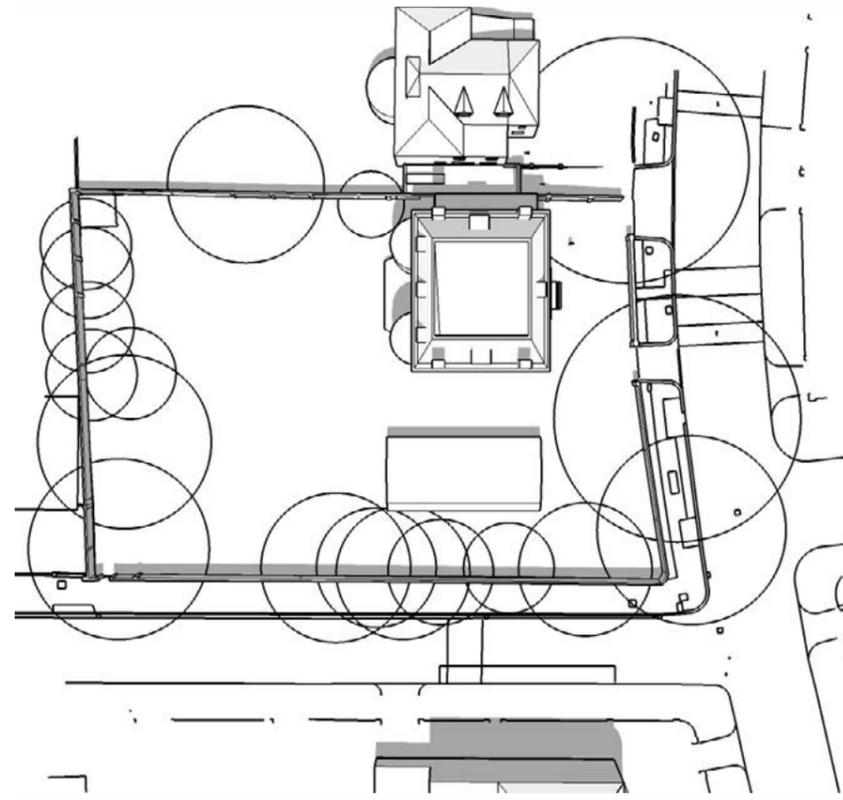
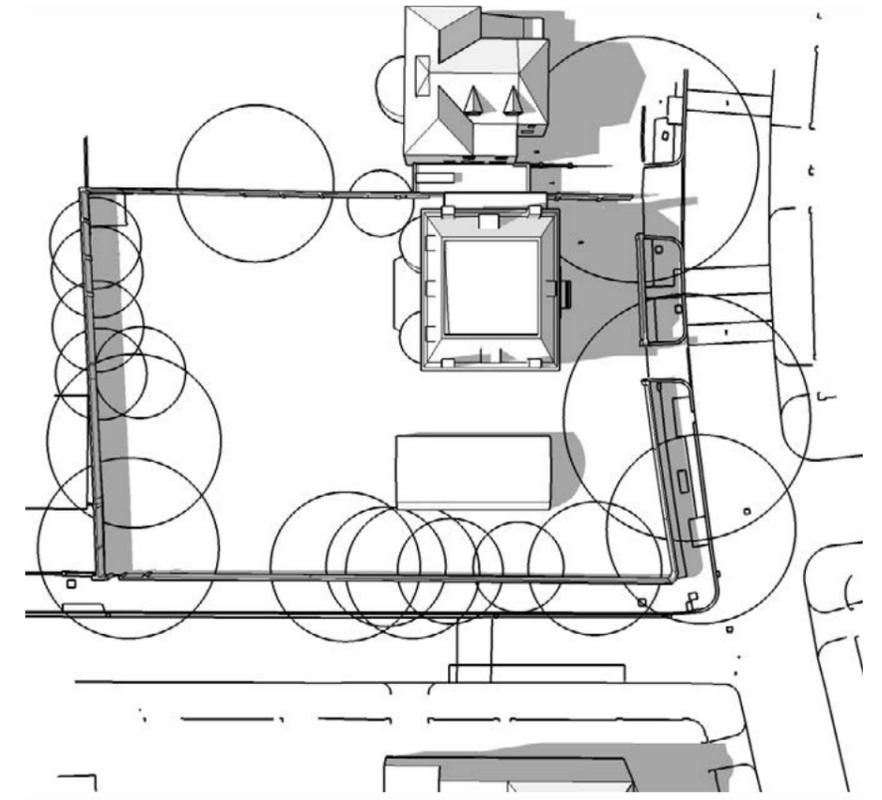


