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Parliament Hill and
William Ellis Schools

Daylight and Sunlight
Report

Rights to Light • Over-shadowing
• *Daylight & Sunlight • Light Pollution •*
Solar Glare • Daylight Design

Director: Liam Dunford
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William Ellis Schools

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1 Introduction

This practice was instructed to undertake a Daylight and Sunlight study to consider the potential impact posed by the redevelopment of Parliament Hill and William Ellis Schools.

Our understanding of the existing situation is shown in drawings P147/01, 02 and 03. Our interpretation of the proposal is shown in drawings P147/04, 05 and 06. These drawings can be found in Appendix C.

2 Sources of Information

ATSUDIO ARCHITECTURE:

Scheme Received 20/05/14

A-X-CON-M3-MASTER-D-ALL.dwg

PHS-A-PL-00-GA-1200-3.dwg's

Z-Mapping:

Indicative site model

Roy Farnham Associates:

Clevedon Mansions Floor Plans

3 Standard Survey Limitations

Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Limitations previously communicated to the client and contained in Appendix A.

In addition to the Standard Limitations the following limitations and assumptions also apply.

- Best estimates were made in establishing building use (residential or commercial) and room uses; generally these were made from external observations and recourse to planning records where available.
- When floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 14ft was used in respect of residential properties.

4 Daylight and Sunlight

The impact of a proposal in respect of daylight and sunlight amenity should be assessed by reference to the BRE guidance report: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice – Second Edition (2011).

It is important to remember that the BRE Guide states that ‘the advice given here is not mandatory and should not be seen as an instrument of planning policy’. Furthermore, daylight criteria should be ‘interpreted flexibly because natural lighting is only one of many factors’. Based upon these statements

it is important to apply the guidance sensibly and flexibly taking into account the context of the site. Similarly it is also important to understand that a neighbouring building's design or position may not allow for good daylight/sunlight even prior to development of neighbouring land. In such cases it is inappropriate to strictly apply the guidelines if an adjacent building imposes excessive constraints upon a neighbouring site.

4.1 Daylight Background

Only residential properties are considered for daylight levels in the BRE Guideline document entitled '*Site Layout Planning for Daylight and Sunlight - a Guide to Good Practice*'. Furthermore, living rooms, kitchens and bedrooms are the primary focus of the guideline recommendations.

We have considered the proposal in relation to the VSC, Daylight Distribution (NSL) and ADF methodologies as recommended by the BRE Guidelines.

Vertical Sky Component (VSC) is a measure of daylight at the window centre and the BRE Guidelines permit a reduction of up to 20% on the existing situation. This is based upon the BRE stating that such a change would remain unnoticeable.

NSL (No Sky Line) is a measure of the distribution of daylight at the 'working plane' within a room. In houses, the 'working plane' means a horizontal 'desktop' plane 0.85 metres (m) in height. NSL analysis divides those areas of the working plane in a room which receive direct sky light through the windows from those areas of the working plane which do not.

If, following construction of a new development, the NSL moves so that the area of the existing room which does receive direct sky light is reduced to less than 0.8 times its former value, then this will be noticeable to the occupants.

Average Daylight Factor (ADF) is an additional method for considering daylight within a room, It combines the VSC from each window serving the room with various characteristics such as room and window size to provide value that can give an approximate expression to the amount of daylight within the room.

Technical analysis has been carried out upon the following properties which are understood to be in residential use:

- 32-51 Clevedon Mansions
- 42-51 Clevedon Mansions

4.2 Sunlight Background

The BRE Guidelines use Annual Probable Sunlight Hours (APSH) as the methodology for calculating sunlight levels. This considers the amount of total and winter sunlight. The BRE recommends that the APSH in the proposed situation should be at least 25% of the annual total of which 5% should be from the winter months. When the proposed value falls short of this standard the reduction should be within 0.8 times of its former value.

Only residential properties that face within 90° of due south are taken into account for sunlight analysis, the BRE Guidelines considers that sunlight to main living room windows as the most important.

Technical analysis has been carried out upon the following properties which are understood to be of residential usage:

- 42-51 Clevedon Mansions

5 Daylight and Sunlight Details

The proposed scheme can be found illustrated within Appendix C. Results for each window/room can be found in Appendix B.

42-51 Clevedon Mansions

Daylight

In order to be regarded as meeting the VSC criteria once the proposed development has been constructed, a window should either:

- retain at least 27% VSC in absolute terms; or
- retain at least 80% of its existing VSC value.

The 50 windows serving the 40 rooms in this building have been modelled and assessed.

Construction of the proposed development will result in VSC alterations, which are beyond the maximum recommended by the BRE guidance, to one or more of the windows serving seven of the habitable rooms within this building.

These seven rooms were assessed to establish whether, as a consequence of the alterations in VSC to one or more of the windows serving them, the area of the room which can benefit from direct skylight at working plane height (NSL) would alter beyond the BRE recommended maximum of 20% of the baseline value.

The analysis results show that the construction of the proposed development will result in just one room (R1/10 Kitchen Dining Room) experiencing alterations in both VSC and NSL which are beyond the BRE recommended maximums. This suggests that the construction of the proposed development may, therefore, result in the occupants of this room experiencing a noticeable change to their level of daylight amenity.

Room R1/10 has, due to its low level location and there being an upper floor balcony above it, a low baseline level of VSC (8.47% compared to the 27% recommended by the BRE). Even small changes in VSC as a consequence of an increase in the window's proximate massing will, therefore, result in a disproportionate % alteration when compared to the window's baseline levels.

Daylight amenity impacts should be considered in the context of both the alteration and the retained levels of daylight. Following the construction of the proposed development, 57% of room R1/10 will still benefit from direct skylight at working plane height. This, for a low level located room in a building within an urban environment and whose window is also located below an upper floor balcony represents a very reasonable level of daylight amenity.

Sunlight

None of the windows serving these properties and facing the proposal are within 90 degrees of due south; they are, therefore, not relevant for assessment. These properties are, therefore, fully compliant with the BRE guidelines.

5.1 32-51 Clevedon Mansions

Daylight

With the exception of one window (W11/10), the technical analysis concludes that where a window experiences a reduction in VSC, the percentage reduction is well within the 20% permitted by BRE guidelines.

The room (R9/10) served by the above referenced window was assessed to establish whether, as a consequence of the 1.32% alteration in VSC to the window serving it, the area of the room which can benefit from direct skylight at working plane height (NSL) would alter beyond the BRE recommended maximum of 20% of the baseline value.

There is no alteration to the baseline NSL result. This is due to the fact that the baseline VSC values for the window serving this room are very low due to the recessed location of the room and the fact that the sky is obscured by the balcony serving the upper floor. The 1.32% actual VSC loss therefore represents a disproportionate overall % loss.

Room R9/10's baseline and proposed NSL is 55% which, as referred to above, represents a very reasonable level of daylight amenity for a low level located room in a building within an urban environment and whose window is also located below an upper floor balcony.

Sunlight

None of the windows serving these properties and facing the proposal are within 90 degrees of due south. They are not, therefore, relevant for assessment and are fully compliant with the BRE guidelines.

6 **Conclusion**

The results of our technical analysis demonstrate that the proposed development relates well to the neighbouring residential properties.

In those situations where there are derogations from the BRE Guideline daylight values, these are occasioned by the fact that the baseline values for the affected windows/rooms are very low due to the location of the windows/rooms in question. The small actual VSC alterations occasioned by the construction of the proposed scheme result in disproportionate % losses which fall outside of BRE Guidance. Both rooms retain a very reasonable level of daylight distribution considering their above constraints and urban location. It should also be noted that BRE guidance states, in the context of holistically considering the impact of the construction of a proposed development, that "Where the loss of skylight...does not meet the guidelines...factors tending towards a minor adverse impact include...only a small number of windows...are affected."

We, therefore, fully support this application with regards to daylight, sunlight and overshadowing.

Appendix A

Point 2 Terms of Business

Point2 Surveyors Standard Terms of Engagement



We aim to provide a high standard of service such as would be expected of a professional rights of light surveyors practice. This document sets out the Terms and Conditions for the Services we will provide and forms part of the Contract and overall Engagement we have with you. The accompanying engagement letter (the letter) may vary these terms. The Letter and the terms of business will together form our Terms of Appointment. If you have any questions regarding its contents, please contact the Director responsible for the Engagement.

In these terms, any reference to 'we', 'our' or 'us' is to Point 2 Surveyors Ltd, a limited company registered in England and Wales with number 8812250 and whose registered office is at Abacus House, 33 Gutter Lane, London, EC2V 8AR. Any reference to 'you', 'your' refers to the addressee(s) on whose Contract was accepted together with any other persons whom we have agreed in writing may have the benefit of the Services. In these terms the singular includes the plural and the masculine includes the feminine.

Definitions

The "Services" refers to the agreed work and advice We will provide for the Site under this Engagement.

The "Site" refers to the development, site or building on which We are to provide the Services under this Engagement.

The "Contract" refers to the terms on which We will provide the Services including these Terms and Conditions, and the Letter(s) of Engagement.

The "Engagement" refers to the overall agreement between Us and You to provide the Services under the Contract.

"Letter(s) of Engagement" refers to the written email(s), fax(s) or letter(s) sent by Us to You setting out the services We propose to provide for the Engagement and agreed by You. It is agreed between Us and You that acceptance of the Letter(s) of Engagement can be given by You in writing by either email, fax or letter.

The "Agreed Fees" refers to the remuneration You agree to pay Us in return for the Services as set out in the Letter of Engagement.

The "Documents" or "Plans" refer to any written or drawn advice given or produced by Us, whether in electronic or hard copy format, in connection with this Engagement.

