waldrams

2 Hillfield Road

Daylight and Sunlight Report

05 May 2021

020 7183 9109
www.waldrams.com
contact@waldrams.com

2 Hillfield Road

DAYLIGHT AND SUNLIGHT REPORT

Client: Elevations Ltd

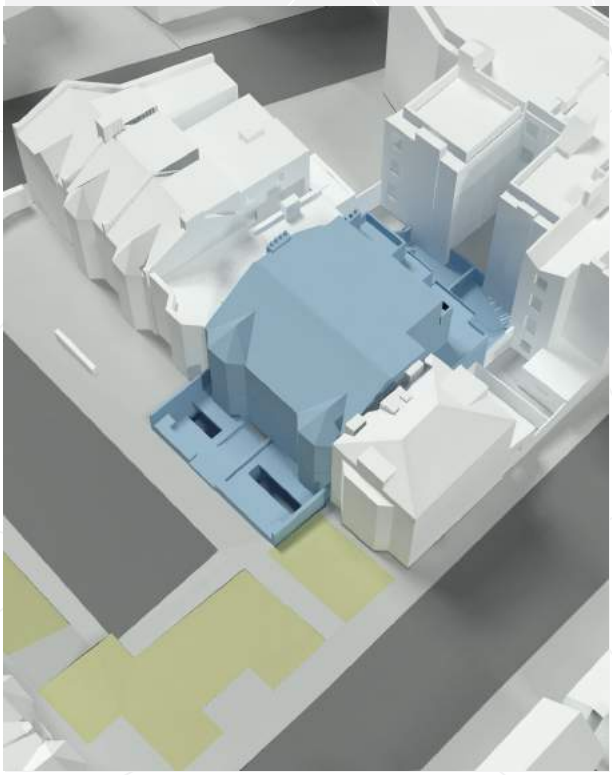
Prepared by: James Bowman

Reviewed by: William Brook

Reference: 2536

DOCUMENT HISTORY

First Issued: 05 May 2021



CONTENTS

EXECUTIVE SUMMARY

- This is a report into the impact of the proposed development at 2 Hillfield Road on the daylight and sunlight to surrounding residential properties. This analysis has been based upon scheme drawings provided by the architect, a photogrammetric survey, and site photography.
- The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2011) (the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.
- The majority of windows and rooms in the surrounding properties meet the target values as set out in the BRE Guidelines for daylight and sunlight. In our view, where transgressions of these criteria occur they are minor and isolated and likely either impact secondary living space or non-habitable rooms. Overall therefore, in our opinion, the daylight and sunlight impact of the proposed scheme should be considered acceptable.

1 INTRODUCTION

Waldrams have been instructed to provide daylight and sunlight analysis for the proposed development of the site at 2 Hillfield Road. This analysis is based upon scheme drawings by the architect, a photogrammetric survey of the site and surrounding context and site photography.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

There is a consented scheme on this site (planning ref. 2007/6306/P), the works for which have started. Following paragraph F2 of the BRE Guidelines, we have therefore assessed and commented on the impact of the new proposed scheme against the consented position. We have also analysed the impact of the proposed scheme against the 'pre-existing' condition for completeness.

The consented scheme can be seen on drawings 2536-01-07 to –01-09, while the pre-existing site can be seen on drawings 2536-01-01 to -01-03 and the proposed development on drawings 2536-03-01 to -03-03, all in Appendix 1. The numerical results of the quantitative daylight and sunlight analysis comparing the consented position with the proposed position can be found in Appendix 2. Results for the pre-existing condition vs the proposed position can be found in Appendix 3. Window maps showing the locations of the windows analysed in the neighbouring property can be found on drawings 2536-01 -11 and –03-04 in Appendix 4.

2 SUMMARY OF HOW DAYLIGHT AND SUNLIGHT ARE CONSIDERED FOR PLANNING

2.1 INTRODUCTION TO THE BRE GUIDELINES

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the Building Research Establishment (BRE) Guidelines, used in conjunction with British Standard BS8206 Part 2. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties. In practice, it is principally the main habitable rooms internal to the scheme and within the surrounding residential properties that are sensitive in terms of daylight and sunlight. This report therefore focuses on the internal daylight and sunlight and the change in daylight and sunlight to habitable rooms in the surrounding residential property.

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly, there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines acknowledge this in the introduction where the BRE Guidelines state:

> *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and thus this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values."*
>
> (Page 1, BRE Guidelines)

The numerical figures should not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular, existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

The BRE Guidelines specifies in Paragraph H1.2:

> *"Where the effect of a new building on existing buildings nearby is being analysed, it is usual to ignore the effect of trees. This is because daylight is at its scarcest and most valuable in winter months when most trees will not be in leaf."*

We have not therefore included trees within our assessment model.

2.2 DAYLIGHT AND SUNLIGHT CRITERIA TO SURROUNDING RESIDENTIAL PROPERTY

According to the BRE Guidelines, a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting if the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved, then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level and if the area of the room that can see the sky at desk height (known as the daylight distribution or no sky contour) is reduced by less than 20% of its existing area. The BRE Guidelines state this in paragraph 2.2.21 as:

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

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

The BRE Guidelines state in paragraph 2.2.2:

"Bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."

In new surrounding buildings, where layouts are known, it may also be appropriate to analyse the Average Daylight Factor. The ADF measure of daylight takes into account the main factors that affect the actual daylight appearance of a room including the area of sky visibility, which is closely related to VSC, the area of the window serving the room, the glazing transmittance, the total area of the room's surfaces and the internal reflectance of the room. ADF then provides an absolute measure of daylight expressed as a ratio of daylight for the room in question as a proportion of the daylight outside at any moment in time.

