Daylight and Sunlight Report

254 Kilburn High Road LLP

254 Kilburn High Road
London
NW6 2BS

06 May 2014

Prepared by

GL Hearn Limited
20 Soho Square
London W1D 3QW

T +44 (0)20 7851 4900
F +44 (0)20 7851 4910
glhearn.com

Contents

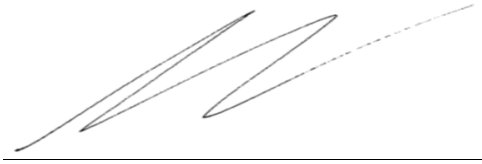
Appendices

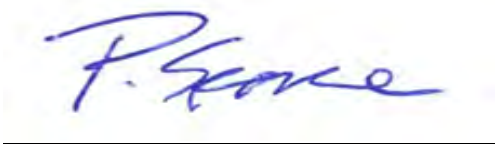
Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it is has been signed by the Originators and approved by a Business or Associate Director.

DATE	ORIGINATORS	APPROVED
06.05.2014	Toby Rogan-Lyons Senior Building Surveyor	Peter Spence Senior Surveyor





Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INSTRUCTIONS AND BRIEF

1.1 In accordance with your instructions we have carried out a study to assess the effect of your proposed development on the daylight and sunlight amenity to the neighbouring residential properties and to assess the light levels to the proposed residential accommodation.

1.2 We have received the following documents and used them in preparing this report:

- Centre Line Surveys London – topographical survey and elevation details, received 21 March 2014.
- Claridge Architects – plans, sections and elevations, received 4 April 2014 and 11 April 2014.

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

2 PLANNING POLICY

2.1 The 'Camden Development Policies 2010-2025 Local Development Framework' document, contains the following references to daylight and sunlight amenity:

DP26 – 'Managing the impact of development on occupiers and neighbours':

'The council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include: -

(a) visual privacy and overlooking;
(b) overshadowing and outlook;
(c) sunlight, daylight and artificial light levels …'

2.2 The document goes on to say, in paragraph 26.3 ('Visual privacy, overlooking, overshadowing, outlook, sunlight and daylight'):

'A development's impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light, can be influenced by design and layout, the distance between properties, the vertical levels of onlookers of occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme, to prevent potential negative impacts of the development on occupiers and neighbours. To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the council will take in to account the standards recommended in the British Research Establishment's 'Site layout planning for daylight and sunlight – a guide to good practice' (1991).'

2.3 Part one of the core strategy adoption document, states at paragraph 5.7 ('Protecting amenity'):

'Camden's high level of amenity – the features of a place that contribute to its attractiveness and comfort – is a major factor in the quality of life of the borough's residents, workers and visitors and fundamental to Camden's attractiveness and success. However, Camden's inner London location, and close proximity of various uses and the presence of major roads and railways, can mean that privacy, noise and light can be particular issues in the borough.'

3 BRE REPORT 'SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE' SECOND EDITION (2011) ('THE REPORT')

3.1 Principles

3.1.1 The Second Edition of the Report replaces the 1991 document of the same name with effect from October 2011.

3.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with 'special circumstances' 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.' This is amplified by the following extracts from the introduction (P1, para. 6) and Section 2.2:

'The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design…' (p1, para. 1.6)

'In special circumstances the Developer or Planning Authority may wish to use different target values.' (P1, para. 1.6)

'Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light'. (P7 para. 2.2.3)

3.1.3 The examples given in the Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

3.2 Daylight

3.2.1 In summary, the BRE Report states that:

'If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *the vertical sky component ['VSC'] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; or*
- *the area of the working plane (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times it former value.*

The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include, schools, hospitals, hotels and hostels, small workshops and some offices.'

3.3 Sunlight

3.3.1 The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

'If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case 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 over the whole year greater than 4% of annual probable sunlight hours'*

3.3.2 The report also states that:

'…It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within ninety-degrees of due south anyway.' (3.2.3)

4 DAYLIGHTING AND WINDOW DESIGN, LIGHTING GUIDE LG 10: 1999

4.1 This publication is primarily intended to provide guidance to those responsible for the design, installation, commissioning, operation and maintenance of building services. Section 2.2: Window and rooflight size, shape and position, provides guidance which can be used at several stages of the design process and considers methods of predicting daylight and criteria against which to judge the values.

4.2 Section 2.2.1 states that:

'A well daylit space needs both adequate lighting levels and light that is well distributed. In some rooms, the lighting level at the back falls dramatically below the level close to a window, to such an extent that occupants feel deprived even though their actual task illuminance is otherwise acceptable.'

4.3 The guide recommends using the average daylight factor to assist in the detailed window design procedure and to determine the required window area for a typical or critical room in the building.

4.4 Section 2.2.2.1 states that:

'To start the window sizing process, find the area of glazing required for a given daylit appearance of the space. The average daylight factor is a measure of the amount of skylight in a room. If the room is not too deep or obstructed, an average daylight factor of 5% or more will ensure that an interior looks substantially daylit, except early in the morning, late in the afternoon or on exceptionally dull days. An average daylight factor below 2% generally makes a room look dull; electric lighting is likely to be in frequent use (10). In domestic interiors, however, 2% will still give a feeling of daylight, though some tasks may require electric light.'

4.5 The guide also states that:

'The BS 8206 code of practice(10) recommends average daylight factors of at least 1% in bedrooms, 1.5% in living rooms and 2% in kitchens, even if a predominantly daylit appearance is not required.'

5 ASSESSMENT OF SURROUNDING PROPERTIES

5.1 We have analysed the effect of the proposed development on the daylight and sunlight amenity to the properties detailed below. These properties are the only residential buildings that could be affected by the proposed development as all other adjacent buildings will pass the preliminary 25-degree line test recommended by the BRE Report.

5.2 The location of the tested properties and window references are shown on the drawings appended to this report; the results are also included in the appendices in the relevant spread sheets.

5.3 We set-out below the results of our daylight and sunlight assessment for each property:

5.4 246-248 Kilburn High Road

5.4.1 This is a three storey mixed use property, directly to the south and adjacent the proposed development. Desktop research shows there is residential accommodation at the second floor level with windows directly overlooking the proposed development site.

5.4.2 Daylight analysis, using the Vertical Sky Component (VSC) test shows six of the eight windows tested will remain fully BRE Report compliant. Where transgressions do occur, they occur to two of the north-ward facing windows directly overlooking the proposed development. However, further daylight analysis, using the daylight distribution test, shows the daylight distribution within the room served by all eight windows, will see no modification to its existing values.

5.4.3 Sunlight analysis undertaken using the Annual Probable Sunlight Hours (APSH) test shows there will be no modification to the existing sunlight access values and that all windows requiring testing under BRE Report guidance will remain fully compliant.

5.5 1-23 Grangeway

5.5.1 This is a five storey residential property to the south of the proposed development. The property has two windows (one at third and one at fourth floor) that overlook the proposed development site.

5.5.2 Daylight analysis of these two windows shows they will see minimal modification to their existing daylight values when tested using the VSC test. Hence, both windows will remain fully BRE Report compliant.

5.5.3 Neither of these windows faces within 90 degrees of due south and, in line with BRE Report guidance, do not require testing for sunlight access.

5.6 240-242 Kilburn High Road

This is a five storey residential property, to the south-west of the proposed development. Both daylight and sunlight analysis, undertaken using the VSC and APSH tests, shows there will be little or no modifications to the existing daylight and sunlight access values and that all windows will remain fully BRE Report compliant.

5.7 244 Kilburn High Road

5.7.1 Once again, this is a five storey property to the south-west of the proposed development. External observation shows the property has windows at second, third and fourth floors overlooking the proposed development site.

5.7.2 Daylight analysis undertaken using the VSC test shows there will be little or no modification to the majority of windows and all windows will remain fully BRE Report compliant.

5.7.3 Desktop research has provided us with internal layouts for this property and, in line with BRE Report guidance, we have undertaken a further daylighting test using the daylight distribution test. This analysis shows none of the rooms served by the windows analysed will not see any modification to their existing daylight distribution values and will all remain fully BRE Report compliant.

5.7.4 Sunlight amenity analysis of the windows facing within 90 degrees of due south show there will be no modification to the existing values and all window will remain fully BRE Report complaint.

5.8 250 Kilburn High Road

5.8.1 This a four storey mixed use property, with commercial usage on the ground floor and residential usage to the first, second and third floors.

5.8.2 Daylight amenity analysis undertaken of the windows facing the proposed development shows that, of the 10 windows overlooking, nine will remain fully BRE Report compliant. One window (window W2 at first floor level) will see a minor transgression of the VSC target values, but will maintain 0.73 times its existing value. External observation indicates this window is one of three serving a single room and study of the analysis results shows both of the other windows serving this room will remain BRE Report compliant. This compliance level indicates the daylight distribution within the room served is likely to remain BRE Report compliant.

5.8.3 Sunlight analysis of the five windows requiring analysis under BRE Report guidance shows four will remain fully BRE Report compliant. One minor transgression will occur to window W4 at second floor level, which will see its annual sunlight amenity reduced to 0.77 times its existing value. This compares favourably with the 0.8 times BRE Report guidance.

5.9 252 Kilburn High Road

5.9.1 This is a four storey mixed use property to the west of the proposed development site. External observation and desktop research indicate the property is in residential usage at first, second and third floors.

5.9.2 Daylight amenity analysis using the VSC tests shows that, of the seven windows tested, six will remain fully BRE report compliant. One minor transgressions occurs to window W1 at first floor level, which will retain 0.75 times its existing VSC value, which is minimally below the 0.8 times BRE Report recommendation. Further study of the results shows the window will retain 25.5% VSC, which is considered an above average level of VSC access in urban areas.

5.9.3 Sunlight amenity analysis shows all of the windows analysed will remain fully BRE Report compliant.

5.10 256 Kilburn High Road

5.10.1 This is a four storey mixed property, which external observation and research indicates is in commercial usage at ground and within a first floor extension and residential usage at part first, second and third floors.

5.10.2 Daylight amenity analysis using the VSC tests shows the vast majority of the windows analysed will maintain VSC levels consistent with and in excess of the levels normally seen in urban areas.

5.10.3 As with the daylight analysis, the sunlight amenity analysis shows the vast majority of windows analysed will maintain sunlight amenity values in excess of those normally seen in urban areas.

5.11 258 Kilburn High Road

5.11.1 This is a four storey mixed use property to the west of the proposed development. External observation and desktop research has shown the ground floor is in retail use, with suspected residential use to the first, second and third floors.

5.11.2 Daylight analysis undertaken using the VSC test shows all of the windows will maintain in excess of 20% VSC (at level of VSC expected within urban areas). Four of the six tested windows will maintain in excess of 26% VSC, with only two windows (window W1 and W2 at first floor level) seeing their existing VSC values reduced to between 20% and 23%. External observation indicates the windows analysed serve secondary living spaces, ie circulation and bedroom spaces, which are considered of lesser significance by the BRE Report.

5.11.3 Sunlight analysis using the APSH tests shows that, of the six windows tested, four will remain fully BRE Report compliant. Where transgressions occur, they are minor in nature, with both of the first floor windows maintaining annual and winter sunlight values in line with those normally seen in urban areas.

5.12 260 Kilburn High Road

5.12.1 Once again, this is a four storey, mixed use property to the west of the proposed development. External observation indicates residential usage to the first, second and third floors. As with the neighbouring properties, external observation indicates the windows serve secondary living spaces, such as circulation areas and bedrooms. It should be remembered that the BRE Report considers daylight and sunlight access to spaces such as these to be of secondary importance to the amenity of main living areas.

5.12.2 Daylight analysis using the VSC test shows the majority of windows analysed will maintain in excess of 20% VSC. Windows W1 and W2 at first floor level will see transgressions of the BRE Report guidance. These windows serve the rear of a first storey extension which contains windows directly on the boundary. As such, these windows will take a disproportionately large amount of skylight over the proposed development site. External observation indicates both of these windows serve secondary living spaces and, as such, would be considered as less important, in terms of daylight access, by the BRE Report guidance.

5.12.3 Sunlight analysis undertaken using the APSH tests, shows the majority of windows will see some form of transgression of the BRE Report guidance, however, it should be remembered the BRE Report considers sunlight amenity access for secondary living spaces to be of a lesser significance than access for main living spaces. APSH levels maintained by the windows are consistent with those normally seen in urban areas.

5.13 262 Kilburn High Road

5.13.1 This four storey mixed use property is to the west of the proposed development. External observation indicates residential usage to the first, second and third floors. External observation indicates the windows to the rear of this property serve secondary living spaces, such as circulation areas, bathrooms and bedrooms.

5.13.2 Daylight analysis using the VSC test shows the majority of windows analysed will maintain in excess of 20% VSC. Window W1 at first floor level will see a transgression of the BRE Report guidance. This window serves the rear of a first storey extension directly on the boundary.

5.13.3 Sunlight analysis undertaken using the APSH tests, shows the windows will see some form of transgression of the BRE Report guidance; however, amenity levels maintained by the windows are consistent with those normally seen in urban areas.

5.14 268 Kilburn High Road

5.14.1 This is a three storey mixed property to the west of the proposed development. External observation indicates the first and second floors are in residential usage.

5.14.2 Daylight amenity analysis undertaken using the VSC test shows both windows will maintain close to or above 20% VSC, the level normally seen in urban areas. Desktop research has shown that the rooms served by these windows are studio flats. Daylight distribution analysis shows that these rooms will maintain daylight access to 40% of their room areas.

5.14.3 Sunlight amenity analysis shows the majority of windows analysed will maintain BRE Report compliant levels of sunlight access. Where transgressions occur, the sunlight levels maintained are consistent with those normally seen in urban areas.

5.15 270-272 Kilburn High Road

5.15.1 This is a three storey mixed use property to the west of the proposed development site. As with the neighbouring properties, external observation and desktop research indicates the windows analysed serve secondary living spaces.

5.15.2 Daylight and sunlight analysis shows all of the windows analysed will maintain levels of VSC and APSH in line with the levels normally to be expected in urban areas. Daylight distribution analysis shows the vast majority of rooms will see little or no modification to their existing daylight amenity. The one transgression that does occur is to a suspected circulation space. Should the space be used for circulation the BRE Report would consider the space to have no requirement for daylight amenity.

5.16 274 Kilburn High Road

5.16.1 Once more, this is a three storey mixed used property to the north-west of the proposed development site. External observation shows there is a public house at ground floor and suspected residential usage at first and second floors.

5.16.2 Daylight and sunlight analysis shows there will be one minor transgression at first floor level. W4 will see its existing VSC reduced to 0.77 time its former value, just slightly under the 0.8 times BRE Report guidance. All other windows will be fully BRE Report compliant.

5.17 Overshadowing

5.17.1 Overshadowing analysis of the amenity spaces adjoining the proposed development, shows none of these spaces will see any impact due to the proposed development.

6 LIGHT LEVELS TO RESIDENTIAL ACCOMMODATION WITHIN THE PROPOSED SCHEME

6.1 We have analysed the internal daylighting levels using the average daylight factor (ADF) assessment. As recommended by the BRE Report, we have used a glass transmittance value of 0.65 for standard double-glazing and an internal reflectance value of 0.5.

6.2 We have analysed all habitable rooms from first to fifth floors.

6.3 The location of the tested rooms and window references are shown in the drawings appended to this report; there is also included in the appendices and relevant spreadsheets.

6.4 Our analysis shows that, of the 187 rooms tested, 147 (78.6%) would meet the ADF target values for their specific room type, with many rooms achieving values far in excess of the recommended minimum. Where transgressions do occur, further study of the analysis shows the vast majority of rooms achieve ADF values in excess of 70% of the BRE Report target value for their room types.

6.5 Where transgressions occur within lounge / kitchen / dining rooms further study of the results shows the rooms will maintain close to, or in excess of, 1.5% ADF, the target value given for living rooms. The overwhelming majority of units will achieve fully BRE Report compliant daylighting levels to at least one room.

6.6 The ADF analysis results shows that all rooms analysed will see ADF values consistent with the guidance given in the BRE Report, or in excess of values normally seen within new development in urban areas.

6.7 We have used the Annual Probable Sunlight Hours (APSH) test for sunlight amenity to those rooms with windows facing within 90 degrees of due south. As with the daylight analysis, we have tested the windows on the first to the fifth floors.

6.8 Our analysis shows that, of the 113 rooms with windows facing within 90 degrees of due south, 72 (63.7%) will be fully BRE Report compliant, in terms of annual sunlight access, and 109 (96.5%) will be BRE Report complaint, in terms of winter sunlight amenity access.

6.9 Where transgressions occur, they tend to be minor in nature, with sunlight values being in excess of those normally seen within urban areas.

7 CONCLUSION

7.1 <u>Effect on surrounding residential properties</u>

7.1.1 Our analysis demonstrates that the proposed development of 254 Kilburn High Road, London would leave the neighbouring residential properties with daylight and sunlight amenity appropriate

to their surroundings, when assessed in accordance with the guidelines given in the London Borough of Camden's planning policies and, more specifically, with the guidelines set-out in BRE Report.

7.2 Light received to proposed habitable rooms

7.2.1 Our analysis shows the overwhelming majority of rooms assessed would meet or exceed the guideline values given in the British Standard for daylight amenity and the majority of windows serving the rooms would meet the BRE Report criteria for sunlight amenity.

7.2.2 Given the high level of compliance, we would consider the levels of daylight and sunlight amenity achieved are consistent with, and in excess of, the expectations of the area.

7.2.3 We therefore submit that our analysis demonstrates the residential accommodation within the proposed development would receive adequate and appropriate light, when assessed in accordance with the guidelines given in the London Borough of Camden's planning polices and, more specifically, with the guidelines set out in the BRE Report.

APPENDIX A

DRAWINGS

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING.

NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Existing Buildings on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Existing Site Plan

DRAWING NO: J031611/01

REVISION:

DATE: 10/04/14

DRAWN BY: DH

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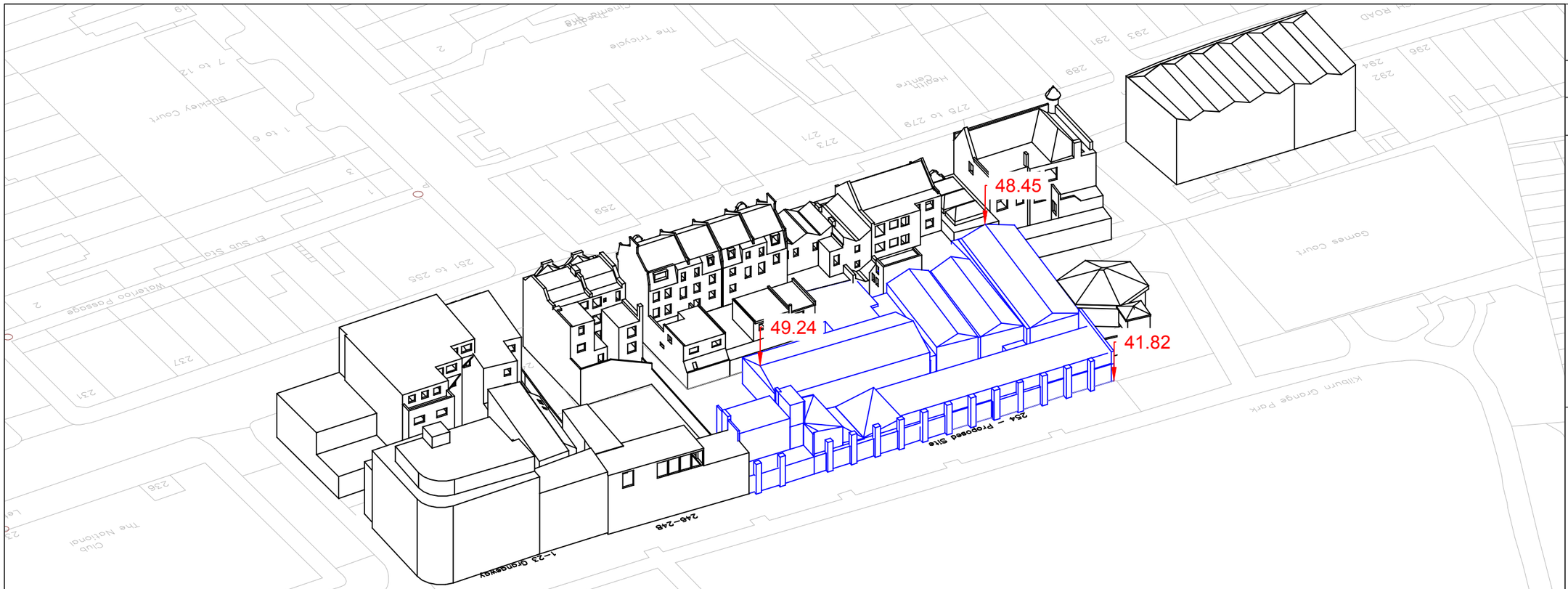
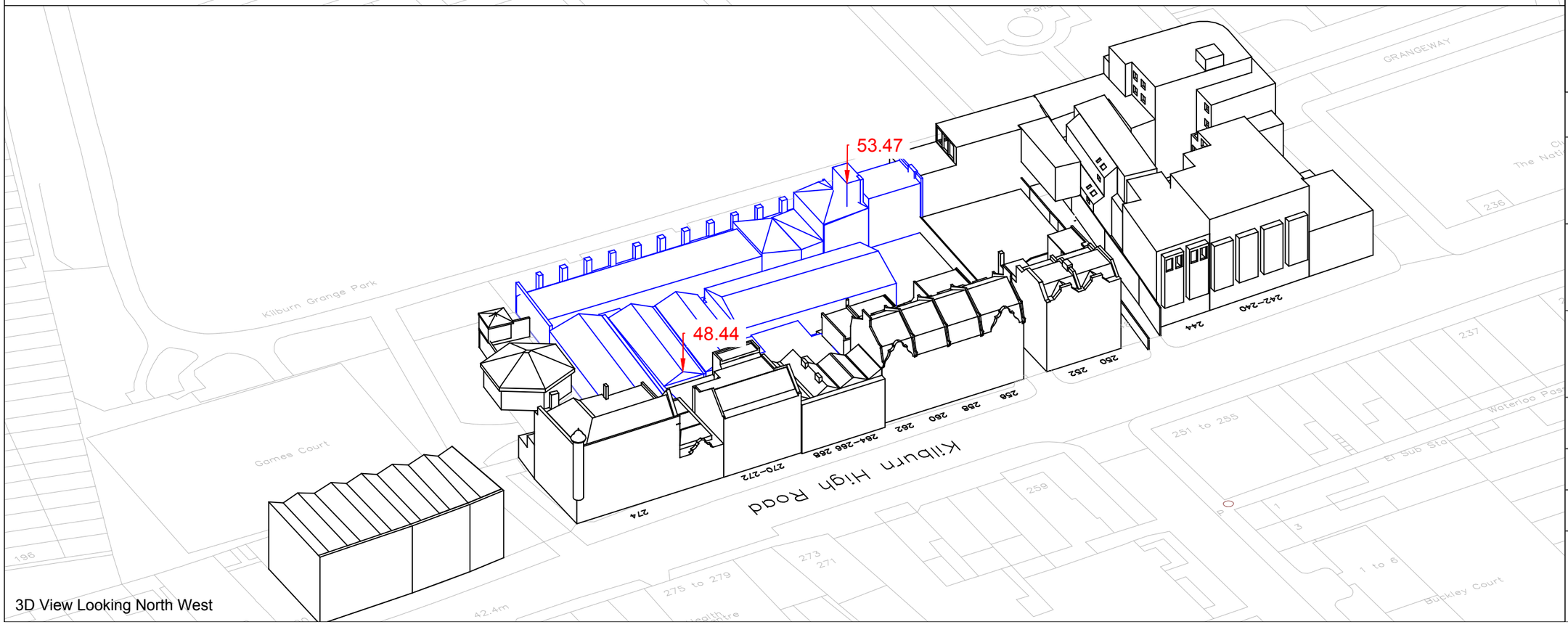


3D View Looking South East



3D View Looking North West

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F: +44 (0)20 7851 4910

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DRAWING TITLE:
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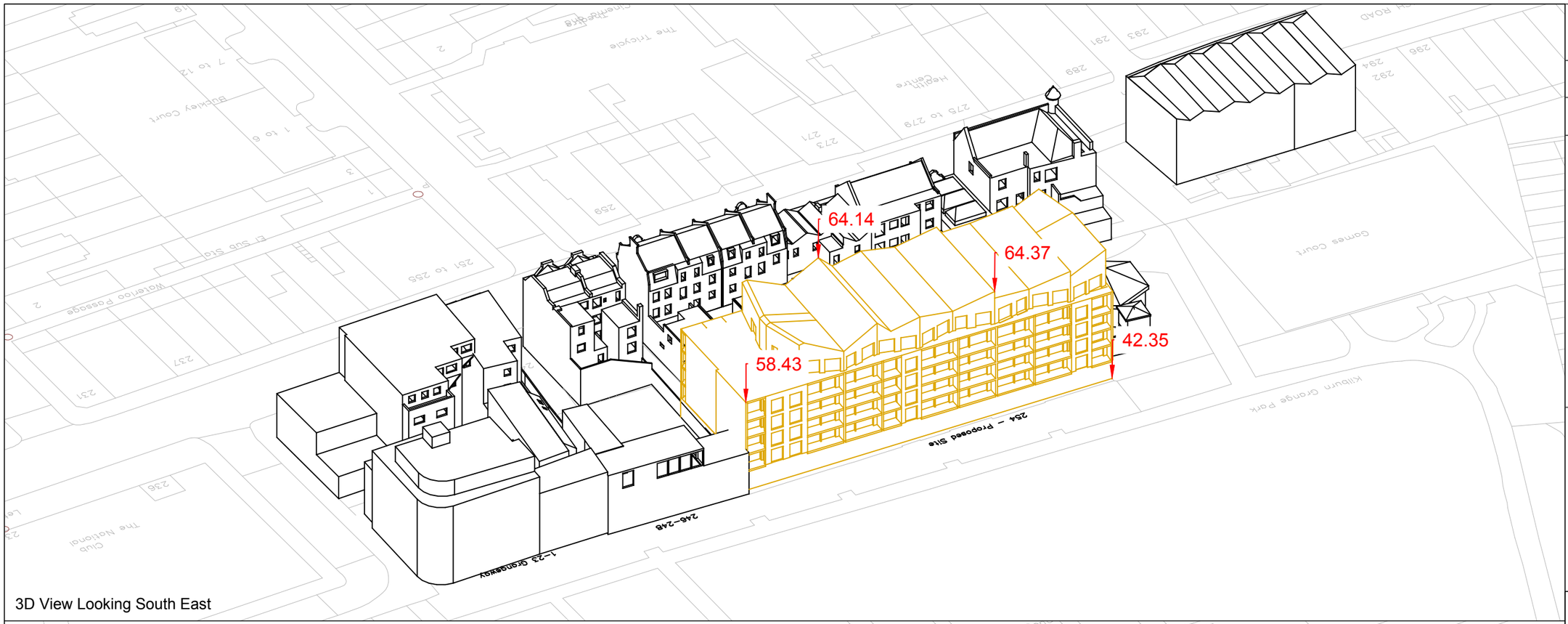
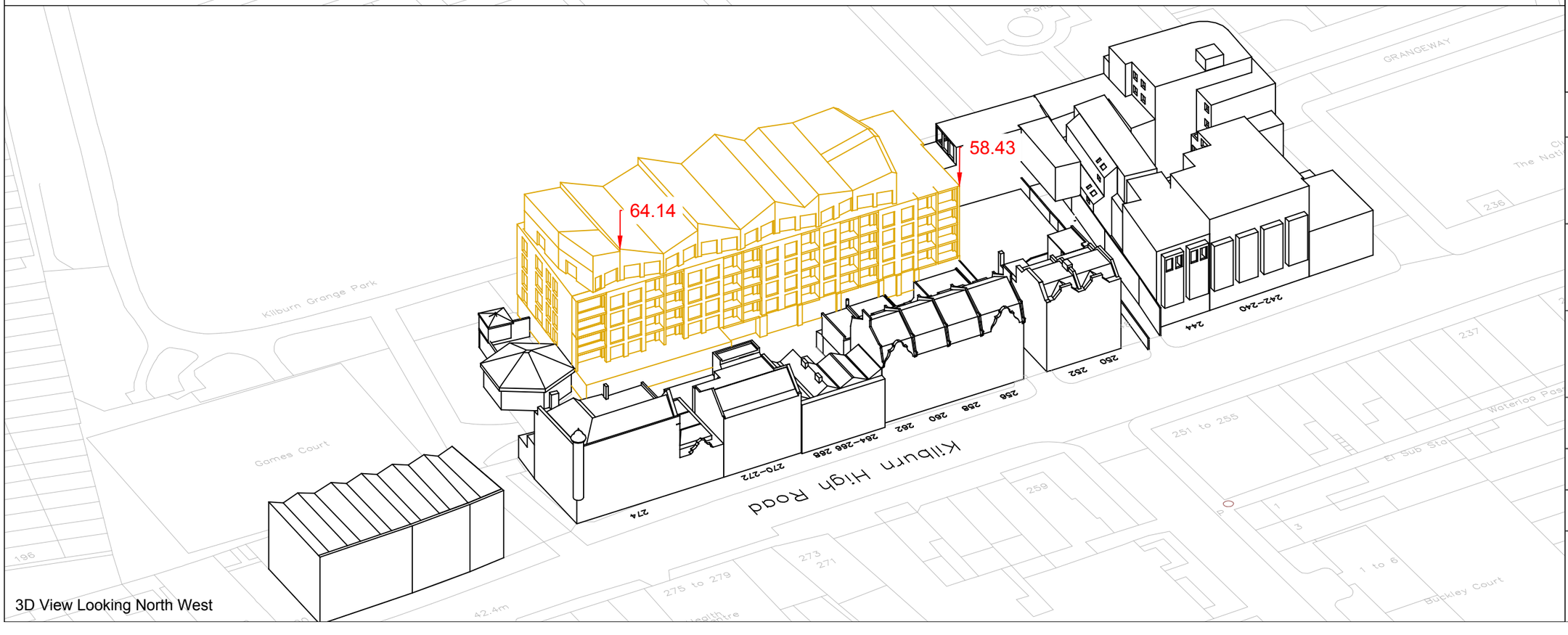


3D View Looking South East



3D View Looking North West

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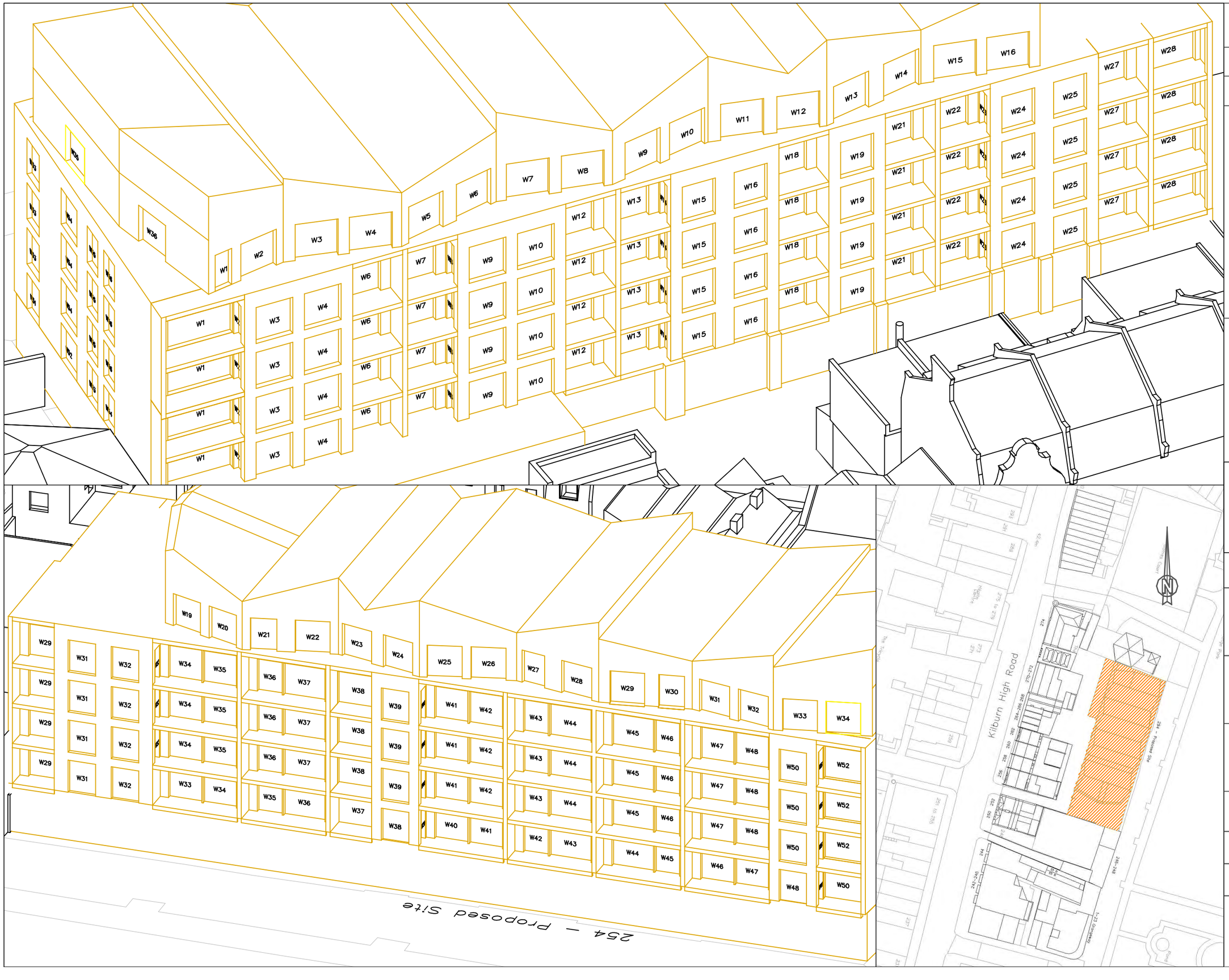

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F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Window Maps
254 Kilburn High Road (Proposed Site)

DRAWING NO: J031611/ 05
REVISION:

DATE: 10/04/14
DRAWN BY: DH

SCALE: NTS

(internal use only)
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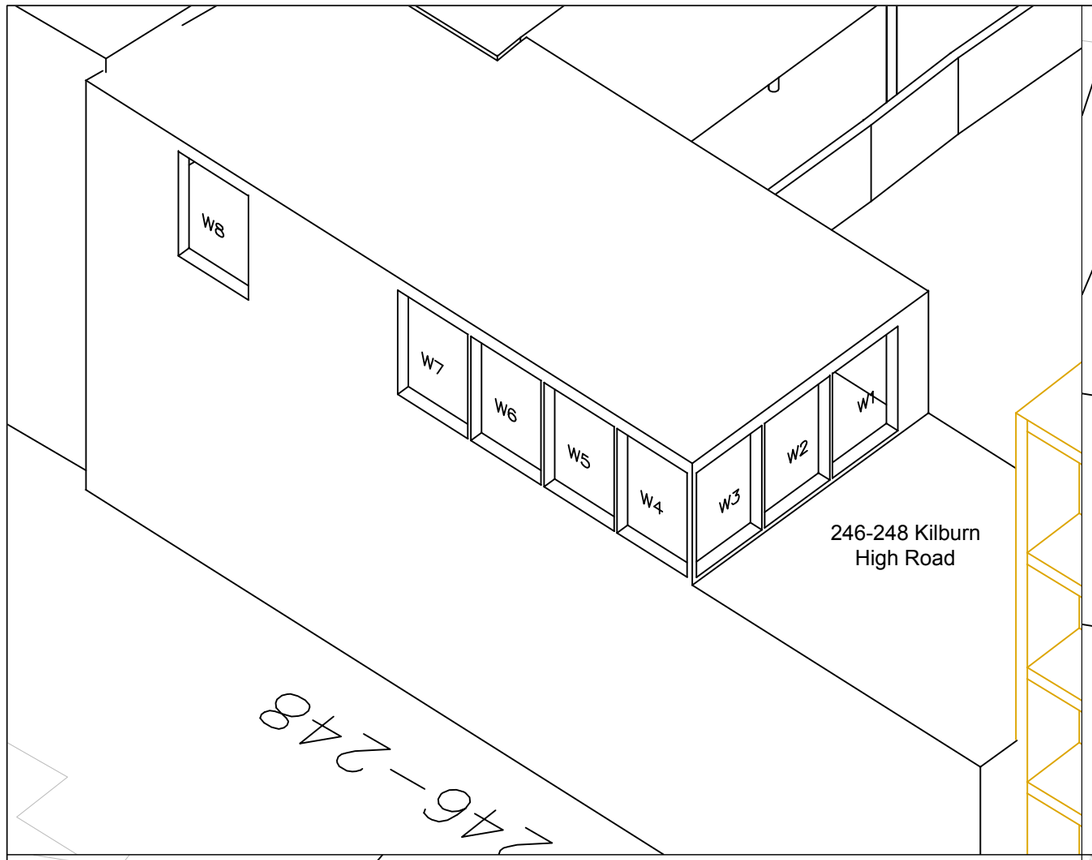

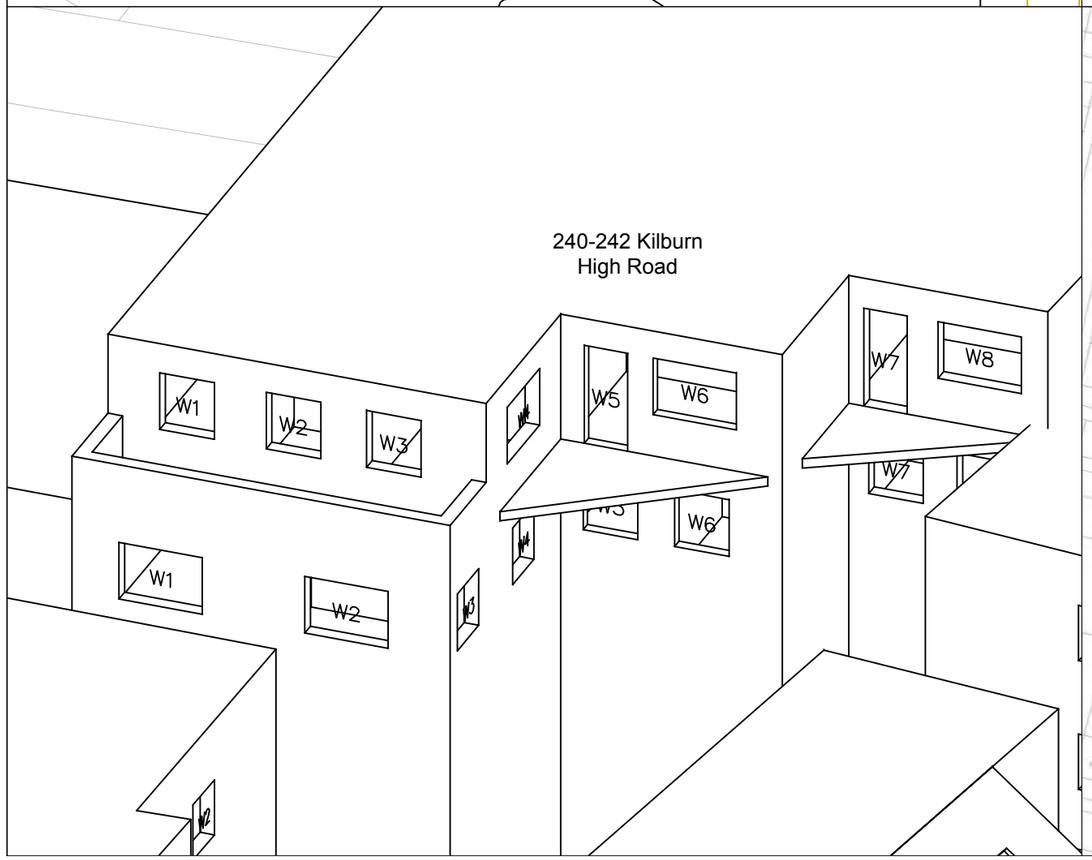

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING.

NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
Existing Buildings and Structures
Building Location on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Window Maps
1-23 Grangeway &
240-242 Kilburn High Road

DRAWING NO: J031611/ 06

REVISION:

DATE: 10/04/14

DRAWN BY: DH

SCALE: NTS

(internal use only)
FILE PATH:
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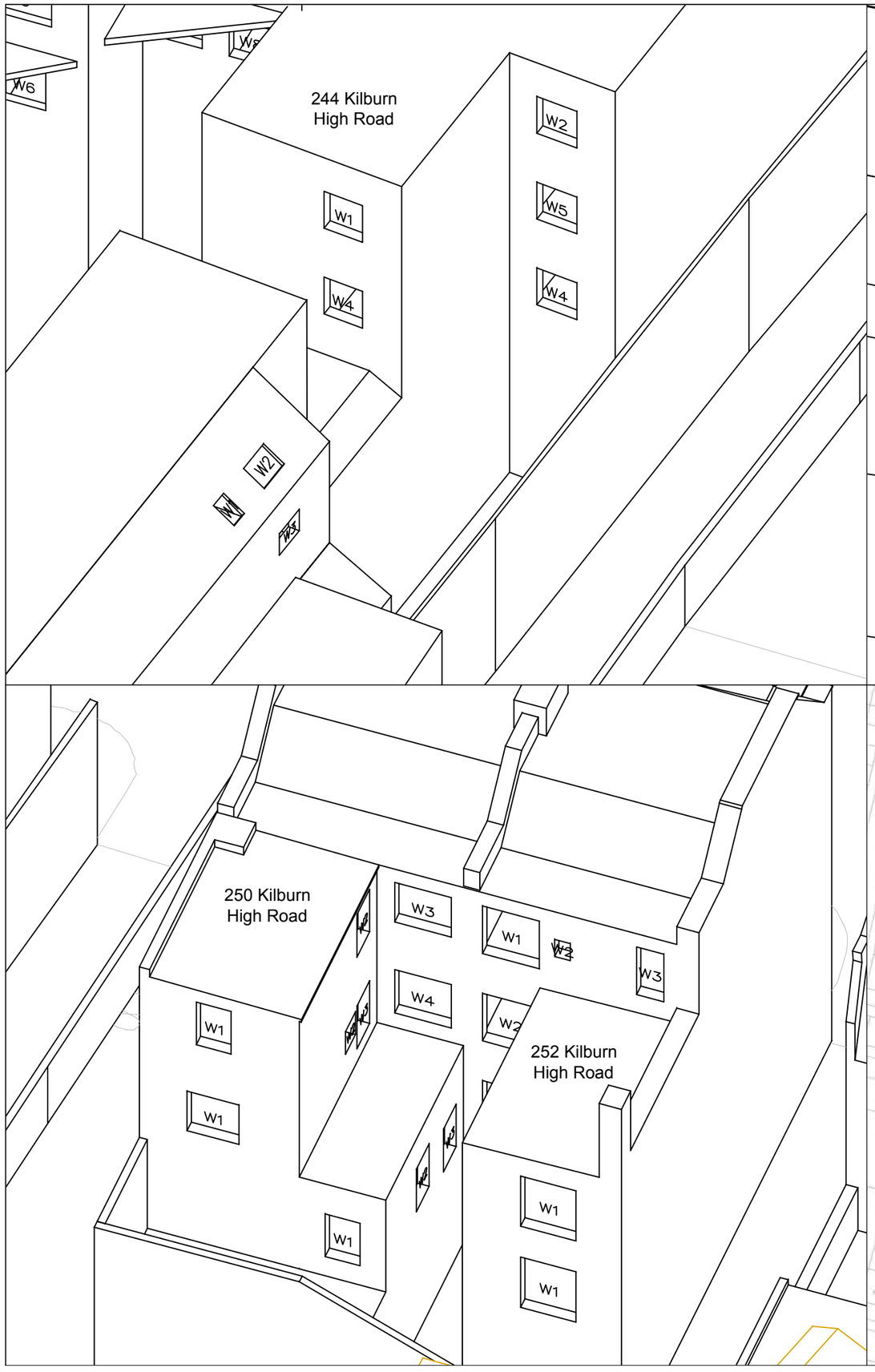

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NOTES :

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Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Building Location on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Window Maps
244-252 Kilburn High Road

DRAWING NO: J031611/ 07

REVISION:

DATE: 10/04/14

DRAWN BY: DH

SCALE: NTS

(internal use only)
FILE PATH:
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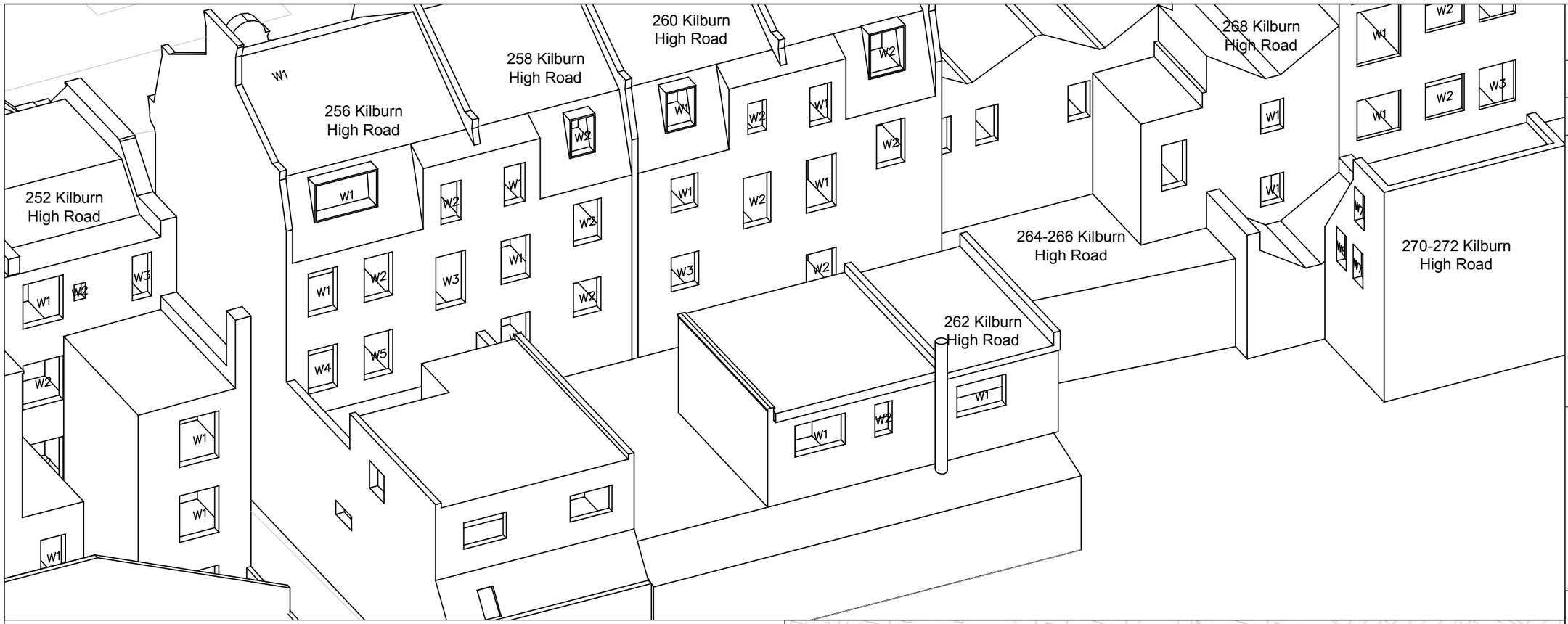

DO NOT SCALE
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NOTES :

INFORMATION USED IN ANALYSIS:
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Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Building Location on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Window Maps
256-260 Kilburn High Road

DRAWING NO: J031611/ 08

REVISION:

DATE: 10/04/14

DRAWN BY: DH

SCALE: NTS

(internal use only)
FILE PATH:
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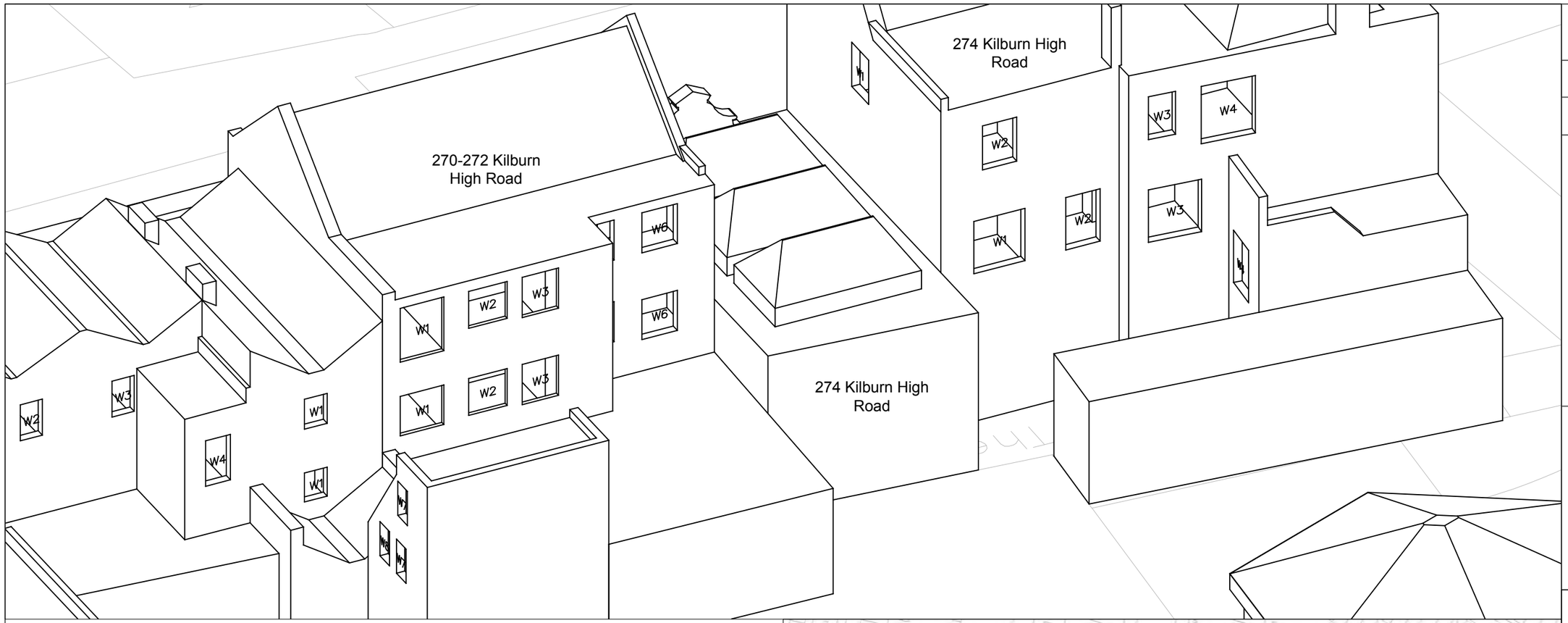

DO NOT SCALE
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NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Building Location on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Window Maps
270-272 & 274 Kilburn High Road

DRAWING NO: J031611/ 09

REVISION:

DATE: 10/04/14

DRAWN BY: DH

SCALE: NTS

(internal use only)
FILE PATH:
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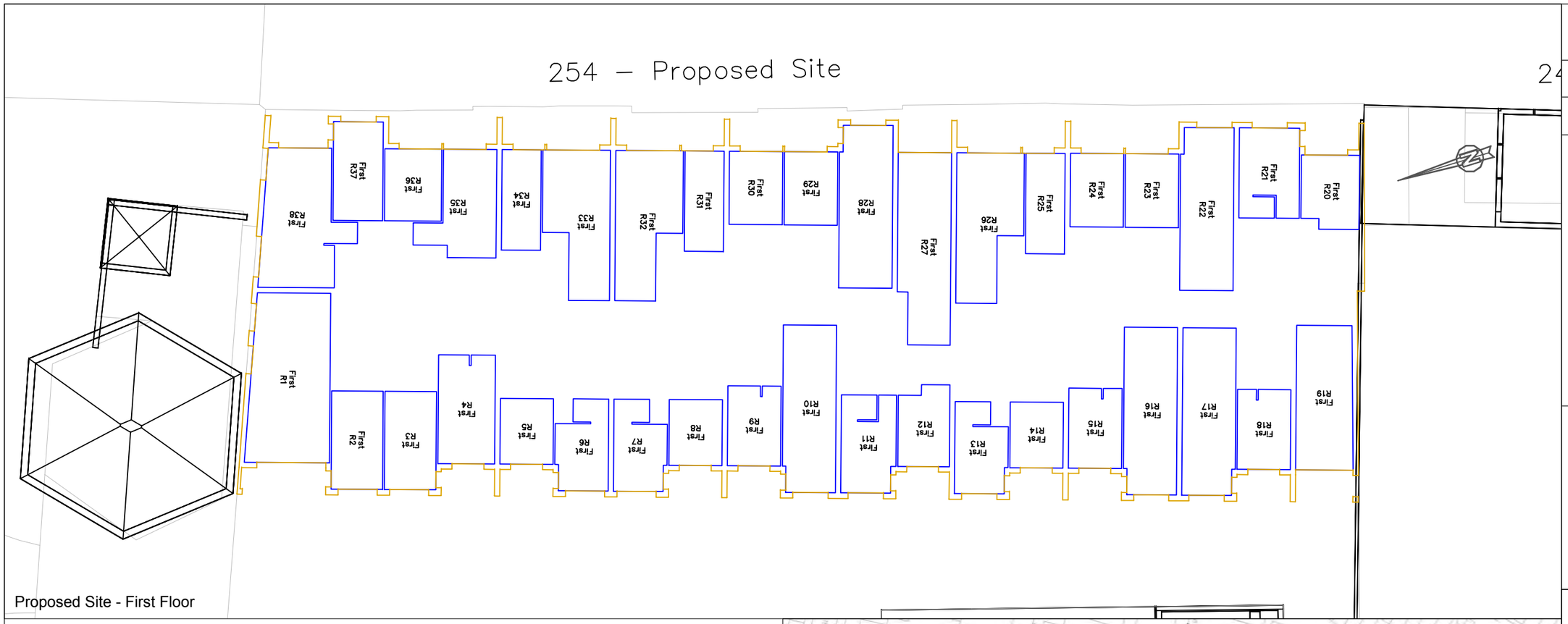

Proposed Site - First Floor

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING.

NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Proposed Buildings on Site
- Room Layout
- Building Location on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Average Daylight Factor
254 - Kilburn High Road
(Proposed Site)

DRAWING NO: J031611/10

REVISION:

DATE: 10/04/14

DRAWN BY: DH

SCALE: 1:250 @ A3

(internal use only)
FILE PATH:
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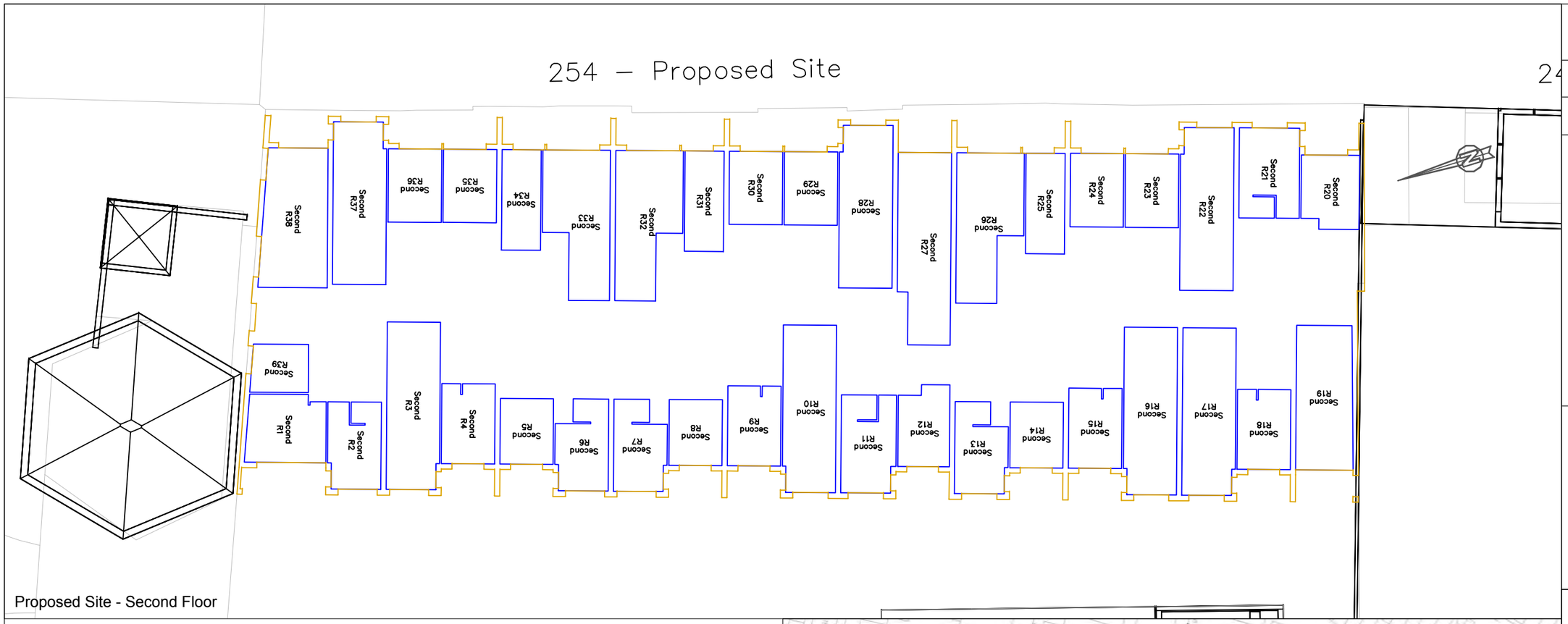

Proposed Site - Second Floor

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING.

NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Proposed Buildings on Site
- Room Layout
- Building Location on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Average Daylight Factor
254 - Kilburn High Road
(Proposed Site)

DRAWING NO: J031611/11

REVISION:

DATE: 10/04/14

DRAWN BY: DH

SCALE: 1:250 @ A3

(internal use only)
FILE PATH:
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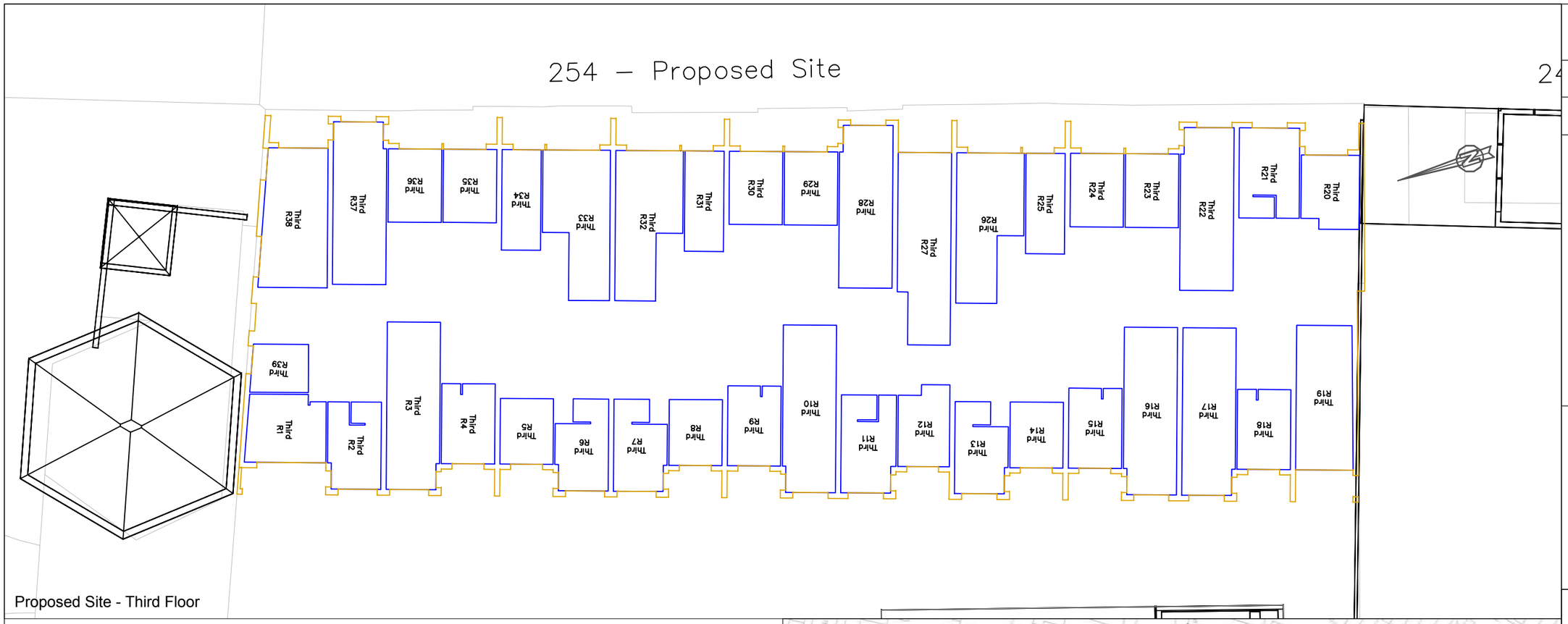

Proposed Site - Third Floor

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING.

NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Proposed Buildings on Site
- Room Layout
- Building Location on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Average Daylight Factor
254 - Kilburn High Road
(Proposed Site)

DRAWING NO: J031611/12

REVISION:

DATE: 10/04/14

DRAWN BY: DH

SCALE: 1:250 @ A3

(internal use only)
FILE PATH:
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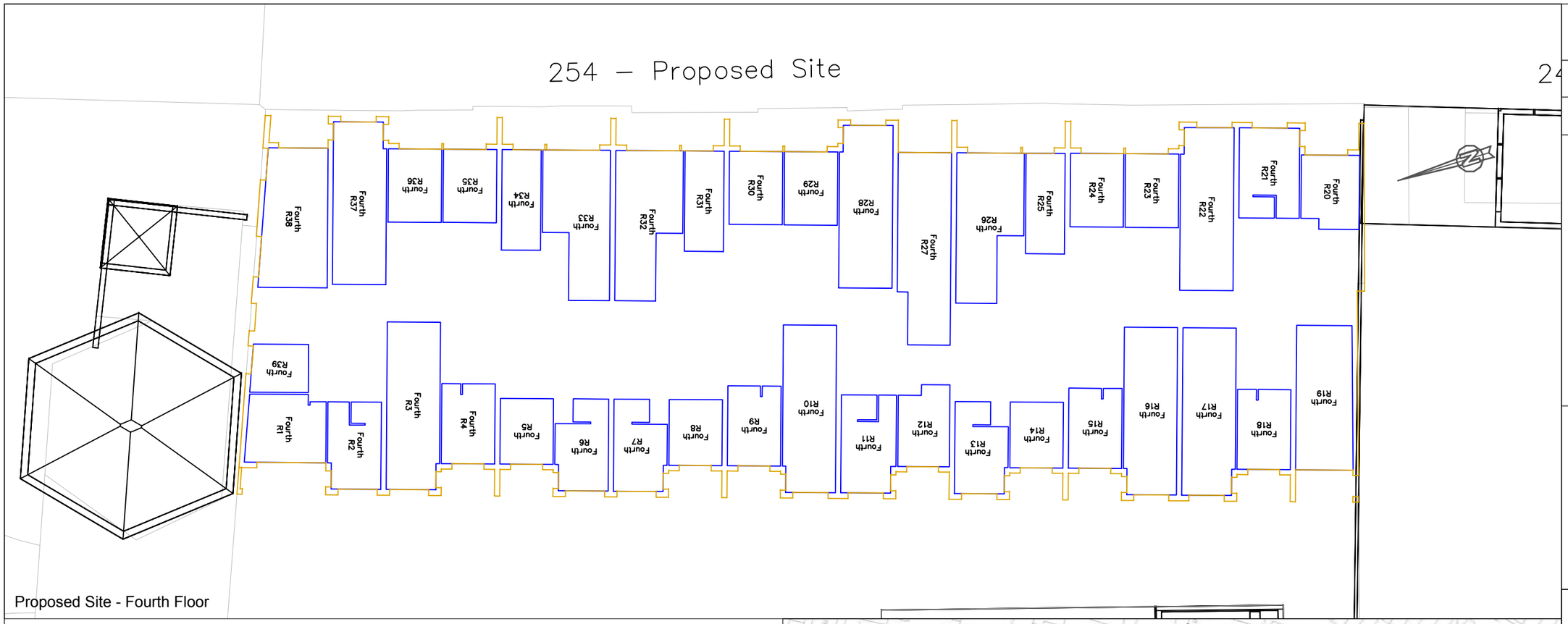

Proposed Site - Fourth Floor

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING.

NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Proposed Buildings on Site
- Room Layout
- Building Location on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Average Daylight Factor
254 - Kilburn High Road
(Proposed Site)

DRAWING NO: J031611/13

REVISION:

DATE: 10/04/14

DRAWN BY: DH

SCALE: 1:250 @ A3

(internal use only)
FILE PATH:
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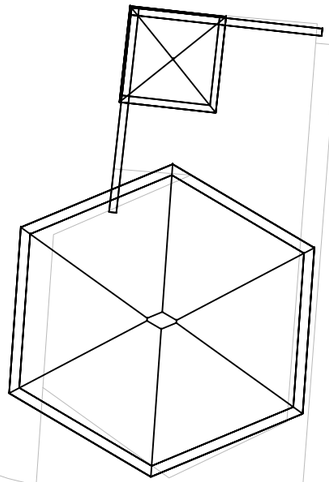
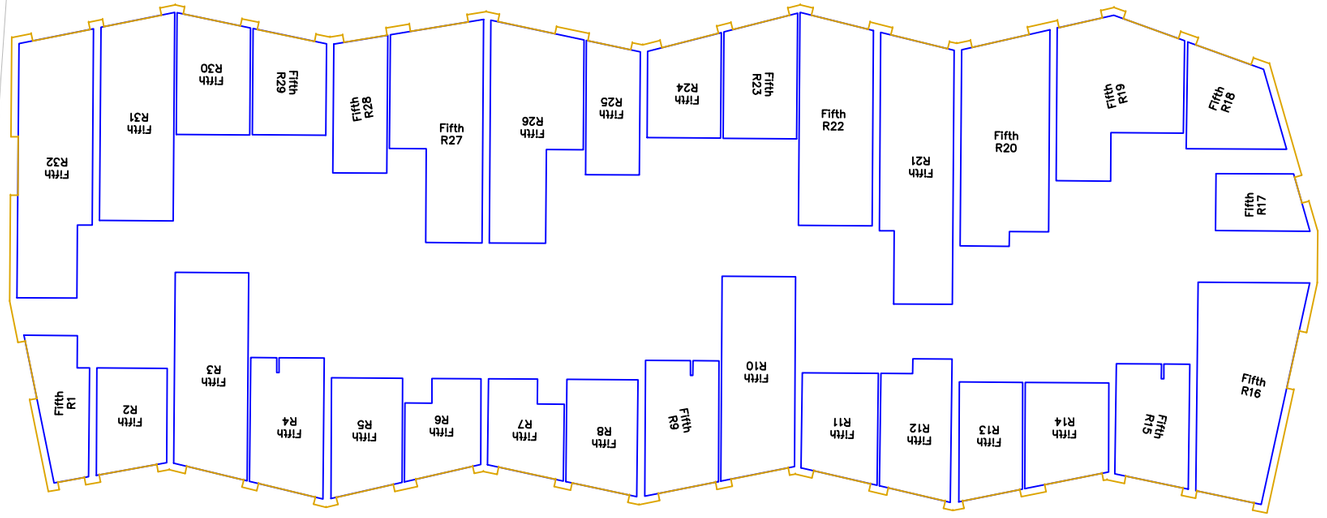
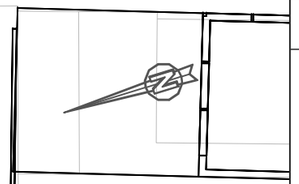
254 – Proposed Site







Proposed Site - Fifth Floor

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING.

NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Proposed Buildings on Site
- Room Layout
- Building Location on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

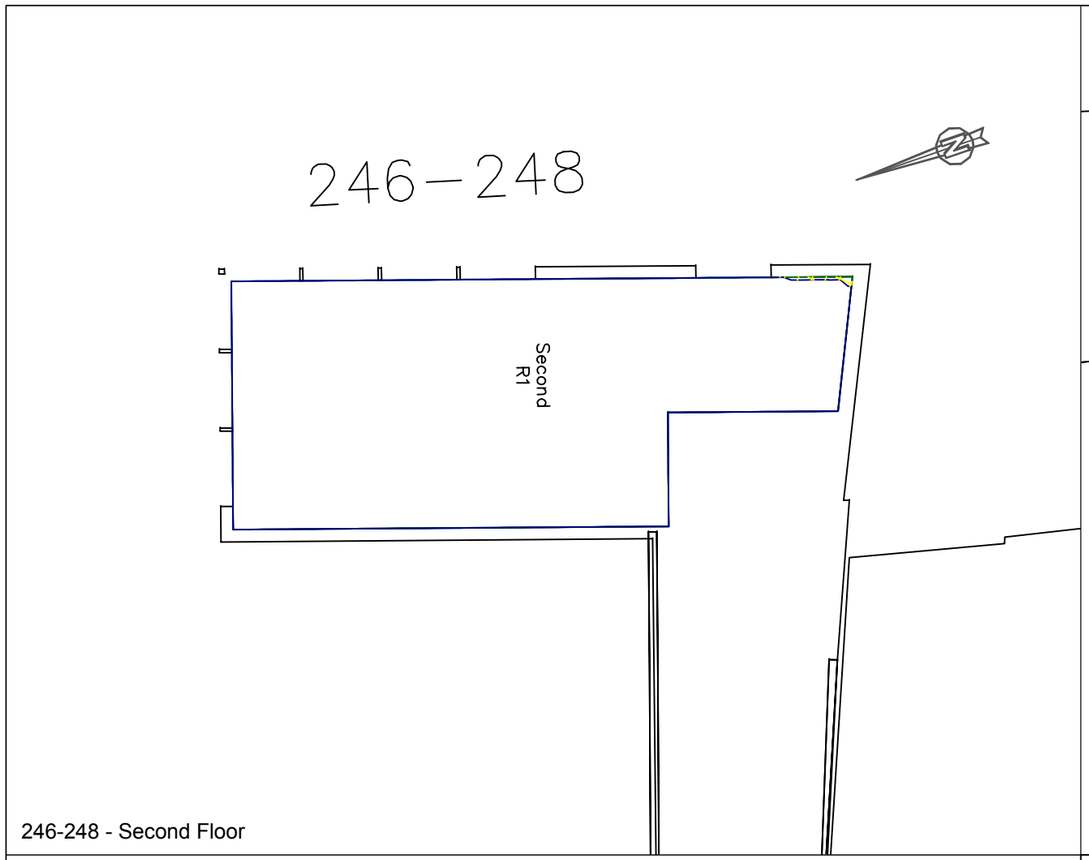
DRAWING TITLE:
Average Daylight Factor
254 - Kilburn High Road
(Proposed Site)

DRAWING NO: J031611/14
REVISION:

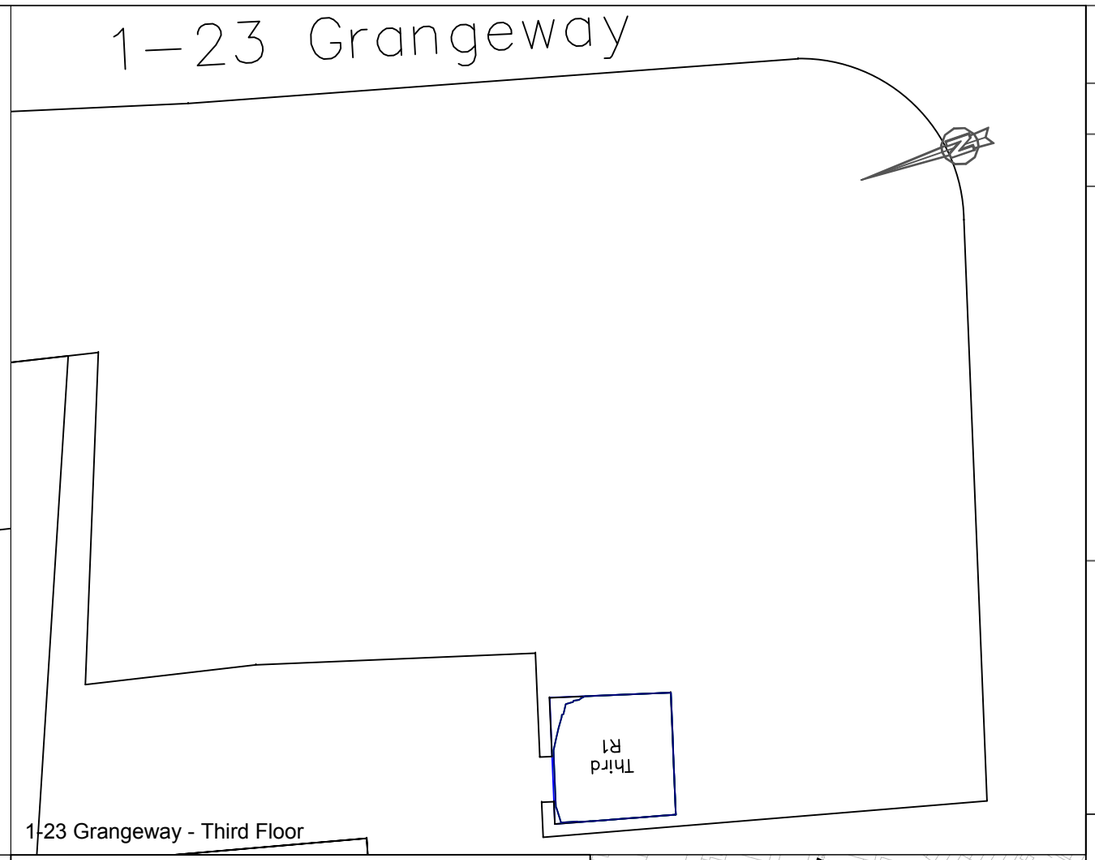
DATE: 10/04/14
DRAWN BY: DH

SCALE:
1:250 @ A3

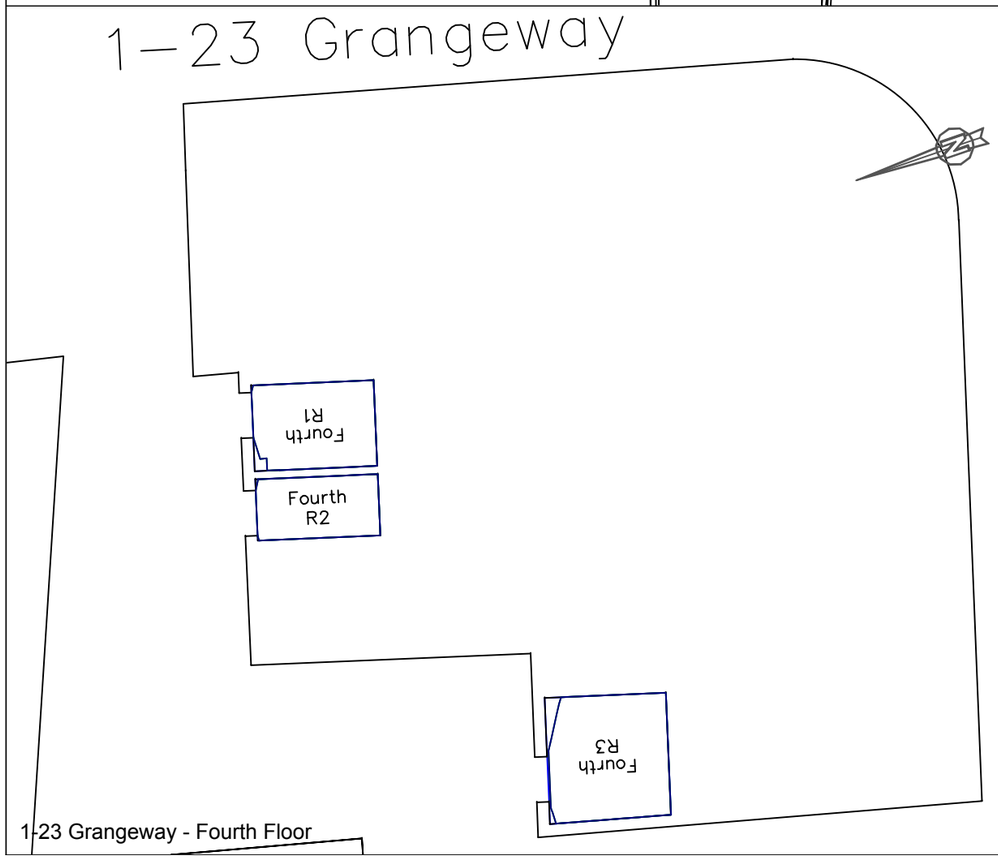
(internal use only)
FILE PATH:
O:\Building Consultancy\Aitch Group\Kilburn HighRoad\Analysis\2014_04_14_Proposed\Drawings\DWG



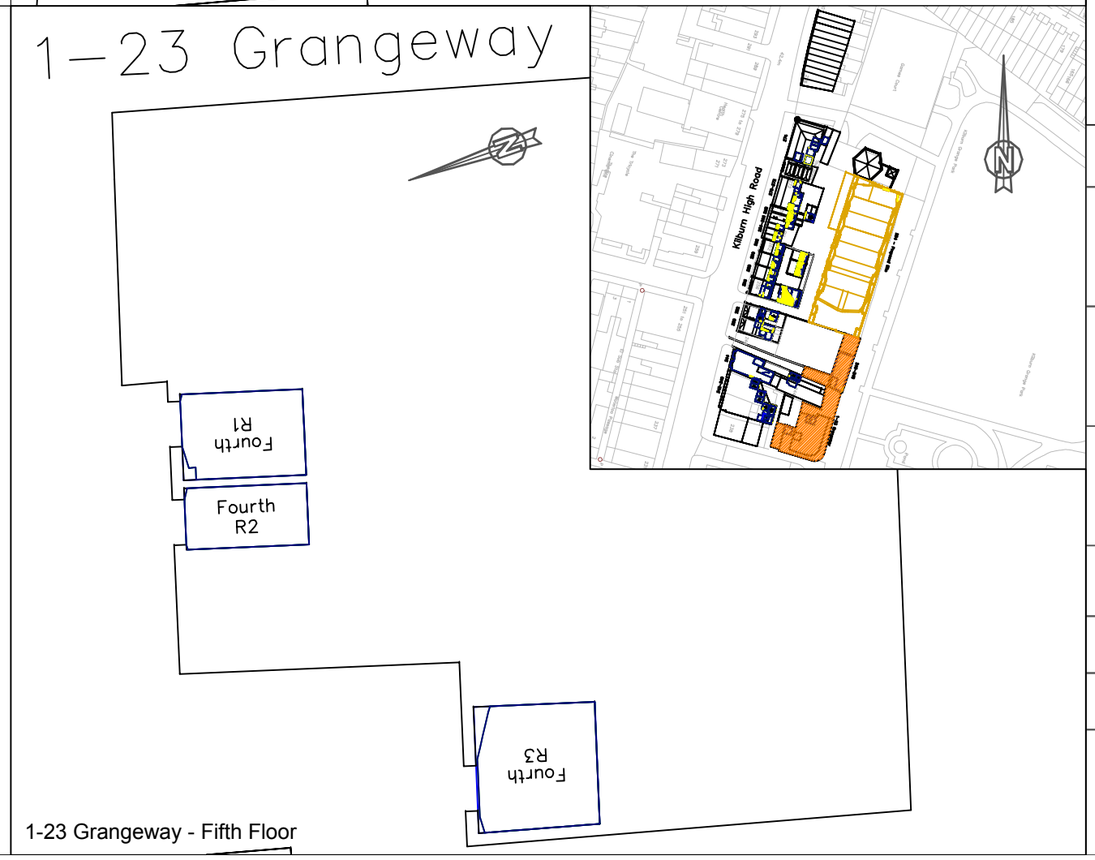
246-248 - Second Floor



1-23 Grangeway - Third Floor



1-23 Grangeway - Fourth Floor



1-23 Grangeway - Fifth Floor

DO NOT SCALE
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NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain
- Building Location on site