The "Models" refer to any electronic computer aided design models, calculation workings, software, spreadsheets, digital data, photographs or any other medium used in producing the Documents.

1 The Contract

1.1 This contract supersedes any existing Contract(s) between You and Us for providing the Services and represents the entire agreement between You and Us for this Engagement.

1.2 If We had already started work before this Contract was formally agreed in writing (e.g. by giving initial verbal advice) then You agree that this Contract applies retrospectively to the date We first provided any advice, verbal or written.

2 The Services

2.1 The scope of the Services and any reports to be provided under this Contract together with Our responsibilities for them are as described in the Letter of Engagement. We will use all reasonable efforts to supply the Services in accordance with any timetable referred to in the Letter of Engagement or otherwise specified by the parties. However, unless specifically agreed otherwise between You and Us, all dates given by Us or specified by You are not contractually binding.

2.2 Whilst We will attempt to comply with Your request for specific individuals, the appointment of all personnel to perform the Services and the nature and duration of their assignment shall be made as We consider appropriate. We may at any time replace or reassign any personnel assigned by Us to the Services. In such circumstances We will endeavour to give You reasonable notice.

2.3 You will give Us all the information and access that is necessary for the performance of the Services. Further, where needed to assist Us in performing the Services, You will take decisions, provide information and obtain management approvals promptly.

2.4 You agree that (except as otherwise specifically notified to Us by You in writing) that all information provided by and on Your behalf in respect of the Services is complete and accurate and is not misleading (either on its face or by inference or omission) and that there are no other material facts known to You that may be relevant to Us in carrying out the Services and further that We may rely on such information. Any reports issued or conclusions reached by Us may be based upon information provided by and on Your behalf. Accordingly, We assume no responsibility and make no representations with respect to the accuracy or completeness of any information provided by You and on Your behalf.

2.5 You agree that You will apply Your independent business judgment to evaluate any report We produce, including any advice or recommendations We give You. You will be responsible for deciding whether Our recommendations make sense in the context of Your business and whether You wish to rely on, implement or act on them, including the actions necessary to realise any expected benefits.

2.6 Where You are using third parties to provide information, materials or other assistance in support of the Services, or You are employing other suppliers whose work may affect Our ability to deliver the Services, You will be responsible for the management of such persons and their performance, including the timeliness and quality of their input and work.

2.7 Unless the Letter of Engagement specifies otherwise, You agree that any report prepared pursuant to the Services will be deemed accepted by You (and the Services, or the relevant part of them, completed) when it is delivered to You in its final form.

3 Reports and advice

3.1 You shall not place reliance on oral advice or draft reports, conclusions or advice, issued by Us as the same may be subject to further work, revision and other factors which may mean that such drafts are substantially different from any final report or advice issued.

3.2 Any advice given or report or model issued by Us is provided solely for Your use and benefit and then only in connection with the purpose in respect of which the Services are provided.

3.3 Unless You are permitted to do so expressly by Us in writing or under clause 4.4 or 4.5, You shall not provide any Documents to any third party or refer to Us or the Services. Unless expressly agreed in writing by Us, in no event shall We assume any liability whatsoever or responsibility to any third party to whom any advice or report is disclosed or otherwise made available, and You will indemnify Us against all claims resultant from such disclosure.

3.4 Any advice with a legal content (and or discussions with a legal content) issued within correspondence or reports or verbally during the project life is provided from a Rights to Light Surveyors perspective. Point 2 Surveyors are not able to provide legal advice and thus the understanding of caselaw and its application on how this could influence a project site remains the responsibility of the project solicitors.

4 Confidentiality

4.1 You will confirm to Us in writing any information that is confidential before or when it is passed to Us. We will not disclose to any third party without Your written permission any such confidential information which is received from You.

4.2 We will confirm to You in writing any information that is confidential before or when it is passed to You. You will not disclose to any third party without Our written permission any such confidential information which is received from Us.

4.3 Each of Us agrees that any confidential information received from the other party shall only be used for the purposes of providing or receiving Services under this Contract.

4.4 These restrictions will not apply to any information which is or becomes generally available to the public, any information which is acquired from a third party or which is or has been independently developed by the recipient.

4.5 Notwithstanding the above, each party will be entitled to disclose confidential information of the other to their respective legal advisers, their respective directors, officers, members, partners or employees, any subcontractors used to provide the Services or a third party to the extent where there is a legal or professional duty or requirement to disclose it.

4.6 Unless otherwise set out in the Letter(s) of Engagement, We shall be entitled to disclose, advertise and publicise Our Engagement although We shall use Our reasonable endeavours to inform You of any publicity or advertisement in advance of its release.

5 Fees

5.1 Our fees will be charged on the basis set out in the Letter of Engagement or as otherwise notified to You in writing.

5.2 Payment of Fees: The timing for payment of fees and expenses shall be of the essence. If We do not receive payment of any invoice within 30 days of the invoice date We shall be entitled, without prejudice to any other rights that We may have, to charge You interest accruing on the sum due to Us at the rate of 3% above the base rate of Barclays Bank Plc from time to time calculated on a daily basis from the date of the relevant invoice until the date of payment in full. If any invoice remains unpaid (whether in whole or in part) for a period of 60 days or more, We shall be entitled to suspend provision of the Services until all sums due are paid in full.

5.3 All sums charged in connection with the Services, including expenses and disbursements, will be stated exclusive of any taxes. You will be responsible for paying any taxes arising from the Contract for which You are legally liable as Well as Value Added Tax at the rate in force at the date the liability arises.

6.0 Expenses

6.1 In addition to the fees quoted above, reasonable disbursements will be charged. Travel and subsistence, photography, printing, photocopying, binding, postage and couriers are charged as disbursements. In addition (and where necessary), Z-Mapping and/ or Photogrammetry models (unless otherwise stated) will be charged as an additional disbursement.

7.0 Intellectual property

7.1 All intellectual property rights including copyright, database rights, design rights (whether registered or unregistered), trade mark rights (or patent rights) in any materials created or produced by Us in relation to the Services (including any reports, drawings, spreadsheets, plans or other material including the three dimensional computer model and any output produced by the assessment process) shall remain Our property absolutely unless otherwise expressly stated in the Letter of Engagement provided always that We hereby grant to You a revocable licence to use and copy such materials (excluding the computer model generated by us) for Your own internal use.

8.0 Communications and Data

8.1 During the Engagement We may wish to communicate electronically with each other. However, the electronic transmission of information cannot be guaranteed to be secure or error free and such information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete or otherwise be adversely affected or unsafe to use.

