42 PHOENIX ROAD

DAYLIGHT AND SUNLIGHT REPORT

Schroeders Begg Ltd

October 2015

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CHARTERED BUILDING SURVEYORS

DAYLIGHT & SUNLIGHT REPORT

relating to the

PROPOSED REDEVELOPMENT

of

42 PHOENIX ROAD CAMDEN LONDON NW5

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1.0 EXECUTIVE SUMMARY

The findings detailed in this daylight and sunlight report are that the daylight (vertical sky component - VSC) and sunlight to neighbouring residential properties, are not adversely affected by the proposed development with reductions to residential neighbouring habitable rooms adhering to target criteria within the Building Research Establishment's (BRE Guide) "Site layout planning for daylight and sunlight : A guide to good practice". In terms of daylight assessment of average daylight factor (ADFs) within neighbouring rooms, we conclude that the proposed development has minimal effect on current ADF levels.

In particular, for sunlight, in accordance with BRE Guide, our assessment confirms that good levels of sunlight exist at present to neighbouring room windows, as applicable, and these will be maintained in the proposed scenario and generally significantly better than the target criteria within the BRE Guide.

In summary, there are no significant adverse effects on any surrounding buildings with the effects of the proposed development on neighbouring residential properties satisfying the BRE Guide target criteria.

2.0 OVERVIEW

The proposed scheme is to redevelop the site with the proposals as shown in detail on the planning drawings prepared by Allies and Morrison architects and we have, therefore, not reproduced these here but we have shown extracts from the 3D model within **Appendix 2 – Plan and Perspective Views (Existing and Proposed)**, including the surrounding properties context. Within **Appendix 3 - Window Reference Maps** are provided which depict the neighbouring properties / windows upon which we have undertaken daylight/sunlight analysis and reported herein.

3.0 INSTRUCTIONS

Our instructions are to assess the effects on the surrounding buildings resulting from the proposed new development in terms of daylight and sunlight and to report on our findings for submission to the local planning authority.

4.0 DAYLIGHT & SUNLIGHT

4.1 BACKGROUND

Daylight and sunlight amenities are considerations that the local planning authority can take into account when determining planning applications. There is no national planning policy relating to daylight and sunlight and overshadowing impacts. General guidance is, however, given on the need to protect existing amenity as set out in the National Planning Policy Framework.

At a Regional level, the London Plan sets out at Policy 7.6 that buildings should " *not cause unacceptable harm to the surrounding land and buildings, particularly residential buildings…."* At Policy 7.7, it states " *tall and large buildings should not have an unacceptably harmful impact on their surroundings*." The proposals are not sufficiently high to be classed as "tall".

The local planning authority, The London Borough of Camden's, policies on sunlight and daylight is set out within its Core Development Strategy :-

Camden Core Strategy policy CS5 – *Managing the Impact of Growth and Development*
Camden Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage*
Policy DP26 – *Managing the impact of development on occupiers and neighbours*

And in particular the following Supplementary Planning Document (SPDs) is applicable :-

Camden Planning Guidance (CPG) 6 – Amenity – Chapter 6 – Daylight & Sunlight

The key messages from *CPG 6 - Chapter 6 – Daylight & Sunlight* has the following "*key message"*:-

- ***We expect all buildings to receive adequate daylight and sunlight***
- ***Daylight and sunlight reports will be required where there is potential to reduce existing levels of daylight and sunlight***
- ***We will base our considerations on the Average Daylight Factor and Vertical Sky Component***

Paragraph 6.4 of *CPG 6 - Chapter 6 – Daylight & Sunlight* states that 'a daylight and sunlight report should assess the impact of the development following the **methodology set out in the most recent version of Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight : A guide to good practice"**

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

London Borough of Camden acknowledge this within Paragraph 6.18 of *CPG 6 - Chapter 6 – Daylight & Sunlight* states that *'.....the Council recognises that not all of the guidance contained within the BRE document, particularly orientation, can be adhered to in all developments due to the dense and constrained urban nature of Camden".*

4.2 METHODOLOGY

We have carried out an analysis of the proposed situations following the methodology set out in the BRE Guide on Daylight and Sunlight. We have considered daylight by means of the vertical sky component analysis and have then also calculated the sunlight by the method set out in the Guide to determine the proportion of the annual probable sunlight hours that the surrounding windows will benefit from. The VSC calculations have been done by means of computer-generated spherical geometry and the average daylight factor calculations follow the method set down in Appendix C of the BRE Guide, BS 8206 and BRE Information Paper 15/88.

We have worked from the Ordnance Survey, a 3D model of the area (based upon Z-Mapping), a series of photographs taken at our site visit and modelling of the existing / proposed buildings provided by the architects and in reference to the existing and proposed plans, elevation and section drawings prepared by Allies and Morrison which are submitted as part of the application.

We have not entered the surrounding buildings so have assessed their internal layouts from our observation on site, documents obtained from sources within the public realm (e.g. local planning authority's website, estate agents' particulars) and a degree of inference. As a result, some of our values may be slightly higher / lower than would be the case were detailed internal measurements taken (although we have worked on a conservative basis in any event), in terms of our Average Daylight Factor (ADFs) calculations which also assume standardised internal finishes such as pale colours carpets, magnolia coloured walls and white ceilings.

In terms of analysis, we have reviewed the following residential properties:-

Chamberlain House (55-83 Chalton St) – reviewed windows opposite at 1st, 2nd & 3rd floors (ground floor is commercial) – these windows are considered primarily, to serve living rooms and bedrooms.
Chalton House (1-35 Chalton St) - reviewed windows in closest proximity (rear projection).
Oakshott Court (Building F) – reviewed nearest / facing window likely to be serving a habitable room.
Cock Tavern Public House (23 Phoenix Road) – reviewed windows at 1st & 2nd floor which are assumed to have a residential element (ground floor is commercial / Public House).
Walker House (Phoenix House) - check to lowest floor / ground floor window in flank elevation.
Maria Fidelis School (34 Phoenix Road) – windows in rear elevation and school hall.

Within **Appendix 2 – Plan and Perspective Views (Existing and Proposed)**, depicts the site and the surrounding properties context. Within **Appendix 3 - Window Reference Maps** are provided which depict the neighbouring properties / windows upon which we have undertaken daylight/sunlight analysis and reported herein.

4.3 SURROUNDING BUILDINGS – DAYLIGHT - VSC

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

The Guide recommends that points along the affected wall should have, or be within 4m of a point that has, a vertical sky component (VSC) of 27%. The vertical sky component is the area of the dome of the sky visible from the window plane. The maximum value obtainable at a flat window in a vertical wall is 39.6%. The Guide recommends that if proposals will still leave a window with 27% VSC or that the reduction of VSC is less than one fifth of the present value where either the present or proposed value is less than 27%, then there will be no noticeable effect on the window from the proposals / these meet target criteria.

Table 1 - Surrounding Buildings – VSC & Sunlight (see Appendix 1) sets out the results of our examination. This shows the proposed VSC, the annual probable sunlight hours and the winter proportion, in the existing and proposed situations, based on the Architects' drawing of the proposals to ascertain whether adequate daylight (and sunlight as applicable) will reach the windows and what effects the alterations as proposed will have. We have reviewed the properties as identified within section 4.2 'Methodology'.

From **Table 1** the Proposed/Existing column indicates the proportional change in VSC; values of 1.0 indicate no change, values down to 0.8 indicate reductions of less than 1/5th (0.2 times) and values in excess of 1.0 indicate gains in VSC. Values of 0.79 and below indicate reductions may become "noticeable" in terms of VSC. Where indications in excess of 1.0 are shown, these indicate slight gains in daylight.

Chamberlain House (55-83 Chalton St)

It can be seen that in terms of the windows analysed opposite (at 1st, 2nd & 3rd Floors), reductions in VSC range from 0% to 8% thus not greater than a 20% reduction target threshold.

Chalton House (1-35 Chalton St)

It can be seen that in terms of the windows analysed (at ground, 1st, 2nd, 3rd & 4th floors), reductions in VSC range from 8% to 11% thus not greater than a 20% reduction target threshold.

Oakshott Court (Building F)

It can be seen that in terms of the windows analysed (at 1st floor), the reduction in VSC is 4% thus not greater than a 20% reduction target threshold.

Cock Tavern Public House (23 Phoenix Road) – 1st & 2nd floor

It can be seen that in terms of the windows analysed (at 1st & 2nd floors), reductions in VSC range from 2% to 3% thus not greater than a 20% reduction target threshold.

Walker House (Phoenix House)

It can be seen that in terms of the windows analysed (at ground floor), the reduction in VSC is 3% thus not greater than a 20% reduction target threshold.

Maria Fidelis School (34 Phoenix Road)

Although not a residential building, it could be stated that daylight is important to the windows / rooms of this building. We have analysed windows in close proximity and for those windows less likely to be ancillary (we highlight window W2 to the rear elevation is an entrance lobby and window W3 to the school hall is frosted / boarded up so assumed serving a WC or similar – both windows would be classed as ancillary rooms thus excluded from consideration).

From our analysis, the sampled rear elevation windows to the school building have reductions in VSC ranging from 3% to 22% (only 2 windows are marginally over the target threshold of 20%) and the average reduction in VSC is 14%. In terms of the school hall, reductions in VSC range from 15% - 19% (for the windows facing the development) with the exception of window W6 which has a VSC reduction of 26%. Window W6 is the window closest to the proposal and given that the school hall is assumed to be served by the running series of these upper large / tall arched windows, we consider that this one isolated reduction that is over the target value of 20% reduction will not be detrimental or material to the daylight to this room assumed served by the series run of these windows. (We also understand that potentially, a re-development of the school may be considered and if that did occur, then window positions etc are likely to be changed in any event / the assessment on the current school building on that basis would be obsolete).

