



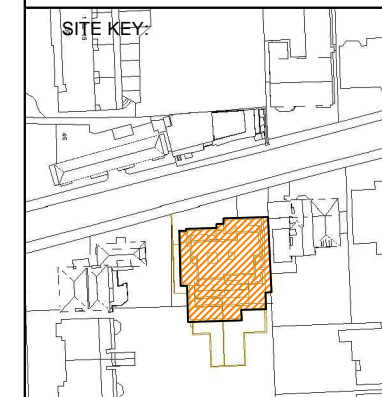




INFORMATION USED IN ANALYSIS:
(Info Used)

PLAN KEY:

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



PROJECT:
6 Nutley Terrace, London,
NW3 5BX

CLIENT:
Shamin Shafi

DRAWING TITLE:
Overshadowing Analysis for
Amenity Space

DRAWING NO: J032750 017	REVISION: -
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DATE: 26/03/2015	DRAWN BY: LT
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SCALE: 1:100 @ A3

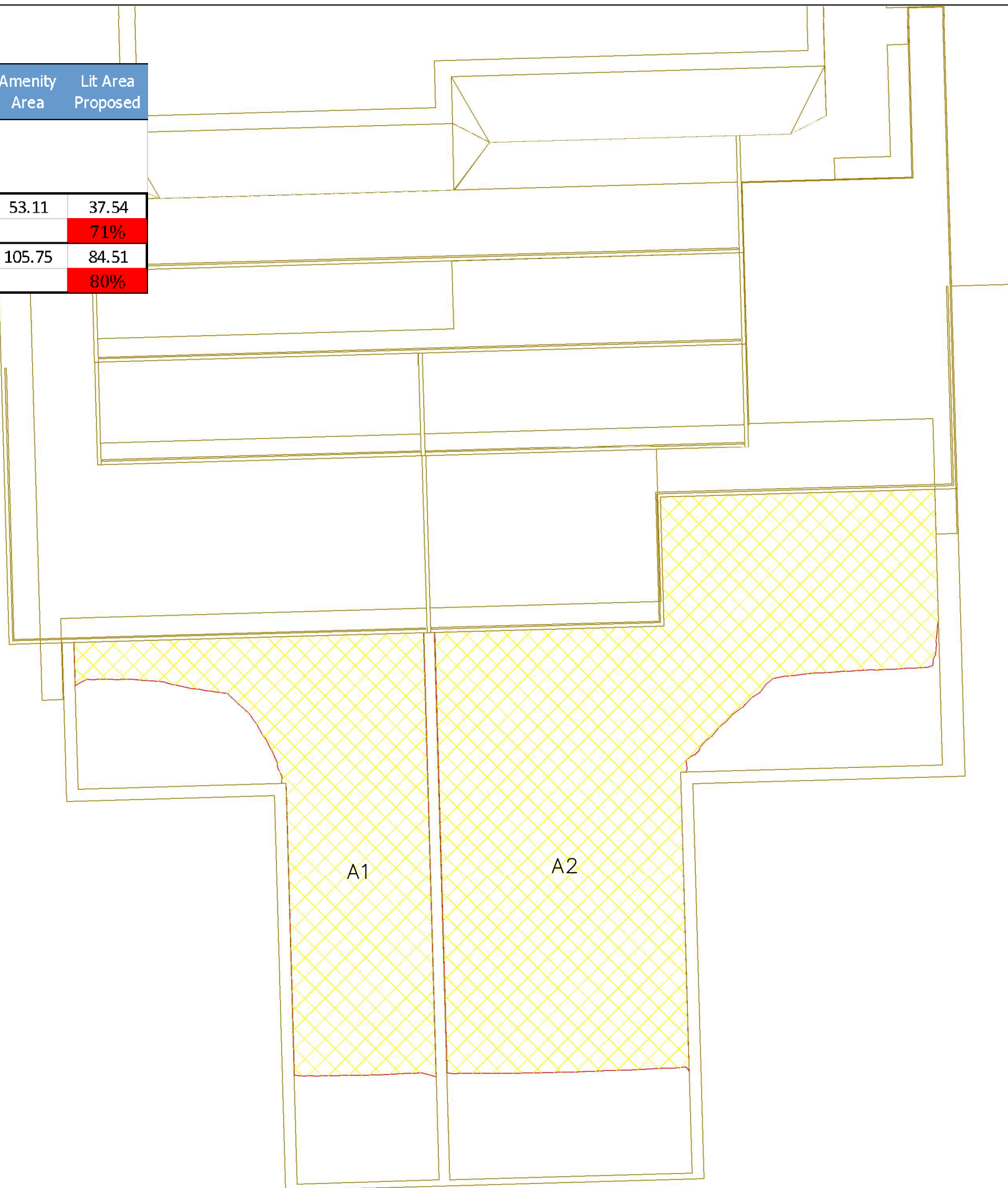
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Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Proposed
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Proposed Scheme