- 8.2 In providing the Services to You or otherwise in connection with the Services, We may need to collect hold and use information (e.g. contact details) about identifiable individuals. We may also use such information as part of Our general administration process (e.g. in order to carry out anti-money laundering, conflict and financial checks or debt recovery). Further, We may occasionally contact You with details of events/seminars We are holding, or We may send You publications or newsletters, which We believe may be of interest to You. If You do not wish to receive this information, please let Us know by informing the Director responsible for the Services.
- 8.3 In the course of providing the Services, We may make references to Models that You may provide to Us or ask Us to rely upon ("Your Models") or that We may have developed or used in connection with the Services ("Our Models").
- 8.4 Where You have asked Us to rely on any Models You have provided to Us, We will not be responsible for reviewing, testing or detecting any errors in any of Your Models.
- 8.5 We will not under any obligation to provide You with a copy of any of Our Models for Your use (unless otherwise stated). In some cases it may be expedient for Us to provide You for Your convenience with a copy of one or more of Our Models by way of explanation or illustration of Our Services or related advice. Where We agree to do so, any such model will have been developed solely for Our internal use and incidental to Our providing the Services, rather than being a deliverable itself. Consequently, without in any way qualifying the Services, in providing You with any of Our Models, We make no representation, warranty or undertaking (express or implied) in relation to and take no responsibility for the accuracy, suitability, adequacy, completeness or reasonableness of any of Our Models for Your own use.
- 9.0 **Other consultants**
- 9.1 You shall be solely responsible for the work and fees (which shall be paid directly by You) of any other party (including co-consultants and contractors) engaged by You, or by Us on Your behalf, to participate in the Engagement regardless of whether such party was introduced to You by Us. Except as provided in the Letter of Engagement, We shall not be responsible for providing or reviewing specialist advice or services including surveying, legal, due diligence or any other investigative services.
- 9.2 Where deemed appropriate, We may delegate the provision of Our Services, or part of them, to a third party that is Us, but We shall remain liable for the acts and omissions of that third party unless You agree in advance to rely on the services and products provided by that third party, such agreement not to be unreasonably withheld or delayed. If delegation is at Your specific request, We will not be liable for the actions of the third party.
- 9.3 We will have no liability for services or products that We reasonably need to obtain from others in order to provide Our Services.
- 10.0 **Referral fees and commissions**
- 10.1 We reserve the right to receive commissions and/ or referral fees for introductions to third parties. Such fees (if received) will be paid by the third party and will not vary or affect our appointment with you.
- 11.0 **Changes To Services And To The Contract**
- 11.1 Any party may request changes to the Services. We shall work with You to consider and, if appropriate, to vary any aspect of the Engagement, subject to payment of reasonable additional fees and a reasonable additional period to provide any additional Services. Any variation to the Contract, including any variation to fees, services or time for the performance of the Services, shall only be effective if set forth in writing and agreed by both parties, which shall form part of the Contract and to which these Terms and Conditions shall apply.
- 12.0 **Suspension of contract**
- 12.1 At any time during the term of the Contract, any party may give immediate notice to the other suspending the performance of its duties and obligations under the Contract in the event that: (a) circumstances exist or arise which, in the reasonable opinion of that party, materially and adversely affect the performance of, or the ability to perform, that party's duties and obligations under the Contract; (b) any party becomes aware that another party has failed (whether before or after the date of the Letter of Engagement) to disclose to it information which in the reasonable opinion of that party is material to the performance of its duties and obligations under the Contract.
- 12.2 We shall be entitled to suspend the Services and performance of Our duties and obligations under the Contract in the event that any invoice remains unpaid (whether in whole or in part) for a period of 60 days or more and except as provided by clause 10.1(b), We shall not be liable for any delays, losses, costs, damages or expenses resulting from such suspension.
- 12.3 If We suspend the performance of the Contract pursuant to Clauses 10.1 or 10.2, We shall be entitled reasonably to vary Our fees for the resumed performance of the Contract.
- 13.0 **Termination**
- 13.1 The Contract may be terminated: (a) by any party on written notice with immediate effect if another party commits a material breach of any term of this Contract which is irremediable or, if remediable, is not remedied within 30 days of a written request to remedy the same; (b) by any party upon written notice if the period of suspension of the Contract referred to in clause 10.1 continues for 30 days or more; (c) by any party upon notice if the other party becomes the subject of insolvency proceedings or calls any meeting of its creditors; (d) should any action by You create a situation which amounts to a professional conflict of interest under the rules of the professional and/or regulatory bodies regulating the activities of Us, We may terminate this Contract without penalty on written notice.
- 13.2 We will inform You as soon as reasonably practicable of any situation that occurs that We become aware of that may create a professional conflict of interest which could result in termination in accordance with this clause 11.1(d).
- 13.3 Upon termination of the Contract: (a) each party shall upon written request from the other return to the other all documentation of the other that is in its possession or control except that We shall be entitled to retain a reasonable number of copies of such documents that We require to maintain a record of Our involvement in the Engagement; (b) We shall be entitled to retain all fees, expenses and disbursements previously paid by You to Us and You shall pay forthwith all fees, disbursements and expenses due in respect of the Services provided up to the date of termination together with Our reasonable costs and expenses incurred in connection with the termination of the Contract; (c) the terms of the Contract which expressly or by implication are intended to survive its termination or expiry will survive and continue to bind all parties.
- 14.0 **Liability**
- 14.1 We will seek to provide a service such as would be expected of a professional rights of light surveyors practice and we will use reasonable skill, care and diligence in the provision of the proposed services. We can confirm that we hold Professional Indemnity Insurance and by instructing us you agree that our liability to pay damages to you, and to all other persons who we both have agreed may have the benefit of and rely on our work, as a direct result of breach of contract or negligence or any other tort by us in connection with or arising out of this instruction shall not in any circumstances exceed £1m (one million) for each and every claim. The interpretation and limits of our liability for 'each and every claim' is given on a back to back basis with the terms and conditions of the Professional Indemnity insurance cover we hold.
- 14.2 Nothing in this Contract shall exclude, restrict or prevent a claim being brought in respect of any liability arising from fraud or other liabilities which cannot lawfully be limited or excluded.
- 14.3 We shall not accept liability for any loss, damage, cost or expense arising from (i) any breach by You of Your agreement with Us or any act or omission of any other person or (ii) any use by You of Our reports or Services for a purpose other than as set out in the Letter of Engagement.
- 14.4 In any event, We will not be liable for any indirect, special and consequential loss, and/or any loss which is caused by circumstances beyond Our reasonable control.
- 14.5 Any liability which We may have to You under or in connection with this Contract for losses suffered by You shall (so far as permitted by law) be limited to such an amount as is finally determined to be just and equitable, having regard to the extent of responsibility for those losses of Us, You (including Your directors, officers, employees or agents), and any person other than Us who is jointly or severally liable to You for all or part of the same losses, provided always that Our liability to You shall not under any circumstances exceed in aggregate the amount set out in this contract. Any limitation or exclusion or restriction on the liability of any such other person under any jurisdiction, whether arising under statute or contract or resulting from death, bankruptcy or insolvency, or any settlement of such liability agreed with You, shall be ignored for the purposes of determining whether that other person is liable to You and the extent of responsibility of that other person to You.
- 14.6 Where there is more than one Beneficiary of the Services, the limit of liability agreed will have to be allocated between all Beneficiaries. No Beneficiary shall dispute or challenge the validity, operation or enforceability of this clause on the grounds that no such apportionment has been so agreed or on the grounds that the agreed share of the limitation amount so apportioned to any Beneficiary is unreasonably low.
- 14.7 We have no responsibility for anything that is beyond the scope of the Services defined in the Letter of Engagement.
- 14.8 Notwithstanding clause 12.2 and 12.4, but subject always to clause 12.1, in no circumstances shall We be liable to pay any damages to You for losses arising out of or in any way connected with the provision of information to Us by You or Your failure to provide information to Us either punctually or at all or any fraudulent act, misrepresentation or wilful default on Your part.
- 15.0 **Miscellaneous provisions**
- 15.1 Nothing in the Contract shall prevent Us from taking all such action as may be required by law or statute or to comply with the regulations of any relevant professional or regulatory bodies. This includes compliance with Anti-Money Laundering Regulations. In the event of any conflict between the Terms and Conditions and the Letter of Engagement, the Terms and Conditions shall prevail except where amended by specific reference to the relevant paragraph of the Terms and Conditions. In the event and only to the extent of any conflict between the Letter of Engagement and any referenced or attached document other than the Terms and Conditions the Letter of Engagement will take precedent.
- 15.3 Neither party shall be liable for any failure or delay in performing any of its obligations hereunder if such failure or delay is caused by the occurrence of an event outside of that party's reasonable control.
- 15.4 If any provision in this Contract is, in whole or in part, held by a court or administrative body of competent jurisdiction to be illegal, invalid or unenforceable under any enactment or rule of law then that provision or part thereof shall to that extent be deemed not to form part of this Contract and the enforceability and validity of the remainder of this Contract shall not be affected. Provided always that if any such deletion substantially affects or alters the commercial basis of these Terms and Conditions the parties shall negotiate in good faith to amend and modify them as may be necessary or desirable in the circumstances.
- 15.5 No person who is not a party to this Contract shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any of its terms.
- 15.6 Neither of Us may assign or otherwise transfer the benefit of this Contract without the prior express written consent of the other. Further, neither of Us will directly nor indirectly transfer any claim against the other arising out of this Contract to any other person.
- 15.7 This Contract (including all contractual and non-contractual rights and obligations arising out of or relating thereto) shall be governed by and interpreted in accordance with English law. Each party hereby irrevocably agrees to submit to the exclusive jurisdiction of the courts of England and Wales in respect of any claim, dispute or difference of whatever nature concerning the Contract and any matter arising from it.
- 15.8 The parties will attempt to resolve any dispute that may arise under or in connection with this contract by negotiation. If after a reasonable time any dispute has not been resolved by negotiation, then the dispute may be referred to arbitration by any party. The seat of the arbitration shall be England and Wales. The arbitration shall be governed by both the Arbitration Act 1996 and Rules as agreed between the parties. Should the parties be unable to agree on an arbitrator or arbitrators, or be unable to agree on the Rules for Arbitration, any party may, upon giving written notice to other parties, apply to the President or the Deputy President, for the time being, of the Chartered Institute of Arbitrators for the appointment of an Arbitrator or Arbitrators and for any decision on rules that may be necessary.
- 16.0 **Assignment**
- 16.1 You shall not be entitled to assign, sub-contract or otherwise dispose of any of your rights or obligations under these Terms and Appointment without prior written consent.

