158 Finchley Road, London

Daylight & Sunlight Assessment

Prepared for:	Flower Michelin Unit 8 27 Ackmar Road London SW6 4UR
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Status:	Final

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Document History and Status

Document Control			
Prepared By		Scott Jones	
Checked by		George Jones	
Revision Details			
Version	**Date**	**Pages affected**	**Comments**
1	08/12/16	1-3, 5 & 6	Block A and Block B have now been referred to as Flats 30-45, Frognal Court and Flats 14-29 Frognal Court.
2	13/03/17	All	The impact that the proposed development has on the flats below/behind has been included in the assessment. These have been labelled Block Flats 1-4 Midland Court (Block C), Flats 1-6 Warwick House (Block D) and Flats 1-12 Frognal Court (Block E) in the report. Due to the potential impact that it would have on the skylight levels of Block C, D and E the proposed staircase has now been modelled as part of the Assessment. The modelling of the proposed staircase was excluded from Version 1 of the Assessment as it was considered that it would have a very minor impact on the daylight and sunlight levels of Blocks A and B. Its inclusion explains minor differences in the results reported between Version 1 and Version 2. Additional columns have been added to Tables 1 and 2 to clarify the reason why each window either achieves or does not achieve compliance with the BR 209 guidance.
3	09/05/17	All	Lift and part of proposed walkway removed.
4	11/05/17	All	Proposed walkways reduced and porch covers removed
5	12/09/17	All	Top floor flat of No. 160 Finchley Road added to assessment

Contents

1 Introduction

1.1 Introduction

1.1.1 Brooks Development Practice Ltd was instructed by Flower Michelin to prepare a Daylight and Sunlight Assessment for the proposed development at Frognal Court, Warwick House and Midland Court, 158 Finchley Road, London, NW3 5HL.

1.1.2 The purpose of this report is to assess the impact that the proposed development may have on the skylight and sunlight of the existing surrounding buildings, in accordance with guidance set out in *BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice, Second Edition, 2011 (BR 209).*

1.1.3 This report is not to be used to determine any right to light for existing building windows. This report has been carried out using guidelines set out in *BR 209* and cannot be used to replace or satisfy the legal requirements surrounding the right to light. The assessment of loss of light in rights to light cases is carried out in a different way to the methods used in *BR 209* and this report. It should not be assumed that if the guidelines in *BR 209* are satisfied within this report that a proposed development will not infringe rights to light. If there is a concern over right to light then an appropriately qualified person should be employed to investigate.

1.2 3D Models

1.2.1 Two 3D models have been developed. The first model is of the existing development and existing nearby buildings. The second model is of the proposed development and existing nearby buildings. These are shown in Figures 1 and 2.

1.2.2 LightUp Analytics, a program specifically developed to assess 3D models in accordance with guidance provided in *BR 209*, has been used.

1.2.3 Trees have not been modelled because daylight and sunlight is scarcest and most valuable in winter when the trees won't be in leaf. Fences lower than 1.5m have not been modelled.

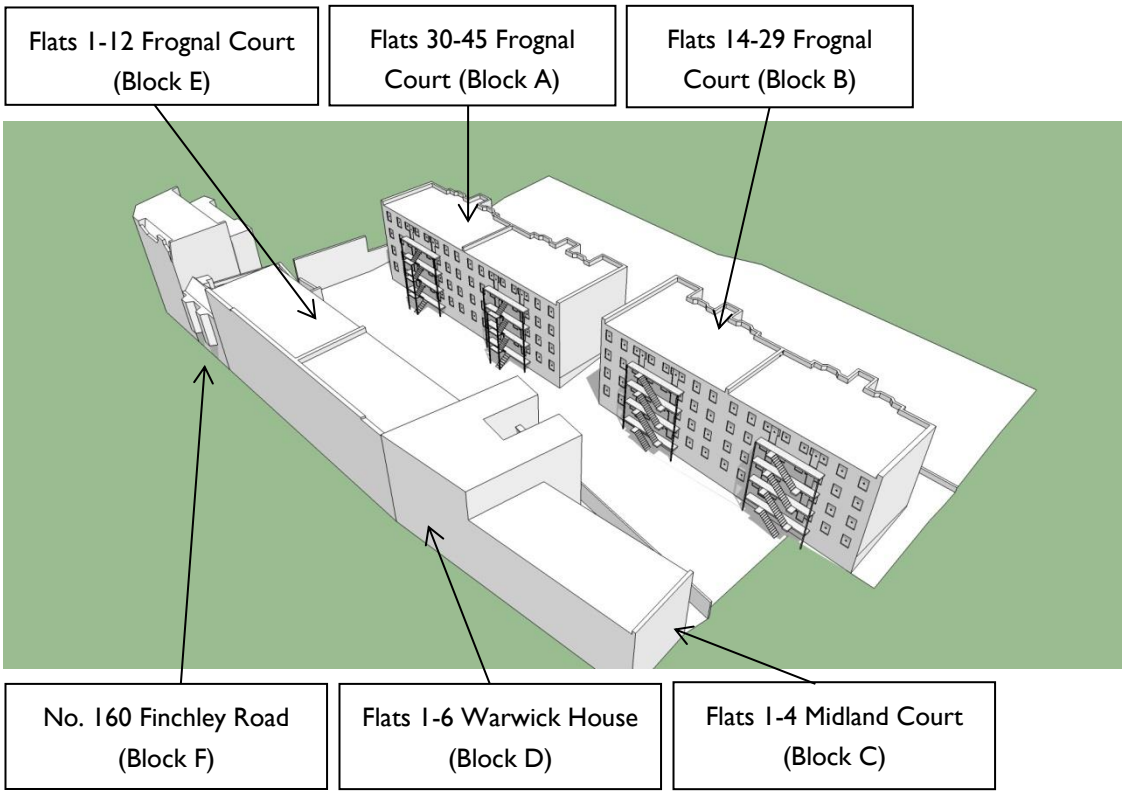

Figure 1 – Development area before proposed development

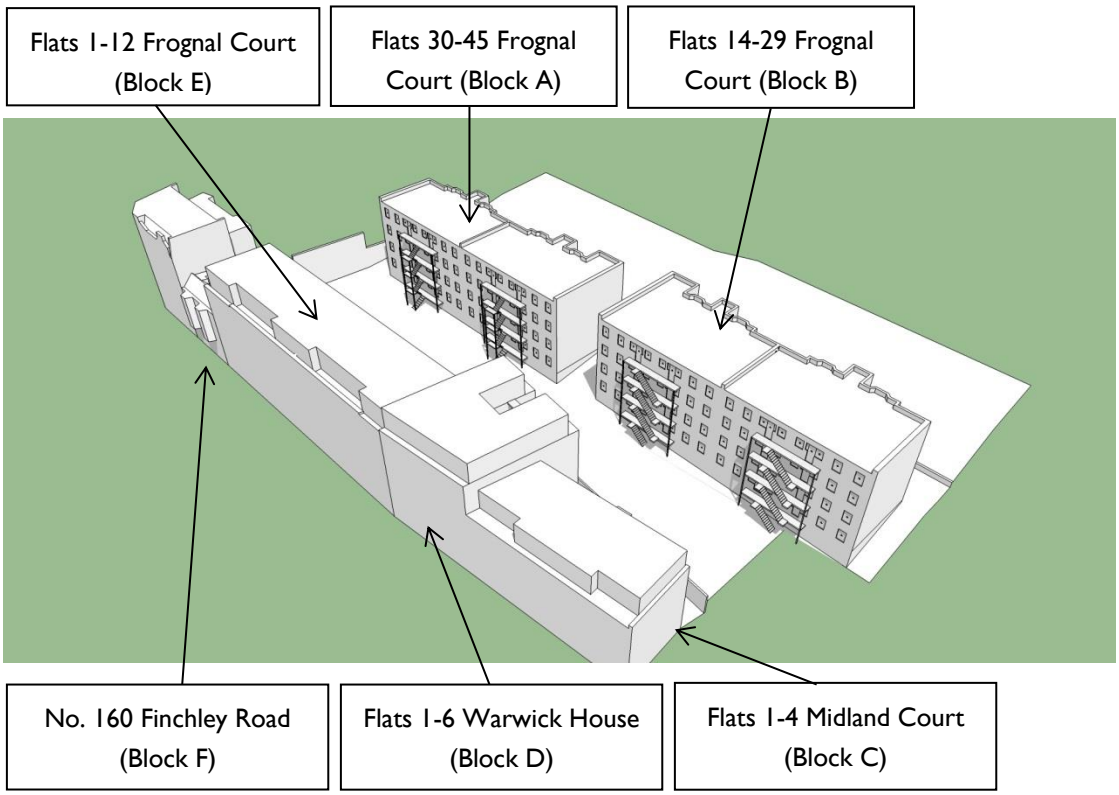

Figure 2 – Development area after proposed development

1.2.4 For ease of reference, Figures 3 to 8 label the windows of the existing surrounding buildings assessed. Blocks A to F have been assessed. The residential dwellings to the West of the development across Finchley Road have not been assessed as the distance of each part of the new development from these existing windows is three or more times its height above their centre.

