# Daylight and Sunlight Report

**Altomart Limited**

172-176 Kilburn High Road
London
NW6 4JD

1st July 2021

**Prepared by**

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Public

## Contents



## Appendices

## Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it is has been signed by the Originators and approved by a Business Director.

| DATE | ORIGINATOR | APPROVED |
|---|---|---|
| 01.07.21 | Felix Carter<br>Associate | Aaron Langley<br>Director |

Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

## 1 INSTRUCTIONS AND BRIEF

1.1 In accordance with instructions received from Altomart Limited on 10th June 2021, we have undertaken technical analysis of the effect the proposed will have on the daylight and sunlight amenity the neighbouring properties.

1.2 We have received the following documents and used them in preparing this report:

- Photogrammatery Model – AccuCities
- Architectural Drawings of Proposed – Barton

1.3 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the effect of the proposed development on the daylight and sunlight levels received by the neighbouring buildings using our bespoke software. Our assessment is based on a visual inspection, the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

## 2 BRE REPORT "SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE" SECOND EDITION (2011) ('THE REPORT')

2.1 Principles

2.1.1 The Second Edition of the Report replaces the 1991 document of the same name with effect from October 2011.

2.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with *"special circumstances"* 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."* This is amplified by the following extracts from the introduction (P1, para. 6) and Section 2.2:

*"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design…" (P1, para. 1.6)*

*"In special circumstances the Developer or Planning Authority may wish to use different target values." (P1, para. 1.6)*

*"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light". (P7 para. 2.2.3)*

2.1.3 The examples given in the Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

2.2 Daylight

2.2.1 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 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*

- *the vertical sky component ['VSC'] 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 (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times it former value.*

*The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include, schools, hospitals, hotels and hostels, small workshops and some offices."*

2.2.2 Further guidance has been provided in the Second Edition of the report in relation to existing windows with balconies:

*"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 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." (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." (2.2.12)*

Appendix F

2.2.3 This appendix gives guidelines on setting alternative target values for skylight and sunlight access. This allows a developer to set alternative targets for vertical sky component levels which can be generated from the layout dimensions of existing development or derived from the internal layouts and direct daylighting needs of the proposed development itself. The Report uses the example of a mews in an historic city centre, where a typical obstruction angle from the ground floor window level might be closer to 40 degrees, which would correspond to a VSC of 18%. This can then be used as a target value for development in that street if new development is to match the existing layout.

2.2.4 A similar approach may also be adopted in cases where an existing building has windows that are close to the site boundary and take more than their fair share of light. To ensure that new development matches the height and proportions of existing buildings, the Report suggests that the VSC and Annual Probable Sunlight Hours ('APSH') target for these windows could be set to those for a 'mirror-image' building of the same height and size and equal distance away on the other side of boundary.

2.2.5 Useful guidance is provided on the types of tests to be applied when considering the loss of light to an existing building. F6 states the following:

*"In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole. The average daylight factor (ADF) (Appendix C) also depends on the room and window dimensions, the reflectance of interior surfaces and the type of glass, as well as the obstruction outside. It is an appropriate measure to use in new buildings because most of these factors are within the developer's control."*

*"Use of the ADF for loss of light to existing buildings is not generally recommended. The use of the ADF as a criterion tends to penalise well-daylit existing buildings, because they can take a much bigger and closer obstruction and still remain above the minimum ADFs recommended in BS 8206-2. Because BS 8206-2 quotes a number of recommended ADF values for different qualities of daylight provision, such a reduction in light would still constitute a loss of amenity to the rooms. Conversely if the ADF in an existing building were only just over the recommended minimum, even*

*a tiny reduction in light from a new development would cause it to go below the minimum, restricting what could be built nearby." (F6 and F7)*

2.2.6 This appendix also clarifies the situations when meeting a set ADF target value with a new development in place could be appropriate as a criterion for loss of light. These are:

*"(i) where the existing building is one of a series of new buildings that are being built one after another, and each building has been designed as part of the larger group*

*(ii) as a special case of (i), where the existing building is proposed but not built. A typical situation might be where the neighbouring building has received planning permission but not yet been constructed*

*(iii) where the developer of the new building also owns the existing nearby building and proposes to carry out improvements to the existing building (e.g. by increasing window sizes) to compensate for the loss of light. However, where there is a long-term occupier of the existing building it would be appropriate for there to be no reduction in ADF, or at worst only a small reduction. BS 8206-2 states that a reduction in VSC to 0.8 times its former value corresponds to a reduction in the ADF in the rooms served by the window to between 0.85 times and 0.92 times its former value when the original VSC was more than >27% or 5% respectively*

*(iv) where the developer of the new building also owns the existing nearby buildings and the affected rooms are either unoccupied or would be occupied by different people following construction of the new building" (F8)*

2.2.7 The Report also states that:

*"Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the 'no-sky line' in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed, although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated."*

*…Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed."*

2.2.8 Appendix C of the Report provides details of BS8206: Part 2 British Standard for Daylighting and the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual: Windows Design which provide advice and guidance on interior daylighting. The BRE Report is intended to be used in conjunction with these documents, and its guidance is intended to fit-in with their recommendations. The British Standard and the CIBSE manual put forward three main criteria for interior daylighting, one of which is the use of the Average Daylight Factor (*df*) calculation. Essentially, the documents recommend that, if a supplementary electric lighting is provided, a *df* value of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms should be attained.

2.2.9 The British Standard also suggests, that if a predominately daylit appearance is required, then *df* should be 5% or more if there is no supplementary electric lighting. However, in all modern living accommodation supplementary electric lighting is provided and, as such, *df* values detailed above are used as target values.

2.3 Sunlight

2.3.1 The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

*"If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees 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 over the whole year greater than 4% of annual probable sunlight hours"*

2.3.2 The report also states that:

*"…It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees 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 ninety-degrees of due south anyway." (3.2.3)*

2.3.3 The Second Edition also gives valuable guidance on assessing the effect of balconies and overhangs to existing buildings;

*"Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction 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." (3.2.9)*

2.3.4 Section 3.3 of the Report gives guidelines for protecting the sunlight to open spaces where it will be required. This would normally include:

- Gardens, usually the main back garden of a house and allotments
- Parks and playing fields
- Children's playground
- Outdoor swimming pools and paddling pools
- Sitting out areas such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains

2.3.5 In summary, the Report states that:

*"It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive 2 hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least 2 hours of sunlight on 21 March."*

2.3.6 The Report also recommends the following:

*"Where there are existing buildings as well as the proposed one, 'before' and 'after' shadow plots showing the difference that the proposed building makes may be helpful. In interpreting the impact of such differences, it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing of a space is to be expected." (3.3.13)*

*"As an additional option, plots for summertime (e.g. 21 June) may be helpful as they will show the reduced overshadowing then, although it should be borne in mind that 21 June represents the best case of minimum shadow, and that shadows for the rest of the year will be longer. Conversely if winter shadows (e.g. 21 December) are plotted, even low buildings will cast long shadows. In a built-up area, it is common for large areas of the ground to be in shadow in December." (3.3.15)*

*"If a particular space is only used at certain times of day or year (e.g. a café, outdoor performance area or school playground) it is instructive to plot shadows for those specific times." (3.3.16)*

## 3 ASSESSMENT

3.1 We have assessed the effect the development will have on the neighbouring daylight and sunlight amenity to 8 of the surrounding properties. Residential accommodation has only been assessed as per the recommendations made within the BRE.

3.2 We set-out below our assessment of the daylight and sunlight amenity issues for each property:

3.3 Earl of Derby

3.3.1 18 windows have been assessed using the Vertical Sky Component test. All windows are within the guidelines detailed in the BRE.

3.3.2 Internal daylight has been assessed to 4 rooms using daylight distribution. All rooms are BRE compliant

3.3.3 Sunlight has been assessed to the residential accommodation on second floor only. There will be ample sunlight received to this room following the development.

3.4 159 Kilburn High Road

3.4.1 7 windows have been assessed using the Vertical Sky Component test. All windows are within the guidelines detailed in the BRE.

3.4.2 Internal daylight has been assessed to 3 rooms using daylight distribution. All rooms are BRE compliant

3.4.3 There are no rooms which require sunlight assessment, as there are no windows within 90° due south.

3.5 161 Kilburn High Road

3.5.1 7 windows have been assessed using the Vertical Sky Component test. All windows are within the guidelines detailed in the BRE.

3.5.2 Internal daylight has been assessed to 3 rooms using daylight distribution. All rooms are BRE compliant

3.5.3 There are no rooms which require sunlight assessment, as there are no windows within 90° due south.

3.6 163 Kilburn High Road

3.6.1 7 windows have been assessed using the Vertical Sky Component test. All windows are within the guidelines detailed in the BRE.

3.6.2 Internal daylight has been assessed to 3 rooms using daylight distribution. All rooms are BRE compliant

3.6.3 There are no rooms which require sunlight assessment, as there are no windows within 90° due south.

3.7 178 Kilburn High Road

3.7.1 3 windows required and have been assessed using the Vertical Sky Component test. There is one window looking over the site which has been identified as Landing and therefore and as per the BRE there is no requirement to assess as it is non-habitable. 2 windows meet the recommended guidelines. One window is subject to immaterial transgression Second W1 will have a reduced level. Whilst the deviation is not ideal, the Vertical Sky Component results should be read in conjunction with Daylight Distribution figures. This is because the Vertical Sky Component test is a spot measurement taken from the centre point of the window. Consequently this test does not consider the size or number of windows serving a room. A demonstration of this occurs to the Second W1 where the window is subject transgression there is a level of mitigation provide through a secondary window. Leaving the internal availability of daylight to be compliant.

3.7.2 Internal daylight has been assessed to 2 rooms using daylight distribution. 2 rooms are compliant. There is a transgression to First R1 which is served by window First W1 and serves a hallway therefore does not require assessment making the reduction immaterial.

3.7.3 The BRE recommends that sunlighting should be assessed to Living Rooms within 90° of due south. Therefore, there is no strict requirement to assess any of the rooms to this property.

3.8 10 Kingsgate Pace

3.8.1 14 windows have been assessed using the Vertical Sky Component test. 10 windows achieve the levels recommended in the BRE. Although there are two deviations these should be considered minor and when reviewed alongside the Daylight Distribution test as this demonstrates mitigating daylight.

3.8.2 Internal daylight has been assessed to 14 rooms using daylight distribution. All rooms are BRE compliant. This demonstrates a degree of mitigation.

3.8.3 There are no rooms which require sunlight assessment, as there are no windows within 90° due south.

3.8.4 Sunlighting has been assessed to 14 rooms. All rooms are compliant.

3.9 'Courtyard Kingsgate House'

3.9.1 11 windows have been assessed using the Vertical Sky Component test. All windows are within the guidelines detailed in the BRE.

3.9.2 Internal daylight has been assessed to 11 rooms using daylight distribution. All rooms are BRE compliant

3.9.3 Sunlight has been assessed to the residential accommodation and to 5 rooms all are compliant.

3.9.4 'Coopers Arms PH' 164 Kilburn High Road

3.9.5 5 windows have been assessed using the Vertical Sky Component test. All windows are within the guidelines detailed in the BRE.

3.9.6 Internal daylight has been assessed to 4 rooms using daylight distribution. All rooms are BRE compliant

3.9.7 There are no rooms which require sunlight assessment, as there are no windows within 90° due south.

## 4 CONCLUSION

4.1 The daylight and sunlight has been assessed to 8 neighbouring properties containing residential accommodation.

4.2 **Overall the development will have a minor adverse effect on the neighbouring properties. The daylight has been assessed to 73 windows using the Vertical Sky Component of which 69 meet the BRE guidance. This equates to a 95% pass rate. The internal daylight has been assessed 44 rooms using the Daylight Distribution test. 44 rooms meet the BRE guidance and this equates to a 100% pass rate. Sun lighting has been 21 rooms, and all are compliant concluding 100% pass rate.**

## APPENDIX A: 3D PLOTS AND DAYLIGHT DISTRIBUTION CONTOURS

# Plan View


NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing and Surrounding Massing

Existing and Surrounding massing derived from aerial based survey model.

Proposed Model
Received 21.06.2021
32262 - Kilburn High Road - 3d Model.dwg

| REV: | NOTES: | DRWN: | DATE: |
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GL Hearn
Part of Capita plc

CLIENT:
Altomart Limited

PROJECT:
172-176 Kilburn High Road

DRAWING TITLE:
Existing Plan View

| SCALE @ A1: | DATE: | DRAWN: | MBS |
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| NTS | 24.06.21 | CHECKED: | AL |

DRAWING NUMBER: GH-006342-02-01

REV: .

