AnsteyHorne

DAYLIGHT & SUNLIGHT REPORT

for

PROPOSED DEVELOPMENT

at

AGAR GROVE ESTATE PHASE 1C, CAMDEN, LONDON

REF: CS/LH/ROL00283

August 2019

expertise *applied*

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APPENDICES

Figure 1: Oblique aerial photograph of the site looking north (Source: Microsoft Bing)

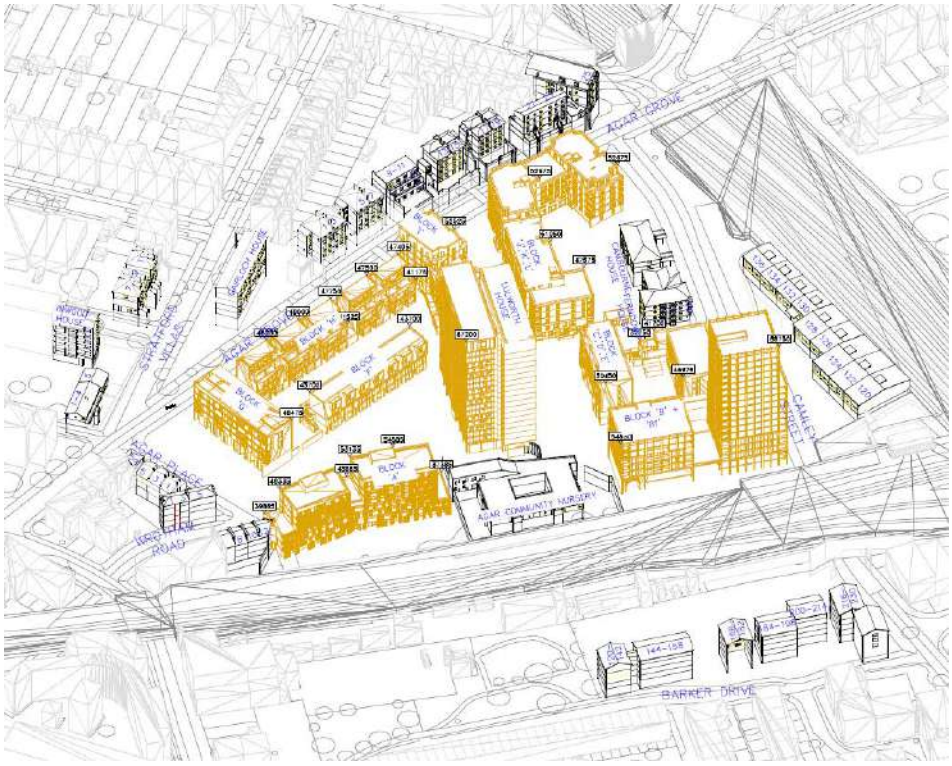

Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

1.1 The London Borough of Camden ("the Applicant") were granted planning permission in August 2014 to redevelop the Agar Grove Estate under the Planning Application number 2013/8088/P. Following the planning permission, the London Borough of Camden are proposing to submit design amendments to Phase 1C, and this addendum report details the revised daylight and sunlight analysis.

1.2 The Agar Grove Estate was constructed by Camden Council in the 1960s and comprises some 249 dwellings arranged as a series of low/medium rise blocks of flats and an 18 storey tower (Lulworth House). This application proposal relates to amendments to Block I and Block JKL which are both part of Phase 1C.

1.3 In developing the application proposals, the Applicant has been conscious of the need to minimise the impact of the development on the light to neighbouring properties, particularly those with residential content. According, they instructed Anstey Horne to work with the design team from the outset of the design process so that the effects of the proposed development could be properly understood and, where possible, minimised.

1.4 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

1.5 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 1.

1.6 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

1.7 The application site is bounded by Agar Grove to the north, Camley Street to the east, a railway track to the south and Agar Place/Wrotham Road on the western boundary.

1.8 The proposed development is designed by Hawkins Brown and Mae Architects and comprises the demolition of the existing buildings on the site, with the exception of Lulworth House, Cranbourne House, Ferndown House and the Agar Children's Centre, the creation of new build dwellings and the extension and refurbishment of Lulworth House.

2. QUALIFICATIONS AND EXPERIENCE

2.1 Anstey Horne is a firm of Chartered Surveyors regulated by the Royal Institution of Chartered Surveyors. We have a long-standing history of advising developers, neighbours and local planning authorities on the effects of proposed development on daylight and sunlight amenity to existing surrounding buildings and on the interior daylight and sunlight conditions within proposed development.

2.2 Anstey Horne's daylighting studies are undertaken using 3D computer modelling and specialist computer software, specifically written for the purposes of carrying out the tests described in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*. Our software has been in use for many years and the technical results have been utilised and accepted by the courts, local planning authorities and other consultants in hundreds of assessments for both common law and town planning purposes.

3. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

3.1 The Revised National Planning Policy Framework (February 2019) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

3.2 Chapter 11 'Making effective use of land' states in paragraph 123(c) that:

"local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

"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."

Regional Planning Policy and Guidance

<u>Mayor's London Plan</u>

3.4 The Mayor of London's '*London Plan – The Spatial Strategy for London Consolidated with Alterations since 2011*' (March 2016) sets out the spatial development strategy for London. It forms part of the development plan for Greater London, along with local plans of the London boroughs. *'Minor Alterations to the London Plan'* were published in 2015 and 2016.

3.5 Policy 7.6 (Architecture) states that:

"buildings and structures should … not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate".

Mayor's Housing Supplementary Planning Guidance

3.6 The Mayor of London's *'Housing Supplementary Planning Guidance'* (March 2016) provides guidance on how to implement the housing policies in the London Plan. It replaces the 2012 edition.

3.7 Part 1 of the SPG covers housing supply and sets out the Mayor's approach to optimising housing output. In relation to the effect on daylight and sunlight to surrounding properties it advises:

"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines[1] *to assess the daylight and sunlight impacts of new development on surrounding properties … Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."*

"The degree of harm on adjacent properties … should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."

[1] BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

Local Planning Policy and Guidance

3.8 The development site is located within London Borough of Camden ('LBC').

3.9 LBC adopted The Camden Local Plan ('TCLP'), in July 2017. The Local Plan will cover the period from 2016-2031.

3.10 LBC's TCLP Policy A1, 'Managing the impact of development on occupiers and neighbours', states: *"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. The factors we will consider include: … f) sunlight, daylight and overshadowing;"*

3.11 Policy A1 goes on to confirm that: *"To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011)."*

3.12 LBC has also published additional advice on their planning policies in their Supplementary Planning Documents ('SPD'). The relevant guidance on daylight and sunlight amenity is found within its SPD 'Camden Planning Guidance 2018', under 'CPG – Amenity'. It states that: *"while we strongly support the aims of the BRE methodology for assessing sunlight and daylight we will consider the outcomes of the assessments flexibility where appropriate, taking into account site specific circumstances and context. For example, to enable new development to respect the existing layout and form in some historic areas, it may be necessary to consider exceptions to the recommendations cited in the BRE guidance. Any exceptions will be assessed on a case-by-case basis."*

3.13 The Council's Planning Guidance 2018 continues: *"The Council notes the intentions of the BRE document is to provide advice to developers and decision makers and therefore it should be regarded as a guide rather than policy."*

3.14 The guidance also states that: *when submitting planning applications for major developments and proposals for new dwellings the applicant is expected to provide daylight and sunlight reports…as a minimum, daylight and sunlight reports should show: the expected daylight and sunlight levels before and after the development is built to enable ease of comparison;"*

3.15 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

4. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

4.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

4.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

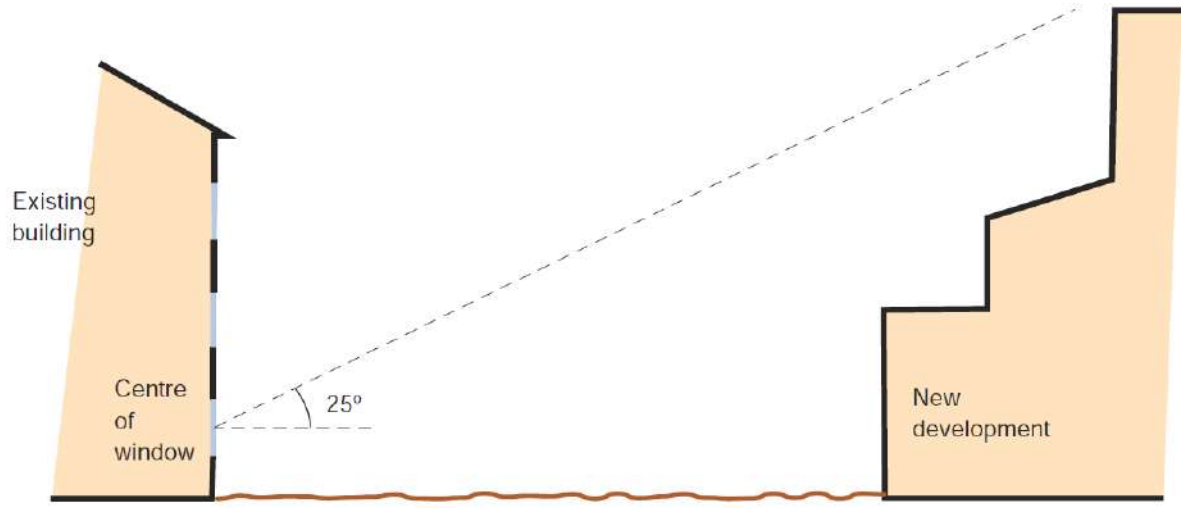

Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Report 209)

4.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.

4.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.

4.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.

4.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

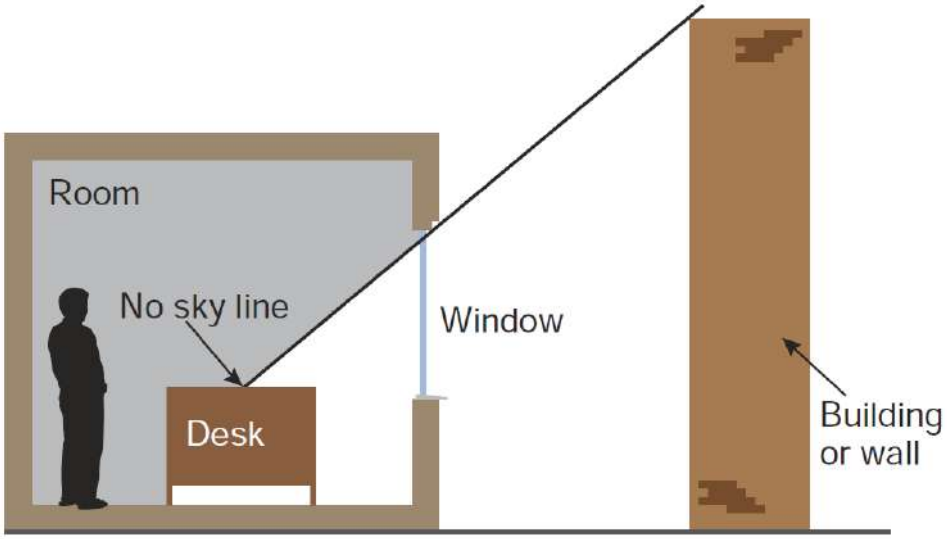

Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight.
(© BRE Report 209)

4.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.

4.8 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

Sunlight to existing surrounding buildings

4.9 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.1 that:

"obstruction to sunlight may become an issue if:

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room."*

4.10 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.

4.11 The guide suggests:

"all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway." (BRE paragraph 3.2.3)

4.12 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as:

"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)."

4.13 Paragraph 3.2.11 of the BRE Report summarises its sunlight guidance as follows:

"If a living room of an existing dwelling has a main window facing within 90º of due south, and any part of a new development subtends an angle of more than 25º to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case 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".*

Sunlight to existing surrounding gardens and open spaces

4.14 Section 3.3 of the BRE Report makes recommendations concerning the impact of proposed development on sunlight to open spaces between buildings, such as main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. The guide recommends that the level of overshadowing on such areas should be checked on the equinox (21 March).

4.15 The BRE Report recognises that each of these spaces has different sunlighting requirements and that it is difficult to suggest a hard and fast rule. It recommends that at least half of the amenity area should receive at least two hours of sunlight on the equinox on 21 March.

4.16 When assessing the impact of a proposed development on the level of overshadowing of an existing open amenity, the BRE guide recommends that:

"if, as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed".

4.17 Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by planting anyway. Driveways and hard standing for cars is usually left out of the area calculation. Around housing, front gardens which are relatively small and visible from public footpaths can be omitted with only main back gardens needing to be analysed.

4.18 Fences or walls less than 1.5 metres high can be ignored. The guide notes that:

"normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building".

This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

4.19 Paragraph 3.3.13 of the BRE guide notes that:

"where a large building is proposed which may affect a number of gardens or open spaces, it is often illustrative to plot a shadow plan showing the location of shadows at different times of day and year".

Computer simulation

4.20 Appendix A of the BRE guide describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE guide.

4.21 The information upon which our computer model was based is explained in the section 6 of this report.

5. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

5.1 In its introduction the BRE Report 209 (second edition, 2011) states:

- *(Its) "main aim is … to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)

- *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)

- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

5.2 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

Alternative target values

5.3 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings… The calculation methods … are entirely flexible in this respect." (BRE paragraph 1.6)

5.4 At paragraph 2.2.3 the guide states:

"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."

5.5 Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 62 it states:

"different targets may be used, based on the special requirements of the proposed development or its location".

5.6 Furthermore, as noted at paragraph 3.8 above, the Mayor of London's *Housing Supplementary Planning Guidance* emphasises that fully optimising housing potential on large sites may necessitate departure from conventional guidelines and the adoption of alternative target values.

5.7 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

Proximity of neighbouring building to the boundary

5.8 The BRE guide permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

"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".

Interpretation of relative impacts

5.9 Except where the BRE guide's specified minimum values will be retained in the proposed condition (see paragraphs 4.1, 4.14 and 4.16 above), the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the 'BRE 0.8 guideline'.) Care must be taken when interpreting the 'relative impact' figures (in the columns marked "factor of former value" in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.

5.10 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 4.14 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

Balconies, projecting wings and other self-obstructing projections

5.11 The BRE guide acknowledges that balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light." (BRE paragraph 2.2.11)

"A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above." (BRE paragraph 2.2.12)

"Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight." (BRE paragraph 3.2.9)

5.12 Clearly, where windows are inset or self-obstructed by balconies or other projections they will be unusually sensitive to changes in massing opposite and transgressions of the BRE's default numerical guidelines are more likely to arise. In such circumstances flexible application of the guidelines is very important.

Deep rooms

5.13 The BRE guide advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.10 it states

"The guidelines … need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable."

6. INFORMATION USED IN THE TECHNICAL STUDY

6.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme. The computer model is illustrated on the drawings at Appendix A and is based on the information listed below.

Proposed scheme:

- Hawkins Brown Architects' and MAE Architects' 3D computer models and GA drawings of the proposed Block I and Block JKL.

Existing building on the site and existing surrounding buildings:

- Hawkins Brown Architects' and MAE Architects' drawings for the surrounding consented blocks
- Greenhatch Group 3D CAD Model received 25/07/2013 and 18313A Lulworth House – 3D.dwg
- Hawkins Brown Architects' and MAE Architects' Sketch Up model received 03/07/2013
- OS map
- Aerial photography from Microsoft Bing
- Site visits and photographs

6.2 We completed planning research in July 2019 and could not source any new information regarding the existing surrounding buildings, therefore the research we used for the basis of our assessment in August 2014 remains valid.

6.3 Where plans of the existing surrounding buildings were not available we estimated the internal arrangements and room uses based on an external inspection. Where we have had to estimate internal arrangements and room uses, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window. It is relevant

to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

7. SCOPE OF TECHNICAL STUDY

7.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.

7.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 4.1 to 4.3 and 4.10, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight
1 to 25 Agar Grove	Yes	Yes
Cranbourne House	Yes	Yes
Ferndown House	Yes	Yes

7.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.

7.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.

7.5 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.

7.6 Where we have tested all adjoining properties listed above for ADF using the following assumptions for glazing transmittance and internal reflectance:

- Double Glazed window units – Transmittance = 0.68
- Single Glazed window units – Transmittance = 0.64
- Internal Reflectance = 0.5 (cream ceiling, cream walls, light coloured floor)

7.7 We have calculated the impact of the proposed development on sunlight on 21 March to the gardens/open spaces within the proposed development and the rear gardens to Cranbourne House. The locations of these spaces and the proportion of each that receives at least two hours of sunlight on 21 March in the existing and proposed conditions are shown on our drawing(s) at Appendix F.

8. IMPACT UPON SURROUNDING PROPERTIES

8.1 In this section of our report we set out our analysis of the results of our impact study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each property, or groups of properties, in turn.

8.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

Daylight and Sunlight to existing surrounding buildings

8.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.

8.4 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix D. Only those buildings identified by application of the BRE guide's preliminary 25° line test and orientation test, as explained above, have been tested.

<u>1 & 3 Agar Grove</u>:

8.5 These semi-detached properties are located directly to the north of the Agar Grove Estate and have accommodation between basement and second floors with the second floor set back within the eaves. Room layouts have been taken from drawings obtained from Camden's planning records.

8.6 The VSC results confirm all of the windows assessed between basement and second floor retain between 0.70 and 0.79 times the former VSC value, so close to the target of 0.8%. In this instance it can be seen, when comparing the existing and proposed massing on drawings at Appendix A, that in the existing condition these properties have a relatively open aspect compared to the prevailing townscape and therefore the introduction of any meaningful massing on this site is likely to have an effect which does not fully meet the targets in the BRE Guide. What is important to note is that the retained VSC values in the

proposed condition would be more than 22% VSC at basement level, and more than 24% VSC at ground floor level, which are good for an urban location.

8.7 The DD results confirm all of the rooms will retain in excess of 0.8 times the former DD value with the exception of room R2/79 at basement level and R3/82 at second floor level to No. 1 Agar Grove. They retain 0.73 and 0.74 times their former daylit area respectively. What should be noted is that at second floor level, the windows to the rooms are small and set within dormers which limit the amount of daylight entering the room. The basement room would have access to direct daylight to almost 70% of its area.

8.8 When one considers the DD and retained VSC values to these properties the results indicate that these properties will remain well lit for the urban setting.

8.9 The APSH results confirm that all windows would retain considerably more than 25% total APSH including at least 5% APSH during the winter months, so the recommendations of the BRE Guide will be met.

8.10 Overall, the daylight and sunlight impact to these properties are comparable with the consented scheme results.

5 & 7 Agar Grove:

8.11 These semi-detached properties are located directly to the north of the Agar Grove Estate and have accommodation between basement and second floors with the second floor set back within the eaves. Room layouts have been taken from drawings obtained from Camden's planning records.

8.12 The VSC results confirm that all of the windows assessed retain between 0.70 and 0.79 times their former VSC value with retained VSC values between 22% and 27% VSC. Like 1 & 3 Agar Grove the existing built development opposite 5 & 7 is limited, so the introduction of any meaningful massing on the site is likely to have an effect which does not meet the targets in the BRE Guide. However, the retained VSC values demonstrate that these properties retain the potential for good daylighting in the proposed conditions.

8.13 The DD results confirm that 3 out of 4 rooms tested to 7 Agar Grove retain more than 0.8 times the former daylit area and so meet the targets in the BRE Guide. The 1 remaining room retains 0.76 times the former daylit area so is marginally below the recommended target. At 5 Agar Grove a kitchen will meet the BRE targets and the other rooms will retain between 0.53 times and 0.78 times their former DD value. These rooms enjoy almost total access to direct skylight in the existing conditions due to their unusually open aspect. Any meaningful massing on the site is therefore likely to lead to a movement of the DD contour greater than that recommended in the BRE Guide, but the rooms to 5 Agar Grove – which are understood to be the main living rooms – would have access to direct skylight to

between 58% to 76% of their area in the proposed conditions. This is again good for an urban location.

8.14 The APSH results confirm that all windows would retain considerably more than 25% total APSH including at least 5% APSH during the winter months, so the recommendations of the BRE Guide will be met.

8.15 Overall, the daylight and sunlight impact to these properties remains very similar to the consented scheme results.

9 & 11 Agar Grove:

8.16 This block of flats between ground and second floor levels is located directly to the north of the Agar Grove Estate. Room layouts have been taken from drawings obtained from Camden's planning records.

8.17 The VSC results confirm that 7 out of the 10 windows assessed retain more than 0.8 times their former VSC value and therefore meet the recommendations of the BRE Guide. The 3 windows which do not satisfy the guidelines R2/100, R3/100 and R4/100 at ground floor level retain 0.79, 0.77 and 0.76 times their former VSC values respectively. These results are only just below the BRE target and both windows retain very good VSC values of more than 25%.

8.18 The DD results confirm that all the rooms retain more than 0.95 times the former daylit area, so the recommendations of the BRE Guide will be met.

8.19 Although there are 3 windows with minor VSC transgressions, considering their retained VSC values and the DD results, all rooms to 9 & 11 Agar Grove will remain well daylit.

8.20 The APSH results demonstrate that 9 out of 10 windows tested would retain considerably more than 25% total APSH and at least 5% APSH during the winter months. The 1 remaining window W1/100 is on the ground floor and will meet the total APSH target, however the winter hours will experience a reduction from 10% to 4%. It is worth noting that a value of 4% is only marginally below the recommended target of 5% for the winter sunlight hours.

8.21 Overall, the daylight and sunlight impact to these properties remains very similar to the consented scheme results.

13 & 15 Agar Grove:

8.22 These semi-detached properties have accommodation between basement and second floor level and are located to the north of the Agar Grove Estate. Room layouts have been taken from drawings obtained from Camden's planning records.

8.23 The VSC results confirm that all of the windows at first floor level will retain more than 27% VSC and so meet the BRE targets. Elsewhere, windows retain between 0.69 and 0.78 times the former VSC value. Although these are relatively minor transgressions to the BRE guidance, this is another example of the existing condition presenting a relatively unobstructed outlook, so any meaningful massing on the site is likely to produce results which do not meet the targets in the BRE Guide. What is important to note is that the retained VSC values are very good (above 22% at basement level, almost 25% at ground floor level and almost 24% at second).

8.24 The DD results confirm that 11 of the 15 rooms tested retain more than 0.8 times the former daylit area, so meet the recommendations of the BRE Guide. The four rooms which do not do so are all bedrooms (one each to 13 and 15 Agar Grove at basement and second floor level) which would retain between 0.59 and 0.79 times their former daylit areas. The BRE Guide states bedrooms are less important than living rooms, but in any event all four would be lit to more than 56% of their floor area. Overall, the retained daylight conditions to these buildings will be good.

8.25 The APSH results confirm that all windows would retain considerably more than 25% total APSH including 5% APSH during the winter months, so the recommendations of the BRE Guide will be met.

8.26 Overall, the daylight and sunlight impact to these properties remains very similar to the consented scheme results.

<u>17 & 19 Agar Grove:</u>

8.27 These semi-detached properties have accommodation between basement and second floor level and are located to the north of the Agar Grove Estate. Room layouts have been taken from drawings obtained from Camden's planning records.

8.28 The VSC results confirm that 5 of the 16 windows assessed either retain VSC values above 27% or more than 0.8 times their former VSC value and so meet the recommendations of the BRE Guide. The remaining 11 windows retain between 0.68 and 0.79 times their former VSC value. However, this is another example where the retained VSC values are good for an urban context (above 22% VSC at basement level and above 24% at ground floor level).

8.29 The DD results confirm 11 of the 14 rooms tested retain more than 0.8 times the former daylit area so meet the recommendations of the BRE Guide. The other 3 rooms are basement or ground floor bedrooms. The BRE Guide states bedrooms are less important than living rooms, however these rooms would still retain between 0.48 and 0.63 times their former daylit areas.

8.30 The APSH results confirm all windows tested would retain considerably more than 25% total APSH and 5% APSH during the winter months, so the recommendations of the BRE Guide will be met.

8.31 Overall, the daylight and sunlight impact to these properties remains very similar to the consented scheme results.

21 & 23 Agar Grove:

8.32 These semi-detached properties are located to the north of the Agar Grove Estate and have accommodation between basement and second floor. Room layouts have been taken from drawings obtained from Camden's planning records.

8.33 The VSC results confirm that all but one of the windows assessed either retain VSC values above 27% or more than 0.8 times their former VSC value and so meet the recommendations of the BRE Guide. The one exception is the basement living room in 21 Agar Grove, (room R1/139) which retains 0.76 times its former VSC value and a good value VSC in the proposed conditions of 23%.

8.34 The DD results confirm that 12 out of 16 rooms tested would retain at least 0.8 times its existing daylit area and so meet the recommendations of the BRE Guide. The remaining 4 rooms will retain between 0.67 and 0.79 times their former value. These rooms have almost total access to direct skylight in the existing conditions due to relatively open aspect. Any meaningful massing on the site is therefore likely to lead to a movement of the DD contour greater than that recommended in the BRE Guide, but it should be noted that these rooms would still have access to direct skylight to between 62% to 75% of the room area in the proposed condition.

8.35 The APSH results confirm all windows tested would retain considerably more than 25% total APSH and 5% APSH during the winter months, so the recommendations of the BRE Guide will be met.

8.36 Overall, the daylight and sunlight impact to these properties remains very similar to the consented scheme results.

25 Agar Grove:

8.37 This property has retail accommodation at ground floor level with residential at first to third floor levels and is located to the north of the Agar Grove Estate. We were not able to obtain any information on room dimensions so have used assumed room layouts for the DD analysis.

8.38 The VSC results confirm that all of the windows assessed retain VSC values of more than 27% in the proposed conditions or more than 0.8 times their former VSC value and so meet the recommendations of the BRE Guide.

8.39 The DD results confirm that all of the rooms tested would retain at least 0.98 times the existing daylit area and so meet the recommendations of the BRE Guide.