Appendix B

External Daylight and Sunlight Results

| Room | Room Use | Window | EXISTING VSC | PROPOSED VSC | LOSS VSC | %LOSS VSC | Room | Room Use | Window | EXISTING ADF | TOTAL ADF | PROPOSED ADF | TOTAL ADF | TOTAL LOSS | %LOSS ADF |
|--------------------------------|------------|--------|-----------------|-----------------|-------------|--------------|--------------------------------|------------|--------|-----------------|--------------|-----------------|--------------|---------------|--------------|
| 42-51 Clevedon Mansions | | | | | | | 42-51 Clevedon Mansions | | | | | | | | |
| R1/10 | KD | W1/10 | 8.47 | 3.27 | 5.20 | 61.39 | R1/10 | KD | W1/10 | 0.98 | 0.98 | 0.50 | 0.50 | 0.48 | 49.23 |
| R2/10 | BATHROOM | W2/10 | 21.88 | 12.62 | 9.26 | 42.32 | R2/10 | BATHROOM | W2/10 | 0.98 | 0.98 | 0.69 | 0.69 | 0.28 | 28.82 |
| R3/10 | BEDROOM | W3/10 | 29.73 | 18.58 | 11.15 | 37.50 | R3/10 | BEDROOM | W3/10 | 1.96 | | 1.42 | | | |
| R3/10 | BEDROOM | W4/10 | 29.43 | 16.02 | 13.41 | 45.57 | R3/10 | BEDROOM | W4/10 | 1.07 | 3.03 | 0.71 | 2.13 | 0.90 | 29.59 |
| R4/10 | BEDROOM | W5/10 | 32.47 | 22.27 | 10.20 | 31.41 | R4/10 | BEDROOM | W5/10 | 2.86 | 2.86 | 2.19 | 2.19 | 0.67 | 23.43 |
| R5/10 | LIVINGROOM | W6/10 | 32.48 | 24.22 | 8.26 | 25.43 | R5/10 | LIVINGROOM | W6/10 | 2.80 | 2.80 | 2.27 | 2.27 | 0.53 | 18.90 |
| R6/10 | KD | W7/10 | 16.19 | 14.72 | 1.47 | 9.08 | R6/10 | KD | W7/10 | 0.77 | | 0.74 | | | |
| R6/10 | KD | W8/10 | 2.99 | 2.91 | 0.08 | 2.68 | R6/10 | KD | W8/10 | 0.26 | 1.03 | 0.26 | 0.99 | 0.04 | 3.68 |
| R7/10 | BATHROOM | W9/10 | 2.08 | 2.01 | 0.07 | 3.37 | R7/10 | BATHROOM | W9/10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R8/10 | KD | W10/10 | 5.00 | 4.28 | 0.72 | 14.40 | R8/10 | KD | W10/10 | 0.90 | 0.90 | 0.81 | 0.81 | 0.09 | 9.66 |
| R1/11 | KD | W1/11 | 8.49 | 4.84 | 3.65 | 42.99 | R1/11 | KD | W1/11 | 1.00 | 1.00 | 0.69 | 0.69 | 0.31 | 30.92 |
| R2/11 | BATHROOM | W2/11 | 22.83 | 16.16 | 6.67 | 29.22 | R2/11 | BATHROOM | W2/11 | 1.02 | 1.02 | 0.82 | 0.82 | 0.20 | 19.53 |
| R3/11 | BEDROOM | W3/11 | 31.03 | 22.93 | 8.10 | 26.10 | R3/11 | BEDROOM | W3/11 | 2.07 | | 1.67 | | | |
| R3/11 | BEDROOM | W4/11 | 30.74 | 20.93 | 9.81 | 31.91 | R3/11 | BEDROOM | W4/11 | 1.13 | 3.20 | 0.87 | 2.55 | 0.66 | 20.51 |
| R4/11 | BEDROOM | W5/11 | 34.55 | 27.56 | 6.99 | 20.23 | R4/11 | BEDROOM | W5/11 | 2.59 | 2.59 | 2.18 | 2.18 | 0.41 | 15.66 |
| R5/11 | LIVINGROOM | W6/11 | 34.61 | 29.19 | 5.42 | 15.66 | R5/11 | LIVINGROOM | W6/11 | 2.58 | 2.58 | 2.27 | 2.27 | 0.31 | 12.13 |
| R6/11 | KD | W7/11 | 17.42 | 16.44 | 0.98 | 5.63 | R6/11 | KD | W7/11 | 0.83 | | 0.80 | | | |
| R6/11 | KD | W8/11 | 3.58 | 3.52 | 0.06 | 1.68 | R6/11 | KD | W8/11 | 0.29 | 1.12 | 0.29 | 1.09 | 0.03 | 2.24 |
| R7/11 | BATHROOM | W9/11 | 2.47 | 2.43 | 0.04 | 1.62 | R7/11 | BATHROOM | W9/11 | 0.01 | 0.01 | 0.01 | 0.01 | 0.00 | 0.00 |
| R8/11 | KD | W10/11 | 5.00 | 4.53 | 0.47 | 9.40 | R8/11 | KD | W10/11 | 0.92 | 0.92 | 0.86 | 0.86 | 0.06 | 6.22 |
| R1/12 | KD | W1/12 | 8.51 | 6.63 | 1.88 | 22.09 | R1/12 | KD | W1/12 | 1.02 | 1.02 | 0.88 | 0.88 | 0.14 | 13.94 |

| Room | Room Use | Window | EXISTING VSC | PROPOSED VSC | LOSS VSC | %LOSS VSC | Room | Room Use | Window | EXISTING ADF | TOTAL | PROPOSED ADF | TOTAL | TOTAL LOSS | %LOSS ADF |
|-------|------------|--------|-----------------|-----------------|-------------|--------------|-------|------------|--------|-----------------|-------|-----------------|-------|---------------|--------------|
| R2/12 | BATHROOM | W2/12 | 23.76 | 20.12 | 3.64 | 15.32 | R2/12 | BATHROOM | W2/12 | 1.05 | 1.05 | 0.94 | 0.94 | 0.11 | 10.41 |
| R3/12 | BEDROOM | W3/12 | 32.30 | 27.79 | 4.51 | 13.96 | R3/12 | BEDROOM | W3/12 | 2.15 | | 1.92 | | | |
| R3/12 | BEDROOM | W4/12 | 31.94 | 26.63 | 5.31 | 16.62 | R3/12 | BEDROOM | W4/12 | 1.17 | 3.32 | 1.04 | 2.96 | 0.37 | 10.98 |
| R4/12 | BEDROOM | W5/12 | 35.89 | 32.65 | 3.24 | 9.03 | R4/12 | BEDROOM | W5/12 | 2.61 | 2.61 | 2.42 | 2.42 | 0.19 | 7.16 |
| R5/12 | LIVINGROOM | W6/12 | 35.96 | 33.73 | 2.23 | 6.20 | R5/12 | LIVINGROOM | W6/12 | 2.61 | 2.61 | 2.49 | 2.49 | 0.13 | 4.82 |
| R6/12 | KD | W7/12 | 18.57 | 18.28 | 0.29 | 1.56 | R6/12 | KD | W7/12 | 0.84 | | 0.83 | | | |
| R6/12 | KD | W8/12 | 4.95 | 4.94 | 0.01 | 0.20 | R6/12 | KD | W8/12 | 0.44 | 1.28 | 0.44 | 1.27 | 0.01 | 0.47 |
| R7/12 | BATHROOM | W9/12 | 3.46 | 3.45 | 0.01 | 0.29 | R7/12 | BATHROOM | W9/12 | 0.14 | 0.14 | 0.14 | 0.14 | 0.00 | 0.00 |
| R8/12 | KD | W10/12 | 4.93 | 4.80 | 0.13 | 2.64 | R8/12 | KD | W10/12 | 0.92 | 0.92 | 0.91 | 0.91 | 0.02 | 1.63 |
| R1/13 | KD | W1/13 | 9.22 | 8.78 | 0.44 | 4.77 | R1/13 | KD | W1/13 | 0.91 | 0.91 | 0.89 | 0.89 | 0.02 | 2.30 |
| R2/13 | BATHROOM | W2/13 | 24.82 | 23.87 | 0.95 | 3.83 | R2/13 | BATHROOM | W2/13 | 0.90 | 0.90 | 0.88 | 0.88 | 0.03 | 2.99 |
| R3/13 | BEDROOM | W3/13 | 33.61 | 32.38 | 1.23 | 3.66 | R3/13 | BEDROOM | W3/13 | 1.85 | | 1.79 | | | |
| R3/13 | BEDROOM | W4/13 | 33.12 | 31.84 | 1.28 | 3.86 | R3/13 | BEDROOM | W4/13 | 1.01 | 2.86 | 0.98 | 2.78 | 0.08 | 2.80 |
| R4/13 | BEDROOM | W5/13 | 37.15 | 36.74 | 0.41 | 1.10 | R4/13 | BEDROOM | W5/13 | 2.44 | 2.44 | 2.42 | 2.42 | 0.02 | 0.86 |
| R5/13 | LIVINGROOM | W6/13 | 37.23 | 37.01 | 0.22 | 0.59 | R5/13 | LIVINGROOM | W6/13 | 2.39 | 2.39 | 2.39 | 2.39 | 0.01 | 0.38 |
| R6/13 | KD | W7/13 | 21.72 | 21.72 | 0.00 | 0.00 | R6/13 | KD | W7/13 | 0.79 | | 0.79 | | | |
| R6/13 | KD | W8/13 | 8.91 | 8.91 | 0.00 | 0.00 | R6/13 | KD | W8/13 | 0.66 | 1.45 | 0.66 | 1.45 | 0.00 | 0.00 |
| R7/13 | BATHROOM | W9/13 | 7.06 | 7.06 | 0.00 | 0.00 | R7/13 | BATHROOM | W9/13 | 0.31 | 0.31 | 0.31 | 0.31 | 0.00 | 0.00 |
| R8/13 | KD | W10/13 | 5.39 | 5.39 | 0.00 | 0.00 | R8/13 | KD | W10/13 | 0.81 | 0.81 | 0.81 | 0.81 | 0.00 | 0.00 |
| R1/14 | KD | W1/14 | 11.16 | 11.16 | 0.00 | 0.00 | R1/14 | KD | W1/14 | 1.07 | 1.07 | 1.07 | 1.07 | 0.00 | 0.00 |
| R2/14 | BATHROOM | W2/14 | 27.27 | 27.27 | 0.00 | 0.00 | R2/14 | BATHROOM | W2/14 | 1.01 | 1.01 | 1.01 | 1.01 | 0.00 | 0.00 |