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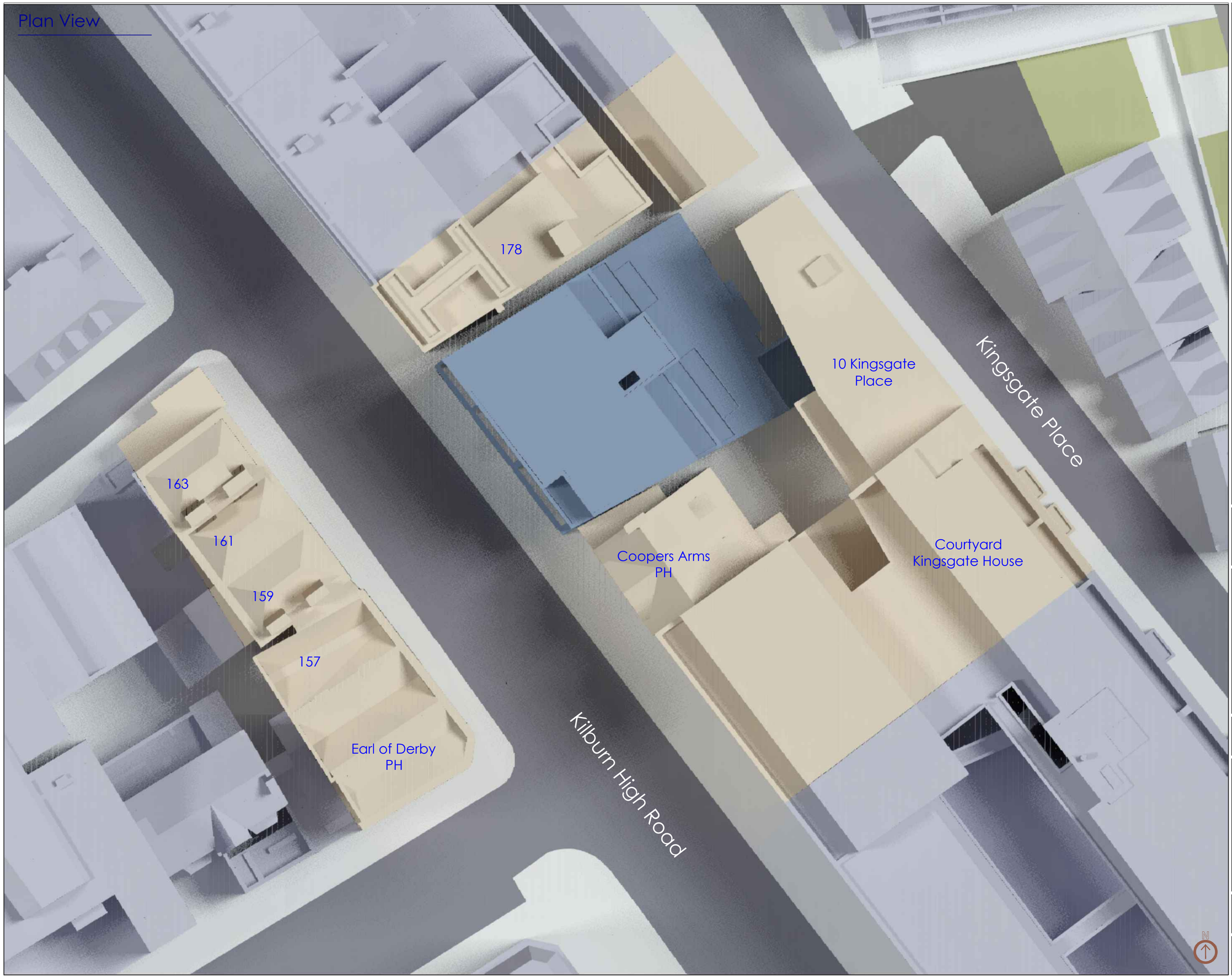


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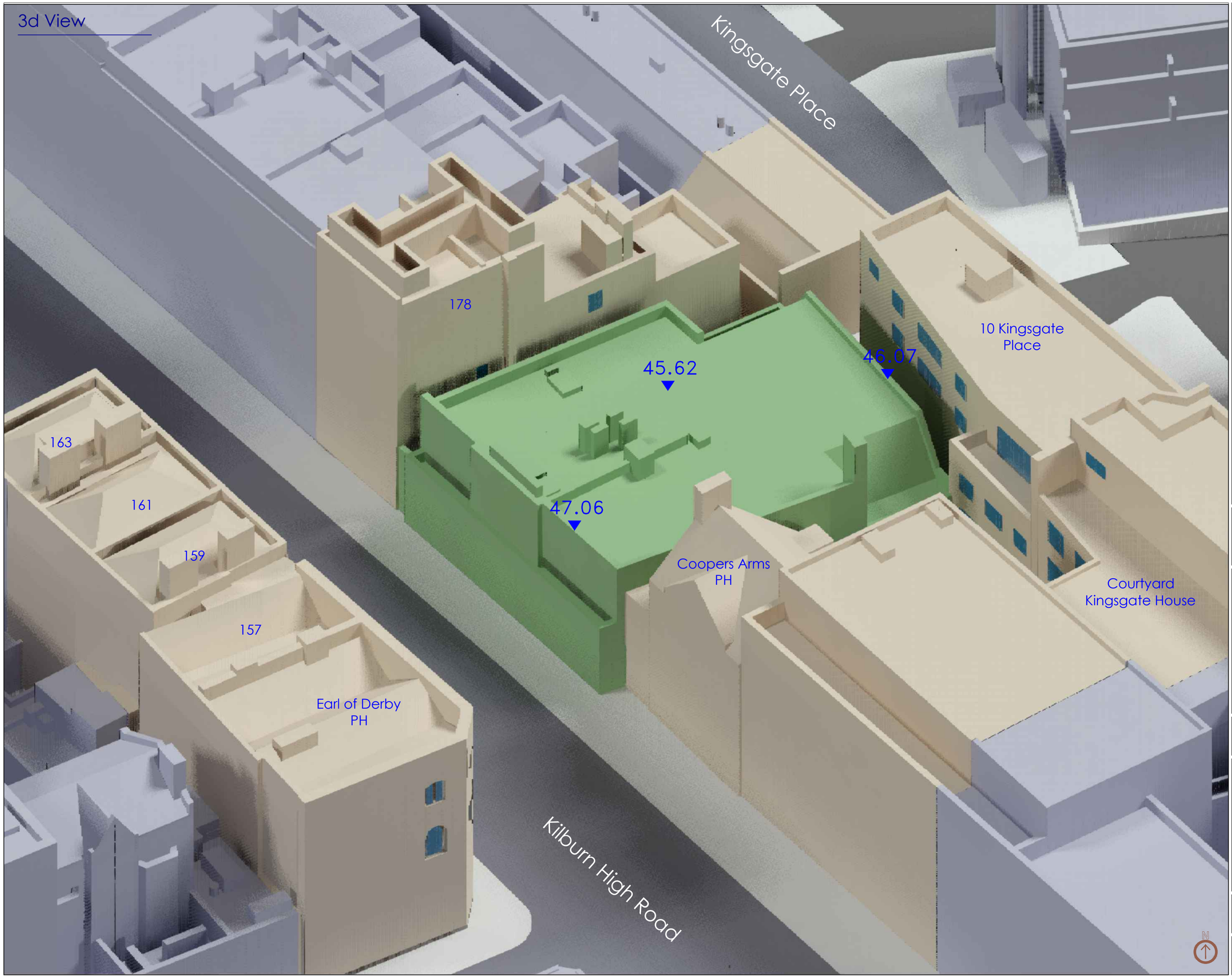


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CLIENT:
Altomart Limited

PROJECT:
172-176 Kilburn High Road

DRAWING TITLE:
Existing 3d View
Looking North

| SCALE @ A1: | DATE: | DRAWN: | MBS |
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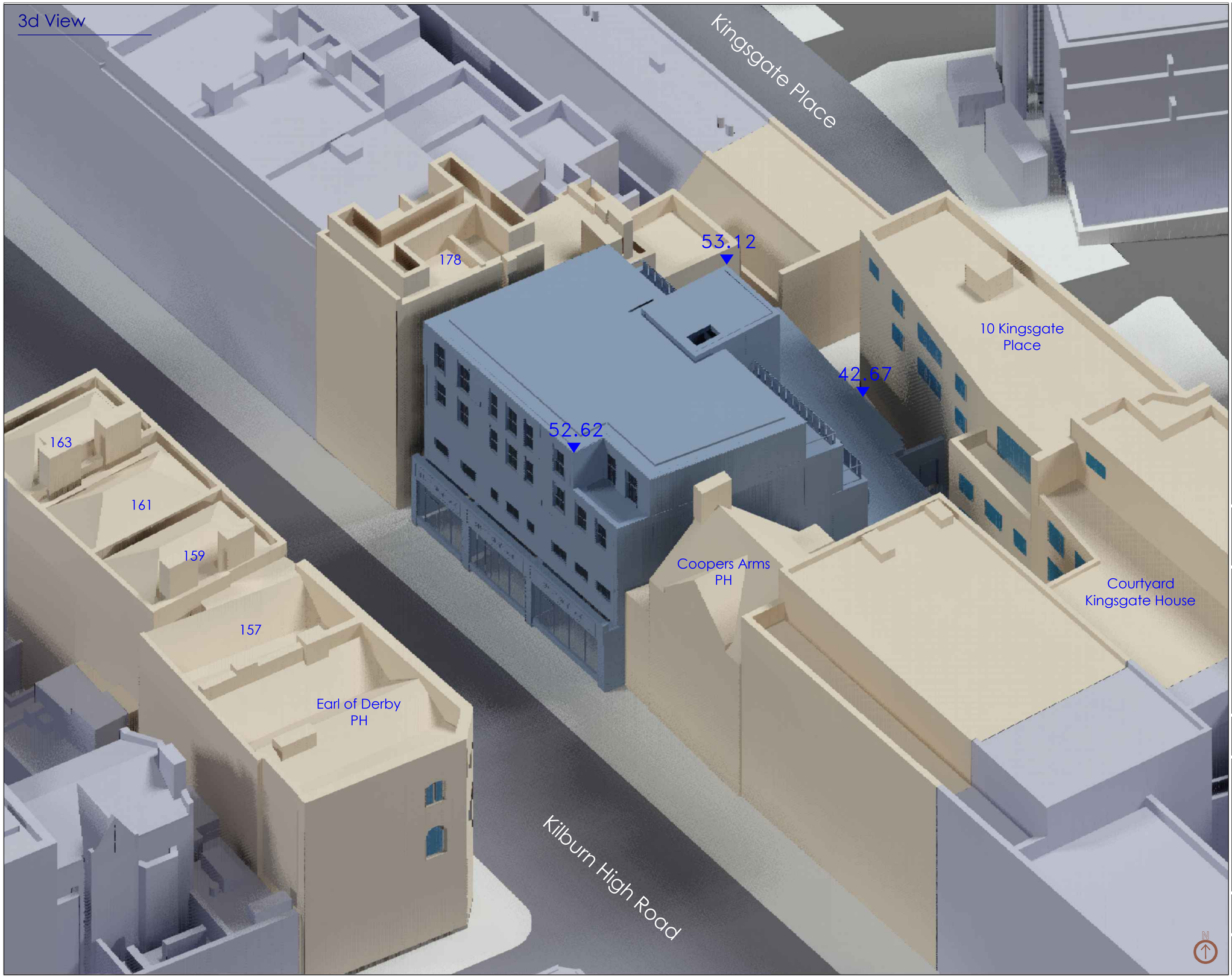


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PROJECT:
172-176 Kilburn High Road

DRAWING TITLE:
Proposed 3d View
Looking North

| SCALE @ A1: | DATE: | DRAWN: | MBS |
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DRAWING NUMBER: GH-006342-02-04

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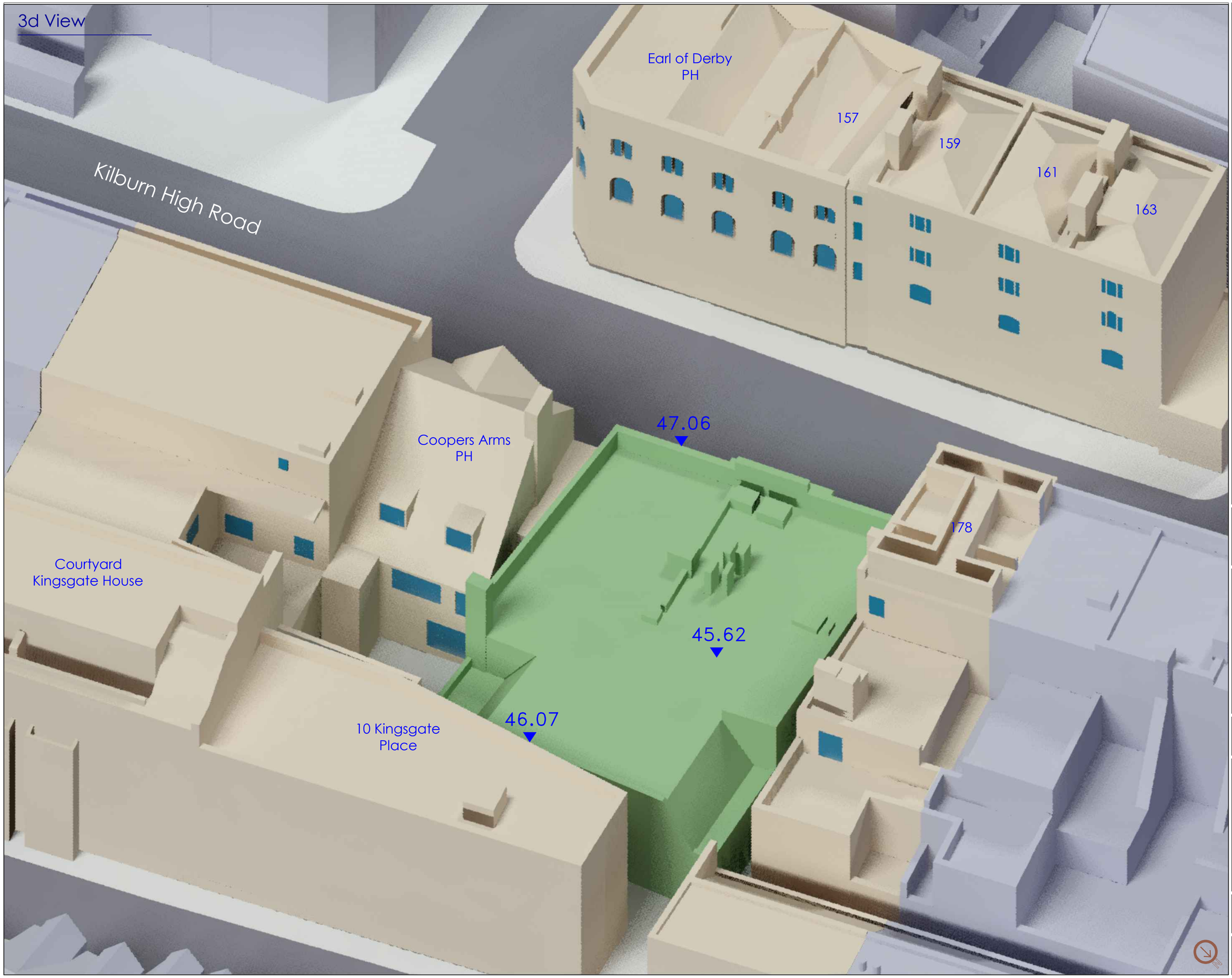


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CLIENT:
Altomart Limited

PROJECT:
172-176 Kilburn High Road

DRAWING TITLE:
Existing 3d View
Looking South West

| SCALE @ A1: | DATE: | DRAWN: | MBS |
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DRAWING NUMBER: GH-006342-02-05