In summary, VSC reductions from the existing to proposed scenario do not exceed a 20% reduction to neighbouring residential windows; thus this meets the BRE Guide target criteria (even for this urban locality – the BRE Guide targets are generally considered as a sub-urban context). In terms of the school, again reductions do not exceed 20% except in a very small isolated number of areas which are generally negligibly over the target threshold and / or the window under review serves a room with a number of other windows thus not of primarily importance; thus in all cases of such reduction, we do not consider the reduction is detrimental or a material loss.

VSC is a measure of available daylight at the window wall plane and does not consider actual daylight within the room / space. Accordingly, in section 4.4 of this report and in accordance with London of Camden's policy, we have considered daylight within the actual room space by review of Average Daylight Factors to these neighbouring dwellings (which as per section 4.4 confirms that the proposed development has minimal effect on the daylight within rooms for daylight ADF).

4.4 SURROUNDING BUILDINGS – AVERGE DAYLIGHT FACTOR (ADF)

We have assessed for Average Daylight factor (ADF) for the rooms to the same neighbouring residential properties as undertaken for the VSC review with the exception of the school (non-residential / room layouts not known). This assessment aims to determine whether or not the habitable rooms to these neighbouring residential properties will be provided with adequate daylight in the proposed scenario by reference to Average Daylight Factors (ADFs).

The average daylight factor is a calculation measurement of the angle of visible sky (derived from the VSC) at the window face combined with the average reflectances of the surfaces inside the room in consideration of the area of the glazing and size of the room. This gives a more detailed assessment for the light that will be available in the space than the more simplistic measure of VSC which provides details of the potential for reasonable daylighting within the space rather than an actual measure of the internal effects. BS 8206 Pt2, which is incorporated into the BRE Guide, recommends that interiors intended to have supplementary electric lighting – in other words, normal building interiors – should have an ADF of 2%. The BS sets minimum standards of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens and we have taken as the target criteria.

From our analysis it can be seen, notwithstanding that ADFs are considered as an 'absolute test' rather than a 'comparative test', given that some isolated rooms in the existing scenario are unlikely to meet the ADF target, we have therefore indicated the reduction of existing to proposed (comparative statement) to demonstrate that the proposed development has negligible / minimal effect on these existing ADF levels.

Table 2 – Surrounding Buildings – Average Daylight Factors (Appendix 1) shows the results of our analysis and we summary this as follows:-

Chamberlain House (55-83 Chalton St)

It is considered that the majority of these rooms facing Chalton Street are living rooms or bedrooms. In terms of the changes in ADF from existing to proposed, it can be seen that there is minimal effect from the proposal given that reductions range typically, from 3% to 6%. The ADF values (existing or proposed) are typically over an ADF of 1.5% which is the target criteria for living rooms and is well in excess of the target for bedrooms (bedrooms target 1% ADF). There are some ADFs slightly below 1.5% which obviously satisfy bedroom target ADFs but not living rooms, thus potentially, there may be some isolated living rooms that do not meet the living room target of 1.5%. However, as highlight, if there are such cases, this is more 'inherent' since our analysis demonstrates there is negligible / minimal effect between existing and proposed ADF values.

Chalton House (1-35 Chalton St)

It can be seen that in terms of the windows analysed (at ground, 1st, 2nd, 3rd & 4th floors), the closest / applicable window analysed have ADFs well in excess of an ADF of 1.5% in the proposed scenario and indeed for 2nd floor and above, these exceed a 2% ADF. It is likely that these rooms are bedrooms or living rooms and in either case, the ADFs in both the existing and proposed scenario would be in excess of target criteria.

Oakshott Court (Building F)

Whilst the room use is unknown to this room analysed, it can be seen that the proposal has minimal effect on the ADF with only a 3% reduction of existing ADF compared with existing to proposed ADF. This is further supported that there is only a 4% reduction in VSC to the window from the proposal; thus minimal effect.

Cock Tavern Public House (23 Phoenix Road) – 1st & 2nd floor

The elevations to this building do not directly face opposite but perpendicular and thus in terms of the changes in ADF from existing to proposed, it can be seen that there is negligible effect from the proposal given that reductions are typically only 2% (with two isolated reductions of 3%). It is anticipated that the majority of these rooms with windows on the elevations sampled are living rooms or bedrooms. These ADFs (existing or proposed) are typically over an ADF of 1.5% (excepting 3 rooms which are slightly lower in existing and proposed scenario) which is the target criteria for living rooms and is well in excess of the target for bedrooms (bedrooms target 1% ADF). Thus generally, target ADFs are met and with negligible effect between existing and proposed ADF values.

Walker House (Phoenix House)

Whilst the room use is unknown to this room analysed, it can be seen that the proposal has minimal effect on the ADF with only a 2% reduction of existing ADF compared with proposed ADF. This is further supported that there is only a 3% reduction in VSC to the window from the proposal; thus minimal effect.

In summary, our analysis concludes that the proposal has minimal effect on the internal daylight (ADF) to neighbouring residential habitable rooms and such rooms retain very close to their current daylight levels in terms of ADF which are typically at reasonable levels (for both existing and proposed scenario).

4.5 SURROUNDING BUILDINGS – SUNLIGHT

On sunlight, only the windows that face within 90° of South, that is to say, facing from 90° to 270°, are normally considered under the sunlight criteria. We have, therefore, assessed the windows with this orientation. Within **Table 1 - Surrounding Buildings – VSC & Sunlight (see Appendix 1)**, for sunlight analysis, the windows that face within 90° of north, which is to say, from 270° to 360° and from 360° to 90°, are marked as "n/a" are north facing and these windows are not, therefore, considered for sunlight.

The BRE recommendation is that windows facing within 90° of South should have 25% of annual probable hours with 5% in the winter months (from the autumn equinox to the spring equinox). Where reductions below the recommended levels are contemplated, these should be target limited to one fifth or 0.2 times the present value (unless a reduction of sunlight received over the whole year is not greater than 4% of annual probable sunlight hours).

To highlight, analysis review of windows primarily relates to main living rooms and conservatories i.e. sun important rooms as per the BRE Guide. Since we cannot be certain on room usage to all neighbouring rooms, for completeness, we have analysed all windows for sunlight review as considered for VSC.

As can be seen from Table 1 (Appendix 1), in terms of sunlight, all the windows to the surrounding neighbouring windows assessed (that face within 90° of South) do not have any reductions of greater than 20% of former value where they have a proposed value below 25% APSH (5% winter) in terms of sunlight. Indeed, typically neighbouring residential windows retain circa double the APSH target value of 25% and circa triple for 5% winter sun, which is far in excess of the baseline target criteria so will continue TO enjoy good levels of sunlight (APSH).

In summary, the proposed development does not result in any material reductions to sunlight in reference of the BRE Guide and good levels of sunlight are maintained (APSH).

4.6 SUN ON THE GROUND AND SHADOWING

Shadow Paths

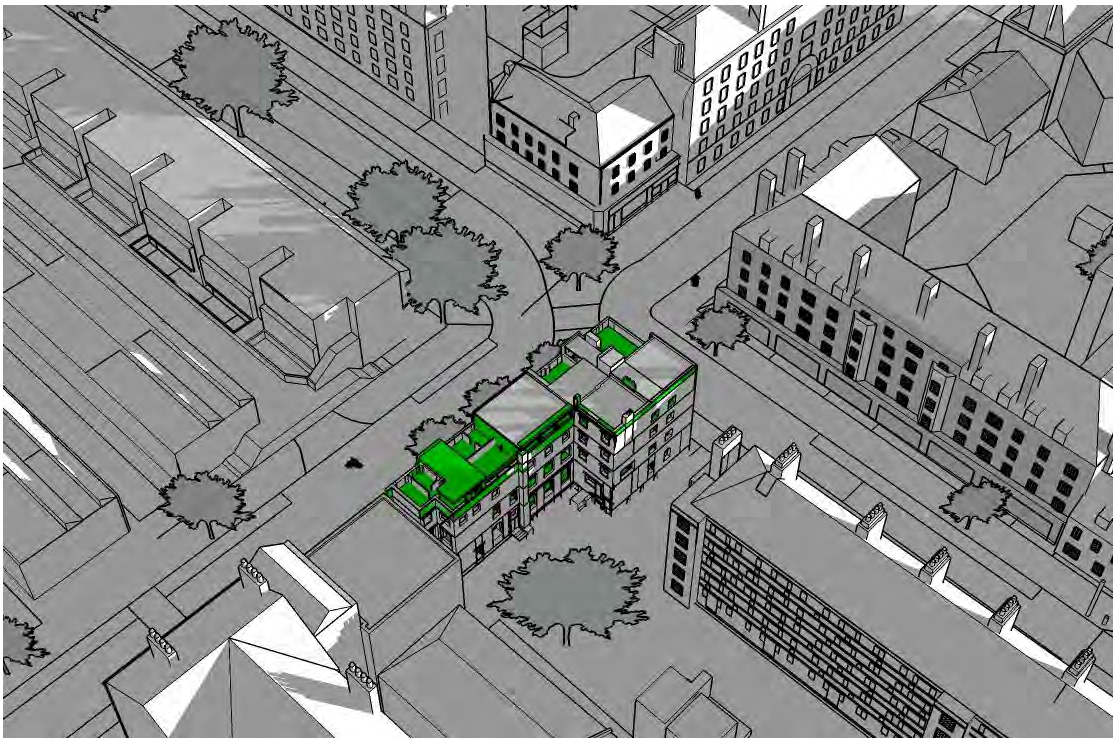
The BRE Guide recommends that surrounding gardens / amenity spaces should also be considered for shadowing from the proposals. The BRE target criteria for garden / amenity spaces is that at the Equinox, such spaces will have the ability to receive sunlight to over 50% of the area for 2 hours or more (and if less than that as existing, not to have a target reduction that would exceed 20% reduction of the former in the proposed scenario).

