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**DAYLIGHT &
SUNLIGHT
REPORT**

relating to the

**PROPOSED
DEVELOPMENT**

at

**19-37 HIGHGATE ROAD
LONDON NW5**

STATUS : Final

**MARCH 2022
Ref: 2096/H rev04**

CONTENTS

| | | |
|------------|--|-----------|
| 1.0 | Executive Summary | 3 |
| 2.0 | Overview | 5 |
| 3.0 | Daylight & Sunlight – Neighbouring Review | |
| | 3.1 Background | 6 |
| | 3.2 Methodology | 7 |
| | 3.3 Daylight VSC, Distribution & Sunlight | 10 |
| 4.0 | Proposal Self-test – Daylight provision | 15 |

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 |

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 Elsfeld (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 (2nd 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.

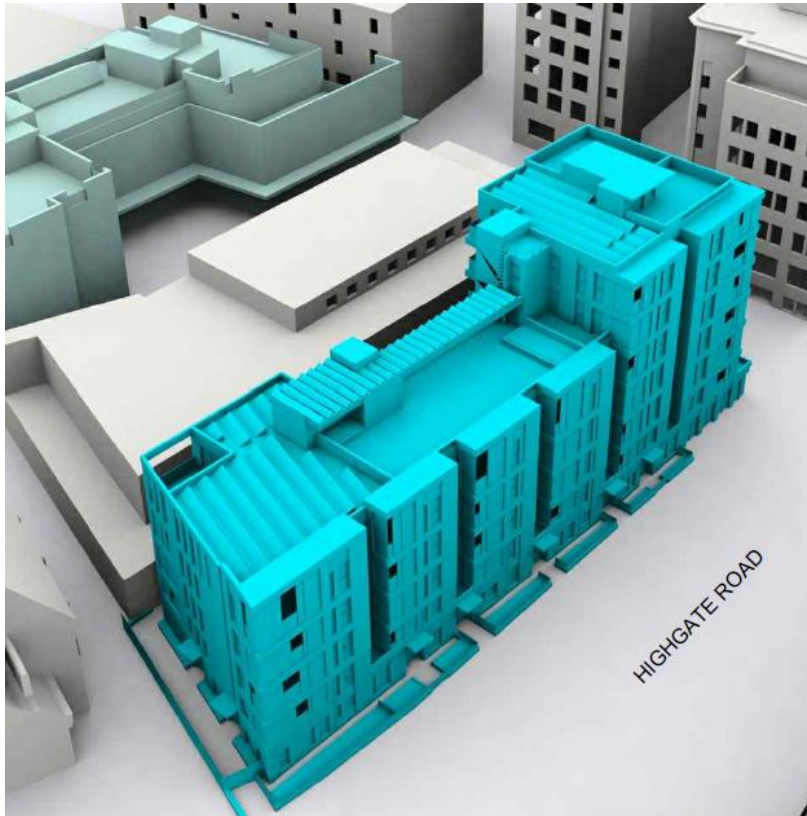


Image 01 – Perspective View Consent (PCKO 2013 scheme)

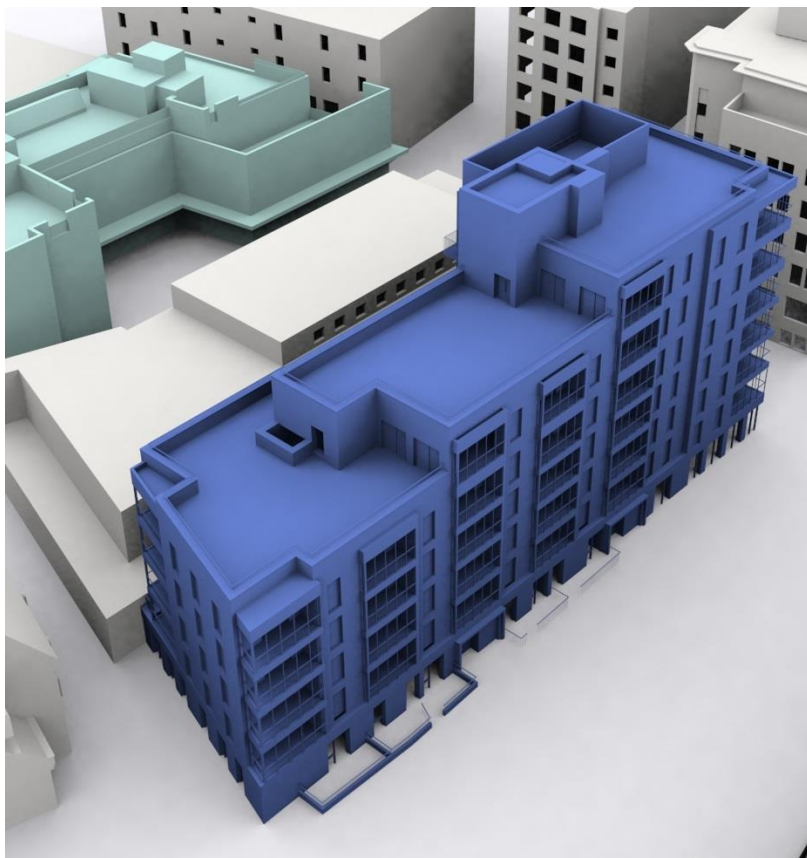


Image 02 – Perspective View Proposed (application proposal)

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)**.

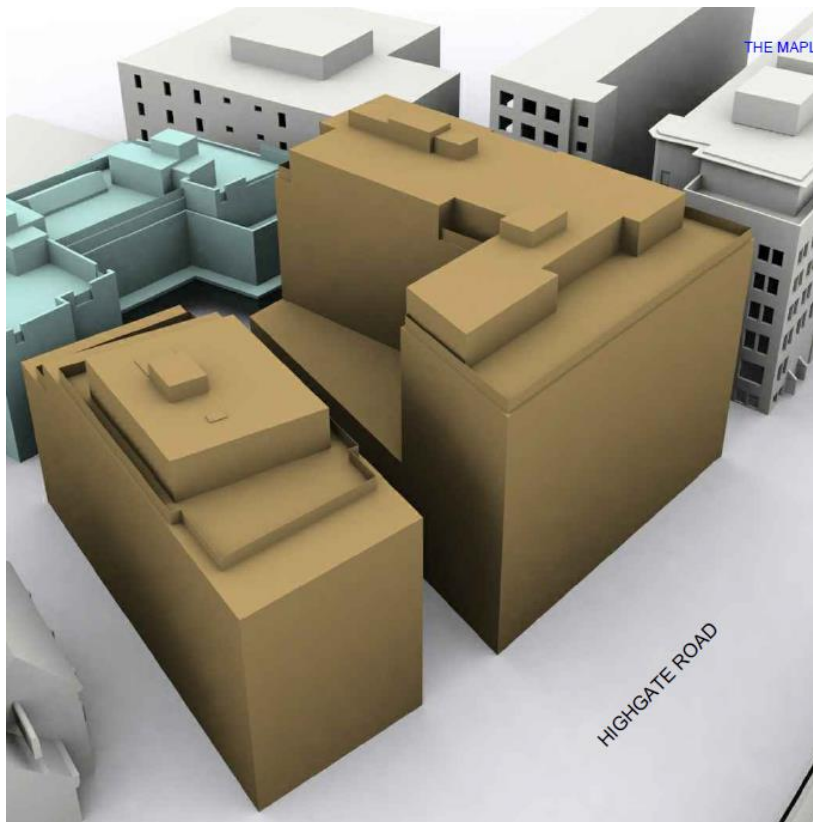


Image 03 – Perspective View Proposed (SQUIRES 2016 scheme)

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 1st 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 1st 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 RoadVSC (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 1st, 2nd, 3rd & 4th floor. (As background, it is not considered necessary to assess the set-back 5th floor given the analysis results for the 4th 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 5th 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).

Daylight Distribution (Table 2) :

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 RoadVSC (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

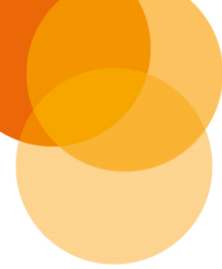
- 3.3.12 In summary, it is clear from analysis **Tables 3 & 4** within **Appendix C** that the proposed revisions will typically have lesser impacts and with a net lesser impact overall, to neighbouring residential uses as compared to the planning consent for the Squires 2016 scheme (ref. 2016/5372/P).

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).

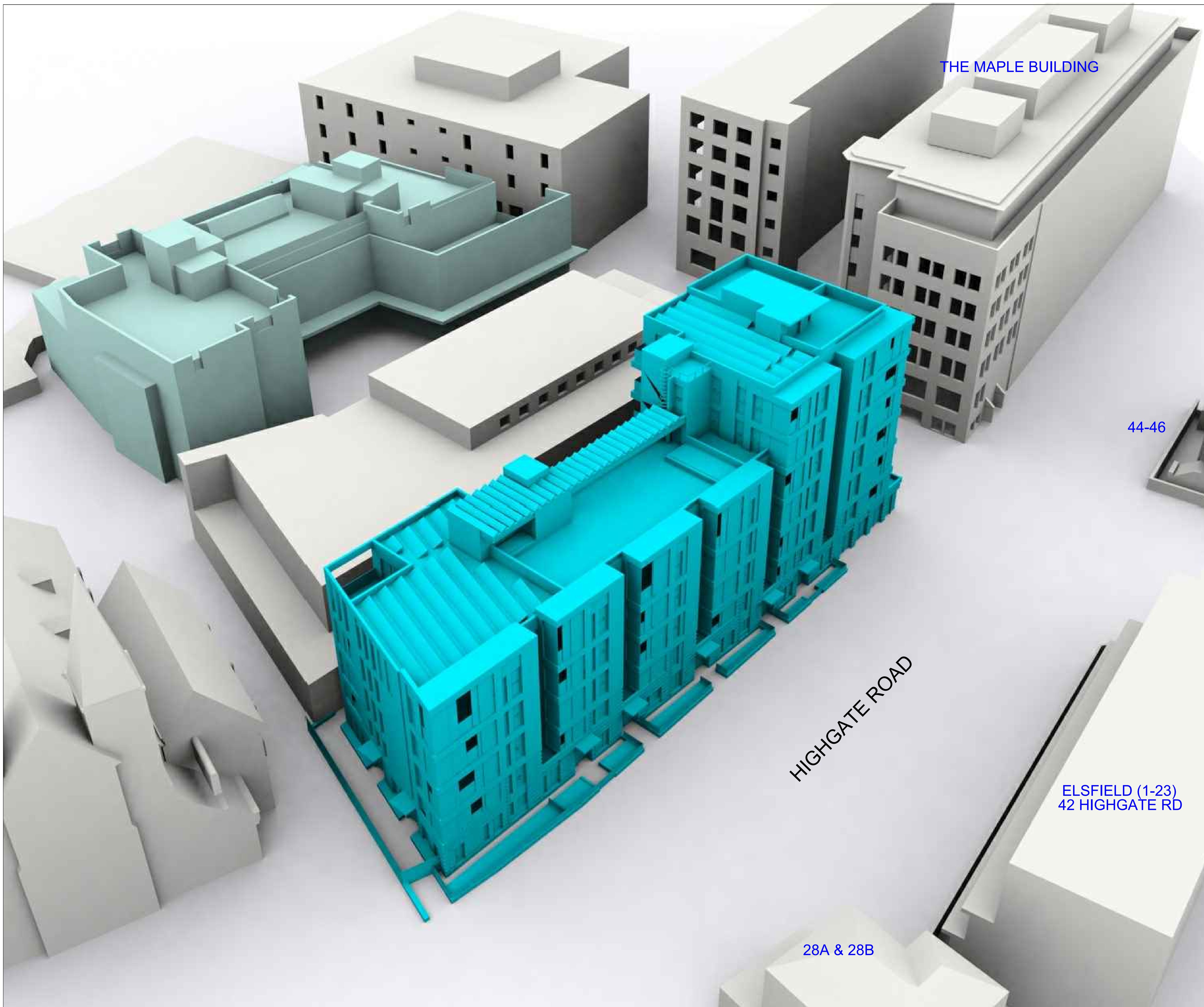
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- 4.5 In terms of sunlight provision, we can consider that given the linear nature and alignment of site, the scheme can be considered as having a reasonable availability of sunlight commensurate for an urban locality within this multi-unit development / 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

