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45 HOLMES ROAD
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DAYLIGHT, SUNLIGHT AND OVERSHADOWING ASSESSMENT

Ref: CH/ch/15105
Date: May 2015

INTRODUCTION

Delva Patman Redler LLP have been instructed by Tiuta Properties Limited and 160 Iverson Limited to assess the impact of the proposed development on the site known as 45 Holmes road, for daylight, sunlight and overshadowing to the neighbouring residential properties.

This assessment has been carried out in accordance with the recommendations of the Building Research Establishment Report "Site Layout Planning for Daylight & Sunlight 2011" (BRE 209).

THE PROPOSAL

The proposals involve maintaining the current existing ground floor commercial and residential units, with an extension to provide 8 additional residential units above the existing building.

POLICY / GUIDELINES

The study has been carried out in accordance with the recommendations of the Building Research Establishment report "Site Layout Planning for Daylight & Sunlight 2011". This is the standard specifically identified in the London Borough of Camden Unitary Development Plan November 2010 by which daylight and sunlight should be assessed.

The BRE guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the report should not be seen as a part 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 the many factors in site layout design. In certain circumstances the developer or planning authority may wish to use alternative target values.

Whilst technical analysis can be carried out in accordance with numerical guidelines and reported factually by comparison with those guidelines, the final assessment as to whether affected dwellings are left with acceptable amounts of daylight and sunlight in an inner city context where the findings are to be interpreted in a flexible manner is a matter of subjective opinion.

METHODOLOGY

The Daylight assessments have been undertaken by reference to the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight & Sunlight 2011".

The BRE Report advises that daylight levels should be assessed for the main habitable rooms of neighbouring residential properties. Habitable rooms in residential properties are defined as kitchens, living rooms and dining rooms. Bedrooms are less important as they are mainly occupied at night time.

The BRE is principally set up for residential properties. It is common practice to test only residential properties unless the neighbouring buildings are sensitive receptors such as schools or hospitals.

DAYLIGHT

The BRE Guide states that:

> *"If, for any part of the new development, this angle is more than 25º, a more detailed check is needed to find the loss of skylight to the existing building."*

The BRE guidelines propose several methods for calculating daylight.

The three main methods adopted within this report are the Vertical Sky Component (VSC), the No Sky Line and the average daylight factor assessment (ADF).

The VSC calculation is a general test of potential for daylight to a building, measuring the light available on the outside plane of windows. The BRE states that if a room has two or more windows, the mean of their VSC may be taken. In a dense urban area such as this the VSC method is often considered to give unjust results.

The "No-Sky" Line divides those areas of the working plane which can receive direct skylight, from those which cannot. It provides an indication of how good the daylight distribution is within a room.

The Average Daylight Factor (ADF) calculation complements the VSC study. It assesses the quality and distribution of light within a room served by a window and takes into account the VSC value, the size and number of the windows and room and the use to which the room is put. ADF assesses actual light distribution within a defined room area whereas the VSC considers potential light. British Standard 8206, Code of Practice for Daylighting recommends ADF values of 1% in bedrooms, 1.5% in living rooms and 2% in kitchens. For other uses, where it is expected that supplementary electric lighting will be used throughout the daytime, such as in offices, the ADF value should be 2%. There is no general requirement within the BRE guidelines to assess ADF values, other than for neighbouring residential buildings or sensitive receptors such as museums or schools.

No access has been gained into any of the neighbouring properties surrounding the development site. Internal layout plans have however been sourced from the London Borough of Camden planning archives for 55-57 Holmes Road and 65-67 Holmes Road.

The properties assessed for the daylight study are identified on drawing 14416/LOC/801, attached at Appendix A. These are as follows:-

- 55 – 57 Holmes Road – 6 Storey commercial/residential property.
- 20 - 21 Inkerman Road – 2 Storey Residential Property
- 24 – 31 Inkerman Road – 3 storey residential terrace houses.
- 16 – 30 Azania Mews – 3 Storey residential terrace houses.
- 65 – 67 Holmes Road – Consented scheme for student accommodation.

Sunlight

The BRE have produced sunlight templates for London, Manchester and Edinburgh indicating the Annual Probable Sunlight Hours (APSH) for these regions. The London template has been selected for this study as the London indicator template is the closest of the three available from BRE in terms of latitude.

Sunlight analysis is undertaken by measuring annual probable sunlight hours (APSH) for the main windows of rooms which face within 90° of due south. The maximum number of annual probable sunlight hours for the London orientation is 1,486 hours. The BRE guidelines propose that the appropriate date for undertaking a sunlight assessment is on 21st March, being the spring equinox. Calculations of both summer and winter availability are made with the winter analysis covering the period from the 21st September to 21st March. For residential accommodation, the main requirement for sunlight is in living rooms and it is regarded as less important in bedrooms and kitchens.

This report has assessed sunlight to all rooms that face within 90° of due south.

Overshadowing

The BRE advises that amenity spaces such as gardens, parks and children's playgrounds should be considered for overshadowing assessments. It recommends that at least half of the amenity areas should receive at least two hours of sunlight on 21st March.

The amenity areas considered in this analysis are highlighted in drawings 14416/SHA/501 in Appendix C. These drawings show the transient shadows cast by all the buildings on March 21st between the hours 7am – 5pm for the proposed development.

SOURCE DATA

The studies have been undertaken by calculating the daylight and sunlight based on the template drawings provided within the BRE guidelines. The study was undertaken with external drawings derived from:

- Existing and surrounding buildings: Technics Group:
  Dwg No's: SD13747-01.
- Proposed Scheme: Lynas Architecture:
  Dwg No's: 3D model provided March 2015.
- 55-57 Holmes Road: Contemporary Design Solutions:
  Dwg No's: 140300-A-110 – 140Rev A.
- 65-67 Holmes Road: Contemporary Design Solutions:
  Dwg No's: 131050 A (GA) P080, P090, P100, P110, P120, P130, P140, P150, P160 and P170.

SIGNIFICANCE CRITERIA

The guidance given by BRE has been used as a basis for the criteria to assess the Development's potential effects. The BRE guidance specifies:

> *"…In special circumstances the developer or planning authority may wish to use different target values. For example, in an historic city centre a higher degree of obstruction may be unavoidable…"*

The report adds:

> *"…Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints."*

When a neighbouring building has obstructions such as balconies or recesses restricting the windows ability to see visible sky, the BRE guidance specifies that one way to demonstrate this would be to carry out an additional calculation of the VSC, without the obstruction in place

In describing the significance criteria as set out below, it should be noted that they have been developed to protect residential properties, which are the most sensitive receptors.

DAYLIGHT

The BRE guidance is summarised in Table 1 and this has been used as the basis for the criteria used in the assessment of daylight and sunlight impacts.

TABLE 1: BRE Daylight Guidance used in the Assessment

Issue	Criteria
Daylight	A window may be affected if the vertical sky component **(VSC)** measured at the centre of the window is less than 27% and less than 0.8 times its former value.
	A room may be adversely affected if a significant area of the room is beyond the **No-Sky Line** and is less than 0.8 times its former value.
	A room may be adversely affected if the average daylight factor **(ADF)** is less than 1% for a bedroom, 1.5% for a living room or 2% for a kitchen. For offices a minimum figure of 2% is required.
Sunlight	A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours including at least 5% of the annual probable sunlight hours **(APSH)** during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period.
Overshadowing	For it to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 march is less than 0.8 times its former value, then the loss of light is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.

BASELINE CONDITIONS

An analysis of the impact of the existing buildings (the baseline conditions) against which to compare any potential impact arising from the development has been undertaken based on Drawing 15105/SPT/800 in Appendix A.

The development site is enclosed and currently comprises of a low level commercial property, with residential properties situated to the east, south and west.

This can be seen from the technical results in tabular form in Appendix B.

An analysis of the existing daylight levels enjoyed by all relevant neighbouring properties has been undertaken in order to provide a baseline against which the impacts arising from the proposed development can be assessed. The detailed results of this analysis are presented in Technical Appendix B.

RESULTS – COMPLETED DEVELOPMENT

DAYLIGHT – VSC

The full results of the daylight analyses are presented in Appendix B in graphical and tabular form. A summary of the results of the Vertical Sky Component (VSC) analysis on the relevant overlooking windows are presented in Table 2 below. This identifies where habitable rooms / windows are left with adequate light.

TABLE 2: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (VSC METHOD)

Address	Total Number of Rooms Tested	Number of Rooms Experiencing Adverse Impacts			
		< 20% difference Represents negligible Levels of light.	20-30% difference represents minor adverse losses	30-40% difference Represents Moderate adverse losses	more than 40% difference represents substantial losses
55 to 57 Holmes Road	26	25	1	0	0
20 to 21 Inkerman Road	8	8	0	0	0
24 to 31 Inkerman Road	37	37	0	0	0
16 to 31 Azania Mews	33	29	4	0	0
Total	**104**	**99**	**5**	**0**	**0**

Table 2 indicates that of the 104 rooms considered 99 (95.2%) will fully comply with the target values set by the BRE for Vertical Sky Component method of assessment. All rooms assessed will have no more than a minor adverse impact as a result of the proposed development.

All rooms will remain with 23% of the existing baselines condition, and therefore only marginally fall below the BRE target values for VSC.

Overall the proposed scheme will have a negligible to minor adverse impact on the neighbouring residential properties in VSC terms.

DAYLIGHT – NO SKY LINE

The full results of the daylight analysis are presented in Appendix B in tabular form. A summary of the results of the No Sky Line Component (NSL) analysis on the relevant overlooking rooms are presented in Table 3 below. This identifies where habitable rooms are left with adequate light.

TABLE 3: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (NSL METHOD)

Address	Total Number of Rooms Tested	Number of Rooms Experiencing Adverse Impacts			
		< 20% difference Represents negligible Levels of light.	20-30% difference represents minor adverse losses	30-40% difference Represents Moderate adverse losses	more than 40% difference represents substantial losses
55 to 57 Holmes Road	26	26	0	0	0
20 to 21 Inkerman Road	8	8	0	0	0
24 to 31 Inkerman Road	37	37	0	0	0
16 to 31 Azania Mews	33	26	1	5	1
Total	**104**	**97**	**1**	**5**	**1**

Table 3 indicates that of the 104 rooms considered 97 (93.3%) will fully comply with the target values set by the BRE for No Sky Line assessment. Only 6 (5.7%) rooms in 16 to 31 Azania Mews will experience a moderate to substantial adverse loss.

The 4 rooms in 16 to 31 Azania Mews which fall below the BRE target values will remain with light levels in excess 60%, which is generally considered adequate when you consider the dense urban nature of the development area.

Overall, the proposed scheme will generally have a negligible impact on the neighbouring residential properties in NSL terms apart from a few isolated issues, where the rooms will generally remain with adequate levels of light when considering the dense urban nature of the local environment.

DAYLIGHT – ADF

The full results of the daylight analysis are presented in Appendix B in tabular form. A summary of the results of the Average Daylight Factor (ADF) analysis on the relevant overlooking rooms are presented in Table 4 Below. This identifies where habitable rooms are left with adequate light.

TABLE 4: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (ADF METHOD)

Address	Total Number of Rooms Tested	Number of Rooms Experiencing Adverse Impacts			
		< 20% difference Represents negligible Levels of light.	20-30% difference represents minor adverse losses	30-40% difference Represents Moderate adverse losses	more than 40% difference represents substantial losses
55 to 57 Holmes Road	26	26	0	0	0
20 to 21 Inkerman Road	8	8	0	0	0
24 to 31 Inkerman Road	37	37	0	0	0
16 to 31 Azania Mews	33	33	0	0	0
Total	**104**	**104**	**0**	**0**	**0**

Table 4 indicates that all of the rooms assessed will fully comply with the target values set by the BRE for Average Daylight Factor assessment. This shows that all the rooms considered will be left with sufficient levels of light and the scheme will only have a negligible impact.

DAYLIGHT – TO CONSENTED STUDENT ACCOMMODATION

65 – 67 Holmes Road received planning permission for 237 units providing student accommodation in March 2014. To date construction on site has not yet commenced.