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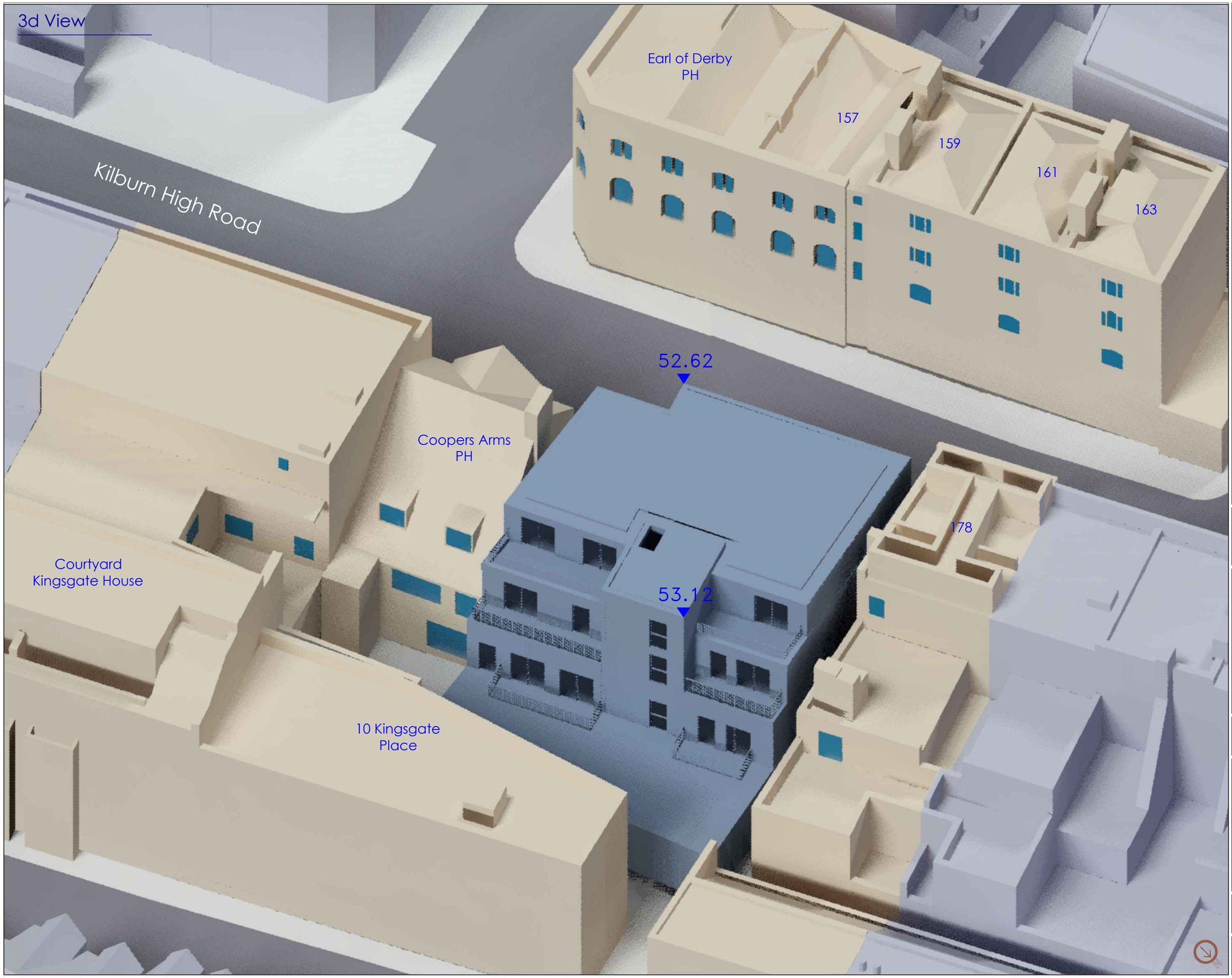
# 3d View

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CLIENT:
Altomart Limited

PROJECT:
172-176 Kilburn High Road

DRAWING TITLE:
Proposed 3d View
Looking South West

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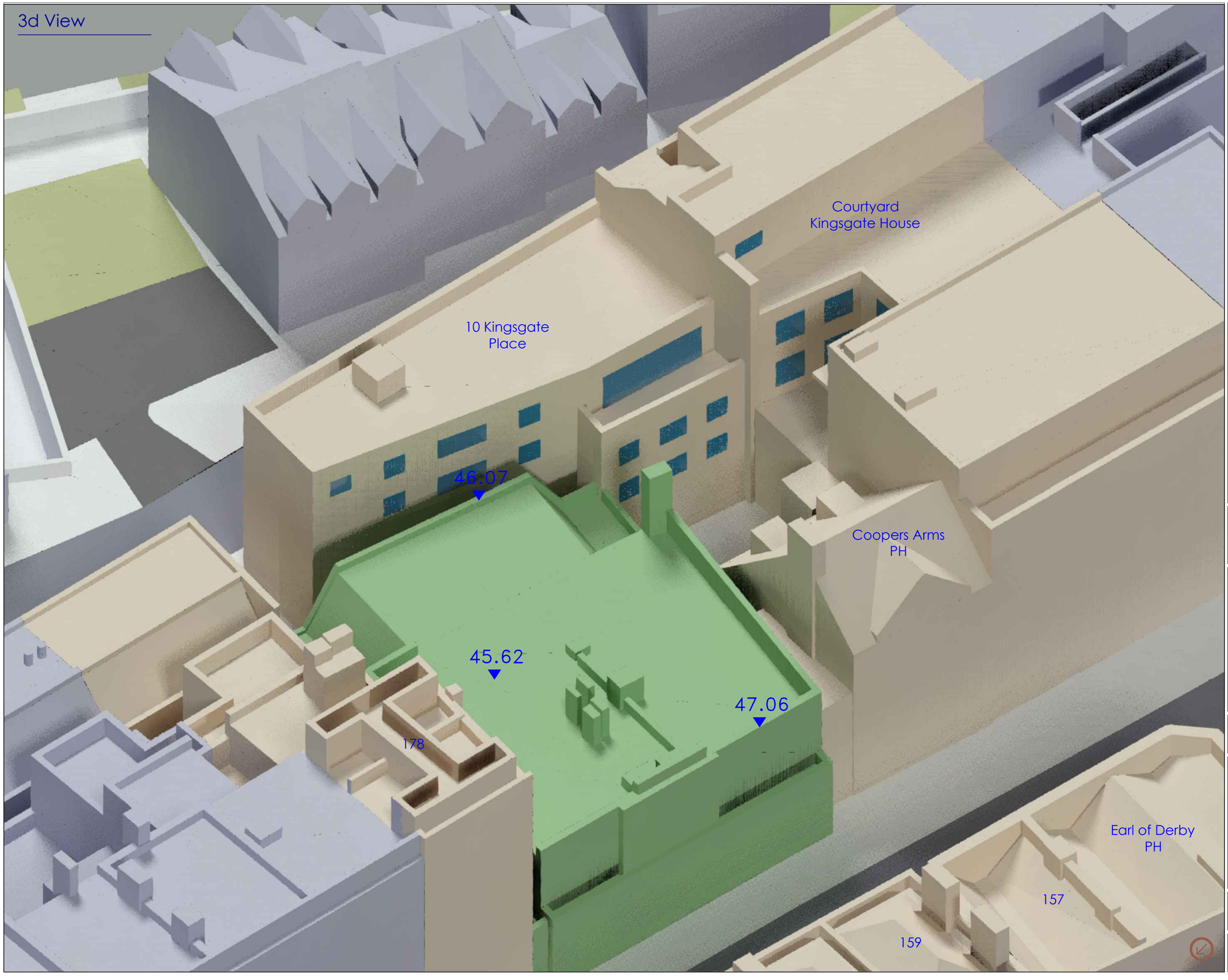


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GL Hearn
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CLIENT:
Altomart Limited

PROJECT:
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DRAWING TITLE:
Existing 3d View
Looking South East

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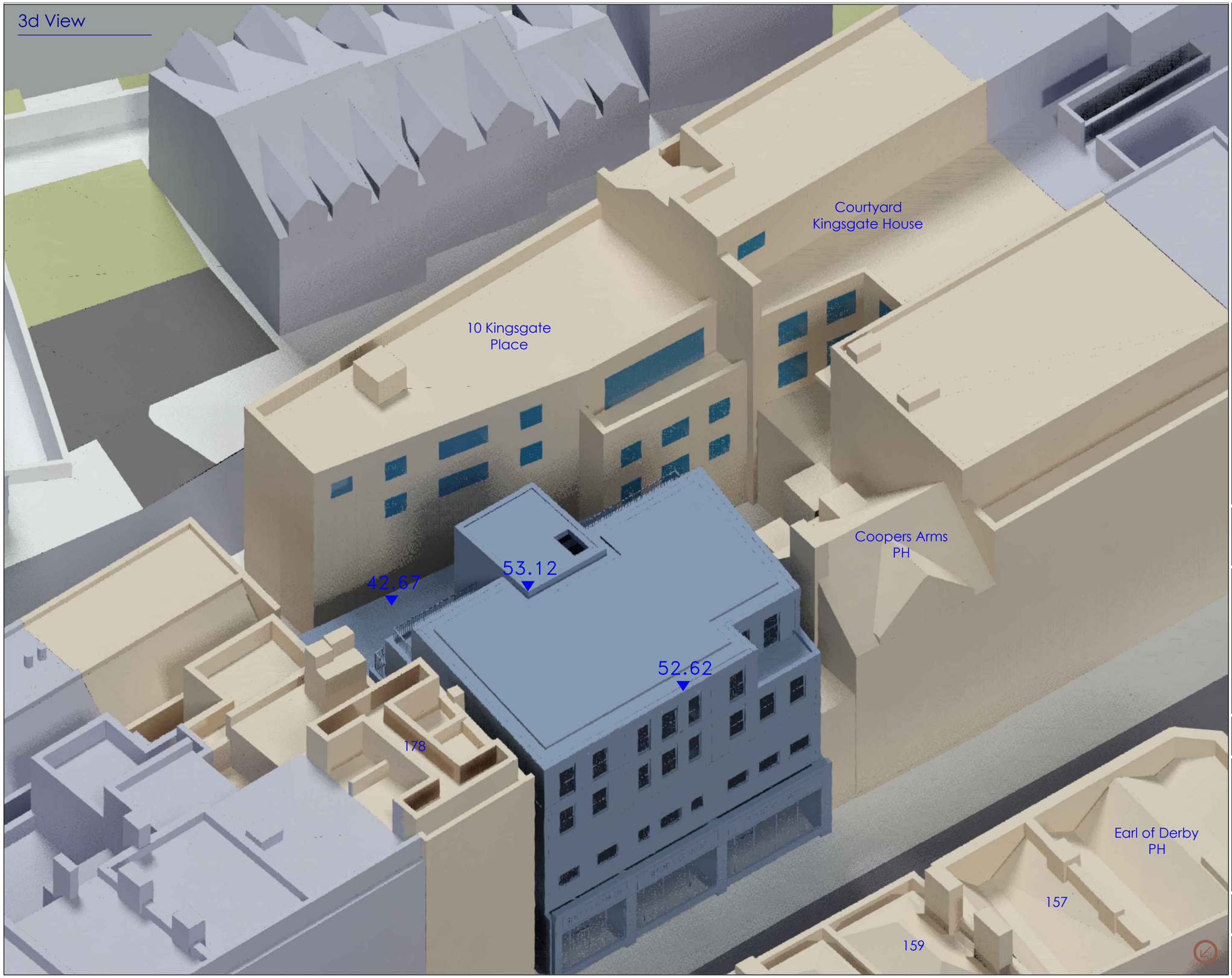
REV: .

# 3d View

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Altomart Limited

PROJECT:
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DRAWING TITLE:
Proposed 3d View
Looking South East

| SCALE @ A1: | DATE: | DRAWN: | MBS |
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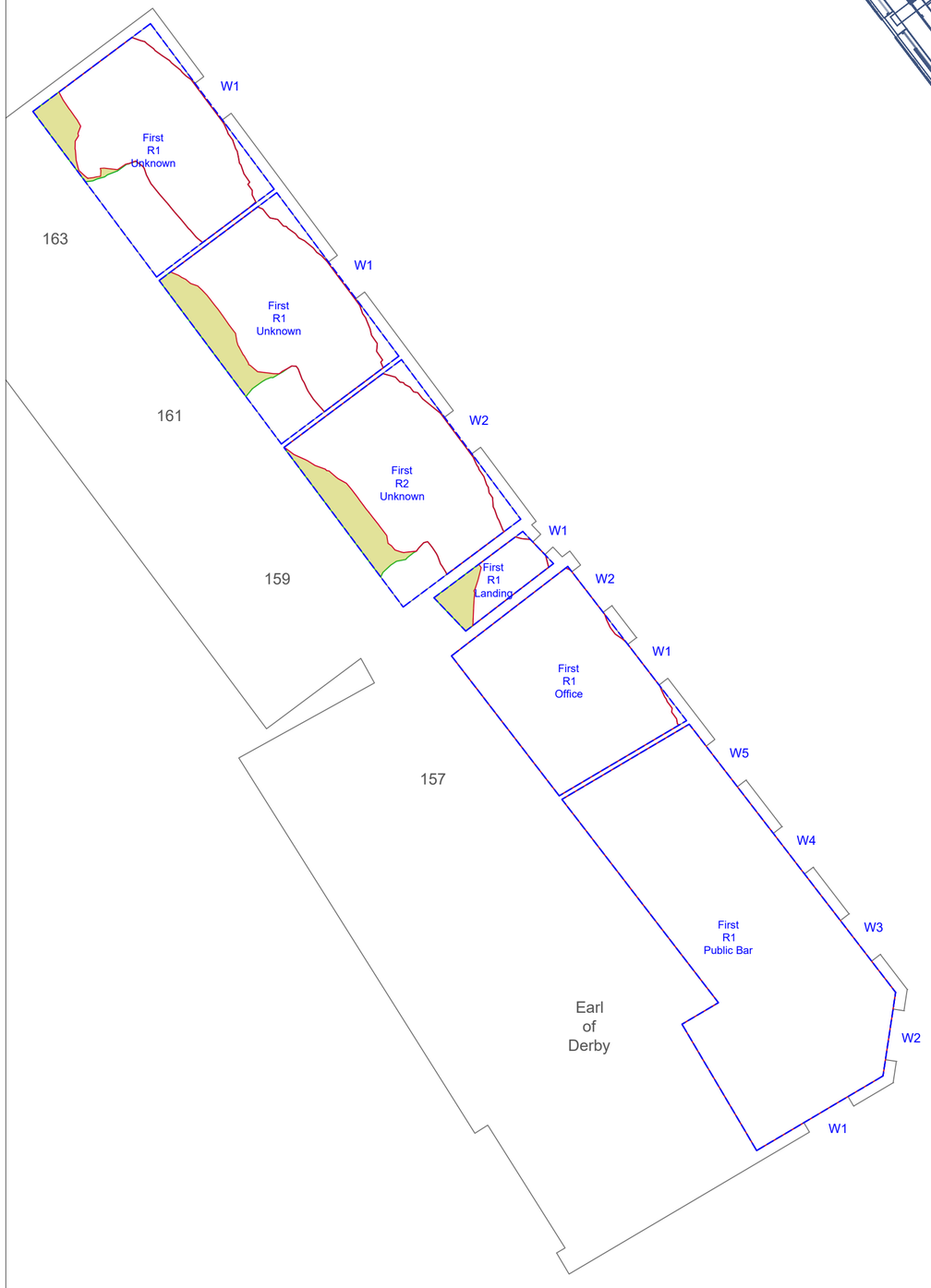
REV: .

