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Daylighting Impact Assessment

246-248 Kilburn High Road

Date:	22/5/2017
Revision:	-
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1.0 Executive Summary

This report details the daylight and sunlight impact assessment of the proposed new development at 248 Kilburn High Road. The assessment has been completed in accordance with the methodology detailed in the BRE Report 209: Site Layout Planning for Sunlight and Daylight, 2nd Edition, 2011.

The results presented here indicate that the scale and massing of the development proposals are acceptable in relation to its' impact on the existing residential accommodation in the immediate vicinity.

Specifically, the only neighbouring windows serving habitable rooms which are predicted to experience a negative impact (as measured using the VSC) in excess of the BRE guidelines, are those which already experience significant levels of self-shading or obstruction, such as those obscured by balconies above or large rear extensions perpendicular to the window in question. Therefore it can be demonstrated that the development proposals are of an acceptable scale.

Furthermore, the assessment of the internal daylighting conditions within the proposed accommodation has demonstrated that the BRE guideline standards are met or exceeded in all habitable rooms.

2.0 Introduction

Fabric Building Physics was appointed to undertake a skylight and sunlight impact study in relation to the existing residential properties adjacent to the proposed new residential development at 248 Kilburn High Road, London NW6. This report has been drafted to meet the requirements of Camden Council Planning guidance which states:

'*A daylight and sunlight assessment should accompany planning applications where a proposed development has the potential to negatively impact the existing levels of daylight or sunlight on neighbouring properties.'*

The predicted impact of the proposed development has been assessed in relation to the guideline standards defined in accordance with the BRE Report *BR 209*: *Site Layout Planning for Sunlight and Daylight, 2nd Edition 2011* by Paul Littlefair.

The analysis presented in this report is based on the planning drawings submitted by Inside Out Architecture with this application. The scale, massing and internal layout for the adjacent buildings at 1-23 Grangeway, 240-242, 244 & 254 Kilburn High Road were all accessed from planning submission records on LB Camden planning portal.

2.1 Site Context

The site is situated between Kilburn High Road and Kilburn Grange Park as shown in Figure 1.

The main portion of the site is currently cleared as shown in Figure 2; with a three storey residential building occupying the Northern edge of the site as shown in Figure 2. The site is bounded and overlooked by a number of existing buildings, which are believed to be a mixture of residential and commercial premises. The majority of the nearest windows overlooking the site at the rear of 250-252 Kilburn High Road are believed to be bathroom, as shown by the presence of 100mm soil waste pipes. These are visible in Figure 5 below.

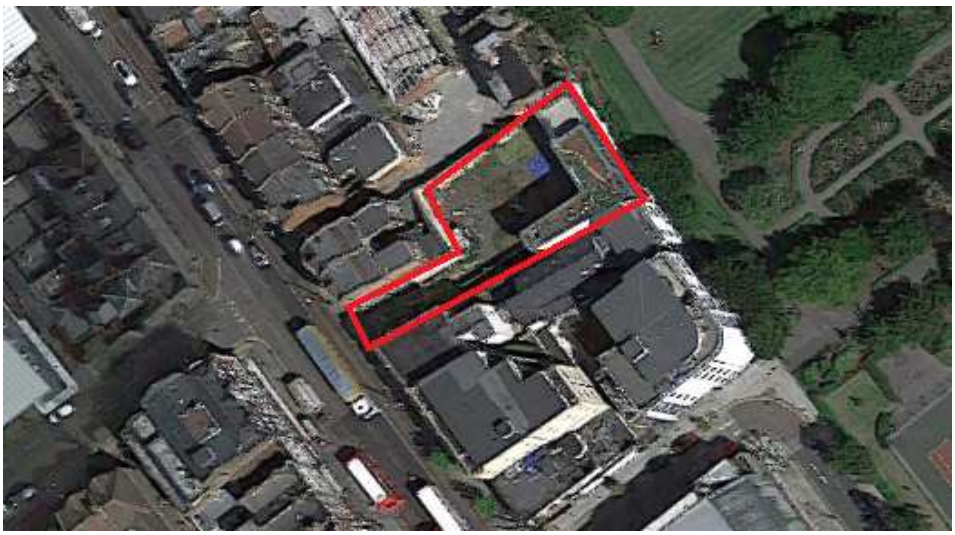


Figure 1: Aerial View of Site Location

Figure 2: Existing Site (Looking South West) towards Kilburn High Road

Figure 3: Existing house at 246 Kilburn High Road

Figure 4: View northeast at boundary wall with 246 Kilburn High Road

Figure 5: View of rear of 250 Kilburn High Road from roof of 246 KHR.

3.0 Planning Policy

The requirements for daylight amenity in both existing and proposed accommodation is addressed in Camden Planning Guidance 6 (CPG 6): Amenity www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2694293.

The guidance contained in CPG 6 requires new developments to demonstrate that the amenity standards are maintained in accordance with the methodology defined in BRE 209: Site Layout Planning for Sunlight and Daylight: 2nd Edition 2011 by Dr Paul Littlefair.

3.1 BRE Guidelines

BRE report 209 – Site Layout Planning for Sunlight and Daylight (2011) defines the criteria and methodology for the assessment of daylight, sunlight and overshadowing within new and existing developments. The purpose of the guide is to provide a framework to ensure adequate daylighting is provided in new development and minimise the impact of new development on adjacent existing buildings.

The handbook provides guideline standards to be maintained in existing buildings and a simplified methodology to determine whether any negative impact is 'material' or within acceptable limits. The handbook discusses the limits of applicability of the defined standards, with particular emphasis on the need to interpret the guideline standards flexibly subject to the site context, constraints and design requirements;

> *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 designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design. In special circumstances the Developer or Planning Authority may wish to use different target values. (Page 1, Paragraph 1.6)*
>
> *Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light'. (Page 7, Paragraph 2.2.3)*

3.2 Daylight

Where a proposed development does not subtend the 25° angle from a point 2m above ground level projected from an existing building, it can be concluded that the development proposals will not have a material impact on the existing daylighting levels and therefore no further analysis is required. This process is to be undertaken for all adjacent / potentially affected buildings.

Where proposed development does subtend the 25º line, the potential impact on existing buildings is assessed using Vertical Sky Component and No Sky Line calculations. The latter requires knowledge of the internal floorplan of the potentially affected building.

For new development, the BRE guidelines state:

> *Daylight provision in new rooms may be checked using the average daylight factor calculation. The ADF is a measure of the overall amount of daylight in a space… In housing, BS 8206 also gives minimum values of ADF of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. (Page 7, Paragraph 2.2.3)*

3.2.1 Vertical Sky Component

The Vertical Sky Component (VSC) is defined as:

> *This is the ratio of the direct sky illuminance falling on the vertical wall at a reference point (usually the centre of the window), to the simultaneous horizontal illuminance under an unobstructed sky. The standard CIE (Commission Internationale de L'Eclairage) overcast sky is used, and the ratio is expressed as a percentage.*

This is the principle measurement of how much sky is visible from a vertical surface and is used to assess the impact of new development on adjacent properties. An unobstructed vertical surface can achieve a maximum VSC of 39.6%.

The BRE guidelines state that for a room to be able to continue to receive sufficient daylight, the windows should be capable of achieving a VSC of greater than 27 per cent. Furthermore, new development should seek to limit any reduction below this level to within 0.8 times the original value to ensure adequate daylighting potential is maintained.

3.2.2 No Sky Line

The no sky line / view of sky divides points on the working plane (0.85m above FFL for residential) which have and do not have a direct view of the sky. Areas located beyond the no-sky line will usually appear darker and more gloomy compared with the rest of the room. The BRE handbook states:

> *If, following construction of a new development, the no sky line moves so that the area of the existing room, which does received direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit. This is also true if the no-sky line encroaches on key areas like kitchen sinks and worktops.*

3.2.3 Average Daylight Factor

The Average Daylight Factor (ADF) is the ratio of illuminance achieved on a working plane in a room, relative to the unobstructed horizontal illuminance achieved outside. The CIE standard overcast sky is used and the ratio is expressed as a percentage.

3.3 Sunlight

For access to direct sunlight, the BRE guidelines propose a single methodology, Annual Probable Sunlight Hours, to assess direct solar access for both existing and new build development. Separate criteria are defined for the assessment of direct sun in external open spaces.

