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# Daylight & Sunlight Assessment

On the proposed Development at:

**Wells Court,  
Oriol Place,  
London  
NW3 1QN**

**Client:**

**Pennington Phillips c/o Matthew Brumby**  
16 Spectrum House,  
32-34 Gordon House Road,  
London  
NW5 1LP

**Prepared By:**

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**Date of Report: 24<sup>th</sup> August 2016**



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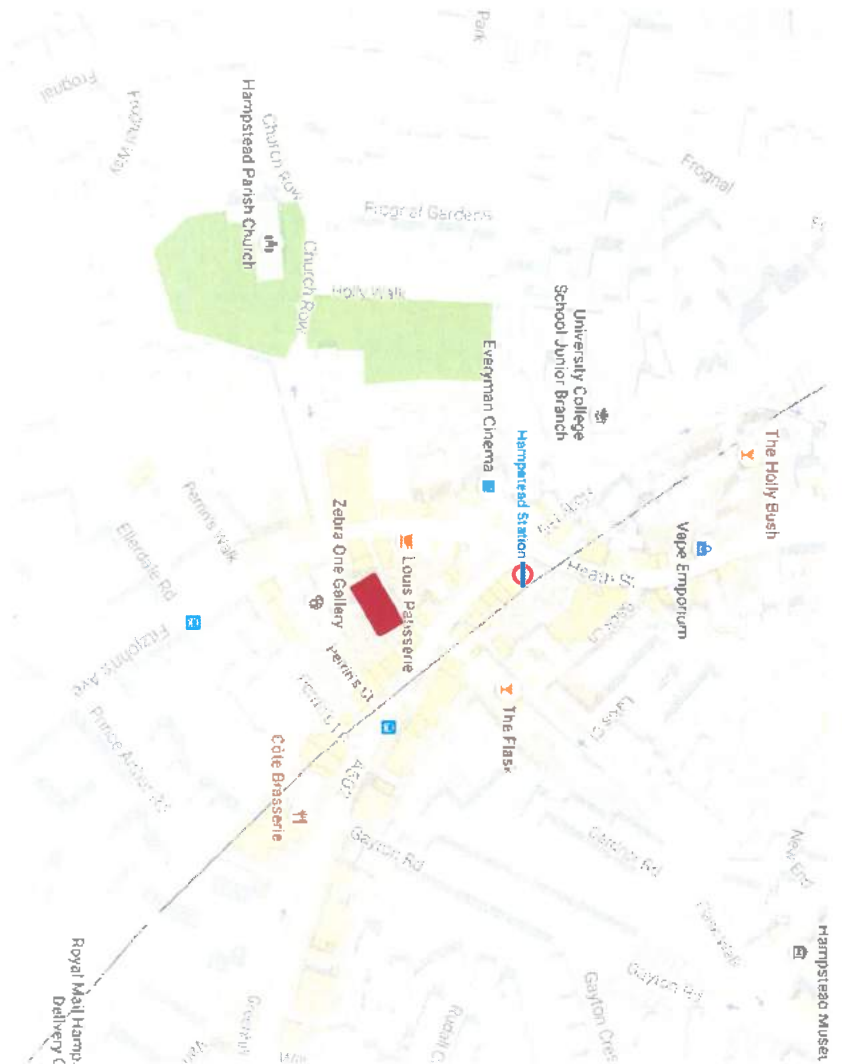
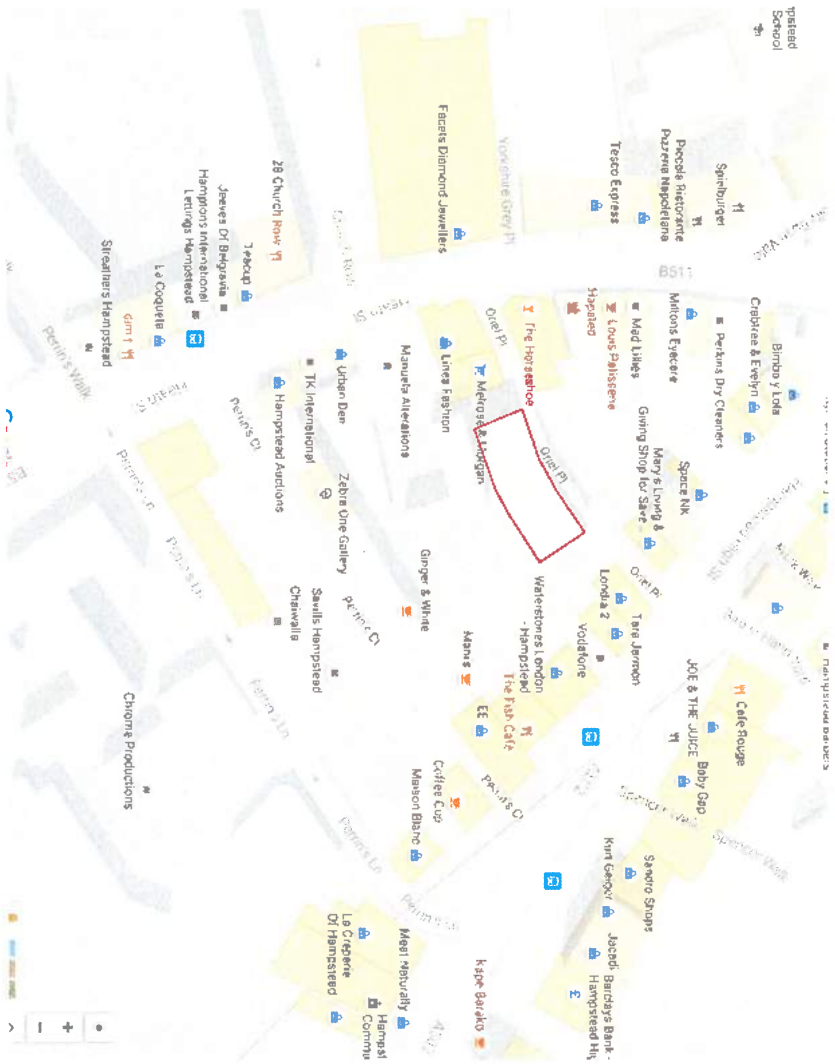


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# 1 Location Plan

\*Maps are not to a standardised scale and are for indication of location purposes only.



## 2 Executive Summary

This report assesses the impact of the daylight and sunlight to the properties surrounding the development of Wells Court

Analysis was carried out in accordance with the criteria set out for national discretionary guidance in the publication Site Layout Planning for Daylight and Sunlight published by the Building Research Establishment in 2011 (the BRE Report). The British Standard upon which this guidance is based is BS 8206-2:1992.

The British Standard current for this subject is BS 8206-2:2008 – Lighting for buildings. Code of practice for daylighting which superseded BS 8206-2:1992. Both Standards have been taken into account with superseded items having been substituted where appropriate.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

### Daylighting

We have assessed the daylighting of the proposed scheme by undertaking the Vertical Sky Component and Average Daylight Factor tests. The results show that all the rooms and **windows of the surrounding buildings comfortably satisfy the national BRE; Site Layout Planning for Daylight and Sunlight good practice guide.**

### Sunlighting

The sunlighting to the windows of the proposed development were assessed using the Annual Probable Sunlight Hours test. The results show that all the **windows comfortably satisfy the required level of sunlight as set out in the BRE guide.**

### 3 Introduction

The development site is known as Wells Court and is located a short distance from Hampstead underground tube station.

This report is an assessment on the surrounding impacts of daylight and sunlight on the surrounding buildings as the result of the development.

Anderson Wide and Harris has been instructed by Pennington Phillips to undertake a daylight and sunlight impact assessment for the proposed one storey addition to the top of Wells Court.

**The existing site** comprises of the following:

- Wells Court is a 5 Storey purpose built block of apartments built circa 1880s. It currently comprises of 24 bedsits/one bedroomed flats. The surrounding buildings are predominately period properties, including Victorian terraced buildings. The surrounding area is a mixture between commercial and residential uses.

**The proposed development** comprises of the following:

- A one storey mansard extension on top of Wells Court.

It has been identified that the proposed development **may** impact the levels of light received to the surrounding properties.

It should be noted that this assessment does not take into account Rights of Light, as it is not a material planning consideration and therefore, this issue has not been assessed as part of this report.

## 4 Scope of this Report

This report considers the daylight and sunlight issues against the criteria set out in the guidance publication *Site Layout Planning for Daylight and Sunlight* by the Building Research Establishment in 2011 (The BRE guide).

As per instruction we have assessed the surrounding buildings using the BRE guidance. Daylight & Sunlight issues to Wells Court are not considered in this report. Overshadowing to the surrounding amenity spaces is not assessed in the this report.

