Daylight and Sunlight Report

Malden Road

Goldcrest Land

March 2016

9 Heneage Street, Spitalfields, London E1 5LJ

CONTENTS

APPENDICES

1 INTRODUCTION AND SCOPE OF REPORT

1.1 GVA Schatunowski Brooks was retained by Goldcrest Land to assess the performance and impact of the proposed development at the site of the former play area between Leysdown, Shipton House and the Fiddler's Elbow Public House in Malden Road in respect of daylight and sunlight and prepared a Daylight and Sunlight Report dated December 2015. Since then, the scheme has been amended and revised in terms of internal layout and unit sizes and mixes, but those changes remain entirely within the same massing and building envelope tested in December 2015. Any impact on the daylight and sunlight amenity enjoyed by existing neighbouring properties will therefore be the same as that measured and reported on in the GVA report dated December 2015. Lumina London Limited have now been retained by Goldcrest Land to verify that there will be no material difference in the impact of the revised scheme and to prepare this revised report.

1.2 The purpose of this report is to assess the impact of the proposed development on the daylight and sunlight enjoyed by existing neighbouring dwellings in according with the Building Research Establishment (BRE) Guidelines *"Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice"*, 2011, to ensure that the proposed development will not result in any material impact on the amenity enjoyed by existing neighbouring residents.

1.3 Mr Wong of Lumina London Limited, and previously of GVA Schatunowski Brooks, has been retained from the outset of the Feasibility Study to provide advice and input into the design and location of the proposed habitable rooms in order to assist the architect in ensuring that the design meets the target standards for impact on amenity.

2 SOURCES OF INFORMATION AND LIMITATIONS

2.1 The existing and surrounding buildings have been modelled from an accurate survey comprising Twickenham survey drawing numbers 1529 LS, 15501, 15502, 1529E1, 1529E2, 1529E3 and 1529E4.

2.2 For the proposed scheme we have relied upon the John Pardey Architects 3D model, reference 1502_Building Model_151209. SKP, which represents the same 'massing' as the Application Scheme.

2.3 The site has been inspected and the survey information has been supplemented by photographs and measurements taken on Site.

3 DAYLIGHT AND SUNLIGHT STANDARDS

3.1 The BRE Guidelines – "*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*", are well established and are adopted by most Local Authorities as the appropriate scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

3.2 The Introduction of the Guidelines states:
"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

3.3 The 'flexibility' recommended in the Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical standards within the Guidelines have been derived on the basis of a low density suburban housing model, it would be entirely appropriate to apply a more flexible approach when dealing with higher rise developments in a denser inner city urban environment. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc, it is also equally valid to apply a degree of flexibility to take account of the effect of these particular design features. This does not mean that the recommendations and targets within the Guidelines can be disregarded but, instead, the 'flexibility' that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience.

Daylighting

3.4 The maximum VSC value that can be achieved for a totally unobstructed vertical window is 40% VSC. The target VSC value for good daylighting conditions is 27% VSC. In simple terms, 27% VSC equates to being able to see 27% of the Sky Dome i.e. the hemisphere of sky above a given reference point. A VSC value of 27% will be achieved where the obstruction in front of a vertical

window is continuous and parallel to the plane of that window and subtends a vertical angle of 25 degrees when measured from the mid-point of that window. It therefore follows that if a proposed new development is below a vertical angle of 25 degrees, the resultant VSC value will remain above 27%. This is the scientific basis for the initial 'screening' in the BRE Guidelines where it is unnecessary for any further detailed daylight (or sunlight) tests to be undertaken where a proposed development will remain below a vertical angle of 25 degrees. It is clear that in an inner city urban environment the relationship of the vast majority of existing buildings already exceed a vertical angle of 25% and that the VSC values that prevail will therefore be below 27% VSC. In such circumstances VSC values in the mid-teens are the norm, and value in excess of 20% VSC will be considered to be good.

3.5 In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring premises or for measuring the adequacy of proposed new dwellings. For safeguarding the daylight received by existing neighbouring residential buildings around a proposed development, the relevant recommendations are set out in Section 2.2 of the Guidelines.

3.6 The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. First, it is necessary to measure the Vertical Sky Component (VSC) followed by the measurement of internal Daylight Distribution by plotting the position of the 'existing' and 'proposed' no sky line contour.

3.7 VSC is measured at the mid-point on the external face of the window serving a habitable room. For the purpose of the Guidelines, a "habitable" room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and circulation space are excluded from this definition. In addition, there is often a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen need not be classed as a "habitable" room in its own right.

3.8 VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of light from the sky from over and around the "existing" and "proposed" obstruction caused by buildings or structures in front of the window. As it is measured on the outside face of the

window, one of the inevitable shortcomings is that it does not take account of the size of the window or the size or use of the room served by the window. For this reason, the BRE Guidelines recommend that internal Daylight Distribution is measured in addition to VSC.

3.9 The 'No Sky Line' contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room, usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This therefore represents those parts within the room where the sky can be seen through the window. This second measure therefore takes account of the size of the window and the size of the room. When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room, can be assessed.

3.10 For VSC, the Guidelines states that:

"If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight."

To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. It is therefore permissible for an obstruction to reduce the VSC value by 13 percentage points before the level of daylight received by the window could be below standard. There are however circumstances where the VSC value is already below 27%. In such circumstances, it is permissible to reduce the existing VSC value by a factor of 0.2 (i.e. 20%) so that the value on the 'proposed' conditions remains more than 0.8 times its former value. The scientific reasoning for this permissible margin of reduction is that through the research undertaken at the Building Research Establishment, they have found that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes materially noticeable. This factor of reduction applies to VSC, daylight distribution, sunlight and overshadowing. Where existing windows enjoy very high levels of daylight under existing conditions, the percentage reduction of daylight can be higher provided that the residual VSC value remains adequate.

Sunlighting

3.11 The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE Guidelines. As with daylight, it is unnecessary for detailed sunlight tests to be undertaken if a proposed development is below a vertical angle of 25 degrees as the BRE targets will automatically be met.

3.12 The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the internationally accepted test date for measuring sunlight is the spring equinox (21 March), on which day the United Kingdom has equal periods of daylight and darkness and sunlight is available from approximately 0830hrs to 1730hrs. In addition, on that date, sunlight received perpendicular to the face of a window would only be received where that window faces within 90º of due south. The BRE Guidelines therefore limit the extent of testing for sunlight where a window faces within 90º of due south.

3.13 The sunlight standards are normally applied to the principal Living Room within each dwelling rather than to kitchens and bedrooms.

3.14 The recommendation for sunlight is:
"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should still receive enough sunlight ...
Any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight."

3.15 A good level of sunlight will therefore be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. Where sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable.

4 SCHEME ASSESSMENT

4.1 The site is presently a surface level playground and recreational area with no buildings or structures. Before the site was cleared for use as a playground, it was previously occupied by a three storey domestic scale terrace of properties similar in nature to those on the opposite side of Malden Road.

4.2 As the site has been a cleared site for a number of years, the buildings adjacent to the site have had the benefit of relatively unobstructed outlook over the site and have therefore enjoyed exceptionally good levels of natural daylight. In addition, as those baseline conditions are much higher than would normally be expected, those existing daylight levels can be reduced by a higher amount before the residual levels of natural light become inadequate and below-standard. It would therefore be inappropriate to apply the 20% permissible margin of reduction in the BRE Guidelines, but instead, to follow he BRE advice on setting alternative numerical targets in Appendix F of the Guidelines and focus on the actual absolute residual values of VSC in order to determine whether the habitable rooms in the existing neighbouring dwellings will continue to receive a sufficient amount of daylight, and therefore continue to enjoy a reasonable level of amenity.

4.3 The site was previously in the ownership of Camden Council, and was sold as a Development Site.

4.4 We have seen the Feasibility Study prepared by Barton Wilmore for the London Borough of Camden dated September 2012 which was produced to determine the reasonable development potential of the site. A copy of that Feasibility Study is annexed at Appendix I.

4.5 That Feasibility Study showed a six storey development occupying the front portion of the site. The indicative massing shown in that Feasibility Study has been followed in developing the current Planning Application scheme.

4.6 The extent of existing neighbouring residential premises in close proximity of the site that could be affected by the proposed development comprise:

- The flats above the shop units at 2-20 Malden Road
- The flats within Leysdown
- The flats at the eastern end of Shipton House

4.7 For the purpose of Planning, the tests within the BRE Guidelines are usually limited to habitable rooms within an existing neighbouring residential building. Non-domestic and commercial buildings are usually excluded as it is generally accepted that these uses normally rely primarily on supplementary artificial lighting throughout the day and therefore are not dependent on natural light for their sole source of amenity. Bathrooms, Hallways and circulation space within dwellings are also excluded as they are not 'habitable' rooms. Small kitchens are also generally excluded where the use of the kitchen is exclusively for food preparation and where the size is insufficient to accommodate an alternative habitable use such as dining.

4.8 Annexed at Appendix II are the GVA drawing numbers MA133-09-CAD044 and CAD046 which are images of the Site Plans showing the existing cleared sites, and the Site Plan of the proposed new building. Those Site Plans also show the context with the various neighbouring properties. They are followed in Appendix III by the GVA drawing numbers MA133-09-BRE048 to BRE052 which are the Daylight Distribution plans for the neighbouring residential properties. They are then followed in Appendix IV by the Daylight Analysis Table setting out the results of the Vertical Sky Components (VSC), Daylight Distribution and Average Daylight Factor (ADF) analyses, and then by the results of the Sunlight Analysis at Appendix V. The room and window location references shown on the drawings should be cross-referenced with the equivalent room and window references in the tables.

4.9 The results show that all of the residential properties within 2-20 Malden Road will experience no material loss of daylight or sunlight at all. Not only will any reduction in existing VSC values be well within the 20% permissible margin of reduction, the actual residual VSC values for all of the windows will also continue to be higher than 27% VSC. The results of the sunlight analysis follows a similar pattern in that not only will all of the windows comfortably satisfy the BRE Guidelines, the availability of sunlight will continue to be more than twice the BRE recommended

targets for APSH, and in the vast majority of cases, more than three times the amount for winter sunlight.

4.10 The flats within Leysdown do not have any windows serving habitable rooms with a direct outlook onto the site. The windows serving habitable rooms are located on the principal front east facing elevation and rear west facing elevation. The single column of small windows in the south facing elevation overlooking the site serve bathrooms and are therefore are not 'habitable' rooms.

4.11 One window in Leysdown (the window labelled R2/41 at first floor level) will experience a loss of VSC in excess of 20%. The location of that window is illustrated on drawing number BRE049 annexed at Appendix III. It should however be noted that the residual VSC value for that particular window will be 26.14%, and that the loss of internal Daylight Distribution measured using the No Skyline Contour, is just 0.25% and would therefore be imperceptible. This room will therefore continue to be extremely well-lit.

4.12 Shipton House lies to the south west of the site and although the windows in Shipton House face directly onto the open play area, they also face directly on to the flank elevation of the Leysdown block of flats which is six storeys in height. Many of the windows in Shipton House therefore derive much of their natural daylight from the gap in front of Leysdown, rather than over the top. Any meaningful development on the site in the form illustrated by the Council's own Feasibility Study will infill that gap and therefore result in an inevitable reduction in daylight received by the windows in Shipton House. It should also be noted that Shipton House is a block of balcony access flats and the majority of the windows in the north facing elevation are therefore located below projecting walkways and therefore suffer from the 'canopy-effect' of those projecting walkways. For the purpose of the BRE Guidelines, it is therefore necessary to test the availability of daylight and sunlight 'with' and 'without' the canopy-effect of the balconies taken into account. The results of that separate analysis specifically for Shipton House are annexed at Appendices VI and VII which comprise the revised distribution plans and daylight analysis table. It should also be noted that the principal Living Rooms in the Shipton House flats are located on the south elevation with a direct outlook over Prince of Wales Road, and that the rooms facing onto the Application Site are the entrance hallways, small kitchens and possibly a number of bedrooms.

4.13 When those results are compared side by side, it is clear that the low VSC values and losses of VSC are a direct result of the canopy-effect of the projecting balconies rather than the height and 'massing' of the proposed development. In addition, given that the site is a cleared site, the change in lighting conditions when expressed as a percentage reduction will be disproportionately higher than would be expected in the event of the redevelopment of an existing building. The most appropriate measure for daylight adequacy is therefore to ensure that the residual VSC values remain sufficient for the rooms in question to continue to be used for their current design purpose and provide the occupants with a reasonable level of daylight amenity.

4.14 27% VSC is the target value for a habitable room in a low density suburban housing environment. In inner and central London, and where the height and scale of development is greater than the two storey domestic model upon which the BRE Guidelines have been drafted, residual VSC values in the mid-teens is considered to be typical and that any values above 20% are relatively good. It is only where the residual VSC values fall into single figures that would then make it difficult to achieve adequate internal natural lighting for most of the day without the need for supplementary artificial lighting.

4.15 The only room/window that may be left with a relatively low level of natural daylight is the ground floor window labelled R1/70 in Shipton House which is the window at the extreme eastern end of Shipton House that faces directly on to the flank wall of Leysdown and derives most of its natural daylight through the gap over the existing cleared site. That said, the residual VSC value of 13.52% VSC is still fair, especially as this room appears to serve a bedroom.

4.16 The BRE sunlight criteria does not apply to Shipton House as none of the windows face within 90 degrees of due south.

5 SUMMARY AND CONCLUSION

5.1 As the Site is an open cleared site, it is inappropriate to strictly apply the numerical targets in the BRE Guidelines and that instead, alternative numerical targets should be followed as advised in Appendix F of the BRE Guidelines. The approach adopted for setting those alternative targets has been the height and 'massing' of the Feasibility Study prepared for the London Borough of Camden by Barton Wilmore in September 2014 as this represented a form of development that was consistent with the general height and townscape of the existing neighbouring buildings matching the general roof and parapet profiles of those neighbouring buildings.