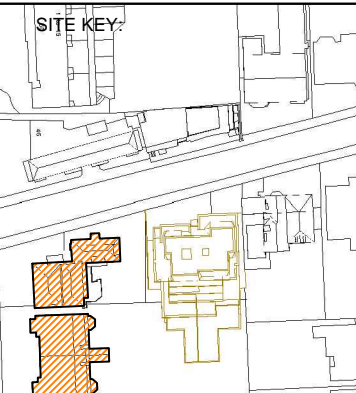
Lower Ground	A1	Area m2	53.11	37.54
		Percentage		71%
Lower Ground	A2	Area m2	105.75	84.51
		Percentage		80%



Proposed Scheme, Lower Ground Floor

INFORMATION USED IN ANALYSIS:
(Info Used)

- PLAN KEY:**
-  Existing Buildings and Structures
 -  Amenity Area
 -  Lit Amenity Area Existing
 -  Lit Amenity Area Proposed
 -  Area of Loss/Gain



PROJECT:
6 Nutley Terrace, London,
NW3 5BX

CLIENT:
Shamin Shafi

DRAWING TITLE:
Overshadowing Analysis for
Amenity Space

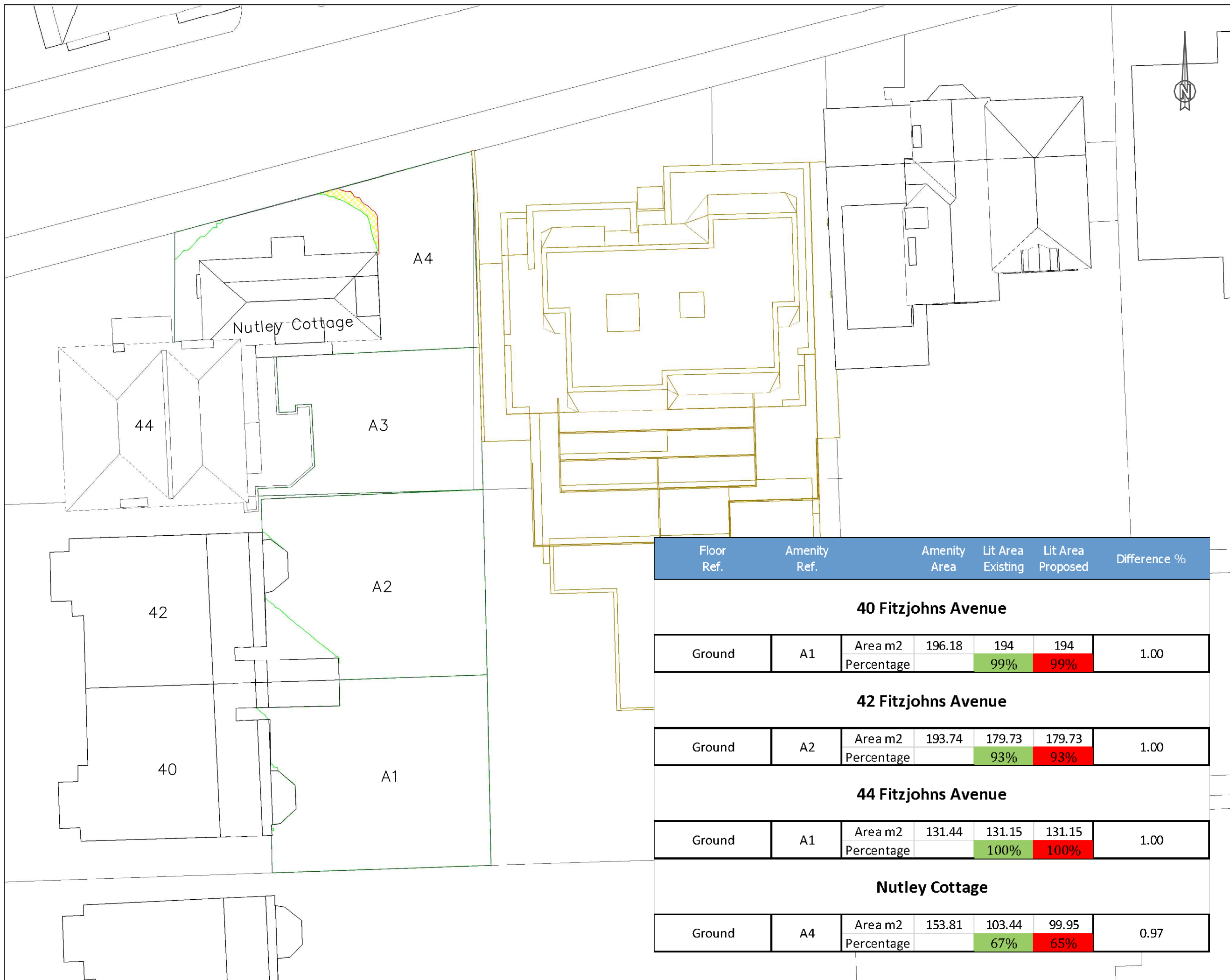
DRAWING NO: J032750 018 REVISION: -

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Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Difference %
40 Fitzjohns Avenue					
Ground	A1	Area m2	196.18	194	1.00
		Percentage		99%	99%
42 Fitzjohns Avenue					
Ground	A2	Area m2	193.74	179.73	1.00
		Percentage		93%	93%
44 Fitzjohns Avenue					
Ground	A1	Area m2	131.44	131.15	1.00
		Percentage		100%	100%
Nutley Cottage					
Ground	A4	Area m2	153.81	103.44	0.97
		Percentage		67%	65%

APPENDIX B

**VERTICAL SKY COMPONENT, ANNUAL PROBABLE SUNLIGHT HOURS AND AVERAGE DAYLIGHT
FACTOR RESULTS SPREAD SHEETS FOR SURROUNDING RESIDENTIAL PROPERTIES**

Shamin Shafi - 6
Nutley Terrace,
London, NW3 5BX



Daylight and Sunlight - VSC and Sunlight Results

								Available Sunlight Hours	
Floor Ref.	Room Use.	Window Ref.		VSC	Pro / Ex	Annual %	Winter %		
46-48 Fitzjohn's Avenue									
Ground	Residential	W1	Existing	33.2	0.96	67	23		
			Proposed	31.74				65	21
Ground	Residential	W2	Existing	30.89	0.94	53	19		