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Daylight Distribution Contours
246-248 - Kilburn High Road

DRAWING NO: J031611/ 21

REVISION:

DATE: 10/04/14

DRAWN BY: DH

SCALE: 1:150 @ A3

(internal use only)
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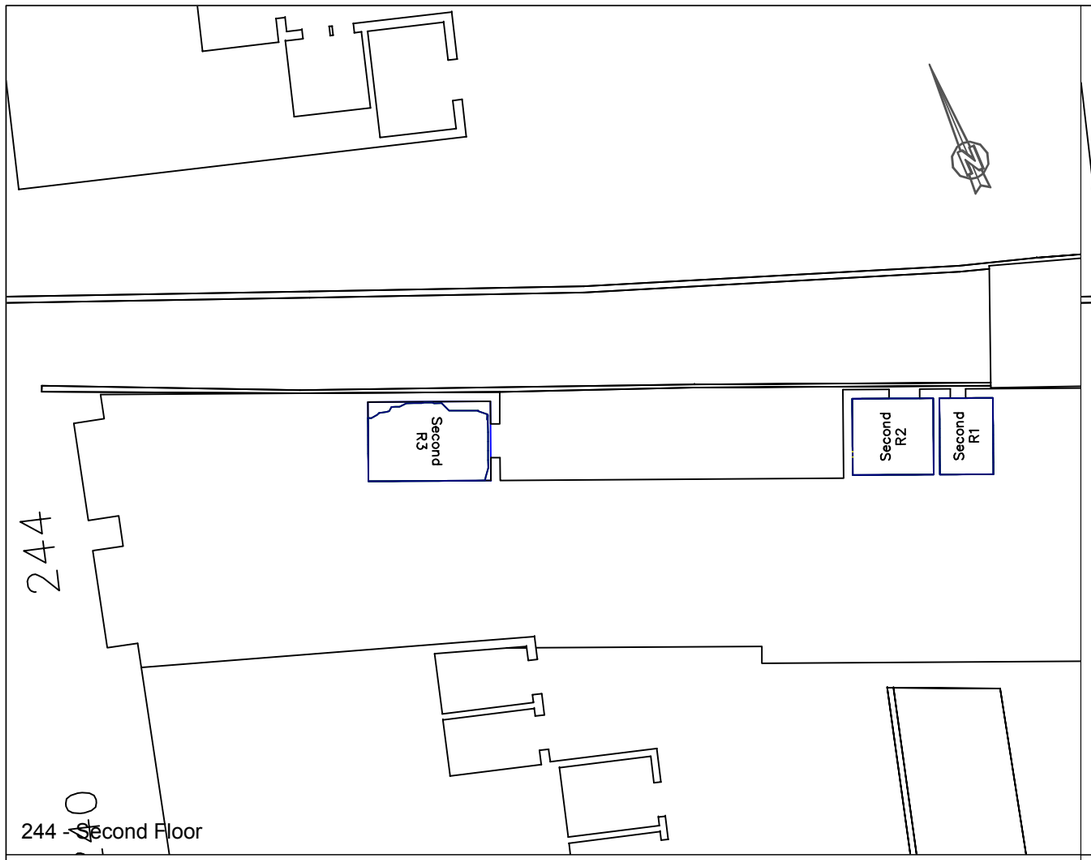
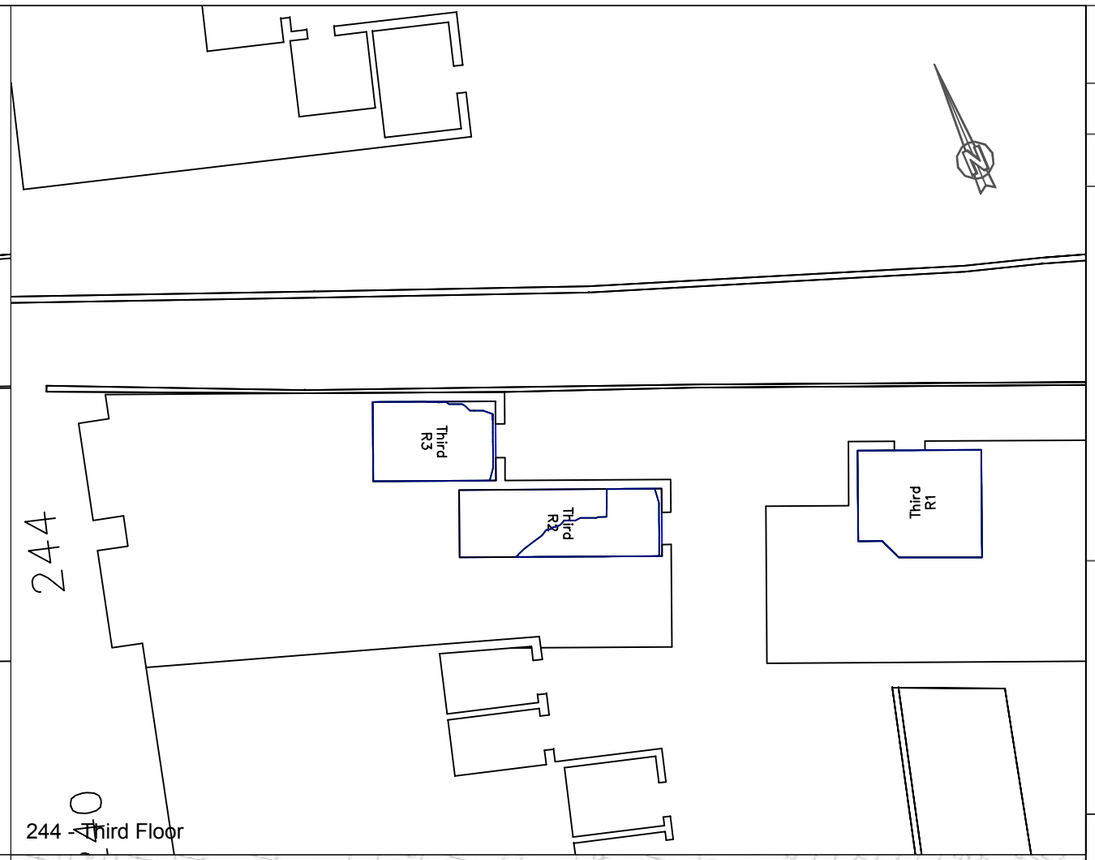
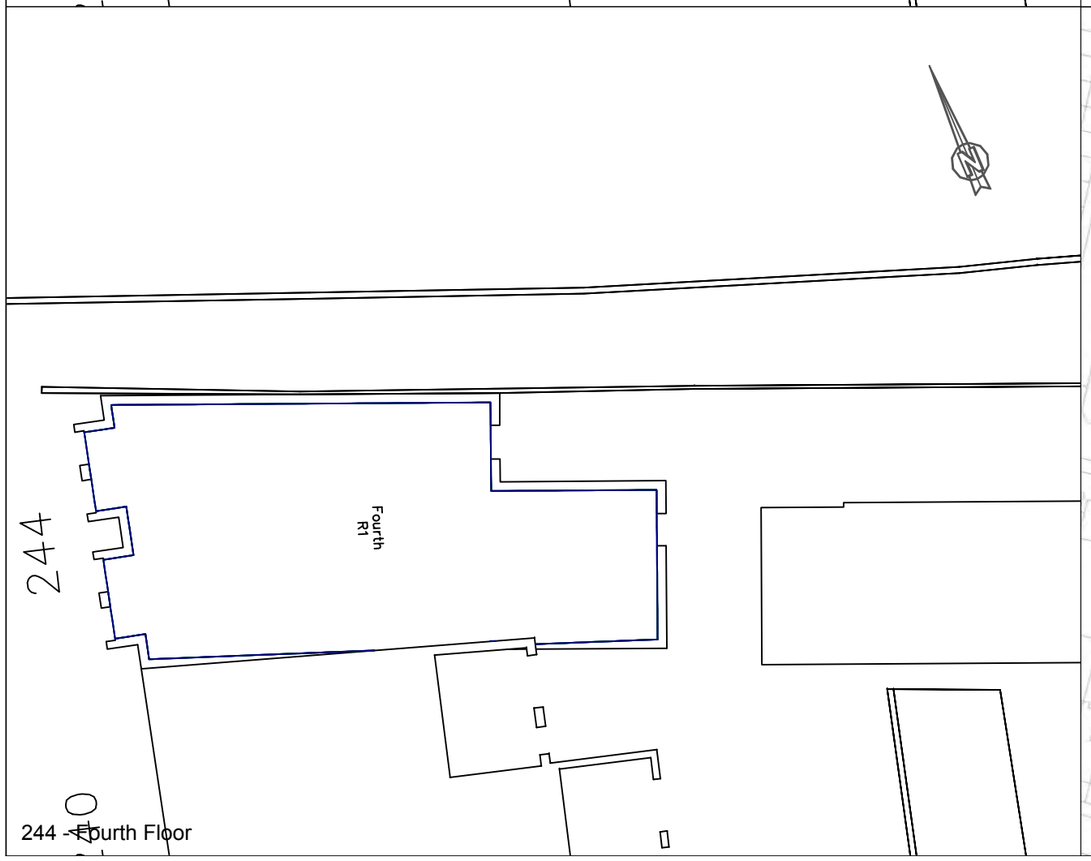


244 - Second Floor



244 - Third Floor



244 - Fourth Floor

DO NOT SCALE
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NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
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Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain
- Building Location on site

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PROJECT:
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CLIENT:
Aitch Group

DRAWING TITLE:
Daylight Distribution Contours
244 - Kilburn High Road

DRAWING NO: J031611/ 22
REVISION:

DATE: 10/04/14
DRAWN BY: DH

SCALE:
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(internal use only)

FILE PATH:
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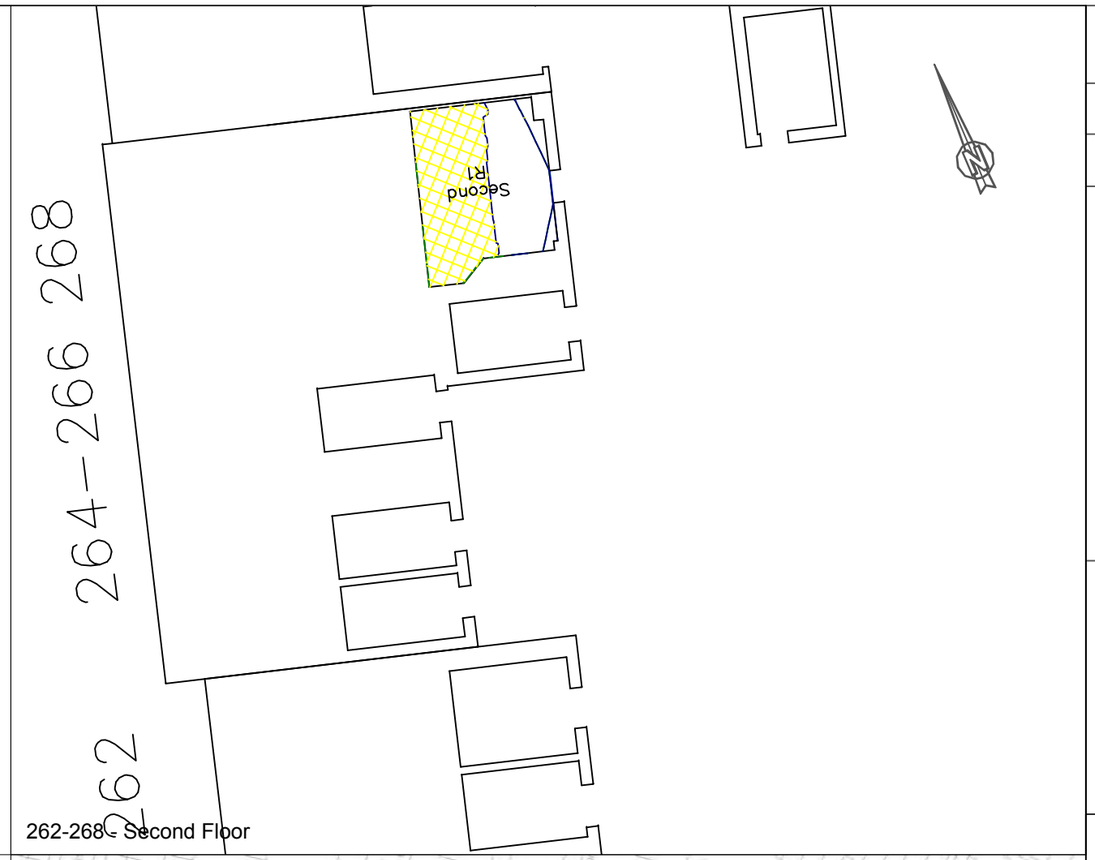
262-268 - First Floor



262-268 - Second Floor

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING.

NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain
- Building Location on site

GL Hearn

20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Daylight Distribution Contours
268 - Kilburn High Road

DRAWING NO: J031611/ 23

REVISION:

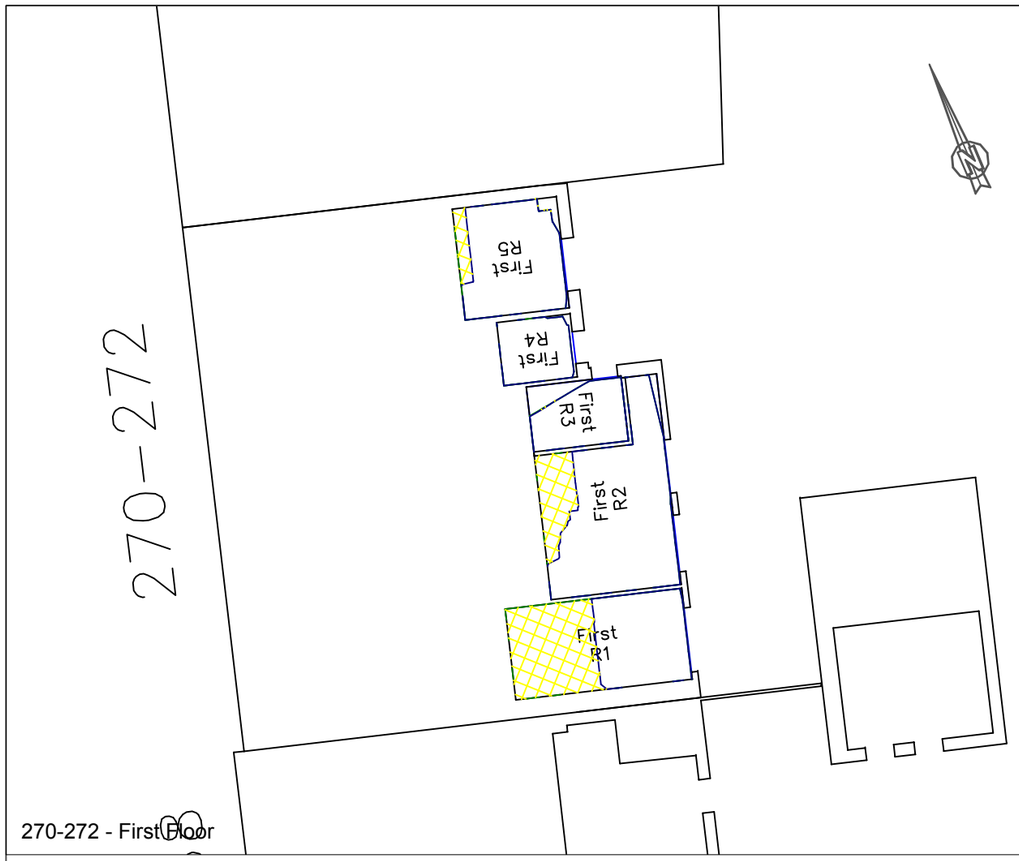
DATE: 10/04/14

DRAWN BY: DH

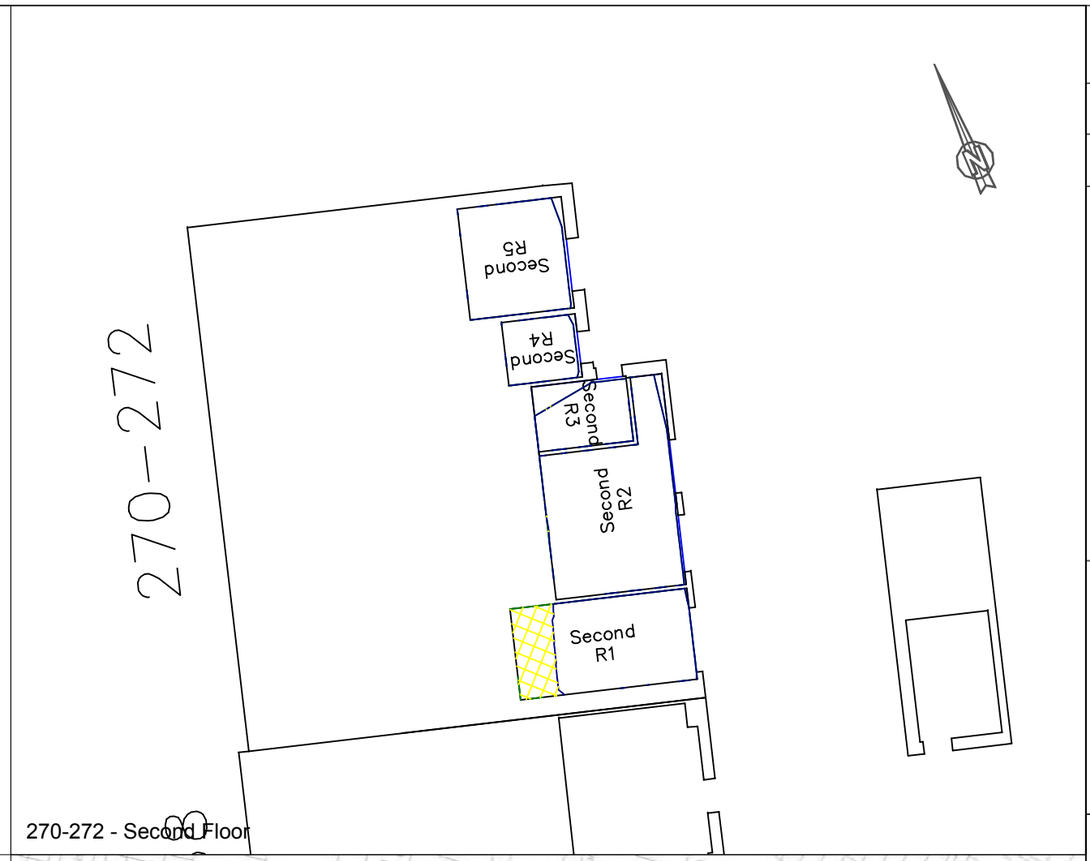
SCALE: 1:150 @ A3

(internal use only)

FILE PATH: O:\Building Consultancy\Aitch Group\Kilburn HighRoad\Analysis\2014_04_14_Proposed\Drawings\DWG



270-272 - First Floor



270-272 - Second Floor

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING.

NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain
- Building Location on site

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T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Daylight Distribution Contours
270-272 - Kilburn High Road

DRAWING NO: J031611/ 24

REVISION:

DATE: 10/04/14

DRAWN BY: DH

SCALE: 1:150 @ A3

(internal use only)
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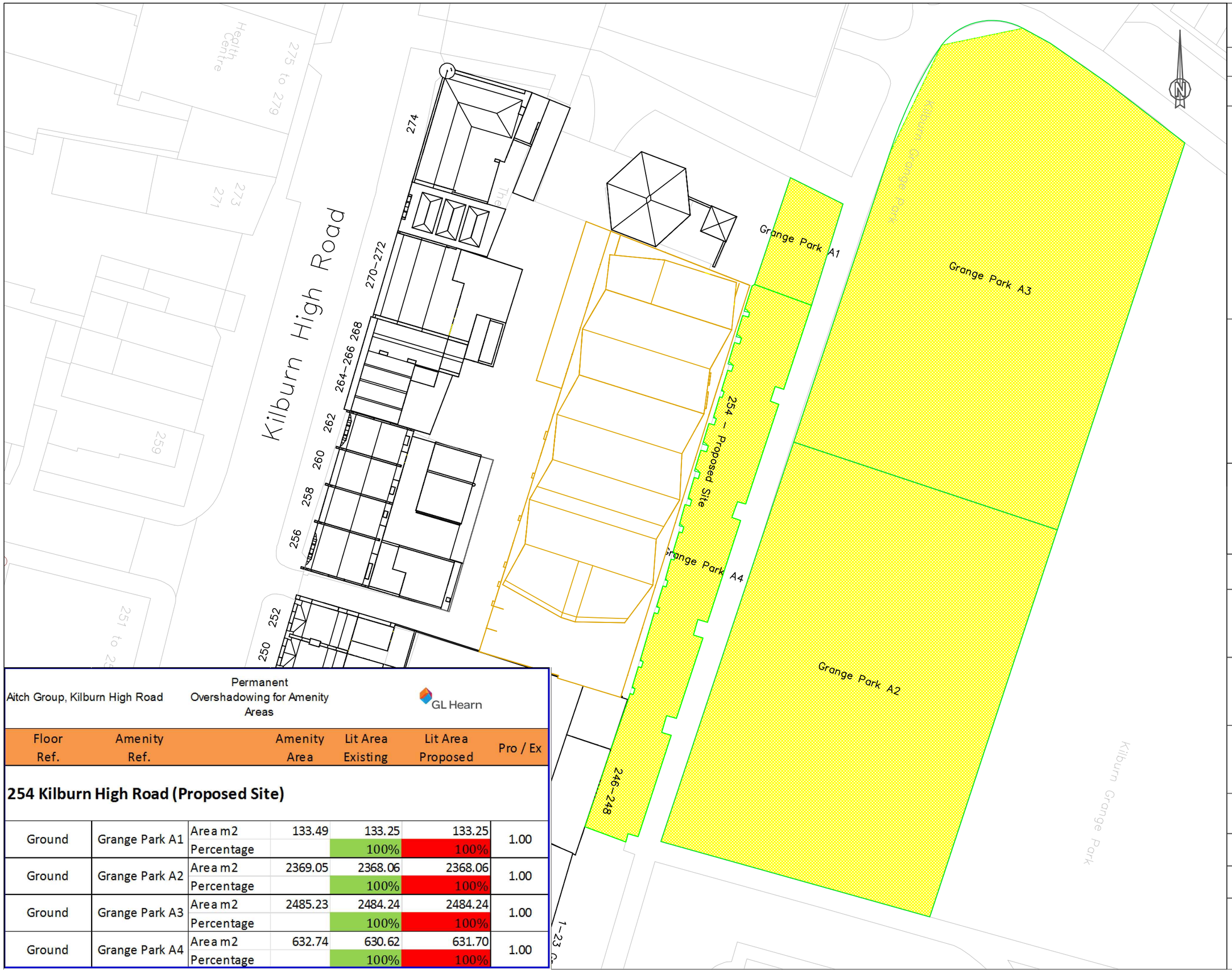

Aitch Group, Kilburn High Road — Permanent Overshadowing for Amenity Areas — GL Hearn

Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pro / Ex
254 Kilburn High Road (Proposed Site)						
Ground	Grange Park A1	Area m2	133.49	133.25	133.25	1.00
		Percentage		100%	100%	
Ground	Grange Park A2	Area m2	2369.05	2368.06	2368.06	1.00
		Percentage		100%	100%	
Ground	Grange Park A3	Area m2	2485.23	2484.24	2484.24	1.00
		Percentage		100%	100%	
Ground	Grange Park A4	Area m2	632.74	630.62	631.70	1.00
		Percentage		100%	100%	

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING.

NOTES :

INFORMATION USED IN ANALYSIS:
From - Claridge Architects
Rec - 21/03/2014 - Topo Survey, Existing Elevations

Rec - 11/04/2014 - Proposed Model, Elevations and Floorplans

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
- Existing Buildings and Structures
- Proposed Buildings on Site
- Amenity Area
- Area of Amenity Receiving at least 2hrs of Sunlight

GL Hearn
20 Soho Square, London, W1D 3QW
T: +44 (0)20 7851 4900
F: +44 (0)20 7851 4910

PROJECT:
Kilburn High Road

CLIENT:
Aitch Group

DRAWING TITLE:
Overshadowing Analysis for Amenity Space

DRAWING NO: J031611/ 25
REVISION:

DATE: 10/04/14
DRAWN BY: DH

SCALE: 1:150 @ A3

(internal use only)
FILE PATH: O:\Building Consultancy\Aitch Group\Kilburn HighRoad\Analysis\2014_04_14_Proposed\Drawings\DWG

APPENDIX B

VERTICAL SKY COMPONENT, ANNUAL PROBABLE SUNLIGHT HOURS AND AVERAGE DAYLIGHT DISTRIBUTION RESULTS SPREADSHEETS FOR SURROUNDING RESIDENTIAL PROPERTIES

Aitch Group, Kilburn High Road

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours Annual %	Winter %
246-248 Kilburn High Road								
Second	R1	L/D/K	W1	Existing	37.71	0.58	*North Facing	
				Proposed	21.8			
Second	R1	L/D/K	W2	Existing	38.07	0.64	*North Facing	
				Proposed	24.55			
Second	R1	L/D/K	W3	Existing	38.23	0.73	*North Facing	
				Proposed	28.01			
Second	R1	L/D/K	W4	Existing	39.6	1.00	50	15
				Proposed	39.6		50	15
Second	R1	L/D/K	W5	Existing	39.6	1.00	50	15
				Proposed	39.6		50	15
Second	R1	L/D/K	W6	Existing	39.6	1.00	50	15
				Proposed	39.6		50	15
Second	R1	L/D/K	W7	Existing	39.6	1.00	50	15
				Proposed	39.6		50	15
Second	R1	L/D/K	W8	Existing	39.59	1.00	50	15
				Proposed	39.59		50	15
1-23 Grangeway								
Third	R1	Bedroom	W1	Existing	23.62	0.99	*North Facing	
				Proposed	23.45			
Fourth	R3	Bedroom	W3	Existing	29.77	0.97	*North Facing	
				Proposed	28.8			
240-242 Kilburn High Road								
Third	R1	Residential	W1	Existing	29.21	0.99	31	8
				Proposed	28.94		31	8
Third	R2	Residential	W2	Existing	31.29	0.99	37	8
				Proposed	30.95		37	8
Third	R2	Residential	W3	Existing	35.21	0.96	*North Facing	
				Proposed	33.97			
Third	R3	Residential	W4	Existing	16.41	0.93	*North Facing	
				Proposed	15.19			
Third	R4	Residential	W5	Existing	8.9	0.94	7	0
				Proposed	8.39		7	0
Third	R5	Residential	W6	Existing	20.25	0.97	18	1
				Proposed	19.69		18	1
Third	R6	Residential	W7	Existing	8.3	1.00	7	1
				Proposed	8.3		7	1
Third	R7	Residential	W8	Existing	12.4	1.00	17	4
				Proposed	12.4		17	4
Fourth	R1	Residential	W1	Existing	36.37	1.00	38	8
				Proposed	36.2		38	8
Fourth	R2	Residential	W2	Existing	36.61	0.99	40	10
				Proposed	36.42		40	10

Aitch Group, Kilburn High Road

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours Annual %	Winter %
Fourth	R3	Residential	W3	Existing	36.99	0.99	40	10
				Proposed	36.77		40	10
Fourth	R3	Residential	W4	Existing	35.06	0.98	*North Facing	
				Proposed	34.31			
Fourth	R4	Residential	W5	Existing	28.11	0.99	27	2
				Proposed	27.78		27	2
Fourth	R4	Residential	W6	Existing	36.31	0.99	41	10
				Proposed	35.98		41	10
Fourth	R5	Residential	W7	Existing	27.03	0.98	22	2
				Proposed	26.56		22	2
Fourth	R5	Residential	W8	Existing	36.56	0.99	42	11
				Proposed	36.09		42	11

244 Kilburn High Road

Second	R2	Bedroom	W2	Existing	29.5	0.87	*North Facing	
				Proposed	25.57			
Second	R2	Bedroom	W3	Existing	28.77	0.84	*North Facing	
				Proposed	24.21			
Second	R3	Bedroom	W4	Existing	20.95	0.92	19	0
				Proposed	19.2		19	0
Third	R1	Bedroom	W1	Existing	38.74	0.92	*North Facing	
				Proposed	35.75			
Third	R1	Bedroom	W2	Existing	38.66	0.93	*North Facing	
				Proposed	35.81			
Third	R1	Bedroom	W3	Existing	34.68	0.91	*North Facing	
				Proposed	31.67			
Third	R3	Bedroom	W5	Existing	24.34	0.94	23	2
				Proposed	22.84		22	2
Fourth	R1	L/D/K	W1	Existing	36.63	0.98	46	13
				Proposed	35.87		45	13
Fourth	R1	L/D/K	W2	Existing	30.28	0.96	35	4
				Proposed	29.2		34	4
Fourth	R1	L/D/K	W3	Existing	39.6	1.00	*North Facing	
				Proposed	39.6			
Fourth	R1	L/D/K	W4	Existing	39.6	1.00	*North Facing	
				Proposed	39.6			
Fourth	R1	L/D/K	W5	Existing	39.61	1.00	*North Facing	
				Proposed	39.61			
Fourth	R1	L/D/K	W6	Existing	39.61	1.00	*North Facing	
				Proposed	39.61			

Aitch Group, Kilburn High Road	Daylight and Sunlight - VSC and Sunlight Results	GL Hearn

250 Kilburn High Road

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours Annual %	Winter %
First	R1	Residential	W1	Existing	26.62	0.82	29	2
				Proposed	21.87		25	2
First	R1	Residential	W2	Existing	5.85	0.73	*North Facing	
				Proposed	4.25			
First	R1	Residential	W3	Existing	3.01	0.83	*North Facing	
				Proposed	2.49			
Second	R1	Residential	W1	Existing	36.57	0.88	45	12
				Proposed	32.07		40	12
Second	R2	Residential	W2	Existing	22.56	0.88	*North Facing	
				Proposed	19.83			
Second	R2	Residential	W3	Existing	18.59	0.88	*North Facing	
				Proposed	16.44			
Second	R3	Residential	W4	Existing	21.61	0.89	18	2
				Proposed	19.21		14	2
Third	R1	Residential	W1	Existing	38.66	0.92	41	10
				Proposed	35.51		40	10
Third	R2	Residential	W2	Existing	29.54	0.90	*North Facing	
				Proposed	26.63			
Third	R3	Residential	W3	Existing	31.63	0.89	35	3
				Proposed	28.27		33	3

252 Kilburn High Road

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours Annual %	Winter %
First	R1	Residential	W1	Existing	33.96	0.75	45	12
				Proposed	25.5		35	12
First	R2	Residential	W2	Existing	11.29	0.99	16	1
				Proposed	11.15		16	1
Second	R1	Residential	W1	Existing	37.72	0.78	48	14
				Proposed	29.26		39	14
Second	R2	Residential	W2	Existing	19.82	0.99	29	4
				Proposed	19.69		29	4
Third	R1	Residential	W1	Existing	37.06	0.90	46	12
				Proposed	33.3		43	12
Third	R2	Residential	W2	Existing	37.98	0.90	26	5
				Proposed	34.03		22	5
Third	R3	Residential	W3	Existing	38.34	0.89	37	8
				Proposed	33.96		32	8

Aitch Group, Kilburn High Road

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

256 Kilburn High Road

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours: Annual %	Available Sunlight Hours: Winter %
First	R2	Residential	W3	Existing	24	0.97	39	16
				Proposed	23.19		39	16
First	R3	Residential	W4	Existing	30.67	0.76	34	4
				Proposed	23.31		23	3
First	R3	Residential	W5	Existing	30.37	0.78	35	7
				Proposed	23.66		26	6
Second	R1	Residential	W1	Existing	37.82	0.76	41	9
				Proposed	28.72		31	7
Second	R1	Residential	W2	Existing	38.37	0.74	42	9
				Proposed	28.49		29	6
Second	R2	Residential	W3	Existing	38.29	0.70	43	10
				Proposed	26.78		30	7
Third	R1	Residential	W1	Existing	39.23	0.84	48	15
				Proposed	32.97		41	13
Third	R2	Residential	W2	Existing	39.25	0.78	38	9
				Proposed	30.77		27	6

258 Kilburn High Road

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours: Annual %	Available Sunlight Hours: Winter %
First	R1	Residential	W1	Existing	29.46	0.69	34	3
				Proposed	20.31		17	2
First	R2	Residential	W2	Existing	35	0.65	40	10
				Proposed	22.73		20	4
Second	R1	Residential	W1	Existing	38.54	0.68	42	10
				Proposed	26.38		28	7
Second	R2	Residential	W2	Existing	38.88	0.69	42	10
				Proposed	26.69		28	6
Third	R1	Residential	W1	Existing	39.29	0.77	38	9
				Proposed	30.19		28	6
Third	R2	Residential	W2	Existing	39.27	0.79	40	9
				Proposed	30.85		31	6

Aitch Group, Kilburn High Road

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

260 Kilburn High Road

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours Annual %	Winter %
First	R1	Residential	W1	Existing	35.03	0.24	44	14
				Proposed	8.4		5	3
First	R2	Residential	W2	Existing	34.71	0.23	34	6
				Proposed	7.89		2	0
First	R3	Residential	W3	Existing	33.94	0.66	38	8
				Proposed	22.46		19	4
Second	R1	Residential	W1	Existing	39	0.67	40	10
				Proposed	26.25		27	7
Second	R2	Residential	W2	Existing	38.86	0.64	43	10
				Proposed	24.68		25	4
Third	R1	Residential	W1	Existing	39.3	0.77	41	10
				Proposed	30.31		31	7
Third	R2	Residential	W2	Existing	39.41	0.73	36	8
				Proposed	28.81		24	4

262 Kilburn High Road

First	R1	Residential	W1	Existing	34.56	0.22	40	10
				Proposed	7.54		1	0
Second	R1	Residential	W1	Existing	38.93	0.63	43	10
				Proposed	24.49		25	4
Second	R2	Residential	W2	Existing	39.16	0.65	43	10
				Proposed	25.39		27	4
Third	R1	Residential	W1	Existing	39.42	0.72	40	9
				Proposed	28.39		28	4
Third	R2	Residential	W2	Existing	39.37	0.76	45	12
				Proposed	29.82		34	8

268 Kilburn High Road

First	R1	Residential	W1	Existing	28.67	0.64	26	8
				Proposed	18.32		10	1
Second	R1	Residential	W1	Existing	37.54	0.59	37	9
				Proposed	22.26		16	2

Aitch Group, Kilburn High Road	Daylight and Sunlight - VSC and Sunlight Results	GL Hearn

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours Annual %	Winter %
270-272 Kilburn High Road								
First	R2	Residential	W2	Existing	34.37	0.64	41	10
				Proposed	22.1		22	4
First	R2	Residential	W3	Existing	35.78	0.63	45	12
				Proposed	22.44		21	4
First	R3	Residential	W4	Existing	19.06	0.91	*North Facing	
				Proposed	17.4			
First	R4	Residential	W5	Existing	25.26	0.65	19	2
				Proposed	16.53		4	0
First	R5	Residential	W6	Existing	34.22	0.64	38	9
				Proposed	21.89		19	2
First	R6	Residential	W7	Existing	27.94	0.75	43	17
				Proposed	21.02		36	11
First	R6	Residential	W8	Existing	26.64	0.76	42	17
				Proposed	20.34		35	11
Second	R2	Residential	W2	Existing	39.42	0.66	46	13
				Proposed	25.89		27	4
Second	R2	Residential	W3	Existing	39.43	0.66	46	13
				Proposed	26.15		28	4
Second	R3	Residential	W4	Existing	24.1	0.95	*North Facing	
				Proposed	22.78			
Second	R4	Residential	W5	Existing	28.21	0.76	26	2
				Proposed	21.3		19	0
Second	R5	Residential	W6	Existing	38.28	0.73	44	11
				Proposed	28.09		31	4
Second	R6	Residential	W7	Existing	32.15	0.78	45	17
				Proposed	25.22		39	11

Aitch Group, Kilburn High Road	Daylight and Sunlight - VSC and Sunlight Results	GL Hearn

274 Kilburn High Road

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours Annual %	Winter %
First	R1	Residential	W1	Existing	38.86	0.79	49	15
				Proposed	30.58		38	6
First	R2	Residential	W2	Existing	36.55	0.81	46	12
				Proposed	29.6		38	5
First	R3	Residential	W3	Existing	34.5	0.81	46	15
				Proposed	27.93		39	8
First	R4	Residential	W4	Existing	21.26	0.77	41	19
				Proposed	16.47		34	13
Second	R1	Residential	W1	Existing	35.99	0.92	63	24
				Proposed	33.23		62	23
Second	R2	Residential	W2	Existing	39.45	0.85	46	12
				Proposed	33.38		39	5
Second	R3	Residential	W3	Existing	39.53	0.88	46	12
				Proposed	34.65		40	6
Second	R4	Residential	W4	Existing	39.53	0.89	51	15
				Proposed	35.08		45	9

Aitch Group, Kilburn High Road

Daylight Distribution - Results

GL Hearn

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
246-248 Kilburn High Road							
Second	R1	L/D/K	Area m2	78.97	78.97	78.83	1.00
			% of room		100%	100%	
1-23 Grangeway							
Third	R1	Bedroom	Area m2	9.01	8.56	8.56	1.00
			% of room		95%	95%	
Fourth	R1	Bathroom	Area m2	6.30	6.17	6.17	1.00
			% of room		98%	98%	
Fourth	R2	Circulation Area	Area m2	4.50	4.49	4.49	1.00
			% of room		100%	100%	
Fourth	R3	Bedroom	Area m2	9.01	8.64	8.64	1.00
			% of room		96%	96%	
Fifth	R1	Circulation Area	Area m2	5.10	5.07	5.07	1.00
			% of room		99%	99%	
Fifth	R2	Bathroom	Area m2	5.70	5.64	5.64	1.00
			% of room		99%	99%	
244 Kilburn High Road							
Second	R1	Bathroom	Area m2	4.34	4.34	4.34	1.00
			% of room		100%	100%	
Second	R2	Bedroom	Area m2	6.58	6.58	6.57	1.00
			% of room		100%	100%	
Second	R3	Bedroom	Area m2	10.35	9.22	9.22	1.00
			% of room		89%	89%	
Third	R1	Bedroom	Area m2	13.53	13.53	13.53	1.00
			% of room		100%	100%	
Third	R2	Circulation Area	Area m2	14.52	6.45	6.45	1.00
			% of room		44%	44%	
Third	R3	Bedroom	Area m2	10.35	9.75	9.75	1.00
			% of room		94%	94%	
Fourth	R1	L/D/K	Area m2	127.74	127.49	127.49	1.00
			% of room		100%	100%	
268 Kilburn High Road							
First	R2	L/D/K	Area m2	11.80	8.80	3.54	0.40
			% of room		75%	30%	
Second	R2	L/D/K	Area m2	13.71	13.00	5.15	0.40
			% of room		95%	38%	

Aitch Group, Kilburn High Road	Daylight Distribution - Results	GL Hearn

270-272 Kilburn High Road

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
First	R1	Residential	Area m2	9.74	9.70	4.95	0.51
			% of room		100%	51%	
First	R2	Residential	Area m2	12.61	12.39	10.51	0.85
			% of room		98%	83%	
First	R3	Residential	Area m2	3.72	3.12	3.11	1.00
			% of room		84%	84%	
First	R4	Residential	Area m2	2.81	2.66	2.66	1.00
			% of room		95%	95%	
First	R5	Residential	Area m2	7.00	6.71	6.14	0.92
			% of room		96%	88%	
Second	R1	Residential	Area m2	9.74	9.73	7.52	0.77
			% of room		100%	77%	
Second	R2	Residential	Area m2	12.62	12.32	12.31	1.00
			% of room		98%	98%	
Second	R3	Residential	Area m2	3.72	3.09	3.09	1.00
			% of room		83%	83%	
Second	R4	Residential	Area m2	2.81	2.69	2.69	1.00
			% of room		96%	96%	
Second	R5	Residential	Area m2	7.00	6.74	6.74	1.00
			% of room		96%	96%	