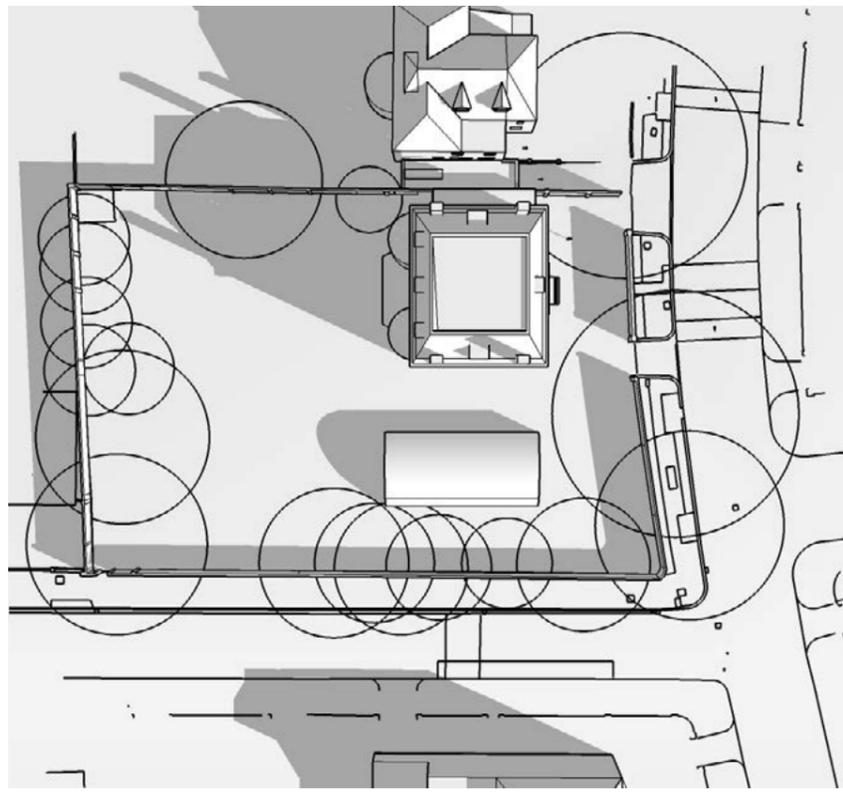
8am June



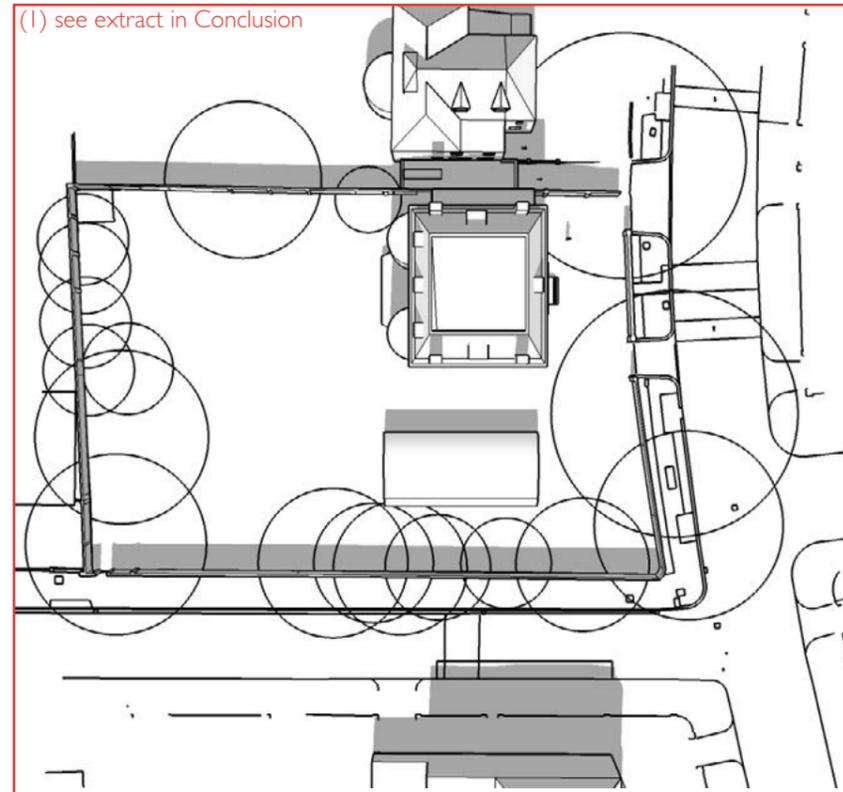
12noon June



4pm June

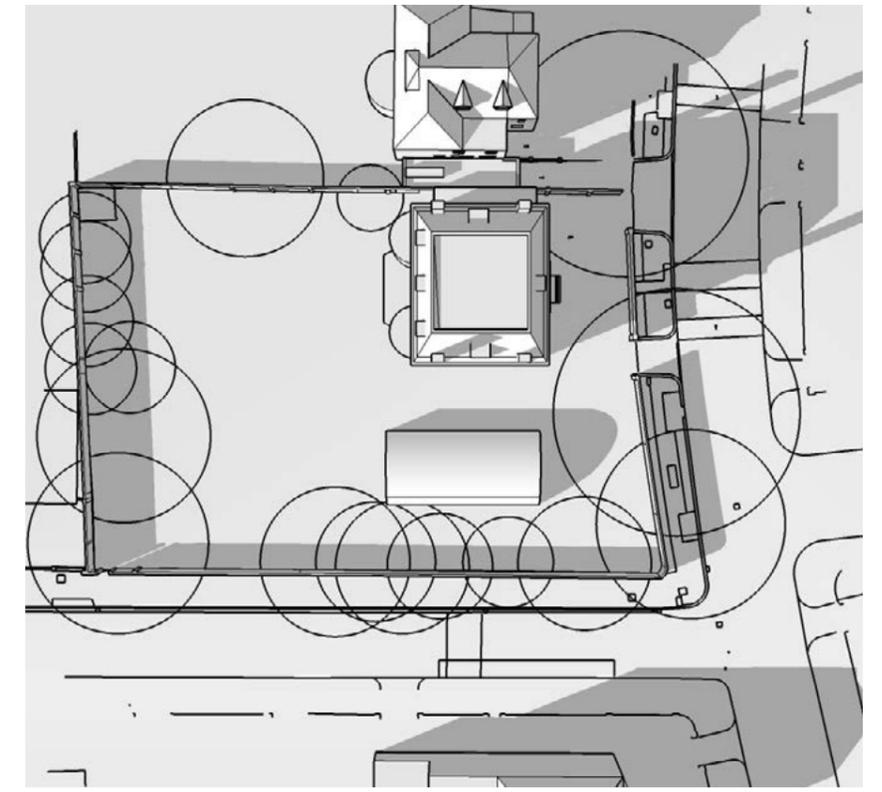


8am September

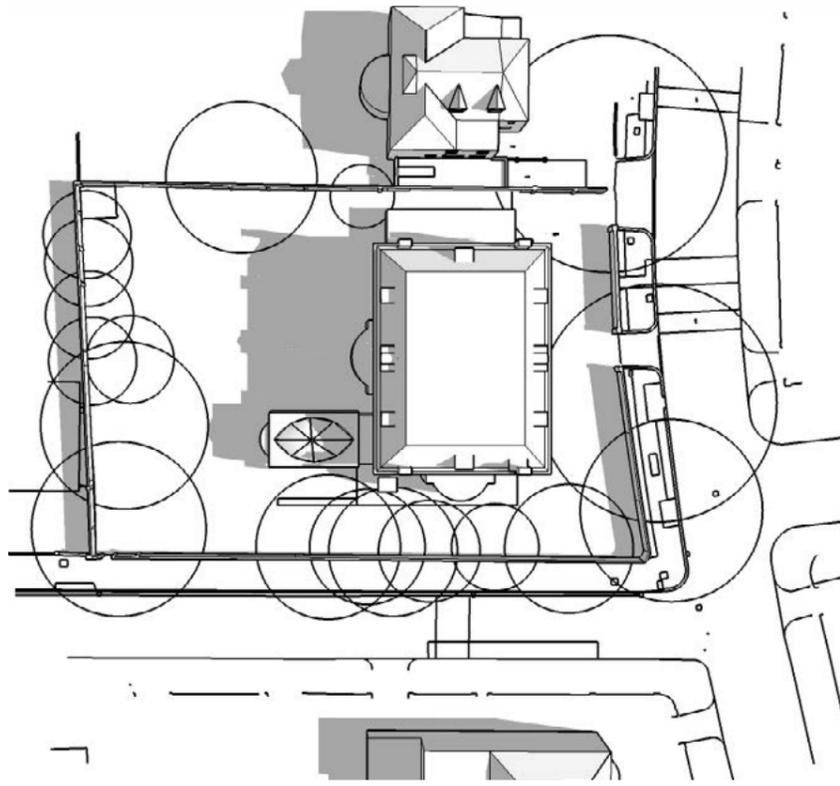


12noon September

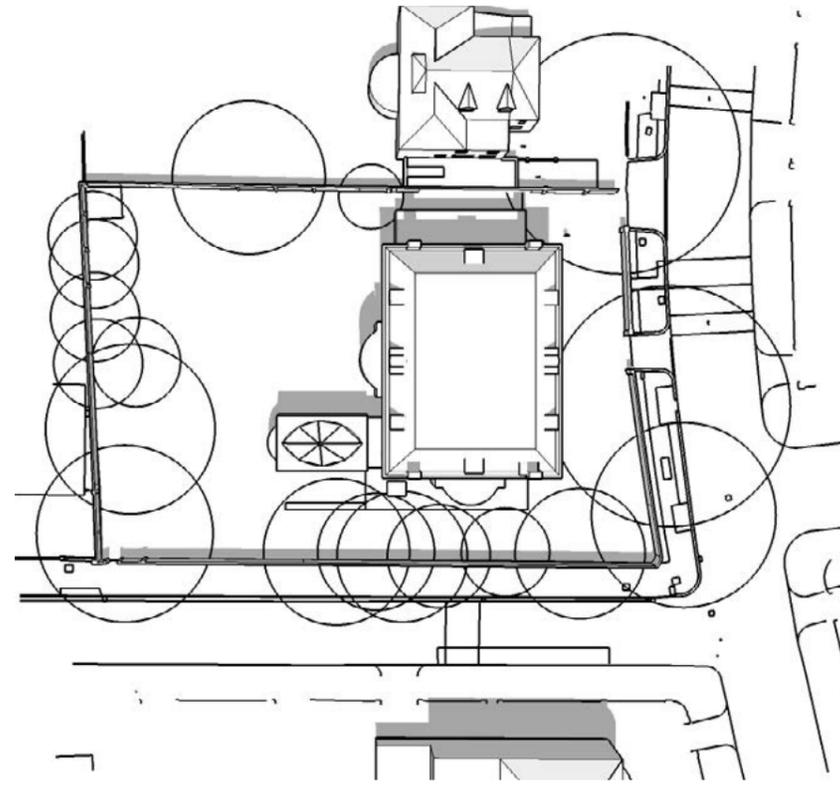