			Proposed	29.18				51	17
Ground	Residential	W3	Existing	31.95	0.94	60	23		
			Proposed	30.02				56	19
Ground	Residential	W4	Existing	33.62	0.93	68	24		
			Proposed	31.34				66	22
First	Residential	W1	Existing	35.79	0.96	70	26		
			Proposed	34.48				69	25
First	Residential	W2	Existing	33.25	0.95	56	22		
			Proposed	31.7				55	21
First	Residential	W3	Existing	34.26	0.95	61	24		
			Proposed	32.53				60	23
First	Residential	W4	Existing	36.03	0.94	69	25		
			Proposed	33.96				67	23
5 Nutley Terrace									
Basement	LKD	W1	Existing	21.26	0.92	*North Facing			
			Proposed	19.61					
Basement	LKD	W2	Existing	21.27	0.92	*North Facing			
			Proposed	19.64					
Basement	Bedroom	W3	Existing	4.51	0.99	*North Facing			
			Proposed	4.47					
First	Bedroom	W1	Existing	35.84	0.91	77	25		
			Proposed	32.44		74	22		
First	Bedroom	W2	Existing	21.23	0.96	*North Facing			
			Proposed	20.43					
First	Bedroom	W3	Existing	25	0.87	36	17		
			Proposed	21.83		33	14		
First	Bedroom	W4	Existing	35.35	0.92	68	25		
			Proposed	32.47		65	22		
Second	Bedroom	W1	Existing	37.97	0.94	18	9		
			Proposed	35.76		18	9		
Second	Bedroom	W2	Existing	38	0.94	78	27		
			Proposed	35.54		78	27		
Second	Bedroom	W3	Existing	25.04	0.98	*North Facing			
			Proposed	24.57					
Second	Bedroom	W11	Existing	38.71	1.00	*North Facing			
			Proposed	38.71					
Second	LKD	W4	Existing	27.82	0.92	41	17		
			Proposed	25.63		41	17		
Second	LKD	W5	Existing	22.42	0.98	50	20		
			Proposed	21.92		50	20		
Second	LKD	W6	Existing	37.82	0.94	75	27		
			Proposed	35.55		75	27		

