Deloitte.

Daylight and Sunlight Report
Belsize Close Garages, London NW3 London

26 February 2016
Privileged and Confidential

Deloitte.

Real Estate

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FAO Paul Godfrey
Belsize Ltd
c/o Zen Developments
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26 February 2016

Dear Sirs

Belsize Close Garages – Daylight and Sunlight Report

We enclose our Daylight and Sunlight Report ("the Report") on the Proposed Development which has been prepared for the sole purpose of assisting and advising Belsize Ltd in accordance with our engagement letter ("the Engagement") dated 22 February 2015. This Report includes information provided by you and your architects.

This Report is confidential to the addressees and prepared solely for the purpose(s) set out in the Engagement. You should not refer to or use our name or the Report for any other purpose, disclose them or refer to them in any prospectus or other document, or make them available or communicate them to any other party. No other party is entitled to rely on our Report for any purpose whatsoever and we accept no duty of care or liability to any party who is shown or gains access to this Report.

Neither the whole nor any part of this Report nor any reference thereto may be included in any published document, circular or statement nor published in any way without our written approval as to the form and context in which it may appear.

We have not commented on the terms of any transaction with the Proposed Development, as this is outside our remit. We have not been asked to advise on cost, town planning or legal matters, although our work shall inevitably interface with these elements. As noted in the Engagement, the focus of the review is limited to the Proposed Development only.

Yours faithfully

Deloitte LLP

Contents

1 Introduction

1.1 Deloitte LLP has been instructed by Belsize Ltd to provide a Daylight and Sunlight Report in respect of the proposed development at Belsize Close Garages (the 'Proposed Development') as set out in the Engagement.

1.2 This Report is confidential to the addressees and prepared solely for the purpose(s) set out in our Engagement. You should not refer to or use our name or the Report for any other purpose, disclose them or refer to them in any prospectus or other document, or make them available or communicate them to any other party. No other party is entitled to rely on our Report for any purpose whatsoever and we accept no duty of care or liability to any party who is shown or gains access to this Report.

1.3 To guide us in our analysis of the daylight and sunlight constraints at the site, we have referred to "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. (Littlefair, PJ (2011) *Building Research Establishment Report 209* (referred to in this report as "the BRE Guidelines" or "the Guidelines"). The BRE Guidelines are the accepted standard for assessing daylight and sunlight impacts.

1.4 Our assessment has been based on survey information from the data room and scheme drawings supplied by you.

1.5 Where room dimensions and layouts have not been available, we have made reasonable assumptions for uses and dimensions from site inspections and photographs. For residential properties, we usually consider 4.5 metre depth rooms to be reasonable. However, using the information available this may alter accordingly.

1.6 The following should be read in conjunction with the 'Daylight, & Sunlight Methodology', set out in Chapter 3 of this Report.

2 Executive Summary

2.1 The proposed site is located within the London Borough of Camden.

2.2 The potential effects have been assessed in accordance with the recommendations set out in the BRE Guide.

Daylight and Sunlight

2.3 The neighbouring properties that we have considered in this report are

- 15 Belsize Avenue
- 4-8 Belsize Court Garages
- 16 Village Close
- 13-19 Belsize Avenue

2.4 As recommended by the BRE Guide, the non-habitable rooms which face the Proposed Development have not been assessed.

2.5 In respect of the sunlight assessments, we have assessed 25 south facing windows surrounding the Proposed Development. All 25 of these windows will meet the BRE criteria for annual available sunlight hours and winter available sunlight hours.

2.6 86 surrounding windows and 69 rooms were considered for the daylight Vertical Sky Component (VSC) and No Sky Line (NSL) analysis.

2.7 All 86 windows analysed meet or exceed the BRE criteria for daylight VSC post development. This shows that full BRE compliance is demonstrated.

2.8 Of the 69 rooms analysed for the NSL analysis, 66 of the 69 rooms will meet the requirements set out in the BRE. This is a pass rate of 96%.

2.9 In respect of the rooms that do not meet the BRE guide in respect of NSL, these experience *de minimis* departures and accordingly the rooms marginally fall just outside the BRE recommendations. The BRE Guidance states that if the area of a room which does receive direct sky light is reduced to less than 0.8 times its former value, this would be noticeable to the occupants. However, 'noticeable' does not necessarily equate to 'unacceptable' and the BRE target values should not be considered pass/fail criteria.

2.10 The BRE states that as the guidelines are a rule of thumb and should be applied sensibly and flexibly. It states that *"...the aim of the document is to help rather than constrain the designer. Though it gives numerical guidelines, these should be interpreted flexibly because natural lighting is one of many factors in site layout design. In special circumstances, the developer or the planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings"*

2.11 Two of the three rooms that transgress the guidance also fell outside of the guidance under the extant 2014 Consent. The additional room that departs from the guidance achieves a reduction of 0.79 times its former value, a fractional departure from the 0.8 guideline.

2.12 In our opinion, the reductions overall are both minor in number and size, and the occupant will still benefit from a well-lit room. Furthermore, if a reduction is more than 0.8 times the former area and the NSL contour

still covers the majority of the room (which it does in these instances), the losses would not be considered noticeable and would represent well-lit conditions based on professional judgement and experience.

2.13 The proposal causes little by way of permanent or transient overshadowing to the surrounding and on site gardens and amenity spaces and the impacts fully accord with BRE Guidance.

2.14 The Proposed Development will not reduce the daylight and sunlight levels to the properties assessed by any material or negative extent, both on its own merits and when compared to the 2014 Consent. On the basis of this technical assessment, we see no reason why the scheme should be delayed or refused on the basis of daylight, sunlight and overshadowing effects to the surrounding residential building.

3 Source Information and Limitations

3.1 Our assessment of daylight, sunlight and overshadowing is based on three dimensional (3D) model created by Deloitte based on the drawings of the scheme provided to us by PKS Architects. We have relied fully on this information and accept no responsibility for an inaccuracies contained within it.

3.2 The BRE Guidelines recommend that only habitable rooms are assessed for sunlight and daylight. As a result we have limited our analysis to neighbouring residential properties only. To identify such properties, we have relied on the survey data provided and used information from the Land Registry's website, the Valuation Agency and the London Borough of Camden's planning portal.

4 Brief Description of the Site

4.1 The proposed site is located on the south side of Belsize Lane within the London Borough of Camden.

4.2 The Site currently comprises 18 dilapidated single storey garages developed to serve the adjacent residential properties.

4.3 The development site is bordered by residential buildings along Belsize Lane to the north and the residential buildings of Belsize Avenue to the south. 16 Village Close is a residential property to the east of the site and 25 Belsize Lane is a residential building to the west of the site.

4.4 25 Belsize Lane does not have any site facing windows serving habitable rooms so has therefore not been included in our assessments.

4.5 In May 2014, planning approval was granted under application No: 2014/3604/P for a comprehensive redevelopment of the site consisting of a four storey residential block overlooking private gardens ('2014 Consent'). The 2016 PKS Architects designed proposal has reduced the massing along the Belsize Lane frontage to allow greater levels of natural light into the properties facing the Proposed Site.

4.6 The Proposed Development mirrors the massing of surrounding buildings and the majority of massing is set away from surrounding residential properties.

4.7 There is a band of trees to the south of the Proposed Development. In our opinion these trees do not constitute up a continuous a 'dense belt of evergreens' as set out in the BRE. As such, we have not included these in our technical analysis. The 2014 Consent did not include these trees in the analysis for the application for the previous scheme.

5 Daylight & Sunlight Methodology

5.1 When assessing any potential effects on the surrounding properties, the BRE Guide suggests that only those windows that have a reasonable expectation of daylight or sunlight need be assessed. In particular the BRE Guide at paragraph 2.2.2 states:

> "The Guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The Guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."

5.2 Further to the above statement, it is considered that the vast majority of commercial properties do not have a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on electric lighting rather than natural daylight or sunlight.

5.3 If a property is considered to have a reasonable expectation of daylight or sunlight the following methodology to assess the impacts has been used.

Daylight

5.4 Where the internal arrangements are not known, the BRE Guide sets out three methods for assessing the daylight impacts on neighbouring properties. These methods are summarised below.

5.5 The first of these methods is to strike a line at an angle of 25º from the centre of the lowest existing windows. If the profile of the proposed development sits beneath the 25º angle line then the development is unlikely to have a substantial effect on the daylight enjoyed by the existing building. This test is known as the 25° angle test.

5.6 If the proposed development protrudes past the 25º angle line then the second test needs to be applied. For this assessment, the first method has not been used as it does not always reflect the differing heights and layouts of the buildings in the local area.

5.7 The second method calculates the Vertical Sky Component (VSC) at the centre point of each affected window on the outside face of the wall. The VSC is an external daylighting calculation that measures the amount of direct daylight to a specific window point on the outside of a property. The calculations fundamentally assess the amount of blue sky that you will see, converting results into a percentage. A window looking into an empty field will achieve a maximum value of 40%. However, the BRE suggests that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC in the proposed scenario, then the third test is used.

5.8 The third method involves calculating the VSC at the window in the existing situation, i.e. before redevelopment. If the reduction of VSC is less than 0.8 times its former value, then the occupants of the adjoining building are likely to notice the reduction in daylight.

5.9 In conjunction with the VSC tests, the BRE Guide and British Standard 8206-2:2008 suggest that the distribution of daylight is assessed using the No Sky Line (NSL) test. This test separates those areas of the working plane that can receive direct skylight and those that cannot.

5.10 The BRE Guide suggest that the daylight distribution test is undertaken to existing surrounding properties when the internal arrangements are known. To assess the impact of any reduction the BRE Guide suggest:

If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit.

Sunlight

5.11 The amount of direct sunlight a window can enjoy is dependent on its orientation and the extent of any external obstructions. For example a window that faces directly North, no matter what external obstructions are present, will not be able to enjoy good levels of sunlight throughout the year. However, a window that faces directly South with no obstructions will enjoy very high levels of sunlight throughout the year. As the potential to receive sunlight is dependent on a window's orientation, the BRE Guide state:

To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

5.12 To assess the potential effect on existing windows the BRE Guide set out three methods. These methods are summarised below.

5.13 The first test is to apply the 25° angle test as detailed above. If the profile of the proposed development sits beneath the 25º angle line then the development is unlikely to have a substantial effect on the sunlight enjoyed by the existing building. If the proposed development protrudes past the 25º angle line then the second test needs to be applied.

5.14 As for the daylight assessments, the 25° angle test has not been used for this assessment as it does not always reflect the differing heights and layouts of the buildings in the local area.

5.15 For the second sunlight test the BRE Guide suggest calculating the Annual Probable Sunlight Hours (APSH) at the centre of each window on the outside face of the window wall. The BRE Guide suggest that:

"If this window point can receive more than one quarter of APSH (see section 3.1), including at least 5% of APSH in the winter months between 21st September and 21st March, then the room should still receive enough sunlight".

5.16 The third method involves calculating the APSH at the window in the existing situation, i.e. before redevelopment. If the reduction of APSH between the existing and proposed situations is less than 0.8 times its former value for either the total APSH or in the winter months; and greater than 4% for the total APSH, then the occupants of the adjoining building are likely to notice the reduction in sunlight.

Overshadowing

5.17 Part 3.3 of the BRE guidelines provides guidance for assessing the effect of overshadowing of gardens and amenity areas for both existing and new spaces.

5.18 The BRE guidelines suggest that the availability of sunlight should be checked for all open spaces where it is required. These include:

- *'gardens, usually the main back garden of a house*
- *parks and playing fields*
- *children's playgrounds*
- *outdoor swimming pools and paddling pools*
- *sitting out areas such as those between non-domestic buildings and in public squares*

- *focal points for views such as groups of monuments or fountains'.*

5.19 Where there is an expectation of sunlight the BRE guidelines suggest:

"It is suggested that 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 a new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight 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."

5.20 For the assessments undertaken in this report, computer software has been used to plot the shadows in the existing and proposed condition at hourly intervals on 21 March.

5.21 A visual assessment has first been undertaken of the hourly images to establish whether each amenity area receives at least two hours of sunlight on 21 March. This is considered to be the case if:

- Three consecutive hourly images clearly show that the amenity space will receive sunlight to over half of its area, e.g. the images for 11am, 12pm, 1pm and 2pm show more than half of the area is in direct sunlight; or
- Two sets of two consecutive hourly images show the amenity space will receive sunlight to over half of its area, e.g. the images for 10am, 11am and 2pm, 3pm show more than half of the area is in direct sunlight.

5.22 If an amenity area will not meet the criteria a second visual assessment is undertaken comparing the existing and proposed overshadowing images. If it is clear that any additional overshadowing effects will meet the above criteria no further assessments are considered necessary.

5.23 If it is not clear from the visual assessments that the suggested criteria will be met detailed assessments calculating the areas of shade throughout the day will need to be carried out.

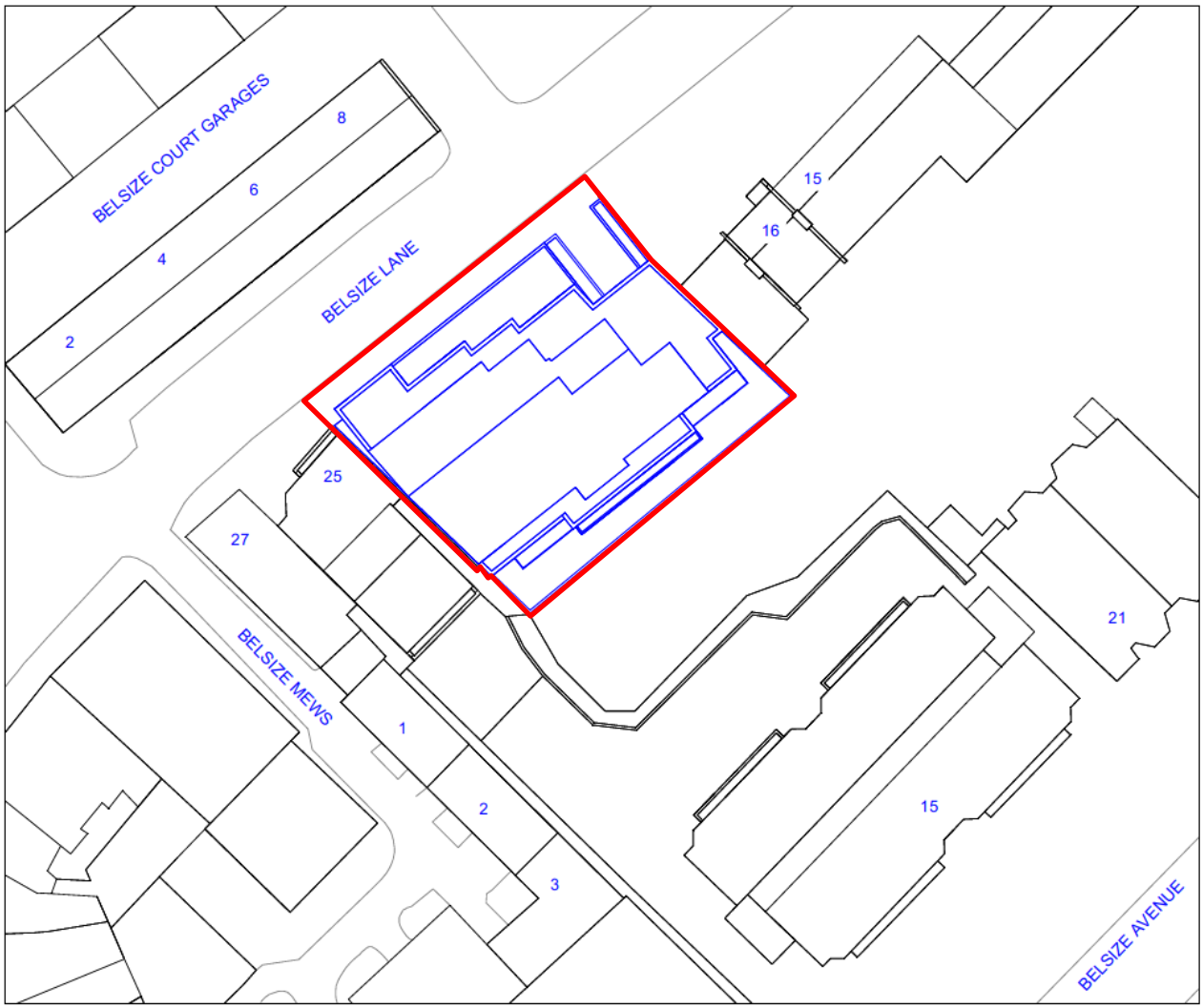
6 Surrounding Residential Properties

6.1 The following residential properties have been identified and assessed for daylight and sunlight impacts:

- 15 Belsize Avenue
- 4-8 Belsize Court Garages
- 16 Village Close
- 13-19 Belsize Avenue

6.2 As recommended by the BRE Guide, non-habitable rooms which face the Proposed Development have not been assessed. Other surrounding properties are in commercial use and are not considered to have a reasonable expectation of daylight and sunlight (because they rely on artificial light) or are considered, exercising professional judgement, too distant to require detailed assessment.