8.40 The APSH results confirm all windows tested would retain considerably more than 25% total APSH and 5% APSH during the winter months, so the recommendations of the BRE Guide will be met.

8.41 Overall, the daylight and sunlight impact to these properties remains very similar to the consented scheme results.

Cranbourne House

8.42 Cranbourne House is a two storey residential block located within the Agar Grove Estate to the east of the site. The building is to be retained during the development. Room layouts have been taken from drawings obtained from Camden's planning records.

8.43 The VSC results confirm that 3 of the windows tested fully adhere to the suggested target values in the BRE Guide. However, the remaining 22 windows tested will retain between 0.68 and 0.78 times their former VSC values, therefore close to the BRE target of 0.8. In addition, the majority of the rooms tested to Cranbourne House are served by more than one window, so that considering individual VSC results in isolation can be misleading. For example, the window which will retain 0.68 times its former VSC value serves a room with four other windows and will retain very good Daylight Distribution.

8.44 The DD results confirm that 4 of the 8 rooms tested will retain more than 0.8 times their former daylit area and so meet the recommendations of the BRE Guide. 3 of the remaining 4 rooms are first floor bedrooms, which will retain between 0.70 and 0.72 times their former daylit areas respectively, again close to the 0.8 target. There is one living room at ground floor level, R2/360 which will retain 0.37 times the former value. Because this is a single aspect room, the increased massing has a disproportionate effect on the DD. In the consented scheme results, this room retained 0.41 times the former value, so this is a marginal reduction.

8.45 Cranbourne House only has eight windows within multi-faceted bay windows which face just within 90 degrees of due south and therefore require APSH testing. Six of these windows retain the target of at least 25% total APSH with 5% in the winter months and so meet the recommendations of the BRE Guide. The two windows which does not do so serves a ground floor living room. The retain total APSH values for these windows are 24%

and 23% respectively, which is only slightly below the recommended value of 25%. Both windows will meet the total winter APSH achieving 5% which meets the BRE target.

8.46 Overall, the daylight and sunlight impact to these properties remains very similar to the consented scheme results.

Ferndown House:

8.47 Ferndown House is a four storey residential block located within the Agar Grove Estate to the east of the site. The building is to be retained during the development. Room layouts have been taken from drawings obtained from Camden's planning records.

8.48 The VSC results confirm that 36 of the 81 windows tested will retain more than 0.8 times their former VSC value and so meet the recommendations of the BRE Guide. However, this is another building where the majority of the rooms tested are served by more than one window, so considering the VSC results in isolation can be misleading. For example, we have assessed eight living rooms within the buildings, seven of which have at least one window which meets the VSC targets in the BRE Guide. These seven living rooms also meet the BRE DD targets. The window serving the eighth living room will retain 0.63 times its former VSC value, but the DD results show that the room will have access to direct skylight to very nearly two thirds of its area as discussed below.

8.49 The DD results confirm that 20 of the 35 rooms tested would retain at least 0.8 of their existing daylit area and so meet the recommendations of the BRE Guide. 8 living rooms, 11 kitchens and 16 bedrooms have been tested.

8.50 Seven of the eight living rooms retain more than 0.8 times their former daylit area and so meet the recommendations of the BRE Guide. The eighth living room retains 0.76 times its former daylit area with 71% of the room having access to direct skylight. Six of the eleven kitchens meet the DD recommendations in the BRE Guide; the remaining five kitchens retain between 0.63 and 0.71 times their former daylit area. Nine of the sixteen bedrooms tested meet the recommendations of the BRE Guide for DD. The seven remaining rooms retain between 0.45 and 0.75 times their former daylit areas which will be more noticeable. However, the BRE Guide states that bedrooms are less important than living rooms and kitchens.

8.51 42 windows face within 90 degrees of due south and therefore require testing for APSH. 39 retain the target of at least 25% total APSH with 5% in the winter months and so meet the recommendations of the BRE Guide. The 1 remaining window does not receive sunlight in the existing conditions therefore cannot receive any less in the proposed conditions.

8.52 Overall, the daylight and sunlight impact to these properties remains very similar to the consented scheme results.

Average Daylight Factor Results

8.53 The BRE Guide says in section 2.2 that surrounding properties should be assessed using VSC and DD. ADF is not cited as a test for existing buildings and Appendix F of the BRE Guide states in paragraph F7 *"Use of ADF for loss of light to existing buildings is not generally recommended."* However, the London Borough of Camden's Planning Guidance 2011 states that pre and post ADF figures for potentially affected properties should be incorporated within daylight and sunlight reports.

8.54 We have therefore run a full set of ADF results, and these can be found at Appendix G. Because the London Borough of Camden's guidance states that they will consider the overall loss of daylight rather than the minimum acceptable levels when using ADF methodology, we have included an ADF summary table below which sets out the percentage of the retained ADF values so one can more easily assess the overall change.

	Factor of Former Value							Total Rooms
	1 – 0.9	0.8 – 0.89	0.7 – 0.79	0.6 – 0.69	0.5 – 0.59	0.4 – 0.49	< 0.4	
1 Agar Grove	0	6	2	0	0	0	0	8
3 Agar Grove	0	6	2	0	0	0	0	8
5 Agar Grove	0	5	2	0	0	0	0	7
7 Agar Grove	1	2	1	0	0	0	0	4
9-11 Agar Grove	6	4	0	0	0	0	0	10
13 Agar Grove	2	5	0	0	0	0	0	7
15 Agar Grove	2	4	2	0	0	0	0	8
17 Agar Grove	0	4	4	0	0	0	0	8
19 Agar Grove	1	2	3	0	0	0	0	6
21 Agar Grove	3	5	0	0	0	0	0	8
23 Agar Grove	7	1	0	0	0	0	0	8
25 Agar Grove	9	0	0	0	0	0	0	9
Cranbourne House	0	8	0	0	0	0	0	8
Ferndown House	0	11	21	3	0	0	0	35
Total	**31**	**63**	**37**	**3**	**0**	**0**	**0**	**134**
%	**23.13%**	**47.01%**	**27.61%**	**2.24%**	**0.00%**	**0.00%**	**0.00%**	

8.55 We tested 134 of the habitable rooms and 94 or 70% will retain ADF values between 1.00 and 0.8 times their former value. The consented scheme results demonstrated that 98 or 73% would retain ADF values between 1.0 and 0.8 times their former value for these particular properties. This indicates that on the whole, the changes to the ADF values for 1-25 Agar Grove, Cranbourne House and Ferndown House will be minimal and does not represent a significant reduction to the previously reported former values. Therefore, the ADF results for these properties are comparable to the consented scheme results

Sunlight to surrounding gardens and open spaces

8.56 The only surrounding property that has an external amenity area that could be affected by the proposed development is Cranbourne House. All the other properties surrounding the site have front gardens facing the site and therefore an assessment has not been carried out as the BRE Guide states that it is usually the main back garden of a house that should be assessed.

8.57 In accordance with the BRE guide we have calculated the effect on the amenity space at Cranbourne House by plotting the two-hour sun contour on 21 March in the existing and proposed condition as shown on our drawing at Appendix F. The parts of each amenity space receiving at least two hours of sunlight are shaded yellow and expressed as a percentage on the drawings. The figures are also set out in Table 2 below, along with the factor by with the existing sunlit area will change as a consequence of the proposed development.

Table 2 - Summary of two-hour sun-on-ground results

Address	Area ref.	Proportion in sun for ≥ 2 hrs on 21 March		Factor of former value
		Existing	Proposed	
Cranbourne House	R4/360	95.97%	92.68%	0.97

8.58 The results of the two-hour sun contour test confirm that the amenity space is capable of receiving more than 2 hours direct sunlight on 21st March.

9. SUMMARY AND CONCLUSION

9.1 The London Borough of Camden's planning policy seeks to safeguard daylight and sunlight amenity to existing buildings and points to the guidance published in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* but state that they will view results flexibly at their discretion.

9.2 We have undertaken a study of the impact of the proposed development on the relevant surrounding properties in residential occupation. The tests were undertaken in accordance with the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties. The BRE Guide says in Section 2.2 that the effect of a proposed development on daylight to surrounding properties should be assessed using the VSC and DD tests. However, LBC's Planning Guidance 2011 states that ADF results must be submitted, so we have also run this test and appended the results to this report.

9.3 We have tested the daylight and sunlight impact to the residential properties 1-25 Agar Grove (inclusive) as well as Cranbourne House and Ferndown House. These are the existing surrounding properties in closest proximity to Phase 1C. We have assessed a total of 203 windows and of these, 80 or 39% fully meet the targets in the BRE Guide. Of the remaining 123 windows that fall below the VSC target values, it has been demonstrates that the VSC values for these properties in the proposed condition are above 22% VSC at basement level, and therefore daylight levels will remain good. The large majority of the others serve rooms with more than one windows, Cranbourne House and Ferndown House, so to consider their VSC results in isolation could be misleading.

9.4 A total of 134 rooms were tested for DD and of these, 95 or 71% meet the BRE targets. The majority of rooms which fall below the BRE recommended values will retain between 0.60 and 0.79 times their former value. Those which experience slightly larger reductions are generally bedrooms, which are considered to be less important according to the BRE Guide.

9.5 Because LBC require ADF results to be submitted, these are attached to this report, but because LBC say they will consider the overall loss of daylight rather than the minimum acceptable levels, we have included a summary table setting out this information. This indicates that 94 of the 134 habitable rooms assessed will retain between 1 and 0.8 times their former value which does not represent a significant reduction. The remaining 40 habitable rooms retain ADF values between 0.79 and 0.60 times their former value, however all these properties are located where the existing outlook is currently very limited and will therefore be particularly sensitive to changes in massing on the site.

9.6 It was only necessary to assess one external amenity area for sun on ground. The results indicate that there will be no reduction to the sunlight amenity to this area at Cranbourne House.

9.7 Overall, the daylight and sunlight results to the properties in the vicinity of the Phase 1C site are good with the majority of properties continuing to enjoy good access to daylight and sunlight in the proposed conditions. The buildings currently on the site present a very low level of obstruction to certain neighbouring buildings so they will be more sensitive to changes in massing on the site and reductions in daylight and sunlight that do not meet the targets in the BRE Guide are likely if meaningful mass is to be achieved. Nevertheless, only a limited number of the neighbouring properties are likely to experience changes to their existing levels of daylight that would be noticeable, and access to sunlight will remain good. The proposed results are comparable to the consented scheme results, with some marginal changes to the numerical results, however the impact to 1-25 Agar Grove, Cranbourne House and Ferndown House will remain similar to the consented scheme results.

……..

ANSTEY HORNE

07 August 2019

APPENDIX A

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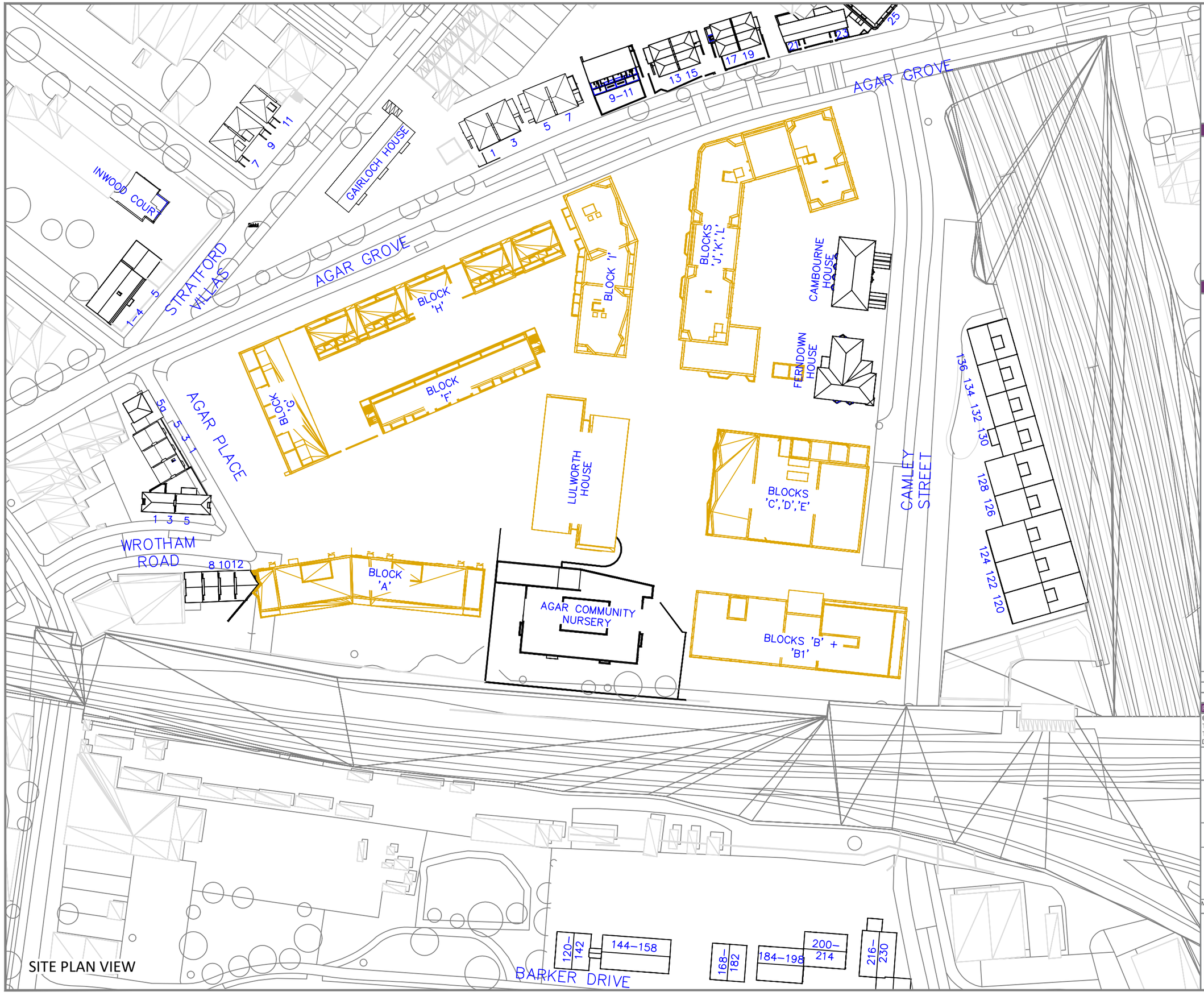
PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL00283_R01_V01_004 TO 006



SITE PLAN VIEW

AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770 | Bristol 0117 911 3061 | Birmingham 0121 667 9902

www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- 12120 AOD Height (mm)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

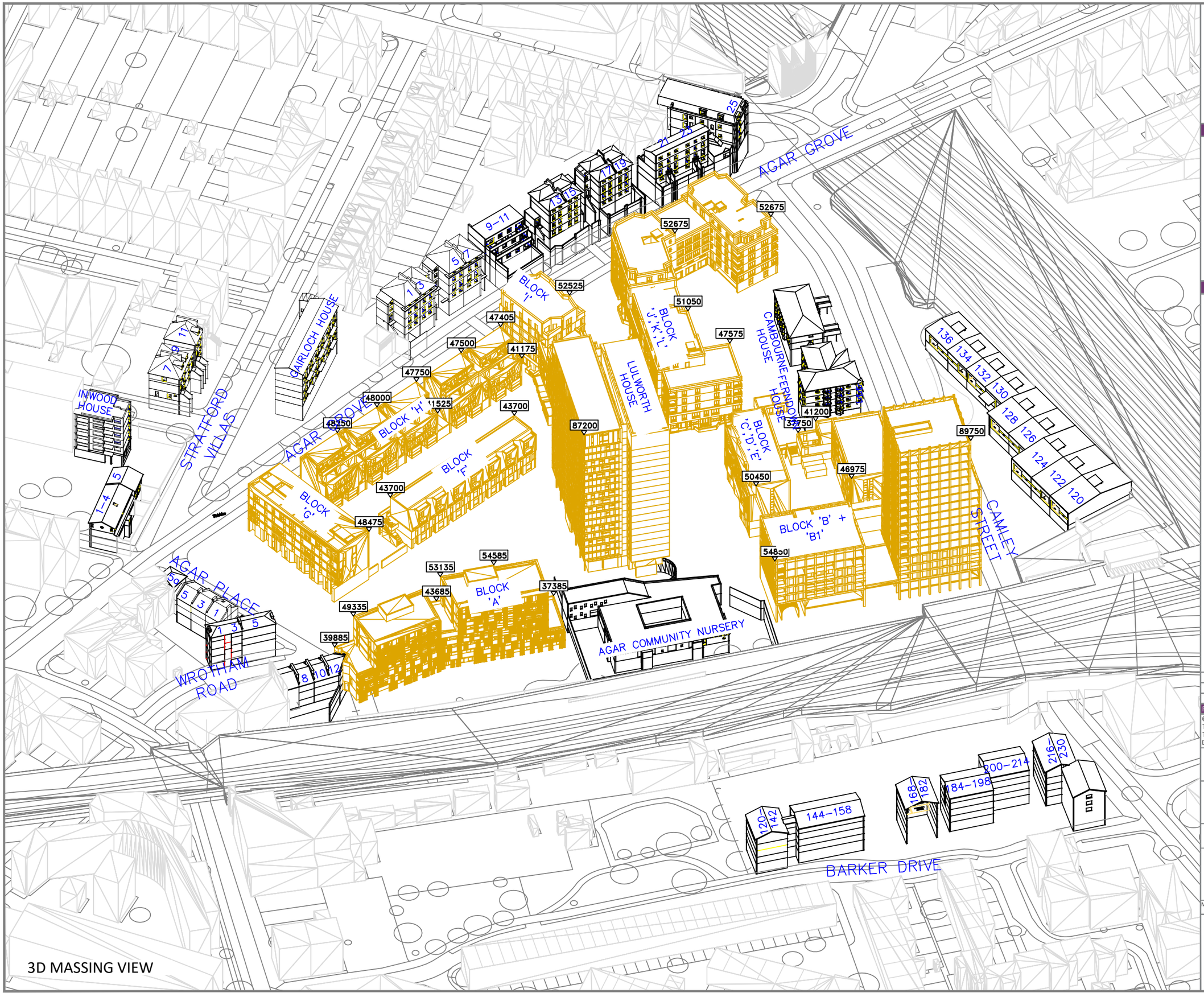
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: SITE PLAN VIEW
PROPOSED CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			004

Site Plan



AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770 | Bristol 0117 911 3061 | Birmingham 0121 667 9902

www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- 12|20 AOD Height (mm)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

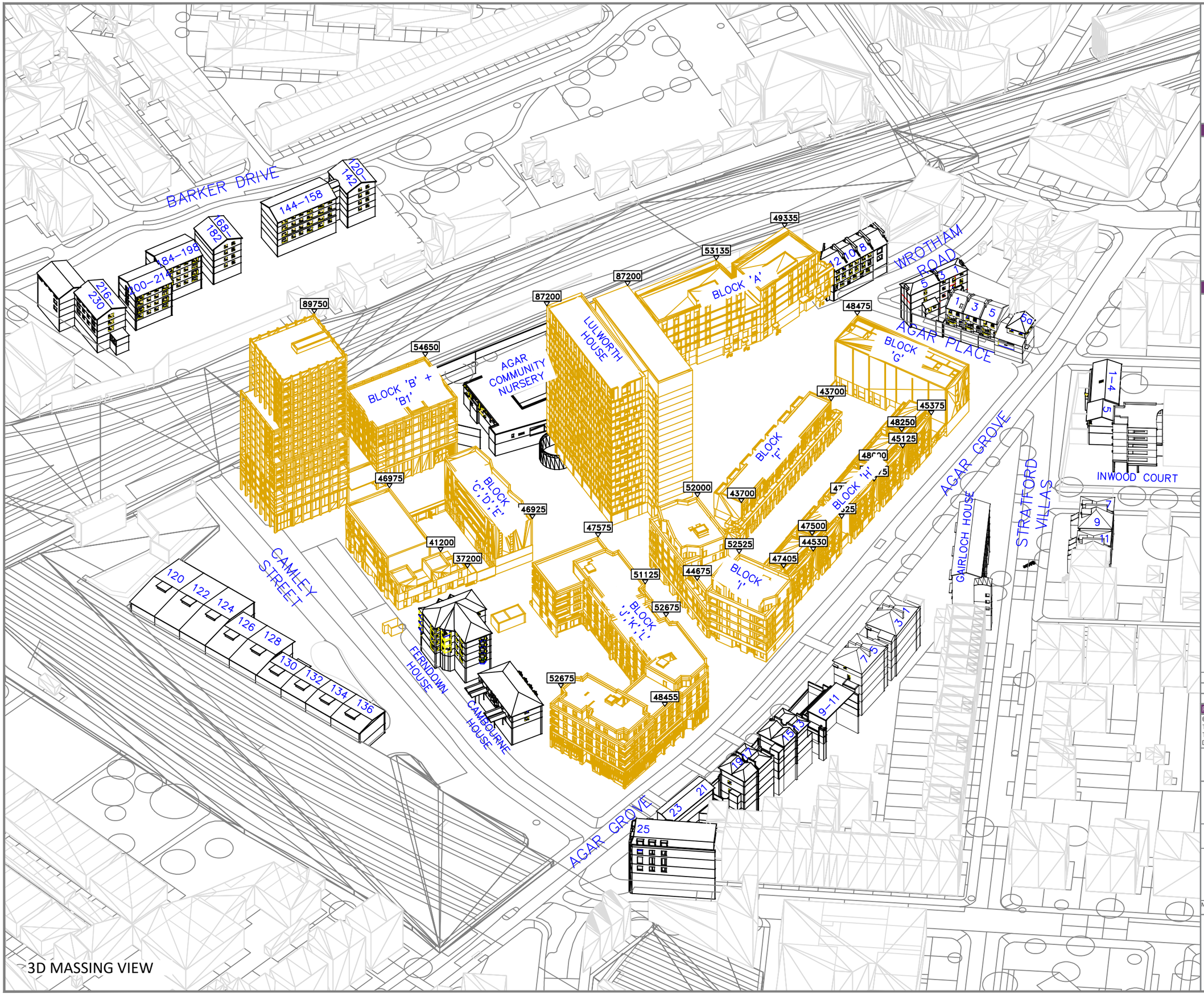
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED CONDITION

MODELLED BY:/ DRAWN BY */* | DATE: AUG.2019 | SCALE: | A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			005

3D Massing Model



3D MASSING VIEW

AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770 | Bristol 0117 911 3061 | Birmingham 0121 667 9902

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LEGEND:

- Existing
- Proposed
- 12|120 AOD Height (mm)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019		A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			006

3D Massing Model

APPENDIX B

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VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
1 AGAR GROVE						
Base Floor						
R1/79		KITCHEN?	W1/79	32.11	22.72	0.71
R2/79		LD?	W2/79	32.17	22.61	0.70
Gnd Floor						
R2/80		DINING?	W2/80	33.58	24.77	0.74
R3/80		LIVINGROOM?	W3/80	33.56	24.61	0.73
1st Floor						
R2/81		UNKNOWN	W2/81	33.45	26.11	0.78
R3/81		BEDROOM?	W3/81	33.46	25.87	0.77
2nd Floor						
R2/82		UNKNOWN	W2/82	28.69	22.66	0.79
R3/82		UNKNOWN	W3/82	28.63	22.35	0.78
3 AGAR GROVE						
Base Floor						
R3/79		LD?	W3/79	32.09	22.54	0.70
R4/79		KITCHEN	W4/79	31.95	22.40	0.70
Gnd Floor						
R4/80		LIVINGROOM?	W4/80	33.54	24.49	0.73
R5/80		DINING?	W5/80	33.48	24.37	0.73
1st Floor						
R4/81		BEDROOM?	W4/81	33.49	25.69	0.77
R5/81		UNKNOWN	W5/81	33.50	25.57	0.76
2nd Floor						
R4/82		UNKNOWN	W4/82	28.55	22.07	0.77
R5/82		UNKNOWN	W5/82	28.05	21.44	0.76
5 AGAR GROVE						
Base Floor						
R1/89		KITCHEN?	W1/89	31.84	22.15	0.70
R2/89		LD?	W2/89	31.79	22.13	0.70
Gnd Floor						
R2/90		UNKNOWN	W2/90	33.55	24.20	0.72
R3/90		LIVINGROOM?	W3/90	33.56	24.42	0.73
1st Floor						
R3/91		BEDROOM?	W3/91	34.67	26.65	0.77

