
First	R2	Bedroom	W3	Existing	31.25	0.84	*North Facing	
				Proposed	26.19			
First	R2	Bedroom	W4	Existing	23.94	0.85	*North Facing	
				Proposed	20.46			
Second	R1	Bedroom	W1	Existing	34.68	0.91	*North Facing	
				Proposed	31.52			
Second	R1	Bedroom	W2	Existing	28.97	0.92	*North Facing	
				Proposed	26.53			

100 Maygrove Road

Ground	R1	Living room	W1	Existing	24.55	0.86	*North Facing	
				Proposed	21.19			
Ground	R1	Living room	W2	Existing	28.97	0.82	*North Facing	
				Proposed	23.73			
Ground	R1	Living room	W3	Existing	22.20	0.85	*North Facing	
				Proposed	18.91			
First	R1	Bedroom	W1	Existing	27.27	0.89	*North Facing	
				Proposed	24.36			
First	R1	Bedroom	W2	Existing	31.76	0.85	*North Facing	
				Proposed	26.89			
First	R1	Bedroom	W3	Existing	26.25	0.88	*North Facing	
				Proposed	23.07			
First	R2	Unknown	W4	Existing	30.13	0.84	*North Facing	
				Proposed	25.41			
Second	R1	Bedroom	W1	Existing	36.16	0.91	*North Facing	
				Proposed	32.92			
Second	R1	Bedroom	W2	Existing	35.33	0.89	*North Facing	
				Proposed	31.57			
Second	R1	Bedroom	W3	Existing	35.87	0.91	*North Facing	
				Proposed	32.63			

102 Maygrove Road

Ground	R1	Living room	W1	Existing	28.77	0.85	*North Facing	
				Proposed	24.58			
Ground	R1	Living room	W2	Existing	30.15	0.82	*North Facing	
				Proposed	24.62			
Ground	R1	Living room	W3	Existing	22.80	0.83	*North Facing	
				Proposed	19.03			
First	R1	Unknown	W1	Existing	32.27	0.85	*North Facing	
				Proposed	27.46			

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis							Available Sunlight Hours	
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Annual %	Winter %
First	R2	Bedroom	W2	Existing	31.00	0.89	*North Facing	
				Proposed	27.45			
First	R2	Bedroom	W3	Existing	32.63	0.85	*North Facing	
				Proposed	27.63			
First	R2	Bedroom	W4	Existing	26.77	0.87	*North Facing	
				Proposed	23.16			

104 Maygrove Road

Ground			W1	Existing	29.90	0.88	*North Facing	
				Proposed	26.39			
Ground			W2	Existing	32.49	0.82	*North Facing	
				Proposed	26.58			
Ground			W3	Existing	23.36	0.85	*North Facing	
				Proposed	19.82			
First			W1	Existing	32.55	0.92	*North Facing	
				Proposed	29.78			
First			W2	Existing	34.49	0.85	*North Facing	
				Proposed	29.49			
First			W3	Existing	27.52	0.88	*North Facing	
				Proposed	24.29			
First			W4	Existing	32.66	0.85	*North Facing	
				Proposed	27.78			

106 Maygrove Road

Ground			W1	Existing	33.27	0.91	*North Facing	
				Proposed	30.15			
Ground			W2	Existing	34.31	0.84	*North Facing	
				Proposed	28.82			
Ground			W3	Existing	26.89	0.82	*North Facing	
				Proposed	21.98			
First			W1	Existing	36.11	0.89	*North Facing	
				Proposed	32.17			
First			W2	Existing	35.69	0.88	*North Facing	
				Proposed	31.42			
Second			W1	Existing	37.30	0.92	*North Facing	
				Proposed	34.24			
Second			W2	Existing	37.07	0.91	*North Facing	
				Proposed	33.74			
Third			W1	Existing	38.25	0.96	*North Facing	
				Proposed	36.61			

108 Maygrove Road

Ground			W1	Existing	31.43	0.94	*North Facing	
				Proposed	29.58			
Ground			W2	Existing	35.70	0.88	*North Facing	
				Proposed	31.57			
Ground			W3	Existing	28.94	0.85	*North Facing	
				Proposed	24.59			
First			W1	Existing	36.73	0.92	*North Facing	
				Proposed	33.61			
First			W2	Existing	36.59	0.91	*North Facing	
				Proposed	33.12			
Second			W1	Existing	37.69	0.94	*North Facing	
				Proposed	35.30			

Maygrove Road Revised Proposal - Neighbouring Daylight Sunlight Analysis

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
Second			W2	Existing	37.63	0.93	*North Facing	
				Proposed	34.97			

* Window faces within 90 degrees of North

APPENDIX 1

Table 2 : New Accommodation – Sunlight

65-67 Maygrove (Annual Probable Sunlight Hours)

65-67 Maygrove Road

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
Ground	R1	Living room	W1	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		0	0
Ground	R1	Living room	W2	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		54	15
Ground	R4	Living room - Dining room	W5	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		56	16
Ground	R4	Living room - Dining room	W6	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		58	15
Ground	R5	Living room - Dining room	W7	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		56	16
Ground	R6	Living room - Dining room	W8	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		58	15
Ground	R7	Living room - Dining room	W9	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		1	1
Ground	R7	Living room - Dining room	W10	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		56	17
Ground	R7a	Living room - Dining room	W11	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		34	17
Ground	R8	Living room - Dining room	W12	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		53	14
Ground	R9	Living room - Dining room	W13	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		61	18
Ground	R9	Living room - Dining room	W14	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		4	4
Ground	R10	Living room - Dining room	W15	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		56	17
Ground	R11	Living room - Dining room	W16	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		36	17
Ground	R12	Living room - Dining room	W17	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		55	16
Ground	R13	Living room - Dining room	W18	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		59	16
Ground	R29	Kitchen - Living room - Dining room	W38	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R29	Kitchen - Living room - Dining room	W39	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R32	Kitchen - Living room - Dining room	W42	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R32	Kitchen - Living room - Dining room	W43	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R32	Kitchen - Living room - Dining room	W44	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R32	Kitchen - Living room - Dining room	W45	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R32	Kitchen - Living room - Dining room	W46	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R32	Kitchen - Living room - Dining room	W47	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		14	0

65-67 Maygrove (Annual Probable Sunlight Hours)

