

19-37 HIGHGATE ROAD



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#### 1.0 EXECUTIVE SUMMARY

- 1.1 This Daylight and Sunlight Report considers the impact of the proposal upon daylight and sunlight to neighbouring residential properties.
- 1.2 19-37 Highgate Road (the development site) has an application relating to an extant consent (planning reference; the PCKO scheme dated 2013 'PCKO 2013 scheme' original main planning application ref. 2013/5947/P dated 18/06/14).
- 1.3 This application relates solely to a new design for the proposed block fronting onto Highgate Road (namely 19-37 Highgate Road) which was contained within the part of that previous consent (PCKO 2013 scheme), given that the Greenwood Centre has been built-out since that date. This latest scheme proposals constitute relatively limited massing changes when compared to the extant consented PCKO 2013 scheme.
- 1.4 We have utilised the BRE publication "Site Layout Planning for Daylight & Sunlight A guide to good practice" Second Edition published in 2011 (the "BRE Guide") as the standard for such review. As background, in relation to such extant planning permission, the BRE Guide appendix F2 states 'In assessing the loss of light to existing windows nearby, a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks'. Accordingly, we have considered the shift change from the consented (extant permission) to the proposal, considering VSC and sunlight. For completeness, we have also assessed the shift change to daylight distribution and sunlight to amenity.
- 1.5 The findings detailed in this daylight and sunlight report confirm that for shift changes to daylight and sunlight in comparison of the PCKO 2013 scheme to that of this application proposal, these are fairly limited and for those instances of greater reduction, retained values are typically, either above a level that reductions are not applicable for consideration (in reference to the BRE Guide) or that such retained levels could be considered reasonable for an urban context.
- 1.6 Consideration should also be given to the extant planning consent (ref. 2016/5372/P) for the site which allowed a much larger building adjacent to the residential uses to the north and east of the site. In comparison to that consented scheme, the proposals will have overall a lesser impact on said residential uses.



1.7 For the proposed new-build habitable rooms (self-test), rooms satisfy the target criteria in terms of provision of suitable daylight (Average Daylight Factor) based upon our review, so that the proposals meet the BRE Guide target criteria (ADF within BS8206) for daylight, and the scheme can be considered as having a reasonable availability of sunlight commensurate for an urban locality within this multi-unit development / considered similar to the PCKO 2013 scheme.



#### 2.0 OVERVIEW

- 2.1 The proposal comprises erection of a residential block fronting onto the Highgate Road and not too dissimilar in massing arrangement and context as per the 'PCKO 2013 scheme'.
- 2.2 In terms of neighbouring properties applicable for review, these relate to those residential properties with windows serving habitable rooms, as previously considered within Elsfield (flats 1-23) at 42 Highgate Road, 28a & 28b Highgate Road, The Maple Building at 39-51 Highgate Road and 44-46 Highgate Road.
- 2.3 3D perspective views (consented PCKO 2013 scheme and proposed) with neighbouring context (along with associated window references relating to the analysis tables) are provided within **Appendix A**, to enable the analysis tables and other descriptions within this report to be understood.



#### 3.0 DAYLIGHT & SUNLIGHT - NEIGHBOURING REVIEW

#### 3.1 BACKGROUND

- 3.1.1 Daylight and sunlight amenity are considerations that the local planning authority will ordinarily take into account when determining planning applications. There is no national planning policy relating to daylight and sunlight and overshadowing impacts although general guidance is, however, given on the need to protect existing amenity as set out in the National Planning Policy Framework. The National Planning Practice Guidance (NPPG) requires consideration on whether the impact to neighbouring daylight and sunlight would be 'unreasonable'.
- 3.1.2 At a Regional level, the Mayor of London has introduced the new London Plan (March 2021) providing an overall strategic plan for London, which includes an environmental framework for development within London. The proposal, in consideration of bulk, scale and massing is considered to be appropriate for surrounding context in terms of impacts to daylight and sunlight amenity.
- 3.1.3 Locally, consideration has been made to daylight and sunlight review in reference to applicable policies within the London Borough of Camden.
- 3.1.4 This review has been undertaken in reference to the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight A Guide to Good Practice' (2011) (The BRE Guide) which enables an objective assessment to be made as to whether the proposals will adversely affect the daylight and sunlight reaching neighbouring habitable rooms. The BRE Guide is the industry source reference for daylight and sunlight review although it is important to highlight that the Guide is not a set of planning rules, which are either passed or failed; the numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and coming to a judgement.



#### 3.2 **METHODOLOGY**

- 3.2.1 We have undertaken analysis of the proposed situations following the methodology set out in the BRE Guide on Site Layout Planning for Daylight and Sunlight (2<sup>nd</sup> Ed / 2011).
- 3.2.2 The BRE Guide appendix F2 states 'In assessing the loss of light to existing windows nearby, a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks'. Accordingly, we have considered the shift change from the consented (extant permission) to the proposal, considering VSC and sunlight to surrounding windows in each scenario. For completeness, we have also assessed the shift change to daylight distribution.
- 3.2.3 We have utilised OS data, site measured survey, information and data and the architect's design drawings to enable a 3D model of the consented and proposed arrangement, with neighbouring context, ready for analysis with industry recognised specialist software for daylight/sunlight review. As the scheme drawings form part of the formal submission, these are not reproduced here.
- 3.2.4 In terms of neighbouring properties applicable for detailed daylight and sunlight review, we have assessed, as previously the effects of the proposals on applicable windows and rooms within the following residential properties;
  - Elsfield (flats 1-23), 42 Highgate Road
  - 28a & 28b Highgate Road
  - Maple House, 39-51 Highgate Road (residential part of Linton House)
  - 44-46 Highgate Road
- 3.2.5 As previous, whilst we have not accessed the neighbouring properties, we have made reasonable assumptions and interpreted where necessary, likely room arrangements / uses to these properties based on our review of the exterior and utilising in part, information available on the plan layouts from within the public realm (planning portal, estate agents details, etc).
- 3.2.6 As the scheme drawings form part of the formal submission, these are not reproduced here. However, for visual reference, within the following images, we present the consented (extant 'PCKO 2013 scheme' permission Image No 01) and proposed scheme Image No 02 perspective views within and the surrounding context.

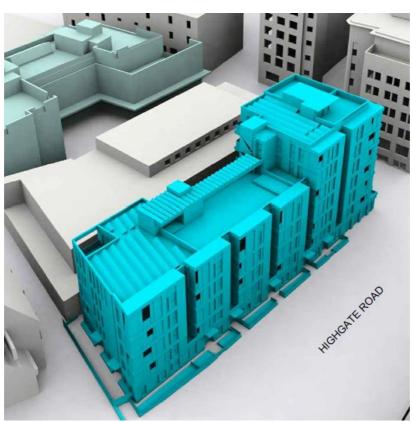


Image 01 - Perspective View Consent (PCKO 2013 scheme)

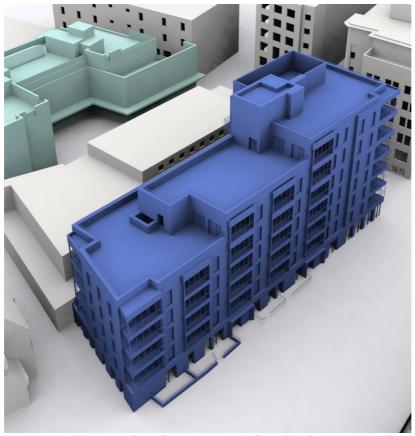


Image 02 - Perspective View Proposed (application proposal)

3.2.7 As further background, the site also has an extant planning consent for the SQUIRES scheme dated 2016 ('SQUIRES 2016 scheme') which related to a larger development over both the 19-37 Highgate Road and adjoining AA Storage site (original main planning application ref. 2016/5372/P). Given the proposal is more aligned with the PCKO 2013 scheme, that is our primary focus although we have still also undertaken analysis review of the comparison with the SQUIRES 2016 scheme for holistic consideration and especially in consideration of the effect upon The Maple Building by this current proposal which has a lesser impact than the SQUIRES 2016 proposal. For visual reference, we provide a perspective view of the SQUIRES 2016 scheme within Image 03 – Perspective View Proposed (SQUIRES 2016).

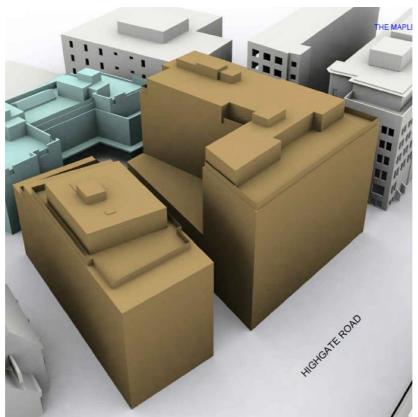


Image 03 - Perspective View Proposed (SQUIRES 2016 scheme)



# 3.3 DAYLIGHT VSC & DISTRIBUTION & SUNLIGHT - NEIGHBOURING REVIEW

- 3.3.1 Please also see section 3.1 Background & 3.2 Methodology
- 3.3.2 Within **Appendix B** sets out the results of our examination, in terms of neighbouring properties applicable for review. Within **Table 1** this shows the VSC (and the annual probable sunlight hours and the winter proportion), in the extant consented (PCKO 2013 scheme) versus proposed situations, based on the Architects' design proposals. The assessment calculates the daylight and sunlight reaching the windows of surrounding buildings in the extant consented scenario and what effects the alterations as proposed will have on the consented situation. For **Table 2**, this relates to daylight distribution (again, extant consented versus proposed situations).
- 3.3.3 For respective analysis definitions, we summarise;
- 3.3.4 Vertical Sky Component (VSC): VSC represents a ratio of the part of illuminance at a point on a given vertical plane (usually the centre point of window on the window wall face), that would be received directly from an overcast sky (CIE standard overcast sky) to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The VSC does not include reflected light, either from the ground or from other buildings. The maximum value obtainable at a flat window in a vertical wall is effectively 40%.
- 3.3.5 Daylight Distribution (DD): The Guide considers the extent as to how far back direct skylight can be seen into the room i.e. the no skyline, at the working plane (usually taken at 850mm above floor level). The percentage of the room area in front of the no skyline (at the working plane) can then be compared in existing and proposed scenarios or in this case, consideration on the shift change from extant consented to proposed.
- 3.3.6 **Sunlight (APSH):** Only the windows that face within 90° of South, that is to say, facing from 90° to 270° are normally considered under the sunlight criteria. The BRE recommendation is that windows facing within 90° of South should have 25% of annual probable sunlight hours with 5% in the winter months (from the autumn equinox to the spring equinox). Where reductions below the recommended levels are contemplated, these should be targeted so that the proposed value is 0.8 times former value or above (unless a reduction of sunlight received over the whole year is not greater than 4% of annual probable sunlight hours). The BRE Guide recognises that sunlight to living room windows is considered more important than to kitchens or bedrooms.



#### **ANALYSIS COMPARISON WITH PCKO 2013 SCHEME**

3.3.7 We summarise the analysis **Tables 1 & 2** from **Appendix B** as follows for the **Shift** change / Analysis from consented PCKO 2013 scheme to application proposal:-

#### 3.3.8 Elsfield (Flats 1-23), 42 Highgate Road:

#### VSC (Table 1):

VSC reductions to windows are ranging 6% up to 19%. To also highlight, with the exception of some windows to ground floor and isolated at 1<sup>st</sup> floor, all retained VSC levels are above a VSC value of 20 (considered good for an urban locality) and for some upper floors, above a VSC value of 27 (the latter for which VSC reductions are not applicable for consideration when a VSC of 27 or above is retained).

#### Daylight Distribution (Table 2):

Daylight distribution reductions are ranging 0% up to 18%, with the isolated exception of 3 No. rooms (living room ref R2 & R3 at ground & living room R3 at 1<sup>st</sup> floor). However, for these three applicable rooms, the residual value of daylight distribution in the proposed scenario, would still maintain 70%, 59% and 70% of the respective room areas at working plane, as having the ability to receive direct daylight in the proposed scenario.

#### Sunlight (Table 1):

In terms of sunlight, all the habitable rooms assessed (that face within 90° of South and notwithstanding whether they are living rooms / sun important rooms) sustain negligible reductions of sunlight and in all instances, retain a level of sunlight above before reductions are ordinarily needing to be considered in reference to the BRE Guide.

#### 3.3.9 28a & 28b Highgate Road

#### VSC (Table 1):

All VSC reductions to windows are ranging 6% up to 11%. With the exception of one isolated window to first floor, all retained VSC levels are above a VSC value of 20 (considered good for an urban locality).



#### Daylight Distribution (Table 2):

Daylight distribution reductions are ranging 0% up to 16% and all retain over 80% of the respective room areas at working plane, as having the ability to receive direct daylight in the proposed scenario which should be considered readily acceptable.

#### Sunlight (Table 1):

In terms of sunlight, all the habitable rooms assessed (that face within 90° of South and notwithstanding whether they are living rooms / sun important rooms), retain a level of sunlight above before reductions are ordinarily needing to be considered in reference to the BRE Guide with the isolated exception of a 12% reduction to one window (1st floor, W1) for annual probable sunlight hours (APSH).

#### 3.3.10 The Maple Building, 39-51 Highgate Road

#### VSC (Table 1):

VSC reductions to windows are mainly applicable to those windows facing the proposal opposite on Greenwood Place; relating to 6 No. windows per floor at 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floor. (As background, it is not considered necessary to assess the set-back 5<sup>th</sup> floor given the analysis results for the 4<sup>th</sup> floor and also in consideration that the proposal would sit-below a 25° degree line from the horizontal taken at the mid-height from any facing window on the 5<sup>th</sup> floor).