The BRE Guidelines refers to BS 8206-2 Code of practice for daylighting and CIBSE Lighting Guide LG10, which gives recommended minimum values of ADF of 2% for kitchens, 1.5% for living rooms, and 1% for bedrooms.

The test for sunlight to the neighbouring properties is calculated for each living room with a main window facing within 90o of due south. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH).

The BRE Guidelines state that, each main window facing within 90° of due south serving a main living room may be adversely affected if it has less than 25% of the APSH across the whole year or less than 5% APSH during the winter months (defined as the 6 months from September 21st through to March 21st); and receives less than 0.8 times its former sunlight hours as a result of a proposed development; and has a reduction in sunlight hours received over the whole year greater than 4% of annual probable sunlight hours with the development in place.

Following the BRE Guidelines recommendations, VSC and APSH are measured from a

point on the outer window wall whilst ADF is measured from the point halfway between the inner and outer window wall.

2.3 ALTERNATIVE TARGET VALUES AND APPLYING A FLEXIBLE APPROACH

The BRE Guidelines recommend that, in urban development locations, alternative baselines or lower target values may be used (c.f. Appendix F of the BRE Guidelines for Daylight & Sunlight). Paragraph F1 states:

> *"These values [those set out in the BRE Guidelines] are purely advisory and different targets may used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylight needs of the proposed development itself."*

Indeed, in paragraph 2.2.3 of the BRE Guidelines it states:

> *"Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking more than its fair share of light. Appendix F gives further guidance."*

Applying flexibility when considering the BRE Guidelines in planning terms is also supported by the National Planning Policy Framework (NPPF) (February 2019) which states in paragraph 123:

> *"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:*
>
> *…*
>
> *(c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide*

acceptable living standards)."

In considering planning policy, it is important to establish whether the impact of a proposed development on the daylighting and sunlight conditions of surrounding property to the development:

- would or would not result in a "material deterioration" of those conditions; and
- whether such deterioration would be "unacceptable".

The BRE Guidelines are those that assess the impact of a proposed development and whether or not there is likely to be a "material deterioration".

2.4 METHOD USED FOR CALCULATING THE DAYLIGHT AND SUNLIGHT RESULTS

The analysis provided in this report utilizes state-of-the-art software to calculate in three dimensions the daylight and sunlight following the methods specified in the BRE Guidelines. A three dimensional accurate computer model has been created for the existing site in context of the immediate surrounding properties, based upon a photogrammetric survey of the site and surrounding properties, site photographs and Ordnance Survey information.

Drawings of the existing and proposed building in context of the surrounding properties are shown in Appendix 1.

2.4.1 SURROUNDING PROPERTIES

Daylight and sunlight levels comparing the existing and proposed daylight (VSC and daylight distribution) and sunlight (APSH) situation are then calculated for the surrounding properties. These results are provided in Appendix 2.

REFERENCES:

BRE Guidelines (BR 209):- Site layout planning for daylight and sunlight: a guide to good practice, by PJ Littlefair (2011).

These Guidelines provide the basis of the analysis described in this report. Please refer to this document for a detailed description as to the approach, methodology, and implementation of the numerical analysis used in this report. A summary of the approach and methods recommended by the BRE Guidelines is included in Section 2 above of this report.

3 ASSUMPTIONS USED IN THE ANALYSIS

Uses of the surrounding properties have been based on external appearance to determine whether they are residential or commercial use. Where this is ambiguous, we have researched the Council Tax records for the property, which if listed would indicate residential use.

It is important to note that the precise position of the surrounding property elevations has been estimated based on brick counts from site photographs. The floor levels for the surrounding buildings are assumed unless otherwise indicated, which may affect the daylight distribution and ADF calculations.

We have obtained the layouts for the following surrounding properties:

- 2a Hillfield Road

We have not been able to obtain layouts or gain access internally to any of the remaining surrounding properties and so details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.

All property addresses are taken from the Land Registry MapSearch website and we advise that these are checked by your solicitor prior to any action being taken based on this report.

