AVISON YOUNG

Planning Daylight & Sunlight Report

2-4 Shoot Up Hill, NW2

Notting Hill Genesis

May 2021

Contents

Appendices

Prepared By: Richard Nosworthy

Date: May 2021

For and on behalf of Avison Young

1. Introduction

1.1 Avison Young has been instructed by Notting Hill Genesis to assess the impact of the proposed development at 2-4 Shoot Up Hill, Camden, NW2 in respect of Daylight, Sunlight and Overshadowing matters.

1.2 This report considers the potential effects that the Proposed Development may have upon neighbouring residential properties and overshadowing to sensitive neighbouring amenity areas. Also, the daylight and sunlight quality with the proposed residential units and external amenity spaces. These have been undertaken by reference to the Building Research Establishment (*BRE Guidelines, Site Layout Planning for Daylight & Sunlight – A Guide to Good Practice, 2011*).

2. Sources of Information and Assumptions

2.1 A detailed 3D computer model of the site and surrounding context had been built utilising the below information;

Existing Site and Surrounding Buildings;

2.2 Survey drawings issued by EDI Survey Ltd on the 4 October 2018 have been used in the creation of our 3D analysis model (17309_Elevations & Section Final and 17309_Topographic Survey_Final). Best estimates have been made in relation to the use class of the neighbouring properties.

2.3 Avison Young have not undertaken any internal inspections of the surrounding properties. Whilst research has undertaken on the local authority's on-line planning archive, this has not provided layout plans. As such all room layouts and uses are based on reasonable assumptions.

Proposed Scheme Information;

2.4 The information issued to Avison Young on the 07 January 2021, produced by Fraser Brown MacKenna Architects has been used to create the proposed model. This included the following information;

- 956-P-1000-Proposed Site Plan
- 956-P-1002-Proposed Ground Floor Plan
- 956-P-1003-Proposed First Floor Plan
- 956-P-1004-Proposed Second Floor Plan
- 956-P-1005-Proposed Third Floor Plan
- 956-P-1006-Proposed Roof Plan
- 956-P-2101 _Proposed South Elevation
- 956-P-2102 _Proposed West Elevation
- 956-P-2103 _Proposed North Elevation
- 956-P-3101 _Section AA
- 956-P-3102 _Section BB
- 956-P-3103 _Section CC

3. Daylight/Sunlight Scheme Assessment

3.1 In accordance with the 2011 BRE Guidelines, only neighbouring residential properties have been considered for the daylight and sunlight technical assessment as they are recognised as having a greater requirement for daylight and sunlight than commercial properties (BRE Guidelines - Site Layout Planning for Daylight and Sunlight, A guide to good practice - Page 7, Section 2.2.2).

3.2 Non-habitable rooms such as bathrooms, WCs, store rooms and circulation spaces (such as hallways) have been discounted from our analysis in accordance with the Guidelines (see BRE Guidelines, Page 7, Section 2.2.2).

3.3 The following residential properties are in close proximity to the Proposed Development and thus have been considered for the daylight/sunlight assessment:

- 2 and 4 Shoot Up Hill (SH50/07/BRE/38)
- 6 Shoot Up Hill (SH50/07/BRE/37)
- Claudius Court (SH50/07/BRE/39)
- 1-2 Garlinge Road (SH50/07/BRE/40)
- 1 Maygrove Road (SH50/07/BRE/42)
- 2 Maygrove Road (SH50/07/BRE/41)
- 2A Maygrove Road (SH50/07/BRE/41)

3.4 Appendix III provides the Daylight and Sunlight analysis tables and associated No Sky-line contour drawings (SH50/07 BRE/37-41), upon which the following report is based.

3.5 These properties are discussed in further detail below:

2 and 4 Shoot Up Hill (SH50/07/BRE/38)

Daylight

3.6 2 and 4 Shoot Up Hill are located directly to the West of the site. We were unable to obtain floor plans for these properties and therefore reasonable assumptions have been made as to the room layouts based upon external observation. Due to their orientation to that of the site, the rear windows look toward the proposed development site. It has been assumed that the windows in question serve habitable rooms and have therefore been tested.

3.7 18 windows serving 16 rooms between the ground and third floors have been assessed.

3.8 Of the 18 windows considered, nine will fully comply with the VSC criteria by virtue of retaining an absolute VSC value of 27%.

3.9 The remaining nine windows will experience reductions between 20.06% and 32.96%, which are above the 20% considered likely to be noticeable by the BRE Guidelines. These nine windows however still retain absolute value in excess of 19% VSC and could be considered good and commensurate with an urban location.

3.10 In relation to NSL within the rooms, based on assumed layouts, of the 16 rooms assessed, eight will satisfy the recommended NSL criteria. Of the remaining eight, reductions range between 23.14% and 44.35% of the room area. All rooms retain daylight distribution over 50% of the room area which is commensurate with an urban location. The room layouts applied are generous and as such, if they are found to be smaller, then an even larger proportion of the room will remain day-lit.

3.11 Applying the ADF test as a comparative study, 10 of the 16 rooms retain 0.8 of their former value. The remaining six rooms exceed 20% reductions, albeit one very marginally at 20.21%, with the remaining five ranging between 22.31% and 27.04%. All the rooms however demonstrate low existing values, such that it could be considered that several of the daylight reductions manifest themselves as a disproportionate percentage changes.

Sunlight

3.12 In relation to sunlight, the relevant windows do not face within 90° of due south. As such they do not have reasonable expectation of achieving the BRE guideline value and have therefore not been considered further.

6 Shoot Up Hill (SH50/07/BRE/37)

6 Shoot Up Hill is located directly to the North-West of the site. We were not able to obtain floor plans for this property and therefore reasonable assumptions have been made as to the room layouts based upon external observation

Daylight

3.13 Five windows serving four rooms between the ground and third floors have been assessed.

3.14 All four rooms that have been assessed will satisfy the BRE guidelines NSL criteria by virtue of retaining 0.8 of their former value.

Sunlight

3.15 In relation to sunlight, the relevant windows do not face within 90° of due south. As such they do not have reasonable expectation of achieving the BRE guideline value and have therefore not been considered further.

Claudius Court (SH50/07/BRE/39)

3.16 Situated to the North of the development, this property appears to be residential throughout arranged over three floors. As no plans where located the room sizes and uses have been estimated.

Daylight

3.17 Twelve windows serving six rooms between ground and second floor have been assessed.

3.18 All twelve windows fully comply with the VSC criteria by virtue of retaining an absolute VSC value of 27%.

3.19 In regards to the daylight within the room, applying the NSL test, four of the six rooms considered will see reductions in excess of the 20% guideline, with the ground floor rooms reduced by 30.25% and 36.94%, and the first floor rooms reduced by 21.46% and 26.00%. All rooms however will retain daylight to over 57%, between 57.82% and 74.67% of the total room area. The remaining two rooms satisfy the test by virtue of retaining daylight to over 80% of the room area.

3.20 In relation to the ADF test, when considered as a comparative study, all of the rooms assessed retain 0.8 of their former value

Sunlight

3.21 The sunlight APSH assessment has only been undertaken in relation to windows that face within 90° due south. The results indicate that these windows will retain the 25% annual and 5% winter sunlight BRE guideline values.

1-2 Garlinge Road (SH50/07/BRE/40)

3.22 Situated to the North of the development these properties are thought to be residential use throughout. As no plans where located the room sizes and uses have been estimated.

Daylight

3.23 Our analysis is based upon the assumption of 12 windows serving 12 rooms between the ground and second floors.

3.24 The results indicate that in respect of VSC (at the window), NSL (within the room) and ADF (within the room), most windows and rooms satisfy the BRE tests by virtue retaining 0.8 of their former values. The exception being four rooms that will see noticeable reductions of the NSL ranging between 20.83% and 30.91%. However the majority of these rooms demonstrate restricted access to daylight in the existing conditions, resulting in greater proportionate percentage change.

Sunlight

3.25 For sunlight, the APSH assessment indicates that all windows will retain the 25% annual and 5% winter sunlight BRE guideline values. The only exception being one ground floor winter sunlight reduction, however this window will still retain 3%, which is commensurate with an urban location.

1 Maygrove Road (SH50/07/BRE/42)

3.26 Situated to the East of the development, this property appears to be residential throughout. We were able to obtain floor plans from planning records for this property and have assessed 19 windows serving eight rooms between the basement and second floor.

Daylight

3.27 The Daylight analysis for VSC (at the windows) indicates that all windows assessed would either retain in excess of the default BRE recommendation of at least 27%VSC or experience less than 20% difference (i.e. unnoticeable).

Sunlight

3.28 The APSH assessment results showed that all rooms would achieve the default BRE recommendations or experience no noticeable change post development.

2 Maygrove Road (SH50/07/BRE/41)

3.29 Situated to the South of the site, based on assumed layouts, 14 windows serving six rooms between the ground and second floor have been assessed.

Daylight

3.30 Applying the VSC test, 13 windows satisfy the guideline by virtue of retaining 0.8 of the former value. The one remaining window will see a reduction of 27.96%; however, this is one of three windows serving the same room. The remaining windows satisfying the guidelines and as such the room to which it serves will remain well day-lit.

3.31 Both the NSL and ADF tests confirm that the rooms all retain at least 0.8 of their former value and are therefore satisfy the guidelines.

Sunlight

3.32 In relation to sunlight, none of windows looking toward the proposed development face within 90° of due south. As such, they do not have reasonable expectation of achieving the BRE guideline values and have not been considered further.

2A Maygrove Road (SH50/07/BRE/41)

Daylight

3.33 This property is situated to the South of the site. Based on assumed layouts, six windows and four rooms have been assessed across three levels.

3.34 The VSC, NSL and ADF tests confirm that the rooms all retain at least 0.8 of their former value and are therefore considered unlikely to see a noticeable change in daylight conditions.

3.35 In relation to sunlight, the relevant windows do not face within 90° of due south. As such they do not have reasonable expectation of achieving the BRE guideline value and have therefore not been considered further.

Time-in-Sun Overshadowing Assessment (Neighbouring Spaces)

3.36 The BRE Guidelines suggest that external amenity areas should be tested to ensure that sufficient sunlight reaches the ground (50% of the total areas for greater than 2 Hours) on 21 March (spring equinox).

3.37 We have undertaken a time in sun assessment for five rear gardens located around the proposed site.

3.38 Appendix IV contains drawings SH50/09 BRE/46 & 47, setting associated time in sun assessment studies in both the 'existing' and 'proposed' condition.

3.39 The analysis indicates that following the implementation of the proposed development, four of the five spaces considered will either retain direct sunlight to over 50% of their total area or a reduction of less than 20%.

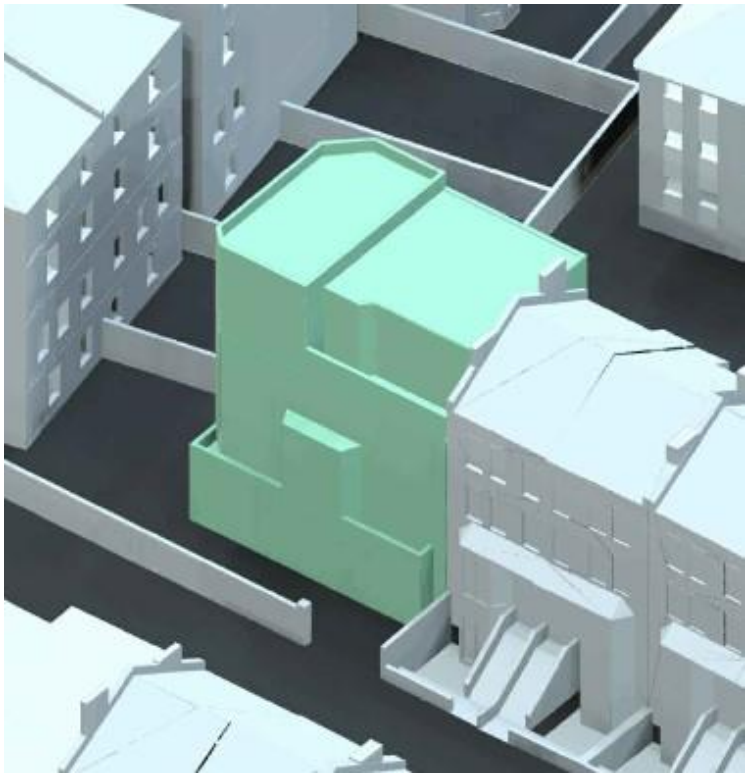
3.40 Only one garden, No.6 Shoot Up Hill, will see are noticeable reduction in direct sunlight, with 8.20% receiving in excess of 2 hours. However, the garden is only just beyond the 50% in the existing situation and as such unfairly reliant on sunlight received over the development site. It is reasonable to expect that the both the area and time in sun will increase in the summer months, when the space more likely to be used.

3.41 Overall, when considering all five spaces as whole, good sunlight availability to the neighbouring gardens is retained.

Internal Daylight and Sunlight Amenity

3.42 By reference to Appendix I, the drawings illustrate graphically the proposal in context with the neighbouring properties.

3.43 We set out below our commentary in relation to daylight and sunlight amenity within habitable of the proposed new dwellings, which can be seen in context by virtue of the 3D view below.



3.44 The technical drawings and tables relating to this study can be found by reference to Appendix I.

Daylight

3.45 We have considered daylight in relation the Average Daylight Factor (ADF) and No Skyline (NSL)/Daylight Distribution (DD) tests. In respect of ADF, we consider the individual minimum criteria for the respective room use, as follows:

- Bedroom – 1%
- Living/Dining – 1.5%
- Kitchen (or room with a kitchen element) – 2%

3.46 For NSL, the rooms are considered by reference to the BRE guideline of the room achieving daylight to 80% of its area.

3.47 For ADF, all 16 (100%) have rooms will exceed the criteria for their particular room use, including the five L/K/Ds in excess of 2% ADF.

3.48 Furthermore, the NSL/DD results indicate that all room considered will be far in excess of the 80% room area daylight criteria.

3.49 We therefore suggest that when considering these two daylight tests, overall, all the rooms should be considered well day-lit and provide adequate natural light to these habitable rooms.

Sunlight

3.50 We have considered sunlight to the windows to the new dwelling in accordance with the BRE's Annual Probable Sunlight Hours (APSH) test. The guidelines suggest that those windows orientated within 90° of due south should achieve guideline values of 25% annual and 5% winter sunlight. We note that a number of windows/rooms face predominately northwards, and these have not been considered, as they have these have not expectation of achieving the BRE's guideline figures.

3.51 Of the relevant rooms containing a window facing 90° of due south, the results indicate that 5 of 7 rooms will be served by at least one window that will achieve the guideline values of 25% annual and 5% winter sunlight. This includes all of the important main habitable rooms. Therefore, the rooms to which they serve will be well sun-lit. The two remaining rooms are bedrooms, which are considered be 'less important' by the reference to the BRE guidelines and such has a lower expectation of sunlight.

Time-in-Sun Overshadowing Assessment (Within the Development)

3.52 The BRE Guidelines suggest that external amenity areas should be tested to ensure that sufficient sunlight reaches the ground (50% of the total areas for greater than 2 Hours) on 21 March (spring equinox) as specified by the BRE and 21 June (summer solstice), when the spaces are more likely to be used.

3.53 We have undertaken a time in sun assessment to the two gardens spaces, located the north and south of the proposed development.