In terms of the window arrangement at each floor (1st to 4th floor), two of these applicable windows at each floor, relate to a dual-aspect living room also served by windows which face onto Highgate Road; in consideration of the average VSC for windows to these rooms (which the BRE Guide methodology supports for equal-sized windows), there is no adverse effect to the VSC to these rooms. The remainder of these applicable windows also serve 2 No bedrooms per floor but in all instances, where a greater than negligible loss occurs, then all retained VSC levels are still above a VSC value of 20 (considered good for an urban locality) with the isolated exception for several windows but in such instances, the retained VSC is not less than 18.8 which is still considered reasonable).

#### <u>Daylight Distribution (Table 2):</u>

Daylight distribution reductions are limited; ranging 0% up to 19% but in all instances, good levels of daylight distribution are retained in the proposed scenario (of 80% or greater of the room area having the ability to receive direct skylight at the working plane which should be considered readily acceptable; this reflecting the dual-aspect nature of some of the rooms.



#### Sunlight (Table 1):

In terms of sunlight, all the habitable rooms assessed (that face within 90° of South and notwithstanding whether they are living rooms / sun important rooms) sustain negligible reductions of sunlight and in all instances retain a level of sunlight above before reductions are ordinarily needing to be considered in reference to the BRE Guide.

### 3.3.11 44-46 Highgate Road

#### VSC (Table 1):

All VSC reductions for to windows are ranging 2% up to 8%. The majority of windows will have retained VSC levels close to or above a VSC value of 20 (considered good for an urban locality).

#### Daylight Distribution (Table 2):

Daylight distribution reductions are ranging 0% up to 12%.

#### Sunlight (Table 1):

In terms of sunlight, all the habitable rooms assessed (that face within 90° of South and notwithstanding whether they are living rooms / sun important rooms) sustain negligible reductions of sunlight and in all instances retain a level of sunlight above before reductions are ordinarily needing to be considered in reference to the BRE Guide.

#### **ANALYSIS COMPARISON WITH SQUIRES 2016 SCHEME**

3.3.12 In summary, it is clear from analysis **Tables 3 & 4** within **Appendix C** that the proposed revisions will typically have lesser impacts and with a net lesser impact overall, to neighbouring residential uses as compared to the planning consent for the Squires 2016 scheme (ref. 2016/5372/P).



#### **SUMMARY**

- 3.3.13 The findings detailed in this daylight and sunlight report confirm that for any shift changes to daylight and sunlight in comparison of the PCKO 2013 scheme to that of this application proposal, these are fairly limited and for those instances of greater reduction, retained values are typically, either above a level that reductions are not applicable for consideration (in reference to the BRE Guide) or that such retained levels could be considered reasonable for an urban context.
- 3.3.14 Consideration should also be given to the consented planning for the Squires 2016 scheme (ref. 2016/5372/P) which had allowed a much larger building adjacent to the residential uses to the north and east of site. In comparison to this consented scheme, this application proposal will have a net lesser impact overall on said residential uses.
- 3.3.15 Therefore, in summary, we are of the opinion, that the impacts to daylight and sunlight to neighbouring properties resulting from this application scheme are generally not too significantly different to that of the PCKO 2013 scheme and a net overall improvement compared to the larger 2016/5372/P Squires 2016 scheme with regards to the impacts upon neighbouring residential uses.



#### 4.0 PROPOSAL SELF-TEST - DAYLIGHT PROVISION

- 4.1 The proposed new accommodation has been analysed to determine whether or not the new habitable rooms will be provided with adequate daylight, in reference to the Average Daylight Factors (ADFs). The ADF is an overall calculation / combined consideration of such aspects as available sky at the window face (the angle of visible sky 'theta' derived from VSC), the area of the glazing and size of the room served by such glazing, the average reflectance's of the surfaces inside the room, etc.
- 4.2 BS 8206 Pt2 (whilst recently withdrawn), is still incorporated into the current BRE Guide and advice from the BRE is that this method can still be utilised for ADF review (as opposed to utilising BSEN17037:2018 Daylight in buildings which the BRE is yet to formally confirm the extent of incorporation within the new BRE Guide due later this year). BS 8206 Pt2 sets minimum target ADFs values for residential as 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. In instances of any applicable open-plan arrangements for 'kitchen/ living / dining room', we have taken the target ADF for the predominant room use which being primarily 'living / dining room', we have allowed a target ADF of 1.5 (which differs to the default methodology within the BRE Guide).
- 4.3 By way of background, we have also factored an adjustment for consideration of the winter gardens additional glazing transmission of daylight (this has been considered through an additional 'maintenance factor' 20% reduction being applied).
- 4.4 **Table 5** Self-test ADF within **Appendix D** sets out the results of the analysis review for the three lowest floors analysed. The analysis confirms for these three lowest floors of residential (ADF results will only increase for further floors above), that all the proposed habitable rooms, exceed the ADF target criteria that has been considered (indeed some by a considerable margin). We highlight for the purposes of review, for the larger deeper rooms, we have excluded the kitchen area from room refs. R1, R5, R7 & R9 at ground floor and room refs. R7, R10 & R12 at 1st and 2nd floors as theoretically, these kitchen areas could be partitioned / would then be excluded from the room area for ADF review and given the applicable kitchen area is below 13m2, then such kitchens would effectively be a galley kitchen off a well-lit living room (many LPAs consider kitchens below 13 m2 as non-habitable given the anticipated relatively limited time of occupation).



- 4.5 In terms of sunlight provision, we can consider that given the linear nature and alignment of site, the scheme can be considered as having a reasonable availability of sunlight commensurate for an urban locality within this multi-unit development / considered similar to the PCKO 2013 scheme.
- 4.6 In summary, reasonable daylight and sunlight levels are provisioned for within this new development application proposal for the given urban context.



#### **APPENDICES**

- A. 3D Perspective Views with Neighbouring Context (consented PCKO and proposed) and associated neighbouring Window / Room Reference Plots
- B. Neighbouring Analysis (PCKO 2013 Scheme versus Proposal):

Table 1 - VSC and Sunlight for surrounding buildings Table 2 - Daylight Distribution for surrounding buildings

C. Neighbouring Analysis (SQUIRES 2016 Scheme versus Proposal):

Table 3 - VSC and Sunlight for surrounding buildings Table 4 - Daylight Distribution for surrounding buildings

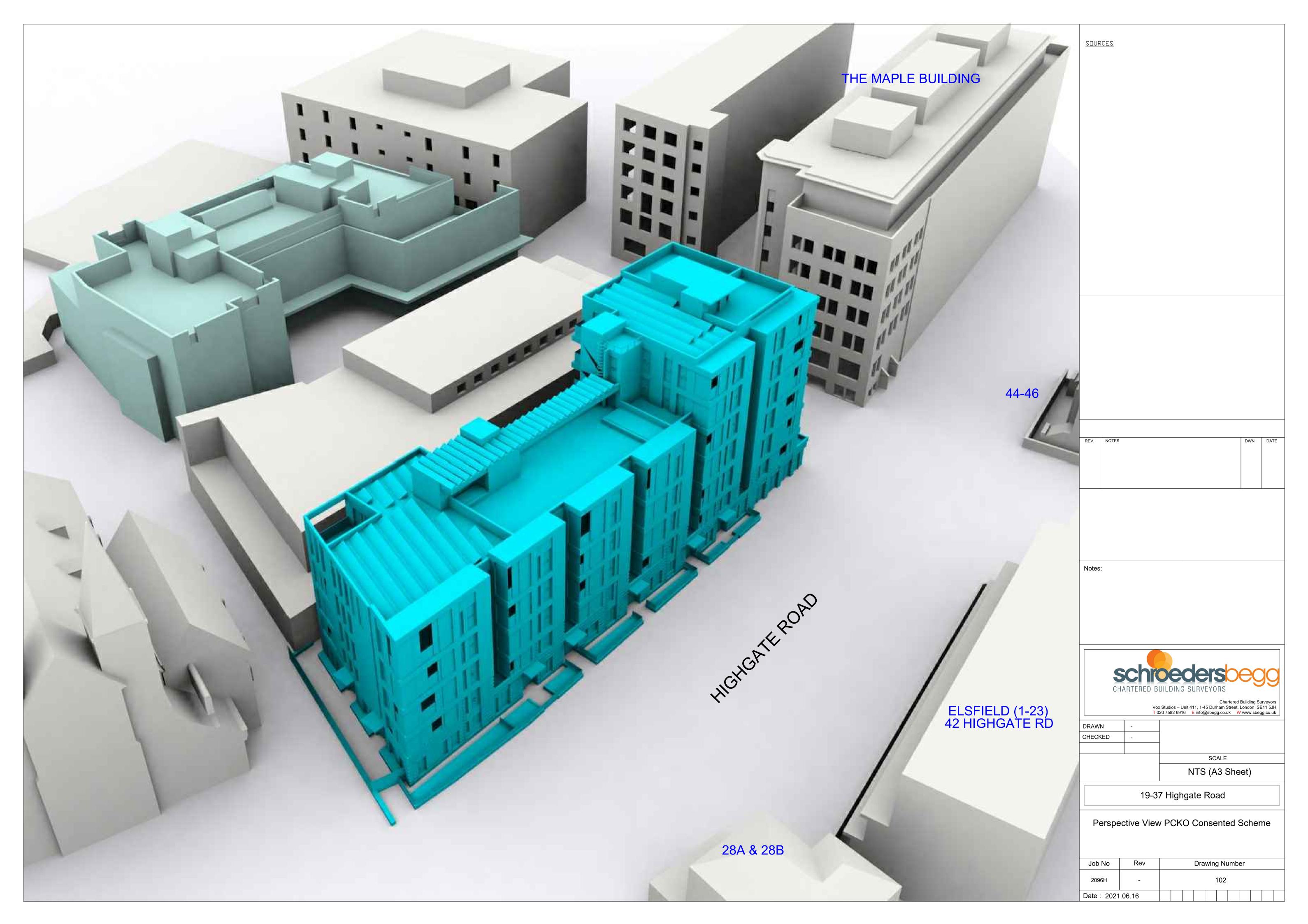
D. Proposal Self-test Analysis:

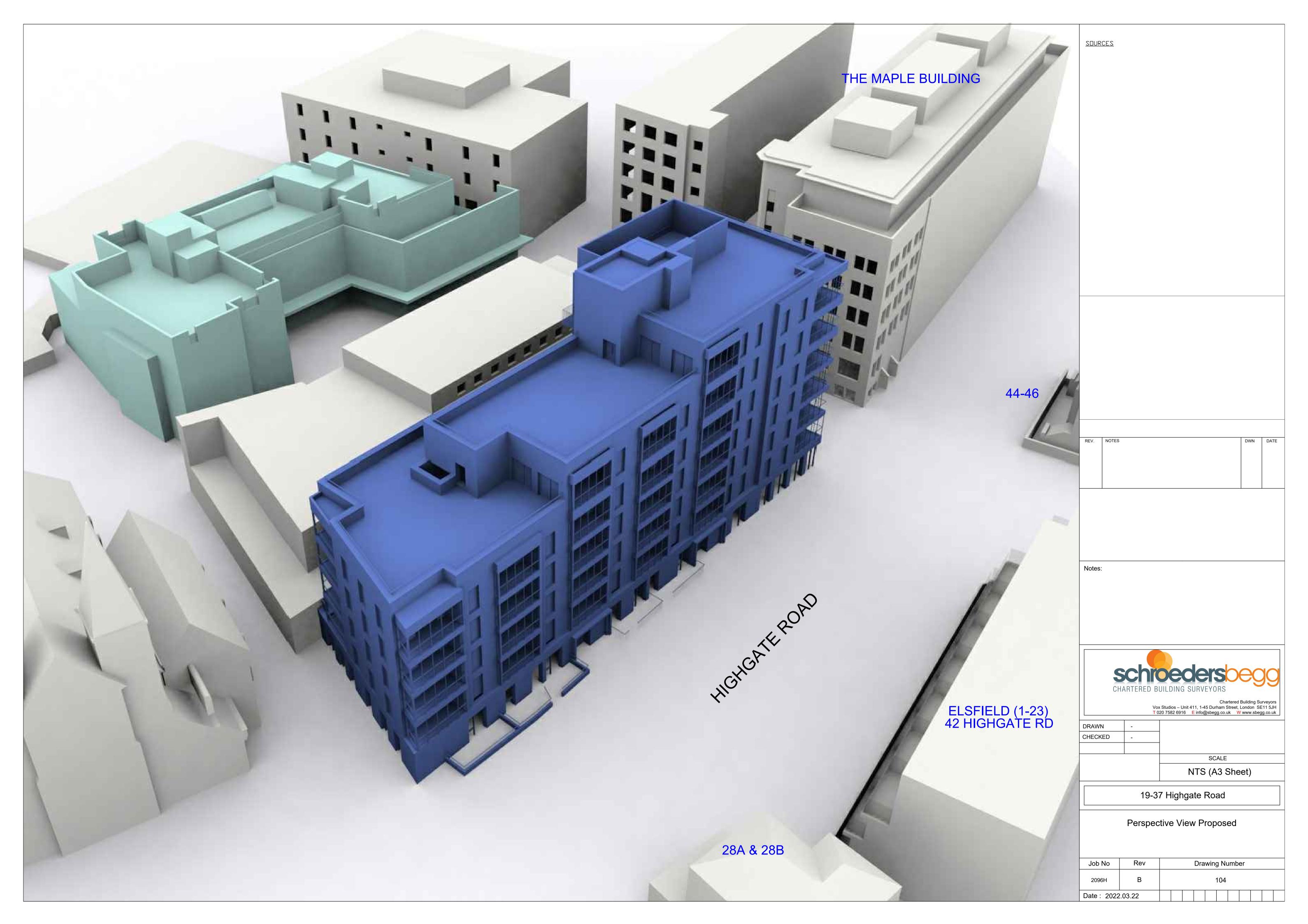
Table 5 – Self-test ADF Room / Window Reference Plans