Although there are no amenity / garden areas to the surrounding properties which are in close proximity to the proposed development site, notwithstanding this, for visual representation, we set-out in the following pages, a series of images as existing and as proposed, taken at two-hourly intervals through the day on the Equinox, to depict the cast of the shadows pictorially.

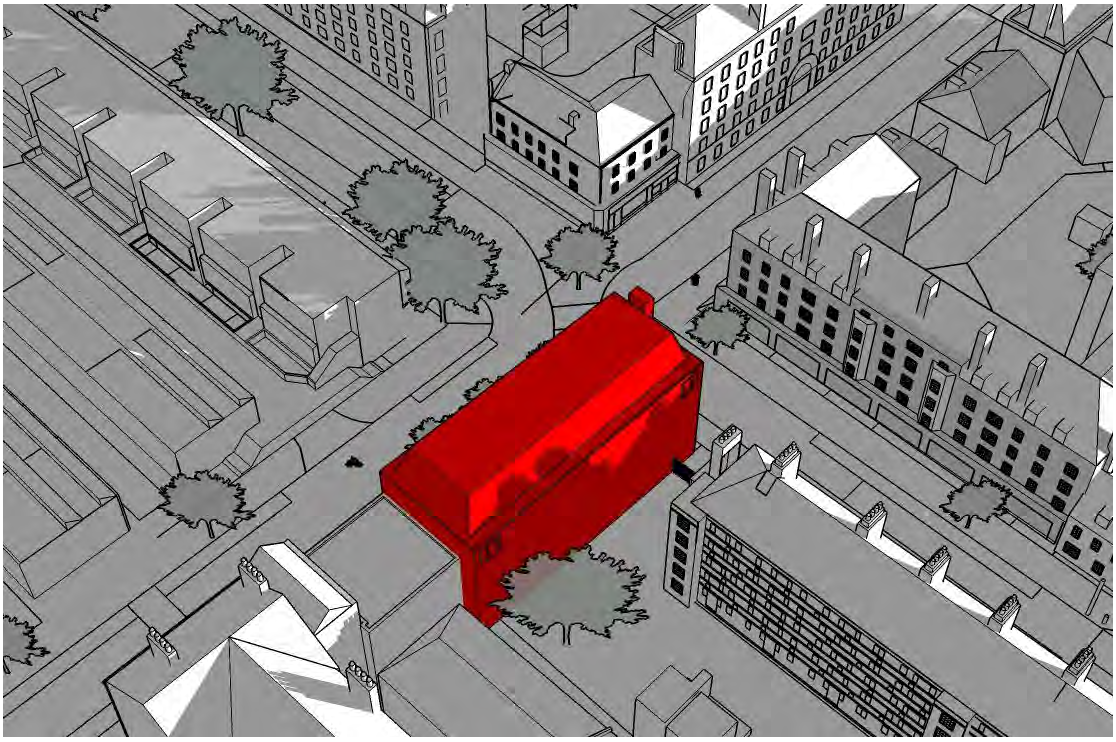
As can be seen from the sequence, there is no significant change to shadowing at the Equinox. There is some slight initial increased shadowing to Oakshott Court in the early part of the day (by late morning, no longer applicable at the Equinox) and for the mid to late afternoon, there is some increase in shadowing to the elevation of Chamberlain House.

It is important to state that whilst the above highlights some slight increase / change in shadowing to neighbouring properties, this is obviously transient shadowing and any increase in shadowing is for limited parts of the day. The shadow path is ordinarily considered for amenity areas only – this is different to calculation of available sunlight hours to neighbouring windows which is covered in section 4.5 of this report.

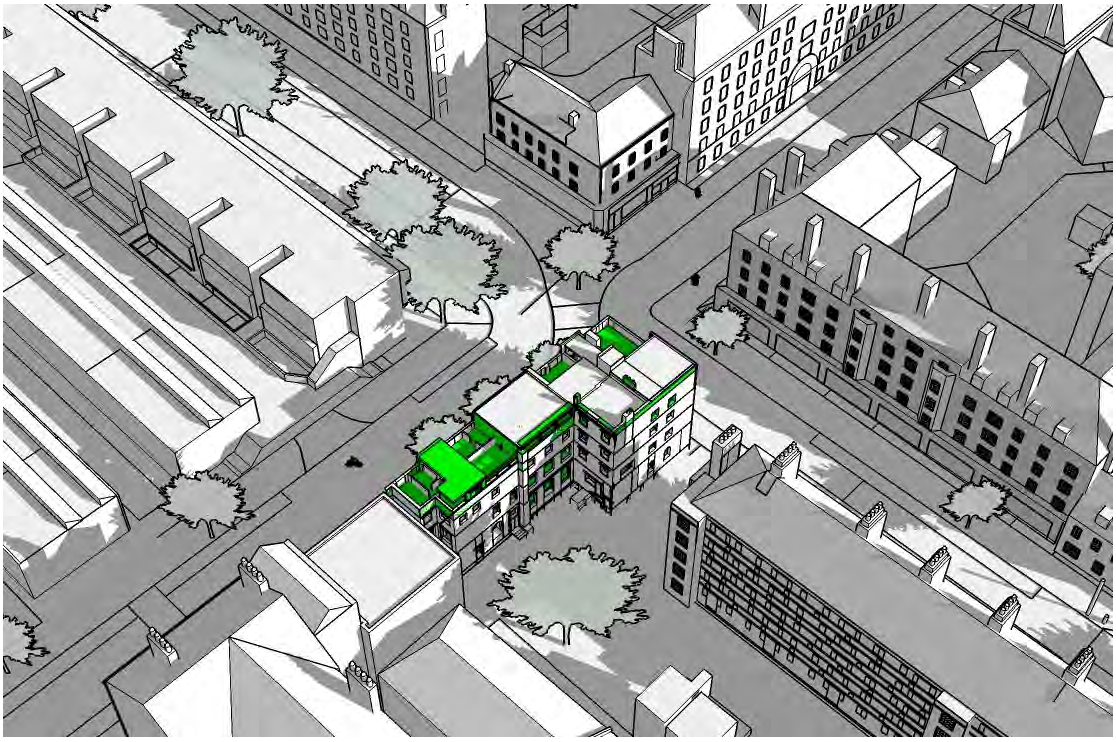
In summary, there are no formal neighbouring amenity spaces that could be affected by the proposed development and in any event, there is no significant change to the shadow path from the proposals.



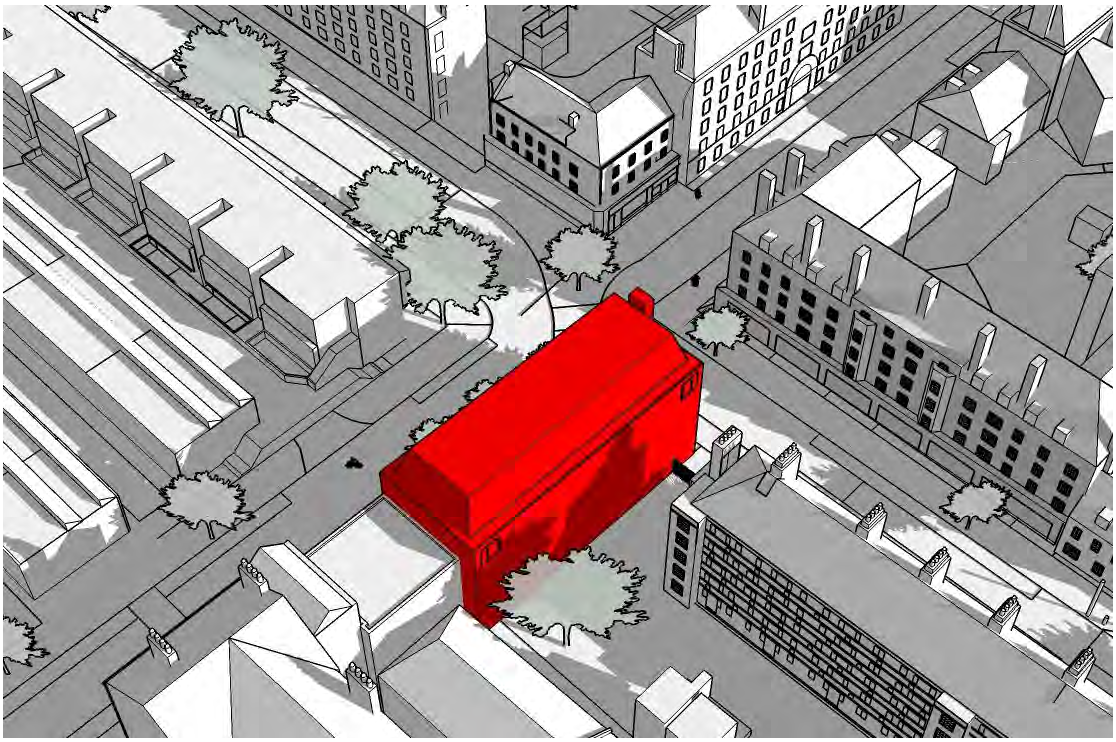
Shadow Diagram - 07.00 hours as existing on the Equinox