3.54 Appendix V contains drawings SH50/10 BRE/48, setting associated time in sun assessment studies in the 'proposed' condition for 21 March. Appendix VI contains drawings SH50/11 BRE/49, setting associated time in sun assessment studies in the 'proposed' condition for 21 June.

3.55 The analysis indicates that following the implementation of the proposed development, one of the two spaces will achieve direct sunlight to over 50% of their total area on 21 March. One 21 June, both spaces will achieve direct sunlight to over 50% of their total area on 21 June.

3.56 In respect of the space that falls short on 21 March, this is not unexpected due to longer shadows cast during this month and the massing to the south, east and west. However, as the shadow lengths decrease in the summer months (when the space is more likely to be used), there will be less overshadowing affect, satisfying the BRE guidelines in respect of both the time and area considerations.

3.57 In addition, there are also private external amenity spaces to the dwellings that will provide further sitting out areas with access to sunlight.

3.58 Overall, when considering the scheme as a whole, well sunlight amenity spaces will be provided.

4. Summary and Conclusion

4.1 Camden's Borough Council's policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE report 20 'Site Layout Planning for Daylight and Sunlight – A Guide to good Practice.'

4.2 We have undertaken a comprehensive study of the impact of the proposed development on all the relevant rooms in the surrounding dwellings. 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).

4.3 For daylight, the results of our study indicate that the vast majority of windows and rooms tested satisfy the BRE Guidelines recommendations. In relation to the remaining receptors, the analysis indicates that this influenced by factors such as, design and proximity of the neighbouring buildings limiting daylight in the existing condition and the that low level massing existing on the site, representing disproportionate percentage changes. Overall, the majority of rooms will see either no or minor reduction in daylight by reference to the ADF test.

4.4 Sunlight results indicate that in the round, the windows considered will retain high sunlight levels.

4.5 The overshadowing (time in sun) assessment indicates that four of the five gardens assessed on 21 March will fully comply with the BRE Guidelines, which should be considered reasonable in the context on large residential properties in close proximity to one another.

4.6 In respect of daylight and sunlight amenity within the proposed development, the results indicate that there will be a very high degree of daylight and sunlight compliance. Furthermore, all habitable rooms will achieve in excess of their specified daylight requirements.

4.7 We suggest that whilst the results do not indicate total BRE compliance, they are commensurate will other similar urban developments within the borough and as such should be considered to adhere to the London Borough of Camden's planning policy.

Appendix I

Daylight & Sunlight Principles

The BRE Guidelines – Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice are well established and are adopted by most Local Authorities as the appropriate scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

The Introduction of the Guidelines states:

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

The 'flexibility' recommended in the Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical targets within the Guidelines have been derived on the basis of a low density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with higher rise developments in a denser urban environment where the general scale of development is greater. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc., it is also equally valid to apply a degree of flexibility to take account of the effect of these particular design features. This does not mean that the recommendations and targets within the Guidelines can be disregarded but, instead, the 'flexibility' that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience.

Daylighting

In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring premises or for measuring the adequacy of proposed new dwellings. For safeguarding the daylight received by existing neighbouring residential buildings around a proposed development, the relevant recommendations are set out in Section 2.2 of the Guidelines.

The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. First, it is necessary to measure the Vertical Sky Component (VSC) followed by the measurement of internal Daylight Distribution by plotting the position of the 'existing' and 'proposed' no sky line contour.

VSC is measured at the mid-point on the external face of the window serving a habitable room. For the purpose of the Guidelines, a "habitable" room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and circulation space are excluded from this definition. In addition, many Local Authorities make a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen need not be classed as a "habitable" room in its own right.

VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of light from the sky from over the "existing" and "proposed" obstruction caused by buildings or structures in front of the window. As it is measured on the outside face of the window, one of the inevitable shortcomings is that it does not take account of the size of the window or the size or use of the room served by the window. For this reason, the BRE Guidelines require internal Daylight Distribution to be measured in addition to VSC.

The 'No Sky Line' contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This therefore represents those parts within the room where the sky can be seen through the window. This second measure therefore takes account of the size of the window and the size of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known. When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room, can be assessed.

For VSC, the Guidelines states that:

"If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight."

To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. There are however circumstances where the VSC value is already below 27%. In such circumstances, it is permissible to reduce the existing VSC value by a factor of 0.2 (i.e. 20%) so that the value on the 'proposed' conditions remains more than 0.8 times its former value. The scientific reasoning for this permissible margin of reduction is that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes materially noticeable. This factor of reduction applies to VSC, daylight distribution, sunlight and overshadowing.

By contrast, the adequacy of daylight for proposed 'New-Build' dwellings is measured using the standards in the British Standard Code of Practice for Daylighting, BS8206 Part 2.

The British Standard relies upon the use of Average Daylight Factors (ADF) rather than VSC and Daylight Distribution. The use of ADF is referred to in the BRE Guidelines (Appendix C) but its use is usually limited as a supplementary 'check' of internal lighting conditions once the VSC and Daylight Distribution tests have been completed.

ADF is sometimes seen as a more accurate and representative measure of internal lighting conditions as it comprises a greater number of design factors and input variables/coefficients. That is, the value of ADF is derived from:

- The actual amount of daylight received by the window(s) serving the room expressed as the "angle of visible sky" which is derived from the VSC value and therefore represents the amount of light striking the face of the window.
- The loss of transmittance through the glazing.
- The size of the window (net area of glazing).
- The size of the room served by the window(s) (net internal surface area of the room).
- The internal reflectance values of the internal finishes within the room.
- The specific use of the room.

One of the main reasons why ADF is more appropriate for New-Build dwellings is that any of the above input variables can be changed during the course of the design process in order to achieve the required internal lighting values. The ability to make such changes is not usually available when dealing with existing neighbouring buildings.

Unlike the application of VSC and daylight distribution, the British Standard differentiates between different room uses. It places the highest ADF standard on Family Kitchens where the minimum target value is 2% df. Living Rooms should achieve 1.5% df, and Bedrooms 1.0% df.

Sunlighting

The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE Guidelines.

The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the internationally accepted test date for measuring sunlight is the spring equinox (21 March), on which day the United Kingdom has equal periods of daylight and darkness and sunlight is available from approximately 08:30hrs to 17:30hrs. In addition, on that date, sunlight received perpendicular to the face of a window would only be received where that window faces within 90º of due south. The BRE Guidelines therefore limit the extent of testing for sunlight where a window faces within 90º of due south.

The sunlight standards are normally applied to the principal Living Room within each dwelling rather than to kitchens and bedrooms.

The recommendation for sunlight is:

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should still receive enough sunlight .

Any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight."

A good level of sunlight will therefore be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. Where sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable.

Appendix II

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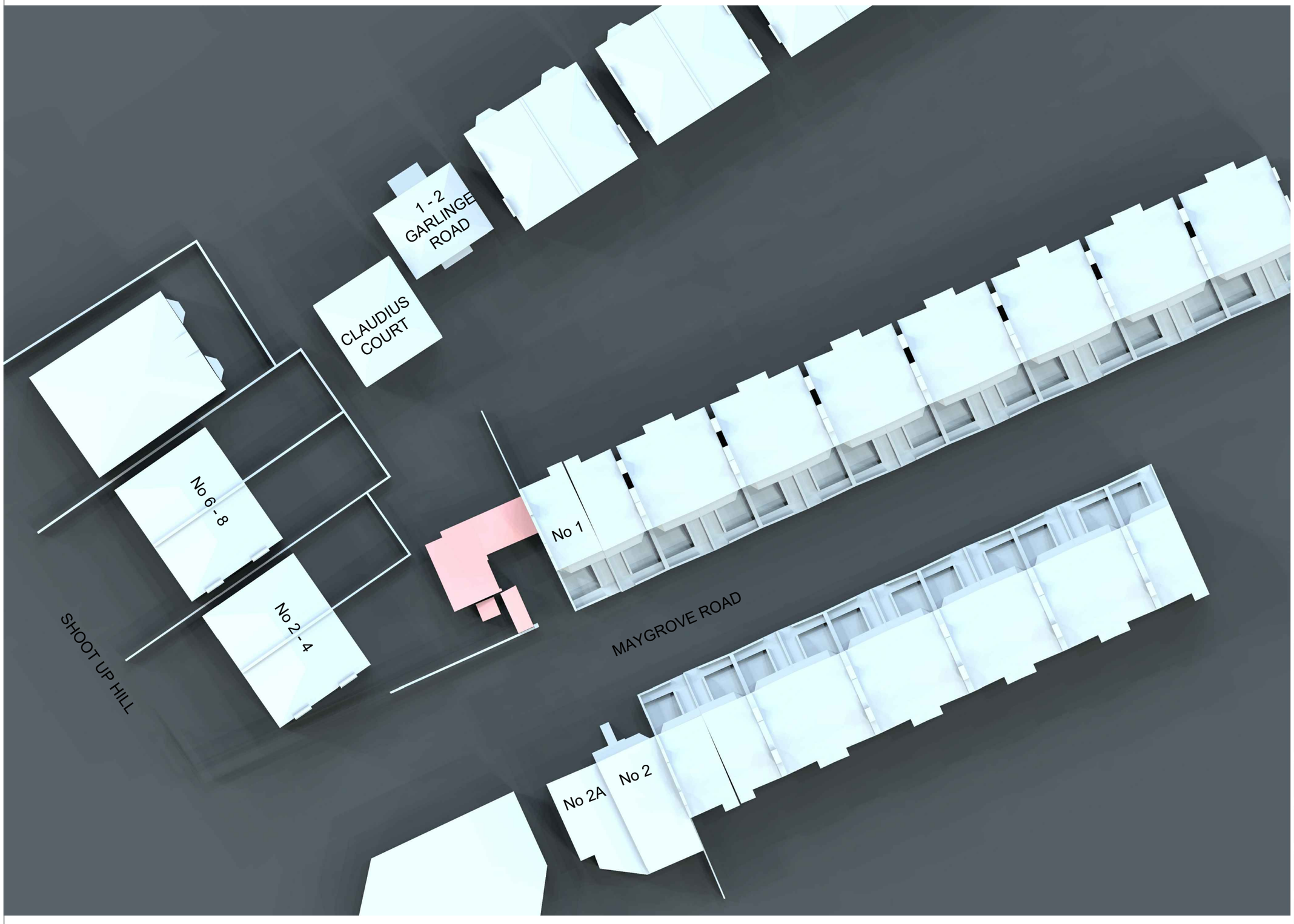
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



Sources of Information

EXISTING BUILDING
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17309_Topographic Survey_Final

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PROPOSED BUILDING
INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
956-P-1000-Site Plan
956-P-1002 TO 1006 Floor Plans
956-P-2101 to 2103 _Proposed Elevations
956-P-3101 to 3103 _Sections

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Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