The guide is intended for building designers and their clients, consultants and planning officials. The advice is not mandatory and the report should not be seen as part of planning policy. Its aim is to help rather than constrain the designer.

**Although it gives numerical guidelines, these should be interpreted flexibly because natural light is only one of the many factors in site layout design.**

**In certain circumstances the planning authority may wish to use alternative target values.**

**For example, in a city centre, a high degree of obstruction may be unavoidable if new developments are to match the height and proportions of the existing buildings.**

Government policy has emphasised the efficient use of brownfield land and the need to boost significantly the supply of housing, since the BRE Report was published in 2011. The British Standard current for this subject is BS 8206-2:2008 – Lighting for buildings. Code of practice for daylighting which superseded BS 8206-2:1992. The new British Standard has not altered the levels put forward in 1992, merely enhanced the methods by which light is calculated. The BRE report applies nationally and therefore it will be more difficult to obtain the required levels in urban areas compared to rural locations.

In the absence of other levels, this report relates to daylighting and sunlight levels to those of the BRE Report. For the reasons given in this paragraph and within the BRE Report, these levels should be seen as references and not as limiting values.

This report considers the effect the proposed development has on the surrounding residential buildings and the development itself.

Daylight and sunlight to non-residential units are not generally considered as they are not generally town-planning issues. Daylight to non-residential units has not been considered in this report.

The analyses used in this chapter are:

**For daylight:** The principles set out in Section 2 of the BRE Report – Light from the sky, i.e. the combined impacts of all direct sunlight and indirect skylight during the daytime.

**For sunlight:** The principles set out in Section 3 of the BRE Report – Sunlighting i.e. the impacts of only the direct sunlight

**For internal daylighting:** The principles set out in Appendix C of the BRE Report – Interior Daylighting Recommendations.

#### 4.1 Daylight

The BRE Report advises that the diffuse daylighting to a building may be adversely affected by a development if, following that development, either:

- The vertical sky component (VSC) at the centre of an existing main window is reduced to less than 27% or less than 0.8 times its former value; or
- The area of the working plane in a room that can receive direct skylight is reduced to less than 0.8 times its former value.

This assessment is required for windows serving rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms.

According to the BRE Report, windows to bathrooms, toilets, store rooms, circulation areas and garages need not be assessed.

When assessing daylight, the numerical criteria must be viewed flexibly and should be considered against other site layout constraints. In addition, it is important to consider whether the adjoining building is itself a good neighbour, standing a reasonable distance from the boundary and not taking more than its fair share of light.

#### 4.2 Sunlight

The BRE Report advises that the levels of sunligniting to the rooms within a new development will appear reasonably sunlit provided:

- The windows can receive at least 25% of annual probable sunlight hours (APSH) including 5% during winter months; and
- Have at least one main window wall facing within 90° of due south.

The BRE Report states that all main living rooms within 90° of due south should be assessed. It states that bedrooms are less important, although care should be taken not to block out too much sun.



The BRE Report guidelines refer to the method set out in BS 8206-2:1992 as the appropriate method to calculate sunlight.

The BRE Report specifically warns local planning authorities to exercise care when using this method of assessment in the existing building situation particularly when development has been historically undertaken close to the common boundary.

It is important to understand that people like and appreciate sunlight, although it is not an essential requirement of a dwelling, unlike daylight availability or access to a quiet noise environment. Therefore, larger reductions in sunlight may be acceptable if a new development is to match the height and proportion of the existing buildings nearby.

The BRE Report emphasises that the existing building section of the guide is “purely advisory” and that “Planning authorities may wish to use criteria based on the requirements for sunlight in particular types of development in particular areas”.

#### 4.3 Internal Daylighting Distribution

The BRE Report advises that for the whole of a room to look adequately daylight, the following three criteria must be met:

(a) **Average Daylight Factor (ADF)**

The Average Daylight Factor calculation (ADF) enables a more accurate assessment of daylighting conditions as it assesses the internal illuminance within a room based on the average daylight factor, window size, and reflectance of internal surfaces enabling a more accurate assessment of daylight conditions.

The BRE Report advises that where supplementary electric lighting is available, the recommended daylight factor levels for dwellings are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. Additionally, for non-residential it specifies a minimum of 5% where no supplementary electric lighting is provided and 2% where electric lighting has been provided.

The average daylight factor is calculated using the following formula:

$$df(ADF) = \frac{T A_w \theta}{A (1-R^2)} \quad \%$$

Where	T	is the diffuse visible transmittance of the glazing.
	A <sub>w</sub>	is the net glazed area of the window (m <sup>2</sup> )
	A	is the total area of room surfaces: ceiling, floor, walls and windows (m <sup>2</sup> )
	R	is their average reflectance



Θ is the angle of visible sky in degrees

#### (b) Room Depth

If a daylight room is lit by windows in one wall only, the depth of the room should not exceed the limiting value given by:

$$\frac{L}{W} + \frac{L}{H} \leq \frac{2}{1 - R_b}$$

Where L is the depth of the room.

W is the room width

H is the window-head height above floor level

R<sub>b</sub> is the average reflectance of surfaces in the rear half of the room (away from the windows)

#### (c) Position of the no-sky line

If a significant area of the working plane lies beyond the no-sky line (i.e. it receives no direct sunlight), then the distribution of daylight in the room will look poor and supplementary electric lighting will be required.

However if an adjoining building contains rooms that are greater than 5 metres deep and lit only from one side then greater movement of the no sky line is unavoidable.

### 4.4 Determining Significance

The BRE Report states on Page 1:

The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

The BRE Report suggests alternative targets can be used:

- Where the site already has an extant planning permission that the development want to vary, the VSC and APSH (annual probably sunlight hours) of the permitted scheme may be used as alternative benchmarks.

- In a historic city centre environment, it is often not possible to achieve 27% VSC, therefore it is sensible to use a target value consistent with levels of daylight typically experienced in the street.
- Where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light, to ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a "mirror-image" building of the same height and size, and equal distance away on the other side of the boundary.

The BRE Report provides guidance on a semantic scale which can be used to describe the impact. This is summarised below:

Criteria	Impact Magnitude
<p>Where the decrease in daylight or sunlight fails to meet the guidelines and one or more the of the following scenarios applies:</p> <ul style="list-style-type: none"> <li>• A large number of windows or large area of open space is affected</li> <li>• The loss of light is substantially outside the guidelines</li> <li>• All windows in a particular property are affected</li> <li>• The affected building or outdoor space has a particularly strong requirement for light, e.g. a living room in a dwelling or a children's playground.</li> </ul>	Major Adverse
<p>Where the decrease in daylight or sunlight fails to meet the guidelines and a large number of windows or open space are affected;</p> <p>Or</p> <p>Here the decrease in daylight or sunlight fails to meet the guidelines, but one or more of the following scenarios applies:</p> <ul style="list-style-type: none"> <li>• Only a small number of windows or limited area of open space is affected</li> <li>• The loss of light is only just outside the guidelines</li> <li>• An affected room has other sources of light</li> <li>• The affected building or outdoor space has a low level requirement for light.</li> </ul>	Minor Adverse
<p>Where the increase/decrease in daylight or sunlight fully meets the guidelines and only a small number of windows are affected</p> <p>And</p> <p>If there is an increase in daylight or sunlight, the increase is "tiny".</p>	Negligible
Where the increase in daylight or sunlight is small and/or the number of affected windows or area of open space affected is small.	Minor Beneficial
Where the increase in daylight or sunlight is large and/or the number of affected windows or area of open space affected is large.	Major Beneficial

Note: Appendix I of the BRE report also suggests the use of "moderate adverse" and "moderate beneficial" impacts. However, there is no guidance on how to designate moderate impacts, although the guidance suggests that judgement should be use when classifying impact magnitude.

## 5 The Drawings

This report is prepared in respect of the scheme shown on the following drawings and attached in Appendix 4.

All proposed drawings were drawn and provided by the architect, Pennington Phillips.

We have not received detailed plans of the surrounding buildings. We have undertaken research into these, however we have had to assume some room layouts.

<u>Proposed Development</u>	
<u>Title</u>	<u>Date</u>
5871_Proposed 3D	No date
160803_5871_Proposed Drawings	No date

## 6 The Scheme

The proposal comprises of a single storey mansard addition to the top of Wells Court. See figure 2 below.