Shadow Diagram - 07.00 hours as proposed on the Equinox

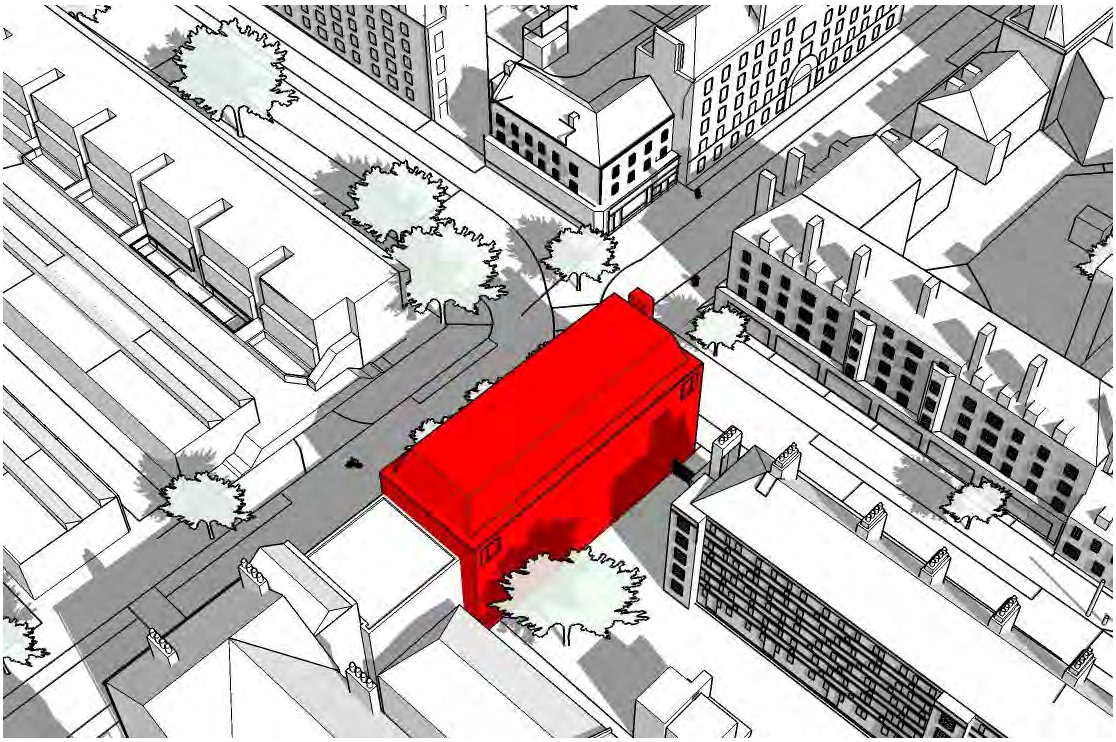


Shadow Diagram - 09.00 hours as existing on the Equinox



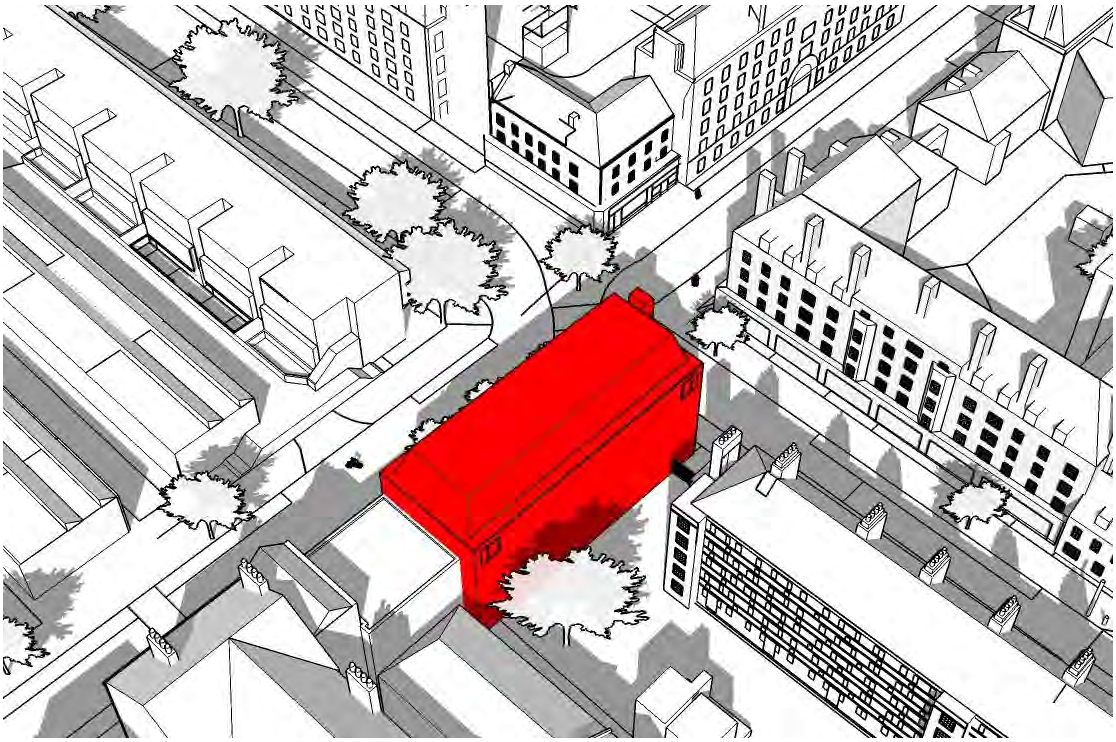
Shadow Diagram - 09.00 hours as proposed on the Equinox

Shadow Diagram - 11.00 hours as existing on the Equinox



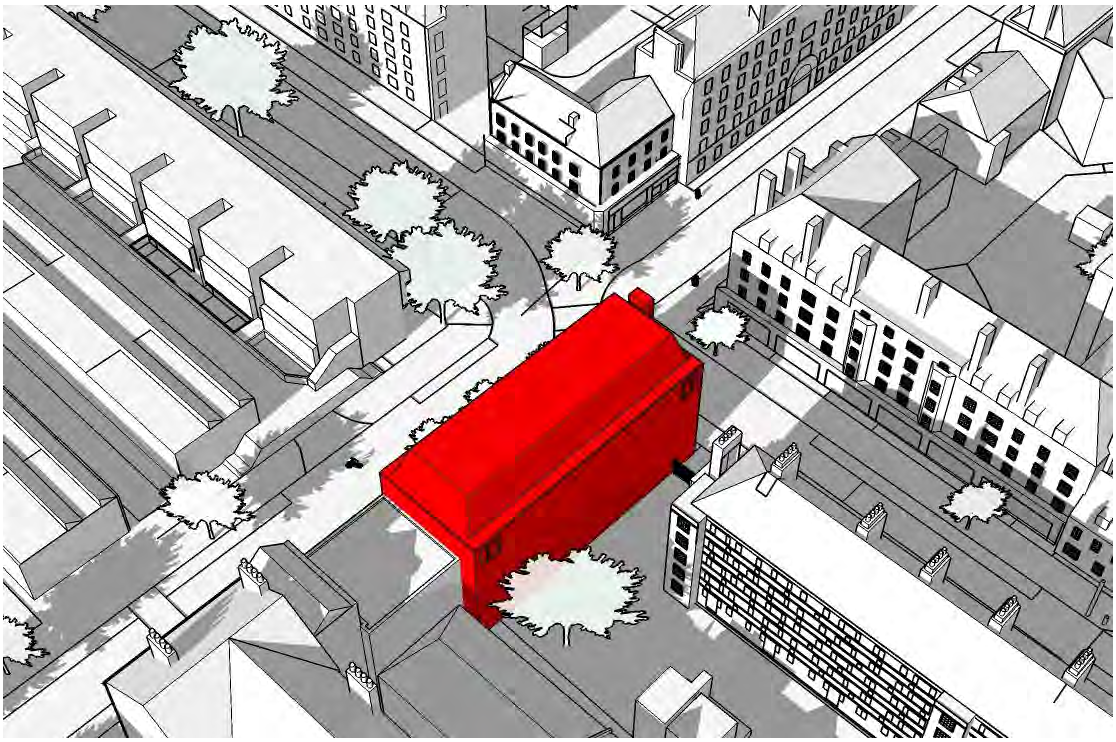
Shadow Diagram - 11.00 hours as proposed on the Equinox

Shadow Diagram - 13.00 hours as existing on the Equinox



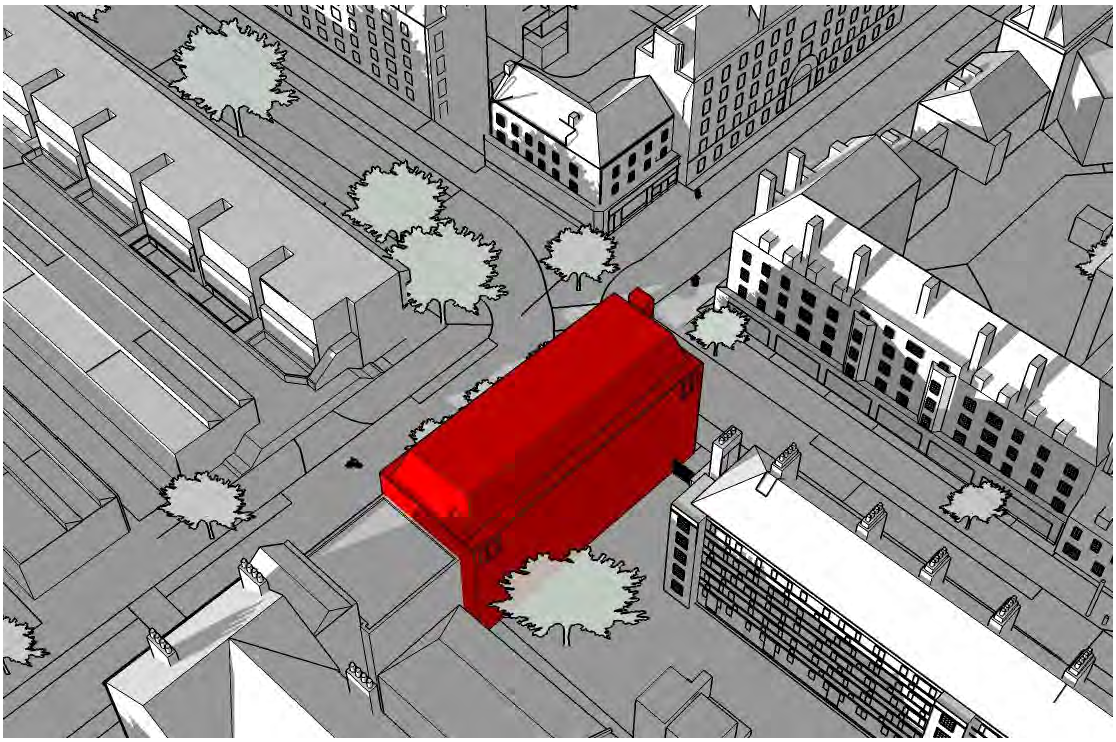
Shadow Diagram - 13.00 hours as proposed on the Equinox

Shadow Diagram - 15.00 hours as existing on the Equinox



Shadow Diagram - 15.00 hours as proposed on the Equinox

Shadow Diagram - 17.00 hours as existing on the Equinox



Shadow Diagram - 17.00 hours as proposed on the Equinox

5.0 CONCLUSIONS

The results of our examination show that the proposals will have no significant adverse effects on daylight sunlight to any windows / habitable rooms to the surrounding buildings.