6.3 The site location is shown below in red with the proposed massing in blue;



7 Daylight & Sunlight to Surrounding Properties

15 Belsize Avenue

7.1 This residential building is located to the south of the Proposed Development. This property has windows from ground floor to fourth floor that directly face the development site.

7.2 The results of the analysis to this property indicate that any properties located a greater distance from the site will achieve Sunlight and Daylight levels that meet and exceed the recommendations set out in the BRE Guidance. For this reason, we have not included 21 Belsize Avenue in our technical analysis.

Sunlight

7.3 The APSH study has considered 56 windows within this property that face the Proposed Development. 55 of these face within 90° of due north and in accordance with the BRE guide, do not need to be included in the sunlight assessments.

7.4 The results indicate that the 1 south facing window will meet the BRE Guide for annual sunlight hours and winter available hours.

Daylight

7.5 All of the windows and rooms within this property meet the recommended figures set out in the BRE Guide in respect of the daylight VSC assessments and full BRE compliance is demonstrated.

7.6 52 rooms have been assessed for NSL. As the existing surrounding room layouts are not known, we have assumed the room dimensions to carry out the NSL analysis. 49 of the 52 rooms analysed will meet the recommended figures set out in the BRE Guide.

7.7 Where there are departures, these are *de minimis.* The BRE Guidance states that if the area of a room which does receive direct sky light is reduced to less than 0.8 times its former value, this would be noticeable to the occupants. However, 'noticeable' does not necessarily equate to 'unacceptable' and the BRE target values should not be considered pass/fail criteria.

7.8 The BRE states that as the guidelines are a rule of thumb and should be applied sensibly and flexibly. It states that *"...the aim of the document is to help rather than constrain the designer. Though it gives numerical guidelines, these should be interpreted flexibly because natural lighting is one of many factors in site layout design. In special circumstances, the developer or the planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings"*

7.9 In respect of the three rooms that fall just outside this guideline, one widow achieves 0.74 times, one window achieves 0.76 times and one window achieves 0.79 times their former value. Under the 2014 Consent, two of these three rooms also experienced reductions outside of the guideline (experiencing reductions of 0.77 times and 0.79 times). The additional room that departs from the guidelines achieves a reduction of 0.79 times its former value, a fractional departure from the 0.8 guideline.

7.10 The three rooms are located on the first floor, and because they overlook a garage site receive unusually high levels of daylight distribution in the existing situation (all three achieve almost 100% in the existing condition), particularly given the urban location of the development site. Post development they with achieve NSL results of 79%, 77% and 76% which still allows an exceptionally large area of the room to be well-lit post development and in our opinion the occupant(s) should still receive more than adequate levels of daylight. Accordingly given the NSL contour covers the majority of the room the losses would not be considered noticeable and would represent well-lit conditions based on professional judgement and experience.

4 Belsize Court Garages

7.11 4 Belsize Court Garages is a residential building located to the north of the Proposed Development. This property has windows at ground floor and first floor that directly face the development site.

Sunlight

7.12 This property has 8 windows that face the Proposed Development. None of the windows face within 90° of due north and as such, all have been included in the APSH analysis.

7.13 The results indicate that all 8 south facing windows will meet the BRE Guide for annual and winter sunlight hours.

Daylight

7.14 All 8 of the windows within this property meet the recommended figures set out in the BRE Guide in respect of the VSC assessments for daylight and full BRE compliance is demonstrated.

7.15 4 rooms have been assessed for NSL. As the existing surrounding room layouts are not known, we have assumed the room dimensions to carry out the NSL analysis. All 4 of the rooms analysed will meet the recommended figures set out in the BRE Guide.

6 Belsize Court Garages

7.16 6 Belsize Court Garages is a residential building located to the north of the Proposed Development. This property has windows at ground floor and first floor that directly face the development site.

Sunlight

7.17 This property has 8 windows that face the Proposed Development. None of the windows face within 90° of due north and as such, all have been included in the APSH analysis.

7.18 The results indicate that all 8 south facing windows will meet the BRE Guide for annual and winter sunlight hours.

Daylight

7.19 All 8 windows within this property meet the recommended figures set out in the BRE Guide in respect of the VSC assessments for daylight.

7.20 When compared to the 2014 Consent, the Proposed Development has reduced the massing along the Belsize Lane frontage to allow greater levels of natural light to the properties facing the site. The PKS Architects scheme has taken the surrounding buildings into consideration and set back the massing where possible. The results of the analysis shows that the windows to the Belsize Court Garage properties will have increased levels of daylight when compared to the May 2014 consented scheme.

7.21 4 rooms have been assessed for NSL. As the existing surrounding room layouts are not known, we have assumed the room dimensions to carry out the NSL analysis. All 4 of the rooms analysed will meet the recommended figures set out in the BRE Guide.

8 Belsize Court Garages

7.22 8 Belsize Court Garages is a residential building located to the north of the Proposed Development. This property has windows at ground floor and first floor that directly face the development site.

7.23 The results of the analysis to this property indicate that any properties located a greater distance from the site will achieve Sunlight and Daylight levels that meet and exceed the recommendations set out in the BRE Guidance. For this reason, we have not included 8-9 Village Close in our technical analysis.

Sunlight

7.24 This property has 8 windows that face the Proposed Development. None of the windows face within 90° of due north and as such, all have been included in the APSH analysis.

7.25 The results indicate that all 8 south facing windows will meet the BRE Guide for annual and winter sunlight hours.

Daylight

7.26 All 8 of the windows within this property meet the recommended figures set out in the BRE Guide in respect of the VSC assessments for daylight and full BRE compliance is demonstrated.

7.27 4 rooms have been assessed for NSL. As the existing surrounding room layouts are not known, we have assumed the room dimensions to carry out the NSL analysis. All 4 of the rooms analysed will meet the recommended figures set out in the BRE Guide.

16 Village Close

7.28 This residential property is located to the east of the Proposed Development. This property has windows at ground floor and first floor that directly face the development site.

Sunlight

7.29 This property has 6 windows that face the Proposed Development. All 6 of these windows face within 90° of due north and in accordance with the BRE Guidelines, do not need to be included in the APSH assessment.

Daylight

7.30 The results indicate that all 6 windows within this property meet the recommended figures set out in the BRE Guide in respect of the VSC assessments for daylight.

4 rooms have been assessed for NSL. As the existing surrounding room layouts are not known, we have assumed the room dimensions to carry out the NSL analysis. All 4 of the rooms analysed will meet the recommended figures set out in the BRE Guide.

Summary

7.31 As recommended by the BRE Guide, we have only assessed the relevant habitable rooms within the surrounding properties.

7.32 All windows and rooms assessed meet the BRE Guide in respect of the daylight and sunlight assessments and in a number of instances there are improvements to daylight and sunlight when compared to the 2014 Consent.

In our opinion, overall, the Proposed Development will not reduce the daylight and sunlight levels to the properties assessed by any material or negative extent.

8 Overshadowing Analysis

Transient Overshadowing Analysis

8.1 As set out in Part 3.3 of the BRE Guide, we have considered the effect of overshadowing of gardens and amenity areas for both existing and new spaces.

8.2 Our desk top research and site visits has located the front and rear garden of 16 Village Close to the east of the Proposed Development as an amenity spaces that should be included in the analysis. The Proposed Development also includes plans for a private courtyard area to the south of the development. We have also included this in our analysis.

8.3 The results show that the proposal causes little by way of permanent or transient overshadowing to the surrounding gardens and amenity spaces and the impacts fully accord with BRE Guidance.

Sun on the Ground Analysis

8.4 Our desk top research and site visits has located the front and rear garden of 16 Village Close to the east of the Proposed Development as an amenity spaces that should be included in the analysis. The Proposed Development also includes plans for a private courtyard area to the south of the development. We have also included this in our analysis.

8.5 The results of the analysis show that 59.95% of the front garden and 78.15% of the rear garden of 16 Village Close will receive greater than 2 hours of sunlight on 21 March.

8.6 The results show that 95.4% of the proposed courtyard will receive greater than 2 hours of sunlight on 21 March.

8.7 The proposal causes little by way of permanent or transient overshadowing to the surrounding gardens and amenity spaces and the impacts fully accord with BRE Guidance.

Appendix 1 – Instruction

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Real Estate

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FAO: Paul Godfrey

11th February 2016

STRICTLY PRIVATE AND CONFIDENTIAL

Dear Sirs

Terms of Engagement – Proposed Redevelopment of Belsize Garages

Thank you for considering the instruction of Deloitte LLP ("Deloitte") in relation to this matter. This letter contains the terms upon which we will provide the services ("Services") set out below and the fees that will be paid.

Any capitalised terms (such as "Services", "Contract" and "Terms and Conditions") used in this letter shall have the meaning given to them in the attached Terms and Conditions, unless otherwise defined in this letter.

Scope of our Services

In relation to the proposed development at Belsize Garages, Deloitte undertake to provide you with:

1) A single iteration of daylight and sunlight analysis of a single scheme in respect of all surrounding residential buildings in accordance with the BRE guidelines (Vertical Sky Component, No Sky Line, Annual Probable Sunlight Hours and Sun on Ground).
2) A single iteration of internal daylight, sunlight and overshadowing analysis of a single scheme.
3) A single iteration of Rights of Light analysis of a single scheme.

The results will be presented in two separate reports. In respect of items 1 and 2 this will be presented in a form suitable for submission with the planning application. In respect of item 3, to consider the mitigation of risks (if necessary and where possible) in relation to rights of light.

Should further iterations of daylight and sunlight or rights of light analysis, updates, 'cutbacks', overshadowing, negotiations, meetings or other involvement be required we would complete these works at our enclosed hourly rates.

We will create a three-dimensional model of relevant surrounding buildings and use this as the basis for our daylight and sunlight analysis. The model will be created using the survey data contained in the data room and photographs (to be taken on site by us). We will carry out desktop research into the age and use of surrounding buildings; and make assumptions as to the internal layouts of adjoining buildings to carry out our analysis. We will assume that all neighbouring apertures are relevant for analysis. As part of our investigations we will note the legal status of each property, however we are not able to provide legal advice and our report should be reviewed by your solicitor (with changes to the report as appropriate).

The daylight and sunlight analysis will apply to relevant residential properties (and certain, exceptional types of commercial properties) adjacent to the site of the proposed development, as recommended by "Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice" (Littlefair, PJ (2011) *Building Research Establishment Report 209* ("the BRE Guidelines"). An explanation of the provisions of these guidelines can be found in the attached guidance notes. Rights of light analysis and mitigation advice will apply to both commercial and residential adjoining properties.

Please note: the output of the Services provided on this engagement is limited to written reports only. Pursuant to clause 3.4 of the attached Terms and Conditions, any three-dimensional model, or other such information, produced in the course of this engagement is intended solely as the basis of our internal technical analysis and as such is not to be considered an output, deliverable or equivalent of the engagement and, for the avoidance of doubt, is retained as the intellectual property of Deloitte LLP.

Our analysis and the accompanying reports will be completed within 10 working days of receipt of your written instructions and all necessary information in the correct form.

Responsibility for Services

Tiko Rawlinson-Winder will be principally responsible for the provision of these Services but will be assisted by colleagues who may report directly to you and others from time to time. We try hard to avoid changing the personnel who are performing the Services, but if this cannot be avoided we will promptly advise you who will be handling the matter.

Fees and Expenses

Our fees for undertaking the above Services will be £10,000.

Unless otherwise agreed, any work not specifically included within the above Services (such as 'cutbacks', negotiations, meetings, calls, correspondence, emails, research etc.) will be charged for on the basis of the enclosed summary of hourly charges. We have not included fees for any third party legal, surveying, valuation, engineering etc., or other costs not specifically included. In the event of any such costs arising, they will be charged additionally as disbursements.

VAT will be charged on all fees at the prevailing rate. Our fees are exclusive of disbursements, which will be charged in addition. All fees are payable on presentation of our invoice.

Terms and Conditions

The attached Terms and Conditions form an integral part of the Contract between us and set out the obligations and duties of each party in relation to the provision of the Services. Please read the Terms and Conditions as they exclude or limit our liability to you in certain circumstances. Our liability cap for this engagement will be £500,000 in accordance with clause 11.1 (d) of the attached Terms and Conditions.

Complaints procedure

We aim to perform our Services in an efficient and professional manner and we hope that you have no cause for complaint. If, however, you have any queries or concerns about our work for you, please raise them in the first instance with Tiko. If that does not resolve the problem to your satisfaction or if you would prefer not to speak to Tiko, then please contact Nigel Shilton, the managing director of the Deloitte Real Estate division of Deloitte LLP. Alternatively, we can supply you with a copy of our formal complaints handling procedure as required by the Royal Institution of Chartered Surveyors upon request, or you have the right to lodge any complaint against us with the Institute of Chartered Accountants in England and Wales.

Agreement to the Contract

If, having considered the provisions of this Contract you conclude that they are reasonable in the context of all the factors relating to the engagement and our proposed appointment, and you wish to engage us on these terms, please confirm your written acceptance of this Contract by signing and returning the attached copy.

We have enclosed our Rights of Light and Daylight and Sunlight Guidance Notes. Whilst not exhaustive, this provides an insight to some of the technical issues surrounding the Services we intend to provide.

Yours faithfully,

Deloitte LLP

DELOITTE LLP

Signed as approved on behalf of Client.....

Name and position.....

Date.....

Appendix 2 – Daylight and Sunlight Results

BELSIZE COURT GARAGES
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BELSIZE MEWS
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21
BELSIZE AVENUE

Source Data:

AWORTH SURVEY CONSULTANTS
PARTIAL SITE SURVEY

PKS ARCHITECTS
CONSENTED SCHEME DRAWINGS
831-010-XX_ProposedPlansPlanning.dwg
831-040-XX_ProposedSectionsElevations-Planning.dwg
PROPOSAL DRAWINGS
3106_BELSIZE CLOSE GARAGES DRAWINGS.dwg
Dated Nov 2015

DIGITAL OS EXTRACT

SITE PHOTOGRAPHY

Key:

N

EXISTING BUILDINGS

Rev:	Details:	Date:
A	-	-

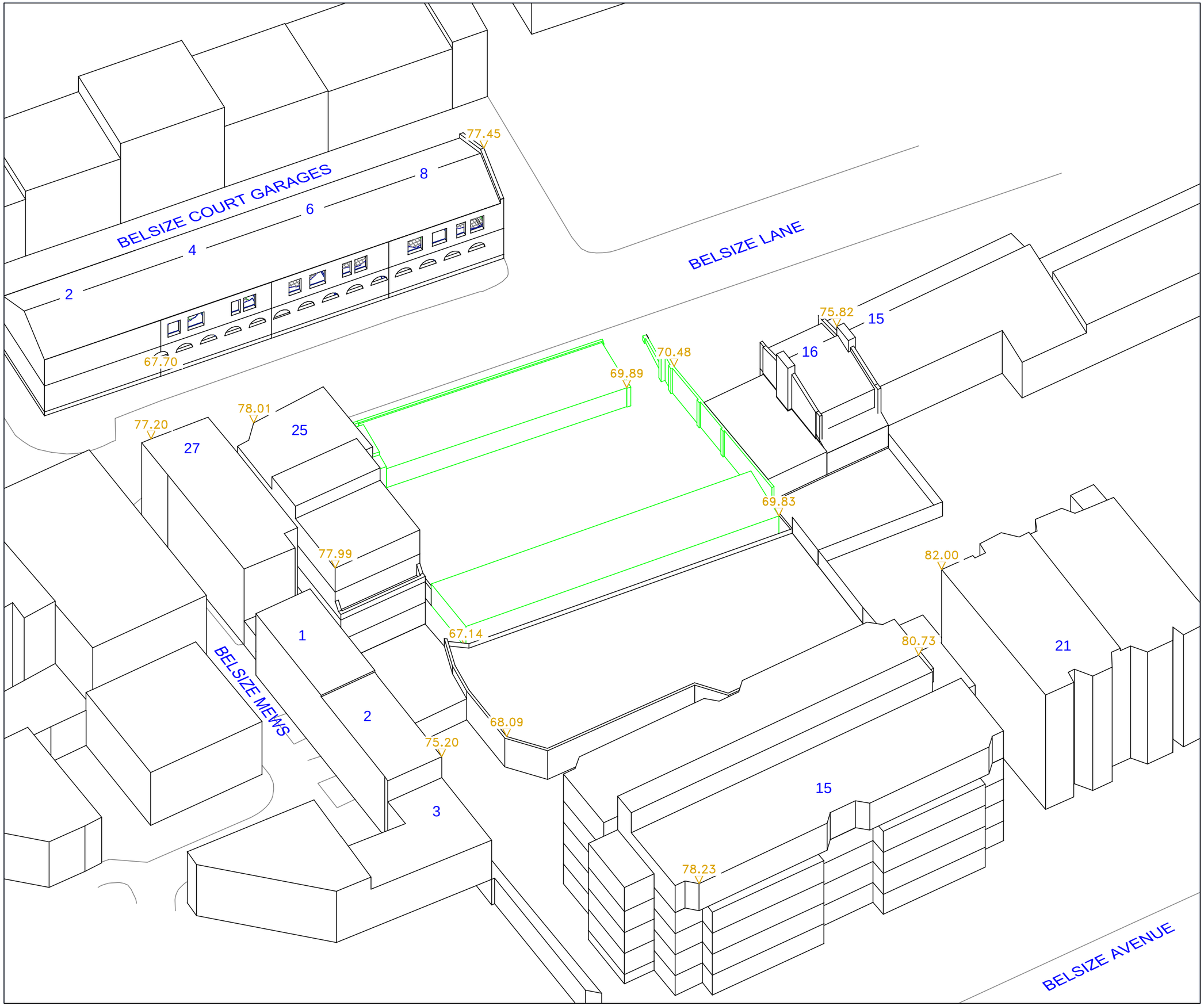
Address:
BELSIZE LANE
LONDON NW3

Title:
SITE PLAN
EXISTING BUILDINGS

Client:
ZEN DEVELOPMENTS

Drawn by:	Scale:
MG	1:300 @ A3
Date:	Issue No:
16/02/16	01
Drawing No:	Model Release:
XXXXXX-01	01

Deloitte.