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
Ground	R34	Living room - Dining room	W49	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		1	0
Ground	R40	Living room - Dining room	W55	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R41	Kitchen - Living room - Dining room	W56	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R41	Kitchen - Living room - Dining room	W57	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R41	Kitchen - Living room - Dining room	W58	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R45	Living room - Dining room	W63	Existing	n/a	n/a	*North Facing	
				Proposed	n/a			
Ground	R45	Living room - Dining room	W64	Existing	n/a	n/a	n/a	n/a
				Proposed	n/a		21	1

* Window faces within 90 degrees of North

APPENDIX 1

Table 3 : New Accommodation – Average Daylight Factors (ADFs)

65-67 Maygrove Road (Average Daylight Factor)

65-67 Maygrove Road

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	ADF Proposed	Req'd Value	Pass/Fail
Basement	R1	Bedroom	W1-L	0.78	1.24	58.01	56.33	0.50	0.15	0.20		
			W1-U	0.78	2.34	58.72	56.33	0.50	1.00	2.53		
										2.73	1.0	PASS
Basement	R2	Bedroom	W2-L	0.78	1.26	57.87	56.34	0.50	0.15	0.20		
			W2-U	0.78	2.37	58.56	56.34	0.50	1.00	2.57		
										2.77	1.0	PASS
Basement	R3	Bedroom	W3-L	0.78	0.85	56.38	56.34	0.50	0.15	0.13		
			W3-U	0.78	1.60	57.65	56.34	0.50	1.00	1.70		
										1.84	1.0	PASS
Basement	R4	Bedroom	W4-L	0.78	1.19	56.54	56.36	0.50	0.15	0.19		
			W4-U	0.78	2.25	58.23	56.36	0.50	1.00	2.42		
										2.61	1.0	PASS
Basement	R5	Bedroom	W5-L	0.78	1.18	54.72	54.96	0.50	0.15	0.18		
			W5-U	0.78	2.24	57.93	54.96	0.50	1.00	2.45		
										2.63	1.0	PASS
Basement	R6	Bedroom	W6-L	0.78	1.24	52.76	54.96	0.50	0.15	0.19		
			W6-U	0.78	2.34	58.02	54.96	0.50	1.00	2.57		
										2.75	1.0	PASS
Basement	R7	Bedroom	W7-L	0.78	1.45	50.98	56.34	0.50	0.15	0.21		
			W7-U	0.78	2.75	57.68	56.34	0.50	1.00	2.93		
										3.13	1.0	PASS
Basement	R8	Bedroom	W8-L	0.78	0.84	49.16	56.33	0.50	0.15	0.11		
			W8-U	0.78	1.58	57.56	56.33	0.50	1.00	1.68		
										1.80	1.0	PASS
Basement	R9	Bedroom	W9-L	0.78	1.24	49.28	56.33	0.50	0.15	0.17		
			W9-U	0.78	2.34	59.05	56.33	0.50	1.00	2.55		
										2.72	1.0	PASS
Basement	R10	Bedroom	W10-L	0.78	1.21	48.77	56.33	0.50	0.15	0.16		
			W10-U	0.78	2.17	58.32	56.33	0.50	1.00	2.33		
										2.50	1.0	PASS

65-67 Maygrove Road (Average Daylight Factor)

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	ADF Proposed	Req'd Value	Pass/Fail
Basement	R11	Bedroom	W11-L	0.78	0.85	47.26	56.56	0.50	0.15	0.11		
			W11-U	0.78	1.60	58.20	56.56	0.50	1.00	1.72		
										1.83	1.0	PASS
Basement	R12	Bedroom	W12-L	0.78	1.45	47.76	56.53	0.50	0.15	0.19		
			W12-U	0.78	2.75	58.56	56.53	0.50	1.00	2.96		
										3.15	1.0	PASS
Basement	R13	Bedroom	W13-L	0.78	0.85	47.04	56.53	0.50	0.15	0.11		
			W13-U	0.78	1.60	58.30	56.53	0.50	1.00	1.72		
										1.83	1.0	PASS
Basement	R14	Bedroom	W14-L	0.78	1.24	47.04	56.53	0.50	0.15	0.16		
			W14-U	0.78	2.34	58.77	56.53	0.50	1.00	2.53		
										2.69	1.0	PASS
Ground	R1	Living room	W1-L	0.78	1.47	11.30	83.74	0.50	0.15	0.03		
			W1-U	0.78	1.81	0.00	83.74	0.50	1.00	0.00		
			W2-L	0.78	0.95	63.46	83.74	0.50	0.15	0.11		
			W2-U	0.78	1.80	64.29	83.74	0.50	1.00	1.44		
										1.58	1.5	PASS
Ground	R2	Bedroom	W3-L	0.78	1.34	64.24	63.30	0.50	0.15	0.21		
			W3-U	0.78	2.54	64.85	63.30	0.50	1.00	2.70		
										2.91	1.0	PASS
Ground	R3	Bedroom	W4-L	0.78	1.77	40.30	62.47	0.50	0.15	0.18		
			W4-U	0.78	3.34	18.46	62.47	0.50	1.00	1.03		
										1.21	1.0	PASS
Ground	R4	Living room - Dining room	W5-L	0.78	0.85	63.37	115.21	0.50	0.15	0.07		
			W5-U	0.78	1.60	64.32	115.21	0.50	1.00	0.93		
			W6-L	0.78	1.26	63.96	115.21	0.50	0.15	0.11		
			W6-U	0.78	2.37	64.72	115.21	0.50	1.00	1.39		
										2.50	1.5	PASS
Ground	R5	Living room - Dining room	W7-L	0.78	0.85	62.79	69.43	0.50	0.15	0.12		
			W7-U	0.78	1.60	63.84	69.43	0.50	1.00	1.53		
										1.65	1.5	PASS

65-67 Maygrove Road (Average Daylight Factor)