Figure 3 – Existing Windows on flats 30-45 (Block A) Frognal Court

Figure 4 – Existing Windows on flats 14-29 (Block B) Frognal Court

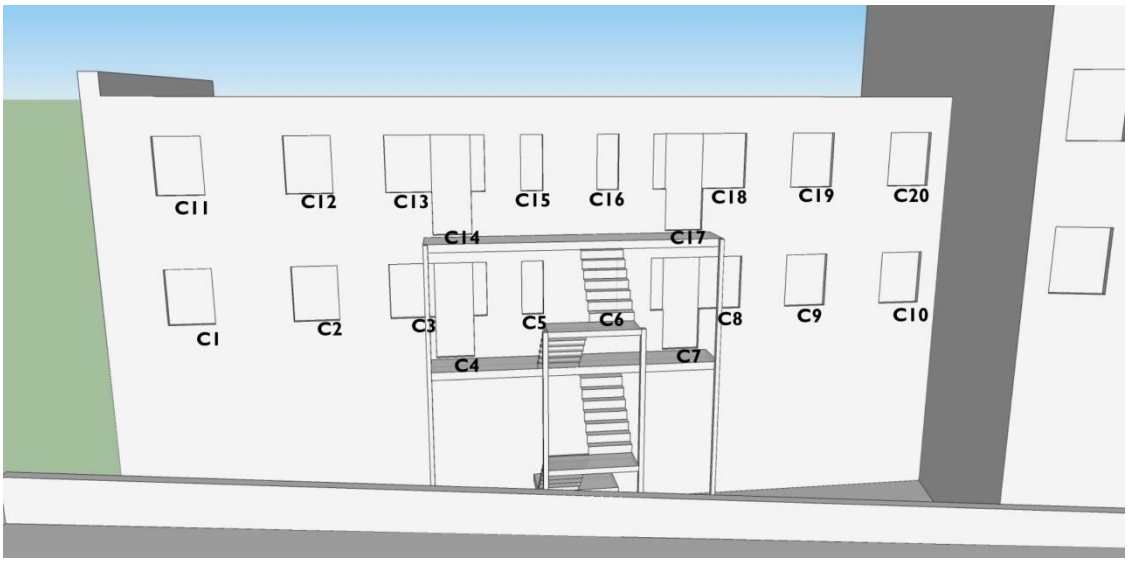

Figure 5 – Existing Windows on flats 1-4 (Block C) Midland Court

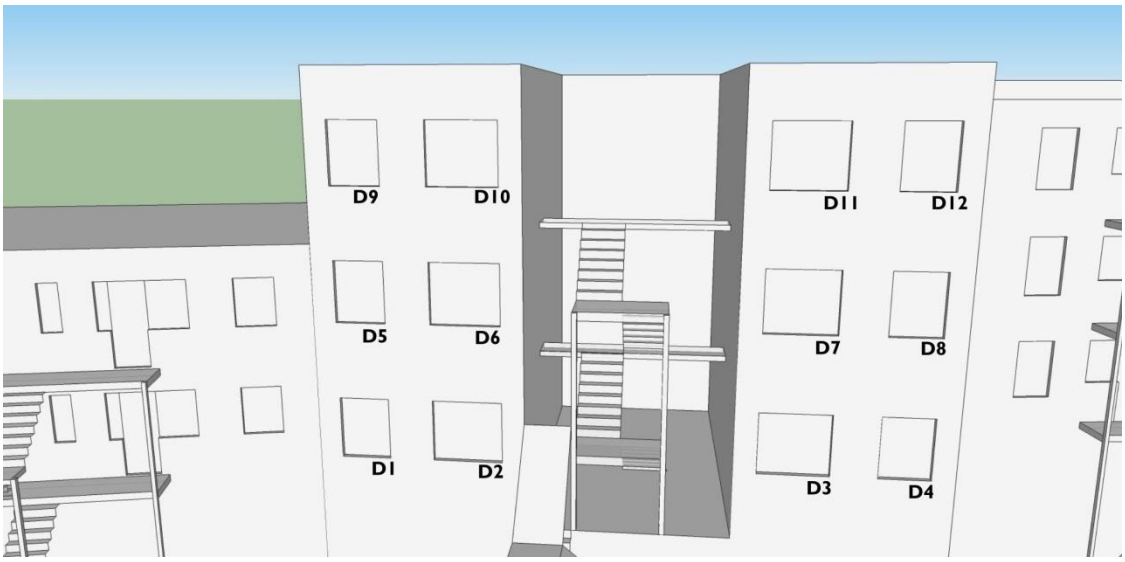

Figure 6 – Existing Windows on flats 1-6 (Block D) Warwick House

Figure 7 – Existing Windows on flats 1-12 (Block E) Frognal Court

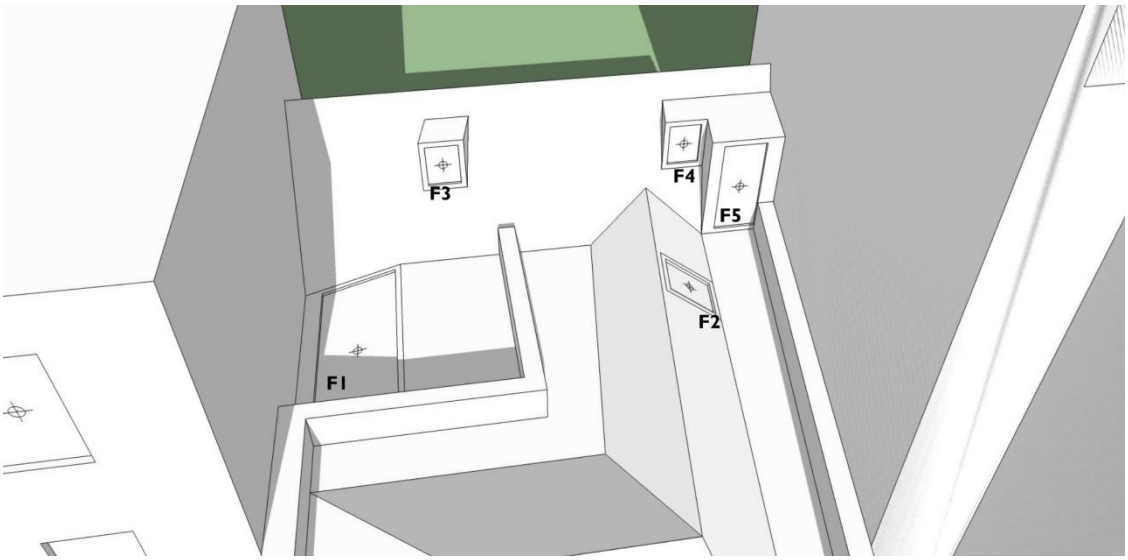

Figure 8 – Existing Windows on top floor flat (Block F) No. 160 Finchley Road

2 Assessment

2.1 Skylight – Vertical Sky Component (VSC) – Existing Buildings

2.1.1 *BR 209* paragraph 2.2.7 states:

> If the VSC (of the window in an existing building) 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 VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight.

2.1.2 Figures 9 to 20 provide a pictorial record of the assessment of the VSC of windows of nearby existing residential buildings that may be affected by the proposed new development. The boundary between the model and the yellow banding represents a VSC of 27%. All areas with a VSC above 27% are white. All areas with a VSC below 27% are coloured. Lighter colours show areas with a VSC just below 27% and darker colours show areas with a VSC further below 27%.