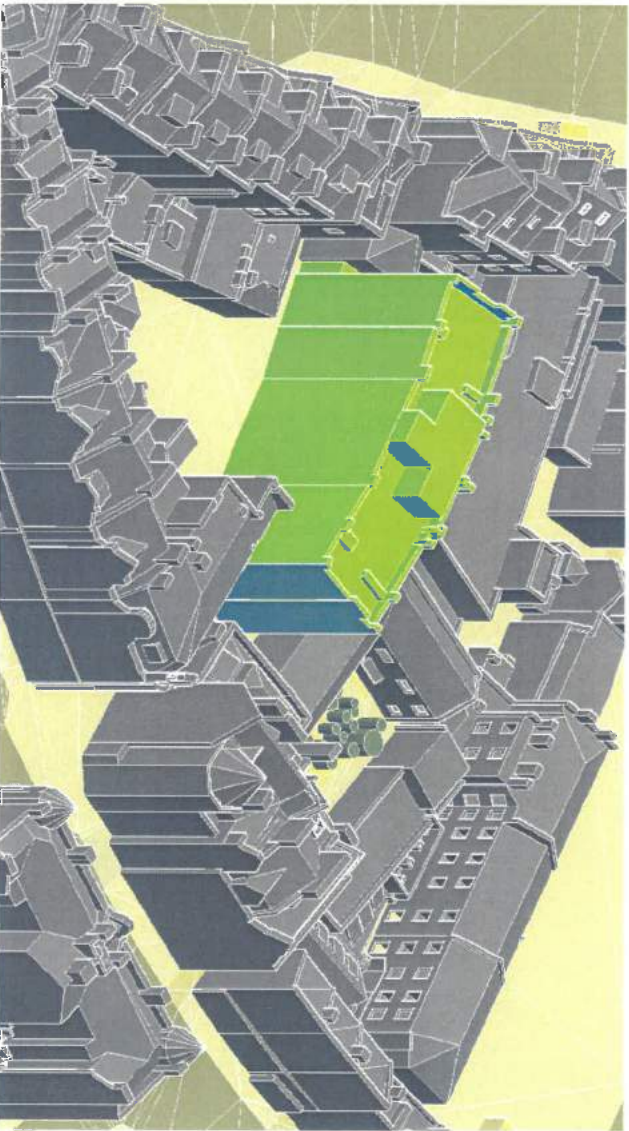


Figure 1: The existing site

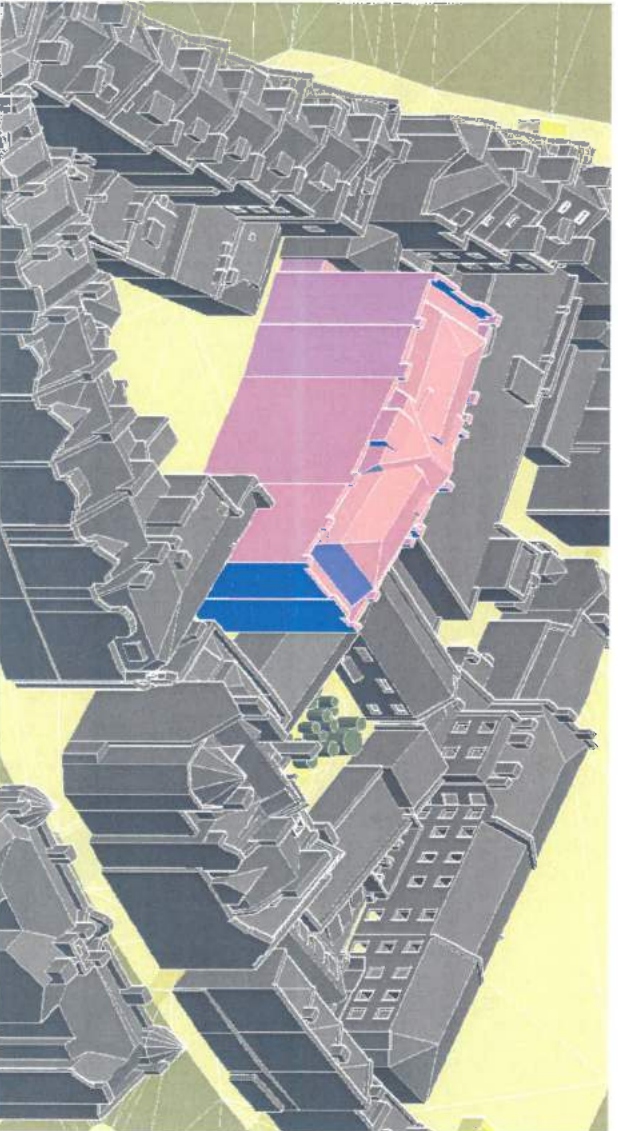


Figure 2: The proposed development

## 7 Description of the Surrounding Site

The property is located amongst a mixture of commercial and residential buildings

### North

The surrounding properties to the north of Wells Court are situated on Heath Street and Hampstead High Street. The properties are Victorian terraced properties. Mostly the ground and first floors to these properties are commercial. The upper floors comprise of flats. Where possible floorplans have been sourced from LonRes and Rightmove to improve the accuracy of the internal layout.

### East

The surrounding properties to the east of the Wells Court are situated on Hampstead High Street. The properties are Victorian terraced house. The ground floor mainly comprises of commercial units. The upper floors are residential. Where possible floorplans have been sourced from LonRes and Rightmove to improve the accuracy of the internal layout.

### South

The surrounding properties to the south of Wells Court are situated on Heath Street, Hampstead High Street, Perrins Court and Perrins Lane. The properties on Heath Street and Hampstead High Street are Victorian terraced houses with commercial units to the ground floor and residential on the upper floors. The properties to the Perrins Court are two storey houses. The properties to Perrins Lane are Victorian terraced houses. Where possible floorplans have been sourced from LonRes and Rightmove.

### West

The surrounding properties to the west of the Wells Court are situated on Hampstead High Street. The properties are Victorian terraced house. The ground floor mainly comprises of commercial units. The upper floors are residential. Where possible floorplans have been sourced from LonRes and Rightmove to improve the accuracy of the internal layout.



## 8 Results

### Surrounding Development

The proposed scheme consists of a mansard roof extension to the top of Wells Court. The following buildings have been tested: 63 Hampstead High Street, 64 Hampstead High Street, 66 Hampstead High Street, 67 Hampstead High Street, 4 Perrins Court, 6 Perrins Court, 1 Perrins Lane, 2 Perrins Lane, 3 Perrins Lane, 5 Perrins Lane, 6 Perrins Lane, 30 Heath Street, 24 Heath Street, 22 Heath Street.

### **Daylighting**

Daylighting tests of the proposed were calculated via the Vertical Sky Component (VSC) and Average Daylight Factor (ADF) tests.

All windows for the surrounding properties comfortably satisfied the VSC standards set out in the BRE Guide. The largest loss was to 30d Heath Street. The losses were nominal at approximately 0 - 2%.

We also tested the daylighting to the rooms with the ADF test. All rooms will comfortably satisfy the BRE Guidance. None of the rooms are affected by more than 2% and all will meet required value set out in the guidance.

### **Sunlighting**

The BRE guidance outlines the requirements for living rooms to be reasonably sunlit.

All windows to the surrounding properties will be suitably sunlit with only negligible losses to some properties.

There will be some losses to 63c Hampstead High Street, 64c Hampstead High Street and 5<sup>th</sup> floor, 30 Heath street however these are still in line with the BRE guidance.



## **8.1    Outputs**

### **Vertical Sky Component results**

The Vertical Sky Component results for the proposed development are attached in Appendix 1.

### **The Annual Probable Sunlight Hours results**

The Annual Probable Sunlight Hour results for the proposed development are attached in Appendix 1.

### **Average Daylight Factor results**

The Average Daylight Factor results for the proposed development are attached in Appendix 2.

## 9 Conclusion

It is worth reiterating that the national BRE Report states that "care should be taken in applying these guidelines", for example where the buildings stand very close or when a new development is to match the height and proportion of an existing building.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

**Due to the built up nature of the local situation there are a number of rooms and windows at risk of daylighting or sunlighting damage from a development at Wells Court.**

**This scheme is only a single storey on top of Wells Court which is not a substantial massing. It is also beneficial to the surrounding properties as it is of a mansard construction and angles back. This allows windows at a lower height to receive a higher proportion of lighting than vertical massing.**

**All windows and rooms to the surrounding properties will receive satisfactory levels of light and fall in line with the BRE guidance for Daylighting & Sunlighting. In our opinion the proposed development will not have any noticeable impact on the surrounding properties.**

We hope this Report covers all matters upon which you wished to be advised. However, if any items require clarification, please do not hesitate to contact us. We also take this opportunity to thank you earnestly for your esteemed instructions.

Signed:  .....

**Felix Carter BA (Hons)**  
Assistant Surveyor

and

Signed:  .....