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	ADF Proposed	Req'd Value	Pass/Fail
Ground	R6	Living room - Dining room	W8-L	0.78	1.19	63.68	67.56	0.50	0.15	0.18		
			W8-U	0.78	2.25	64.52	67.56	0.50	1.00	2.24		
										2.41	1.5	PASS
Ground	R7	Living Room-Dining Room	W9-L	0.78	1.19	38.86	104.77	0.50	0.15	0.07		
			W9-U	0.78	2.25	16.59	104.77	0.50	1.00	0.37		
			W10-L	0.78	0.86	61.41	104.77	0.50	0.15	0.08		
			W10-U	0.78	1.60	62.45	104.77	0.50	1.00	0.99		
										1.51	1.5	PASS
Ground	R7a	Living room - Dining room	W11-L	0.78	1.45	57.43	67.64	0.50	0.15	0.19		
			W11-U	0.78	2.74	45.85	67.64	0.50	1.00	1.93		
										2.12	1.5	PASS
Ground	R8	Living room - Dining room	W12-L	0.78	0.85	61.97	67.65	0.50	0.15	0.12		
			W12-U	0.78	1.60	63.08	67.65	0.50	1.00	1.55		
										1.67	1.5	PASS
Ground	R9	Living room - Dining room	W13-L	0.78	1.24	64.69	106.71	0.50	0.15	0.12		
			W13-U	0.78	2.34	65.73	106.71	0.50	1.00	1.50		
			W14-L	0.78	1.19	40.68	106.71	0.50	0.15	0.07		
			W14-U	0.78	2.25	20.03	106.71	0.50	1.00	0.44		
										2.13	1.5	PASS
Ground	R10	Living room - Dining room	W15-L	0.78	0.85	62.86	67.64	0.50	0.15	0.12		
			W15-U	0.78	1.60	64.02	67.64	0.50	1.00	1.58		
										1.70	1.5	PASS
Ground	R11	Living room - Dining room	W16-L	0.78	1.46	58.83	67.65	0.50	0.15	0.20		
			W16-U	0.78	2.75	47.31	67.65	0.50	1.00	2.00		
										2.20	1.5	PASS
Ground	R12	Living room - Dining room	W17-L	0.78	0.85	63.14	67.61	0.50	0.15	0.12		
			W17-U	0.78	1.60	64.32	67.61	0.50	1.00	1.58		
										1.71	1.5	PASS
Ground	R13	Living room - Dining room	W18-L	0.78	1.24	64.84	69.34	0.50	0.15	0.18		
			W18-U	0.78	2.34	65.98	69.34	0.50	1.00	2.31		
										2.49	1.5	PASS

65-67 Maygrove Road (Average Daylight Factor)

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	ADF Proposed	Req'd Value	Pass/Fail
Ground	R14	Bedroom	W19-L	0.78	0.85	61.62	62.14	0.50	0.15	0.13		
			W19-U	0.78	1.60	62.07	62.14	0.50	1.00	1.66		
										1.80	1.0	PASS
Ground	R15	Bedroom	W20-L	0.78	0.85	64.31	71.71	0.50	0.15	0.12		
			W20-U	0.78	1.60	64.82	71.71	0.50	1.00	1.51		
										1.62	1.0	PASS
Ground	R16	Bedroom	W21-L	0.78	0.72	65.02	71.74	0.50	0.15	0.10		
			W21-U	0.78	1.37	65.33	71.74	0.50	1.00	1.30		
			W22-L	0.78	1.18	64.91	71.74	0.50	0.15	0.17		
			W22-U	0.78	2.31	75.97	71.74	0.50	1.00	2.54		
										4.11	1.0	PASS
Ground	R17	Study	W23-L	0.78	0.76	58.34	35.47	0.50	0.15	0.19		
			W23-U	0.78	1.35	73.45	35.47	0.50	1.00	2.91		
										3.10	-1.0	PASS
Ground	R18	Bedroom	W24-L	0.78	1.52	53.32	61.80	0.50	0.15	0.20		
			W24-U	0.78	2.71	69.99	61.80	0.50	1.00	3.19		
										3.39	1.0	PASS
Ground	R19	Bedroom	W25-L	0.78	1.52	45.98	61.80	0.50	0.15	0.18		
			W25-U	0.78	2.70	62.14	61.80	0.50	1.00	2.82		
										3.00	1.0	PASS
Ground	R20	Study	W26-L	0.78	0.76	41.81	35.51	0.50	0.15	0.14		
			W26-U	0.78	1.35	57.65	35.51	0.50	1.00	2.28		
										2.42	-1.0	PASS
Ground	R21	Bedroom	W27-L	0.78	1.90	33.41	71.86	0.50	0.15	0.14		
			W27-U	0.78	3.38	45.63	71.86	0.50	1.00	2.23		
			W28-L	0.78	0.80	39.20	71.86	0.50	0.15	0.07		
			W28-U	0.78	1.52	48.78	71.86	0.50	1.00	1.07		
										3.51	1.0	PASS
Ground	R22	Bedroom	W29-L	0.78	1.14	38.85	46.51	0.50	0.15	0.15		
			W29-U	0.78	2.20	47.27	46.51	0.50	1.00	2.32		
										2.47	1.0	PASS

65-67 Maygrove Road (Average Daylight Factor)

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	ADF Proposed	Req'd Value	Pass/Fail
Ground	R23	Bedroom	W30-L	0.78	1.50	36.35	46.62	0.50	0.15	0.18		
			W30-U	0.78	2.84	43.71	46.62	0.50	1.00	2.77		
										2.95	1.0	PASS
Ground	R24	Bedroom	W31-L	0.78	0.77	33.24	63.62	0.50	0.15	0.06		
			W31-U	0.78	1.52	40.37	63.62	0.50	1.00	1.01		
			W32-L	0.78	1.23	44.69	63.62	0.50	0.15	0.13		
			W32-U	0.78	2.39	46.63	63.62	0.50	1.00	1.82		
										3.03	1.0	PASS
Ground	R25	Bedroom	W33-L	0.78	0.73	40.62	63.87	0.50	0.15	0.07		
			W33-U	0.78	1.39	41.89	63.87	0.50	1.00	0.95		
			W34-L	0.78	0.64	36.80	63.87	0.50	0.15	0.06		
			W34-U	0.78	1.22	37.75	63.87	0.50	1.00	0.75		
										1.83	1.0	PASS
Ground	R26	Bedroom	W35-L	0.78	0.83	46.85	76.87	0.50	0.15	0.08		
			W35-U	0.78	1.70	48.80	76.87	0.50	1.00	1.12		
										1.20	1.0	PASS
Ground	R27	Bedroom	W36-L	0.78	0.82	51.73	64.48	0.50	0.15	0.10		
			W36-U	0.78	1.67	54.06	64.48	0.50	1.00	1.45		
										1.55	1.0	PASS
Ground	R28	Bedroom	W37-L	0.78	0.81	52.50	76.65	0.50	0.15	0.09		
			W37-U	0.78	1.66	54.89	76.65	0.50	1.00	1.23		
										1.32	1.0	PASS
Ground	R29	Living Room-Dining Room	W38-L	0.78	3.14	38.52	160.68	0.50	0.15	0.12		
			W38-U	0.78	6.09	31.59	160.68	0.50	1.00	1.25		
			W39-L	0.78	1.00	32.89	160.68	0.50	0.15	0.03		
			W39-U	0.78	2.07	33.21	160.68	0.50	1.00	0.45		
										1.84	1.5	PASS
Ground	R30	Bedroom	W40-L	0.78	1.00	40.60	47.93	0.50	0.15	0.13		
			W40-U	0.78	2.07	41.92	47.93	0.50	1.00	1.88		
										2.02	1.0	PASS
Ground	R31	Bedroom	W41-L	0.78	1.05	44.28	61.80	0.50	0.15	0.12		
			W41-U	0.78	2.18	46.18	61.80	0.50	1.00	1.70		
										1.82	1.0	PASS