| Room | Room Use | Window | EXISTING VSC | PROPOSED VSC | LOSS VSC | %LOSS VSC | Room | Room Use | Window | EXISTING ADF | TOTAL ADF | PROPOSED ADF | TOTAL ADF | TOTAL LOSS | %LOSS ADF |
|--------------------------------|------------|--------|-----------------|-----------------|-------------|--------------|--------------------------------|------------|--------|-----------------|--------------|-----------------|--------------|---------------|--------------|
| R3/14 | BEDROOM | W3/14 | 36.29 | 36.29 | 0.00 | 0.00 | R3/14 | BEDROOM | W3/14 | 2.06 | | 2.06 | | | |
| R3/14 | BEDROOM | W4/14 | 35.04 | 35.04 | 0.00 | 0.00 | R3/14 | BEDROOM | W4/14 | 1.09 | 3.14 | 1.09 | 3.14 | 0.00 | 0.00 |
| R4/14 | BEDROOM | W5/14 | 38.29 | 38.29 | 0.00 | 0.00 | R4/14 | BEDROOM | W5/14 | 2.61 | 2.61 | 2.61 | 2.61 | 0.00 | 0.00 |
| R5/14 | LIVINGROOM | W6/14 | 38.37 | 38.37 | 0.00 | 0.00 | R5/14 | LIVINGROOM | W6/14 | 2.55 | 2.55 | 2.55 | 2.55 | 0.00 | 0.00 |
| R6/14 | KD | W7/14 | 28.36 | 28.36 | 0.00 | 0.00 | R6/14 | KD | W7/14 | 0.92 | | 0.92 | | | |
| R6/14 | KD | W8/14 | 23.40 | 23.40 | 0.00 | 0.00 | R6/14 | KD | W8/14 | 1.45 | 2.36 | 1.45 | 2.36 | 0.00 | 0.00 |
| R7/14 | BATHROOM | W9/14 | 21.03 | 21.03 | 0.00 | 0.00 | R7/14 | BATHROOM | W9/14 | 0.76 | 0.76 | 0.76 | 0.76 | 0.00 | 0.00 |
| R8/14 | KD | W10/14 | 17.80 | 17.80 | 0.00 | 0.00 | R8/14 | KD | W10/14 | 1.73 | 1.73 | 1.73 | 1.73 | 0.00 | 0.00 |
| 32-41 Clevedon Mansions | | | | | | | 32-41 Clevedon Mansions | | | | | | | | |
| R9/10 | KD | W11/10 | 5.19 | 3.87 | 1.32 | 25.43 | R9/10 | KD | W11/10 | 0.77 | 0.77 | 0.64 | 0.64 | 0.13 | 17.17 |
| R10/10 | BATHROOM | W12/10 | 2.10 | 1.77 | 0.33 | 15.71 | R10/10 | BATHROOM | W12/10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| R11/10 | BEDROOM | W13/10 | 3.03 | 2.55 | 0.48 | 15.84 | R11/10 | BEDROOM | W13/10 | 0.25 | | 0.23 | | | |
| R11/10 | BEDROOM | W14/10 | 16.18 | 13.04 | 3.14 | 19.41 | R11/10 | BEDROOM | W14/10 | 0.78 | 1.02 | 0.68 | 0.91 | 0.11 | 10.85 |
| R12/10 | BEDROOM | W15/10 | 31.43 | 27.46 | 3.97 | 12.63 | R12/10 | BEDROOM | W15/10 | 2.78 | 2.78 | 2.53 | 2.53 | 0.25 | 9.09 |
| R13/10 | LIVINGROOM | W16/10 | 30.22 | 27.21 | 3.01 | 9.96 | R13/10 | LIVINGROOM | W16/10 | 2.70 | 2.70 | 2.51 | 2.51 | 0.19 | 7.07 |
| R9/11 | KD | W11/11 | 5.18 | 4.39 | 0.79 | 15.25 | R9/11 | KD | W11/11 | 0.78 | 0.78 | 0.70 | 0.70 | 0.08 | 9.86 |
| R10/11 | BATHROOM | W12/11 | 2.48 | 2.28 | 0.20 | 8.06 | R10/11 | BATHROOM | W12/11 | 0.01 | 0.01 | 0.01 | 0.01 | 0.00 | 0.00 |
| R11/11 | BEDROOM | W13/11 | 3.58 | 3.29 | 0.29 | 8.10 | R11/11 | BEDROOM | W13/11 | 0.27 | | 0.27 | | | |
| R11/11 | BEDROOM | W14/11 | 17.08 | 15.24 | 1.84 | 10.77 | R11/11 | BEDROOM | W14/11 | 0.84 | 1.11 | 0.78 | 1.05 | 0.06 | 5.51 |
| R12/11 | BEDROOM | W15/11 | 34.18 | 31.73 | 2.45 | 7.17 | R12/11 | BEDROOM | W15/11 | 2.56 | 2.56 | 2.42 | 2.42 | 0.14 | 5.40 |
| R13/11 | LIVINGROOM | W16/11 | 33.69 | 31.84 | 1.85 | 5.49 | R13/11 | LIVINGROOM | W16/11 | 2.52 | 2.52 | 2.42 | 2.42 | 0.10 | 4.12 |
| R9/12 | KD | W11/12 | 5.10 | 4.89 | 0.21 | 4.12 | R9/12 | KD | W11/12 | 0.78 | 0.78 | 0.77 | 0.77 | 0.02 | 2.42 |

| Room | Room Use | Window | EXISTING VSC | PROPOSED VSC | LOSS VSC | %LOSS VSC | Room | Room Use | Window | EXISTING ADF | TOTAL | PROPOSED ADF | TOTAL | TOTAL LOSS | %LOSS ADF |
|--------|------------|--------|-----------------|-----------------|-------------|--------------|--------|------------|--------|-----------------|-------|-----------------|-------|---------------|--------------|
| R10/12 | BATHROOM | W12/12 | 3.43 | 3.37 | 0.06 | 1.75 | R10/12 | BATHROOM | W12/12 | 0.15 | 0.15 | 0.15 | 0.15 | 0.00 | 0.00 |
| R11/12 | BEDROOM | W13/12 | 4.93 | 4.83 | 0.10 | 2.03 | R11/12 | BEDROOM | W13/12 | 0.43 | | 0.43 | | | |
| R11/12 | BEDROOM | W14/12 | 18.47 | 17.95 | 0.52 | 2.82 | R11/12 | BEDROOM | W14/12 | 0.88 | 1.31 | 0.86 | 1.29 | 0.02 | 1.15 |
| R12/12 | BEDROOM | W15/12 | 35.66 | 34.76 | 0.90 | 2.52 | R12/12 | BEDROOM | W15/12 | 2.42 | 2.42 | 2.37 | 2.37 | 0.04 | 1.82 |
| R13/12 | LIVINGROOM | W16/12 | 35.36 | 34.72 | 0.64 | 1.81 | R13/12 | LIVINGROOM | W16/12 | 2.40 | 2.40 | 2.37 | 2.37 | 0.03 | 1.29 |
| R9/13 | KD | W11/13 | 5.47 | 5.46 | 0.01 | 0.18 | R9/13 | KD | W11/13 | 0.69 | 0.69 | 0.69 | 0.69 | 0.00 | 0.15 |
| R10/13 | BATHROOM | W12/13 | 7.05 | 7.04 | 0.01 | 0.14 | R10/13 | BATHROOM | W12/13 | 0.34 | 0.34 | 0.34 | 0.34 | 0.00 | 0.00 |
| R11/13 | BEDROOM | W13/13 | 8.79 | 8.78 | 0.01 | 0.11 | R11/13 | BEDROOM | W13/13 | 0.65 | | 0.65 | | | |
| R11/13 | BEDROOM | W14/13 | 21.14 | 21.12 | 0.02 | 0.09 | R11/13 | BEDROOM | W14/13 | 0.78 | 1.43 | 0.78 | 1.43 | 0.00 | 0.07 |
| R12/13 | BEDROOM | W15/13 | 37.04 | 36.98 | 0.06 | 0.16 | R12/13 | BEDROOM | W15/13 | 2.25 | 2.25 | 2.25 | 2.25 | 0.00 | 0.09 |
| R13/13 | LIVINGROOM | W16/13 | 36.90 | 36.85 | 0.05 | 0.14 | R13/13 | LIVINGROOM | W16/13 | 2.24 | 2.24 | 2.23 | 2.23 | 0.00 | 0.04 |
| R9/14 | KD | W11/14 | 18.49 | 18.49 | 0.00 | 0.00 | R9/14 | KD | W11/14 | 1.47 | 1.47 | 1.47 | 1.47 | 0.00 | 0.00 |
| R10/14 | BATHROOM | W12/14 | 20.90 | 20.90 | 0.00 | 0.00 | R10/14 | BATHROOM | W12/14 | 0.85 | 0.85 | 0.85 | 0.85 | 0.00 | 0.00 |
| R11/14 | BEDROOM | W13/14 | 23.16 | 23.16 | 0.00 | 0.00 | R11/14 | BEDROOM | W13/14 | 1.44 | | 1.44 | | | |
| R11/14 | BEDROOM | W14/14 | 27.62 | 27.62 | 0.00 | 0.00 | R11/14 | BEDROOM | W14/14 | 0.93 | 2.37 | 0.93 | 2.37 | 0.00 | 0.00 |
| R12/14 | BEDROOM | W15/14 | 38.33 | 38.33 | 0.00 | 0.00 | R12/14 | BEDROOM | W15/14 | 2.57 | 2.57 | 2.57 | 2.57 | 0.00 | 0.00 |
| R13/14 | LIVINGROOM | W16/14 | 38.32 | 38.32 | 0.00 | 0.00 | R13/14 | LIVINGROOM | W16/14 | 2.58 | 2.58 | 2.58 | 2.58 | 0.00 | 0.00 |