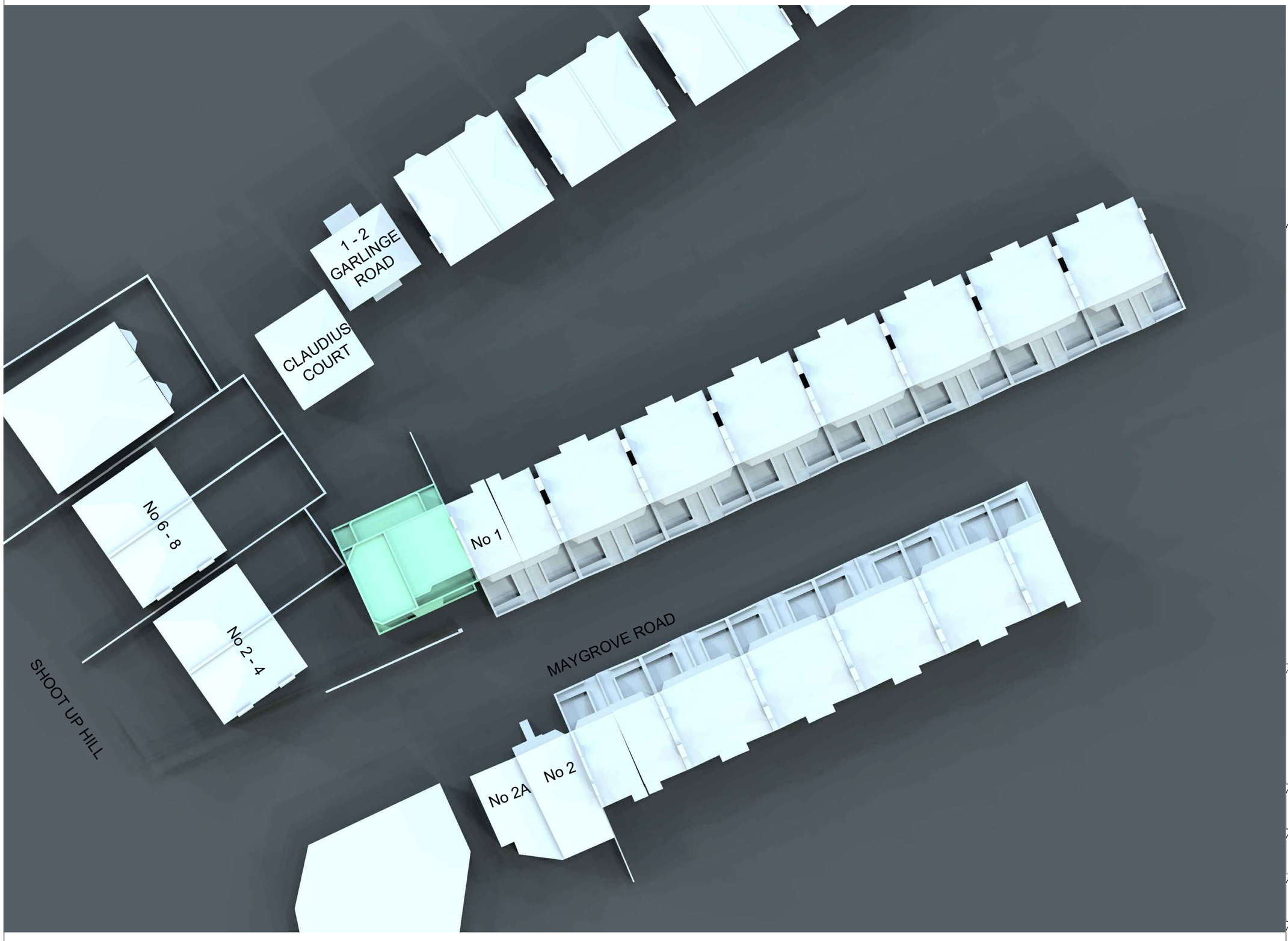
Drawing Title
PLAN VIEW
EXISTING

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	N/A	28 JAN 2021

Project No.	Drawing No.	Revision
SH50/07	BRE/33	-

Existing Plan View

A3



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PROPOSED

Drawn By	Chk'd By	Scale @ A3	Date
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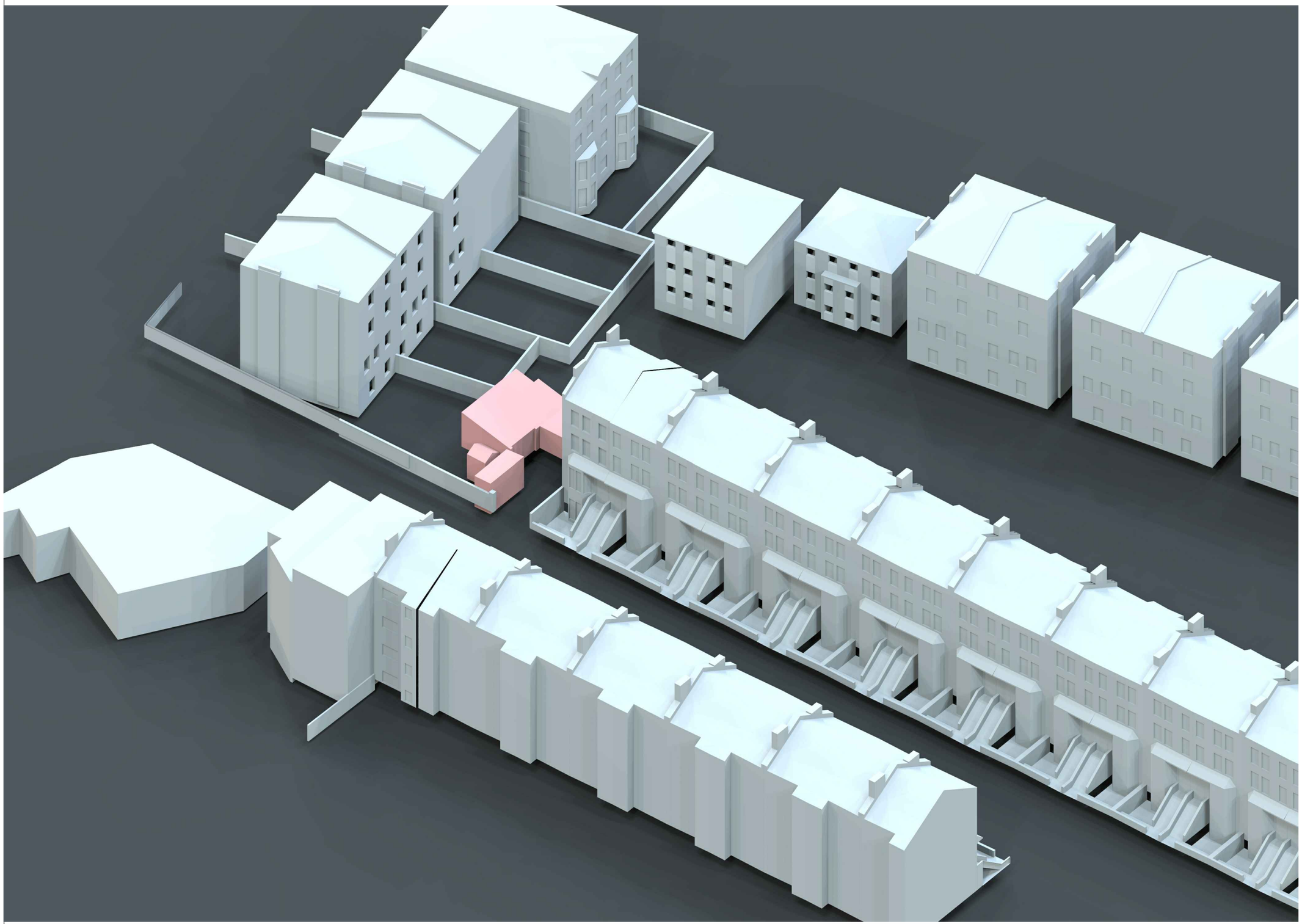
Project No.	Drawing No.	Revision
SH50/07	BRE/35	-

Proposed Plan View

A3



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Drawing Title
3D VIEW
EXISTING

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Existing 3D View

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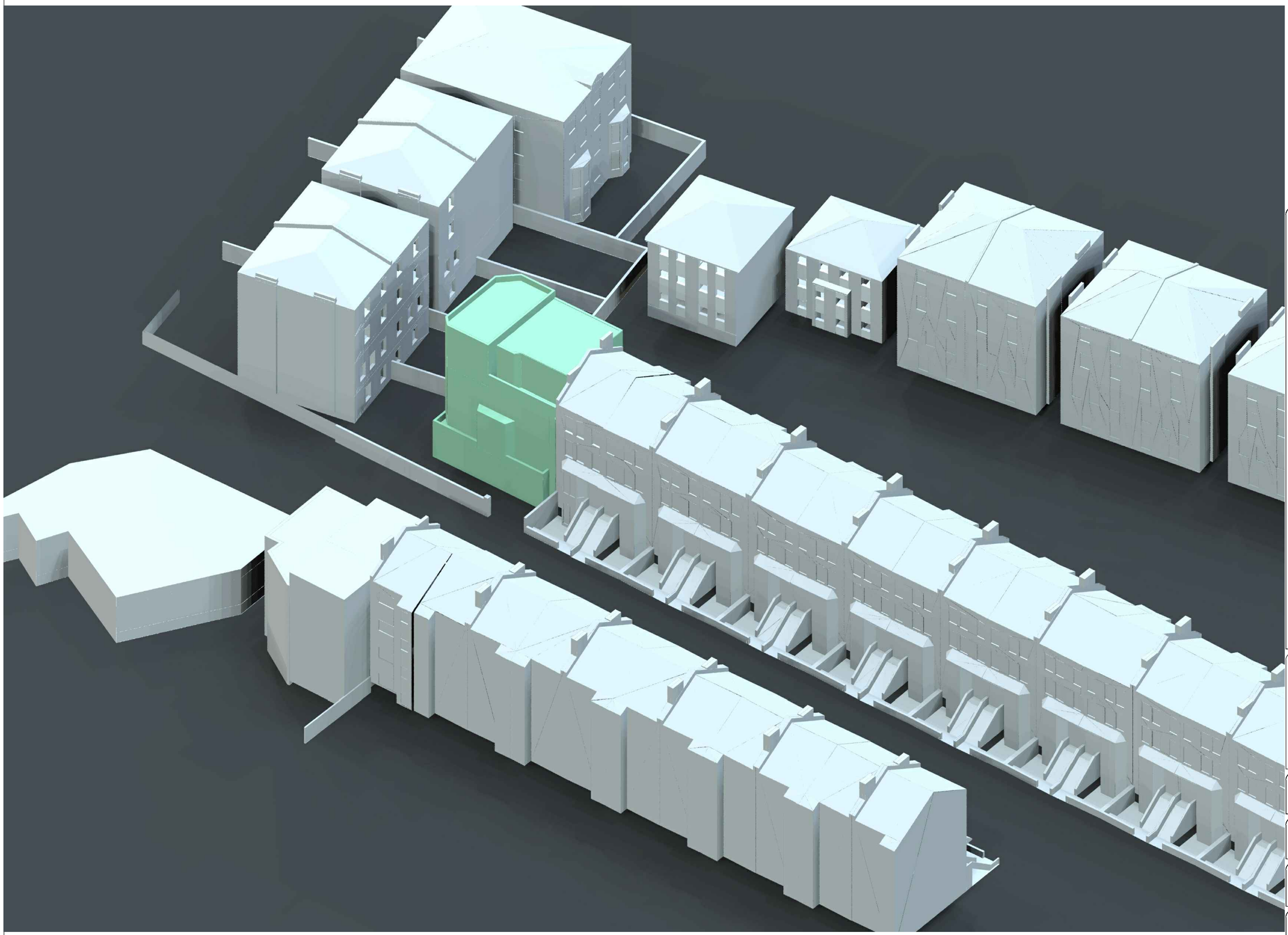

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LONDON

Client
NOTTING HILL GENESIS

Drawing Title
3D VIEW
PROPOSED

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	N/A	28 JAN 2021

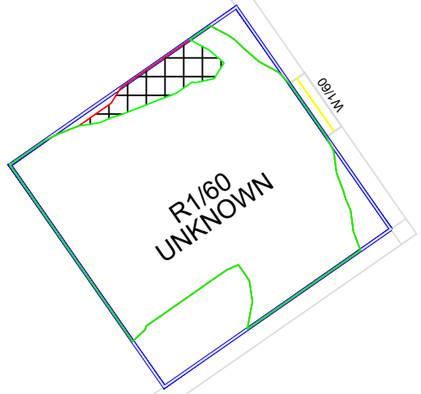
Project No.	Drawing No.	Revision
SH50/07	BRE/36	-

Proposed 3D View

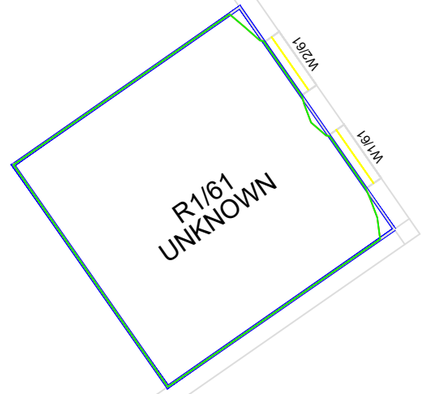
A3

Appendix III

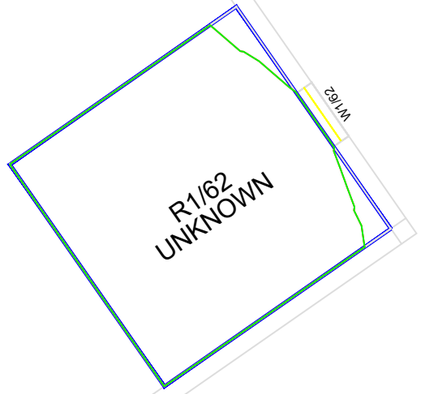
Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



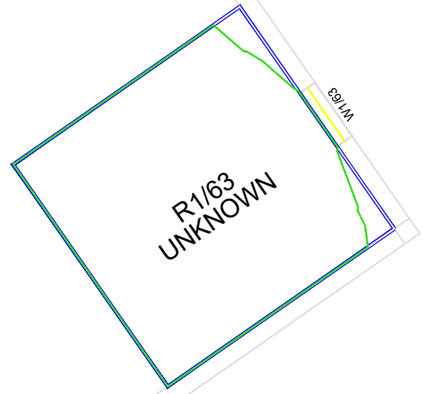
GROUND



FIRST



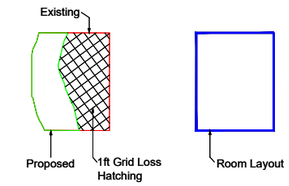
2ND



THIRD

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

SURROUNDING BUILDINGS
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

PROPOSED BUILDING
INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
956-P-1000-Site Plan
956-P-1002 TO 1006 Floor Plans
956-P-2101 to 2103 _Proposed Elevations
956-P-3101 to 3103 _Sections

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

Drawing Title
NO SKY LINE CONTOURS FOR
6 - 8 SHOOT UP HILL

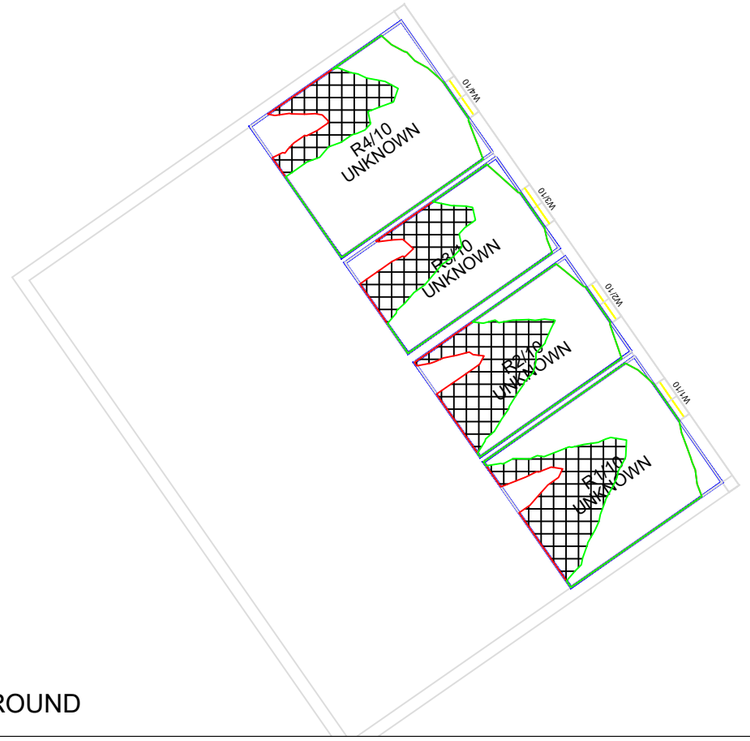
Drawn By	Chk'd By	Scale @ A3	Date
RR	-	1:100	28 JAN 2021

Project No.	Drawing No.	Revision
SH50/07	BRE/37	-

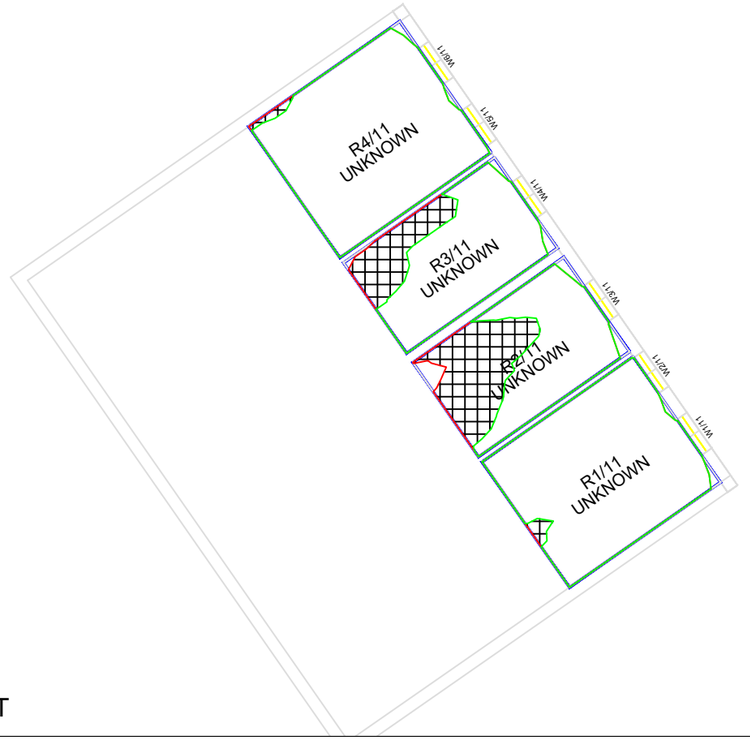
Daylight

A3

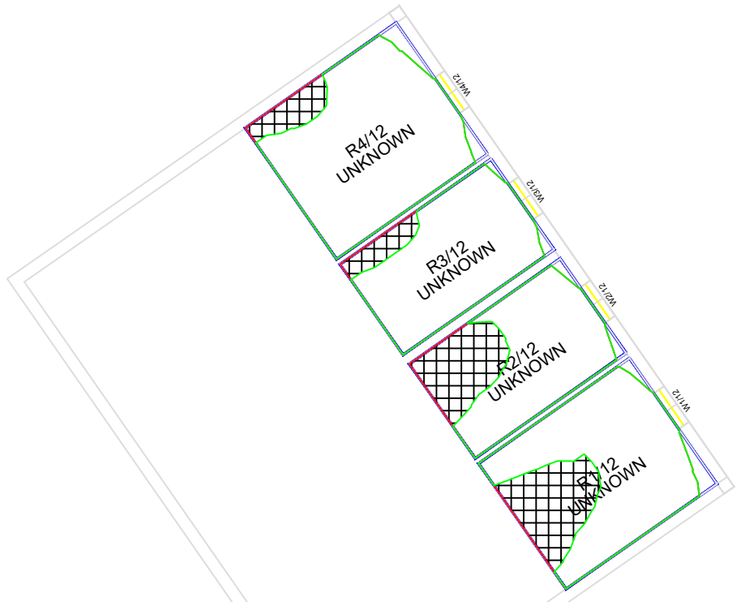
Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