4 SOURCES OF INFORMATION USED IN THE REPORT

Elevations Ltd

20210422 2HILL Planning Application.dwg

095-P-Current.pdf

2007 PP-00 Approved Plans.pdf

2008 PP-07-02 Approved Plans

Received 22.04.21

2A HIllfield - Parkheath - for 699 sold 675.pdf

Received 28.04.21

Waldrams Chartered Surveyors

Photogrammetry

Site Photographs

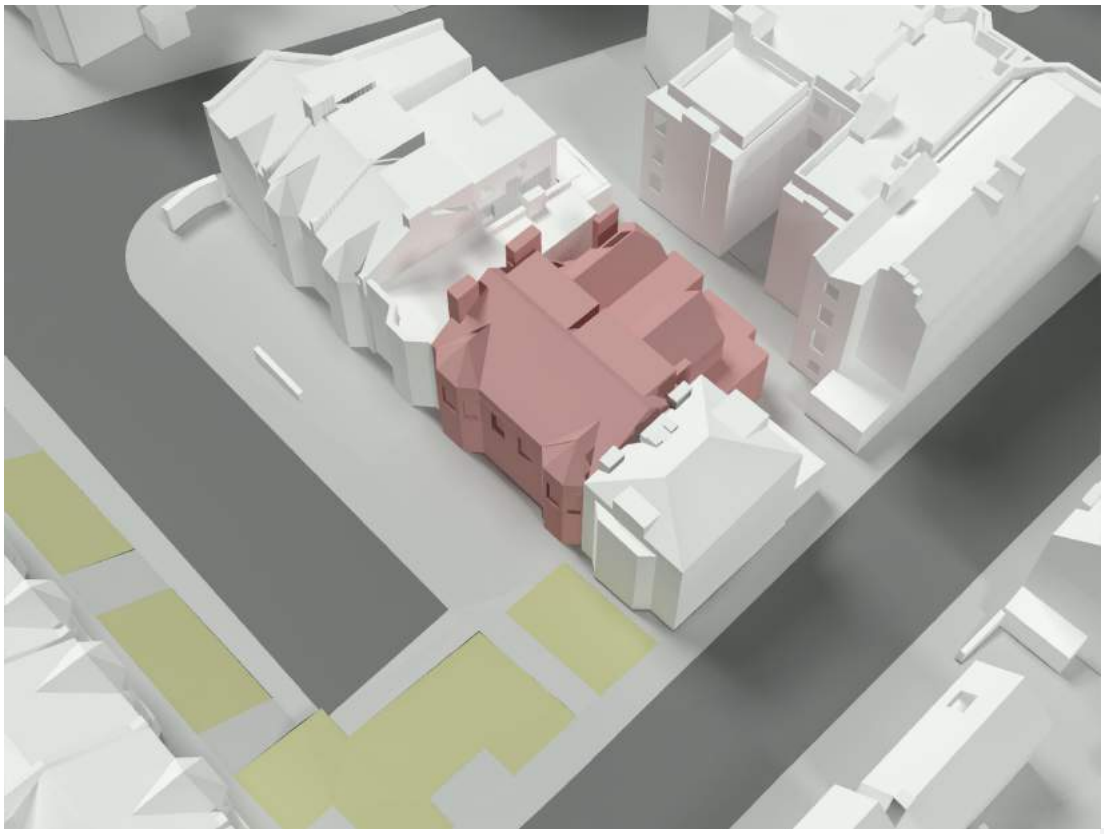


Fig 1: Consented Position

5 DAYLIGHT & SUNLIGHT ANALYSIS

The consented position is shown on drawings 2536-01-07 to –01-09, while the pre-existing site is shown on drawings 2536-01-01 to -01-03 in Appendix 1. The proposed scheme is shown on drawings 2536-03-01 to -03-03 in Appendix 1. The consented position is shown in figure 1 above.

In terms of daylight and sunlight, the following properties in the tables below were analysed due to their proximity to the development site given the height and massing of the proposal.

Table 2 below demonstrates that the following properties meet the target values as set out in the BRE Guidelines for daylight (in terms of VSC and daylight distribution) and sunlight (in terms of APSH) and therefore, are not commented on further:

- Gondar House
- 1 Hillfield House
- 3 Hillfield House
- 5 Hillfield House
- 1a Gondar Gardens
- 10-12 The Mansions
- 14-19 The Mansions

Table 1: Consented vs Proposed

Property	Vertical Sky Component					No Sky Line					Annual Probable Sunlight Hours	
	Windows tested	Windows experiencing less than a 20% reduction	Windows experiencing more than a 20% reduction			Rooms tested	Rooms experiencing less than a 20% reduction	Rooms experiencing more than a 20% reduction)			South facing windows tested	Windows satisfying BRE criteria
			20-29.9%	30-39.9%	>40%			20-29.9%	30-39.9%	>40%		
Gondar House	6	6				2	2				6	6
1 Hillfield Road	8	8				4	4				8	8
3 Hillfield Road	8	8				4	4				8	8
5 Hillfield Road	8	8				4	4				8	8
1a Gondar Gardens	9	9				5	5				2	2
Gondar Cottage	5	4	1			3	3				4	4
2a Hillfield Road	8	4	2	1	1	5	4			1	8	7
2b Hillfield Road	8	8				5	4	1			8	8
31 Mill Llane	6	6				5	5				0	n/a
10-12 The Mansions	6	6				6	6				0	n/a
14-19 The Mansions	3	2				3	3				0	n/a

Table 2: Pre-Existing vs Proposed

Property	Vertical Sky Component					No Sky Line					Annual Probable Sunlight Hours	
	Windows tested	Windows satisfying BRE criteria	Windows not satisfying BRE criteria (reduction)			Rooms tested	Rooms satisfying BRE criteria	Rooms not satisfying BRE criteria (reduction)			South facing windows tested	Windows satisfying BRE criteria
			20-29.9%	30-39.9%	>40%			20-29.9%	30-39.9%	>40%		
Gondar House	6	6				2	2				6	6
1 Hillfield Road	8	8				4	4				8	8
3 Hillfield Road	8	8				4	4				8	8
5 Hillfield Road	8	8				4	4				8	8
1a Gondar Gardens	9	9				5	5				2	2
Gondar Cottage	5	4			1	3	3				4	4
2a Hillfield Road	8	4	2	1	1	5	4			2	8	7
2b Hillfield Road	8	8				5	4		1		8	8
31 Mill Llane	6	6				5	3	2			0	n/a
10-12 The Mansions	6	6				6	6				0	n/a
14-19 The Mansions	3	2				3	3				0	n/a

Photo 1: Gondar Cottage

GONDAR COTTAGE

This residential property is shown above in photo 1. The Valuations Office Agency (VOA) website lists two properties within this building, one on the ground floor and a maisonette on the first and second floors above. We have not been able to view the rear of this property in its entirety. At the time of our site visit, the boundary between 2 Hillfield Road and this property was very overgrown and no ground floor window could be seen in the rear side elevation. However, in order to cover the risk of there being a window in this location, a test window has been inserted into the 3D model used in the analysis.