3.3.1 Annual Probable Sunlight Hours

The BRE guidelines states that:

> *In general a dwelling, or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided:*
>
> - *At least one main window wall faces within 90º of due south and*
> - *The centre of at least one window to a main living room can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March.*
> - *Where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations.*

The APSH assesses the likelihood of direct sunlight including the effects of cloud cover rather than relying solely on solar geometry. BR209 defines 'probable sunlight hours' as the total number of hours in the year that sun is expected to shine on unobstructed ground, allowing for average levels of cloud cover for the location in question based on historical climate data. APSH is measured at the window face and are calculated for each window using the sunlight availability indicators provided in BR 209 Appendix A for the latitude that most closely matches the site.

For existing adjacent dwellings, where a main window faces within 90 degrees of south and development proposals subtend the 25º line, there is potential for the existing sunlight amenity to be adversely affected. This will be the case if the centre of the window:

- *Receives less than 25% of APSH or less than 5% APSH between 21st September and 21 March and*

- *Receives less than 0.8 times its former sunlight hours during either period and*

- *Has a reduction in sunlight hours received over the whole year greater than 4% of APSH*

3.4 Reference Windows

Refer to Drawing 1414/R/01 for identification of the reference windows for the adjacent properties.

4.0 Analysis Results

4.1 Neighbouring Buildings Vertical Sky Component

The VSC results for the windows of surrounding buildings are detailed in drawing 1414/R/01 and are summarised below:

1-23 Grangeway
All windows are predicted to experience a reduction of between 4.8-7.2% compared to the existing consented condition and is therefore considered to be within acceptable limits.

240-242 Kilburn High Road
Of the 18 windows located here, 8 are predicted to receive a reduction to their VSC of greater than 20% their existing value. However, it is noted that each of the windows is located beneath a deck access type balcony for the dwelling above. Further comparative analysis of the VSC with and without the balcony above (in accordance with the BRE methodology) confirms that the balcony itself is responsible for the majority of the shading rather than the development proposals. It is therefore concluded that the impact of the proposals on these dwelling is within acceptable limits.

244 Kilburn High Road
There are 14 windows located at this address. Of these, 5 are predicted to experience a reduction to their existing VSC to below 27% and 0.8 times' their existing value. Of these 14 windows, 5 are predicted to experience a reduction to the VSC greater than the BRE guidelines. However, it is contended that in each case, the affected windows are either poor neighbours as defined by BRE or serve rooms with multiple windows / skylights where the internal daylighting levels are estimated to remain satisfactory.

W40-W42 are located on the boundary with the development site and therefore can be categorised as poor neighbours in that they require an unfair share of available daylight.

Windows W46-W47 are also located close to the boundary and are predicted to experience significant reductions to their VSC. However, these windows serve rooms with skylights with VSC values greater than 61%. Therefore, the daylighting levels are expected to remain at acceptable levels due to the skylights.

It is therefore concluded that the development proposals will not have an unacceptable impact on the existing daylight amenity for the properties at 244 Kilburn High Road.

250-252 Kilburn High Road
There are 11 windows facing the development site at this address, of which 5 are predicted to experience larger reductions to their VSC. Two of these windows,

W55 and W63 serve bathrooms and therefore are outside of the scope of the BRE guidelines.

W59 & W61 are heavily obstructed by their own adjacent rear extension. Similar to the balcony at 240-242 KHR, when the impact is modelled with no rear extension present, the reduction of VSC would be within acceptable levels.

Finally, W60 is located very close to the boundary and therefore requires more than its' fair share of daylight. Using the alternative target method defined in the BRE Guidelines for such cases, it is predicted that the proposed impact is within acceptable limits.

256-260 Kilburn High Road
There are no affected windows in these properties.

4.2 Neighbouring Buildings – No Sky Line Assessment

The results of the no sky line assessment for the neighbouring dwellings is detailed on drawing 1414/W/06 in the Appendix. This illustrates the comparison of the location of the no sky line in both the existing and proposed condition.

- Of the 19 rooms assessed, 6 are predicted to experience a reduction to the working plane with a view of the sky to less than 0.8 times its existing value.

- Of these six, three (250-01, 250-03 & 252-01) are bathrooms and therefore not habitable rooms. Furthermore, room 244-03 experiences a marginal failure of a 22% reduction and falls only slightly below the BRE threshold of 20%.

- Rooms 252-02 & 252-04 are both located at the rear elevation of the main building but experience significant self-shading & obstruction from their own rear extension.

4.3 Neighbouring Buildings – Annual Probable Sunlight Hours

The development site is located to the north of all the neighbouring windows of interest and therefore an assessment of the impact on the Annual Probable Sunlight Hours is not required by the BRE assessment methodology.

4.4 Neighbour Buildings Conclusion

It is concluded that the development proposals will not create excessive reductions to the VSC of existing windows or location of the no sky line within the adjacent

buildings. It is therefore contended that the development proposals are of a scale and massing that is consistent with the local context.

4.5 Daylighting Within Proposed Accommodation

The Average Daylight Factor and No Sky Line results are detailed on drawing 1414/R/02 in the Appendix. These are to be read with the No Sky Line plots detailed on drawings 1414/W/01-06 . The results can be summarised as follows:

1) All habitable accommodation in both Block A & B meets or exceeds the BRE guideline values for average daylight factor for bedrooms, living rooms and kitchens.

2) For the open plan living / kitchen areas, the area of the room with a direct view of the sky is reported as a percentage of the total room area, whereas for the living room only, the percentage area would be higher, and above 80% in nearly all instances.

3) All bedrooms achieve a satisfactory direct view of the sky, except those which have been set back from the main façade to incorporate a balcony space. This smaller area of the working plane with a direct view of the sky is considered an acceptable trade-off for the provision of an external space for each apartment.

5.0 Appendix 1 - Glossary

Daylight
Visible part of the global solar radiation – includes sunlight and skylight components as described below.

Sunlight
Visible part of the solar radiation that reaches the Earth's surface directly as parallel rays after selective attenuation by the atmosphere. Note, this is sometimes known as beam radiation.

Skylight
Visible part of the solar spectrum that reaches the Earth's surface diffusely as a result of scattering by the Earth's atmosphere.

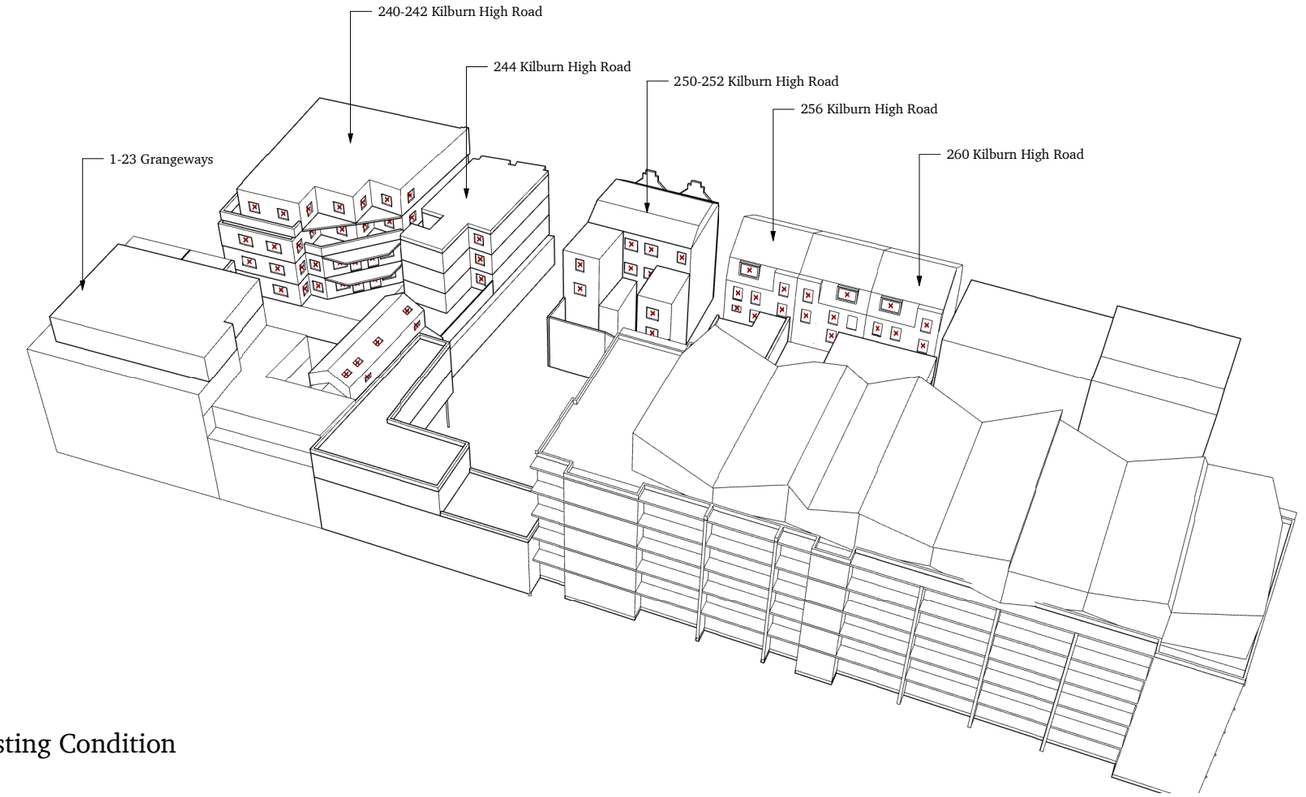
Obstruction Angle
The angular altitude of the top of an obstruction above the horizontal, measured from a given reference point in a vertical plane in a section drawn perpendicular to the vertical plane.