(1) see extract in Conclusion



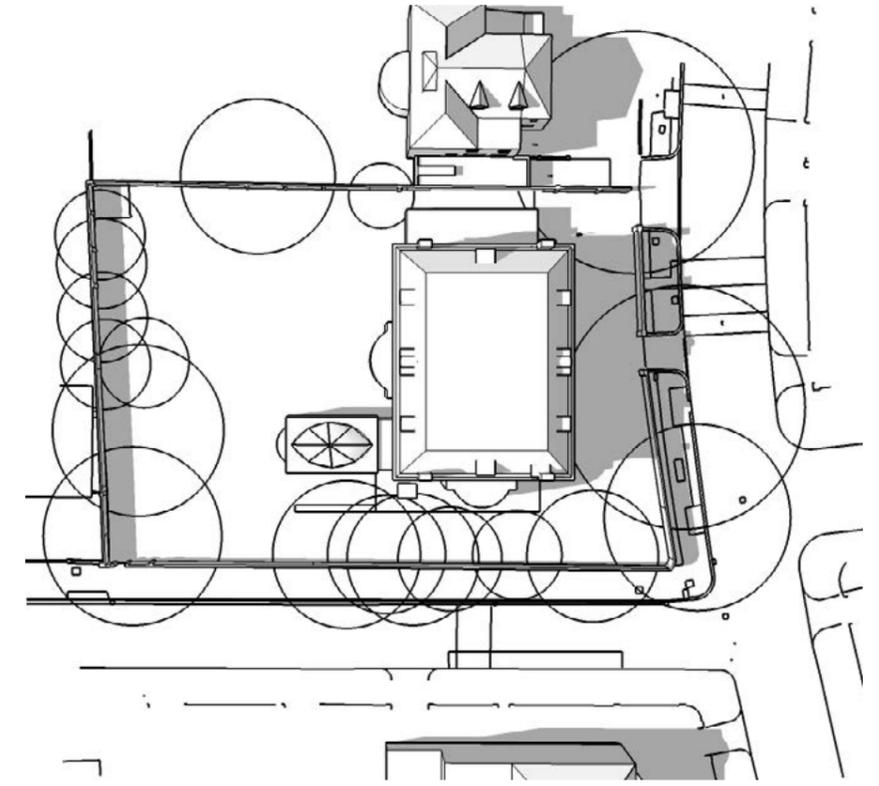
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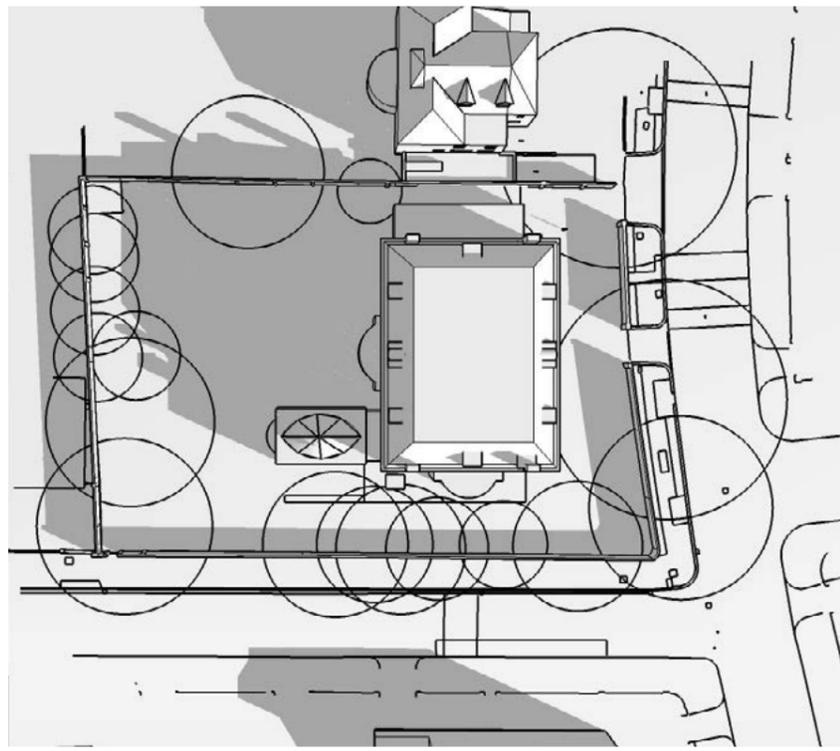
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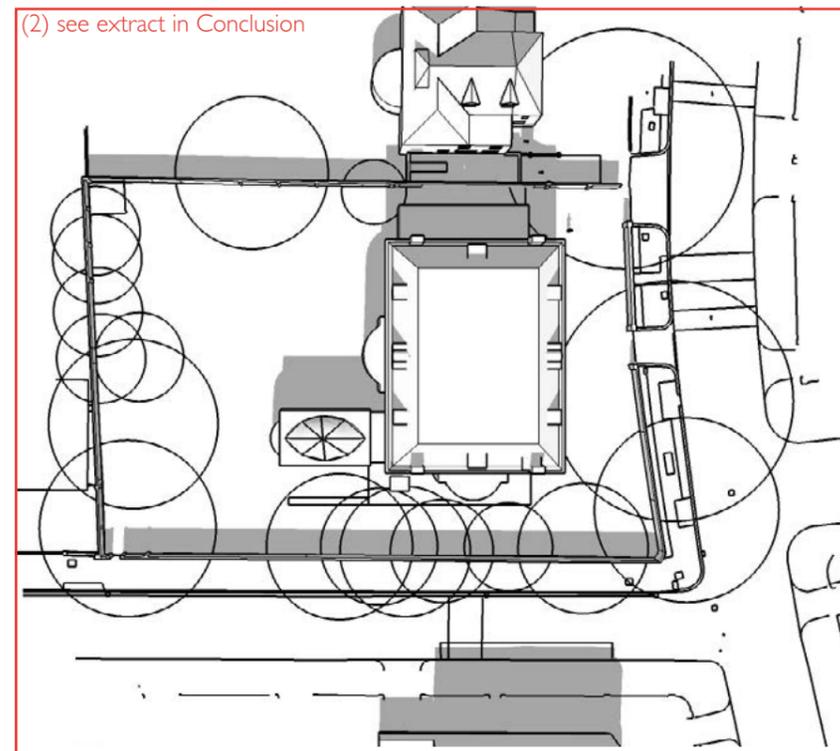