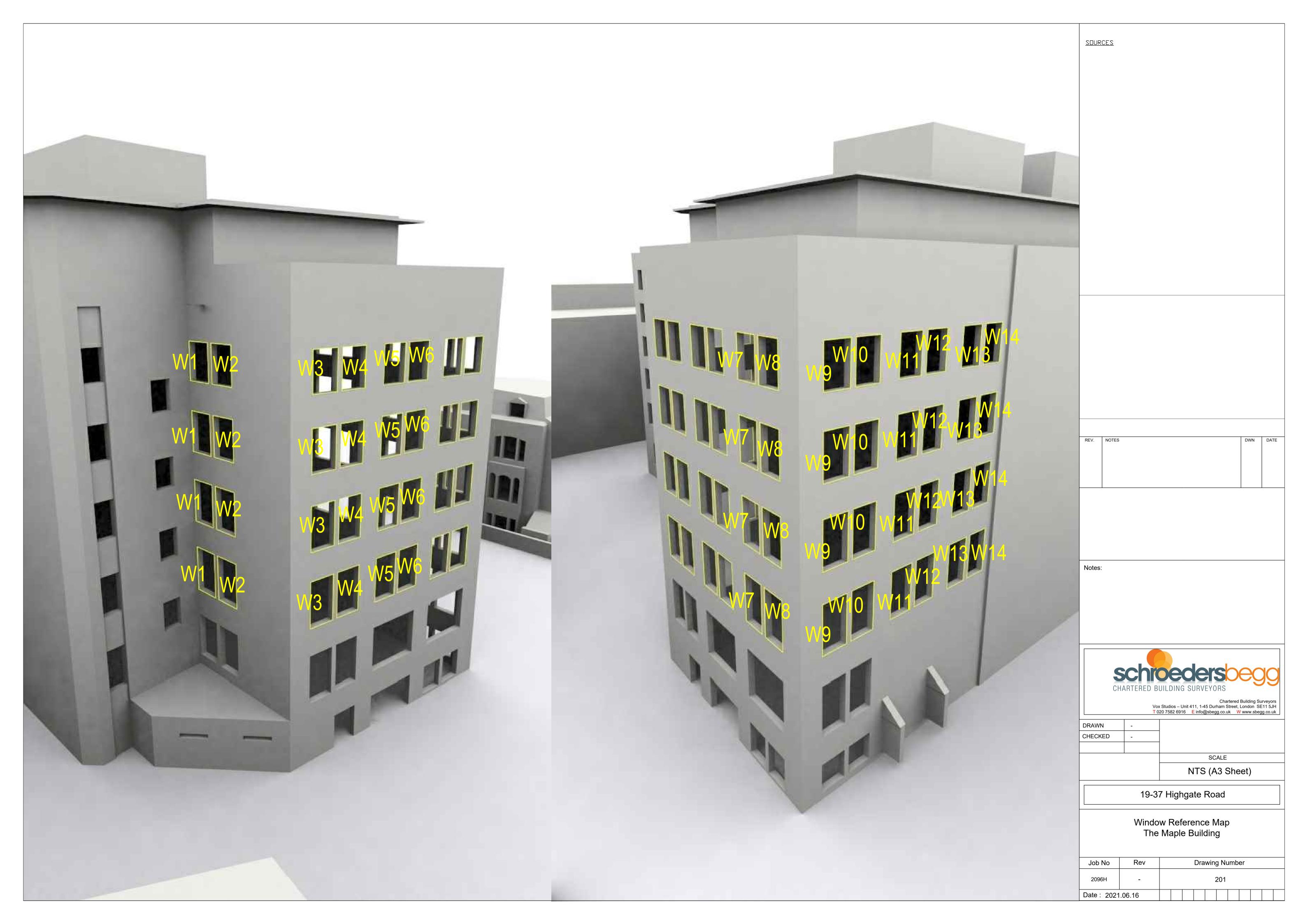


# Appendix A

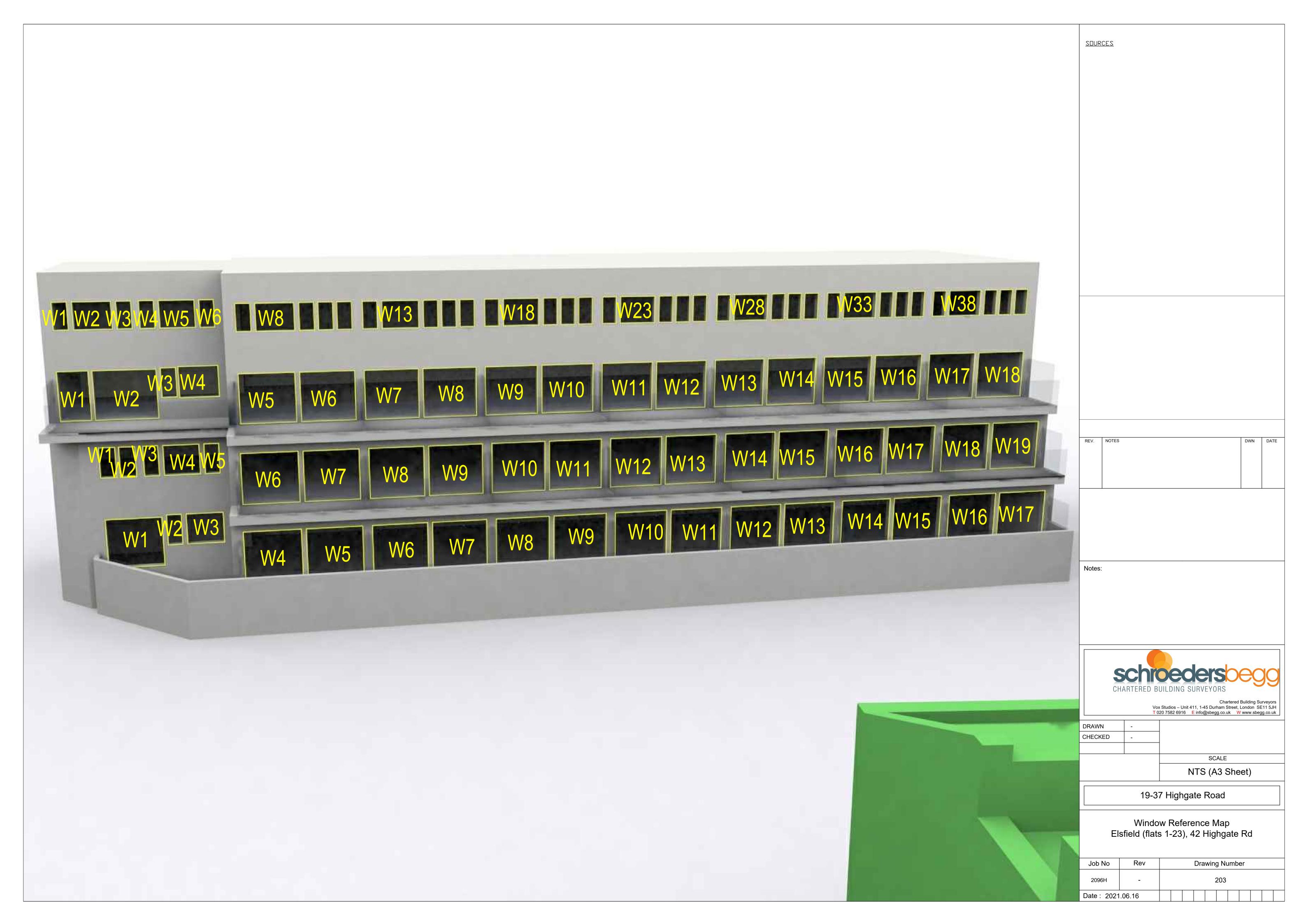
**3D Perspective Views with Neighbouring Context** (consented PCKO and proposed) and associated neighbouring Window / Room Reference Plots













# Appendix B

## Neighbouring Analysis (PCKO 2013 Scheme versus Proposal):

Table 1 - VSC and Sunlight for surrounding buildings

Table 2 - Daylight Distribution for surrounding buildings

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
			Elsfie	eld (flats 1-23	), 42 High	gate Rd				
ound	R1	Unknown	W1	Consented	23.89	0.87	45	8		
				Proposed	20.71		39	6		
			W2	Consented	22.14	0.86	40	7		
				Proposed	19.01		35	5		
			W3	Consented	18.21 15.64	0.86	<b>30</b> 26	<b>3</b> 2		
				Proposed	13.04		20	2	47	10
									40	7
	R2	Living Room	W4	Consented	20.50	0.82	43	13		
				Proposed	16.88		35	10		
			W5	Consented Proposed	20.16 16.58	0.82	<b>45</b> 38	14 11		
				Froposeu	10.36		30	11	47	15
									38	11
	R3	Living Room	W6	Consented	20.19	0.83	44	14		
				Proposed	16.70		38	12		
			W7	Consented	20.32	0.83	45	15		
				Proposed	16.89		36	12	46	15
									38	12
	R4	Living Room	W8	Consented	20.54	0.83	43	15		
				Proposed	17.14		36	12		
			W9	Consented	20.75	0.84	44	15		
				Proposed	17.41		37	12	44	15
									37	12
	R5	Living Room	W10	Consented	21.01	0.84	45	15	3,	
		J		Proposed	17.74		37	12		
			W11	Consented	21.23	0.85	45	14		
				Proposed	18.08		38	11		
									46	15
	R6	Living Room	W12	Consented	21.46	0.86	45	14	40	12
	110	LIVING NOOTH	**12	Proposed	18.43	0.00	41	13		
			W13	Consented	21.66	0.87	46	14		
				Proposed	18.75		41	13		
									46	14
	R7	Living Room	W14	Consented	21.79	0.87	48	15	41	13
	107	LIVING ROOM	***	Proposed	19.03	0.67	42	14		
			W15	Consented	21.75	0.88	48	15		
				Proposed	19.15		42	14		
									48	15
	DO	Living Boom	W16	Consented	21.46	0.00	44	12	42	14
	R8	Living Room	W16	Consented Proposed	19.06	0.89	39	<b>12</b> 11		
			W17	Consented	20.67	0.89	43	11		
				Proposed	18.44		36	10		
									45	12
	D1	University	14/1	Canada	10.57	0.04	46	1.0	39	11
rst	R1	Unknown	W1	Consented Proposed	19.57 16.36	0.84	<b>46</b> 40	<b>16</b> 12		
			W2	Consented	19.29	0.83	44	14		
				Proposed	16.04		38	10		
			W3	Consented	18.78	0.83	43	13		
				Proposed	15.50		37	9		
			W4	Consented	17.34	0.81	39	9		
			W5	Proposed Consented	14.09 13.28	0.83	33 <b>32</b>	5 <b>5</b>		
			VVJ	Proposed	10.98	0.63	28	2		
					<del>-</del>		-		48	18
									42	13
	R2	Living Room	W6	Consented	23.88	0.85	51	16		
			W7	Proposed	20.22	ሀ 8፫	42 <b>50</b>	12 16		
			vv /	Consented Proposed	23.63 19.97	0.85	50 44	<b>16</b> 13		
				орозса	13.37		-	20	51	16
									44	13
	R3	Living Room	W8	Consented	23.64	0.85	49	16		
			1410	Proposed	20.05	0.05	43	13		
			W9	Consented	23.75	0.85	<b>49</b>	16		
				Proposed	20.22		42	13	49	16
									43	13

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
	R4	Living Room	W10	Consented	23.92	0.85	49	16		
				Proposed	20.42		44	13		
			W11	Consented	24.11	0.86	49	17		
				Proposed	20.68		45	14	50	47
									<b>50</b> 46	<b>17</b> 14
	R5	Living Room	W12	Consented	24.32	0.86	51	17	40	14
	N3	LIVING ROOM	VVIZ	Proposed	20.97	0.80	45	14		
			W13	Consented	24.52	0.87	51	17		
			25	Proposed	21.26	0.07	47	15		
									51	17
									47	15
	R6	Living Room	W14	Consented	24.71	0.87	52	18		
				Proposed	21.59		47	15		
			W15	Consented	24.86	0.88	52	17		
				Proposed	21.87		48	15		
									53	18
	D.7	Liniaa Daam	W11.C	Carrantan	24.07	0.00		47	48	15
	R7	Living Room	W16	Consented	24.97	0.89	52	17		
			W17	Proposed	22.13	0.89	46 <b>52</b>	14 <b>16</b>		
			WT/	Consented Proposed	24.98 22.28	0.69	<b>52</b> 46	16 14		
				rioposeu	22.20		40	14	54	18
									54 47	18 15
	R8	Living Room	W18	Consented	24.76	0.90	50	16	77	13
				Proposed	22.27	2.50	45	13		
			W19	Consented	24.31	0.91	48	13		
				Proposed	22.00		44	11		
									52	17
									48	15
econd	R1	Unknown	W1	Consented	30.77	0.91	63	18		
				Proposed	27.88		56	12		
			W2	Consented	29.89	0.90	57	16		
				Proposed	26.92		52	12		
									64	19
	R2	Unknown	W3	Consented	27.79	0.89	48	13	58	14
	NZ	Ulikilowii	VVS	Proposed	24.78	0.69	45	10		
			W4	Consented	23.42	0.88	40	9		
			***	Proposed	20.68	0.00	37	6		
				Порозси	20.00		37	Ü	49	14
									45	10
	R3	Living Room	W5	Consented	30.73	0.89	69	22		
				Proposed	27.35		62	17		
			W6	Consented	30.82	0.89	70	23		
				Proposed	27.38		61	17		
									70	23
									63	18
	R4	Living Room	W7	Consented	30.94	0.89	67	21		
			****	Proposed	27.55		62	18		
			W8	Consented	31.07	0.89	67	21		
				Proposed	27.72		62	18	67	24
									<b>67</b> 62	<b>21</b> 18
	R5	Living Room	W9	Consented	31.26	0.89	69	23	02	10
	NJ	FIANIS MODIN	VVJ	Proposed	27.95	0.03	62	23 18		
			W10	Consented	31.46	0.90	69	23		
			**10	Proposed	28.21	0.50	62	18		
									69	23
									62	18
	R6	Living Room	W11	Consented	31.69	0.90	69	23		
				Proposed	28.52		62	18		
			W12	Consented	31.89	0.90	69	23		
				Proposed	28.81		65	20		
									69	23
									65	20
	R7	Living Room	W13	Consented	32.10	0.91	69	22		
				Proposed	29.13		65	19		
			W14	Consented	32.26	0.91	69	22		
				Proposed	29.41		66	20	<b>CO</b>	22
									<b>69</b>	<b>22</b> 20
	R8	Living Room	W15	Consented	32.39	0.92	68	22	66	20
	NO	FIANIS MODIII	VV I D	Proposed	29.68	0.52	66	20		
			W16	Consented	32.45	0.92	68	20 22		
			AATO	Proposed	29.89	0.52	63	20		
							33	_0	69	22
									66	20