5.2 On that basis, the residential properties on the opposite (east) side of Malden Road (2 Malden Road to 20 Malden Road) will not only comfortably satisfy the BRE Guidelines in terms of impact on existing lighting conditions, the absolute residual VSC values will all be in excess of 27% VSC.

5.3 One window in Leysdown will experience a loss of VSC marginally above the BRE Guidelines but still achieve a residual VSC value of 26.14%, just 0.94% below the target for low density suburban housing, which in a built-up urban environment is extremely good. In addition, the change in internal Daylight Distribution within that room will be barely perceptible.

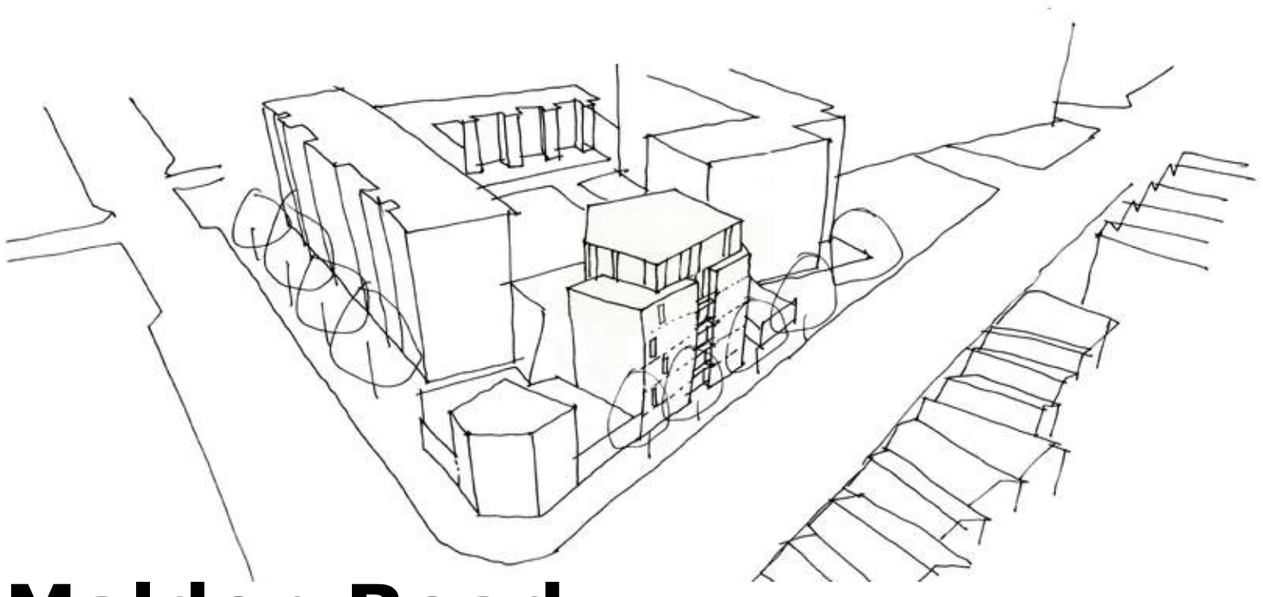
5.4 The only material change in lighting conditions will be within Shipton House where the windows currently receive the majority of their natural daylight from the gap over the Application Site and in front of the present six storey block of flats. Shipton House also suffers from the canopy-effect of the projecting access walkways which significantly reduce direct sky visibility resulting in low VSC values.

5.5 One ground floor bedroom window within Shipton House will record a relatively low VSC value at 13.52% and although that absolute residual VSC value is low, the room affected is a bedroom, and the amount of light remaining will still be adequate for that room to be continue to be used as a bedroom. This is the only room affected.

5.6 In overall conclusion, whilst there are a handful of cases where the BRE targets have been exceeded, the impact of the proposed development will not result in any significant or unreasonable impact on existing neighbouring amenity.

APPENDIX I

Feasibility Study



Malden Road

London Borough of Camden
Feasibility Study
September 2012

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Contents

1.1
Aerial View of
Existing Site

1.2. Existing Site

Existing street frontage of Site

View East from back of the Site

South East view from back of the site

Birds Eye View

2.1 Site Analysis

Key

Site Boundary

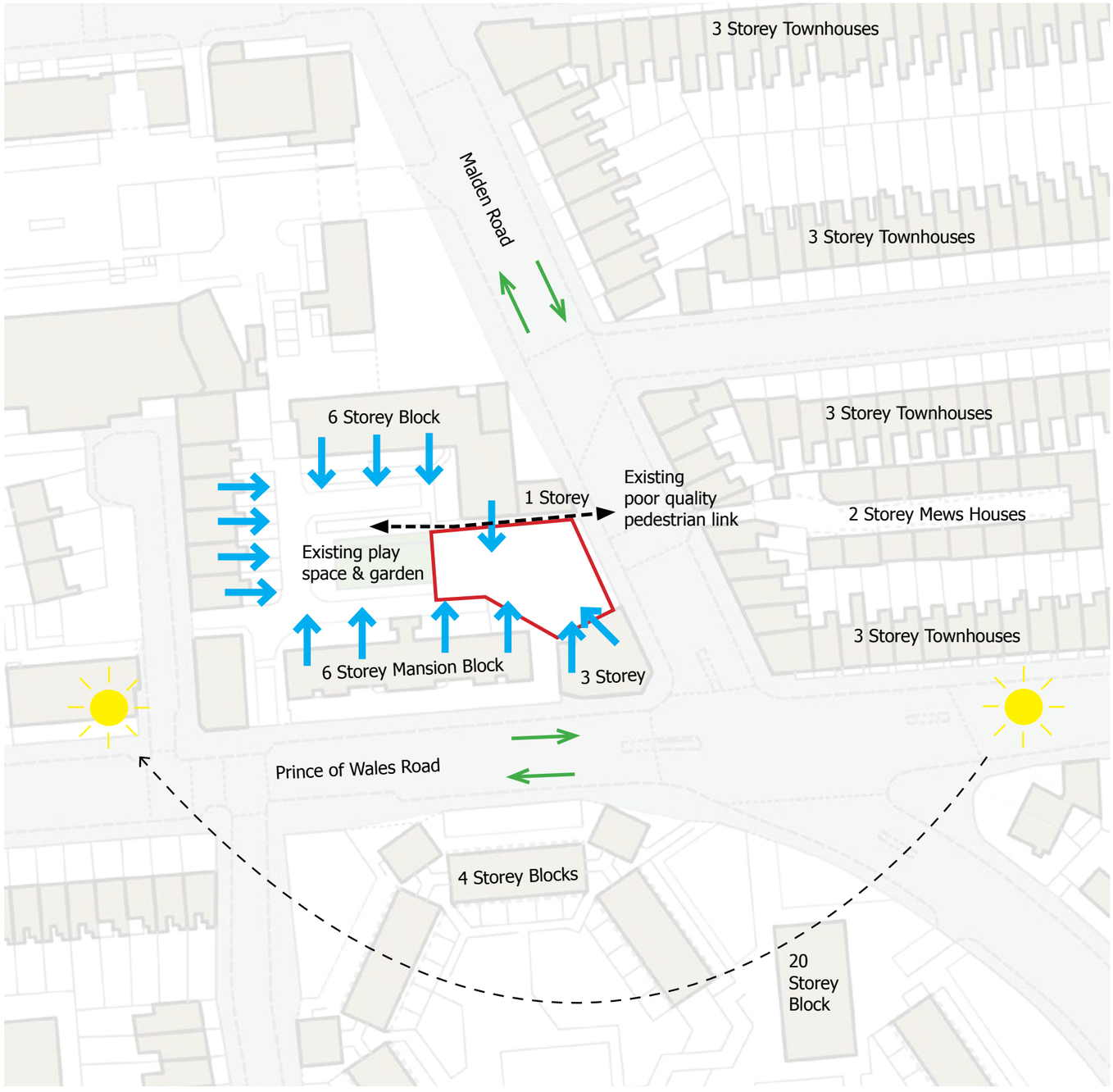
Existing windows that overlook the site

Two way street

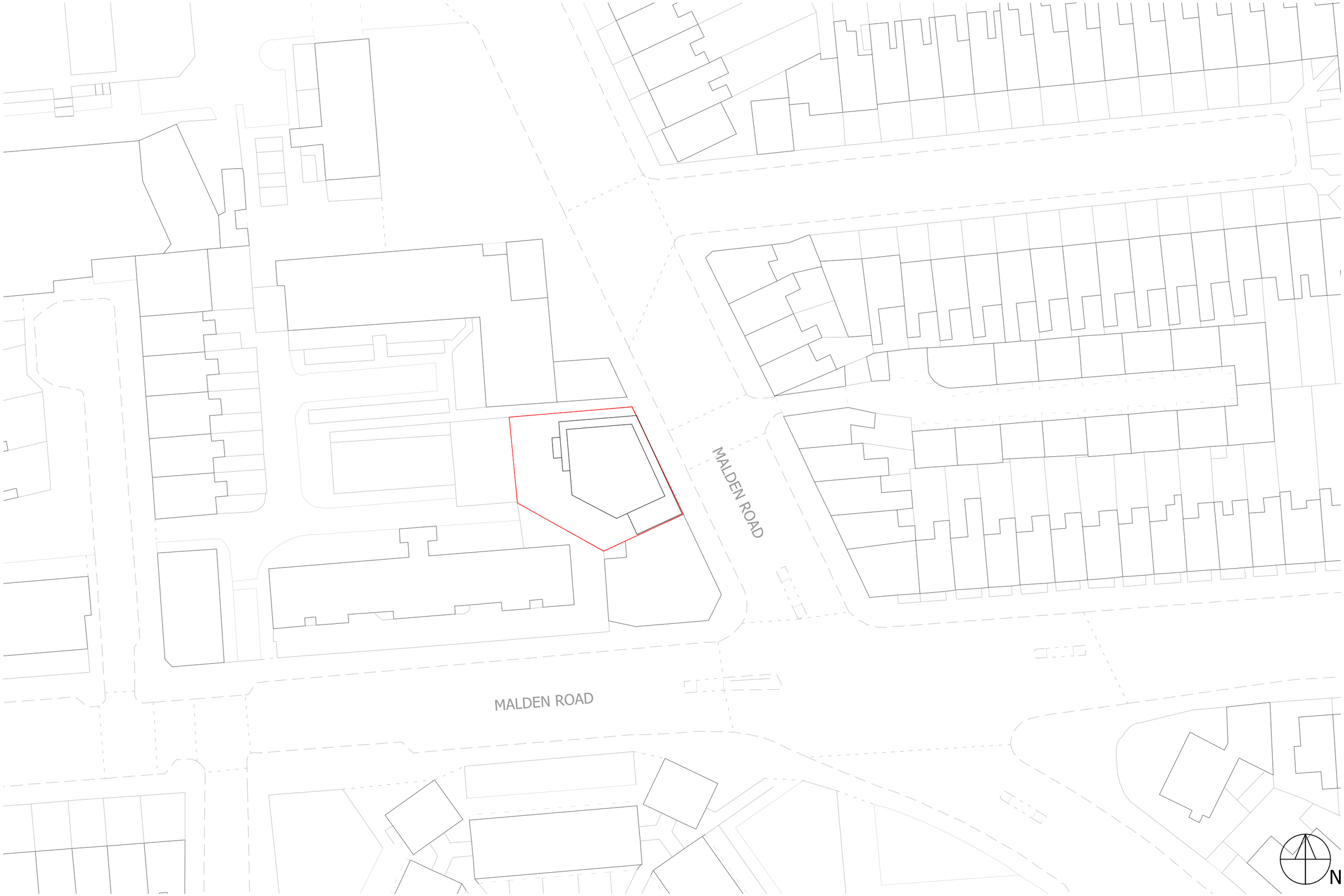
Sun Path

Key Constraints

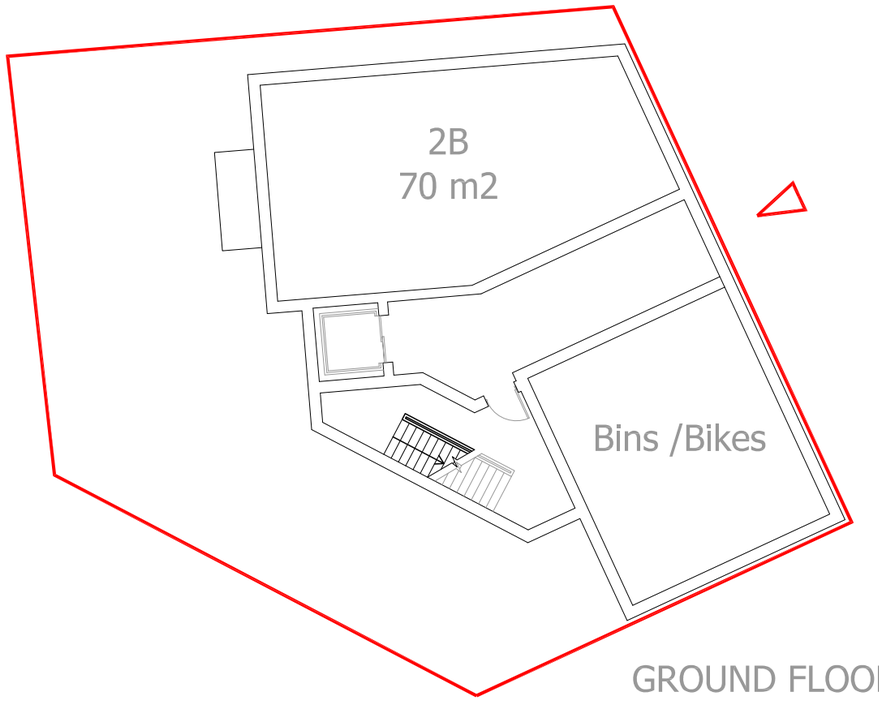
- Existing windows and potential for overlooking
- Retaining access to rear of 1-24 Prince of Wales Road
- Busy Urban Roads (Malden Road & Prince of Wales Road)