Annual Probable Sunlight Hours (APSH)
Long-term average of the total number of hours during the year that direct sunlight reaches a reference point. The reference point can be located on a horizontal or vertical surface. The APSH calculation includes the statistical likelihood of cloud cover in a specific location. It is therefore a more appropriate predictor of sunlight hours than shadow diagrams which do not consider cloud cover.

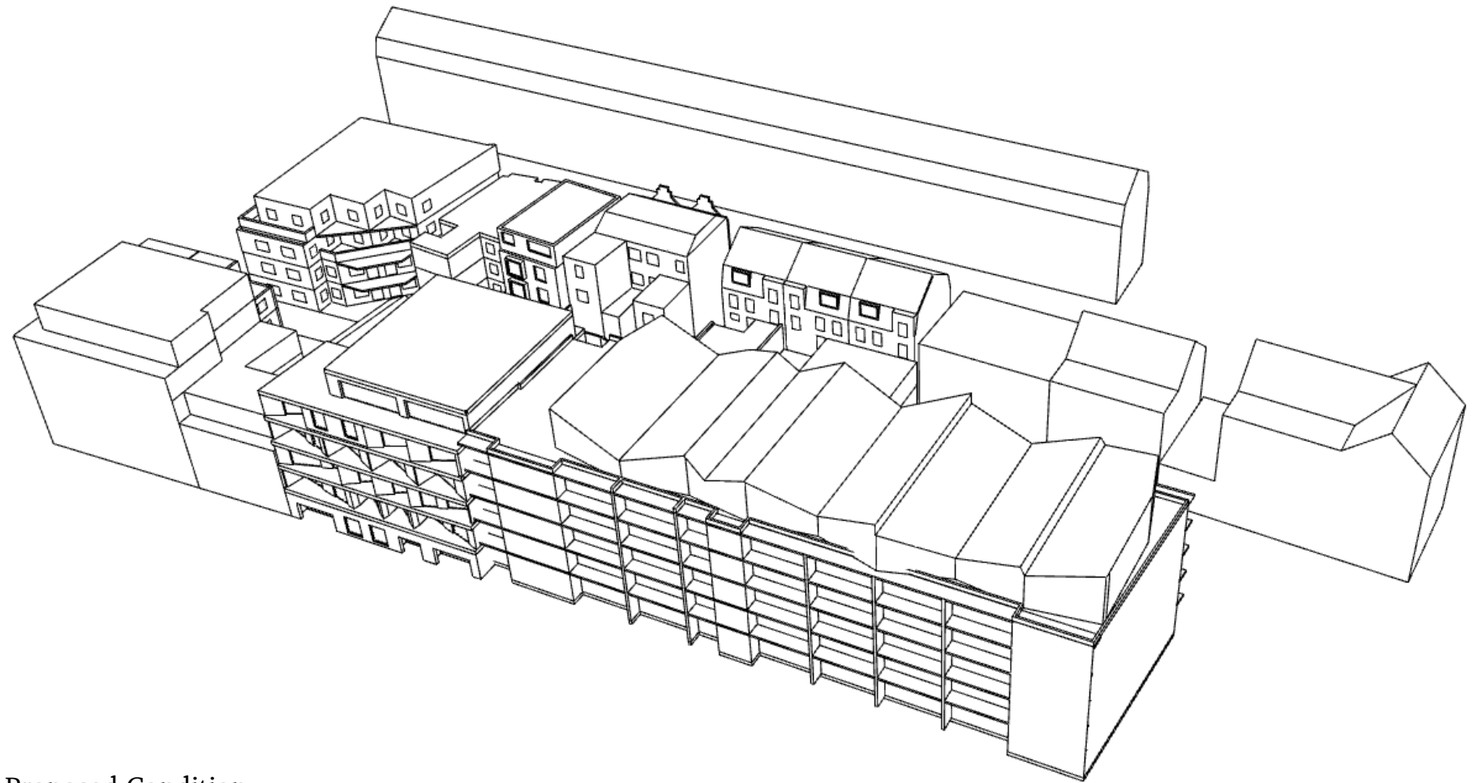
Vertical Sky Component (VSC)
The ratio, expressed as a percentage, of that part of illuminance, at a point on a given vertical plane that is received directly from a standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. This is the principle measurement of how much sky is visible from a vertical surface and is used to assess the impact of new development on adjacent properties.

Visible Sky Angle θ (VSA)
An angular measurement that results from deducting the obstruction angle from a right angle taken from a given reference point in a vertical plane. Ignoring the effects of shading by window reveals, the VSA is equal to 90° minus the Obstruction Angle.