RESULTS

As compared to the consented position, in terms of daylight, four of the five windows analysed retain between 96% and 100% of their consented levels of VSC and all three rooms retain either 99% or 100% of their consented levels of daylight distribution. The one remaining window, W2 on the ground floor, retains 78% of its consented level of VSC experiencing an absolute reduction of only 1.29% VSC.

As compared to the pre-existing condition, four of the five windows analysed meet the target values for VSC and all three of the rooms analysed meet the target values for daylight distribution, albeit on the basis of assumed room layouts. The one remaining window is W2 on the ground floor which retains 53% of its existing level of VSC.

In terms of sunlight, all four south facing windows analysed meet the APSH target values.

OPINION

The one window which does not meet for VSC is in a doorway serving a room likely served by at least two other windows which both meet the target values for VSC. This room will therefore, in our view, remain well daylit with the proposed development in place.

Photo 2: 2a Hillfield Road

2A HILLFIELD ROAD

The rear of this residential property is shown above in photo 2.

RESULTS

As compared to the consented position, four of the eight windows analysed retain between 90% and 100% of their consented levels of VSC, a further three windows retain between 68% and 78%, with the one remaining window, which serves a bathroom and can therefore be disregarded, retaining 46% of its consented level of VSC. All of the habitable rooms retain between 83% and 100% of their consented levels of daylight distribution.

As compared to the pre-existing condition, four of the seven windows serving habitable rooms analysed meet the target values for VSC and all of the habitable rooms analysed meet the target values for daylight distribution. The three windows which do not meet are

secondary windows serving a kitchen on the ground floor.

In terms of sunlight, the main living room is in the front of the property, facing away from the development site and so will be unaffected. In any case, the south facing windows serving habitable rooms analysed meet the APSH target values for sunlight.

OPINION

The three windows serving the kitchen on the ground floor which do not meet for VSC are all secondary windows positioned on the side return of 2A Hillfield Road facing the site. These windows have low levels of VSC in the existing position (no greater than 4.05% VSC in absolute terms) and so any reductions in absolute VSC are exacerbated when considered as a percentage of the existing level of VSC. These windows experience absolute reductions in VSC of no greater than 1% which would, in our view, be largely unnoticeable. The main window serving the kitchen retains 100% of its existing level of VSC and the room as a whole retains 91% of its existing daylight distribution. This room will therefore, in our view, remain reasonably well day-lit.

Overall therefore, in our opinion, the daylight and sunlight impact to this property should be considered acceptable.

Photo 3: 2b Hillfield Road

2B HILLFIELD ROAD

This residential property is shown above in photo 3.

RESULTS

As compared to the consented position, all windows retain at least 93% of their consented levels of VSC and all rooms retain between 78% and 100% of their consented levels of daylight distribution.

As compared to the pre-existing condition, all eight windows analysed meet the target values for VSC and four of the five rooms analysed meet the target values for daylight distribution, albeit on the basis of assumed room layouts.

In terms of sunlight, all eight south facing windows analysed meet the APSH target values.

OPINION

The one room which does not meet for daylight distribution is located on the first floor in the side elevation of the property. Given the position in the building, this room is not likely to be a living room.

As all windows meet the target VSC and APSH values in the proposed position, in our view, the impact on the daylight and sunlight within this property should be considered acceptable.

Photo 4: Gondar Mansions, 31 Mill Lane

GONDAR MANSIONS, 31 MILL LANE

This residential property is shown above in photo 4. It is of commercial use on the ground floor; no further commentary is provided for the ground floor as commercial space is considered to be less sensitive to changes in daylight & sunlight.

RESULTS

As compared to the consented position, all windows analysed retain between 90% and 99% of their consented levels of VSC and all rooms analysed retain between 90% and 100% of their consented levels of daylight distribution.

As compared to the pre-existing condition, all six windows analysed meet the target values for VSC and three of the five rooms analysed meet the target values for daylight distribution, albeit on the basis of assumed room layouts. In terms of sunlight, the windows in this property facing the site are not south facing and so do not require analysis.

OPINION

The rooms on the rear façade of this building appear most likely to be bedrooms based on their external appearance and, if so, would be considered "less important" for the measure of daylight distribution. As such, in our view, this property retains an acceptable level of daylight with the proposed development in place as it meet the VSC target values.

6 CONCLUSIONS

This is a report into the impact of the proposed development at 2 Hillfield Road on the daylight and sunlight to surrounding residential properties. This analysis has been based upon scheme drawings provided by the architect, a photogrammetric survey, and site photography.

The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2011) (the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The majority of windows and rooms in the surrounding properties meet the target values as set out in the BRE Guidelines for daylight and sunlight. In our view, where transgressions of these criteria occur they are minor and isolated and likely either impact secondary living space or non-habitable rooms. Overall therefore, in our opinion, the daylight and sunlight impact of the proposed scheme should be considered acceptable.