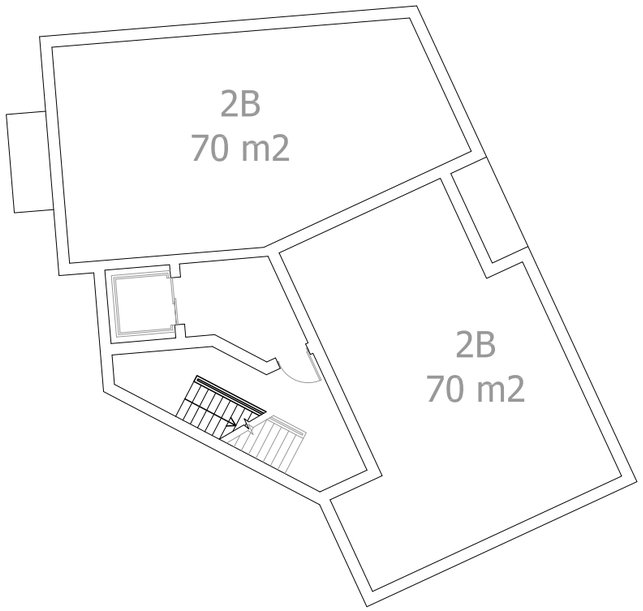
3.1 Proposed Development - Site Plan



3.2 Proposed Development



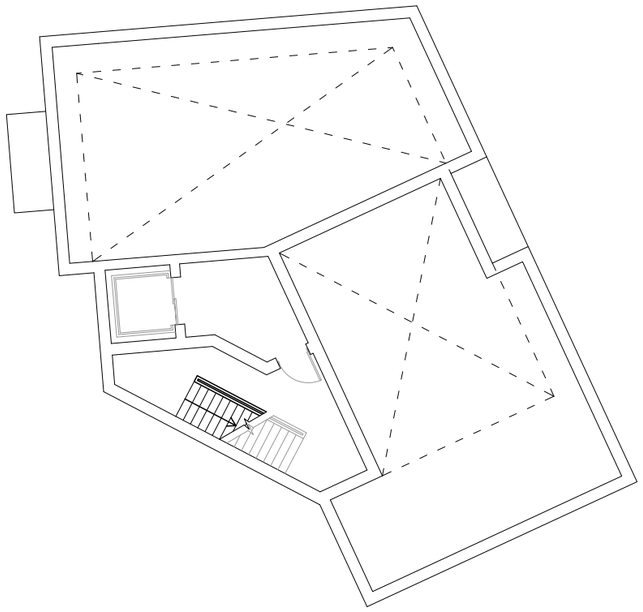
GROUND FLOOR



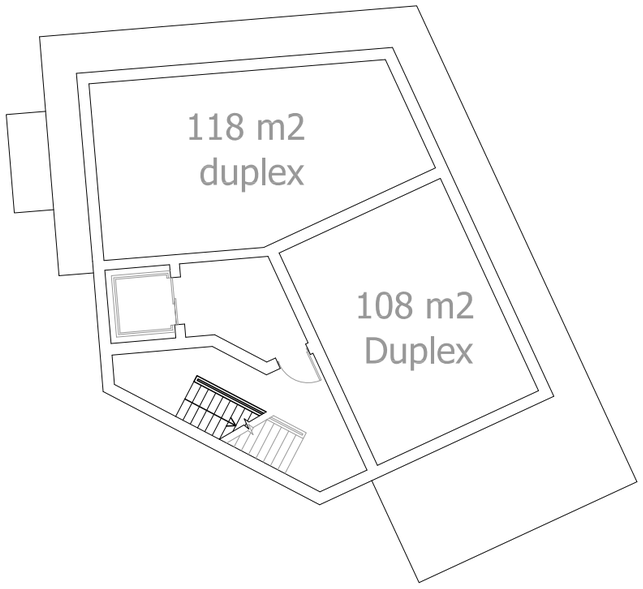
1ST - 3RD floors

Schedule of Accommodation

	Units			HR
GF	1	2B	70m2	3
1st	2	2B	70m2	6
2nd	2	2B	70m2	6
3rd	2	2B	70m2	6
4th	2	3B duplex	118/108m2	8
5th				
total units	**9**		**total HR**	**29**
Density	**238.1**	**units/Ha**	**767.2**	**HR/Ha**
Site	**0.0378**	**Ha**		



4th floor



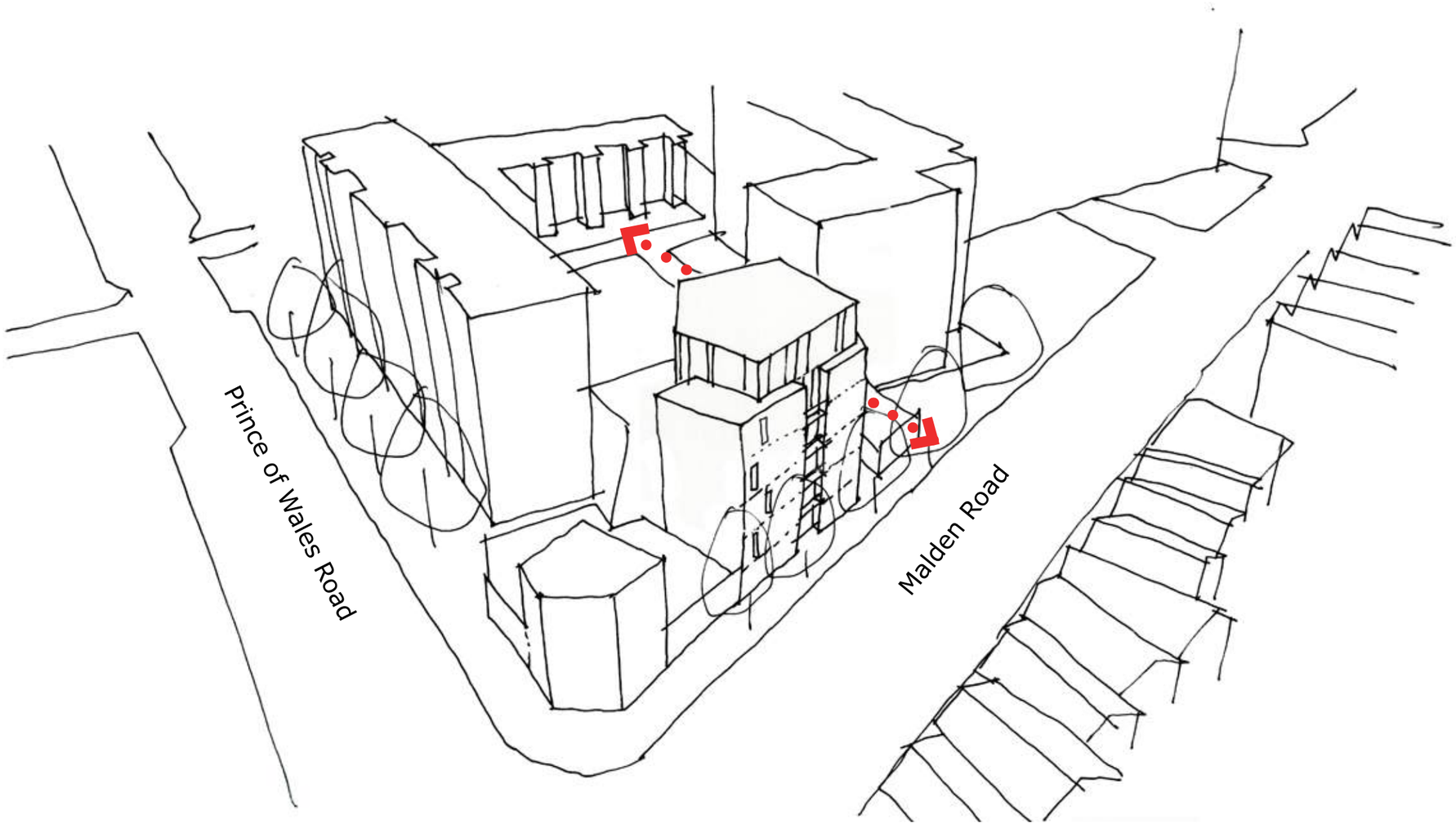
5th floor

3.3 Proposed Birds Eye View

- 6 Storey development continues massing of other neighbouring developments

- Development allows for enhanced pedestrian link from Malden Road to the courtyard of neighbouring blocks

- Development re-establishes building line to Malden Road, and provides containment to the rear of courtyard space



APPENDIX II

Drawing Nos: MA133-09-CAD044 and CAD046

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Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Sources of Information

Existing And Surrounding Building
Twickenham Surveys Drawing No's:
1529LS, 15501, 15502, 1529E1, 1529E2, 1529E3
1529E4

Proposed Scheme
John Pardey Architects 3d Model Sent 09 Dec 2015
1502_Building Model_151209.skp

BILFINGER GVA
08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Malden Road
London, NW5

Client
Goldcrest Land

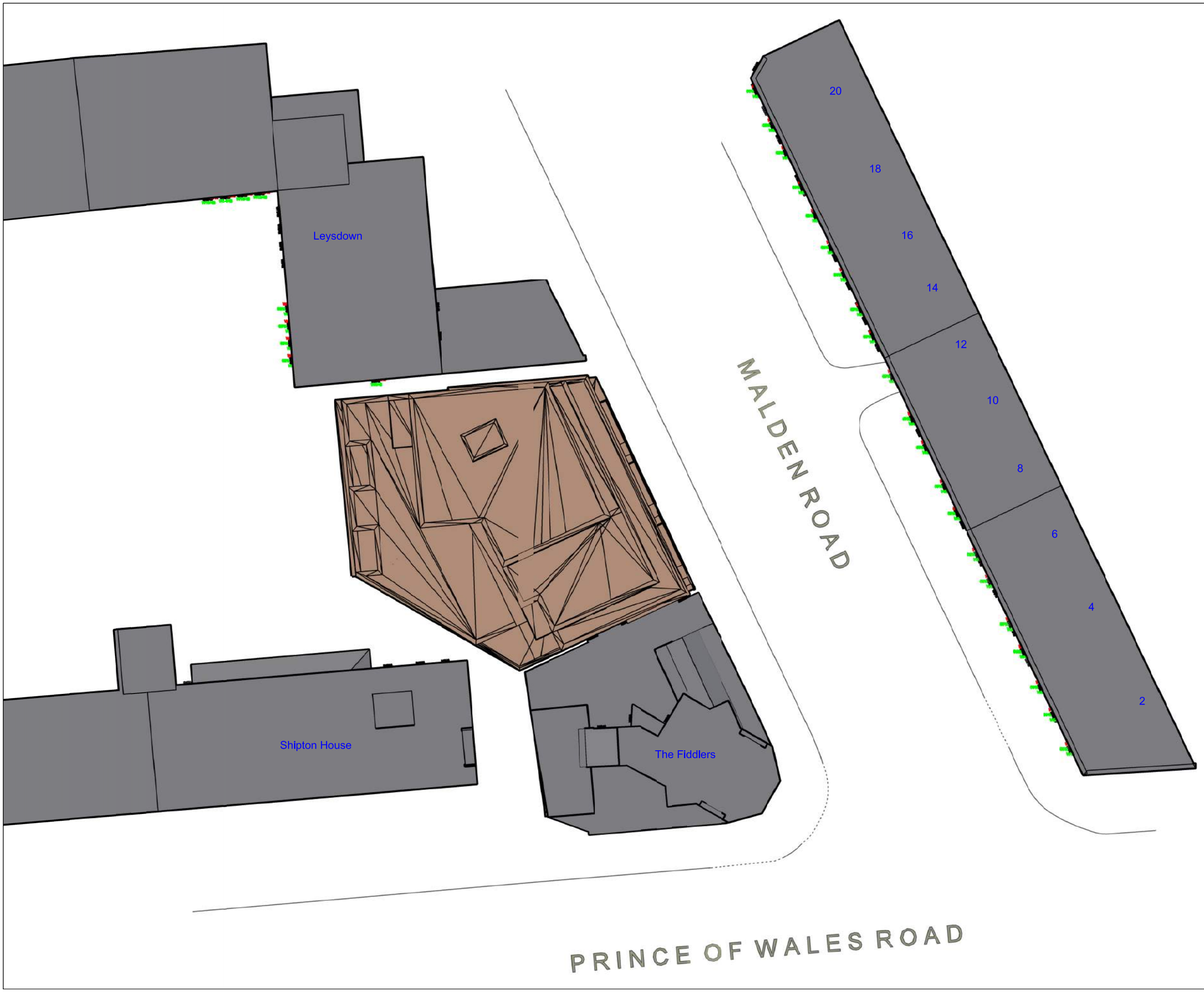
Drawing Title
Existing Site Plan

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/250	10/12/2015

Project No.	Drawing No.	Revision
MA133-09	CAD 044	-

SITE PLAN

A3



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Sources of Information

Existing And Surrounding Building
Twickenham Surveys Drawing No's:
1529LS, 15501, 15502, 1529E1, 1529E2, 1529E3
1529E4

Proposed Scheme
John Pardey Architects 3d Model Sent 09 Dec 2015
1502_Building Model_151209.skp

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GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Malden Road
London, NW5