Figure 9 – VSC of flats 30-45 (Block A) Frognal Court before development

Figure 10 – VSC of flats 30-45 (Block A) Frognal Court after development

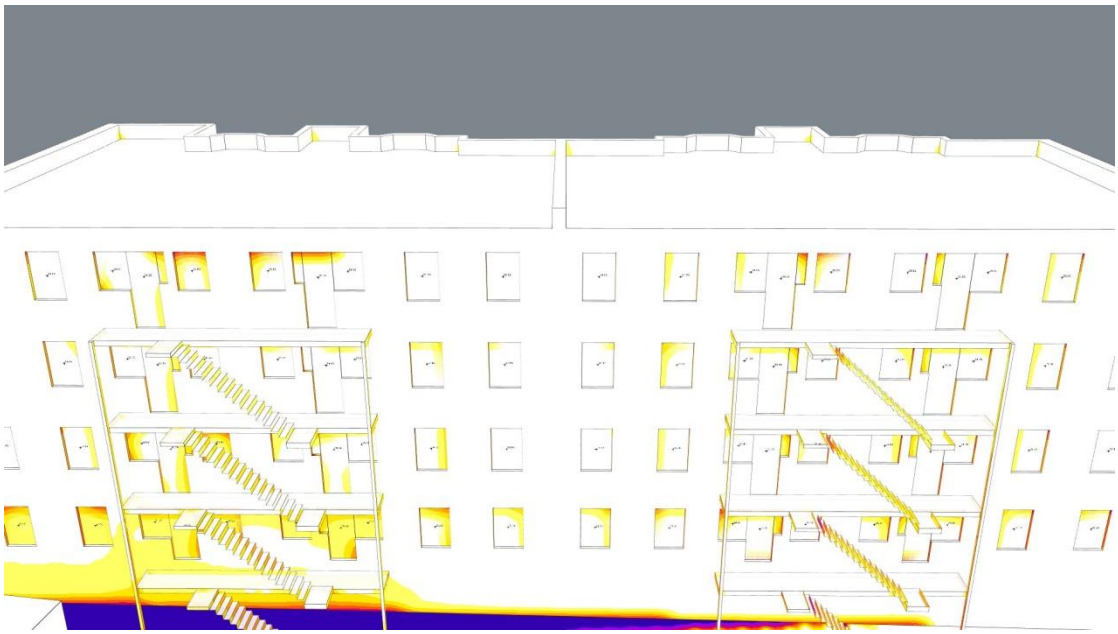

Figure 11 – VSC of flats 14-29 (Block B) Frognal Court before development

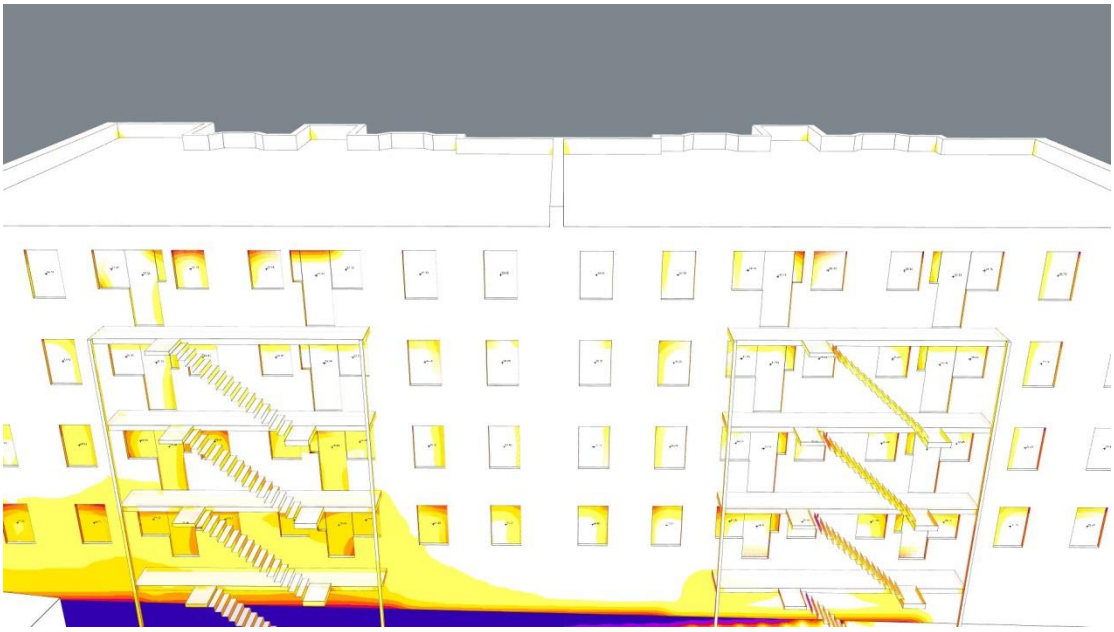

Figure 12 – VSC of flats 14-29 (Block B) Frognal Court after development

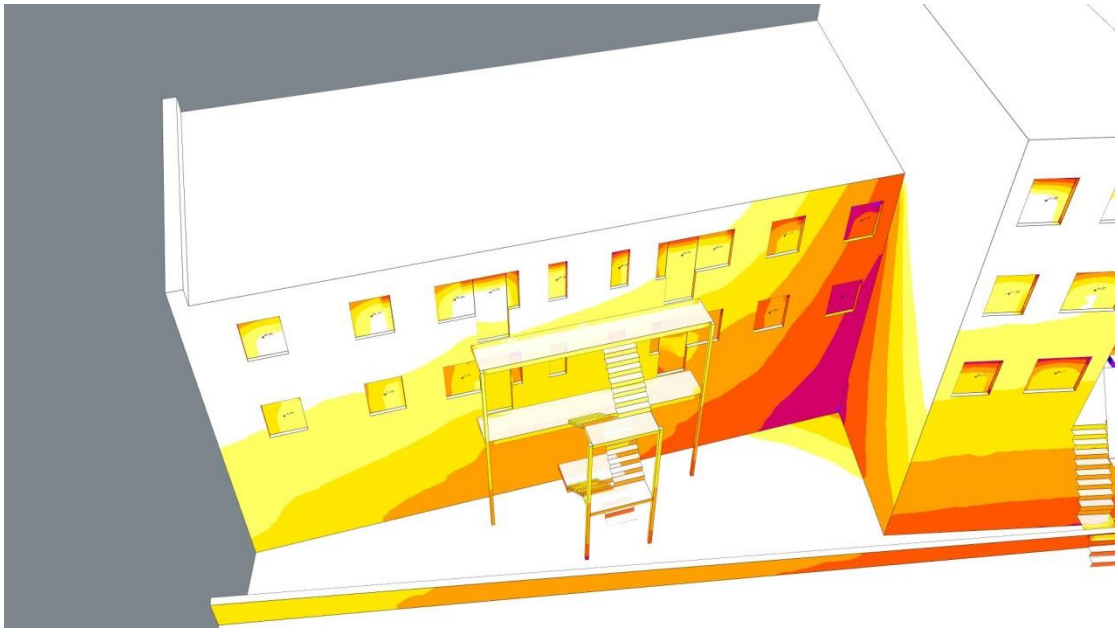

Figure 13 – VSC of flats 1-4 (Block C) Midland Court before development

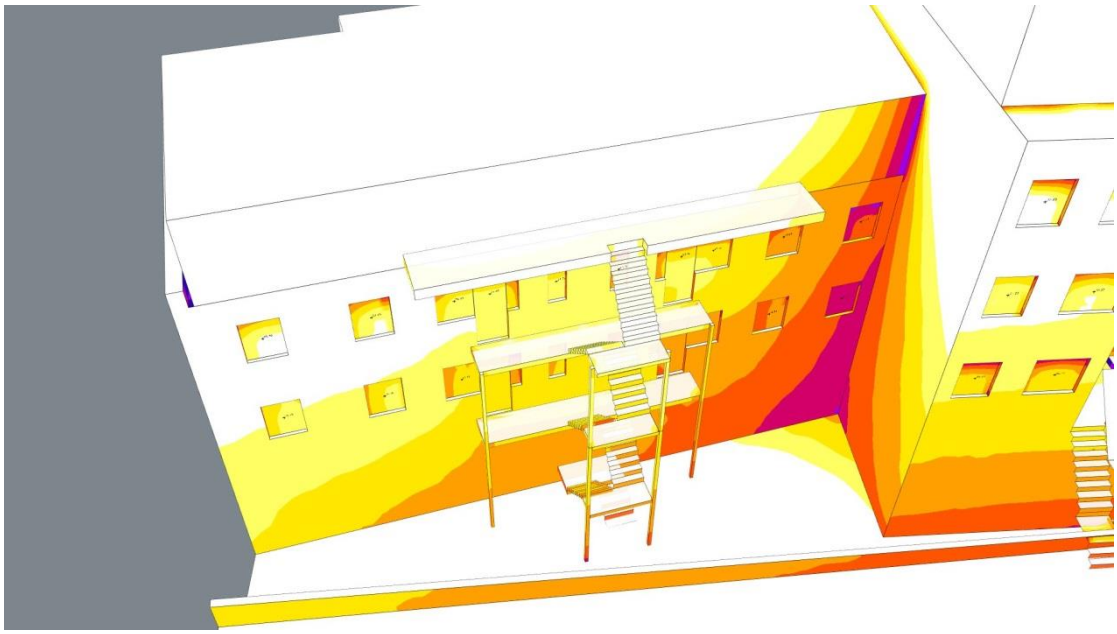

Figure 14 – VSC of 1-4 (Block C) Midland Court after development