65-67 Maygrove Road (Average Daylight Factor)

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	ADF Proposed	Req'd Value	Pass/Fail
Ground	R32	Kitchen - Living room - Dining room	W42-L	0.78	1.30	45.95	183.36	0.50	0.15	0.05		
			W42-U	0.78	2.72	48.40	183.36	0.50	1.00	0.75		
			W43-L	0.78	0.66	33.01	183.36	0.50	0.15	0.02		
			W43-U	0.78	1.37	23.26	183.36	0.50	1.00	0.18		
			W44-L	0.78	1.36	38.68	183.36	0.50	0.15	0.04		
			W44-U	0.78	2.82	36.02	183.36	0.50	1.00	0.58		
			W45-L	0.78	0.69	42.86	183.36	0.50	0.15	0.03		
			W45-U	0.78	1.44	48.63	183.36	0.50	1.00	0.40		
			W46-L	0.78	0.70	37.70	183.36	0.50	0.15	0.02		
			W46-U	0.78	1.45	29.95	183.36	0.50	1.00	0.25		
			W47-L	0.78	1.18	50.97	183.36	0.50	0.15	0.05		
			W47-U	0.78	2.45	52.58	183.36	0.50	1.00	0.73		
										3.09	2.0	PASS
Ground	R33	Bedroom	W48-L	0.78	0.68	47.68	66.96	0.50	0.15	0.08		
			W48-U	0.78	1.43	48.87	66.96	0.50	1.00	1.08		
										1.16	1.0	PASS
Ground	R34	Living room - Dining room	W49-L	0.78	2.25	40.48	129.35	0.50	0.15	0.11		
			W49-U	0.78	4.67	40.83	129.35	0.50	1.00	1.53		
										1.64	1.5	PASS
Ground	R35	Bedroom	W50-L	0.78	0.83	45.86	46.62	0.50	0.15	0.13		
			W50-U	0.78	1.71	46.51	46.62	0.50	1.00	1.78		
										1.90	1.0	PASS
Ground	R36	Bedroom	W51-L	0.78	1.66	48.16	66.64	0.50	0.15	0.19		
			W51-U	0.78	3.46	49.05	66.64	0.50	1.00	2.65		
										2.84	1.0	PASS
Ground	R37	Bedroom	W52-L	0.78	1.09	56.91	78.90	0.50	0.15	0.12		
			W52-U	0.78	2.27	58.32	78.90	0.50	1.00	1.75		
										1.87	1.0	PASS
Ground	R38	Bedroom	W53-L	0.78	1.09	53.85	81.97	0.50	0.15	0.11		
			W53-U	0.78	2.27	55.26	81.97	0.50	1.00	1.59		
										1.70	1.0	PASS
Ground	R39	Bedroom	W54-L	0.78	1.07	47.94	81.16	0.50	0.15	0.10		
			W54-U	0.78	2.23	49.19	81.16	0.50	1.00	1.40		
										1.50	1.0	PASS

65-67 Maygrove Road (Average Daylight Factor)

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	ADF Proposed	Req'd Value	Pass/Fail
Ground	R40	Living Room-Dining Room	W55-L	0.78	1.66	41.52	90.54	0.50	0.15	0.12		
			W55-U	0.78	3.39	42.31	90.54	0.50	1.00	1.65		
										1.77	1.5	PASS
Ground	R41	Kitchen - Living room - Dining room	W56-L	0.78	2.52	48.71	120.18	0.50	0.15	0.16		
			W56-U	0.78	4.93	50.24	120.18	0.50	1.00	2.14		
			W57-L	0.78	1.85	30.87	120.18	0.50	0.15	0.07		
			W57-U	0.78	3.84	21.81	120.18	0.50	1.00	0.73		
			W58-L	0.78	0.69	30.31	120.18	0.50	0.15	0.03		
			W58-U	0.78	1.44	37.93	120.18	0.50	1.00	0.47		
										3.60	2.0	PASS
Ground	R42	Bedroom	W59-L	0.78	1.05	26.34	63.14	0.50	0.15	0.07		
			W59-U	0.78	2.18	33.27	63.14	0.50	1.00	1.20		
			W60-L	0.78	0.68	44.07	63.14	0.50	0.15	0.07		
			W60-U	0.78	1.43	47.36	63.14	0.50	1.00	1.11		
										2.45	1.0	PASS
Ground	R43	Bedroom	W61-L	0.78	0.90	38.13	73.91	0.50	0.15	0.07		
			W61-U	0.78	1.88	39.38	73.91	0.50	1.00	1.04		
										1.12	1.0	PASS
Ground	R44	Bedroom	W62-L	0.78	1.04	41.79	61.91	0.50	0.15	0.11		
			W62-U	0.78	2.17	43.18	61.91	0.50	1.00	1.57		
										1.68	1.0	PASS
Ground	R45	Living room - Dining room	W63-L	0.78	2.51	40.13	92.22	0.50	0.15	0.17		
			W63-U	0.78	4.84	30.34	92.22	0.50	1.00	1.66		
			W64-L	0.78	2.04	53.90	92.22	0.50	0.15	0.19		
			W64-U	0.78	4.25	54.03	92.22	0.50	1.00	2.59		
										4.60	1.5	PASS

APPENDIX 1

Table 4 : Daylight Distribution Drawing – Daylight Distribution

65-67 Maygrove (Daylight Distribution)