Client
Goldcrest Land

Drawing Title
Proposed Site Plan

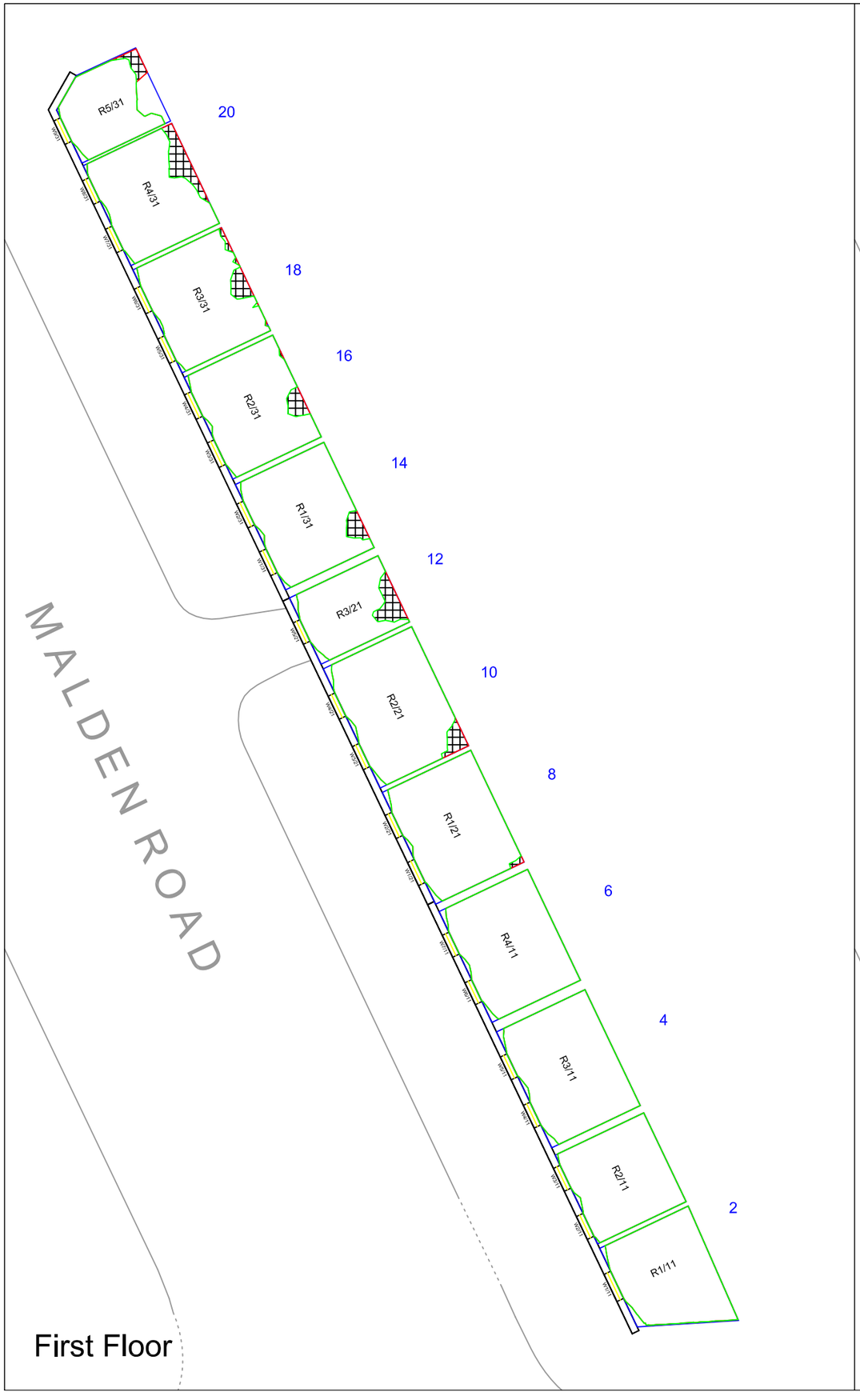
Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/250	10/12/2015

Project No.	Drawing No.	Revision
MA133-09	CAD 046	-

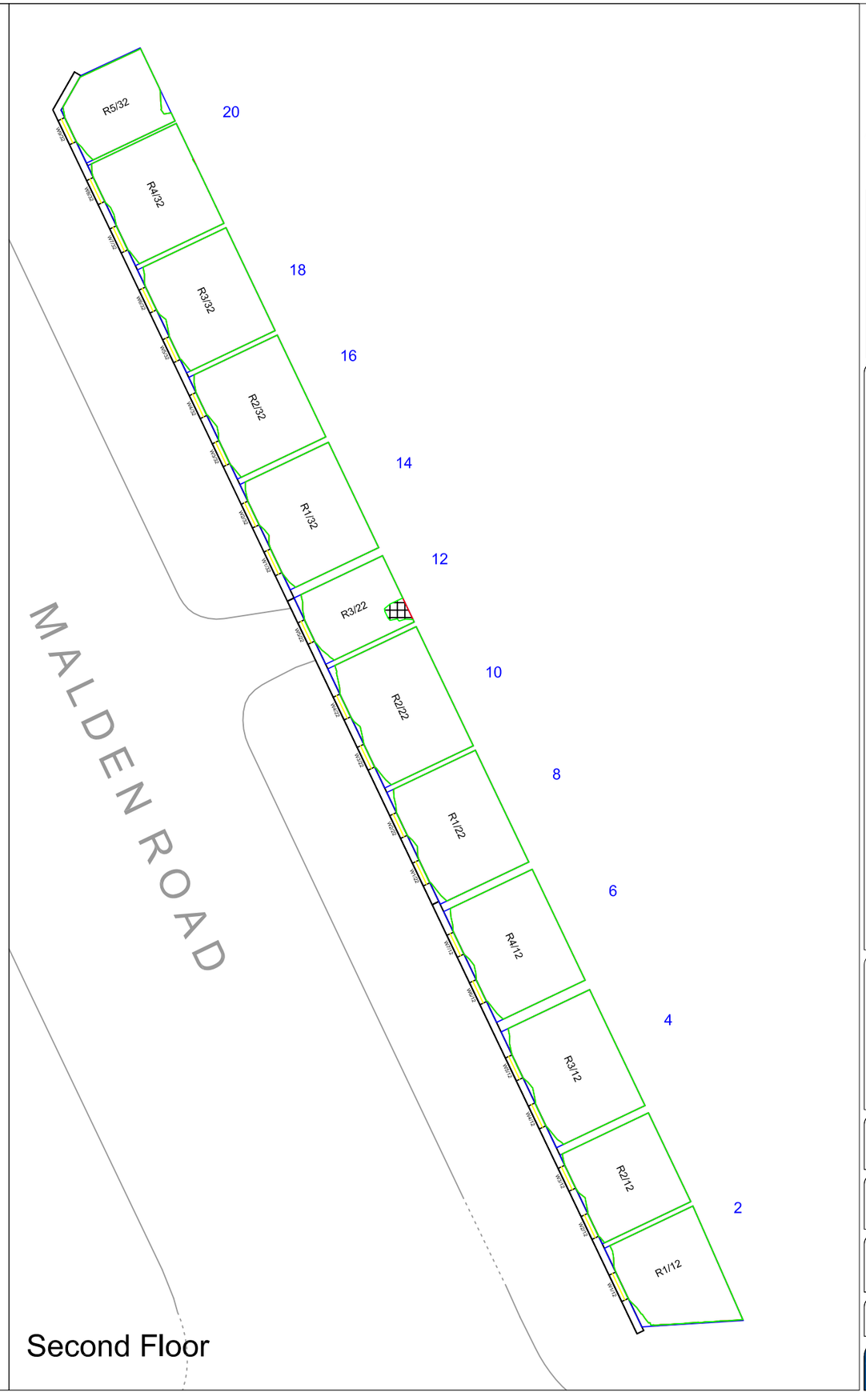
SITE PLAN
A3

APPENDIX III

Drawing Nos: MA133-09-BRE048 to BRE052



First Floor



Second Floor

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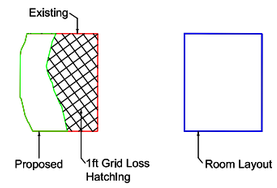
Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Building
Twickenham Surveys Drawing No's:
1529LS, 15501, 15502, 1529E1, 1529E2, 1529E3
1529E4

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Project Name
Malden Road
London, NW5

Client
Goldcrest Land

Drawing Title
No-Skyline Contours For
2 - 20 Malden Road

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/200	10/12/2015

Project No.	Drawing No.	Revision
MA133-09	BRE 048	-

DAYLIGHT

A3

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First Floor

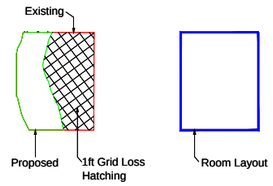
Second Floor

Third Floor

Fourth Floor

Legend

Daylight



Existing No-Sky Line Contour
Proposed No-Sky Line Contour

Sources of Information

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Twickenham Surveys Drawing No's:
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Proposed Scheme
John Pardey Architects 3d Model Sent 09 Dec 2015
1502_Building Model_151209.skp

08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Malden Road
London, NW5

Client
Goldcrest Land

Drawing Title
No-Skyline Contours For
Leysdown

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/200	10/12/2015

Project No.	Drawing No.	Revision
MA133-09	BRE 049	A

DAYLIGHT

A3

Fifth Floor

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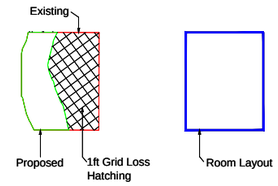
Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Building
Twickenham Surveys Drawing No's:
1529LS, 15501, 15502, 1529E1, 1529E2, 1529E3
1529E4

Proposed Scheme
John Pardey Architects 3d Model Sent 09 Dec 2015
1502_Building Model_151209.skp

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Project Name
Malden Road
London, NW5

Client
Goldcrest Land

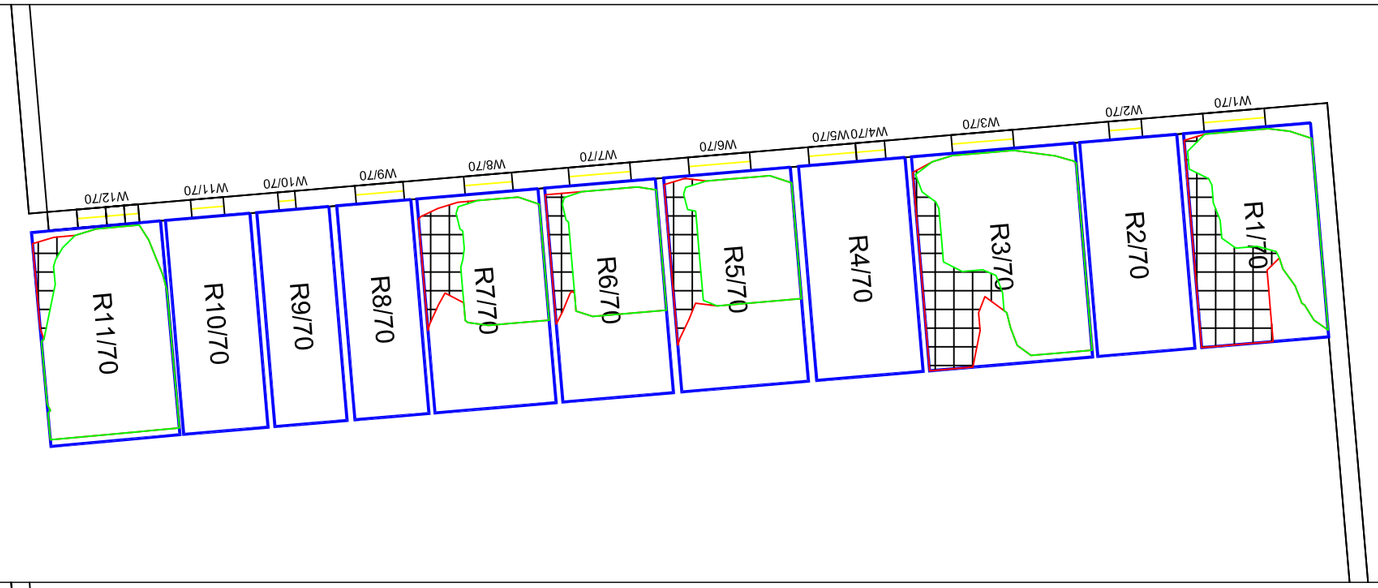
Drawing Title
No-Skyline Contours For
Leysdown

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/200	10/12/2015

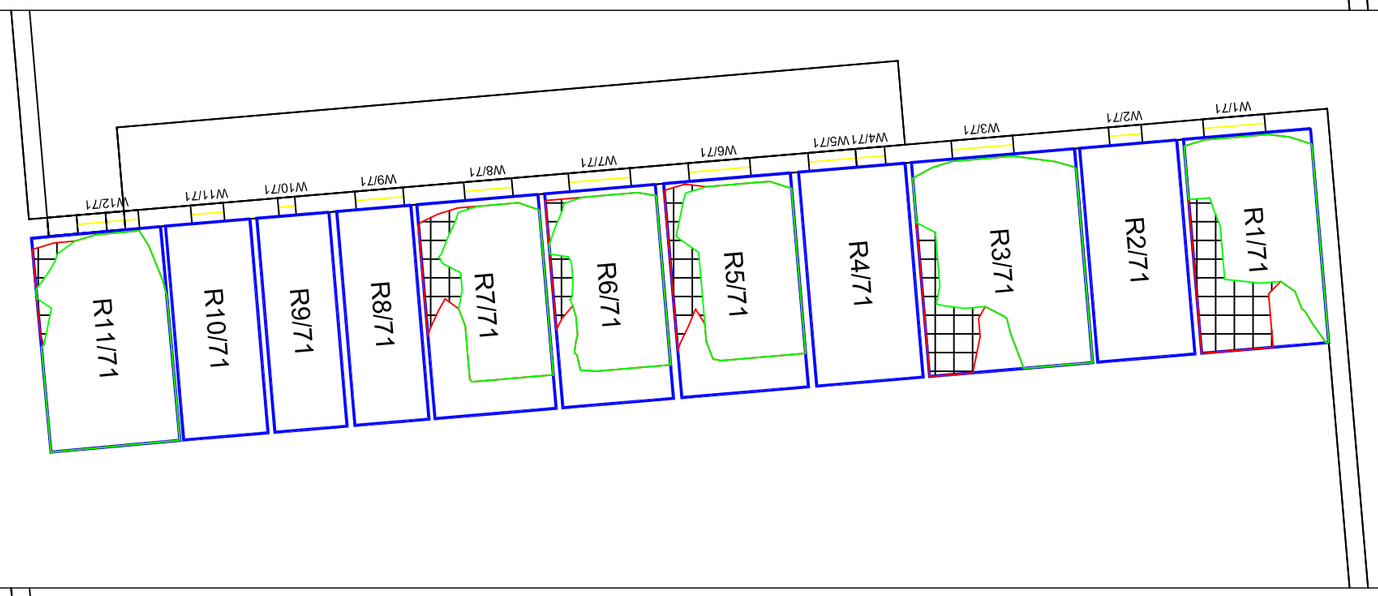
Project No.	Drawing No.	Revision
MA133-09	BRE 050	A