On this basis, the amenities of daylight and sunlight will be suitably maintained which on balance satisfy the BRE Guide criteria.

Schroeders Begg Ltd
May 2015

6.0 APPENDICES

APPENDIX 1 - TABLES REFERRED TO IN THE TEXT (TABLES 1-2)

APPENDIX 2 - PLAN AND PERSPECTIVE VIEWS (EXISTING & PROPOSED)

APPENDIX 3 - WINDOW REFERENCE MAPS

APPENDIX 1

TABLES REFERRED TO IN THE TEXT:-

Appendix 1 - Tables referred to in the text :-

Table 1 : Surrounding Buildings - VSC & Sunlight

Table 2: Surrounding Buildings – Average Daylight Factors

Table 1 - VSC & Sunlight - Surrounding Buildings

Floor Ref.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
Chamberlain House (55-83 Chalton St)						
First	W1	Existing	29.58	1.00	n/a	n/a
		Proposed	29.56		n/a	n/a
First	W2	Existing	30.34	0.92	57	14
		Proposed	28.03		52	14
First	W3	Existing	29.78	0.92	55	13
		Proposed	27.44		51	13
First	W4	Existing	29.36	0.92	55	15
		Proposed	27.11		50	14
First	W5	Existing	28.96	0.93	55	15
		Proposed	26.95		53	15
First	W6	Existing	28.09	0.94	47	11
		Proposed	26.35		41	11
Second	W7	Existing	32.16	1.00	n/a	n/a
		Proposed	32.14		n/a	n/a
Second	W8	Existing	33.05	0.92	61	18
		Proposed	30.50		58	16
Second	W9	Existing	32.62	0.92	61	18
		Proposed	30.02		56	16
Second	W10	Existing	32.24	0.92	60	17
		Proposed	29.73		56	16
Second	W11	Existing	31.80	0.93	56	15
		Proposed	29.59		53	15
Second	W12	Existing	30.99	0.94	49	12
		Proposed	29.11		47	12
Third	W13	Existing	34.67	1.00	n/a	n/a
		Proposed	34.65		n/a	n/a
Third	W14	Existing	35.57	0.93	64	21
		Proposed	33.05		62	19
Third	W15	Existing	35.36	0.93	64	21
		Proposed	32.74		61	19
Third	W16	Existing	35.04	0.93	65	22
		Proposed	32.51		63	21
Third	W17	Existing	34.60	0.94	62	19
		Proposed	32.37		60	18
Third	W18	Existing	33.89	0.94	57	15
		Proposed	31.95		54	14
Chalton House (1-35 Chalton St)						
Ground	W1	Existing	25.77	0.89	50	15
		Proposed	23.05		48	15
First	W2	Existing	29.37	0.90	58	19
		Proposed	26.40		54	19
Second	W3	Existing	32.38	0.91	62	21
		Proposed	29.38		58	21
Third	W4	Existing	35.12	0.92	63	21
		Proposed	32.36		58	21
Fourth	W5	Existing	37.10	0.94	65	22
		Proposed	34.93		62	22
Oakshott Court (Building F)						
First	W1	Existing	25.30	0.96	n/a	n/a
		Proposed	24.27		n/a	n/a

Table 1 - VSC & Sunlight - Surrounding Buildings

Floor Ref.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
Cock Tavern PH (23 Phoenix Rd) - 1st & 2nd floor						
First	W1	Existing	34.04	0.98	63	21
		Proposed	33.41		61	19
First	W2	Existing	34.01	0.98	64	22
		Proposed	33.31		62	20
First	W3	Existing	34.04	0.98	64	22
		Proposed	33.25		61	19
First	W4	Existing	34.11	0.97	63	21
		Proposed	33.24		60	18
First	W5	Existing	34.20	0.97	63	21
		Proposed	33.24		60	18
First	W6	Existing	34.23	0.97	62	20
		Proposed	33.14		60	18
Second	W7	Existing	36.43	0.98	65	22
		Proposed	35.85		65	22
Second	W8	Existing	36.37	0.98	65	22
		Proposed	35.72		65	22
Second	W9	Existing	36.34	0.98	65	22
		Proposed	35.61		65	22
Second	W10	Existing	36.34	0.98	65	22
		Proposed	35.54		63	20
Second	W11	Existing	36.36	0.98	65	22
		Proposed	35.45		63	20
Second	W12	Existing	36.29	0.97	65	22
		Proposed	35.26		63	20
Walker House (Chalton St)						
Ground	W1	Existing	23.68	0.97	59	17
		Proposed	23.05		58	16
Maria Fidelis School (34 Phoenix Road)						
MAIN REAR ELEVATION						
Ground	W1	Existing	4.17	0.78	3	0
		Proposed	3.23		3	0
Ground	W2			N/A		
First	W3	Existing	13.15	0.93	24	0
		Proposed	12.18		23	0
First	W4	Existing	23.91	0.79	52	5
		Proposed	18.98		45	5
Second	W5	Existing	30.23	0.97	66	15
		Proposed	29.42		64	15
Second	W6	Existing	32.89	0.84	69	18
		Proposed	27.49		60	18
SCHOOL HALL						
Lower Ground	W1	Existing	20.67	0.84	n/a	n/a
		Proposed	17.40		n/a	n/a
Lower Ground	W2	Existing	20.30	0.81	n/a	n/a
		Proposed	16.35		n/a	n/a
Lower Ground	W3			N/A		
Ground	W4	Existing	25.98	0.85	n/a	n/a
		Proposed	22.05		n/a	n/a
Ground	W5	Existing	25.60	0.81	n/a	n/a
		Proposed	20.73		n/a	n/a
Ground	W6	Existing	24.48	0.74	n/a	n/a
		Proposed	18.21		n/a	n/a
Ground	W7	Existing	3.15	1.00	n/a	n/a
		Proposed	3.15		n/a	n/a
Ground	W8	Existing	3.59	1.00	n/a	n/a
		Proposed	3.59		n/a	n/a
Ground	W9	Existing	4.14	1.00	n/a	n/a
		Proposed	4.14		n/a	n/a

Table 2 - ADFs - Surrounding Buildings

Chamberlain House (55-83 Chalton St)

Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Existing	ADF Proposed	Proposed / Existing
First	R1	Unknown	W2	1.24	1.17	
			W1	1.21	1.21	
				2.45	2.38	0.97
First	R2	Unknown	W3	1.39	1.30	
				1.39	1.30	0.94
First	R3	Unknown	W4	1.37	1.29	
				1.37	1.29	0.94
First	R4	Unknown	W5	1.86	1.76	
				1.86	1.76	0.95
First	R5	Unknown	W6	1.54	1.47	
				1.54	1.47	0.96
Second	R6	Unknown	W7	1.30	1.30	
			W8	1.33	1.24	
				2.62	2.54	0.97
Second	R7	Unknown	W9	1.49	1.40	
				1.49	1.40	0.94
Second	R8	Unknown	W10	1.48	1.38	
				1.48	1.38	0.94
Second	R9	Unknown	W11	2.00	1.89	
				2.00	1.89	0.94
Second	R10	Unknown	W12	1.66	1.58	
				1.66	1.58	0.95
Third	R11	Unknown	W13	1.38	1.38	
			W14	1.42	1.33	
				2.80	2.71	0.97
Third	R12	Unknown	W15	1.60	1.50	
				1.60	1.50	0.93
Third	R13	Unknown	W16	1.59	1.49	
				1.59	1.49	0.94
Third	R14	Unknown	W17	2.15	2.03	
				2.15	2.03	0.94
Third	R15	Unknown	W18	1.79	1.70	
				1.79	1.70	0.95

Chalton House (1-35 Chalton St)