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC.
A factor greater than 1 indicates an increase in daylight.
A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
2nd Floor						
R2/92		KITCHEN?	W2/92	29.17	22.35	0.77
R3/92		LD?	W3/92	29.24	22.52	0.77
7 AGAR GROVE						
Base Floor						
R3/89		LKD	W3/89	31.47	22.45	0.71
R3/89		LKD	W4/89	30.80	22.57	0.73
Gnd Floor						
R4/90		LIVINGROOM	W4/90	33.55	24.80	0.74
R4/90		LIVINGROOM	W5/90	33.41	25.23	0.76
1st Floor						
R4/91		BEDROOM	W4/91	34.75	27.14	N/A
2nd Floor						
R4/92		LKD	W4/92	29.16	22.74	0.78
R4/92		LKD	W5/92	28.84	22.62	0.78
9-11 AGAR GROVE						
Gnd Floor						
R1/100		LKD	W1/100	22.91	18.80	0.82
R2/100		BEDROOM	W2/100	30.86	24.33	0.79
R3/100		BEDROOM	W3/100	32.43	25.01	0.77
R4/100		LKD	W4/100	32.96	24.96	0.76
1st Floor						
R1/101		LIVINGROOM	W1/101	28.36	23.41	0.83
R2/101		KD	W2/101	34.08	27.41	N/A
R3/101		KD	W3/101	34.12	27.35	N/A
R4/101		LIVINGROOM	W4/101	30.75	24.48	0.80
2nd Floor						
R1/102		KD	W1/102	34.27	28.56	N/A
R4/102		KD	W4/102	34.61	28.28	N/A
13 AGAR GROVE						
Base Floor						
R1/109		BEDROOM	W1/109	33.16	23.47	0.71
R2/109		BEDROOM	W2/109	33.08	23.19	0.70
Gnd Floor						
R2/110		LKD	W6/110	34.80	25.71	0.74
R2/110		LKD	W7/110	34.75	25.43	0.73
1st Floor						
R1/111		BEDROOM?	W1/111	35.97	27.73	N/A
R2/111		BEDROOM?	W2/111	35.94	27.47	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC.
A factor greater than 1 indicates an increase in daylight.
A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
2nd Floor						
R1/112		BEDROOM?	W1/112	31.54	24.55	0.78
R2/112		BEDROOM?	W2/112	31.53	24.36	0.77
15 AGAR GROVE						
Base Floor						
R3/109		BEDROOM?	W3/109	32.91	22.84	0.69
R4/109		BEDROOM?	W4/109	32.81	22.57	0.69
Gnd Floor						
R3/110		BEDROOM?	W8/110	34.78	25.21	0.72
R4/110		BEDROOM?	W9/110	34.75	25.00	0.72
1st Floor						
R3/111		BEDROOM?	W3/111	35.99	27.31	N/A
R4/111		BEDROOM?	W4/111	36.01	27.14	N/A
2nd Floor						
R3/112		BEDROOM?	W3/112	31.57	24.26	0.77
R4/112		BEDROOM?	W4/112	31.63	24.14	0.76
17 AGAR GROVE						
Base Floor						
R1/129		BEDROOM	W1/129	33.14	22.48	0.68
R2/129		BEDROOM	W2/129	33.10	22.76	0.69
Gnd Floor						
R1/130		BEDROOM	W1/130	34.83	24.85	0.71
R2/130		BEDROOM	W2/130	34.79	25.12	0.72
1st Floor						
R2/131		BEDROOM	W2/131	36.19	27.23	N/A
R3/131		BEDROOM	W3/131	36.13	27.48	N/A
2nd Floor						
R2/132		BEDROOM	W2/132	31.85	24.54	0.77
R3/132		BEDROOM	W3/132	32.03	24.95	0.78
19 AGAR GROVE						
Base Floor						
R3/129		BEDROOM	W3/129	32.83	23.11	0.70
R4/129		BEDROOM	W4/129	32.74	23.50	0.72
Gnd Floor						
R3/130		BEDROOM	W3/130	34.60	25.49	0.74
R3/130		BEDROOM	W4/130	34.48	25.82	0.75
1st Floor						

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC.
A factor greater than 1 indicates an increase in daylight.
A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R4/131		BEDROOM	W4/131	36.01	27.83	N/A
R4/131		BEDROOM	W5/131	35.94	28.19	N/A
2nd Floor						
R4/132		BEDROOM	W4/132	31.98	25.21	0.79
R5/132		BEDROOM	W5/132	31.84	25.40	0.80
21 AGAR GROVE						
Base Floor						
R1/139		LIVINGROOM	W1/139	30.06	22.92	0.76
R2/139		BEDROOM	W2/139	31.59	26.86	0.85
Gnd Floor						
R1/140		LIVINGROOM	W1/140	34.47	27.33	N/A
R3/140		BEDROOM	W5/140	34.71	29.51	N/A
1st Floor						
R1/141		LIVINGROOM	W1/141	36.22	29.71	N/A
R3/141		KITCHEN	W3/141	36.35	31.35	N/A
2nd Floor						
R1/142		BEDROOM	W1/142	37.10	31.25	N/A
R3/142		BEDROOM	W3/142	37.15	32.46	N/A
23 AGAR GROVE						
Base Floor						
R3/139		LIVINGROOM	W3/139	31.91	27.27	N/A
R4/139		BEDROOM	W4/139	26.26	22.59	0.86
Gnd Floor						
R4/140		LIVINGROOM	W6/140	35.28	30.71	N/A
R6/140		BEDROOM	W10/140	35.47	31.51	N/A
1st Floor						
R4/141		LIVINGROOM	W4/141	36.70	32.32	N/A
R6/141		BEDROOM	W6/141	36.83	33.15	N/A
2nd Floor						
R4/142		BEDROOM	W4/142	37.28	33.21	N/A
R6/142		BEDROOM	W6/142	37.26	33.92	N/A
25 AGAR GROVE						
1st Floor						
R2/151		BEDROOM	W2/151	15.74	15.44	0.98
R3/151		BEDROOM	W3/151	27.83	24.10	0.87
R4/151		BEDROOM	W4/151	38.37	37.29	N/A
2nd Floor						
R2/152		BEDROOM	W2/152	29.30	29.05	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC.
A factor greater than 1 indicates an increase in daylight.
A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R3/152		BEDROOM	W3/152	33.64	30.53	N/A
R4/152		BEDROOM	W4/152	38.99	38.03	N/A
3rd Floor						
R1/153		BEDROOM	W1/153	37.90	35.69	N/A
R2/153		BATHROOM	W2/153	37.78	35.45	N/A
R3/153		BEDROOM	W3/153	39.26	38.45	N/A
CRANBOURNE HOUSE						
Gnd Floor						
R1/360		LKD	W1/360	28.97	23.40	0.81
R1/360		LKD	W2/360	23.81	17.90	0.75
R1/360		LKD	W3/360	22.45	16.48	0.73
R1/360		LKD	W4/360	23.73	16.18	0.68
R1/360		LKD	W5/360	26.83	20.02	0.75
R2/360		LIVINGROOM	W6/360	24.09	17.10	0.71
R2/360		LIVINGROOM	W7/360	27.02	19.96	0.74
R2/360		LIVINGROOM	W8/360	25.58	18.06	0.71
R2/360		LIVINGROOM	W9/360	27.05	19.82	0.73
R3/360		LKD	W10/360	26.55	18.69	0.70
R3/360		LKD	W11/360	28.53	21.05	0.74
R3/360		LKD	W12/360	26.56	18.66	0.70
R3/360		LKD	W13/360	28.94	20.78	0.72
R3/360		LKD	W14/360	0.00	0.00	N/A
R3/360		LKD	W15/360	0.00	0.00	N/A
1st Floor						
R1/361		BED	W1/361	23.22	17.42	0.75
R2/361		BED	W2/361	27.28	18.79	0.69
R2/361		BED	W3/361	29.65	23.21	0.78
R3/361		BED	W4/361	28.17	20.33	0.72
R3/361		BED	W5/361	29.73	23.13	0.78
R3/361		BED	W6/361	29.34	21.48	0.73
R3/361		BED	W7/361	29.73	22.97	0.77
R4/361		BED	W8/361	30.06	22.20	0.74
R4/361		BED	W9/361	30.50	23.32	0.76
R5/361		BED	W10/361	27.38	19.62	0.72
FERNDOWN HOUSE						
Gnd Floor						
R1/370		LIVINGROOM	W1/370	17.33	17.33	1.00
R1/370		LIVINGROOM	W2/370	27.98	27.58	N/A
R1/370		LIVINGROOM	W3/370	27.91	23.02	0.82
R1/370		LIVINGROOM	W4/370	16.70	11.79	0.71
R1/370		LIVINGROOM	W5/370	27.29	18.96	0.69
R2/370		KITCHEN	W6/370	23.62	16.51	0.70
R3/370		LIVINGROOM	W9/370	27.31	17.13	0.63
R4/370		KITCHEN	W10/370	27.35	18.55	0.68
R5/370		BEDROOM	W11/370	30.46	18.31	0.60
R6/370		BEDROOM	W12/370	27.08	16.15	0.60

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC.
A factor greater than 1 indicates an increase in daylight.
A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R6/370		BEDROOM	W13/370	0.00	0.00	N/A
R6/370		BEDROOM	W14/370	31.41	20.64	0.66
R6/370		BEDROOM	W15/370	12.05	10.53	0.87
R7/370		BEDROOM	W16/370	7.77	5.50	0.71
R7/370		BEDROOM	W17/370	25.85	14.87	0.58
R7/370		BEDROOM	W18/370	33.30	23.98	0.72
R7/370		BEDROOM	W19/370	16.34	15.99	0.98
R8/370		BEDROOM	W20/370	32.19	22.21	0.69
1st Floor						
R1/371		LIVINGROOM	W1/371	17.95	17.95	1.00
R1/371		LIVINGROOM	W2/371	32.42	31.26	N/A
R1/371		LIVINGROOM	W3/371	32.27	26.68	0.83
R1/371		LIVINGROOM	W4/371	17.59	12.97	0.74
R1/371		LIVINGROOM	W5/371	29.35	21.24	0.72
R2/371		KITCHEN	W6/371	27.10	19.79	0.73
R3/371		LIVINGROOM	W7/371	19.78	15.84	0.80
R3/371		LIVINGROOM	W8/371	29.05	19.46	0.67
R4/371		KITCHEN	W9/371	28.98	20.66	0.71
R5/371		BEDROOM	W10/371	32.59	20.97	0.64
R6/371		BEDROOM	W11/371	11.79	9.34	0.79
R6/371		BEDROOM	W12/371	29.26	18.70	0.64
R6/371		BEDROOM	W13/371	33.38	23.06	0.69
R6/371		BEDROOM	W14/371	12.49	11.18	0.90
R7/371		BEDROOM	W15/371	8.31	6.31	0.76
R7/371		BEDROOM	W16/371	27.99	17.48	0.62
R7/371		BEDROOM	W17/371	35.13	26.03	0.74
R7/371		BEDROOM	W18/371	16.76	16.39	0.98
R8/371		BEDROOM	W19/371	34.14	24.21	0.71
R9/371		KITCHEN	W20/371	35.31	25.34	0.72
R9/371		KITCHEN	W21/371	38.52	38.08	N/A
2nd Floor						
R1/372		LIVINGROOM	W1/372	18.03	18.03	1.00
R1/372		LIVINGROOM	W2/372	35.72	34.15	N/A
R1/372		LIVINGROOM	W3/372	35.57	29.94	N/A
R1/372		LIVINGROOM	W4/372	18.25	14.03	0.77
R1/372		LIVINGROOM	W5/372	31.16	23.76	0.76
R2/372		KITCHEN	W6/372	29.33	22.72	0.77
R3/372		LIVINGROOM	W7/372	21.60	17.98	0.83
R3/372		LIVINGROOM	W8/372	30.64	21.89	0.71
R4/372		KITCHEN	W9/372	30.49	22.99	0.75
R5/372		BEDROOM	W10/372	34.36	23.73	0.69
R6/372		BEDROOM	W11/372	11.88	9.70	0.82
R6/372		BEDROOM	W12/372	31.26	21.61	0.69
R6/372		BEDROOM	W13/372	34.95	25.72	0.74
R6/372		BEDROOM	W14/372	12.70	11.80	0.93
R7/372		BEDROOM	W15/372	8.93	7.22	0.81
R7/372		BEDROOM	W16/372	30.04	20.39	0.68
R7/372		BEDROOM	W17/372	36.54	28.22	N/A
R7/372		BEDROOM	W18/372	16.94	16.73	0.99
R8/372		BEDROOM	W19/372	35.63	26.08	0.73
R9/372		KITCHEN	W20/372	36.71	26.99	0.74

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC.
A factor greater than 1 indicates an increase in daylight.
A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R9/372		KITCHEN	W21/372	38.91	38.48	N/A
3rd Floor						
R1/373		LIVINGROOM	W1/373	16.51	16.51	1.00
R1/373		LIVINGROOM	W2/373	37.08	35.60	N/A
R1/373		LIVINGROOM	W3/373	36.86	31.77	N/A
R1/373		LIVINGROOM	W4/373	16.73	12.95	0.77
R1/373		LIVINGROOM	W5/373	31.65	25.14	0.79
R2/373		KITCHEN	W6/373	28.86	23.04	0.80
R3/373		LIVINGROOM	W7/373	25.50	22.28	0.87
R3/373		LIVINGROOM	W8/373	30.79	23.28	0.76
R4/373		KITCHEN	W9/373	28.46	22.10	0.78
R5/373		BEDROOM	W10/373	32.89	23.73	0.72
R6/373		BEDROOM	W11/373	10.52	8.64	0.82
R6/373		BEDROOM	W12/373	32.36	23.83	0.74
R6/373		BEDROOM	W13/373	37.02	29.07	N/A
R6/373		BEDROOM	W14/373	13.66	13.14	0.96
R7/373		BEDROOM	W15/373	10.02	8.51	0.85
R7/373		BEDROOM	W16/373	31.80	23.44	0.74
R7/373		BEDROOM	W17/373	37.55	30.38	N/A
R7/373		BEDROOM	W18/373	16.33	16.26	1.00
R8/373		BEDROOM	W19/373	34.08	25.63	0.75
R9/373		KITCHEN	W20/373	37.35	28.60	N/A
R9/373		KITCHEN	W21/373	39.13	38.71	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC.
A factor greater than 1 indicates an increase in daylight.
A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

APPENDIX C

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DAYLIGHT DISTRIBUTION TABLE

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
1 AGAR GROVE						
Base Floor						
R1/79	RESIDENTIAL	KITCHEN?	7.00	6.73	6.22	0.92
R2/79	RESIDENTIAL	LD?	13.46	12.70	9.23	0.73
Gnd Floor						
R2/80	RESIDENTIAL	DINING?	9.63	9.24	9.19	0.99
R3/80	RESIDENTIAL	LIVINGROOM?	11.47	11.10	10.60	0.95
1st Floor						
R2/81	RESIDENTIAL	UNKNOWN	7.05	6.41	5.83	0.91
R3/81	RESIDENTIAL	BEDROOM?	12.29	11.67	11.02	0.94
2nd Floor						
R2/82	RESIDENTIAL	UNKNOWN	4.40	4.22	4.20	1.00
R3/82	RESIDENTIAL	UNKNOWN	13.69	13.06	9.67	0.74
3 AGAR GROVE						
Base Floor						
R3/79	RESIDENTIAL	LD?	12.62	11.83	9.75	0.82
R4/79	RESIDENTIAL	KITCHEN	5.59	5.41	5.41	1.00
Gnd Floor						
R4/80	RESIDENTIAL	LIVINGROOM?	10.03	9.85	9.41	0.96
R5/80	RESIDENTIAL	DINING?	10.92	10.67	10.14	0.95
1st Floor						
R4/81	RESIDENTIAL	BEDROOM?	10.80	10.33	9.59	0.93
R5/81	RESIDENTIAL	UNKNOWN	8.45	8.20	8.06	0.98
2nd Floor						
R4/82	RESIDENTIAL	UNKNOWN	13.25	12.23	9.92	0.81
R5/82	RESIDENTIAL	UNKNOWN	4.55	4.34	4.33	1.00
5 AGAR GROVE						
Base Floor						
R1/89	RESIDENTIAL	KITCHEN?	8.89	8.64	4.59	0.53
R2/89	RESIDENTIAL	LD?	13.99	13.31	8.84	0.66
Gnd Floor						
R2/90	RESIDENTIAL	UNKNOWN	6.50	6.37	4.17	0.65
R3/90	RESIDENTIAL	LIVINGROOM?	13.94	13.60	10.56	0.78
1st Floor						
R3/91	RESIDENTIAL	BEDROOM?	13.65	13.15	9.45	0.72
2nd Floor						

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R2/92	RESIDENTIAL	KITCHEN?	4.27	4.03	3.78	0.94
R3/92	RESIDENTIAL	LD?	13.55	12.91	7.97	0.62
7 AGAR GROVE						
Base Floor						
R3/89	RESIDENTIAL	LKD	23.33	22.52	18.83	0.84
Gnd Floor						
R4/90	RESIDENTIAL	LIVINGROOM	23.15	22.84	22.81	1.00
1st Floor						
R4/91	RESIDENTIAL	BEDROOM	13.80	13.18	10.08	0.76
2nd Floor						
R4/92	RESIDENTIAL	LKD	19.04	18.22	16.92	0.93
9-11 AGAR GROVE						
Gnd Floor						
R1/100	RESIDENTIAL	LKD	13.88	13.70	13.36	0.97
R2/100	RESIDENTIAL	BEDROOM	6.98	6.81	6.78	1.00
R3/100	RESIDENTIAL	BEDROOM	6.82	6.65	6.64	1.00
R4/100	RESIDENTIAL	LKD	13.88	13.83	13.81	1.00
1st Floor						
R1/101	RESIDENTIAL	LIVINGROOM	13.10	13.09	13.09	1.00
R2/101	RESIDENTIAL	KD	12.04	11.65	11.38	0.98
R3/101	RESIDENTIAL	KD	12.04	11.58	10.99	0.95
R4/101	RESIDENTIAL	LIVINGROOM	13.10	13.09	13.08	1.00
2nd Floor						
R1/102	RESIDENTIAL	KD	12.90	12.82	12.82	1.00
R4/102	RESIDENTIAL	KD	12.90	12.82	12.82	1.00
13 AGAR GROVE						
Base Floor						
R1/109	RESIDENTIAL	BEDROOM	8.14	7.78	5.12	0.66
R2/109	RESIDENTIAL	BEDROOM	10.21	9.78	7.72	0.79
Gnd Floor						
R2/110	RESIDENTIAL	LKD	19.18	18.55	17.21	0.93
1st Floor						
R1/111	RESIDENTIAL	BEDROOM?	5.56	5.38	5.38	1.00
R2/111	RESIDENTIAL	BEDROOM?	9.88	9.48	8.38	0.88
2nd Floor						
R1/112	RESIDENTIAL	BEDROOM?	5.71	5.55	5.55	1.00
R2/112	RESIDENTIAL	BEDROOM?	9.88	9.42	8.26	0.88

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
15 AGAR GROVE						
Base Floor						
R3/109	RESIDENTIAL	BEDROOM?	9.88	9.45	5.56	0.59
R4/109	RESIDENTIAL	BEDROOM?	5.71	5.50	4.63	0.84
Gnd Floor						
R3/110	RESIDENTIAL	BEDROOM?	9.88	9.45	7.45	0.79
R4/110	RESIDENTIAL	BEDROOM?	5.71	5.51	5.49	1.00
1st Floor						
R3/111	RESIDENTIAL	BEDROOM?	9.88	9.49	8.14	0.86
R4/111	RESIDENTIAL	BEDROOM?	5.71	5.50	5.49	1.00
2nd Floor						
R3/112	RESIDENTIAL	BEDROOM?	9.88	9.45	8.02	0.85
R4/112	RESIDENTIAL	BEDROOM?	5.71	5.52	5.51	1.00
17 AGAR GROVE						
Base Floor						
R1/129	RESIDENTIAL	BEDROOM	5.56	5.19	4.25	0.82
R2/129	RESIDENTIAL	BEDROOM	9.88	9.31	4.52	0.49
Gnd Floor						
R1/130	RESIDENTIAL	BEDROOM	5.56	5.38	5.38	1.00
R2/130	RESIDENTIAL	BEDROOM	9.88	9.47	7.95	0.84
1st Floor						
R2/131	RESIDENTIAL	BEDROOM	5.56	5.38	5.38	1.00
R3/131	RESIDENTIAL	BEDROOM	9.88	9.47	9.36	0.99
2nd Floor						
R2/132	RESIDENTIAL	BEDROOM	5.56	5.38	5.38	1.00
R3/132	RESIDENTIAL	BEDROOM	9.88	9.46	9.10	0.96
19 AGAR GROVE						
Base Floor						
R3/129	RESIDENTIAL	BEDROOM	11.74	10.91	5.25	0.48
R4/129	RESIDENTIAL	BEDROOM	6.00	5.71	3.61	0.63
Gnd Floor						
R3/130	RESIDENTIAL	BEDROOM	16.54	15.98	15.13	0.95
1st Floor						
R4/131	RESIDENTIAL	BEDROOM	16.54	15.96	15.96	1.00
2nd Floor						
R4/132	RESIDENTIAL	BEDROOM	11.74	11.16	10.68	0.96
R5/132	RESIDENTIAL	BEDROOM	6.00	5.87	5.87	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
21 AGAR GROVE						
Base Floor						
R1/139	RESIDENTIAL	LIVINGROOM	17.58	16.44	10.98	0.67
R2/139	RESIDENTIAL	BEDROOM	13.66	12.56	9.66	0.77
Gnd Floor						
R1/140	RESIDENTIAL	LIVINGROOM	13.55	13.10	10.56	0.81
R3/140	RESIDENTIAL	BEDROOM	13.42	12.94	11.14	0.86
1st Floor						
R1/141	RESIDENTIAL	LIVINGROOM	12.79	12.28	9.64	0.79
R3/141	RESIDENTIAL	KITCHEN	13.04	12.59	10.66	0.85
2nd Floor						
R1/142	RESIDENTIAL	BEDROOM	13.78	13.25	10.77	0.81
R3/142	RESIDENTIAL	BEDROOM	12.11	11.31	9.49	0.84
23 AGAR GROVE						
Base Floor						
R3/139	RESIDENTIAL	LIVINGROOM	12.39	11.77	9.36	0.79
R4/139	RESIDENTIAL	BEDROOM	12.68	11.80	11.19	0.95
Gnd Floor						
R4/140	RESIDENTIAL	LIVINGROOM	12.44	12.01	10.82	0.90
R6/140	RESIDENTIAL	BEDROOM	12.63	12.21	12.11	0.99
1st Floor						
R4/141	RESIDENTIAL	LIVINGROOM	12.14	11.72	10.38	0.89
R6/141	RESIDENTIAL	BEDROOM	12.63	12.13	11.98	0.99
2nd Floor						
R4/142	RESIDENTIAL	BEDROOM	11.70	11.11	9.69	0.87
R6/142	RESIDENTIAL	BEDROOM	12.63	12.08	11.82	0.98
25 AGAR GROVE						
1st Floor						
R2/151	RESIDENTIAL	BEDROOM	8.74	4.81	4.81	1.00
R3/151	RESIDENTIAL	BEDROOM	9.00	7.65	7.48	0.98
R4/151	RESIDENTIAL	BEDROOM	12.42	12.05	11.86	0.98
2nd Floor						
R2/152	RESIDENTIAL	BEDROOM	10.53	9.99	9.99	1.00
R3/152	RESIDENTIAL	BEDROOM	9.00	8.55	8.55	1.00
R4/152	RESIDENTIAL	BEDROOM	12.42	11.93	11.70	0.98
3rd Floor						
R1/153	RESIDENTIAL	BEDROOM	8.94	8.67	8.67	1.00
R2/153	RESIDENTIAL	BATHROOM	3.97	3.82	3.82	1.00
R3/153	RESIDENTIAL	BEDROOM	8.49	8.30	8.30	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
CRANBOURNE HOUSE						
Gnd Floor						
R1/360	RESIDENTIAL	LKD	42.42	33.24	29.05	0.87
R2/360	RESIDENTIAL	LIVINGROOM	23.37	21.98	8.14	0.37
R3/360	RESIDENTIAL	LKD	37.36	33.22	26.46	0.80
1st Floor						
R1/361	RESIDENTIAL	BED	13.43	11.19	9.78	0.87
R2/361	RESIDENTIAL	BED	10.87	9.23	6.48	0.70
R3/361	RESIDENTIAL	BED	17.93	17.01	14.06	0.83
R4/361	RESIDENTIAL	BED	10.54	10.01	7.22	0.72
R5/361	RESIDENTIAL	BED	13.77	13.46	9.69	0.72
FERNDOWN HOUSE						
Gnd Floor						
R1/370	RESIDENTIAL	LIVINGROOM	15.58	14.66	11.15	0.76
R2/370	RESIDENTIAL	KITCHEN	7.45	7.05	4.45	0.63
R3/370	RESIDENTIAL	LIVINGROOM	12.58	10.84	9.69	0.89
R4/370	RESIDENTIAL	KITCHEN	10.85	9.43	6.35	0.67
R5/370	RESIDENTIAL	BEDROOM	7.37	7.20	4.55	0.63
R6/370	RESIDENTIAL	BEDROOM	12.32	11.74	5.26	0.45
R7/370	RESIDENTIAL	BEDROOM	12.64	12.13	6.59	0.54
R8/370	RESIDENTIAL	BEDROOM	6.79	6.66	4.12	0.62
1st Floor						
R1/371	RESIDENTIAL	LIVINGROOM	15.58	15.06	13.36	0.89
R2/371	RESIDENTIAL	KITCHEN	7.45	7.18	5.14	0.72
R3/371	RESIDENTIAL	LIVINGROOM	12.58	12.50	12.35	0.99
R4/371	RESIDENTIAL	KITCHEN	10.85	9.93	7.03	0.71
R5/371	RESIDENTIAL	BEDROOM	6.76	6.68	4.88	0.73
R6/371	RESIDENTIAL	BEDROOM	12.64	12.08	6.63	0.55
R7/371	RESIDENTIAL	BEDROOM	12.52	12.05	7.51	0.62
R8/371	RESIDENTIAL	BEDROOM	6.83	6.70	4.65	0.69
R9/371	RESIDENTIAL	KITCHEN	12.98	12.98	10.82	0.83
2nd Floor						
R1/372	RESIDENTIAL	LIVINGROOM	15.58	15.08	14.19	0.94
R2/372	RESIDENTIAL	KITCHEN	7.45	7.25	6.32	0.87
R3/372	RESIDENTIAL	LIVINGROOM	12.58	12.50	12.48	1.00
R4/372	RESIDENTIAL	KITCHEN	10.85	9.72	7.54	0.78
R5/372	RESIDENTIAL	BEDROOM	7.37	7.21	6.66	0.92
R6/372	RESIDENTIAL	BEDROOM	12.32	11.75	10.00	0.85
R7/372	RESIDENTIAL	BEDROOM	12.64	12.15	10.38	0.85
R8/372	RESIDENTIAL	BEDROOM	6.79	6.66	5.03	0.75
R9/372	RESIDENTIAL	KITCHEN	12.98	12.52	10.47	0.84
3rd Floor						
R1/373	RESIDENTIAL	LIVINGROOM	15.58	15.09	14.47	0.96
R2/373	RESIDENTIAL	KITCHEN	7.45	7.07	7.01	0.99