APPENDIX 1

Drawings

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SOURCES OF INFORMATION:

ACCUCITIES
IR01 (RECEIVED ON 13.07.2020)

CHAR-A-BANC
IR02 (RECEIVED ON 29.07.2020)
IR03 (RECEIVED ON 31.07.2020)

SITE PHOTOGRAPHS

NOTES:

CONSENTED BUILDING SHOWN IN RED

N

PROJECT
2 HILLFIELD ROAD
LONDON NW6

DRAWING
PLAN VIEW
CONSENTED SCHEME

SCALE @ A3	**DATE**
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PROJECT No.	**REL No.- DWG No.**
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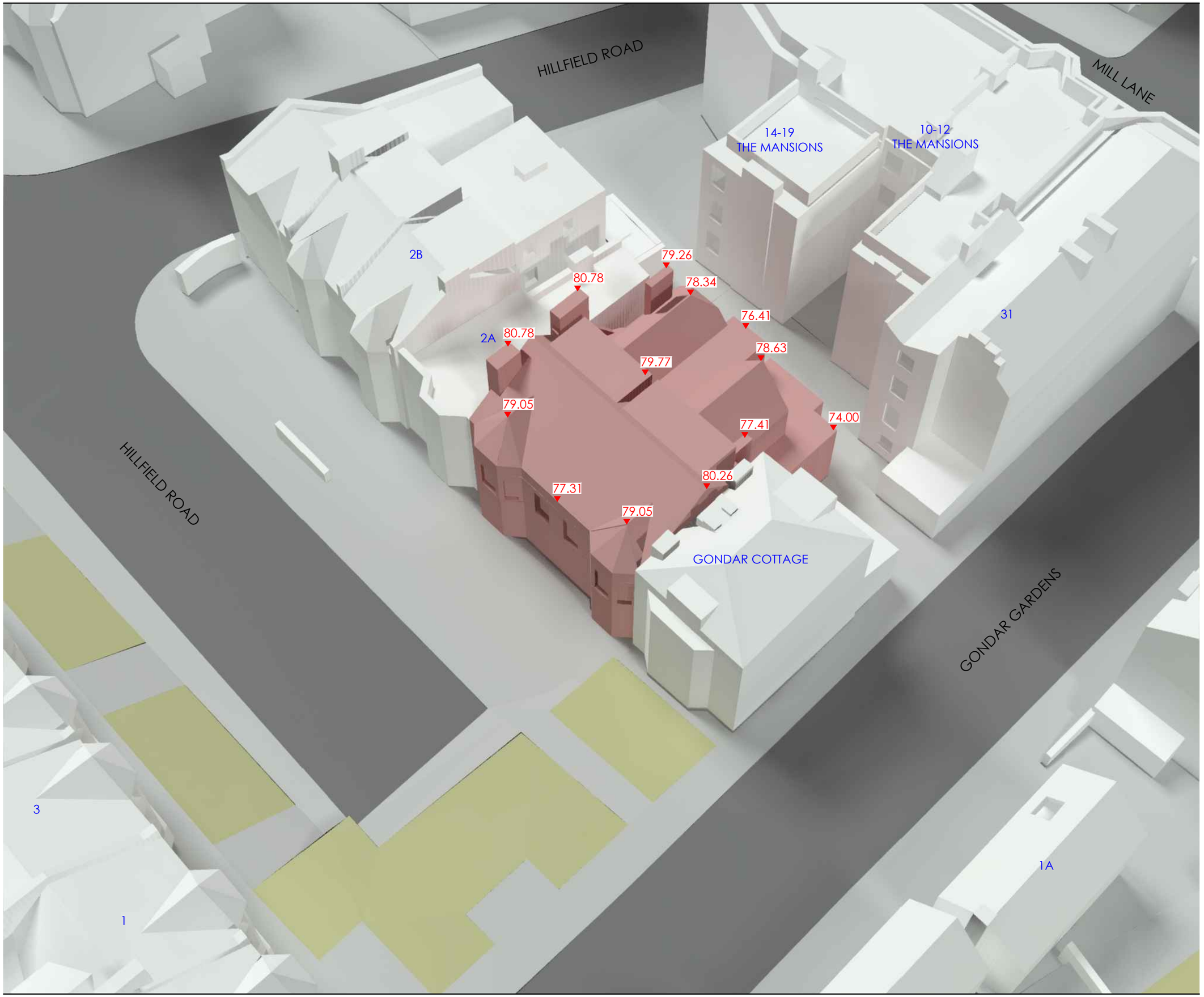

waldrams

SOURCES OF INFORMATION:

ACCUCITIES
IR01 (RECEIVED ON 13.07.2020)

CHAR-A-BANC
IR02 (RECEIVED ON 29.07.2020)
IR03 (RECEIVED ON 31.07.2020)

SITE PHOTOGRAPHS

NOTES:

CONSENTED BUILDING SHOWN IN RED

AOD HEIGHTS SHOWN IN METRES

PROJECT
2 HILLFIELD ROAD
LONDON NW6

DRAWING
3D VIEW
CONSENTED SCHEME

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PROJECT No.	**REL No.- DWG No.**
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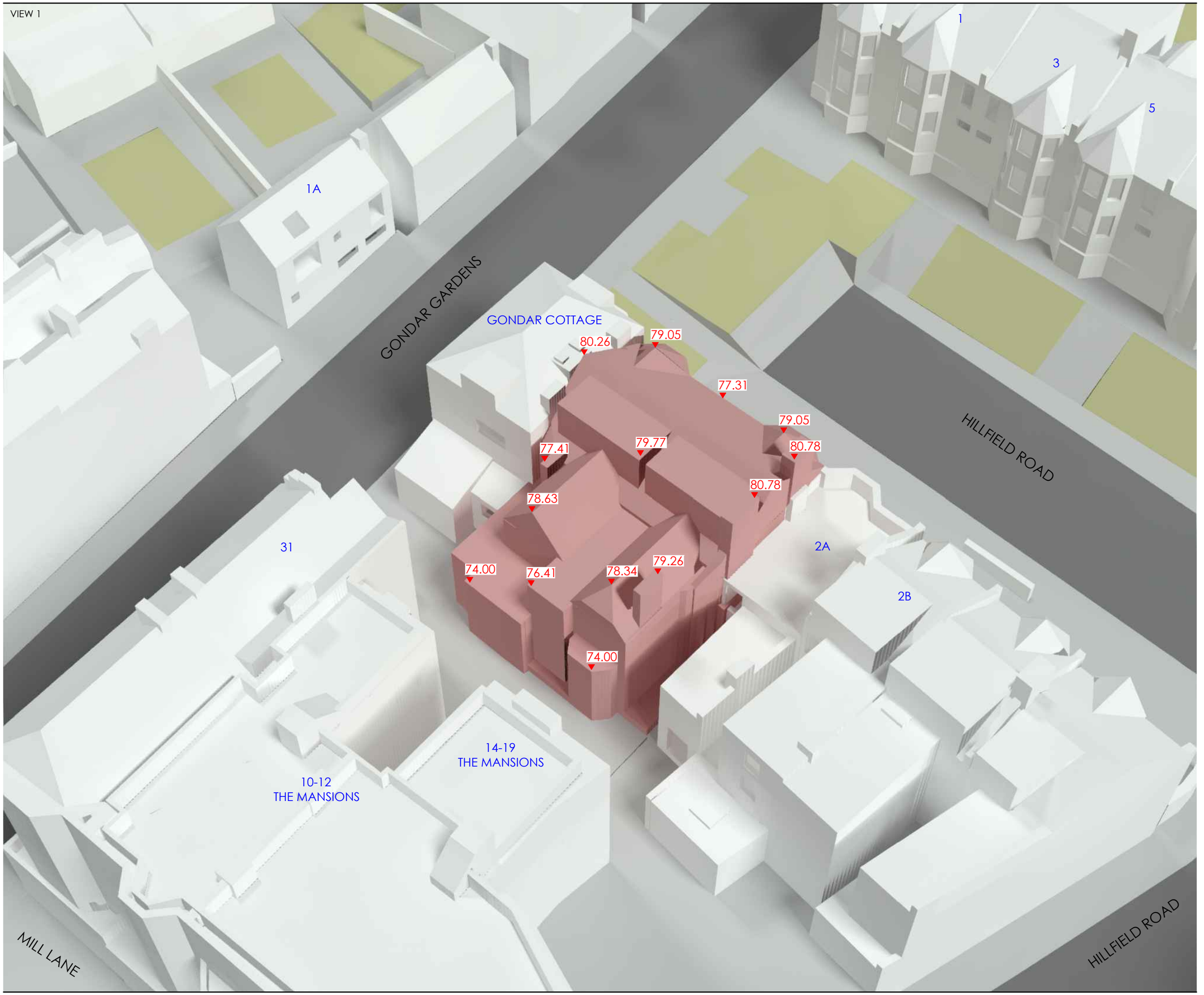
VIEW 1



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CHAR-A-BANC
IR02 (RECEIVED ON 29.07.2020)
IR03 (RECEIVED ON 31.07.2020)

SITE PHOTOGRAPHS

NOTES:

CONSENTED BUILDING SHOWN IN RED

AOD HEIGHTS SHOWN IN METRES

PROJECT
2 HILLFIELD ROAD
LONDON NW6

DRAWING
3D VIEW
CONSENTED SCHEME

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MODELLED BY	**DRAWN BY**
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PROJECT No.	**REL No.- DWG No.**
2536	01-09

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SOURCES OF INFORMATION:

WALDRAMS LTD
2536_02

ELEVATIONS LTD
IR05 (RECEIVED 22.03.2021)

NOTES:

PROPOSED BUILDING SHOWN IN BLUE

N

PROJECT
2 HILLFIELD ROAD
LONDON NW6

DRAWING
PLAN VIEW
PROPOSED SCHEME

SCALE @ A3	**DATE**
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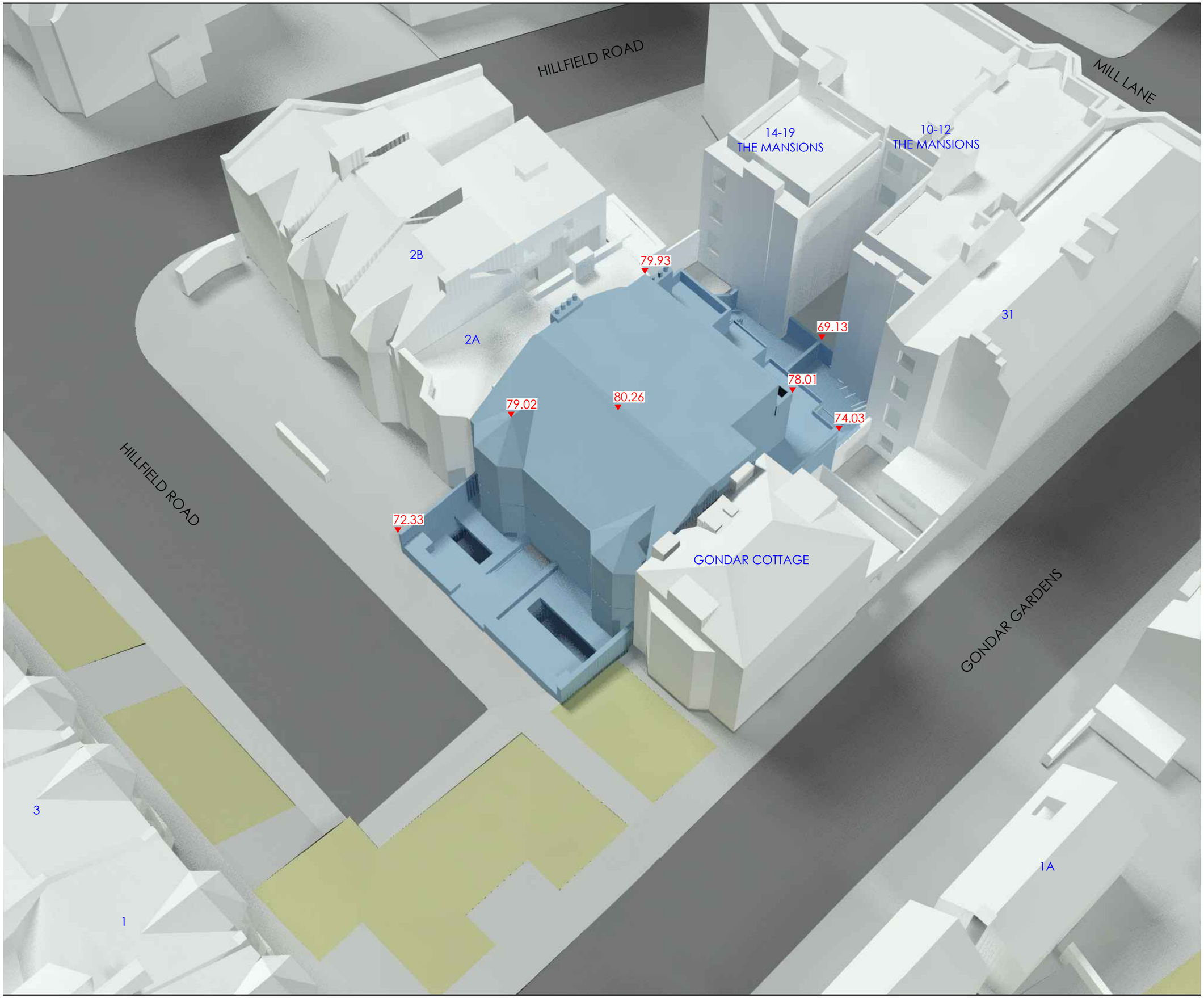

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SOURCES OF INFORMATION:

WALDRAMS LTD
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ELEVATIONS LTD
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NOTES:

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AOD HEIGHTS SHOWN IN METRES

PROJECT
2 HILLFIELD ROAD
LONDON NW6

DRAWING
3D VIEW
PROPOSED SCHEME

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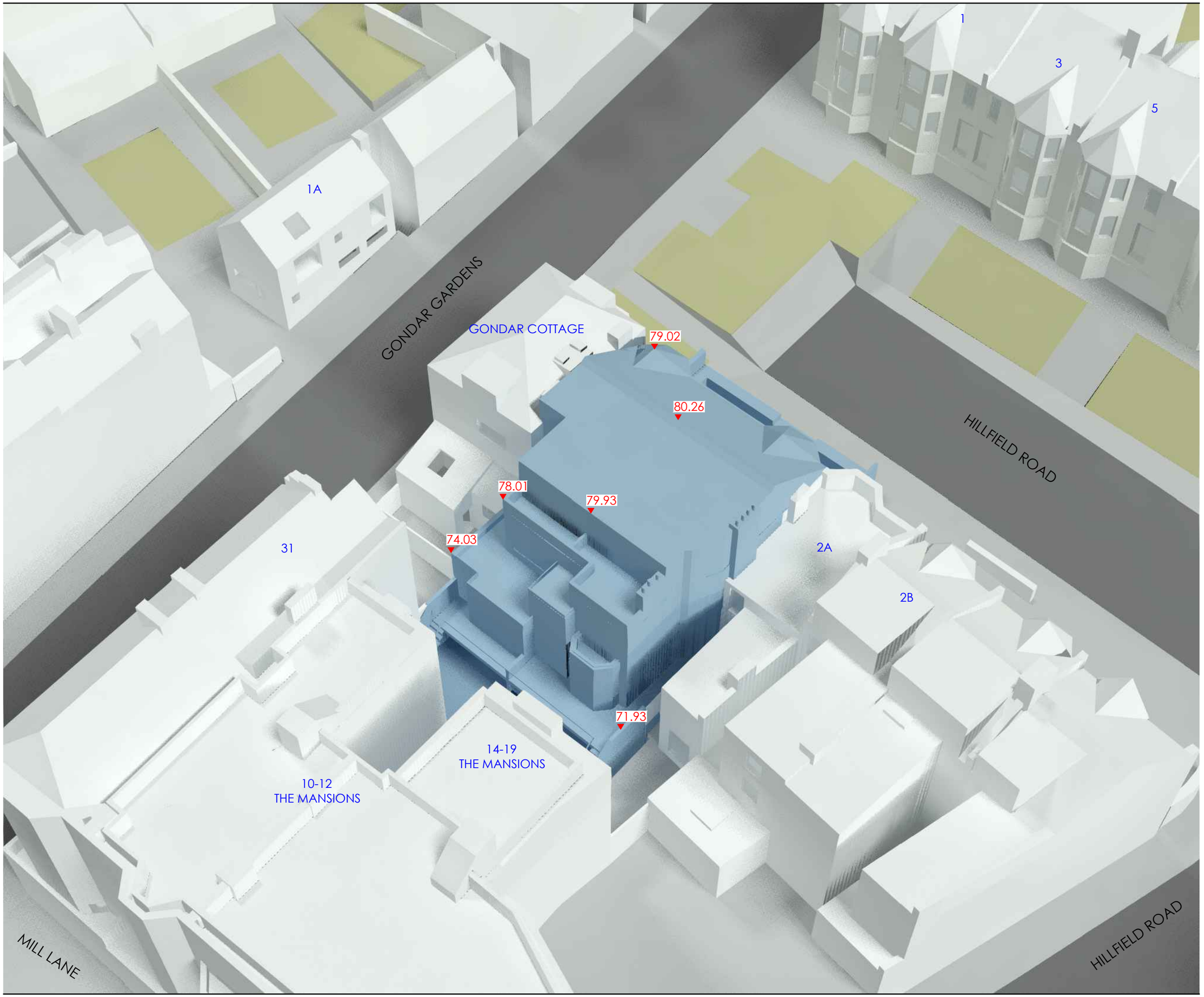