APPENDIX C

AVERAGE DAYLIGHT FACTOR AND SUNLIGHT RESULTS TO PROPOSED SCHEME

Aitch Group, Kilburn High Road	Average Daylight Factor - ADF Results	GL Hearn

254 Kilburn High Road (Proposed Site)

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
First	R1	L/D/K	W1-L	0.11
			W1-U	0.88
			W53-L	0.07
			W53-U	0.87
			W54-L	0.07
			W54-U	0.88
				2.87
First	R2	Bedroom	W2-L	0.04
			W2-U	0.34
			W3-L	0.18
			W3-U	2.23
				2.78
First	R3	Bedroom	W4-L	0.18
			W4-U	2.23
			W5-L	0.03
			W5-U	0.33
				2.77
First	R4	Bedroom	W6-L	0.08
			W6-U	0.68
				0.76
First	R5	Bedroom	W7-L	0.12
			W7-U	1.08
				1.20
First	R6	Bedroom	W8-L	0.03
			W8-U	0.33
			W9-L	0.18
			W9-U	2.24
				2.78
First	R7	Bedroom	W10-L	0.18
			W10-U	2.23
			W11-L	0.03
			W11-U	0.32
				2.76
First	R8	Bedroom	W12-L	0.13
			W12-U	1.08
				1.20
First	R9	Bedroom	W13-L	0.10
			W13-U	0.88
				0.98
First	R10	L/D/K	W14-L	0.02
			W14-U	0.21
			W15-L	0.10
			W15-U	1.25
				1.58

Aitch Group, Kilburn High Road	Average Daylight Factor - ADF Results	GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
First	R11	Bedroom	W16-L	0.13
			W16-U	1.64
			W17-L	0.03
			W17-U	0.26
				2.05
First	R12	Bedroom	W18-L	0.10
			W18-U	0.84
				0.94
First	R13	Bedroom	W19-L	0.15
			W19-U	1.92
			W20-L	0.03
			W20-U	0.31
				2.41
First	R14	Bedroom	W21-L	0.11
			W21-U	0.90
				1.02
First	R15	Bedroom	W22-L	0.09
			W22-U	0.72
				0.81
First	R16	L/D/K	W23-L	0.02
			W23-U	0.21
			W24-L	0.09
			W24-U	1.16
				1.48
First	R17	L/D/K	W25-L	0.09
			W25-U	1.17
			W26-L	0.02
			W26-U	0.18
				1.46
First	R18	Bedroom	W27-L	0.09
			W27-U	0.73
				0.83
First	R19	L/D/K	W28-L	0.12
			W28-U	0.90
				1.02
First	R20	Bedroom	W29-L	0.17
			W29-U	1.62
				1.80
First	R21	Bedroom	W30-L	0.03
			W30-U	0.30
			W31-L	0.17
			W31-U	2.08
				2.57
First	R22	L/D/K	W32-L	0.13
			W32-U	1.62
				1.75
First	R23	Bedroom	W33-L	0.22
			W33-U	1.95
				2.17

Aitch Group, Kilburn High Road	Average Daylight Factor - ADF Results	GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
First	R24	Bedroom	W34-L	0.22
			W34-U	1.95
				2.17
First	R25	Bedroom	W35-L	0.15
			W35-U	1.34
				1.49
First	R26	L/D/K	W36-L	0.15
			W36-U	1.31
				1.45
First	R27	L/D/K	W37-L	0.11
			W37-U	1.04
				1.15
First	R28	L/D/K	W38-L	0.13
			W38-U	1.62
			W39-L	0.03
			W39-U	0.27
				2.05
First	R29	Bedroom	W40-L	0.22
			W40-U	1.95
				2.17
First	R30	Bedroom	W41-L	0.22
			W41-U	1.96
				2.17
First	R31	Bedroom	W42-L	0.15
			W42-U	1.34
				1.49
First	R32	L/D/K	W43-L	0.15
			W43-U	1.31
				1.45
First	R33	L/D/K	W44-L	0.15
			W44-U	1.31
				1.45
First	R34	Bedroom	W45-L	0.15
			W45-U	1.34
				1.49
First	R35	Bedroom	W46-L	0.14
			W46-U	1.25
				1.39
First	R36	Bedroom	W47-L	0.21
			W47-U	1.90
				2.11
First	R37	Bedroom	W48-L	0.21
			W48-U	2.55
			W49-L	0.04
			W49-U	0.41
				3.21

Aitch Group, Kilburn High Road		Average Daylight Factor - ADF Results		GL Hearn
Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
First	R38	L/D/K	W50-L	0.10
			W50-U	0.95
			W51-L	0.09
			W51-U	1.20
First	R38	L/D/K	W52-L	0.11
			W52-U	1.48
				3.94
Second	R1	Bedroom	W1-L	0.24
			W1-U	2.10
				2.34
Second	R2	Bedroom	W2-L	0.04
			W2-U	0.35
			W3-L	0.18
			W3-U	2.29
				2.86
Second	R3	L/D/K	W4-L	0.12
			W4-U	1.53
			W5-L	0.02
			W5-U	0.23
				1.91
Second	R4	Bedroom	W6-L	0.11
			W6-U	1.04
				1.15
Second	R5	Bedroom	W7-L	0.14
			W7-U	1.26
				1.40
Second	R6	Bedroom	W8-L	0.04
			W8-U	0.36
			W9-L	0.20
			W9-U	2.46
				3.05
Second	R7	Bedroom	W10-L	0.20
			W10-U	2.45
			W11-L	0.04
			W11-U	0.35
				3.03
Second	R8	Bedroom	W12-L	0.14
			W12-U	1.26
				1.40
Second	R9	Bedroom	W13-L	0.11
			W13-U	1.03
				1.14
Second	R10	L/D/K	W14-L	0.02
			W14-U	0.23
			W15-L	0.11
			W15-U	1.37
				1.73

Aitch Group, Kilburn High Road — Average Daylight Factor - ADF Results — GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Second	R11	Bedroom	W16-L	0.14
			W16-U	1.80
			W17-L	0.03
			W17-U	0.28
				2.25
Second	R12	Bedroom	W18-L	0.12
			W18-U	1.01
				1.13
Second	R13	Bedroom	W19-L	0.17
			W19-U	2.11
			W20-L	0.04
			W20-U	0.34
				2.66
Second	R14	Bedroom	W21-L	0.13
			W21-U	1.12
				1.24
Second	R15	Bedroom	W22-L	0.10
			W22-U	0.90
				1.00
Second	R16	L/D/K	W23-L	0.02
			W23-U	0.23
			W24-L	0.10
			W24-U	1.28
				1.64
Second	R17	L/D/K	W25-L	0.10
			W25-U	1.30
			W26-L	0.02
			W26-U	0.21
				1.63
Second	R18	Bedroom	W27-L	0.11
			W27-U	0.92
				1.02
Second	R19	L/D/K	W28-L	0.13
			W28-U	1.12
				1.25
Second	R20	Bedroom	W29-L	0.18
			W29-U	1.70
				1.88
Second	R21	Bedroom	W30-L	0.03
			W30-U	0.34
			W31-L	0.17
			W31-U	2.08
				2.62
Second	R22	L/D/K	W32-L	0.13
			W32-U	1.62
			W33-L	0.03
			W33-U	0.27
				2.05

Aitch Group, Kilburn High Road — Average Daylight Factor - ADF Results — GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Second	R23	Bedroom	W34-L W34-U	0.22 1.95 2.17
Second	R24	Bedroom	W35-L W35-U	0.22 1.95 2.17
Second	R25	Bedroom	W36-L W36-U	0.15 1.34 1.49
Second	R26	L/D/K	W37-L W37-U	0.15 1.31 1.45
Second	R27	L/D/K	W38-L W38-U	0.11 1.04 1.15
Second	R28	L/D/K	W39-L W39-U W40-L W40-U	0.13 1.62 0.03 0.27 2.05
Second	R29	Bedroom	W41-L W41-U	0.22 1.95 2.17
Second	R30	Bedroom	W42-L W42-U	0.22 1.96 2.17
Second	R31	Bedroom	W43-L W43-U	0.15 1.34 1.49
Second	R32	L/D/K	W44-L W44-U	0.15 1.31 1.45
Second	R33	L/D/K	W45-L W45-U	0.15 1.31 1.45
Second	R34	Bedroom	W46-L W46-U	0.15 1.34 1.49
Second	R35	Bedroom	W47-L W47-U	0.22 1.96 2.18
Second	R36	Bedroom	W48-L W48-U	0.22 1.96 2.17

Aitch Group, Kilburn High Road	Average Daylight Factor - ADF Results	GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Second	R37	L/D/K	W49-L	0.03
			W49-U	0.27
			W50-L	0.13
			W50-U	1.62
			W51-L	0.03
			W51-U	0.26
				2.34
Second	R38	L/D/K	W52-L	0.12
			W52-U	1.11
			W53-L	0.12
			W53-U	1.45
			W54-L	0.15
			W54-U	1.85
				4.80
Second	R39	Bedroom	W56-L	0.25
			W56-U	3.05
				3.30
Third	R1	Bedroom	W1-L	0.26
			W1-U	2.33
				2.59
Third	R2	Bedroom	W2-L	0.04
			W2-U	0.37
			W3-L	0.20
			W3-U	2.46
				3.06
Third	R3	L/D/K	W4-L	0.13
			W4-U	1.65
			W5-L	0.02
			W5-U	0.24
				2.04
Third	R4	Bedroom	W6-L	0.12
			W6-U	1.14
				1.26
Third	R5	Bedroom	W7-L	0.15
			W7-U	1.38
				1.53
Third	R6	Bedroom	W8-L	0.04
			W8-U	0.38
			W9-L	0.21
			W9-U	2.64
				3.28
Third	R7	Bedroom	W10-L	0.21
			W10-U	2.63
			W11-L	0.04
			W11-U	0.37
				3.26
Third	R8	Bedroom	W12-L	0.15
			W12-U	1.38
				1.53

Aitch Group, Kilburn High Road	Average Daylight Factor - ADF Results	GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Third	R9	Bedroom	W13-L	0.12
			W13-U	1.13
				1.25
Third	R10	L/D/K	W14-L	0.02
			W14-U	0.24
			W15-L	0.12
			W15-U	1.48
				1.86
Third	R11	Bedroom	W16-L	0.15
			W16-U	1.94
			W17-L	0.03
			W17-U	0.31
				2.43
Third	R12	Bedroom	W18-L	0.13
			W18-U	1.15
				1.27
Third	R13	Bedroom	W19-L	0.18
			W19-U	2.30
			W20-L	0.04
			W20-U	0.37
				2.89
Third	R14	Bedroom	W21-L	0.14
			W21-U	1.29
				1.43
Third	R15	Bedroom	W22-L	0.11
			W22-U	1.04
				1.16
Third	R16	L/D/K	W23-L	0.02
			W23-U	0.24
			W24-L	0.11
			W24-U	1.41
				1.79
Third	R17	L/D/K	W25-L	0.11
			W25-U	1.43
			W26-L	0.02
			W26-U	0.23
				1.79
Third	R18	Bedroom	W27-L	0.12
			W27-U	1.06
				1.17
Third	R19	L/D/K	W28-L	0.14
			W28-U	1.30
				1.44
Third	R20	Bedroom	W29-L	0.18
			W29-U	1.70
				1.88

Aitch Group, Kilburn High Road	Average Daylight Factor - ADF Results	GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Third	R21	Bedroom	W30-L	0.03
			W30-U	0.34
Third	R21	Bedroom	W31-L	0.17
			W31-U	2.08
				2.62
Third	R22	L/D/K	W32-L	0.13
			W32-U	1.62
			W33-L	0.03
			W33-U	0.27
				2.05
Third	R23	Bedroom	W34-L	0.22
			W34-U	1.95
				2.17
Third	R24	Bedroom	W35-L	0.22
			W35-U	1.95
				2.17
Third	R25	Bedroom	W36-L	0.15
			W36-U	1.34
				1.49
Third	R26	L/D/K	W37-L	0.15
			W37-U	1.31
				1.45
Third	R27	L/D/K	W38-L	0.11
			W38-U	1.04
				1.15
Third	R28	L/D/K	W39-L	0.13
			W39-U	1.62
			W40-L	0.03
			W40-U	0.27
				2.05
Third	R29	Bedroom	W41-L	0.22
			W41-U	1.95
				2.17
Third	R30	Bedroom	W42-L	0.22
			W42-U	1.96
				2.17
Third	R31	Bedroom	W43-L	0.15
			W43-U	1.34
				1.49
Third	R32	L/D/K	W44-L	0.15
			W44-U	1.31
				1.45
Third	R33	L/D/K	W45-L	0.15
			W45-U	1.31
				1.45
Third	R34	Bedroom	W46-L	0.15
			W46-U	1.34
				1.49

Aitch Group, Kilburn High Road — Average Daylight Factor - ADF Results — GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Third	R35	Bedroom	W47-L	0.22
			W47-U	1.96
				2.18
Third	R36	Bedroom	W48-L	0.22
			W48-U	1.96
				2.17
Third	R37	L/D/K	W49-L	0.03
			W49-U	0.27
			W50-L	0.13
			W50-U	1.62
			W51-L	0.03
			W51-U	0.26
				2.34
Third	R38	L/D/K	W52-L	0.12
			W52-U	1.11
			W53-L	0.12
			W53-U	1.46
			W54-L	0.15
			W54-U	1.87
				4.84
Third	R39	Bedroom	W56-L	0.25
			W56-U	3.09
				3.34
Fourth	R1	Bedroom	W1-L	0.29
			W1-U	2.96
				3.25
Fourth	R2	Bedroom	W2-L	0.04
			W2-U	0.44
			W3-L	0.21
			W3-U	2.58
				3.27
Fourth	R3	L/D/K	W4-L	0.14
			W4-U	1.73
			W5-L	0.03
			W5-U	0.28
				2.18
Fourth	R4	Bedroom	W6-L	0.13
			W6-U	1.41
				1.55
Fourth	R5	Bedroom	W7-L	0.16
			W7-U	1.71
				1.88
Fourth	R6	Bedroom	W8-L	0.04
			W8-U	0.45
			W9-L	0.22
			W9-U	2.77
				3.48

Aitch Group, Kilburn High Road	Average Daylight Factor - ADF Results	GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Fourth	R7	Bedroom	W10-L	0.22
			W10-U	2.75
			W11-L	0.04
			W11-U	0.45
				3.47
Fourth	R8	Bedroom	W12-L	0.16
			W12-U	1.71
				1.87
Fourth	R9	Bedroom	W13-L	0.13
			W13-U	1.41
				1.54
Fourth	R10	L/D/K	W14-L	0.03
			W14-U	0.28
			W15-L	0.13
			W15-U	1.55
				1.99
Fourth	R11	Bedroom	W16-L	0.16
			W16-U	2.05
			W17-L	0.03
			W17-U	0.37
				2.62
Fourth	R12	Bedroom	W18-L	0.14
			W18-U	1.47
				1.61
Fourth	R13	Bedroom	W19-L	0.20
			W19-U	2.46
			W20-L	0.04
			W20-U	0.45
				3.15
Fourth	R14	Bedroom	W21-L	0.16
			W21-U	1.69
				1.84
Fourth	R15	Bedroom	W22-L	0.13
			W22-U	1.38
				1.50
Fourth	R16	L/D/K	W23-L	0.03
			W23-U	0.28
			W24-L	0.12
			W24-U	1.53
				1.96
Fourth	R17	L/D/K	W25-L	0.12
			W25-U	1.54
			W26-L	0.03
			W26-U	0.28
				1.97
Fourth	R18	Bedroom	W27-L	0.13
			W27-U	1.39
				1.52

Aitch Group, Kilburn High Road	Average Daylight Factor - ADF Results	GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Fourth	R19	L/D/K	W28-L	0.16
			W28-U	1.71
				1.87
Fourth	R20	Bedroom	W29-L	0.19
			W29-U	2.00
				2.20
Fourth	R21	Bedroom	W30-L	0.03
			W30-U	0.38
			W31-L	0.17
			W31-U	2.08
				2.67
Fourth	R22	L/D/K	W32-L	0.13
			W32-U	1.62
			W33-L	0.03
			W33-U	0.31
				2.09
Fourth	R23	Bedroom	W34-L	0.23
			W34-U	2.33
				2.56
Fourth	R24	Bedroom	W35-L	0.23
			W35-U	2.34
				2.56
Fourth	R25	Bedroom	W36-L	0.16
			W36-U	1.60
				1.76
Fourth	R26	L/D/K	W37-L	0.15
			W37-U	1.57
				1.72
Fourth	R27	L/D/K	W38-L	0.12
			W38-U	1.23
				1.35
Fourth	R28	L/D/K	W39-L	0.13
			W39-U	1.62
			W40-L	0.03
			W40-U	0.31
				2.09
Fourth	R29	Bedroom	W41-L	0.23
			W41-U	2.34
				2.57
Fourth	R30	Bedroom	W42-L	0.23
			W42-U	2.34
				2.57
Fourth	R31	Bedroom	W43-L	0.16
			W43-U	1.60
				1.76
Fourth	R32	L/D/K	W44-L	0.15
			W44-U	1.57
				1.72

Aitch Group, Kilburn High Road — Average Daylight Factor - ADF Results — GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Fourth	R33	L/D/K	W45-L	0.15
			W45-U	1.57
				1.72
Fourth	R34	Bedroom	W46-L	0.16
			W46-U	1.60
				1.76
Fourth	R35	Bedroom	W47-L	0.23
			W47-U	2.34
				2.57
Fourth	R36	Bedroom	W48-L	0.23
			W48-U	2.34
				2.57
Fourth	R37	L/D/K	W49-L	0.03
			W49-U	0.31
			W50-L	0.13
			W50-U	1.62
			W51-L	0.03
			W51-U	0.30
				2.41
Fourth	R38	L/D/K	W52-L	0.13
			W52-U	1.32
			W53-L	0.12
			W53-U	1.46
			W54-L	0.16
			W54-U	1.88
				5.07
Fourth	R39	Bedroom	W56-L	0.26
			W56-U	3.11
				3.37
Fifth	R1	Bedroom	W1-L	0.13
			W1-U	1.59
			W36-L	0.29
			W36-U	3.54
				5.55
Fifth	R2	Bedroom	W2-L	0.31
			W2-U	3.74
				4.04
Fifth	R3	L/D/K	W3-L	0.17
			W3-U	2.11
				2.28
Fifth	R4	Bedroom	W4-L	0.24
			W4-U	2.87
				3.11
Fifth	R5	Bedroom	W5-L	0.28
			W5-U	3.46
				3.75
Fifth	R6	Bedroom	W6-L	0.31
			W6-U	3.85
				4.17

Aitch Group, Kilburn High Road	Average Daylight Factor - ADF Results	GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Fifth	R7	Bedroom	W7-L	0.32
			W7-U	3.90
				4.22
Fifth	R8	Bedroom	W8-L	0.29
			W8-U	3.54
				3.83
Fifth	R9	Bedroom	W9-L	0.24
			W9-U	2.94
				3.18
Fifth	R10	L/D/K	W10-L	0.17
			W10-U	2.12
				2.29
Fifth	R11	Bedroom	W11-L	0.29
			W11-U	3.49
				3.78
Fifth	R12	Bedroom	W12-L	0.25
			W12-U	3.07
				3.32
Fifth	R13	Bedroom	W13-L	0.30
			W13-U	3.70
				4.00
Fifth	R14	Bedroom	W14-L	0.28
			W14-U	3.42
				3.70
Fifth	R15	Bedroom	W15-L	0.25
			W15-U	3.11
				3.37
Fifth	R16	L/D/K	W16-L	0.15
			W16-U	1.77
			W17-L	0.15
			W17-U	1.78
				3.84
Fifth	R17	Bedroom	W18-L	0.18
			W18-U	2.19
				2.37
Fifth	R18	Bedroom	W19-L	0.28
			W19-U	3.46
				3.74
Fifth	R19	L/D/K	W20-L	0.17
			W20-U	2.03
			W21-L	0.13
			W21-U	1.53
				3.85
Fifth	R20	L/D/K	W22-L	0.15
			W22-U	1.85
				2.00
Fifth	R21	L/D/K	W23-L	0.14
			W23-U	1.69
				1.83