65-67 Maygrove Road

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Proposed
Basement	R1	Bedroom	Area m^2	10.67	7.97
			% of room		75%
Basement	R2	Bedroom	Area m^2	10.67	7.76
			% of room		73%
Basement	R3	Bedroom	Area m^2	10.67	7.53
			% of room		71%
Basement	R4	Bedroom	Area m^2	10.68	7.66
			% of room		72%
Basement	R5	Bedroom	Area m^2	10.29	7.76
			% of room		75%
Basement	R6	Bedroom	Area m^2	10.29	8.01
			% of room		78%
Basement	R7	Bedroom	Area m^2	10.67	8.80
			% of room		82%
Basement	R8	Bedroom	Area m^2	10.67	8.43
			% of room		79%
Basement	R9	Bedroom	Area m^2	10.67	9.60
			% of room		90%
Basement	R10	Bedroom	Area m^2	10.67	8.67
			% of room		81%
Basement	R11	Bedroom	Area m^2	10.78	9.49
			% of room		88%
Basement	R12	Bedroom	Area m^2	10.76	9.89
			% of room		92%
Basement	R13	Bedroom	Area m^2	10.76	9.50
			% of room		88%
Basement	R14	Bedroom	Area m^2	10.76	9.52
			% of room		88%

65-67 Maygrove (Daylight Distribution)

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Proposed
Ground	R1	Living room	Area m^2	18.23	9.71
			% of room		53%
Ground	R2	Bedroom	Area m^2	12.20	10.09
			% of room		83%
Ground	R3	Bedroom	Area m^2	12.20	7.58
			% of room		62%
Ground	R4	g room - Dining	Area m^2	28.31	23.45
			% of room		83%
Ground	R5	g room - Dining	Area m^2	14.13	10.73
			% of room		76%
Ground	R6	g room - Dining	Area m^2	13.55	10.49
			% of room		77%
Ground	R7	g Room-Dining R	Area m^2	23.50	19.90
			% of room		85%
Ground	R7a	g room - Dining	Area m^2	13.57	11.78
			% of room		87%
Ground	R8	g room - Dining	Area m^2	13.57	11.67
			% of room		86%
Ground	R9	g room - Dining	Area m^2	24.20	23.99
			% of room		99%
Ground	R10	g room - Dining	Area m^2	13.57	13.35
			% of room		98%
Ground	R11	g room - Dining	Area m^2	13.57	13.55
			% of room		100%
Ground	R12	g room - Dining	Area m^2	13.56	13.34
			% of room		98%
Ground	R13	g room - Dining	Area m^2	14.10	13.80
			% of room		98%

65-67 Maygrove (Daylight Distribution)

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Proposed
Ground	R14	Bedroom	Area m^2	12.10	11.44
			% of room		95%
Ground	R15	Bedroom	Area m^2	13.81	13.07
			% of room		95%
Ground	R16	Bedroom	Area m^2	13.83	13.50
			% of room		98%
Ground	R17	Study	Area m^2	5.26	5.09
			% of room		97%
Ground	R18	Bedroom	Area m^2	12.00	11.87
			% of room		99%
Ground	R19	Bedroom	Area m^2	12.00	11.87
			% of room		99%
Ground	R20	Study	Area m^2	5.27	4.94
			% of room		94%
Ground	R21	Bedroom	Area m^2	13.87	11.96
			% of room		86%
Ground	R22	Bedroom	Area m^2	7.89	5.50
			% of room		70%
Ground	R23	Bedroom	Area m^2	7.92	4.91
			% of room		62%
Ground	R24	Bedroom	Area m^2	12.50	11.99
			% of room		96%
Ground	R25	Bedroom	Area m^2	12.53	11.06
			% of room		88%
Ground	R26	Bedroom	Area m^2	16.50	14.79
			% of room		90%
Ground	R27	Bedroom	Area m^2	12.80	12.34
			% of room		96%

65-67 Maygrove (Daylight Distribution)