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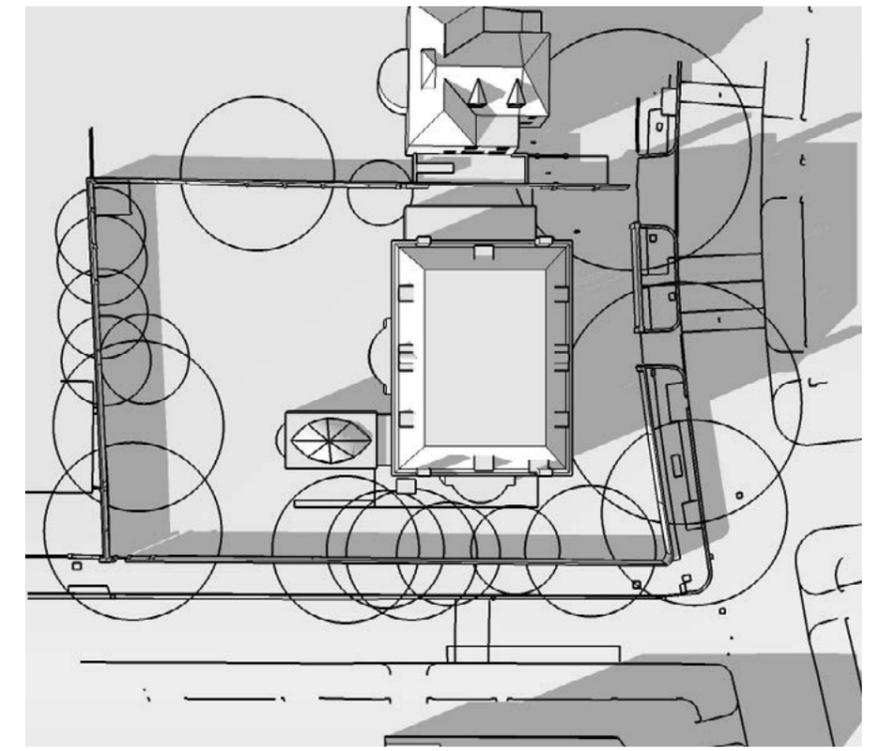
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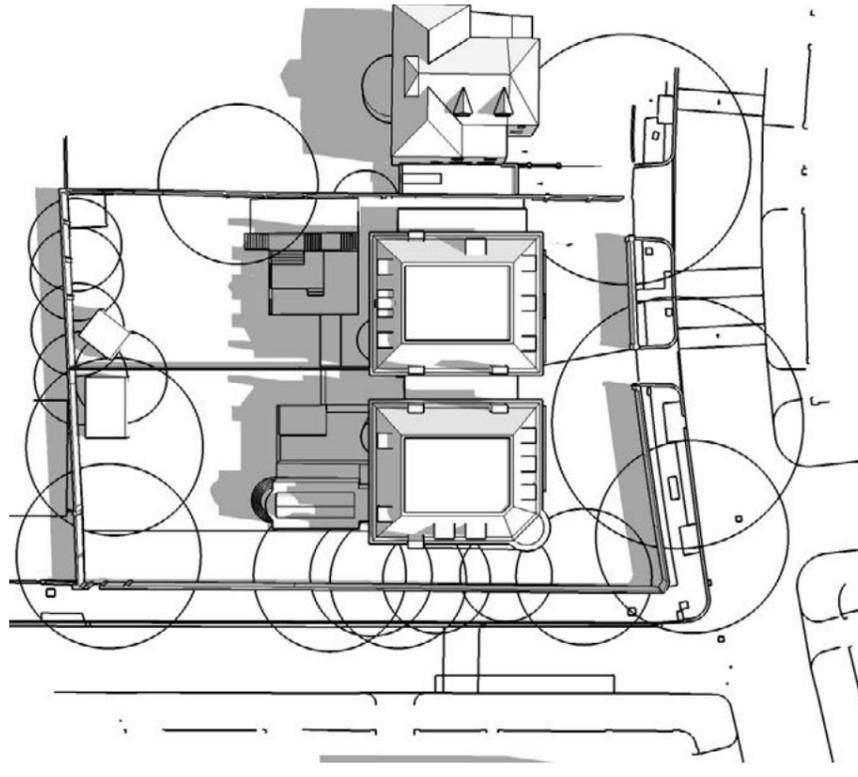
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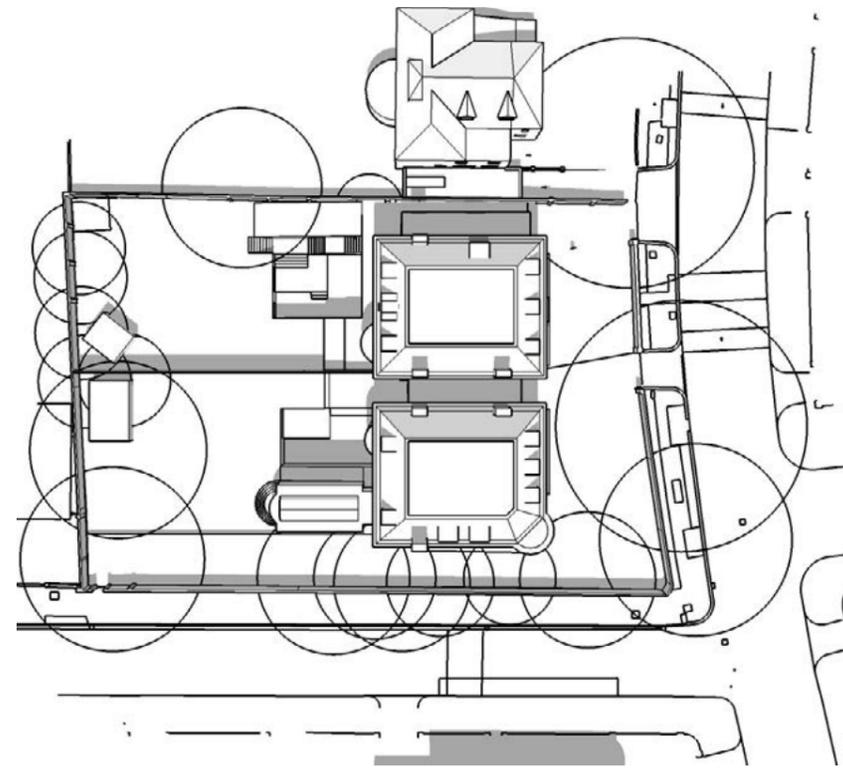
12noon September