The full results of the daylight analysis are presented in Appendix B in tabular form. A summary of the results of the Average Daylight Factor (ADF) analysis on the relevant overlooking rooms are presented in Table 5 Below. This identifies where habitable rooms are left with adequate light.

TABLE 5: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (ADF METHOD)

Address	Total Number of Rooms Tested	Number of Rooms Experiencing Adverse Impacts			
		< 20% difference Represents negligible Levels of light.	20-30% difference represents minor adverse losses	30-40% difference Represents Moderate adverse losses	more than 40% difference represents substantial losses
65-67 Holmes Road	20	20	0	0	0
Total	**20**	**20**	**0**	**0**	**0**

Table 5 indicates that all of the rooms assessed will fully comply with the target values set by the BRE for Average Daylight Factor assessment. This shows that all habitable rooms within the consented scheme will remain with sufficient levels of light.

Overall, when the three main methods of assessment are evaluated the proposed will only have a negligible impact on the quality, quantity and distribution of light the neighbouring residential properties receive, and therefore is not of an excessive scale for the immediate surrounding area in daylight terms.

NEIGHBOURING SUNLIGHT – APSH

The full results of the sunlight analyses are presented in Appendix C in tabular form. A summary of the results of the Annual Probable Sunlight Hours (APSH) analysis on the relevant overlooking windows are presented in Table 6 below. This identifies where habitable rooms are left with adequate light.

TABLE 6: NUMBER OF WINDOWS EXPERIENCING SUNLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (APSH METHOD)

Address	Total Number of Rooms Tested	Rooms Meeting BRE Guidelines for APSH	Number of Rooms Experiencing Impacts beyond BRE Guidance
55-57 Holmes Road	**14**	**14**	**0**
Total	**14**	**14**	**0**

Table 6 indicates that all of the 14 windows assessed will fully comply with the BRE guidelines for sunlight in APSH terms.

Overall, the development proposals are considered to have a negligible impact on sunlight to neighbouring habitable rooms and will comply with the BRE guidelines in sunlight terms.

OVERSHADOWING

The drawings 15105/SHA/501 in appendix C shows the amenity areas considered and highlights which areas of amenity do not receive at least 2 hours of direct sunlight on March 21st.

The shadow analysis indicates that all 15 private amenity spaces considered will fully comply with the target values set by the BRE for overshadowing,

Overall, the overshadowing results to the private amenity spaces assessed show that the proposed scheme will not alter the direct sunlight these spaces receive, and therefore will fully comply with the standards outlined in the BRE.

COMPARISON AGAINST CONSENTED SCHEME (2014/2551/P)

We have assessed the impacts the proposed scheme may have on the relevant neighbouring habitable windows/rooms using the previously consented scheme as the baseline condition for daylight and sunlight. The full results of the assessment are presented in Appendix D

TABLE 7: SUMMARY TABLE SHOWING DIFFERENCES BETWEEN THE DAYLIGHT AND SUNLIGHT RESULTS FOR THE CONSENTED SCHEME AND PROPOSED SCHEME

Address	Total Number of Rooms Tested	Proposed Scheme v Consented Scheme			
		Improvement In Light Levels	No Change In Light Levels	< 20% Difference	>20% Difference
Vertical Sky Component	104	43	5	56	0
No Sky Line	104	7	72	23	2
Average Daylight Factor	104	40	7	57	0
APSH	14	0	14	0	0

The VSC results indicate that all of the 104 rooms considered will fully comply with the target values set by the BRE for Vertical Sky Component method of assessment. All rooms assessed will have no more than a minor adverse impact as a result of the proposed development.

The NSL results indicate that of the 104 rooms considered 102 (98.1%) will fully comply with the target values set by the BRE for No Sky Line assessment. All rooms assessed will have no more than a minor adverse impact as a result of the proposed development.

The ADF results indicate that all of the rooms assessed will fully comply with the target values set by the BRE for Average Daylight Factor assessment.

The sunlight results indicate that all of the 14 windows assessed will fully comply with the BRE guidelines for sunlight in APSH terms.

Overall there is minimal difference between the consented scheme results and the latest proposed scheme, with 48 of the neighbouring 104 (46.2%) habitable rooms receiving improved or no difference in the levels of light they would receive as a result of the changes to the proposed scheme in VSC terms.

CONCLUSIONS

The proposals involve maintaining the current existing ground floor commercial and residential units, with an extension to provide 8 additional residential units above the existing building.

This assessment accords with the BRE Site Layout Planning for Daylight & Sunlight 2011. This is the standard identified in the London Borough of Camden UDP November 2010.

To assess the development's potential impact on daylight on neighbouring properties a baseline assessment was undertaken. The methods of assessment used to calculate the daylight was the Vertical Sky Component (VSC), No Sky Line (NSL) and the Average Daylight Factor (ADF).

The VSC results show that all of the rooms assessed will have no more than a minor adverse effect as a result of the proposed development.

The NSL results show that 94.23% of rooms assessed will have no more than a minor adverse effect. Indicating that the proposed scheme will have a negligible impact on the neighbouring residential properties in NSL terms

The ADF daylight assessment shows that all rooms assessed will fully comply with the standard outlined in the BRE, indicating that the internal illuminance within the neighbouring habitable rooms will be maintained.

The APSH results show that all of the windows assessed will fully comply with the standards outlined in the BRE.

The overshadowing results to the private amenity spaces assessed show that the proposed scheme will not alter the direct sunlight these spaces receive, and therefore will fully comply with the standards outlined in the BRE.

There is minimal between the consented scheme results and the latest proposed scheme, with many of the neighbouring habitable rooms receiving improved levels of light as a result of the changes to the proposed scheme.

Generally the scheme is considered to have a predominately negligible impact when measured against the significance criteria of the vertical sky component, no sky line and the average daylight factor method for daylight assessment.

Generally the scheme is considered to have a negligible impact when measured against the significance criteria for sunlight assessment.

Overall, the analysis undertaken demonstrates that given the approach recommended by the BRE guidelines, the proposed development will create a negligible impact on the residential amenity adjacent to the development site and is considered to be acceptable in daylight and sunlight terms on the surrounding properties given this urban location.

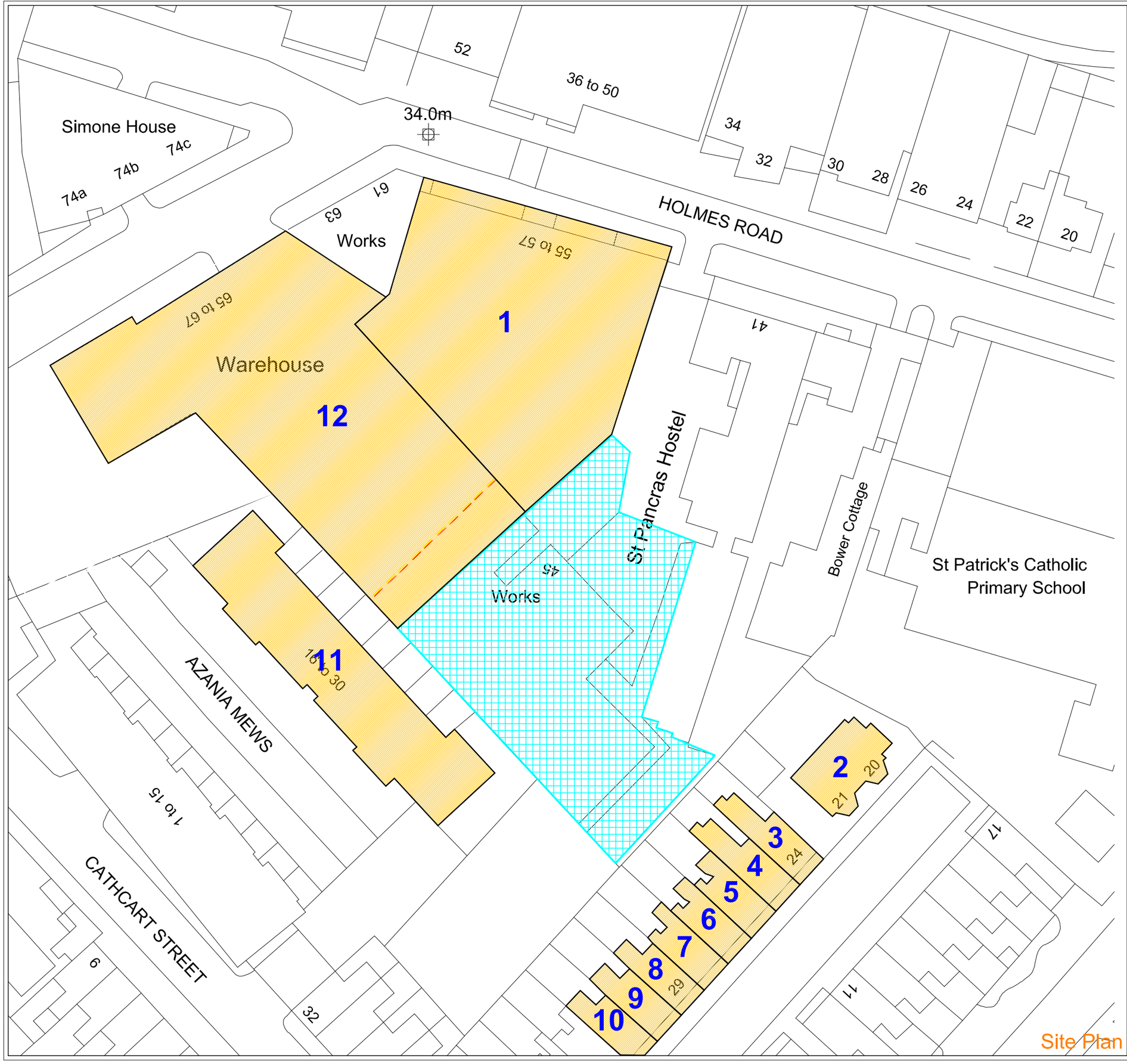
The Lynas Architecture scheme is therefore considered to recognise and observe the intentions of the London Borough of Camden planning policy in daylight, sunlight and overshadowing terms.

Delva Patman Redler LLP

APPENDIX A

LOCATION DRAWINGS

15105/SPT/800 AND LOC/800-804



1: 55 - 57 Holmes Road
Dwg No: 15105/LOC/801

2: 20 - 21 Inkerman Road
Dwg No: 15105/LOC/802

3: 24 Inkerman Road
Dwg No: 15105/LOC/802

4: 25 Inkerman Road
Dwg No: 15105/LOC/802

5: 26 Inkerman Road
Dwg No: 15105/LOC/802

6: 27 Inkerman Road
Dwg No: 15105/LOC/802

7: 28 Inkerman Road
Dwg No: 15105/LOC/802

8: 29 Inkerman Road
Dwg No: 15105/LOC/802

9: 30 Inkerman Road
Dwg No: 15105/LOC/802

10: 31 Inkerman Road
Dwg No: 15105/LOC/802

11: 16 - 30 Azania Mews
Dwg No: 15105/LOC/803

12: 65 - 67 Holmes Road
Dwg No: 15105/LOC/804

N
Indicative

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Site Boundary

Buildings Highlighted

SOURCE DATA

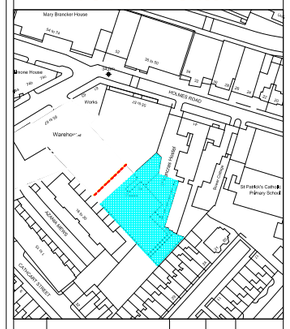
Drawings Used:

OS Plan

NOTES

All neighbouring properties considered for analysis.