Shamin Shafi - 6
Nutley Terrace,
London, NW3 5BX



Daylight and Sunlight - VSC and Sunlight Results

Available Sunlight Hours							
Floor Ref.	Room Use.	Window Ref.		VSC	Pro / Ex	Annual %	Winter %
Second	LKD	W7	Existing	37.62	0.95	18	9
			Proposed	35.67		18	9
Second	LKD	W8	Existing	37.5	0.95	77	26
			Proposed	35.78		77	26
Second	LKD	W9	Existing	33.35	1.00	*North Facing	
			Proposed	33.34			
Second	LKD	W10	Existing	31.83	1.00	*North Facing	
			Proposed	31.83			
Third	LKD	W1	Existing	39.02	0.98	74	28
			Proposed	38.29		74	28
Third	LKD	W2	Existing	39.37	1.00	*North Facing	
			Proposed	39.37			
3 Nutley Terrace							
Ground	Residential	W1	Existing	28.73	0.96	39	14
			Proposed	27.47		39	14
Ground	Residential	W2	Existing	34.08	0.96	59	23
			Proposed	32.79		58	22
Ground	Residential	W3	Existing	34.46	0.96	60	24
			Proposed	33.21		59	23
Ground	Residential	W4	Existing	31.71	0.99	46	14
			Proposed	31.24		46	14
First	Residential	W1	Existing	35.75	0.98	45	15
			Proposed	34.96		45	15
First	Residential	W2	Existing	37.61	0.98	61	25
			Proposed	36.83		61	25
First	Residential	W3	Existing	37.69	0.98	61	25
			Proposed	36.94		61	25
First	Residential	W4	Existing	35.75	0.99	47	15
			Proposed	35.48		47	15
4 Nutley Terrace							
Ground	Kitchen	W1	Existing	39.56	0.93	83	30
			Proposed	36.8		73	27
Ground	Kitchen	W2	Existing	7.07	1.00	*North Facing	
			Proposed	7.07			
Nutley Cottage							
Ground	Living room	W1	Existing	27.36	0.78	*North Facing	
			Proposed	21.38			
Ground	Living room	W2	Existing	34.72	0.96	71	24
			Proposed	33.36		63	21
Ground	Living room	W3	Existing	20.47	0.84	*North Facing	
			Proposed	17.22			
Ground	Living room	W4	Existing	29.17	0.98	58	20
			Proposed	28.56		55	20

Shamin Shafi - 6
Nutley Terrace,
London, NW3 5BX



Daylight and Sunlight - VSC and Sunlight Results

Available Sunlight Hours						
Floor Ref.	Room Use.	Window Ref.		VSC	Pro / Ex	Annual % Winter %
First	Bedroom	W1	Existing	34.03	0.82	*North Facing
			Proposed	27.99		
First	Bedroom	W2	Existing	33.97	0.82	*North Facing
			Proposed	27.78		

44 Fitzjohn's Avenue

Basement	Living room	W2	Existing	29.96	0.90	*North Facing
			Proposed	26.92		
Basement	Kitchen	W4	Existing	14.59	0.83	*North Facing
			Proposed	12.06		
Ground	Kitchen	W1	Existing	35.88	0.92	*North Facing
			Proposed	33.11		
Ground	Kitchen	W2	Existing	35.07	0.91	*North Facing
			Proposed	32.04		
First	Bedroom	W1	Existing	37.84	0.95	*North Facing
			Proposed	36.07		
First	Bedroom	W2	Existing	37.74	0.95	*North Facing
			Proposed	35.75		
First	Bedroom	W3	Existing	36.47	0.94	*North Facing
			Proposed	34.31		
Second	Bedroom	W1	Existing	37.32	0.98	*North Facing
			Proposed	36.52		
Second	Bedroom	W2	Existing	37.16	0.98	*North Facing
			Proposed	36.28		
Second	Bedroom	W3	Existing	37.06	0.97	*North Facing
			Proposed	36		