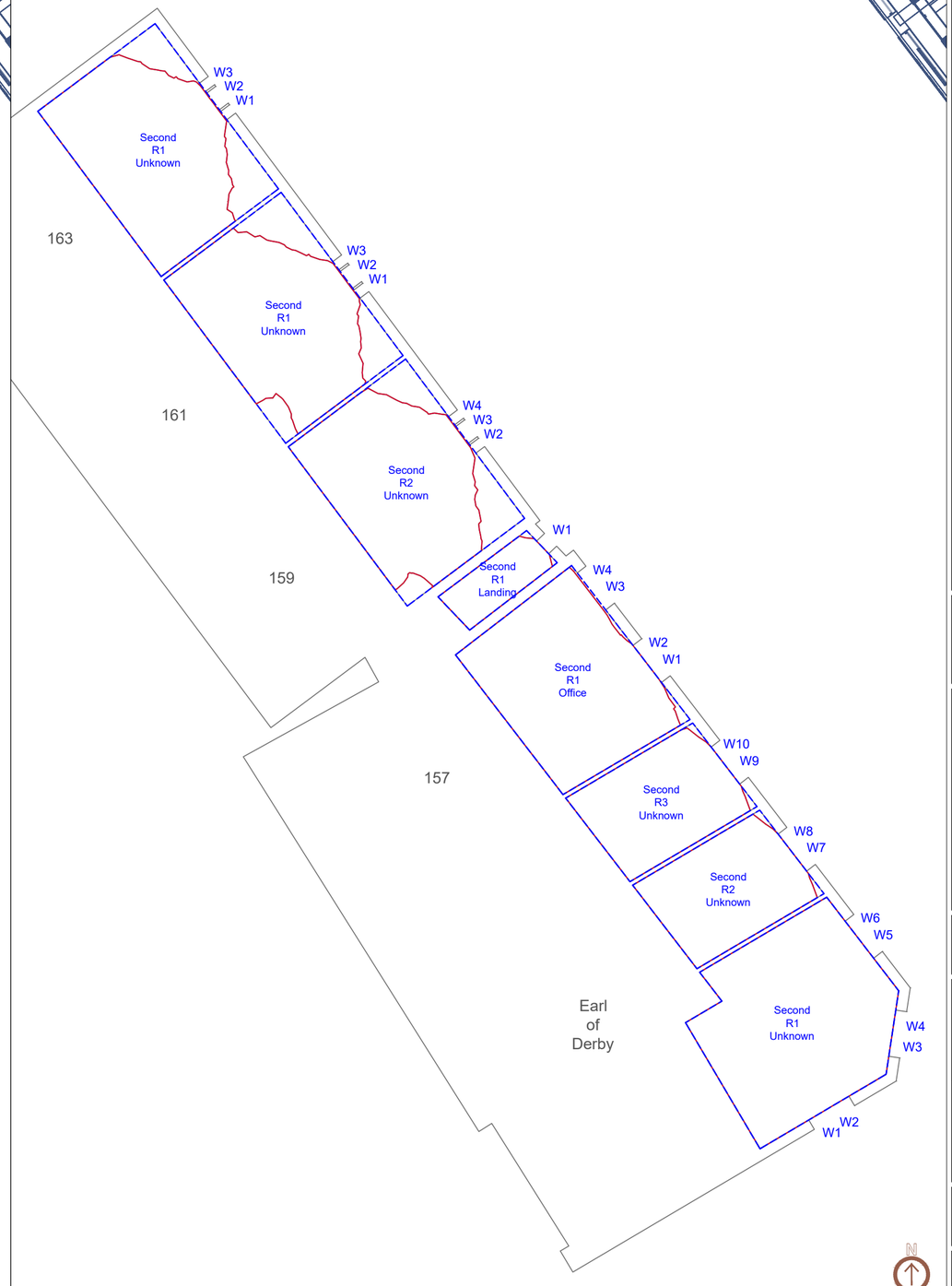
# First Floor

## Earl of Derby & 157 to 163 Kilburn High Road




# Second Floor

## Earl of Derby & 157 to 163 Kilburn High Road




NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing and Surrounding Massing

Existing and Surrounding massing derived from aerial based survey model.

Proposed Model
Received 21.06.2021
32262 - Kilburn High Road - 3d Model.dwg

KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

GL Hearn
Part of Capita plc

CLIENT:
Altomart Limited

PROJECT:
172-176 Kilburn High Road

DRAWING TITLE:
Rights of Light Contours

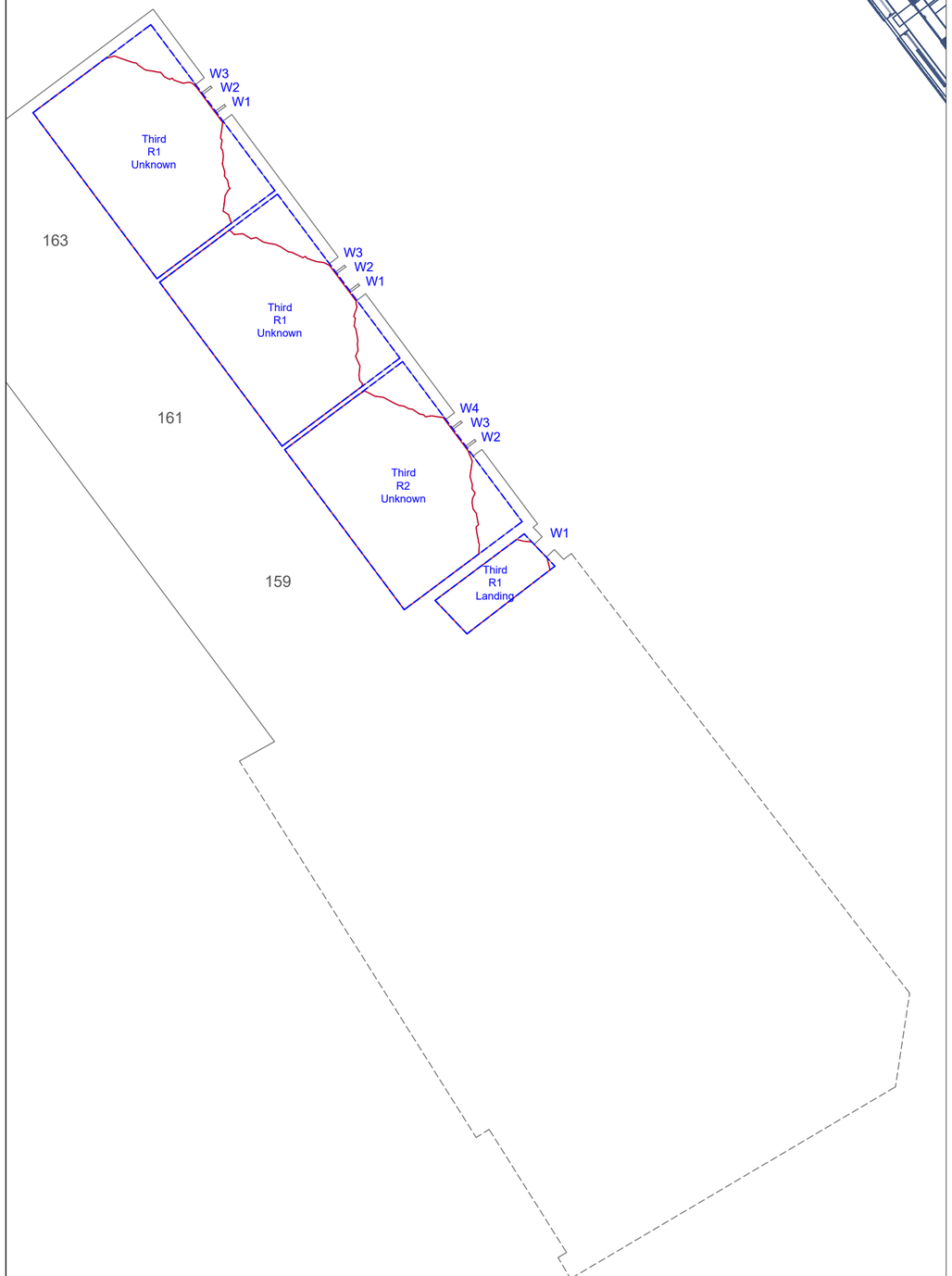
| SCALE @ A1: | DATE: | DRAWN: | MBS |
|---|---|---|---|
| NTS | 24.06.21 | CHECKED: | AL |

DRAWING NUMBER: GH-006342-02-09

REV: .

# Third Floor

## Earl of Derby & 157 to 163 Kilburn High Road

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Analysis

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MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing and Surrounding Massing

Existing and Surrounding massing derived from aerial based survey model.

Proposed Model
Received 21.06.2021
32262 - Kilburn High Road - 3d Model.dwg

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

GL Hearn
Part of Capita plc

CLIENT:
Altomart Limited

PROJECT:
172-176 Kilburn High Road

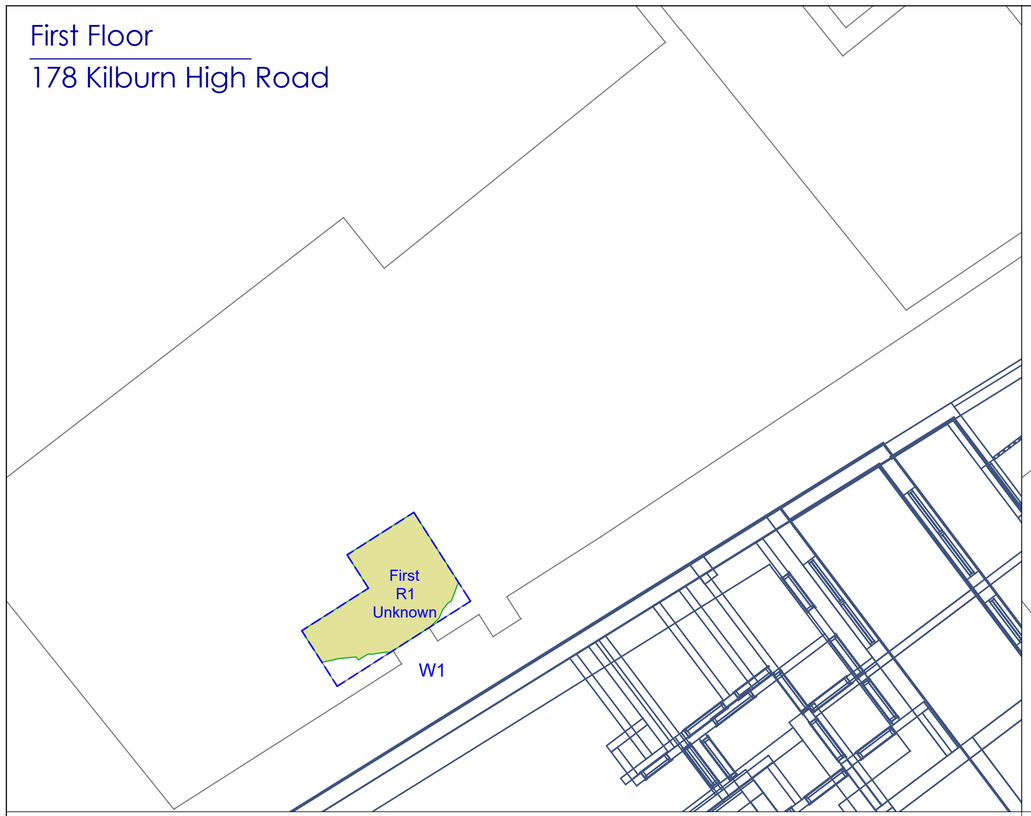
DRAWING TITLE:
Rights of Light Contours

| SCALE @ A1: | DATE: | DRAWN: | MBS |
|---|---|---|---|
| NTS | 24.06.21 | CHECKED: | AL |

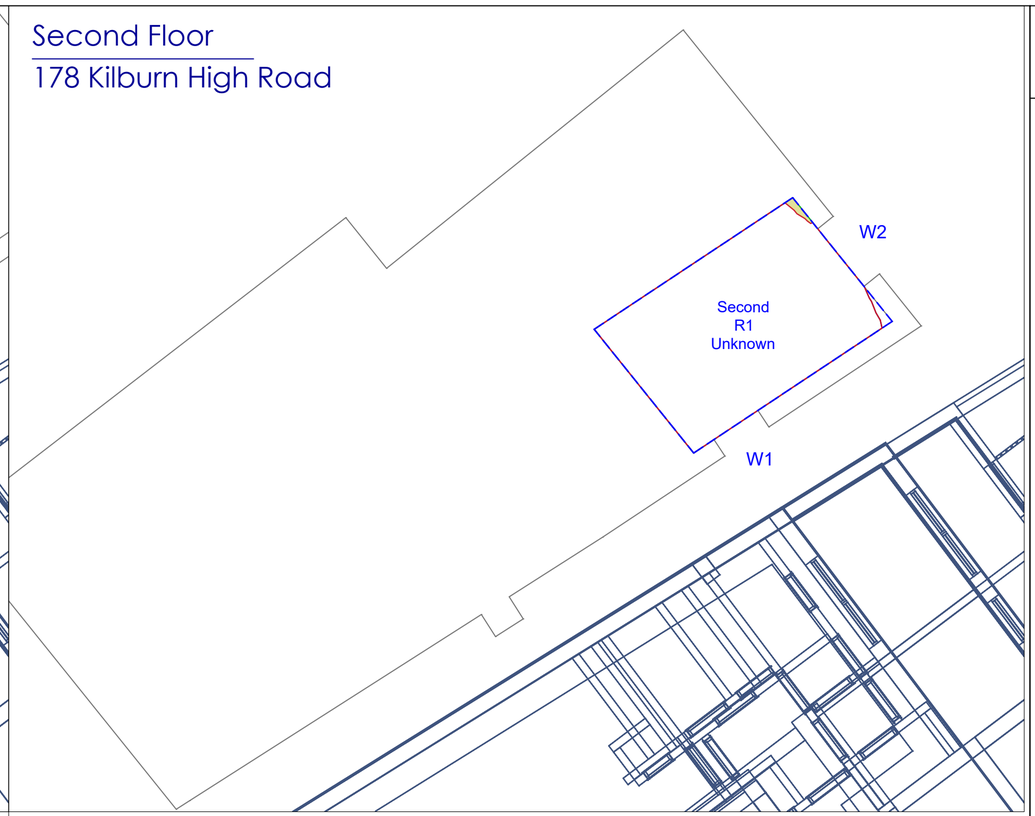
DRAWING NUMBER: GH-006342-02-10

REV: .