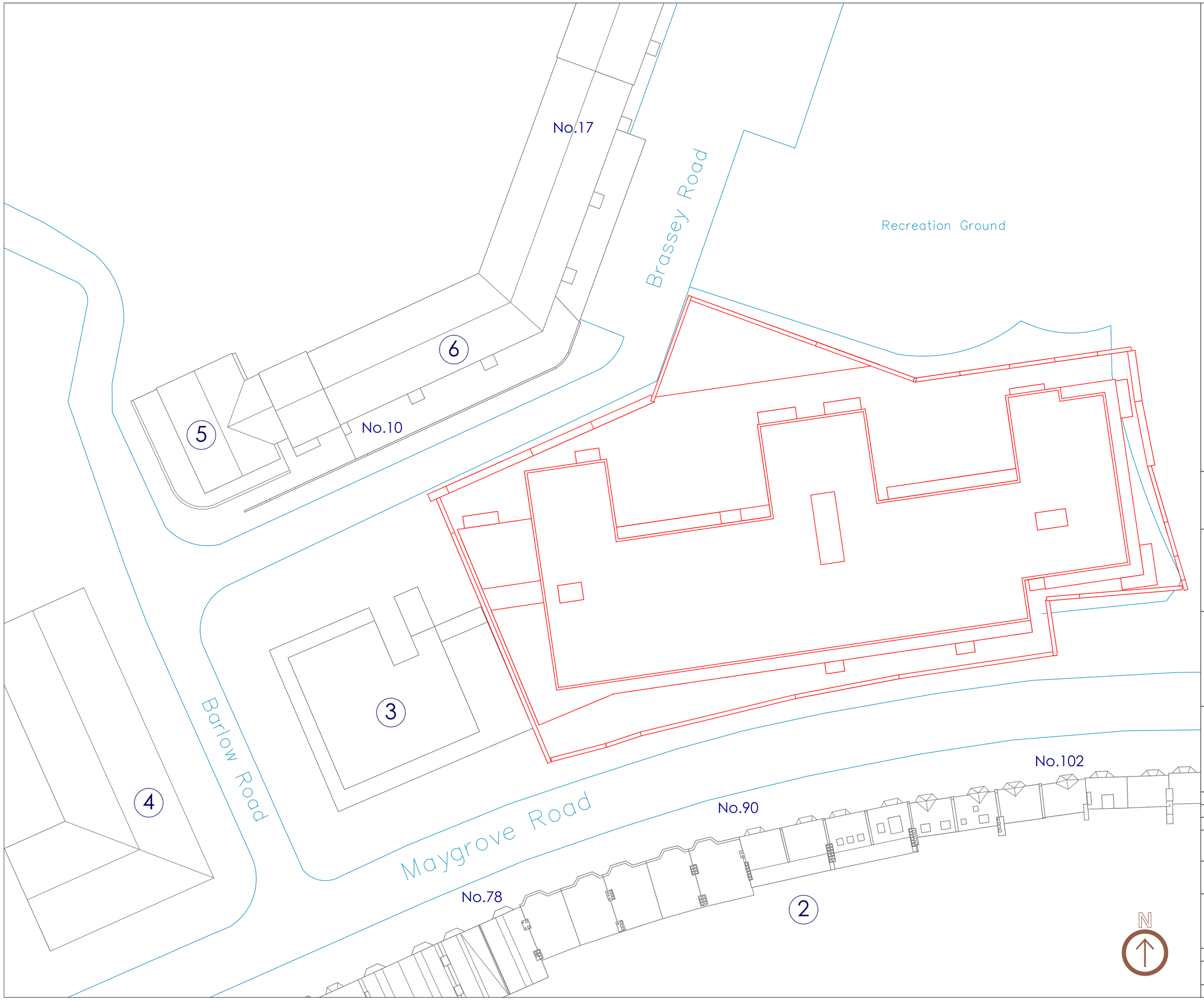
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Proposed
Ground	R28	Bedroom	Area m^2	13.77	12.52
			% of room		91%
Ground	R29	g Room-Dining R	Area m^2	39.43	35.89
			% of room		91%
Ground	R30	Bedroom	Area m^2	8.10	6.72
			% of room		83%
Ground	R31	Bedroom	Area m^2	12.00	9.90
			% of room		83%
Ground	R32	Living room - Di	Area m^2	46.93	46.08
			% of room		98%
Ground	R33	Bedroom	Area m^2	13.37	11.11
			% of room		83%
Ground	R34	g room - Dining	Area m^2	30.64	25.37
			% of room		83%
Ground	R35	Bedroom	Area m^2	7.92	7.78
			% of room		98%
Ground	R36	Bedroom	Area m^2	13.45	13.43
			% of room		100%
Ground	R37	Bedroom	Area m^2	16.50	16.42
			% of room		100%
Ground	R38	Bedroom	Area m^2	17.42	17.15
			% of room		98%
Ground	R39	Bedroom	Area m^2	17.26	17.00
			% of room		99%
Ground	R40	g Room-Dining R	Area m^2	19.11	15.58
			% of room		81%
Ground	R41	Living room - Di	Area m^2	26.58	26.48
			% of room		100%

65-67 Maygrove (Daylight Distribution)

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Proposed
Ground	R42	Bedroom	Area m^2	12.40	11.91
			% of room		96%
Ground	R43	Bedroom	Area m^2	13.05	12.07
			% of room		92%
Ground	R44	Bedroom	Area m^2	12.03	11.49
			% of room		96%
Ground	R45	g room - Dining	Area m^2	20.94	20.10
			% of room		96%

APPENDIX 2

Proposed New Accommodation Massing Drawings and Applicable Daylight Distribution Drawings for Proposed (with Window / Room References and Surrounding Buildings referenced)



SOURCES

ANALYSIS

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EXISTING MODEL

3d model, associated room polylines and window locations created from 3d laser scanned survey
Ref: MK Surveys Ltd

All room dimensions and locations for neighbouring properties are assumed to best fit only, supplemented by site photography with the exception of:

No.59 Maygrove Road
Ref: SKMBT_C25011062210150.pdf

PROPOSED MODEL

Built from client supplied data and converted to 3d solids format.
Ref: Hopkins Architects Partnership LLP
A_MRH_3099 Proposed Basement Floor Plan Rev H.pdf
A_MRH_3100 Proposed Ground Floor Plan Rev H.pdf
A_MRH_3101 Proposed First Floor Plan Rev H.pdf
A_MRH_3102 Proposed Second Floor Plan Rev F.pdf
A_MRH_3103 Proposed Third Floor Plan Rev F.pdf
A_MRH_3104 Proposed Penthouse Floor Plan Rev G.pdf
A_MRH_4000 Proposed South+North Elevations_rev G.pdf
A_MRH_4001 Proposed East+West Elevations_rev D.pdf
A_MRH_4010 Proposed Section AA-BB_Rev C.pdf
A_MRH_4012 Proposed Sections DD-EE_rev C.pdf

Building Schedule

1. No.65-67 Maygrove Road Road
2. No.78 to 108 Maygrove Road
3. No.59 Maygrove Road
4. Lauriston Lodge, Barlow Road
5. No.2 to 24 Barlow Road
6. No.10 to 17 Brassey Road

REV.	NOTES	DWN	DATE
B	Re-run to additional rooms	JB	05-11-2012

Notes:

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65-67 MAYGROVE ROAD - LONDON NW6 2EH