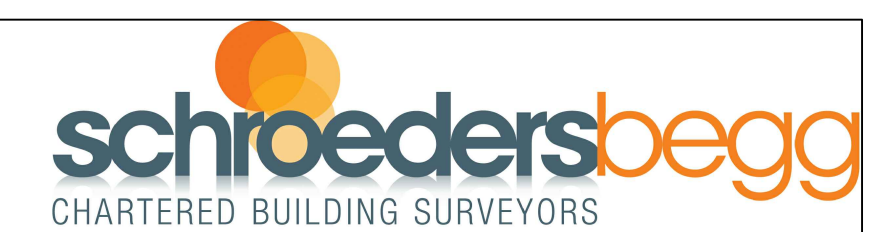
3D Perspective Views with Neighbouring Context (consented PCKO and proposed) and associated neighbouring Window / Room Reference Plots



SOURCES

| REV. | NOTES | DWN | DATE |
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Notes:



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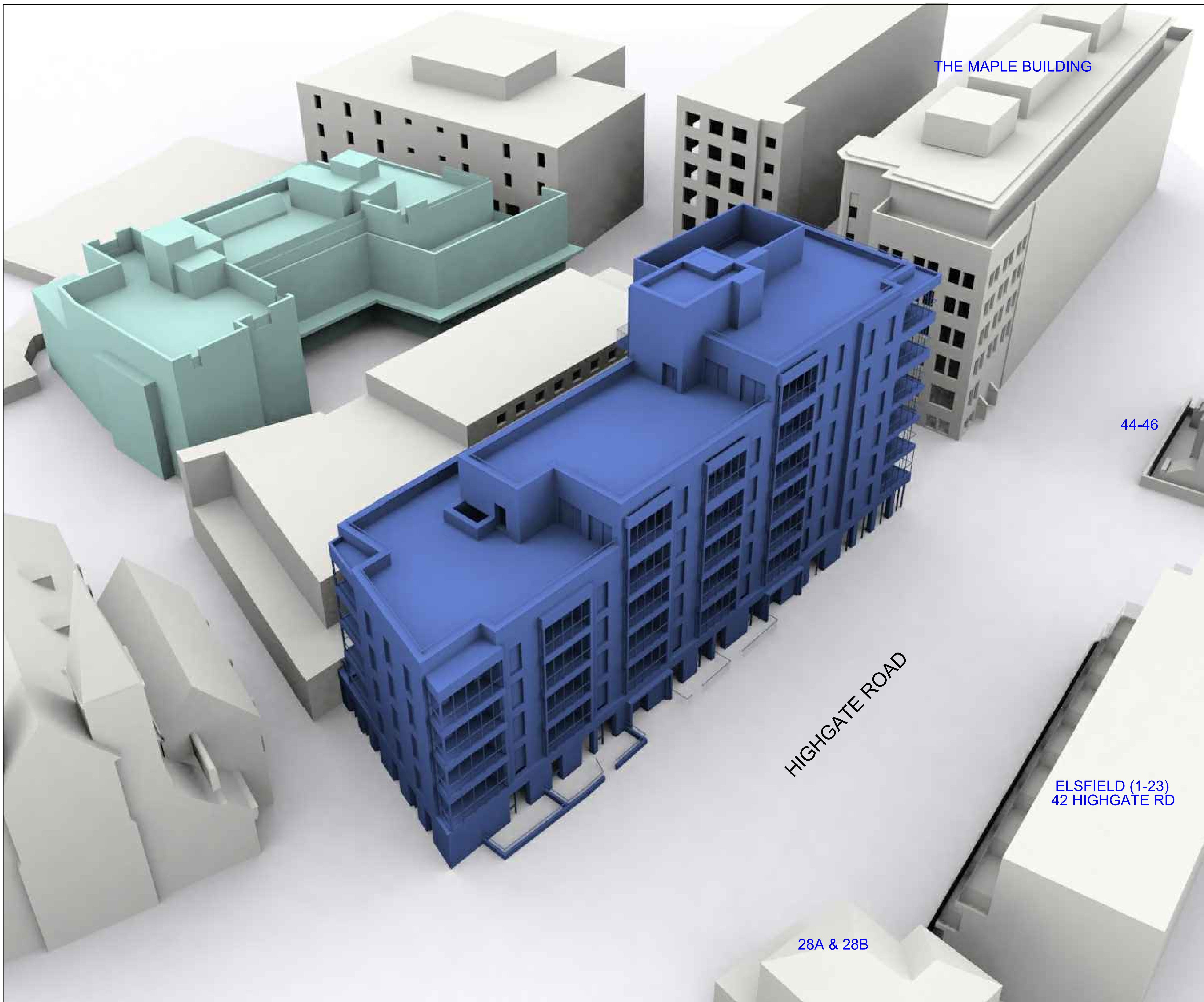
SCALE
 NTS (A3 Sheet)

19-37 Highgate Road

Perspective View PCKO Consented Scheme

| Job No | Rev | Drawing Number |
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| 2096H | - | 102 |

Date : 2021.06.16



SOURCES

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SCALE
NTS (A3 Sheet)

19-37 Highgate Road

Perspective View Proposed

| Job No | Rev | Drawing Number |
|--------|-----|----------------|
| 2096H | B | 104 |

Date : 2022.03.22



SOURCES

| REV. | NOTES | DWN | DATE |
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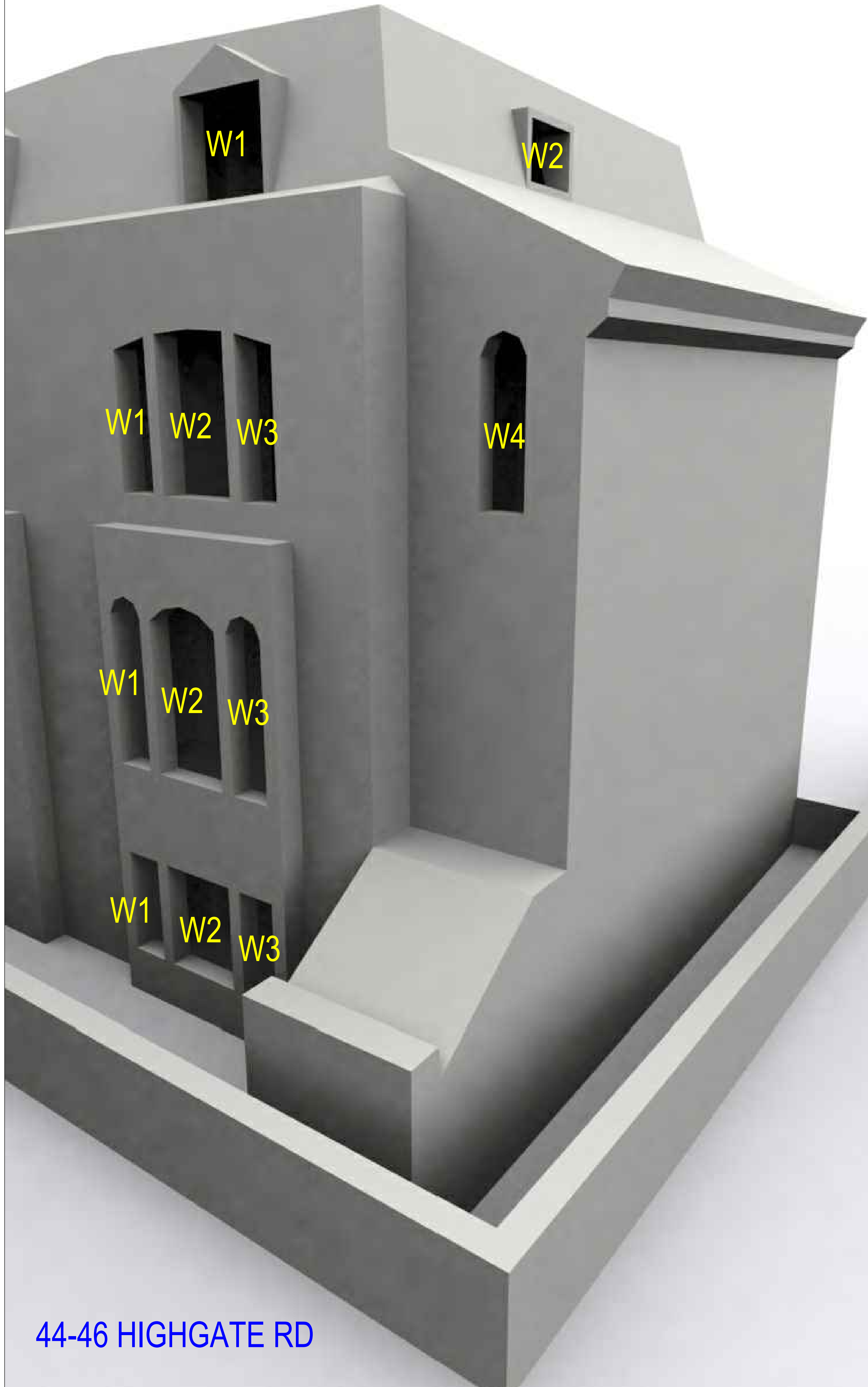
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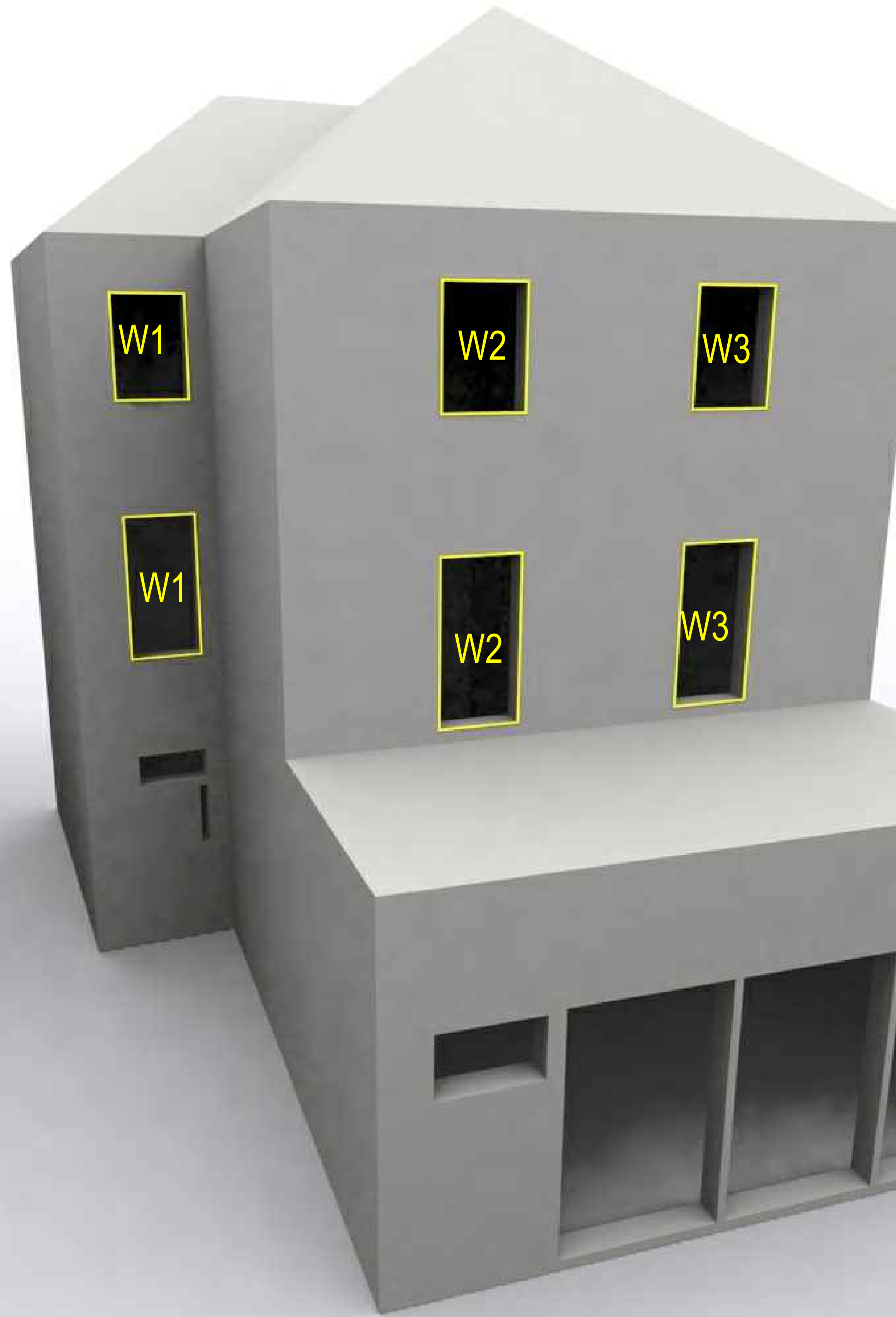
19-37 Highgate Road