**Ben Salvage BSc (Hons) PgDip MRICS**  
Chartered Building Surveyor

**Anderson, Wilde & Harris**

## Appendix 1



## AVERAGE DAYLIGHT FACTOR (ADF)

Project Name: Wells Court  
Report Title: Daylight Sunlight Report  
Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
63C Hampstead High Street														
First	R1	LKD	W1	Existing	21.20	1.00	YES	230°	42	1.00	YES	5	1.00	YES
				Proposed	21.13			42			5			
			W2	Existing	23.36	1.00	YES	230°	40	0.98	YES	4	1.00	YES
				Proposed	23.31			39			4			
Second	R1	LKD	W1	Existing	24.02	0.99	YES	230°	48	1.00	YES	11	1.00	YES
				Proposed	23.89			48			11			
			W2	Existing	26.55	1.00	YES	230°	50	1.00	YES	11	1.00	YES
				Proposed	26.43			50			11			
Third	R1	LKD	W1	Existing	27.17	0.99	YES	230°	58	0.97	YES	19	0.89	YES
				Proposed	26.99			56			17			
			W2	Existing	30.04	0.99	YES	230°	57	1.00	YES	16	1.00	YES
				Proposed	29.86			57			16			
Fourth	No-Room		W1	Existing	30.91	1.00	YES	230°	0	0.00	YES	0	0.00	YES
				Proposed	30.82			0			0			



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Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Bedroom	W2	Existing Proposed	27.67 27.47	0.99	YES	230°	53 53	1.00	YES	18 18	1.00	YES
64A Hampstead High Street														
First	R1	Bedroom	W1	Existing Proposed	12.44 12.43	1.00	YES	140°	26 26	1.00	YES	0 0	0.00	YES
	R2	Bedroom	W2	Existing Proposed	10.66 10.66	1.00	YES	140°	23 23	1.00	YES	2 2	1.00	YES
	R3	Kitchen	W3	Existing Proposed	11.00 11.01	1.00	YES	140°	22 22	1.00	YES	1 1	1.00	YES
	R4	Living Room	W4	Existing Proposed	10.34 10.33	1.00	YES	140°	13 13	1.00	YES	2 2	1.00	YES



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Project Name: Wells Court  
Report Title: Daylight Sunlight Report  
Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R5	Living Room	W5	Existing Proposed	5.66 5.70	1.01	YES	140°	8 8	1.00	YES	1 1	1.00	YES
64B Hampstead High Street														
Second	R1	Bedroom	W1	Existing Proposed	15.23 15.22	1.00	YES	140°	31 31	1.00	YES	1 1	1.00	YES
	R2	Bedroom	W2	Existing Proposed	15.14 15.12	1.00	YES	140°	33 33	1.00	YES	5 5	1.00	YES
	R3	LKD	W3	Existing Proposed	16.55 16.54	1.00	YES	140°	31 31	1.00	YES	5 5	1.00	YES



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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
64C Hampstead High Street														
Third	R1	Bedroom	W1	Existing	21.40	1.00	YES	140°	45	1.00	YES	5	1.00	YES
				Proposed	21.37				45			5		
	R2	Bedroom	W2	Existing	21.85	1.00	YES	140°	49	1.00	YES	8	1.00	YES
				Proposed	21.81				49			8		
	R3	LKD	W3	Existing	22.51	1.00	YES	140°	48	0.98	YES	7	0.86	YES
				Proposed	22.46				47			6		
			W4	Existing	25.53	1.00	YES	230°	43	1.00	YES	5	1.20	YES
				Proposed	25.51				43			6		
	W5	Existing	25.06	1.00	YES	230°	48	0.98	YES	8	0.88	YES		
		Proposed	24.96				47			7				
66C Hampstead High Street														
Fourth	R1	Bedroom	W1	Existing	21.14	0.99	YES	228°	42	0.98	YES	19	1.00	YES





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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Bedroom	W2	Proposed	21.02				41			19		
				Existing	29.08	1.00	YES	228°	53	1.00	YES	23	1.00	YES
				Proposed	28.97				53			23		
Fifth	R2	Bedroom	W1	Existing	32.13	0.99	YES	228°	58	0.98	YES	16	1.00	YES
				Proposed	31.70				57			16		
	R3	Bedroom	W2	Existing	29.15	0.99	YES	228°	41	1.00	YES	7	1.00	YES
				Proposed	28.75				41			7		
66A Hampstead High Street														
Second	R1	Bedroom	W1	Existing	22.69	1.00	YES	228°	50	1.00	YES	22	1.00	YES
				Proposed	22.66				50			22		



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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
66B Hampstead High Street														
Third	R1	Bedroom	W1	Existing	17.62	1.00	YES	228°	39	1.00	YES	19	1.00	YES
				Proposed	17.57				39			19		
	R2	Bedroom	W2	Existing	25.26	1.00	YES	228°	50	1.00	YES	22	1.00	YES
				Proposed	25.20				50			22		
67A Hampstead High Street														
Second	R1	Bedroom	W1	Existing	23.60	1.00	YES	228°	43	1.00	YES	10	1.00	YES
				Proposed	23.56				43			10		
67B Hampstead High Street														
Third	R1	Bedroom	W1	Existing	25.85	1.00	YES	228°	54	1.00	YES	22	1.00	YES



## AVERAGE DAYLIGHT FACTOR (ADF)

Project Name: Wells Court  
Report Title: Daylight Sunlight Report  
Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
				Proposed	25.81				54			22		
	R2	Bedroom	W2	Existing	30.77	1.00	YES	228°	57	1.00	YES	23	1.00	YES
				Proposed	30.71				57			23		
67C Hampstead High Street														
Fourth	R1	Bedroom	W1	Existing	28.92	1.00	YES	228°	57	1.00	YES	23	1.00	YES
				Proposed	28.86				57			23		
	R2	Bedroom	W2	Existing	34.18	1.00	YES	228°	62	1.00	YES	23	1.00	YES
				Proposed	34.07				62			23		
4 Perrins Court														
Ground	R1	LKD	W1	Existing	18.48	1.00	YES	252°	18	1.00	YES	0	0.00	YES
				Proposed	18.47				18			0		
			W2	Existing	17.80	1.00	YES	72°N		*North*			*North*	



## AVERAGE DAYLIGHT FACTOR (ADF)

Project Name: Wells Court  
Report Title: Daylight Sunlight Report  
Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
			W3	Proposed Existing Proposed	17.80 16.16 16.15	1.00	YES	72°N		*North*			*North*	
First	R1	Bedroom	W1	Existing Proposed	26.79 26.77	1.00	YES	252°	43 43	1.00	YES	12 12	1.00	YES
			W2	Existing Proposed	27.45 27.43	1.00	YES	252°	41 41	1.00	YES	10 10	1.00	YES
	R2	Bedroom	W3	Existing Proposed	27.40 27.39	1.00	YES	72°N		*North*			*North*	
			W4	Existing Proposed	27.01 27.00	1.00	YES	72°N		*North*			*North*	
	6 Perrins Court													
Ground	R1	LKD	W1	Existing Proposed	16.77 16.77	1.00	YES	252°	33 33	1.00	YES	6 6	1.00	YES



Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Living Room	W2	Existing Proposed	13.40 13.39	1.00	YES	72°N		*North*			*North*	
			W3	Existing Proposed	14.10 14.09	1.00	YES	72°N		*North*			*North*	
	R3	Living Room	W4	Existing Proposed	10.97 10.97	1.00	YES	72°N		*North*			*North*	
First	R1	Bedroom	W1	Existing Proposed	25.28 25.26	1.00	YES	252°	45 45	1.00	YES	15 15	1.00	YES
	R2	Bedroom	W2	Existing Proposed	26.63 26.62	1.00	YES	72°N		*North*			*North*	
			W3	Existing Proposed	26.51 26.49	1.00	YES	72°N		*North*			*North*	



Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
1 Perrins Lane														
Ground	R1	LKD	W1	Existing	5.43	1.00	YES	329°N			*North*			*North*
				Proposed	5.43									
			W2	Existing	6.97	1.00	YES	329°N			*North*			*North*
				Proposed	6.96									
First	R1	Bedroom	W1	Existing	22.54	1.00	YES	329°N			*North*			*North*
				Proposed	22.47									
			W2	Existing	24.01	1.00	YES	329°N			*North*			*North*
				Proposed	23.94									
Second	R1	Bedroom	W1	Existing	28.38	1.00	YES	329°N			*North*			*North*
				Proposed	28.30									
			W2	Existing	29.06	1.00	YES	329°N			*North*			*North*
				Proposed	28.96									