6.0 Appendix – 2 Drawings & Results



Existing Condition



Proposed Condition

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Project
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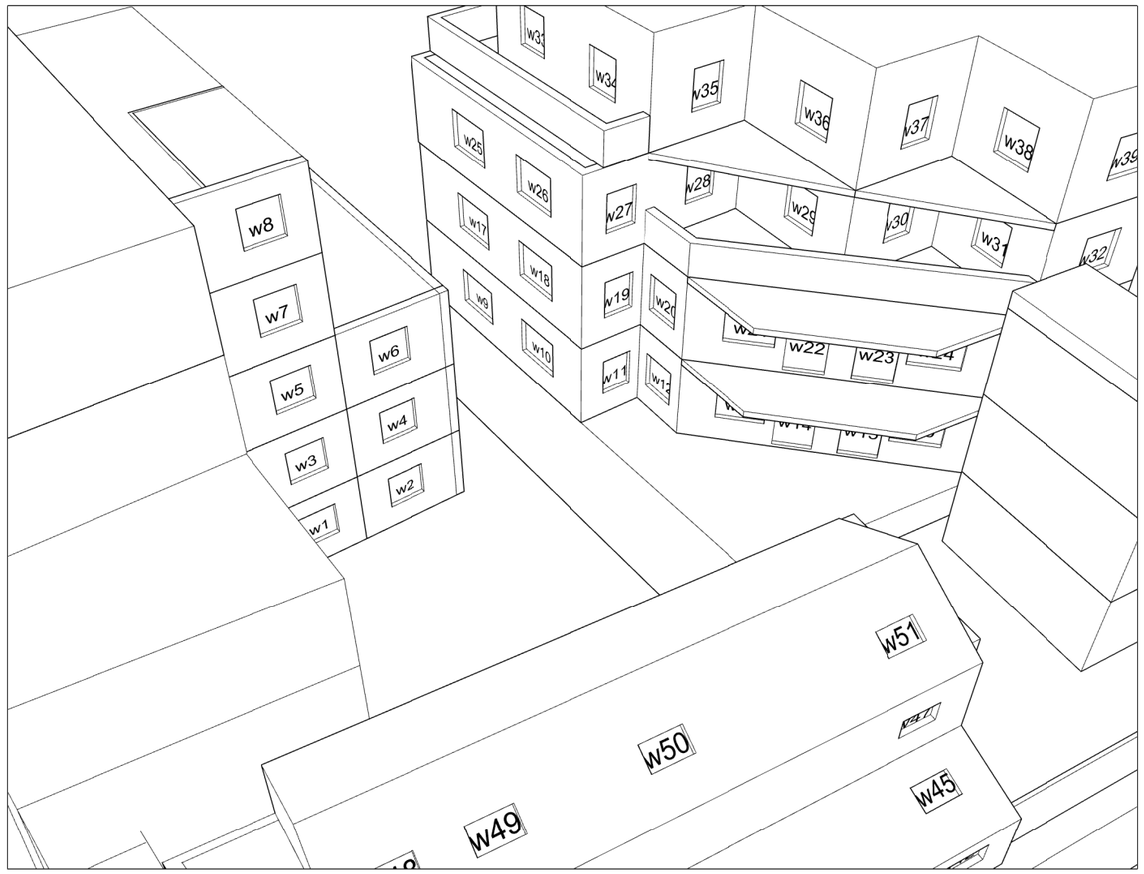
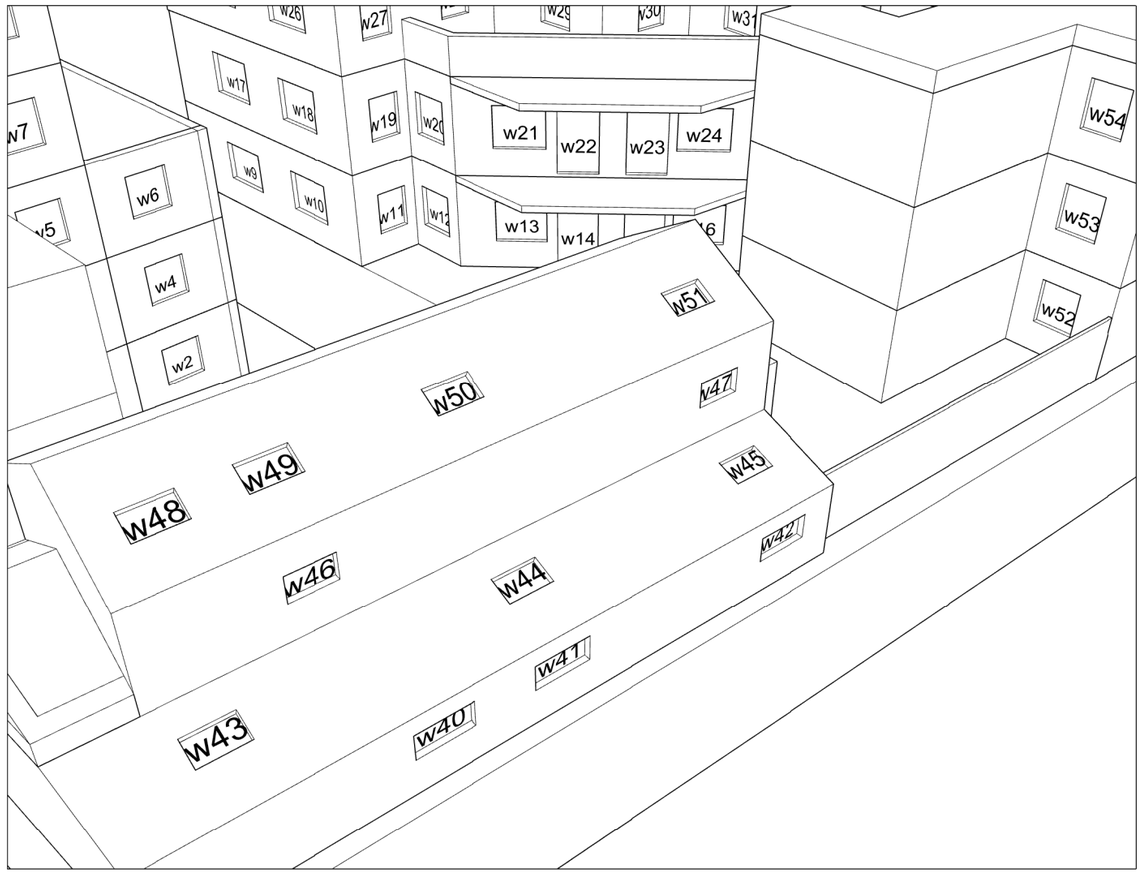
Title
Assessment Model Condition

Drawing No:
1414/W/01

Scale
NTS

Date
27/4/2017





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Project
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Title
Window Reference Location

Drawing No:
1414/R/01

Scale
NTS

Date
19/4/2016

	ID	Existing VSC	Proposed VSC	Reduction	Notes
1-23 Grangeway	w1	13.36	12.72	4.8%	
	w2	14.76	14.09	4.5%	
	w3	17.25	16.01	7.2%	
	w4	19.34	17.92	7.3%	
	w5	21.51	19.93	7.3%	
	w6	24.15	22.41	7.2%	
	w7	25.39	23.61	7.0%	
	w8	28.94	27.75	4.1%	
240-242 Kilburn High Road	w9	12.84	12.27	4.4%	
	w10	15.41	14.52	5.8%	
	w11	18.41	16.67	9.5%	
	w12	14.92	13.76	7.8%	
	w13	8.14	6.35	22.0%	Reduction due to balcony above
	w14	8.21	6.56	20.1%	Reduction due to balcony above
	w15	7.51	5.93	21.0%	Reduction due to balcony above
	w16	4.39	2.6	40.8%	Reduction due to balcony above
	w17	20.22	19.49	3.6%	
	w18	21.75	20.66	5.0%	
	w19	22.36	20.37	8.9%	
	w20	18.98	17.45	8.1%	
	w21	12.84	9.94	22.6%	Reduction due to balcony above
	w22	12.59	9.69	23.0%	Reduction due to balcony above
	w23	11.53	8.64	25.1%	Reduction due to balcony above
	w24	7.78	4.89	37.1%	Reduction due to balcony above
	w25	27.62	27	2.2%	
	w26	28.42	27.45	3.4%	
	w27	30.47	28.57	6.2%	
	w28	10.53	9.09	13.7%	
	w29	15.13	13.75	9.1%	
	w30	10.34	8.58	17.0%	
	w31	13.13	11.86	9.7%	
	w32	22.38	22.43	-0.2%	
	w33	34.27	34.09	0.5%	
	w34	34.41	34	1.2%	
	w35	27.46	26.85	2.2%	
	w36	31.97	31.38	1.8%	
	w37	27.5	26.84	2.4%	
	w38	29.9	29.22	2.3%	
	w39	35.86	34.63	3.4%	
	w40	0	0	0.0%	Window located on boundary
	w41	0	0	0.0%	Window located on boundary

	ID	Existing VSC	Proposed VSC	Reduction	Notes
244 Kilburn High Road	w42	20.03	13.34	33.4%	Window on boundary. Room is also served by skylight
	w43	36.9	28.97	21.5%	
	w44	42.99	31.2	27.4%	
	w45	65.74	52.99	19.4%	
	w46	10.05	1.93	80.8%	Window close to boundary. Room also served by W48 & W49
	w47	24	16.15	32.7%	Window close to boundary. Room also served by W51
	w48	78.48	61.2	22.0%	
	w49	79.05	62.8	20.6%	
	w50	79.85	65.04	18.5%	
	w51	81.22	73.44	9.6%	
	w52	17.83	12.84	28.0%	
	w53	21.27	16.48	22.5%	
	w54	26.85	23.21	13.6%	
250-252 Kilburn High Road	w55	31.34	21.83	30.3%	Window serves bathroom
	w56	18.88	15.37	18.6%	
	w57	33.52	27.16	19.0%	
	w58	25.24	22.72	10.0%	
	w59	12.6	8.24	34.6%	Window obstructed by own existing rear extension
	w60	24.22	16.79	30.7%	Close to boundary. Previously obstructed by high wall
	w61	19.3	14.42	25.3%	Window heavily obstructed by own existing rear extension
	w62	9.72	8.73	10.2%	
	w63	28.34	20.57	27.4%	Window serves bathroom
	w64	31.92	28.35	11.2%	
	w65	32.23	28.97	10.1%	
256 Kilburn High Road	w66	22.72	20.22	11.0%	
	w67	19.94	18.22	8.6%	
	w68	28.51	25.71	9.8%	
	w69	27.95	25.63	8.3%	
	w70	26.29	24.48	6.9%	
	w71	32.19	30.38	5.6%	
	w72	29.58	28.11	5.0%	
258 Kilburn High Road	w73	19.92	19.05	4.4%	
	w74	25.72	24.33	5.4%	
	w75	25.97	25.04	3.6%	
	w76	29.05	27.96	3.8%	
	w77	30.33	29.71	2.0%	
260 Kilburn High Road	w78	25.3	24.78	2.1%	
	w79	25.13	24.7	1.7%	
	w80	24.06	23.73	1.4%	
	w81	29.84	29.46	1.3%	
	w82	27.5	27.3	0.7%	