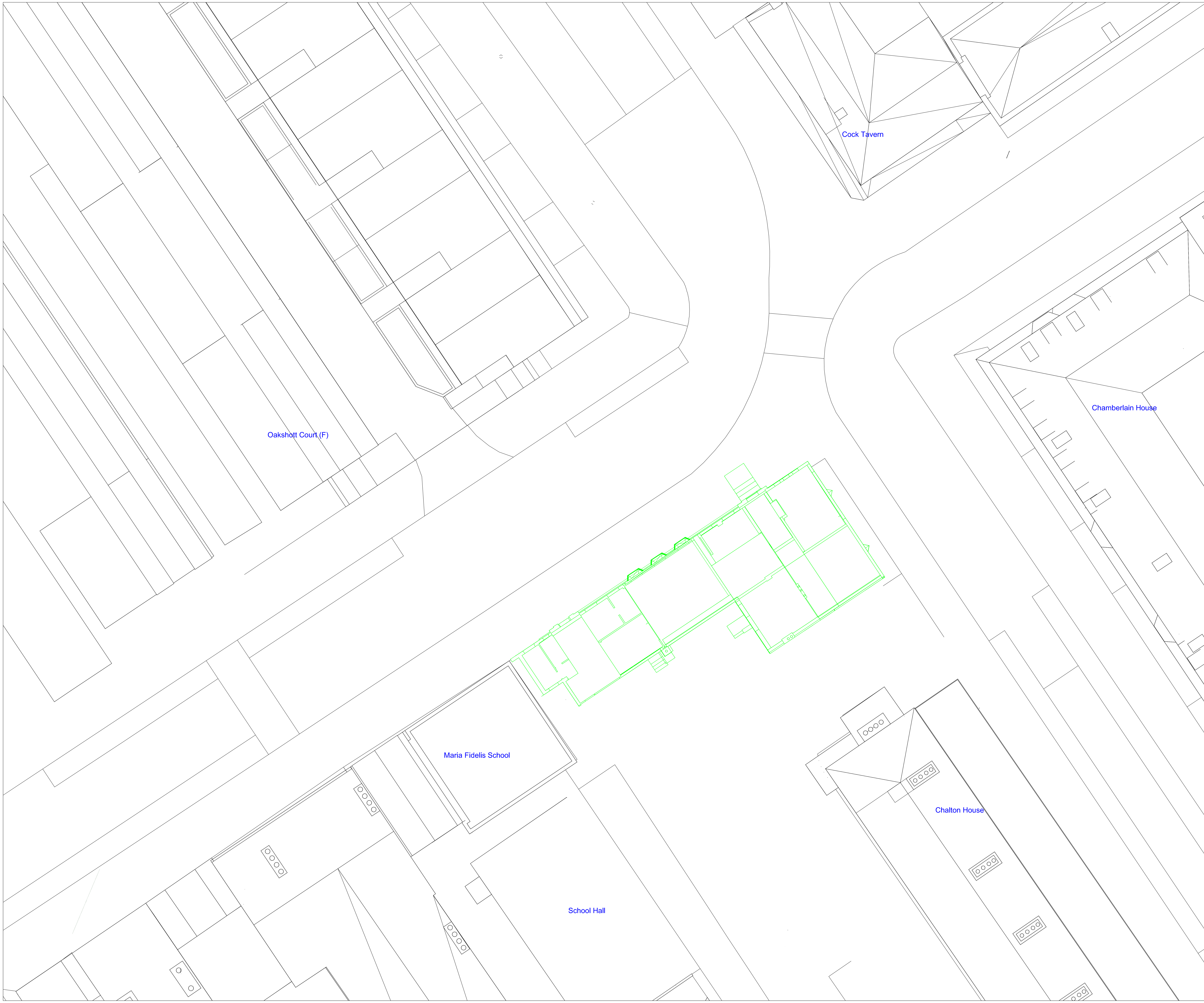
Ground	R1	Unknown	W1	1.87	1.74	
				1.87	1.74	0.93
First	R2	Unknown	W2	2.06	1.90	
				2.06	1.90	0.92
Second	R3	Unknown	W3	2.23	2.06	
				2.23	2.06	0.93
Third	R4	Unknown	W4	2.39	2.22	
				2.39	2.22	0.93
Fourth	R5	Unknown	W5	2.52	2.38	
				2.52	2.38	0.94

Table 2 - ADFs - Surrounding Buildings

Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Existing	ADF Proposed	Proposed / Existing
Oakshott Court (Building F)						
First	R1	Unknown	W1	1.02	0.99	
				1.02	0.99	0.97
Cock Tavern PH (23 Phoenix Rd) - 1st & 2nd floor						
First	R1	Unknown	W1	1.68	1.65	
				1.68	1.65	0.98
First	R2	Unknown	W2	1.47	1.44	
				1.47	1.44	0.98
First	R3	Unknown	W3	1.47	1.44	
				1.47	1.44	0.98
First	R4	Unknown	W4	1.56	1.53	
				1.56	1.53	0.98
First	R5	Unknown	W5	1.48	1.44	
				1.48	1.44	0.98
First	R6	Unknown	W6	1.63	1.58	
				1.63	1.58	0.97
Second	R7	Unknown	W7	1.79	1.76	
				1.79	1.76	0.98
Second	R8	Unknown	W8	1.56	1.53	
				1.56	1.53	0.98
Second	R9	Unknown	W9	1.56	1.53	
				1.56	1.53	0.98
Second	R10	Unknown	W10	1.66	1.62	
				1.66	1.62	0.98
Second	R11	Unknown	W11	1.57	1.53	
				1.57	1.53	0.98
Second	R12	Unknown	W12	1.72	1.67	
				1.72	1.67	0.97
Walker House (Chalton St)						
Ground	R1	Unknown	W1	1.29	1.26	
				1.29	1.26	0.98

APPENDIX 2

PLAN AND PERSPECTIVE VIEWS (EXISTING & PROPOSED)



SOURCES

REV.	NOTES	DWN	DATE

Notes:

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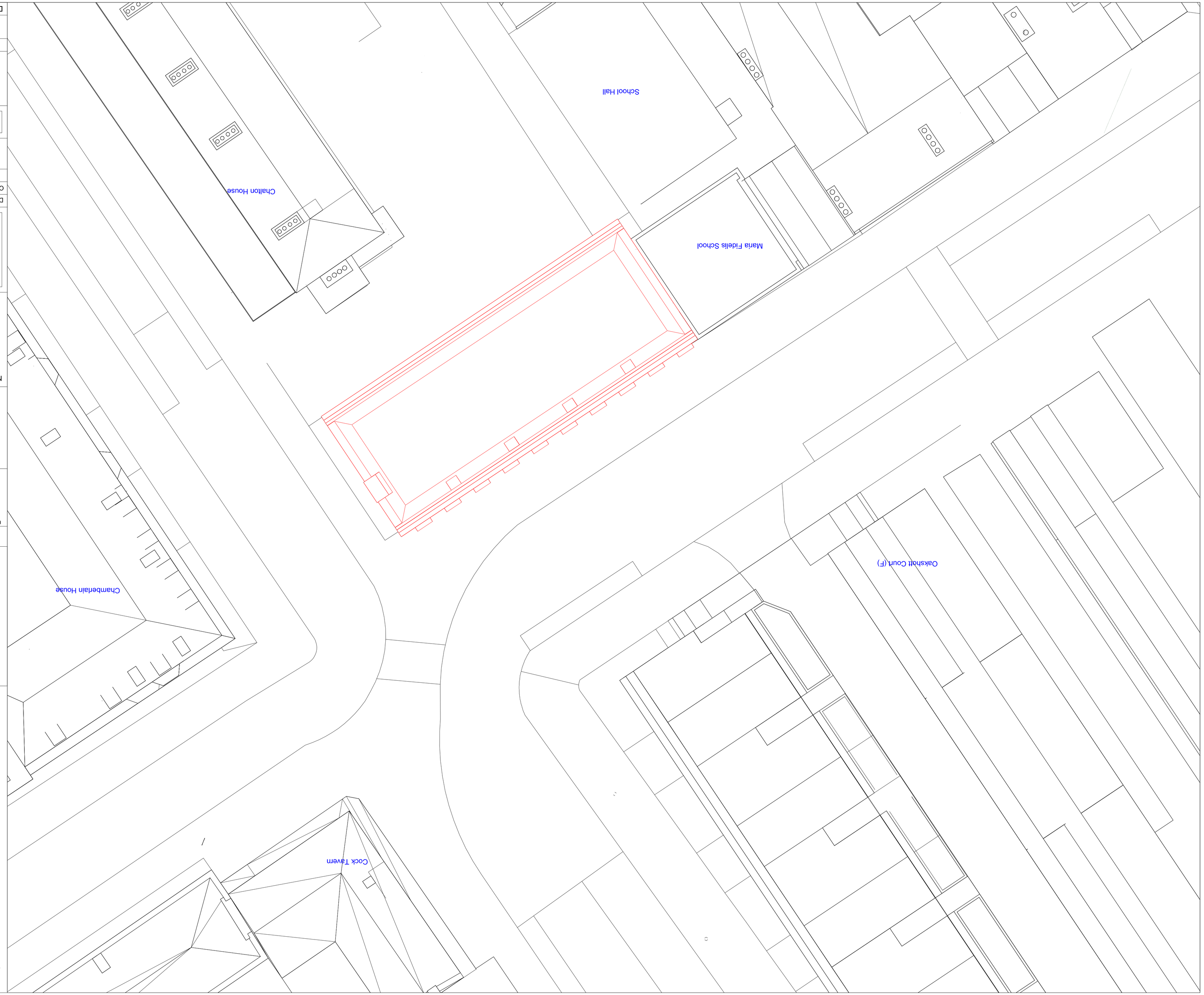
SCALE
NTS (A3 Sheet)