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Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
2 Perrins Lane													
Ground	R1	LKD	W1	Existing	18.82	1.00	YES	329°N					
				Proposed	18.81								
			W2	Existing	13.66	0.99	YES	329°N					
				Proposed	13.59								
First	R2	Bedroom	W1	Existing	26.10	1.00	YES	329°N					
				Proposed	26.00								
			W2	Existing	25.29	1.00	YES	329°N					
				Proposed	25.20								
Second	R1	Bedroom	W1	Existing	29.92	1.00	YES	329°N					
				Proposed	29.80								
			W2	Existing	29.56	1.00	YES	329°N					
				Proposed	29.45								

3 Perrins Lane





## AVERAGE DAYLIGHT FACTOR (ADF)

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Ground	R1	Kitchen	W1	Existing Proposed	14.25 14.25	1.00	YES	329°N		*North*			*North*	
First	R1	Bedroom	W1	Existing Proposed	26.75 26.64	1.00	YES	329°N		*North*			*North*	
	R2	Bedroom	W2	Existing Proposed	27.02 26.89	1.00	YES	329°N		*North*			*North*	
Second	R1	Bedroom	W1	Existing Proposed	30.32 30.17	1.00	YES	329°N		*North*			*North*	
	R2	Bedroom	W2	Existing Proposed	30.51 30.34	0.99	YES	329°N		*North*			*North*	

4 Perrins Lane



Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Ground	No-Room		W1	Existing Proposed	9.22 9.22	1.00	YES	329°N		*North*			*North*	
	No-Room		W2	Existing Proposed	9.91 9.91	1.00	YES	329°N		*North*			*North*	
First	No-Room		W1	Existing Proposed	25.79 26.65	0.99	YES	329°N		*North*			*North*	
	No-Room		W2	Existing Proposed	25.49 25.33	0.99	YES	329°N		*North*			*North*	
Second	No-Room		W1	Existing Proposed	30.47 30.28	0.99	YES	329°N		*North*			*North*	
	No-Room		W2	Existing Proposed	29.84 29.63	0.99	YES	329°N		*North*			*North*	
S Perrins Lane														
Ground	R1	LKD	W1	Existing Proposed	9.91 9.91	1.00	YES	329°N		*North*			*North*	
	No-Room		W2	Existing Proposed	9.22 9.22	1.00	YES	329°N		*North*			*North*	



## AVERAGE DAYLIGHT FACTOR (ADF)

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Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
First	R1	Bedroom	W1	Existing Proposed	25.49 25.33	0.99	YES	329°N		*North*			*North*	
	R2	Bedroom	W2	Existing Proposed	26.79 26.65	0.99	YES	329°N		*North*			*North*	
Second	R1	Bedroom	W1	Existing Proposed	29.84 29.63	0.99	YES	329°N		*North*			*North*	
	R2	Bedroom	W2	Existing Proposed	30.47 30.28	0.99	YES	329°N		*North*			*North*	
6 Perrins Lane														
Ground	R1	LKD	W1	Existing Proposed	10.07 10.07	1.00	YES	280°N		*North*			*North*	



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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
			W2	Existing Proposed	8.19 8.19	1.00	YES	329°N		*North*			*North*	
First	R1	Bedroom	W1	Existing Proposed	23.50 23.43	1.00	YES	280°N		*North*			*North*	
			W2	Existing Proposed	22.13 21.98	0.99	YES	329°N		*North*			*North*	
	R4	Bedroom	W3	Existing Proposed	24.13 24.01	1.00	YES	329°N		*North*			*North*	
	R5	Bedroom	W4	Existing Proposed	24.61 24.54	1.00	YES	329°N		*North*			*North*	
Second	R1	Bedroom	W1	Existing Proposed	27.81 27.71	1.00	YES	280°N		*North*			*North*	
			W2	Existing Proposed	26.99 26.79	0.99	YES	329°N		*North*			*North*	



## AVERAGE DAYLIGHT FACTOR (ADF)

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Bedroom	W3	Existing Proposed	29.87 29.61	0.99	YES	329°N		*North*			*North*	
	No-Room		W4	Existing Proposed	29.76 29.49	0.99	YES	329°N		*North*			*North*	
30A Heath Street														
Second	R1	Bedroom	W1	Existing Proposed	14.89 14.88	1.00	YES	155°	34 34	1.00	YES	5 5	1.00	YES
	R2	Bedroom	W2	Existing Proposed	15.53 15.51	1.00	YES	155°	37 37	1.00	YES	3 3	1.00	YES
			W4	Existing Proposed	16.68 16.66	1.00	YES	155°	36 36	1.00	YES	4 4	1.00	YES
	R3	Bedroom	W5	Existing	18.87	1.00	YES	155°	41	1.00	YES	8	1.00	YES



## AVERAGE DAYLIGHT FACTOR (ADF)

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
				Proposed	18.86				41			8		
	R4	Bedroom	W6	Existing	18.99	1.00	YES	155°	41	1.00	YES	11	1.00	YES
				Proposed	18.98				41			11		
30B Heath Street														
Third	R1	Bedroom	W1	Existing	19.78	1.00	YES	155°	50	1.00	YES	9	1.00	YES
				Proposed	19.76				50			9		
	R2	Bedroom	W2	Existing	22.96	1.00	YES	155°	55	1.02	YES	10	1.00	YES
				Proposed	22.93				56			10		
			W3	Existing	24.82	1.00	YES	155°	58	1.00	YES	11	1.00	YES
				Proposed	24.79				58			11		
	R3	Bedroom	W4	Existing	26.02	1.00	YES	155°	55	1.00	YES	13	1.00	YES
				Proposed	25.98				55			13		





## AVERAGE DAYLIGHT FACTOR (ADF)

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R4	Bedroom	W5	Existing Proposed	24.69 24.65	1.00	YES	155°	53 52	0.98	YES	14 14	1.00	YES
30C Heath Street														
Fourth	R1	Bedroom	W1	Existing Proposed	26.83 26.76	1.00	YES	155°	66 66	1.00	YES	13 13	1.00	YES
	R2	Bedroom	W2	Existing Proposed	30.00 29.91	1.00	YES	155°	71 71	1.00	YES	16 16	1.00	YES
			W3	Existing Proposed	31.67 31.59	1.00	YES	155°	73 73	1.00	YES	19 19	1.00	YES
	R3	Bedroom	W4	Existing Proposed	32.21 32.07	1.00	YES	155°	72 71	0.99	YES	19 19	1.00	YES





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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R4	Bedroom	W5	Existing Proposed	31.11 30.86	0.99	YES	155°	71 70	0.99	YES	18 18	1.00	YES
30D Heath Street														
Fifth	R1	LKD	W2	Existing Proposed	36.77 36.48	0.99	YES	155°	80 80	1.00	YES	26 26	1.00	YES
	R2	Bedroom	W1	Existing Proposed	34.36 34.25	1.00	YES	155°	69 69	1.00	YES	24 24	1.00	YES
	R3	Bedroom	W3	Existing Proposed	37.41 37.00	0.99	YES	155°	83 82	0.99	YES	28 27	0.96	YES
	R4	Bedroom	W4	Existing Proposed	37.30 36.53	0.98	YES	155°	82 80	0.98	YES	27 25	0.93	YES



## AVERAGE DAYLIGHT FACTOR (ADF)

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
24 Heath Street													
Third	R1	Bedroom	W1	Existing	25.81	1.00	YES	68°N	*North*		*North*		
				Proposed	25.73								
			W2	Existing	23.97	1.00	YES	68°N	*North*		*North*		
				Proposed	23.90								
	R2	Bedroom	W3	Existing	22.53	1.00	YES	67°N	*North*		*North*		
				Proposed	22.47								
Fourth	R1	Bedroom	W1	Existing	36.90	0.99	YES	68°N	*North*		*North*		
				Proposed	36.61								
	R2	Bedroom	W2	Existing	32.35	1.00	YES	68°N	*North*		*North*		
				Proposed	32.20								



## AVERAGE DAYLIGHT FACTOR (ADF)

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
22 Heath Street													
First	No-Room		W1	Existing 67.25 Proposed 67.21	1.00	YES	90° Hz	0 0	0.00	YES	0 0	0.00	YES
	No-Room		W2	Existing 46.91 Proposed 46.91	1.00	YES	90° Hz	0 0	0.00	YES	0 0	0.00	YES
Second	R1	Bedroom	W1	Existing 26.64 Proposed 26.61	1.00	YES	71°N	*North*			*North*		
Third	R1	Bedroom	W1	Existing 30.93 Proposed 30.90	1.00	YES	75°N	*North*			*North*		
Fourth	No-Room		W1	Existing 84.25 Proposed 84.23	1.00	YES	90° Hz	0 0	0.00	YES	0 0	0.00	YES
	R1	Bedroom	W2	Existing 35.67 Proposed 35.59	1.00	YES	75°N	*North*			*North*		
			W3	Existing 34.72 Proposed 34.69	1.00	YES	75°N	*North*			*North*		