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m^2)	Existing lit area (m^2)	Proposed lit area (m^2)	*Factor of former value
R3/373	RESIDENTIAL	LIVINGROOM	12.58	12.54	12.52	1.00
R4/373	RESIDENTIAL	KITCHEN	10.85	9.75	8.09	0.83
R5/373	RESIDENTIAL	BEDROOM	7.37	7.21	7.08	0.98
R6/373	RESIDENTIAL	BEDROOM	12.32	11.73	10.57	0.90
R7/373	RESIDENTIAL	BEDROOM	12.64	12.07	10.83	0.90
R8/373	RESIDENTIAL	BEDROOM	6.79	6.66	6.18	0.93
R9/373	RESIDENTIAL	KITCHEN	12.98	12.97	11.23	0.87

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

APPENDIX D

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ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WNTER)			ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
1 AGAR GROVE																
Base Floor																
R1/79	RESIDENTIAL		W1/79	KITCHEN?	76	61	N/A	23	12	N/A	76	61	N/A	23	12	N/A
R2/79	RESIDENTIAL		W2/79	LD?	74	58	N/A	21	10	N/A	74	58	N/A	21	10	N/A
Gnd Floor																
R2/80	RESIDENTIAL		W2/80	DINING?	76	64	N/A	23	14	N/A	76	64	N/A	23	14	N/A
R3/80	RESIDENTIAL		W3/80	LIVINGROOM?	75	62	N/A	22	12	N/A	75	62	N/A	22	12	N/A
1st Floor																
R2/81	RESIDENTIAL		W2/81	UNKNOWN	76	69	N/A	25	19	N/A	76	69	N/A	25	19	N/A
R3/81	RESIDENTIAL		W3/81	BEDROOM?	75	67	N/A	24	17	N/A	75	67	N/A	24	17	N/A
2nd Floor																
R2/82	RESIDENTIAL		W2/82	UNKNOWN	65	61	N/A	24	20	N/A	65	61	N/A	24	20	N/A
R3/82	RESIDENTIAL		W3/82	UNKNOWN	65	62	N/A	24	21	N/A	65	62	N/A	24	21	N/A
3 AGAR GROVE																
Base Floor																
R3/79	RESIDENTIAL		W3/79	LD?	73	57	N/A	20	11	N/A	73	57	N/A	20	11	N/A
R4/79	RESIDENTIAL		W4/79	KITCHEN	73	56	N/A	20	10	N/A	73	56	N/A	20	10	N/A
Gnd Floor																
R4/80	RESIDENTIAL		W4/80	LIVINGROOM?	75	62	N/A	22	13	N/A	75	62	N/A	22	13	N/A
R5/80	RESIDENTIAL		W5/80	DINING?	75	61	N/A	22	11	N/A	75	61	N/A	22	11	N/A
1st Floor																
R4/81	RESIDENTIAL		W4/81	BEDROOM?	74	67	N/A	23	16	N/A	74	67	N/A	23	16	N/A
R5/81	RESIDENTIAL		W5/81	UNKNOWN	74	67	N/A	23	16	N/A	74	67	N/A	23	16	N/A
2nd Floor																
R4/82	RESIDENTIAL		W4/82	UNKNOWN	63	59	N/A	23	19	N/A	63	59	N/A	23	19	N/A
R5/82	RESIDENTIAL		W5/82	UNKNOWN	61	56	N/A	23	18	N/A	61	56	N/A	23	18	N/A
5 AGAR GROVE																
Base Floor																
R1/89	RESIDENTIAL		W1/89	KITCHEN?	78	59	N/A	24	9	N/A	78	59	N/A	24	9	N/A
R2/89	RESIDENTIAL		W2/89	LD?	75	57	N/A	22	9	N/A	75	57	N/A	22	9	N/A
Gnd Floor																
R2/90	RESIDENTIAL		W2/90	UNKNOWN	78	60	N/A	24	10	N/A	78	60	N/A	24	10	N/A
R3/90	RESIDENTIAL		W3/90	LIVINGROOM?	79	61	N/A	25	10	N/A	79	61	N/A	25	10	N/A
1st Floor																
R3/91	RESIDENTIAL		W3/91	BEDROOM?	80	68	N/A	26	15	N/A	80	68	N/A	26	15	N/A
2nd Floor																
R2/92	RESIDENTIAL		W2/92	KITCHEN?	65	58	N/A	26	19	N/A	65	58	N/A	26	19	N/A
R3/92	RESIDENTIAL		W3/92	LD?	65	59	N/A	26	20	N/A	65	59	N/A	26	20	N/A
7 AGAR GROVE																
Base Floor																
R3/89	RESIDENTIAL		W3/89	LKD	74	57	N/A	23	10	N/A						
R3/89	RESIDENTIAL		W4/89	LKD	72	57	N/A	23	10	N/A	75	58	N/A	24	10	N/A
Gnd Floor																
R4/90	RESIDENTIAL		W4/90	LIVINGROOM	79	64	N/A	25	12	N/A						
R4/90	RESIDENTIAL		W5/90	LIVINGROOM	80	65	N/A	26	12	N/A	80	65	N/A	26	12	N/A
1st Floor																

*NOTES:'Factor of former value' = Proposed / Existing.A factor > 1 indicates an increase in sunlight.
An APSH > 25 %/ 5 % satisfies BRE criteria and ratio is N / A.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WNTER)			ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R4/91	RESIDENTIAL		W4/91	BEDROOM	80	70	N/A	26	17	N/A	80	70	N/A	26	17	N/A
2nd Floor																
R4/92	RESIDENTIAL		W4/92	LKD	66	60	N/A	27	21	N/A						
R4/92	RESIDENTIAL		W5/92	LKD	67	60	N/A	27	20	N/A	67	61	N/A	27	21	N/A
9-11 AGAR GROVE																
Gnd Floor																
R1/100	RESIDENTIAL		W1/100	LKD	50	40	N/A	10	4	0.40	50	40	N/A	10	4	0.40
R2/100	RESIDENTIAL		W2/100	BEDROOM	74	61	N/A	19	9	N/A	74	61	N/A	19	9	N/A
R3/100	RESIDENTIAL		W3/100	BEDROOM	77	63	N/A	22	11	N/A	77	63	N/A	22	11	N/A
R4/100	RESIDENTIAL		W4/100	LKD	76	63	N/A	21	12	N/A	76	63	N/A	21	12	N/A
1st Floor																
R1/101	RESIDENTIAL		W1/101	LIVINGROOM	61	53	N/A	15	7	N/A	61	53	N/A	15	7	N/A
R2/101	RESIDENTIAL		W2/101	KD	77	65	N/A	25	14	N/A	77	65	N/A	25	14	N/A
R3/101	RESIDENTIAL		W3/101	KD	77	64	N/A	26	14	N/A	77	64	N/A	26	14	N/A
R4/101	RESIDENTIAL		W4/101	LIVINGROOM	64	56	N/A	22	14	N/A	64	56	N/A	22	14	N/A
2nd Floor																
R1/102	RESIDENTIAL		W1/102	KD	74	69	N/A	22	17	N/A	74	69	N/A	22	17	N/A
R4/102	RESIDENTIAL		W4/102	KD	72	65	N/A	25	18	N/A	72	65	N/A	25	18	N/A
13 AGAR GROVE																
Base Floor																
R1/109	RESIDENTIAL		W1/109	BEDROOM	77	60	N/A	23	9	N/A	77	60	N/A	23	9	N/A
R2/109	RESIDENTIAL		W2/109	BEDROOM	78	61	N/A	24	10	N/A	78	61	N/A	24	10	N/A
Gnd Floor																
R2/110	RESIDENTIAL		W6/110	LKD	78	63	N/A	24	10	N/A						
R2/110	RESIDENTIAL		W7/110	LKD	78	64	N/A	24	11	N/A	78	64	N/A	24	11	N/A
1st Floor																
R1/111	RESIDENTIAL		W1/111	BEDROOM?	79	67	N/A	25	14	N/A	79	67	N/A	25	14	N/A
R2/111	RESIDENTIAL		W2/111	BEDROOM?	79	67	N/A	25	14	N/A	79	67	N/A	25	14	N/A
2nd Floor																
R1/112	RESIDENTIAL		W1/112	BEDROOM?	69	60	N/A	26	17	N/A	69	60	N/A	26	17	N/A
R2/112	RESIDENTIAL		W2/112	BEDROOM?	69	61	N/A	26	18	N/A	69	61	N/A	26	18	N/A
15 AGAR GROVE																
Base Floor																
R3/109	RESIDENTIAL		W3/109	BEDROOM?	78	58	N/A	24	7	N/A	78	58	N/A	24	7	N/A
R4/109	RESIDENTIAL		W4/109	BEDROOM?	78	58	N/A	24	7	N/A	78	58	N/A	24	7	N/A
Gnd Floor																
R3/110	RESIDENTIAL		W8/110	BEDROOM?	78	64	N/A	24	10	N/A	78	64	N/A	24	10	N/A
R4/110	RESIDENTIAL		W9/110	BEDROOM?	78	61	N/A	24	7	N/A	78	61	N/A	24	7	N/A
1st Floor																
R3/111	RESIDENTIAL		W3/111	BEDROOM?	79	67	N/A	25	13	N/A	79	67	N/A	25	13	N/A
R4/111	RESIDENTIAL		W4/111	BEDROOM?	78	66	N/A	24	12	N/A	78	66	N/A	24	12	N/A
2nd Floor																
R3/112	RESIDENTIAL		W3/112	BEDROOM?	69	59	N/A	26	16	N/A	69	59	N/A	26	16	N/A
R4/112	RESIDENTIAL		W4/112	BEDROOM?	70	62	N/A	26	18	N/A	70	62	N/A	26	18	N/A
17 AGAR GROVE																
Base Floor																
R1/129	RESIDENTIAL		W1/129	BEDROOM	77	57	N/A	24	6	N/A	77	57	N/A	24	6	N/A

*NOTES:'Factor of former value' = Proposed / Existing.A factor > 1 indicates an increase in sunlight.
An APSH > 25 %/ 5 % satisfies BRE criteria and ratio is N / A.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WNTER)			ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R2/129	RESIDENTIAL		W2/129	BEDROOM	76	59	N/A	23	7	N/A	76	59	N/A	23	7	N/A
Gnd Floor																
R1/130	RESIDENTIAL		W1/130	BEDROOM	79	63	N/A	26	10	N/A	79	63	N/A	26	10	N/A
R2/130	RESIDENTIAL		W2/130	BEDROOM	80	63	N/A	27	10	N/A	80	63	N/A	27	10	N/A
1st Floor																
R2/131	RESIDENTIAL		W2/131	BEDROOM	79	68	N/A	26	15	N/A	79	68	N/A	26	15	N/A
R3/131	RESIDENTIAL		W3/131	BEDROOM	80	68	N/A	27	15	N/A	80	68	N/A	27	15	N/A
2nd Floor																
R2/132	RESIDENTIAL		W2/132	BEDROOM	72	64	N/A	27	19	N/A	72	64	N/A	27	19	N/A
R3/132	RESIDENTIAL		W3/132	BEDROOM	72	64	N/A	27	19	N/A	72	64	N/A	27	19	N/A
19 AGAR GROVE																
Base Floor																
R3/129	RESIDENTIAL		W3/129	BEDROOM	76	58	N/A	25	8	N/A	76	58	N/A	25	8	N/A
R4/129	RESIDENTIAL		W4/129	BEDROOM	75	57	N/A	24	8	N/A	75	57	N/A	24	8	N/A
Gnd Floor																
R3/130	RESIDENTIAL		W3/130	BEDROOM	78	64	N/A	27	13	N/A						
R3/130	RESIDENTIAL		W4/130	BEDROOM	77	62	N/A	26	11	N/A	78	64	N/A	27	13	N/A
1st Floor																
R4/131	RESIDENTIAL		W4/131	BEDROOM	78	67	N/A	27	16	N/A						
R4/131	RESIDENTIAL		W5/131	BEDROOM	78	67	N/A	27	16	N/A	78	68	N/A	27	17	N/A
2nd Floor																
R4/132	RESIDENTIAL		W4/132	BEDROOM	72	66	N/A	27	21	N/A	72	66	N/A	27	21	N/A
R5/132	RESIDENTIAL		W5/132	BEDROOM	72	65	N/A	27	20	N/A	72	65	N/A	27	20	N/A
21 AGAR GROVE																
Base Floor																
R1/139	RESIDENTIAL		W1/139	LIVINGROOM	68	56	N/A	21	10	N/A	68	56	N/A	21	10	N/A
R2/139	RESIDENTIAL		W2/139	BEDROOM	68	61	N/A	19	12	N/A	68	61	N/A	19	12	N/A
Gnd Floor																
R1/140	RESIDENTIAL		W1/140	LIVINGROOM	80	69	N/A	27	16	N/A	80	69	N/A	27	16	N/A
R3/140	RESIDENTIAL		W5/140	BEDROOM	79	69	N/A	26	16	N/A	79	69	N/A	26	16	N/A
1st Floor																
R1/141	RESIDENTIAL		W1/141	LIVINGROOM	83	73	N/A	29	19	N/A	83	73	N/A	29	19	N/A
R3/141	RESIDENTIAL		W3/141	KITCHEN	82	73	N/A	28	19	N/A	82	73	N/A	28	19	N/A
2nd Floor																
R1/142	RESIDENTIAL		W1/142	BEDROOM	82	73	N/A	28	19	N/A	82	73	N/A	28	19	N/A
R3/142	RESIDENTIAL		W3/142	BEDROOM	82	75	N/A	29	22	N/A	82	75	N/A	29	22	N/A
23 AGAR GROVE																
Base Floor																
R3/139	RESIDENTIAL		W3/139	LIVINGROOM	71	63	N/A	23	15	N/A	71	63	N/A	23	15	N/A
R4/139	RESIDENTIAL		W4/139	BEDROOM	54	45	N/A	19	10	N/A	54	45	N/A	19	10	N/A
Gnd Floor																
R4/140	RESIDENTIAL		W6/140	LIVINGROOM	82	71	N/A	29	18	N/A	82	71	N/A	29	18	N/A
R6/140	RESIDENTIAL		W10/140	BEDROOM	81	71	N/A	29	19	N/A	81	71	N/A	29	19	N/A
1st Floor																
R4/141	RESIDENTIAL		W4/141	LIVINGROOM	81	73	N/A	28	20	N/A	81	73	N/A	28	20	N/A
R6/141	RESIDENTIAL		W6/141	BEDROOM	80	74	N/A	28	22	N/A	80	74	N/A	28	22	N/A
2nd Floor																

*NOTES:'Factor of former value' = Proposed / Existing.A factor > 1 indicates an increase in sunlight.
An APSH > 25 %/ 5 % satisfies BRE criteria and ratio is N / A.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

AnsteyHorne

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WNTER)			ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R4/142	RESIDENTIAL		W4/142	BEDROOM	81	77	N/A	28	24	N/A	81	77	N/A	28	24	N/A
R6/142	RESIDENTIAL		W6/142	BEDROOM	80	76	N/A	28	24	N/A	80	76	N/A	28	24	N/A
25 AGAR GROVE																
1st Floor																
R2/151	RESIDENTIAL		W2/151	BEDROOM	30	30	N/A	10	10	N/A	30	30	N/A	10	10	N/A
R3/151	RESIDENTIAL		W3/151	BEDROOM	55	50	N/A	23	18	N/A	55	50	N/A	23	18	N/A
R4/151	RESIDENTIAL		W4/151	BEDROOM	68	66	N/A	23	21	N/A	68	66	N/A	23	21	N/A
2nd Floor																
R2/152	RESIDENTIAL		W2/152	BEDROOM	59	59	N/A	14	14	N/A	59	59	N/A	14	14	N/A
R3/152	RESIDENTIAL		W3/152	BEDROOM	62	59	N/A	22	19	N/A	62	59	N/A	22	19	N/A
R4/152	RESIDENTIAL		W4/152	BEDROOM	68	68	N/A	23	23	N/A	68	68	N/A	23	23	N/A
3rd Floor																
R1/153	RESIDENTIAL		W1/153	BEDROOM	72	72	N/A	25	25	N/A	72	72	N/A	25	25	N/A
R2/153	RESIDENTIAL		W2/153	BATHROOM	68	67	N/A	24	23	N/A	68	67	N/A	24	23	N/A
R3/153	RESIDENTIAL		W3/153	BEDROOM	68	68	N/A	23	23	N/A	68	68	N/A	23	23	N/A
CRANBOURNE HOUSE																
Gnd Floor																
R1/360	RESIDENTIAL		W1/360	LKD	4	4	1.00	0	0	-						
R1/360	RESIDENTIAL		W2/360	LKD	28	20	0.71	3	2	0.67						
R1/360	RESIDENTIAL		W3/360	LKD	19	11	0.58	0	0	-						
R1/360	RESIDENTIAL		W4/360	LKD	19	11	0.58	0	0	-						
R1/360	RESIDENTIAL		W5/360	LKD	34	25	N/A	6	5	N/A	38	29	N/A	6	5	N/A
R2/360	RESIDENTIAL		W6/360	LIVINGROOM	18	10	0.56	0	0	-						
R2/360	RESIDENTIAL		W7/360	LIVINGROOM	33	24	0.73	6	5	N/A						
R2/360	RESIDENTIAL		W8/360	LIVINGROOM	18	9	0.50	0	0	-						
R2/360	RESIDENTIAL		W9/360	LIVINGROOM	33	23	0.70	6	5	N/A	33	24	0.73	6	5	N/A
R3/360	RESIDENTIAL		W10/360	LKD	17	7	0.41	0	0	-						
R3/360	RESIDENTIAL		W11/360	LKD	41	29	N/A	9	7	N/A						
R3/360	RESIDENTIAL		W12/360	LKD	32	22	0.69	7	5	N/A						
R3/360	RESIDENTIAL		W13/360	LKD	31	22	0.71	7	5	N/A						
R3/360	RESIDENTIAL		W14/360	LKD	60	55	N/A	13	10	N/A						
R3/360	RESIDENTIAL		W15/360	LKD	0	0	-	0	0	-	74	64	N/A	20	17	N/A
1st Floor																
R2/361	RESIDENTIAL		W2/361	BED	21	14	0.67	1	0	0.00						
R2/361	RESIDENTIAL		W3/361	BED	44	36	N/A	9	7	N/A	44	36	N/A	9	7	N/A
R3/361	RESIDENTIAL		W4/361	BED	21	14	0.67	1	0	0.00						
R3/361	RESIDENTIAL		W5/361	BED	44	36	N/A	9	7	N/A						
R3/361	RESIDENTIAL		W6/361	BED	21	13	0.62	1	0	0.00						
R3/361	RESIDENTIAL		W7/361	BED	44	35	N/A	9	7	N/A	44	36	N/A	9	7	N/A
R4/361	RESIDENTIAL		W8/361	BED	20	12	0.60	1	0	0.00						
R4/361	RESIDENTIAL		W9/361	BED	47	36	N/A	13	9	N/A	47	36	N/A	13	9	N/A
FERNDOWN HOUSE																
Gnd Floor																
R1/370	RESIDENTIAL		W1/370	LIVINGROOM	8	8	1.00	0	0	-						
R1/370	RESIDENTIAL		W2/370	LIVINGROOM	11	11	1.00	0	0	-						
R1/370	RESIDENTIAL		W3/370	LIVINGROOM	5	0	0.00	0	0	-						
R1/370	RESIDENTIAL		W4/370	LIVINGROOM	2	0	0.00	0	0	-						
R1/370	RESIDENTIAL		W5/370	LIVINGROOM	20	12	0.60	2	0	0.00	31	23	0.74	2	0	0.00
R5/370	RESIDENTIAL		W11/370	BEDROOM	64	42	N/A	24	5	N/A	64	42	N/A	24	5	N/A
R6/370	RESIDENTIAL		W12/370	BEDROOM	59	36	N/A	22	2	0.09						
R6/370	RESIDENTIAL		W13/370	BEDROOM	0	0	-	0	0	-						
R6/370	RESIDENTIAL		W14/370	BEDROOM	69	47	N/A	26	7	N/A						
R6/370	RESIDENTIAL		W15/370	BEDROOM	26	23	0.88	9	6	N/A	75	53	N/A	26	7	N/A
R7/370	RESIDENTIAL		W16/370	BEDROOM	19	13	0.68	5	0	0.00						
R7/370	RESIDENTIAL		W17/370	BEDROOM	55	34	N/A	21	3	0.14						
R7/370	RESIDENTIAL		W18/370	BEDROOM	73	55	N/A	25	9	N/A						
R7/370	RESIDENTIAL		W19/370	BEDROOM	32	31	N/A	10	9	N/A	77	58	N/A	26	9	N/A
R8/370	RESIDENTIAL		W20/370	BEDROOM	69	54	N/A	25	11	N/A	69	54	N/A	25	11	N/A
1st Floor																
R1/371	RESIDENTIAL		W1/371	LIVINGROOM	8	8	1.00	0	0	-						

*NOTES:'Factor of former value' = Proposed / Existing.A factor > 1 indicates an increase in sunlight.
An APSH > 25 %/ 5 % satisfies BRE criteria and ratio is N / A.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WNTER)			ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R1/371	RESIDENTIAL		W2/371	LIVINGROOM	11	11	1.00	0	0	-						
R1/371	RESIDENTIAL		W3/371	LIVINGROOM	8	2	0.25	0	0	-						
R1/371	RESIDENTIAL		W4/371	LIVINGROOM	5	0	0.00	0	0	-						
R1/371	RESIDENTIAL		W5/371	LIVINGROOM	26	15	0.58	3	0	0.00	37	27	N/A	3	0	0.00
R5/371	RESIDENTIAL		W10/371	BEDROOM	66	45	N/A	26	8	N/A	66	45	N/A	26	8	N/A
R6/371	RESIDENTIAL		W11/371	BEDROOM	22	16	0.73	6	1	0.17						
R6/371	RESIDENTIAL		W12/371	BEDROOM	62	39	N/A	24	4	0.17						
R6/371	RESIDENTIAL		W13/371	BEDROOM	71	51	N/A	28	9	N/A						
R6/371	RESIDENTIAL		W14/371	BEDROOM	26	24	0.92	9	7	N/A	78	58	N/A	28	10	N/A
R7/371	RESIDENTIAL		W15/371	BEDROOM	19	16	0.84	5	2	0.40						
R7/371	RESIDENTIAL		W16/371	BEDROOM	58	40	N/A	23	7	N/A						
R7/371	RESIDENTIAL		W17/371	BEDROOM	75	57	N/A	27	10	N/A						
R7/371	RESIDENTIAL		W18/371	BEDROOM	32	31	N/A	10	9	N/A	79	62	N/A	27	12	N/A
R8/371	RESIDENTIAL		W19/371	BEDROOM	72	57	N/A	27	13	N/A	72	57	N/A	27	13	N/A
R9/371	RESIDENTIAL		W20/371	KITCHEN	77	63	N/A	26	14	N/A						
R9/371	RESIDENTIAL		W21/371	KITCHEN	53	50	N/A	16	13	N/A	85	71	N/A	26	14	N/A
2nd Floor																
R1/372	RESIDENTIAL		W1/372	LIVINGROOM	8	8	1.00	0	0	-						
R1/372	RESIDENTIAL		W2/372	LIVINGROOM	11	11	1.00	0	0	-						
R1/372	RESIDENTIAL		W3/372	LIVINGROOM	9	3	0.33	0	0	-						
R1/372	RESIDENTIAL		W4/372	LIVINGROOM	6	0	0.00	0	0	-						
R1/372	RESIDENTIAL		W5/372	LIVINGROOM	28	21	0.75	4	2	0.50	40	32	N/A	4	2	0.50
R5/372	RESIDENTIAL		W10/372	BEDROOM	68	51	N/A	26	12	N/A	68	51	N/A	26	12	N/A
R6/372	RESIDENTIAL		W11/372	BEDROOM	24	19	0.79	6	2	0.33						
R6/372	RESIDENTIAL		W12/372	BEDROOM	63	49	N/A	24	11	N/A						
R6/372	RESIDENTIAL		W13/372	BEDROOM	71	58	N/A	28	15	N/A						
R6/372	RESIDENTIAL		W14/372	BEDROOM	26	25	N/A	9	8	N/A	79	66	N/A	28	16	N/A
R7/372	RESIDENTIAL		W15/372	BEDROOM	21	18	0.86	6	3	0.50						
R7/372	RESIDENTIAL		W16/372	BEDROOM	60	47	N/A	24	12	N/A						
R7/372	RESIDENTIAL		W17/372	BEDROOM	76	65	N/A	28	17	N/A						
R7/372	RESIDENTIAL		W18/372	BEDROOM	32	32	N/A	10	10	N/A	81	69	N/A	28	17	N/A
R8/372	RESIDENTIAL		W19/372	BEDROOM	73	60	N/A	28	16	N/A	73	60	N/A	28	16	N/A
R9/372	RESIDENTIAL		W20/372	KITCHEN	80	68	N/A	28	17	N/A						
R9/372	RESIDENTIAL		W21/372	KITCHEN	53	51	N/A	16	14	N/A	87	76	N/A	28	18	N/A
3rd Floor																
R1/373	RESIDENTIAL		W1/373	LIVINGROOM	6	6	1.00	0	0	-						
R1/373	RESIDENTIAL		W2/373	LIVINGROOM	14	14	1.00	0	0	-						
R1/373	RESIDENTIAL		W3/373	LIVINGROOM	8	3	0.38	0	0	-						
R1/373	RESIDENTIAL		W4/373	LIVINGROOM	6	1	0.17	0	0	-						
R1/373	RESIDENTIAL		W5/373	LIVINGROOM	31	24	0.77	7	5	N/A	45	38	N/A	7	5	N/A
R5/373	RESIDENTIAL		W10/373	BEDROOM	66	55	N/A	26	16	N/A	66	55	N/A	26	16	N/A
R6/373	RESIDENTIAL		W11/373	BEDROOM	22	19	0.86	6	4	0.67						
R6/373	RESIDENTIAL		W12/373	BEDROOM	64	52	N/A	24	13	N/A						
R6/373	RESIDENTIAL		W13/373	BEDROOM	75	65	N/A	28	18	N/A						
R6/373	RESIDENTIAL		W14/373	BEDROOM	29	28	N/A	9	8	N/A	82	71	N/A	28	18	N/A
R7/373	RESIDENTIAL		W15/373	BEDROOM	21	19	0.90	6	4	0.67						
R7/373	RESIDENTIAL		W16/373	BEDROOM	60	49	N/A	24	14	N/A						
R7/373	RESIDENTIAL		W17/373	BEDROOM	77	67	N/A	28	18	N/A						
R7/373	RESIDENTIAL		W18/373	BEDROOM	33	33	N/A	10	10	N/A	82	71	N/A	28	18	N/A
R8/373	RESIDENTIAL		W19/373	BEDROOM	71	60	N/A	28	17	N/A	71	60	N/A	28	17	N/A
R9/373	RESIDENTIAL		W20/373	KITCHEN	81	69	N/A	28	18	N/A						
R9/373	RESIDENTIAL		W21/373	KITCHEN	53	51	N/A	16	14	N/A	88	77	N/A	28	19	N/A

*NOTES:'Factor of former value' = Proposed / Existing.A factor > 1 indicates an increase in sunlight.
An APSH > 25 %/ 5 % satisfies BRE criteria and ratio is N / A.