Site Plan



REV	Description	Drawn	Ch'kd	Date

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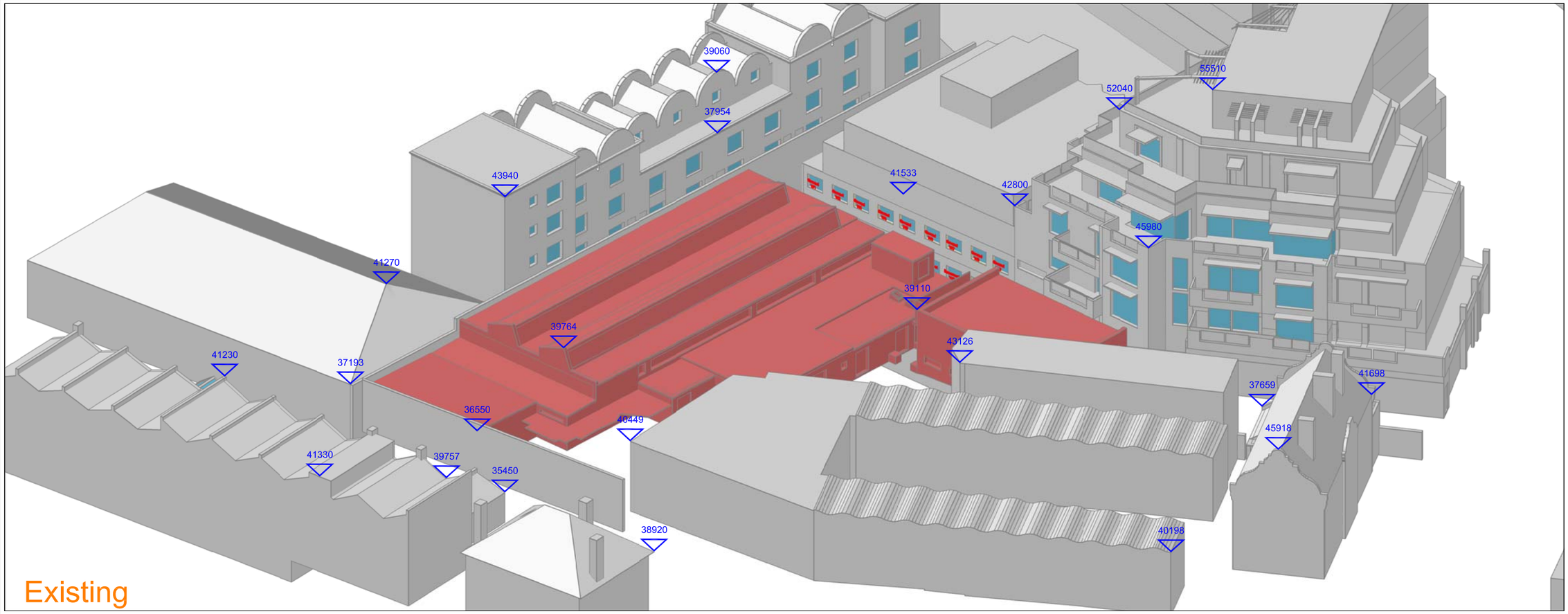
TITLE:
45 HOLMES ROAD
LONDON NW5
-
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
45 Holmes Road - Property Location Plan
ROL & Daylight / Sunlight Analysis
Existing & Proposed Schemes
-
-
-
-

DRAWN: CIH	JOB NO: 15105
SCALE: NTS	
DATE: 14/04/2015	
DWG NO: LOC/800	REV: -



Existing

Proposed

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing
Surrounding
Proposed
Buildings Highlighted

SOURCE DATA

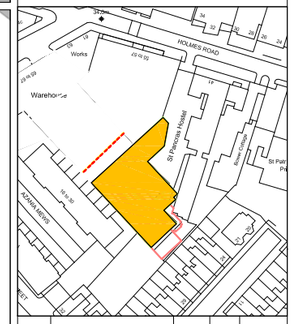
Drawings Used:
Existing and surrounding buildings:
Technics Group:
Dwg No's: SD13747-01

Proposed Scheme:
Lynas Architects: 3d model provided March 15

NOTES

All heights are measured in mm AOD.

Site Plan



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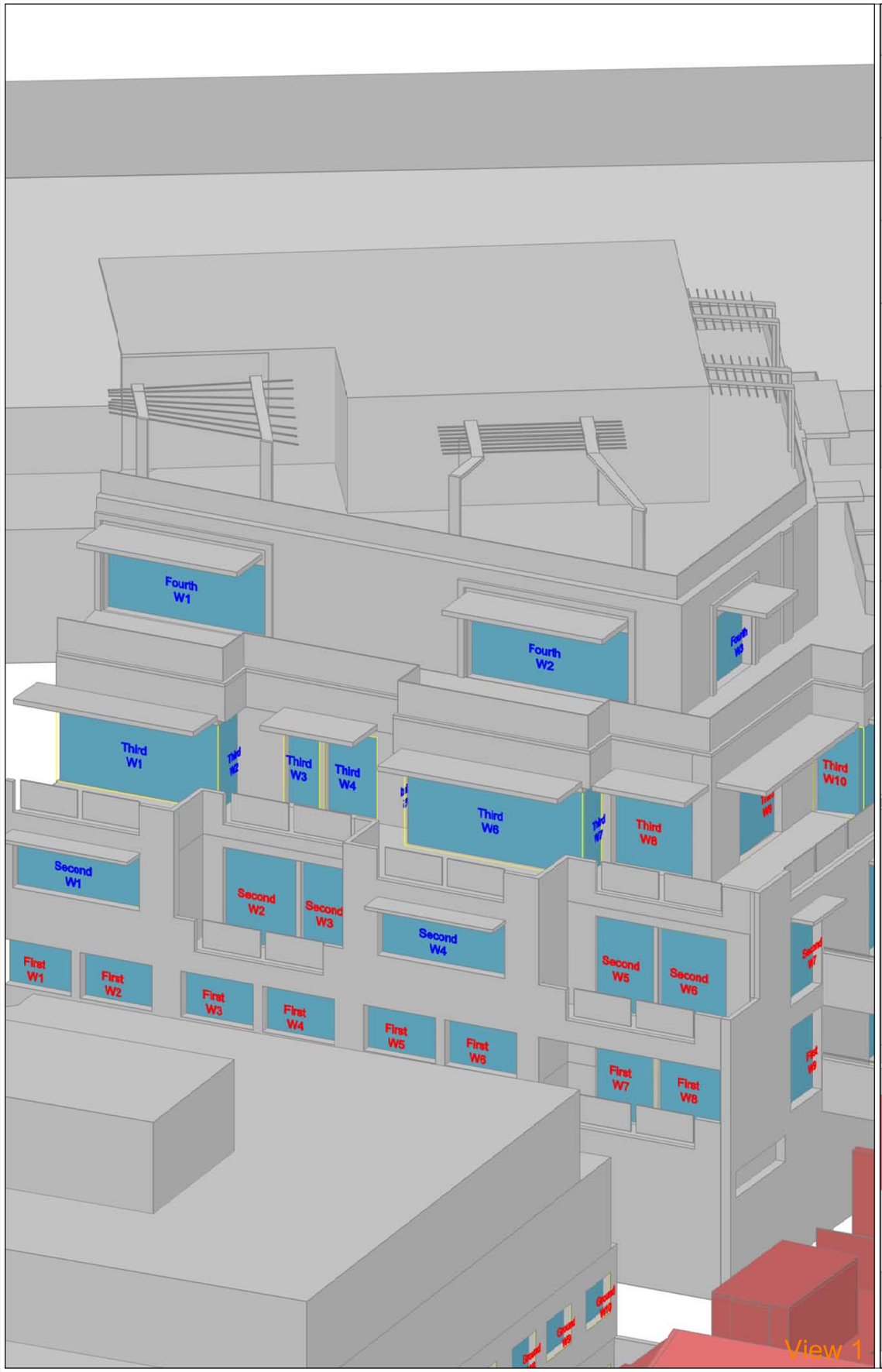
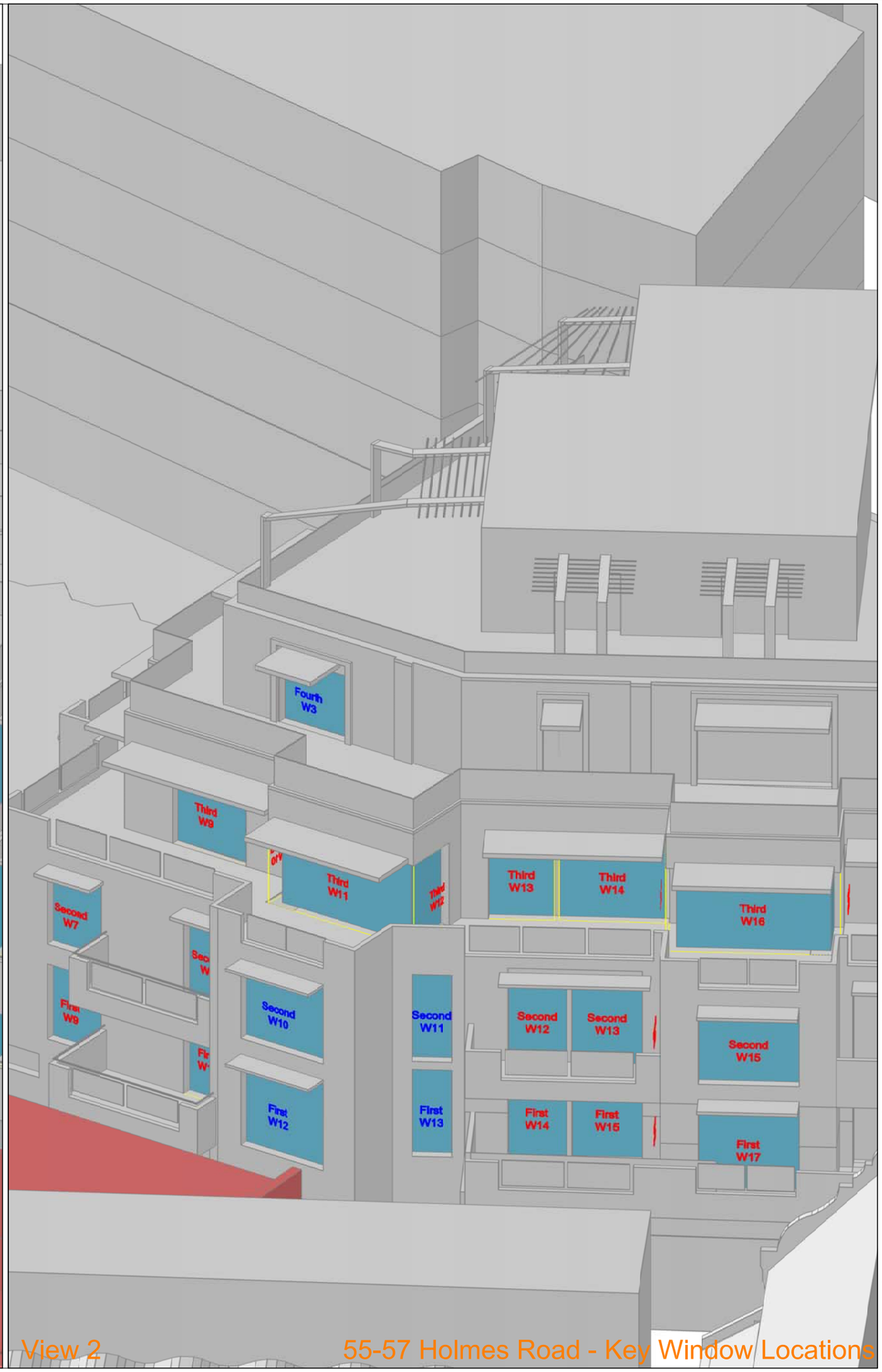
TITLE:
45 HOLMES ROAD
LONDON NW5
-
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
45 Holmes Road
Daylight / Sunlight Analysis
Key Building Heights
Existing & Proposed Schemes
-
-
-

DRAWN:	MJ	JOB NO:	15105
SCALE:	NTS		
DATE:	25/03/2015		
DWG NO:	SPT/800	REV:	-



View 1



View 2

55-57 Holmes Road - Key Window Locations

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

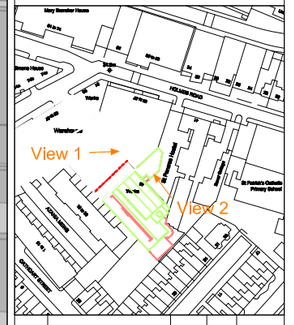
Drawings Used:
Existing and surrounding buildings:
Technics Group:
Dwg No's: SD13747-01