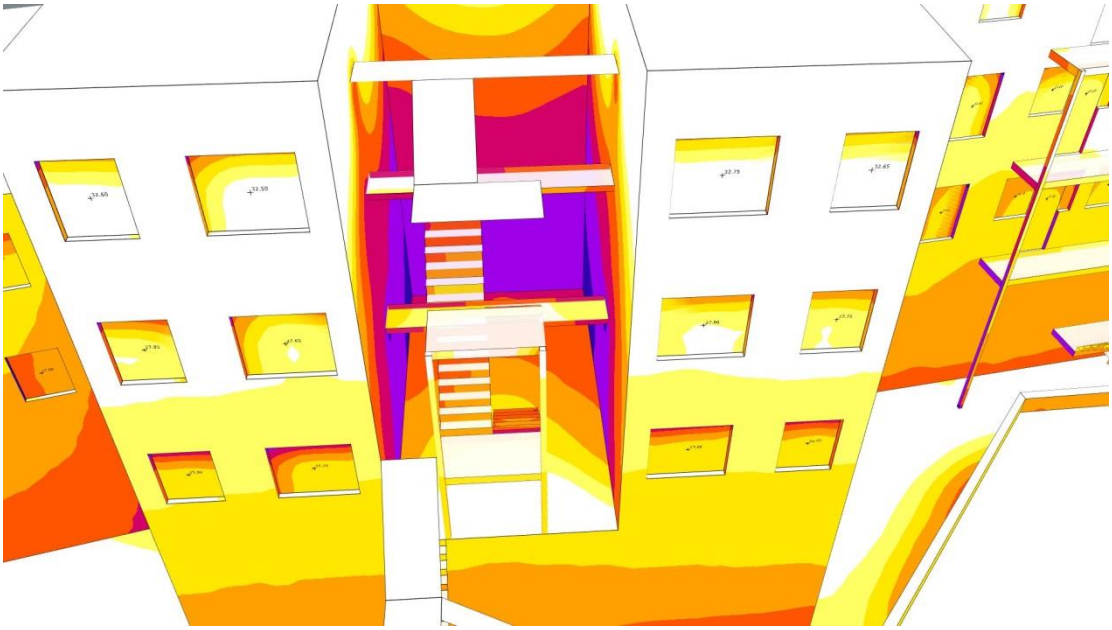

Figure 15 – VSC of flats 1-6 (Block D) Warwick House before development

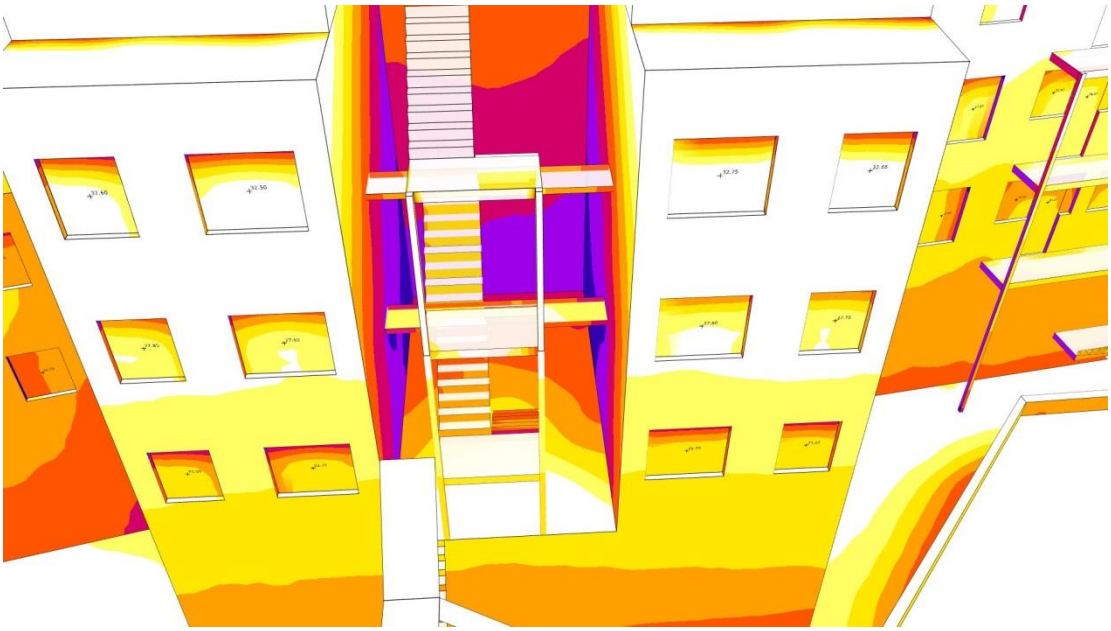

Figure 16 – VSC of flats 1-6 (Block D) Warwick House after development

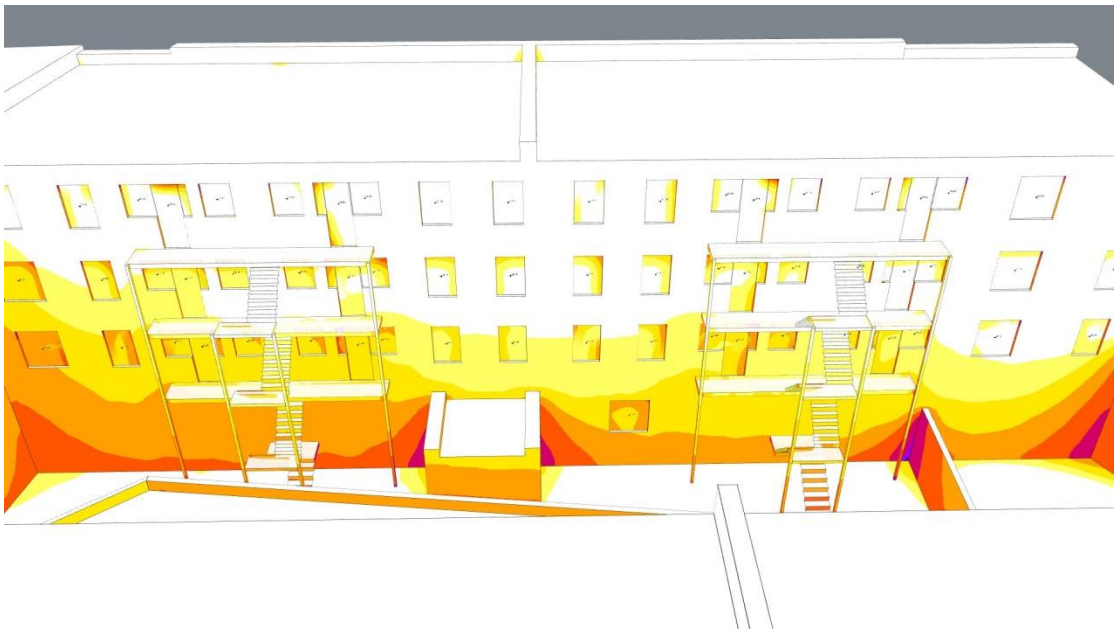

Figure 17 – VSC of flats 1-12 (Block E) Frognal Court before development

Figure 18 – VSC of flats 1-12 (Block E) Frognal Court after development

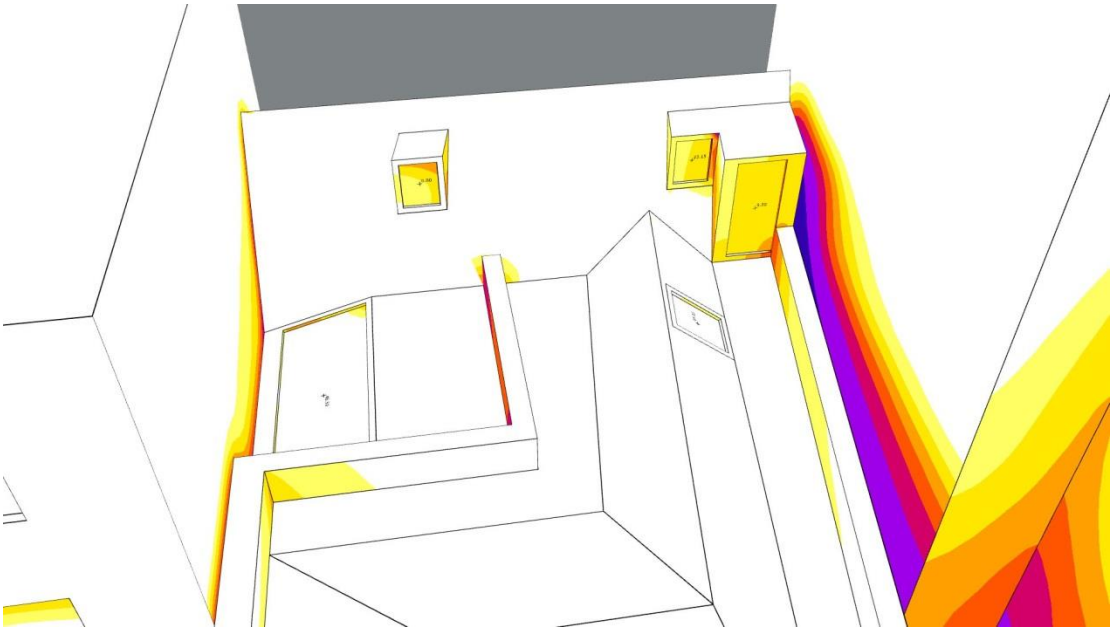

Figure 19 – VSC of top floor flat (Block F) No. 160 Finchley Road before development