APPENDIX E

-

DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL00283_R01_V01_107 TO 120

AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770 | Bristol 0117 911 3061 | Birmingham 0121 667 9902

www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

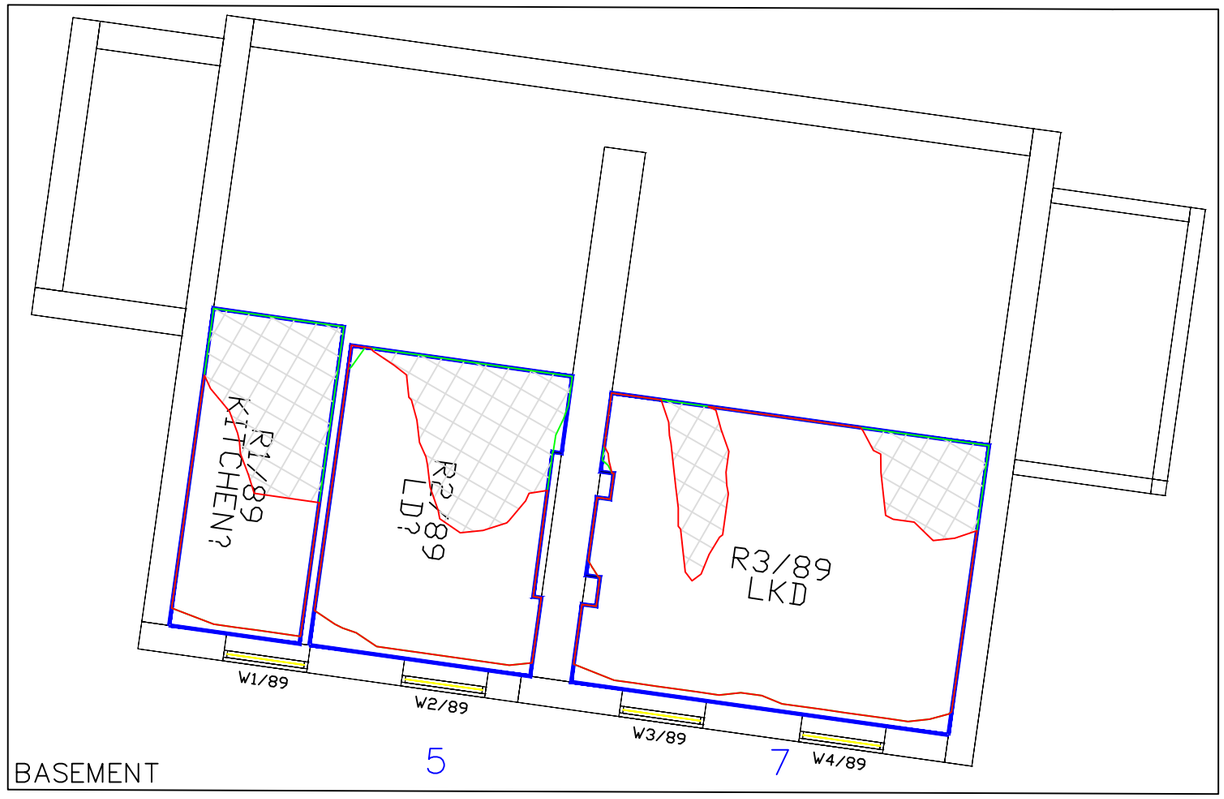
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

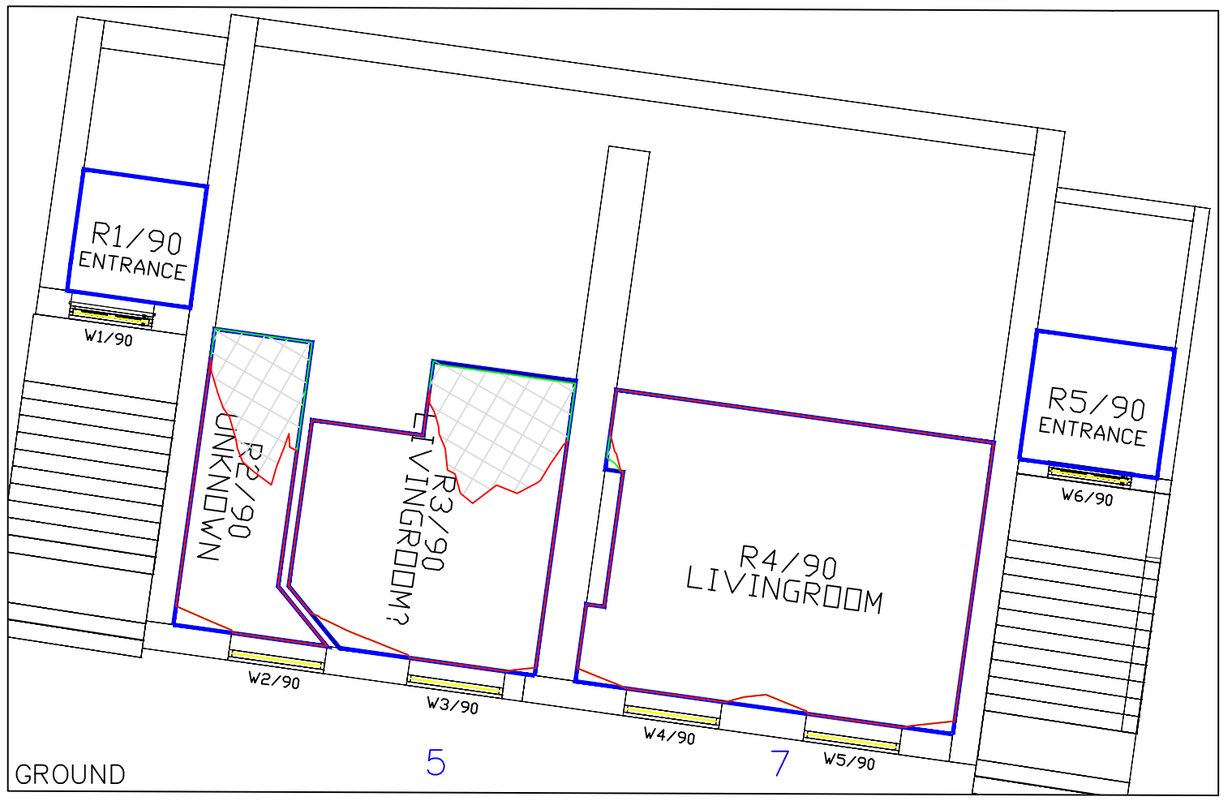
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
1 & 3 AGAR GROVE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			107

Daylight & Sunlight





AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

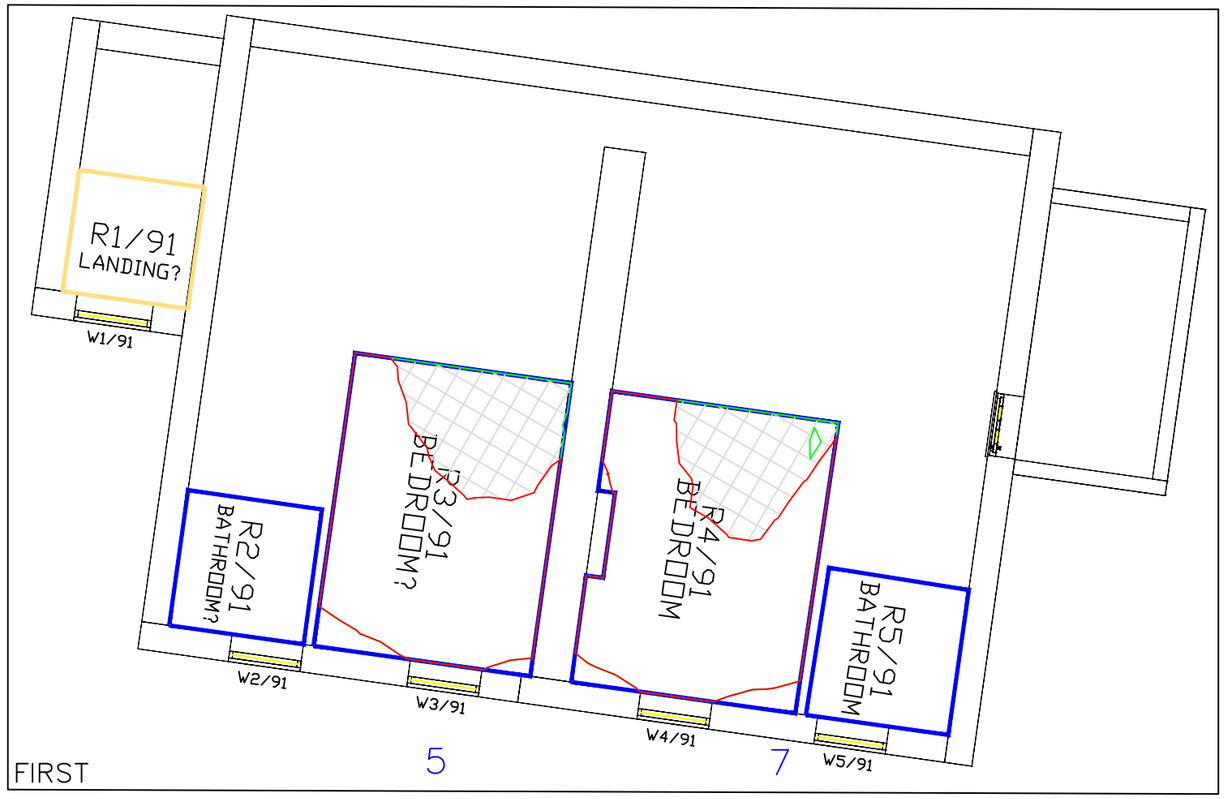
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
5 & 7 AGAR GROVE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			108

Daylight & Sunlight



AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection
Room Layout - Notional/ Cellular
Room Layout - Assumed
Proposed Contour
Existing Contour
Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS
HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

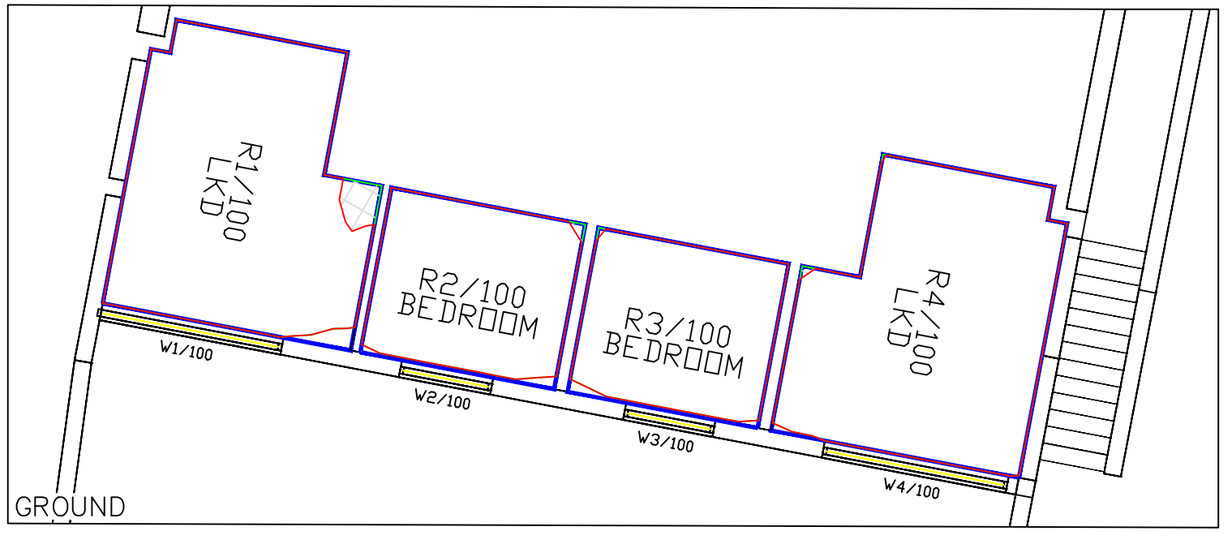
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
5 & 7 AGAR GROVE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			109

Daylight & Sunlight



AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

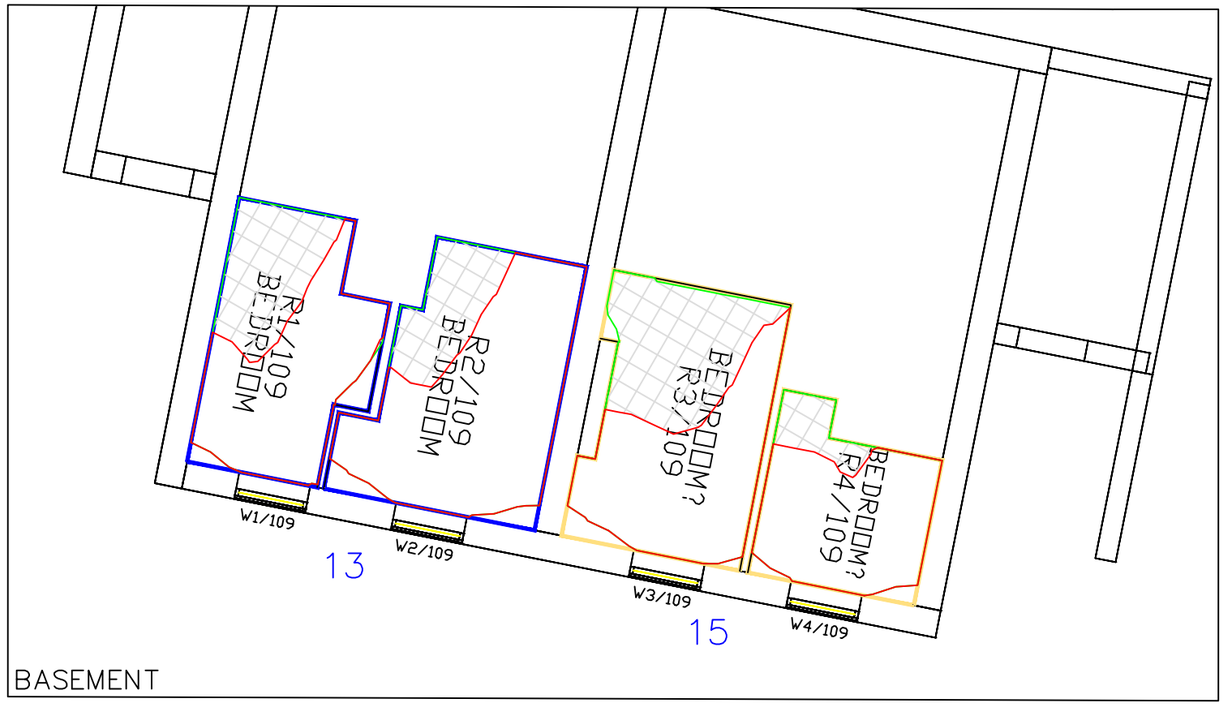
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
9 & 11 AGAR GROVE

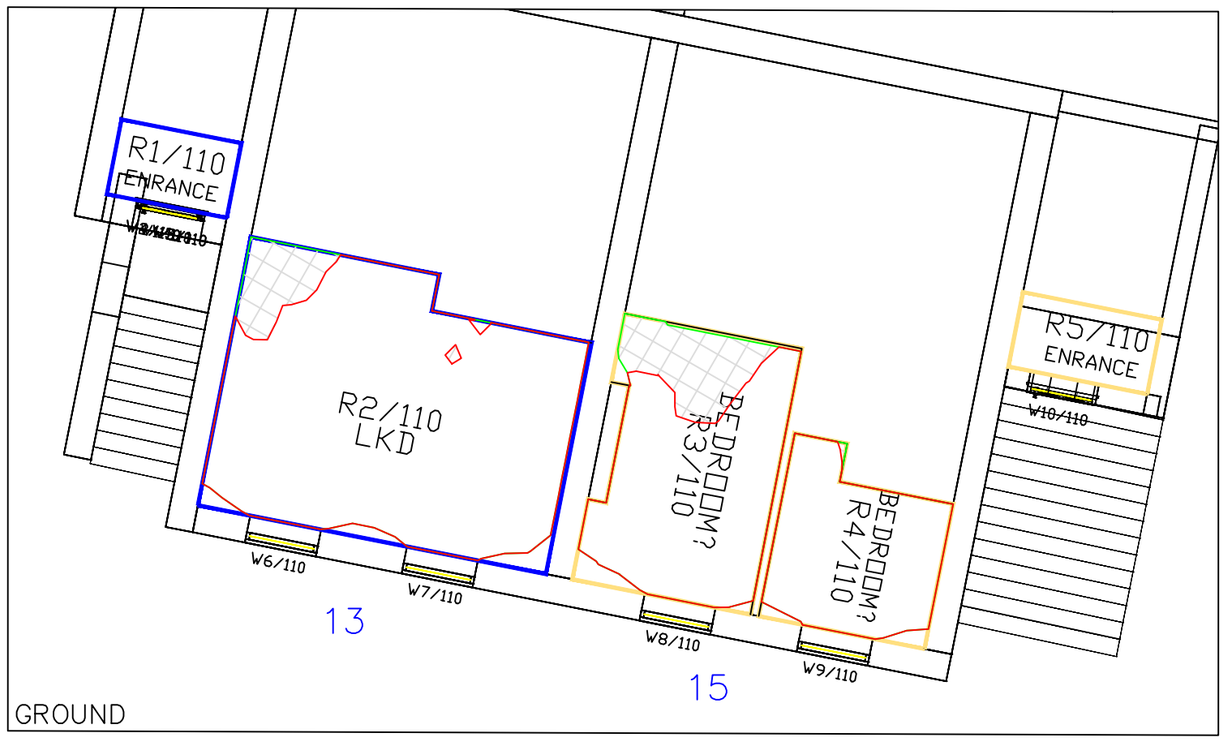
MODELLED BY:/ DRAWN BY: */* | DATE: AUG.2019 | SCALE: 1:100 | A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			110

Daylight & Sunlight



BASEMENT



GROUND

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

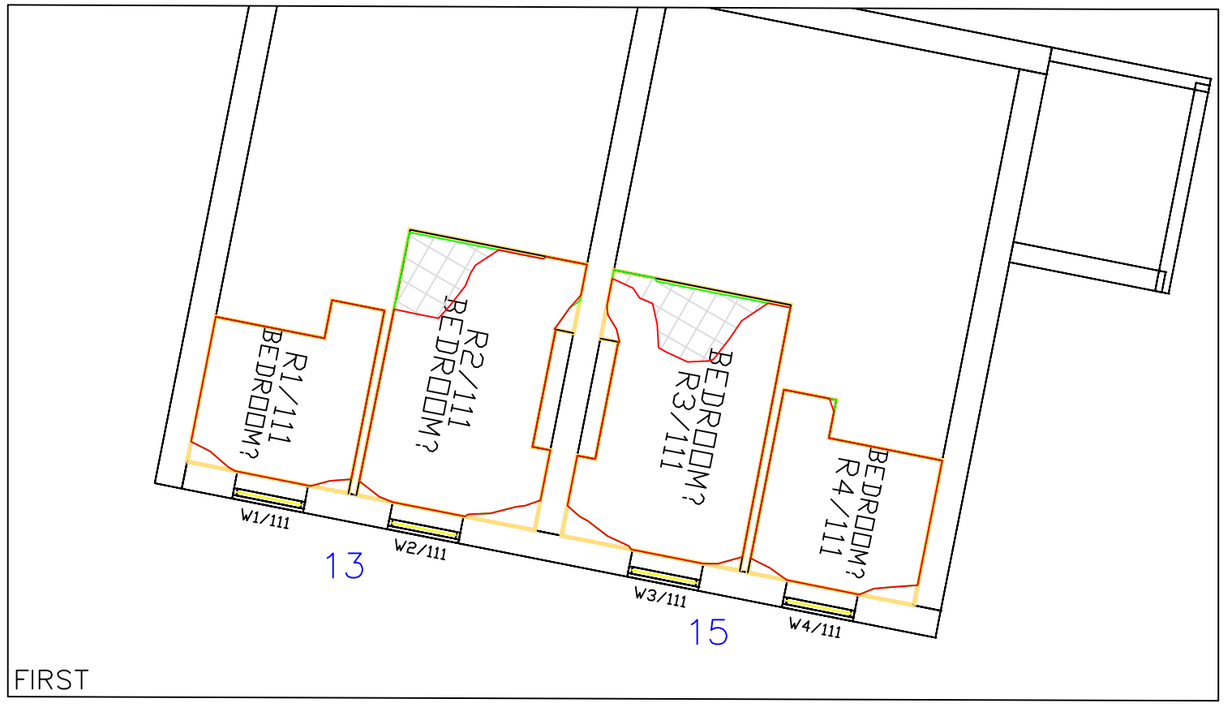
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
13 7 15 AGAR GROVE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			111

Daylight & Sunlight



AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

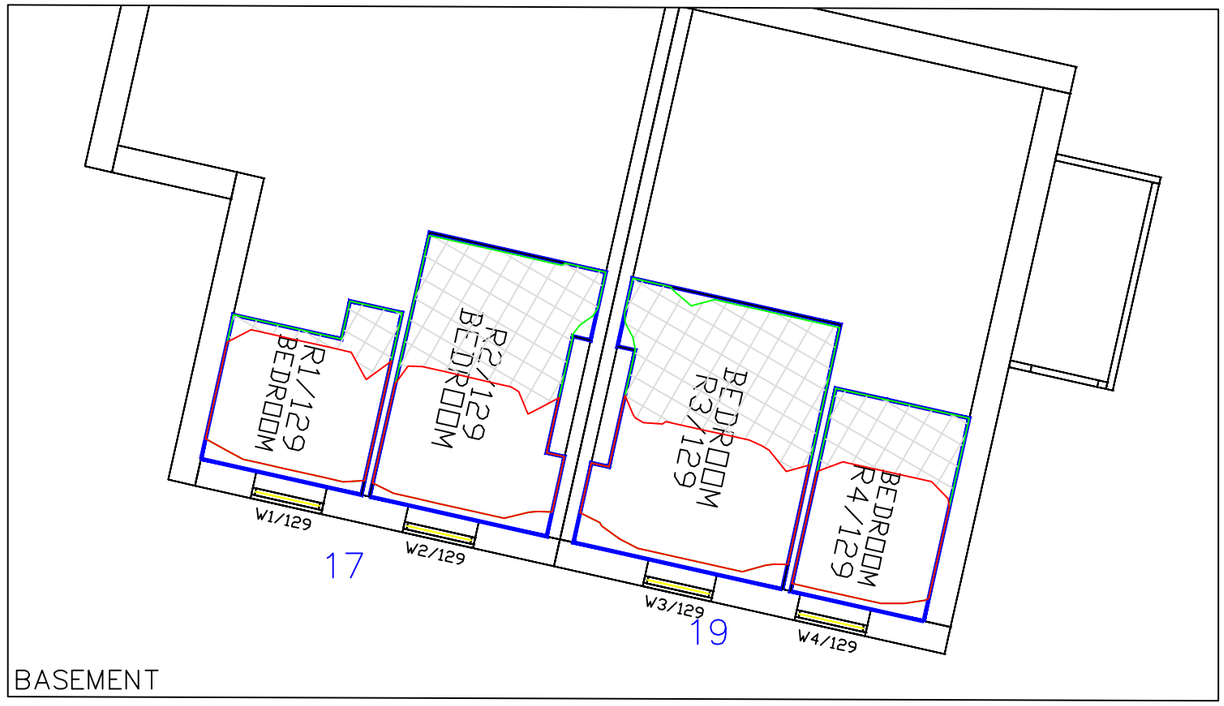
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
13 & 15 AGAR GROVE