Aitch Group, Kilburn High Road		Average Daylight Factor - ADF Results		GL Hearn
Floor Ref.	Room Ref.	Room Use	Window Ref.	Req'd Value
Fifth	R22	L/D/K	W24-L	0.17
			W24-U	2.09
				2.26
Fifth	R23	Bedroom	W25-L	0.27
			W25-U	3.31
				3.58
Fifth	R24	Bedroom	W26-L	0.31
			W26-U	3.76
				4.07
Fifth	R25	Bedroom	W27-L	0.22
			W27-U	2.69
				2.91
Fifth	R26	L/D/K	W28-L	0.16
			W28-U	1.90
				2.06
Fifth	R27	L/D/K	W29-L	0.16
			W29-U	1.89
				2.05
Fifth	R28	Bedroom	W30-L	0.22
			W30-U	2.64
				2.85
Fifth	R29	Bedroom	W31-L	0.30
			W31-U	3.72
				4.02
Fifth	R30	Bedroom	W32-L	0.28
			W32-U	3.36
				3.63
Fifth	R31	L/D/K	W33-L	0.18
			W33-U	2.13
				2.31
Fifth	R32	L/D/K	W34-L	0.14
			W34-U	1.73
			W35-L	0.14
			W35-U	1.73
				3.74

Aitch Group, Kilburn High Road

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

254 Kilburn High Road (Proposed Site)

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
First	R1	L/D/K	W1	Proposed	14.32	*North Facing	
First	R1	L/D/K	W53	Proposed	35.95	*North Facing	
First	R1	L/D/K	W54	Proposed	35.25	*North Facing	
First	R2	Bedroom	W2	Proposed	8.00	*North Facing	
First	R2	Bedroom	W3	Proposed	30.58	*North Facing	
First	R3	Bedroom	W4	Proposed	30.64	*North Facing	
First	R3	Bedroom	W5	Proposed	7.5	14	5
First	R4	Bedroom	W6	Proposed	12.87	*North Facing	
First	R5	Bedroom	W7	Proposed	12.84	*North Facing	
First	R6	Bedroom	W8	Proposed	7.5	*North Facing	
First	R6	Bedroom	W9	Proposed	30.41	*North Facing	
First	R7	Bedroom	W10	Proposed	30.52	*North Facing	
First	R7	Bedroom	W11	Proposed	7.19	12	4
First	R8	Bedroom	W12	Proposed	12.91	*North Facing	
First	R9	Bedroom	W13	Proposed	12.74	*North Facing	
First	R10	L/D/K	W14	Proposed	7.67	*North Facing	
First	R10	L/D/K	W15	Proposed	30.11	*North Facing	
First	R11	Bedroom	W16	Proposed	29.8	*North Facing	
First	R11	Bedroom	W17	Proposed	6.79	11	3
First	R12	Bedroom	W18	Proposed	11.31	*North Facing	

Aitch Group, Kilburn High Road

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
First	R13	Bedroom	W19	Proposed	28.52	*North Facing	
First	R13	Bedroom	W20	Proposed	6.72	11	3
First	R14	Bedroom	W21	Proposed	10.73	*North Facing	
First	R15	Bedroom	W22	Proposed	10.39	*North Facing	
First	R16	L/D/K	W23	Proposed	7.48	*North Facing	
First	R16	L/D/K	W24	Proposed	27.48	*North Facing	
First	R17	L/D/K	W25	Proposed	27.37	*North Facing	
First	R17	L/D/K	W26	Proposed	6.34	11	2
First	R18	Bedroom	W27	Proposed	10.51	*North Facing	
First	R19	L/D/K	W28	Proposed	12.02	*North Facing	
First	R20	Bedroom	W29	Proposed	17.61	23	6
First	R21	Bedroom	W30	Proposed	8.09	10	7
First	R21	Bedroom	W31	Proposed	39.41	49	15
First	R22	L/D/K	W32	Proposed	39.54	42	12
First	R23	Bedroom	W33	Proposed	22.24	24	6
First	R24	Bedroom	W34	Proposed	22.25	26	9
First	R25	Bedroom	W35	Proposed	21.65	24	6
First	R26	L/D/K	W36	Proposed	22.67	27	9
First	R27	L/D/K	W37	Proposed	19.43	23	6
First	R28	L/D/K	W38	Proposed	39.56	49	15
First	R28	L/D/K	W39	Proposed	11.35	*North Facing	

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
First	R29	Bedroom	W40	Proposed	22.24	24	6
First	R30	Bedroom	W41	Proposed	22.25	26	9
First	R31	Bedroom	W42	Proposed	21.65	24	6
First	R32	L/D/K	W43	Proposed	22.68	27	9
First	R33	L/D/K	W44	Proposed	22.68	25	7
First	R34	Bedroom	W45	Proposed	21.64	26	9
First	R35	Bedroom	W46	Proposed	22.26	24	6
First	R36	Bedroom	W47	Proposed	22.26	26	9
First	R37	Bedroom	W48	Proposed	39.5	49	15
First	R37	Bedroom	W49	Proposed	10.54	*North Facing	
First	R38	L/D/K	W50	Proposed	19.68	23	6
First	R38	L/D/K	W51	Proposed	37.51	*North Facing	
First	R38	L/D/K	W52	Proposed	35.19	*North Facing	
Second	R1	Bedroom	W1	Proposed	17.39	*North Facing	
Second	R2	Bedroom	W2	Proposed	9.06	*North Facing	
Second	R2	Bedroom	W3	Proposed	34.19	*North Facing	
Second	R3	L/D/K	W4	Proposed	34.24	*North Facing	
Second	R3	L/D/K	W5	Proposed	8.6	15	6
Second	R4	Bedroom	W6	Proposed	15.63	*North Facing	
Second	R5	Bedroom	W7	Proposed	15.67	*North Facing	
Second	R6	Bedroom	W8	Proposed	8.51	*North Facing	

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
Second	R6	Bedroom	W9	Proposed	34.26	*North Facing	
Second	R7	Bedroom	W10	Proposed	34.33	*North Facing	
Second	R7	Bedroom	W11	Proposed	8.25	13	4
Second	R8	Bedroom	W12	Proposed	15.66	*North Facing	
Second	R9	Bedroom	W13	Proposed	15.5	*North Facing	
Second	R10	L/D/K	W14	Proposed	8.65	*North Facing	
Second	R10	L/D/K	W15	Proposed	33.78	*North Facing	
Second	R11	Bedroom	W16	Proposed	33.46	*North Facing	
Second	R11	Bedroom	W17	Proposed	7.92	13	4
Second	R12	Bedroom	W18	Proposed	14.11	*North Facing	
Second	R13	Bedroom	W19	Proposed	32.36	*North Facing	
Second	R13	Bedroom	W20	Proposed	7.94	13	4
Second	R14	Bedroom	W21	Proposed	13.6	*North Facing	
Second	R15	Bedroom	W22	Proposed	13.32	*North Facing	
Second	R16	L/D/K	W23	Proposed	8.49	*North Facing	
Second	R16	L/D/K	W24	Proposed	31.45	*North Facing	
Second	R17	L/D/K	W25	Proposed	31.56	*North Facing	
Second	R17	L/D/K	W26	Proposed	7.79	13	4
Second	R18	Bedroom	W27	Proposed	13.61	*North Facing	
Second	R19	L/D/K	W28	Proposed	15.28	*North Facing	
Second	R20	Bedroom	W29	Proposed	19.14	23	6

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
Second	R21	Bedroom	W30				
				Proposed	10.44	13	10
Second	R21	Bedroom	W31				
				Proposed	39.59	49	15
Second	R22	L/D/K	W32				
				Proposed	39.59	42	12
Second	R22	L/D/K	W33			*North Facing	
				Proposed	11.35		
Second	R23	Bedroom	W34				
				Proposed	22.24	24	6
Second	R24	Bedroom	W35				
				Proposed	22.25	26	9
Second	R25	Bedroom	W36				
				Proposed	21.65	24	6
Second	R26	L/D/K	W37				
				Proposed	22.67	27	9
Second	R27	L/D/K	W38				
				Proposed	19.43	23	6
Second	R28	L/D/K	W39				
				Proposed	39.56	49	15
Second	R28	L/D/K	W40			*North Facing	
				Proposed	11.35		
Second	R29	Bedroom	W41				
				Proposed	22.24	24	6
Second	R30	Bedroom	W42				
				Proposed	22.25	26	9
Second	R31	Bedroom	W43				
				Proposed	21.65	24	6
Second	R32	L/D/K	W44				
				Proposed	22.68	27	9
Second	R33	L/D/K	W45				
				Proposed	22.68	25	7
Second	R34	Bedroom	W46				
				Proposed	21.64	26	9
Second	R35	Bedroom	W47				
				Proposed	22.26	24	6
Second	R36	Bedroom	W48				
				Proposed	22.26	26	9
Second	R37	L/D/K	W49				
				Proposed	11.32	14	11
Second	R37	L/D/K	W50				
				Proposed	39.51	49	15

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
Second	R37	L/D/K	W51	Proposed	10.54	*North Facing	
Second	R38	L/D/K	W52	Proposed	19.68	23	6
Second	R38	L/D/K	W53	Proposed	39.1	*North Facing	
Second	R38	L/D/K	W54	Proposed	38.95	*North Facing	
Second	R39	Bedroom	W56	Proposed	38.67	*North Facing	
Third	R1	Bedroom	W1	Proposed	19.84	*North Facing	
Third	R2	Bedroom	W2	Proposed	10.06	*North Facing	
Third	R2	Bedroom	W3	Proposed	37.02	*North Facing	
Third	R3	L/D/K	W4	Proposed	37.09	*North Facing	
Third	R3	L/D/K	W5	Proposed	9.51	15	6
Third	R4	Bedroom	W6	Proposed	17.77	*North Facing	
Third	R5	Bedroom	W7	Proposed	17.83	*North Facing	
Third	R6	Bedroom	W8	Proposed	9.41	*North Facing	
Third	R6	Bedroom	W9	Proposed	37.21	*North Facing	
Third	R7	Bedroom	W10	Proposed	37.2	*North Facing	
Third	R7	Bedroom	W11	Proposed	9.18	14	5
Third	R8	Bedroom	W12	Proposed	17.75	*North Facing	
Third	R9	Bedroom	W13	Proposed	17.64	*North Facing	
Third	R10	L/D/K	W14	Proposed	9.52	*North Facing	
Third	R10	L/D/K	W15	Proposed	36.76	*North Facing	
Third	R11	Bedroom	W16	Proposed	36.53	*North Facing	

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
Third	R11	Bedroom	W17	Proposed	8.97	15	6
Third	R12	Bedroom	W18	Proposed	16.53	*North Facing	
Third	R13	Bedroom	W19	Proposed	35.76	*North Facing	
Third	R13	Bedroom	W20	Proposed	9.02	15	6
Third	R14	Bedroom	W21	Proposed	16.26	*North Facing	
Third	R15	Bedroom	W22	Proposed	16.06	*North Facing	
Third	R16	L/D/K	W23	Proposed	9.38	*North Facing	
Third	R16	L/D/K	W24	Proposed	35.19	*North Facing	
Third	R17	L/D/K	W25	Proposed	35.27	*North Facing	
Third	R17	L/D/K	W26	Proposed	9.05	14	5
Third	R18	Bedroom	W27	Proposed	16.31	*North Facing	
Third	R19	L/D/K	W28	Proposed	18.37	*North Facing	
Third	R20	Bedroom	W29	Proposed	19.14	23	6
Third	R21	Bedroom	W30	Proposed	10.44	13	10
Third	R21	Bedroom	W31	Proposed	39.61	49	15
Third	R22	L/D/K	W32	Proposed	39.61	42	12
Third	R22	L/D/K	W33	Proposed	11.35	*North Facing	
Third	R23	Bedroom	W34	Proposed	22.24	24	6
Third	R24	Bedroom	W35	Proposed	22.25	26	9
Third	R25	Bedroom	W36	Proposed	21.65	24	6
Third	R26	L/D/K	W37	Proposed	22.67	27	9

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
Third	R27	L/D/K	W38	Proposed	19.43	23	6
Third	R28	L/D/K	W39	Proposed	39.57	49	15
Third	R28	L/D/K	W40	Proposed	11.35	*North Facing	
Third	R29	Bedroom	W41	Proposed	22.24	24	6
Third	R30	Bedroom	W42	Proposed	22.25	26	9
Third	R31	Bedroom	W43	Proposed	21.65	24	6
Third	R32	L/D/K	W44	Proposed	22.68	27	9
Third	R33	L/D/K	W45	Proposed	22.68	25	7
Third	R34	Bedroom	W46	Proposed	21.64	26	9
Third	R35	Bedroom	W47	Proposed	22.26	24	6
Third	R36	Bedroom	W48	Proposed	22.26	26	9
Third	R37	L/D/K	W49	Proposed	11.32	14	11
Third	R37	L/D/K	W50	Proposed	39.51	49	15
Third	R37	L/D/K	W51	Proposed	10.54	*North Facing	
Third	R38	L/D/K	W52	Proposed	19.68	23	6
Third	R38	L/D/K	W53	Proposed	39.43	*North Facing	
Third	R38	L/D/K	W54	Proposed	39.37	*North Facing	
Third	R39	Bedroom	W56	Proposed	39.25	*North Facing	
Fourth	R1	Bedroom	W1	Proposed	25.27	*North Facing	
Fourth	R2	Bedroom	W2	Proposed	12.26	*North Facing	
Fourth	R2	Bedroom	W3	Proposed	39.02	*North Facing	

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
Fourth	R3	L/D/K	W4	Proposed	39.05	*North Facing	
Fourth	R3	L/D/K	W5	Proposed	11.41	20	7
Fourth	R4	Bedroom	W6	Proposed	22.15	*North Facing	
Fourth	R5	Bedroom	W7	Proposed	22.17	*North Facing	
Fourth	R6	Bedroom	W8	Proposed	11.37	*North Facing	
Fourth	R6	Bedroom	W9	Proposed	39.08	*North Facing	
Fourth	R7	Bedroom	W10	Proposed	39.05	*North Facing	
Fourth	R7	Bedroom	W11	Proposed	11.27	20	7
Fourth	R8	Bedroom	W12	Proposed	22.09	*North Facing	
Fourth	R9	Bedroom	W13	Proposed	22.05	*North Facing	
Fourth	R10	L/D/K	W14	Proposed	11.44	*North Facing	
Fourth	R10	L/D/K	W15	Proposed	38.83	*North Facing	
Fourth	R11	Bedroom	W16	Proposed	38.74	*North Facing	
Fourth	R11	Bedroom	W17	Proposed	11.21	20	7
Fourth	R12	Bedroom	W18	Proposed	21.39	*North Facing	
Fourth	R13	Bedroom	W19	Proposed	38.49	*North Facing	
Fourth	R13	Bedroom	W20	Proposed	11.28	20	7
Fourth	R14	Bedroom	W21	Proposed	21.53	*North Facing	
Fourth	R15	Bedroom	W22	Proposed	21.46	*North Facing	
Fourth	R16	L/D/K	W23	Proposed	11.37	*North Facing	
Fourth	R16	L/D/K	W24	Proposed	38.38	*North Facing	

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
Fourth	R17	L/D/K	W25	Proposed	38.43	*North Facing	
Fourth	R17	L/D/K	W26	Proposed	11.33	20	7
Fourth	R18	Bedroom	W27	Proposed	21.69	*North Facing	
Fourth	R19	L/D/K	W28	Proposed	24.49	*North Facing	
Fourth	R20	Bedroom	W29	Proposed	22.16	31	7
Fourth	R21	Bedroom	W30	Proposed	11.73	17	10
Fourth	R21	Bedroom	W31	Proposed	39.62	49	15
Fourth	R22	L/D/K	W32	Proposed	39.62	42	12
Fourth	R22	L/D/K	W33	Proposed	12.91	*North Facing	
Fourth	R23	Bedroom	W34	Proposed	26.03	32	7
Fourth	R24	Bedroom	W35	Proposed	26.03	36	12
Fourth	R25	Bedroom	W36	Proposed	25.3	30	6
Fourth	R26	L/D/K	W37	Proposed	26.55	37	12
Fourth	R27	L/D/K	W38	Proposed	22.49	29	6
Fourth	R28	L/D/K	W39	Proposed	39.59	49	15
Fourth	R28	L/D/K	W40	Proposed	12.91	*North Facing	
Fourth	R29	Bedroom	W41	Proposed	26.03	32	7
Fourth	R30	Bedroom	W42	Proposed	26.03	36	12
Fourth	R31	Bedroom	W43	Proposed	25.3	30	6
Fourth	R32	L/D/K	W44	Proposed	26.56	37	12
Fourth	R33	L/D/K	W45	Proposed	26.56	34	9

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
Fourth	R34	Bedroom	W46				
				Proposed	25.29	36	12
Fourth	R35	Bedroom	W47				
				Proposed	26.04	32	7
Fourth	R36	Bedroom	W48				
				Proposed	26.04	36	12
Fourth	R37	L/D/K	W49				
				Proposed	12.88	18	11
Fourth	R37	L/D/K	W50				
				Proposed	39.56	49	15
Fourth	R37	L/D/K	W51			*North Facing	
				Proposed	11.88		
Fourth	R38	L/D/K	W52				
				Proposed	22.84	29	6
Fourth	R38	L/D/K	W53			*North Facing	
				Proposed	39.59		
Fourth	R38	L/D/K	W54			*North Facing	
				Proposed	39.58		
Fourth	R39	Bedroom	W56			*North Facing	
				Proposed	39.56		
Fifth	R1	Bedroom	W1			*North Facing	
				Proposed	39.33		
Fifth	R1	Bedroom	W36			*North Facing	
				Proposed	39.62		
Fifth	R2	Bedroom	W2			*North Facing	
				Proposed	38.86		
Fifth	R3	L/D/K	W3			*North Facing	
				Proposed	38.85		
Fifth	R4	Bedroom	W4			*North Facing	
				Proposed	39.35		
Fifth	R5	Bedroom	W5			*North Facing	
				Proposed	39.36		
Fifth	R6	Bedroom	W6			*North Facing	
				Proposed	38.73		
Fifth	R7	Bedroom	W7			*North Facing	
				Proposed	38.83		
Fifth	R8	Bedroom	W8			*North Facing	
				Proposed	39.37		
Fifth	R9	Bedroom	W9			*North Facing	
				Proposed	39.33		
Fifth	R10	L/D/K	W10			*North Facing	
				Proposed	38.73		

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
Fifth	R11	Bedroom	W11			*North Facing	
				Proposed	38.86		
Fifth	R12	Bedroom	W12			*North Facing	
				Proposed	39.36		
Fifth	R13	Bedroom	W13			*North Facing	
				Proposed	39.41		
Fifth	R14	Bedroom	W14			*North Facing	
				Proposed	38.81		
Fifth	R15	Bedroom	W15			*North Facing	
				Proposed	38.97		
Fifth	R16	L/D/K	W16			*North Facing	
				Proposed	39.39		
Fifth	R16	L/D/K	W17				
				Proposed	39.6	71	26
Fifth	R17	Bedroom	W18				
				Proposed	39.6	64	26
Fifth	R18	Bedroom	W19				
				Proposed	39.62	61	21
Fifth	R19	L/D/K	W20				
				Proposed	39.62	61	21
Fifth	R19	L/D/K	W21				
				Proposed	39.35	42	10
Fifth	R20	L/D/K	W22				
				Proposed	38.73	45	12
Fifth	R21	L/D/K	W23				
				Proposed	38.53	55	16
Fifth	R22	L/D/K	W24				
				Proposed	39.3	59	20
Fifth	R23	Bedroom	W25				
				Proposed	39.35	43	11
Fifth	R24	Bedroom	W26				
				Proposed	38.82	43	11
Fifth	R25	Bedroom	W27				
				Proposed	38.55	53	15
Fifth	R26	L/D/K	W28				
				Proposed	39.33	58	19
Fifth	R27	L/D/K	W29				
				Proposed	39.43	48	14
Fifth	R28	Bedroom	W30				
				Proposed	38.99	46	12
Fifth	R29	Bedroom	W31				
				Proposed	39.06	57	18

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Available Sunlight Hours Annual %	Winter %
Fifth	R30	Bedroom	W32	Proposed	39.43	59	20
Fifth	R31	L/D/K	W33	Proposed	39.62	47	13
Fifth	R32	L/D/K	W34	Proposed	39.62	47	13
Fifth	R32	L/D/K	W35	Proposed	39.62	*North Facing	