DAYLIGHT

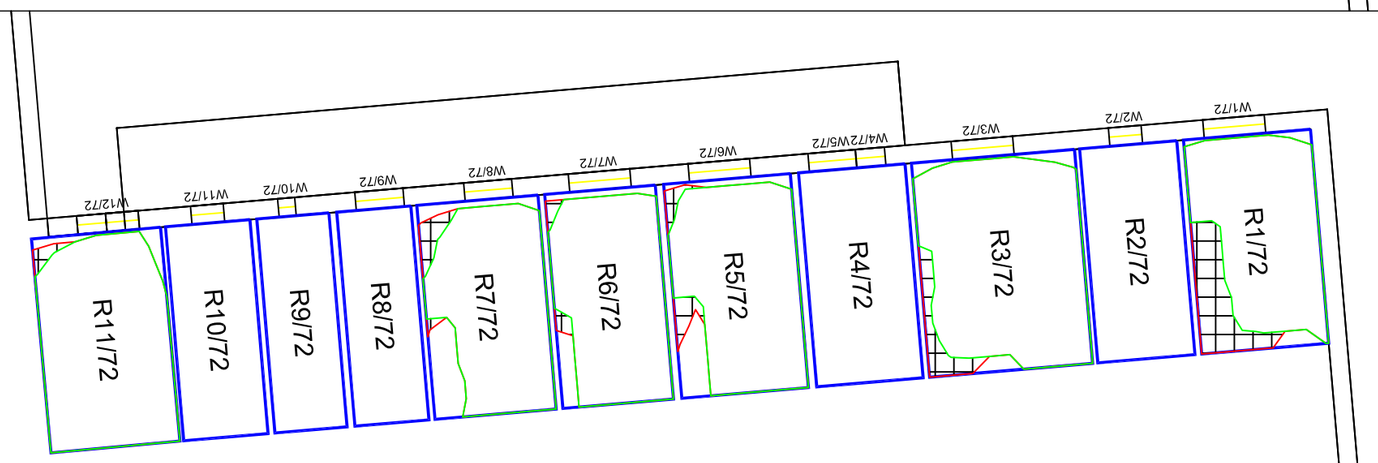
A3



Ground Floor



First Floor



Second Floor

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Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Building
Twickenham Surveys Drawing No's:
1529LS, 15501, 15502, 1529E1, 1529E2, 1529E3
1529E4

Proposed Scheme
John Pardey Architects 3d Model Sent 09 Dec 2015
1502_Building Model_151209.skp

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Project Name
Malden Road
London, NW5

Client
Goldcrest Land

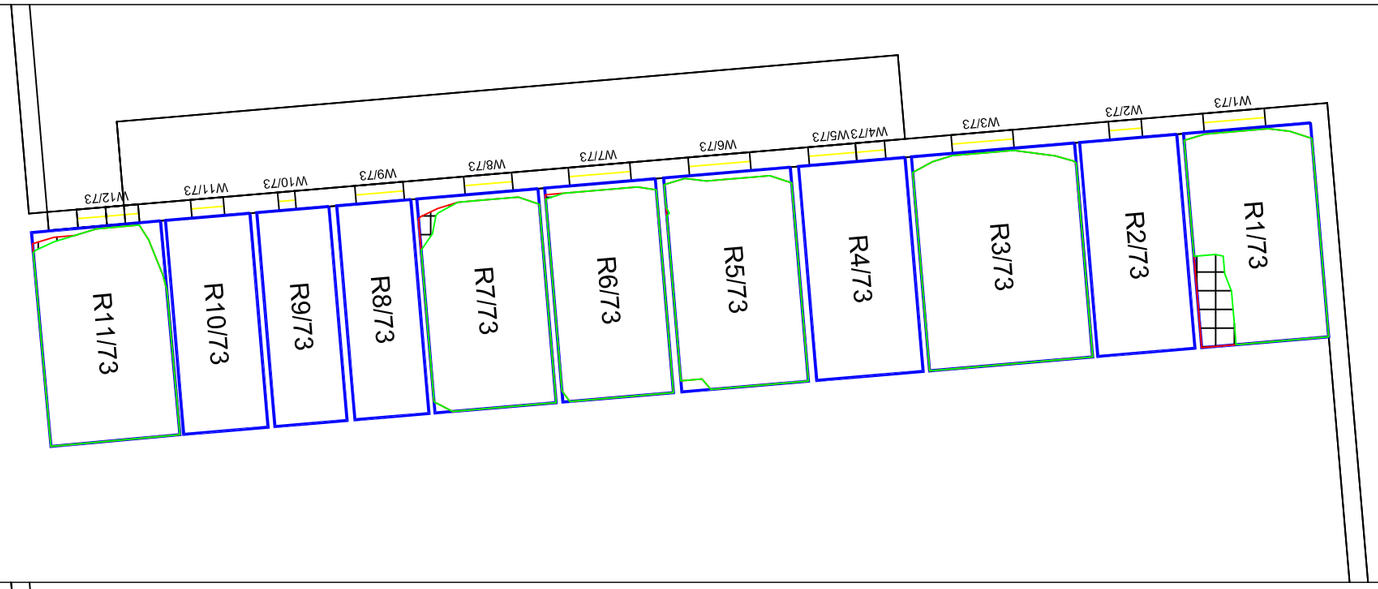
Drawing Title
No-Skyline Contours For
Shipton House

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/100	10/12/2015

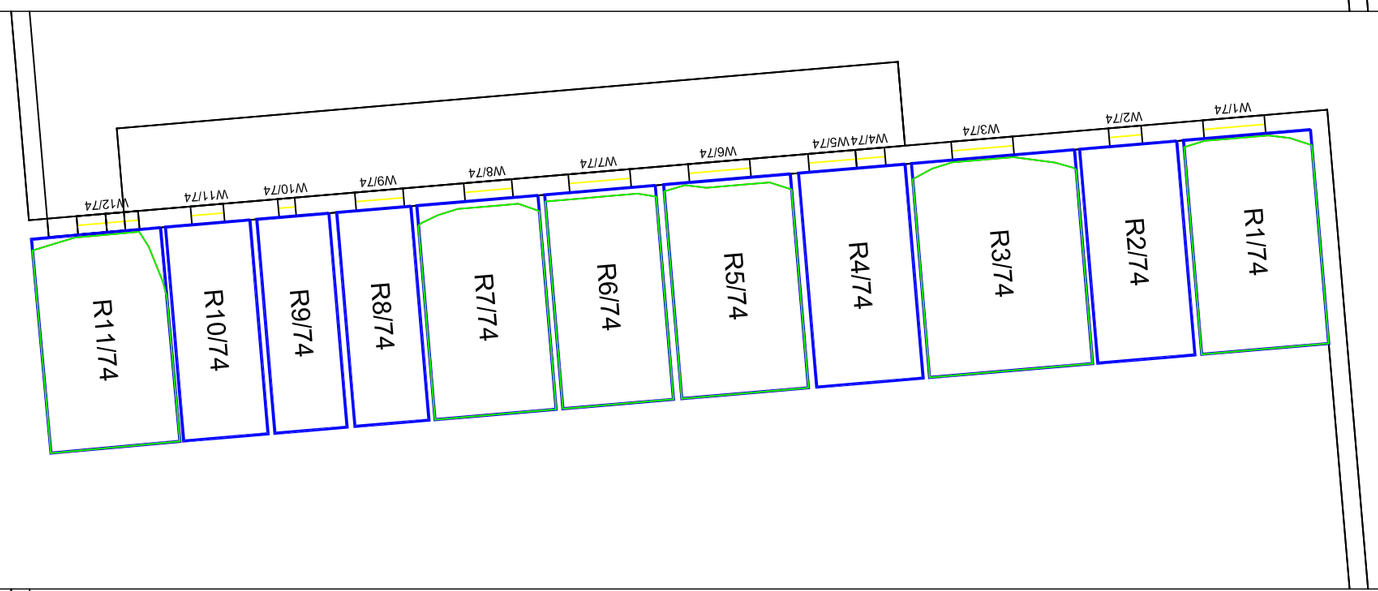
Project No.	Drawing No.	Revision
MA133-09	BRE 051	-

DAYLIGHT

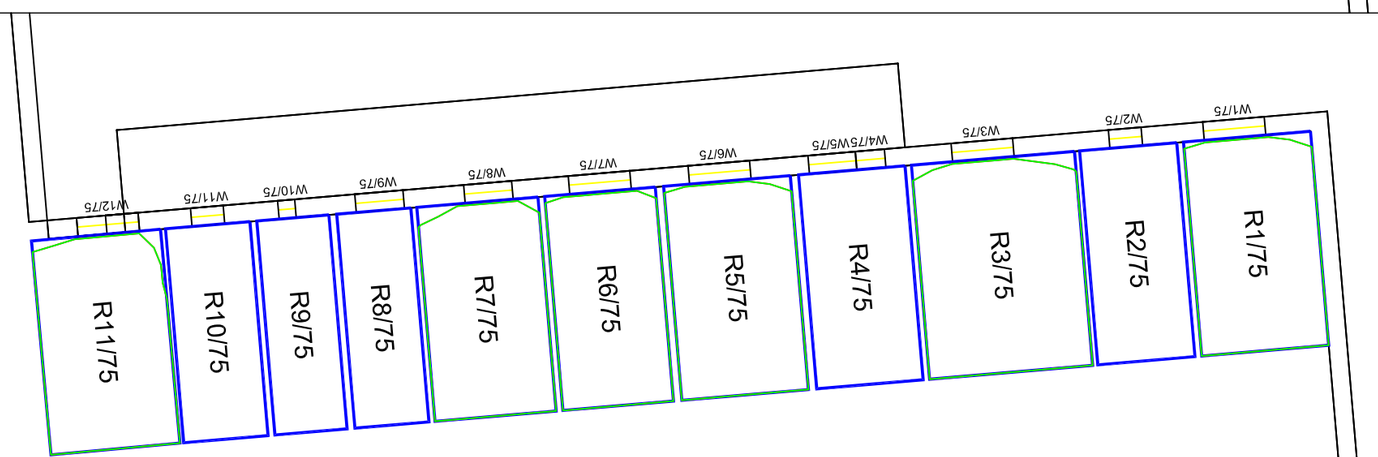
A3



Third Floor



Fourth Floor



Fifth Floor

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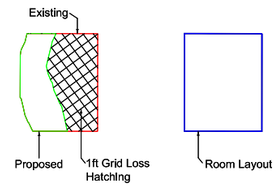
Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Building
Twickenham Surveys Drawing No's:
1529LS, 15501, 15502, 1529E1, 1529E2, 1529E3
1529E4

Proposed Scheme
John Pardey Architects 3d Model Sent 09 Dec 2015
1502_Building Model_151209.skp

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Project Name
Malden Road
London, NW5