## AVERAGE DAYLIGHT FACTOR (ADF)

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
			W4	Existing Proposed	30.14 30.08	1.00	YES	75°N		*North*			*North*	
20 Heath Street														
Second	R1	Bedroom	W1	Existing Proposed	32.33 32.26	1.00	YES	75°N		*North*			*North*	
Third	R1	Bedroom	W1	Existing Proposed	32.12 32.05	1.00	YES	75°N		*North*			*North*	
			W2	Existing Proposed	33.25 33.19	1.00	YES	75°N		*North*			*North*	
Fourth	R1	Bedroom	W1	Existing Proposed	37.31 37.21	1.00	YES	75°N		*North*			*North*	
			W2	Existing Proposed	36.97 36.88	1.00	YES	75°N		*North*			*North*	



### AVERAGE DAYLIGHT FACTOR (ADF)

Project Name: Wells Court

Report Title: Daylight Sunlight Report

Architect: Pennington Phillips

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## Appendix 2



## VERTICAL SKY COMPONENT (VSC) AND ANNUNAL PROBABLE SUNLIGHT HOURS

Project Name: Wells Court  
Report Title: Daylight Sunlight Report  
Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria	
63C Hampstead High Street																		
First	R1	Flat1	Residential	LKD	W1-L	0.80	0.12	52.04	51.95	59.80	0.85	0.15	0.04	0.04	2	1.00	YES	
					W1-U	0.80	0.96	52.19	52.09	59.80	0.85	1.00	2.43	2.42				
					W2-L	0.80	0.12	56.01	55.96	59.80	0.85	0.15	0.05	0.05				
					W2-U	0.80	0.96	55.99	55.92	59.80	0.85	1.00	2.60	2.59				
													5.12	5.11				
Second	R1	Flat1	Residential	LKD	W1-L	0.80	0.12	56.31	56.16	56.01	0.85	0.15	0.05	0.05	2	1.00	YES	
					W1-U	0.80	0.96	56.48	56.30	56.01	0.85	1.00	2.80	2.79				
					W2-L	0.80	0.12	60.95	60.81	56.01	0.85	0.15	0.06	0.06				
					W2-U	0.80	0.96	60.95	60.79	56.01	0.85	1.00	3.02	3.01				
													5.92	5.91				
Third	R1	Flat1	Residential	LKD	W1-L	0.80	0.12	61.06	60.83	56.01	0.85	0.15	0.06	0.06	2	1.00	YES	
					W1-U	0.80	0.96	61.29	61.02	56.01	0.85	1.00	3.04	3.02				
					W2-L	0.80	0.12	66.40	66.16	56.01	0.85	0.15	0.06	0.06				
					W2-U	0.80	0.96	66.47	66.20	56.01	0.85	1.00	3.29	3.28				
													6.44	6.42				
Fourth	R2	Flat1	Residential	Bedroom	W2	0.80	0.97	65.04	64.72	79.05	0.85	1.00	2.30	2.29	2	1.00	YES	
														2.30	2.29			
64A Hampstead High Street																		
First	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	37.31	37.28	68.46	0.85	1.00	2.04	2.04	1	1.00	YES	
First	R2	Flat1	Residential	Bedroom	W2-L	0.80	0.01	32.71	32.68	68.46	0.85	0.15	0.00	0.00	1	1.00	YES	
					W2-U	0.80	1.29	33.98	33.95	68.46	0.85	1.00	1.85	1.85				
														1.85	1.85			
First	R3	Flat1	Residential	Kitchen	W3-L	0.80	0.01	32.96	32.91	68.46	0.85	0.15	0.00	0.00	2	1.00	YES	
					W3-U	0.80	1.29	34.56	34.56	68.46	0.85	1.00	1.88	1.88				
														1.89	1.89			
First	R4	Flat1	Residential	Living Room	W4-L	0.80	0.08	30.72	30.69	52.29	0.85	0.15	0.02	0.02	1.5	1.00	YES	
					W4-U	0.80	1.22	33.50	33.46	52.29	0.85	1.00	2.25	2.25				
														2.27	2.27			
First	R5	Flat1	Residential	Living Room	W5-L	0.80	0.08	22.27	22.39	52.10	0.85	0.15	0.01	0.01				





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					W5-U	0.80	1.22	22.38	22.51	52.10	0.85	1.00	1.51	1.52			
													1.53	1.53	1.5	1.01	YES
64B Hampstead High Street																	
Second	R1	Flat1	Residential	Bedroom	W1-L	0.80	0.01	41.17	41.13	68.46	0.85	0.15	0.00	0.00			
					W1-U	0.80	1.29	42.35	42.30	68.46	0.85	1.00	2.31	2.31			
													2.31	2.31	1	1.00	YES
Second	R2	Flat1	Residential	Bedroom	W2-L	0.80	0.01	40.38	40.33	68.46	0.85	0.15	0.00	0.00			
					W2-U	0.80	1.29	42.23	42.17	68.46	0.85	1.00	2.30	2.30			
													2.30	2.30	1	1.00	YES
Second	R3	Flat1	Residential	LKD	W3-L	0.80	0.03	42.29	42.27	68.46	0.85	0.15	0.01	0.01			
					W3-U	0.80	1.27	44.40	44.37	68.46	0.85	1.00	2.37	2.37			
													2.38	2.38	2	1.00	YES
64C Hampstead High Street																	
Third	R1	Flat1	Residential	Bedroom	W1-L	0.80	0.01	49.86	49.80	68.46	0.85	0.15	0.00	0.00			
					W1-U	0.80	1.29	52.61	52.55	68.46	0.85	1.00	2.87	2.86			
													2.87	2.87	1	1.00	YES
Third	R2	Flat1	Residential	Bedroom	W2-L	0.80	0.01	50.62	50.54	68.46	0.85	0.15	0.00	0.00			
					W2-U	0.80	1.29	53.32	53.22	68.46	0.85	1.00	2.91	2.90			
													2.91	2.90	1	1.00	YES
Third	R3	Flat1	Residential	LKD	W3-L	0.80	0.03	52.10	52.04	68.46	0.85	0.15	0.01	0.01			
					W3-U	0.80	1.27	54.18	54.08	68.46	0.85	1.00	2.90	2.89			
					W4-L	0.80	0.02	59.04	59.07	68.46	0.85	0.15	0.01	0.01			
					W4-U	0.80	1.28	60.27	60.23	68.46	0.85	1.00	3.25	3.25			
					W5-L	0.80	0.02	57.82	57.73	68.46	0.85	0.15	0.01	0.01			
					W5-U	0.80	1.28	59.02	58.87	68.46	0.85	1.00	3.18	3.17			
													9.35	9.34	2	1.00	YES
66C Hampstead High Street																	
Fourth	R1	Flat1	Residential	Bedroom	W1-L	0.80	0.12	51.30	51.14	39.47	0.85	0.15	0.07	0.07			
					W1-U	0.80	0.96	51.72	51.52	39.47	0.85	1.00	3.63	3.62			



## VERTICAL SKY COMPONENT (VSC) AND ANNUNAL PROBABLE SUNLIGHT HOURS

Project Name: Wells Court  
Report Title: Daylight Sunlight Report  
Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
													3.70	3.69	1	1.00	YES
Fourth	R2	Flat1	Residential	Bedroom	W2-L	0.80	0.12	64.15	63.98	39.47	0.85	0.15	0.08	0.08			
					W2-U	0.80	0.96	64.24	64.05	39.47	0.85	1.00	4.51	4.50			
													4.60	4.58	1	1.00	YES
Fifth	R2	Flat1	Residential	Bedroom	W1-L	0.80	0.08	72.24	71.55	51.14	0.85	0.15	0.05	0.05			
					W1-U	0.80	0.41	72.94	72.11	51.14	0.85	1.00	1.67	1.65			
													1.72	1.70	1	0.99	YES
Fifth	R3	Flat1	Residential	Bedroom	W2	0.80	0.66	67.62	66.91	51.14	0.85	1.00	2.50	2.48			
													2.50	2.48	1	0.99	YES
66A Hampstead High Street																	
Second	R1	Flat1	Residential	Bedroom	W1	0.80	1.08	54.49	54.43	39.47	0.85	1.00	4.30	4.29			
													4.30	4.29	1	1.00	YES
66B Hampstead High Street																	
Third	R1	Flat1	Residential	Bedroom	W1-L	0.80	0.12	46.40	46.33	39.47	0.85	0.15	0.06	0.06			
					W1-U	0.80	0.96	46.20	46.12	39.47	0.85	1.00	3.25	3.24			
													3.31	3.30	1	1.00	YES
Third	R2	Flat1	Residential	Bedroom	W2-L	0.80	0.12	58.66	58.57	39.47	0.85	0.15	0.08	0.08			
					W2-U	0.80	0.96	58.23	58.14	39.47	0.85	1.00	4.09	4.08			
													4.17	4.16	1	1.00	YES
67A Hampstead High Street																	
Second	R1	Flat1	Residential	Bedroom	W1-L	0.80	0.12	52.60	52.54	43.10	0.85	0.15	0.06	0.06			
					W1-U	0.80	0.96	56.76	56.70	43.10	0.85	1.00	3.65	3.65			
													3.71	3.71	1	1.00	YES
67B Hampstead High Street																	
Third	R1	Flat1	Residential	Bedroom	W1-L	0.80	0.12	59.64	59.58	43.10	0.85	0.15	0.07	0.07			
					W1-U	0.80	0.96	59.46	59.39	43.10	0.85	1.00	3.82	3.82			
													3.90	3.89	1	1.00	YES