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
	R9	Living Room	W17	Consented	32.35	0.93	68	22	Aillidai	WITTEE
			14/40	Proposed	29.97	0.00	63	20		
			W18	Consented Proposed	31.91 29.69	0.93	<b>63</b> 60	18 17		
				Торозец	23.03		00	17	68	22
nird	R1	Unknown	W1	Consented	33.26	0.92	72	24	64	21
iii u	KI	OHKHOWH	***	Proposed	30.60	0.52	68	20		
			W2	Consented	33.09	0.92	71	23		
				Proposed	30.38		67	19		
			W3	Consented	32.71	0.92	68	20		
			14/4	Proposed	29.96	0.01	65	17		
			W4	Consented Proposed	32.12 29.33	0.91	<b>67</b> 63	19 15		
				Порозец	25.00			10	72	24
									68	20
	R2	Unknown	W5	Consented	30.01	0.91	57	12		
	R3		1416	Proposed	27.20	0.04	54	9		
			W6	Consented	23.35	0.91	<b>36</b> 35	<b>6</b> 5		
				Proposed	21.18		33	3	57	12
									55	10
		Living Room	W7	Consented	32.98	0.90	67	22		
				Proposed	29.82		64	19		
			W8	Consented	33.00	0.90	67	22		
			W9	Proposed Consented	29.83 33.06	0.90	62 <b>68</b>	18 <b>23</b>		
			VVJ	Proposed	29.88	0.50	61	17		
			W10	Consented	33.08	0.90	68	23		
				Proposed	29.89		61	17		
			W11	Consented	33.11	0.90	68	23		
				Proposed	29.94		61	17		
									<b>68</b> 64	<b>23</b> 19
	R4	Living Room	W12	Consented	33.16	0.90	67	22	04	15
		g		Proposed	29.99		61	17		
			W13	Consented	33.21	0.90	66	21		
				Proposed	30.05		61	17		
			W14	Consented	33.30	0.91	66	21		
			W15	Proposed Consented	30.16 33.34	0.91	61 <b>67</b>	17 <b>22</b>		
			WIJ	Proposed	30.21	0.51	61	17		
			W16	Consented	33.37	0.91	67	22		
				Proposed	30.27		61	17		
									68	23
	DE	Living Dage	14/17	Conservation	22.44	0.01	67	22	61	17
	R5	Living Room	W17	Consented Proposed	33.44 30.35	0.91	<b>67</b> 63	<b>22</b> 19		
			W18	Consented	33.53	0.91	6 <b>7</b>	22		
				Proposed	30.45		64	20		
			W19	Consented	33.63	0.91	68	22		
				Proposed	30.60		64	19		
			W20	Consented	33.69	0.91	68	22		
			W21	Proposed Consented	30.67 33.76	0.91	65 <b>68</b>	20 <b>22</b>		
			AATT	Proposed	30.75	0.51	64	19		
				-1				_	68	22
									65	20
	R6	Living Room	W22	Consented	33.84	0.91	68	22		
			14/22	Proposed Consented	30.87	0.01	65 69	20		
			W23	Proposed	33.93 30.99	0.91	<b>68</b> 66	<b>22</b> 21		
			W24	Consented	34.04	0.92	68	21 22		
				Proposed	31.15		66	21		
			W25	Consented	34.10	0.92	68	22		
				Proposed	31.23		66	21		
			W26	Consented	34.16	0.92	68	22		
				Proposed	31.32		66	21	60	22
									<b>68</b> 66	<b>22</b> 21

	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Sur per Roor Winter
	R7	Living Room	W27	Consented	34.25	0.92	68	22	7 1111001	vvii reci
			14/20	Proposed	31.45	0.00	66	21		
			W28	Consented	34.33	0.92	<b>68</b> 66	<b>22</b> 21		
			W29	Proposed Consented	31.58 34.45	0.92	68	22		
			**25	Proposed	31.76	0.52	66	21		
			W30	Consented	34.50	0.92	68	22		
				Proposed	31.85		66	21		
			W31	Consented	34.56	0.92	68	22		
				Proposed	31.94		66	21	68	22
									66	21
	R8	Living Room	W32	Consented	34.63	0.93	69	23		
				Proposed	32.06		66	21		
			W33	Consented	34.71	0.93	68	22		
				Proposed	32.21		65	21		
			W34	Consented	34.81	0.93	69	23		
			W35	Proposed Consented	32.38 34.86	0.93	65 <b>68</b>	21 <b>22</b>		
			***33	Proposed	32.47	0.55	66	22		
			W36	Consented	34.91	0.93	69	23		
				Proposed	32.56		66	22		
									69	23
	<b>D</b> O		14:0=	C	24.00	0.00		20	67	22
	R9	Living Room	W37	Consented	34.98	0.93	69 66	23		
			W38	Proposed Consented	32.69 35.03	0.94	66 <b>69</b>	22 <b>23</b>		
			WJO	Proposed	32.82	0.54	66	22		
			W39	Consented	35.11	0.94	68	22		
				Proposed	32.98		65	21		
			W40	Consented	35.14	0.94	69	23		
				Proposed	33.05		65	21		
			W41	Consented	35.16	0.94	70	24		
				Proposed	33.12		66	22	70	24
				28a & 28b H	lighgate F	2d			66	22
rst	R1	Unknown	W1	Consented	17.10	0.89	17	1		
				Proposed	15.24		15	1		
									17	1
			11/2	6	20.04	0.00		46	15	1
	R2	Unknown	W2	Consented	29.81	0.93	<b>53</b> 49	<b>16</b> 15		
	NZ			Dropocod						
				Proposed	27.66		43	13	53	16
				Proposed	27.66		43	15	<b>53</b> 49	<b>16</b> 15
	R3	Unknown	W3	Proposed  Consented	30.13	0.94	53	16	<b>53</b> 49	<b>16</b> 15
	R3	Unknown	W3			0.94				
	R3	Unknown	W3	Consented	30.13	0.94	53	16	49 <b>53</b>	15 16
oond.				Consented Proposed	30.13 28.25		<b>53</b> 50	<b>16</b> 16	49	15
cond	R3	Unknown	W3	Consented Proposed  Consented	30.13 28.25 23.01	0.94	53 50	16 16	49 <b>53</b>	15 16
cond				Consented Proposed	30.13 28.25		<b>53</b> 50	<b>16</b> 16	49 <b>53</b>	15 16
cond				Consented Proposed  Consented	30.13 28.25 23.01		53 50	16 16	<b>53</b> 50	15 16 16
cond				Consented Proposed  Consented	30.13 28.25 23.01		53 50	16 16	53 50	15 16 16
cond	R1	Unknown	W1	Consented Proposed  Consented Proposed	30.13 28.25 23.01 21.11	0.92	53 50 31 29	16 16 2 2	49 53 50 31 29	15 16 16 2 2
cond	R1	Unknown	W1	Consented Proposed  Consented Proposed  Consented	30.13 28.25 23.01 21.11 32.48	0.92	53 50 31 29	16 16 2 2	53 50 31 29	15 16 16 2 2
cond	R1	Unknown	W1 W2	Consented Proposed  Consented Proposed  Consented Proposed	30.13 28.25 23.01 21.11 32.48 30.15	0.92	53 50 31 29 58 54	16 16 2 2 18 17	49 53 50 31 29	15 16 16 2 2
cond	R1	Unknown	W1	Consented Proposed  Consented Proposed  Consented Proposed  Consented	30.13 28.25 23.01 21.11 32.48 30.15	0.92	53 50 31 29 58 54	16 16 2 2 18 17	53 50 31 29	15 16 16 2 2
cond	R1	Unknown	W1 W2	Consented Proposed  Consented Proposed  Consented Proposed	30.13 28.25 23.01 21.11 32.48 30.15	0.92	53 50 31 29 58 54	16 16 2 2 18 17	49 53 50 31 29 58 54	15 16 16 2 2 2 18
cond	R1	Unknown	W1 W2	Consented Proposed  Consented Proposed  Consented Proposed  Consented	30.13 28.25 23.01 21.11 32.48 30.15	0.92	53 50 31 29 58 54	16 16 2 2 18 17	53 50 31 29	15 16 16 2 2
cond	R1	Unknown	W1 W2 W3	Consented Proposed  Consented Proposed  Consented Proposed  Consented	30.13 28.25 23.01 21.11 32.48 30.15 32.71 30.66	0.92 0.93	53 50 31 29 58 54 55	16 16 2 2 18 17	49 53 50 31 29 58 54	15 16 16 2 2 18 17
	R1	Unknown	W1 W2 W3	Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed	30.13 28.25 23.01 21.11 32.48 30.15 32.71 30.66	0.92 0.93	53 50 31 29 58 54 55	16 16 2 2 18 17	49 53 50 31 29 58 54	15 16 16 2 2 18 17
	R1 R2 R3	Unknown Unknown Unknown	W1 W2 W3	Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed	30.13 28.25 23.01 21.11 32.48 30.15 32.71 30.66	0.92 0.93 0.94 ghgate Rd	53 50 31 29 58 54 55	16 16 2 2 18 17	53 50 31 29 58 54	15 16 16 2 2 18 17 18 18
	R1 R2 R3	Unknown Unknown Unknown	W1 W2 W3	Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed  Apple Building  Consented  Consented Proposed	30.13 28.25 23.01 21.11 32.48 30.15 32.71 30.66	0.92 0.93 0.94 ghgate Rd	53 50 31 29 58 54 55	16 16 2 2 18 17 18 18	53 50 31 29 58 54 55	15 16 16 2 2 18 17 18 18
	R1 R2 R3	Unknown Unknown Bedroom	W1 W2 W3 The M	Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed	30.13 28.25 23.01 21.11 32.48 30.15 32.71 30.66 39-51 Hig 19.76 19.28	0.92 0.93 0.94 ghgate Rd	53 50 31 29 58 54 55 55	16 16 2 2 18 17 18 18 20 20	53 50 31 29 58 54	15 16 16 2 2 18 17 18 18
	R1 R2 R3	Unknown Unknown Unknown	W1 W2 W3	Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed  Consented Consented Proposed	30.13 28.25 23.01 21.11 32.48 30.15 32.71 30.66 39-51 Hig 19.76 19.28	0.92 0.93 0.94 ghgate Rd	53 50 31 29 58 54 55 48 47	16 16 2 2 18 17 18 18 20 20	53 50 31 29 58 54 55	15 16 16 2 2 18 17 18 18
	R1 R2 R3	Unknown Unknown Bedroom	W1 W2 W3 The M W1	Consented Proposed	30.13 28.25 23.01 21.11 32.48 30.15 32.71 30.66 19.76 19.28 23.70 23.11	0.92 0.93 0.94 ghgate Rd 0.98	53 50 31 29 58 54 55 55	16 16 2 2 18 17 18 18 18 20 20 21 21	53 50 31 29 58 54 55	15 16 16 2 2 18 17 18 18
	R1 R2 R3	Unknown Unknown Bedroom	W1 W2 W3 The M	Consented Proposed  Consented Consented Proposed  Consented Proposed  Consented Proposed Consented	30.13 28.25 23.01 21.11 32.48 30.15 32.71 30.66 39-51 Hig 19.76 19.28 23.70 23.11 26.30	0.92 0.93 0.94 ghgate Rd	53 50 31 29 58 54 55 55 48 47 55 55	16 16 2 2 2 18 17 18 18 18 20 20 20 21 21 18	53 50 31 29 58 54 55	15 16 16 2 2 18 17 18 18
cond	R1 R2 R3	Unknown Unknown Bedroom	W1 W2 W3 The M W1 W2 W3	Consented Proposed	30.13 28.25 23.01 21.11 32.48 30.15 32.71 30.66 39-51 Hig 19.76 19.28 23.70 23.11 26.30 19.25	0.92 0.93 0.94 <b>chgate Rd</b> 0.98 0.98	53 50 31 29 58 54 55 55 48 47 54 51 59 43	16 16 2 2 18 17 18 18 18 20 20 21 21 18 15	53 50 31 29 58 54 55	15 16 16 2 2 18 17 18 18
	R1 R2 R3	Unknown Unknown Bedroom	W1 W2 W3 The M W1	Consented Proposed  Consented Consented Proposed  Consented Proposed  Consented Proposed Consented	30.13 28.25 23.01 21.11 32.48 30.15 32.71 30.66 39-51 Hig 19.76 19.28 23.70 23.11 26.30	0.92 0.93 0.94 ghgate Rd 0.98	53 50 31 29 58 54 55 55 48 47 55 55	16 16 2 2 2 18 17 18 18 18 20 20 20 21 21 18	53 50 31 29 58 54 55	15 16 16 2 2 18 17 18 18