Proposed Scheme:
Lynas Architects: 3d model provided March 15

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



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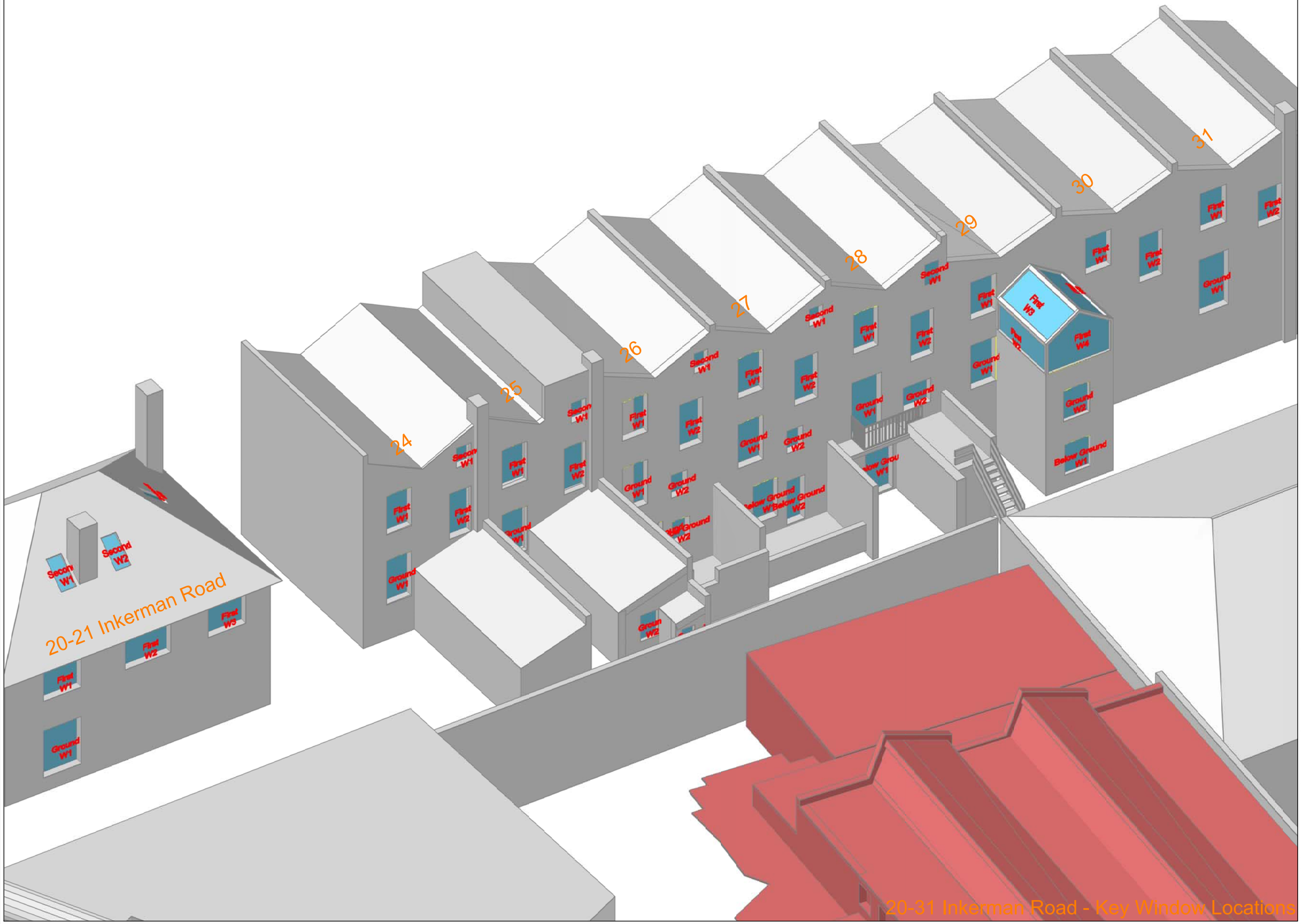
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
55 - 57 Holmes Road
Daylight / Sunlight Analysis
Key Window Locations
-
-
-
-

DRAWN:	MJ	JOB NO:	15105
SCALE:	NTS		
DATE:	25/03/2015		
DWG NO:	LOC/801	REV:	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Technics Group:
Dwg No's: SD13747-01

Proposed Scheme:
Lynas Architects: 3d model provided March 15

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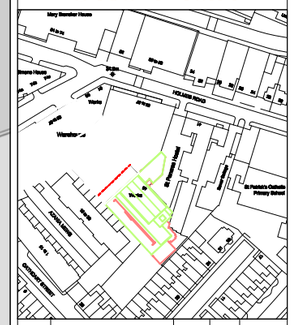
Building not accessed to assess internal configuration - room uses assumed.

Site Plan



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DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
20 - 31 Inkerman Road
Daylight / Sunlight Analysis
Key Window Locations
-
-
-
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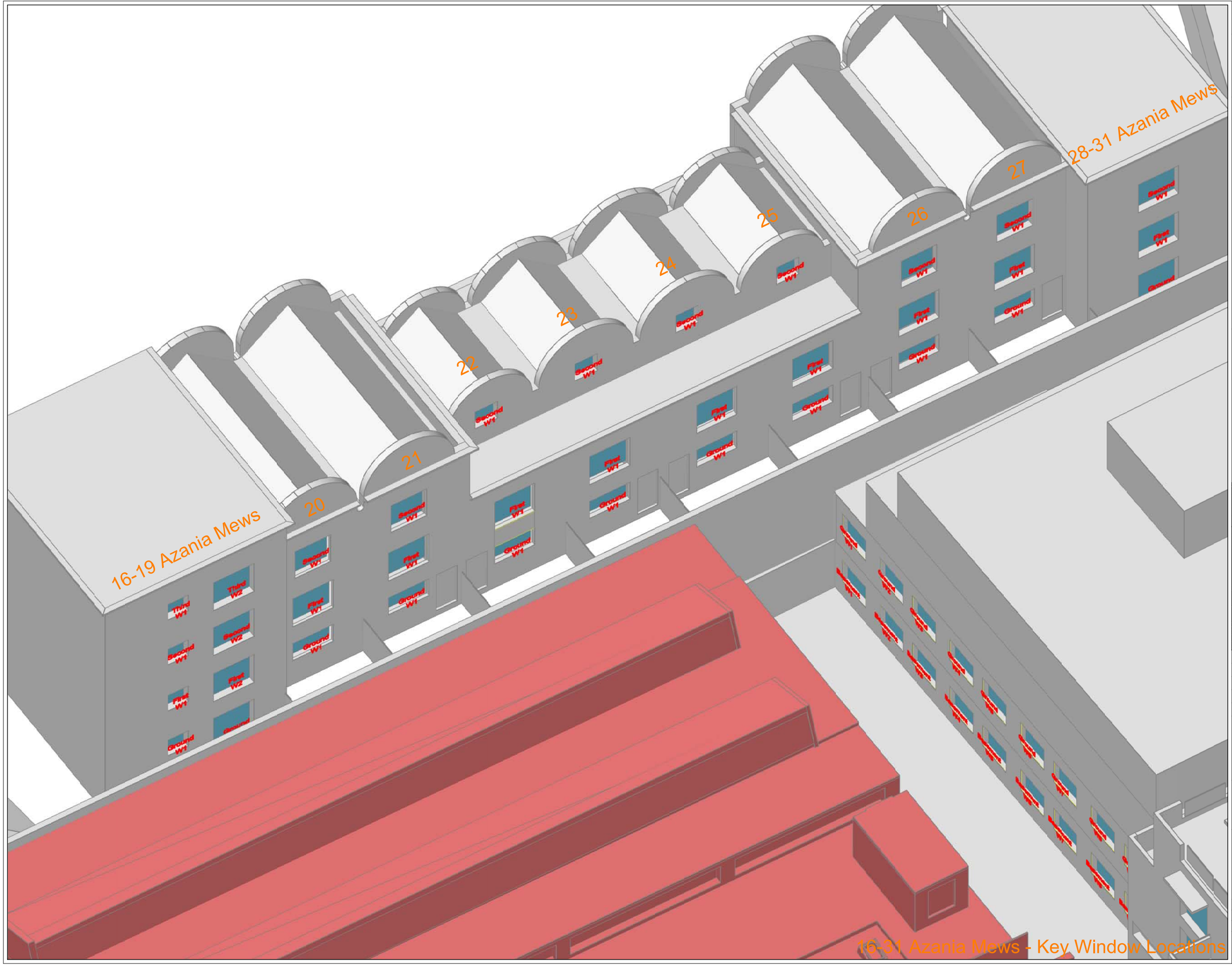
DRAWN: MJ	JOB NO: 15105
SCALE: NTS	
DATE: 25/03/2015	

DWG NO: LOC/802

REV: -



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

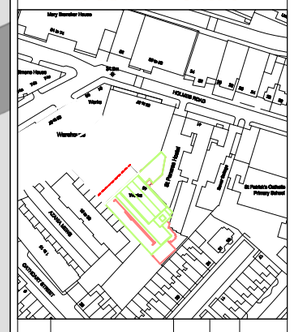
Drawings Used:
Existing and surrounding buildings:
Technics Group:
Dwg No's: SD13747-01

Proposed Scheme:
Lynas Architects: 3d model provided March 15

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

020 7936 3668
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

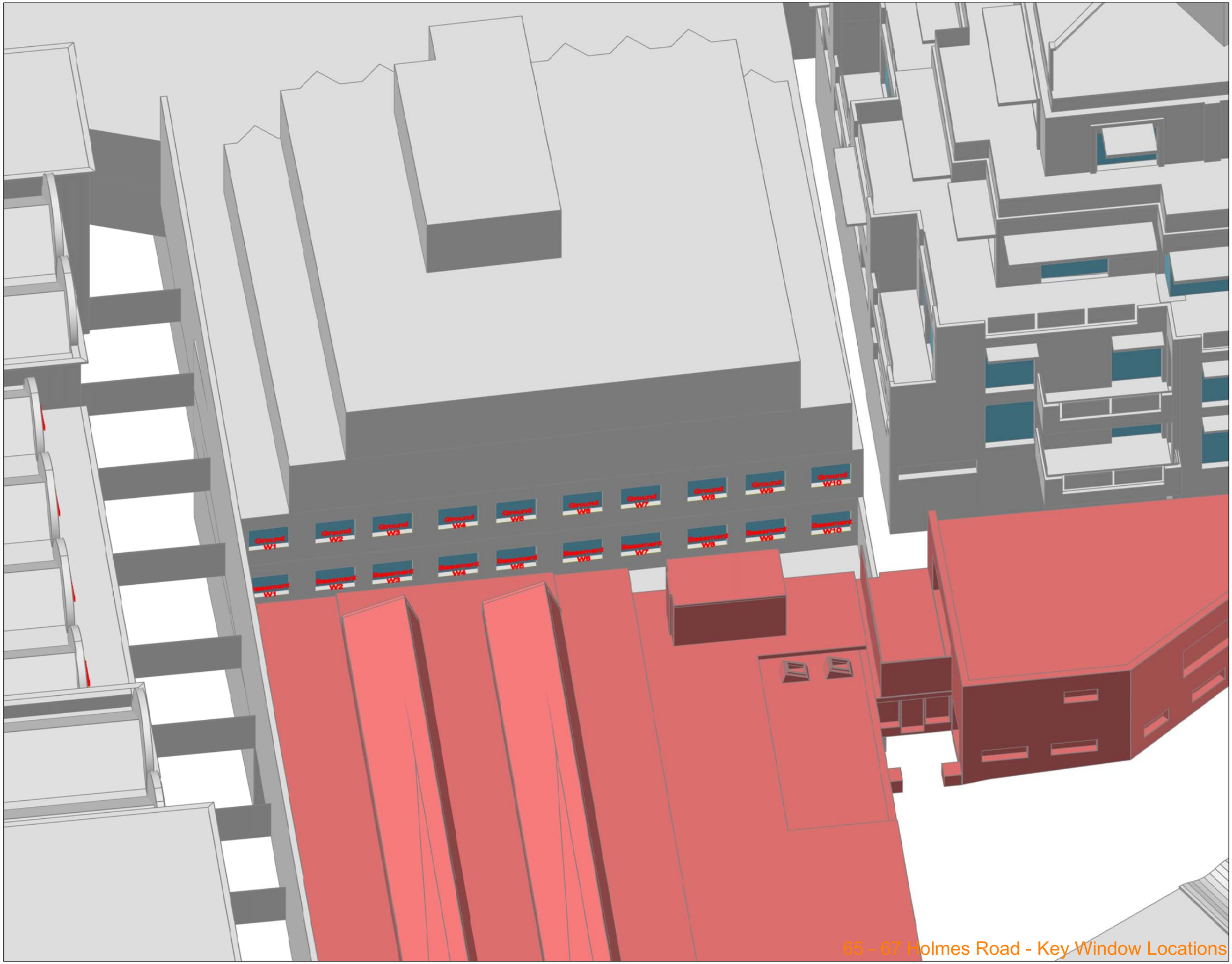
TITLE:
45 HOLMES ROAD
LONDON NW5
-
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
16 - 31 Azania Mews
Daylight / Sunlight Analysis
Key Window Locations
-
-
-
-