| Room/ Floor | Room Use | Whole Room | Prev sq ft | New sq ft | Loss sq ft | %Loss |
|--------------------------------|------------|---------------|---------------|--------------|---------------|-------|
| 42-51 Clevedon Mansions | | | | | | |
| R1/10 | KD | 116.6 | 106.7 | 66.1 | 40.6 | 38.1 |
| R2/10 | BATHROOM | 52.7 | 52.0 | 46.5 | 5.4 | 10.4 |
| R3/10 | BEDROOM | 113.9 | 112.3 | 111.3 | 1.0 | 0.9 |
| R4/10 | BEDROOM | 142.9 | 140.4 | 136.0 | 4.4 | 3.1 |
| R5/10 | LIVINGROOM | 142.6 | 139.8 | 139.0 | 0.8 | 0.6 |
| R6/10 | KD | 116.5 | 101.0 | 101.0 | 0.0 | 0.0 |
| R7/10 | BATHROOM | 55.5 | 0.2 | 0.2 | 0.0 | 0.0 |
| R8/10 | KD | 86.0 | 66.8 | 66.8 | 0.0 | 0.0 |
| R1/11 | KD | 116.6 | 106.7 | 95.1 | 11.6 | 10.9 |
| R2/11 | BATHROOM | 52.7 | 52.0 | 52.0 | 0.0 | 0.0 |
| R3/11 | BEDROOM | 113.9 | 112.3 | 112.3 | 0.0 | 0.0 |
| R4/11 | BEDROOM | 142.9 | 140.4 | 140.4 | 0.0 | 0.0 |
| R5/11 | LIVINGROOM | 142.6 | 139.8 | 139.8 | 0.0 | 0.0 |
| R6/11 | KD | 116.5 | 101.0 | 101.0 | 0.0 | 0.0 |
| R7/11 | BATHROOM | 55.5 | 1.1 | 1.1 | 0.0 | 0.0 |
| R8/11 | KD | 86.0 | 66.8 | 66.8 | 0.0 | 0.0 |
| R1/12 | KD | 116.6 | 106.7 | 106.7 | 0.0 | 0.0 |
| R2/12 | BATHROOM | 52.7 | 52.0 | 52.0 | 0.0 | 0.0 |
| R3/12 | BEDROOM | 113.9 | 112.3 | 112.3 | 0.0 | 0.0 |
| R4/12 | BEDROOM | 142.9 | 140.4 | 140.4 | 0.0 | 0.0 |
| R5/12 | LIVINGROOM | 142.6 | 139.8 | 139.8 | 0.0 | 0.0 |
| R6/12 | KD | 116.5 | 102.8 | 102.8 | 0.0 | 0.0 |
| R7/12 | BATHROOM | 55.5 | 4.9 | 4.9 | 0.0 | 0.0 |
| R8/12 | KD | 86.0 | 66.9 | 66.9 | 0.0 | 0.0 |
| R1/13 | KD | 116.6 | 106.7 | 106.7 | 0.0 | 0.0 |
| R2/13 | BATHROOM | 52.7 | 52.0 | 52.0 | 0.0 | 0.0 |
| R3/13 | BEDROOM | 113.9 | 112.5 | 112.5 | 0.0 | 0.0 |
| R4/13 | BEDROOM | 142.9 | 140.4 | 140.4 | 0.0 | 0.0 |
| R5/13 | LIVINGROOM | 142.6 | 139.8 | 139.8 | 0.0 | 0.0 |
| R6/13 | KD | 116.5 | 106.1 | 106.1 | 0.0 | 0.0 |
| R7/13 | BATHROOM | 55.5 | 11.9 | 11.9 | 0.0 | 0.0 |
| R8/13 | KD | 86.0 | 69.2 | 69.2 | 0.0 | 0.0 |
| R1/14 | KD | 116.6 | 108.7 | 108.7 | 0.0 | 0.0 |
| R2/14 | BATHROOM | 52.7 | 52.0 | 52.0 | 0.0 | 0.0 |
| R3/14 | BEDROOM | 113.9 | 113.4 | 113.4 | 0.0 | 0.0 |
| R4/14 | BEDROOM | 142.9 | 140.4 | 140.4 | 0.0 | 0.0 |
| R5/14 | LIVINGROOM | 142.6 | 139.8 | 139.8 | 0.0 | 0.0 |
| R6/14 | KD | 116.5 | 115.6 | 115.6 | 0.0 | 0.0 |
| R7/14 | BATHROOM | 55.5 | 48.9 | 48.9 | 0.0 | 0.0 |
| R8/14 | KD | 86.0 | 79.2 | 79.2 | 0.0 | 0.0 |
| 32-41 Clevedon Mansions | | | | | | |
| R9/10 | KD | 121.1 | 66.8 | 66.8 | 0.0 | 0.0 |
| R10/10 | BATHROOM | 52.6 | 0.2 | 0.2 | 0.0 | 0.0 |
| R11/10 | BEDROOM | 117.7 | 103.6 | 103.6 | 0.0 | 0.0 |
| R12/10 | BEDROOM | 142.7 | 140.2 | 137.9 | 2.3 | 1.6 |
| R13/10 | LIVINGROOM | 141.8 | 139.6 | 139.6 | 0.0 | 0.0 |
| R9/11 | KD | 121.1 | 66.8 | 66.8 | 0.0 | 0.0 |
| R10/11 | BATHROOM | 52.6 | 0.9 | 0.9 | 0.0 | 0.0 |
| R11/11 | BEDROOM | 117.7 | 103.6 | 103.6 | 0.0 | 0.0 |
| R12/11 | BEDROOM | 142.7 | 140.2 | 140.2 | 0.0 | 0.0 |

PARLIAMENT HILL WILLIAM ELLIS SCHOOL DISTRIBUTION ANALYSIS
 LONDON NW5
 EXISTING VS PROPOSED

MAY 2014

ATSUDIO SCHEME
 RECEIVED 20/05/14

| Room/ Floor | Room Use | Whole Room | Prev sq ft | New sq ft | Loss sq ft | %Loss |
|----------------|------------|---------------|---------------|--------------|---------------|-------|
| R13/11 | LIVINGROOM | 141.8 | 139.6 | 139.6 | 0.0 | 0.0 |
| R9/12 | KD | 121.1 | 66.9 | 66.9 | 0.0 | 0.0 |
| R10/12 | BATHROOM | 52.6 | 4.7 | 4.7 | 0.0 | 0.0 |
| R11/12 | BEDROOM | 117.7 | 104.4 | 104.4 | 0.0 | 0.0 |
| R12/12 | BEDROOM | 142.7 | 140.3 | 140.3 | 0.0 | 0.0 |
| R13/12 | LIVINGROOM | 141.8 | 139.6 | 139.6 | 0.0 | 0.0 |
| R9/13 | KD | 121.1 | 69.3 | 69.3 | 0.0 | 0.0 |
| R10/13 | BATHROOM | 52.6 | 11.6 | 11.6 | 0.0 | 0.0 |
| R11/13 | BEDROOM | 117.7 | 106.4 | 106.4 | 0.0 | 0.0 |
| R12/13 | BEDROOM | 142.7 | 140.2 | 140.2 | 0.0 | 0.0 |
| R13/13 | LIVINGROOM | 141.8 | 139.6 | 139.6 | 0.0 | 0.0 |
| R9/14 | KD | 121.1 | 110.1 | 110.1 | 0.0 | 0.0 |
| R10/14 | BATHROOM | 52.6 | 51.8 | 51.8 | 0.0 | 0.0 |
| R11/14 | BEDROOM | 117.7 | 116.8 | 116.8 | 0.0 | 0.0 |
| R12/14 | BEDROOM | 142.7 | 140.9 | 140.9 | 0.0 | 0.0 |
| R13/14 | LIVINGROOM | 141.8 | 140.6 | 140.6 | 0.0 | 0.0 |

PARLIAMENT HILL WILLIAM ELLIS SCHOOL
LONDON NW5
EXISTING VS PROPOSED

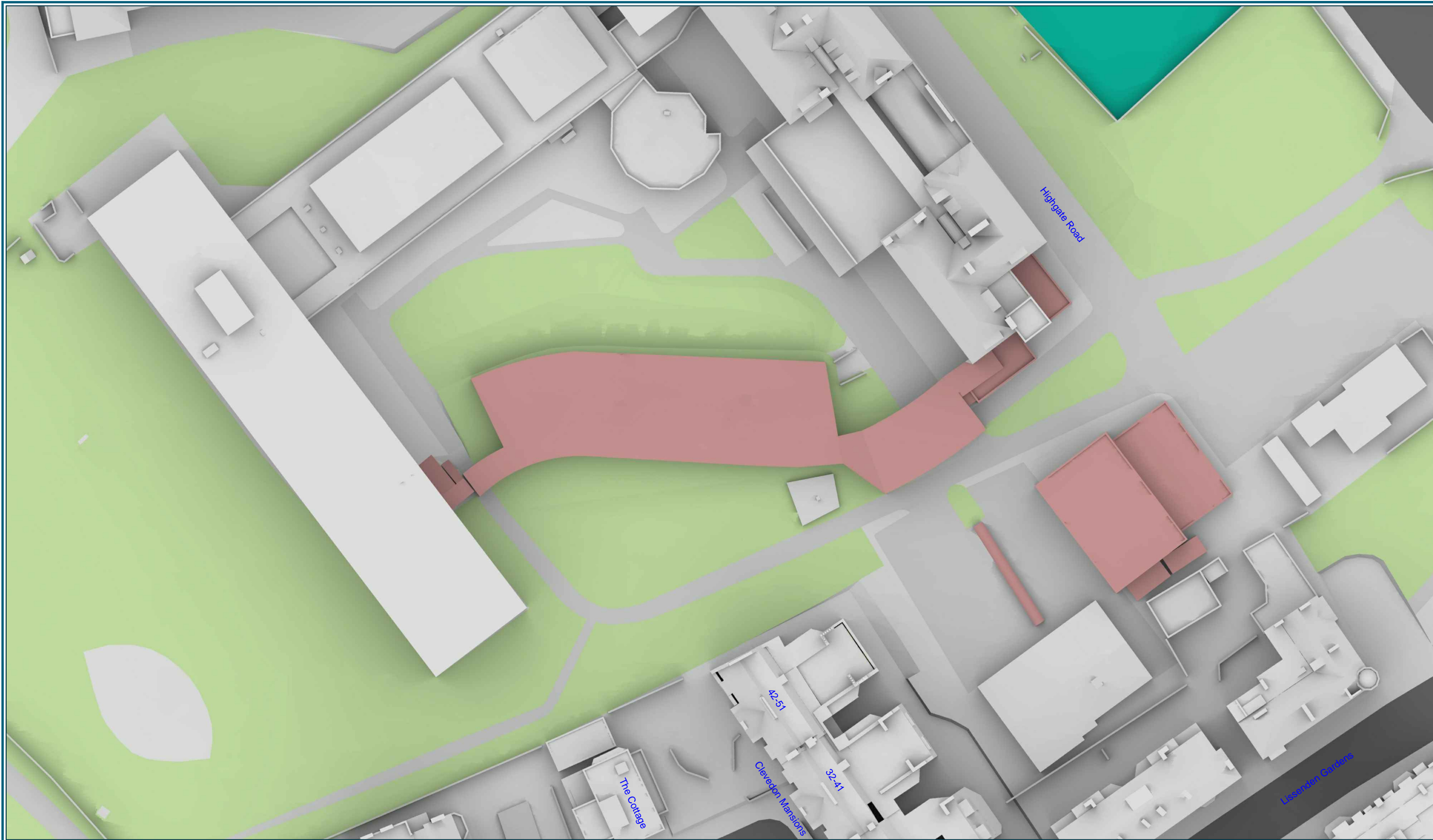
SUNLIGHT ANALYSIS
ATSUDIO SCHEME
RECEIVED 20/05/14