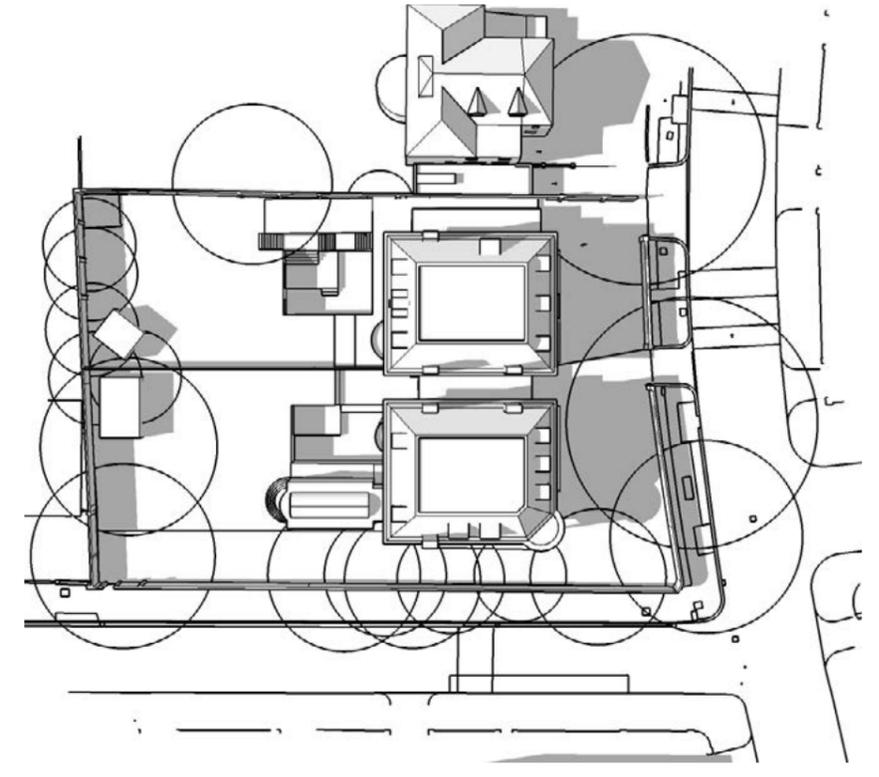
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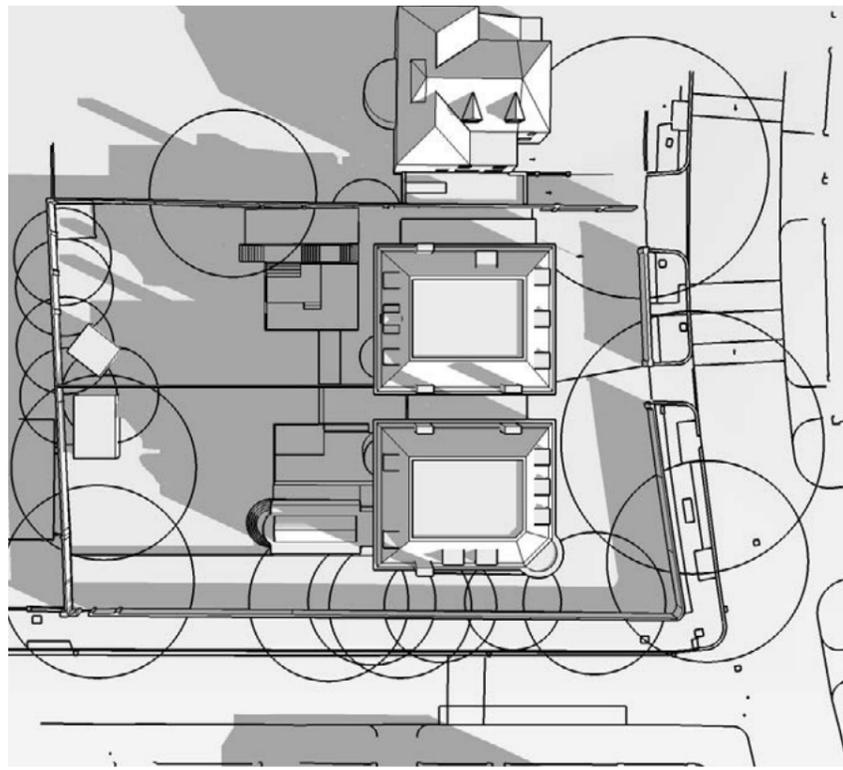
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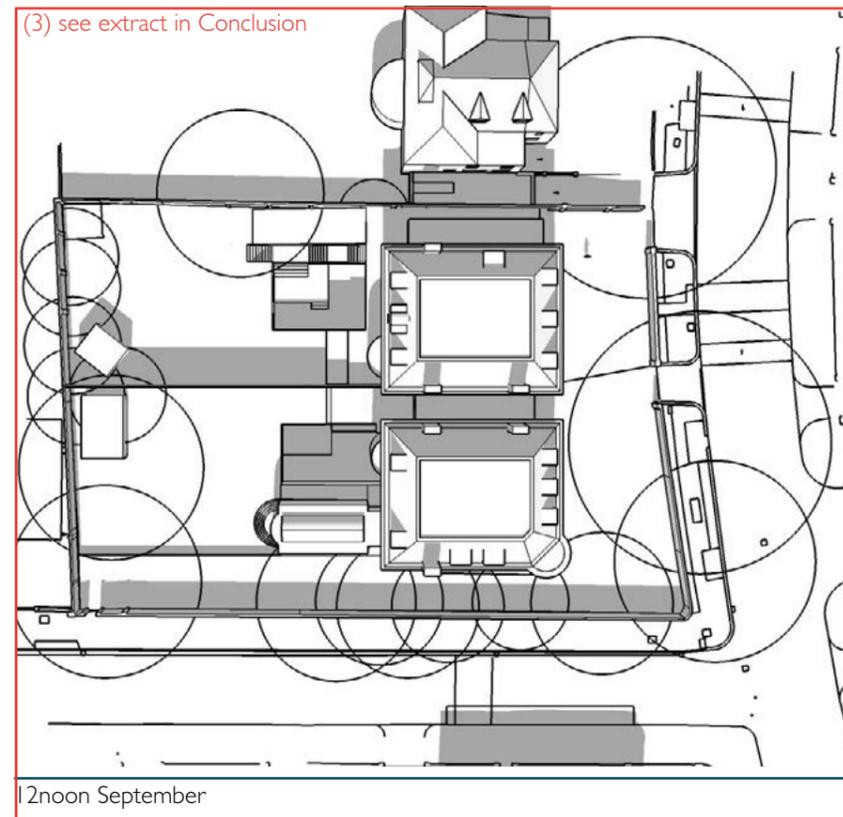
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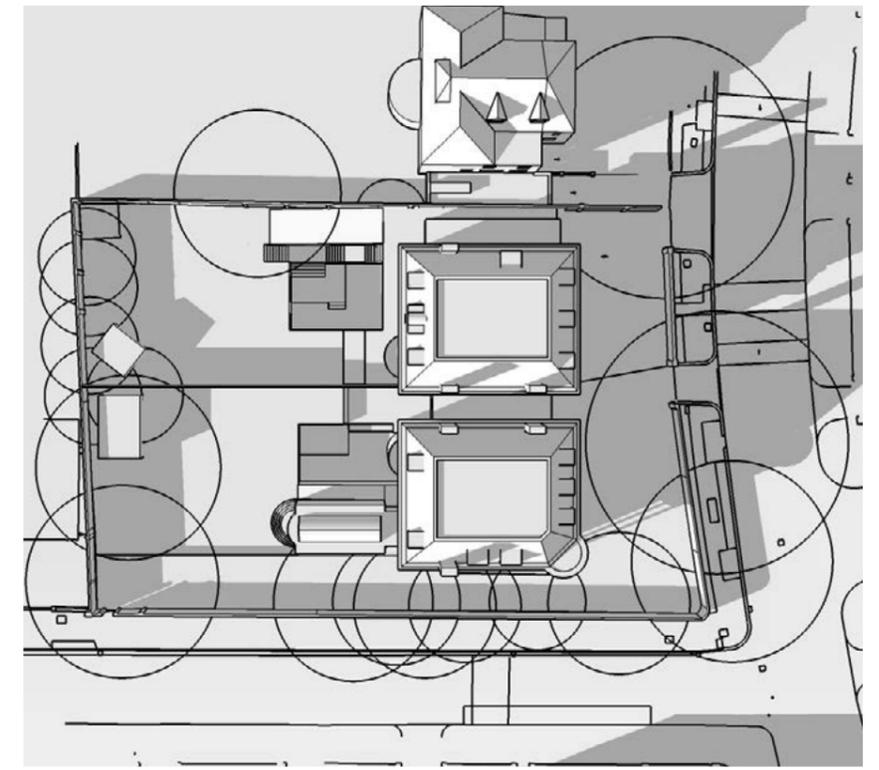
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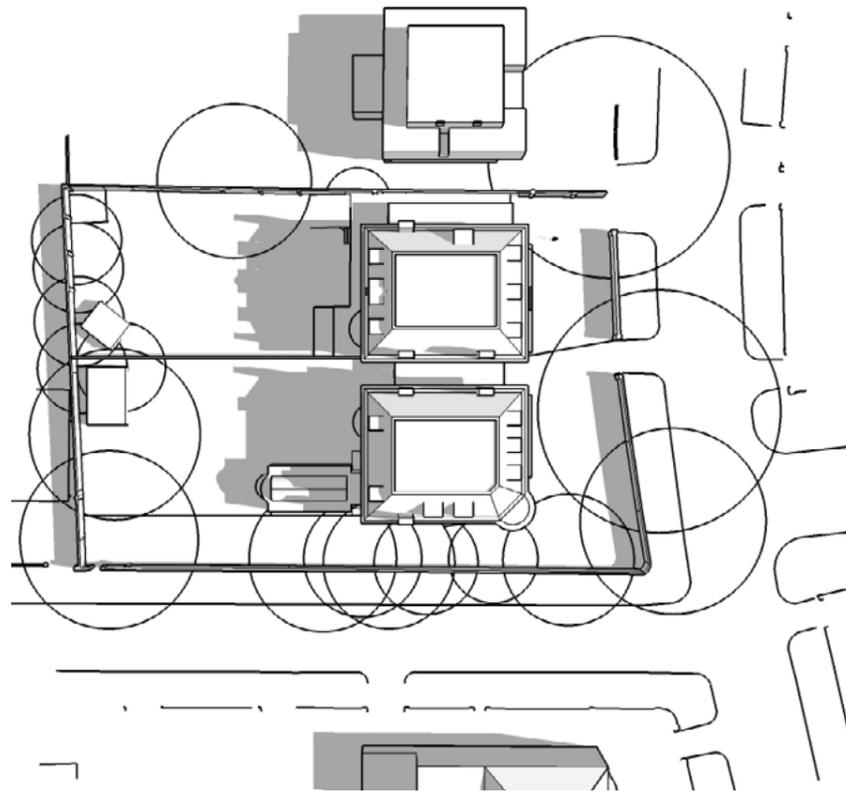
8am September