Client
Goldcrest Land

Drawing Title
No-Skyline Contours For
Shipton House

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/100	10/12/2015

Project No.	Drawing No.	Revision
MA133-09	BRE 052	-

DAYLIGHT

A3

APPENDIX IV

Daylight Analysis Table

Daylight Analysis
Malden Road
10-Dec-15

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
2 Malden Road										
1st Floor										
R1/11		W1/11	36.94	35.95	>27	1.59	1.55	2.57%	97.16%	0.00%
R2/11		W2/11	36.37	35.10	>27	2.69	2.59	3.54%	99.13%	0.00%
		W3/11	35.76	34.23	>27					
2nd Floor										
R1/12		W1/12	37.68	36.88	>27	1.39	1.36	2.02%	96.88%	0.00%
R2/12		W2/12	37.29	36.27	>27	2.40	2.33	2.84%	99.13%	0.00%
		W3/12	36.87	35.65	>27					
4 Malden Road										
1st Floor										
R3/11		W4/11	34.95	33.17	>27	2.23	2.12	4.84%	98.00%	0.00%
		W5/11	34.51	32.50	>27					
2nd Floor										
R3/12		W4/12	36.42	35.01	>27	1.95	1.88	3.79%	98.00%	0.00%
		W5/12	36.04	34.45	>27					
6 Malden Road										
1st Floor										
R4/11		W6/11	33.92	31.47	>27	2.10	1.96	6.62%	98.00%	0.00%
		W7/11	33.54	30.81	>27					
2nd Floor										
R4/12		W6/12	35.61	33.66	>27	1.91	1.81	5.19%	98.00%	0.00%
		W7/12	35.30	33.13	>27					
8 Malden Road										
1st Floor										
R1/21		W1/21	33.82	30.82	>27	2.28	2.10	7.98%	97.56%	0.66%
		W2/21	33.69	30.41	>27					
2nd Floor										
R1/22		W1/22	35.73	33.44	>27	2.02	1.90	6.04%	98.16%	0.00%
		W2/22	35.61	33.11	>27					
10 Malden Road										
1st Floor										
R2/21		W3/21	33.42	29.77	>27	2.15	1.94	9.58%	94.21%	3.79%
		W4/21	33.33	29.44	>27					
2nd Floor										
R2/22		W3/22	35.33	32.58	>27	1.90	1.77	7.10%	97.93%	0.00%
		W4/22	35.21	32.26	>27					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
12 Malden Road										
1st Floor										
R3/21		W5/21	33.18	28.89	>27	1.47	1.31	11.07%	85.48%	12.13%
2nd Floor										
R3/22		W5/22	34.94	31.64	>27	1.32	1.21	8.42%	91.69%	5.75%
14 Malden Road										
1st Floor										
R1/31		W1/31	32.81	28.27	>27	2.33	2.06	11.50%	94.92%	3.81%
		W2/31	32.45	28.00	>27					
2nd Floor										
R1/32		W1/32	34.63	31.16	>27	2.07	1.89	8.59%	98.68%	0.00%
		W2/32	34.30	30.88	>27					
16 Malden Road										
1st Floor										
R2/31		W3/31	32.06	27.68	>27	2.50	2.22	11.02%	94.69%	4.19%
		W4/31	31.83	27.59	>27					
2nd Floor										
R2/32		W3/32	33.94	30.54	>27	2.04	1.87	8.47%	98.64%	0.00%
		W4/32	33.72	30.42	>27					
18 Malden Road										
1st Floor										
R3/31		W5/31	31.41	27.64	>27	2.42	2.20	9.25%	93.51%	5.45%
		W6/31	31.05	27.70	>27					
2nd Floor										
R3/32		W5/32	33.35	30.40	>27	1.99	1.85	7.14%	98.60%	0.00%
		W6/32	33.05	30.43	>27					
20 Malden Road										
1st Floor										
R4/31		W7/31	30.68	27.85	>27	2.27	2.10	7.32%	88.99%	10.04%
		W8/31	30.65	28.14	>27					
R5/31		W9/31	30.68	28.49	>27	1.48	1.39	5.87%	81.41%	5.78%
2nd Floor										
R4/32		W7/32	32.71	30.49	>27	2.14	2.02	5.56%	98.97%	0.05%
		W8/32	32.66	30.69	>27					
R5/32		W9/32	32.66	30.93	>27	1.40	1.33	4.44%	96.33%	0.00%
Leysdown										
1st Floor										
R1/41		W1/41	36.91	29.33	>27	1.37	1.17	14.49%	86.68%	10.92%
R2/41		W2/41	36.85	26.14	29.06%	1.33	1.06	20.47%	96.59%	0.25%
R4/41		W4/41	27.66	27.66	>27	2.42	2.42	0.00%	95.85%	0.00%
		W5/41	27.07	27.07	>27					
R5/41		W6/41	26.51	26.51	0.00%	2.48	2.48	0.00%	99.41%	0.00%
		W7/41	25.78	25.78	0.00%					
R6/41		W12/41	16.75	16.75	0.00%	1.95	1.95	0.00%	77.75%	0.00%
		W13/41	18.37	18.37	0.00%					
R7/41		W14/41	19.93	19.93	0.00%	2.09	2.09	0.00%	73.13%	0.00%
		W15/41	21.26	21.26	0.00%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
2nd Floor										
R1/42		W1/42	38.68	31.64	>27	1.43	1.23	13.53%	87.86%	9.71%
R2/42		W2/42	38.66	28.21	>27	1.39	1.11	19.86%	96.67%	0.17%
R4/42		W4/42	30.36	30.36	>27	2.57	2.57	0.00%	97.96%	0.00%
		W5/42	29.80	29.80	>27					
R5/42		W6/42	29.23	29.23	>27	2.64	2.64	0.00%	99.41%	0.00%
		W7/42	28.46	28.46	>27					
R6/42		W12/42	18.26	18.26	0.00%	2.07	2.07	0.00%	96.55%	0.00%
		W13/42	20.25	20.25	0.00%					
R7/42		W14/42	22.11	22.11	0.00%	2.24	2.24	0.00%	92.43%	0.00%
		W15/42	23.69	23.69	0.00%					
3rd Floor										
R1/43		W1/43	39.61	33.78	>27	1.46	1.29	11.51%	90.22%	7.28%
R2/43		W2/43	39.61	30.29	>27	1.42	1.17	18.13%	96.67%	0.17%
R4/43		W4/43	33.09	33.09	>27	2.73	2.73	0.00%	98.82%	0.00%
		W5/43	32.64	32.64	>27					
R5/43		W6/43	32.13	32.13	>27	2.82	2.82	0.00%	99.41%	0.00%
		W7/43	31.41	31.41	>27					
R6/43		W12/43	20.08	20.08	0.00%	2.21	2.21	0.00%	99.73%	0.00%
		W13/43	22.68	22.68	0.00%					
R7/43		W14/43	24.95	24.95	0.00%	2.43	2.43	0.00%	98.00%	0.00%
		W15/43	26.78	26.78	0.00%					
4th Floor										
R1/44		W1/44	39.62	35.86	>27	1.46	1.35	7.67%	95.19%	2.17%
R2/44		W2/44	39.62	32.82	>27	1.42	1.23	13.91%	96.83%	0.00%
R4/44		W4/44	35.62	35.62	>27	2.87	2.87	0.00%	98.90%	0.00%
		W5/44	35.34	35.34	>27					
R5/44		W6/44	35.01	35.01	>27	2.99	2.99	0.00%	99.41%	0.00%
		W7/44	34.51	34.51	>27					
R6/44		W12/44	22.77	22.77	0.00%	2.43	2.43	0.00%	99.73%	0.00%
		W13/44	26.39	26.39	0.00%					
R7/44		W14/44	29.05	29.05	>27	2.70	2.70	0.00%	99.30%	0.00%
		W15/44	30.91	30.91	>27					
5th Floor										
R1/45		W1/45	39.62	38.29	>27	1.46	1.42	2.60%	97.30%	0.00%
R2/45		W2/45	39.62	37.03	>27	1.42	1.35	5.41%	96.83%	0.00%
R4/45		W4/45	38.02	38.02	>27	3.01	3.01	0.00%	98.90%	0.00%
		W5/45	37.96	37.96	>27					
R5/45		W6/45	37.87	37.87	>27	3.17	3.17	0.00%	99.41%	0.00%
		W7/45	37.71	37.71	>27					
R6/45		W12/45	29.46	29.46	>27	2.89	2.89	0.00%	99.73%	0.00%
		W13/45	33.52	33.52	>27					
R7/45		W14/45	35.28	35.28	>27	3.08	3.08	0.00%	99.39%	0.00%
		W15/45	36.20	36.20	>27					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
Shipton House										
Gnd Floor										
R1/70		W1/70	29.07	13.31	54.21%	1.46	0.86	40.92%	54.28%	38.67%
R3/70		W3/70	24.13	12.92	46.46%	1.11	0.75	32.94%	67.20%	24.72%
R5/70		W6/70	6.01	3.01	49.92%	0.53	0.34	34.79%	45.20%	23.76%
R6/70		W7/70	5.68	3.26	42.61%	0.55	0.39	29.29%	47.21%	16.80%
R7/70		W8/70	5.38	3.41	36.62%	0.38	0.29	22.87%	38.69%	27.57%
R11/70		W12/70	6.47	5.39	16.69%	0.61	0.57	7.03%	86.56%	6.51%
1st Floor										
R1/71		W1/71	31.45	15.60	50.40%	1.55	0.96	38.23%	63.09%	29.83%
R3/71		W3/71	26.51	15.58	41.23%	1.19	0.84	29.10%	77.14%	15.19%
R5/71		W6/71	7.29	3.86	47.05%	0.60	0.42	30.13%	64.92%	15.78%
R6/71		W7/71	6.97	4.18	40.03%	0.64	0.48	25.16%	69.21%	9.23%
R7/71		W8/71	6.66	4.37	34.38%	0.44	0.36	19.09%	57.83%	16.92%
R11/71		W12/71	7.49	6.22	16.96%	0.66	0.61	7.12%	91.58%	4.33%
2nd Floor										
R1/72		W1/72	33.52	18.81	43.88%	1.62	1.08	33.29%	77.52%	19.07%
R3/72		W3/72	28.76	19.01	33.90%	1.26	0.96	24.07%	89.17%	6.56%
R5/72		W6/72	9.89	5.93	40.04%	0.70	0.53	25.00%	84.25%	5.73%
R6/72		W7/72	9.57	6.34	33.75%	0.75	0.60	20.56%	89.00%	2.88%
R7/72		W8/72	9.24	6.56	29.00%	0.53	0.45	15.21%	80.32%	5.51%
R11/72		W12/72	9.27	7.77	16.18%	0.73	0.68	7.02%	94.10%	1.71%
3rd Floor										
R1/73		W1/73	35.51	23.50	33.82%	1.70	1.25	26.15%	86.97%	11.21%
R3/73		W3/73	30.86	23.18	24.89%	1.33	1.09	18.16%	97.02%	0.00%
R5/73		W6/73	11.54	7.63	33.88%	0.79	0.63	20.43%	95.77%	0.00%
R6/73		W7/73	11.24	8.08	28.11%	0.85	0.71	16.55%	96.33%	0.15%
R7/73		W8/73	10.91	8.32	23.74%	0.60	0.53	11.83%	93.57%	1.83%
R11/73		W12/73	10.75	9.33	13.21%	0.80	0.75	5.76%	95.10%	0.66%
4th Floor										
R1/74		W1/74	37.14	29.68	>27	1.76	1.47	16.57%	97.96%	0.00%
R3/74		W3/74	32.79	28.09	>27	1.39	1.23	11.31%	97.02%	0.00%
R5/74		W6/74	13.71	10.87	20.71%	0.90	0.78	13.57%	96.80%	0.00%
R6/74		W7/74	13.42	11.16	16.84%	0.97	0.87	10.43%	96.63%	0.00%
R7/74		W8/74	13.10	11.27	13.97%	0.69	0.64	6.82%	95.72%	0.00%
R11/74		W12/74	12.49	11.52	7.77%	0.88	0.85	3.42%	96.11%	0.00%
5th Floor										
R1/75		W1/75	38.60	35.91	>27	1.82	1.70	6.38%	97.96%	0.00%
R3/75		W3/75	37.23	35.51	>27	1.53	1.46	4.25%	97.02%	0.00%
R5/75		W6/75	12.16	11.08	8.88%	0.85	0.80	5.89%	97.95%	0.00%
R6/75		W7/75	11.96	11.09	7.27%	0.92	0.87	4.59%	98.39%	0.00%
R7/75		W8/75	11.73	11.02	6.05%	0.66	0.64	3.20%	97.05%	0.00%
R11/75		W12/75	14.52	14.14	2.62%	0.96	0.95	1.25%	96.86%	0.00%

APPENDIX V

Sunlight Analysis Table

Sunlight Analysis
Malden Road
10-Dec-15

Available sunlight as a percentage of annual unobstructed total (1486.0 Hrs)

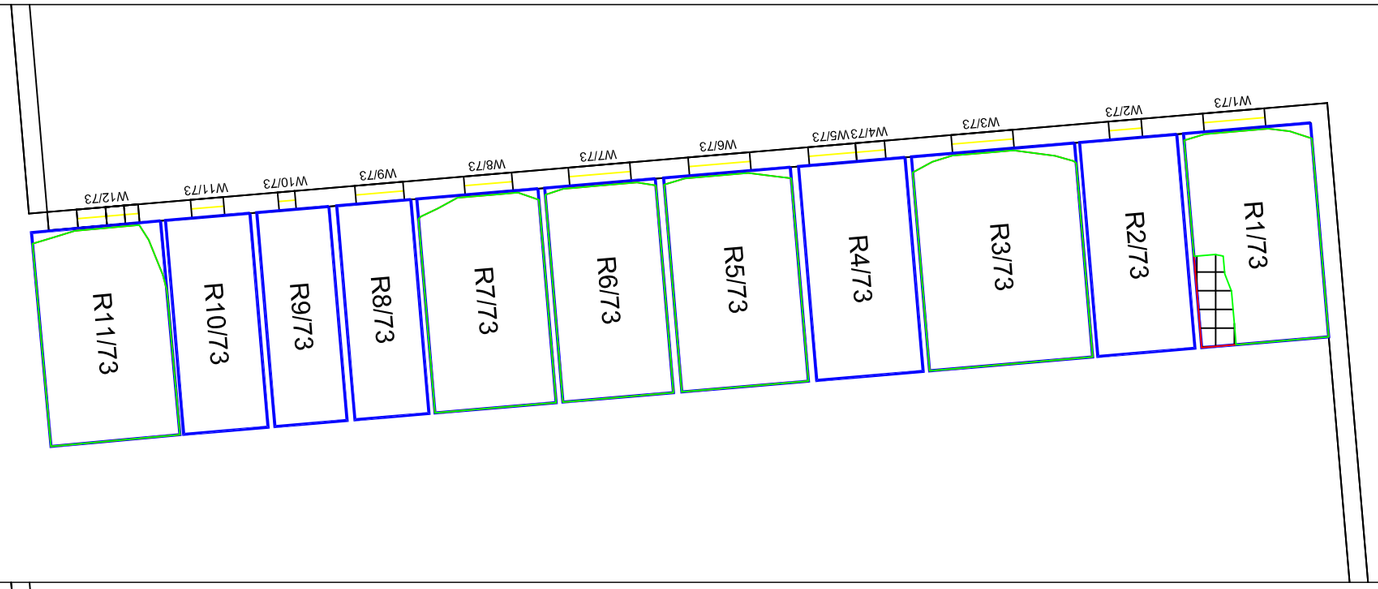
		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
2 Malden Road										
1st Floor										
W1/11		37.00	22.00	59.00	36.00	22.00	58.00	2.70%	0.00%	1.69%
W2/11		38.00	22.00	60.00	37.00	22.00	59.00	2.63%	0.00%	1.67%
W3/11		39.00	20.00	59.00	36.00	20.00	56.00	7.69%	0.00%	5.08%
2nd Floor										
W1/12		38.00	22.00	60.00	38.00	22.00	60.00	0.00%	0.00%	0.00%
W2/12		39.00	22.00	61.00	38.00	22.00	60.00	2.56%	0.00%	1.64%
W3/12		39.00	20.00	59.00	38.00	20.00	58.00	2.56%	0.00%	1.69%
4 Malden Road										
1st Floor										
W4/11		39.00	20.00	59.00	34.00	20.00	54.00	12.82%	0.00%	8.47%
W5/11		40.00	20.00	60.00	35.00	20.00	55.00	12.50%	0.00%	8.33%
2nd Floor										
W4/12		40.00	21.00	61.00	37.00	21.00	58.00	7.50%	0.00%	4.92%
W5/12		40.00	21.00	61.00	36.00	21.00	57.00	10.00%	0.00%	6.56%
6 Malden Road										
1st Floor										
W6/11		38.00	19.00	57.00	34.00	19.00	53.00	10.53%	0.00%	7.02%
W7/11		38.00	18.00	56.00	34.00	18.00	52.00	10.53%	0.00%	7.14%
2nd Floor										
W6/12		40.00	19.00	59.00	35.00	19.00	54.00	12.50%	0.00%	8.47%
W7/12		38.00	19.00	57.00	34.00	19.00	53.00	10.53%	0.00%	7.02%
8 Malden Road										
1st Floor										
W1/21		38.00	17.00	55.00	33.00	17.00	50.00	13.16%	0.00%	9.09%
W2/21		38.00	18.00	56.00	33.00	18.00	51.00	13.16%	0.00%	8.93%
2nd Floor										
W1/22		39.00	19.00	58.00	36.00	19.00	55.00	7.69%	0.00%	5.17%
W2/22		39.00	19.00	58.00	36.00	19.00	55.00	7.69%	0.00%	5.17%
10 Malden Road										
1st Floor										
W3/21		37.00	18.00	55.00	31.00	18.00	49.00	16.22%	0.00%	10.91%
W4/21		35.00	18.00	53.00	30.00	18.00	48.00	14.29%	0.00%	9.43%
2nd Floor										
W3/22		39.00	20.00	59.00	35.00	20.00	55.00	10.26%	0.00%	6.78%
W4/22		37.00	20.00	57.00	36.00	19.00	55.00	2.70%	5.00%	3.51%
12 Malden Road										
1st Floor										
W5/21		35.00	18.00	53.00	31.00	16.00	47.00	11.43%	11.11%	11.32%
2nd Floor										
W5/22		37.00	19.00	56.00	36.00	19.00	55.00	2.70%	0.00%	1.79%