## VERTICAL SKY COMPONENT (VSC) AND ANNUNAL PROBABLE SUNLIGHT HOURS

Project Name: Wells Court  
Report Title: Daylight Sunlight Report  
Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
Third	R2	Flat1	Residential	Bedroom	W2-L	0.80	0.12	67.67	67.57	43.10	0.85	0.15	0.08	0.08			
					W2-U	0.80	0.96	67.33	67.23	43.10	0.85	1.00	4.33	4.33			
<div>4 Perrins Court</div>																	
Ground	R1	Flat1	Residential	LKD	W1	0.80	0.88	47.43	47.42	100.15	0.85	1.00	1.20	1.20			
					W2	0.80	0.88	46.34	46.33	100.15	0.85	1.00	1.17	1.17			
													1.11	1.11	2	1.00	YES
													3.49	3.49			
First	R1	Flat1	Residential	Bedroom	W1	0.80	1.32	60.65	60.63	60.32	0.85	1.00	3.83	3.82			
					W2-L	0.80	0.10	60.13	60.12	60.32	0.85	0.15	0.04	0.04			
													2.90	2.90	1	1.00	YES
													6.77	6.77			
First	R2	Flat1	Residential	Bedroom	W3-L	0.80	0.10	60.39	60.37	61.58	0.85	0.15	0.04	0.04			
					W3-U	0.80	0.98	62.49	62.47	61.58	0.85	1.00	2.86	2.86			
													0.04	0.04	1	1.00	YES
													2.83	2.83			
													5.78	5.77	1	1.00	YES
<div>6 Perrins Court</div>																	
Ground	R1	Flat1	Residential	LKD	W1	0.80	0.88	44.49	44.49	60.34	0.85	1.00	1.87	1.87			
													1.87	1.87	2	1.00	YES
Ground	R2	Flat1	Residential	Living Room	W2	0.80	0.88	38.91	38.89	61.55	0.85	1.00	1.60	1.60			
					W3	0.80	0.88	40.27	40.25	61.55	0.85	1.00	1.66	1.66			
													3.26	3.26	1.5	1.00	YES
Ground	R3	Flat1	Residential	Living Room	W4	0.80	0.88	34.43	34.43	61.55	0.85	1.00	1.42	1.42			
													1.42	1.42	1.5	1.00	YES
First	R1	Flat1	Residential	Bedroom	W1	0.80	1.32	58.22	58.19	60.34	0.85	1.00	3.67	3.67			
													3.67	3.67	1	1.00	YES
First	R2	Flat1	Residential	Bedroom	W2-L	0.80	0.10	57.92	57.90	61.55	0.85	0.15	0.04	0.04			
					W2-U	0.80	0.98	61.40	61.38	61.55	0.85	1.00	2.81	2.81			
					W3-L	0.80	0.10	57.41	57.39	61.55	0.85	0.15	0.04	0.04			
					W3-U	0.80	0.98	61.17	61.15	61.55	0.85	1.00	2.80	2.80			



## VERTICAL SKY COMPONENT (VSC) AND ANNUNAL PROBABLE SUNLIGHT HOURS

Project Name: Wells Court  
Report Title: Daylight Sunlight Report  
Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
													5.69	5.69	1	1.00	YES
1 Perrins Lane																	
Ground	R1	Flat1	Residential	LKD	W1	0.80	1.30	24.27	24.27	55.25	0.85	1.00	1.65	1.65			
					W2	0.80	1.30	27.98	27.95	55.25	0.85	1.00	1.90	1.90			
													3.54	3.54	2	1.00	YES
First	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	54.62	54.51	55.25	0.85	1.00	3.71	3.70			
					W2	0.80	1.30	56.94	56.82	55.25	0.85	1.00	3.86	3.85			
													7.57	7.55	1	1.00	YES
Second	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	63.78	63.64	55.25	0.85	1.00	4.33	4.32			
					W2	0.80	1.30	64.85	64.68	55.25	0.85	1.00	4.40	4.39			
													8.73	8.70	1	1.00	YES
2 Perrins Lane																	
Ground	R1	Flat1	Residential	LKD	W1	0.80	1.30	48.96	48.91	55.25	0.85	1.00	3.32	3.32			
					W2	0.80	1.30	40.58	40.47	55.25	0.85	1.00	2.75	2.74			
													6.07	6.06	2	1.00	YES
First	R2	Flat1	Residential	Bedroom	W1	0.80	1.30	60.30	60.14	55.25	0.85	1.00	4.09	4.08			
					W2	0.80	1.30	58.84	58.70	55.25	0.85	1.00	3.99	3.98			
													8.08	8.06	1	1.00	YES
Second	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	66.44	66.22	55.25	0.85	1.00	4.50	4.49			
					W2	0.80	1.30	65.86	65.68	55.25	0.85	1.00	4.47	4.45			
													8.97	8.94	1	1.00	YES
3 Perrins Lane																	
Ground	R1	Flat1	Residential	Kitchen	W1	0.80	1.30	41.55	41.55	40.27	0.85	1.00	3.87	3.87	2	1.00	YES
													3.87	3.87			
First	R1	Flat1	Residential	Bedroom	W1	0.80	1.24	61.16	60.97	40.27	0.85	1.00	5.43	5.42	1	1.00	YES
													5.43	5.42			
First	R2	Flat1	Residential	Bedroom	W2	0.80	1.30	61.80	61.58	40.27	0.85	1.00	5.75	5.73	1	1.00	YES
													5.75	5.73			
Second	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	66.78	66.53	40.06	0.85	1.00	6.25	6.23			



## VERTICAL SKY COMPONENT (VSC) AND ANNUNAL PROBABLE SUNLIGHT HOURS

Project Name: Wells Court  
Report Title: Daylight Sunlight Report  
Architect: Pennington Phillips

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
Second	R2	Flat1	Residential	Bedroom	W2	0.80	1.30	67.16	66.86	40.27	0.85	1.00	6.25	6.23	1	1.00	YES
													6.25	6.22			
													6.25	6.22	1	1.00	YES
5 Perrins Lane																	
Ground	R1	Flat1	Residential	LKD	W1	0.80	1.30	34.35	34.35	35.60	0.85	1.00	3.62	3.62			
													3.62	3.62	2	1.00	YES
First	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	59.54	59.28	35.60	0.85	1.00	6.27	6.24			
													6.27	6.24	1	1.00	YES
First	R2	Flat1	Residential	Bedroom	W2	0.80	1.30	61.57	61.33	33.03	0.85	1.00	6.99	6.96			
													6.99	6.96	1	1.00	YES
Second	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	66.45	66.09	35.60	0.85	1.00	7.00	6.96			
													7.00	6.96	1	0.99	YES
Second	R2	Flat1	Residential	Bedroom	W2	0.80	1.30	67.26	66.93	33.03	0.85	1.00	7.63	7.59			
													7.63	7.59	1	1.00	YES
6 Perrins Lane																	
Ground	R1	Flat1	Residential	LKD	W1	0.80	1.30	35.19	35.19	45.67	0.85	1.00	2.89	2.89			
					W2	0.80	1.30	30.90	30.90	45.67	0.85	1.00	2.54	2.54			
													5.42	5.42	2	1.00	YES
First	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	57.12	57.00	45.67	0.85	1.00	4.69	4.68			
					W2	0.80	1.30	54.10	53.86	45.67	0.85	1.00	4.44	4.42			
													9.13	9.10	2	1.00	YES
First	R4	Flat1	Residential	Bedroom	W3	0.80	1.30	57.31	57.10	34.30	0.85	1.00	6.26	6.24			
													6.26	6.24	2	1.00	YES
First	R5	Flat1	Residential	Bedroom	W4	0.80	1.30	57.76	57.65	34.30	0.85	1.00	6.31	6.30			
													6.31	6.30	2	1.00	YES
Second	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	63.33	63.17	45.67	0.85	1.00	5.20	5.18			
					W2	0.80	1.30	61.68	61.35	45.67	0.85	1.00	5.06	5.04			
													10.26	10.22	2	1.00	YES
Second	R2	Flat1	Residential	Bedroom	W3	0.80	1.30	65.90	65.46	34.30	0.85	1.00	7.20	7.15			
													7.20	7.15	2	0.99	YES