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
	R3	Bedroom	W5	Consented	26.18	0.72	57	15	— / tinidai	- Willies
				Proposed	18.87	_	42	11		
			W6	Consented	26.49	0.73	61	17		
				Proposed	19.32		42	10	C1	47
									<b>61</b> 43	<b>17</b> 11
	R4	Living Room	W7	Consented	27.32	0.76	59	14	45	11
		Living Noon.	•••	Proposed	20.66	0.70	47	12		
			W8	Consented	28.14	0.78	60	14		
				Proposed	21.96		48	11		
			W9	Consented	37.58	1.00	*North*	*North*		
				Proposed	37.58					
			W10	Consented	37.57	1.00	*North*	*North*		
			14/11	Proposed	37.57	1.00	******	******		
			W11	Consented Proposed	37.56 37.56	1.00	*North*	*North*		
			W12	Consented	37.55	1.00	*North*	*North*		
			**12	Proposed	37.55	1.00	North	North		
			W13	Consented	37.56	1.00	*North*	*North*		
				Proposed	37.56					
			W14	Consented	37.48	1.00	*North*	*North*		
				Proposed	37.48					
									62	15
	D4	5 - 1	14.5	<u> </u>	24.21	0.00		22	54	13
cond	R1	Bedroom	W1	Consented	21.01	0.98	49	20		
				Proposed	20.57		48	20	49	20
									49 48	20
	R2	Bedroom	W2	Consented	25.35	0.98	55	21		20
	NZ			Proposed	24.79		53	21		
			W3	Consented	29.79	0.75	64	19		
				Proposed	22.35		45	15		
			W4	Consented	29.57	0.74	62	16		
				Proposed	21.86		44	14		
									73	21
		Bulling	14/5		20.57	0.74	63	45	60	21
	R3	Bedroom	W5	Consented	29.57	0.74	62	15		
			W6	Proposed Consented	21.78 29.78	0.74	45 <b>64</b>	11 17		
			VVO	Proposed	22.17	0.74	45	10		
				Порозец	22.17		43	10	64	17
									46	11
	R4	Living Room	W7	Consented	30.40	0.77	63	15		
				Proposed	23.39		52	12		
			W8	Consented	31.04	0.79	65	16		
				Proposed	24.57		53	11		
			W9	Consented	39.13	1.00	*North*	*North*		
				Proposed	39.13					
			W10	Consented	39.14	1.00	*North*	*North*		
			W11	Proposed Consented	39.14 39.16	1.00	*North*	*North*		
			AATT	Proposed	39.16	1.00	INOI (III "	NOTULE		
			W12	Consented	39.18	1.00	*North*	*North*		
				Proposed	39.18	2.00				
			W13	Consented	39.20	1.00	*North*	*North*		
				Proposed	39.20					
			W14	Consented	39.11	1.00	*North*	*North*		
				Proposed	39.11					
									65	16
:	D1	Dad	1414	Committee	24.55	0.00	F4	22	57	13
ird	R1	Bedroom	W1	Consented	21.55	0.98	<b>51</b> 49	22		
				Proposed	21.16		49	20	51	22
									49	20
	R2	Bedroom	W2	Consented	26.31	0.98	57	23	· ·	
				Proposed	25.81		56	22		
			W3	Consented	32.87	0.78	67	19		
				Proposed	25.50		52	15		
			W4	Consented	32.70	0.77	67	18		
				Proposed	25.08		51	14		
									77	23
	52	0.4		6	22.55	0	c=	4-	67	22
	R3	Bedroom	W5	Consented	32.68	0.77	<b>67</b>	17		
			ME	Proposed	25.03	0.77	52 60	11		
			W6	Consented Proposed	32.83 25.36	0.77	<b>69</b> 53	19 11		
				rroposeu	23.30		33	11	69	19
									54	12

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
	R4	Living Room	W7	Consented	33.29	0.79	68	18	71111001	· · · · · · · · · · · · · · · · · · ·
				Proposed	26.42		57	13		
			W8	Consented Proposed	33.77 27.44	0.81	<b>70</b> 57	<b>20</b> 12		
			W9	Consented	39.59	1.00	*North*	*North*		
				Proposed	39.59					
			W10	Consented	39.59	1.00	*North*	*North*		
			14/44	Proposed	39.59	4.00	****	****		
			W11	Consented Proposed	39.58 39.58	1.00	*North*	*North*		
			W12	Consented	39.58	1.00	*North*	*North*		
				Proposed	39.58					
			W13	Consented	39.57	1.00	*North*	*North*		
			W14	Proposed	39.57	1.00	*North*	*North*		
			VV 14	Consented Proposed	39.47 39.47	1.00	*North*	*North*		
				Порозса	55				70	20
									61	14
ourth	R1	Bedroom	W1	Consented	21.25	0.99	48	23		
				Proposed	20.94		46	21	48	23
									<b>48</b> 46	23
	R2	Bedroom	W2	Consented	26.77	0.99	57	25		
				Proposed	26.37		54	22		
			W3	Consented	35.62	0.82	72	22		
			W4	Proposed	29.11	0.01	64	17		
			VV4	Consented Proposed	35.50 28.80	0.81	<b>72</b> 63	<b>22</b> 16		
									79	25
									73	22
	R3	Bedroom	W5	Consented	35.48	0.81	73	23		
			MC	Proposed	28.77	0.03	62	14		
			W6	Consented Proposed	35.57 29.03	0.82	<b>74</b> 62	<b>24</b> 13		
				Порозса	25.05		02	10	74	24
									63	14
	R4	Living Room	W7	Consented	35.86	0.83	74	24		
			W8	Proposed Consented	29.84 36.15	0.85	65 <b>75</b>	16 <b>25</b>		
			VVO	Proposed	30.62	0.65	64	15		
			W9	Consented	39.60	1.00	*North*	*North*		
				Proposed	39.60					
			W10	Consented	39.60	1.00	*North*	*North*		
			W11	Proposed Consented	39.60 39.59	1.00	*North*	*North*		
			***	Proposed	39.59	1.00	North	North		
			W12	Consented	39.59	1.00	*North*	*North*		
				Proposed	39.59					
			W13	Consented	39.58	1.00	*North*	*North*		
			W14	Proposed Consented	39.58 39.47	1.00	*North*	*North*		
			**14	Proposed	39.47	1.00	1401111	1401111		
									75	25
									67	17
				44-46 Hig	hgate Rd					
wer Ground	R1	Living Room	W1	Consented	17.03	0.92	38	10		
		<b>5</b> ** *		Proposed	15.74	-	34	6		
			W2	Consented	17.15	0.92	36	8		
			14/2	Proposed	15.83	0.03	33	5		
			W3	Consented Proposed	16.78 15.46	0.92	<b>33</b> 29	<b>7</b> 3		
									40	12
									36	8
ound	R1	Living Room	W1	Consented	19.94	0.93	45	11		_
			14/2	Proposed	18.57	0.03	43 46	9		
			W2	Consented Proposed	20.23 18.81	0.93	<b>46</b> 45	12 11		
			W3	Consented	20.56	0.93	46	12		
				Proposed	19.06		43	9		

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
First	R1	Living Room	W1	Consented	23.26	0.94	52	12		
				Proposed	21.96		50	10		
			W2	Consented	23.58	0.94	53	13		
				Proposed	22.20		52	12		
			W3	Consented	23.84	0.94	53	13		
				Proposed	22.39		51	11		
			W4	Consented	22.99	0.93	54	15		
				Proposed	21.36		50	11		
									57	16
									54	13
Second	R1	Living Room	W1	Consented	26.86	0.95	63	18		
				Proposed	25.62		59	14		
			W2	Consented	37.29	0.98	68	22		
				Proposed	36.39		64	18		
									87	22
									83	18

Table 2 - Daylight Distribution for surrounding buildings (PCKO 2013 Scheme versus Proposal)											
Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Consented	Lit Area Proposed	Pr/Cs					
		Elsfield (f	lats 1-23), 42 Higl	hgate Rd							
Ground	R1	Unknown	16.66	15.83	14.97						
	<b>D</b> 2	Linda a Barra	40.70	95%	90%	0.95					
	R2	Living Room	18.78	17.08 91%	13.06 70%	0.76					
	R3	Living Room	18.99	15.13	11.14						
	R4	Living Room	18.99	80% 12.29	59% 10.26	0.74					
				65%	54%	0.83					
	R5	Living Room	19.04	12.23 64%	10.77 57%	0.88					
	R6	Living Room	19.02	12.45	11.42						
	R7	Living Room	18.97	65% 12.74	60% 12.15	0.92					
				67%	64%	0.95					
	R8	Living Room	18.73	13.64 73%	13.61 73%	1.00					
First	R1	Unknown	16.66	16.46	15.31	1.00					
	R2	Living Room	18.54	99% 17.77	92% 15.51	0.93					
	NZ	LIVING ROOM	10.54	96%	84%	0.87					
	R3	Living Room	18.74	16.92 90%	13.07 70%	0.77					
	R4	Living Room	18.79	14.70	12.06	0.77					
	D.F.	Listan Dane	10.02	78%	64%	0.82					
	R5	Living Room	18.82	14.46 77%	12.17 65%	0.84					
	R6	Living Room	18.86	14.60	12.81	2.22					
	R7	Living Room	18.90	77% 14.85	<mark>68%</mark> 13.70	0.88					
				79%	72%	0.92					
	R8	Living Room	18.70	15.53 83%	15.12 81%	0.97					
Second	R1	Unknown	11.17	11.16	11.13						
	R2	Unknown	8.62	100% 8.60	100% 8.01	1.00					
				100%	93%	0.93					
	R3	Living Room	18.05	18.05 100%	16.59 92%	0.92					
	R4	Living Room	18.28	18.28	16.35						
	R5	Living Room	18.29	100% 18.29	<mark>89%</mark> 15.72	0.89					
	1.5	Living Room	10.23	100%	86%	0.86					
	R6	Living Room	18.35	18.35 100%	15.60 <mark>85%</mark>	0.85					
	R7	Living Room	18.33	18.33	16.45	0.05					
	R8	Living Room	18.26	100% 18.26	90% 17.21	0.90					
	No	LIVING ROOM	18.20	100%	94%	0.94					
	R9	Living Room	17.99	17.98 100%	17.51 97%	0.97					
Third	R1	Unknown	11.17	11.15	11.15	0.97					
	n2	University	0.63	100%	100%	1.00					
	R2	Unknown	8.62	8.49 98%	8.24 96%	0.97					
	R3	Living Room	18.05	17.92	17.34	0.07					
	R4	Living Room	18.28	99% 18.15	96% 17.34	0.97					
				99%	95%	0.96					
	R5	Living Room	18.29	18.16 99%	16.92 92%	0.93					
	R6	Living Room	18.35	18.22	17.29						
	R7	Living Room	18.33	99% 18.20	<mark>94%</mark> 17.70	0.95					
				99%	97%	0.97					
	R8	Living Room	18.26	18.14 99%	18.00 99%	0.99					
	R9	Living Room	17.99	17.85	17.85						

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Consented	Lit Area Proposed	Pr/Cs
		28	a & 28b Highgate	Rd		
First	R1	Unknown	9.14	7.96	7.96	
	R2	Unknown	13.60	87% 13.12	87% 11.10	1.00
				96%	82%	0.85
	R3	Unknown	13.60	13.11 96%	10.97 81%	0.84
Second	R1	Unknown	9.14	8.15	8.15	
	R2	Unknown	13.60	89% 13.15	89% 11.72	1.00
				97%	86%	0.89
	R3	Unknown	13.60	13.13 97%	11.47 84%	0.87
		The Maple	e Building 39-51 Hi		0.770	0.07
<u></u> .					42.04	
First	R1	Bedroom	13.83	13.23 96%	13.04 94%	0.99
	R2	Bedroom	17.77	17.68	17.60	
	R3	Bedroom	12.76	100% 12.29	99% 10.24	1.00
	K5	bearoom	12.70	96%	80%	0.83
	R4	Living Room	47.21	47.09	47.07	4.00
Second	R1	Bedroom	13.83	100% 13.23	100% 13.07	1.00
				96%	95%	0.99
	R2	Bedroom	17.77	17.68 100%	17.60 99%	1.00
	R3	Bedroom	12.76	12.29	10.23	1.00
	D4	Living Doom	47.24	96%	80%	0.83
	R4	Living Room	47.21	47.09 100%	47.07 100%	1.00
Third	R1	Bedroom	13.83	13.23	13.15	
	R2	Bedroom	17.77	96% 17.68	<mark>95%</mark> 17.68	0.99
				100%	100%	1.00
	R3	Bedroom	12.76	12.73 100%	10.36 81%	0.81
	R4	Living Room	47.21	47.10	47.07	0.01
Fourth	D4	Dadraara	12.02	100%	100%	1.00
rouitii	R1	Bedroom	13.83	13.22 96%	13.21 95%	1.00
	R2	Bedroom	17.77	17.68	17.68	
	R3	Bedroom	12.76	100% 12.73	100% 11.35	1.00
				100%	89%	0.89
	R4	Living Room	47.21	47.17 100%	47.07 100%	1.00
			44-46 Highgate Rd		10078	1.00
wer Ground	R1	Living Room	20.55	11.58	10.24	
	11.1		20.33	56%	50%	0.88
Ground	R1	Living Room	19.47	13.15	12.97	0.99
First	R1	Living Room	23.30	68% 18.56	67% 17.53	0.99
				80%	75%	0.94



# Appendix C

## Neighbouring Analysis (SQUIRES 2016 Scheme versus Proposal):

Table 3 - VSC and Sunlight for surrounding buildings Table 4 - Daylight Distribution for surrounding buildings