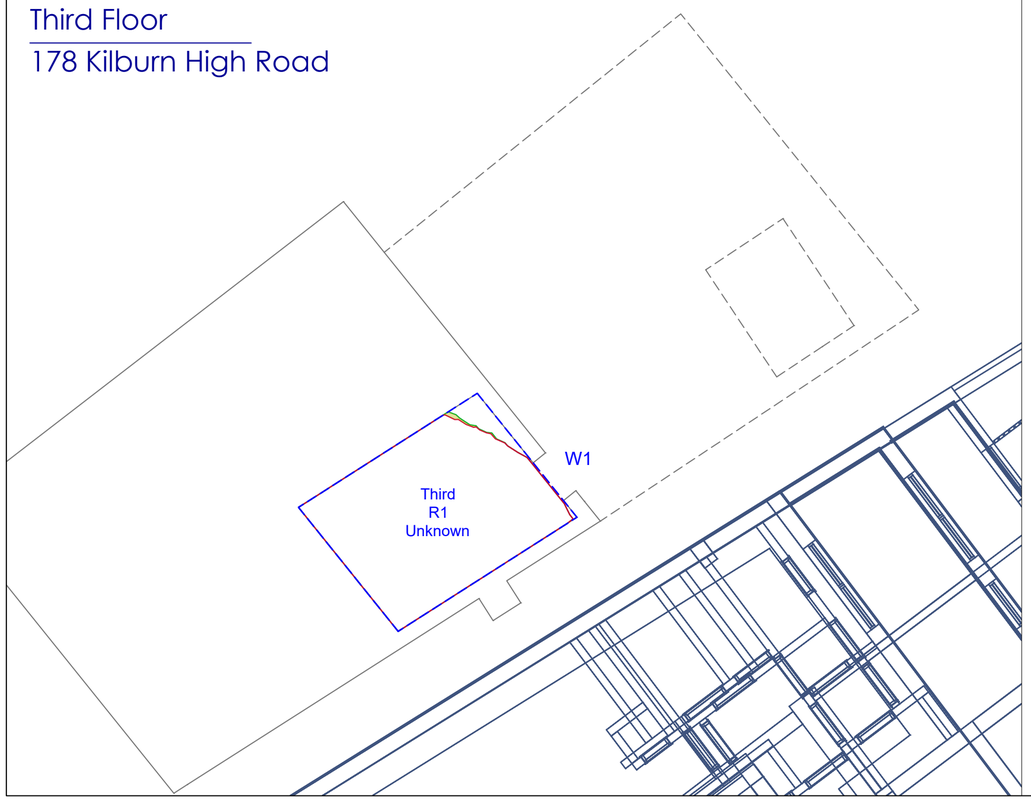
## First Floor
178 Kilburn High Road




## Second Floor
178 Kilburn High Road




## Third Floor
178 Kilburn High Road

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Analysis

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MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing and Surrounding Massing

Existing and Surrounding massing derived from aerial based survey model.

Proposed Model
Received 21.06.2021
32262 - Kilburn High Road - 3d Model.dwg

KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

GL Hearn
Part of Capita plc

CLIENT:
Altomart Limited

PROJECT:
172-176 Kilburn High Road

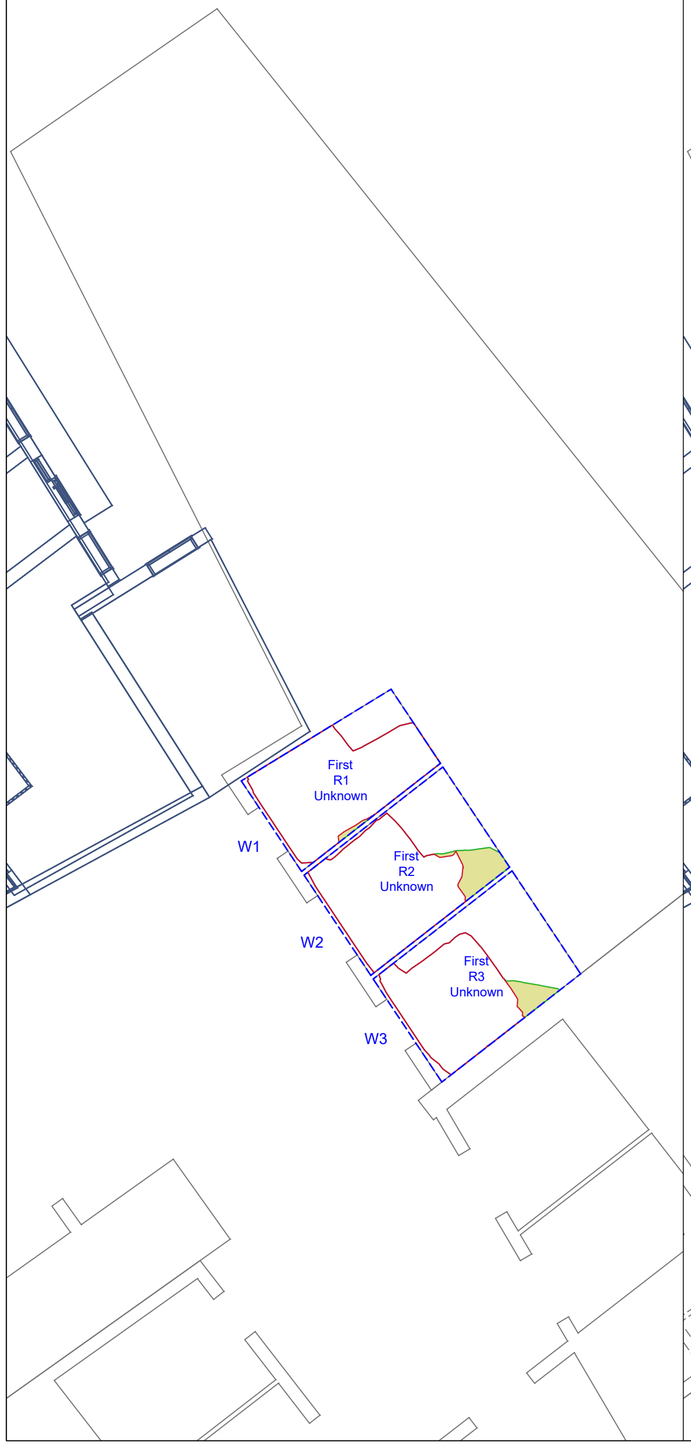
DRAWING TITLE:
Rights of Light Contours

| SCALE @ A1: | DATE: | DRAWN: | MBS |
|---|---|---|---|
| NTS | 24.06.21 | CHECKED: | AL |

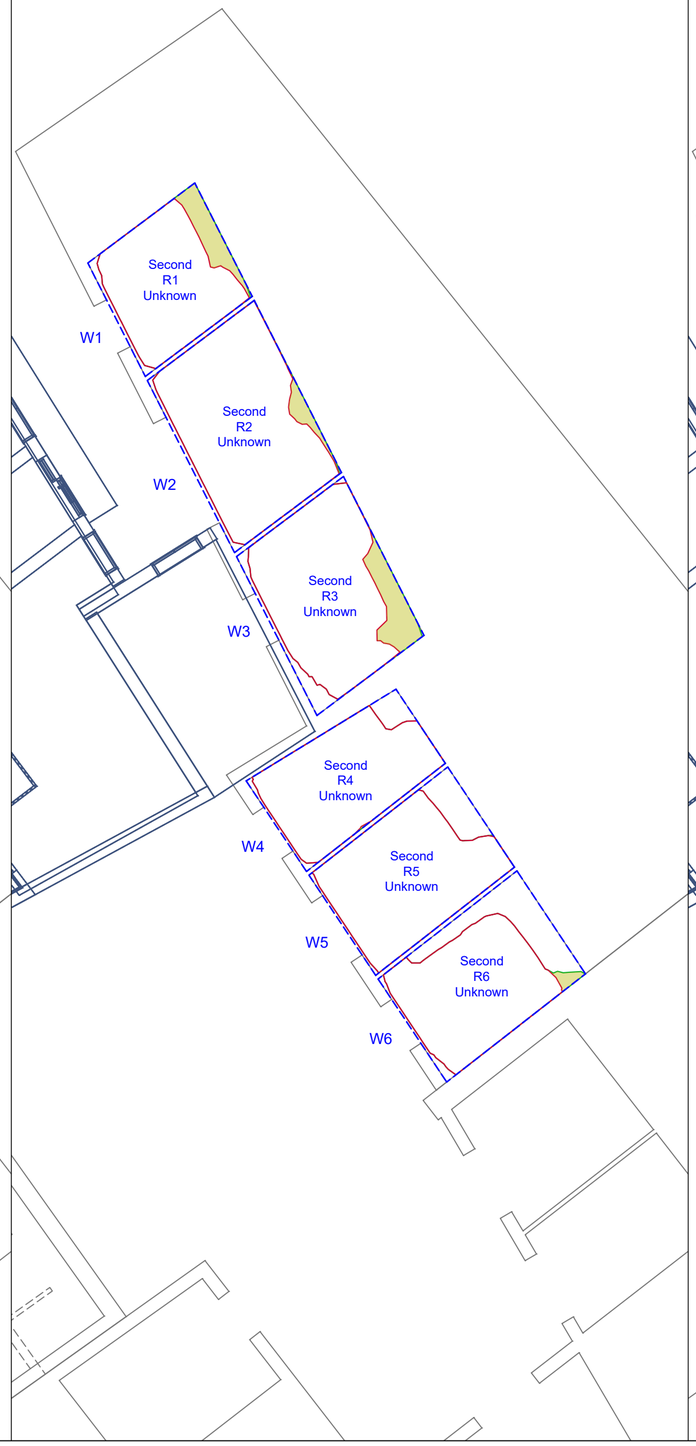
DRAWING NUMBER: GH-006342-02-11

REV: .

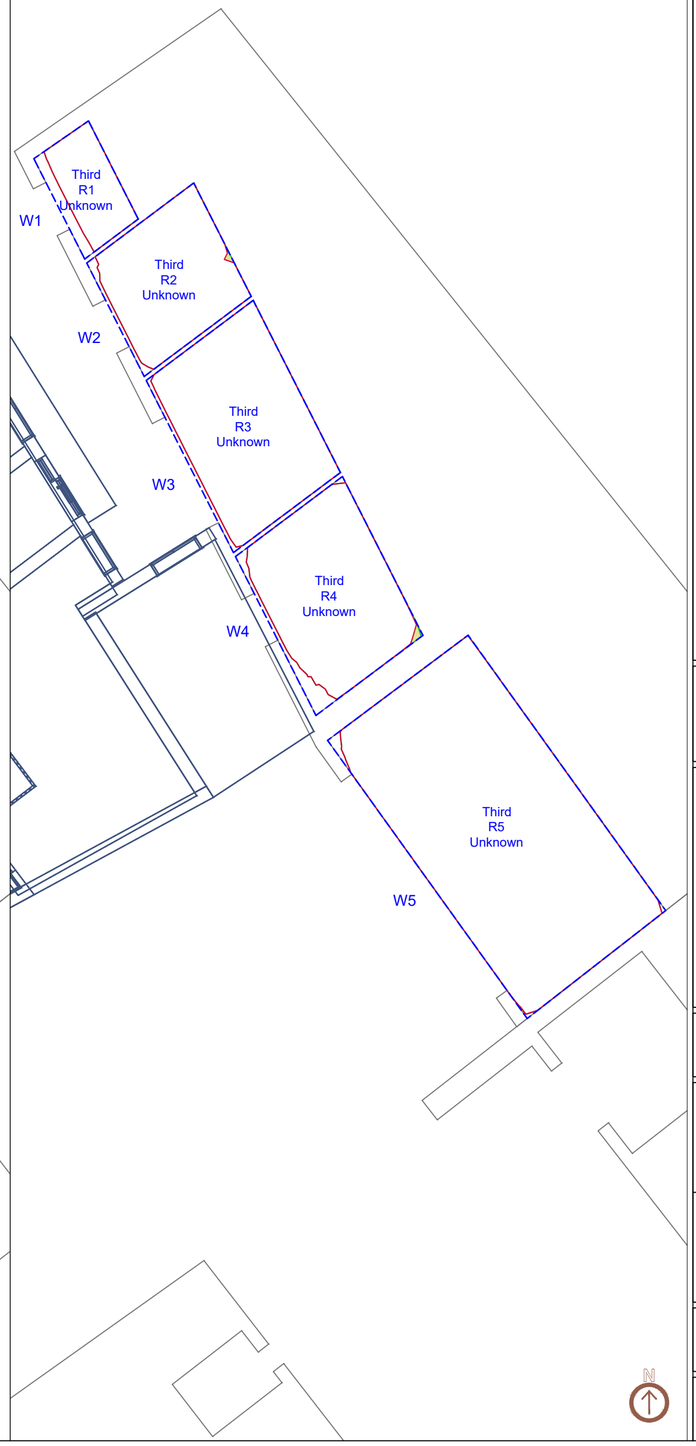
# First Floor
## 10 Kingsgate Place




# Second Floor
## 10 Kingsgate Place




# Third Floor
## 10 Kingsgate Place

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Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing and Surrounding Massing

Existing and Surrounding massing derived from aerial based survey model.