Window Reference Map
The Maple Building

| Job No | Rev | Drawing Number |
|-------------------|-----|----------------|
| 2096H | - | 201 |
| Date : 2021.06.16 | | |



44-46 HIGHGATE RD



28A & 28B HIGHGATE RD

SOURCES

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SCALE
NTS (A3 Sheet)

19-37 Highgate Road

Window Reference Map
44-46 and 28A-28B Highgate Rd

| Job No | Rev | Drawing Number |
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| 2096H | - | 202 |
| Date : 2021.06.16 | | |



SOURCES

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19-37 Highgate Road

Window Reference Map
Elsfield (flats 1-23), 42 Highgate Rd

| Job No | Rev | Drawing Number |
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| 2096H | - | 203 |

Date : 2021.06.16

Appendix B

Neighbouring Analysis (PCKO 2013 Scheme versus Proposal):

Table 1 - VSC and Sunlight for surrounding buildings

Table 2 - Daylight Distribution for surrounding buildings

Table 1-VSC & Sunlight for surrounding buildings (PCKO 2013 Scheme versus Proposal)

| 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 | 50 | 17 | | |
| | | | | Proposed | 20.42 | | 44 | 13 | | | | |
| | | | W11 | Consented | 24.11 | 0.86 | 49 | 17 | | | | |
| | Proposed | 20.68 | | 45 | 14 | | | | | | | |
| | R5 | Living Room | W12 | Consented | 24.32 | 0.86 | 51 | 17 | | | 51 | 17 |
| | | | | Proposed | 20.97 | | 45 | 14 | | | | |
| | | | W13 | Consented | 24.52 | 0.87 | 51 | 17 | | | | |
| | Proposed | 21.26 | | 47 | 15 | | | | | | | |
| | R6 | Living Room | W14 | Consented | 24.71 | 0.87 | 52 | 18 | 53 | 18 | | |
| | | | | Proposed | 21.59 | | 47 | 15 | | | | |
| | | | W15 | Consented | 24.86 | 0.88 | 52 | 17 | | | | |
| | Proposed | 21.87 | | 48 | 15 | | | | | | | |
| R7 | Living Room | W16 | Consented | 24.97 | 0.89 | 52 | 17 | 54 | | | 18 | |
| | | | Proposed | 22.13 | | 46 | 14 | | | | | |
| | | W17 | Consented | 24.98 | 0.89 | 52 | 16 | | | | | |
| Proposed | 22.28 | | 46 | 14 | | | | | | | | |
| R8 | Living Room | W18 | Consented | 24.76 | 0.90 | 50 | 16 | | 52 | 17 | | |
| | | | Proposed | 22.27 | | 45 | 13 | | | | | |
| | | W19 | Consented | 24.31 | 0.91 | 48 | 13 | | | | | |
| Proposed | 22.00 | | 44 | 11 | | | | | | | | |
| Second | R1 | Unknown | W1 | Consented | 30.77 | 0.91 | 63 | 18 | | | 64 | 19 |
| | | | | Proposed | 27.88 | | 56 | 12 | | | | |
| | | | W2 | Consented | 29.89 | 0.90 | 57 | 16 | | | | |
| | Proposed | 26.92 | | 52 | 12 | | | | | | | |
| | R2 | Unknown | W3 | Consented | 27.79 | 0.89 | 48 | 13 | 49 | 14 | | |
| | | | | Proposed | 24.78 | | 45 | 10 | | | | |
| | | | W4 | Consented | 23.42 | 0.88 | 40 | 9 | | | | |
| | Proposed | 20.68 | | 37 | 6 | | | | | | | |
| | R3 | Living Room | W5 | Consented | 30.73 | 0.89 | 69 | 22 | | | 70 | 23 |
| | | | | Proposed | 27.35 | | 62 | 17 | | | | |
| | | | W6 | Consented | 30.82 | 0.89 | 70 | 23 | | | | |
| | Proposed | 27.38 | | 61 | 17 | | | | | | | |
| | R4 | Living Room | W7 | Consented | 30.94 | 0.89 | 67 | 21 | 67 | 21 | | |
| | | | | Proposed | 27.55 | | 62 | 18 | | | | |
| | | | W8 | Consented | 31.07 | 0.89 | 67 | 21 | | | | |
| | Proposed | 27.72 | | 62 | 18 | | | | | | | |
| | R5 | Living Room | W9 | Consented | 31.26 | 0.89 | 69 | 23 | | | 69 | 23 |
| | | | | Proposed | 27.95 | | 62 | 18 | | | | |
| | | | W10 | Consented | 31.46 | 0.90 | 69 | 23 | | | | |
| | Proposed | 28.21 | | 62 | 18 | | | | | | | |
| | R6 | Living Room | W11 | Consented | 31.69 | 0.90 | 69 | 23 | 69 | 23 | | |
| | | | | Proposed | 28.52 | | 62 | 18 | | | | |
| | | | W12 | Consented | 31.89 | 0.90 | 69 | 23 | | | | |
| | Proposed | 28.81 | | 65 | 20 | | | | | | | |
| R7 | Living Room | W13 | Consented | 32.10 | 0.91 | 69 | 22 | 69 | | | 22 | |
| | | | Proposed | 29.13 | | 65 | 19 | | | | | |
| | | W14 | Consented | 32.26 | 0.91 | 69 | 22 | | | | | |
| Proposed | 29.41 | | 66 | 20 | | | | | | | | |
| R8 | Living Room | W15 | Consented | 32.39 | 0.92 | 68 | 22 | | 69 | 22 | | |
| | | | Proposed | 29.68 | | 66 | 20 | | | | | |
| | | W16 | Consented | 32.45 | 0.92 | 68 | 22 | | | | | |
| Proposed | 29.89 | | 63 | 20 | | | | | | | | |

| Table 1-VSC & Sunlight for surrounding buildings (PCKO 2013 Scheme versus Proposal) | | | | | | | | | | | | | | | | | |
|---|-------------|-----------|-------------|-----------|-----------|-------|--------|--------|----------------------------|----------------------------|----|----|----|----|----|----|----|
| 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 | 34.25 | 0.92 | 68 | 22 | 68 | 22 | | | | | | | | |
| | | | Proposed | 31.45 | | 66 | 21 | | | | | | | | | | |
| | | | Consented | 34.33 | | 68 | 22 | | | | | | | | | | |
| | | | Proposed | 31.58 | | 66 | 21 | | | | | | | | | | |
| | | | Consented | 34.45 | | 68 | 22 | | | | | | | | | | |
| | | W29 | Consented | 34.45 | 0.92 | 68 | 22 | | | | | | | | | | |
| | | | Proposed | 31.76 | 66 | 21 | | | | | | | | | | | |
| | | | Consented | 34.50 | 0.92 | 68 | 22 | | | | | | | | | | |
| | | 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 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | R8 | Living Room | W32 | Consented | 34.63 | 0.93 | | | | | 69 | 23 | 69 | 23 | 66 | 21 |
| | | | | | 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 | | | | | | | | | | |
| | Proposed | | | 32.38 | 65 | 21 | | | | | | | | | | | |
| W35 | Consented | | | 34.86 | 0.93 | 68 | 22 | | | | | | | | | | |
| | Proposed | | | 32.47 | 66 | 22 | | | | | | | | | | | |
| W36 | Consented | | | 34.91 | 0.93 | 69 | 23 | | | | | | | | | | |
| | Proposed | | | 32.56 | 66 | 22 | | | | | | | | | | | |
| R9 | Living Room | | | W37 | Consented | 34.98 | 0.93 | 69 | 23 | 69 | 23 | 67 | 22 | | | | |
| | | | | | Proposed | 32.69 | | 66 | 22 | | | | | | | | |
| | | W38 | Consented | 35.03 | 0.94 | 69 | 23 | | | | | | | | | | |
| | | | Proposed | 32.82 | 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 | | | | | | | | | | | |
| 28a & 28b Highgate Rd | | | | | | | | | | | | | | | | | |
| First | R1 | Unknown | W1 | Consented | 17.10 | 0.89 | 17 | 1 | 17 | 1 | | | | | | | |
| | | | | Proposed | 15.24 | | 15 | 1 | | | | | | | | | |
| | R2 | Unknown | W2 | Consented | 29.81 | 0.93 | 53 | 16 | | | | | | | | | |
| | | | | Proposed | 27.66 | | 49 | 15 | | | | | | | | | |
| | R3 | Unknown | W3 | Consented | 30.13 | 0.94 | 53 | 16 | | | | | | | | | |
| | | | | Proposed | 28.25 | | 50 | 16 | | | | | | | | | |
| Second | R1 | Unknown | W1 | Consented | 23.01 | 0.92 | 31 | 2 | 31 | 2 | | | | | | | |
| | | | | Proposed | 21.11 | | 29 | 2 | | | | | | | | | |
| | R2 | Unknown | W2 | Consented | 32.48 | 0.93 | 58 | 18 | | | | | | | | | |
| | | | | Proposed | 30.15 | | 54 | 17 | | | | | | | | | |
| | R3 | Unknown | W3 | Consented | 32.71 | 0.94 | 58 | 18 | | | | | | | | | |
| | | | | Proposed | 30.66 | | 55 | 18 | | | | | | | | | |
| The Maple Building 39-51 Highgate Rd | | | | | | | | | | | | | | | | | |
| First | R1 | Bedroom | W1 | Consented | 19.76 | 0.98 | 48 | 20 | 48 | 20 | | | | | | | |
| | | | | Proposed | 19.28 | | 47 | 20 | | | | | | | | | |
| | R2 | Bedroom | W2 | Consented | 23.70 | 0.98 | 54 | 21 | | | | | | | | | |
| | | | | Proposed | 23.11 | | 51 | 21 | | | | | | | | | |
| | | | W3 | Consented | 26.30 | 0.73 | 59 | 18 | | | | | | | | | |
| | | | | Proposed | 19.25 | 43 | 15 | | | | | | | | | | |
| | | | W4 | Consented | 26.12 | 0.72 | 57 | 16 | | | | | | | | | |
| | | | | Proposed | 18.84 | 41 | 14 | | | | | | | | | | |
| 69 | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | |

Table 1-VSC & Sunlight for surrounding buildings (PCKO 2013 Scheme versus Proposal)

| 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 | 61 43 | 17 11 |
| | | | | Proposed | 18.87 | | 42 | 11 | | |
| | | W6 | Consented | 26.49 | 0.73 | 61 | 17 | | | |
| | | | Proposed | 19.32 | | 42 | 10 | | | |
| | R4 | Living Room | W7 | Consented | 27.32 | 0.76 | 59 | 14 | | |
| | | | | Proposed | 20.66 | | 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* | | |
| | | | | Proposed | 37.57 | | | | | |
| | | | W11 | Consented | 37.56 | 1.00 | *North* | *North* | | |
| | | | | Proposed | 37.56 | | | | | |
| 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 | | | | | | | | |
| 62 | 15 | | | | | | | | | |
| 54 | 13 | | | | | | | | | |
| Second | R1 | Bedroom | W1 | Consented | 21.01 | 0.98 | 49 | 20 | 49 | 20 |
| | | | | Proposed | 20.57 | | 48 | 20 | 48 | 20 |
| R2 | Bedroom | W2 | Consented | 25.35 | 0.98 | 55 | 21 | 73 | 21 | |
| | | | 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 | | | | |
| R3 | Bedroom | W5 | Consented | 29.57 | 0.74 | 62 | 15 | 64 | 17 | |
| | | | Proposed | 21.78 | | 45 | 11 | | | |
| | W6 | Consented | 29.78 | 0.74 | 64 | 17 | | | | |
| | | Proposed | 22.17 | | 45 | 10 | | | | |
| 64 | 17 | | | | | | | | | |
| 46 | 11 | | | | | | | | | |
| R4 | Living Room | W7 | Consented | 30.40 | 0.77 | 63 | 15 | 65 | 16 | |
| | | | 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* | | | |
| | | | Proposed | 39.14 | | | | | | |
| | | W11 | Consented | 39.16 | 1.00 | *North* | *North* | | | |
| | | | Proposed | 39.16 | | | | | | |
| W12 | Consented | 39.18 | 1.00 | *North* | *North* | | | | | |
| | Proposed | 39.18 | | | | | | | | |
| W13 | Consented | 39.20 | 1.00 | *North* | *North* | | | | | |
| | Proposed | 39.20 | | | | | | | | |
| W14 | Consented | 39.11 | 1.00 | *North* | *North* | | | | | |
| | Proposed | 39.11 | | | | | | | | |
| 65 | 16 | | | | | | | | | |
| 57 | 13 | | | | | | | | | |
| Third | R1 | Bedroom | W1 | Consented | 21.55 | 0.98 | 51 | 22 | 51 | 22 |
| | | | | Proposed | 21.16 | | 49 | 20 | 49 | 20 |
| R2 | Bedroom | W2 | Consented | 26.31 | 0.98 | 57 | 23 | 77 | 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 | | | | | | | | | |
| 67 | 22 | | | | | | | | | |
| R3 | Bedroom | W5 | Consented | 32.68 | 0.77 | 67 | 17 | 69 | 19 | |
| | | | Proposed | 25.03 | | 52 | 11 | | | |
| | W6 | Consented | 32.83 | 0.77 | 69 | 19 | | | | |
| | | Proposed | 25.36 | | 53 | 11 | | | | |
| 69 | 19 | | | | | | | | | |
| 54 | 12 | | | | | | | | | |

| Table 1-VSC & Sunlight for surrounding buildings (PCKO 2013 Scheme versus Proposal) | | | | | | | | | | | | | |
|---|-------------|-------------|-------------|-----------|---------|---------|---------|--------|----------------------------|----------------------------|----|----|--|
| 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 | 70 | 20 | | | | |
| | | | Proposed | 26.42 | | 57 | 13 | | | | | | |
| | | W8 | Consented | 33.77 | 0.81 | 70 | 20 | | | | | | |
| | | | Proposed | 27.44 | | 57 | 12 | | | | | | |
| | | W9 | Consented | 39.59 | 1.00 | *North* | *North* | | | | | | |
| | | | Proposed | 39.59 | | | | | | | | | |
| | | W10 | Consented | 39.59 | 1.00 | *North* | *North* | | | | | | |
| | | | Proposed | 39.59 | | | | | | | | | |
| | | W11 | Consented | 39.58 | 1.00 | *North* | *North* | | | | | | |
| | | | Proposed | 39.58 | | | | | | | | | |
| | | W12 | Consented | 39.58 | 1.00 | *North* | *North* | | | | | | |
| | | | Proposed | 39.58 | | | | | | | | | |
| | | W13 | Consented | 39.57 | 1.00 | *North* | *North* | | | | | | |
| | | | Proposed | 39.57 | | | | | | | | | |
| W14 | Consented | 39.47 | 1.00 | *North* | *North* | | | | | | | | |
| | Proposed | 39.47 | | | | | | | | | | | |
| | | | | | | | | | 61 | 14 | | | |
| Fourth | R1 | Bedroom | W1 | Consented | 21.25 | 0.99 | 48 | 23 | 48 | 23 | | | |
| | | | | Proposed | 20.94 | | 46 | 21 | | | | | |
| | R2 | Bedroom | W2 | Consented | 26.77 | 0.99 | 57 | 25 | | | | | |
| | | | | Proposed | 26.37 | | 54 | 22 | | | | | |
| | | | W3 | Consented | 35.62 | 0.82 | 72 | 22 | | | | | |
| | | | | Proposed | 29.11 | | 64 | 17 | | | | | |
| | W4 | Consented | 35.50 | 0.81 | 72 | 22 | | | | | | | |
| | | Proposed | 28.80 | | 63 | 16 | | | | | | | |
| | | | | | | | | | | | 79 | 25 | |
| | R3 | Bedroom | W5 | Consented | 35.48 | 0.81 | 73 | 23 | | | | | |
| | | | | Proposed | 28.77 | | 62 | 14 | | | | | |
| | | | W6 | Consented | 35.57 | 0.82 | 74 | 24 | | | | | |
| | | | | Proposed | 29.03 | | 62 | 13 | | | | | |
| | | | | | | | | | | | 74 | 24 | |
| R4 | Living Room | W7 | Consented | 35.86 | 0.83 | 74 | 24 | 75 | 25 | | | | |
| | | | Proposed | 29.84 | | 65 | 16 | | | | | | |
| | | W8 | Consented | 36.15 | 0.85 | 75 | 25 | | | | | | |
| | | | Proposed | 30.62 | | 64 | 15 | | | | | | |
| | | W9 | Consented | 39.60 | 1.00 | *North* | *North* | | | | | | |
| | | | Proposed | 39.60 | | | | | | | | | |
| | | W10 | Consented | 39.60 | 1.00 | *North* | *North* | | | | | | |
| | | | Proposed | 39.60 | | | | | | | | | |
| | | 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* | | | | | | |
| | | | Proposed | 39.58 | | | | | | | | | |
| W14 | Consented | 39.47 | 1.00 | *North* | *North* | | | | | | | | |
| | Proposed | 39.47 | | | | | | | | | | | |
| | | | | | | | | | 67 | 17 | | | |
| 44-46 Highgate Rd | | | | | | | | | | | | | |
| Lower Ground | R1 | Living Room | W1 | Consented | 17.03 | 0.92 | 38 | 10 | 40 | 12 | | | |
| | | | | Proposed | 15.74 | | 34 | 6 | | | | | |
| | | | W2 | Consented | 17.15 | 0.92 | 36 | 8 | | | | | |
| | | | | Proposed | 15.83 | | 33 | 5 | | | | | |
| | | | W3 | Consented | 16.78 | 0.92 | 33 | 7 | | | | | |
| | | | | Proposed | 15.46 | | 29 | 3 | | | | | |
| | | | | | | | | | 36 | 8 | | | |
| Ground | R1 | Living Room | W1 | Consented | 19.94 | 0.93 | 45 | 11 | 47 | 13 | | | |
| | | | | Proposed | 18.57 | | 43 | 9 | | | | | |
| | | | W2 | Consented | 20.23 | 0.93 | 46 | 12 | | | | | |
| | | | | Proposed | 18.81 | | 45 | 11 | | | | | |
| | | | W3 | Consented | 20.56 | 0.93 | 46 | 12 | | | | | |
| | | | | Proposed | 19.06 | | 43 | 9 | | | | | |
| | | | | | | | | | 45 | 11 | | | |