DRAWN: MJ	JOB NO: 15105
SCALE: NTS	
DATE: 25/03/2015	

DWG NO: LOC/803

REV: -



65 - 67 Holmes Road - Key Window Locations

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

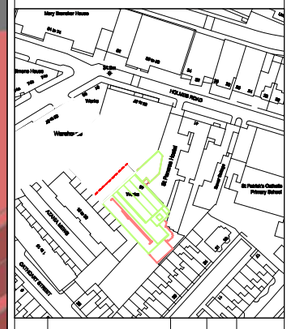
Drawings Used:
Existing and surrounding buildings:
Technics Group:
Dwg No's: SD13747-01

Proposed Scheme:
Lynas Architects: 3d model provided March 15

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
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TITLE:
45 HOLMES ROAD
LONDON NW5
-
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
65 - 67 Holmes Road
Daylight / Sunlight Analysis
Key Window Locations
-
-
-
-

DRAWN:	MJ	JOB NO:	15105
SCALE:	NTS		
DATE:	25/03/2015		
DWG NO:	LOC/803	REV:	-

APPENDIX B

DAYLIGHT AND SUNLIGHT ANALYSIS

				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
55 to 57 Holmes Road	First	R2	W7	13.63	10.61	-22.18%	-22.18%	95.84%	85.26%	-11.04%	1.78%	1.54%	-13.49%	N/A	N/A	N/A	N/A	N/A	N/A
		R3	W8	14.13	11.55	-18.25%	-14.83%	99.93%	99.93%	0.00%	6.35%	5.74%	-9.67%	N/A	N/A	N/A	N/A	N/A	N/A
			W9	31.45	27.86	-11.42%								N/A	N/A	N/A	N/A	N/A	N/A
		R4	W10	15.24	13.05	-14.39%	-14.39%	99.48%	99.48%	0.00%	3.89%	3.52%	-9.51%	N/A	N/A	N/A	N/A	N/A	N/A
		R5	W11	10.76	7.76	-27.90%	-11.10%	100.00%	100.00%	0.00%	5.25%	4.99%	-4.84%	N/A	N/A	N/A	N/A	N/A	N/A
			W12	28.95	27.39	-5.40%								N/A	N/A	N/A	N/A	N/A	N/A
			W13	23.86	23.86	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
		R6	W14	13.96	13.91	-0.36%	-0.36%	99.24%	99.24%	0.00%	1.89%	1.89%	-0.36%	N/A	N/A	N/A	N/A	N/A	N/A
		R7	W15	12.47	12.38	-0.74%	-0.74%	99.76%	99.76%	0.00%	2.16%	2.14%	-0.52%	N/A	N/A	N/A	N/A	N/A	N/A
		R8	W16	8.81	8.31	-5.70%	-3.02%	100.00%	100.00%	0.00%	3.87%	3.84%	-0.82%	N/A	N/A	N/A	N/A	N/A	N/A
			W17	26.19	26.10	-0.35%								N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	20.45	20.30	-0.73%	-0.73%	98.62%	98.62%	0.00%	3.27%	3.25%	-0.47%	26	26	0.00%	17	17	0.00%
		R2	W2	30.76	30.57	-0.63%	-0.63%	99.92%	99.92%	0.00%	4.65%	4.63%	-0.44%	N/A	N/A	N/A	N/A	N/A	N/A
		R3	W3	28.20	28.20	0.00%	0.00%	99.34%	99.34%	0.00%	4.17%	4.17%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		R4	W4	22.84	22.27	-2.50%	-2.50%	98.76%	98.76%	0.00%	3.27%	3.21%	-1.67%	29	29	0.00%	18	18	0.00%
		R5	W5	33.56	32.10	-4.35%	-4.35%	99.74%	99.74%	0.00%	5.35%	5.18%	-3.10%	N/A	N/A	N/A	N/A	N/A	N/A
		R6	W6	36.98	35.01	-5.32%	-4.95%	100.00%	100.00%	0.00%	9.06%	8.72%	-3.74%	N/A	N/A	N/A	N/A	N/A	N/A
			W7	33.74	32.19	-4.57%								N/A	N/A	N/A	N/A	N/A	N/A
		R7	W8	27.78	26.78	-3.58%	-3.58%	99.48%	99.48%	0.00%	5.94%	5.81%	-2.19%	N/A	N/A	N/A	N/A	N/A	N/A
		R8	W9	21.64	20.22	-6.54%	-2.86%	100.00%	100.00%	0.00%	6.08%	5.99%	-1.49%	N/A	N/A	N/A	N/A	N/A	N/A
			W10	32.45	31.79	-2.03%								53	53	0.00%	24	24	0.00%
			W11	34.45	34.45	0.00%								36	36	0.00%	7	7	0.00%
		R9	W12	31.16	31.14	-0.06%	-0.06%	99.29%	99.29%	0.00%	3.37%	3.37%	-0.03%	N/A	N/A	N/A	N/A	N/A	N/A
		R10	W13	27.50	27.47	-0.12%	-0.12%	99.75%	99.75%	0.00%	3.75%	3.75%	-0.08%	N/A	N/A	N/A	N/A	N/A	N/A
		R11	W14	20.21	20.00	-1.04%	-0.58%	99.99%	99.99%	0.00%	4.72%	4.71%	-0.19%	N/A	N/A	N/A	N/A	N/A	N/A
			W15	30.84	30.80	-0.12%								N/A	N/A	N/A	N/A	N/A	N/A
	Third	R1	W1	20.30	20.30	0.00%	0.00%	99.86%	99.86%	0.00%	4.51%	4.51%	0.00%	27	27	0.00%	18	18	0.00%
			W2	16.38	16.38	0.00%								40	40	0.00%	18	18	0.00%
			W3	22.95	22.95	0.00%								27	27	0.00%	15	15	0.00%
		R2	W4	22.50	22.50	0.00%	0.00%	99.99%	99.99%	0.00%	5.12%	5.12%	0.00%	30	30	0.00%	14	14	0.00%
			W5	13.36	13.36	0.00%								17	17	0.00%	3	3	0.00%
			W6	22.37	22.37	0.00%								31	31	0.00%	18	18	0.00%
			W7	15.01	15.01	0.00%								31	31	0.00%	20	20	0.00%
		R3	W8	22.35	22.35	0.00%	0.00%	100.00%	100.00%	0.00%	6.95%	6.95%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W9	22.75	22.75	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
		R4	W10	13.87	13.87	0.00%	0.00%	100.00%	100.00%	0.00%	13.04%	13.04%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W11	23.40	23.40	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
			W12	30.65	30.65	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
		R5	W13	23.01	23.01	0.00%	0.00%	99.60%	99.60%	0.00%	3.40%	3.40%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		R6	W14	21.08	21.08	0.00%	0.00%	100.00%	100.00%	0.00%	7.34%	7.34%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W15	13.36	13.36	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
			W16	24.15	24.15	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
			W17	14.99	14.99	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
	Fourth	R1	W1	20.58	20.58	0.00%	0.00%	99.60%	99.60%	0.00%	2.39%	2.39%	0.00%	30	30	0.00%	18	18	0.00%
		R2	W2	21.35	21.35	0.00%	0.00%	99.97%	99.97%	0.00%	2.97%	2.97%	0.00%	31	31	0.00%	18	18	0.00%
			W3	27.07	27.07	0.00%								43	43	0.00%	23	23	0.00%
20 to 21 Inkerman Road	Ground	R1	W1	27.89	27.46	-1.55%	-1.55%	73.41%	71.75%	-2.27%	2.48%	2.45%	-1.06%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	20.52	20.11	-2.00%	-1.91%	77.02%	77.02%	0.00%	1.96%	1.94%	-1.20%	N/A	N/A	N/A	N/A	N/A	N/A
			W3	19.49	19.14	-1.81%								N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	31.68	31.31	-1.19%	-1.19%	98.60%	98.60%	0.00%	2.54%	2.52%	-0.99%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	31.90	31.25	-2.02%	-2.02%	99.21%	99.21%	0.00%	3.11%	3.06%	-1.74%	N/A	N/A	N/A	N/A	N/A	N/A
		R3	W3	32.17	31.24	-2.91%	-2.91%	98.36%	98.36%	0.00%	3.57%	3.48%	-2.49%	N/A	N/A	N/A	N/A	N/A	N/A