MAY 2014

| Room | Window | Room Use | Window | | | | | | Room | | | | | | |
|--------------------------------|--------|----------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|--|
| | | | Existing | | Proposed | | Winter %Loss | Annual %Loss | Existing | | Proposed | | Winter %Loss | Annual %Loss | |
| | | | Winter APSH | Annual APSH | Winter APSH | Annual APSH | | | Winter APSH | Annual APSH | Winter APSH | Annual APSH | | | |
| 42-51 Clevedon Mansions | | | | | | | | | | | | | | | |
| R6/10 | W7/10 | KD | 0 | 10 | 0 | 10 | - | 0.0 | | | | | | | |
| R6/10 | W8/10 | KD | 0 | 4 | 0 | 4 | - | 0.0 | 0 | 11 | 0 | 11 | - | 0.0 | |
| R7/10 | W9/10 | BATHROOM | 0 | 2 | 0 | 2 | - | 0.0 | 0 | 2 | 0 | 2 | - | 0.0 | |
| R6/11 | W7/11 | KD | 0 | 12 | 0 | 11 | - | 8.3 | | | | | | | |
| R6/11 | W8/11 | KD | 0 | 5 | 0 | 4 | - | 20.0 | 0 | 12 | 0 | 11 | - | 8.3 | |
| R7/11 | W9/11 | BATHROOM | 0 | 3 | 0 | 2 | - | 33.3 | 0 | 3 | 0 | 2 | - | 33.3 | |
| R6/12 | W7/12 | KD | 0 | 12 | 0 | 11 | - | 8.3 | | | | | | | |
| R6/12 | W8/12 | KD | 0 | 5 | 0 | 5 | - | 0.0 | 0 | 12 | 0 | 12 | - | 0.0 | |
| R7/12 | W9/12 | BATHROOM | 0 | 3 | 0 | 3 | - | 0.0 | 0 | 3 | 0 | 3 | - | 0.0 | |
| R6/13 | W7/13 | KD | 0 | 20 | 0 | 20 | - | 0.0 | | | | | | | |
| R6/13 | W8/13 | KD | 0 | 13 | 0 | 13 | - | 0.0 | 0 | 25 | 0 | 25 | - | 0.0 | |
| R7/13 | W9/13 | BATHROOM | 0 | 5 | 0 | 5 | - | 0.0 | 0 | 5 | 0 | 5 | - | 0.0 | |
| R6/14 | W7/14 | KD | 6 | 39 | 6 | 39 | 0.0 | 0.0 | | | | | | | |
| R6/14 | W8/14 | KD | 8 | 51 | 8 | 51 | 0.0 | 0.0 | 10 | 61 | 10 | 61 | 0.0 | 0.0 | |
| R7/14 | W9/14 | BATHROOM | 2 | 42 | 2 | 42 | 0.0 | 0.0 | 2 | 42 | 2 | 42 | 0.0 | 0.0 | |

Appendix C

Existing and Proposed Drawings



Sources: Z-MAPPING LTD
Indicative Site Model

Roy Fanden Associates
Clevedon Mansions Plans

ATSUDIO ARCHITECTURE
Scheme Received 20/05/14
A-X-CON-M3-MASTER-D-ALL.dwg
PHS-A-PL-00-GA-1200-3.dwg's

Key:



Project: Parliament Hill and William Ellis School
London NW5

Title: Site Plan
Existing Buildings

Point 2 Surveyors Ltd,
Centric House,
390 Strand,
London WC2R 0LT,
0207 836 5828
www.point2surveyors.com

Drawn By: CJ

Scale: 1:500

Date: MAY 2014

Dwg No: **P147/01**





Sources: Z-MAPPING LTD
Indicative Site Model

Roy Farnham Associates
Clevedon Mansions Plans

ATSUDIO ARCHITECTURE
Scheme Received 20/05/14
A-X-CON-M3-MASTER-D-ALL.dwg
PHS-A-PL-00-GA-1200-3.dwg's

Key:

Project: Parliament Hill and William Ellis School
London NW5

Title: 3D View
Existing Buildings

Point 2 Surveyors Ltd,
Centric House,
390 Strand,
London WC2R 0LT,
0207 836 5828
www.point2surveyors.com

Drawn By: CJ

Scale: NTS

Date: MAY 2014

Dwg No: **P147/02**





Sources: Z-MAPPING LTD
Indicative Site Model

Roy Fanden Associates
Clevedon Mansions Plans

ATSUDIO ARCHITECTURE
Scheme Received 20/05/14
A-X-CON-M3-MASTER-D-ALL.dwg
PHS-A-PL-00-GA-1200-3.dwg's

Key:

Project: Parliament Hill and William Ellis School
London NW5

Title: 3D View
Existing Buildings

Point 2 Surveyors Ltd,
Centric House,
390 Strand,
London WC2R 0LT,
0207 836 5828
www.point2surveyors.com

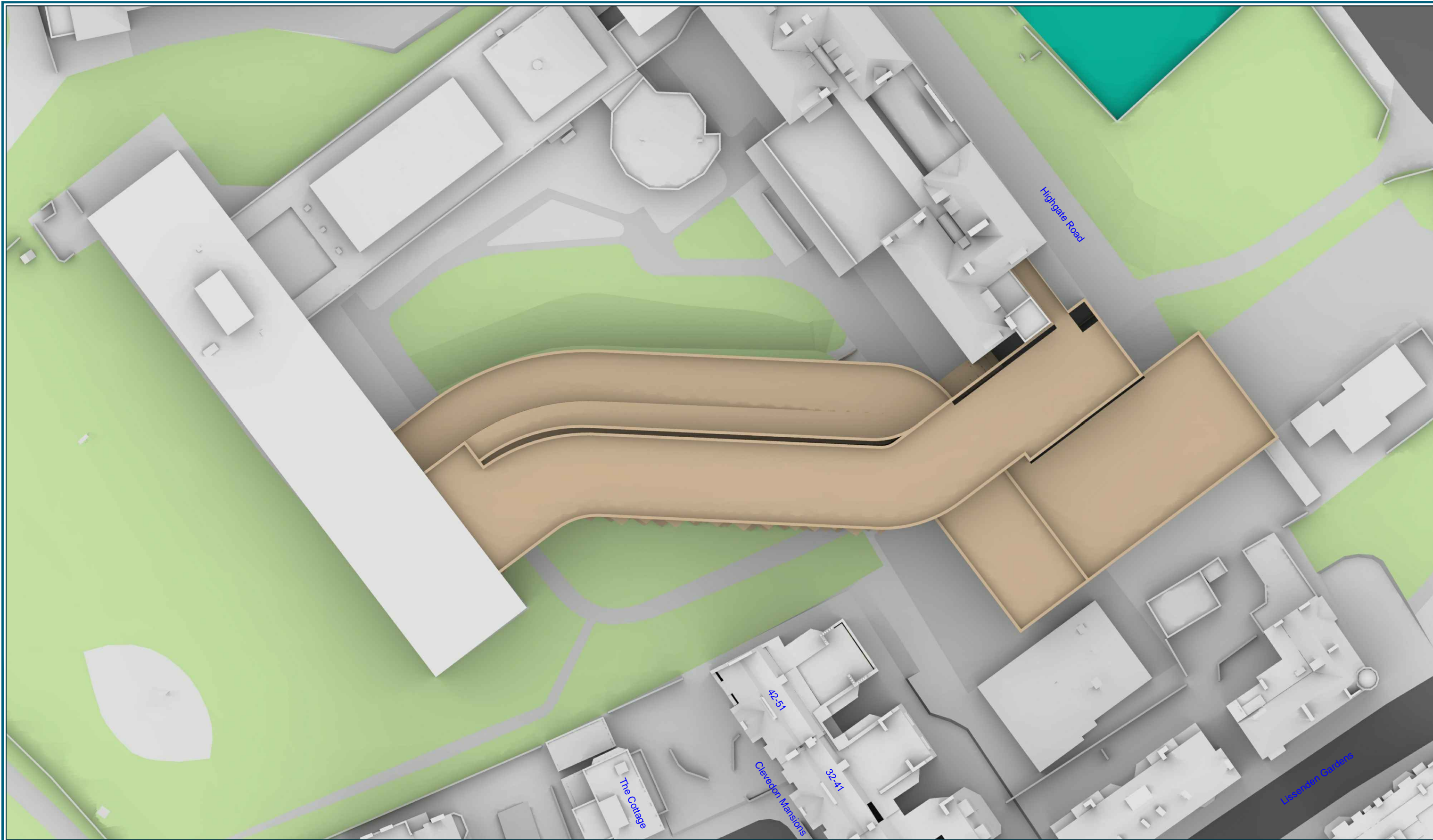
Drawn By: CJ

Scale: NTS

Date: MAY 2014

Dwg No: **P147/03**





Sources: Z-MAPPING LTD
Indicative Site Model

Roy Fanden Associates
Cleveland Mansions Plans

ATSUDIO ARCHITECTURE
Scheme Received 20/05/14
A-X-CON-M3-MASTER-D-ALL.dwg
PHS-A-PL-00-GA-1200-3.dwg's