Shamin Shafi - 6 Nutley
Terrace, London, NW3 5BX

Daylight Distribution - DD Results



Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
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5 Nutley Terrace

Basement	R1	LKD	Area m2 % of room	58.08 28.16 48.48%	28.14 48.45%	1.00
Basement	R2	Bedroom	Area m2 % of room	13.97 12.39 88.69%	12.39 88.69%	1.00
First	R1	Bedroom	Area m2 % of room	14.77 13.69 92.69%	13.69 92.69%	1.00
First	R2	Bedroom	Area m2 % of room	24.56 15.81 64.37%	15.81 64.37%	1.00
First	R3	Bedroom	Area m2 % of room	14.89 14.68 98.59%	14.68 98.59%	1.00
Second	R1	Bedroom	Area m2 % of room	35.45 35.45 100.00%	35.45 100.00%	1.00
Second	R2	LKD	Area m2 % of room	64.15 64.15 100.00%	64.15 100.00%	1.00
Third	R1	LKD	Area m2 % of room	62.1 62.1 100.00%	62.1 100.00%	1.00

4 Nutley Terrace

Ground	R1	Kitchen	Area m2 % of room	75.48 75.48 100.00%	75.48 100.00%	1.00
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Nutley Cottage

Ground	R1	Living room	Area m2 % of room	41.34 41.33 99.98%	41.33 99.98%	1.00
First	R1	Bedroom	Area m2 % of room	8.4 8.4 100.00%	8.39 99.88%	1.00

44 Fitzjohn's Avenue

Basement	R1	Living room	Area m2 % of room	27.4 26.42 96.42%	24.31 88.72%	0.92
Basement	R2	Kitchen	Area m2 % of room	10.04 9.69 96.51%	9.6 95.62%	0.99
Ground	R1	Kitchen	Area m2 % of room	16.69 15.79 94.61%	15.79 94.61%	1.00
First	R1	Bedroom	Area m2 % of room	16.69 15.89 95.21%	15.89 95.21%	1.00
First	R2	Bedroom	Area m2 % of room	14.97 14.48 96.73%	14.48 96.73%	1.00

Shamin Shafi - 6 Nutley
Terrace, London, NW3 5BX


Daylight Distribution - DD Results





Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed / Existing
Second	R1	Bedroom	Area m2 12.57 % of room	12.02 95.62%	12.02 95.62%	1.00
Second	R2	Bedroom	Area m2 14.97 % of room	14.31 95.59%	14.31 95.59%	1.00

APPENDIX C

AVERAGE DAYLIGHT FACTOR, DAYLIGHT DISTRIBUTION AND SUNLIGHT RESULTS TO PROPOSED SCHEME

Shamin Shafi - 6 Nutley Terrace, London, NW3 5BX		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Proposed Scheme						
Lower Ground	R1	Bedroom	W1-L	0.02	1	
			W1-U	0.47		
				0.49		
Lower Ground	R2	Bedroom	W2-L	0.06	1	
			W2-U	0.89		
				0.95		
Lower Ground	R3	Bedroom	W3-L	0.02	1	
			W3-U	0.57		
			W4-L	0.01		
			W4-U	0.19		
				0.78		
Lower Ground	R4	Bedroom	W5-L	0.13	1	
			W5-U	1.28		
				1.41		
Lower Ground	R5	Bedroom	W6-L	0.06	1	
			W6-U	0.58		
			W7-L	0.05		
			W7-U	0.52		
				1.21		
Lower Ground	R6	Bedroom	W8-L	0.18	1	
			W8-U	2.01		
				2.20		
Lower Ground	R7	Bedroom	W9-L	0.19	1	
			W9-U	2.07		
				2.26		
Lower Ground	R8	Bedroom	W10-L	0.16	1	
			W10-U	1.85		
				2.01		
Ground	R1	Study	W1-L	0.04	1	
			W1-U	0.77		
				0.81		
Ground	R2	LKD	W2-L	0.01	2	
			W2-U	0.14		
			W3-L	0.02		
			W3-U	0.43		
			W4-L	0.10		
			W4-U	1.28		
				1.98		
Ground	R3	LKD	W5-L	0.10	2	
			W5-U	1.30		
			W6-L	0.02		
			W6-U	0.44		
			W7-L	0.01		
			W7-U	0.17		
				2.03		