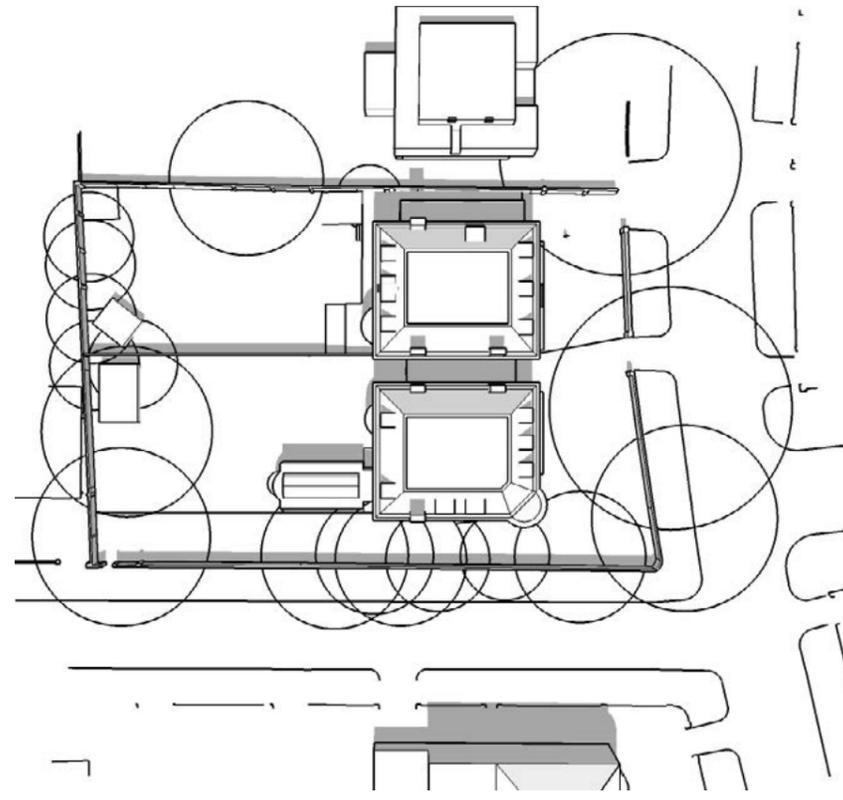
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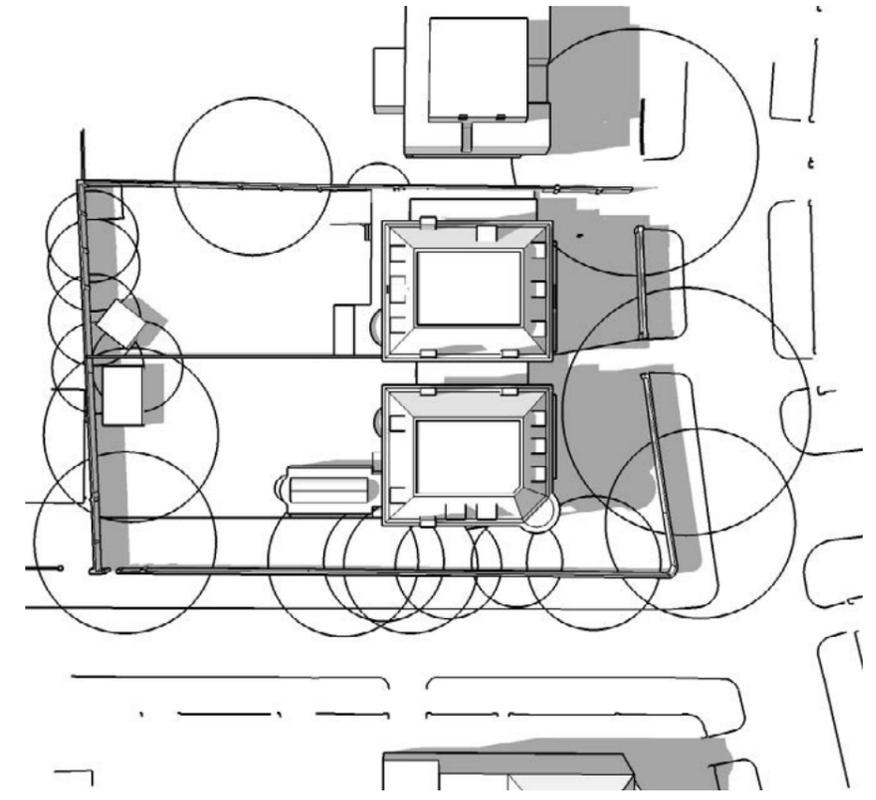
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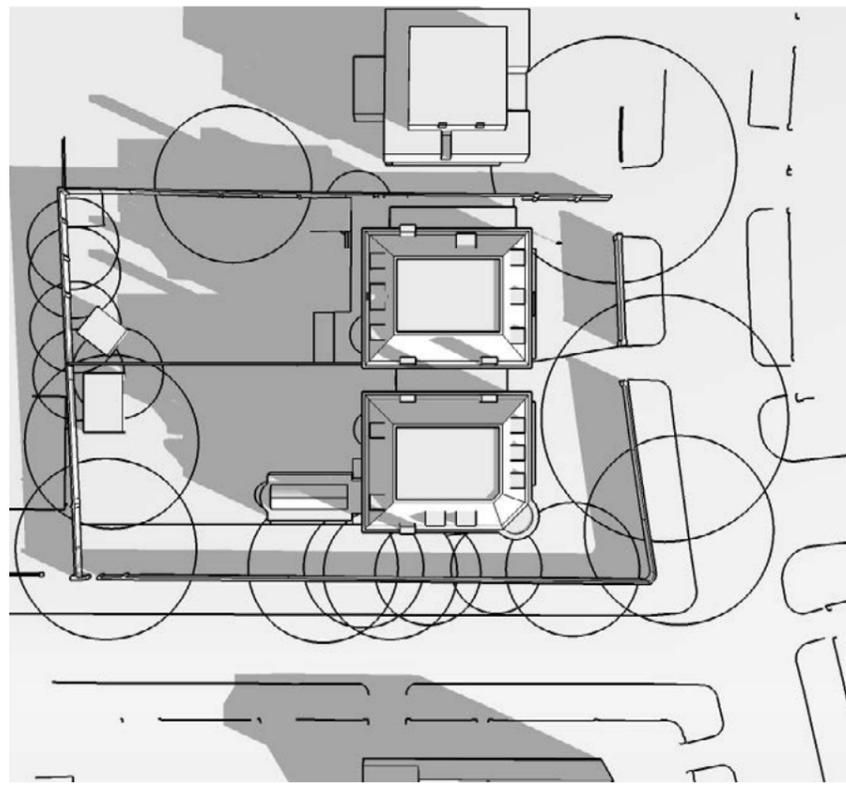