GROUND



FIRST

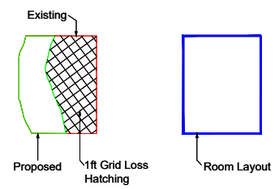


2ND

THIRD

Legend

Daylight



Existing No-Sky Line Contour
Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

SURROUNDING BUILDINGS
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

PROPOSED BUILDING
INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
956-P-1000-Site Plan
956-P-1002 TO 1006 Floor Plans
956-P-2101 to 2103 _Proposed Elevations
956-P-3101 to 3103 _Sections

AVISON YOUNG
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Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

Drawing Title
NO SKY LINE CONTOURS FOR
2 & 4 SHOOT UP HILL

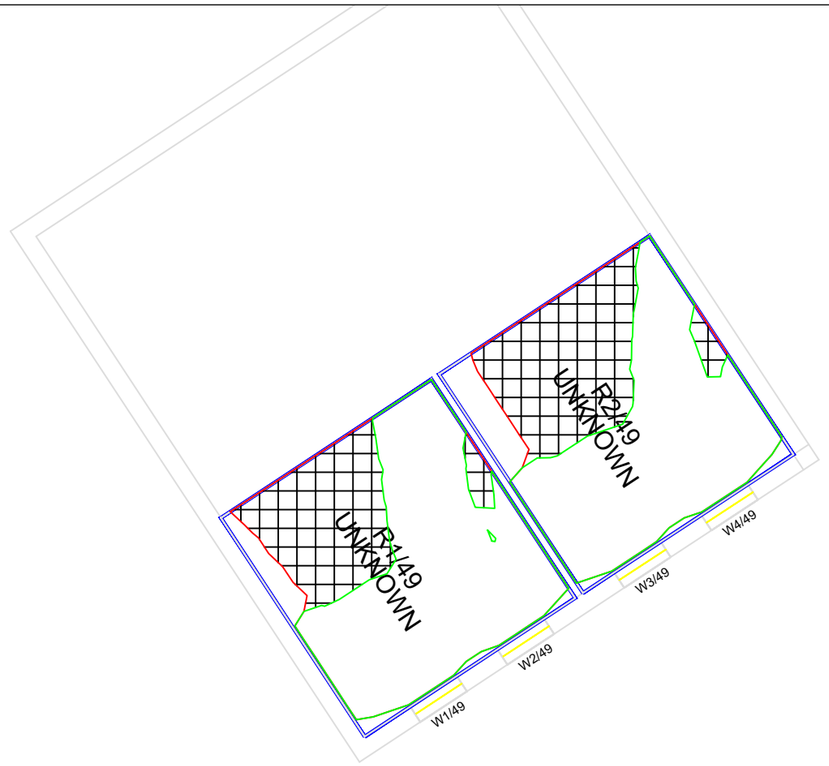
Drawn By	Chk'd By	Scale @ A3	Date
RR	-	1:150	28 JAN 2021

Project No.	Drawing No.	Revision
SH50/07	BRE/38	-

Daylight

A3

GROUND



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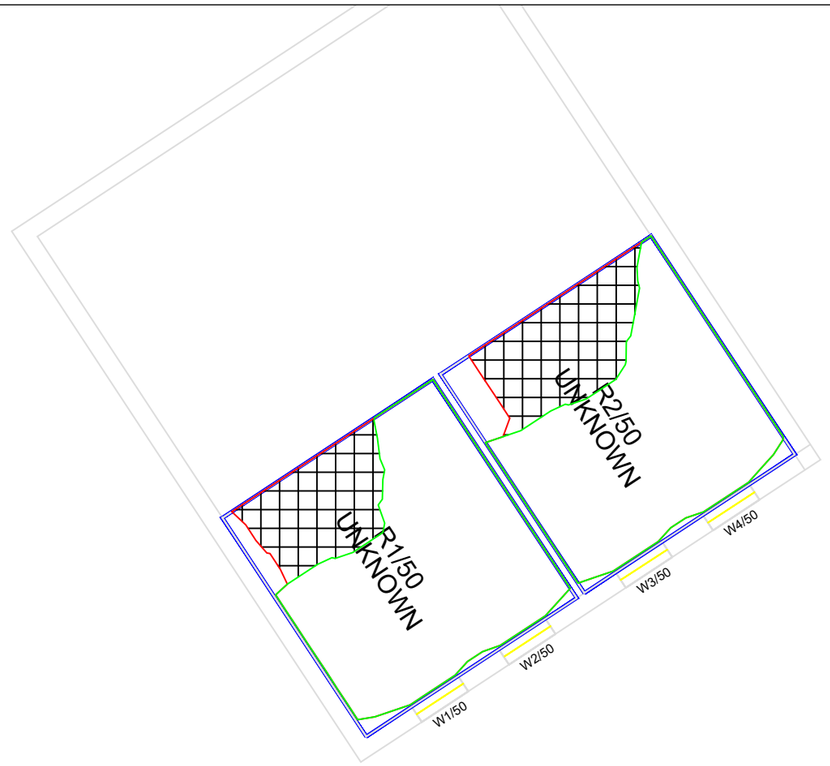
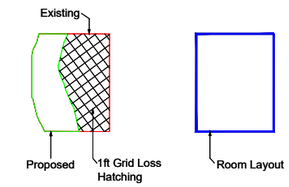


2ND

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

SURROUNDING BUILDINGS

EDI Surveys Ltd 04 OCT 2018
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17309_Topographic Survey_Final

PROPOSED BUILDING

INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
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956-P-1002 TO 1006 Floor Plans
956-P-2101 to 2103 _Proposed Elevations
956-P-3101 to 3103 _Sections

AVISON YOUNG

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65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

Drawing Title
NO SKY LINE CONTOURS FOR CLAUDIUS COURT

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	1:100	28 JAN 2021

Project No.	Drawing No.	Revision
SH50/07	BRE/39	-

Daylight

A3

Do not scale this drawing.
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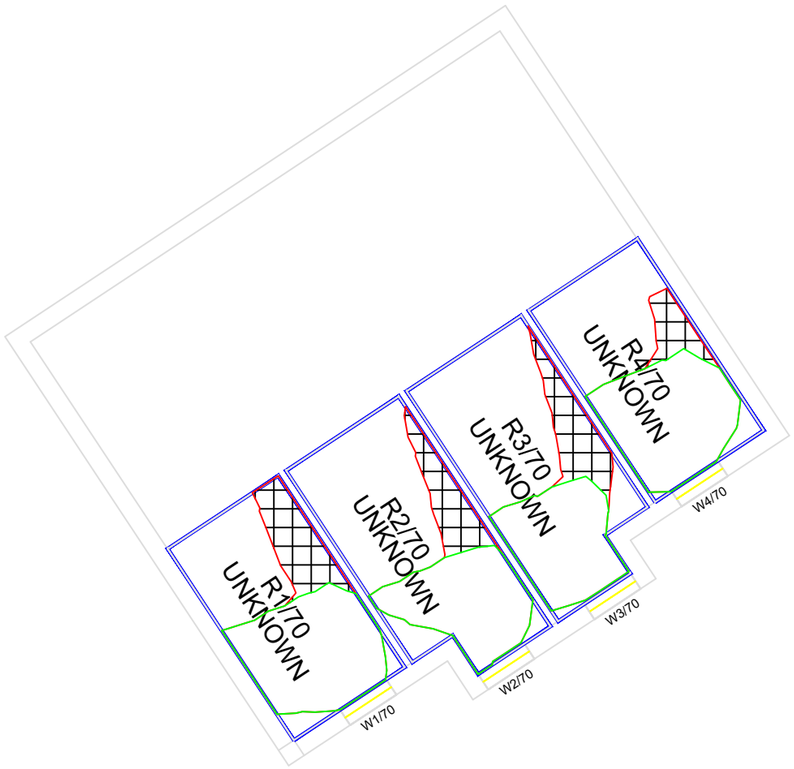
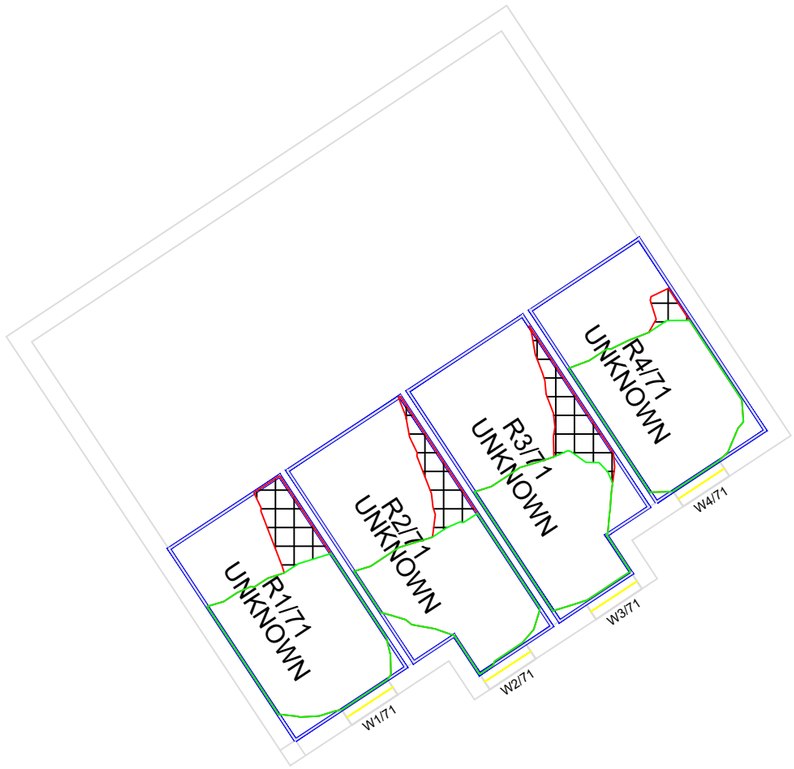
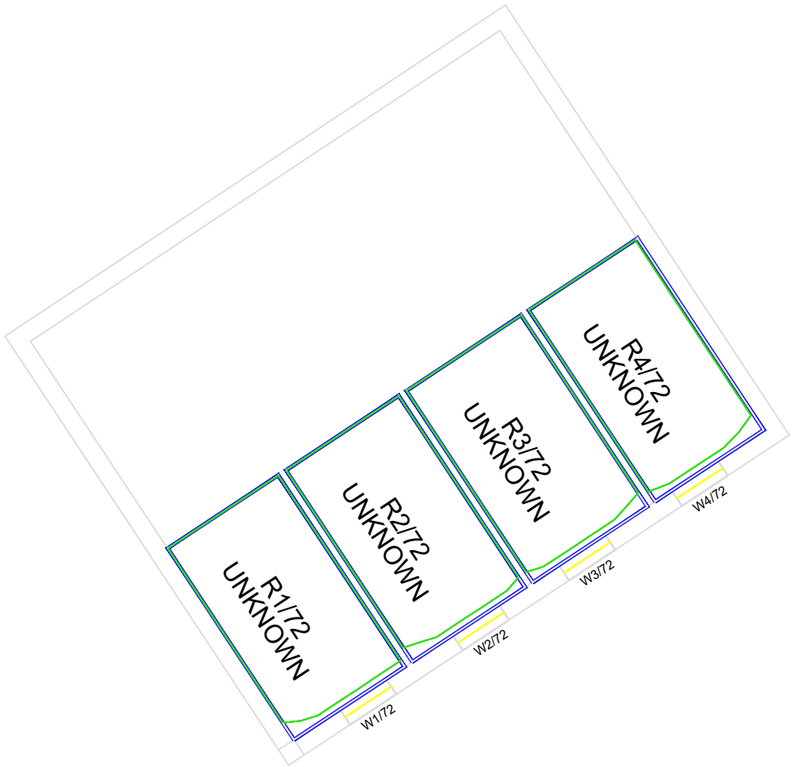


GROUND



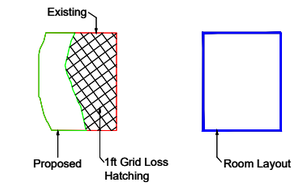
FIRST



2ND

Legend

Daylight



Existing No-Sky Line Contour
Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

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EDI Surveys Ltd 04 OCT 2018
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17309_Topographic Survey_Final

PROPOSED BUILDING
INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
956-P-1000-Site Plan
956-P-1002 TO 1006 Floor Plans
956-P-2101 to 2103 _Proposed Elevations
956-P-3101 to 3103 _Sections

AVISON YOUNG
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www.gva.co.uk

Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

Drawing Title
NO SKY LINE CONTOURS FOR
1 - 2 GARLINGE ROAD

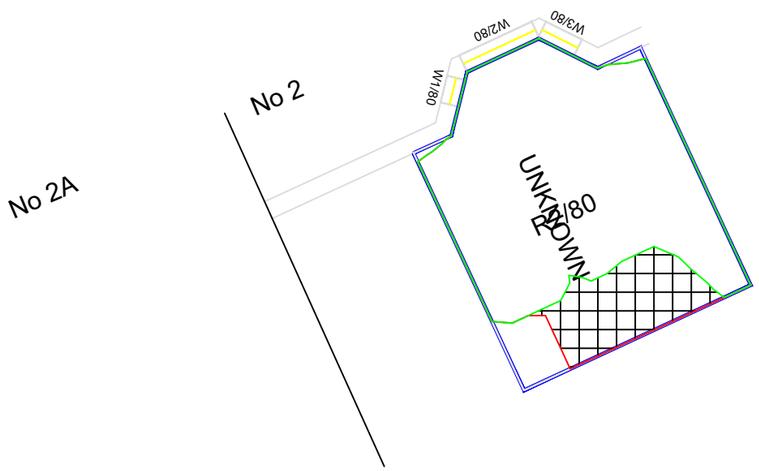
Drawn By	Chk'd By	Scale @ A3	Date
RR	-	1:100	07 FEB 2020