Proposed Model
Received 21.06.2021
32262 - Kilburn High Road - 3d Model.dwg

KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

GL Hearn
Part of Capita plc

CLIENT:
Altomart Limited

PROJECT:
172-176 Kilburn High Road

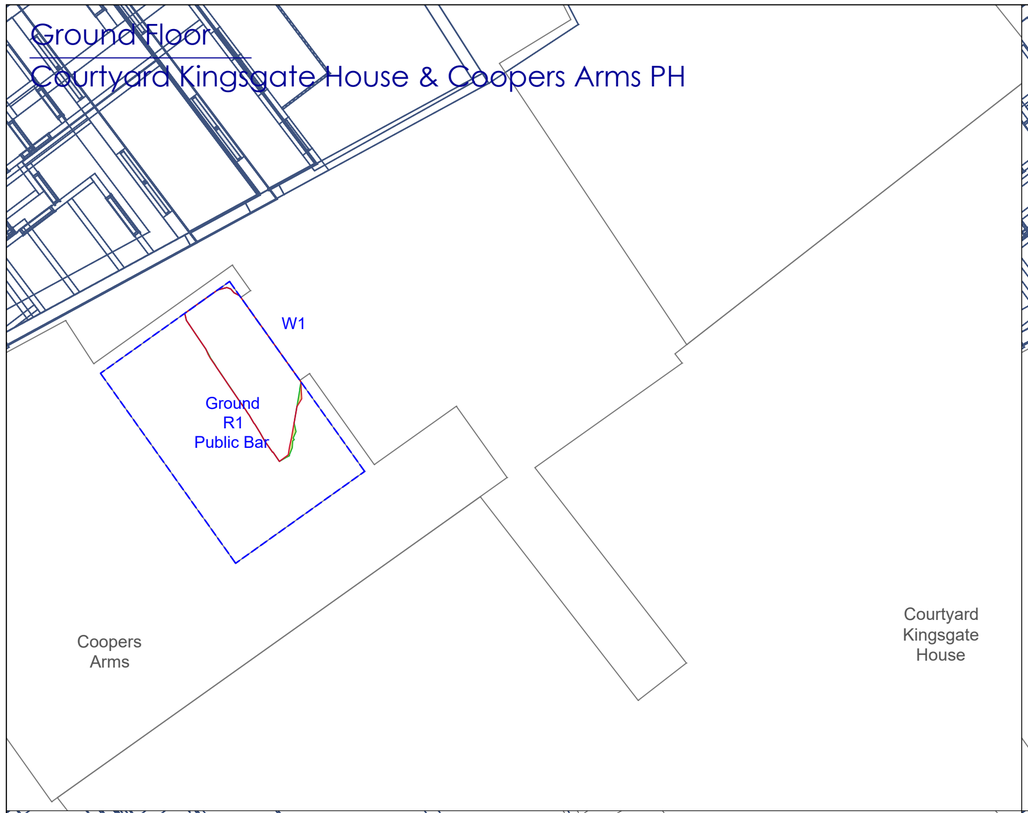
DRAWING TITLE:
Rights of Light Contours

| SCALE @ A1: | DATE: | DRAWN: | MBS |
|---|---|---|---|
| NTS | 24.06.21 | CHECKED: | AL |

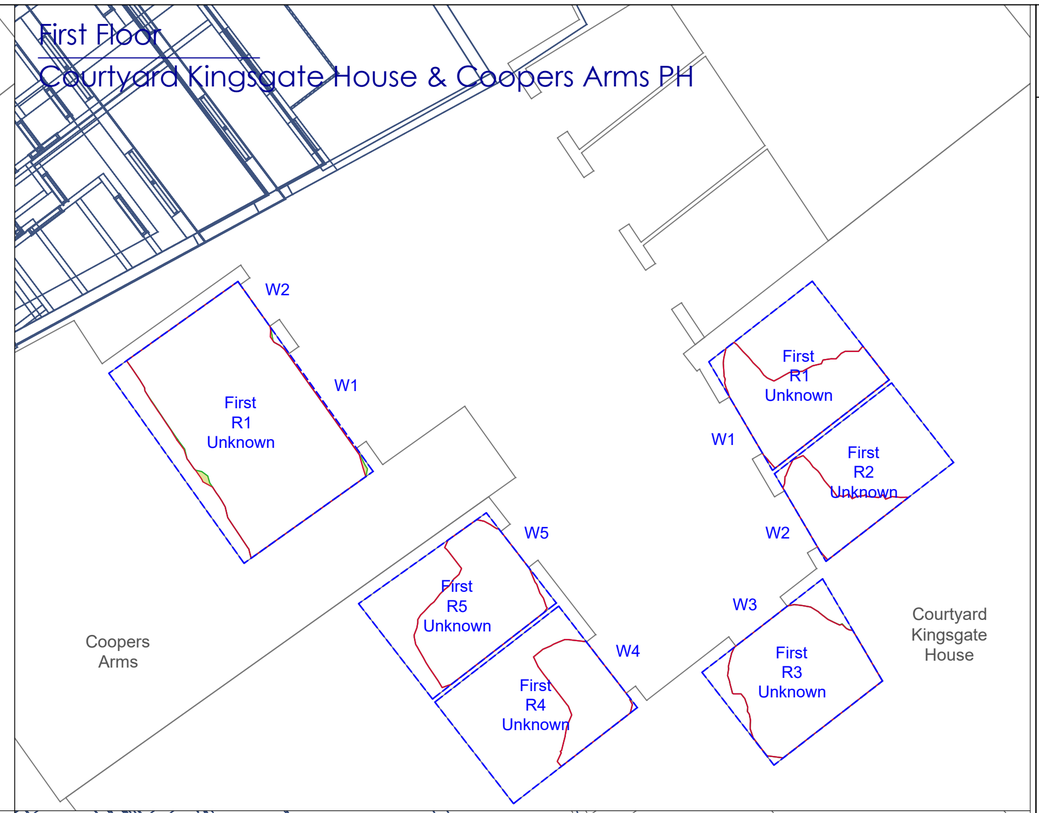
DRAWING NUMBER: GH-006342-02-12

REV: .

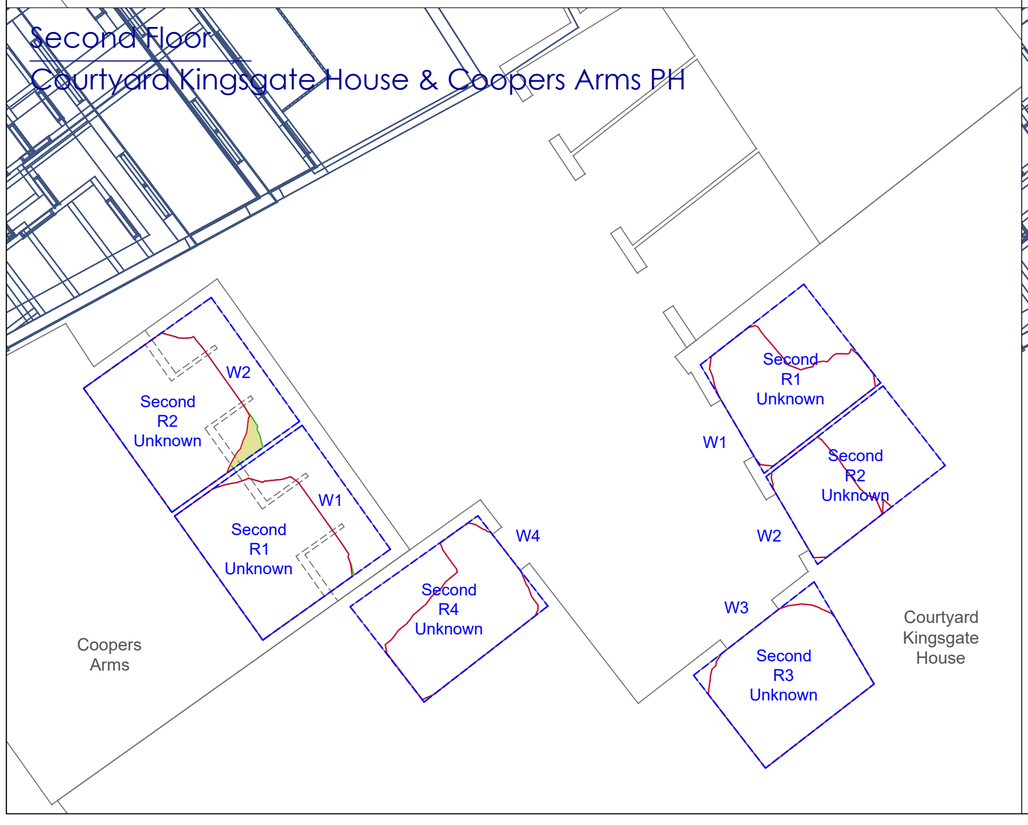
## Ground Floor
## Courtyard Kingsgate House & Coopers Arms PH



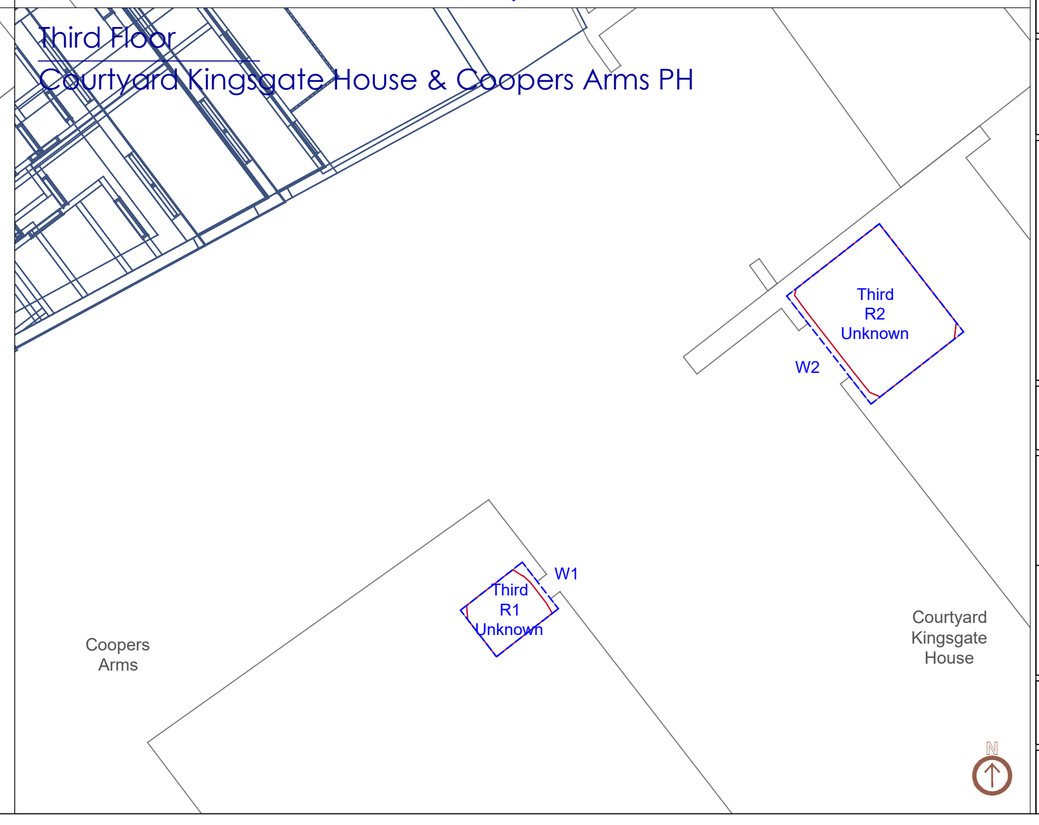

## First Floor
## Courtyard Kingsgate House & Coopers Arms PH




## Second Floor
## Courtyard Kingsgate House & Coopers Arms PH




## Third Floor
## Courtyard Kingsgate House & Coopers Arms PH

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Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing and Surrounding Massing

Existing and Surrounding massing derived from aerial based survey model.

Proposed Model
Received 21.06.2021
32262 - Kilburn High Road - 3d Model.dwg

KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

GL Hearn
Part of Capita plc

CLIENT:
Altomart Limited

PROJECT:
172-176 Kilburn High Road

DRAWING TITLE:
Rights of Light Contours

| SCALE @ A1: | DATE: | DRAWN: | MBS |
|---|---|---|---|
| NTS | 24.06.21 | CHECKED: | AL |

DRAWING NUMBER: GH-006342-02-13

REV: .

## APPENDIX B: VERTICAL SKY COMPONENT AND SUNLIGHT RESULTS INCLUDING ANNUAL PROBABLE SUNLIGHT HOURS AND DAYLIGHT DISTRIBUTION RESULT