Room use	Window Ref	Existing %			Proposed %			% Loss of		
		Summer	Winter	Total	Summer	Winter	Total	Summer	Winter	Total
14 Malden Road										
1st Floor										
W1/31		36.00	19.00	55.00	32.00	16.00	48.00	11.11%	15.79%	12.73%
W2/31		36.00	20.00	56.00	32.00	15.00	47.00	11.11%	25.00%	16.07%
2nd Floor										
W1/32		37.00	20.00	57.00	36.00	19.00	55.00	2.70%	5.00%	3.51%
W2/32		37.00	20.00	57.00	36.00	17.00	53.00	2.70%	15.00%	7.02%
16 Malden Road										
1st Floor										
W3/31		36.00	20.00	56.00	33.00	15.00	48.00	8.33%	25.00%	14.29%
W4/31		36.00	19.00	55.00	33.00	15.00	48.00	8.33%	21.05%	12.73%
2nd Floor										
W3/32		36.00	21.00	57.00	35.00	16.00	51.00	2.78%	23.81%	10.53%
W4/32		37.00	20.00	57.00	36.00	16.00	52.00	2.70%	20.00%	8.77%
18 Malden Road										
1st Floor										
W5/31		35.00	17.00	52.00	34.00	14.00	48.00	2.86%	17.65%	7.69%
W6/31		36.00	17.00	53.00	35.00	14.00	49.00	2.78%	17.65%	7.55%
2nd Floor										
W5/32		36.00	18.00	54.00	36.00	16.00	52.00	0.00%	11.11%	3.70%
W6/32		37.00	18.00	55.00	37.00	16.00	53.00	0.00%	11.11%	3.64%
20 Malden Road										
1st Floor										
W7/31		34.00	18.00	52.00	34.00	13.00	47.00	0.00%	27.78%	9.62%
W8/31		34.00	18.00	52.00	34.00	13.00	47.00	0.00%	27.78%	9.62%
W9/31		36.00	18.00	54.00	36.00	14.00	50.00	0.00%	22.22%	7.41%
2nd Floor										
W7/32		38.00	18.00	56.00	38.00	16.00	54.00	0.00%	11.11%	3.57%
W8/32		38.00	18.00	56.00	38.00	16.00	54.00	0.00%	11.11%	3.57%
W9/32		39.00	18.00	57.00	39.00	16.00	55.00	0.00%	11.11%	3.51%
Leysdown										
1st Floor										
W4/41		34.00	3.00	37.00	34.00	3.00	37.00	0.00%	0.00%	0.00%
W5/41		33.00	5.00	38.00	33.00	5.00	38.00	0.00%	0.00%	0.00%
W6/41		33.00	6.00	39.00	33.00	6.00	39.00	0.00%	0.00%	0.00%
W7/41		33.00	7.00	40.00	33.00	7.00	40.00	0.00%	0.00%	0.00%
W12/41		28.00	12.00	40.00	28.00	12.00	40.00	0.00%	0.00%	0.00%
W13/41		31.00	13.00	44.00	31.00	13.00	44.00	0.00%	0.00%	0.00%
W14/41		32.00	14.00	46.00	32.00	14.00	46.00	0.00%	0.00%	0.00%
W15/41		34.00	14.00	48.00	34.00	14.00	48.00	0.00%	0.00%	0.00%
2nd Floor										
W4/42		34.00	8.00	42.00	34.00	8.00	42.00	0.00%	0.00%	0.00%
W5/42		33.00	8.00	41.00	33.00	8.00	41.00	0.00%	0.00%	0.00%
W6/42		33.00	10.00	43.00	33.00	10.00	43.00	0.00%	0.00%	0.00%
W7/42		33.00	11.00	44.00	33.00	11.00	44.00	0.00%	0.00%	0.00%
W12/42		29.00	16.00	45.00	29.00	16.00	45.00	0.00%	0.00%	0.00%
W13/42		32.00	17.00	49.00	32.00	17.00	49.00	0.00%	0.00%	0.00%
W14/42		34.00	16.00	50.00	34.00	16.00	50.00	0.00%	0.00%	0.00%
W15/42		34.00	17.00	51.00	34.00	17.00	51.00	0.00%	0.00%	0.00%

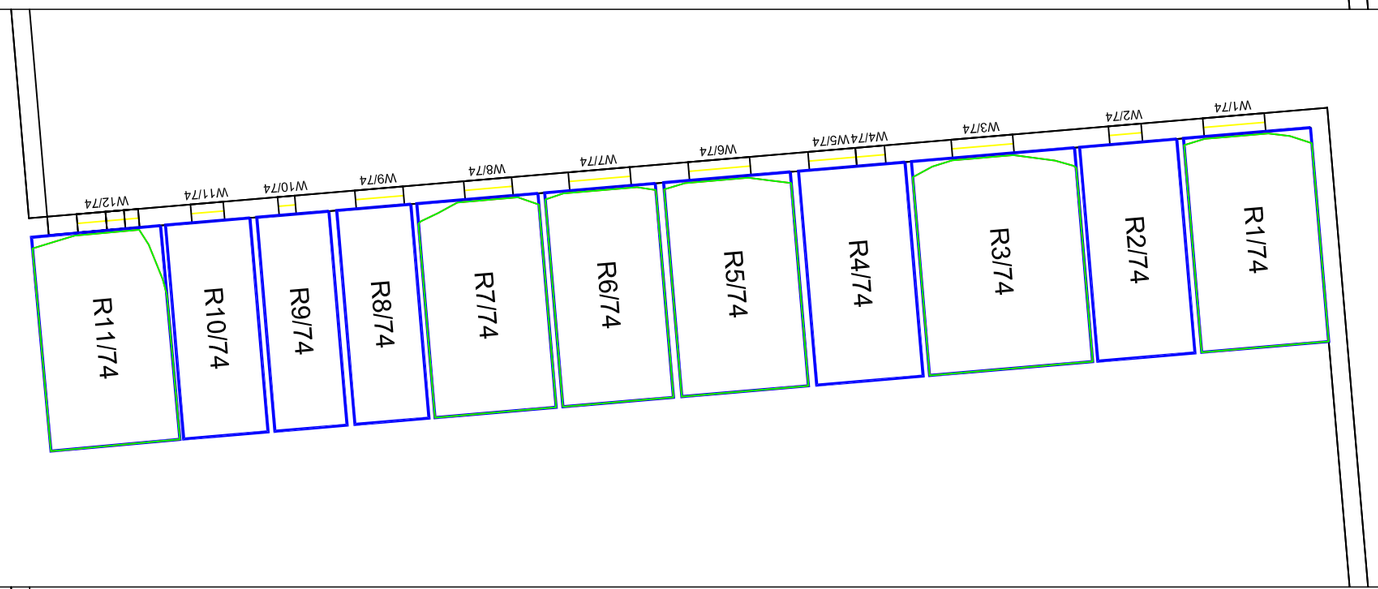
		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
3rd Floor										
W4/43		34.00	11.00	45.00	34.00	11.00	45.00	0.00%	0.00%	0.00%
W5/43		34.00	11.00	45.00	34.00	11.00	45.00	0.00%	0.00%	0.00%
W6/43		33.00	12.00	45.00	33.00	12.00	45.00	0.00%	0.00%	0.00%
W7/43		33.00	13.00	46.00	33.00	13.00	46.00	0.00%	0.00%	0.00%
W12/43		31.00	17.00	48.00	31.00	17.00	48.00	0.00%	0.00%	0.00%
W13/43		34.00	19.00	53.00	34.00	19.00	53.00	0.00%	0.00%	0.00%
W14/43		37.00	19.00	56.00	37.00	19.00	56.00	0.00%	0.00%	0.00%
W15/43		38.00	22.00	60.00	38.00	22.00	60.00	0.00%	0.00%	0.00%
4th Floor										
W4/44		34.00	15.00	49.00	34.00	15.00	49.00	0.00%	0.00%	0.00%
W5/44		34.00	15.00	49.00	34.00	15.00	49.00	0.00%	0.00%	0.00%
W6/44		34.00	16.00	50.00	34.00	16.00	50.00	0.00%	0.00%	0.00%
W7/44		34.00	16.00	50.00	34.00	16.00	50.00	0.00%	0.00%	0.00%
W12/44		33.00	18.00	51.00	33.00	18.00	51.00	0.00%	0.00%	0.00%
W13/44		38.00	20.00	58.00	38.00	20.00	58.00	0.00%	0.00%	0.00%
W14/44		41.00	23.00	64.00	41.00	23.00	64.00	0.00%	0.00%	0.00%
W15/44		45.00	23.00	68.00	45.00	23.00	68.00	0.00%	0.00%	0.00%
5th Floor										
W4/45		35.00	16.00	51.00	35.00	16.00	51.00	0.00%	0.00%	0.00%
W5/45		35.00	16.00	51.00	35.00	16.00	51.00	0.00%	0.00%	0.00%
W6/45		35.00	16.00	51.00	35.00	16.00	51.00	0.00%	0.00%	0.00%
W7/45		35.00	16.00	51.00	35.00	16.00	51.00	0.00%	0.00%	0.00%
W12/45		41.00	22.00	63.00	41.00	22.00	63.00	0.00%	0.00%	0.00%
W13/45		51.00	25.00	76.00	51.00	25.00	76.00	0.00%	0.00%	0.00%
W14/45		55.00	27.00	82.00	55.00	27.00	82.00	0.00%	0.00%	0.00%
W15/45		56.00	27.00	83.00	56.00	27.00	83.00	0.00%	0.00%	0.00%

APPENDIX VI

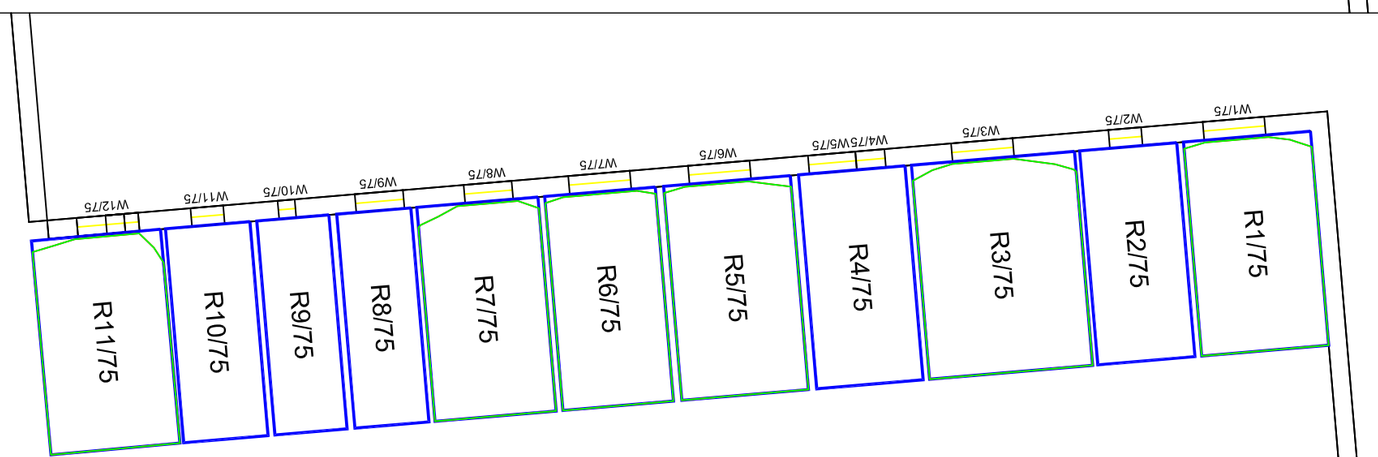
Drawing Nos: MA133-10-BRE054 and BRE055



Third Floor



Fourth Floor



Fifth Floor

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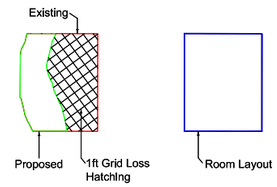
Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Building
Twickenham Surveys Drawing No's:
1529LS, 15501, 15502, 1529E1, 1529E2, 1529E3
1529E4