Project No.	Drawing No.	Revision
SH50/07	BRE/40	-

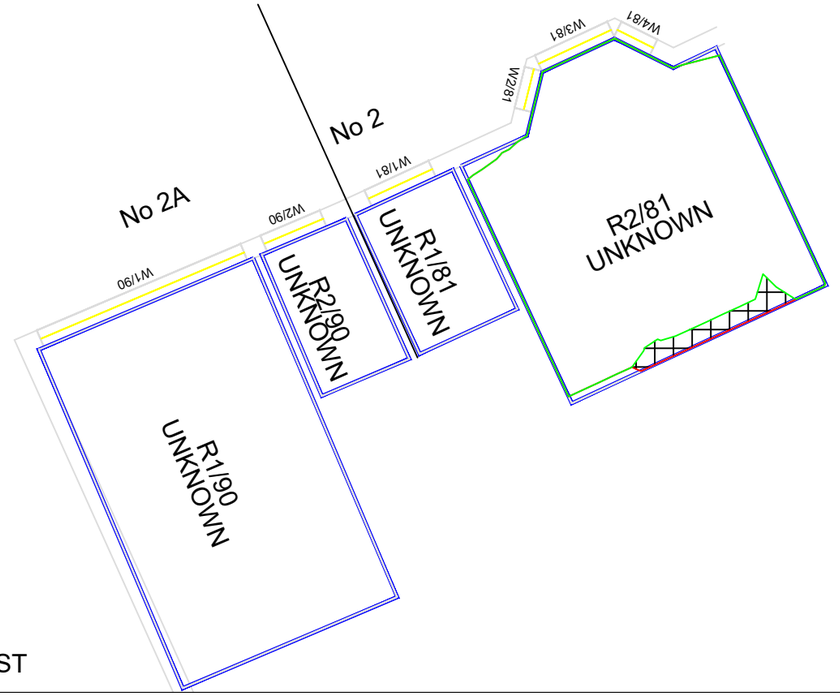
Daylight

A3

Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

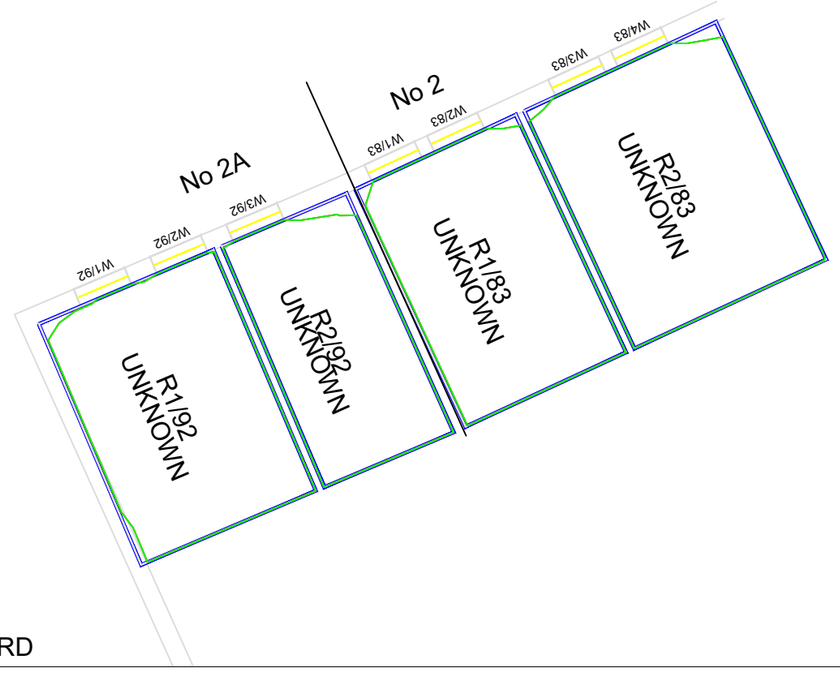


GROUND



FIRST

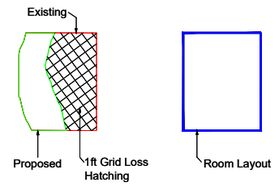
2ND



3RD

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

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INFO RECEIVED 07 JANUARY 2021
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956-P-3101 to 3103 _Sections

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
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Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

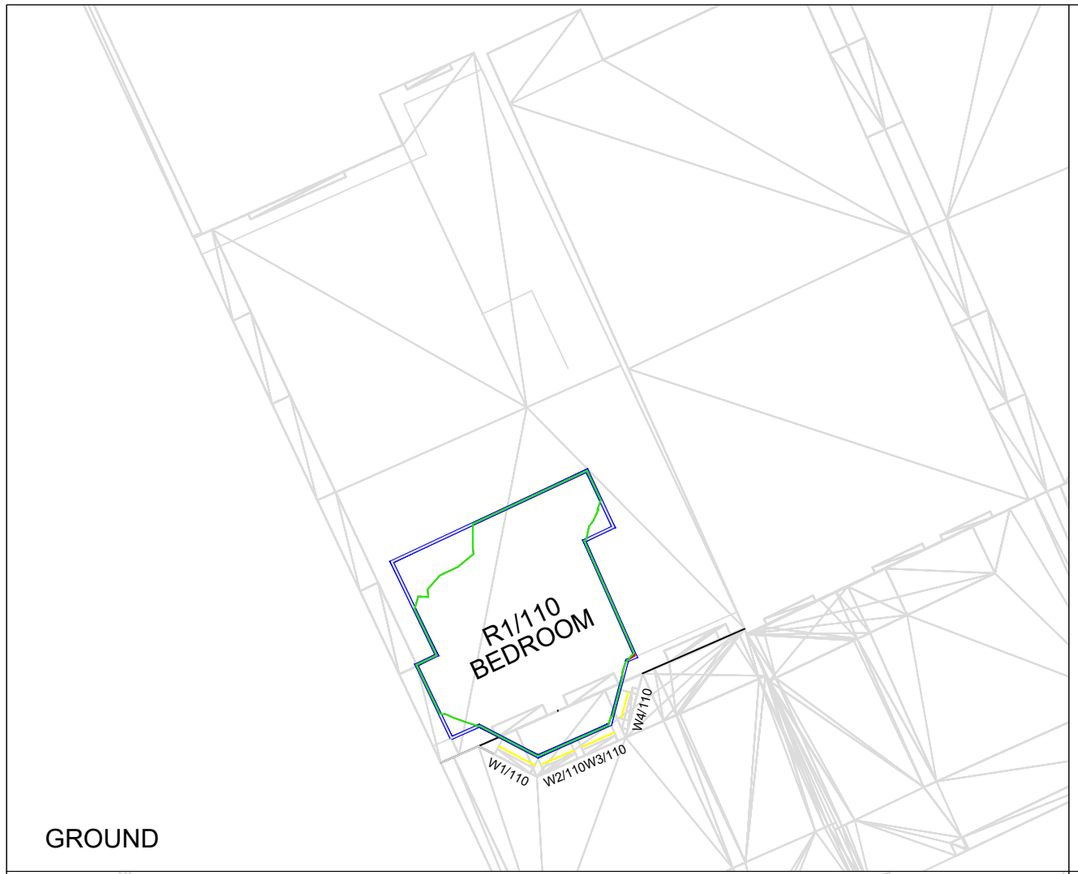
Drawing Title
NO SKY LINE CONTOURS FOR
2 - 2A MAYGROVE ROAD

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	1:100	28 JAN 2021

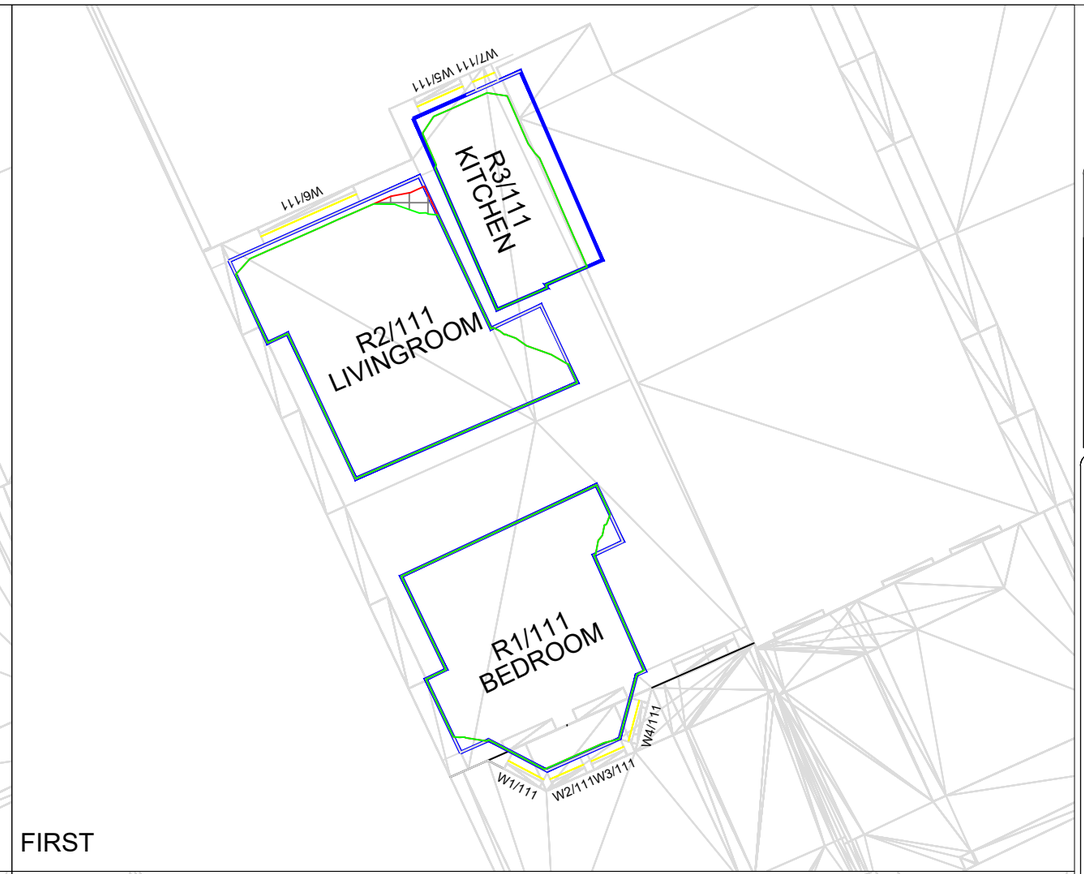
Project No.	Drawing No.	Revision
SH50/07	BRE/41	-

Daylight

A3



GROUND



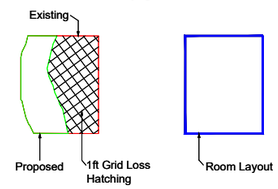
FIRST

2ND

3RD

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

SURROUNDING BUILDINGS
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

PROPOSED BUILDING
INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
956-P-1000-Site Plan
956-P-1002 TO 1006 Floor Plans
956-P-2101 to 2103 _Proposed Elevations
956-P-3101 to 3103 _Sections

AVISON YOUNG
08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

Drawing Title
NO SKY LINE CONTOURS FOR
1 MAYGROVE ROAD

Drawn By	Chk'd By	Scale @ A3	Date
AH	-	1:100	26 Oct 2021

Project No.	Drawing No.	Revision
SH50/07	BRE/42	-

Daylight

A3

AVISON YOUNG

Shoot Up Hill

Daylight analysis results
Job 07
26-Oct-21

			%VSC			% Daylight Factor			Daylight Distribution					
Room/Floor	Room Use	Window	Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
2 - 4 SHOOT UP HILL														
Gnd Floor														
R1/10	UNKNOWN	W1/10	29.45	20.24	31.27%	0.96	0.72	24.97%	181.3	166.4	91.78%	109.4	60.34%	34.25%
R2/10	UNKNOWN	W2/10	29.40	19.71	32.96%	1.17	0.85	27.04%	136.4	124.7	91.42%	70.1	51.39%	43.79%
R3/10	UNKNOWN	W3/10	30.32	21.18	30.15%	1.20	0.90	25.06%	130.7	118.7	90.82%	80.2	61.36%	32.43%
R4/10	UNKNOWN	W4/10	30.82	24.11	21.77%	0.97	0.79	17.89%	189.3	169.4	89.49%	131.2	69.31%	22.55%
1st Floor														
R1/11	UNKNOWN	W1/11	32.75	24.17	26.20%	2.08	1.62	22.31%	181.3	179.7	99.12%	177.1	97.68%	1.45%
		W2/11	32.92	23.42	28.86%									
R2/11	UNKNOWN	W3/11	33.07	23.29	29.57%	1.27	0.96	24.19%	136.4	130.2	95.45%	78.4	57.48%	39.78%
R3/11	UNKNOWN	W4/11	33.29	25.04	24.78%	1.31	1.04	20.21%	130.7	127.8	97.78%	98.5	75.36%	22.93%
R4/11	UNKNOWN	W5/11	33.60	26.86	20.06%	2.06	1.76	14.88%	189.3	187.6	99.10%	185.5	97.99%	1.12%
		W6/11	33.71	28.49	>27									
2nd Floor														
R1/12	UNKNOWN	W1/12	35.66	28.51	>27	1.11	0.93	16.58%	181.3	175.3	96.69%	132.3	72.97%	24.53%
R2/12	UNKNOWN	W2/12	35.84	28.29	>27	1.35	1.11	17.62%	136.4	133.4	97.80%	95.9	70.31%	28.11%
R3/12	UNKNOWN	W3/12	35.98	29.96	>27	1.39	1.20	14.15%	130.7	128.4	98.24%	116.5	89.14%	9.27%
R4/12	UNKNOWN	W4/12	36.27	32.15	>27	1.10	0.99	9.86%	189.3	182.4	96.35%	167.3	88.38%	8.28%
3rd Floor														
R1/13	UNKNOWN	W1/13	37.80	33.43	>27	1.17	1.05	9.93%	181.3	175.3	96.69%	174.4	96.19%	0.51%
R2/13	UNKNOWN	W2/13	37.89	33.46	>27	1.42	1.27	10.16%	136.4	133.4	97.80%	133.4	97.80%	0.00%
R3/13	UNKNOWN	W3/13	37.98	34.74	>27	1.46	1.35	7.61%	130.7	128.4	98.24%	128.4	98.24%	0.00%
R4/13	UNKNOWN	W4/13	38.13	35.97	>27	1.14	1.08	5.25%	189.3	182.4	96.35%	182.4	96.35%	0.00%
6 - 8 SHOOT UP HILL														
Gnd Floor														
R1/60	UNKNOWN	W1/60	31.43	28.58	>27	0.75	0.70	7.19%	213.6	181.7	85.07%	170.2	79.68%	6.33%
1st Floor														
R1/61	UNKNOWN	W1/61	34.10	31.39	>27	1.90	1.79	5.79%	213.6	211.2	98.88%	211.2	98.88%	0.00%
		W2/61	34.02	31.86	>27									
2nd Floor														
R1/62	UNKNOWN	W1/62	36.69	35.05	>27	1.01	0.97	3.87%	213.6	204.6	95.79%	204.6	95.79%	0.00%
3rd Floor														
R1/63	UNKNOWN	W1/63	38.36	37.49	>27	1.04	1.02	2.01%	213.6	204.6	95.79%	204.6	95.79%	0.00%
CLAUDIUS COURT														
Gnd Floor														
R1/49	UNKNOWN	W1/49	30.49	24.89	18.37%	0.76	0.63	17.80%	188.7	176.5	93.53%	123.1	65.24%	30.25%
		W2/49	30.59	24.94	18.47%									
R2/49	UNKNOWN	W3/49	30.46	24.98	17.99%	0.76	0.62	17.46%	188.7	173	91.68%	109.1	57.82%	36.94%
		W4/49	30.34	25.07	17.37%									
1st Floor														
R1/50	UNKNOWN	W1/50	32.96	28.42	>27	0.81	0.71	13.18%	188.7	179.4	95.07%	140.9	74.67%	21.46%
		W2/50	33.01	28.44	>27									
R2/50	UNKNOWN	W3/50	32.87	28.46	>27	0.81	0.70	12.80%	188.7	176.9	93.75%	130.9	69.37%	26.00%
		W4/50	32.76	28.53	>27									
2nd Floor														
R1/51	UNKNOWN	W1/51	35.22	32.00	>27	0.85	0.78	8.91%	188.7	183.1	97.03%	171.5	90.89%	6.34%
		W2/51	35.23	31.98	>27									
R2/51	UNKNOWN	W3/51	35.11	32.00	>27	0.85	0.78	8.61%	188.7	184.2	97.62%	170.2	90.20%	7.60%
		W4/51	35.03	32.05	>27									
1 - 2 GARLINGE ROAD														
Gnd Floor														
R1/70	UNKNOWN	W1/70	19.71	18.32	7.05%	0.52	0.50	5.53%	87	55.6	63.91%	40.8	46.90%	26.62%
R2/70	UNKNOWN	W2/70	26.04	23.37	10.25%	0.53	0.48	9.13%	100.1	44.6	44.56%	32.5	32.47%	27.13%
R3/70	UNKNOWN	W3/70	27.67	25.23	8.82%	0.54	0.50	8.10%	101.5	45.3	44.63%	31.3	30.84%	30.91%
R4/70	UNKNOWN	W4/70	26.24	24.19	7.81%	0.64	0.60	6.84%	85.4	46.6	54.57%	39.5	46.25%	15.24%