## VERTICAL SKY COMPONENT (VSC) AND ANNUNAL PROBABLE SUNLIGHT HOURS

Project Name: Wells Court  
Report Title: Daylight Sunlight Report  
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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
30A Heath Street																	
Second	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	41.97	41.95	51.19	0.85	1.00	3.07	3.07			
													3.07	3.07	1	1.00	YES
Second	R2	Flat1	Residential	Bedroom	W2	0.80	1.30	42.99	42.95	79.02	0.85	1.00	2.04	2.04			
					W4	0.80	1.30	44.84	44.79	79.02	0.85	1.00	2.13	2.12			
													4.17	4.16	1	1.00	YES
Second	R3	Flat1	Residential	Bedroom	W5	0.80	3.27	49.41	49.39	61.45	0.85	1.00	7.59	7.58			
													7.59	7.58	1	1.00	YES
Second	R4	Flat1	Residential	Bedroom	W6	0.80	1.34	48.47	48.46	51.19	0.85	1.00	3.66	3.66			
													3.66	3.66	1	1.00	YES
30B Heath Street																	
Third	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	50.02	49.99	51.19	0.85	1.00	3.66	3.66			
													3.66	3.66	1	1.00	YES
Third	R2	Flat1	Residential	Bedroom	W2	0.80	1.30	54.99	54.94	79.02	0.85	1.00	2.61	2.61			
					W3	0.80	1.30	57.88	57.80	79.02	0.85	1.00	2.74	2.74			
													5.35	5.35	1	1.00	YES
Third	R3	Flat1	Residential	Bedroom	W4	0.80	3.27	61.04	60.97	61.45	0.85	1.00	9.37	9.36			
													9.37	9.36	1	1.00	YES
Third	R4	Flat1	Residential	Bedroom	W5	0.80	1.34	57.60	57.53	51.19	0.85	1.00	4.35	4.34			
													4.35	4.34	1	1.00	YES
30C Heath Street																	
Fourth	R1	Flat1	Residential	Bedroom	W1	0.80	1.30	61.28	61.16	51.19	0.85	1.00	4.49	4.48			
													4.49	4.48	1	1.00	YES
Fourth	R2	Flat1	Residential	Bedroom	W2	0.80	1.30	66.37	66.21	79.02	0.85	1.00	3.15	3.14			
					W3	0.80	1.30	69.13	68.97	79.02	0.85	1.00	3.28	3.27			
													6.43	6.41	1	1.00	YES
Fourth	R3	Flat1	Residential	Bedroom	W4	0.80	3.27	71.73	71.46	61.45	0.85	1.00	11.01	10.97			
													11.01	10.97	1	1.00	YES
Fourth	R4	Flat1	Residential	Bedroom	W5	0.80	1.34	68.16	67.73	51.19	0.85	1.00	5.14	5.11			
													5.14	5.11	1	0.99	YES





## VERTICAL SKY COMPONENT (VSC) AND ANNUNAL PROBABLE SUNLIGHT HOURS

Project Name: Wells Court  
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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
30D Heath Street																	
Fifth	R1	Flat1	Residential	LKD	W2	0.80	1.33	78.74	78.17	51.19	0.85	1.00	5.88	5.84	2	0.99	YES
Fifth	R2	Flat1	Residential	Bedroom	W1	0.80	1.33	74.32	74.14	86.94	0.85	1.00	3.27	3.26			
													3.27	3.26	1	1.00	YES
Fifth	R3	Flat1	Residential	Bedroom	W3-L	0.80	0.00	79.23	78.56	51.19	0.85	0.15	0.00	0.00	1	0.99	YES
					W3-U	0.80	1.56	80.65	79.78	51.19	0.85	1.00	7.11	7.03			
													7.11	7.03			
Fifth	R4	Flat1	Residential	Bedroom	W4-L	0.80	0.00	77.96	76.75	51.19	0.85	0.15	0.00	0.00	1	0.98	YES
					W4-U	0.80	1.42	79.94	78.37	51.19	0.85	1.00	6.39	6.26			
													6.39	6.26			
													6.39	6.26	1	0.98	YES
24 Heath Street																	
Third	R1	Flat1	Residential	Bedroom	W1-L	0.80	0.07	50.50	50.50	47.98	0.85	0.15	0.03	0.03	2	1.00	YES
					W1-U	0.80	1.23	60.59	60.46	47.98	0.85	1.00	4.48	4.47			
					W2-L	0.80	0.07	45.81	45.81	47.98	0.85	0.15	0.03	0.03			
					W2-U	0.80	1.39	58.05	57.93	47.98	0.85	1.00	4.85	4.84			
													9.39	9.37			
Third	R2	Flat1	Residential	Bedroom	W3	0.80	1.33	53.88	53.78	27.63	0.85	1.00	7.46	7.44	2	1.00	YES
													7.46	7.44			
Fourth	R1	Flat1	Residential	Bedroom	W1	0.80	0.88	75.88	75.31	48.00	0.85	1.00	4.03	4.00	2	0.99	YES
													4.03	4.00			
Fourth	R2	Flat1	Residential	Bedroom	W2-L	0.80	0.27	69.43	69.19	27.63	0.85	0.15	0.29	0.29	2	1.00	YES
					W2-U	0.80	0.61	67.48	67.19	27.63	0.85	1.00	4.30	4.28			
													4.60	4.58			
22 Heath Street																	
Second	R1	Flat1	Residential	Bedroom	W1-L	0.80	0.63	60.31	60.27	31.55	0.85	0.15	0.52	0.52	2	1.00	YES
					W1-U	0.80	0.98	62.30	62.25	31.55	0.85	1.00	5.57	5.56			
													6.08	6.08			
Third	R1	Flat1	Residential	Bedroom	W1-L	0.80	0.42	67.46	67.41	31.61	0.85	0.15	0.38	0.38			





## VERTICAL SKY COMPONENT (VSC) AND ANNUNAL PROBABLE SUNLIGHT HOURS

Project Name: Wells Court  
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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
Fourth	R1	Flat1	Residential	Bedroom	W1-U	0.80	0.88	67.68	67.62	31.61	0.85	1.00	5.45	5.45	2	1.00	YES
													5.84	5.83			
					W2-L	0.80	0.10	75.94	75.81	58.13	0.85	0.15	0.06	0.06			
					W2-U	0.80	1.20	78.10	77.94	58.13	0.85	1.00	4.65	4.64			
					W3-L	0.80	0.10	73.88	73.85	58.13	0.85	0.15	0.05	0.05			
					W3-U	0.80	1.20	76.07	76.01	58.13	0.85	1.00	4.53	4.53			
					W4-L	0.80	0.10	64.61	64.61	58.13	0.85	0.15	0.05	0.05			
					W4-U	0.80	1.20	67.02	66.92	58.13	0.85	1.00	3.99	3.98			
										13.33	13.31	2	1.00	YES			
20 Heath Street																	
Second	R1	Flat1	Residential	Bedroom	W1	0.80	1.32	70.99	70.87	61.02	0.85	1.00	4.43	4.42	2	1.00	YES
Third	R1	Flat1	Residential	Bedroom									4.43	4.42			
					W1-L	0.80	0.06	53.43	53.41	60.51	0.85	0.15	0.02	0.02			
					W1-U	0.80	1.20	71.13	71.00	60.51	0.85	1.00	4.07	4.06			
					W2-L	0.80	0.07	64.58	64.50	60.51	0.85	0.15	0.03	0.03			
					W2-U	0.80	1.20	70.23	70.13	60.51	0.85	1.00	4.00	4.00			
										8.12	8.11	2	1.00	YES			
Fourth	R1	Flat1	Residential	Bedroom	W1-L	0.80	0.31	79.91	79.73	149.59	0.85	0.15	0.07	0.07	2	1.00	YES
					W1-U	0.80	1.01	79.19	78.99	149.59	0.85	1.00	1.55	1.54			
					W2-L	0.80	0.31	78.99	78.81	149.59	0.85	0.15	0.07	0.07			
					W2-U	0.80	1.01	78.42	78.22	149.59	0.85	1.00	1.53	1.53			
													3.22	3.21			