Shamin Shafi - 6 Nutley Terrace, London, NW3 5BX		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
First	R1	Bedroom	W1-L	0.03	1	
			W1-U	0.65		
			W2-L	0.07		
			W2-U	1.30		
				2.05		
First	R2	Bedroom	W3-L	0.10	1	
			W3-U	1.96		
				2.06		
First	R3	Bedroom	W4-L	0.06	1	
			W4-U	1.17		
			W5-L	0.03		
			W5-U	0.57		
				1.83		
First	R4	Bedroom	W6-L	0.09	1	
			W6-U	1.81		
				1.90		
First	R5	LKD	W7-L	0.01	2	
			W7-U	0.20		
			W8-L	0.03		
			W8-U	0.55		
			W9-L	0.09		
			W9-U	0.89		
				1.77		
First	R6	LKD	W10-L	0.10		
			W10-U	1.39		
			W11-L	0.03		
			W11-U	0.50		
First	R6	LKD	W12-L	0.01	2	
			W12-U	0.21		
				2.24		
Second	R1	Bedroom	W1-L	0.11	1	
			W1-U	2.18		
				2.29		
Second	R2	Bedroom	W2-L	0.11	1	
			W2-U	2.11		
				2.21		
Second	R3	Bedroom	W3-L	0.08	1	
			W3-U	1.64		
				1.72		
Second	R4	LKD	W4-L	0.01	2	
			W4-U	0.17		
			W5-L	0.02		
			W5-U	0.52		
			W6-L	0.08		
			W6-U	0.85		
			W7-L	0.08		
W7-U	0.85					
				2.59		

Shamin Shafi - 6 Nutley Terrace, London, NW3 5BX		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Second	R5	Bedroom	W8-L	0.08	1	
			W8-U	1.71		
				1.79		
Third	R1	Bedroom	W1-L	0.19	1	
			W1-U	1.88		
				2.07		
Third	R2	Bedroom	W2-L	0.28	1	
			W2-U	2.70		
				2.98		
Third	R3	LKD	W3-L	0.02		
			W3-U	0.21		
			W4-L	0.11		
			W4-U	1.21		
			W5-L	0.12		
			W5-U	1.49		
Third	R3	LKD	W6-L	0.07	1	
			W6-U	0.70		
				3.92		

Shamin Shafi - 6
Nutley Terrace,
London, NW3 5BX

Daylight Distribution - DD Results for Proposed
Scheme



Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Proposed
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Proposed Scheme

Lower Ground	R1	Bedroom	Area m2 % of room	23.56 4.97	21.10%
Lower Ground	R2	Bedroom	Area m2 % of room	14.16 7.27	51.34%
Lower Ground	R3	Bedroom	Area m2 % of room	17.27 12.75	73.83%
Lower Ground	R4	Bedroom	Area m2 % of room	12.39 12.22	98.63%
Lower Ground	R5	Bedroom	Area m2 % of room	14.73 14.54	98.71%
Lower Ground	R6	Bedroom	Area m2 % of room	26.28 26.11	99.35%
Lower Ground	R7	Bedroom	Area m2 % of room	25.2 25.07	99.48%
Lower Ground	R8	Bedroom	Area m2 % of room	15.67 15.52	99.04%
Ground	R1	Study	Area m2 % of room	16.57 8.54	51.54%
Ground	R2	LKD	Area m2 % of room	85.84 84.64	98.60%
Ground	R3	LKD	Area m2 % of room	83.92 82.33	98.11%
First	R1	Bedroom	Area m2 % of room	19.19 18.83	98.12%
First	R2	Bedroom	Area m2 % of room	10.52 10.29	97.81%
First	R3	Bedroom	Area m2 % of room	26.87 26.26	97.73%
First	R4	Bedroom	Area m2 % of room	13.73 13.59	98.98%
First	R5	LKD	Area m2 % of room	70.42 69.47	98.65%
First	R6	LKD	Area m2 % of room	76.83 75.85	98.72%
Second	R1	Bedroom	Area m2 % of room	12.85 12.68	98.68%
Second	R2	Bedroom	Area m2 % of room	13.61 13.4	98.46%