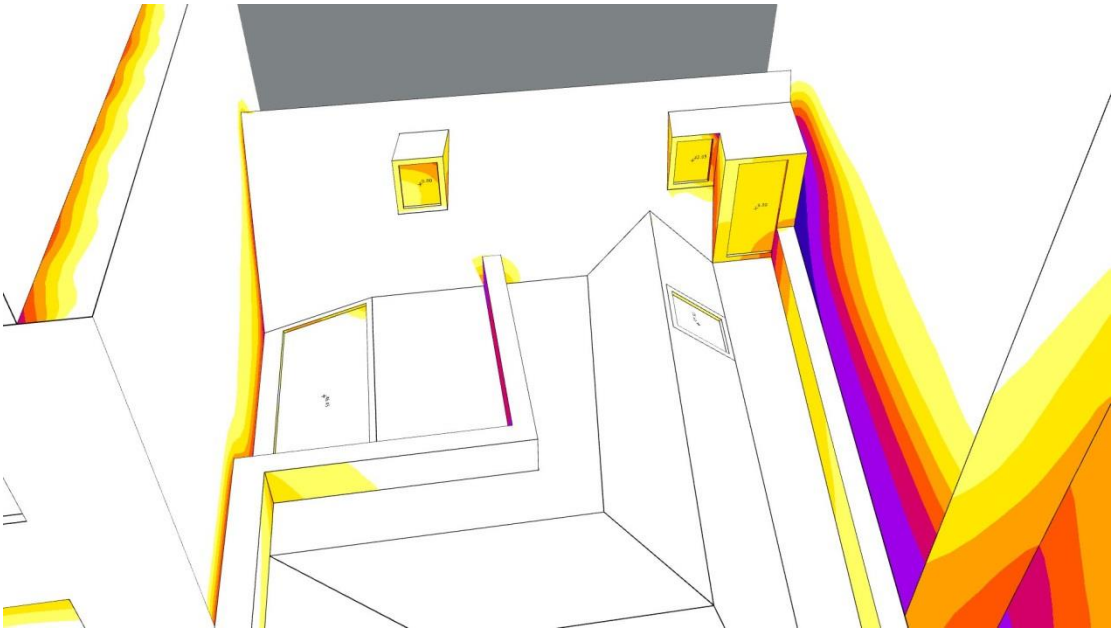

Figure 20 – VSC of top floor flat (Block F) No. 160 Finchley Road before development

2.1.3 Table 1 provides a numerical record of the assessment of the VSC of windows of nearby existing residential buildings that may be affected by the proposed new development. There are three possible outcomes:

1) The window achieves the BR 209 recommendation because the VSC after proposals is greater than 27%. In this instance the fraction of former value is not of concern.
2) The window achieves the BR 209 recommendation because the VSC after proposals is greater than 0.8 times the VSC before proposals. In this instance the VSC after proposals is less than 27% but the fraction of former value is greater than 0.8.
3) The window falls below the BR 209 recommendation because the VSC after proposals is less than 27% and is less than 0.8 times the VSC before proposals. In this instance the VSC after proposals is less than 27% and the fraction of former value is less than 0.8.

Table 1: VSC – Existing Surrounding Buildings

Window	VSC before proposals	VSC after proposals	Fraction of former value	Outcome	Complies with BR 209 recommend ation
A1	30.05	27.60	0.92	1	✓
A2	29.20	26.50	0.91	2	✓
A3	25.50	22.75	0.89	2	✓
A4	26.95	23.90	0.89	2	✓
A5	25.90	22.95	0.89	2	✓
A6	25.30	22.10	0.87	2	✓
A7	26.05	22.45	0.86	2	✓
A8	25.30	22.00	0.87	2	✓
A9	28.00	24.10	0.86	2	✓
A10	28.55	24.65	0.86	2	✓
A11	28.45	24.30	0.85	2	✓
A12	27.45	23.20	0.85	2	✓
A13	24.25	20.60	0.85	2	✓
A14	25.00	21.15	0.85	2	✓
A15	23.90	20.10	0.84	2	✓
A16	23.55	19.80	0.84	2	✓
A17	24.65	20.65	0.84	2	✓
A18	23.45	19.85	0.85	2	✓
A19	26.80	22.60	0.84	2	✓
A20	26.95	22.80	0.85	2	✓
A21	34.95	32.65	0.93	1	✓
A22	33.60	31.05	0.92	1	✓
A23	29.70	26.70	0.90	2	✓

Window	VSC before proposals	VSC after proposals	Fraction of former value	Outcome	Complies with BR 209 recommend ation
A24	30.90	27.85	0.90	1	✓
A25	30.10	26.95	0.90	2	✓
A26	29.70	26.30	0.89	2	✓
A27	30.15	26.75	0.89	2	✓
A28	29.55	26.05	0.88	2	✓
A29	32.10	28.30	0.88	1	✓
A30	32.85	28.90	0.88	1	✓
A31	32.75	28.70	0.88	1	✓
A32	31.60	27.65	0.88	1	✓
A33	28.70	24.70	0.86	2	✓
A34	29.20	25.20	0.86	2	✓
A35	28.70	24.35	0.85	2	✓
A36	28.55	24.25	0.85	2	✓
A37	29.20	24.95	0.85	2	✓
A38	27.95	23.80	0.85	2	✓
A39	31.20	26.90	0.86	2	✓
A40	31.80	27.50	0.86	1	✓
A41	37.65	35.40	0.94	1	✓
A42	36.65	34.10	0.93	1	✓
A43	33.35	30.60	0.92	1	✓
A44	34.50	31.55	0.91	1	✓
A45	34.25	31.15	0.91	1	✓
A46	34.20	30.85	0.90	1	✓
A47	34.25	30.90	0.90	1	✓
A48	34.35	30.90	0.90	1	✓
A49	36.30	32.65	0.90	1	✓
A50	36.85	33.10	0.90	1	✓
A51	36.70	32.90	0.90	1	✓
A52	35.85	32.00	0.89	1	✓
A53	33.10	29.45	0.89	1	✓
A54	33.75	29.80	0.88	1	✓
A55	33.75	29.70	0.88	1	✓
A56	33.60	29.70	0.88	1	✓
A57	33.90	29.95	0.88	1	✓
A58	33.45	29.50	0.88	1	✓
A59	35.90	31.90	0.89	1	✓
A60	36.25	32.05	0.88	1	✓

Window	VSC before proposals	VSC after proposals	Fraction of former value	Outcome	Complies with BR 209 recommend ation
A61	39.00	37.75	0.97	1	✓
A62	39.00	37.55	0.96	1	✓
A63	38.95	37.45	0.95	1	✓
A64	39.25	37.55	0.97	1	✓
A65	38.80	37.20	0.96	1	✓
A66	38.80	37.05	0.94	1	✓
A67	39.25	37.25	0.96	1	✓
A68	38.95	37.10	0.95	1	✓
A69	39.00	36.85	0.94	1	✓
A70	39.00	36.80	0.94	1	✓
A71	39.00	36.70	0.94	1	✓
A72	39.00	36.65	0.94	1	✓
A73	38.95	36.80	0.94	1	✓
A74	39.25	36.85	0.95	1	✓
A75	38.80	36.60	0.94	1	✓
A76	38.80	36.55	0.93	1	✓
A77	39.25	36.70	0.94	1	✓
A78	38.95	36.55	0.94	1	✓
A79	39.00	36.30	0.93	1	✓
A80	39.00	36.25	0.93	1	✓
B1	28.00	24.70	0.88	2	✓
B2	27.00	23.75	0.88	2	✓
B3	24.75	21.60	0.87	2	✓
B4	25.85	22.65	0.88	2	✓
B5	24.75	21.80	0.88	2	✓
B6	23.95	20.55	0.86	2	✓
B7	25.05	22.05	0.88	2	✓
B8	25.55	23.00	0.90	2	✓
B9	30.05	27.10	0.90	1	✓
B10	32.00	28.75	0.90	1	✓
B11	32.70	29.80	0.91	1	✓
B12	32.30	29.65	0.92	1	✓
B13	29.30	27.20	0.93	1	✓
B14	31.35	29.20	0.93	1	✓
B15	30.05	28.10	0.94	1	✓
B16	29.20	27.40	0.94	1	✓
B17	30.05	28.25	0.94	1	✓