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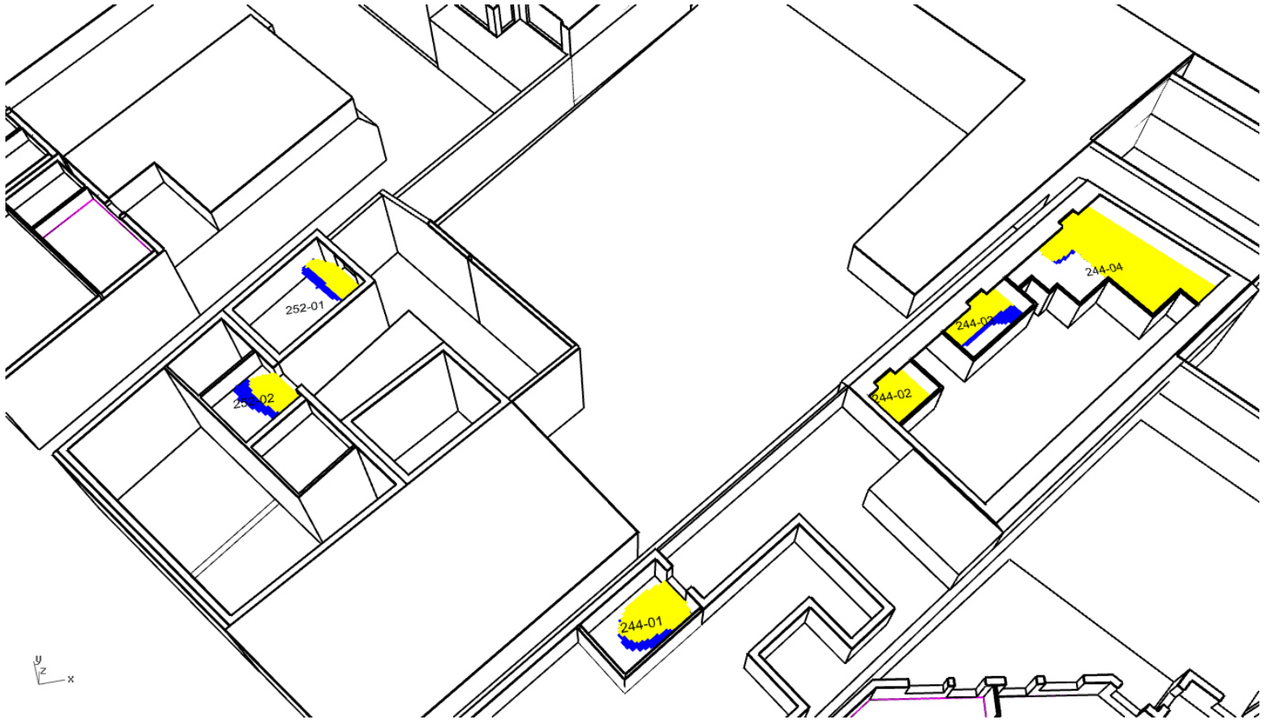
Project
248 Kilburn High Road

Title
Vertical Sky Component Results

Drawing No:
1414/R/01

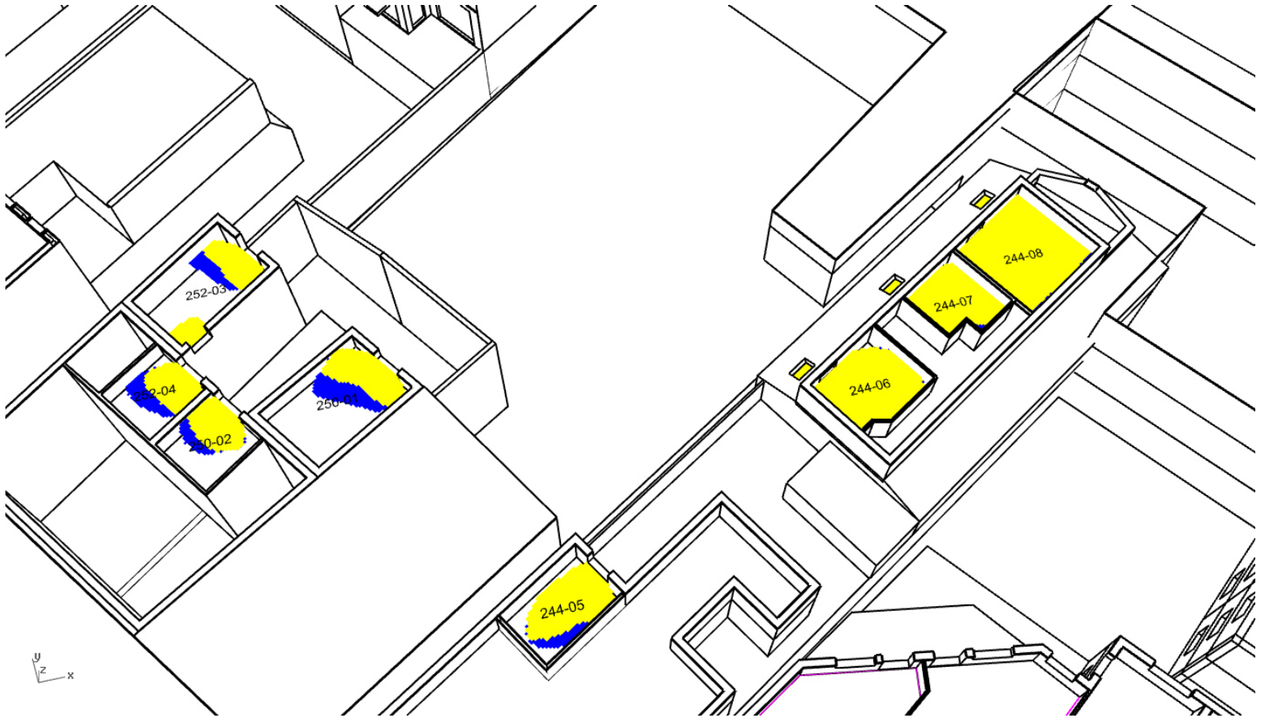
Scale
NA

Date
26/4/2017



First Floor

Third Floor



Second Floor

Room Reference	Floor Area	Existing Area with VOS	Proposed with VOS	Ratio
244-01	10.5	5.7	4.7	0.83
244-02	6.9	6.5	6.1	0.93
244-03	10.7	6.3	4.9	0.78
244-04	36.7	22.7	21.3	0.94
244-05	10.5	7.4	6.4	0.86
244-06	12.2	11.7	11.6	1.00
244-07	9.3	9.3	8.9	0.96
244-08	19.1	19.1	18.4	0.96
244-09	10.5	8.8	8.1	0.92
250-01	17.1	7.2	4.9	0.67
250-02	9.0	4.5	3.7	0.82
250-03	17.1	12.4	9.6	0.78
250-04	9.0	8.6	8.7	1.00
252-01	15.6	3.5	2.6	0.75
252-02	9.0	3.6	2.4	0.67
252-03	15.6	6.8	5.5	0.81
252-04	9.0	5.1	3.6	0.70
252-05	9.0	8.7	8.7	1.00
252-06	6.5	6.1	6.1	1.00

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Project
248 Kilburn High Road