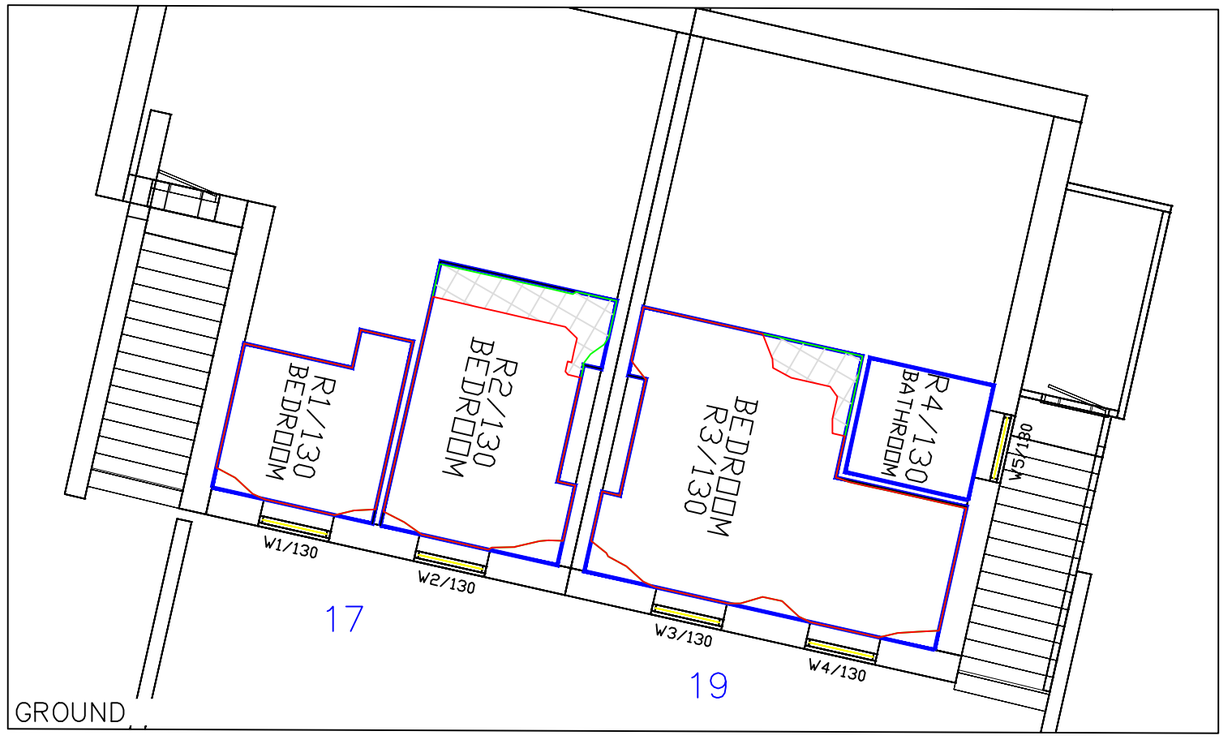
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			112

Daylight & Sunlight



BASEMENT



GROUND

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS
HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

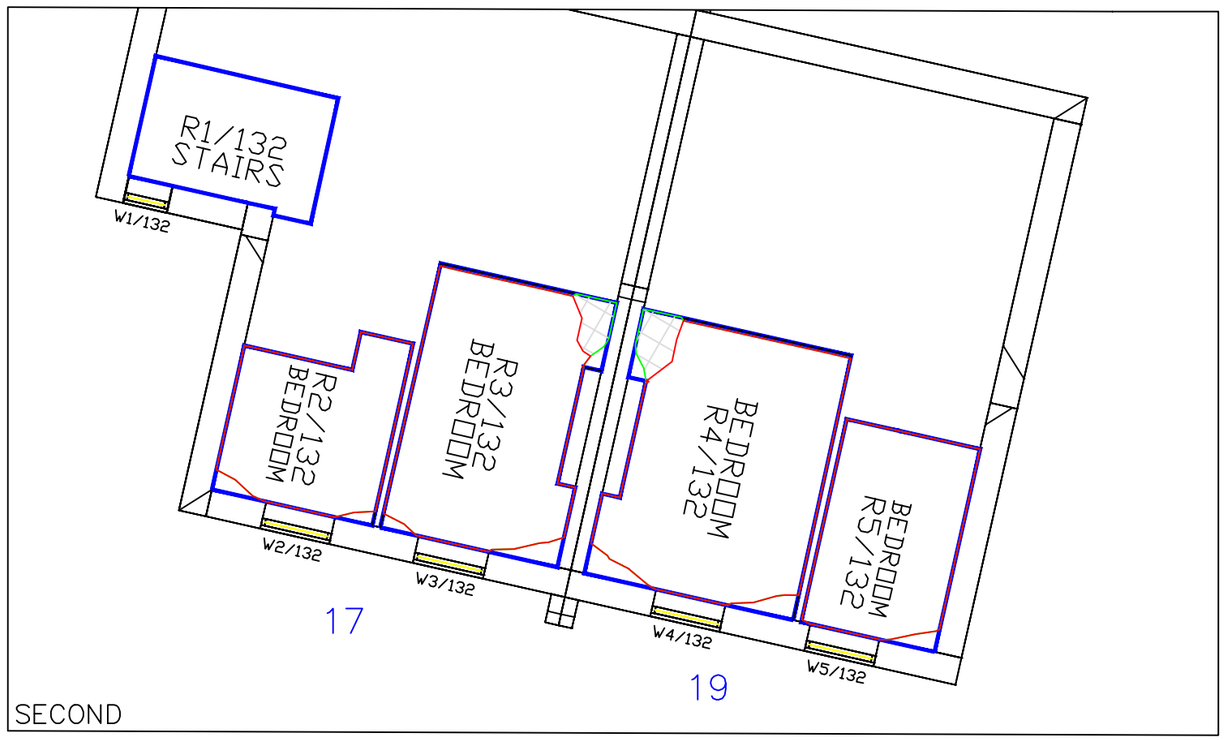
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
17 & 19 AGAR GROVE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			113

Daylight & Sunlight



AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770 | Bristol 0117 911 3061 | Birmingham 0121 667 9902

www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

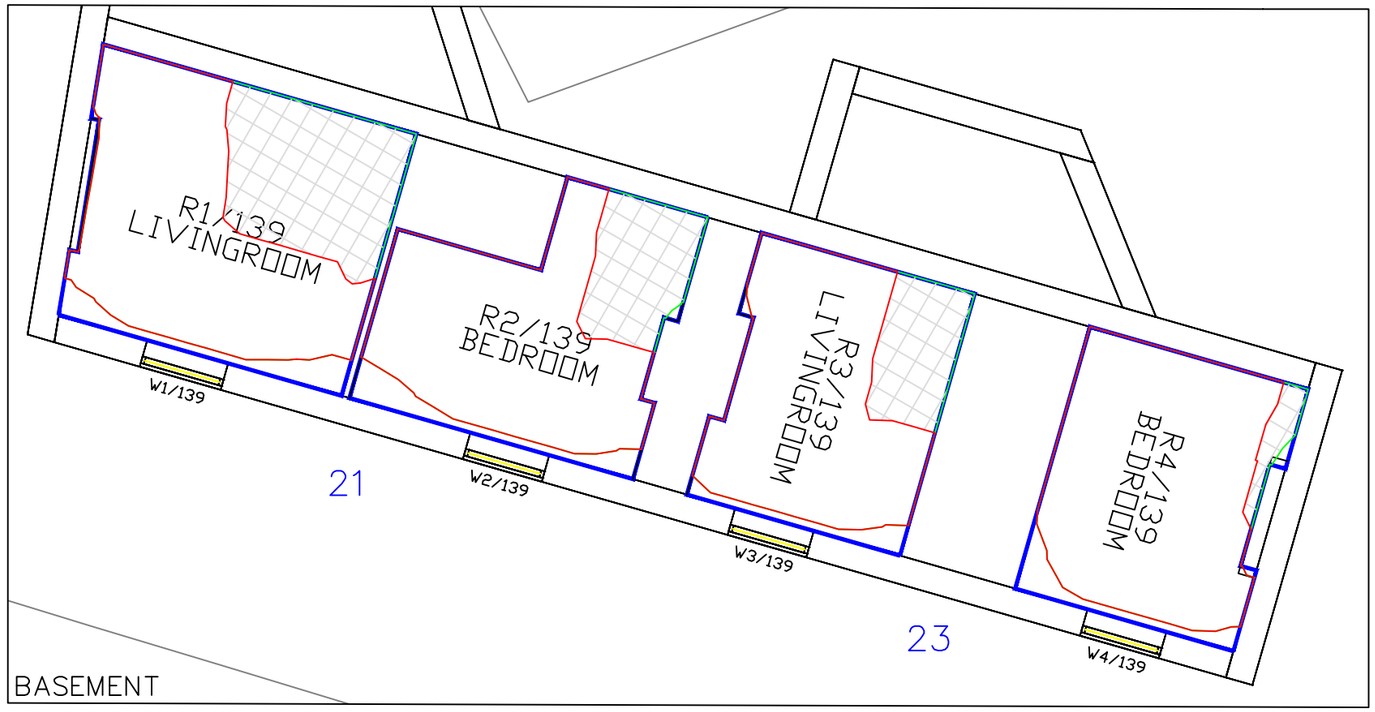
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

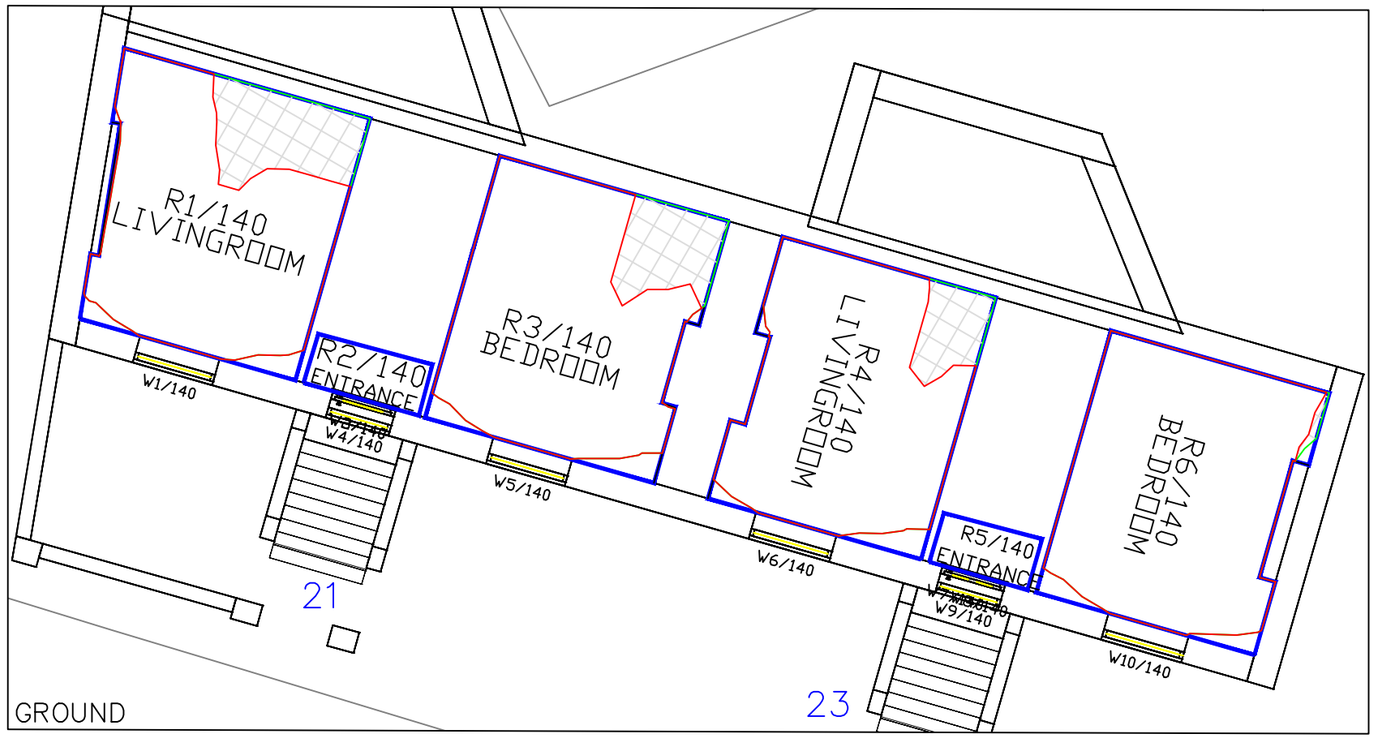
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
17 & 18 AGAR GROVE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			114

Daylight & Sunlight





AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS
HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

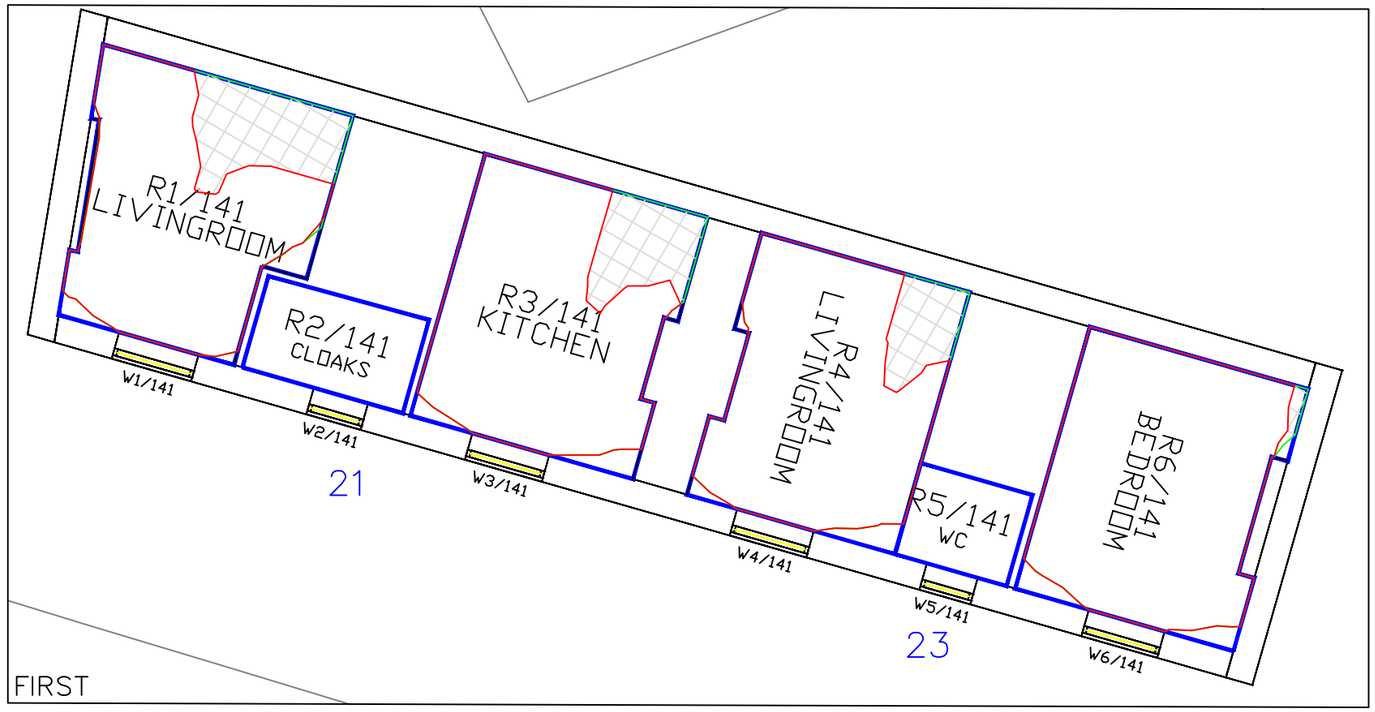
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

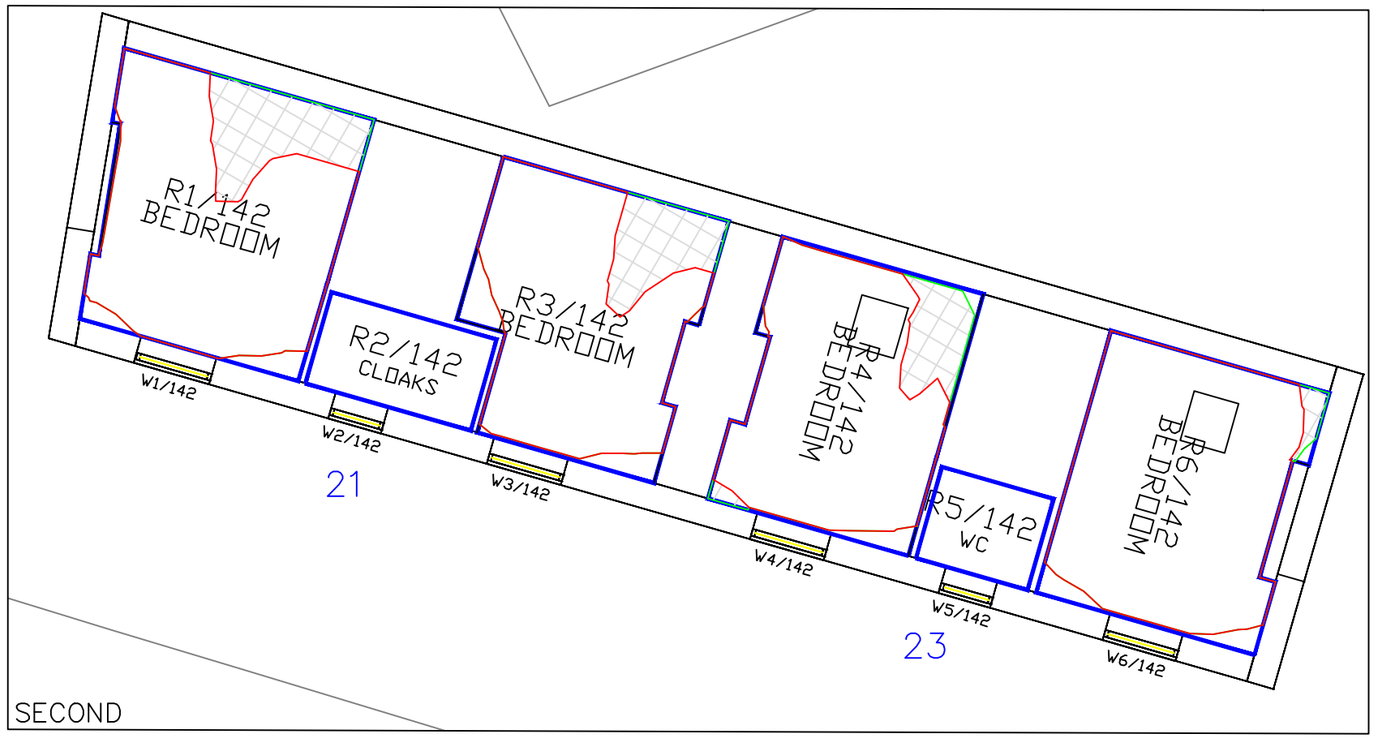
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
21 & 23 AGAR GROVE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			115

Daylight & Sunlight





AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770 | Bristol 0117 911 3061 | Birmingham 0121 667 9902

www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

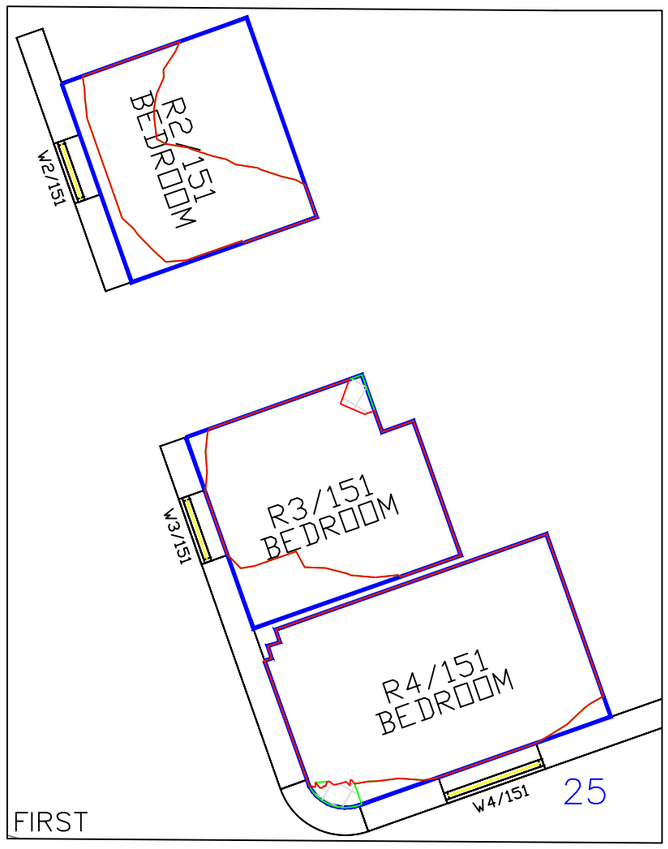
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

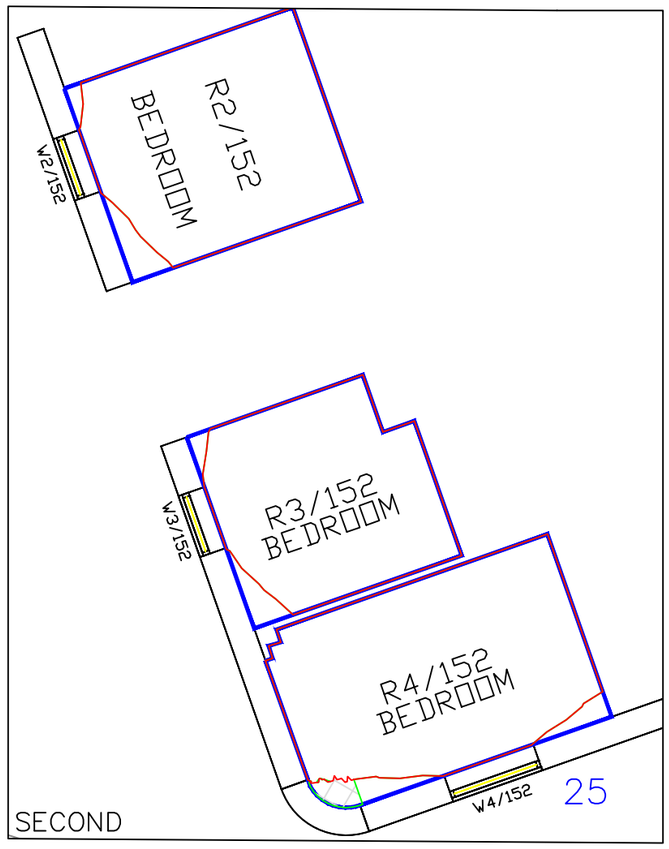
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
21 & 23 AGAR GROVE

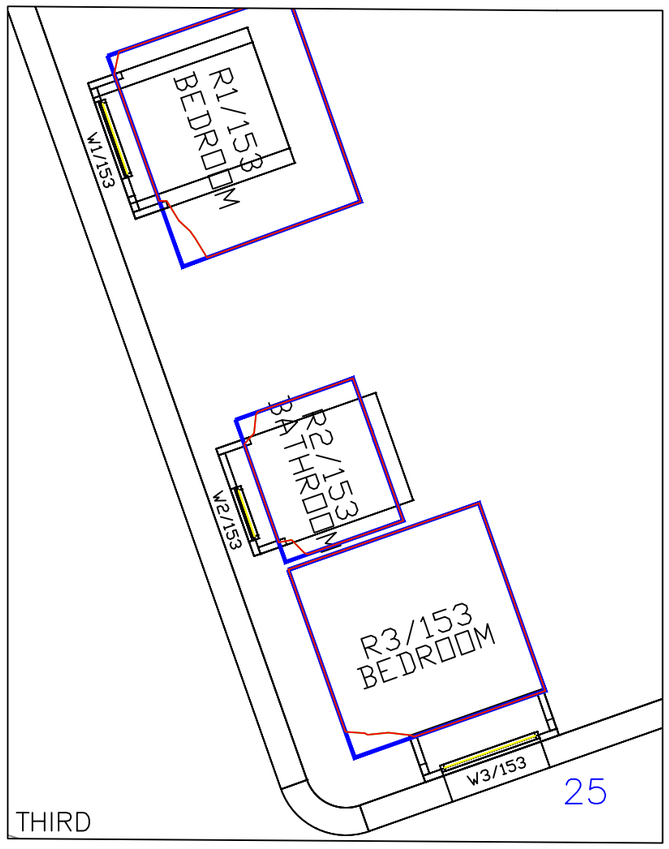
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			116