AVISON YOUNG

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
1st Floor														
R1/71	UNKNOWN	W1/71	22.95	21.75	5.23%	0.56	0.54	4.08%	87	63.8	73.33%	53.8	61.84%	15.67%
R2/71	UNKNOWN	W2/71	28.79	26.44	8.16%	0.56	0.52	7.45%	100.1	52.9	52.85%	44.2	44.16%	16.45%
R3/71	UNKNOWN	W3/71	30.28	28.15	>27	0.58	0.54	6.72%	101.5	52.8	52.02%	41.8	41.18%	20.83%
R4/71	UNKNOWN	W4/71	29.05	27.25	>27	0.68	0.64	5.58%	85.4	54.9	64.29%	52.4	61.36%	4.55%
2nd Floor														
R1/72	UNKNOWN	W1/72	29.28	28.38	>27	0.65	0.63	2.62%	87	83.7	96.21%	83.7	96.21%	0.00%
R2/72	UNKNOWN	W2/72	32.30	30.75	>27	0.69	0.66	4.35%	88.7	85.3	96.17%	85.3	96.17%	0.00%
R3/72	UNKNOWN	W3/72	32.92	31.40	>27	0.70	0.67	4.31%	90.1	86.7	96.23%	86.7	96.23%	0.00%
R4/72	UNKNOWN	W4/72	32.20	30.89	>27	0.72	0.69	3.74%	85.4	80.3	94.03%	80.3	94.03%	0.00%
2 MAYGROVE ROAD														
Base Floor														
R2/80	UNKNOWN	W1/80	10.80	7.78	27.96%	2.13	1.93	9.58%	204.9	193.7	94.53%	161.6	78.87%	16.57%
		W2/80	26.74	22.40	16.23%									
		W3/80	13.99	12.57	10.15%									
Gnd Floor														
R2/81	UNKNOWN	W2/81	22.53	19.55	13.23%	2.46	2.28	7.27%	227.8	224.2	98.42%	215.1	94.42%	4.06%
		W3/81	31.34	27.67	>27									
		W4/81	24.58	23.40	4.80%									
1st Floor														
R1/82	UNKNOWN	W1/82	35.11	32.51	>27	2.40	2.24	6.46%	132.5	129.7	97.89%	129.7	97.89%	0.00%
		W2/82	34.96	32.40	>27									
R2/82	UNKNOWN	W3/82	34.68	32.31	>27	2.11	1.99	5.92%	158.3	156.3	98.74%	156.3	98.74%	0.00%
		W4/82	34.59	32.25	>27									
2nd Floor														
R1/83	UNKNOWN	W1/83	37.13	35.52	>27	2.28	2.19	3.91%	132.5	129.7	97.89%	129.7	97.89%	0.00%
		W2/83	37.04	35.46	>27									
R2/83	UNKNOWN	W3/83	36.86	35.39	>27	2.01	1.94	3.58%	158.3	156.3	98.74%	156.3	98.74%	0.00%
		W4/83	36.79	35.35	>27									
2A MAYGROVE ROAD														
1st Floor														
R1/91	UNKNOWN	W1/91	33.78	30.47	>27	2.40	2.20	8.49%	142.1	138.6	97.54%	138.6	97.54%	0.00%
		W2/91	33.59	30.20	>27									
R2/91	UNKNOWN	W3/91	32.89	29.53	>27	1.45	1.33	8.73%	103.3	101	97.77%	100.8	97.58%	0.20%
2nd Floor														
R1/92	UNKNOWN	W1/92	36.08	33.75	>27	2.21	2.08	5.83%	142.1	138.5	97.47%	138.5	97.47%	0.00%
		W2/92	35.99	33.62	>27									
R2/92	UNKNOWN	W3/92	35.86	33.53	>27	1.35	1.27	5.95%	103.3	101	97.77%	101	97.77%	0.00%
1 MAYGROVE ROAD														
Base Floor														
R1/110	BEDROOM	W1/110	10.39	9.63	7.31%	1.84	1.80	2.06%	126	114.9	91.19%	114.9	91.19%	0.00%
		W2/110	20.19	20.18	0.05%									
		W3/110	19.50	19.49	0.05%									
		W4/110	4.60	4.60	0.00%									
Gnd Floor														
R1/111	BEDROOM	W1/111	31.93	28.09	>27	3.06	3.01	1.66%	126	123.4	97.94%	123.4	97.94%	0.00%
		W2/111	30.82	30.82	>27									
		W3/111	30.68	30.68	>27									
		W4/111	20.45	20.45	0.00%									
R2/111	LIVINGROOM	W6/111	30.58	28.37	>27	1.13	1.08	4.07%	153.1	143.6	93.79%	141.3	92.29%	1.60%
R3/111	KITCHEN	W5/111	32.26	31.90	>27	1.22	1.22	0.00%	69.3	55.5	80.09%	55.5	80.09%	0.00%
		W7/111	32.29	32.04	>27									
1st Floor														
R1/112	BEDROOM	W1/112	34.56	34.54	>27	3.34	3.34	0.00%	143.6	141.9	98.82%	141.9	98.82%	0.00%
		W2/112	34.34	34.34	>27									
		W3/112	33.99	33.99	>27									
R2/112	BEDROOM	W5/112	33.81	32.06	>27	1.50	1.45	3.53%	138.1	134.9	97.68%	133.8	96.89%	0.82%
2nd Floor														
R1/113	LKD	W1/113	37.13	37.12	>27	2.58	2.58	0.00%	197.4	195.3	98.94%	195.3	98.94%	0.00%
		W2/113	37.00	37.00	>27									
		W3/113	36.72	36.72	>27									
R2/113	BEDROOM	W5/113	37.00	36.85	>27	1.59	1.59	0.00%	149	146.6	98.39%	146.2	98.12%	0.27%

AVISON YOUNG

Shoot Up Hill

Sunlight analysis results
Job 07
26-Oct-21

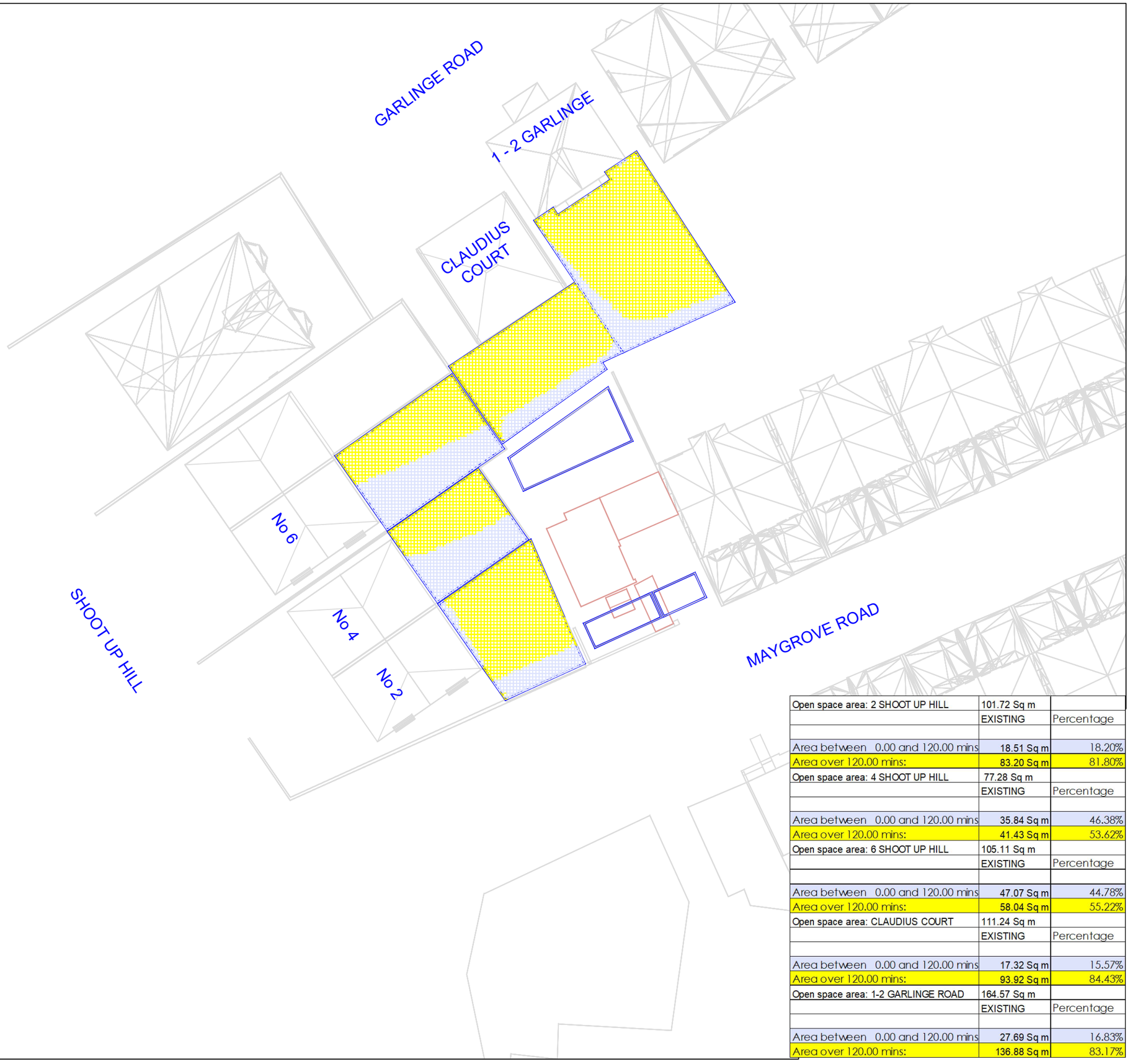
Available sunlight as a percentage of
annual unobstructed total (1392.0 Hrs)

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
CLAUDIUS COURT										
Gnd Floor										
UNKNOWN	W1/49	28.00	13.00	41.00	28.00	6.00	34.00	0.00%	53.85%	17.07%
UNKNOWN	W2/49	27.00	13.00	40.00	27.00	5.00	32.00	0.00%	61.54%	20.00%
UNKNOWN	W3/49	28.00	13.00	41.00	28.00	5.00	33.00	0.00%	61.54%	19.51%
UNKNOWN	W4/49	28.00	14.00	42.00	28.00	6.00	34.00	0.00%	57.14%	19.05%
1st Floor										
UNKNOWN	W1/50	29.00	17.00	46.00	29.00	11.00	40.00	0.00%	35.29%	13.04%
UNKNOWN	W2/50	29.00	17.00	46.00	29.00	12.00	41.00	0.00%	29.41%	10.87%
UNKNOWN	W3/50	29.00	17.00	46.00	29.00	12.00	41.00	0.00%	29.41%	10.87%
UNKNOWN	W4/50	28.00	17.00	45.00	28.00	12.00	40.00	0.00%	29.41%	11.11%
2nd Floor										
UNKNOWN	W1/51	29.00	19.00	48.00	29.00	15.00	44.00	0.00%	21.05%	8.33%
UNKNOWN	W2/51	29.00	19.00	48.00	29.00	15.00	44.00	0.00%	21.05%	8.33%
UNKNOWN	W3/51	29.00	18.00	47.00	29.00	15.00	44.00	0.00%	16.67%	6.38%
UNKNOWN	W4/51	29.00	19.00	48.00	29.00	16.00	45.00	0.00%	15.79%	6.25%
1 - 2 GARLINGE ROAD										
Gnd Floor										
UNKNOWN	W1/70	26.00	6.00	32.00	26.00	3.00	29.00	0.00%	50.00%	9.38%
UNKNOWN	W2/70	28.00	9.00	37.00	28.00	5.00	33.00	0.00%	44.44%	10.81%
UNKNOWN	W3/70	29.00	12.00	41.00	29.00	9.00	38.00	0.00%	25.00%	7.32%
UNKNOWN	W4/70	29.00	12.00	41.00	29.00	9.00	38.00	0.00%	25.00%	7.32%
1st Floor										
UNKNOWN	W1/71	26.00	8.00	34.00	26.00	6.00	32.00	0.00%	25.00%	5.88%
UNKNOWN	W2/71	29.00	11.00	40.00	29.00	8.00	37.00	0.00%	27.27%	7.50%
UNKNOWN	W3/71	29.00	14.00	43.00	29.00	12.00	41.00	0.00%	14.29%	4.65%
UNKNOWN	W4/71	29.00	13.00	42.00	29.00	12.00	41.00	0.00%	7.69%	2.38%
2nd Floor										
UNKNOWN	W1/72	29.00	13.00	42.00	29.00	11.00	40.00	0.00%	15.38%	4.76%
UNKNOWN	W2/72	29.00	16.00	45.00	29.00	15.00	44.00	0.00%	6.25%	2.22%
UNKNOWN	W3/72	29.00	19.00	48.00	29.00	18.00	47.00	0.00%	5.26%	2.08%
UNKNOWN	W4/72	29.00	18.00	47.00	29.00	18.00	47.00	0.00%	0.00%	0.00%

AVISON YOUNG

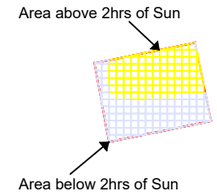
		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
1 MAYGROVE ROAD										
Base Floor										
BEDROOM	W1/110	17.00	1.00	18.00	16.00	1.00	17.00	5.88%	0.00%	5.56%
BEDROOM	W2/110	28.00	3.00	31.00	28.00	3.00	31.00	0.00%	0.00%	0.00%
BEDROOM	W3/110	25.00	3.00	28.00	25.00	3.00	28.00	0.00%	0.00%	0.00%
BEDROOM	W4/110	3.00	0.00	3.00	3.00	0.00	3.00	0.00%	0.00%	0.00%
Gnd Floor										
BEDROOM	W1/111	31.00	18.00	49.00	26.00	18.00	44.00	16.13%	0.00%	10.20%
BEDROOM	W2/111	29.00	9.00	38.00	29.00	9.00	38.00	0.00%	0.00%	0.00%
BEDROOM	W3/111	28.00	9.00	37.00	28.00	9.00	37.00	0.00%	0.00%	0.00%
BEDROOM	W4/111	23.00	2.00	25.00	23.00	2.00	25.00	0.00%	0.00%	0.00%
1st Floor										
BEDROOM	W1/112	35.00	21.00	56.00	35.00	21.00	56.00	0.00%	0.00%	0.00%
BEDROOM	W2/112	35.00	21.00	56.00	35.00	21.00	56.00	0.00%	0.00%	0.00%
BEDROOM	W3/112	35.00	20.00	55.00	35.00	20.00	55.00	0.00%	0.00%	0.00%
2nd Floor										
LKD	W1/113	35.00	21.00	56.00	35.00	21.00	56.00	0.00%	0.00%	0.00%
LKD	W2/113	35.00	21.00	56.00	35.00	21.00	56.00	0.00%	0.00%	0.00%
LKD	W3/113	35.00	21.00	56.00	35.00	21.00	56.00	0.00%	0.00%	0.00%