Proposed Site Plan

Job No	Rev	Drawing Number
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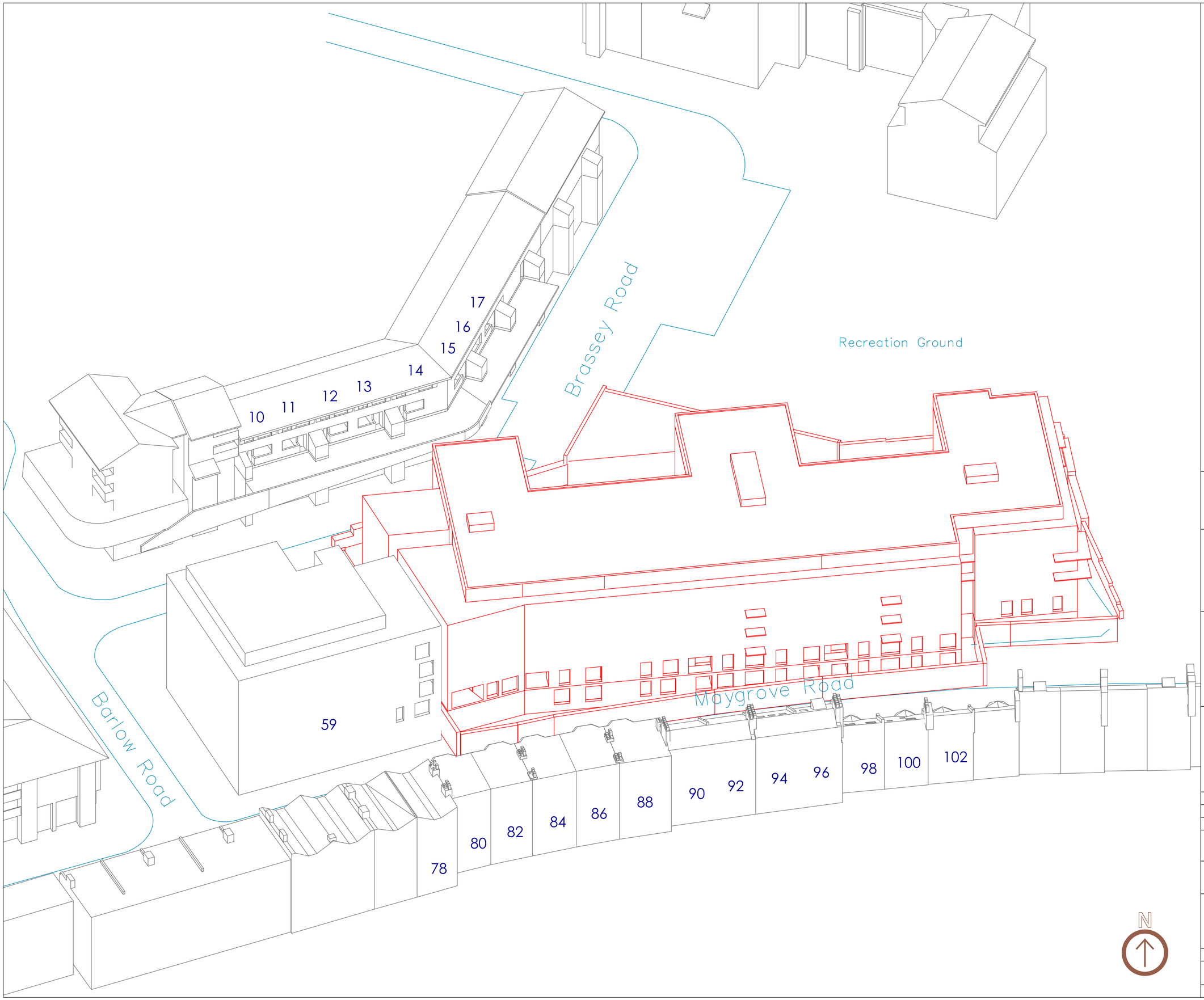
Date : 02-11-2012



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A_MRH_3103 Proposed Third Floor Plan Rev F.pdf
A_MRH_3104 Proposed Penthouse Floor Plan Rev G.pdf
A_MRH_4000 Proposed South+North Elevations_rev G.pdf
A_MRH_4001 Proposed East+West Elevations_rev D.pdf
A_MRH_4010 Proposed Section AA-BB_Rev C.pdf
A_MRH_4012 Proposed Sections DD-EE_rev C.pdf

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65-67 MAYGROVE ROAD - LONDON NW6 2EH

3d Proposed View
Looking North

Job No	Rev	Drawing Number
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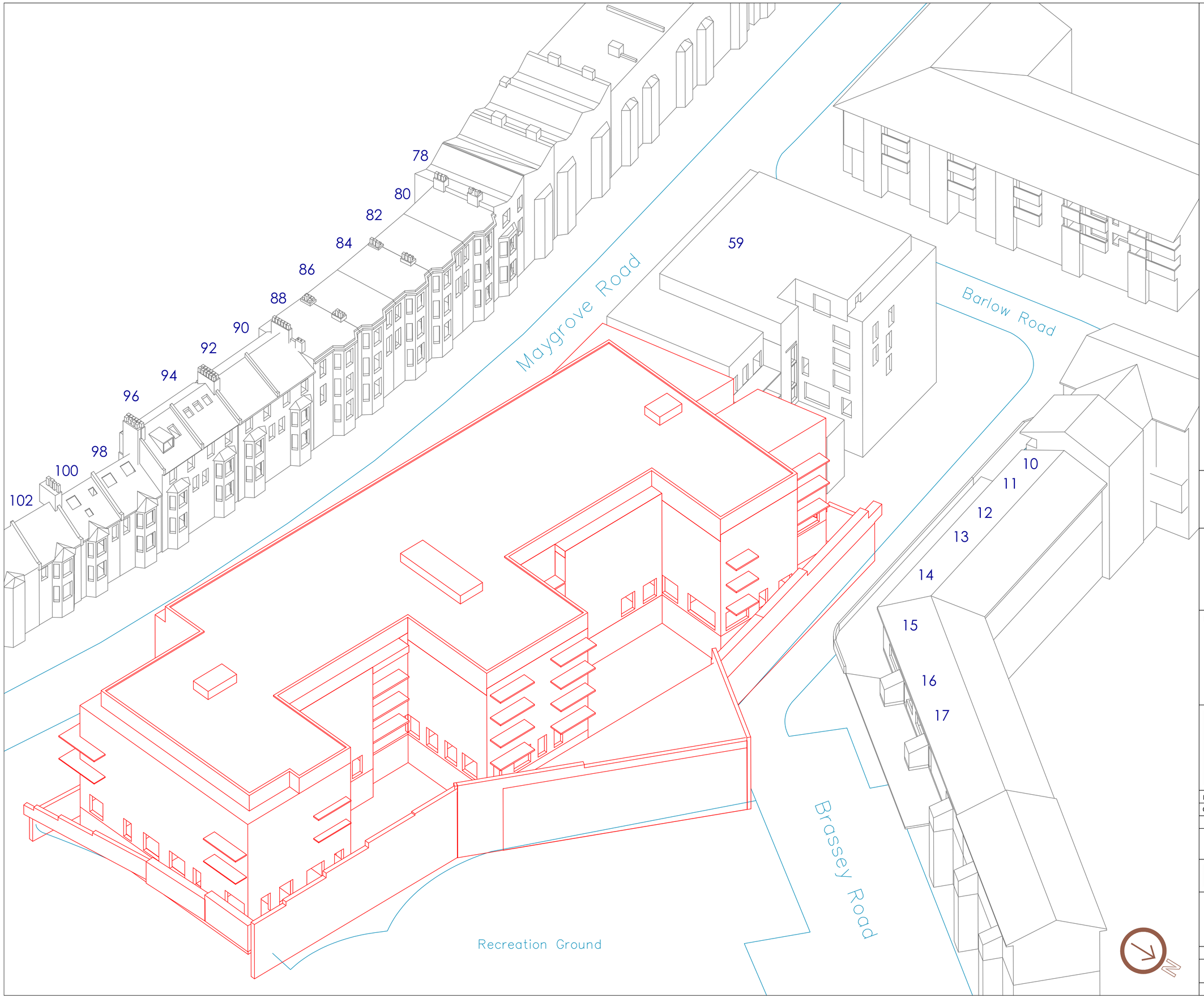
Date : 02-11-2012