Title
View of Sky - 244 & 250-252 KHR

Drawing No:
1414/W/06

Scale
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Date
27/4/2017

Block	FLAT	Room	Window ID	FLOOR AREA m²	Net Glass Area	Lower Window ADF	Upper Window ADF	2.0	1.5	1.0	Floor Area with View of Sky
								Kitchen	Living	Bed	
A	1	L/K/D	A1	29.48	4.93	0.14	0.42	2.15	2.15	-	52%
			A2	29.48	1.44	0.03	0.10				
			A3	29.48	1.62	0.08	0.57				
			A4	29.48	1.62	0.08	0.57				
			A5	29.48	0.85	0.00	0.15				
		Bed 2	A19	11.38	1.97	0.17	1.22	-	-	1.39	48%
		Bed 1	A18	11.41	2.46	0.23	1.61	-	-	1.84	54%
A	2	L/K/D	A6	29.48	4.93	0.18	0.53	2.42	2.42	-	76%
			A7	29.48	1.44	0.04	0.11				
			A8	29.48	1.62	0.09	0.62				
			A9	29.48	1.62	0.09	0.62				
			A10	29.48	0.85	0.00	0.15				
		Bed 2	A20	11.38	1.97	0.44	0.98	-	-	1.42	65%
		Bed 1	A21	11.41	2.46	0.54	1.21	-	-	1.75	70%
A	3	L/K/D	A11	29.48	4.93	0.21	0.63	2.71	2.71	-	96%
			A12	29.48	1.44	0.04	0.12				
			A13	29.48	1.62	0.09	0.66				
			A14	29.48	1.62	0.09	0.66				
			A15	29.48	0.85	0.00	0.18				
		Bed 2	A22	11.38	1.97	0.24	1.65	-	-	1.88	80%
		Bed 1	A23	11.41	2.46	0.29	2.02	-	-	2.30	81%
A	4	L/K/D	A16	27.57	2.46	0.37	0.83	2.44	2.44	-	99%
			A17	27.57	2.46	0.38	0.86				
		Bed 1	A25	11.60	2.90	0.00	3.43	-	-	3.43	96%
		Bed 2	A24	9.22	1.40	0.00	1.92	-	-	1.92	95%
B	1	L/K/D	B43	33.4	9.82	0.82	2.41	3.24	3.24	-	88%
		Bed 3	B1	18.63	4.17	0.47	1.38	-	-	1.85	33%
		Bed 2	B2	14.44	4.17	0.57	1.68	-	-	2.26	32%
		Bed 1	B3	19.67	3.40	0.36	1.07	-	-	1.43	29%
B	2	L/K/D	B42	27.85	6.50	0.60	1.76	2.36	2.36	-	69%
		Bed 2	B41	12.04	3.01	0.80	2.36	-	-	3.16	
		Bed 1	B40	14.47	3.01	0.69	2.02	-	-	2.71	100%
B	3	L/K/D	B39	33.25	9.86	0.83	2.45	3.28	3.28	-	90%
		Bed 2	B5	15.1	3.01	0.30	0.90	-	-	1.20	28%
		Bed 1	B4	17.52	2.54	0.15	1.02	-	-	1.16	19%
B	4	L/K/D	B8	25.68	4.17	0.21	1.75	2.22	2.22	-	53%
			B7	25.68	1.63	0.07	0.20				
		Bed 1	B6	12.06	5.02	0.35	1.03	-	-	1.39	37%
B	5	L/K/D	B49	21.3	5.59	0.59	2.35	2.93	2.93	-	82%
		Bed 1	B48	11.01	3.57	0.51	1.51	-	-	2.02	94%
B	6	L/K/D	B47	22.9	5.86	0.41	1.66	2.07	2.07	-	79%
		Bed 1	B9	12.8	4.73	0.26	0.75	-	-	1.01	30%
B	7	L/K/D	B46	22.91	6.07	0.43	1.72	2.14	2.14	-	95%
		Bed 1	B10	12.66	5.83	0.25	0.98	-	-	1.23	99%
B	8	L/K/D	B44	21.79	6.79	0.52	2.09	2.61	2.61	-	43%
		Bed 1	B45	12.05	4.40	0.78	3.13	-	-	3.91	28%
B	9	L/K/D	B11	23.03	4.35	0.21	1.79	2.16	2.16	-	43%
			B12	23.03	1.63	0.04	0.12				
		Bed 1	B13	11.48	5.83	0.22	0.88	-	-	1.10	28%

Block	FLAT	Room	Window ID	FLOOR AREA m²	Net Glass Area	Lower Window ADF	Upper Window ADF	2.0	1.5	1.0	Floor Area with View of Sky
								Kitchen	Living	Bed	
B	10	L/K/D	B55	35.6	5.59	0.31	1.26	2.83	2.83	-	98%
			B45	35.6	3.20	0.25	1.01				
		Bed 3	B16	11.84	2.02	0.17	1.47	-	-	1.64	99%
		Bed 2	B15	9.65	2.02	0.21	1.80	-	-	2.01	91%
		Bed 1	B14	12.66	3.18	0.30	2.51	-	-	2.80	71%
B	11	L/K/D	B53	22.66	6.07	0.43	1.71	2.14	2.14	-	86%
		Bed 1	B17	12.7	3.18	0.28	2.41	-	-	2.69	84%
B	12	L/K/D	B52	22.65	6.07	0.42	1.69	2.12	2.12	-	88%
		Bed 1	B18	12.7	3.18	0.28	2.38	-	-	2.66	77%
B	13	L/K/D	B50	26.73	6.43	0.56	2.25	2.81	2.81	-	84%
		Bed 3	B51	8.95	4.40	0.84	3.35	-	-	4.18	77%
		Bed 2	B20	14.69	3.18	0.25	2.10	-	-	2.35	82%
		Bed 1	B19	13.66	3.18	0.26	2.25	-	-	2.51	97%
B	14	L/K/D	B60	29.88	7.79	0.51	2.05	2.56	2.56	-	97%
		Bed 2	B22	9.72	2.02	0.23	1.99	-	-	2.22	99%
		Bed 1	B21	12.66	3.18	0.33	2.77	-	-	3.10	99%
B	15	L/K/D	B59	27.77	6.60	0.43	1.72	2.15	2.15	-	95%
		Bed 2	B25	9.65	3.18	0.37	3.18	-	-	3.55	90%
		Bed 1	B26	12.72	2.02	0.20	1.69	-	-	1.89	99%
B	16	L/K/D	B58	26.92	6.79	0.43	1.71	2.14	2.14	-	91%
		Bed 2	B26	12.7	3.18	0.31	2.67	-	-	2.99	99%
		Bed 1	B25	14.15	3.18	0.30	2.52	-	-	2.81	98%
B	17	L/K/D	B56	24.82	6.07	0.40	1.62	2.02	2.02	-	78%
		Bed 2	B57	9.83	3.92	0.75	3.00	-	-	3.75	99%
		Bed 1	B27	15.58	3.18	0.27	2.32	-	-	2.59	98%
B	18	L/K/D	B65	29.88	7.79	0.53	2.14	2.67	2.67	-	97%
		Bed 2	B29	9.72	2.02	0.26	2.17	-	-	2.42	100%
		Bed 1	B28	12.66	3.18	0.36	3.02	-	-	3.37	99%
B	19	L/K/D	B64	27.77	5.88	0.41	1.66	2.07	2.07	-	94%
		Bed 2	B30	9.65	3.18	0.40	3.43	-	-	3.83	99%
		Bed 1	B31	12.72	2.02	0.22	1.90	-	-	2.12	100%
B	20	L/K/D	B61	28.84	6.79	0.46	1.82	4.15	4.15	-	88%
			B72	28.85	4.35	0.48	1.40				
		Bed 2	B62	11.68	2.60	0.33	2.81	-	-	3.14	99%
		Bed 1	B63	11.67	2.60	0.33	2.82	-	-	3.16	99%
B	21	L/K/D	B33	19.21	3.20	0.26	2.20	9.00	9.00	-	99%
			B73	19.22	11.23	1.66	4.88				
		Bed 1	B32	12.42	3.18	0.36	3.03	-	-	3.39	100%
B	22	L/K/D	B71	27.95	14.20	1.41	5.63	7.04	7.04	-	100%
		Bed 3	B36	11.87	3.18	0.39	3.29	-	-	3.68	100%
		Bed 2	B35	8.96	3.18	0.48	4.05	-	-	4.53	100%
		Bed 1	B34	13.55	3.18	0.35	2.94	-	-	3.29	99%
B	23	L/K/D	B68	51.32	9.78	0.67	2.69	8.10	8.10	-	94%
			B69	51.33	13.60	0.95	3.78				
		Bed 3	B67	13.43	3.18	0.36	3.04	-	-	3.39	100%
		Bed 2	B66	11.87	4.35	0.53	4.52	-	-	8.72	99%
			B38	11.88	3.18	0.39	3.28				
		BEd 1	B37	12.85	3.18	0.37	3.12	-	-	3.49	100%

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Project
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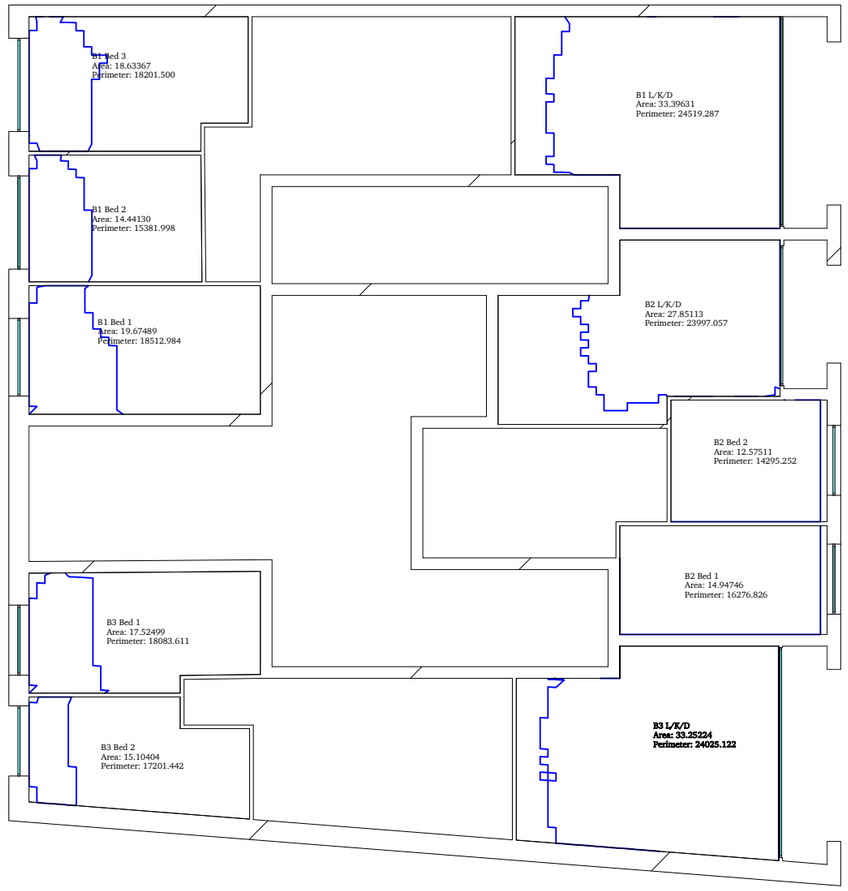
Title
Proposed Accomodation Results