Tabl	e 3 - VSC	& Sunlight	for surr	ounding   Propo		ıgs (SQ	UIRES	2016 S	cheme ve	rsus
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
			Elsfie	eld (flats 1-23	), 42 High	gate Rd				
Ground	R1	Unknown	W1	Consented	20.07	1.03	39	6		
				Proposed	20.71		39	6		
			W2	Consented	18.35	1.04	33	4		
			W3	Proposed	19.01	1.04	35 <b>23</b>	5 <b>1</b>		
			VVS	Consented Proposed	14.98 15.64	1.04	26	2		
				Порозса	25.01		20	_	40	7
									40	7
	R2	Living Room	W4	Consented	16.62	1.02	34	8		
			\A/E	Proposed	16.88	1.01	35	10		
			W5	Consented Proposed	16.43 16.58	1.01	<b>37</b> 38	11 11		
				Порозса	10.50		55		39	11
									38	11
	R3	Living Room	W6	Consented	16.62	1.00	38	12		
			14/7	Proposed	16.70	4.00	38	12		
			W7	Consented Proposed	16.88 16.89	1.00	<b>38</b> 36	13 12		
				Порозец	10.05		30	12	39	13
									38	12
	R4	Living Room	W8	Consented	17.22	1.00	37	12		
				Proposed	17.14		36	12		
			W9	Consented	17.57 17.41	0.99	<b>38</b> 37	13 12		
				Proposed	17.41		57	12	38	13
									37	12
	R5	Living Room	W10	Consented	17.99	0.99	38	14		
				Proposed	17.74		37	12		
			W11	Consented	18.40	0.98	38	13		
				Proposed	18.08		38	11	39	14
									40	12
	R6	Living Room	W12	Consented	18.87	0.98	39	13		
				Proposed	18.43		41	13		
			W13	Consented	19.35	0.97	40	14		
				Proposed	18.75		41	13	40	14
									40	13
	R7	Living Room	W14	Consented	19.82	0.96	42	15		
				Proposed	19.03		42	14		
			W15	Consented	20.19	0.95	44	16		
				Proposed	19.15		42	14	44	16
									44	14
	R8	Living Room	W16	Consented	20.31	0.94	40	12		
				Proposed	19.06		39	11		
			W17	Consented	19.83	0.93	37	10		
				Proposed	18.44		36	10	40	12
									<b>40</b> 39	12 11
First	R1	Unknown	W1	Consented	15.72	1.04	41	12		
				Proposed	16.36		40	12		
			W2	Consented	15.44	1.04	39	10		
			14/2	Proposed	16.04	1.04	38	10		
			W3	Consented Proposed	14.94 15.50	1.04	<b>38</b> 37	<b>10</b> 9		
			W4	Consented	13.47	1.05	33	5		
				Proposed	14.09		33	5		
			W5	Consented	10.60	1.04	25	1		
				Proposed	10.98		28	2		
									<b>42</b> 42	<b>13</b> 13
	R2	Living Room	W6	Consented	19.91	1.02	44	12	44	15
				Proposed	20.22		42	12		
			W7	Consented	19.77	1.01	43	12		
				Proposed	19.97		44	13		
									44	12
	R3	Living Room	W8	Consented	19.90	1.01	44	13	44	13
	113	LIVING NOOM	****	Proposed	20.05	1.01	43	13		
			W9	Consented	20.13	1.00	44	13		
				Proposed	20.22		42	13		
									44	13
									43	13

Table 3 - VSC & Sunlight for surrounding buildings (SQUIRES 2016 Scheme versus Proposal)  Total Suns Total Suns													
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter			
	R4	Living Room	W10	Consented	20.43	1.00	44	13					
			1444	Proposed	20.42	4.00	44	13					
			W11	Consented Proposed	20.74 20.68	1.00	<b>46</b> 45	<b>15</b> 14					
				Порозец	20.00		43	14	47	15			
									46	14			
	R5	Living Room	W12	Consented	21.10	0.99	47	15					
				Proposed	20.97		45	14					
			W13	Consented	21.48	0.99	47	15					
				Proposed	21.26		47	15	47	45			
									<b>47</b> 47	<b>15</b> 15			
	R6	Living Room	W14	Consented	21.91	0.99	47	15	47	13			
		0		Proposed	21.59		47	15					
			W15	Consented	22.33	0.98	46	15					
				Proposed	21.87		48	15					
									47	15			
			1446		22.75	0.07	47	46	48	15			
	R7	Living Room	W16	Consented	22.75 22.13	0.97	<b>47</b> 46	<b>16</b> 14					
			W17	Proposed Consented	23.12	0.96	49	17					
			AA T /	Proposed	22.28	0.50	46	14					
				орозец	22.20		40	4-7	50	18			
									47	15			
	R8	Living Room	W18	Consented	23.29	0.96	46	14					
				Proposed	22.27		45	13					
			W19	Consented	23.17	0.95	44	11					
				Proposed	22.00		44	11	40	45			
									48	15 15			
econd	R1	Unknown	W1	Consented	27.26	1.02	58	13	48	15			
cconu	1/1	GIRAIOWII	AAT	Proposed	27.88	1.02	56	12					
			W2	Consented	26.37	1.02	53	12					
				Proposed	26.92		52	12					
									59	14			
									58	14			
	R2	Unknown	W3	Consented	24.29	1.02	44	9					
			14/-	Proposed	24.78	4.00	45	10					
			W4	Consented	20.08	1.03	36	5					
				Proposed	20.68		37	6	44	9			
									44	10			
	R3	Living Room	W5	Consented	26.97	1.01	60	16	,5	10			
	-	5	-	Proposed	27.35		62	17					
			W6	Consented	27.11	1.01	60	16					
				Proposed	27.38		61	17					
									60	16			
				6	27.0				63	18			
	R4	Living Room	W7	Consented	27.31	1.01	62	18					
			W8	Proposed Consented	27.55	1.01	62 62	18 <b>18</b>					
			۷۷ŏ	Proposed	27.56 27.72	1.01	<b>62</b> 62	18 18					
				rroposeu	21.12		02	10	62	18			
									62	18			
	R5	Living Room	W9	Consented	27.86	1.00	63	19					
				Proposed	27.95		62	18					
			W10	Consented	28.17	1.00	64	19					
				Proposed	28.21		62	18					
									64	19			
	P.C	Linda - Door	1444.4	Comments	20.54	1.00		40	62	18			
	R6	Living Room	W11	Consented	28.54	1.00	64	19					
			W12	Proposed Consented	28.52 28.90	1.00	62 <b>64</b>	18 <b>19</b>					
			** 12	Proposed	28.81	1.00	65	20					
									64	19			
									65	20			
	R7	Living Room	W13	Consented	29.33	0.99	65	19					
				Proposed	29.13		65	19					
			W14	Consented	29.72	0.99	65	19					
				Proposed	29.41		66	20					
									65	19			
	no	Living Dece-	\A/1 F	Consorted	20.12	0.00	cc	21	66	20			
	R8	Living Room	W15	Consented Proposed	30.13	0.99	<b>66</b> 66	<b>21</b> 20					
			W16	Consented	29.68 30.50	0.98	65	20 <b>21</b>					
			AATD	Proposed	29.89	0.50	63	20					
				oposcu	25.05		33	20	66	21			

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room	Total Suns
	R9	Living Room	W17	Consented	30.73	0.98	65	21	Annual	Winter
			14/40	Proposed	29.97	0.07	63	20		
			W18	Consented Proposed	30.57 29.69	0.97	<b>61</b> 60	<b>17</b> 17		
				Торозси	25.05		00	17	65	21
hird	R1	Unknown	W1	Consented	30.03	1.02	67	19	64	21
		O.I.I.I.O.II.I	***	Proposed	30.60	1.02	68	20		
		W2	Consented	29.86	1.02	66	18			
				Proposed	30.38		67	19		
			W3	Consented	29.47	1.02	64	16		
			14/4	Proposed	29.96	1.00	65	17		
			W4	Consented Proposed	28.88 29.33	1.02	<b>63</b> 63	15 15		
				Порозси	25.55		03	13	67	19
									68	20
	R2	Unknown	W5	Consented	26.75	1.02	53	8		
				Proposed	27.20		54	9		
			W6	Consented	20.86	1.02	33	3		
				Proposed	21.18		35	5	F2	0
									<b>53</b> 55	8 10
	R3 Living R	Living Room	W7	Consented	29.45	1.01	62	18	33	10
		LIVING NOOM	** /	Proposed	29.82	1.01	64	19		
			W8	Consented	29.48	1.01	62	18		
				Proposed	29.83		62	18		
			W9	Consented	29.57	1.01	62	18		
				Proposed	29.88		61	17		
			W10	Consented	29.59	1.01	62	18		
			W11	Proposed Consented	29.89 29.64	1.01	61 <b>62</b>	17 <b>18</b>		
			***	Proposed	29.94	1.01	61	17		
									62	18
									64	19
	R4	Living Room	W12	Consented	29.71	1.01	63	19		
			14/42	Proposed	29.99	4.04	61	17		
			W13	Consented	29.81	1.01	<b>63</b> 61	<b>19</b> 17		
			W14	Proposed Consented	30.05 29.93	1.01	63	19		
			***	Proposed	30.16	1.01	61	17		
			W15	Consented	30.00	1.01	63	19		
				Proposed	30.21		61	17		
			W16	Consented	30.07	1.01	63	19		
				Proposed	30.27		61	17		
									63 61	19
	R5	Living Room	W17	Consented	30.18	1.01	64	20	61	17
	ν	FIANIE VOOIII	AA T /	Proposed	30.18	1.01	63	19		
			W18	Consented	30.31	1.00	64	20		
			-	Proposed	30.45		64	20		
			W19	Consented	30.46	1.00	65	20		
				Proposed	30.60		64	19		
			W20	Consented	30.55	1.00	65	20		
			W21	Proposed Consented	30.67	1.00	65 <b>65</b>	20		
			VVZI	Proposed	30.65 30.75	1.00	64	<b>20</b> 19		
				Порозси	55.75		J-1		65	20
									65	20
	R6	Living Room	W22	Consented	30.78	1.00	65	20		
				Proposed	30.87		65	20		
			W23	Consented	30.93	1.00	65	20		
			14/24	Proposed	30.99	1.00	66 65	21		
			W24	Consented Proposed	31.12 31.15	1.00	<b>65</b> 66	<b>20</b> 21		
			W25	Consented	31.22	1.00	65	20		
				Proposed	31.23		66	21		
			W26	Consented	31.33	1.00	65	20		
			W26	Consented Proposed	31.33 31.32	1.00	<b>65</b> 66	20 21	65	20