| Floor Ref. | Room Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Earl of Derby PH** | | | | | | | | | | | | | | | | | | | |
| First | R1 | W1 | Existing | 33.08 | 1.00 | YES | 149 | 74.00 | 1.00 | YES | 26.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 33.08 | | | | 74.00 | | | 26.00 | | | | | | | | |
| | | W2 | Existing | 31.54 | 0.99 | YES | 99 | 45.00 | 1.00 | YES | 15.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 31.23 | | | | 45.00 | | | 15.00 | | | | | | | | |
| | | W3 | Existing | 31.03 | 0.93 | YES | 52°N | 20.00 | *North | *North | 2.00 | *North | *North | | | | | | |
| | | | Proposed | 28.96 | | | | 20.00 | | | 2.00 | | | | | | | | |
| | | W4 | Existing | 31.03 | 0.93 | YES | 52°N | 20.00 | *North | *North | 2.00 | *North | *North | | | | | | |
| | | | Proposed | 28.96 | | | | 20.00 | | | 2.00 | | | | | | | | |
| | | W5 | Existing | 31.54 | 0.92 | YES | 52°N | 20.00 | *North | *North | 2.00 | *North | *North | | | | | | |
| | | | Proposed | 28.88 | | | | 20.00 | | | 2.00 | | | | | | | | |
| | | W6 | Existing | 31.87 | 0.90 | YES | 52°N | 21.00 | *North | *North | 2.00 | *North | *North | | | | | | |
| | | | Proposed | 28.80 | | | | 21.00 | | | 2.00 | | | | | | | | |
| | | | | | | | | | | | | | | 74.00 | | | 26.00 | | |
| | | | | | | | | | | | | | | 74.00 | 1.00 | YES | 26.00 | 1.00 | YES |
| Second | R1 | W1 | Existing | 36.24 | 1.00 | YES | 149 | 73.00 | 1.00 | YES | 25.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 36.24 | | | | 73.00 | | | 25.00 | | | | | | | | |
| | | W2 | Existing | 36.30 | 1.00 | YES | 149 | 78.00 | 1.00 | YES | 28.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 36.30 | | | | 78.00 | | | 28.00 | | | | | | | | |
| | | W3 | Existing | 35.13 | 0.99 | YES | 99 | 46.00 | 1.00 | YES | 13.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 34.93 | | | | 46.00 | | | 13.00 | | | | | | | | |
| | | W4 | Existing | 35.07 | 1.00 | YES | 99 | 49.00 | 1.00 | YES | 15.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 34.93 | | | | 49.00 | | | 15.00 | | | | | | | | |
| | | W5 | Existing | 34.79 | 0.97 | YES | 52°N | 22.00 | *North | *North | 3.00 | *North | *North | | | | | | |
| | | | Proposed | 33.61 | | | | 22.00 | | | 3.00 | | | | | | | | |
| | | W6 | Existing | 34.79 | 0.97 | YES | 52°N | 22.00 | *North | *North | 3.00 | *North | *North | | | | | | |
| | | | Proposed | 33.61 | | | | 22.00 | | | 3.00 | | | | | | | | |
| | | W7 | Existing | 34.86 | 0.96 | YES | 52°N | 26.00 | *North | *North | 4.00 | *North | *North | | | | | | |
| | | | Proposed | 33.62 | | | | 26.00 | | | 4.00 | | | | | | | | |
| | | W8 | Existing | 34.86 | 0.96 | YES | 52°N | 26.00 | *North | *North | 4.00 | *North | *North | | | | | | |
| | | | Proposed | 33.62 | | | | 26.00 | | | 4.00 | | | | | | | | |
| | | | | | | | | | | | | | | 78.00 | | | 28.00 | | |
| | | | | | | | | | | | | | | 78.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | R2 | W9 | Existing | 35.06 | 0.96 | YES | 52°N | 22.00 | *North | *North | 3.00 | *North | *North | | | | | | |
| | | | Proposed | 33.55 | | | | 22.00 | | | 3.00 | | | | | | | | |
| | | W10 | Existing | 35.13 | 0.96 | YES | 52°N | 26.00 | *North | *North | 4.00 | *North | *North | | | | | | |
| | | | Proposed | 33.57 | | | | 26.00 | | | 4.00 | | | | | | | | |
| | | | | | | | | | | | | | | | *North | *North | | *North | *North |
| | R3 | W11 | Existing | 35.26 | 0.95 | YES | 52°N | 22.00 | *North | *North | 3.00 | *North | *North | | | | | | |
| | | | Proposed | 33.50 | | | | 22.00 | | | 3.00 | | | | | | | | |
| | | W12 | Existing | 35.31 | 0.95 | YES | 52°N | 26.00 | *North | *North | 4.00 | *North | *North | | | | | | |
| | | | Proposed | 33.51 | | | | 26.00 | | | 4.00 | | | | | | | | |
| | | | | | | | | | | | | | | | *North | *North | | *North | *North |
| **159 Kilburn High Road** | | | | | | | | | | | | | | | | | | | |

| Floor Ref. | Room Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| First | R2 | W2 | Existing | 31.04 | 0.87 | YES | 53°N | 28.00 | *North | *North | 3.00 | *North | *North | | *North | *North | | *North | *North |
| | | | Proposed | 26.98 | | | | 24.00 | | | 3.00 | | | | | | | | |
| Second | R2 | W2 | Existing | 35.00 | 0.92 | YES | 53°N | 31.00 | *North | *North | 5.00 | *North | *North | | *North | *North | | *North | *North |
| | | | Proposed | 32.11 | | | | 30.00 | | | 5.00 | | | | | | | | |
| | | W3 | Existing | 34.94 | 0.92 | YES | 53°N | 31.00 | *North | *North | 5.00 | *North | *North | | | | | | |
| | | | Proposed | 32.05 | | | | 30.00 | | | 5.00 | | | | | | | | |
| | | W4 | Existing | 34.87 | 0.92 | YES | 53°N | 31.00 | *North | *North | 5.00 | *North | *North | | | | | | |
| | | | Proposed | 32.00 | | | | 30.00 | | | 5.00 | | | | | | | | |
| Third | R2 | W2 | Existing | 37.54 | 0.97 | YES | 53°N | 31.00 | *North | *North | 5.00 | *North | *North | | *North | *North | | *North | *North |
| | | | Proposed | 36.41 | | | | 30.00 | | | 5.00 | | | | | | | | |
| | | W3 | Existing | 37.50 | 0.97 | YES | 53°N | 32.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 36.39 | | | | 31.00 | | | 6.00 | | | | | | | | |
| | | W4 | Existing | 37.46 | 0.97 | YES | 53°N | 32.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 36.35 | | | | 31.00 | | | 6.00 | | | | | | | | |
| **161 Kilburn High Road** | | | | | | | | | | | | | | | | | | | |
| First | R1 | W1 | Existing | 29.91 | 0.88 | YES | 53°N | 29.00 | *North | *North | 4.00 | *North | *North | | *North | *North | | *North | *North |
| | | | Proposed | 26.35 | | | | 25.00 | | | 4.00 | | | | | | | | |
| Second | R1 | W1 | Existing | 34.11 | 0.93 | YES | 53°N | 32.00 | *North | *North | 6.00 | *North | *North | | *North | *North | | *North | *North |
| | | | Proposed | 31.56 | | | | 30.00 | | | 6.00 | | | | | | | | |
| | | W2 | Existing | 34.01 | 0.93 | YES | 53°N | 32.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 31.50 | | | | 30.00 | | | 6.00 | | | | | | | | |
| | | W3 | Existing | 33.90 | 0.93 | YES | 53°N | 32.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 31.45 | | | | 30.00 | | | 6.00 | | | | | | | | |
| Third | R1 | W1 | Existing | 37.02 | 0.97 | YES | 53°N | 32.00 | *North | *North | 6.00 | *North | *North | | *North | *North | | *North | *North |
| | | | Proposed | 36.06 | | | | 31.00 | | | 6.00 | | | | | | | | |
| | | W2 | Existing | 36.97 | 0.97 | YES | 53°N | 32.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 36.02 | | | | 31.00 | | | 6.00 | | | | | | | | |
| | | W3 | Existing | 36.90 | 0.98 | YES | 53°N | 32.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 35.98 | | | | 31.00 | | | 6.00 | | | | | | | | |
| **163 Kilburn High Road** | | | | | | | | | | | | | | | | | | | |
| First | R1 | W1 | Existing | 27.98 | 0.91 | YES | 53°N | 29.00 | *North | *North | 4.00 | *North | *North | | | | | | |
| | | | Proposed | 25.57 | | | | 25.00 | | | 4.00 | | | | | | | | |

| Floor Ref. | Room Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| First | R1 | | | | | | | | | | | | | | *North | *North | | *North | *North |
| Second | R1 | W1 | Existing | 32.55 | 0.95 | YES | 53°N | 31.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 30.90 | | | | 30.00 | | | 6.00 | | | | | | | | |
| | | W2 | Existing | 32.58 | 0.95 | YES | 53°N | 31.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 31.08 | | | | 30.00 | | | 6.00 | | | | | | | | |
| | | W3 | Existing | 32.24 | 0.95 | YES | 53°N | 31.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 30.77 | | | | 30.00 | | | 6.00 | | | | | | | | |
| | | | | | | | | | | | | | | | *North | *North | | *North | *North |
| Third | R1 | W1 | Existing | 36.23 | 0.98 | YES | 53°N | 31.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 35.61 | | | | 31.00 | | | 6.00 | | | | | | | | |
| | | W2 | Existing | 36.15 | 0.98 | YES | 53°N | 31.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 35.57 | | | | 31.00 | | | 6.00 | | | | | | | | |
| | | W3 | Existing | 36.08 | 0.98 | YES | 53°N | 31.00 | *North | *North | 6.00 | *North | *North | | | | | | |
| | | | Proposed | 35.53 | | | | 31.00 | | | 6.00 | | | | | | | | |
| | | | | | | | | | | | | | | | *North | *North | | *North | *North |
| **178 Kilburn High Road** | | | | | | | | | | | | | | | | | | | |
| First | R1 | W1 | Existing | 17.99 | 0.06 | NO | 147 | 45.00 | 0.20 | NO | 5.00 | 0.40 | NO | | | | | | |
| | | | Proposed | 1.01 | | | | 9.00 | | | 2.00 | | | | | | | | |
| | | | | | | | | | | | | | | 45.00 | | | 5.00 | | |
| | | | | | | | | | | | | | | 9.00 | 0.20 | NO | 2.00 | 0.40 | NO |
| Second | R1 | W1 | Existing | 34.87 | 0.16 | NO | 146 | 75.00 | 0.11 | NO | 24.00 | 0.00 | NO | | | | | | |
| | | | Proposed | 5.66 | | | | 8.00 | | | 0.00 | | | | | | | | |
| | | W2 | Existing | 37.46 | 1.00 | YES | 51°N | 29.00 | *North | *North | 3.00 | *North | *North | | | | | | |
| | | | Proposed | 37.46 | | | | 29.00 | | | 3.00 | | | | | | | | |
| | | | | | | | | | | | | | | 75.00 | | | 24.00 | | |
| | | | | | | | | | | | | | | 32.00 | 0.43 | YES | 3.00 | 0.13 | NO |
| Third | R1 | W1 | Existing | 37.90 | 0.91 | YES | 51°N | 30.00 | *North | *North | 5.00 | *North | *North | | | | | | |
| | | | Proposed | 34.59 | | | | 15.00 | | | 0.00 | | | | | | | | |
| | | | | | | | | | | | | | | | *North | *North | | *North | *North |
| **10 Kingsgate Place** | | | | | | | | | | | | | | | | | | | |
| First | R1 | W1 | Existing | 17.68 | 0.88 | YES | 236 | 31.00 | 0.87 | YES | 1.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 15.61 | | | | 27.00 | | | 1.00 | | | | | | | | |
| | | | | | | | | | | | | | | 31.00 | | | 1.00 | | |
| | | | | | | | | | | | | | | 27.00 | 0.87 | YES | 1.00 | 1.00 | YES |
| | R2 | W2 | Existing | 17.44 | 0.86 | YES | 236 | 24.00 | 0.88 | YES | 0.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 15.08 | | | | 21.00 | | | 0.00 | | | | | | | | |
| | | | | | | | | | | | | | | 24.00 | | | 0.00 | | |
| | | | | | | | | | | | | | | 21.00 | 0.88 | YES | 0.00 | 1.00 | YES |
| | R3 | W3 | Existing | 16.00 | 0.87 | YES | 236 | 16.00 | 0.88 | YES | 0.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 13.96 | | | | 14.00 | | | 0.00 | | | | | | | | |
| | | | | | | | | | | | | | | 16.00 | | | 0.00 | | |

| Floor Ref. | Room Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | 14.00 | 0.88 | YES | 0.00 | 1.00 | YES |
| Second | R1 | W1 | Existing | 29.50 | 0.78 | NO | 243 | 51.00 | 0.76 | YES | 15.00 | 0.73 | YES | | | | | | |
| | | | Proposed | 23.05 | | | | 39.00 | | | 11.00 | | | 51.00 | | | 15.00 | | |
| | | | | | | | | | | | | | | 39.00 | 0.76 | YES | 11.00 | 0.73 | YES |
| | R2 | W2 | Existing | 28.31 | 0.80 | YES | 243 | 45.00 | 0.82 | YES | 11.00 | 0.91 | YES | | | | | | |
| | | | Proposed | 22.68 | | | | 37.00 | | | 10.00 | | | 45.00 | | | 11.00 | | |
| | | | | | | | | | | | | | | 37.00 | 0.82 | YES | 10.00 | 0.91 | YES |
| | R3 | W3 | Existing | 29.23 | 0.78 | NO | 243 | 42.00 | 0.79 | YES | 6.00 | 0.83 | YES | | | | | | |
| | | | Proposed | 22.74 | | | | 33.00 | | | 5.00 | | | 42.00 | | | 6.00 | | |
| | | | | | | | | | | | | | | 33.00 | 0.79 | YES | 5.00 | 0.83 | YES |
| | R4 | W4 | Existing | 24.21 | 0.85 | YES | 236 | 44.00 | 0.77 | YES | 6.00 | 0.83 | YES | | | | | | |
| | | | Proposed | 20.49 | | | | 34.00 | | | 5.00 | | | 44.00 | | | 6.00 | | |
| | | | | | | | | | | | | | | 34.00 | 0.77 | YES | 5.00 | 0.83 | YES |
| | R5 | W5 | Existing | 22.84 | 0.87 | YES | 236 | 35.00 | 0.89 | YES | 3.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 19.92 | | | | 31.00 | | | 3.00 | | | 35.00 | | | 3.00 | | |
| | | | | | | | | | | | | | | 31.00 | 0.89 | YES | 3.00 | 1.00 | YES |
| | R6 | W6 | Existing | 20.90 | 0.88 | YES | 236 | 29.00 | 0.86 | YES | 1.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 18.44 | | | | 25.00 | | | 1.00 | | | 29.00 | | | 1.00 | | |
| | | | | | | | | | | | | | | 25.00 | 0.86 | YES | 1.00 | 1.00 | YES |
| Third | R1 | W1 | Existing | 34.00 | 0.86 | YES | 243 | 61.00 | 0.90 | YES | 21.00 | 0.71 | YES | | | | | | |
| | | | Proposed | 29.16 | | | | 55.00 | | | 15.00 | | | 61.00 | | | 21.00 | | |
| | | | | | | | | | | | | | | 55.00 | 0.90 | YES | 15.00 | 0.71 | YES |
| | R2 | W2 | Existing | 33.95 | 0.83 | YES | 243 | 59.00 | 0.85 | YES | 21.00 | 0.71 | YES | | | | | | |
| | | | Proposed | 28.26 | | | | 50.00 | | | 15.00 | | | 59.00 | | | 21.00 | | |
| | | | | | | | | | | | | | | 50.00 | 0.85 | YES | 15.00 | 0.71 | YES |
| | R3 | W3 | Existing | 33.86 | 0.83 | YES | 243 | 57.00 | 0.89 | YES | 19.00 | 0.84 | YES | | | | | | |
| | | | Proposed | 28.13 | | | | 51.00 | | | 16.00 | | | 57.00 | | | 19.00 | | |
| | | | | | | | | | | | | | | 51.00 | 0.89 | YES | 16.00 | 0.84 | YES |
| | R4 | W4 | Existing | 33.33 | 0.86 | YES | 243 | 55.00 | 0.89 | YES | 17.00 | 0.94 | YES | | | | | | |
| | | | Proposed | 28.67 | | | | 49.00 | | | 16.00 | | | 55.00 | | | 17.00 | | |
| | | | | | | | | | | | | | | 49.00 | 0.89 | YES | 16.00 | 0.94 | YES |
| | R5 | W5 | Existing | 27.33 | 0.93 | YES | 234 | 40.00 | 0.93 | YES | 4.00 | 1.00 | YES | | | | | | |
| | | | Proposed | 25.35 | | | | 37.00 | | | 4.00 | | | 40.00 | | | 4.00 | | |
| | | | | | | | | | | | | | | 37.00 | 0.93 | YES | 4.00 | 1.00 | YES |
| **Courtyard Kingsgate House** | | | | | | | | | | | | | | | | | | | |
| | | W1 | Existing | 16.48 | 0.91 | YES | 240 | 19.00 | 0.79 | YES | 0.00 | 1.00 | YES | | | | | | |