Shaded Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions

See Dwg No: 15105/LOC/800

				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
20 to 21 Inkerman Road	First	R4	W4	21.56	21.38	-0.82%	-0.75%	85.28%	85.28%	0.00%	2.10%	2.09%	-0.48%	N/A	N/A	N/A	N/A	N/A	N/A
			W5	20.84	20.70	-0.69%								N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	30.87	30.67	-0.63%	-0.56%	99.85%	99.85%	0.00%	1.65%	1.64%	-0.49%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	35.29	35.12	-0.50%								N/A	N/A	N/A	N/A	N/A	N/A
		R2	W3	37.87	37.83	-0.10%	-0.10%	97.69%	97.69%	0.00%	1.80%	1.80%	-0.09%	N/A	N/A	N/A	N/A	N/A	N/A
24 Inkerman Road	Ground	R1	W1	31.57	29.66	-6.06%	-6.06%	98.91%	98.91%	0.00%	3.73%	3.54%	-4.99%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	35.42	34.63	-2.24%	-2.24%	98.91%	98.91%	0.00%	3.60%	3.53%	-2.02%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	33.44	32.27	-3.51%	-3.51%	97.46%	97.46%	0.00%	3.36%	3.26%	-3.11%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	34.32	33.99	-0.97%	-0.97%	93.54%	93.54%	0.00%	1.02%	1.01%	-0.88%	N/A	N/A	N/A	N/A	N/A	N/A
25 Inkerman Road	Ground	R1	W1	27.44	25.81	-5.93%	-5.93%	98.91%	98.91%	0.00%	3.33%	3.19%	-4.22%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	22.57	19.26	-14.67%	-11.96%	99.11%	86.35%	-12.88%	1.49%	1.36%	-8.62%	N/A	N/A	N/A	N/A	N/A	N/A
			W3	27.56	25.02	-9.24%								N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	35.23	34.54	-1.96%	-1.96%	98.91%	98.91%	0.00%	3.58%	3.52%	-1.78%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	33.49	32.58	-2.72%	-2.72%	97.52%	97.52%	0.00%	3.38%	3.30%	-2.39%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	34.25	33.97	-0.80%	-0.80%	93.65%	93.65%	0.00%	0.98%	0.98%	-0.72%	N/A	N/A	N/A	N/A	N/A	N/A
26 Inkerman Road	Below Ground	R1	W1	20.58	19.87	-3.43%	-4.56%	96.75%	88.46%	-8.57%	1.76%	1.71%	-2.89%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	20.85	19.66	-5.70%								N/A	N/A	N/A	N/A	N/A	N/A
	Ground	R1	W1	29.53	28.39	-3.84%	-3.84%	93.59%	93.59%	0.00%	3.53%	3.43%	-2.93%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	30.75	29.39	-4.40%	-4.40%	95.86%	85.36%	-10.95%	1.20%	1.16%	-3.50%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	35.46	35.01	-1.28%	-1.28%	93.58%	93.58%	0.00%	3.61%	3.56%	-1.15%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	34.74	34.18	-1.62%	-1.62%	98.53%	98.53%	0.00%	3.35%	3.30%	-1.42%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	36.55	36.41	-0.39%	-0.39%	93.17%	93.17%	0.00%	0.99%	0.99%	-0.35%	N/A	N/A	N/A	N/A	N/A	N/A
27 Inkerman Road	Below Ground	R1	W1	24.83	23.84	-3.98%	-4.06%	96.39%	94.15%	-2.33%	3.30%	3.21%	-2.81%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	21.03	20.16	-4.14%								N/A	N/A	N/A	N/A	N/A	N/A
	Ground	R1	W1	33.00	32.14	-2.59%	-2.59%	98.60%	98.60%	0.00%	3.72%	3.63%	-2.30%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	32.12	31.14	-3.06%	-3.06%	95.31%	92.55%	-2.89%	1.31%	1.27%	-2.55%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	35.68	35.44	-0.67%	-0.67%	98.61%	98.61%	0.00%	3.44%	3.42%	-0.58%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	34.73	34.45	-0.82%	-0.82%	98.54%	98.54%	0.00%	3.48%	3.46%	-0.69%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	36.74	36.68	-0.17%	-0.17%	92.77%	92.77%	0.00%	0.91%	0.91%	-0.14%	N/A	N/A	N/A	N/A	N/A	N/A
28 Inkerman Road	Below Ground	R1	W1	11.52	11.09	-3.71%	-3.71%	85.93%	85.92%	-0.02%	1.76%	1.71%	-2.57%	N/A	N/A	N/A	N/A	N/A	N/A
	Ground	R1	W1	32.00	31.33	-2.08%	-2.08%	99.07%	99.07%	0.00%	3.69%	3.63%	-1.49%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	29.73	29.27	-1.55%	-1.55%	70.31%	69.88%	-0.62%	1.63%	1.60%	-1.48%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	35.73	35.61	-0.33%	-0.33%	98.55%	98.55%	0.00%	3.36%	3.35%	-0.28%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	34.38	34.16	-0.65%	-0.65%	98.53%	98.53%	0.00%	3.30%	3.29%	-0.54%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	36.86	36.82	-0.12%	-0.12%	93.17%	93.17%	0.00%	1.02%	1.02%	-0.10%	N/A	N/A	N/A	N/A	N/A	N/A
29 Inkerman Road	Below Ground	R1	W1	21.87	21.73	-0.65%	-0.65%	58.56%	58.55%	-0.02%	3.44%	3.43%	-0.46%	N/A	N/A	N/A	N/A	N/A	N/A
	Ground	R1	W1	20.89	20.49	-1.94%	-1.94%	98.26%	98.26%	0.00%	2.31%	2.28%	-1.21%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	29.01	28.64	-1.27%	-1.27%	95.61%	95.61%	0.00%	2.22%	2.19%	-0.97%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	34.71	34.55	-0.46%	-0.46%	98.52%	98.52%	0.00%	3.46%	3.45%	-0.42%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	24.86	24.58	-1.14%	-0.54%	100.00%	100.00%	0.00%	31.72%	31.59%	-0.40%	N/A	N/A	N/A	N/A	N/A	N/A
			W3	28.54	28.35	-0.68%								N/A	N/A	N/A	N/A	N/A	N/A
			W4	33.81	33.52	-0.85%								N/A	N/A	N/A	N/A	N/A	N/A
			W5	26.49	26.49	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
			W6	30.15	30.15	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
30 Inkerman Road	First	R1	W1	35.19	35.07	-0.35%	-0.35%	98.91%	98.91%	0.00%	3.37%	3.36%	-0.31%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	33.73	33.61	-0.36%	-0.36%	98.65%	98.65%	0.00%	3.05%	3.04%	-0.30%	N/A	N/A	N/A	N/A	N/A	N/A
31 Inkerman Road	Ground	R1	W1	30.67	30.48	-0.63%	-0.63%	99.23%	99.23%	0.00%	3.74%	3.72%	-0.55%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	35.54	35.39	-0.42%	-0.42%	98.95%	98.95%	0.00%	3.63%	3.62%	-0.38%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	33.07	32.90	-0.50%	-0.50%	98.67%	98.67%	0.00%	2.91%	2.89%	-0.46%	N/A	N/A	N/A	N/A	N/A	N/A
16 to 19 Azania Mews	Ground	R1	W1	12.40	9.75	-21.40%	-21.40%	21.01%	14.04%	-33.19%	0.52%	0.45%	-12.62%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	10.51	8.34	-20.64%	-20.64%	31.34%	23.92%	-23.67%	1.82%	1.60%	-12.11%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	27.24	21.24	-22.02%	-22.02%	88.62%	51.28%	-42.13%	0.85%	0.72%	-15.51%	N/A	N/A	N/A	N/A	N/A	N/A

Shaded Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions

See Dwg No: 15105/LOC/800

				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
16 to 19 Azania Mews	First	R2	W2	24.64	19.00	-22.88%	-22.88%	99.03%	60.98%	-38.43%	2.85%	2.40%	-15.61%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	36.30	30.37	-16.32%	-16.32%	90.85%	85.95%	-5.39%	1.08%	0.92%	-14.55%	N/A	N/A	N/A	N/A	N/A	N/A
	Third	R1	W1	37.14	34.70	-6.56%	-6.56%	90.85%	90.85%	0.00%	1.10%	1.03%	-5.98%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	36.98	33.87	-8.40%	-8.40%	99.03%	99.03%	0.00%	3.91%	3.61%	-7.50%	N/A	N/A	N/A	N/A	N/A	N/A
20 Azania Mews	Ground	R1	W1	15.45	12.58	-18.56%	-18.56%	38.12%	30.64%	-19.62%	1.48%	1.31%	-11.40%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	25.37	21.35	-15.83%	-15.83%	98.42%	65.03%	-33.93%	2.78%	2.46%	-11.57%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	31.73	26.28	-17.18%	-17.18%	97.77%	97.16%	-0.63%	2.96%	2.57%	-13.21%	N/A	N/A	N/A	N/A	N/A	N/A
21 Azania Mews	Ground	R1	W1	17.60	14.57	-17.22%	-17.22%	39.03%	31.75%	-18.66%	1.63%	1.46%	-10.67%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	27.96	23.82	-14.80%	-14.80%	99.53%	64.69%	-35.00%	2.97%	2.64%	-11.16%	N/A	N/A	N/A	N/A	N/A	N/A
22 Azania Mews	Ground	R1	W1	18.05	15.31	-15.18%	-15.18%	38.64%	32.85%	-14.98%	1.54%	1.39%	-9.52%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	27.61	23.78	-13.89%	-13.89%	99.33%	65.76%	-33.80%	2.82%	2.53%	-10.32%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	31.95	28.51	-10.76%	-10.76%	91.01%	84.04%	-7.66%	1.28%	1.17%	-8.75%	N/A	N/A	N/A	N/A	N/A	N/A
23 Azania Mews	Ground	R1	W1	18.10	16.33	-9.78%	-9.78%	38.73%	38.56%	-0.45%	1.76%	1.65%	-6.12%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	27.19	24.52	-9.82%	-9.82%	97.50%	90.37%	-7.31%	3.18%	2.94%	-7.62%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	34.35	31.38	-8.66%	-8.66%	87.03%	86.68%	-0.40%	1.56%	1.44%	-7.69%	N/A	N/A	N/A	N/A	N/A	N/A
24 Azania Mews	Ground	R1	W1	17.62	17.04	-3.33%	-3.33%	38.33%	37.56%	-2.00%	1.53%	1.50%	-1.99%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	26.46	24.79	-6.33%	-6.33%	98.94%	91.83%	-7.18%	2.73%	2.60%	-4.91%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	33.77	31.39	-7.05%	-7.05%	91.79%	89.33%	-2.68%	1.35%	1.26%	-6.23%	N/A	N/A	N/A	N/A	N/A	N/A
25 Azania Mews	Ground	R1	W1	17.43	17.24	-1.08%	-1.08%	38.34%	38.34%	0.00%	1.74%	1.73%	-0.66%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	25.22	24.06	-4.60%	-4.60%	82.39%	82.39%	0.00%	3.01%	2.91%	-3.53%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	31.36	29.53	-5.84%	-5.84%	82.02%	82.02%	0.00%	1.44%	1.37%	-4.78%	N/A	N/A	N/A	N/A	N/A	N/A
26 Azania Mews	Ground	R1	W1	17.01	16.95	-0.38%	-0.38%	37.85%	37.85%	-0.01%	1.50%	1.50%	-0.23%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	24.09	23.41	-2.83%	-2.83%	73.58%	67.73%	-7.96%	2.56%	2.50%	-2.07%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	29.67	28.35	-4.46%	-4.46%	96.72%	96.72%	0.00%	2.69%	2.60%	-3.41%	N/A	N/A	N/A	N/A	N/A	N/A
27 Azania Mews	Ground	R1	W1	15.51	15.48	-0.19%	-0.19%	37.45%	37.45%	0.00%	1.62%	1.62%	-0.13%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	21.79	21.45	-1.54%	-1.54%	66.47%	66.47%	0.00%	2.73%	2.70%	-1.08%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	27.38	26.65	-2.66%	-2.66%	96.69%	96.69%	0.00%	2.90%	2.84%	-1.90%	N/A	N/A	N/A	N/A	N/A	N/A
28 to 31 Azania Mews	Ground	R1	W1	9.38	9.37	-0.05%	-0.05%	24.27%	24.27%	0.00%	1.19%	1.19%	-0.05%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	20.16	20.12	-0.22%	-0.22%	69.19%	69.19%	0.00%	1.73%	1.73%	-0.17%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	26.66	26.36	-1.12%	-1.12%	86.95%	86.95%	0.00%	2.08%	2.07%	-0.78%	N/A	N/A	N/A	N/A	N/A	N/A