Appendix IV



Legend

Time in Sun



Sources of Information

EXISTING BUILDING
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

SURROUNDING BUILDINGS
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

PROPOSED BUILDING
INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
956-P-1000-Site Plan
956-P-1002 TO 1006 Floor Plans
956-P-2101 to 2103 _Proposed Elevations
956-P-3101 to 3103 _Sections

Open space area: 2 SHOOT UP HILL	101.72 Sq m	
	EXISTING	Percentage
Area between 0.00 and 120.00 mins	18.51 Sq m	18.20%
Area over 120.00 mins:	83.20 Sq m	81.80%
Open space area: 4 SHOOT UP HILL	77.28 Sq m	
	EXISTING	Percentage
Area between 0.00 and 120.00 mins	35.84 Sq m	46.38%
Area over 120.00 mins:	41.43 Sq m	53.62%
Open space area: 6 SHOOT UP HILL	105.11 Sq m	
	EXISTING	Percentage
Area between 0.00 and 120.00 mins	47.07 Sq m	44.78%
Area over 120.00 mins:	58.04 Sq m	55.22%
Open space area: CLAUDIUS COURT	111.24 Sq m	
	EXISTING	Percentage
Area between 0.00 and 120.00 mins	17.32 Sq m	15.57%
Area over 120.00 mins:	93.92 Sq m	84.43%
Open space area: 1-2 GARLINGE ROAD	164.57 Sq m	
	EXISTING	Percentage
Area between 0.00 and 120.00 mins	27.69 Sq m	16.83%
Area over 120.00 mins:	136.88 Sq m	83.17%

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Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

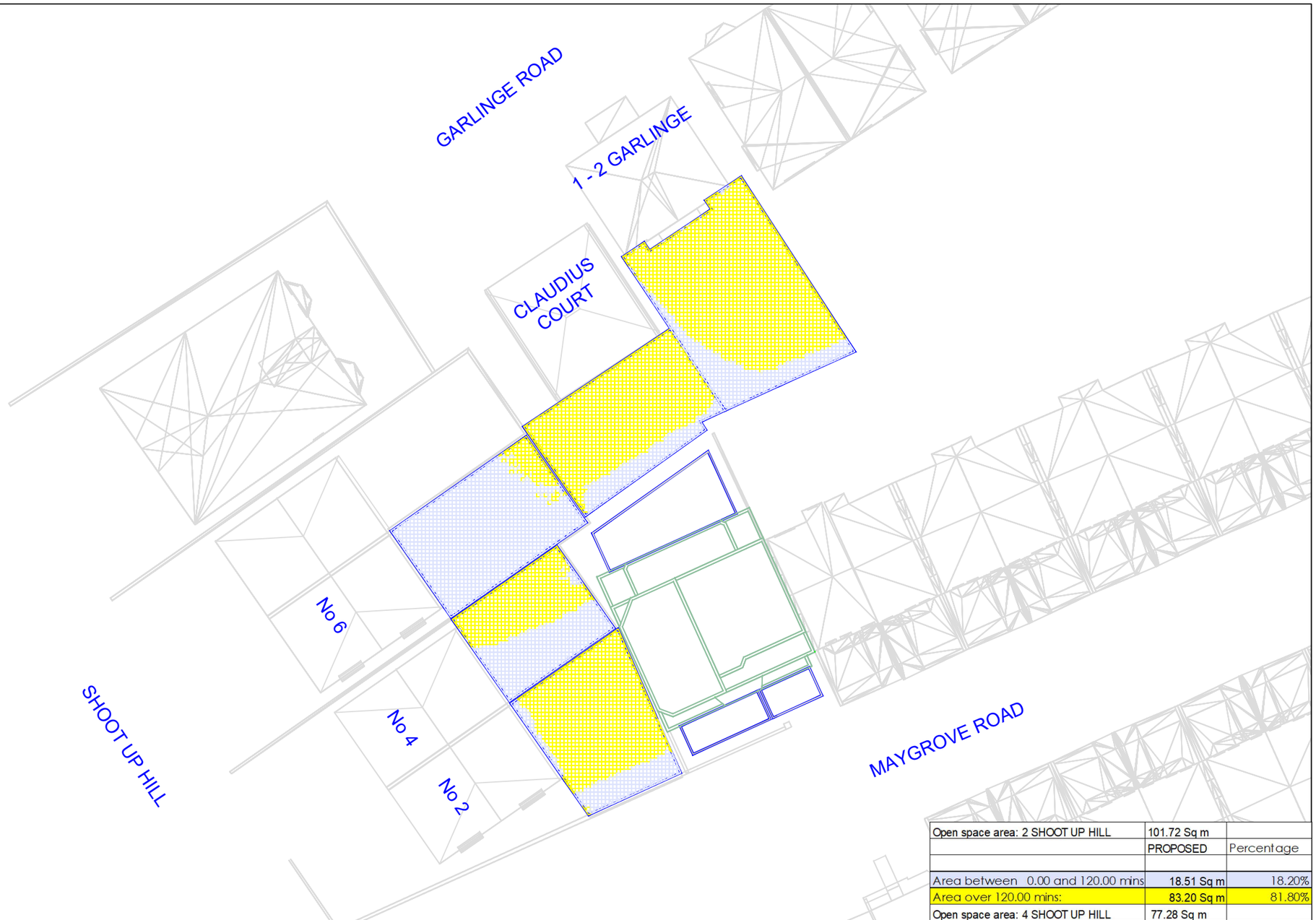
Drawing Title
TIME IN SUN MARCH 21st 0600 to 2000
EXISTING

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	N/A	28 JAN 2021

Project No.	Drawing No.	Revision
SH50_09	BRE/46	-

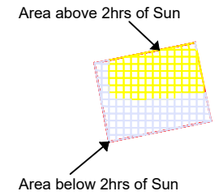
Daylight

A3



Legend

Time in Sun



Sources of Information

EXISTING BUILDING
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

SURROUNDING BUILDINGS
EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

PROPOSED BUILDING
INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
956-P-1000-Site Plan
956-P-1002 TO 1006 Floor Plans
956-P-2101 to 2103 _Proposed Elevations
956-P-3101 to 3103 _Sections

Open space area: 2 SHOOT UP HILL	101.72 Sq m	
	PROPOSED	Percentage
Area between 0.00 and 120.00 mins	18.51 Sq m	18.20%
Area over 120.00 mins:	83.20 Sq m	81.80%
Open space area: 4 SHOOT UP HILL	77.28 Sq m	
	PROPOSED	Percentage
Area between 0.00 and 120.00 mins	37.11 Sq m	48.02%
Area over 120.00 mins:	40.17 Sq m	51.98%
Open space area: 6 SHOOT UP HILL	105.11 Sq m	
	PROPOSED	Percentage
Area between 0.00 and 120.00 mins	96.50 Sq m	91.80%
Area over 120.00 mins:	8.62 Sq m	8.20%
Open space area: CLAUDIUS COURT	111.24 Sq m	
	PROPOSED	Percentage
Area between 0.00 and 120.00 mins	17.32 Sq m	15.57%
Area over 120.00 mins:	93.92 Sq m	84.43%
Open space area: 1-2 GARLINGE ROAD	164.57 Sq m	
	PROPOSED	Percentage
Area between 0.00 and 120.00 mins	29.78 Sq m	18.09%
Area over 120.00 mins:	134.79 Sq m	81.91%

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Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

Drawing Title
TIME IN SUN MARCH 21st 0600 to 2000
PROPOSED

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	N/A	28 JAN 2021

Project No.	Drawing No.	Revision
SH50_09	BRE/47	-

Daylight

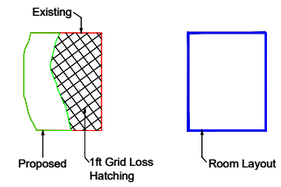
A3

Appendix V

GROUND

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

SURROUNDING BUILDINGS

EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

PROPOSED BUILDING

INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
956-P-1000-Site Plan
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Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

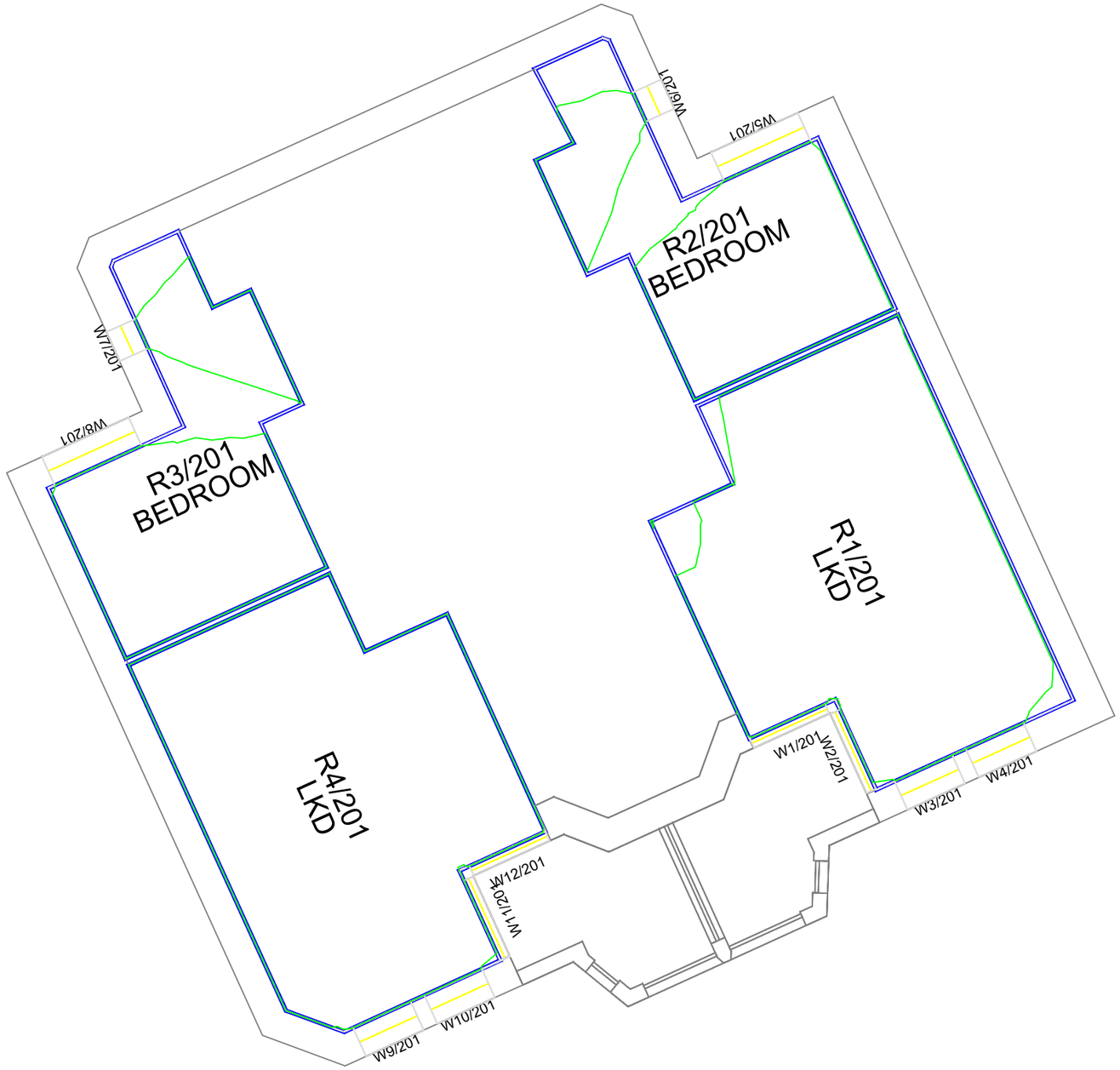
Drawing Title
NO SKY LINE CONTOURS FOR PROPOSED BUILDING

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	1:75	28 JAN 2021

Project No.	Drawing No.	Revision
SH50/08	BRE/42	-

Daylight

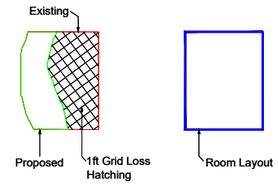
A3



FIRST

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

SURROUNDING BUILDINGS

EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

PROPOSED BUILDING

INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
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Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

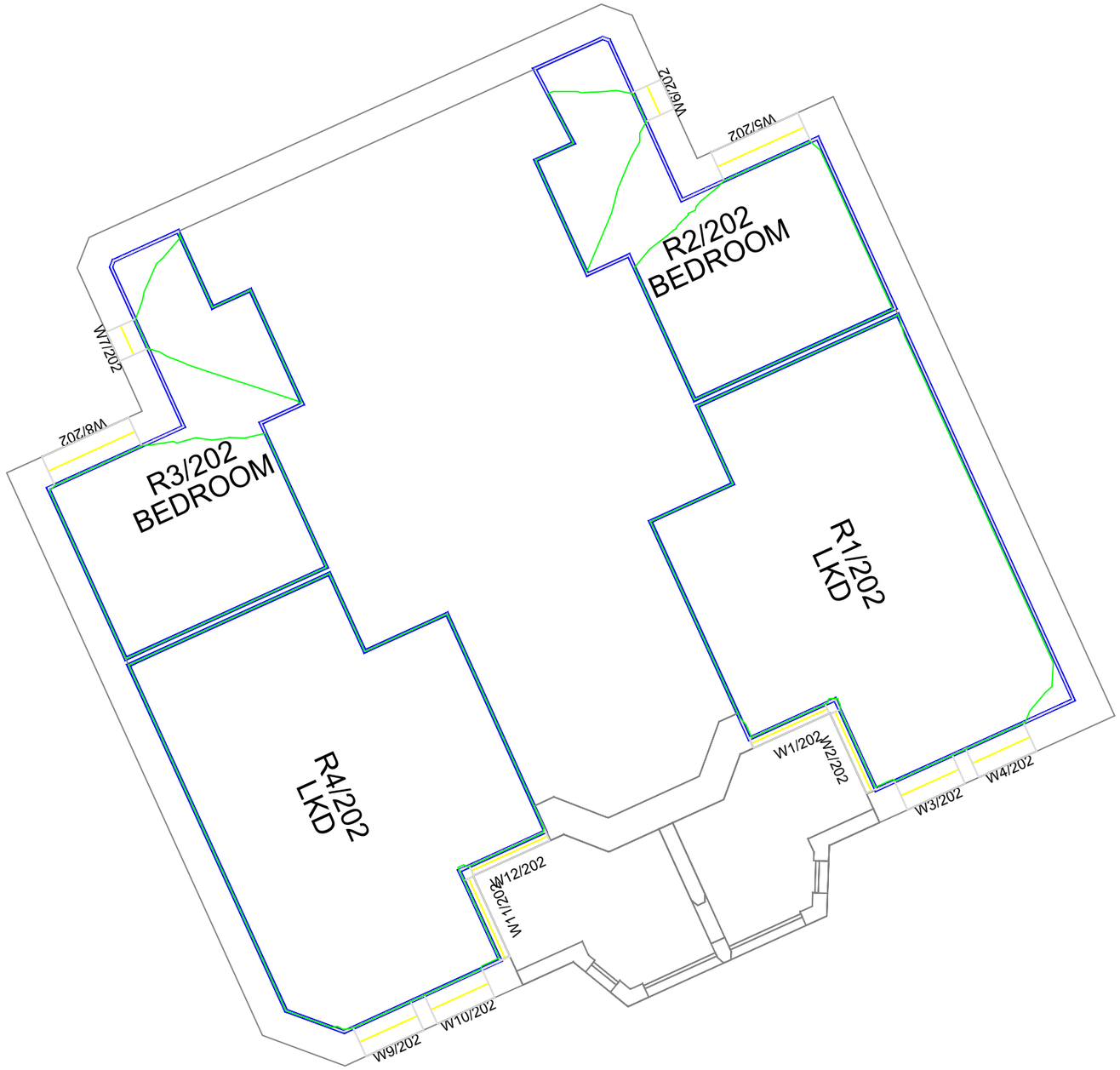
Drawing Title
NO SKY LINE CONTOURS FOR PROPOSED BUILDING