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A_MRH_4000 Proposed South+North Elevations_rev G.pdf
A_MRH_4001 Proposed East+West Elevations_rev D.pdf
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A_MRH_4012 Proposed Sections DD-EE_rev C.pdf

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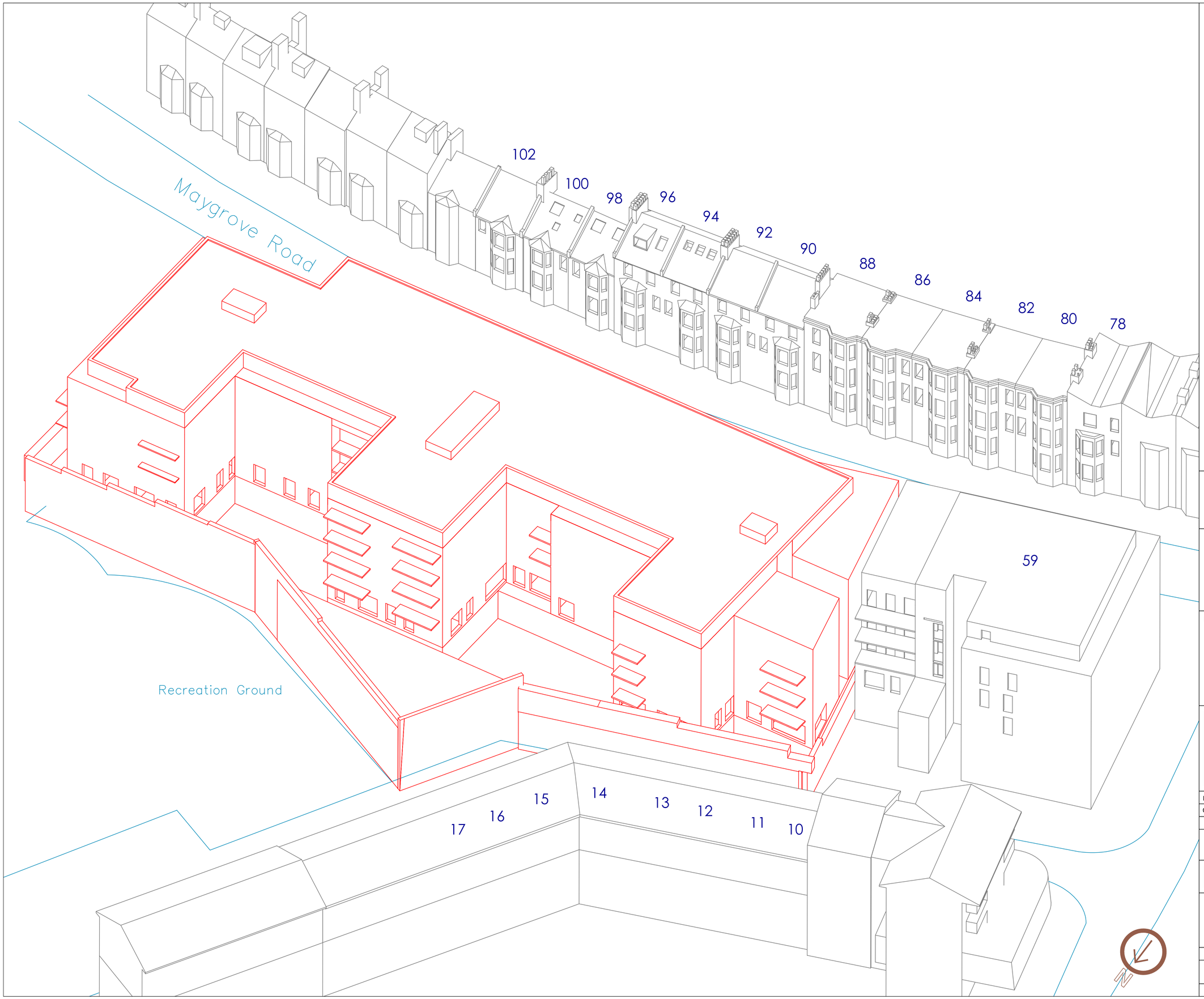
65-67 MAYGROVE ROAD - LONDON NW6 2EH

3d Proposed View
Looking South East

Job No	Rev	Drawing Number
MBS11-171		11-171-07RevB-03

Date : 02-11-2012



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A_MRH_4000 Proposed South+North Elevations_rev G.pdf
A_MRH_4001 Proposed East+West Elevations_rev D.pdf
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65-67 MAYGROVE ROAD - LONDON NW6 2EH

3d Proposed View
Looking South West

Job No	Rev	Drawing Number
MBS11-171		11-171-07RevB-04

Date : 02-11-2012

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65-67 MAYGROVE ROAD - LONDON NW6 2EH

Daylight Distribution Contours
Basement

Job No	Rev	Drawing Number
MBS11-171		11-171-07RevB-05

Date : 02-11-2012

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A_MRH_4001 Proposed East+West Elevations_rev D.pdf
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A_MRH_4012 Proposed Sections DD-EE_rev C.pdf

REV.	NOTES	DWN	DATE

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DRAWN	JTB
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SCALE
NTS (A1 Sheet)

65-67 MAYGROVE ROAD - LONDON NW6 2EH

Daylight Distribution Contours
Ground Floor

Job No	Rev	Drawing Number
MBS11-171		11-171-07RevB-06

Date : 02-11-2012

SOURCES

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REV.	NOTES	DWN	DATE

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SCALE
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65-67 MAYGROVE ROAD - LONDON NW6 2EH

Daylight Distribution Contours
Ground Floor

Job No	Rev	Drawing Number
MBS11-171		11-171-07RevB-07

Date : 02-11-2012