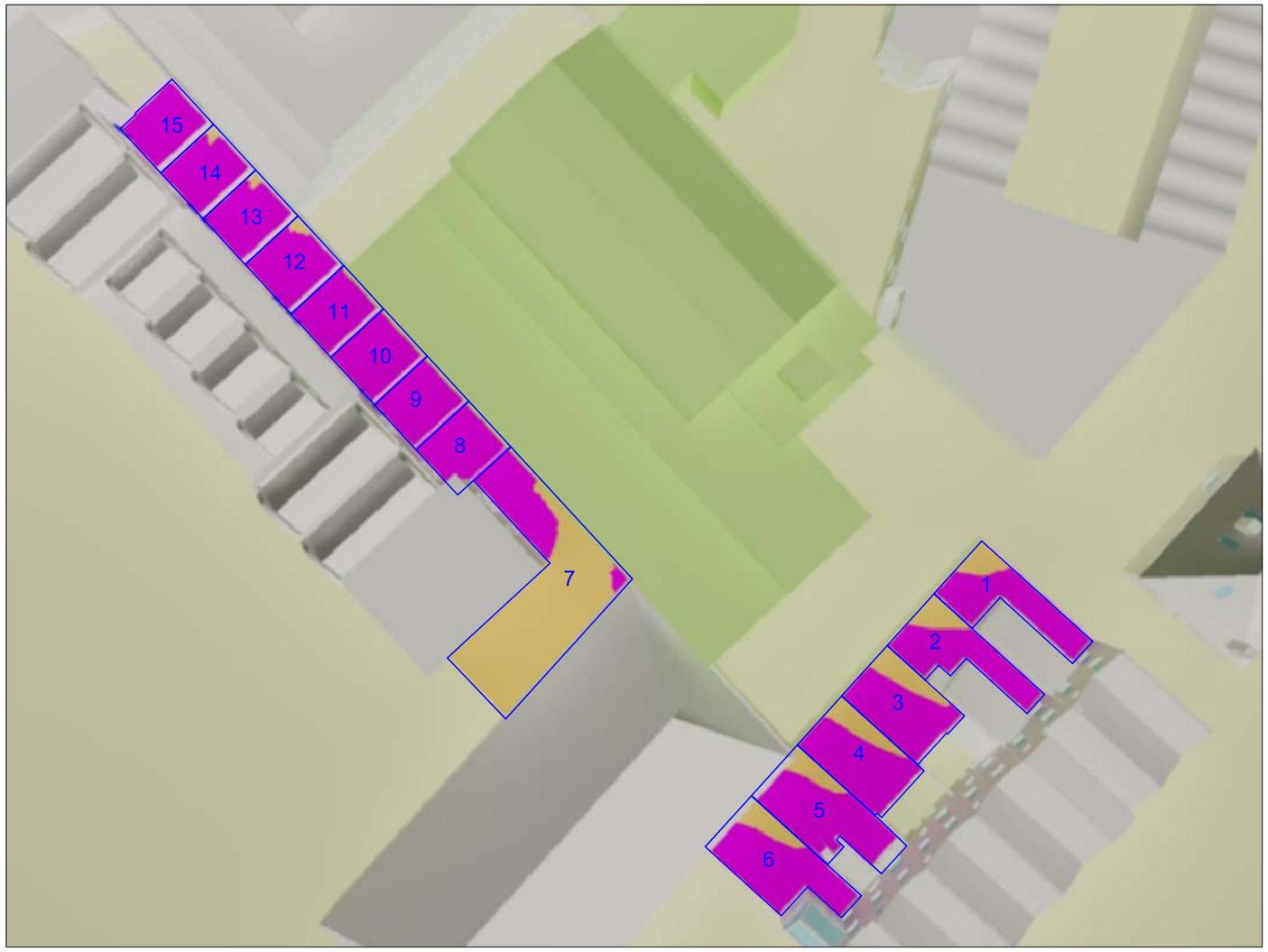
Shaded Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions

See Dwg No: 15105/LOC/800

APPENDIX C

OVERSHADOWING ANALYSIS
15105/SHD/501

Permanent Shadow Amenity Areas



Amenity Area (m²)		BRE Recommendations At least 50% of amenity area	Existing	Proposed	%age Difference	Condition
Area 1	33.73	16.86	17.37	17.37	0.00%	Pass
Area 2	33.25	16.62	19.52	19.52	0.00%	Pass
Area 3	35.79	17.87	23.53	23.53	0.00%	Pass
Area 4	37.37	18.68	21.33	21.33	0.00%	Pass
Area 5	44.58	22.29	14.27	14.27	0.00%	Pass
Area 6	43.12	21.56	18.25	18.25	0.00%	Pass
Area 7	102.49	51.25	76.42	76.42	0.00%	Pass
Area 8	22.64	11.32	0.00	0.00	0.00%	Pass
Area 9	22.37	11.18	0.00	0.00	0.00%	Pass
Area 10	23.64	11.82	0.00	0.00	0.00%	Pass
Area 11	21.45	10.73	0.00	0.00	0.00%	Pass
Area 12	24.72	12.36	5.62	5.62	0.00%	Pass
Area 13	22.82	11.41	4.56	4.56	0.00%	Pass
Area 14	22.74	11.37	4.57	4.57	0.00%	Pass
Area 15	23.39	11.19	0.00	0.00	0.00%	Pass
Total	514.10	257.05	124.76	124.76	0.00%	Pass

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

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Permanent Shadow
Proposed
Ground
Surrounding
Amenity

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Technics Group:
Dwg No's: SD13747-01

Proposed Scheme:
Lynas Architects: 3d model provided March 15

NOTES

March 21st Spring Equinox Analysis.

Site Plan

REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

020 7936 3668
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

TITLE:
45 HOLMES ROAD
LONDON NW5
-
-
SHADOW ANALYSIS

DRAWING:
45 Holmes Road
Shadow Analysis
Existing v's Proposed Schemes
-
Permanent Shadow Areas
-
-

DRAWN:	CIH	JOB NBR:	15105
SCALE:	NTS		
DATE:	30/04/2015		
DWG NO:	SHD/501	REV:	-

APPENDIX D

CONSENTED AND PROPOSED ANALYSIS

				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
55 to 57 Holmes Road	First	R2	W7	14.10	12.52	-11.23%	-11.23%	92.54%	85.27%	-7.86%	1.06%	0.98%	-7.13%	N/A	N/A	N/A	N/A	N/A	N/A
		R3	W8	14.89	12.90	-13.38%	-5.19%	99.98%	99.98%	0.00%	3.50%	3.43%	-1.85%	N/A	N/A	N/A	N/A	N/A	N/A
			W9	27.03	27.84	2.99%								N/A	N/A	N/A	N/A	N/A	N/A
		R4	W10	12.21	13.04	6.77%	6.77%	99.48%	99.48%	0.00%	1.97%	2.05%	4.27%	N/A	N/A	N/A	N/A	N/A	N/A
		R5	W11	7.44	7.62	2.39%	1.77%	100.00%	100.00%	0.00%	2.86%	2.91%	1.69%	N/A	N/A	N/A	N/A	N/A	N/A
			W12	26.61	27.39	2.92%								N/A	N/A	N/A	N/A	N/A	N/A
			W13	23.86	23.86	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
		R6	W14	13.87	13.91	0.27%	0.27%	99.24%	99.24%	0.00%	1.10%	1.10%	0.22%	N/A	N/A	N/A	N/A	N/A	N/A
		R7	W15	12.32	12.38	0.41%	0.41%	99.75%	99.76%	0.01%	1.25%	1.25%	0.29%	N/A	N/A	N/A	N/A	N/A	N/A
		R8	W16	8.00	8.31	3.87%	2.03%	100.00%	100.00%	0.00%	2.23%	2.24%	0.38%	N/A	N/A	N/A	N/A	N/A	N/A
			W17	26.05	26.10	0.19%								N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	25.07	25.04	-0.14%	-0.14%	98.90%	98.90%	0.00%	2.18%	2.18%	-0.08%	33	33	0.00%	18	18	0.00%
		R2	W2	32.98	32.83	-0.45%	-0.45%	99.92%	99.92%	0.00%	2.85%	2.84%	-0.31%	N/A	N/A	N/A	N/A	N/A	N/A
		R3	W3	31.43	31.43	0.00%	0.00%	99.34%	99.34%	0.00%	2.62%	2.62%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		R4	W4	24.85	24.66	-0.73%	-0.73%	98.77%	98.77%	0.00%	2.02%	2.01%	-0.53%	33	33	0.00%	18	18	0.00%
		R5	W5	33.30	32.91	-1.18%	-1.18%	99.74%	99.74%	0.00%	3.10%	3.08%	-0.67%	N/A	N/A	N/A	N/A	N/A	N/A
		R6	W6	36.91	36.41	-1.35%	1.10%	100.00%	100.00%	0.00%	5.13%	5.17%	0.80%	N/A	N/A	N/A	N/A	N/A	N/A
			W7	31.09	32.20	3.56%								N/A	N/A	N/A	N/A	N/A	N/A
		R7	W8	25.90	26.78	3.39%	3.39%	99.48%	99.48%	0.00%	3.31%	3.39%	2.44%	N/A	N/A	N/A	N/A	N/A	N/A
		R8	W9	19.71	20.22	2.58%	1.67%	100.00%	100.00%	0.00%	3.45%	3.49%	1.41%	N/A	N/A	N/A	N/A	N/A	N/A
			W10	31.03	31.79	2.45%								53	53	0.00%	24	24	0.00%
			W11	34.45	34.45	0.00%								36	36	0.00%	7	7	0.00%
		R9	W12	31.10	31.14	0.14%	0.14%	99.29%	99.29%	0.00%	1.96%	1.96%	0.09%	N/A	N/A	N/A	N/A	N/A	N/A
		R10	W13	27.41	27.47	0.21%	0.21%	99.75%	99.75%	0.00%	2.18%	2.19%	0.13%	N/A	N/A	N/A	N/A	N/A	N/A
		R11	W14	19.70	20.00	1.51%	0.84%	99.99%	99.99%	0.00%	2.74%	2.75%	0.31%	N/A	N/A	N/A	N/A	N/A	N/A
			W15	30.75	30.80	0.18%								N/A	N/A	N/A	N/A	N/A	N/A
	Third	R1	W1	23.86	23.90	0.19%	0.59%	99.99%	99.99%	0.00%	2.85%	2.86%	0.18%	34	34	0.00%	19	19	0.00%
			W2	16.18	16.38	1.27%								40	40	0.00%	18	18	0.00%
			W3	24.96	25.04	0.32%								30	30	0.00%	16	16	0.00%
		R2	W4	24.30	24.40	0.39%	1.15%	99.99%	99.99%	0.00%	3.11%	3.13%	0.41%	33	33	0.00%	15	15	0.00%
			W5	15.78	15.78	0.00%								21	21	0.00%	4	4	0.00%
			W6	23.78	23.93	0.64%								34	34	0.00%	19	19	0.00%
			W7	14.49	15.01	3.57%								31	31	0.00%	20	20	0.00%
		R3	W8	23.24	23.55	1.33%	2.01%	100.00%	100.00%	0.00%	4.07%	4.12%	1.15%	N/A	N/A	N/A	N/A	N/A	N/A
			W9	22.16	22.76	2.69%								N/A	N/A	N/A	N/A	N/A	N/A
		R4	W10	13.38	13.87	3.65%	1.90%	100.00%	100.00%	0.00%	7.54%	7.61%	0.92%	N/A	N/A	N/A	N/A	N/A	N/A
			W11	22.93	23.40	2.04%								N/A	N/A	N/A	N/A	N/A	N/A
			W12	30.65	30.65	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
		R5	W13	22.94	23.01	0.28%	0.28%	99.60%	99.60%	0.00%	1.98%	1.98%	0.19%	N/A	N/A	N/A	N/A	N/A	N/A
		R6	W14	21.00	21.07	0.34%	0.84%	100.00%	100.00%	0.00%	4.27%	4.28%	0.28%	N/A	N/A	N/A	N/A	N/A	N/A
			W15	12.99	13.36	2.84%								N/A	N/A	N/A	N/A	N/A	N/A
			W16	24.10	24.15	0.21%								N/A	N/A	N/A	N/A	N/A	N/A
			W17	14.99	14.99	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
	Fourth	R1	W1	21.97	21.97	0.00%	0.00%	99.63%	99.63%	0.00%	1.46%	1.46%	0.00%	31	31	0.00%	18	18	0.00%
		R2	W2	21.97	21.97	0.00%	0.00%	99.97%	99.97%	0.00%	1.75%	1.75%	0.00%	31	31	0.00%	18	18	0.00%
			W3	27.07	27.07	0.00%								43	43	0.00%	23	23	0.00%
20 to 21 Inkerman Road	Ground	R1	W1	27.73	27.44	-1.06%	-1.06%	71.41%	71.81%	0.56%	1.44%	1.43%	-0.73%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	20.28	20.11	-0.85%	-0.81%	77.02%	77.02%	0.00%	1.14%	1.13%	-0.51%	N/A	N/A	N/A	N/A	N/A	N/A
			W3	19.29	19.14	-0.78%								N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	31.04	31.31	0.89%	0.89%	98.60%	98.60%	0.00%	1.46%	1.47%	0.74%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	31.05	31.25	0.66%	0.66%	99.21%	99.21%	0.00%	1.77%	1.78%	0.54%	N/A	N/A	N/A	N/A	N/A	N/A
		R3	W3	31.14	31.24	0.31%	0.31%	98.36%	98.36%	0.00%	2.02%	2.03%	0.26%	N/A	N/A	N/A	N/A	N/A	N/A