Proposed Scheme
John Pardey Architects 3d Model Sent 09 Dec 2015
1502_Building Model_151209.skp

BILFINGER GVA
08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Malden Road
London, NW5

Client
Goldcrest Land

Drawing Title
No-Skyline Contours For
Shipton House

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/100	10/12/2015

Project No.	Drawing No.	Revision
MA133-10	BRE 055	-

DAYLIGHT

A3

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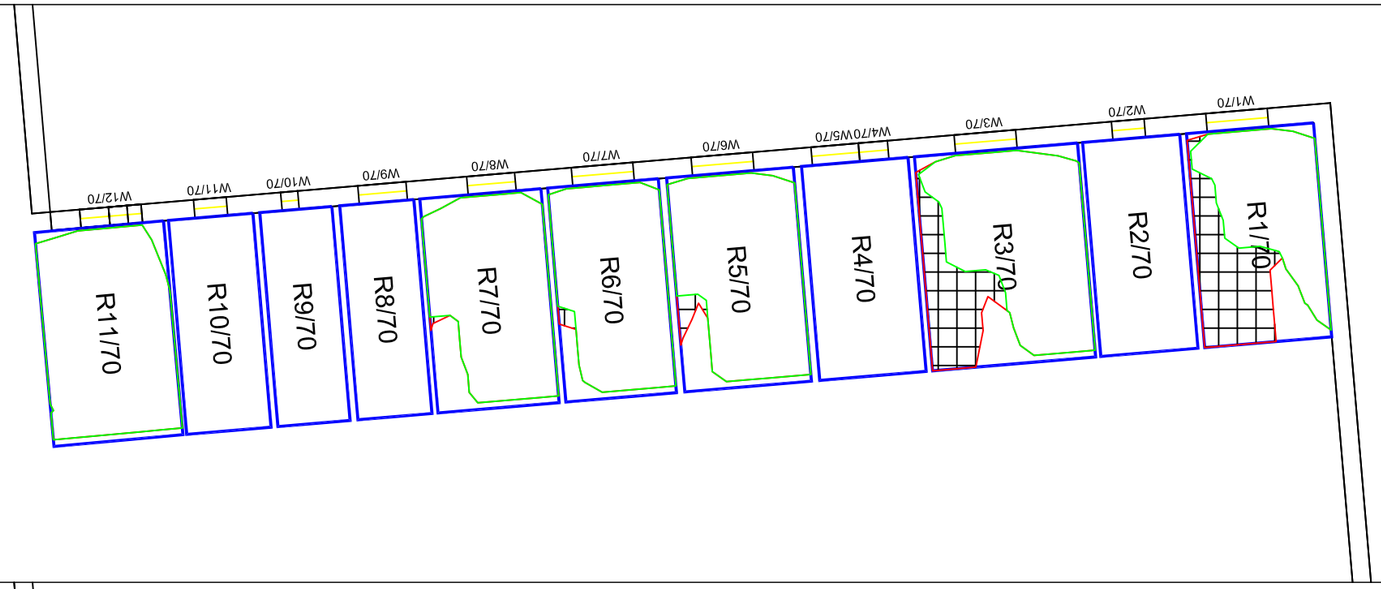
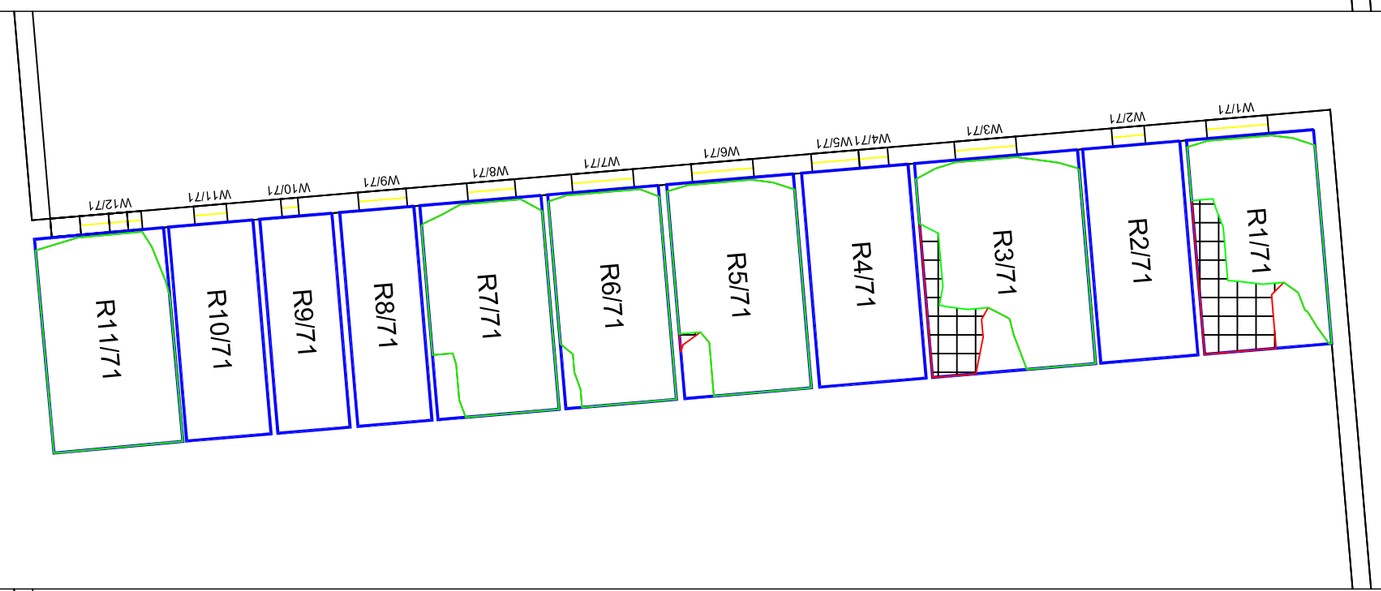
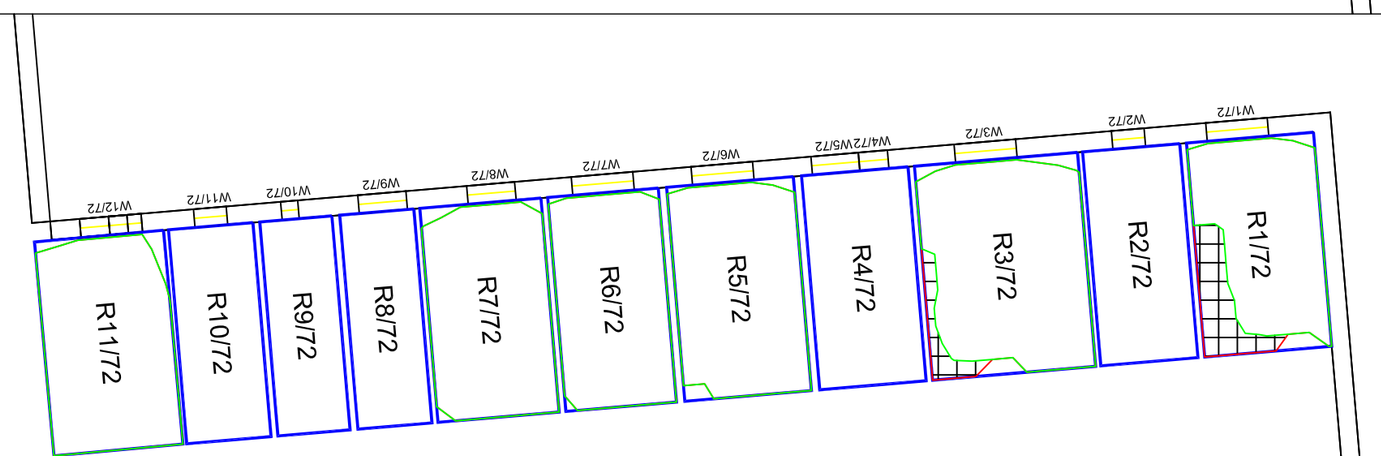


Ground Floor



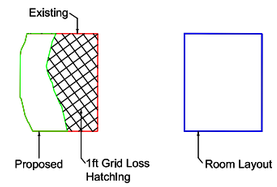
First Floor



Second Floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surrounding Building
Twickenham Surveys Drawing No's:
1529LS, 15501, 15502, 1529E1, 1529E2, 1529E3
1529E4

Proposed Scheme
John Pardey Architects 3d Model Sent 09 Dec 2015
1502_Building Model_151209.skp

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Project Name
Malden Road
London, NW5

Client
Goldcrest Land

Drawing Title
No-Skyline Contours For
Shipton House

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/100	10/12/2015

Project No.	Drawing No.	Revision
MA133-10	BRE 054	-

DAYLIGHT

A3

APPENDIX VII

Daylight Analysis Table for Shipton House omitting canopy-effect of balconies

Daylight Analysis
Malden Road
No-Balconies
10-Dec-15

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
Shipton House										
Gnd Floor										
R1/70		W1/70	29.28	13.52	53.83%	1.46	0.86	40.92%	54.28%	38.67%
R3/70		W3/70	28.05	16.84	39.96%	1.22	0.87	28.90%	67.20%	24.72%
R5/70		W6/70	27.03	19.38	28.30%	1.40	1.14	18.41%	85.02%	3.07%
R6/70		W7/70	26.41	20.03	24.16%	1.50	1.28	14.78%	88.71%	1.31%
R7/70		W8/70	25.42	20.11	20.89%	1.04	0.93	10.19%	83.67%	0.32%
R11/70		W12/70	15.53	12.62	18.74%	0.97	0.89	8.47%	92.96%	0.00%
1st Floor										
R1/71		W1/71	31.68	15.82	50.06%	1.55	0.96	38.23%	63.09%	29.83%
R3/71		W3/71	30.50	19.57	35.84%	1.29	0.96	26.20%	77.14%	15.19%
R5/71		W6/71	29.46	22.24	24.51%	1.49	1.24	16.29%	91.17%	0.56%
R6/71		W7/71	28.81	22.87	20.62%	1.60	1.39	13.00%	95.01%	0.00%
R7/71		W8/71	27.77	22.88	17.61%	1.11	1.01	8.75%	91.30%	0.00%
R11/71		W12/71	17.16	14.56	15.15%	1.04	0.96	6.86%	96.11%	0.00%
2nd Floor										
R1/72		W1/72	33.77	19.06	43.56%	1.62	1.08	33.29%	77.52%	19.07%
R3/72		W3/72	32.77	23.02	29.75%	1.37	1.06	22.12%	89.17%	6.56%
R5/72		W6/72	31.83	25.59	19.60%	1.57	1.36	13.34%	96.41%	0.00%
R6/72		W7/72	31.19	26.12	16.26%	1.70	1.52	10.55%	98.09%	0.00%
R7/72		W8/72	30.14	26.01	13.70%	1.18	1.09	6.97%	96.52%	0.00%
R11/72		W12/72	18.83	16.66	11.52%	1.10	1.04	5.18%	96.11%	0.00%
3rd Floor										
R1/73		W1/73	35.74	23.73	33.60%	1.70	1.25	26.15%	86.97%	11.21%
R3/73		W3/73	34.97	27.29	>27	1.44	1.19	17.06%	97.02%	0.00%
R5/73		W6/73	34.17	29.39	>27	1.66	1.50	10.04%	98.08%	0.00%
R6/73		W7/73	33.56	29.72	>27	1.79	1.65	7.81%	98.53%	0.00%
R7/73		W8/73	32.53	29.41	>27	1.25	1.18	5.06%	97.32%	0.00%
R11/73		W12/73	20.51	18.88	7.95%	1.17	1.13	3.52%	96.11%	0.00%
4th Floor										
R1/74		W1/74	37.27	29.81	>27	1.76	1.47	16.57%	97.96%	0.00%
R3/74		W3/74	36.78	32.08	>27	1.50	1.34	10.75%	97.02%	0.00%
R5/74		W6/74	36.18	33.32	>27	1.74	1.64	6.08%	98.08%	0.00%
R6/74		W7/74	35.66	33.38	>27	1.88	1.79	4.68%	98.53%	0.00%
R7/74		W8/74	34.73	32.89	>27	1.31	1.27	2.98%	97.32%	0.00%
R11/74		W12/74	22.08	21.11	4.39%	1.23	1.20	2.04%	96.11%	0.00%
5th Floor										
R1/75		W1/75	38.60	35.92	>27	1.82	1.70	6.38%	97.96%	0.00%
R3/75		W3/75	38.38	36.66	>27	1.55	1.49	4.25%	97.02%	0.00%
R5/75		W6/75	38.02	36.94	>27	1.81	1.77	2.48%	98.08%	0.00%
R6/75		W7/75	37.67	36.80	>27	1.96	1.92	1.89%	98.53%	0.00%
R7/75		W8/75	37.00	36.29	>27	1.36	1.35	1.25%	97.32%	0.00%
R11/75		W12/75	23.96	23.57	1.63%	1.30	1.29	0.77%	97.24%	0.00%