Window	VSC before proposals	VSC after proposals	Fraction of former value	Outcome	Complies with BR 209 recommend ation
B18	29.70	28.10	0.95	1	✓
B19	34.75	33.45	0.96	1	✓
B20	36.25	35.20	0.97	1	✓
B21	32.60	28.55	0.88	1	✓
B22	31.55	28.00	0.89	1	✓
B23	28.95	25.55	0.88	2	✓
B24	30.25	26.65	0.88	2	✓
B25	29.50	26.00	0.88	2	✓
B26	28.70	25.45	0.89	2	✓
B27	29.10	25.80	0.89	2	✓
B28	29.60	26.70	0.90	2	✓
B29	34.35	31.05	0.90	1	✓
B30	35.50	32.55	0.92	1	✓
B31	36.00	33.30	0.93	1	✓
B32	35.30	32.85	0.93	1	✓
B33	31.85	29.70	0.93	1	✓
B34	34.00	31.80	0.94	1	✓
B35	33.00	30.85	0.93	1	✓
B36	31.80	30.10	0.95	1	✓
B37	32.10	30.50	0.95	1	✓
B38	32.15	30.60	0.95	1	✓
B39	36.65	35.35	0.96	1	✓
B40	37.85	36.65	0.97	1	✓
B41	36.55	33.05	0.90	1	✓
B42	35.65	32.50	0.91	1	✓
B43	32.70	30.05	0.92	1	✓
B44	33.80	31.05	0.92	1	✓
B45	33.65	30.95	0.92	1	✓
B46	34.20	31.60	0.92	1	✓
B47	34.60	32.35	0.93	1	✓
B48	34.80	32.55	0.94	1	✓
B49	37.15	35.30	0.95	1	✓
B50	37.95	36.25	0.96	1	✓
B51	38.05	36.55	0.96	1	✓
B52	37.55	36.25	0.97	1	✓
B53	34.05	32.90	0.97	1	✓
B54	35.45	34.50	0.97	1	✓

Window	VSC before proposals	VSC after proposals	Fraction of former value	Outcome	Complies with BR 209 recommend ation
B55	34.85	34.00	0.98	1	✓
B56	35.30	34.50	0.98	1	✓
B57	35.80	35.05	0.98	1	✓
B58	35.75	35.00	0.98	1	✓
B59	38.00	37.40	0.98	1	✓
B60	38.65	38.15	0.99	1	✓
B61	38.95	36.75	0.94	1	✓
B62	39.00	36.70	0.94	1	✓
B63	38.95	37.10	0.95	1	✓
B64	39.25	37.20	0.95	1	✓
B65	38.80	37.15	0.96	1	✓
B66	38.80	37.35	0.96	1	✓
B67	39.25	37.70	0.96	1	✓
B68	38.95	37.70	0.97	1	✓
B69	39.00	37.90	0.97	1	✓
B70	39.00	38.05	0.98	1	✓
B71	39.00	38.15	0.98	1	✓
B72	39.00	38.35	0.98	1	✓
B73	38.95	38.50	0.99	1	✓
B74	39.25	38.75	0.99	1	✓
B75	38.80	38.40	0.99	1	✓
B76	38.80	38.45	0.99	1	✓
B77	39.25	38.90	0.99	1	✓
B78	38.95	38.70	0.99	1	✓
B79	39.00	38.70	0.99	1	✓
B80	39.00	38.75	0.99	1	✓
C1	25.90	25.75	0.99	2	✓
C2	25.00	24.70	0.99	2	✓
C3	23.20	22.55	0.97	2	✓
C4	21.85	21.15	0.97	2	✓
C5	20.55	19.60	0.95	2	✓
C6	20.00	19.00	0.95	2	✓
C7	18.80	17.85	0.95	2	✓
C8	19.10	18.10	0.95	2	✓
C9	17.00	16.50	0.97	2	✓
C10	12.05	11.90	0.99	2	✓
C11	29.50	29.40	1.00	1	✓

Window	VSC before proposals	VSC after proposals	Fraction of former value	Outcome	Complies with BR 209 recommend ation
C12	29.15	28.10	0.96	1	✓
C13	28.80	26.15	0.91	2	✓
C14	28.75	25.80	0.90	2	✓
C15	27.30	24.75	0.91	2	✓
C16	26.60	24.10	0.91	2	✓
C17	26.20	23.00	0.88	2	✓
C18	25.20	22.15	0.88	2	✓
C19	21.30	18.85	0.88	2	✓
C20	14.35	13.65	0.95	2	✓
D1	23.00	23.00	1.00	2	✓
D2	22.75	22.75	1.00	2	✓
D3	23.05	23.05	1.00	2	✓
D4	23.05	23.05	1.00	2	✓
D5	27.85	27.85	1.00	1	✓
D6	27.65	27.65	1.00	1	✓
D7	27.80	27.80	1.00	1	✓
D8	27.75	27.75	1.00	1	✓
D9	32.60	32.60	1.00	1	✓
D10	32.50	32.50	1.00	1	✓
D11	32.75	32.50	0.99	1	✓
D12	32.65	32.65	1.00	1	✓
E1A	20.65	20.50	0.99	2	✓
E1	19.30	18.75	0.97	2	✓
E2	21.55	20.90	0.97	2	✓
E3	19.70	18.95	0.96	2	✓
E4	21.50	20.65	0.96	2	✓
E5	21.30	20.45	0.96	2	✓
E6	21.35	20.55	0.96	2	✓
E7	22.00	21.40	0.97	2	✓
E8	22.70	22.10	0.97	2	✓
E9	24.80	24.50	0.99	2	✓
E10	25.40	25.20	0.99	2	✓
E11	25.65	25.45	0.99	2	✓
E12	25.20	25.05	0.99	2	✓
E13	22.35	22.10	0.99	2	✓
E14	23.30	22.85	0.98	2	✓
E15	23.10	22.65	0.98	2	✓

Window	VSC before proposals	VSC after proposals	Fraction of former value	Outcome	Complies with BR 209 recommend ation
E16	23.30	22.70	0.97	2	✓
E17	23.95	23.55	0.98	2	✓
E18	25.15	24.80	0.99	2	✓
E19	28.10	27.95	0.99	1	✓
E20	28.55	28.45	1.00	1	✓
E21	23.15	22.20	0.96	2	✓
E22	26.65	25.20	0.95	2	✓
E23	25.00	23.40	0.94	2	✓
E24	26.20	24.80	0.95	2	✓
E25	26.20	24.60	0.94	2	✓
E26	26.40	24.80	0.94	2	✓
E27	26.85	25.95	0.97	2	✓
E28	27.95	27.20	0.97	1	✓
E29	29.35	29.00	0.99	1	✓
E30	29.70	29.45	0.99	1	✓
E31	29.85	29.55	0.99	1	✓
E32	29.60	29.35	0.99	1	✓
E33	26.80	26.05	0.97	2	✓
E34	27.90	27.00	0.97	1	✓
E35	27.75	26.55	0.96	2	✓
E36	28.20	26.85	0.95	2	✓
E37	28.80	28.15	0.98	1	✓
E38	30.00	29.45	0.98	1	✓
E39	32.45	32.25	0.99	1	✓
E40	33.35	33.50	1.00	1	✓
E41	29.35	25.70	0.88	2	✓
E42	32.95	29.10	0.88	1	✓
E43	33.70	28.85	0.86	1	✓
E44	33.70	28.90	0.86	1	✓
E45	33.85	29.50	0.87	1	✓
E46	33.80	29.50	0.87	1	✓
E47	33.95	30.35	0.89	1	✓
E48	33.95	31.80	0.94	1	✓
E49	33.70	33.00	0.98	1	✓
E50	33.80	33.65	1.00	1	✓
E51	33.95	33.80	1.00	1	✓
E52	34.05	33.15	0.97	1	✓

Window	VSC before proposals	VSC after proposals	Fraction of former value	Outcome	Complies with BR 209 recommend ation
E53	34.40	31.50	0.92	1	✓
E54	34.45	30.90	0.90	1	✓
E55	34.50	31.10	0.90	1	✓
E56	34.65	30.95	0.89	1	✓
E57	35.00	31.80	0.91	1	✓
E58	35.05	33.15	0.95	1	✓
E59	35.55	35.25	0.99	1	✓
E60	35.95	35.90	1.00	1	✓
F1	46.70	46.65	1.00	1	✓
F2	46.40	45.85	0.99	1	✓
F3	26.55	24.65	0.93	2	✓
F4	23.50	22.30	0.95	2	✓
F5	22.20	21.35	0.96	2	✓

2.2 Sunlight – Annual Probable Sunlight Hours – Existing Buildings

2.2.1 *BR 209* paragraph 3.2.11 states;

> If a living room of an existing dwelling has a main window facing within 90° of due south…the sunlighting of the existing dwelling may be adversely affected…if the centre of the window:
>
> - Receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and;
> - Receives less than 0.8 times its former sunlight hours during either period and;
> - Has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

2.2.2 Table 2 provides a numerical record of the assessment of the annual probable sunlight hours (APSH) and the annual probable sunlight hours in the winter months (WPSH) of windows of nearby existing residential buildings that may be affected by the proposed new development. Climate Data[1] from the nearest climate station at Hampstead has been used. APSH for Hampstead are 1540 hours and 24 minutes (1540h24m). 25% of APSH are 385 hours 6 minutes (385h06m), 5% of APSH are 77 hours 1 minute (77h01m), and 4% of APSH are 61 hours 37 minutes (61h37m).