	le 3 - VSC	& Sunlight	for surr	ounding l Propo		ıgs (SQ	UIRES 2	2016 S	cheme ve	rsus
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
	R7	Living Room	W27	Consented	31.49	1.00	65	20	7 an raar	viiieei
Ĭ			W20	Proposed	31.45	1.00	66	21		
			W28	Consented Proposed	31.67 31.58	1.00	<b>66</b> 66	<b>21</b> 21		
			W29	Consented	31.89	1.00	66	21		
			***25	Proposed	31.76	1.00	66	21		
			W30	Consented	32.01	0.99	66	21		
				Proposed	31.85		66	21		
			W31	Consented	32.14	0.99	67	22		
				Proposed	31.94		66	21	67	22
									66	21
	R8	Living Room	W32	Consented	32.30	0.99	66	22		
				Proposed	32.06		66	21		
			W33	Consented	32.51	0.99	66	22		
1				Proposed	32.21		65	21		
			W34	Consented	32.74	0.99	66	22		
			W35	Proposed	32.38	0.99	65 66	21 <b>22</b>		
			WSS	Consented Proposed	32.88 32.47	0.99	<b>66</b> 66	22		
			W36	Consented	33.01	0.99	66	22		
				Proposed	32.56		66	22		
1									66	22
1									67	22
	R9	Living Room	W37	Consented	33.18	0.99	66	22		
1				Proposed	32.69		66	22		
1			W38	Consented	33.38	0.98	66	22		
			W39	Proposed Consented	32.82 33.58	0.98	66 <b>65</b>	22 <b>21</b>		
1			W39	Proposed	32.98	0.98	65	21		
Ī			W40	Consented	33.67	0.98	65	21		
1				Proposed	33.05		65	21		
			W41	Consented	33.79	0.98	66	22		
1				Proposed	33.12		66	22		
									<b>66</b> 66	<b>22</b> 22
				28a & 28b H	lighgate F	₹d				
First	R1	Unknown	W1	Consented	16.36	0.93	17	2		
1				Proposed	15.24		15	1		
									17	2
1	R2	Unknown	W2	Consented	28.85	0.96	52	16	15	1
Ī	NZ	Olikilowii	VVZ	Proposed	27.66	0.50	49	15		
1				Порозец	27.00		.5	10	52	16
Ī									49	15
	R3	Unknown	W3	Consented	29.02	0.97	50	15		
1				Proposed	28.25		50	16		
									50	15
Forend	D4	Holes	1414	Conservati	22.44	0.05	22		<b>50</b> 50	<b>15</b> 16
Second	R1	Unknown	W1	Consented	22.11	0.95	<b>32</b>	4		
Second	R1	Unknown	W1	Consented Proposed	22.11 21.11	0.95	<b>32</b> 29	<b>4</b> 2		16
Second	R1	Unknown	W1			0.95			50	
Second	R1 R2	Unknown	W1 W2			0.95			32	16
Second				Proposed	21.11		29	2	32 29	16 4 2
Second				Proposed  Consented	<b>21.11</b> 31.15		29 <b>57</b>	19	32 29 57	16 4 2
Second	R2	Unknown	W2	Proposed  Consented Proposed	21.11 31.15 30.15	0.97	29 <b>57</b> 54	2 19 17	32 29	16 4 2
Second				Proposed  Consented Proposed  Consented	21.11 31.15 30.15 31.31		29 <b>57</b> 54	2 19 17	32 29 57	16 4 2
Second	R2	Unknown	W2	Proposed  Consented Proposed	21.11 31.15 30.15	0.97	29 <b>57</b> 54	2 19 17	50 32 29 57 54	16 4 2 19 17
Second	R2	Unknown	W2	Proposed  Consented Proposed  Consented	21.11 31.15 30.15 31.31	0.97	29 <b>57</b> 54	2 19 17	32 29 57 54	16 4 2 19 17
Second	R2	Unknown	W2 W3	Proposed  Consented Proposed  Consented	31.15 30.15 31.31 30.66	0.97	29 57 54 54 55	2 19 17	50 32 29 57 54	16 4 2 19 17
	R2 R3	Unknown Unknown	W2 W3 The Ma	Proposed  Consented Proposed  Consented Proposed	21.11 31.15 30.15 31.31 30.66	0.97 0.98 ghgate Rd	29 57 54 54 55	2 19 17 17 18	32 29 57 54	16 4 2 19 17
Second	R2	Unknown	W2 W3	Proposed  Consented Proposed  Consented Proposed  aple Building  Consented	21.11 31.15 30.15 31.31 30.66 39-51 Hig	0.97	29 57 54 54 55	2 19 17 17 18 6	32 29 57 54	16 4 2 19 17
	R2 R3	Unknown Unknown	W2 W3 The Ma	Proposed  Consented Proposed  Consented Proposed	21.11 31.15 30.15 31.31 30.66	0.97 0.98 ghgate Rd	29 57 54 54 55	2 19 17 17 18	32 29 57 54	16 4 2 19 17 17
	R2 R3	Unknown Unknown	W2 W3 The Ma	Proposed  Consented Proposed  Consented Proposed  aple Building  Consented	21.11 31.15 30.15 31.31 30.66 39-51 Hig	0.97 0.98 ghgate Rd	29 57 54 54 55	2 19 17 17 18 6	50 32 29 57 54 54 55	16 4 2 19 17
	R2 R3	Unknown Unknown	W2 W3 The Ma	Proposed  Consented Proposed  Consented Proposed  aple Building  Consented	21.11 31.15 30.15 31.31 30.66 39-51 Hig	0.97 0.98 ghgate Rd	29 57 54 54 55	2 19 17 17 18 6	50 32 29 57 54 54 55	16 4 2 19 17 17 18
	R2	Unknown Unknown Bedroom	W2 W3 The Ma	Consented Proposed  Consented Proposed  Consented Proposed  aple Building  Consented Proposed	21.11 31.15 30.15 31.31 30.66 39-51 Hig 12.54 19.28	0.97 0.98 ghgate Rd	29 57 54 54 55 27 47 32 51	2 19 17 17 18 6 20 7 21	50 32 29 57 54 54 55	16 4 2 19 17 17 18
	R2	Unknown Unknown Bedroom	W2 W3 The Ma	Consented Proposed	21.11 31.15 30.15 31.31 30.66 39-51 Hig 12.54 19.28 15.73 23.11 9.67	0.97 0.98 ghgate Rd	29 57 54 54 55 27 47 32 51 22	2 19 17 17 18 6 20 7 21 3	50 32 29 57 54 54 55	16 4 2 19 17 17 18
	R2	Unknown Unknown Bedroom	W2 W3  The M: W1  W2 W3	Proposed  Consented Proposed  Consented Proposed  aple Building  Consented Proposed  Consented Proposed  Consented Proposed Proposed	21.11 31.15 30.15 31.31 30.66 39-51 Hig 12.54 19.28 15.73 23.11 9.67 19.25	0.97 0.98 <b>ghgate Rd</b> 1.54 1.47 1.99	29 57 54 54 55 27 47 32 51 22 43	2 19 17 17 18 6 20 7 21 3 15	50 32 29 57 54 54 55	16 4 2 19 17 17 18
	R2	Unknown Unknown Bedroom	W2 W3 The Ma	Consented Proposed  Building  Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed  Consented Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed  Consented Proposed	21.11 31.15 30.15 31.31 30.66 39-51 Hig 12.54 19.28 15.73 23.11 9.67 19.25 10.39	0.97 0.98 <b>ghgate Rd</b> 1.54	29 57 54 54 55 27 47 32 51 22 43 22	2 19 17 17 18 6 20 7 21 3 15 3	50 32 29 57 54 54 55	16 4 2 19 17 17 18
	R2	Unknown Unknown Bedroom	W2 W3  The M: W1  W2 W3	Proposed  Consented Proposed  Consented Proposed  aple Building  Consented Proposed  Consented Proposed  Consented Proposed Proposed	21.11 31.15 30.15 31.31 30.66 39-51 Hig 12.54 19.28 15.73 23.11 9.67 19.25	0.97 0.98 <b>ghgate Rd</b> 1.54 1.47 1.99	29 57 54 54 55 27 47 32 51 22 43	2 19 17 17 18 6 20 7 21 3 15	50 32 29 57 54 54 55	16 4 2 19 17 17 18

		a Sunnight	ior suri	Propo		igs (SQ	UIRES .	2016 Sc	cheme ve	
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
	R3	Bedroom	W5	Consented	11.97	1.58	25	3		
				Proposed	18.87		42	11		
			W6	Consented	13.41	1.44	28	3		
				Proposed	19.32		42	10	20	2
									<b>28</b> 43	3 11
	R4	Living Room	W7	Consented	16.51	1.25	35	5	43	11
			***	Proposed	20.66		47	12		
			W8	Consented	19.02	1.15	39	5		
				Proposed	21.96		48	11		
			W9	Consented	37.58	1.00	*North*	*North*		
				Proposed	37.58					
			W10	Consented	37.57	1.00	*North*	*North*		
			W11	Proposed Consented	37.57 37.56	1.00	*North*	*North*		
			VVII	Proposed	37.56	1.00	NOILII	NOTUL		
			W12	Consented	37.55	1.00	*North*	*North*		
				Proposed	37.55					
			W13	Consented	37.56	1.00	*North*	*North*		
				Proposed	37.56					
			W14	Consented	37.48	1.00	*North*	*North*		
				Proposed	37.48					
									41	6
Second	R1	Bedroom	W1	Consented	14.10	1.46	32	7	54	13
econu	KI	Bearoom	AAT	Proposed	20.57	1.40	48	20		
				Порозец	20.57		40	20	32	7
									48	20
	R2	Bedroom	W2	Consented	17.64	1.41	35	8		
				Proposed	24.79		53	21		
			W3	Consented	12.15	1.84	25	4		
				Proposed	22.35		45	15		
			W4	Consented	12.84	1.70	25	4		
				Proposed	21.86		44	14	40	8
									60	21
	R3	Bedroom	W5	Consented	14.38	1.51	28	4	00	21
				Proposed	21.78		45	11		
			W6	Consented	15.78	1.40	31	4		
				Proposed	22.17		45	10		
									31	4
									46	11
	R4	Living Room	W7	Consented	18.80	1.24	38	6		
			W8	Proposed Consented	23.39 21.19	1.16	52 <b>42</b>	12 <b>6</b>		
			WO	Proposed	24.57	1.10	53	11		
			W9	Consented	39.13	1.00	*North*	*North*		
				Proposed	39.13					
			W10	Consented	39.14	1.00	*North*	*North*		
				Proposed	39.14					
			W11	Consented	39.16	1.00	*North*	*North*		
			1444.0	Proposed	39.16	4.00	***	***		
			W12	Consented	39.18	1.00	*North*	*North*		
			W13	Proposed Consented	39.18 39.20	1.00	*North*	*North*		
			****	Proposed	39.20	1.00	.40.111	. 101 (11		
			W14	Consented	39.11	1.00	*North*	*North*		
				Proposed	39.11					
									44	7
									57	13
Γhird	R1	Bedroom	W1	Consented	15.52	1.36	38	10		
				Proposed	21.16		49	20	38	10
									<b>38</b> 49	20
	R2	Bedroom	W2	Consented	19.54	1.32	42	11	43	20
				Proposed	25.81	2.02	56	22		
			W3	Consented	15.63	1.63	31	4		
				Proposed	25.50		52	15		
			W4	Consented	16.25	1.54	31	4		
				Proposed	25.08		51	14		
									47	11
	D2	Dedan	14/5	Conserved	17.04	1 12	24	4	67	22
	R3	Bedroom	W5	Consented	17.64	1.42	34	<b>4</b> 11		
			W6	Proposed Consented	25.03 18.90	1.34	52 <b>37</b>	4		
			VVO	Proposed	25.36	1.34	53	11		
				Порозси	_5.50		33		37	4
									54	12

				Propo	JSai j					
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
	R4	Living Room	W7	Consented	21.63	1.22	44	6	runiaai	· · · · · · · · · · · · · · · · · · ·
				Proposed	26.42		57	13		
			W8	Consented	23.80 27.44	1.15	<b>48</b> 57	6 12		
			W9	Proposed Consented	39.59	1.00	*North*	*North*		
				Proposed	39.59	2.00				
			W10	Consented	39.59	1.00	*North*	*North*		
				Proposed	39.59					
			W11	Consented	39.58	1.00	*North*	*North*		
			W12	Proposed Consented	39.58 39.58	1.00	*North*	*North*		
			VVIZ	Proposed	39.58	1.00	North	NOITH		
			W13	Consented	39.57	1.00	*North*	*North*		
				Proposed	39.57					
			W14	Consented	39.47	1.00	*North*	*North*		
				Proposed	39.47				50	_
									<b>50</b> 61	<b>7</b> 14
ourth	R1	Bedroom	W1	Consented	16.55	1.27	38	13	01	14
				Proposed	20.94		46	21		
									38	13
									46	21
	R2	Bedroom	W2	Consented	21.44	1.23	46	14		
			14/2	Proposed	26.37	1 45	54	22		
			W3	Consented Proposed	20.07 29.11	1.45	<b>43</b> 64	6 17		
			W4	Consented	20.59	1.40	43	6		
			•••	Proposed	28.80	20	63	16		
									58	14
									73	22
	R3	Bedroom	W5	Consented	21.77	1.32	47	7		
				Proposed	28.77		62	14		
			W6	Consented	22.84	1.27	50	7		
				Proposed	29.03		62	13	50	7
									63	14
	R4	Living Room	W7	Consented	25.12	1.19	55	9	03	14
		Ü		Proposed	29.84		65	16		
			W8	Consented	26.93	1.14	57	9		
				Proposed	30.62		64	15		
			W9	Consented	39.60	1.00	*North*	*North*		
			W/10	Proposed Consented	39.60	1.00	*North*	*North*		
			W10	Proposed	39.60 39.60	1.00	*North*	*North*		
			W11	Consented	39.59	1.00	*North*	*North*		
				Proposed	39.59					
			W12	Consented	39.59	1.00	*North*	*North*		
				Proposed	39.59					
			W13	Consented	39.58	1.00	*North*	*North*		
			W14	Proposed Consented	39.58 39.47	1.00	*North*	*North*		
			vv 14	Proposed	39.47	1.00	NOI III	NOTH		
				oposcu	55.47				58	10
									67	17
				44-46 Hig	hgate Rd					
ower Ground	R1	Living Room	W1	Consented	15.40	1.02	33	5		
				Proposed	15.74		34	6		
			W2	Consented	15.35	1.03	31	3		
			14/2	Proposed Consented	15.83 14.87	1.04	33 <b>28</b>	5 <b>2</b>		
			W3	Proposed	14.87 15.46	1.04	28 29	3		
				oposcu	13.40		23	3	34	6
									36	8
round	R1	Living Room	W1	Consented	18.24	1.02	41	7		
				Proposed	18.57		43	9		
			W2	Consented	18.33	1.03	42	8		
			14/2	Proposed	18.81	1.00	45	11		
			W3	Consented Proposed	18.45 19.06	1.03	<b>42</b> 43	<b>8</b> 9		
				rioposeu	15.00		45	J	42	8
									45	11

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Cs	Annual	Winter	Total Suns per Room Annual	Total Suns per Room Winter
First R1	R1	Living Room	W1	Consented	21.61	1.02	50	10		
				Proposed	21.96		50	10		
			W2	Consented	21.71	1.02	50	10		
				Proposed	22.20		52	12		
			W3	Consented	21.78	1.03	50	10		
				Proposed	22.39		51	11		
			W4	Consented	20.41	1.05	49	10		
				Proposed	21.36		50	11		
									52	11
									54	13
Second	R1	Living Room	W1	Consented	25.16	1.02	59	14		
				Proposed	25.62		59	14		
			W2	Consented	36.17	1.01	64	18		
				Proposed	36.39		64	18		
				•					83	18
									83	18