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 (flats 1-23), 42 Highgate Rd | | | | | | |
| Ground | R1 | Unknown | 16.66 | 15.83 95% | 14.97 90% | 0.95 |
| | R2 | Living Room | 18.78 | 17.08 91% | 13.06 70% | 0.76 |
| | R3 | Living Room | 18.99 | 15.13 80% | 11.14 59% | 0.74 |
| | R4 | Living Room | 18.99 | 12.29 65% | 10.26 54% | 0.83 |
| | R5 | Living Room | 19.04 | 12.23 64% | 10.77 57% | 0.88 |
| | R6 | Living Room | 19.02 | 12.45 65% | 11.42 60% | 0.92 |
| | R7 | Living Room | 18.97 | 12.74 67% | 12.15 64% | 0.95 |
| | R8 | Living Room | 18.73 | 13.64 73% | 13.61 73% | 1.00 |
| First | R1 | Unknown | 16.66 | 16.46 99% | 15.31 92% | 0.93 |
| | R2 | Living Room | 18.54 | 17.77 96% | 15.51 84% | 0.87 |
| | R3 | Living Room | 18.74 | 16.92 90% | 13.07 70% | 0.77 |
| | R4 | Living Room | 18.79 | 14.70 78% | 12.06 64% | 0.82 |
| | R5 | Living Room | 18.82 | 14.46 77% | 12.17 65% | 0.84 |
| | R6 | Living Room | 18.86 | 14.60 77% | 12.81 68% | 0.88 |
| | R7 | Living Room | 18.90 | 14.85 79% | 13.70 72% | 0.92 |
| | R8 | Living Room | 18.70 | 15.53 83% | 15.12 81% | 0.97 |
| Second | R1 | Unknown | 11.17 | 11.16 100% | 11.13 100% | 1.00 |
| | R2 | Unknown | 8.62 | 8.60 100% | 8.01 93% | 0.93 |
| | R3 | Living Room | 18.05 | 18.05 100% | 16.59 92% | 0.92 |
| | R4 | Living Room | 18.28 | 18.28 100% | 16.35 89% | 0.89 |
| | R5 | Living Room | 18.29 | 18.29 100% | 15.72 86% | 0.86 |
| | R6 | Living Room | 18.35 | 18.35 100% | 15.60 85% | 0.85 |
| | R7 | Living Room | 18.33 | 18.33 100% | 16.45 90% | 0.90 |
| | R8 | Living Room | 18.26 | 18.26 100% | 17.21 94% | 0.94 |
| | R9 | Living Room | 17.99 | 17.98 100% | 17.51 97% | 0.97 |
| Third | R1 | Unknown | 11.17 | 11.15 100% | 11.15 100% | 1.00 |
| | R2 | Unknown | 8.62 | 8.49 98% | 8.24 96% | 0.97 |
| | R3 | Living Room | 18.05 | 17.92 99% | 17.34 96% | 0.97 |
| | R4 | Living Room | 18.28 | 18.15 99% | 17.34 95% | 0.96 |
| | R5 | Living Room | 18.29 | 18.16 99% | 16.92 92% | 0.93 |
| | R6 | Living Room | 18.35 | 18.22 99% | 17.29 94% | 0.95 |
| | R7 | Living Room | 18.33 | 18.20 99% | 17.70 97% | 0.97 |
| | R8 | Living Room | 18.26 | 18.14 99% | 18.00 99% | 0.99 |
| | R9 | Living Room | 17.99 | 17.85 99% | 17.85 99% | 1.00 |

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 | |
|---|-----------|-------------|-----------|--------------------|-------------------|-------|------|
| 28a & 28b Highgate Rd | | | | | | | |
| First | R1 | Unknown | 9.14 | 7.96 87% | 7.96 87% | 1.00 | |
| | R2 | Unknown | 13.60 | 13.12 96% | 11.10 82% | | 0.85 |
| | R3 | Unknown | 13.60 | 13.11 96% | 10.97 81% | | |
| Second | R1 | Unknown | 9.14 | 8.15 89% | 8.15 89% | 1.00 | |
| | R2 | Unknown | 13.60 | 13.15 97% | 11.72 86% | 0.89 | |
| | R3 | Unknown | 13.60 | 13.13 97% | 11.47 84% | 0.87 | |
| The Maple Building 39-51 Highgate Rd | | | | | | | |
| First | R1 | Bedroom | 13.83 | 13.23 96% | 13.04 94% | 0.99 | |
| | R2 | Bedroom | 17.77 | 17.68 100% | 17.60 99% | 1.00 | |
| | R3 | Bedroom | 12.76 | 12.29 96% | 10.24 80% | 0.83 | |
| | R4 | Living Room | 47.21 | 47.09 100% | 47.07 100% | 1.00 | |
| Second | R1 | Bedroom | 13.83 | 13.23 96% | 13.07 95% | 0.99 | |
| | R2 | Bedroom | 17.77 | 17.68 100% | 17.60 99% | 1.00 | |
| | R3 | Bedroom | 12.76 | 12.29 96% | 10.23 80% | 0.83 | |
| | R4 | Living Room | 47.21 | 47.09 100% | 47.07 100% | 1.00 | |
| Third | R1 | Bedroom | 13.83 | 13.23 96% | 13.15 95% | 0.99 | |
| | R2 | Bedroom | 17.77 | 17.68 100% | 17.68 100% | 1.00 | |
| | R3 | Bedroom | 12.76 | 12.73 100% | 10.36 81% | 0.81 | |
| | R4 | Living Room | 47.21 | 47.10 100% | 47.07 100% | 1.00 | |
| Fourth | R1 | Bedroom | 13.83 | 13.22 96% | 13.21 95% | 1.00 | |
| | R2 | Bedroom | 17.77 | 17.68 100% | 17.68 100% | 1.00 | |
| | R3 | Bedroom | 12.76 | 12.73 100% | 11.35 89% | 0.89 | |
| | R4 | Living Room | 47.21 | 47.17 100% | 47.07 100% | 1.00 | |
| 44-46 Highgate Rd | | | | | | | |
| Lower Ground | R1 | Living Room | 20.55 | 11.58 56% | 10.24 50% | 0.88 | |
| Ground | R1 | Living Room | 19.47 | 13.15 68% | 12.97 67% | 0.99 | |
| First | R1 | Living Room | 23.30 | 18.56 80% | 17.53 75% | 0.94 | |
| Second | R1 | Living Room | 20.15 | 18.14 90% | 18.13 90% | 1.00 | |

Appendix C

Neighbouring Analysis (SQUIRES 2016 Scheme versus Proposal):

Table 3 - VSC and Sunlight for surrounding buildings

Table 4 - Daylight Distribution for surrounding buildings

Table 3 - VSC & Sunlight for surrounding buildings (SQUIRES 2016 Scheme versus Proposal)

| Floor Ref. | Room Ref. | Room Use. | Window Ref. | VSC | Pr/Cs | Annual | Winter | Total Suns per Room Annual | Total Suns per Room Winter | |
|--|-------------|-------------|-------------|-----------|-------|--------|--------|----------------------------|----------------------------|----|
| Elsfield (flats 1-23), 42 Highgate Rd | | | | | | | | | | |
| Ground | R1 | Unknown | W1 | Consented | 20.07 | 1.03 | 39 | 6 | 40 | 7 |
| | | | | Proposed | 20.71 | | 39 | 6 | | |
| | | | W2 | Consented | 18.35 | 1.04 | 33 | 4 | | |
| | | | | Proposed | 19.01 | | 35 | 5 | | |
| | | | W3 | Consented | 14.98 | 1.04 | 23 | 1 | | |
| | | | | Proposed | 15.64 | | 26 | 2 | | |
| | R2 | Living Room | W4 | Consented | 16.62 | 1.02 | 34 | 8 | 39 | 11 |
| | | | | Proposed | 16.88 | | 35 | 10 | | |
| | | | W5 | Consented | 16.43 | 1.01 | 37 | 11 | | |
| | | | | Proposed | 16.58 | | 38 | 11 | | |
| | | | W6 | Consented | 16.62 | 1.00 | 38 | 12 | | |
| | | | | Proposed | 16.70 | | 38 | 12 | | |
| | R3 | Living Room | W7 | Consented | 16.88 | 1.00 | 38 | 13 | 39 | 13 |
| | | | | Proposed | 16.89 | | 36 | 12 | | |
| | | | W8 | Consented | 17.22 | 1.00 | 37 | 12 | | |
| | | | | Proposed | 17.14 | | 36 | 12 | | |
| | | | W9 | Consented | 17.57 | 0.99 | 38 | 13 | | |
| | | | | Proposed | 17.41 | | 37 | 12 | | |
| | R5 | Living Room | W10 | Consented | 17.99 | 0.99 | 38 | 14 | 39 | 14 |
| | | | | Proposed | 17.74 | | 37 | 12 | | |
| | | | W11 | Consented | 18.40 | 0.98 | 38 | 13 | | |
| | | | | Proposed | 18.08 | | 38 | 11 | | |
| | | | W12 | Consented | 18.87 | 0.98 | 39 | 13 | | |
| | | | | Proposed | 18.43 | | 41 | 13 | | |
| R6 | Living Room | W13 | Consented | 19.35 | 0.97 | 40 | 14 | 40 | 14 | |
| | | | Proposed | 18.75 | | 41 | 13 | | | |
| | | 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 | | | |
| R8 | Living Room | W16 | Consented | 20.31 | 0.94 | 40 | 12 | 44 | 16 | |
| | | | Proposed | 19.06 | | 39 | 11 | | | |
| | | W17 | Consented | 19.83 | 0.93 | 37 | 10 | | | |
| | | | Proposed | 18.44 | | 36 | 10 | | | |
| | | W18 | Consented | 19.83 | 0.93 | 37 | 10 | | | |
| | | | Proposed | 18.44 | | 36 | 10 | | | |
| First | R1 | Unknown | W1 | Consented | 15.72 | 1.04 | 41 | 12 | 42 | 13 |
| | | | | Proposed | 16.36 | | 40 | 12 | | |
| | | | W2 | Consented | 15.44 | 1.04 | 39 | 10 | | |
| | | | | Proposed | 16.04 | | 38 | 10 | | |
| | | | W3 | Consented | 14.94 | 1.04 | 38 | 10 | | |
| | | | | Proposed | 15.50 | | 37 | 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 | | |
| | R2 | Living Room | W6 | Consented | 19.91 | 1.02 | 44 | 12 | 44 | 12 |
| | | | | Proposed | 20.22 | | 42 | 12 | | |
| | | | W7 | Consented | 19.77 | 1.01 | 43 | 12 | | |
| | | | | Proposed | 19.97 | | 44 | 13 | | |
| | | | W8 | Consented | 19.90 | 1.01 | 44 | 13 | | |
| | | | | Proposed | 20.05 | | 43 | 13 | | |
| | R3 | Living Room | W9 | Consented | 20.13 | 1.00 | 44 | 13 | 44 | 13 |
| | | | | Proposed | 20.22 | | 42 | 13 | | |
| | | | W10 | Consented | 20.13 | 1.00 | 44 | 13 | | |
| | | | | Proposed | 20.22 | | 42 | 13 | | |
| | | | W11 | Consented | 20.13 | 1.00 | 44 | 13 | | |
| | | | | Proposed | 20.22 | | 42 | 13 | | |
| | W12 | Consented | 20.13 | 1.00 | 44 | 13 | | | | |
| | | Proposed | 20.22 | | 42 | 13 | | | | |