Key:



Project: Parliament Hill and William Ellis School
London NW5

Title: Site Plan
Proposed Scheme 20/05/14

Point 2 Surveyors Ltd,
Centric House,
390 Strand,
London WC2R 0LT,
0207 836 5828
www.point2surveyors.com

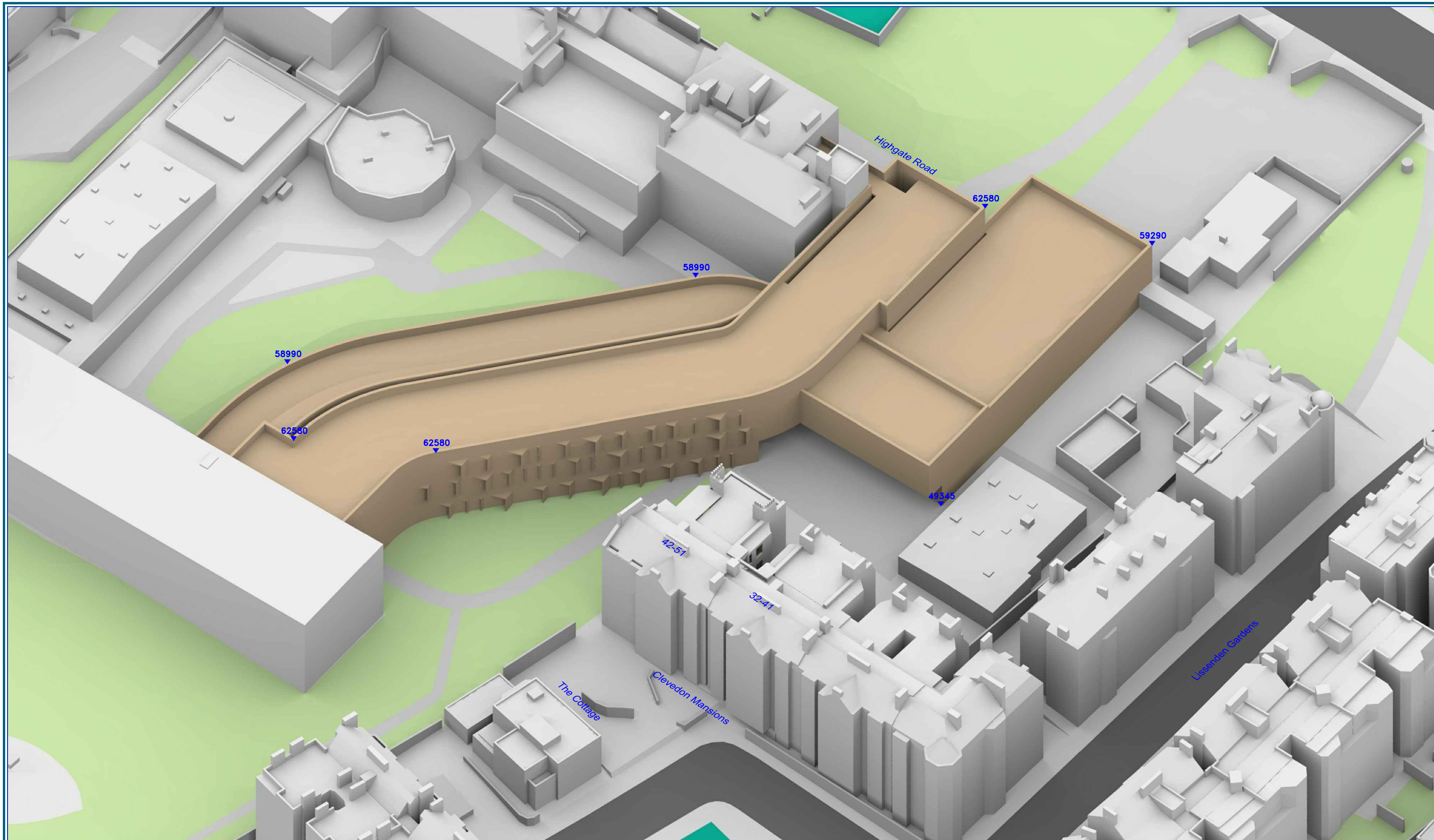
Drawn By: CJ

Scale: 1:500

Date: MAY 2014

Dwg No: **P147/04**





Sources: Z-MAPPING LTD
Indicative Site Model

Roy Farnham Associates
Cleveland Mansions Plans

ATSUDIO ARCHITECTURE
Scheme Received 20/05/14
A-X-CON-M3-MASTER-D-ALL.dwg
PHS-A-PL-00-GA-1200-3.dwg's

Key:

Project: Parliament Hill and William Ellis School
London NW5

Title: 3D View
Proposed Scheme 20/05/14

Point 2 Surveyors Ltd,
Centric House,
390 Strand,
London WC2R 0LT,
0207 836 5828
www.point2surveyors.com

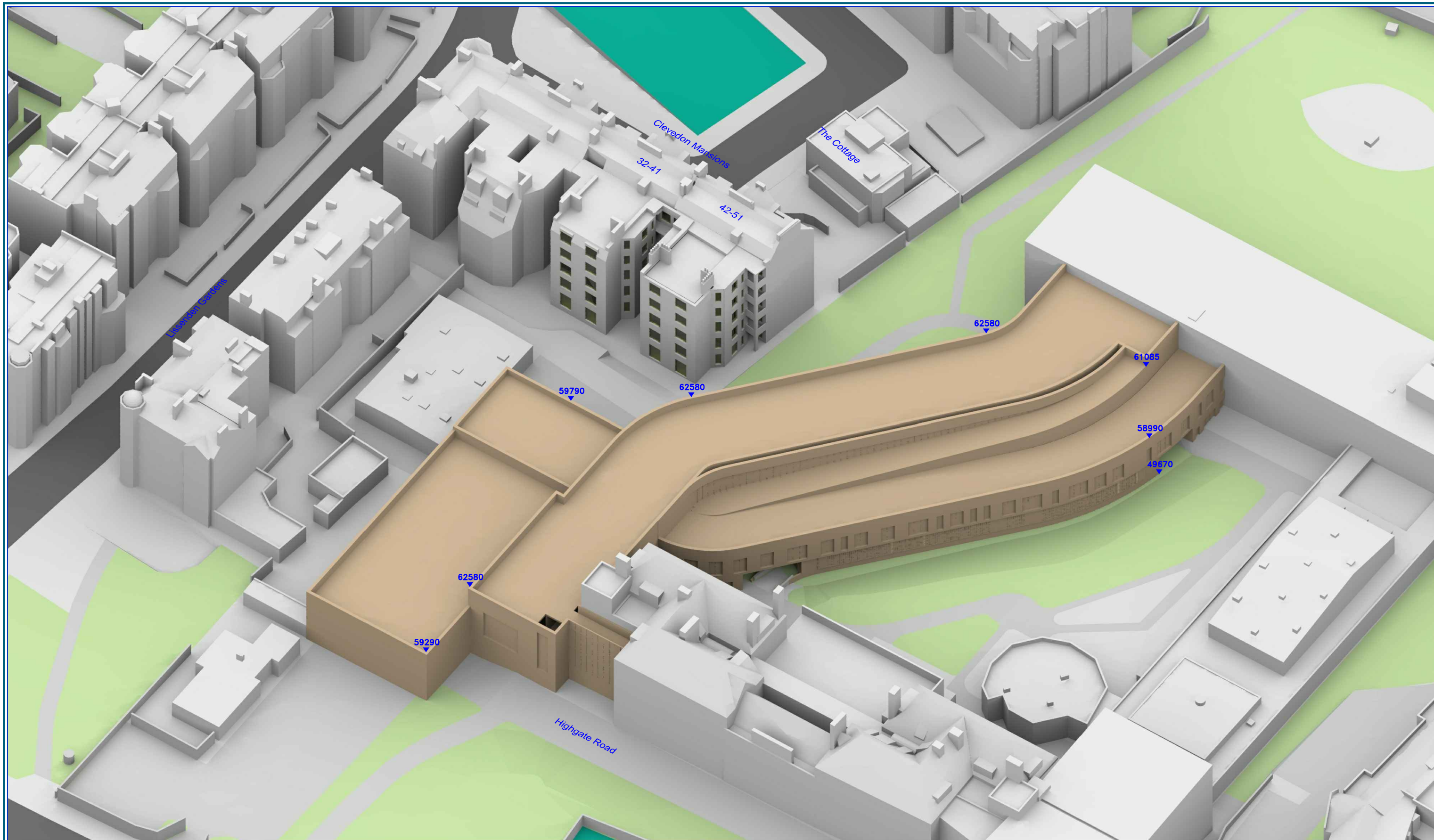
Drawn By: CJ

Scale: NTS

Date: MAY 2014

Dwg No: **P147/05**





Sources: Z-MAPPING LTD
Indicative Site Model

Roy Farnham Associates
Clevedon Mansions Plans

ATSUDIO ARCHITECTURE
Scheme Received 20/05/14
A-X-CON-M3-MASTER-D-ALL.dwg
PHS-A-PL-00-GA-1200-3.dwg's

Key:

Project: Parliament Hill and William Ellis School
London NW5

Title: 3D View
Proposed Scheme 20/05/14

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Centric House,
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London WC2R 0LT,
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www.point2surveyors.com

Drawn By: CJ

Scale: NTS

Date: MAY 2014

Dwg No: **P147/06**