Table 4	- Daylight Dist	ribution for surrou	nding buildin	gs (SQUIRES 201	.6 Scheme versu	s Proposal)
Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Consented	Lit Area Proposed	Pr/Cs
		Elsfie	ld (flats 1-23), 42 Hi	ghgate Rd		
Ground	R1	Unknown	16.66	14.64	14.97	
Ground	NI	OTIKITOWIT	10.00	88%	90%	1.02
	R2	Living Room	18.78	10.27	13.06	
	R3	Living Boom	18.99	55% 9.78	70%	1.27
	N3	Living Room	16.99	52%	11.14 59%	1.14
	R4	Living Room	18.99	10.44	10.26	
	D.F.	I i de a Barana	10.04	55%	54%	0.98
	R5	Living Room	19.04	11.48 60%	10.77 57%	0.94
	R6	Living Room	19.02	13.38	11.42	0.5 .
				70%	60%	0.85
	R7	Living Room	18.97	16.64	12.15 64%	0.73
	R8	Living Room	18.73	88% 18.72	13.61	0.73
		0		100%	73%	0.73
First	R1	Unknown	16.66	15.46	15.31	
	R2	Living Boom	10 54	93%	92%	0.99
	KZ	Living Room	18.54	12.13 65%	15.51 <mark>84</mark> %	1.28
	R3	Living Room	18.74	11.32	13.07	1.20
				60%	70%	1.16
	R4	Living Room	18.79	11.80	12.06	4.03
	R5	Living Room	18.82	63% 12.80	64% 12.17	1.02
	1.5	Living Room	10.02	68%	65%	0.95
	R6	Living Room	18.86	14.80	12.81	
				78%	68%	0.87
	R7	Living Room	18.90	17.80 94%	13.70 72%	0.77
	R8	Living Room	18.70	18.70	15.12	0.77
				100%	81%	0.81
Second	R1	Unknown	11.17	11.16	11.13	
	R2	Unknown	8.62	100% 7.23	100% 8.01	1.00
	NZ	Olikilowii	0.02	84%	93%	1.11
	R3	Living Room	18.05	15.78	16.59	
				87%	92%	1.05
	R4	Living Room	18.28	14.59	16.35 89%	1 12
	R5	Living Room	18.29	80% 15.04	15.72	1.12
				82%	86%	1.05
	R6	Living Room	18.35	16.12	15.60	
	D.7	I have Been	40.22	88%	85%	0.97
	R7	Living Room	18.33	17.84 97%	16.45 <mark>90%</mark>	0.92
	R8	Living Room	18.26	18.25	17.21	0.52
				100%	94%	0.94
	R9	Living Room	17.99	17.98	17.51	0.07
Third	R1	Unknown	11.17	100% 11.15	97% 11.15	0.97
111110	11.1	OTIKITOWIT	11.1/	100%	100%	1.00
	R2	Unknown	8.62	7.60	8.24	
	D2	Linda - P	10.05	88%	96%	1.08
	R3	Living Room	18.05	17.38 96%	17.34 <mark>96%</mark>	1.00
	R4	Living Room	18.28	17.01	17.34	1.00
				93%	95%	1.02
	R5	Living Room	18.29	17.04	16.92	0.55
	R6	Living Room	18.35	93% 17.70	92% 17.29	0.99
	NO	FIANIE MOOIII	10.33	96%	94%	0.98
	R7	Living Room	18.33	18.20	17.70	
				99%	97%	0.97
	R8	Living Room	18.26	18.14 99%	18.00 99%	0.99
	R9	Living Room	17.99	99% 17.85	99% 17.85	0.33
				99%	99%	1.00

Floor Ref.	Room Ref.	Room Use.	Room	Lit Area	Lit Area	Pr/Cs
			Area	Consented	Proposed	
			28a & 28b Highgat	e Rd		
First	R1	Unknown	9.14	7.96	7.96	
				87%	87%	1.00
	R2	Unknown	13.60	12.17 89%	11.10 82%	0.91
	R3	Unknown	13.60	12.13	10.97	0.91
				89%	81%	0.90
Second	R1	Unknown	9.14	8.15	8.15	4.00
	R2	Unknown	13.60	89% 12.52	<mark>89%</mark> 11.72	1.00
	NZ	Olikilowii	13.00	92%	86%	0.94
	R3	Unknown	13.60	12.40	11.47	
				91%	84%	0.93
		The M	Maple Building 39-51	Highgate Rd		
First	R1	Bedroom	13.83	10.17	13.04	_
11130	N.I	Beardonn	13.03	74%	94%	1.28
	R2	Bedroom	17.77	15.43	17.60	
	D2	Dodroom	12.76	87%	99%	1.14
	R3	Bedroom	12.76	8.82 69%	10.24 80%	1.16
	R4	Living Room	47.21	47.07	47.07	
				100%	100%	1.00
Second	R1	Bedroom	13.83	10.80 78%	13.07 95%	1.21
	R2	Bedroom	17.77	15.90	17.60	1.21
				89%	99%	1.11
	R3	Bedroom	12.76	8.99	10.23	
	R4	Living Room	47.21	70% 47.07	<mark>80%</mark> 47.07	1.14
	114	LIVING ROOM	47.21	100%	100%	1.00
Third	R1	Bedroom	13.83	11.73	13.15	
	D2	Dadaaaa	47.77	85%	95%	1.12
	R2	Bedroom	17.77	16.58 93%	17.68 100%	1.07
	R3	Bedroom	12.76	9.28	10.36	1.07
				73%	81%	1.12
	R4	Living Room	47.21	47.07 100%	47.07 100%	1.00
Fourth	R1	Bedroom	13.83	13.05	13.21	1.00
				94%	95%	1.01
	R2	Bedroom	17.77	17.67	17.68	
	R3	Bedroom	12.76	99% 9.98	100% 11.35	1.00
	NJ	Dearton	12.70	78%	89%	1.14
	R4	Living Room	47.21	47.07	47.07	
				100%	100%	1.00
			44-46 Highgate I	Rd		
wer Ground	R1	Living Room	20.55	4.76	10.24	
			40.75	23%	50%	2.15
Ground	R1	Living Room	19.47	9.30 48%	12.97 <mark>67%</mark>	1.39
First	R1	Living Room	23.30	14.34	17.53	1.33
				62%	75%	1.22
Second	R1	Living Room	20.15	18.07 90%	18.13 90%	1.00



## Appendix D

**Proposal Self-test Analysis:** Table 5 – Self-test ADF Room / Window Reference Plans

Floor Ref.	Room Ref.	Room Use.	Window Ref.	ADF Proposed	Target Value	Meets Target Value
Ground	R1	Living Room	W1-L	0.23		
			W1-U W2-L	1.43		
			W2-U	0.20 1.23		
				3.09	1.50	YES
Ground	R2	Bedroom	W3-L	0.33		
			W3-U	1.98 2.30	1.00	YES
Ground	R3	Living Room	W4-L	0.29	2.00	123
			W4-U	1.75		
			W5-L	0.26		
			W5-U	1.52 3.82	1.50	YES
Ground	R4	Bedroom	W6-L	0.79	1	
			W6-U	5.00	٦	1450
Ground	R5	Living Room	W7-L	5.79 0.36	1.00	YES
Siouna	N.S	Living Nooni	W7-U	2.31		
			W8-L	0.44		
			W8-U	2.72	٦ ، ١٠٥	VEC
Ground	R6	Bedroom	W9-L	5.82 0.72	1.50	YES
Siouna	No	bearoom	W9-U	4.46		
				5.18	1.00	YES
Ground	R7	Living Room	W10-L	0.40		
			W10-U	2.50 2.90	1.50	YES
Ground	R8	Bedroom	W11-L	0.58	1.50	11.5
			W11-U	3.62	_	
				4.20	1.00	YES
Ground	R9	Living Room	W12-L W12-U	0.35 2.17		
			W12-0	2.52	1.50	YES
Ground	R10	Bedroom	W13-L	0.64	•	•
			W13-U	4.02	<del>-</del>	
First	R1	Bedroom	W1-L	4.66 0.32	1.00	YES
11130	K.I	bearoom	W1-U	1.53		
				1.85	1.00	YES
First	R2	Bedroom	W2-L	0.29		
			W2-U	1.56 1.85	1.00	YES
First	R3	Living Room	W3-L	0.24	1.00	123
			W3-U	1.24		
			W4-L	0.32		
			W4-U	0.78 2.57	1.50	YES
First	R4	Bedroom	W5-L	0.50	1.50	123
			W5-U	2.36	<u>_</u>	
			1115	2.86	1.00	YES
First	R5	Living Room	W6-L W6-U	0.25 1.14		
			W7-L	0.26		
			W7-U	1.19		
			W8-L	0.39		
			W8-U	1.20 4.42	1.50	YES
First	R6	Bedroom	W9-L	0.49	1.50	123
			W9-U	2.25	<u>_</u>	
First	0.7	Ibda- Darre	1440.1	2.74	1.00	YES
First	R7	Living Room	W10-L W10-U	0.45 1.37		
				1.82	1.50	YES
First	R8	Bedroom	W11-L	0.48		•
			W11-U	2.25	٦ ، ، ،	VEC
First	R9	Living Room	W12-L	2.73 0.27	1.00	YES
			W12-U	0.81		
			W13-L	0.21		
			W13-U	0.98	7 4.50	VEC
First	R10	Living Room	W14-L	2.27 0.43	1.50	YES
30	1120	2.71118 11.00111	W14-U	1.28		
				1.71	1.50	YES
irst	R11	Bedroom	W15-L	0.57		
			W15-U	2.68 3.25	1.00	YES
First	R12	Living Room	W16-L	0.39	1.00	1 123
		-	W16-U	1.16	<del>_</del>	
				1.56	1.50	YES

		Table 5 - Self-	test - Average Da	aylight Factor		
Floor Ref.	Room Ref.	Room Use.	Window Ref.	ADF Proposed	Target Value	Meets Target Value
First	R13	Bedroom	W17-L	0.45		
			W17-U	2.09 2.54	1.00	YES
First	R14	Bedroom	W18-L	0.44	1.00	TES
			W18-U	2.04	_	
				2.48	1.00	YES
First	R15	Bedroom	W19-L W19-U	0.55 2.57		
			W15-0	3.12	1.00	YES
First	R16	Bedroom	W20-L	0.65	•	· ·
			W20-U	3.04	<del>-</del>	
First	R17	Living Room	W21-L	3.69 0.36	1.00	YES
riist	KI7	Living Room	W21-U	1.10		
			W22-L	0.23		
			W22-U	1.07	_	_
e	240	D. d	14/22 1	2.76	1.50	YES
First	R18	Bedroom	W23-L W23-U	0.26 1.22		
			W23-0	1.48	1.00	YES
First	R19	Living Room	W24-L	0.12	•	
			W24-U	0.57		
			W25-L	0.18		
			W25-U W26-L	0.24 0.17		
			W26-U	0.93		
				2.21	1.50	YES
First	R20	Bedroom	W27-L	0.40		
			W27-U	2.15	1.00	VEC
First	R21	Living Room	W28-L	2.55 0.12	1.00	YES
11130	NZI	Living Room	W28-U	0.64		
			W29-L	0.22		
			W29-U	0.67	<b>-</b>	
First	R22	Radroom	W30-L	1.65 0.39	1.50	YES
First	RZZ	Bedroom	W30-L W30-U	1.99		
				2.39	1.00	YES
First	R23	Bedroom	W31-L	0.44		
			W31-U	2.20	٠	V/E6
First	R24	Bedroom	W32-L	2.64 0.29	1.00	YES
11130	1124	bedroom	W32-U	1.44		
				1.73	1.00	YES
Second	R1	Bedroom	W1-L	0.36		
			W1-U	1.71	1.00	VEC
Second	R2	Bedroom	W2-L	2.07 0.45	1.00	YES
5000.14		beardonn	W2-U	2.37		
				2.82	1.00	YES
Second	R3	Living Room	W3-L	0.33		
			W3-U W4-L	1.67 0.38		
			W4-U	1.02		
				3.40	1.50	YES
Second	R4	Bedroom	W5-L	0.55		
			W5-U	2.58 3.13	1.00	YES
Second	R5	Living Room	W6-L	0.26	1.00	1E3
			W6-U	1.22		
			W7-L	0.27		
			W7-U	1.25		
			W8-L W8-U	0.40 1.27		
			¥¥G-O	4.67	1.50	YES
Second	R6	Bedroom	W9-L	0.51		
			W9-U	2.35	<b>-</b>	
Second	R7	Living Room	W10-L	2.85 0.47	1.00	YES
Second	n/	FIAILIR LOOM	W10-L W10-U	1.49		
				1.96	1.50	YES
Second	R8	Bedroom	W11-L	0.51		
			W11-U	2.36	¬	Ville.
Second	DΩ	Living Doom	W12-L	2.87	1.00	YES
Second	R9	Living Room	W12-L W12-U	0.28 0.90		
			W13-L	0.22		
			W13-U	1.04	<del>_</del>	1
				2.45	1.50	YES

		Table 5 - Self-	·test - Average Da	aylight Factor		
Floor Ref.	Room Ref.	Room Use.	Window Ref.	ADF Proposed	Target Value	Meets Target Value
Second	R10	Living Room	W14-L	0.46		
			W14-U	1.45	<del>_</del>	
				1.91	1.50	YES
Second	R11	Bedroom	W15-L	0.61		
			W15-U	2.85	٠	1450
	840		1114.6.1	3.46	1.00	YES
Second	R12	Living Room	W16-L	0.42		
			W16-U	1.31 1.73	1.50	VEC
Second	R13	Bedroom	W17-L	0.37	1.50	YES
Second	KID	beuroom	W17-L W17-U	1.74		
			W17-0 W18-L	0.38		
			W18-U	1.79		
			W10-0	4.29	1.00	YES
Second	R14	Bedroom	W19-L	0.56	1.00	123
Scoona		bearoom	W19-U	2.62		
				3.18	1.00	YES
Second	R15	Bedroom	W20-L	0.59		-
			W20-U	2.73		
				3.32	1.00	YES
Second	R16	Living Room	W21-L	0.38	•	•
			W21-U	1.20		
			W22-L	0.25		
			W22-U	1.15	<u></u>	
				2.98	1.50	YES
Second	R17	Bedroom	W23-L	0.28		
			W23-U	1.32	<del>_</del>	
				1.61	1.00	YES
Second	R18	Living Room	W24-L	0.14		
			W24-U	0.63		
			W25-L	0.30		
			W25-U	0.99		
			W26-L	0.26		
			W26-U	1.28	7	1450
Constant	P40	D. J	14/27 1	3.59	1.50	YES
Second	R19	Bedroom	W27-L	0.59		
			W27-U	2.94 3.54	1.00	YES
Second	R20	Living Room	W28-L	0.18	1.00	TLS
Second	N20	Living Room	W28-U	0.18		
			W29-L	0.26		
			W29-U	0.91		
			W25 0	2.22	1.50	YES
Second	R21	Bedroom	W30-L	0.49	1.55	1 .20
			W30-U	2.40		
				2.89	1.00	YES
Second	R22	Bedroom	W31-L	0.55		+
			W31-U	2.66		
				3.21	1.00	YES
Second	R23	Bedroom	W32-L	0.36		
			W32-U	1.75		
				2.11	1.00	YES