Phoenix Road

Plan View Existing

Job No	Rev	Drawing Number
1067C	-	01

Date : 010615



REV.	NOTES	DWN	DATE

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Phoenix Road

Plan View Proposed

Job No	Rev	Drawing Number
1067C	-	02

Date : 010615

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Phoenix Road

Perspective View Existing

Job No	Rev	Drawing Number
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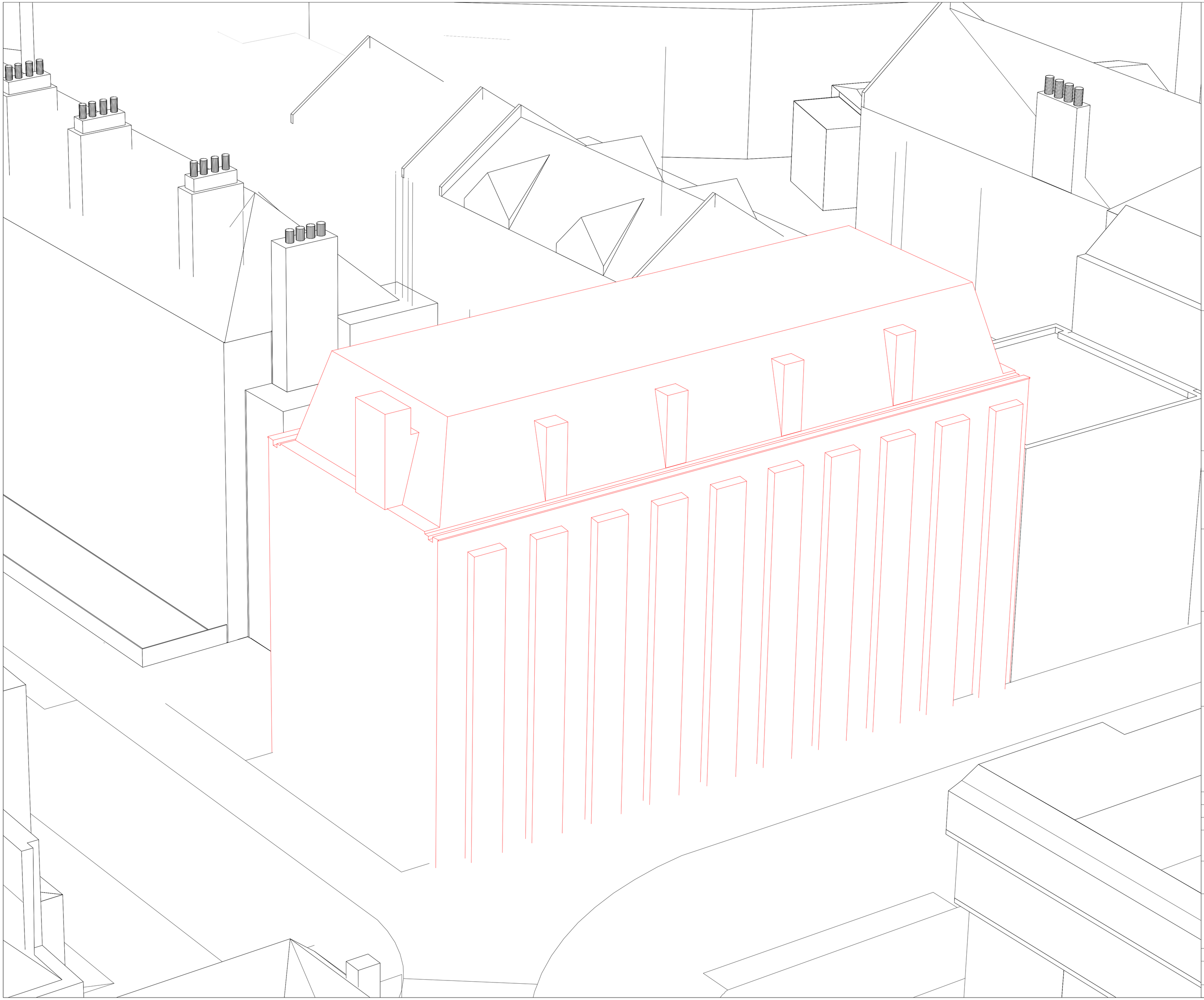
Date : 010615



SOURCES

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Phoenix Road

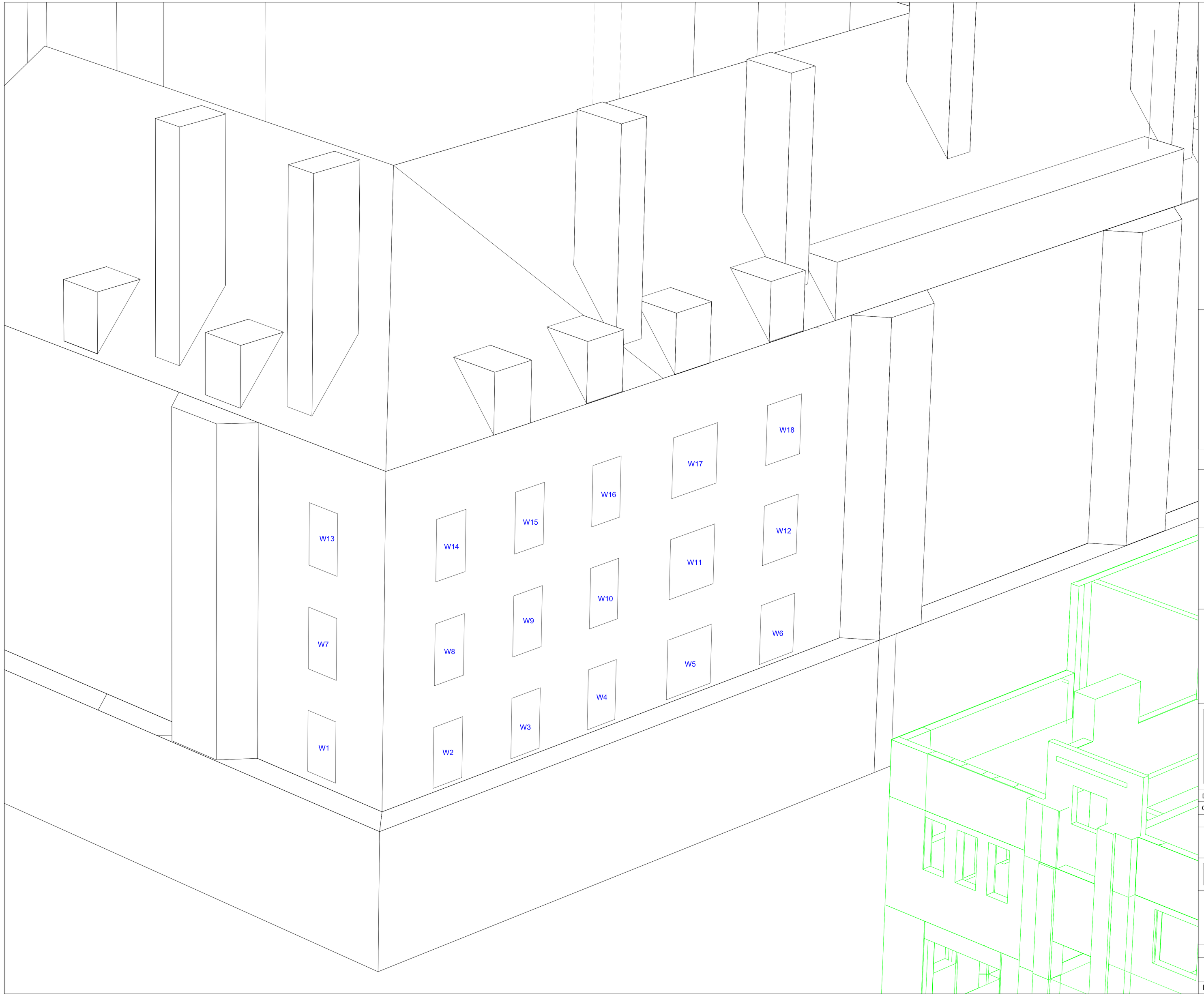
Perspective View Proposed

Job No	Rev	Drawing Number
1067C	-	04

Date : 010615

APPENDIX 3

WINDOW REFERENCE MAPS



SOURCES

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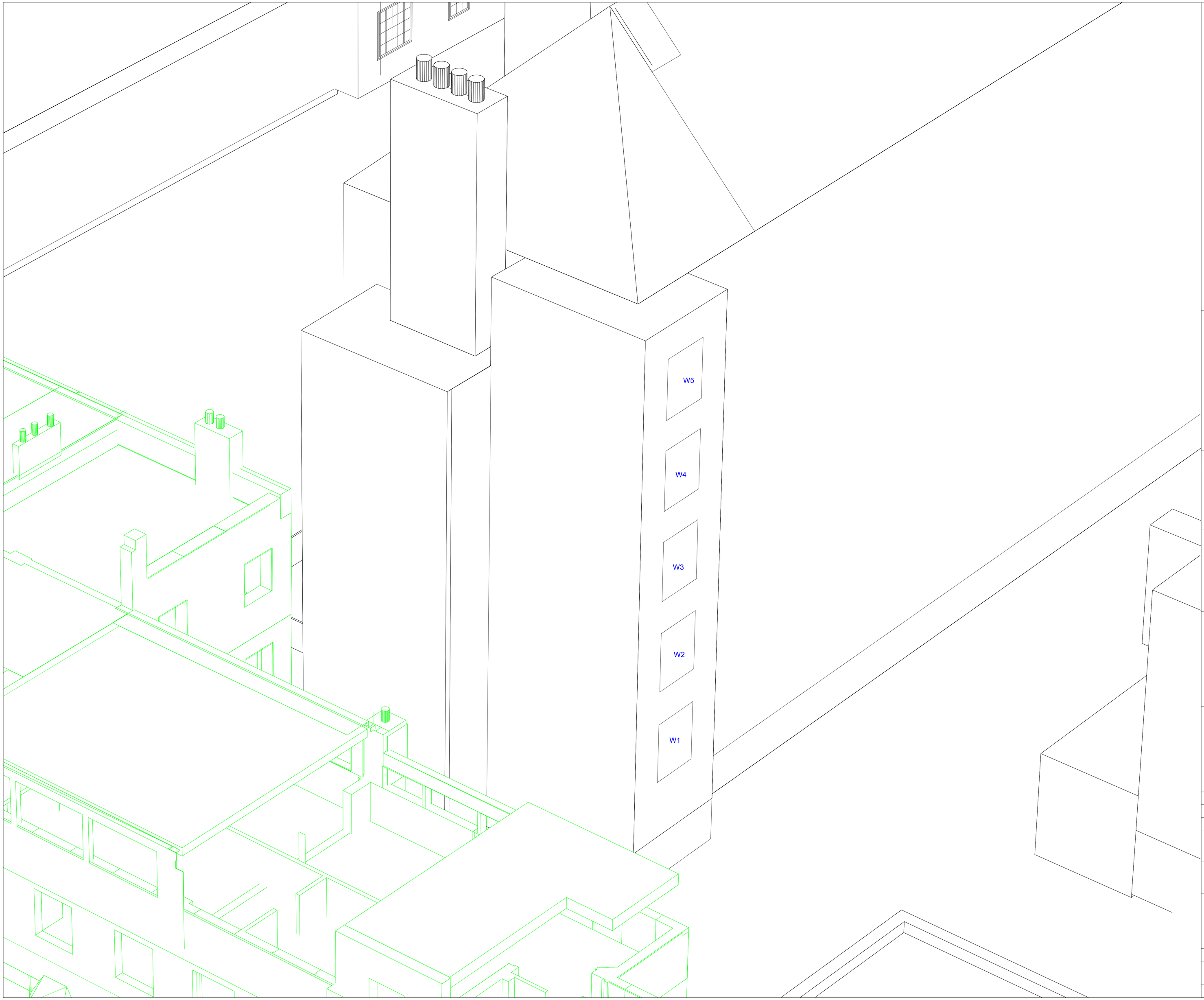
Phoenix Road