Shamin Shafi - 6
Nutley Terrace,
London, NW3 5BX

Daylight Distribution - DD Results for Proposed
Scheme



Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Proposed
Second	R3	Bedroom	Area m2	20.11	19.8
			% of room		98.46%
Second	R4	LKD	Area m2	91.51	91.17
			% of room		99.63%
Second	R5	Bedroom	Area m2	20.78	20.2
			% of room		97.21%
Third	R1	Bedroom	Area m2	14.12	14.07
			% of room		99.65%
Third	R2	Bedroom	Area m2	22.08	21.96
			% of room		99.46%
Third	R3	LKD	Area m2	77.41	77.41
			% of room		100.00%

Shamin Shafi - 6
Nutley Terrace,
London, NW3 5BX

Daylight and Sunlight - VSC and Sunlight
Results for Proposed Scheme



Available Sunlight Hours

Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Proposed Scheme						
Lower Ground	R1	Bedroom	W1	Proposed	*North Facing	
Lower Ground	R2	Bedroom	W2	Proposed	2	0
Lower Ground	R3	Bedroom	W3	Proposed	*North Facing	
Lower Ground	R3	Bedroom	W4	Proposed	0	0
Lower Ground	R4	Bedroom	W5	Proposed	18	16
Lower Ground	R5	Bedroom	W6	Proposed	23	19
Lower Ground	R5	Bedroom	W7	Proposed	18	14
Lower Ground	R6	Bedroom	W8	Proposed	65	29
Lower Ground	R7	Bedroom	W9	Proposed	64	28
Lower Ground	R8	Bedroom	W10	Proposed	49	21
Ground	R1	Study	W1	Proposed	*North Facing	
Ground	R2	LKD	W2	Proposed	*North Facing	
Ground	R2	LKD	W3	Proposed	42	17
Ground	R2	LKD	W4	Proposed	70	28
Ground	R3	LKD	W5	Proposed	70	28
Ground	R3	LKD	W6	Proposed	40	16
Ground	R3	LKD	W7	Proposed	10	1
First	R1	Bedroom	W1	Proposed	*North Facing	

Shamin Shafi - 6
Nutley Terrace,
London, NW3 5BX

Daylight and Sunlight - VSC and Sunlight
Results for Proposed Scheme



Available Sunlight Hours						
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
First	R1	Bedroom	W2		*North Facing	
				Proposed		
First	R2	Bedroom	W3		*North Facing	
				Proposed		
First	R3	Bedroom	W4		*North Facing	
				Proposed		
First	R3	Bedroom	W5		*North Facing	
				Proposed		
First	R4	Bedroom	W6		*North Facing	
				Proposed		
First	R5	LKD	W7		*North Facing	
				Proposed		
First	R5	LKD	W8			
				Proposed	46	20
First	R5	LKD	W9			
				Proposed	26	25
First	R6	LKD	W10			
				Proposed	64	26
First	R6	LKD	W11			
				Proposed	44	18
First	R6	LKD	W12			
				Proposed	21	2
Second	R1	Bedroom	W1		*North Facing	
				Proposed		
Second	R2	Bedroom	W2		*North Facing	
				Proposed		
Second	R3	Bedroom	W3		*North Facing	
				Proposed		
Second	R4	LKD	W4		*North Facing	
				Proposed		
Second	R4	LKD	W5			
				Proposed	53	25
Second	R4	LKD	W6			
				Proposed	34	29
Second	R4	LKD	W7			
				Proposed	33	28
Second	R5	Bedroom	W8			
				Proposed	53	25

Shamin Shafi - 6
Nutley Terrace,
London, NW3 5BX

Daylight and Sunlight - VSC and Sunlight
Results for Proposed Scheme



Available Sunlight Hours						
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Third	R1	Bedroom	W1		*North Facing	
				Proposed		
Third	R2	Bedroom	W2		*North Facing	
				Proposed		
Third	R3	LKD	W3			
				Proposed	41	17
Third	R3	LKD	W4			
				Proposed	69	25
Third	R3	LKD	W5			
				Proposed	76	29
Third	R3	LKD	W6			
				Proposed	37	10