Source Data:

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PARTIAL SITE SURVEY

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CONSENTED SCHEME DRAWINGS
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3106_BELSIZE CLOSE GARAGES DRAWINGS.dwg
Dated Nov 2015

DIGITAL OS EXTRACT

SITE PHOTOGRAPHY

Key:

HEIGHTS IN METRES AOD

EXISTING BUILDINGS

Rev:	Details:	Date:
A	-	-

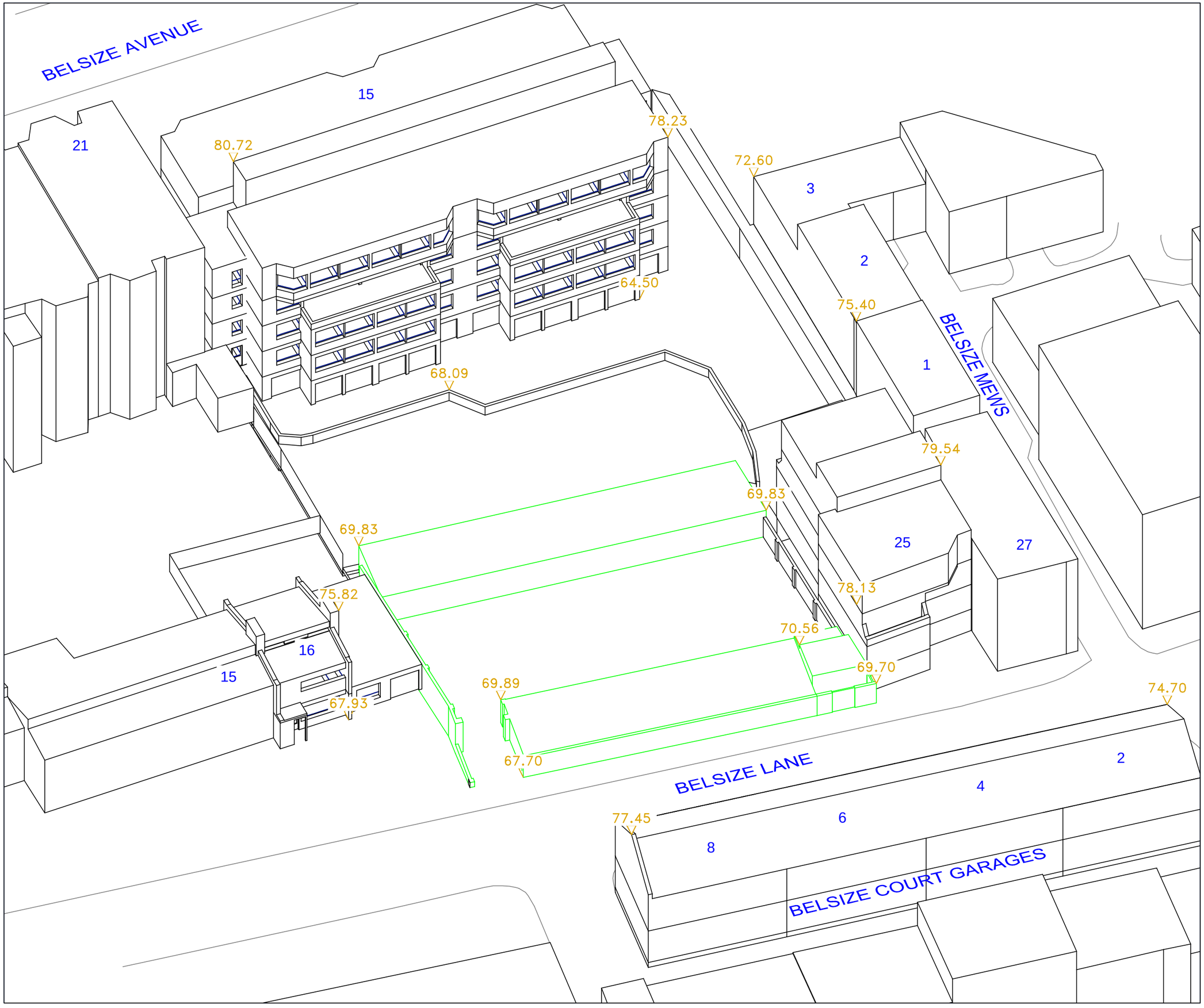
Address:
BELSIZE LANE
LONDON NW3

Title:
3D VIEW
EXISTING BUILDINGS

Client:
ZEN DEVELOPMENTS

Drawn by:	Scale:
MG	NTS
Date:	Issue No:
16/02/16	01
Drawing No:	Model Release:
XXXXXX-02	01

Deloitte.



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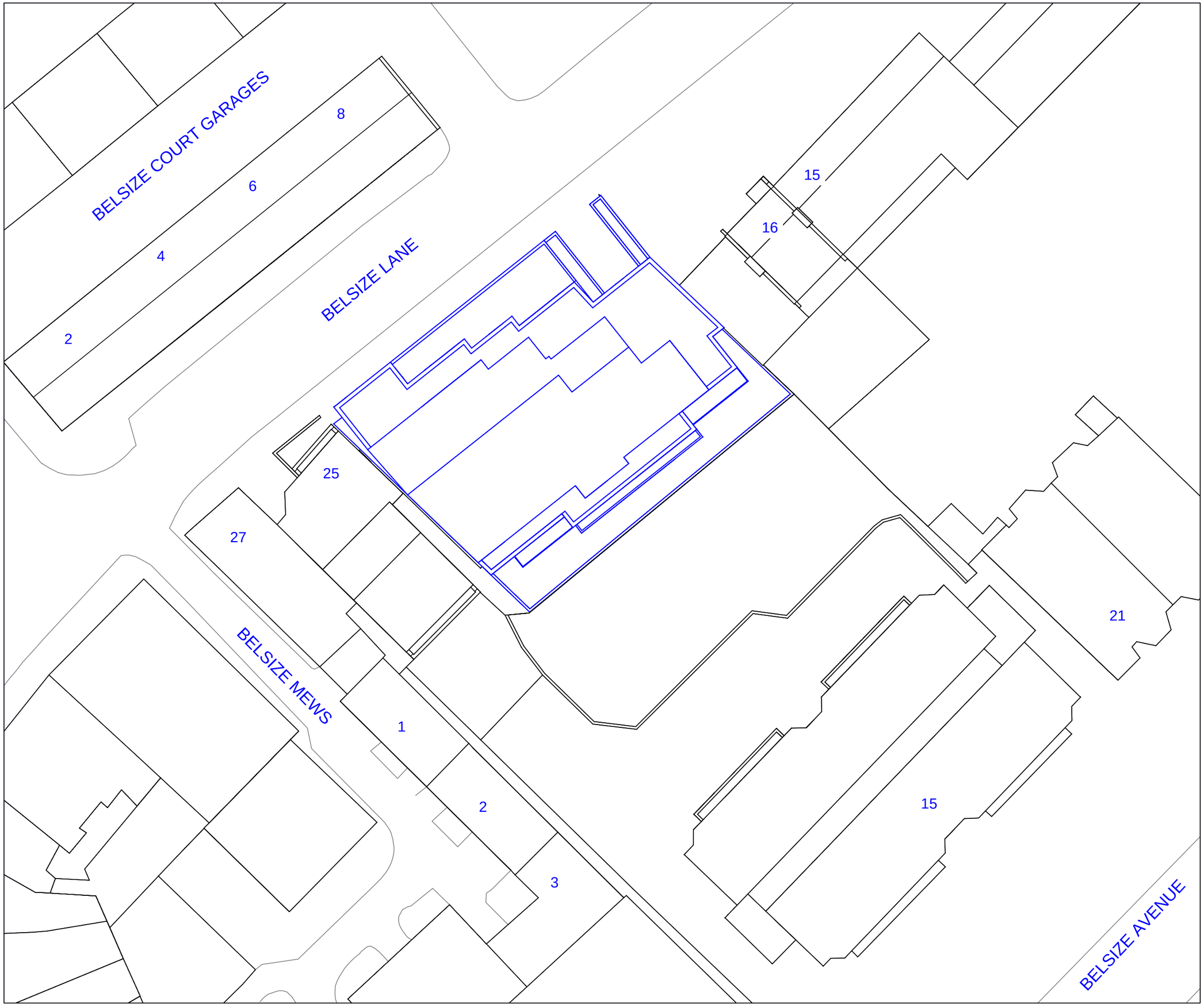
Address:
BELSIZE LANE
LONDON NW3

Title:
3D VIEW
EXISTING BUILDINGS

Client:
ZEN DEVELOPMENTS

Drawn by:	Scale:
MG	NTS
Date:	Issue No:
16/02/16	01
Drawing No:	Model Release:
XXXXXX-03	01

Deloitte.



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3106_BELSIZE CLOSE GARAGES DRAWINGS.dwg
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DIGITAL OS EXTRACT

SITE PHOTOGRAPHY

Key:

N

PROPOSED SCHEME

Rev:	Details:	Date:
A	-	-

Address:
BELSIZE LANE
LONDON NW3

Title:
SITE PLAN
PKS ARCHITECTS SCHEME
DATED NOV 2015

Client:
ZEN DEVELOPMENTS

Drawn by:	Scale:
MG	1:300 @ A3
Date:	Issue No:
16/02/16	01
Drawing No:	Model Release:
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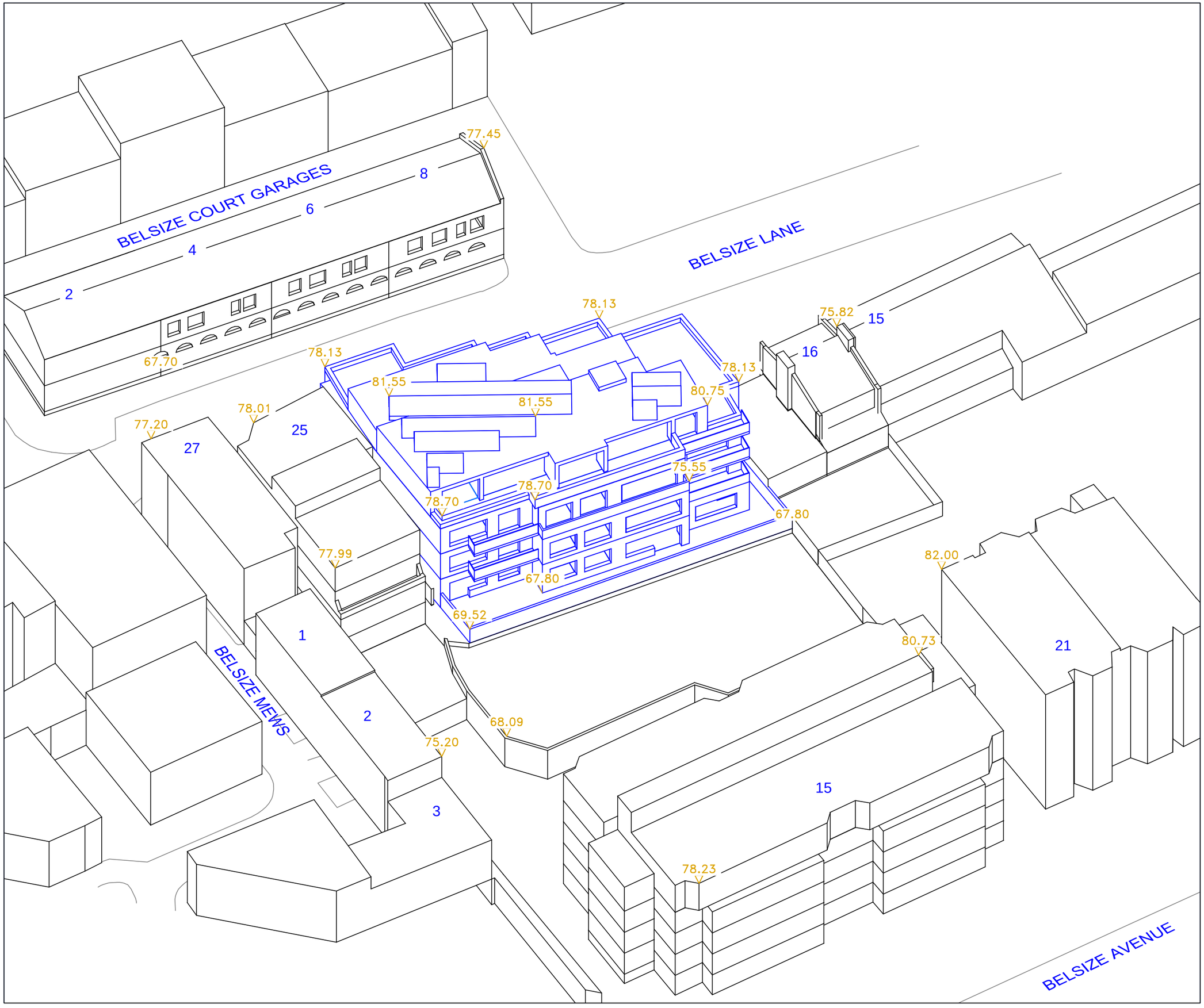
Deloitte.



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PARTIAL SITE SURVEY

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831-010-XX_ProposedPlansPlanning.dwg
831-040-XX_ProposedSectionsElevations-Planning.dwg
PROPOSAL DRAWINGS
3106_BELSIZE CLOSE GARAGES DRAWINGS.dwg
Dated Nov 2015

DIGITAL OS EXTRACT

SITE PHOTOGRAPHY

Key:

HEIGHTS IN METRES AOD

PROPOSED SCHEME

Rev:	Details:	Date:
A	-	-

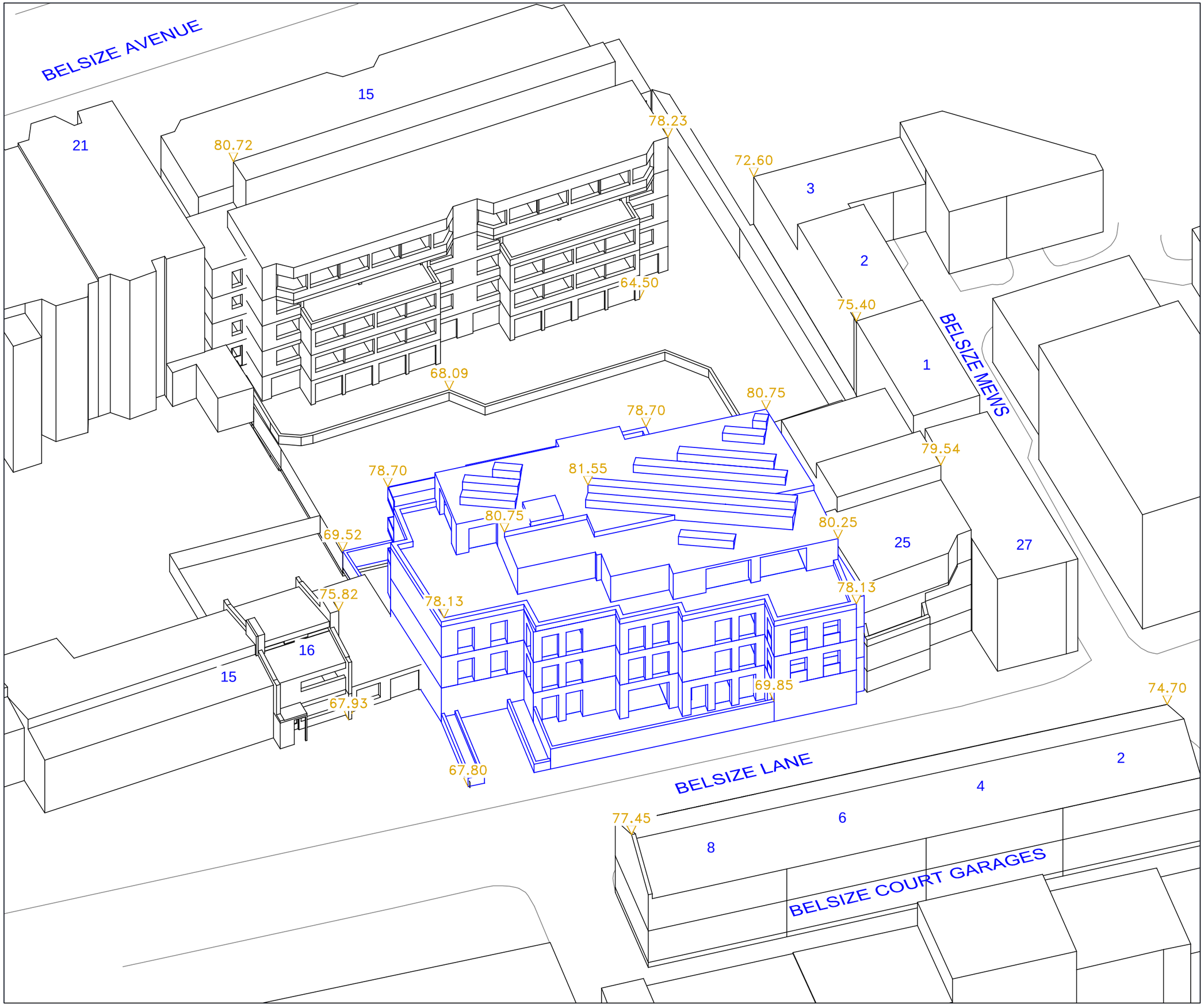
Address:
BELSIZE LANE
LONDON NW3

Title:
3D VIEW
PKS ARCHITECTS SCHEME
DATED NOV 2015

Client:
ZEN DEVELOPMENTS

Drawn by:	Scale:
MG	NTS
Date:	Issue No:
16/02/16	01
Drawing No:	Model Release:
XXXXXX--08	01

Deloitte.