Window Map
Chamberlain House

Job No	Rev	Drawing Number
1067C	-	11

Date : 010615



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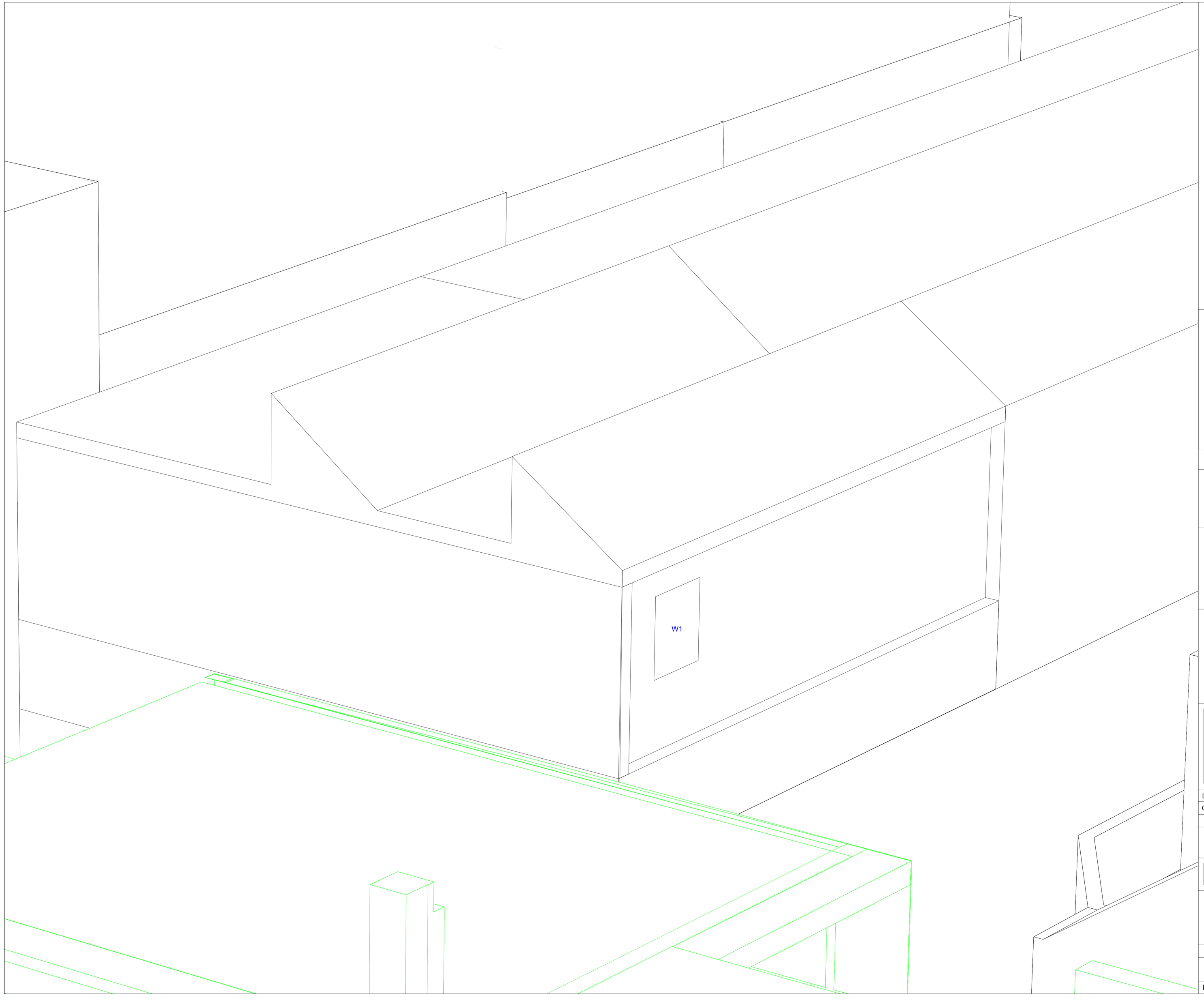
Phoenix Road

Window Map
Chalton House

Job No	Rev	Drawing Number
1067C	-	12

Date : 010615



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Window Map
Oakshott Court (F)

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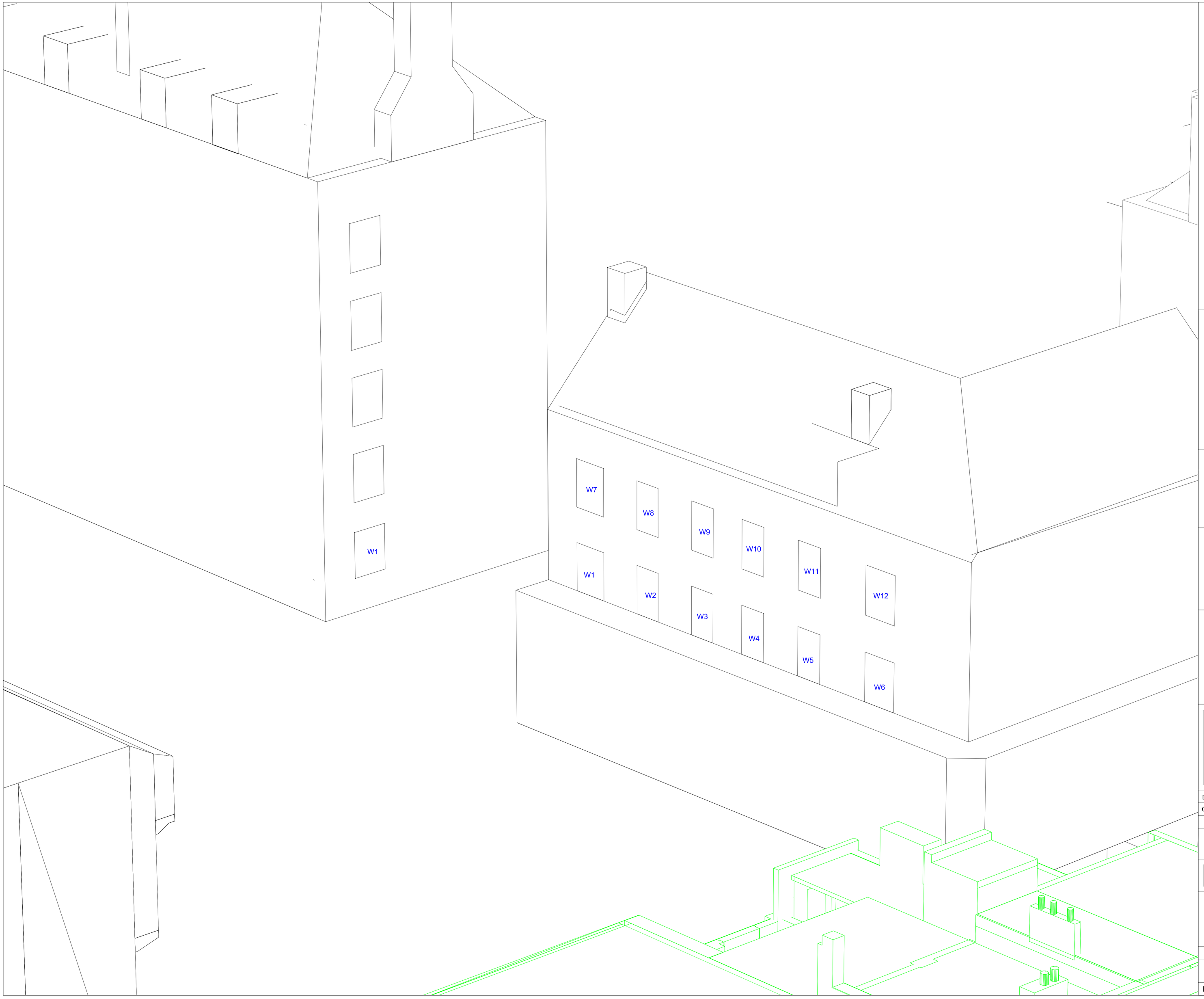
Date : 010615



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Phoenix Road

Window Map
Walker House & Cock Tavern

Job No	Rev	Drawing Number
1067C	-	14

Date : 010615

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Phoenix Road

Window Map
Maria Fidelis School & Hall

Job No	Rev	Drawing Number
1067C	-	15

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