Drawing No:
1414/R/02

Scale
NA

Date
26/4/2017



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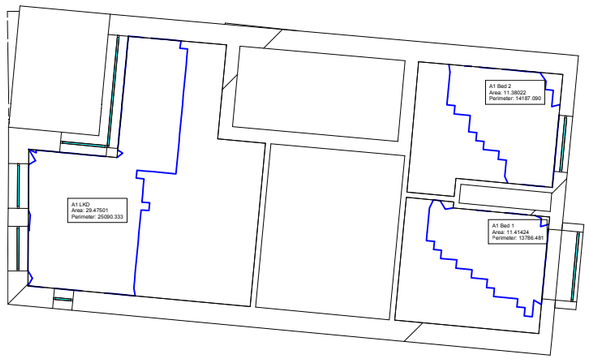
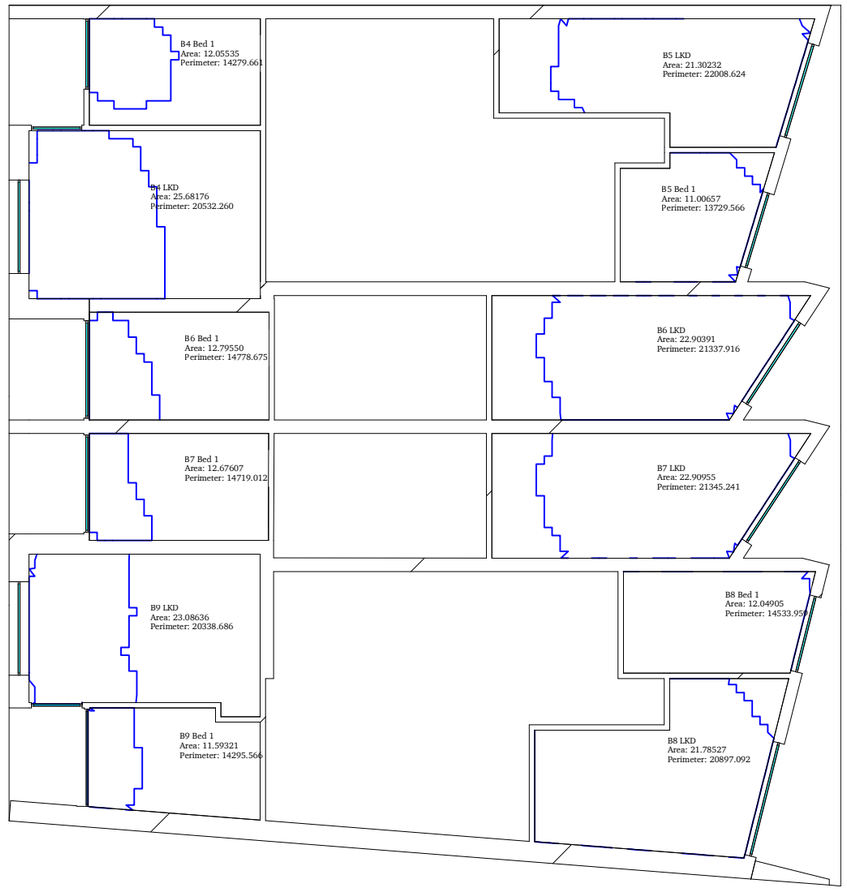
Title
View of Sky - Ground Floor

Drawing No:
1414/W/01

Scale
NTS

Date
26/4/2017





01

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Project
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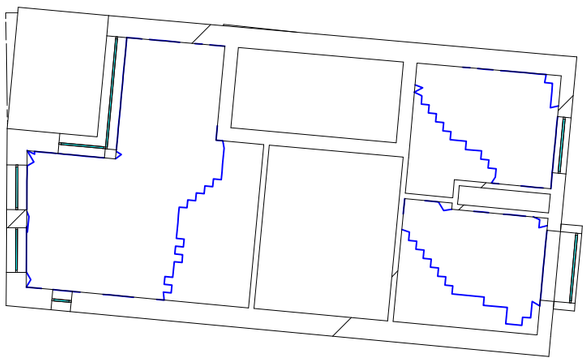
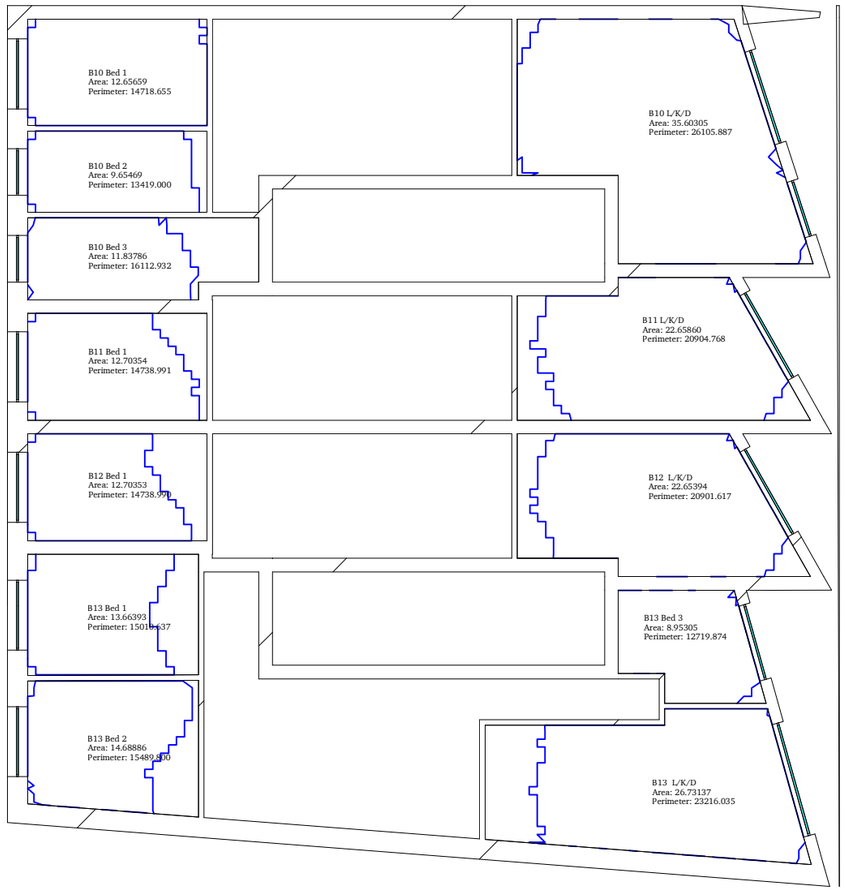
Title
View of Sky - First Floor