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Address:
BELSIZE LANE
LONDON NW3

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3D VIEW
PKS ARCHITECTS SCHEME
DATED NOV 2015

Client:
ZEN DEVELOPMENTS

Drawn by:	Scale:
MG	NTS
Date:	Issue No:
16/02/16	01
Drawing No:	Model Release:
XXXXXX-09	01

Deloitte.

Project Name: Belsize Garages, London NW3
Report Title: Existing V Proposed
Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor Ref.	Room Ref.	Window Ref.	Scenario	Available Sunlight Hours					
				Annual %	Diff	Pass / Fail	Winter %	Diff	Pass / Fail
15 Belsize Avenue									
Ground	**R1**	W1	Existing						
			Proposed		*North*			*North*	
Ground	**R2**	W2	Existing						
			Proposed		*North*			*North*	
First	**R1**	W1	Existing						
			Proposed		*North*			*North*	
First	**R2**	W2	Existing						
			Proposed		*North*			*North*	
First	**R3**	W3	Existing						
			Proposed		*North*			*North*	
First	**R4**	W4	Existing						
			Proposed		*North*			*North*	
First	**R5**	W5	Existing						
			Proposed		*North*			*North*	
First	**R6**	W6	Existing						
			Proposed		*North*			*North*	
First	**R7**	W7	Existing						
			Proposed		*North*			*North*	
First	**R8**	W8	Existing						
			Proposed		*North*			*North*	
First	**R9**	W9	Existing						
			Proposed		*North*			*North*	
First	**R10**	W10	Existing						
			Proposed		*North*			*North*	
First	**R11**	W11	Existing						
			Proposed		*North*			*North*	
First	**R12**	W12	Existing						
			Proposed		*North*			*North*	
First	**R13**	W13	Existing						
			Proposed		*North*			*North*	
First	**R14**	W14	Existing						
			Proposed		*North*			*North*	
Second	**R1**	W1	Existing						
			Proposed		*North*			*North*	
Second	**R2**	W2	Existing						
			Proposed		*North*			*North*	
Second	**R3**	W3	Existing						
			Proposed		*North*			*North*	

Project Name: Belsize Garages, London NW3
Report Title: Existing V Proposed
Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor Ref.	Room Ref.	Window Ref.	Scenario	Available Sunlight Hours					
				Annual %	Diff	Pass / Fail	Winter %	Diff	Pass / Fail
Second	**R4**	W4	Existing						
			Proposed		*North*			*North*	
Second	**R5**	W5	Existing						
			Proposed		*North*			*North*	
Second	**R6**	W6	Existing						
			Proposed		*North*			*North*	
Second	**R7**	W7	Existing						
			Proposed		*North*			*North*	
Second	**R8**	W8	Existing						
			Proposed		*North*			*North*	
Second	**R9**	W9	Existing						
			Proposed		*North*			*North*	
Second	**R10**	W10	Existing						
			Proposed		*North*			*North*	
Second	**R11**	W11	Existing						
			Proposed		*North*			*North*	
Second	**R12**	W12	Existing						
			Proposed		*North*			*North*	
Second	**R13**	W13	Existing						
			Proposed		*North*			*North*	
Second	**R14**	W14	Existing						
			Proposed		*North*			*North*	
Third	**R1**	W1	Existing						
			Proposed		*North*			*North*	
Third	**R2**	W2	Existing						
			Proposed		*North*			*North*	
Third	**R3**	W3	Existing						
			Proposed		*North*			*North*	
Third	**R4**	W4	Existing						
			Proposed		*North*			*North*	
Third	**R5**	W5	Existing						
			Proposed		*North*			*North*	
Third	**R6**	W6	Existing						
			Proposed		*North*			*North*	
Third	**R7**	W7	Existing						
			Proposed		*North*			*North*	
Third	**R8**	W8	Existing						
			Proposed		*North*			*North*	
Third	**R9**	W9	Existing						
			Proposed		*North*			*North*	

Project Name: Belsize Garages, London NW3
Report Title: Existing V Proposed
Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor Ref.	Room Ref.	Window Ref.	Scenario	Available Sunlight Hours					
				Annual %	Diff	Pass / Fail	Winter %	Diff	Pass / Fail
Third	**R10**	W10	Existing						
			Proposed		*North*			*North*	
Fourth	**R1**	W1	Existing						
			Proposed		*North*			*North*	
Fourth	**R1**	W2	Existing						
			Proposed		*North*			*North*	
Fourth	**R2**	W3	Existing						
			Proposed		*North*			*North*	
Fourth	**R3**	W4	Existing						
			Proposed		*North*			*North*	
Fourth	**R4**	W5	Existing						
			Proposed		*North*			*North*	
Fourth	**R5**	W6	Existing						
			Proposed		*North*			*North*	
Fourth	**R6**	W7	Existing						
			Proposed		*North*			*North*	
Fourth	**R6**	W8	Existing	26			2		
			Proposed	26	1.00	PASS	2	1.00	PASS
Fourth	**R7**	W9	Existing						
			Proposed		*North*			*North*	
Fourth	**R7**	W10	Existing						
			Proposed		*North*			*North*	
Fourth	**R8**	W11	Existing						
			Proposed		*North*			*North*	
Fourth	**R9**	W12	Existing						
			Proposed		*North*			*North*	
Fourth	**R10**	W13	Existing						
			Proposed		*North*			*North*	
Fourth	**R11**	W14	Existing						
			Proposed		*North*			*North*	
Fourth	**R12**	W15	Existing						
			Proposed		*North*			*North*	
Fourth	**R12**	W16	Existing						
			Proposed		*North*			*North*	

Project Name: Belsize Garages, London NW3
Report Title: Existing V Proposed
Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor Ref.	Room Ref.	Window Ref.	Scenario	Available Sunlight Hours					
				Annual %	Diff	Pass / Fail	Winter %	Diff	Pass / Fail
4 Belsize Court Garages									
Ground	**R1**	W1	Existing	67			16		
			Proposed	63	0.94	PASS	14	0.88	PASS
Ground	**R1**	W2	Existing	67			16		
			Proposed	62	0.93	PASS	14	0.88	PASS
Ground	**R2**	W3	Existing	69			18		
			Proposed	63	0.91	PASS	15	0.83	PASS
Ground	**R2**	W4	Existing	70			19		
			Proposed	63	0.90	PASS	15	0.79	PASS
First	**R1**	W1	Existing	73			22		
			Proposed	70	0.96	PASS	20	0.91	PASS
First	**R1**	W2	Existing	73			22		
			Proposed	70	0.96	PASS	20	0.91	PASS
First	**R2**	W3	Existing	74			23		
			Proposed	71	0.96	PASS	21	0.91	PASS
First	**R2**	W4	Existing	74			23		
			Proposed	70	0.95	PASS	20	0.87	PASS
6 Belsize Court Garages									
Ground	**R1**	W1	Existing	69			18		
			Proposed	61	0.88	PASS	13	0.72	PASS
Ground	**R1**	W2	Existing	70			19		
			Proposed	62	0.89	PASS	13	0.68	PASS
Ground	**R2**	W3	Existing	71			20		
			Proposed	63	0.89	PASS	13	0.65	PASS
Ground	**R2**	W4	Existing	72			21		
			Proposed	64	0.89	PASS	14	0.67	PASS
First	**R1**	W1	Existing	75			24		
			Proposed	69	0.92	PASS	19	0.79	PASS
First	**R1**	W2	Existing	75			24		
			Proposed	70	0.93	PASS	19	0.79	PASS
First	**R2**	W3	Existing	76			25		
			Proposed	70	0.92	PASS	19	0.76	PASS
First	**R2**	W4	Existing	77			26		
			Proposed	70	0.91	PASS	19	0.73	PASS

Project Name: Belsize Garages, London NW3
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Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor Ref.	Room Ref.	Window Ref.	Scenario	Available Sunlight Hours					
				Annual %	Diff	Pass / Fail	Winter %	Diff	Pass / Fail
8 Belsize Court Garages									
Ground	**R1**	W1	Existing	74			23		
			Proposed	64	0.86	PASS	14	0.61	PASS
Ground	**R1**	W2	Existing	75			24		
			Proposed	66	0.88	PASS	15	0.63	PASS
Ground	**R2**	W3	Existing	74			23		
			Proposed	66	0.89	PASS	15	0.65	PASS
Ground	**R2**	W4	Existing	75			24		
			Proposed	67	0.89	PASS	16	0.67	PASS
First	**R1**	W1	Existing	78			27		
			Proposed	71	0.91	PASS	20	0.74	PASS
First	**R1**	W2	Existing	78			27		
			Proposed	72	0.92	PASS	21	0.78	PASS
First	**R2**	W3	Existing	77			26		
			Proposed	72	0.94	PASS	21	0.81	PASS
First	**R2**	W4	Existing	77			26		
			Proposed	73	0.95	PASS	22	0.85	PASS
16 Belsize Lane									
Ground	**R1**	W1	Existing						
			Proposed		*North*			*North*	
Ground	**R2**	W2	Existing						
			Proposed		*North*			*North*	
Ground	**R3**	W3	Existing						
			Proposed		*North*			*North*	
First	**R1**	W1	Existing						
			Proposed		*North*			*North*	
First	**R2**	W2	Existing						
			Proposed		*North*			*North*	
First	**R2**	W3	Existing						
			Proposed		*North*			*North*	

Project Name: Belsize Garages, London NW3
Report Title: Existing V Proposed
Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor Ref.	Room Ref.	Window Ref.	Scenario	VSC	Difference	Pass / Fail
15 Belsize Avenue						
Ground	**R1**	W1	Existing	12.12		
			Proposed	10.56	0.87	PASS
Ground	**R2**	W2	Existing	14.57		
			Proposed	14.57	1.00	PASS
First	**R1**	W1	Existing	17.12		
			Proposed	15.8	0.92	PASS
First	**R2**	W2	Existing	24.12		
			Proposed	20.63	0.86	PASS
First	**R3**	W3	Existing	34.13		
			Proposed	29.49	0.86	PASS
First	**R4**	W4	Existing	34.27		
			Proposed	29.41	0.86	PASS
First	**R5**	W5	Existing	34.21		
			Proposed	29.22	0.85	PASS
First	**R6**	W6	Existing	34.09		
			Proposed	29.04	0.85	PASS
First	**R7**	W7	Existing	23.5		
			Proposed	19.36	0.82	PASS
First	**R8**	W8	Existing	24.18		
			Proposed	19.9	0.82	PASS
First	**R9**	W9	Existing	33.25		
			Proposed	28.62	0.86	PASS
First	**R10**	W10	Existing	32.87		
			Proposed	28.5	0.87	PASS
First	**R11**	W11	Existing	32.31		
			Proposed	28.27	0.87	PASS
First	**R12**	W12	Existing	31.56		
			Proposed	27.85	0.88	PASS
First	**R13**	W13	Existing	21.29		
			Proposed	19.5	0.92	PASS
First	**R14**	W14	Existing	17.85		
			Proposed	17.85	1.00	PASS
Second	**R1**	W1	Existing	20.33		
			Proposed	19.33	0.95	PASS
Second	**R2**	W2	Existing	28.16		
			Proposed	25.34	0.90	PASS
Second	**R3**	W3	Existing	36.34		
			Proposed	32.54	0.90	PASS

Project Name: Belsize Garages, London NW3
Report Title: Existing V Proposed
Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor Ref.	Room Ref.	Window Ref.	Scenario	VSC	Difference	Pass / Fail
Second	**R4**	W4	Existing	36.27		
			Proposed	32.27	0.89	PASS
Second	**R5**	W5	Existing	36.17		
			Proposed	32.03	0.89	PASS
Second	**R6**	W6	Existing	36.06		
			Proposed	31.85	0.88	PASS
Second	**R7**	W7	Existing	26.21		
			Proposed	22.77	0.87	PASS
Second	**R8**	W8	Existing	26.76		
			Proposed	23.19	0.87	PASS
Second	**R9**	W9	Existing	35.51		
			Proposed	31.64	0.89	PASS
Second	**R10**	W10	Existing	35.3		
			Proposed	31.65	0.90	PASS
Second	**R11**	W11	Existing	35.04		
			Proposed	31.67	0.90	PASS
Second	**R12**	W12	Existing	34.71		
			Proposed	31.61	0.91	PASS
Second	**R13**	W13	Existing	25.52		
			Proposed	24.05	0.94	PASS
Second	**R14**	W14	Existing	20.36		
			Proposed	20.36	1.00	PASS
Third	**R1**	W1	Existing	21.54		
			Proposed	20.81	0.97	PASS
Third	**R2**	W2	Existing	23.6		
			Proposed	21.28	0.90	PASS
Third	**R3**	W3	Existing	14.92		
			Proposed	12.42	0.83	PASS
Third	**R4**	W4	Existing	14.8		
			Proposed	12.16	0.82	PASS
Third	**R5**	W5	Existing	23.26		
			Proposed	20.59	0.89	PASS
Third	**R6**	W6	Existing	23.13		
			Proposed	20.55	0.89	PASS
Third	**R7**	W7	Existing	14.43		
			Proposed	12.02	0.83	PASS
Third	**R8**	W8	Existing	14.29		
			Proposed	12.19	0.85	PASS
Third	**R9**	W9	Existing	22.79		
			Proposed	20.93	0.92	PASS

Project Name: Belsize Garages, London NW3
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Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor Ref.	Room Ref.	Window Ref.	Scenario	VSC	Difference	Pass / Fail
Third	**R10**	W10	Existing	22.35		
			Proposed	22.35	1.00	PASS
Fourth	**R1**	W1	Existing	35.05		
			Proposed	34.18	0.98	PASS
Fourth	**R1**	W2	Existing	38.83		
			Proposed	37.19	0.96	PASS
Fourth	**R2**	W3	Existing	38.81		
			Proposed	37.1	0.96	PASS
Fourth	**R3**	W4	Existing	38.77		
			Proposed	36.98	0.95	PASS
Fourth	**R4**	W5	Existing	38.74		
			Proposed	36.89	0.95	PASS
Fourth	**R5**	W6	Existing	38.7		
			Proposed	36.83	0.95	PASS
Fourth	**R6**	W7	Existing	38.67		
			Proposed	36.8	0.95	PASS
Fourth	**R6**	W8	Existing	33.3		
			Proposed	32.11	0.96	PASS
Fourth	**R7**	W9	Existing	33.69		
			Proposed	32.29	0.96	PASS
Fourth	**R7**	W10	Existing	38.57		
			Proposed	36.8	0.95	PASS
Fourth	**R8**	W11	Existing	38.54		
			Proposed	36.82	0.96	PASS
Fourth	**R9**	W12	Existing	38.49		
			Proposed	36.87	0.96	PASS
Fourth	**R10**	W13	Existing	38.44		
			Proposed	36.94	0.96	PASS
Fourth	**R11**	W14	Existing	38.4		
			Proposed	37.02	0.96	PASS
Fourth	**R12**	W15	Existing	38.37		
			Proposed	37.08	0.97	PASS
Fourth	**R12**	W16	Existing	36.5		
			Proposed	36.01	0.99	PASS