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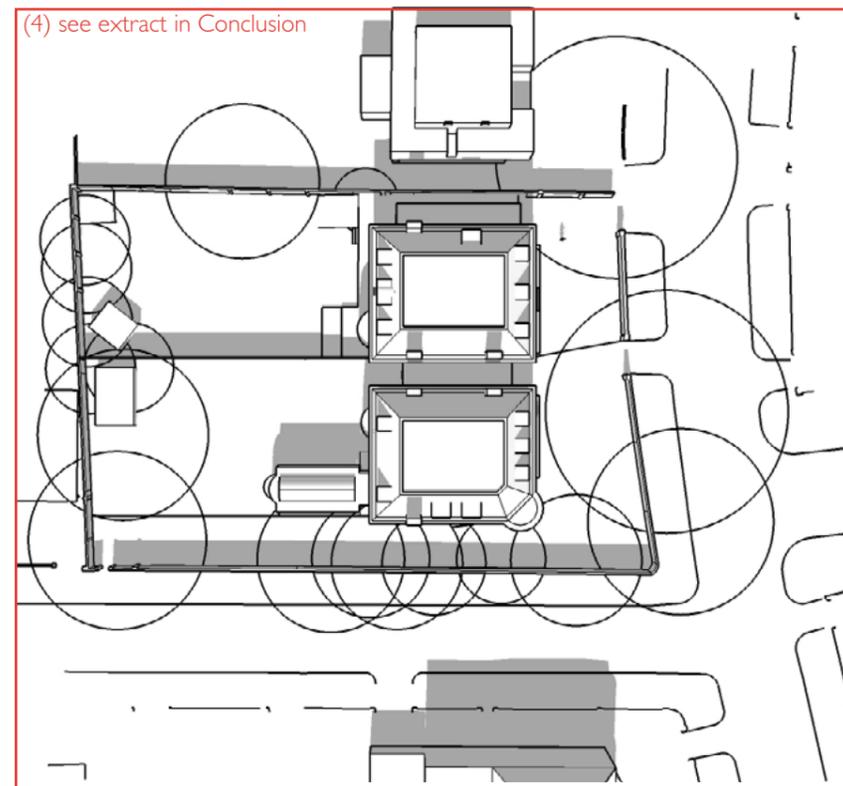
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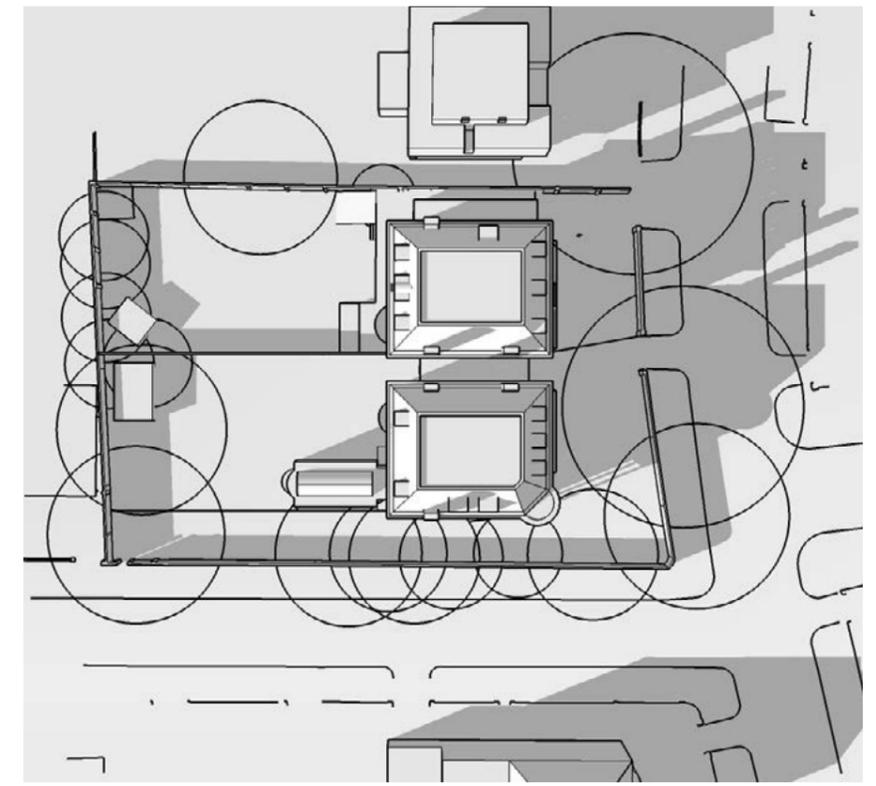
4pm June