Daylight & Sunlight







AnsteyHorne

CHARTERED SURVEYORS

London	Bristol	Birmingham
020 7065 2770	0117 911 3061	0121 667 9902

www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

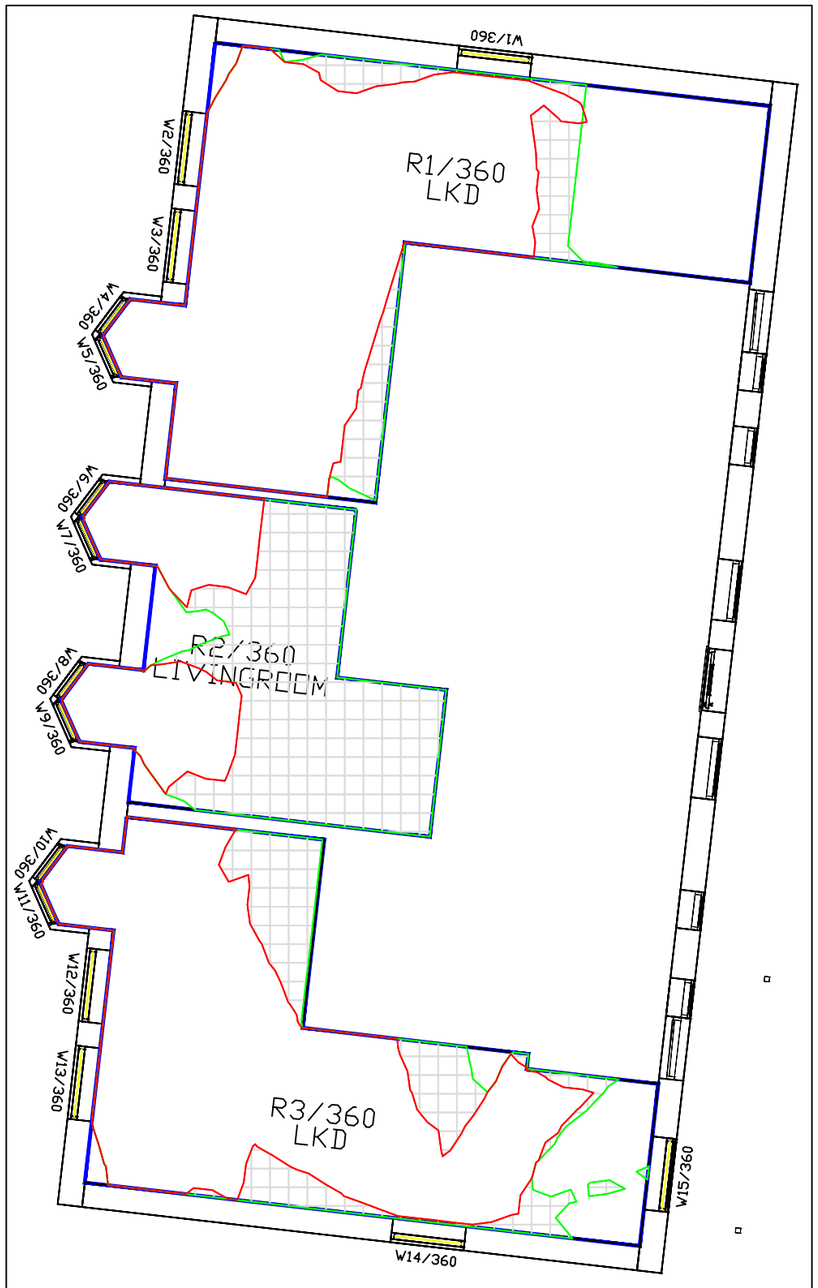
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
25 AGAR GROVE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			117

Daylight & Sunlight



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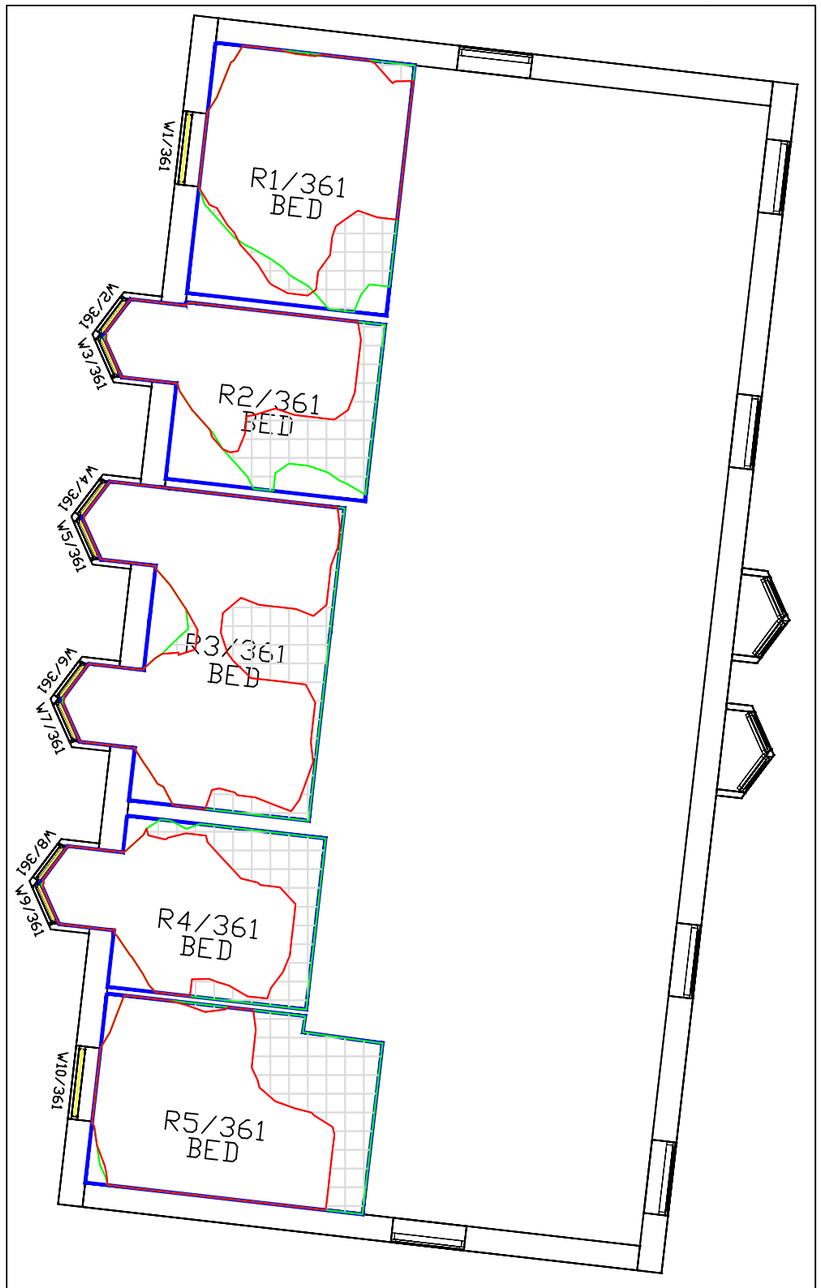


FIRST

AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770 | Bristol 0117 911 3061 | Birmingham 0121 667 9902

www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

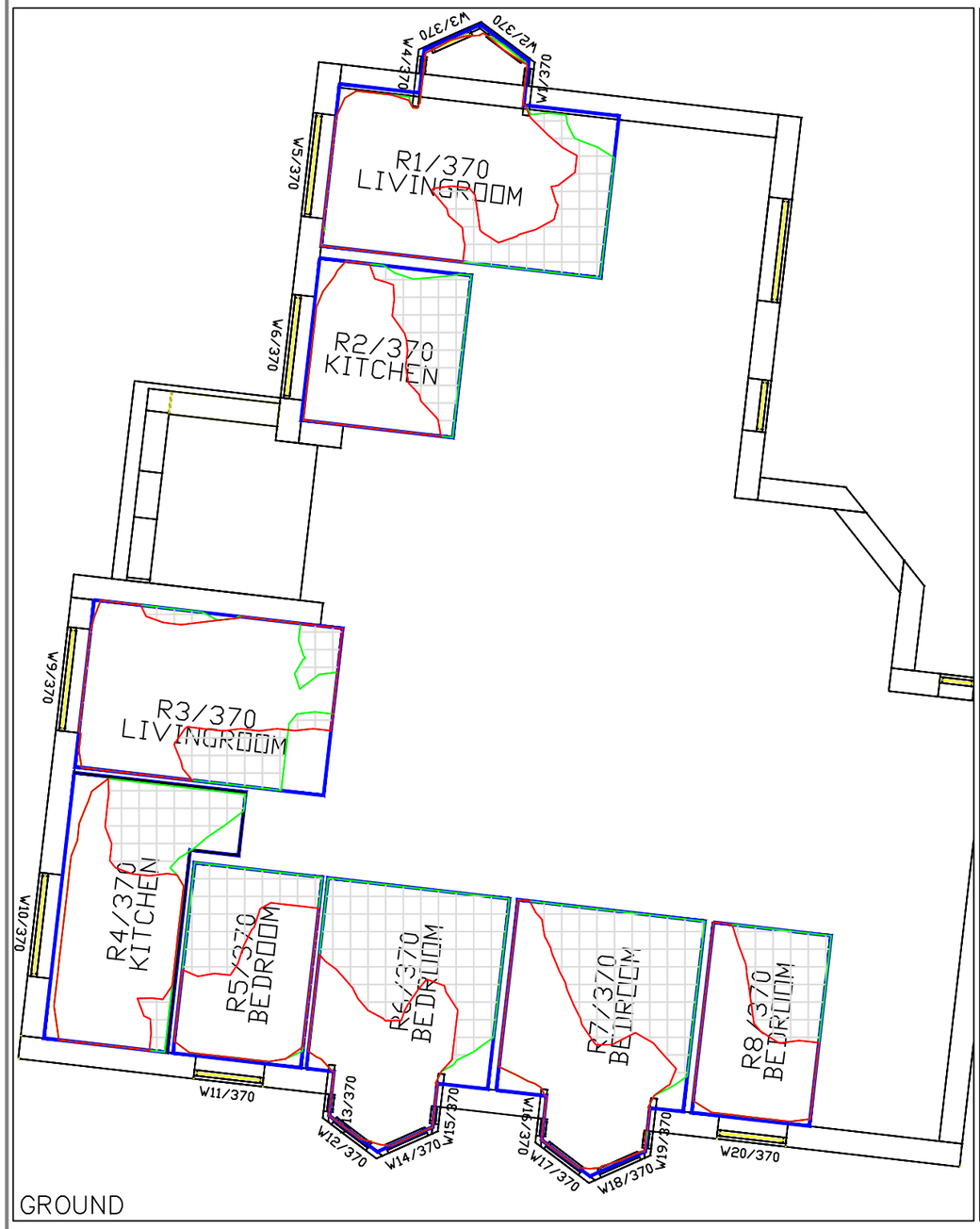
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
CRANBOURNE HOUSE

MODELLED BY:/ DRAWN BY */* | DATE: AUG.2019 | SCALE: 1:100 | A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			118

Daylight & Sunlight



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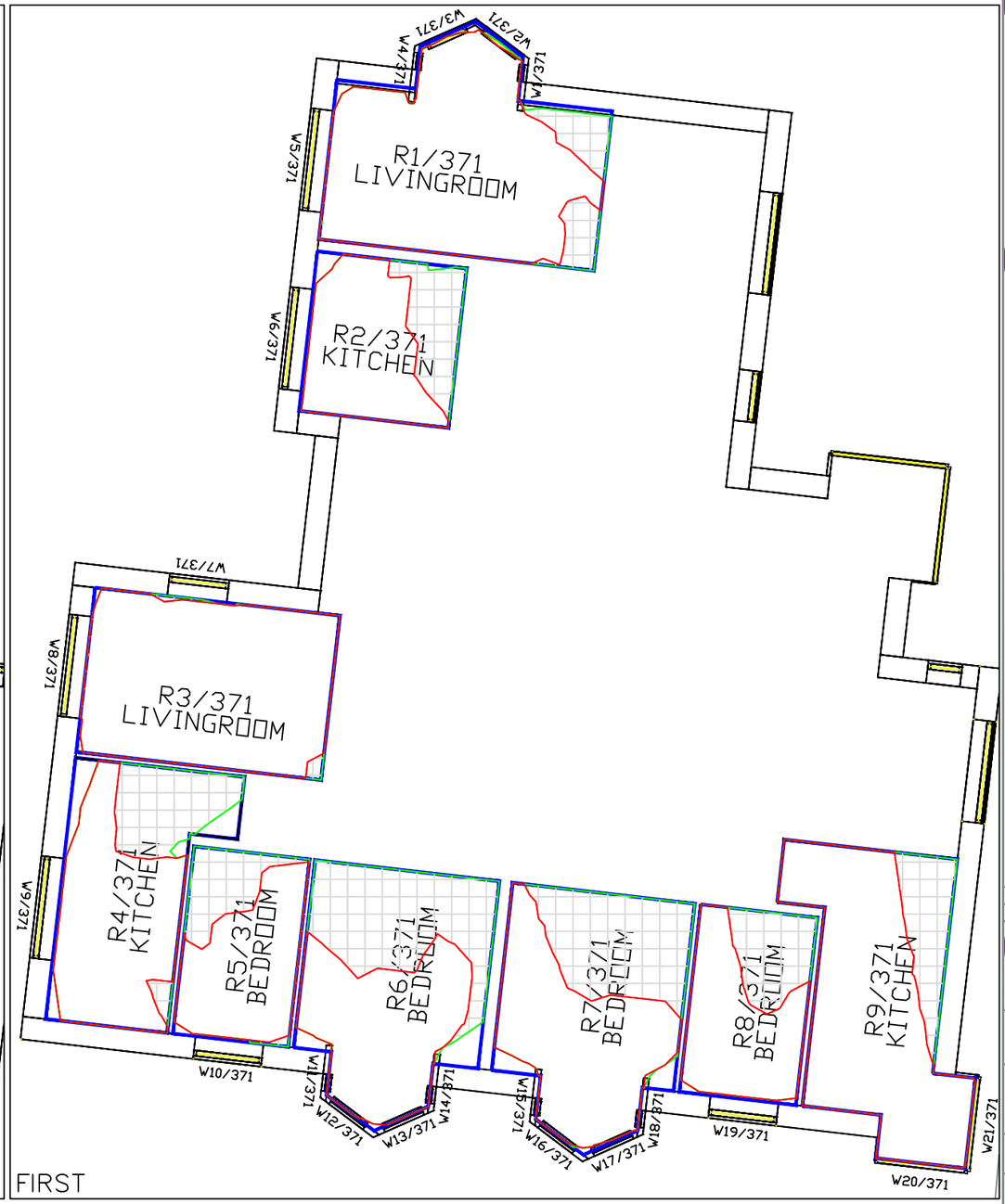


FIRST

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

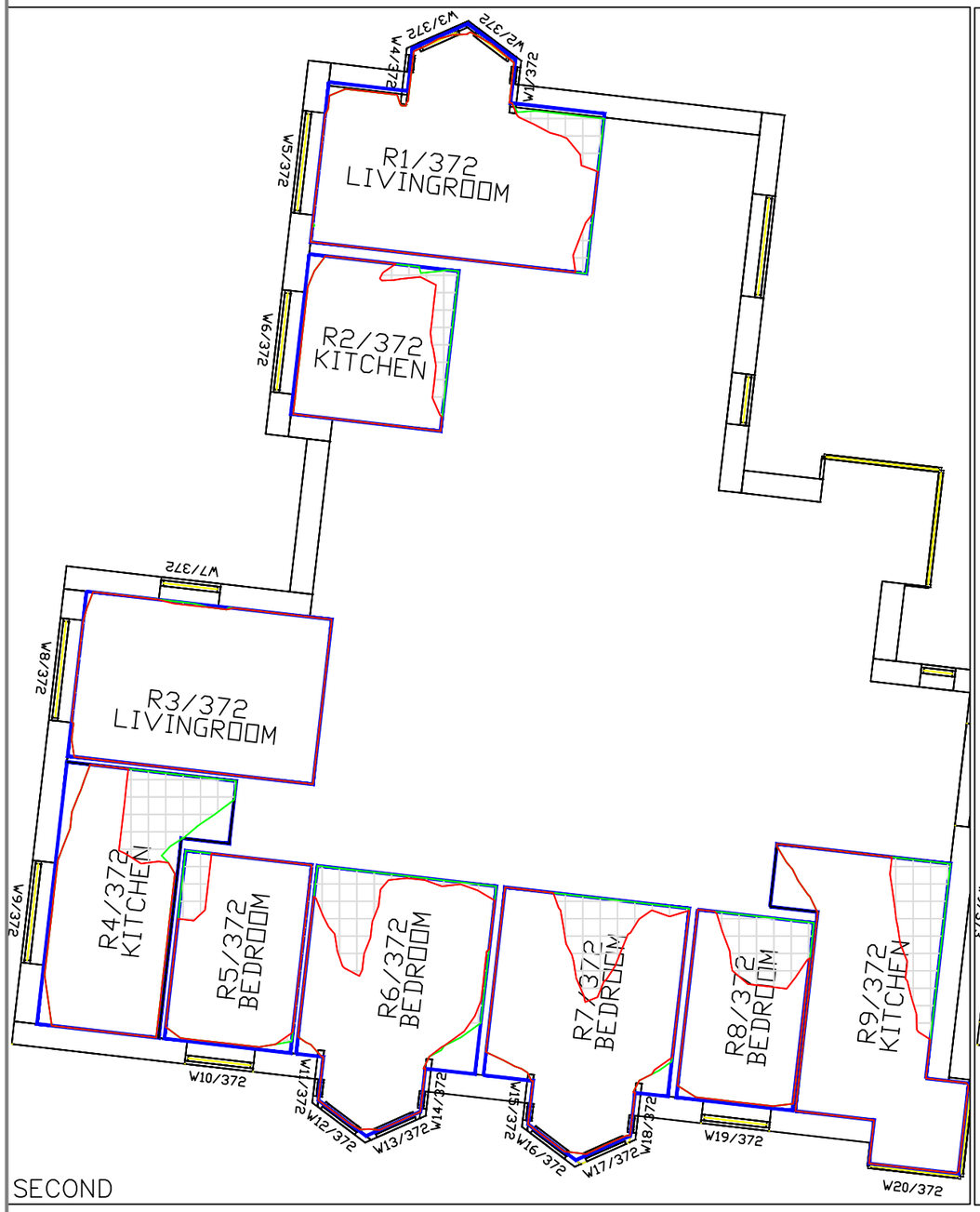
SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

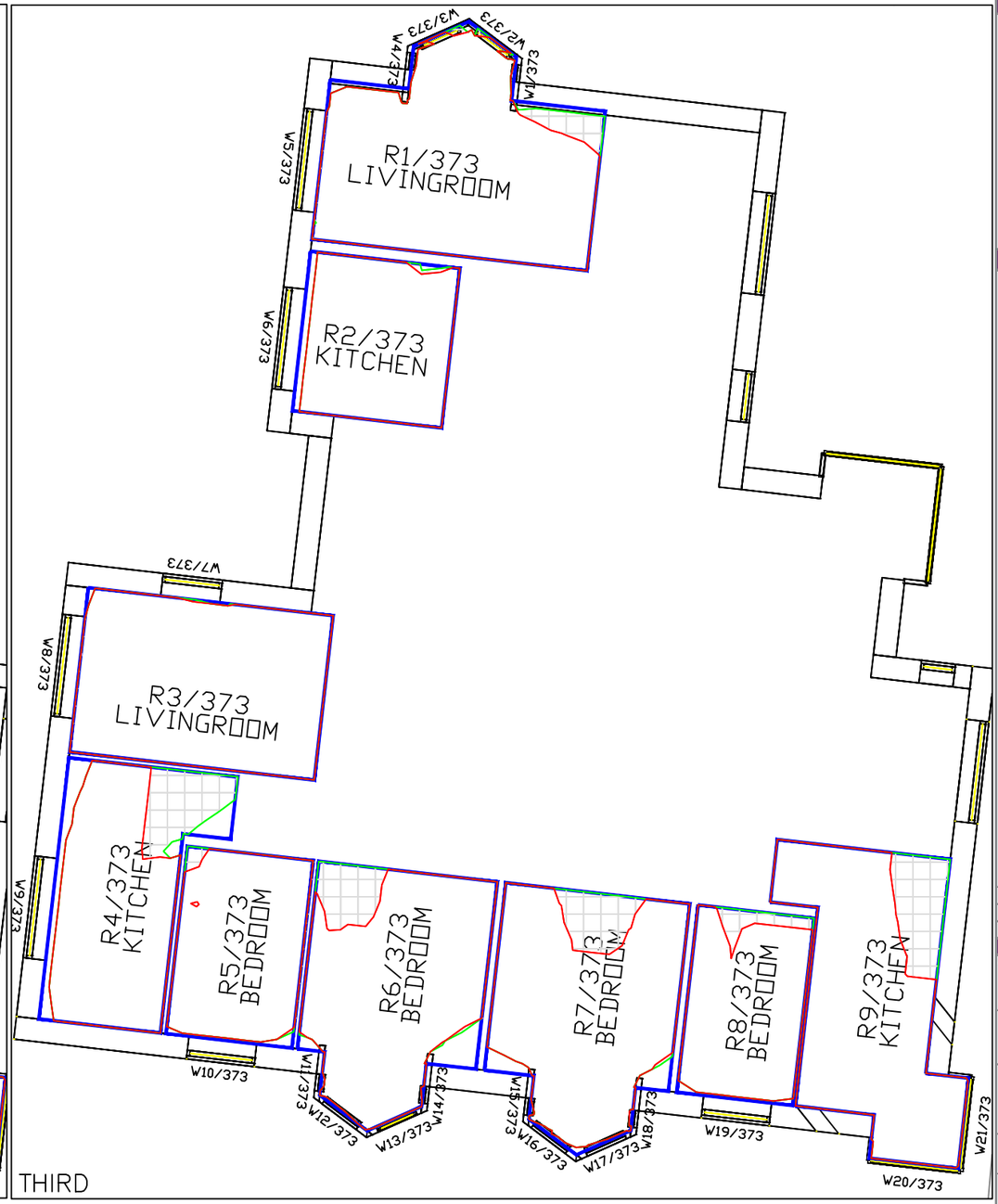
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
FERNDOWN HOUSE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
/	AUG.2019	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			119

Daylight & Sunlight





AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS

HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
FERNDOWN HOUSE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
"/"	AUG.2019	1:100	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL00283_R01_V01_	120

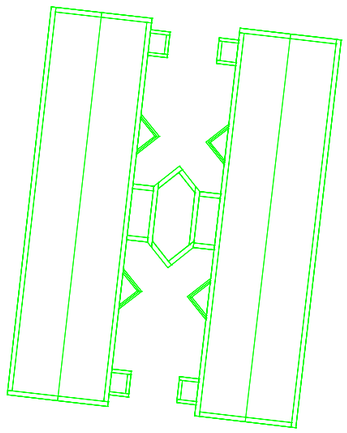
Daylight & Sunlight

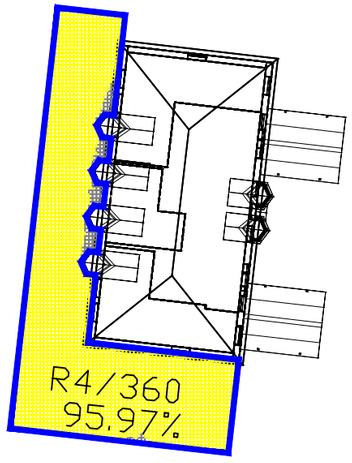
APPENDIX F

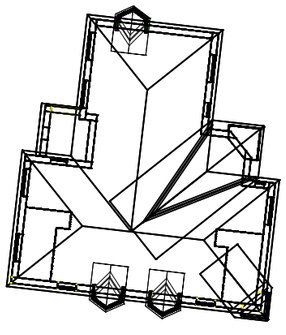
-

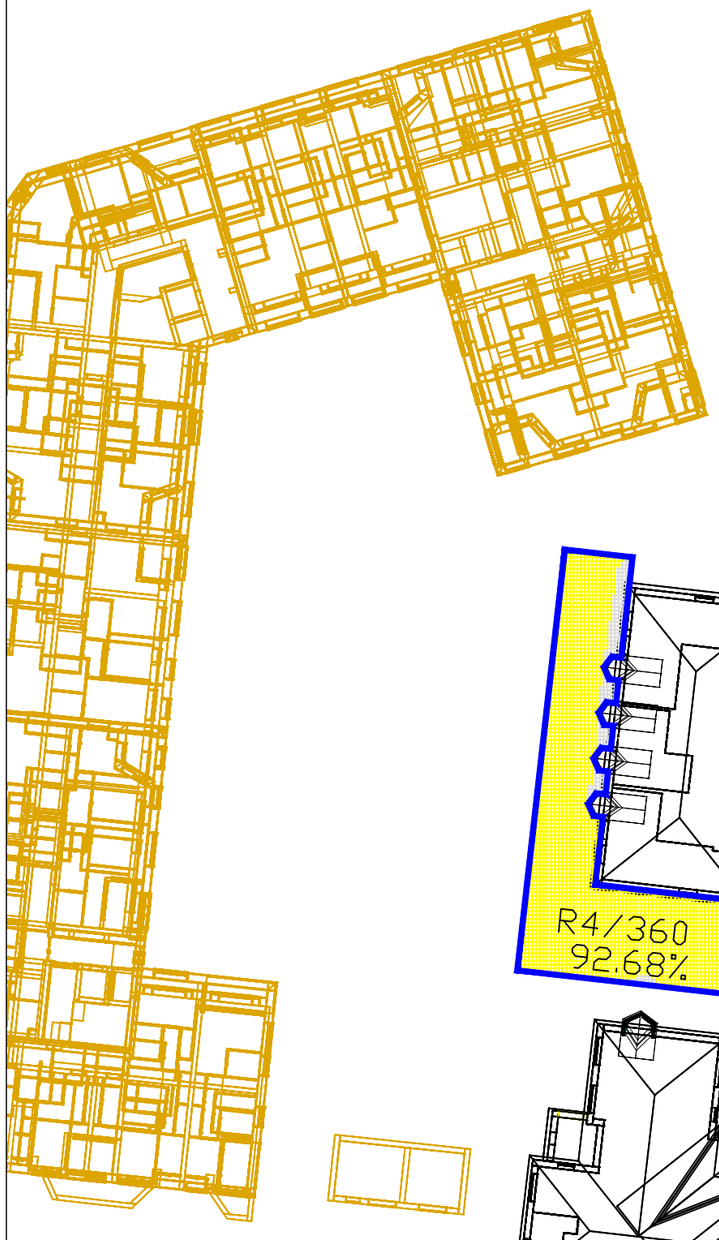
TWO-HOUR SUN CONTOUR ON 21 MARCH DRAWING

DRAWING NOS. ROL00283_R01_V01_SOG 301









EXISTING

PROPOSED

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March
- Area receiving < 2hr Sunlight on 21st March
- X% - Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st March

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
GREENHATCH (3D MODEL)
Received on 25/07/13

Site and aerial photos.