Project Name: Belsize Garages, London NW3
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Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor Ref.	Room Ref.	Window Ref.	Scenario	VSC	Difference	Pass / Fail
4 Belsize Court Garages						
Ground	**R1**	W1	Existing	28.91		
			Proposed	26.17	0.91	PASS
Ground	**R1**	W2	Existing	29.7		
			Proposed	26.17	0.88	PASS
Ground	**R2**	W3	Existing	30.51		
			Proposed	26.14	0.86	PASS
Ground	**R2**	W4	Existing	31.19		
			Proposed	26.1	0.84	PASS
First	**R1**	W1	Existing	32.66		
			Proposed	30.93	0.95	PASS
First	**R1**	W2	Existing	33.08		
			Proposed	30.9	0.93	PASS
First	**R2**	W3	Existing	33.87		
			Proposed	30.79	0.91	PASS
First	**R2**	W4	Existing	34.1		
			Proposed	30.75	0.90	PASS
6 Belsize Court Garages						
Ground	**R1**	W1	Existing	32.43		
			Proposed	26.09	0.80	PASS
Ground	**R1**	W2	Existing	32.97		
			Proposed	26.52	0.80	PASS
Ground	**R2**	W3	Existing	33.41		
			Proposed	26.82	0.80	PASS
Ground	**R2**	W4	Existing	33.79		
			Proposed	27.12	0.80	PASS
First	**R1**	W1	Existing	34.85		
			Proposed	30.55	0.88	PASS
First	**R1**	W2	Existing	35.19		
			Proposed	30.52	0.87	PASS
First	**R2**	W3	Existing	35.55		
			Proposed	30.58	0.86	PASS
First	**R2**	W4	Existing	35.71		
			Proposed	30.65	0.86	PASS

Project Name: Belsize Garages, London NW3
Report Title: Existing V Proposed
Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor Ref.	Room Ref.	Window Ref.	Scenario	VSC	Difference	Pass / Fail
8 Belsize Court Garages						
Ground	**R1**	W1	Existing	34.11		
			Proposed	27.08	0.79	PASS
Ground	**R1**	W2	Existing	34.37		
			Proposed	27.54	0.80	PASS
Ground	**R2**	W3	Existing	34.59		
			Proposed	28.03	0.81	PASS
Ground	**R2**	W4	Existing	34.77		
			Proposed	28.55	0.82	PASS
First	**R1**	W1	Existing	36.19		
			Proposed	31.2	0.86	PASS
First	**R1**	W2	Existing	36.36		
			Proposed	31.57	0.87	PASS
First	**R2**	W3	Existing	36.49		
			Proposed	31.89	0.87	PASS
First	**R2**	W4	Existing	36.59		
			Proposed	32.13	0.88	PASS
16 Belsize Lane						
Ground	**R1**	W1	Existing	14.68		
			Proposed	14.35	0.98	PASS
Ground	**R2**	W2	Existing	32.79		
			Proposed	32.2	0.98	PASS
Ground	**R3**	W3	Existing	32.87		
			Proposed	29.61	0.90	PASS
First	**R1**	W1	Existing	35.75		
			Proposed	35.3	0.99	PASS
First	**R2**	W2	Existing	32.59		
			Proposed	31.91	0.98	PASS
First	**R2**	W3	Existing	32.69		
			Proposed	31.34	0.96	PASS

Project Name: Belsize Garages, London NW3
Report Title: Existing V Proposed
Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor	Room	Room Description	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference	Pass / Fail
15 Belsize Avenue									
Ground	**R1**		Staricase	Area m2	5.12	3.09	2.94		
				% of room		60.28%	57.48%	0.95	PASS
Ground	**R2**		Staircase	Area m2	6.27	5.06	5.06		
				% of room		80.72%	80.72%	1.00	PASS
First	**R1**		Staircase	Area m2	5.12	3.10	3.09		
				% of room		60.60%	60.39%	1.00	PASS
First	**R2**		Unknown	Area m2	12.43	12.08	10.35		
				% of room		97.18%	83.25%	0.86	PASS
First	**R3**		Unknown	Area m2	9.91	9.91	8.60		
				% of room		99.99%	86.75%	0.87	PASS
First	**R4**		Unknown	Area m2	9.94	9.94	8.22		
				% of room		100.04%	82.70%	0.83	PASS
First	**R5**		Unknown	Area m2	9.94	9.94	7.85		
				% of room		100.04%	78.95%	0.79	FAIL
First	**R6**		Unknown	Area m2	9.89	9.89	7.53		
				% of room		100.00%	76.12%	0.76	FAIL
First	**R7**		Unknown	Area m2	12.37	11.94	8.83		
				% of room		96.52%	71.35%	0.74	FAIL
First	**R8**		Unknown	Area m2	12.36	11.91	9.61		
				% of room		96.37%	77.77%	0.81	PASS
First	**R9**		Unknown	Area m2	9.91	9.91	8.50		
				% of room		99.96%	85.79%	0.86	PASS
First	**R10**		Unknown	Area m2	9.94	9.94	9.08		
				% of room		100.04%	91.30%	0.91	PASS
First	**R11**		Unknown	Area m2	9.94	9.94	9.87		
				% of room		100.04%	99.31%	0.99	PASS
First	**R12**		Unknown	Area m2	9.89	9.89	9.89		
				% of room		99.99%	99.99%	1.00	PASS
First	**R13**		Unknown	Area m2	12.58	12.21	11.73		
				% of room		97.10%	93.28%	0.96	PASS
First	**R14**		Staircase	Area m2	6.27	5.76	5.76		
				% of room		91.81%	91.81%	1.00	PASS
Second	**R1**		Staircase	Area m2	5.12	3.06	3.05		
				% of room		59.69%	59.60%	1.00	PASS
Second	**R2**		Unknown	Area m2	12.43	12.28	11.85		
				% of room		98.81%	95.31%	0.96	PASS
Second	**R3**		Unknown	Area m2	9.91	9.91	9.53		
				% of room		99.99%	96.14%	0.96	PASS
Second	**R4**		Unknown	Area m2	9.94	9.94	9.45		
				% of room		100.04%	95.06%	0.95	PASS
Second	**R5**		Unknown	Area m2	9.94	9.94	9.25		
				% of room		100.04%	93.07%	0.93	PASS
Second	**R6**		Unknown	Area m2	9.89	9.89	9.11		
				% of room		100.00%	92.15%	0.92	PASS
Second	**R7**		Unknown	Area m2	12.37	12.21	11.51		
				% of room		98.70%	93.03%	0.94	PASS
Second	**R8**		Unknown	Area m2	12.36	12.19	11.93		
				% of room		98.59%	96.52%	0.98	PASS
Second	**R9**		Unknown	Area m2	9.91	9.91	9.63		
				% of room		99.96%	97.15%	0.97	PASS
Second	**R10**		Unknown	Area m2	9.94	9.94	9.81		
				% of room		100.04%	98.72%	0.99	PASS
Second	**R11**		Unknown	Area m2	9.94	9.94	9.94		
				% of room		100.04%	99.96%	1.00	PASS
Second	**R12**		Unknown	Area m2	9.89	9.89	9.89		
				% of room		99.99%	99.99%	1.00	PASS
Second	**R13**		Unknown	Area m2	12.58	12.44	12.43		
				% of room		98.90%	98.79%	1.00	PASS
Second	**R14**		Staircase	Area m2	6.27	5.76	5.76		
				% of room		91.82%	91.82%	1.00	PASS
Third	**R1**		Staircase	Area m2	5.12	3.17	3.17		
				% of room		61.87%	61.83%	1.00	PASS
Third	**R2**		Unknown	Area m2	12.43	12.36	12.36		
				% of room		99.43%	99.43%	1.00	PASS
Third	**R3**		Unknown	Area m2	20.28	20.28	20.28		
				% of room		100.00%	100.00%	1.00	PASS

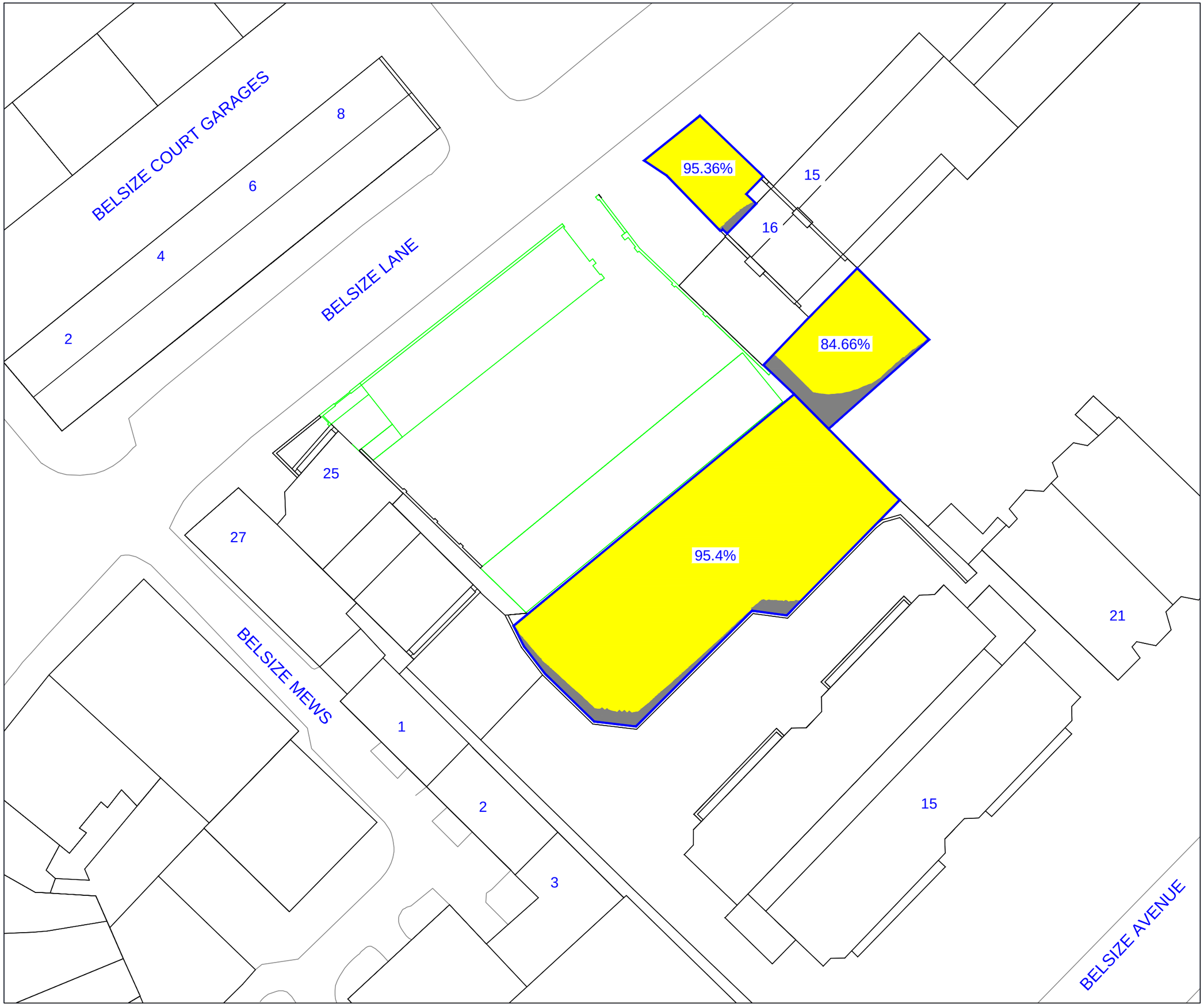
Project Name: Belsize Garages, London NW3
Report Title: Existing V Proposed
Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor	Room	Room Description	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference	Pass / Fail
Third	**R4**		Unknown	Area m2	20.26	20.26	20.26		
				% of room		100.00%	100.00%	1.00	PASS
Third	**R5**		Unknown	Area m2	12.37	12.29	12.29		
				% of room		99.39%	99.39%	1.00	PASS
Third	**R6**		Unknown	Area m2	12.36	12.29	12.29		
				% of room		99.40%	99.40%	1.00	PASS
Third	**R7**		Unknown	Area m2	20.28	20.28	20.28		
				% of room		99.98%	99.98%	1.00	PASS
Third	**R8**		Unknown	Area m2	20.26	20.26	20.26		
				% of room		100.00%	100.00%	1.00	PASS
Third	**R9**		Unknown	Area m2	12.58	12.50	12.50		
				% of room		99.34%	99.34%	1.00	PASS
Third	**R10**		Staircase	Area m2	6.27	5.76	5.76		
				% of room		91.82%	91.82%	1.00	PASS
Fourth	**R1**		Unknown	Area m2	13.8	13.55	13.55		
				% of room		98.16%	98.16%	1.00	PASS
Fourth	**R2**		Unknown	Area m2	9.91	9.91	9.91		
				% of room		99.99%	99.99%	1.00	PASS
Fourth	**R3**		Unknown	Area m2	9.94	9.94	9.94		
				% of room		100.04%	100.04%	1.00	PASS
Fourth	**R4**		Unknown	Area m2	9.94	9.94	9.94		
				% of room		100.04%	100.04%	1.00	PASS
Fourth	**R5**		Unknown	Area m2	9.89	9.89	9.89		
				% of room		100.00%	100.00%	1.00	PASS
Fourth	**R6**		Unknown	Area m2	13.66	13.33	13.33		
				% of room		97.58%	97.58%	1.00	PASS
Fourth	**R7**		Unknown	Area m2	13.64	13.30	13.30		
				% of room		97.53%	97.53%	1.00	PASS
Fourth	**R8**		Unknown	Area m2	9.91	9.91	9.91		
				% of room		99.96%	99.96%	1.00	PASS
Fourth	**R9**		Unknown	Area m2	9.94	9.94	9.94		
				% of room		100.04%	100.04%	1.00	PASS
Fourth	**R10**		Unknown	Area m2	9.94	9.94	9.94		
				% of room		100.04%	100.04%	1.00	PASS
Fourth	**R11**		Unknown	Area m2	9.89	9.89	9.89		
				% of room		99.99%	99.99%	1.00	PASS
Fourth	**R12**		Unknown	Area m2	13.95	13.67	13.67		
				% of room		97.98%	97.98%	1.00	PASS

Project Name: Belsize Garages, London NW3
Report Title: Existing V Proposed
Architect: PKS Architects Scherme Dated Nov 2015
Date of Analysis: 16/02/2016

Floor	Room	Room Description	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference	Pass / Fail
4 Belsize Court Garages									
Ground	**R1**		Unknown	Area m2	15.66	13.77	12.84		
				% of room		87.93%	82.00%	0.93	PASS
Ground	**R2**		Unknown	Area m2	15.89	14.03	12.94		
				% of room		88.31%	81.45%	0.92	PASS
First	**R1**		Unknown	Area m2	19	18.75	18.75		
				% of room		98.68%	98.68%	1.00	PASS
First	**R2**		Unknown	Area m2	15.89	15.51	15.51		
				% of room		97.59%	97.59%	1.00	PASS
6 Belsize Court Garages									
Ground	**R1**		Unknown	Area m2	22.08	19.55	18.14		
				% of room		88.56%	82.14%	0.93	PASS
Ground	**R2**		Unknown	Area m2	14.98	13.40	12.14		
				% of room		89.48%	81.03%	0.91	PASS
First	**R1**		Unknown	Area m2	19.92	19.58	19.58		
				% of room		98.28%	98.28%	1.00	PASS
First	**R2**		Unknown	Area m2	17.14	16.53	16.53		
				% of room		96.43%	96.43%	1.00	PASS
8 Belsize Court Garages									
Ground	**R1**		Unknown	Area m2	16.15	14.45	13.45		
				% of room		89.45%	83.29%	0.93	PASS
Ground	**R2**		Unknown	Area m2	19.36	17.28	16.08		
				% of room		89.28%	83.04%	0.93	PASS
First	**R1**		Unknown	Area m2	19.75	19.44	19.44		
				% of room		98.44%	98.44%	1.00	PASS
First	**R2**		Unknown	Area m2	15.76	15.46	15.46		
				% of room		98.06%	98.06%	1.00	PASS
16 Belsize Lane									
Ground	**R1**		Unknown	Area m2	6.77	6.68	6.68		
				% of room		98.66%	98.63%	1.00	PASS
Ground	**R2**		Unknown	Area m2	13.61	13.61	13.61		
				% of room		100.02%	100.02%	1.00	PASS
Ground	**R3**		Unknown	Area m2	12.15	12.09	12.00		
				% of room		99.47%	98.76%	0.99	PASS
First	**R1**		Unknown	Area m2	9.88	9.50	9.50		
				% of room		96.16%	96.15%	1.00	PASS

Appendix 3 – Overshadowing Analysis



Source Data:

AWORTH SURVEY CONSULTANTS
PARTIAL SITE SURVEY

PKS ARCHITECTS
CONSENTED SCHEME DRAWINGS
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831-040-XX_ProposedSectionsElevations-Planning.dwg
PROPOSAL DRAWINGS
3106_BELSIZE CLOSE GARAGES DRAWINGS.dwg
Dated Nov 2015

DIGITAL OS EXTRACT

SITE PHOTOGRAPHY

Key:

N

EXISTING BUILDINGS

% > 2HRS SUN ON GROUND

Rev:	Details:	Date:
A	-	-

Address:
BELSIZE LANE
LONDON NW3

Title:
2HR SUN ON GROUND STUDY
MARCH 21ST
EXISTING SCENARIO

Client:
ZEN DEVELOPMENTS

Drawn by:	Scale:
MG	1:300 @ A3
Date:	Issue No:
16/02/16	01
Drawing No:	Model Release:
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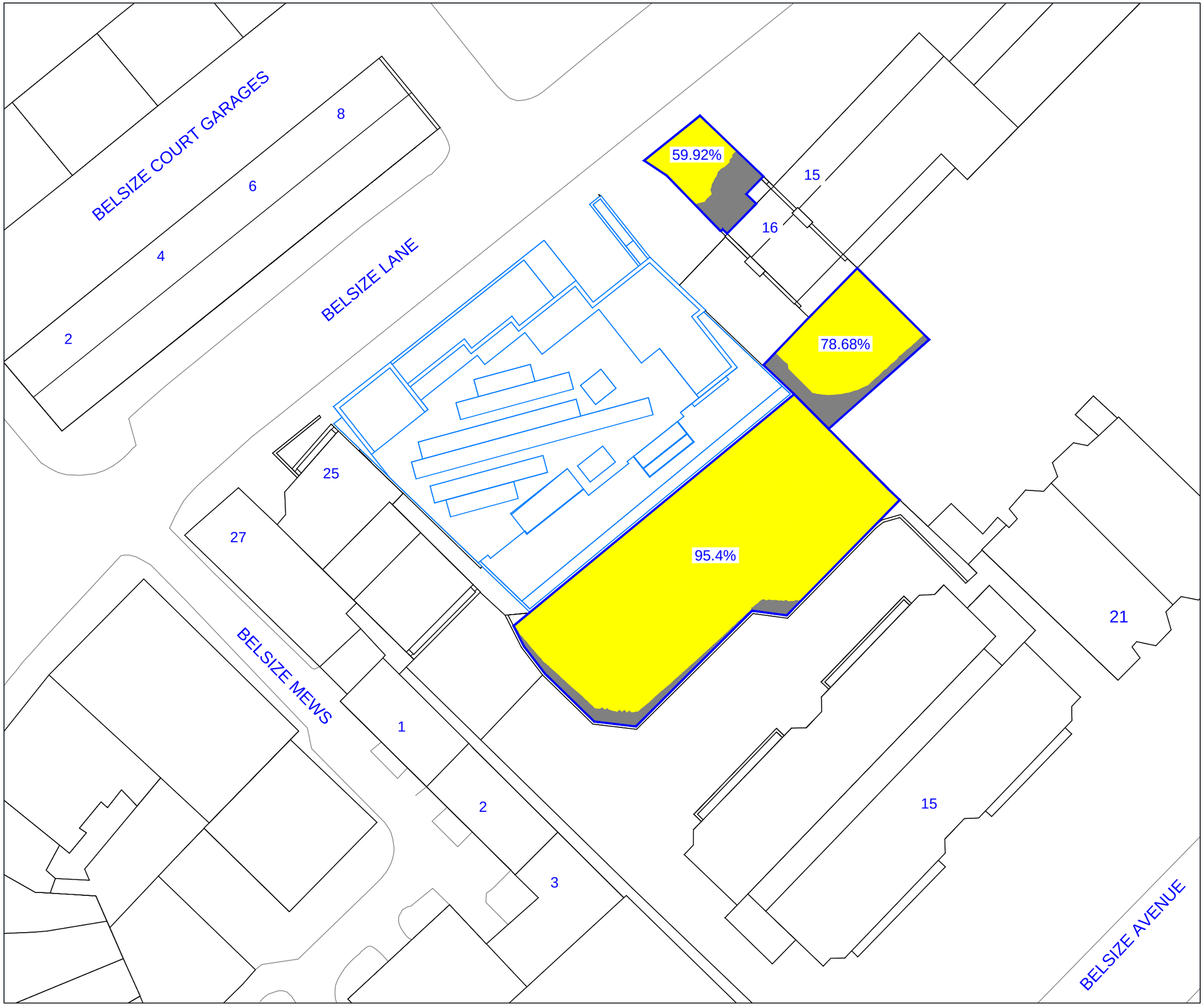
Deloitte.



Source Data:

AWORTH SURVEY CONSULTANTS
PARTIAL SITE SURVEY

PKS ARCHITECTS
CONSENTED SCHEME DRAWINGS
831-010-XX_ProposedPlansPlanning.dwg
831-040-XX_ProposedSectionsElevations-Planning.dwg
PROPOSAL DRAWINGS
3106_BELSIZE CLOSE GARAGES DRAWINGS.dwg
Dated Nov 2015

DIGITAL OS EXTRACT

SITE PHOTOGRAPHY

Key:

N

CONSENTED SCHEME

% > 2HRS SUN ON GROUND

Rev:	Details:	Date:
A	-	-

Address:
BELSIZE LANE
LONDON NW3

Title:
2HR SUN ON GROUND STUDY
MARCH 21ST
CONSENTED SCENARIO

Client:
ZEN DEVELOPMENTS

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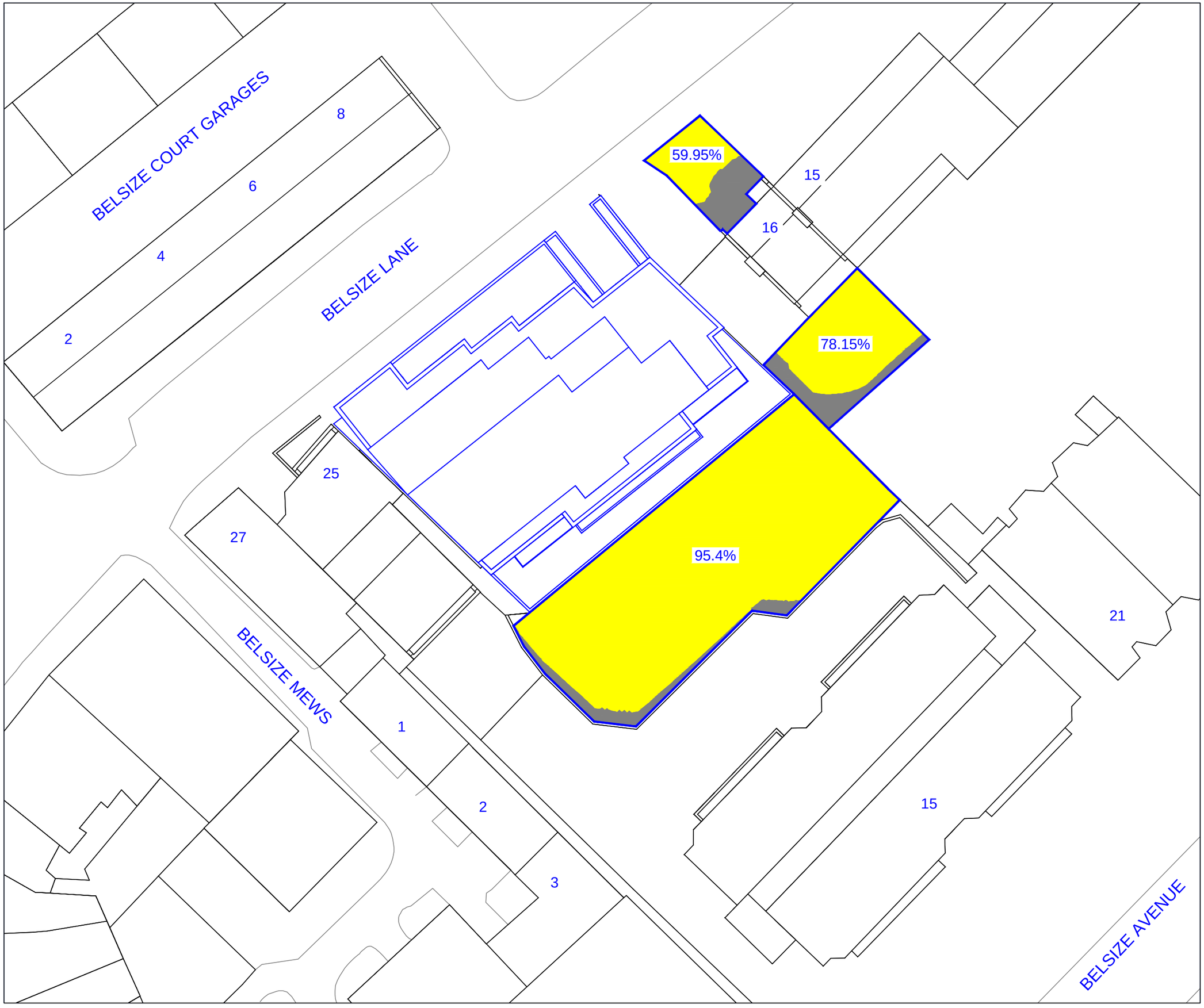

Source Data:

AWORTH SURVEY CONSULTANTS
PARTIAL SITE SURVEY

PKS ARCHITECTS
CONSENTED SCHEME DRAWINGS
831-010-XX_ProposedPlansPlanning.dwg
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PROPOSAL DRAWINGS
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DIGITAL OS EXTRACT

SITE PHOTOGRAPHY

Key:

N

PROPOSED SCHEME

% > 2HRS SUN ON GROUND

Rev:	Details:	Date:
A	-	-

Address:
BELSIZE LANE
LONDON NW3

Title:
2HR SUN ON GROUND STUDY
MARCH 21ST
PROPOSED SCENARIO

Client:
ZEN DEVELOPMENTS

Drawn by:	Scale:
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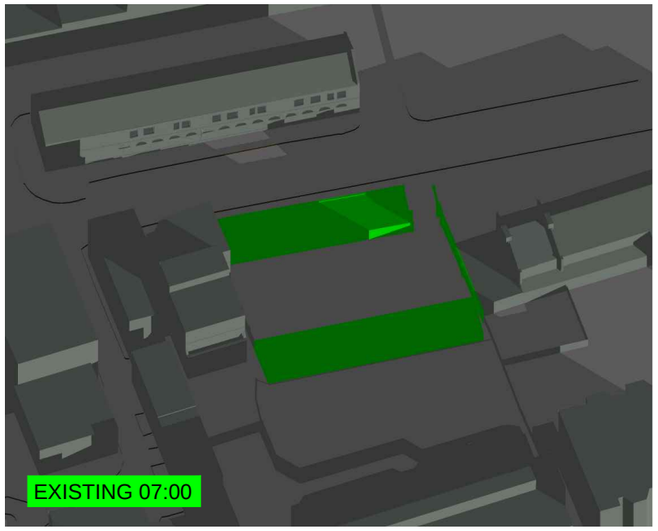
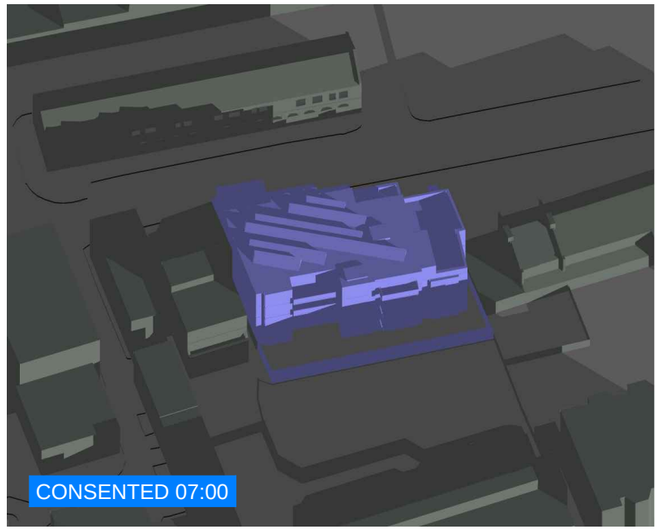
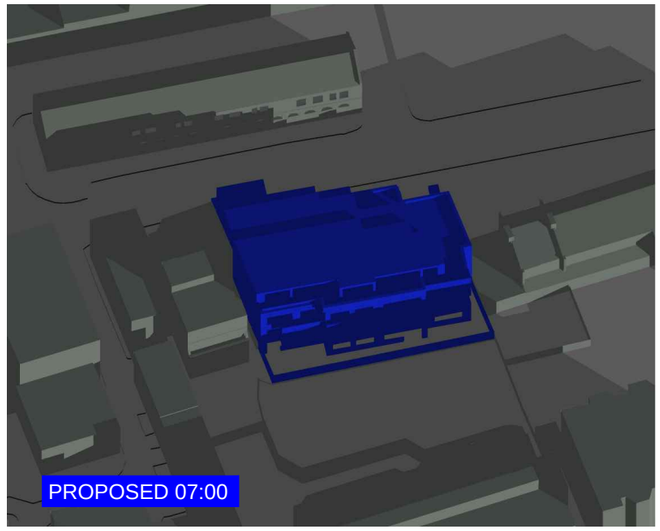
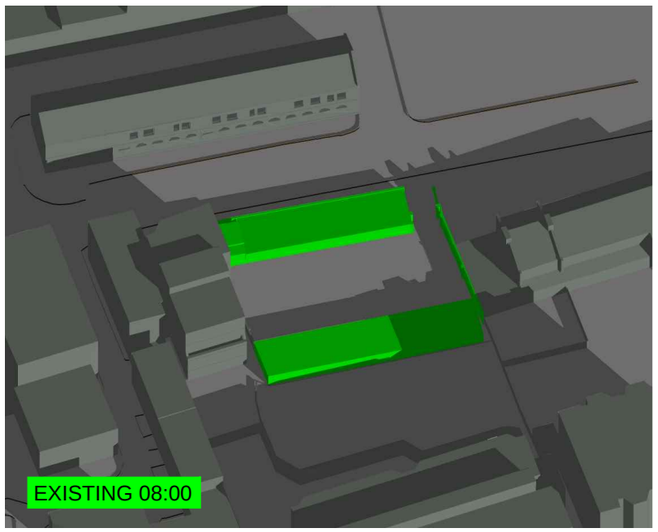
Date:	Issue No:
16/02/16	01
Drawing No:	Model Release:
XXXXXX-16	01

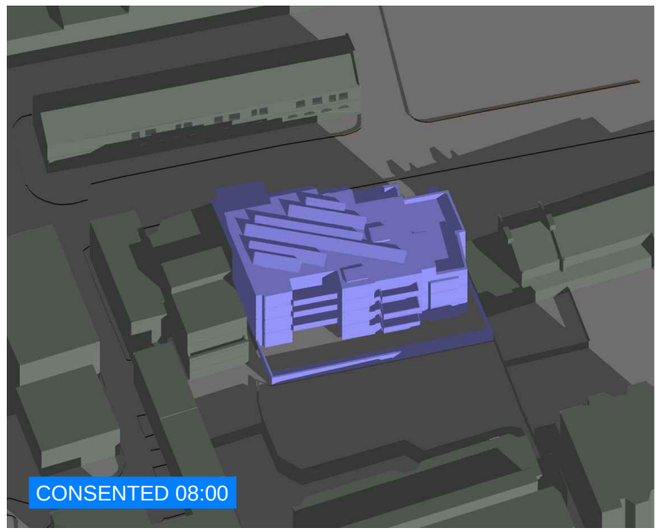
Deloitte.