Table 3 - VSC & Sunlight for surrounding buildings (SQUIRES 2016 Scheme versus Proposal)

| 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 Proposed | 11.97 18.87 | 1.58 | 25 42 | 3 11 | | |
| | | | W6 | Consented Proposed | 13.41 19.32 | 1.44 | 28 42 | 3 10 | | |
| | | | | | | | | | 28 43 | 3 11 |
| | R4 | Living Room | W7 | Consented Proposed | 16.51 20.66 | 1.25 | 35 47 | 5 12 | | |
| | | | W8 | Consented Proposed | 19.02 21.96 | 1.15 | 39 48 | 5 11 | | |
| | | | W9 | Consented Proposed | 37.58 37.58 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W10 | Consented Proposed | 37.57 37.57 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W11 | Consented Proposed | 37.56 37.56 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W12 | Consented Proposed | 37.55 37.55 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W13 | Consented Proposed | 37.56 37.56 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W14 | Consented Proposed | 37.48 37.48 | 1.00 | *North* *North* | *North* *North* | | |
| | | | | | | | | | 41 54 | 6 13 |
| Second | R1 | Bedroom | W1 | Consented Proposed | 14.10 20.57 | 1.46 | 32 48 | 7 20 | | |
| | | | | | | | | | 32 48 | 7 20 |
| | R2 | Bedroom | W2 | Consented Proposed | 17.64 24.79 | 1.41 | 35 53 | 8 21 | | |
| | | | W3 | Consented Proposed | 12.15 22.35 | 1.84 | 25 45 | 4 15 | | |
| | | | W4 | Consented Proposed | 12.84 21.86 | 1.70 | 25 44 | 4 14 | | |
| | | | | | | | | | 40 60 | 8 21 |
| | R3 | Bedroom | W5 | Consented Proposed | 14.38 21.78 | 1.51 | 28 45 | 4 11 | | |
| | | | W6 | Consented Proposed | 15.78 22.17 | 1.40 | 31 45 | 4 10 | | |
| | | | | | | | | | 31 46 | 4 11 |
| | R4 | Living Room | W7 | Consented Proposed | 18.80 23.39 | 1.24 | 38 52 | 6 12 | | |
| | | | W8 | Consented Proposed | 21.19 24.57 | 1.16 | 42 53 | 6 11 | | |
| | | | W9 | Consented Proposed | 39.13 39.13 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W10 | Consented Proposed | 39.14 39.14 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W11 | Consented Proposed | 39.16 39.16 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W12 | Consented Proposed | 39.18 39.18 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W13 | Consented Proposed | 39.20 39.20 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W14 | Consented Proposed | 39.11 39.11 | 1.00 | *North* *North* | *North* *North* | | |
| | | | | | | | | | 44 57 | 7 13 |
| Third | R1 | Bedroom | W1 | Consented Proposed | 15.52 21.16 | 1.36 | 38 49 | 10 20 | | |
| | | | | | | | | | 38 49 | 10 20 |
| | R2 | Bedroom | W2 | Consented Proposed | 19.54 25.81 | 1.32 | 42 56 | 11 22 | | |
| | | | W3 | Consented Proposed | 15.63 25.50 | 1.63 | 31 52 | 4 15 | | |
| | | | W4 | Consented Proposed | 16.25 25.08 | 1.54 | 31 51 | 4 14 | | |
| | | | | | | | | | 47 67 | 11 22 |
| | R3 | Bedroom | W5 | Consented Proposed | 17.64 25.03 | 1.42 | 34 52 | 4 11 | | |
| | | | W6 | Consented Proposed | 18.90 25.36 | 1.34 | 37 53 | 4 11 | | |
| | | | | | | | | | 37 54 | 4 12 |

Table 3 - VSC & Sunlight for surrounding buildings (SQUIRES 2016 Scheme versus Proposal)

| 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 Proposed | 21.63 26.42 | 1.22 | 44 57 | 6 13 | | |
| | | | W8 | Consented Proposed | 23.80 27.44 | 1.15 | 48 57 | 6 12 | | |
| | | | W9 | Consented Proposed | 39.59 39.59 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W10 | Consented Proposed | 39.59 39.59 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W11 | Consented Proposed | 39.58 39.58 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W12 | Consented Proposed | 39.58 39.58 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W13 | Consented Proposed | 39.57 39.57 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W14 | Consented Proposed | 39.47 39.47 | 1.00 | *North* *North* | *North* *North* | | |
| | | | | | | | | | 50 61 | 7 14 |
| Fourth | R1 | Bedroom | W1 | Consented Proposed | 16.55 20.94 | 1.27 | 38 46 | 13 21 | | |
| | R2 | Bedroom | W2 | Consented Proposed | 21.44 26.37 | 1.23 | 46 54 | 14 22 | | |
| | | | W3 | Consented Proposed | 20.07 29.11 | 1.45 | 43 64 | 6 17 | | |
| | | | W4 | Consented Proposed | 20.59 28.80 | 1.40 | 43 63 | 6 16 | | |
| | R3 | Bedroom | W5 | Consented Proposed | 21.77 28.77 | 1.32 | 47 62 | 7 14 | | |
| | | | W6 | Consented Proposed | 22.84 29.03 | 1.27 | 50 62 | 7 13 | | |
| | R4 | Living Room | W7 | Consented Proposed | 25.12 29.84 | 1.19 | 55 65 | 9 16 | | |
| | | | W8 | Consented Proposed | 26.93 30.62 | 1.14 | 57 64 | 9 15 | | |
| | | | W9 | Consented Proposed | 39.60 39.60 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W10 | Consented Proposed | 39.60 39.60 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W11 | Consented Proposed | 39.59 39.59 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W12 | Consented Proposed | 39.59 39.59 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W13 | Consented Proposed | 39.58 39.58 | 1.00 | *North* *North* | *North* *North* | | |
| | | | W14 | Consented Proposed | 39.47 39.47 | 1.00 | *North* *North* | *North* *North* | | |
| | | | | | | | | | 58 67 | 14 17 |
| 44-46 Highgate Rd | | | | | | | | | | |
| Lower Ground | R1 | Living Room | W1 | Consented Proposed | 15.40 15.74 | 1.02 | 33 34 | 5 6 | | |
| | | | W2 | Consented Proposed | 15.35 15.83 | 1.03 | 31 33 | 3 5 | | |
| | | | W3 | Consented Proposed | 14.87 15.46 | 1.04 | 28 29 | 2 3 | | |
| | | | | | | | | | 34 36 | 6 8 |
| Ground | R1 | Living Room | W1 | Consented Proposed | 18.24 18.57 | 1.02 | 41 43 | 7 9 | | |
| | | | W2 | Consented Proposed | 18.33 18.81 | 1.03 | 42 45 | 8 11 | | |
| | | | W3 | Consented Proposed | 18.45 19.06 | 1.03 | 42 43 | 8 9 | | |
| | | | | | | | | | 42 45 | 8 11 |

Table 4 - Daylight Distribution for surrounding buildings (SQUIRES 2016 Scheme versus Proposal)

| Floor Ref. | Room Ref. | Room Use. | Room Area | Lit Area Consented | Lit Area Proposed | Pr/Cs |
|--|-----------|-------------|-----------|--------------------|-------------------|-------|
| Elsfield (flats 1-23), 42 Highgate Rd | | | | | | |
| Ground | R1 | Unknown | 16.66 | 14.64 88% | 14.97 90% | 1.02 |
| | R2 | Living Room | 18.78 | 10.27 55% | 13.06 70% | 1.27 |
| | R3 | Living Room | 18.99 | 9.78 52% | 11.14 59% | 1.14 |
| | R4 | Living Room | 18.99 | 10.44 55% | 10.26 54% | 0.98 |
| | R5 | Living Room | 19.04 | 11.48 60% | 10.77 57% | 0.94 |
| | R6 | Living Room | 19.02 | 13.38 70% | 11.42 60% | 0.85 |
| | R7 | Living Room | 18.97 | 16.64 88% | 12.15 64% | 0.73 |
| | R8 | Living Room | 18.73 | 18.72 100% | 13.61 73% | 0.73 |
| First | R1 | Unknown | 16.66 | 15.46 93% | 15.31 92% | 0.99 |
| | R2 | Living Room | 18.54 | 12.13 65% | 15.51 84% | 1.28 |
| | R3 | Living Room | 18.74 | 11.32 60% | 13.07 70% | 1.16 |
| | R4 | Living Room | 18.79 | 11.80 63% | 12.06 64% | 1.02 |
| | R5 | Living Room | 18.82 | 12.80 68% | 12.17 65% | 0.95 |
| | R6 | Living Room | 18.86 | 14.80 78% | 12.81 68% | 0.87 |
| | R7 | Living Room | 18.90 | 17.80 94% | 13.70 72% | 0.77 |
| | R8 | Living Room | 18.70 | 18.70 100% | 15.12 81% | 0.81 |
| Second | R1 | Unknown | 11.17 | 11.16 100% | 11.13 100% | 1.00 |
| | R2 | Unknown | 8.62 | 7.23 84% | 8.01 93% | 1.11 |
| | R3 | Living Room | 18.05 | 15.78 87% | 16.59 92% | 1.05 |
| | R4 | Living Room | 18.28 | 14.59 80% | 16.35 89% | 1.12 |
| | R5 | Living Room | 18.29 | 15.04 82% | 15.72 86% | 1.05 |
| | R6 | Living Room | 18.35 | 16.12 88% | 15.60 85% | 0.97 |
| | R7 | Living Room | 18.33 | 17.84 97% | 16.45 90% | 0.92 |
| | R8 | Living Room | 18.26 | 18.25 100% | 17.21 94% | 0.94 |
| | R9 | Living Room | 17.99 | 17.98 100% | 17.51 97% | 0.97 |
| Third | R1 | Unknown | 11.17 | 11.15 100% | 11.15 100% | 1.00 |
| | R2 | Unknown | 8.62 | 7.60 88% | 8.24 96% | 1.08 |
| | R3 | Living Room | 18.05 | 17.38 96% | 17.34 96% | 1.00 |
| | R4 | Living Room | 18.28 | 17.01 93% | 17.34 95% | 1.02 |
| | R5 | Living Room | 18.29 | 17.04 93% | 16.92 92% | 0.99 |
| | R6 | Living Room | 18.35 | 17.70 96% | 17.29 94% | 0.98 |
| | R7 | Living Room | 18.33 | 18.20 99% | 17.70 97% | 0.97 |
| | R8 | Living Room | 18.26 | 18.14 99% | 18.00 99% | 0.99 |
| | R9 | Living Room | 17.99 | 17.85 99% | 17.85 99% | 1.00 |

Table 4 - Daylight Distribution for surrounding buildings (SQUIRES 2016 Scheme versus Proposal)

| Floor Ref. | Room Ref. | Room Use. | Room Area | Lit Area Consented | Lit Area Proposed | Pr/Cs |
|---|-----------|-------------|-----------|--------------------|-------------------|-------|
| 28a & 28b Highgate Rd | | | | | | |
| First | R1 | Unknown | 9.14 | 7.96 87% | 7.96 87% | 1.00 |
| | R2 | Unknown | 13.60 | 12.17 89% | 11.10 82% | 0.91 |
| | R3 | Unknown | 13.60 | 12.13 89% | 10.97 81% | 0.90 |
| Second | R1 | Unknown | 9.14 | 8.15 89% | 8.15 89% | 1.00 |
| | R2 | Unknown | 13.60 | 12.52 92% | 11.72 86% | 0.94 |
| | R3 | Unknown | 13.60 | 12.40 91% | 11.47 84% | 0.93 |
| The Maple Building 39-51 Highgate Rd | | | | | | |
| First | R1 | Bedroom | 13.83 | 10.17 74% | 13.04 94% | 1.28 |
| | R2 | Bedroom | 17.77 | 15.43 87% | 17.60 99% | 1.14 |
| | R3 | Bedroom | 12.76 | 8.82 69% | 10.24 80% | 1.16 |
| | R4 | Living Room | 47.21 | 47.07 100% | 47.07 100% | 1.00 |
| Second | R1 | Bedroom | 13.83 | 10.80 78% | 13.07 95% | 1.21 |
| | R2 | Bedroom | 17.77 | 15.90 89% | 17.60 99% | 1.11 |
| | R3 | Bedroom | 12.76 | 8.99 70% | 10.23 80% | 1.14 |
| | R4 | Living Room | 47.21 | 47.07 100% | 47.07 100% | 1.00 |
| Third | R1 | Bedroom | 13.83 | 11.73 85% | 13.15 95% | 1.12 |
| | R2 | Bedroom | 17.77 | 16.58 93% | 17.68 100% | 1.07 |
| | R3 | Bedroom | 12.76 | 9.28 73% | 10.36 81% | 1.12 |
| | R4 | Living Room | 47.21 | 47.07 100% | 47.07 100% | 1.00 |
| Fourth | R1 | Bedroom | 13.83 | 13.05 94% | 13.21 95% | 1.01 |
| | R2 | Bedroom | 17.77 | 17.67 99% | 17.68 100% | 1.00 |
| | R3 | Bedroom | 12.76 | 9.98 78% | 11.35 89% | 1.14 |
| | R4 | Living Room | 47.21 | 47.07 100% | 47.07 100% | 1.00 |
| 44-46 Highgate Rd | | | | | | |
| Lower Ground | R1 | Living Room | 20.55 | 4.76 23% | 10.24 50% | 2.15 |
| Ground | R1 | Living Room | 19.47 | 9.30 48% | 12.97 67% | 1.39 |
| First | R1 | Living Room | 23.30 | 14.34 62% | 17.53 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