Drawing No:
1414/W/02

Scale
NTS

Date
26/4/2017





02

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Project
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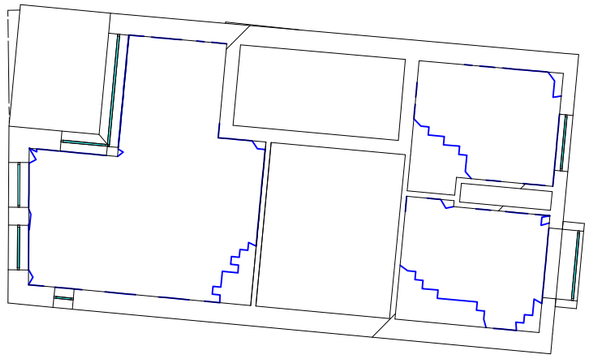
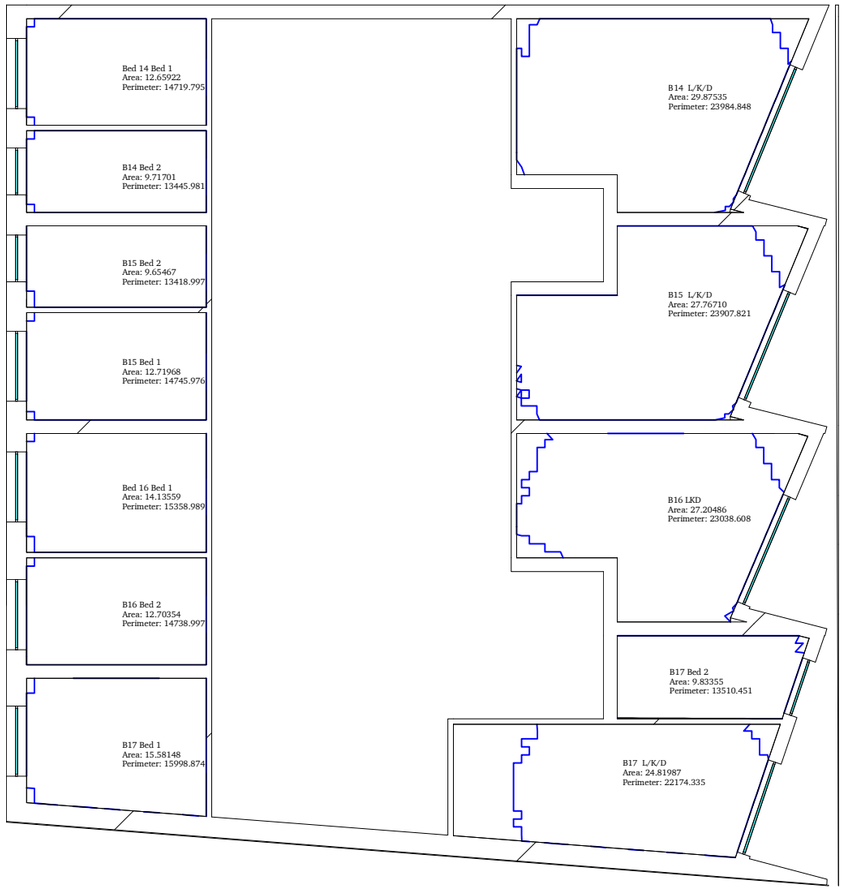
Title
View of Sky - Second Floor

Drawing No:
1414/W/03

Scale
NTS

Date
26/4/2017





03

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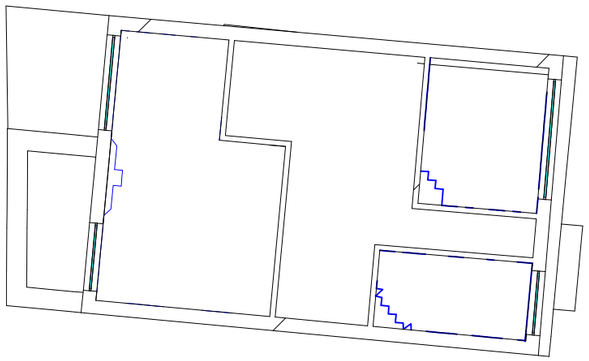
Project
248 Kilburn High Road

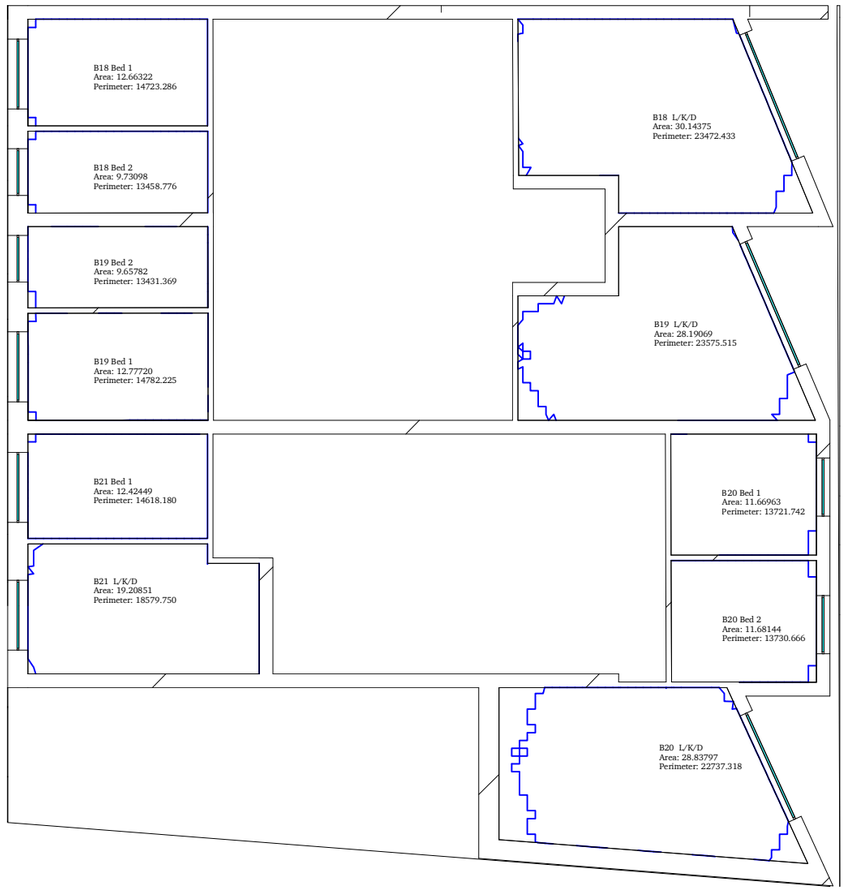
Title
View of Sky - Third Floor

Drawing No:
1414/W/04

Scale
NTS

Date
26/4/2017





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Project

248 Kilburn High Road

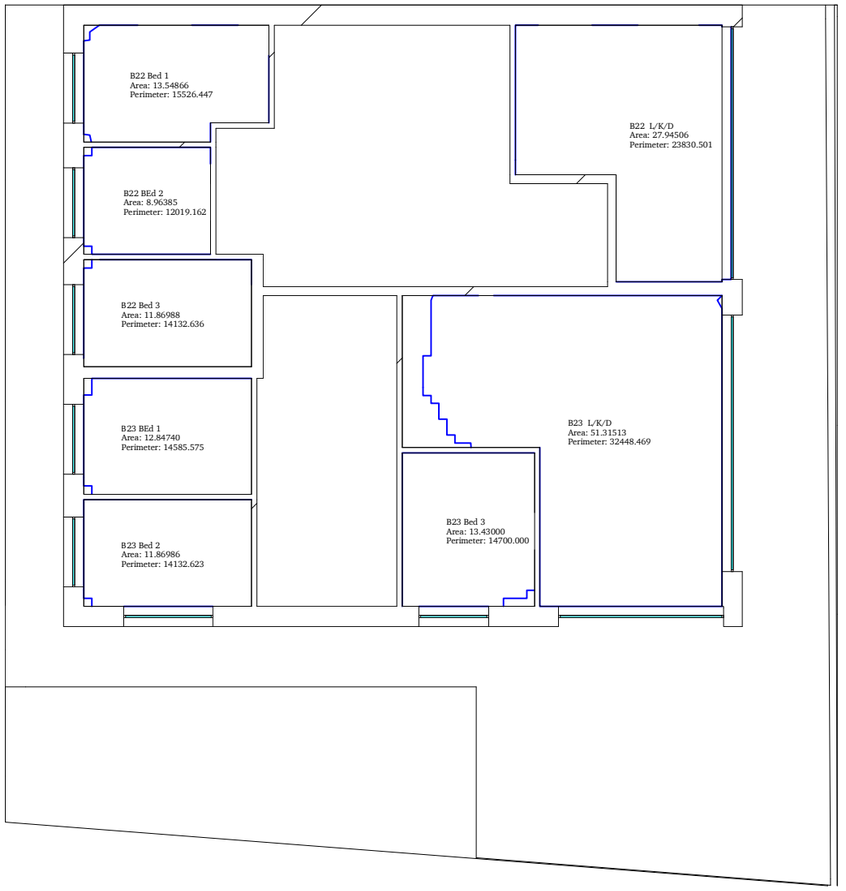
Title

View of Sky - Fourth Floor

Drawing No:

1414/W/05

Scale	Date
NTS	26/4/2017



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Title
View of Sky - Fifth Floor

Drawing No:
1414/W/06

Scale
NTS

Date
26/4/2017