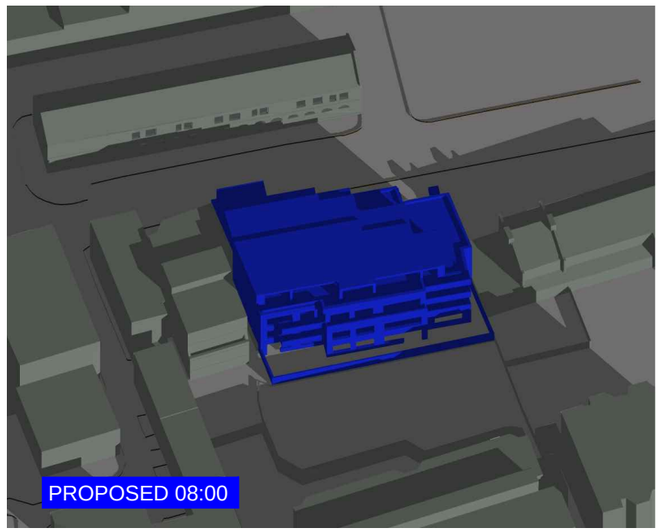


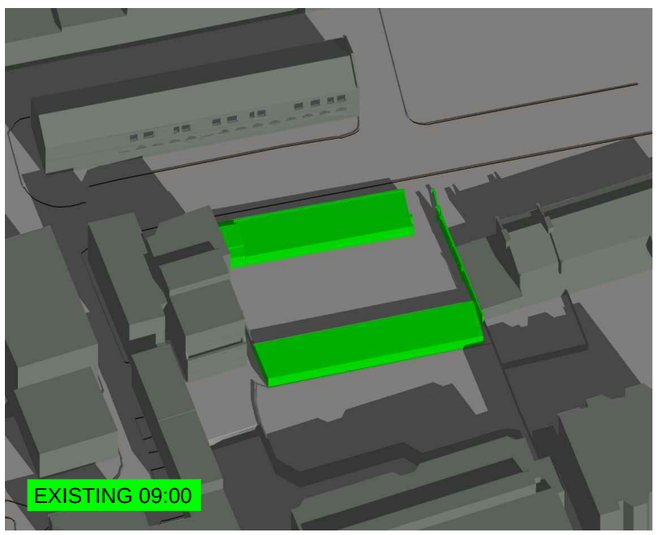


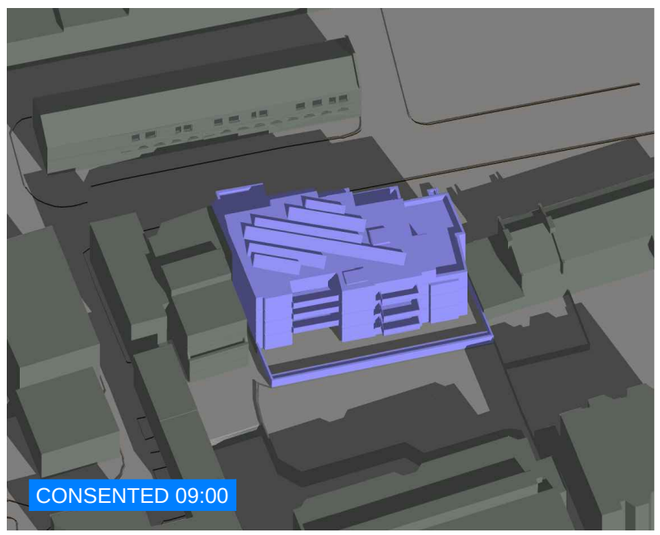


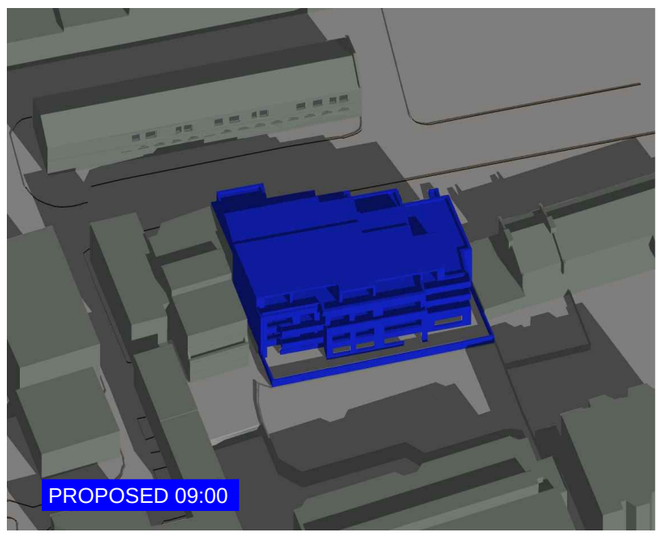












Source Data:

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PARTIAL SITE SURVEY

PKS ARCHITECTS
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831-010-XX_ProposedPlansPlanning.dwg
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Dated Nov 2015

DIGITAL OS EXTRACT

SITE PHOTOGRAPHY

Key:

EXISTING BUILDINGS
CONSENTED SCHEME
PROPOSED SCHEME

Rev:	Details:	Date:
A	-	-

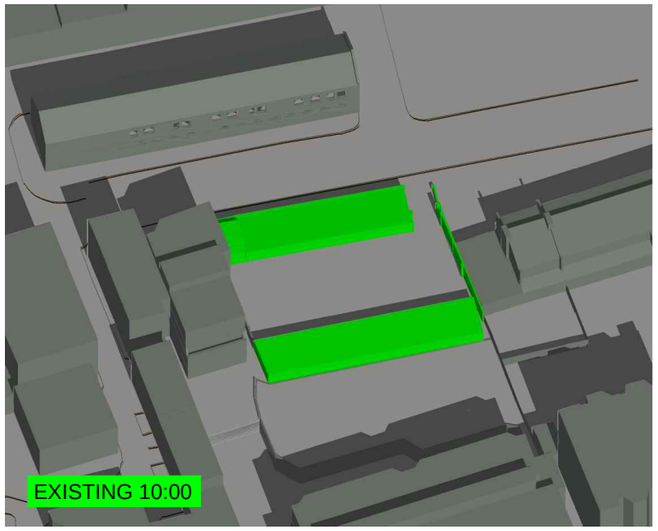
Address:
BELSIZE LANE
LONDON NW3

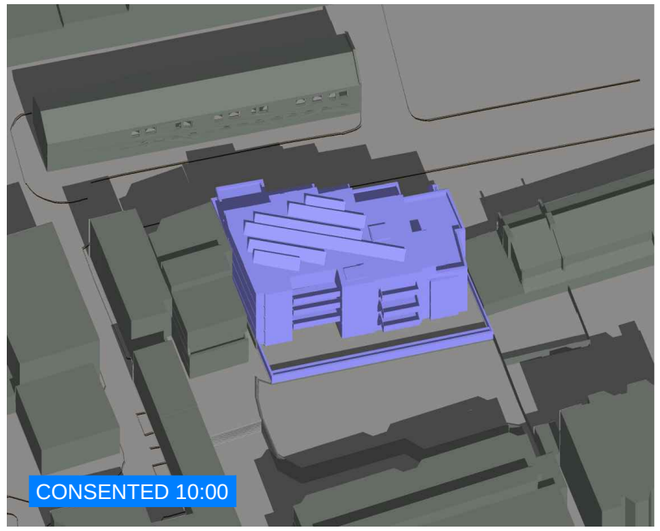
Title:
TRANSIENT OVERSHADOWING
MARCH 21ST

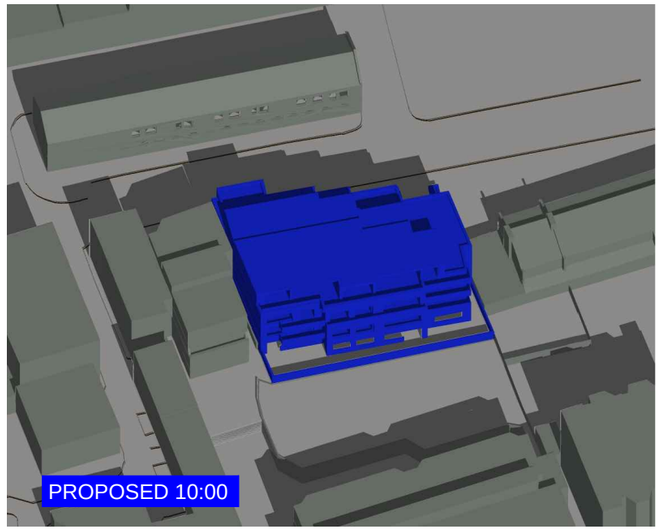
Client:
ZEN DEVELOPMENTS

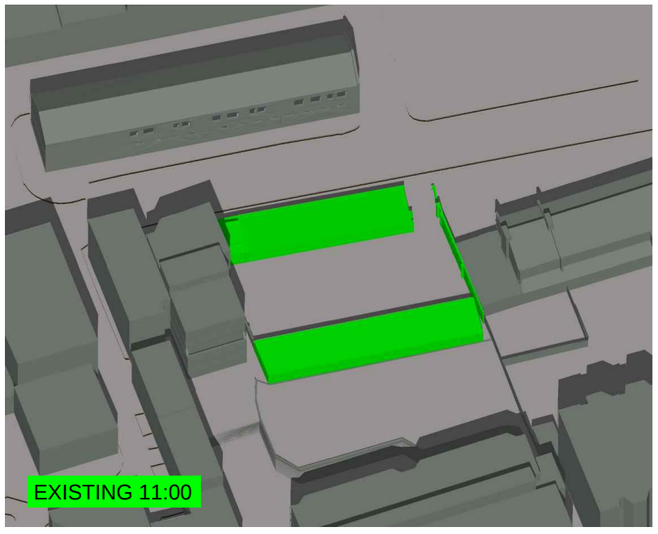
Drawn by:	Scale:
MG	NTS
Date:	Issue No:
17/02/16	01
Drawing No:	Model Release:
XXXXXX-17	01

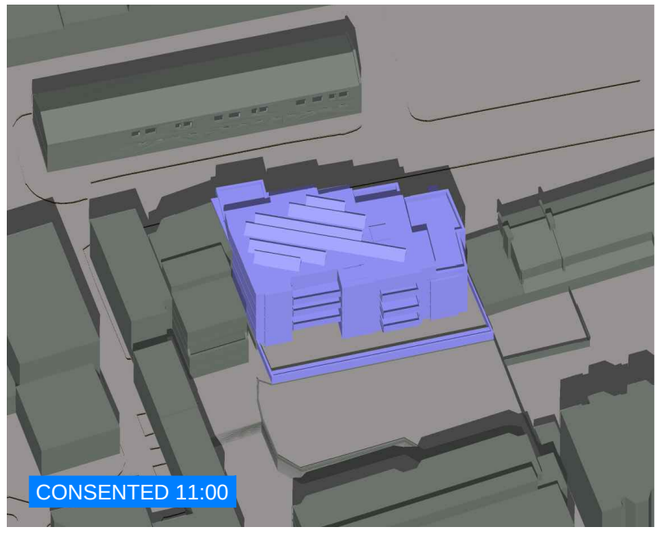
Deloitte.

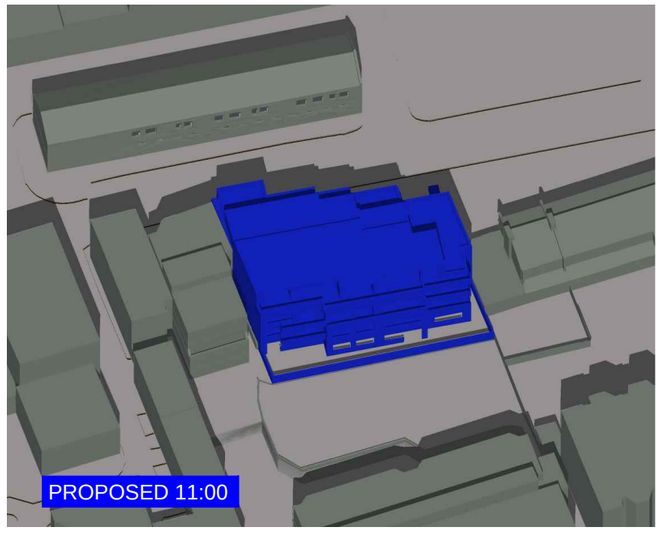


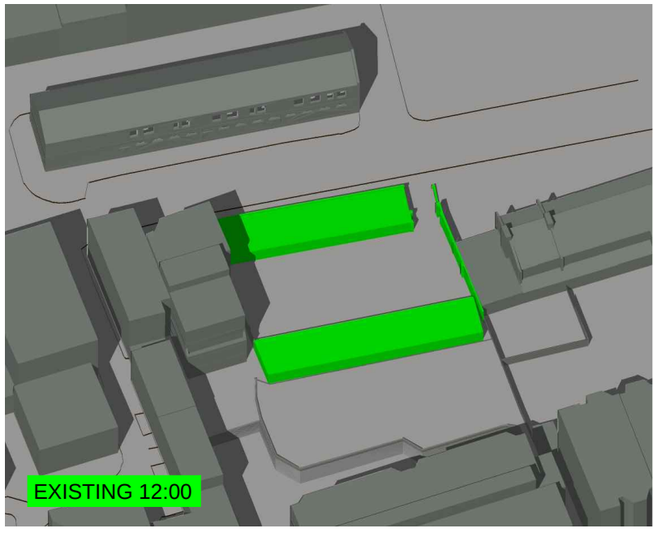


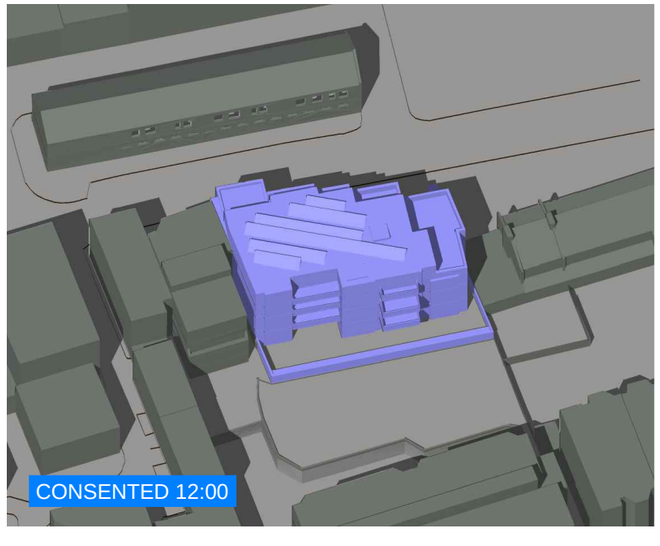


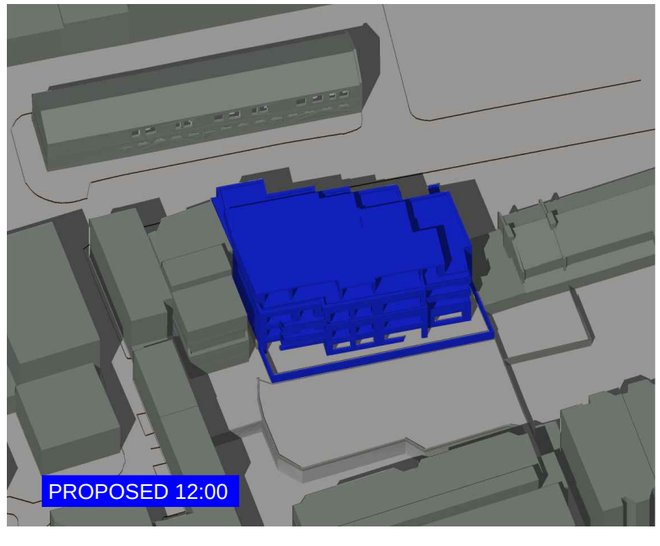












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PARTIAL SITE SURVEY

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CONSENTED SCHEME DRAWINGS
831-010-XX_ProposedPlansPlanning.dwg
831-040-XX_ProposedSectionsElevations-Planning.dwg
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Dated Nov 2015

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A	-	-

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MG	NTS
Date:	Issue No:
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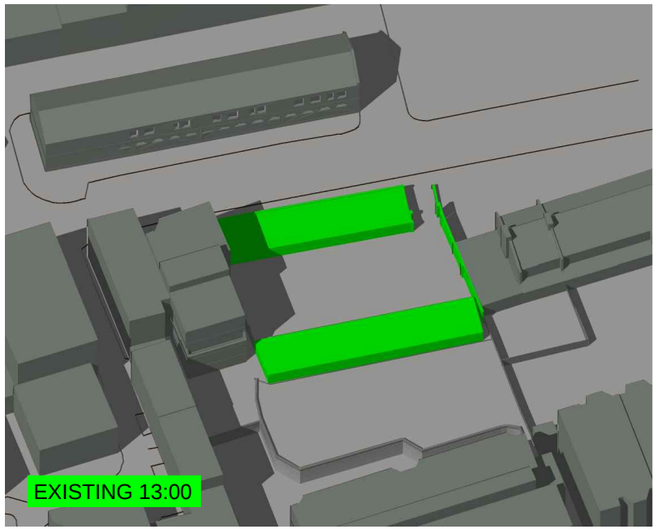