Table 5 - Self-test - Average Daylight Factor

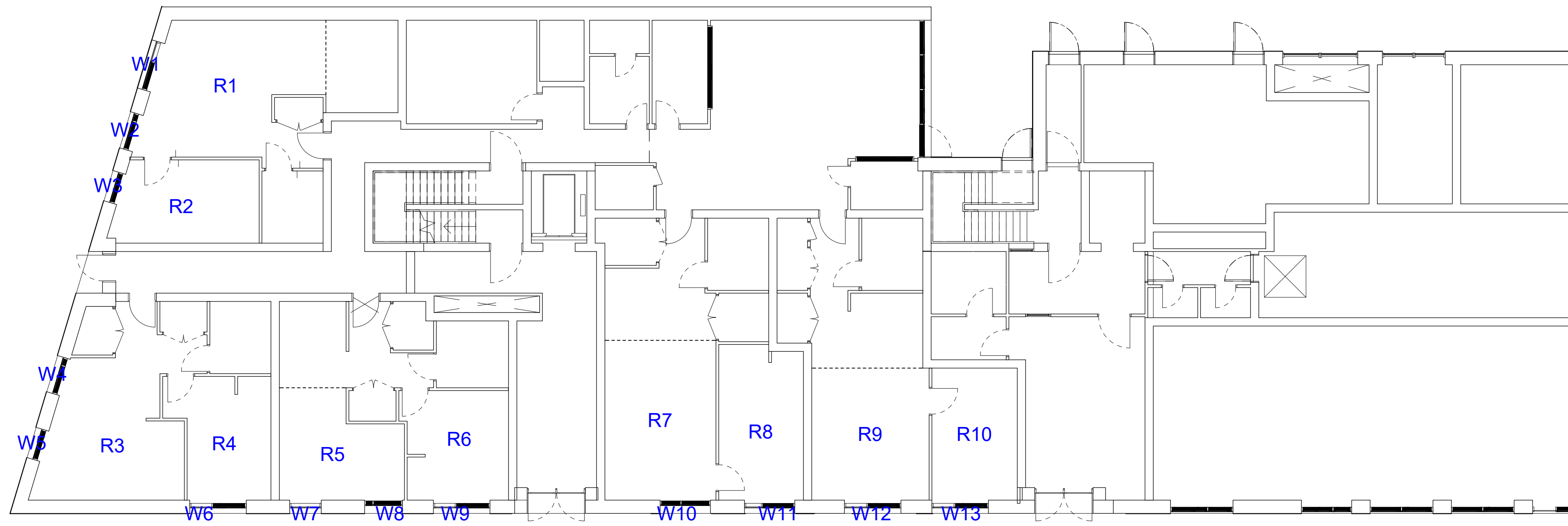
| Floor Ref. | Room Ref. | Room Use. | Window Ref. | ADF Proposed | Target Value | Meets Target Value |
|------------|-----------|-------------|-------------|--------------|--------------|--------------------|
| Ground | R1 | Living Room | W1-L | 0.23 | 1.50 | YES |
| | | | W1-U | 1.43 | | |
| | | | W2-L | 0.20 | | |
| | | | W2-U | 1.23 | | |
| | | | | 3.09 | | |
| Ground | R2 | Bedroom | W3-L | 0.33 | 1.00 | YES |
| | | | W3-U | 1.98 | | |
| | | | | 2.30 | | |
| Ground | R3 | Living Room | W4-L | 0.29 | 1.50 | YES |
| | | | W4-U | 1.75 | | |
| | | | W5-L | 0.26 | | |
| | | | W5-U | 1.52 | | |
| | | | | 3.82 | | |
| Ground | R4 | Bedroom | W6-L | 0.79 | 1.00 | YES |
| | | | W6-U | 5.00 | | |
| | | | | 5.79 | | |
| Ground | R5 | Living Room | W7-L | 0.36 | 1.50 | YES |
| | | | W7-U | 2.31 | | |
| | | | W8-L | 0.44 | | |
| | | | W8-U | 2.72 | | |
| | | | | 5.82 | | |
| Ground | R6 | Bedroom | W9-L | 0.72 | 1.00 | YES |
| | | | W9-U | 4.46 | | |
| | | | | 5.18 | | |
| Ground | R7 | Living Room | W10-L | 0.40 | 1.50 | YES |
| | | | W10-U | 2.50 | | |
| | | | | 2.90 | | |
| Ground | R8 | Bedroom | W11-L | 0.58 | 1.00 | YES |
| | | | W11-U | 3.62 | | |
| | | | | 4.20 | | |
| Ground | R9 | Living Room | W12-L | 0.35 | 1.50 | YES |
| | | | W12-U | 2.17 | | |
| | | | | 2.52 | | |
| Ground | R10 | Bedroom | W13-L | 0.64 | 1.00 | YES |
| | | | W13-U | 4.02 | | |
| | | | | 4.66 | | |
| First | R1 | Bedroom | W1-L | 0.32 | 1.00 | YES |
| | | | W1-U | 1.53 | | |
| | | | | 1.85 | | |
| First | R2 | Bedroom | W2-L | 0.29 | 1.00 | YES |
| | | | W2-U | 1.56 | | |
| | | | | 1.85 | | |
| First | R3 | Living Room | W3-L | 0.24 | 1.50 | YES |
| | | | W3-U | 1.24 | | |
| | | | W4-L | 0.32 | | |
| | | | W4-U | 0.78 | | |
| | | | | 2.57 | | |
| First | R4 | Bedroom | W5-L | 0.50 | 1.00 | YES |
| | | | W5-U | 2.36 | | |
| | | | | 2.86 | | |
| First | R5 | Living Room | W6-L | 0.25 | 1.50 | YES |
| | | | W6-U | 1.14 | | |
| | | | W7-L | 0.26 | | |
| | | | W7-U | 1.19 | | |
| | | | W8-L | 0.39 | | |
| | | | W8-U | 1.20 | | |
| | | | | 4.42 | | |
| First | R6 | Bedroom | W9-L | 0.49 | 1.00 | YES |
| | | | W9-U | 2.25 | | |
| | | | | 2.74 | | |
| First | R7 | Living Room | W10-L | 0.45 | 1.50 | YES |
| | | | W10-U | 1.37 | | |
| | | | | 1.82 | | |
| First | R8 | Bedroom | W11-L | 0.48 | 1.00 | YES |
| | | | W11-U | 2.25 | | |
| | | | | 2.73 | | |
| First | R9 | Living Room | W12-L | 0.27 | 1.50 | YES |
| | | | W12-U | 0.81 | | |
| | | | W13-L | 0.21 | | |
| | | | W13-U | 0.98 | | |
| | | | | 2.27 | | |
| First | R10 | Living Room | W14-L | 0.43 | 1.50 | YES |
| | | | W14-U | 1.28 | | |
| | | | | 1.71 | | |
| First | R11 | Bedroom | W15-L | 0.57 | 1.00 | YES |
| | | | W15-U | 2.68 | | |
| | | | | 3.25 | | |
| First | R12 | Living Room | W16-L | 0.39 | 1.50 | YES |
| | | | W16-U | 1.16 | | |
| | | | | 1.56 | | |