8am September



12noon September



4pm September

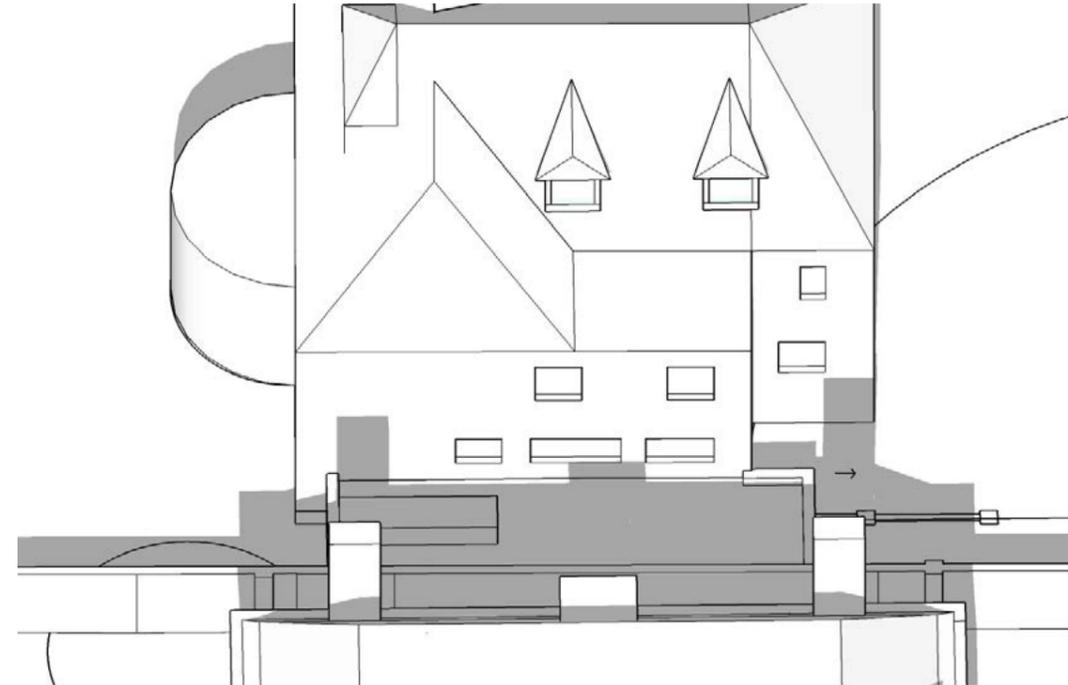
CONCLUSION

The previous pages show us that there is little to no impact on No.77 Avenue Road during the summer months, as shown in the June plans. The difference in impact of shadows cast on No.77 is highlighted in the September plans, during winter months. For this reason, extracts have been taken of the midday sun in September, when shadows cast from the site of No.73-75 have the greatest impact on No.77.

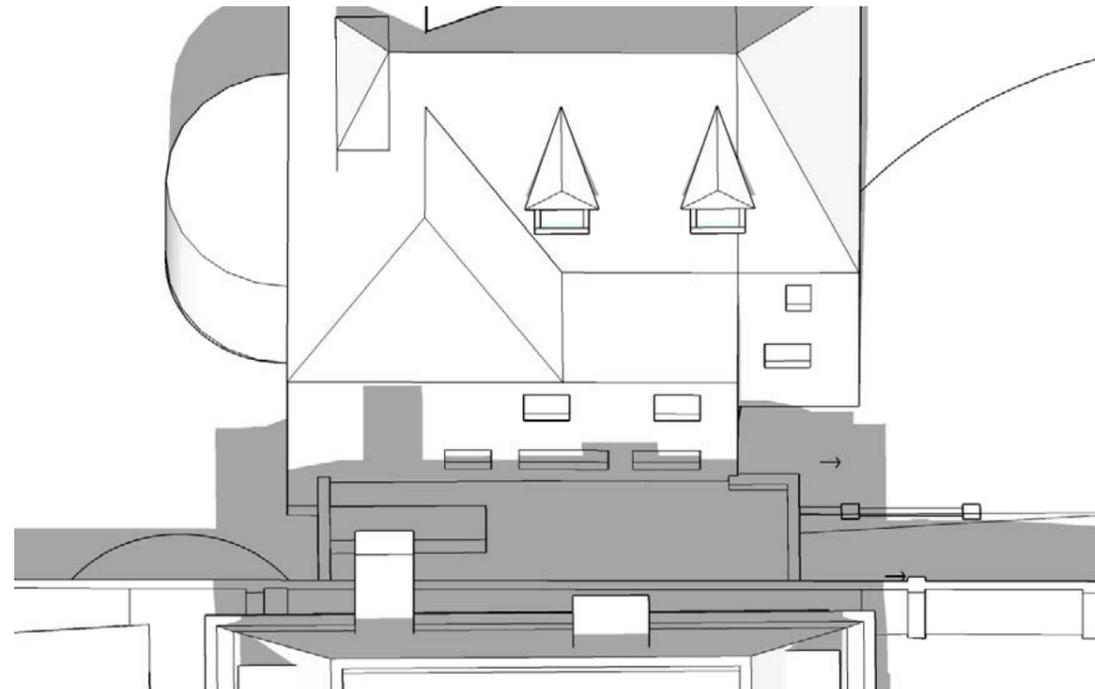


(1) Extract: Existing 73-75 And Existing No.77 Avenue Road

As we can see from the images below, the existing condition at No.73-75 causes the most significant impact on No.77, with a higher proportion of direct sunlight blocked by the site of No.73-75 Avenue Road. The previously consented 73-75 and the now proposed 73-75 show a similar impact to each other, with the now proposed scheme casting shadows only partially across lower windows. In conclusion, the proposed scheme would be an improvement on the existing condition at No.73-75 regarding impact on direct sunlight to No.77 Avenue Road.



(2) Extract: Previously Consented 73-75 And Existing No.77 Avenue Road



(3) Extract: Proposed 73-75 And Existing No.77 Avenue Road



(4) Extract: Proposed 73-75 And Consented Scheme For No.77 Avenue Road