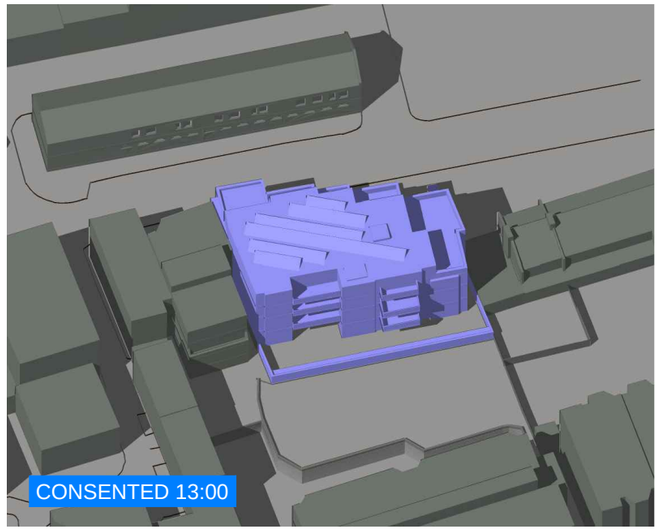

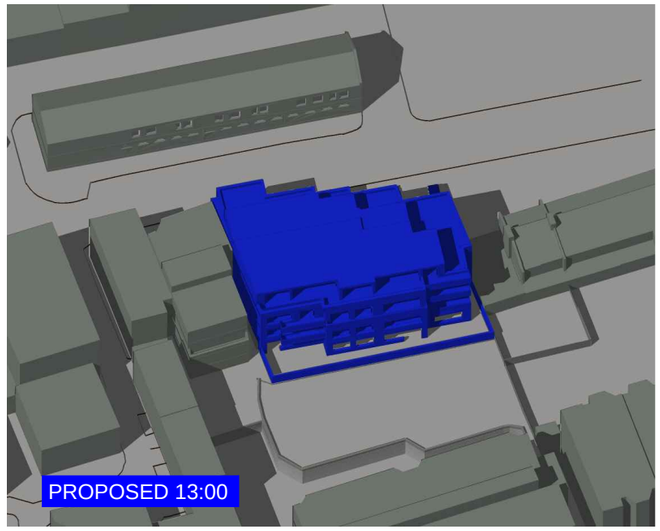

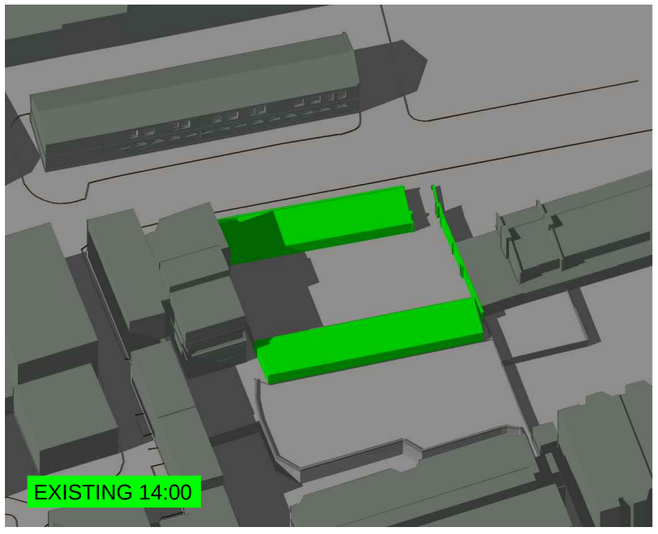

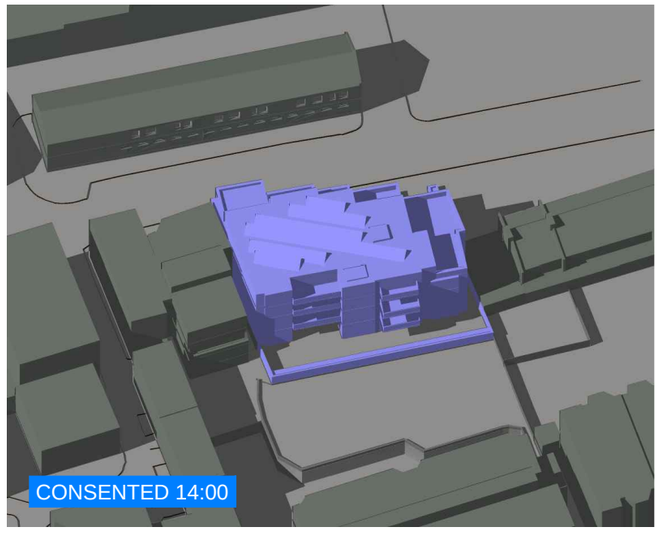

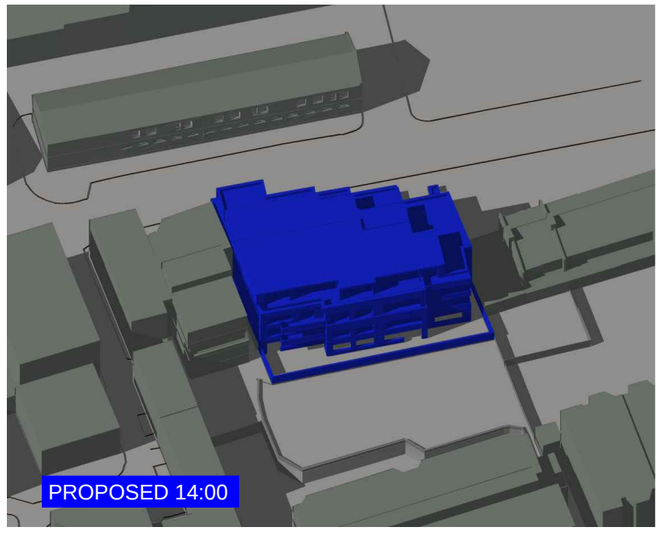

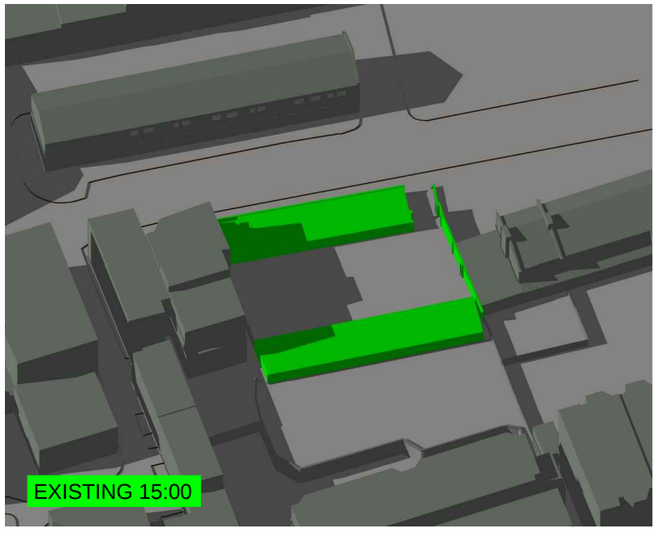

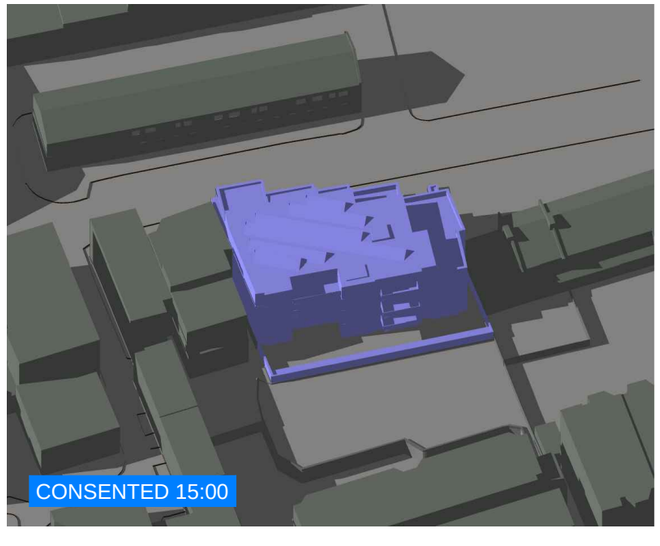

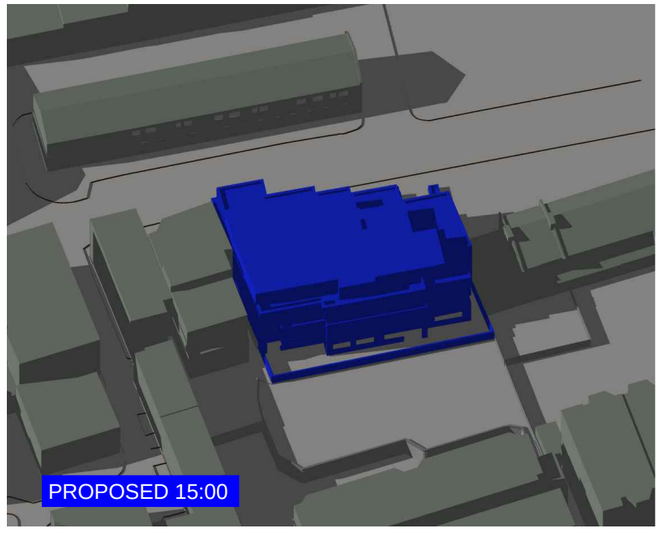

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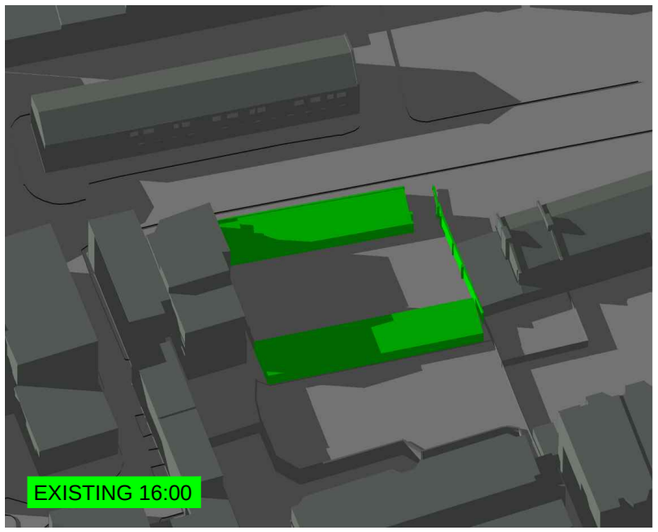

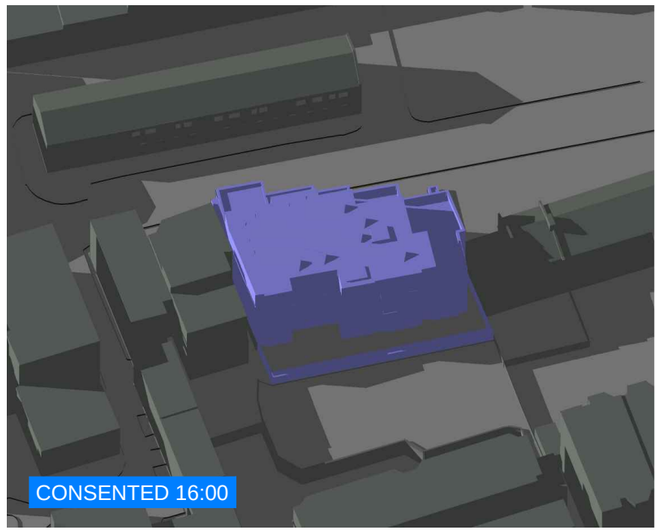

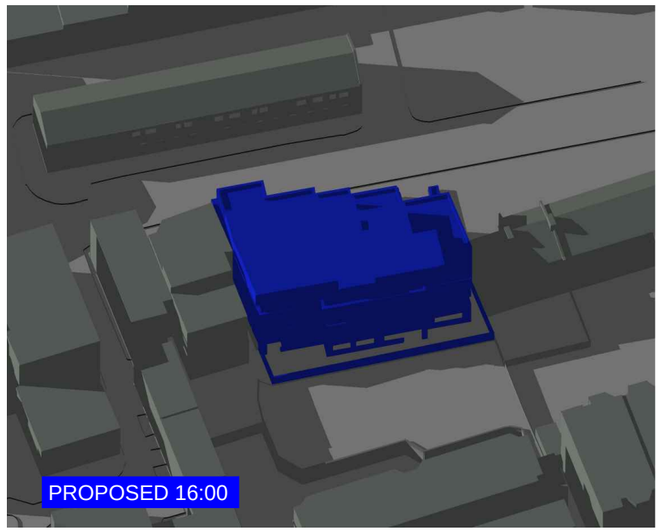

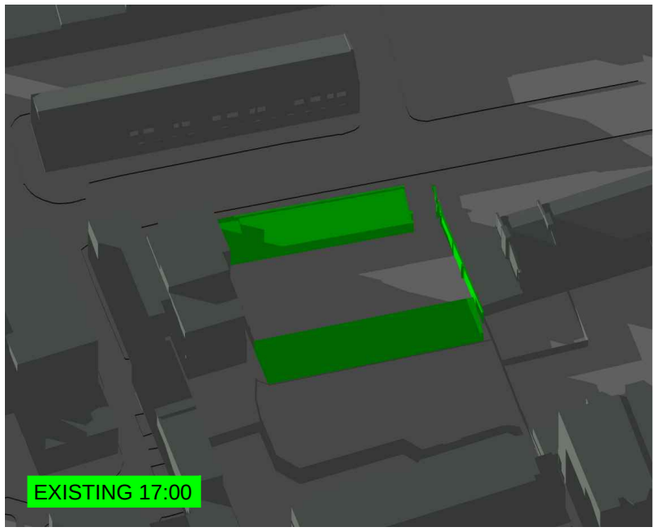

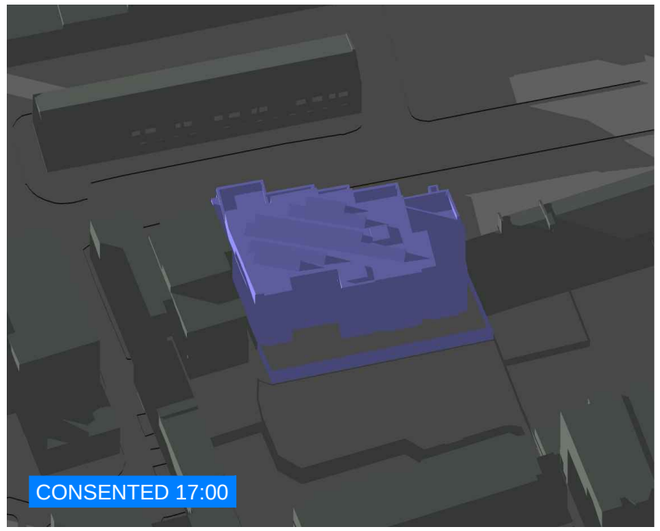

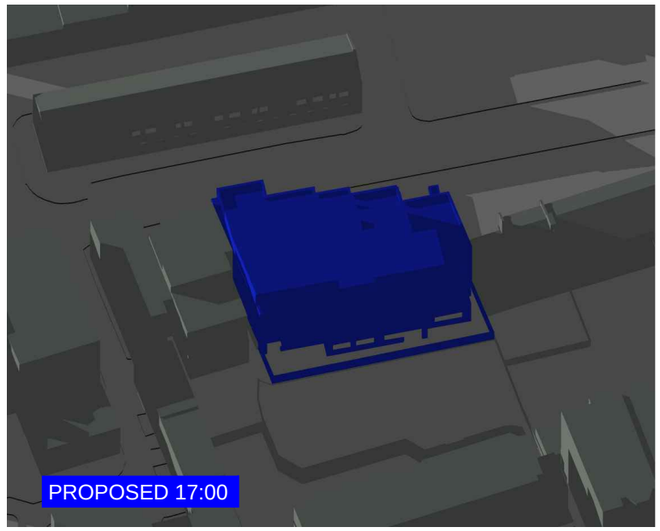

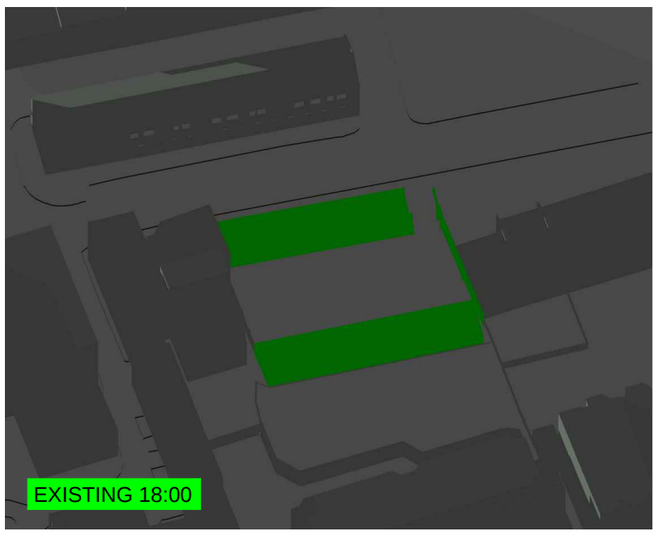

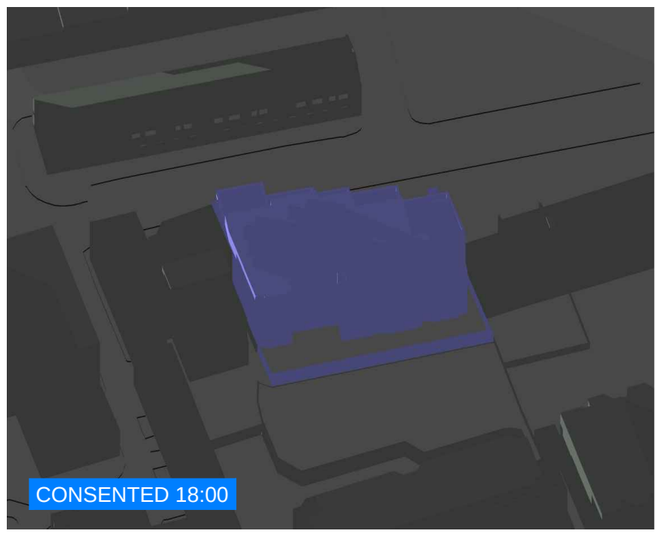

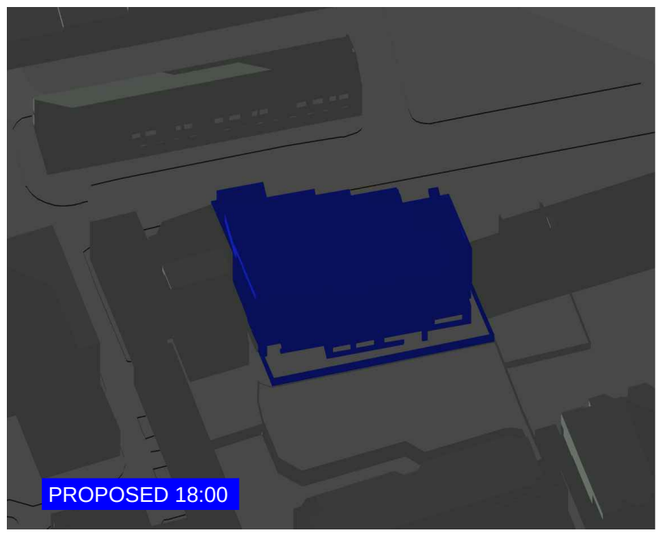

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