2.2.3 When analysing the results, it is important to bear in mind that firstly only windows that face within 90° of due south need to be assessed in accordance with BR 209 guidance. The impact of the development on windows that face within 90° of due north is not a consideration in BR 209 and these windows are therefore not included in Table 2. Secondly, BR 209 guidance is achieved if any of the three bullet points from paragraph 3.2.11 is false. In this instance, all windows assessed achieve an APSH of greater than 385 hours 6 minutes, and a WPSH of greater than 77h01m after development. Therefore, since the first bullet point is false, the fraction of former value and the reduction in sunlight over the whole year is not of concern. BR 209 guidance is achieved in all instances.

[1] http://www.metoffice.gov.uk/public/weather/climate/gcpv7fnqu

Table 2 – APSH and WPSH - Existing Surrounding Buildings

Window	APSH before development	APSH after development	Fraction of former value	WPSH before development	WPSH after development	Fraction of former value	% reduction in sunlight over the whole year (against 1540h24m)	Complies with BR 209 recommendations
A1	713h11m	665h38m	0.93	191h40m	153h21m	0.80	3.09	✓
A2	665h40m	604h04m	0.91	157h38m	117h30m	0.75	4.00	✓
A3	590h58m	524h44m	0.89	177h30m	141h24m	0.80	4.30	✓
A4	635h23m	561h59m	0.88	174h17m	138h55m	0.80	4.76	✓
A5	606h11m	524h46m	0.87	169h06m	132h28m	0.78	5.29	✓
A6	578h49m	472h34m	0.82	170h32m	131h07m	0.77	6.90	✓
A7	575h37m	472h21m	0.82	170h26m	132h50m	0.78	6.70	✓
A8	557h02m	456h56m	0.82	181h06m	150h34m	0.83	6.50	✓
A9	640h11m	535h13m	0.84	194h57m	159h23m	0.82	6.81	✓
A10	639h34m	532h33m	0.83	194h20m	156h43m	0.81	6.95	✓
A11	633h14m	527h04m	0.83	190h02m	150h25m	0.79	6.89	✓
A12	589h16m	478h50m	0.81	157h10m	113h16m	0.72	7.17	✓
A13	551h58m	458h06m	0.83	174h22m	128h05m	0.73	6.09	✓
A14	579h27m	461h57m	0.80	175h29m	126h50m	0.72	7.63	✓
A15	549h46m	431h44m	0.79	168h03m	114h21m	0.68	7.66	✓

Window	APSH before development	APSH after development	Fraction of former value	WPSH before development	WPSH after development	Fraction of former value	% reduction in sunlight over the whole year (against 1540h24m)	Complies with BR 209 recommendations
A16	545h33m	441h51m	0.81	157h28m	121h01m	0.77	6.73	✓
A17	544h52m	444h00m	0.81	155h46m	120h32m	0.77	6.55	✓
A18	524h01m	429h58m	0.82	159h55m	132h33m	0.83	6.11	✓
A19	611h18m	503h08m	0.82	166h04m	129h35m	0.78	7.02	✓
A20	604h19m	495h25m	0.82	159h05m	121h53m	0.77	7.07	✓
A21	773h40m	722h42m	0.93	233h38m	187h21m	0.80	3.31	✓
A22	730h55m	672h53m	0.92	204h28m	158h11m	0.77	3.77	✓
A23	662h58m	596h20m	0.90	228h04m	183h15m	0.80	4.33	✓
A24	704h55m	639h33m	0.91	211h34m	170h56m	0.81	4.24	✓
A25	681h47m	605h23m	0.89	208h42m	168h18m	0.81	4.96	✓
A26	677h58m	585h33m	0.86	215h33m	174h01m	0.81	6.00	✓
A27	676h28m	577h08m	0.85	210h20m	169h44m	0.81	6.45	✓
A28	654h05m	543h56m	0.83	216h10m	179h15m	0.83	7.15	✓
A29	752h17m	634h47m	0.84	236h23m	191h53m	0.81	7.63	✓
A30	749h37m	632h57m	0.84	233h43m	187h43m	0.80	7.57	✓
A31	749h32m	628h35m	0.84	233h38m	186h07m	0.80	7.85	✓
A32	709h35m	588h39m	0.83	202h31m	155h00m	0.77	7.85	✓

Window	APSH before development	APSH after development	Fraction of former value	WPSH before development	WPSH after development	Fraction of former value	% reduction in sunlight over the whole year (against 1540h24m)	Complies with BR 209 recommendations
A33	657h41m	555h57m	0.85	225h21m	182h23m	0.81	6.60	✓
A34	692h05m	572h45m	0.83	213h19m	167h23m	0.78	7.75	✓
A35	674h18m	552h58m	0.82	209h53m	164h34m	0.78	7.88	✓
A36	664h34m	535h32m	0.81	216h48m	156h18m	0.72	8.38	✓
A37	668h22m	541h24m	0.81	208h29m	148h37m	0.71	8.24	✓
A38	644h54m	518h09m	0.80	215h20m	164h37m	0.76	8.23	✓
A39	727h48m	603h24m	0.84	217h43m	170h30m	0.78	7.43	✓
A40	726h02m	606h21m	0.84	210h08m	163h27m	0.78	7.77	✓
A41	794h17m	775h05m	0.98	254h15m	235h03m	0.92	1.25	✓
A42	770h54m	746h57m	0.97	230h52m	211h40m	0.92	1.55	✓
A43	691h35m	667h38m	0.97	247h10m	227h58m	0.92	1.55	✓
A44	747h55m	719h09m	0.96	245h48m	226h36m	0.92	1.87	✓
A45	725h37m	697h38m	0.96	235h50m	217h58m	0.92	1.82	✓
A46	725h37m	694h40m	0.96	235h50m	217h58m	0.92	2.01	✓
A47	742h04m	704h29m	0.95	239h57m	220h45m	0.92	2.44	✓
A48	717h08m	684h48m	0.95	242h25m	226h03m	0.93	2.10	✓
A49	794h17m	750h57m	0.95	254h15m	235h03m	0.92	2.81	✓

Window	APSH before development	APSH after development	Fraction of former value	WPSH before development	WPSH after development	Fraction of former value	% reduction in sunlight over the whole year (against 1540h24m)	Complies with BR 209 recommendations
A50	794h17m	750h57m	0.95	254h15m	235h03m	0.92	2.81	✓
A51	794h17m	748h00m	0.94	254h15m	235h03m	0.92	3.00	✓
A52	770h39m	724h22m	0.94	230h37m	211h25m	0.92	3.00	✓
A53	697h16m	660h38m	0.95	247h10m	229h18m	0.93	2.38	✓
A54	747h55m	698h45m	0.93	245h48m	226h36m	0.92	3.19	✓
A55	725h37m	686h01m	0.95	235h50m	217h58m	0.92	2.57	✓
A56	725h37m	686h01m	0.95	235h50m	217h58m	0.92	2.57	✓
A57	736h45m	689h41m	0.94	234h38m	211h42m	0.90	3.06	✓
A58	719h20m	673h20m	0.94	248h58m	224h41m	0.90	2.99	✓
A59	794h17m	734h40m	0.92	254h15m	218h47m	0.86	3.87	✓
A60	794h17m	729h47m	0.92	254h15m	213h53m	0.84	4.19	✓
A61	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
A62	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
A63	799h01m	799h01m	1.00	265h36m	265h36m	1.00	0.00	✓
A64	801h39m	801h39m	1.00	261h37m	261h37m	1.00	0.00	✓
A65	787h41m	787h41m	1.00	254h15m	254h15m	1.00	0.00	✓
A66	787h41m	787h41m	1.00	254h15m	254h15m	1.00	0.00	✓