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See Dwg No: 15105/LOC/800

				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
20 to 21 Inkerman Road	First	R4	W4	21.51	21.38	-0.59%	-0.55%	85.27%	85.27%	0.00%	1.22%	1.22%	-0.37%	N/A	N/A	N/A	N/A	N/A	N/A
			W5	20.81	20.70	-0.52%								N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	30.45	30.83	1.26%	1.16%	99.85%	99.85%	0.00%	0.95%	0.96%	0.99%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	34.90	35.27	1.06%								N/A	N/A	N/A	N/A	N/A	N/A
		R2	W3	37.83	37.87	0.12%	0.12%	97.69%	97.69%	0.00%	1.05%	1.05%	0.09%	N/A	N/A	N/A	N/A	N/A	N/A
24 Inkerman Road	Ground	R1	W1	29.96	29.66	-1.00%	-1.00%	98.91%	98.91%	0.00%	2.08%	2.07%	-0.79%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	34.85	34.63	-0.63%	-0.63%	98.91%	98.91%	0.00%	2.07%	2.06%	-0.57%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	32.58	32.25	-1.01%	-1.01%	97.46%	97.46%	0.00%	1.92%	1.90%	-0.88%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	34.12	34.02	-0.30%	-0.30%	92.76%	93.54%	0.84%	0.59%	0.59%	-0.26%	N/A	N/A	N/A	N/A	N/A	N/A
25 Inkerman Road	Ground	R1	W1	26.16	25.80	-1.40%	-1.40%	98.91%	98.91%	0.00%	1.88%	1.86%	-0.97%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	34.91	34.59	-0.91%	-0.91%	98.91%	98.91%	0.00%	2.07%	2.06%	-0.83%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	33.03	32.68	-1.07%	-1.07%	97.52%	97.52%	0.00%	1.95%	1.93%	-0.92%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	34.33	34.18	-0.43%	-0.43%	93.64%	93.64%	0.00%	0.58%	0.57%	-0.40%	N/A	N/A	N/A	N/A	N/A	N/A
26 Inkerman Road	Below Ground	R1	W1	19.00	18.92	-0.38%	-0.37%	81.46%	76.12%	-6.55%	0.97%	0.97%	-0.24%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	18.76	18.69	-0.36%								N/A	N/A	N/A	N/A	N/A	N/A
	Ground	R1	W1	28.59	28.31	-0.96%	-0.96%	93.59%	93.59%	0.00%	2.01%	1.99%	-0.73%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	29.28	29.16	-0.41%	-0.41%	87.32%	84.24%	-3.53%	0.67%	0.67%	-0.32%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	35.40	35.27	-0.35%	-0.35%	93.58%	93.58%	0.00%	2.10%	2.09%	-0.34%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	34.44	34.41	-0.09%	-0.09%	98.53%	98.53%	0.00%	1.94%	1.94%	-0.07%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	36.78	36.84	0.17%	0.17%	93.16%	93.16%	0.00%	0.58%	0.58%	0.16%	N/A	N/A	N/A	N/A	N/A	N/A
27 Inkerman Road	Below Ground	R1	W1	22.77	22.88	0.47%	0.54%	88.78%	89.84%	1.19%	1.81%	1.82%	0.39%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	18.73	18.84	0.62%								N/A	N/A	N/A	N/A	N/A	N/A
	Ground	R1	W1	32.02	32.02	-0.01%	-0.01%	98.60%	98.60%	0.00%	2.11%	2.11%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	30.78	30.80	0.06%	0.06%	92.70%	91.73%	-1.05%	0.74%	0.74%	0.06%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	35.78	35.81	0.09%	0.09%	98.61%	98.61%	0.00%	2.01%	2.01%	0.07%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	34.71	34.72	0.03%	0.03%	98.54%	98.54%	0.00%	2.03%	2.03%	0.03%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	37.02	37.07	0.11%	0.11%	92.77%	92.77%	0.00%	0.53%	0.54%	0.12%	N/A	N/A	N/A	N/A	N/A	N/A
28 Inkerman Road	Below Ground	R1	W1	10.64	10.65	0.03%	0.03%	85.88%	85.90%	0.02%	0.98%	0.98%	-0.15%	N/A	N/A	N/A	N/A	N/A	N/A
	Ground	R1	W1	31.17	31.19	0.04%	0.04%	99.07%	99.07%	0.00%	2.11%	2.11%	0.07%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	29.15	29.20	0.18%	0.18%	68.92%	69.47%	0.80%	0.93%	0.93%	0.13%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	35.87	35.95	0.22%	0.22%	98.55%	98.55%	0.00%	1.97%	1.97%	0.21%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	34.30	34.34	0.10%	0.10%	98.53%	98.53%	0.00%	1.92%	1.93%	0.09%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	37.06	37.11	0.12%	0.12%	93.18%	93.18%	0.00%	0.60%	0.60%	0.10%	N/A	N/A	N/A	N/A	N/A	N/A
29 Inkerman Road	Below Ground	R1	W1	21.38	21.44	0.27%	0.27%	58.54%	58.55%	0.02%	1.98%	1.98%	0.20%	N/A	N/A	N/A	N/A	N/A	N/A
	Ground	R1	W1	20.39	20.46	0.36%	0.36%	98.26%	98.26%	0.00%	1.33%	1.33%	0.22%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	34.67	34.67	0.01%	0.01%	98.52%	98.52%	0.00%	2.02%	2.02%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	24.57	24.58	0.02%	0.00%	100.00%	100.00%	0.00%	18.43%	18.43%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W3	28.38	28.37	-0.01%								N/A	N/A	N/A	N/A	N/A	N/A
			W4	33.51	33.52	0.01%								N/A	N/A	N/A	N/A	N/A	N/A
			W5	26.49	26.49	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
			W6	30.15	30.15	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
30 Inkerman Road	First	R1	W1	35.08	35.08	0.02%	0.02%	98.91%	98.91%	0.00%	1.96%	1.96%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	33.58	33.60	0.05%	0.05%	98.65%	98.65%	0.00%	1.77%	1.77%	0.10%	N/A	N/A	N/A	N/A	N/A	N/A
31 Inkerman Road	Ground	R1	W1	30.46	30.47	0.02%	0.02%	99.23%	99.23%	0.00%	2.17%	2.17%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	35.37	35.39	0.06%	0.06%	98.95%	98.95%	0.00%	2.11%	2.11%	0.05%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	32.89	32.90	0.03%	0.03%	98.67%	98.67%	0.00%	1.69%	1.69%	0.03%	N/A	N/A	N/A	N/A	N/A	N/A
16 to 19 Azania Mews	Ground	R1	W1	10.01	9.77	-2.39%	-2.39%	14.14%	14.04%	-0.70%	0.27%	0.26%	-1.31%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	8.41	8.36	-0.58%	-0.58%	23.94%	23.92%	-0.05%	0.94%	0.94%	-0.68%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	23.77	21.31	-10.33%	-10.33%	55.97%	51.28%	-8.38%	0.45%	0.42%	-6.96%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	21.07	19.08	-9.43%	-9.43%	69.23%	60.98%	-11.93%	1.50%	1.41%	-6.19%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	31.88	30.60	-4.00%	-4.00%	87.06%	85.95%	-1.28%	0.56%	0.54%	-3.39%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	30.63	29.54	-3.59%	-3.59%	98.12%	97.93%	-0.19%	1.93%	1.88%	-2.85%	N/A	N/A	N/A	N/A	N/A	N/A

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				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
16 to 19 Azania Mews	Third	R1	W1	34.43	34.89	1.34%	1.34%	90.84%	90.84%	0.00%	0.60%	0.61%	1.22%	N/A	N/A	N/A	N/A	N/A	N/A
		R2	W2	33.77	34.09	0.94%	0.94%	99.03%	99.03%	0.00%	2.10%	2.12%	0.95%	N/A	N/A	N/A	N/A	N/A	N/A
20 Azania Mews	Ground	R1	W1	13.41	12.72	-5.20%	-5.20%	37.25%	30.64%	-17.73%	0.79%	0.77%	-3.04%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	22.64	21.57	-4.75%	-4.75%	73.66%	65.03%	-11.71%	1.49%	1.44%	-3.24%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	27.21	26.64	-2.09%	-2.09%	97.68%	97.19%	-0.51%	1.54%	1.51%	-1.40%	N/A	N/A	N/A	N/A	N/A	N/A
21 Azania Mews	Ground	R1	W1	15.46	14.75	-4.60%	-4.60%	37.19%	31.75%	-14.61%	0.88%	0.86%	-2.75%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	25.40	24.15	-4.92%	-4.92%	87.81%	64.70%	-26.31%	1.61%	1.56%	-3.57%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	30.33	29.35	-3.26%	-3.26%	99.37%	97.83%	-1.55%	1.67%	1.62%	-2.50%	N/A	N/A	N/A	N/A	N/A	N/A
22 Azania Mews	Ground	R1	W1	0.00	0.00	N/A	N/A	32.52%	32.85%	1.02%	0.84%	0.82%	-2.23%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	25.72	24.48	-4.81%	-4.81%	84.78%	65.76%	-22.43%	1.56%	1.50%	-3.55%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	30.02	29.15	-2.89%	-2.89%	85.86%	84.03%	-2.13%	0.71%	0.69%	-2.26%	N/A	N/A	N/A	N/A	N/A	N/A
23 Azania Mews	Ground	R1	W1	0.00	0.00	N/A	N/A	38.49%	38.56%	0.18%	0.99%	0.97%	-1.23%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	26.30	25.62	-2.59%	-2.59%	95.06%	91.04%	-4.22%	1.80%	1.77%	-2.12%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	33.03	32.27	-2.29%	-2.29%	87.04%	86.66%	-0.44%	0.88%	0.86%	-2.04%	N/A	N/A	N/A	N/A	N/A	N/A
24 Azania Mews	Ground	R1	W1	17.68	17.51	-0.94%	-0.94%	37.91%	37.56%	-0.91%	0.90%	0.89%	-0.57%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	27.25	26.52	-2.67%	-2.67%	98.74%	91.84%	-6.99%	1.62%	1.59%	-2.04%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	33.23	32.59	-1.93%	-1.93%	90.50%	89.32%	-1.30%	0.77%	0.76%	-1.72%	N/A	N/A	N/A	N/A	N/A	N/A
25 Azania Mews	Ground	R1	W1	17.96	17.89	-0.39%	-0.39%	38.37%	38.37%	0.00%	1.03%	1.03%	-0.24%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	27.44	26.95	-1.77%	-1.77%	95.47%	95.47%	0.00%	1.86%	1.83%	-1.37%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	30.73	30.24	-1.60%	-1.60%	83.36%	83.36%	0.00%	0.83%	0.82%	-1.31%	N/A	N/A	N/A	N/A	N/A	N/A
26 Azania Mews	Ground	R1	W1	17.85	17.82	-0.15%	-0.15%	37.85%	37.85%	0.00%	0.90%	0.90%	-0.10%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	27.70	27.40	-1.06%	-1.06%	95.92%	95.92%	0.00%	1.64%	1.63%	-0.82%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	31.84	31.38	-1.43%	-1.43%	97.68%	97.68%	0.00%	1.66%	1.64%	-1.22%	N/A	N/A	N/A	N/A	N/A	N/A
27 Azania Mews	Ground	R1	W1	15.88	15.87	-0.08%	-0.08%	37.68%	37.68%	0.00%	0.96%	0.96%	-0.02%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	25.48	25.30	-0.70%	-0.70%	95.46%	95.46%	0.00%	1.77%	1.76%	-0.52%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	29.98	29.68	-0.98%	-0.98%	97.67%	97.67%	0.00%	1.81%	1.79%	-0.77%	N/A	N/A	N/A	N/A	N/A	N/A
28 to 31 Azania Mews	Ground	R1	W1	12.91	12.91	-0.01%	-0.01%	51.95%	51.95%	0.00%	0.83%	0.83%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
	First	R1	W1	25.20	25.15	-0.18%	-0.18%	95.34%	95.34%	0.00%	1.18%	1.17%	-0.16%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	R1	W1	32.49	32.31	-0.54%	-0.54%	97.15%	97.15%	0.00%	1.42%	1.41%	-0.48%	N/A	N/A	N/A	N/A	N/A	N/A

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