PROPOSED BUILDINGS
HAWKINS BROWN/ MAE
Received on 31/07/19 & 26/07/19

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: LONDON BOROUGH OF CAMDEN

PROJECT TITLE: AGAR GROVE REGENERATION
CAMDEN
LONDON

SCHEME REF: SCHEME RECEIVED: 31/07/19 & 26/07/19

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST
EXISTING Vs PROPOSED CONDITION
21ST MARCH 07:00 - 19:00 GMT
CRAMBOURNE HOUSE

MODELLED BY:/ DRAWN BY: */* | DATE: AUG.2019 | SCALE: 1:100 | A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00283_R01_V01_			301

2Hr Sun-On-Ground

APPENDIX G

-

AVERAGE DAYLIGHT FACTOR ('ADF') TABLE

TABLE P4
AVERAGE DAYLIGHT FACTOR (ADF)
SURROUNDING BUILDINGS

HAWKINS\BROWN & MAE Architects' Scheme

Parameters Used for ADF :
Glazing Transmittance = 0.68 (Double) , 0.8 (Single)
Maintenance Factor = 8%
Glazing bar correction = 0.9
Average Reflectance = 0.5

Property / room ref.	Property type	Room usage	Window ref.	Existing ADF (%) Contrib.	Existing ADF (%) Total	Proposed ADF (%) Contrib.	Proposed ADF (%) Total	*Factor of former value
1 AGAR GROVE								
Base Floor								
R1/79	RESIDENTIAL	KITCHEN	W1/79	2.34	2.34	1.82	1.82	0.78
R2/79	RESIDENTIAL	LD	W2/79	1.46	1.46	1.13	1.13	0.77
Gnd Floor								
R2/80	RESIDENTIAL	DINING	W2/80	2.73	2.73	2.32	2.32	0.85
R3/80	RESIDENTIAL	LIVINGROOM	W3/80	2.44	2.44	2.06	2.06	0.84
1st Floor								
R2/81	RESIDENTIAL	UNKNOWN	W2/81	2.12	2.12	1.80	1.80	0.85
R3/81	RESIDENTIAL	BEDROOM	W3/81	1.69	1.69	1.43	1.43	0.85
2nd Floor								
R2/82	RESIDENTIAL	UNKNOWN	W2/82	1.74	1.74	1.51	1.51	0.87
R3/82	RESIDENTIAL	UNKNOWN	W3/82	0.78	0.78	0.67	0.67	0.86
3 AGAR GROVE								
Base Floor								
R3/79	RESIDENTIAL	LD	W3/79	1.52	1.52	1.17	1.17	0.77
R4/79	RESIDENTIAL	KITCHEN	W4/79	2.77	2.77	2.14	2.14	0.77
Gnd Floor								
R4/80	RESIDENTIAL	LIVINGROOM	W4/80	2.71	2.71	2.28	2.28	0.84
R5/80	RESIDENTIAL	DINING	W5/80	2.58	2.58	2.16	2.16	0.84
1st Floor								
R4/81	RESIDENTIAL	BEDROOM	W4/81	1.84	1.84	1.54	1.54	0.84
R5/81	RESIDENTIAL	UNKNOWN	W5/81	2.07	2.07	1.73	1.73	0.84
2nd Floor								
R4/82	RESIDENTIAL	UNKNOWN	W4/82	0.67	0.67	0.58	0.58	0.87
R5/82	RESIDENTIAL	UNKNOWN	W5/82	1.47	1.47	1.24	1.24	0.84
5 AGAR GROVE								
Base Floor								
R1/89	RESIDENTIAL	KITCHEN	W1/89	1.75	1.75	1.34	1.34	0.77
R2/89	RESIDENTIAL	LD	W2/89	1.32	1.32	1.01	1.01	0.77
Gnd Floor								
R2/90	RESIDENTIAL	UNKNOWN	W2/90	3.85	3.85	3.45	3.45	0.90
R3/90	RESIDENTIAL	LIVINGROOM	W3/90	2.57	2.57	2.32	2.32	0.90
1st Floor								
R3/91	RESIDENTIAL	BEDROOM	W3/91	1.68	1.68	1.40	1.40	0.83
2nd Floor								

*NOTES: 'Factor of former value' = Proposed ADF / Existing ADF.
A factor greater than 1 indicates an increase in daylight.

TABLE P4
AVERAGE DAYLIGHT FACTOR (ADF)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room usage	Window ref.	Existing ADF (%) Contrib.	Existing ADF (%) Total	Proposed ADF (%) Contrib.	Proposed ADF (%) Total	*Factor of former value
R2/92	RESIDENTIAL	KITCHEN	W2/92	1.63	1.63	1.37	1.37	0.84
R3/92	RESIDENTIAL	LD	W3/92	0.73	0.73	0.61	0.61	0.84
7 AGAR GROVE								
Base Floor								
R3/89	RESIDENTIAL	LKD	W3/89	0.89		0.70		
R3/89	RESIDENTIAL	LKD	W4/89	0.88	1.77	0.70	1.40	0.79
Gnd Floor								
R4/90	RESIDENTIAL	LIVINGROOM	W4/90	1.80		1.63		
R4/90	RESIDENTIAL	LIVINGROOM	W5/90	1.80	3.59	1.65	3.27	0.91

*NOTES: 'Factor of former value' = Proposed ADF / Existing ADF.
A factor greater than 1 indicates an increase in daylight.

TABLE P4
AVERAGE DAYLIGHT FACTOR (ADF)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room usage	Window ref.	Existing ADF (%) Contrib.	Existing ADF (%) Total	Proposed ADF (%) Contrib.	Proposed ADF (%) Total	*Factor of former value
1st Floor								
R4/91	RESIDENTIAL	BEDROOM	W4/91	1.63	1.63	1.38	1.38	0.85
2nd Floor								
R4/92	RESIDENTIAL	LKD	W4/92	0.54		0.46		
R4/92	RESIDENTIAL	LKD	W5/92	0.55	1.09	0.46	0.92	0.84
9-11 AGAR GROVE								
Gnd Floor								
R1/100	RESIDENTIAL	LKD	W1/100	2.66	2.66	2.63	2.63	0.99
R2/100	RESIDENTIAL	BEDROOM	W2/100	1.99	1.99	1.67	1.67	0.84
R3/100	RESIDENTIAL	BEDROOM	W3/100	2.05	2.05	1.69	1.69	0.82
R4/100	RESIDENTIAL	LKD	W4/100	3.51	3.51	3.16	3.16	0.90
1st Floor								
R1/101	RESIDENTIAL	LIVINGROOM	W1/101	3.25	3.25	3.21	3.21	0.99
R2/101	RESIDENTIAL	KD	W2/101	1.68	1.68	1.42	1.42	0.85
R3/101	RESIDENTIAL	KD	W3/101	1.70	1.7	1.43	1.43	0.84
R4/101	RESIDENTIAL	LIVINGROOM	W4/101	3.51	3.51	3.31	3.31	0.94
2nd Floor								
R1/102	RESIDENTIAL	KD	W1/102	3.63	3.63	3.50	3.50	0.96
R4/102	RESIDENTIAL	KD	W4/102	3.71	3.71	3.50	3.50	0.94
13 AGAR GROVE								
Base Floor								
R1/109	RESIDENTIAL	BEDROOM	W1/109	2.04	2.04	1.71	1.71	0.84
R2/109	RESIDENTIAL	BEDROOM	W2/109	1.76	1.76	1.47	1.47	0.84
Gnd Floor								
R2/110	RESIDENTIAL	LKD	W6/110	1.41		1.13		
R2/110	RESIDENTIAL	LKD	W7/110	1.41	2.82	1.12	2.25	0.80
1st Floor								
R1/111	RESIDENTIAL	BEDROOM	W1/111	3.08	3.08	2.88	2.88	0.94
R2/111	RESIDENTIAL	BEDROOM	W2/111	2.09	2.09	1.94	1.94	0.93
2nd Floor								
R1/112	RESIDENTIAL	BEDROOM	W1/112	1.92	1.92	1.59	1.59	0.83
R2/112	RESIDENTIAL	BEDROOM	W2/112	1.28	1.28	1.06	1.06	0.83
15 AGAR GROVE								
Base Floor								
R3/109	RESIDENTIAL	BEDROOM	W3/109	1.81	1.81	1.50	1.50	0.83
R4/109	RESIDENTIAL	BEDROOM	W4/109	2.61	2.61	2.16	2.16	0.83
Gnd Floor								
R3/110	RESIDENTIAL	BEDROOM	W8/110	2.23	2.23	1.75	1.75	0.78
R4/110	RESIDENTIAL	BEDROOM	W9/110	3.24	3.24	2.54	2.54	0.78
1st Floor								
R3/111	RESIDENTIAL	BEDROOM	W3/111	2.15	2.15	1.97	1.97	0.92

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TABLE P4
AVERAGE DAYLIGHT FACTOR (ADF)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room usage	Window ref.	Existing ADF (%) Contrib.	Existing ADF (%) Total	Proposed ADF (%) Contrib.	Proposed ADF (%) Total	*Factor of former value
R4/111	RESIDENTIAL	BEDROOM	W4/111	3.12	3.12	2.85	2.85	0.91
2nd Floor								
R3/112	RESIDENTIAL	BEDROOM	W3/112	1.33	1.33	1.09	1.09	0.82
R4/112	RESIDENTIAL	BEDROOM	W4/112	1.93	1.93	1.58	1.58	0.82
17 AGAR GROVE								
Base Floor								
R1/129	RESIDENTIAL	BEDROOM	W1/129	1.74	1.74	1.30	1.30	0.75
R2/129	RESIDENTIAL	BEDROOM	W2/129	1.18	1.18	0.89	0.89	0.75
Gnd Floor								
R1/130	RESIDENTIAL	BEDROOM	W1/130	3.39	3.39	2.61	2.61	0.77
R2/130	RESIDENTIAL	BEDROOM	W2/130	2.29	2.29	1.78	1.78	0.78
1st Floor								
R2/131	RESIDENTIAL	BEDROOM	W2/131	3.70	3.7	3.23	3.23	0.87

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TABLE P4
AVERAGE DAYLIGHT FACTOR (ADF)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room usage	Window ref.	Existing ADF (%) Contrib.	Existing ADF (%) Total	Proposed ADF (%) Contrib.	Proposed ADF (%) Total	*Factor of former value
R3/131	RESIDENTIAL	BEDROOM	W3/131	2.51	2.51	2.20	2.20	0.88
2nd Floor								
R2/132	RESIDENTIAL	BEDROOM	W2/132	2.04	2.04	1.68	1.68	0.82
R3/132	RESIDENTIAL	BEDROOM	W3/132	1.42	1.42	1.18	1.18	0.83
19 AGAR GROVE								
Base Floor								
R3/129	RESIDENTIAL	BEDROOM	W3/129	1.01	1.01	0.78	0.78	0.77
R4/129	RESIDENTIAL	BEDROOM	W4/129	1.71	1.71	1.33	1.33	0.78
Gnd Floor								
R3/130	RESIDENTIAL	BEDROOM	W3/130	1.54		1.21		
R3/130	RESIDENTIAL	BEDROOM	W4/130	1.53	3.07	1.23	2.44	0.79
1st Floor								
R4/131	RESIDENTIAL	BEDROOM	W4/131	1.67		1.49		
R4/131	RESIDENTIAL	BEDROOM	W5/131	1.67	3.34	1.51	2.99	0.90
2nd Floor								
R4/132	RESIDENTIAL	BEDROOM	W4/132	1.25	1.25	1.05	1.05	0.84
R5/132	RESIDENTIAL	BEDROOM	W5/132	2.03	2.03	1.71	1.71	0.84
21 AGAR GROVE								
Base Floor								
R1/139	RESIDENTIAL	LIVINGROOM	W1/139	0.83	0.83	0.69	0.69	0.83
R2/139	RESIDENTIAL	BEDROOM	W2/139	0.95	0.95	0.84	0.84	0.88
Gnd Floor								
R1/140	RESIDENTIAL	LIVINGROOM	W1/140	1.88	1.88	1.77	1.77	0.94
R3/140	RESIDENTIAL	BEDROOM	W5/140	1.87	1.87	1.86	1.86	0.99
1st Floor								
R1/141	RESIDENTIAL	LIVINGROOM	W1/141	1.48	1.48	1.31	1.31	0.89
R3/141	RESIDENTIAL	KITCHEN	W3/141	1.42	1.42	1.31	1.31	0.92
2nd Floor								
R1/142	RESIDENTIAL	BEDROOM	W1/142	0.99	0.99	0.85	0.85	0.86
R3/142	RESIDENTIAL	BEDROOM	W3/142	1.05	1.05	0.93	0.93	0.89
23 AGAR GROVE								
Base Floor								
R3/139	RESIDENTIAL	LIVINGROOM	W3/139	1.07	1.07	0.95	0.95	0.89
R4/139	RESIDENTIAL	BEDROOM	W4/139	0.91	0.91	0.83	0.83	0.91
Gnd Floor								
R4/140	RESIDENTIAL	LIVINGROOM	W6/140	2.14	2.14	2.15	2.15	1.00
R6/140	RESIDENTIAL	BEDROOM	W10/140	2.26	2.26	2.26	2.26	1.00
1st Floor								
R4/141	RESIDENTIAL	LIVINGROOM	W4/141	1.56	1.56	1.44	1.44	0.92
R6/141	RESIDENTIAL	BEDROOM	W6/141	1.55	1.55	1.44	1.44	0.93
2nd Floor								

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TABLE P4
AVERAGE DAYLIGHT FACTOR (ADF)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room usage	Window ref.	Existing ADF (%)		Proposed ADF (%)		*Factor of former value
				Contrib.	Total	Contrib.	Total	
R4/142	RESIDENTIAL	BEDROOM	W4/142	1.11	1.11	1.00	1.00	0.90
R6/142	RESIDENTIAL	BEDROOM	W6/142	1.04	1.04	0.95	0.95	0.91
25 AGAR GROVE								
1st Floor								
R2/151	RESIDENTIAL	BEDROOM	W2/151	1.01	1.01	1.00	1.00	0.99
R3/151	RESIDENTIAL	BEDROOM	W3/151	1.28	1.28	1.16	1.16	0.91
R4/151	RESIDENTIAL	BEDROOM	W4/151	4.00	4	4.30	4.30	1.08
2nd Floor								
R2/152	RESIDENTIAL	BEDROOM	W2/152	1.30	1.3	1.30	1.30	1.00

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TABLE P4
AVERAGE DAYLIGHT FACTOR (ADF)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room usage	Window ref.	Existing ADF (%) Contrib.	Existing ADF (%) Total	Proposed ADF (%) Contrib.	Proposed ADF (%) Total	*Factor of former value
R3/152	RESIDENTIAL	BEDROOM	W3/152	1.53	1.53	1.43	1.43	0.93
R4/152	RESIDENTIAL	BEDROOM	W4/152	2.42	2.42	2.51	2.51	1.04
3rd Floor								
R1/153	RESIDENTIAL	BEDROOM	W1/153	1.71	1.71	1.62	1.62	0.95
R2/153	RESIDENTIAL	BATHROOM	W2/153	1.85	1.85	1.77	1.77	0.96
R3/153	RESIDENTIAL	BEDROOM	W3/153	2.60	2.6	2.84	2.84	1.09
CRANBOURNE HOUSE								
Gnd Floor								
R1/360	RESIDENTIAL	LKD	W1/360	0.31		0.27		
R1/360	RESIDENTIAL	LKD	W2/360	0.37		0.31		
R1/360	RESIDENTIAL	LKD	W3/360	0.35		0.29		
R1/360	RESIDENTIAL	LKD	W4/360	0.16		0.12		
R1/360	RESIDENTIAL	LKD	W5/360	0.17	1.36	0.14	1.12	0.82
R2/360	RESIDENTIAL	LIVINGROOM	W6/360	0.25		0.20		
R2/360	RESIDENTIAL	LIVINGROOM	W7/360	0.27		0.22		
R2/360	RESIDENTIAL	LIVINGROOM	W8/360	0.26		0.21		
R2/360	RESIDENTIAL	LIVINGROOM	W9/360	0.27	1.05	0.22	0.85	0.81
R3/360	RESIDENTIAL	LKD	W10/360	0.19		0.15		
R3/360	RESIDENTIAL	LKD	W11/360	0.20		0.16		
R3/360	RESIDENTIAL	LKD	W12/360	0.44		0.35		
R3/360	RESIDENTIAL	LKD	W13/360	0.47		0.37		
R3/360	RESIDENTIAL	LKD	W14/360	0.29		0.28		
R3/360	RESIDENTIAL	LKD	W15/360	0.00	1.58	0.00	1.30	0.82
1st Floor								
R1/361	RESIDENTIAL	BED	W1/361	1.02	1.02	0.84	0.84	0.82
R2/361	RESIDENTIAL	BED	W2/361	0.51		0.40		
R2/361	RESIDENTIAL	BED	W3/361	0.54	1.05	0.45	0.85	0.81
R3/361	RESIDENTIAL	BED	W4/361	0.35		0.28		
R3/361	RESIDENTIAL	BED	W5/361	0.36		0.30		
R3/361	RESIDENTIAL	BED	W6/361	0.36		0.29		
R3/361	RESIDENTIAL	BED	W7/361	0.36	1.43	0.30	1.17	0.82
R4/361	RESIDENTIAL	BED	W8/361	0.56		0.45		
R4/361	RESIDENTIAL	BED	W9/361	0.56	1.12	0.46	0.92	0.82
R5/361	RESIDENTIAL	BED	W10/361	1.10	1.1	0.88	0.88	0.80
FERNDOWN HOUSE								
Gnd Floor								
R1/370	RESIDENTIAL	LIVINGROOM	W1/370	0.10		0.10		
R1/370	RESIDENTIAL	LIVINGROOM	W2/370	0.48		0.48		
R1/370	RESIDENTIAL	LIVINGROOM	W3/370	0.48		0.42		
R1/370	RESIDENTIAL	LIVINGROOM	W4/370	0.10		0.08		
R1/370	RESIDENTIAL	LIVINGROOM	W5/370	2.19	3.36	1.39	2.47	0.74
R2/370	RESIDENTIAL	KITCHEN	W6/370	1.69	1.69	1.35	1.35	0.80
R3/370	RESIDENTIAL	LIVINGROOM	W9/370	2.65	2.65	1.58	1.58	0.60
R4/370	RESIDENTIAL	KITCHEN	W10/370	1.32	1.32	1.02	1.02	0.77
R5/370	RESIDENTIAL	BEDROOM	W11/370	1.56	1.56	1.10	1.10	0.71
R6/370	RESIDENTIAL	BEDROOM	W12/370	0.57		0.40		
R6/370	RESIDENTIAL	BEDROOM	W13/370	0.00		0.00		
R6/370	RESIDENTIAL	BEDROOM	W14/370	0.63		0.47		
R6/370	RESIDENTIAL	BEDROOM	W15/370	0.10	1.29	0.09	0.97	0.75
R7/370	RESIDENTIAL	BEDROOM	W16/370	0.07		0.06		
R7/370	RESIDENTIAL	BEDROOM	W17/370	0.54		0.38		
R7/370	RESIDENTIAL	BEDROOM	W18/370	0.65		0.51		
R7/370	RESIDENTIAL	BEDROOM	W19/370	0.12	1.38	0.12	1.06	0.77

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TABLE P4
AVERAGE DAYLIGHT FACTOR (ADF)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room usage	Window ref.	Existing ADF (%) Contrib.	Existing ADF (%) Total	Proposed ADF (%) Contrib.	Proposed ADF (%) Total	*Factor of former value
R8/370	RESIDENTIAL	BEDROOM	W20/370	1.71	1.71	1.31	1.31	0.77
1st Floor								
R1/371	RESIDENTIAL	LIVINGROOM	W1/371	0.11		0.11		
R1/371	RESIDENTIAL	LIVINGROOM	W2/371	0.54		0.53		
R1/371	RESIDENTIAL	LIVINGROOM	W3/371	0.54		0.46		
R1/371	RESIDENTIAL	LIVINGROOM	W4/371	0.10		0.09		
R1/371	RESIDENTIAL	LIVINGROOM	W5/371	2.31	3.6	1.48	2.66	0.74
R2/371	RESIDENTIAL	KITCHEN	W6/371	1.85	1.85	1.50	1.50	0.81
R3/371	RESIDENTIAL	LIVINGROOM	W7/371	0.68		0.59		
R3/371	RESIDENTIAL	LIVINGROOM	W8/371	2.77	3.45	1.69	2.28	0.66
R4/371	RESIDENTIAL	KITCHEN	W9/371	1.38	1.38	1.09	1.09	0.79
R5/371	RESIDENTIAL	BEDROOM	W10/371	1.73	1.73	1.26	1.26	0.73
R6/371	RESIDENTIAL	BEDROOM	W11/371	0.09		0.08		
R6/371	RESIDENTIAL	BEDROOM	W12/371	0.59		0.43		
R6/371	RESIDENTIAL	BEDROOM	W13/371	0.65		0.50		
R6/371	RESIDENTIAL	BEDROOM	W14/371	0.10	1.43	0.10	1.11	0.78
R7/371	RESIDENTIAL	BEDROOM	W19/371	1.79	1.79	1.38	1.38	0.77

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TABLE P4
AVERAGE DAYLIGHT FACTOR (ADF)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room usage	Window ref.	Existing ADF (%) Contrib.	Existing ADF (%) Total	Proposed ADF (%) Contrib.	Proposed ADF (%) Total	*Factor of former value
R8/371	RESIDENTIAL	KITCHEN	W20/371	2.68		1.64		
R8/371	RESIDENTIAL	KITCHEN	W21/371	2.99	5.67	2.34	3.98	0.70
R9/371	RESIDENTIAL	BEDROOM	W15/371	0.08		0.07		
R9/371	RESIDENTIAL	BEDROOM	W16/371	0.57		0.42		
R9/371	RESIDENTIAL	BEDROOM	W17/371	0.69		0.54		
R9/371	RESIDENTIAL	BEDROOM	W18/371	0.12	1.45	0.12	1.14	0.79
2nd Floor								
R1/372	RESIDENTIAL	LIVINGROOM	W1/372	0.10		0.10		
R1/372	RESIDENTIAL	LIVINGROOM	W2/372	0.59		0.56		
R1/372	RESIDENTIAL	LIVINGROOM	W3/372	0.58		0.50		
R1/372	RESIDENTIAL	LIVINGROOM	W4/372	0.11		0.09		
R1/372	RESIDENTIAL	LIVINGROOM	W5/372	2.43	3.8	1.60	2.86	0.75
R2/372	RESIDENTIAL	KITCHEN	W6/372	1.97	1.97	1.64	1.64	0.83
R3/372	RESIDENTIAL	LIVINGROOM	W7/372	0.71		0.64		
R3/372	RESIDENTIAL	LIVINGROOM	W8/372	2.89	3.6	1.83	2.46	0.68
R4/372	RESIDENTIAL	KITCHEN	W9/372	1.43	1.43	1.17	1.17	0.82
R5/372	RESIDENTIAL	BEDROOM	W10/372	1.72	1.72	1.30	1.30	0.76
R6/372	RESIDENTIAL	BEDROOM	W11/372	0.10		0.09		
R6/372	RESIDENTIAL	BEDROOM	W12/372	0.63		0.48		
R6/372	RESIDENTIAL	BEDROOM	W13/372	0.69		0.55		
R6/372	RESIDENTIAL	BEDROOM	W14/372	0.10	1.51	0.10	1.21	0.80
R7/372	RESIDENTIAL	BEDROOM	W19/372	1.87	1.87	1.46	1.46	0.78
R8/372	RESIDENTIAL	KITCHEN	W20/372	2.77		1.71		
R8/372	RESIDENTIAL	KITCHEN	W21/372	3.01	5.78	2.36	4.07	0.70
R9/372	RESIDENTIAL	BEDROOM	W15/372	0.08		0.07		
R9/372	RESIDENTIAL	BEDROOM	W16/372	0.60		0.46		
R9/372	RESIDENTIAL	BEDROOM	W17/372	0.71		0.57		
R9/372	RESIDENTIAL	BEDROOM	W18/372	0.12	1.5	0.12	1.22	0.81
3rd Floor								
R1/373	RESIDENTIAL	LIVINGROOM	W1/373	0.10		0.10		
R1/373	RESIDENTIAL	LIVINGROOM	W2/373	0.61		0.58		
R1/373	RESIDENTIAL	LIVINGROOM	W3/373	0.60		0.53		
R1/373	RESIDENTIAL	LIVINGROOM	W4/373	0.10		0.09		
R1/373	RESIDENTIAL	LIVINGROOM	W5/373	2.43	3.84	1.61	2.90	0.76
R2/373	RESIDENTIAL	KITCHEN	W6/373	1.93	1.93	1.64	1.64	0.85
R3/373	RESIDENTIAL	LIVINGROOM	W7/373	0.79		0.72		
R3/373	RESIDENTIAL	LIVINGROOM	W8/373	2.88	3.67	1.84	2.56	0.70
R4/373	RESIDENTIAL	KITCHEN	W9/373	1.35	1.35	1.13	1.13	0.84
R5/373	RESIDENTIAL	BEDROOM	W10/373	1.64	1.64	1.28	1.28	0.78
R6/373	RESIDENTIAL	BEDROOM	W11/373	0.09		0.08		
R6/373	RESIDENTIAL	BEDROOM	W12/373	0.65		0.52		
R6/373	RESIDENTIAL	BEDROOM	W13/373	0.64		0.52		
R6/373	RESIDENTIAL	BEDROOM	W14/373	0.11	1.48	0.11	1.22	0.82
R7/373	RESIDENTIAL	BEDROOM	W19/373	1.78	1.78	1.42	1.42	0.80
R8/373	RESIDENTIAL	KITCHEN	W20/373	2.80		1.75		
R8/373	RESIDENTIAL	KITCHEN	W21/373	3.01	5.81	2.34	4.09	0.70
R9/373	RESIDENTIAL	BEDROOM	W15/373	0.08		0.08		
R9/373	RESIDENTIAL	BEDROOM	W16/373	0.63		0.50		
R9/373	RESIDENTIAL	BEDROOM	W17/373	0.73		0.61		
R9/373	RESIDENTIAL	BEDROOM	W18/373	0.12	1.55	0.12	1.30	0.84

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