| Floor Ref. | Room Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| First | R1 | | Proposed | 14.92 | | | | 15.00 | | | 0.00 | | | 19.00<br>15.00 | 0.79 | YES | 0.00<br>0.00 | 1.00 | YES |
| | R2 | W2 | Existing<br>Proposed | 10.91<br>9.88 | 0.91 | YES | 240 | 2.00<br>1.00 | 0.50 | YES | 0.00<br>0.00 | 1.00 | YES | 2.00<br>1.00 | 0.50 | YES | 0.00<br>0.00 | 1.00 | YES |
| | R3 | W3 | Existing<br>Proposed | 17.20<br>16.10 | 0.94 | YES | 322°N | 1.00<br>0.00 | *North | *North | 0.00<br>0.00 | *North | *North | | *North | *North | | *North | *North |
| | R4 | W4 | Existing<br>Proposed | 10.26<br>10.26 | 1.00 | YES | 52°N | 0.00<br>0.00 | *North | *North | 0.00<br>0.00 | *North | *North | | *North | *North | | *North | *North |
| | R5 | W5 | Existing<br>Proposed | 17.28<br>17.28 | 1.00 | YES | 52°N | 4.00<br>4.00 | *North | *North | 0.00<br>0.00 | *North | *North | | *North | *North | | *North | *North |
| Second | R1 | W1 | Existing<br>Proposed | 22.96<br>22.11 | 0.96 | YES | 240 | 41.00<br>38.00 | 0.93 | YES | 6.00<br>6.00 | 1.00 | YES | 41.00<br>38.00 | 0.93 | YES | 6.00<br>6.00 | 1.00 | YES |
| | R2 | W2 | Existing<br>Proposed | 17.67<br>17.13 | 0.97 | YES | 240 | 20.00<br>19.00 | 0.95 | YES | 0.00<br>0.00 | 1.00 | YES | 20.00<br>19.00 | 0.95 | YES | 0.00<br>0.00 | 1.00 | YES |
| | R3 | W3 | Existing<br>Proposed | 22.97<br>22.37 | 0.97 | YES | 322°N | 1.00<br>0.00 | *North | *North | 0.00<br>0.00 | *North | *North | | *North | *North | | *North | *North |
| | R4 | W4 | Existing<br>Proposed | 8.62<br>8.60 | 1.00 | YES | 52°N | 0.00<br>0.00 | *North | *North | 0.00<br>0.00 | *North | *North | | *North | *North | | *North | *North |
| Third | R1 | W1 | Existing<br>Proposed | 36.17<br>36.17 | 1.00 | YES | 52°N | 29.00<br>29.00 | *North | *North | 4.00<br>4.00 | *North | *North | | *North | *North | | *North | *North |
| | R2 | W2 | Existing<br>Proposed | 34.09<br>34.09 | 1.00 | YES | 232 | 63.00<br>63.00 | 1.00 | YES | 23.00<br>23.00 | 1.00 | YES | 63.00<br>63.00 | 1.00 | YES | 23.00<br>23.00 | 1.00 | YES |
| **Coopers Arms PH 164 Kilburn High Road** | | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1 | Existing<br>Proposed | 9.41<br>9.62 | 1.02 | YES | 55°N | 0.00<br>0.00 | *North | *North | 0.00<br>0.00 | *North | *North | | | | | | |

| Floor Ref. | Room Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | *North | *North | | *North | *North |
| First | R1 | W1 | Existing | 17.75 | 1.01 | YES | 55°N | 5.00 | *North | *North | 0.00 | *North | *North | | | | | | |
| | | | Proposed | 17.94 | | | | 5.00 | | | 0.00 | | | | | | | | |
| | | W2 | Existing | 13.92 | 1.04 | YES | 55°N | 8.00 | *North | *North | 0.00 | *North | *North | | | | | | |
| | | | Proposed | 14.50 | | | | 8.00 | | | 0.00 | | | | | | | | |
| | | | | | | | | | | | | | | | *North | *North | | *North | *North |
| Second | R1 | W1 | Existing | 23.36 | 0.98 | YES | 55°N | 0.00 | *North | *North | 0.00 | *North | *North | | | | | | |
| | | | Proposed | 22.95 | | | | 0.00 | | | 0.00 | | | | | | | | |
| | | | | | | | | | | | | | | | *North | *North | | *North | *North |
| | R2 | W2 | Existing | 27.87 | 0.90 | YES | 55°N | 12.00 | *North | *North | 0.00 | *North | *North | | | | | | |
| | | | Proposed | 25.05 | | | | 12.00 | | | 0.00 | | | | | | | | |
| | | | | | | | | | | | | | | | *North | *North | | *North | *North |

| Floor Ref. | Room Ref. | Room Attribute | Property Type | | Room Area | Lit Area Existing | Lit Area Proposed | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|
| **Earl of Derby PH** | | | | | | | | | |
| First | R1 | Assumed | Commercial | Area m2 | 48.21 | 48.21 | 48.21 | | |
| | | | | % of room | | 100.00% | 100.00% | 1.00 | YES |
| Second | R1 | Assumed | Residential | Area m2 | 24.21 | 24.21 | 24.21 | | |
| | | | | % of room | | 100.00% | 100.00% | 1.00 | YES |
| Second | R2 | Assumed | Residential | Area m2 | 11.52 | 11.37 | 11.37 | | |
| | | | | % of room | | 98.71% | 98.71% | 1.00 | YES |
| Second | R3 | Assumed | Residential | Area m2 | 11.52 | 11.36 | 11.36 | | |
| | | | | % of room | | 98.68% | 98.68% | 1.00 | YES |
| **159 Kilburn High Road** | | | | | | | | | |
| First | R2 | Assumed | Residential | Area m2 | 21.72 | 18.97 | 16.21 | | |
| | | | | % of room | | 87.33% | 74.64% | 0.85 | YES |
| Second | R2 | Assumed | Residential | Area m2 | 21.72 | 18.08 | 18.08 | | |
| | | | | % of room | | 83.25% | 83.25% | 1.00 | YES |
| Third | R2 | Assumed | Residential | Area m2 | 21.72 | 18.56 | 18.56 | | |
| | | | | % of room | | 85.47% | 85.47% | 1.00 | YES |
| **161 Kilburn High Road** | | | | | | | | | |
| First | R1 | Assumed | Residential | Area m2 | 22.25 | 18.67 | 15.87 | | |
| | | | | % of room | | 83.90% | 71.33% | 0.85 | YES |
| Second | R1 | Assumed | Residential | Area m2 | 22.25 | 18.09 | 18.09 | | |
| | | | | % of room | | 81.32% | 81.32% | 1.00 | YES |
| Third | R1 | Assumed | Residential | Area m2 | 22.25 | 18.84 | 18.84 | | |
| | | | | % of room | | 84.66% | 84.66% | 1.00 | YES |
| **163 Kilburn High Road** | | | | | | | | | |
| First | R1 | Assumed | Residential | Area m2 | 22.53 | 16.90 | 15.54 | | |
| | | | | % of room | | 75.00% | 68.98% | 0.92 | YES |
| Second | R1 | Assumed | Residential | Area m2 | 22.53 | 19.07 | 19.07 | | |
| | | | | % of room | | 84.67% | 84.67% | 1.00 | YES |
| Third | R1 | Assumed | Residential | Area m2 | 22.53 | 19.07 | 19.07 | | |
| | | | | % of room | | 84.67% | 84.67% | 1.00 | YES |
| **178 Kilburn High Road** | | | | | | | | | |
| First | R1 | Assumed | Residential | Area m2 | 4.87 | 4.38 | 0.00 | | |
| | | | | % of room | | N.A | N.A | 0.00 | N.A |
| Second | R1 | Assumed | Residential | Area m2 | 13.56 | 13.47 | 13.40 | | |
| | | | | % of room | | 99.35% | 98.86% | 1.00 | YES |
| Third | R1 | Assumed | Residential | Area m2 | 12.07 | 11.53 | 11.49 | | |
| | | | | % of room | | 95.47% | 95.15% | 1.00 | YES |
| **10 Kingsgate Place** | | | | | | | | | |
| First | R1 | Assumed | Commercial | Area m2 | 9.02 | 7.56 | 7.48 | | |
| | | | | % of room | | 83.76% | 82.93% | 0.99 | YES |
| First | R2 | Assumed | Commercial | Area m2 | 10.97 | 7.92 | 7.03 | | |
| | | | | % of room | | 72.21% | 64.05% | 0.89 | YES |
| First | R3 | Assumed | Commercial | Area m2 | 11.28 | 6.41 | 5.92 | | |
| | | | | % of room | | 56.82% | 52.47% | 0.92 | YES |
| Second | R1 | Assumed | Commercial | Area m2 | 8.70 | 8.38 | 7.31 | | |
| | | | | % of room | | 96.32% | 84.11% | 0.87 | YES |
| Second | R2 | Assumed | Commercial | Area m2 | 13.20 | 12.81 | 12.36 | | |
| | | | | % of room | | 97.07% | 93.70% | 0.97 | YES |
| Second | R3 | Assumed | Commercial | Area m2 | 12.18 | 11.42 | 10.02 | | |
| | | | | % of room | | 93.75% | 82.28% | 0.88 | YES |
| Second | R4 | Assumed | Commercial | Area m2 | 9.02 | 8.32 | 8.31 | | |
| | | | | % of room | | 92.19% | 92.09% | 1.00 | YES |
| Second | R5 | Assumed | Commercial | Area m2 | 10.97 | 9.60 | 9.60 | | |
| | | | | % of room | | 87.50% | 87.48% | 1.00 | YES |
| Second | R6 | Assumed | Commercial | Area m2 | 11.28 | 8.35 | 8.18 | | |

| Floor Ref. | Room Ref. | Room Attribute | Property Type | | Room Area | Lit Area Existing | Lit Area Proposed | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|
| | | | | % of room | | 74.05% | 72.51% | 0.98 | YES |
| Third | R1 | Assumed | Commercial | Area m2 | 3.80 | 3.18 | 3.18 | | |
| | | | | % of room | | 83.68% | 83.68% | 1.00 | YES |
| Third | R2 | Assumed | Commercial | Area m2 | 8.70 | 8.40 | 8.37 | | |
| | | | | % of room | | 96.55% | 96.23% | 1.00 | YES |
| Third | R3 | Assumed | Commercial | Area m2 | 13.20 | 12.84 | 12.84 | | |
| | | | | % of room | | 97.33% | 97.33% | 1.00 | YES |
| Third | R4 | Assumed | Commercial | Area m2 | 12.18 | 11.42 | 11.37 | | |
| | | | | % of room | | 93.81% | 93.34% | 0.99 | YES |
| Third | R5 | Assumed | Commercial | Area m2 | 31.06 | 30.87 | 30.86 | | |
| | | | | % of room | | 99.39% | 99.38% | 1.00 | YES |
| **Courtyard Kingsgate House** | | | | | | | | | |
| First | R1 | Assumed | Residential | Area m2 | 11.35 | 6.85 | 6.85 | | |
| | | | | % of room | | 60.31% | 60.31% | 1.00 | YES |
| First | R2 | Assumed | Residential | Area m2 | 10.18 | 3.44 | 3.44 | | |
| | | | | % of room | | 33.81% | 33.81% | 1.00 | YES |
| First | R3 | Assumed | Residential | Area m2 | 11.11 | 9.50 | 9.49 | | |
| | | | | % of room | | 85.48% | 85.42% | 1.00 | YES |
| First | R4 | Assumed | Residential | Area m2 | 13.11 | 4.02 | 4.02 | | |
| | | | | % of room | | 30.69% | 30.69% | 1.00 | YES |
| First | R5 | Assumed | Residential | Area m2 | 11.99 | 7.95 | 7.95 | | |
| | | | | % of room | | 66.30% | 66.30% | 1.00 | YES |
| Second | R1 | Assumed | Residential | Area m2 | 11.35 | 8.22 | 8.22 | | |
| | | | | % of room | | 72.38% | 72.38% | 1.00 | YES |
| Second | R2 | Assumed | Residential | Area m2 | 10.18 | 4.90 | 4.90 | | |
| | | | | % of room | | 48.09% | 48.09% | 1.00 | YES |
| Second | R3 | Assumed | Residential | Area m2 | 11.11 | 10.52 | 10.52 | | |
| | | | | % of room | | 94.65% | 94.65% | 1.00 | YES |
| Second | R4 | Assumed | Residential | Area m2 | 11.99 | 8.73 | 8.73 | | |
| | | | | % of room | | 72.78% | 72.78% | 1.00 | YES |
| Third | R1 | Assumed | Residential | Area m2 | 3.00 | 2.70 | 2.70 | | |
| | | | | % of room | | 89.83% | 89.83% | 1.00 | YES |
| Third | R2 | Assumed | Residential | Area m2 | 10.50 | 9.88 | 9.88 | | |
| | | | | % of room | | 94.12% | 94.12% | 1.00 | YES |
| **Coopers Arms PH 164 Kilburn High Road** | | | | | | | | | |
| Ground | R1 | Assumed | Commercial | Area m2 | 24.09 | 6.05 | 6.04 | | |
| | | | | % of room | | 25.14% | 25.08% | 1.00 | YES |
| First | R1 | Assumed | Residential | Area m2 | 24.09 | 21.27 | 21.31 | | |
| | | | | % of room | | 88.29% | 88.46% | 1.00 | YES |
| Second | R1 | Assumed | Residential | Area m2 | 15.54 | 11.06 | 11.05 | | |
| | | | | % of room | | 71.18% | 71.10% | 1.00 | YES |
| Second | R2 | Assumed | Residential | Area m2 | 15.54 | 11.66 | 11.21 | | |
| | | | | % of room | | 75.02% | 72.09% | 0.96 | YES |

## General Disclaimer

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