Window	APSH before development	APSH after development	Fraction of former value	WPSH before development	WPSH after development	Fraction of former value	% reduction in sunlight over the whole year (against 1540h24m)	Complies with BR 209 recommendations
A67	809h01m	809h01m	1.00	268h59m	268h59m	1.00	0.00	✓
A68	786h14m	786h14m	1.00	252h48m	252h48m	1.00	0.00	✓
A69	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
A70	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
A71	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
A72	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
A73	799h01m	799h01m	1.00	265h36m	265m36m	1.00	0.00	✓
A74	801h39m	801h39m	1.00	261h37m	261h37m	1.00	0.00	✓
A75	787h41m	787h41m	1.00	254h15m	254h15m	1.00	0.00	✓
A76	787h41m	787h41m	1.00	254h15m	254h15m	1.00	0.00	✓
A77	809h01m	809h01m	1.00	268h59m	268m59m	1.00	0.00	✓
A78	786h14m	786h14m	1.00	252h48m	252h48m	1.00	0.00	✓
A79	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
A80	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B1	606h49m	526h16m	0.87	177h23m	162m28m	0.92	5.23	✓
B2	555h54m	463h38m	0.83	154h06m	138h12m	0.90	5.99	✓
B3	536h01m	468h39m	0.87	200h42m	182h32m	0.91	4.37	✓

Window	APSH before development	APSH after development	Fraction of former value	WPSH before development	WPSH after development	Fraction of former value	% reduction in sunlight over the whole year (against 1540h24m)	Complies with BR 209 recommendations
B4	548h30m	477h40m	0.87	196h21m	174h11m	0.89	4.60	✓
B5	547h12m	482h48m	0.88	201h39m	177h03m	0.88	4.18	✓
B6	510h52m	436h02m	0.85	186h39m	155h53m	0.83	4.86	✓
B7	529h37m	466h04m	0.88	222h51m	184h37m	0.83	4.13	✓
B8	577h38m	495h43m	0.86	228h23m	198h32m	0.87	5.32	✓
B9	677h49m	595h46m	0.88	247h32m	207h47m	0.84	5.33	✓
B10	697h09m	628h51m	0.90	244h52m	207h36m	0.85	4.43	✓
B11	728h38m	644h45m	0.88	240h17m	215h24m	0.90	5.45	✓
B12	702h22m	637h25m	0.91	207h32m	187h12m	0.90	4.22	✓
B13	647h41m	603h39m	0.93	234h18m	220h38m	0.94	2.86	✓
B14	702h34m	645h24m	0.92	226h23m	214h47m	0.95	3.71	✓
B15	683h54m	625h27m	0.91	218h46m	211h18m	0.97	3.79	✓
B16	637h07m	576h29m	0.90	192h15m	188h31m	0.98	3.94	✓
B17	652h06m	591h33m	0.91	228h20m	228h20m	1.00	3.93	✓
B18	690h35m	632h48m	0.92	228h23m	228h23m	1.00	3.75	✓
B19	794h17m	738h28m	0.93	254h15m	254h15m	1.00	3.62	✓
B20	788h54m	746h11m	0.95	254h15m	254h15m	1.00	2.77	✓

Window	APSH before development	APSH after development	Fraction of former value	WPSH before development	WPSH after development	Fraction of former value	% reduction in sunlight over the whole year (against 1540h24m)	Complies with BR 209 recommendations
B21	724h22m	619h34m	0.86	209h09m	185h26m	0.89	6.80	✓
B22	689h10m	584h54m	0.85	194h41m	172h05m	0.88	6.77	✓
B23	628h21m	542h42m	0.86	212h14m	199h06m	0.94	5.56	✓
B24	654h35m	556h28m	0.85	214h04m	206h43m	0.97	6.37	✓
B25	620h58m	556h51m	0.90	218h51m	215h10m	0.98	4.16	✓
B26	627h23m	554h36m	0.88	190h28m	190h28m	1.00	4.72	✓
B27	602h12m	546h57m	0.91	230h52m	230h52m	1.00	3.59	✓
B28	641h45m	577h59m	0.90	228h23m	228h23m	1.00	4.14	✓
B29	746h27m	695h42m	0.93	254h15m	254h15m	1.00	3.29	✓
B30	747h22m	710h56m	0.95	253h03m	253h03m	1.00	2.37	✓
B31	761h21m	735h33m	0.97	250h03m	250h03m	1.00	1.67	✓
B32	746h55m	726h59m	0.97	227h55m	227h55m	1.00	1.29	✓
B33	668h14m	651h00m	0.97	234h21m	234h21m	1.00	1.12	✓
B34	727h07m	712h46m	0.98	236h50m	236h50m	1.00	0.93	✓
B35	700h12m	688h42m	0.98	234h25m	234h25m	1.00	0.75	✓
B36	683h39m	680h50m	1.00	197h57m	197h57m	1.00	0.18	✓
B37	661h10m	661h10m	1.00	230h52m	230h52m	1.00	0.00	✓

Window	APSH before development	APSH after development	Fraction of former value	WPSH before development	WPSH after development	Fraction of former value	% reduction in sunlight over the whole year (against 1540h24m)	Complies with BR 209 recommendations
B38	685h04m	685h04m	1.00	228h23m	228h23m	1.00	0.00	✓
B39	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B40	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B41	794h17m	735h41m	0.93	254h15m	218h40m	0.86	3.80	✓
B42	770h54m	712h01m	0.92	230h52m	205h43m	0.89	3.82	✓
B43	676h09m	635h07m	0.94	234h32m	216h00m	0.92	2.66	✓
B44	741h53m	673h23m	0.91	241h59m	222h49m	0.92	4.45	✓
B45	701h06m	642h17m	0.92	235h50m	224h11m	0.95	3.82	✓
B46	725h37m	673h36m	0.93	235h50m	230h12m	0.98	3.38	✓
B47	742h04m	690h44m	0.93	239h57m	239h57m	1.00	3.33	✓
B48	717h08m	673h53m	0.94	242h25m	242h25m	1.00	2.81	✓
B49	794h17m	758h05m	0.95	254h15m	254h15m	1.00	2.35	✓
B50	794h17m	754h13m	0.95	254h15m	254h15m	1.00	2.60	✓
B51	794h17m	768h20m	0.97	254h15m	254h15m	1.00	1.68	✓
B52	776h42m	762h19m	0.98	236h40m	236m40m	1.00	0.93	✓
B53	676h09m	670h24m	0.99	234h32m	234h32m	1.00	0.37	✓
B54	741h53m	736h08m	0.99	241h59m	241h59m	1.00	0.37	✓

Window	APSH before development	APSH after development	Fraction of former value	WPSH before development	WPSH after development	Fraction of former value	% reduction in sunlight over the whole year (against 1540h24m)	Complies with BR 209 recommendations
B55	701h06m	701h06m	1.00	235h50m	235h50m	1.00	0.00	✓
B56	725h37m	725h37m	1.00	235h50m	235h50m	1.00	0.00	✓
B57	742h04m	742h04m	1.00	239h57m	239h57m	1.00	0.00	✓
B58	717h08m	717h08m	1.00	242h25m	242h25m	1.00	0.00	✓
B59	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B60	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B61	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B62	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B63	799h01m	799h01m	1.00	265h36m	265m36m	1.00	0.00	✓
B64	801h39m	801h39m	1.00	261h37m	261h37m	1.00	0.00	✓
B65	787h41m	787h41m	1.00	254h15m	254h15m	1.00	0.00	✓
B66	787h41m	787h41m	1.00	254h15m	254h15m	1.00	0.00	✓
B67	809h01m	809h01m	1.00	268h59m	268m59m	1.00	0.00	✓
B68	786h14m	786h14m	1.00	252h48m	252h48m	1.00	0.00	✓
B69	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B70	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B71	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓

Window	APSH before development	APSH after development	Fraction of former value	WPSH before development	WPSH after development	Fraction of former value	% reduction in sunlight over the whole year (against 1540h24m)	Complies with BR 209 recommendations
B72	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B73	799h01m	799h01m	1.00	265h36m	265m36m	1.00	0.00	✓
B74	801h39m	801h39m	1.00	261h37m	261h37m	1.00	0.00	✓
B75	787h41m	787h41m	1.00	254h15m	254h15m	1.00	0.00	✓
B76	787h41m	787h41m	1.00	254h15m	254h15m	1.00	0.00	✓
B77	809h01m	809h01m	1.00	268h59m	268h59m	1.00	0.00	✓
B78	786h14m	786h14m	1.00	252h48m	252h48m	1.00	0.00	✓
B79	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
B80	794h17m	794h17m	1.00	254h15m	254h15m	1.00	0.00	✓
F1	198h56m	196h45m	0.99	00h00m	00h00m	1.00	0.14	✓

3 Conclusions

3.1.1 An assessment of the impact that the proposed development at Frognal Court, Warwick House and Midland Court, 158 Finchley Road, London may have on the skylight and sunlight levels of existing surrounding buildings, has been undertaken in accordance with guidance set out in *BRE report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice, Second Edition, 2011 (BR 209).*

3.1.2 The following conclusions have been drawn:

1) The proposed development would have an unnoticeable impact on the skylight of the surrounding existing windows assessed in accordance with BR 209 guidance.
2) The proposed development would have an unnoticeable impact on the sunlight levels of the surrounding existing windows assessed in accordance with BR 209 guidance.