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	1:75	28 JAN 2021

Project No.	Drawing No.	Revision
SH50/08	BRE/43	-

Daylight

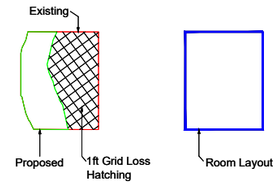
A3



SECOND

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

SURROUNDING BUILDINGS

EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

PROPOSED BUILDING

INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
956-P-1000-Site Plan
956-P-1002 TO 1006 Floor Plans
956-P-2101 to 2103 _Proposed Elevations
956-P-3101 to 3103 _Sections

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Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

Drawing Title
NO SKY LINE CONTOURS FOR PROPOSED BUILDING

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	1:75	28 JAN 2021

Project No.	Drawing No.	Revision
SH50/08	BRE/44	-

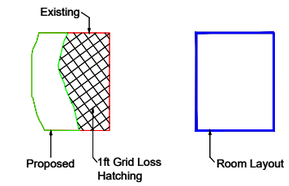
Daylight

A3

THIRD

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING

EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

SURROUNDING BUILDINGS

EDI Surveys Ltd 04 OCT 2018
17309_Elevation and Section_Final
17309_Topographic Survey_Final

PROPOSED BUILDING

INFO RECEIVED 07 JANUARY 2021
DRAWING NUMBERS
956-P-1000-Site Plan
956-P-1002 TO 1006 Floor Plans
956-P-2101 to 2103 _Proposed Elevations
956-P-3101 to 3103 _Sections

AVISON YOUNG

08449 02 03 04
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
SHOOT UP HILL (2-4)
LONDON

Client
NOTTING HILL GENESIS

Drawing Title
NO SKY LINE CONTOURS FOR PROPOSED BUILDING

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	1:75	28 JAN 2021

Project No.	Drawing No.	Revision
SH50/08	BRE/43	-

Daylight

A3

AVISON YOUNG

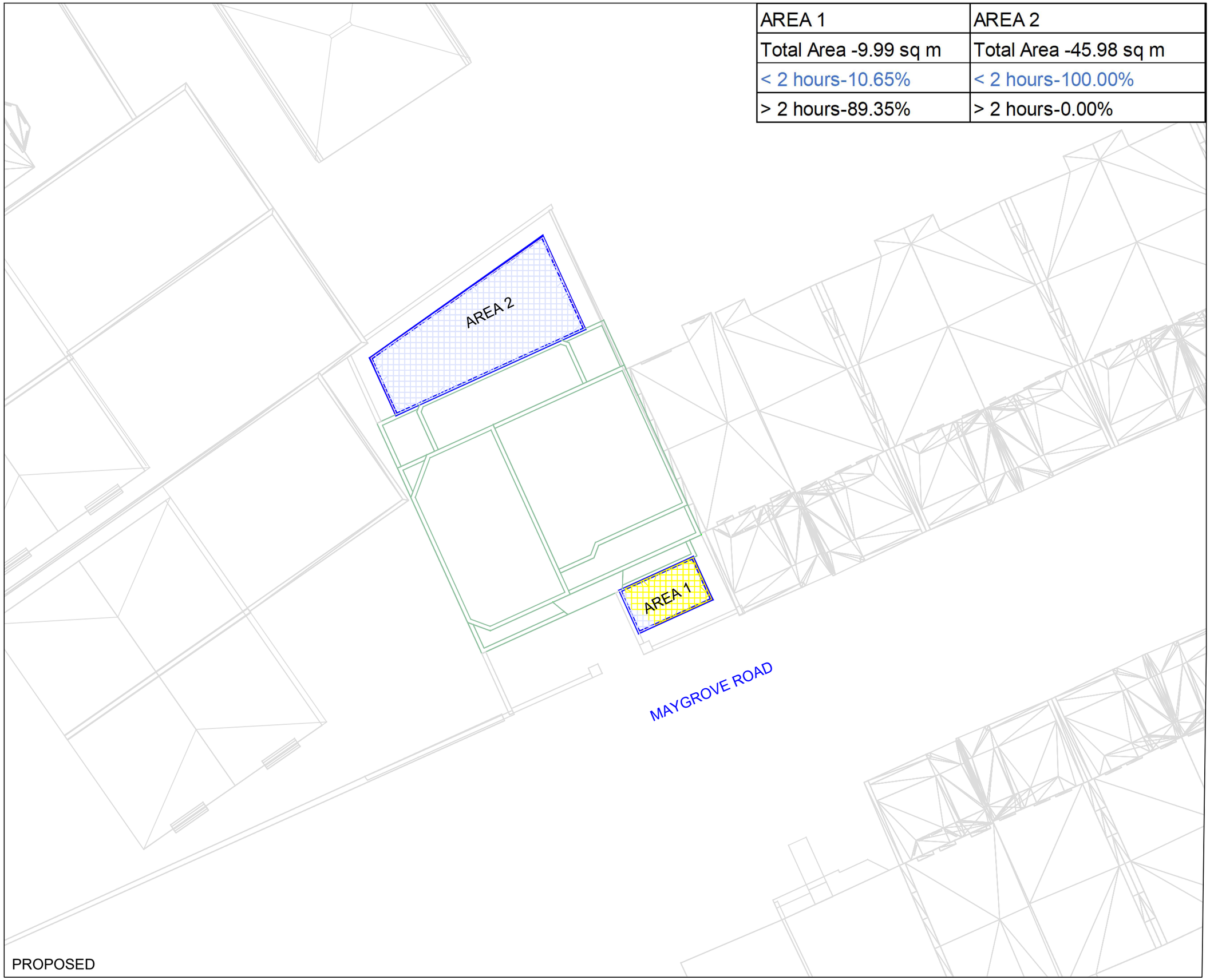
SHOOT UP HILL
DAYLIGHT AND SUNLIGHT RESULTS
JOB 08
29-Jan-21

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
PROPOSED								
Gnd Floor								
R1/200	LIVINGROOM	W1/200	28.43	3.57	89.21%	37.00	13.00	50.00
		W2/200	27.66			37.00	12.00	49.00
R2/200	KD	W3/200	27.61	3.53	95.97%	#N/A	#N/A	#N/A
R3/200	BEDROOM	W4/200	28.35	4.52	99.64%	#N/A	#N/A	#N/A
R4/200	BEDROOM	W5/200	28.61	4.56	99.64%	#N/A	#N/A	#N/A
R5/200	BEDROOM	W6/200	27.97	3.54	95.07%	#N/A	#N/A	#N/A
1st Floor								
R1/201	LKD	W1/201	2.59	2.22	95.09%	0.00	2.00	2.00
		W2/201	0.63			0.00	0.00	0.00
		W3/201	31.77			27.00	15.00	42.00
		W4/201	32.13			27.00	14.00	41.00
R2/201	BEDROOM	W5/201	22.67	2.25	80.81%	#N/A	#N/A	#N/A
		W6/201	19.86			#N/A	#N/A	#N/A
R3/201	BEDROOM	W7/201	18.10	2.24	82.82%	13.00	0.00	13.00
		W8/201	22.13			0.00	0.00	0.00
R4/201	LKD	W9/201	34.91	2.18	99.84%	27.00	17.00	44.00
		W10/201	33.90			27.00	17.00	44.00
		W11/201	0.36			0.00	0.00	0.00
		W12/201	1.12			0.00	1.00	1.00
2nd Floor								
R1/202	LKD	W1/202	15.60	3.52	98.15%	6.00	16.00	22.00
		W2/202	10.13			11.00	13.00	24.00
		W3/202	35.87			27.00	18.00	45.00
		W4/202	35.67			27.00	18.00	45.00
R2/202	BEDROOM	W5/202	26.28	2.92	81.55%	#N/A	#N/A	#N/A
		W6/202	22.73			#N/A	#N/A	#N/A
R3/202	BEDROOM	W7/202	23.67	2.94	84.69%	17.00	2.00	19.00
		W8/202	25.93			3.00	0.00	3.00
R4/202	LKD	W9/202	37.24	3.59	99.88%	27.00	18.00	45.00
		W10/202	37.07			27.00	18.00	45.00
		W11/202	8.71			21.00	3.00	24.00
		W12/202	15.32			15.00	12.00	27.00

Room/Floor	Room Use	Window	%VSC	%ADF	No Sky % of Room	%Sun Summer	%Sun Winter	%Sun Total
3rd Floor								
R1/203	LKD	W1/203	35.14	5.73	99.23%	43.00	24.00	67.00
		W2/203	38.85			7.00	0.00	7.00
R2/203	BEDROOM	W3/203	37.66	2.54	98.88%	#N/A	#N/A	#N/A
R3/203	BEDROOM	W4/203	38.76	3.44	92.55%	27.00	19.00	46.00
		W5/203	38.70			27.00	19.00	46.00

Appendix VI

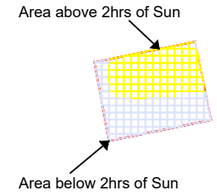
AREA 1	AREA 2
Total Area -9.99 sq m	Total Area -45.98 sq m
< 2 hours-10.65%	< 2 hours-100.00%
> 2 hours-89.35%	> 2 hours-0.00%



PROPOSED

Legend

Time in Sun



Sources of Information

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SURROUNDING BUILDINGS
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LONDON

Client
NOTTING HILL GENESIS

Drawing Title
TIME IN SUN MARCH 21st 0600 to 2000
PROPOSED

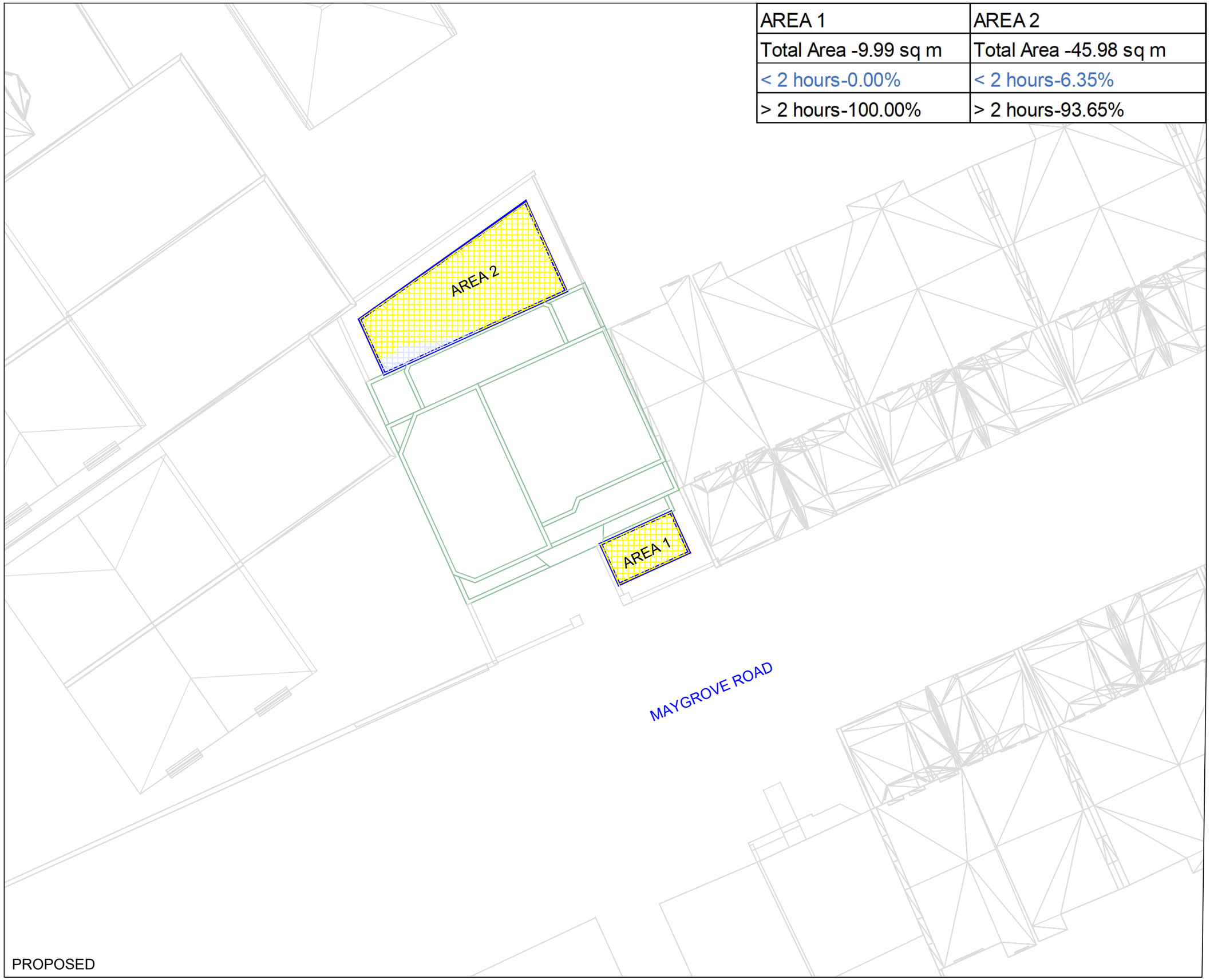
Drawn By	Chk'd By	Scale @ A3	Date
RR	-	N/A	29 JAN 2021

Project No.	Drawing No.	Revision
SH50_10	BRE/48	-

Daylight

A3

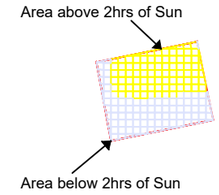
AREA 1	AREA 2
Total Area -9.99 sq m	Total Area -45.98 sq m
< 2 hours-0.00%	< 2 hours-6.35%
> 2 hours-100.00%	> 2 hours-93.65%



PROPOSED

Legend

Time in Sun



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SHOOT UP HILL (2-4)
LONDON

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NOTTING HILL GENESIS

Drawing Title
TIME IN SUN JUNE 21st 0600 to 2000
PROPOSED

Drawn By	Chk'd By	Scale @ A3	Date
RR	-	N/A	29 JAN 2021

Project No.	Drawing No.	Revision
SH50_11	BRE/49	-

Daylight

A3

For further information

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