Table 5 - Self-test - Average Daylight Factor

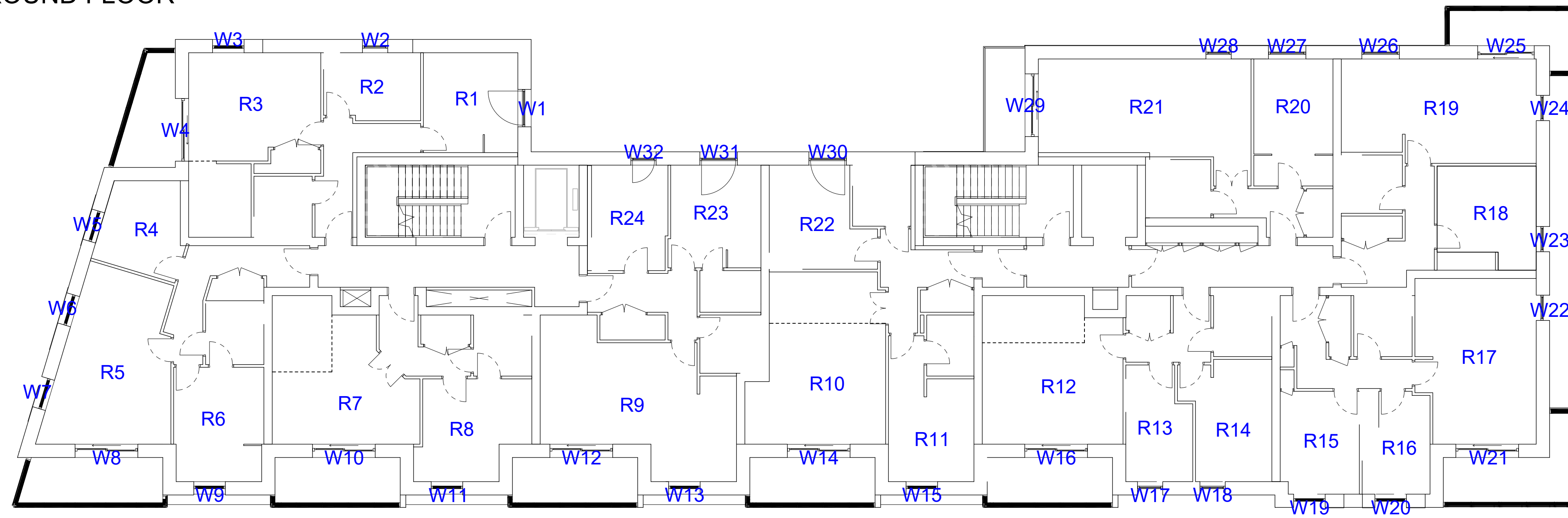
| Floor Ref. | Room Ref. | Room Use. | Window Ref. | ADF Proposed | Target Value | Meets Target Value |
|------------|-----------|-------------|-------------|--------------|--------------|--------------------|
| First | R13 | Bedroom | W17-L | 0.45 | 1.00 | YES |
| | | | W17-U | 2.09 | | |
| | | | | 2.54 | | |
| First | R14 | Bedroom | W18-L | 0.44 | 1.00 | YES |
| | | | W18-U | 2.04 | | |
| | | | | 2.48 | | |
| First | R15 | Bedroom | W19-L | 0.55 | 1.00 | YES |
| | | | W19-U | 2.57 | | |
| | | | | 3.12 | | |
| First | R16 | Bedroom | W20-L | 0.65 | 1.00 | YES |
| | | | W20-U | 3.04 | | |
| | | | | 3.69 | | |
| First | R17 | Living Room | W21-L | 0.36 | 1.50 | YES |
| | | | W21-U | 1.10 | | |
| | | | W22-L | 0.23 | | |
| | | | W22-U | 1.07 | | |
| | | | | 2.76 | | |
| First | R18 | Bedroom | W23-L | 0.26 | 1.00 | YES |
| | | | W23-U | 1.22 | | |
| | | | | 1.48 | | |
| First | R19 | Living Room | W24-L | 0.12 | 1.50 | YES |
| | | | W24-U | 0.57 | | |
| | | | W25-L | 0.18 | | |
| | | | W25-U | 0.24 | | |
| | | | W26-L | 0.17 | | |
| | | | W26-U | 0.93 | | |
| | | | | 2.21 | | |
| First | R20 | Bedroom | W27-L | 0.40 | 1.00 | YES |
| | | | W27-U | 2.15 | | |
| | | | | 2.55 | | |
| First | R21 | Living Room | W28-L | 0.12 | 1.50 | YES |
| | | | W28-U | 0.64 | | |
| | | | W29-L | 0.22 | | |
| | | | W29-U | 0.67 | | |
| | | | | 1.65 | | |
| First | R22 | Bedroom | W30-L | 0.39 | 1.00 | YES |
| | | | W30-U | 1.99 | | |
| | | | | 2.39 | | |
| First | R23 | Bedroom | W31-L | 0.44 | 1.00 | YES |
| | | | W31-U | 2.20 | | |
| | | | | 2.64 | | |
| First | R24 | Bedroom | W32-L | 0.29 | 1.00 | YES |
| | | | W32-U | 1.44 | | |
| | | | | 1.73 | | |
| Second | R1 | Bedroom | W1-L | 0.36 | 1.00 | YES |
| | | | W1-U | 1.71 | | |
| | | | | 2.07 | | |
| Second | R2 | Bedroom | W2-L | 0.45 | 1.00 | YES |
| | | | W2-U | 2.37 | | |
| | | | | 2.82 | | |
| Second | R3 | Living Room | W3-L | 0.33 | 1.50 | YES |
| | | | W3-U | 1.67 | | |
| | | | W4-L | 0.38 | | |
| | | | W4-U | 1.02 | | |
| | | | | 3.40 | | |
| Second | R4 | Bedroom | W5-L | 0.55 | 1.00 | YES |
| | | | W5-U | 2.58 | | |
| | | | | 3.13 | | |
| Second | R5 | Living Room | W6-L | 0.26 | 1.50 | YES |
| | | | W6-U | 1.22 | | |
| | | | W7-L | 0.27 | | |
| | | | W7-U | 1.25 | | |
| | | | W8-L | 0.40 | | |
| | | | W8-U | 1.27 | | |
| | | | | 4.67 | | |
| Second | R6 | Bedroom | W9-L | 0.51 | 1.00 | YES |
| | | | W9-U | 2.35 | | |
| | | | | 2.85 | | |
| Second | R7 | Living Room | W10-L | 0.47 | 1.50 | YES |
| | | | W10-U | 1.49 | | |
| | | | | 1.96 | | |
| Second | R8 | Bedroom | W11-L | 0.51 | 1.00 | YES |
| | | | W11-U | 2.36 | | |
| | | | | 2.87 | | |
| Second | R9 | Living Room | W12-L | 0.28 | 1.50 | YES |
| | | | W12-U | 0.90 | | |
| | | | W13-L | 0.22 | | |
| | | | W13-U | 1.04 | | |
| | | | | 2.45 | | |

Table 5 - Self-test - Average Daylight Factor

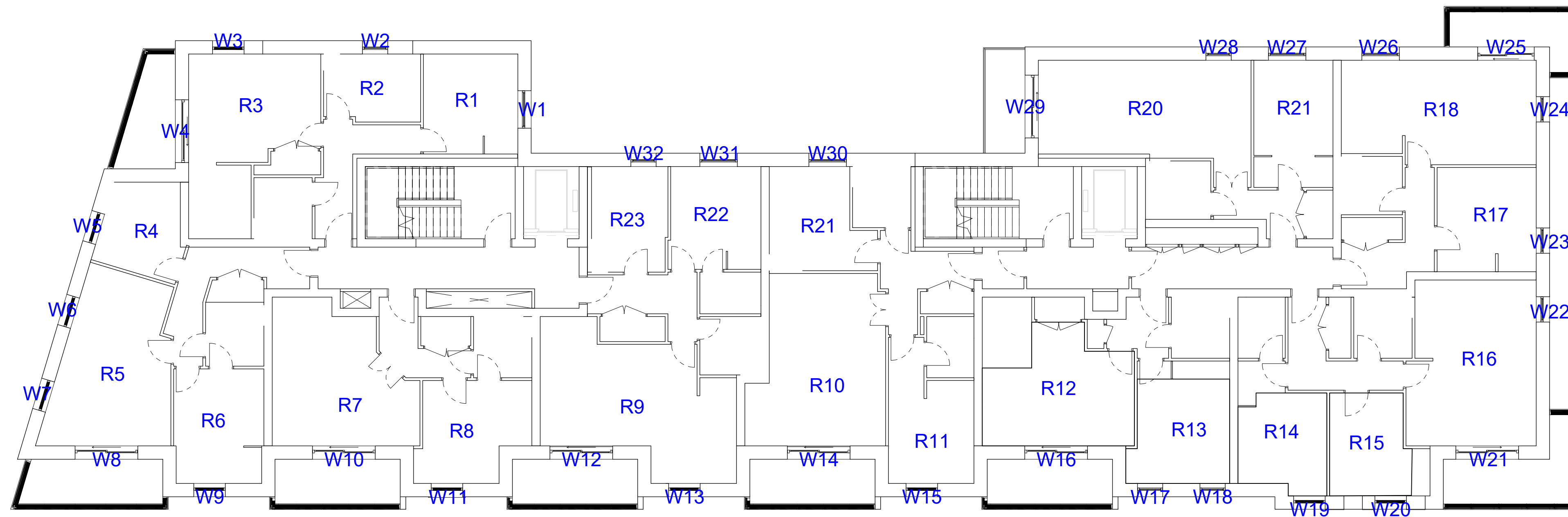
| Floor Ref. | Room Ref. | Room Use. | Window Ref. | ADF Proposed | Target Value | Meets Target Value |
|------------|-----------|-------------|-------------|--------------|--------------|--------------------|
| Second | R10 | Living Room | W14-L | 0.46 | 1.50 | YES |
| | | | W14-U | 1.45 | | |
| | | | | 1.91 | | |
| Second | R11 | Bedroom | W15-L | 0.61 | 1.00 | YES |
| | | | W15-U | 2.85 | | |
| | | | | 3.46 | | |
| Second | R12 | Living Room | W16-L | 0.42 | 1.50 | YES |
| | | | W16-U | 1.31 | | |
| | | | | 1.73 | | |
| Second | R13 | Bedroom | W17-L | 0.37 | 1.00 | YES |
| | | | W17-U | 1.74 | | |
| | | | W18-L | 0.38 | | |
| | | | W18-U | 1.79 | | |
| | | | | 4.29 | | |
| Second | R14 | Bedroom | W19-L | 0.56 | 1.00 | YES |
| | | | W19-U | 2.62 | | |
| | | | | 3.18 | | |
| Second | R15 | Bedroom | W20-L | 0.59 | 1.00 | YES |
| | | | W20-U | 2.73 | | |
| | | | | 3.32 | | |
| Second | R16 | Living Room | W21-L | 0.38 | 1.50 | YES |
| | | | W21-U | 1.20 | | |
| | | | W22-L | 0.25 | | |
| | | | W22-U | 1.15 | | |
| | | | | 2.98 | | |
| Second | R17 | Bedroom | W23-L | 0.28 | 1.00 | YES |
| | | | W23-U | 1.32 | | |
| | | | | 1.61 | | |
| Second | R18 | Living Room | W24-L | 0.14 | 1.50 | YES |
| | | | W24-U | 0.63 | | |
| | | | W25-L | 0.30 | | |
| | | | W25-U | 0.99 | | |
| | | | W26-L | 0.26 | | |
| | | | W26-U | 1.28 | | |
| Second | R19 | Bedroom | W27-L | 0.59 | 1.00 | YES |
| | | | W27-U | 2.94 | | |
| | | | | 3.54 | | |
| Second | R20 | Living Room | W28-L | 0.18 | 1.50 | YES |
| | | | W28-U | 0.88 | | |
| | | | W29-L | 0.26 | | |
| | | | W29-U | 0.91 | | |
| | | | | 2.22 | | |
| Second | R21 | Bedroom | W30-L | 0.49 | 1.00 | YES |
| | | | W30-U | 2.40 | | |
| | | | | 2.89 | | |
| Second | R22 | Bedroom | W31-L | 0.55 | 1.00 | YES |
| | | | W31-U | 2.66 | | |
| | | | | 3.21 | | |
| Second | R23 | Bedroom | W32-L | 0.36 | 1.00 | YES |
| | | | W32-U | 1.75 | | |
| | | | | 2.11 | | |



GROUND FLOOR



FIRST FLOOR

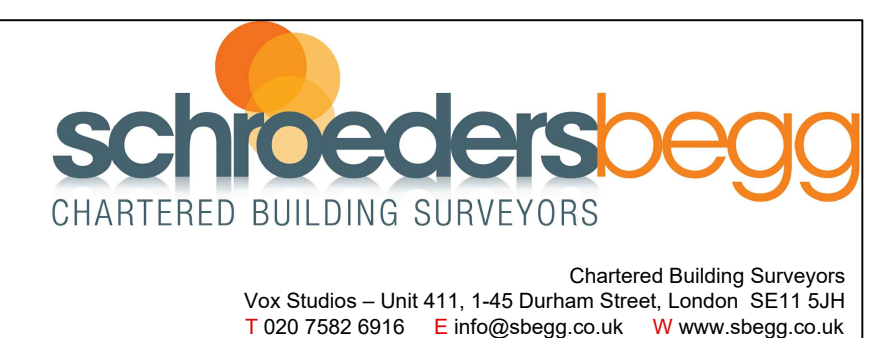


SECOND FLOOR

SOURCES

| REV. | NOTES | DWN | DATE |
|------|-------|-----|------|
| | | | |

Notes:



| | |
|---------|---|
| DRAWN | - |
| CHECKED | - |

SCALE
 NTS (A3 Sheet)

19-37 Highgate Road

Self-test Room & Window Map

| Job No | Rev | Drawing Number |
|-------------------|-----|----------------|
| 2096H | C | 301 |
| Date : 2022.03.22 | | |