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2536_02

ELEVATIONS LTD
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AOD HEIGHTS SHOWN IN METRES

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LONDON NW6

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3D VIEW
PROPOSED SCHEME

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MODELLED BY	**DRAWN BY**
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PROJECT No.	**REL No.- DWG No.**
2536	03-03

waldrams

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EXISTING BUILDING SHOWN IN GREEN

N

PROJECT
2 HILLFIELD ROAD
LONDON NW6

DRAWING
PLAN VIEW
EXISTING CONDITION

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PROJECT No.	**REL No.- DWG No.**
2536	01-01

VIEW 1

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AOD HEIGHTS SHOWN IN METRES

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EXISTING CONDITION

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waldrams

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PROJECT
2 HILLFIELD ROAD
LONDON NW6

DRAWING
3D VIEW
EXISTING CONDITION

SCALE @ A3	**DATE**
NTS	14.08.2020
MODELLED BY	**DRAWN BY**
MZ	MZ
PROJECT No.	**REL No.- DWG No.**
2536	01-03

APPENDIX 2

Daylight & Sunlight Results Comparing the Consented Position vs. the Proposed Position

Daylight_Sunlight Analysis Table
Surroundings

waldrams

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Consented VSC %	Proposed VSC %	Ratio Proposed /Consented VSC	Room Area m^2	Consented NSC %	Proposed NSC %	Ratio Proposed /Consented NSC	Consented Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Consented Annual	Consented Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Consented Winter
Gondar House																	
Ground	R1	Residential	Unknown	W1	28.27	28.31	1.00	22.58	99.15	99.15	1.00	59	59	1.00	21	21	1.00
Ground	R1	Residential	Unknown	W2	36.62	36.67	1.00	22.58	99.15	99.15	1.00	86	86	1.00	28	28	1.00
Ground	R1	Residential	Unknown	W3	32.34	32.35	1.00	22.58	99.15	99.15	1.00	69	69	1.00	26	26	1.00
First	R1	Residential	Unknown	W1	30.9	30.93	1.00	22.58	99.18	99.18	1.00	58	58	1.00	21	21	1.00
First	R1	Residential	Unknown	W2	38.15	38.17	1.00	22.58	99.18	99.18	1.00	88	88	1.00	30	30	1.00
First	R1	Residential	Unknown	W3	34.31	34.32	1.00	22.58	99.18	99.18	1.00	71	71	1.00	28	28	1.00
1 Hillfield Road																	
Ground	R1	Residential	Unknown	W1	11.25	11.29	1.00	8.56	77.78	77.78	1.00	15	15	1.00	15	15	1.00
Ground	R2	Residential	Unknown	W2	30.96	31.01	1.00	18.67	99.77	99.77	1.00	61	61	1.00	21	21	1.00
Ground	R2	Residential	Unknown	W3	36.78	36.82	1.00	18.67	99.77	99.77	1.00	85	85	1.00	28	28	1.00
Ground	R2	Residential	Unknown	W4	26.5	26.51	1.00	18.67	99.77	99.77	1.00	60	60	1.00	24	24	1.00
First	R1	Residential	Unknown	W1	36.75	36.77	1.00	8.56	98.06	98.06	1.00	74	74	1.00	26	26	1.00
First	R2	Residential	Unknown	W2	33.49	33.51	1.00	18.67	99.77	99.77	1.00	61	61	1.00	21	21	1.00
First	R2	Residential	Unknown	W3	38.13	38.15	1.00	18.67	99.77	99.77	1.00	89	89	1.00	30	30	1.00
First	R2	Residential	Unknown	W4	29.44	29.44	1.00	18.67	99.77	99.77	1.00	62	62	1.00	25	25	1.00
3 Hillfield Road																	
Ground	R1	Residential	Unknown	W1	28.45	28.47	1.00	17.94	99.91	99.91	1.00	59	59	1.00	21	21	1.00
Ground	R1	Residential	Unknown	W2	36.87	36.91	1.00	17.94	99.91	99.91	1.00	87	87	1.00	29	29	1.00
Ground	R1	Residential	Unknown	W3	30.19	30.22	1.00	17.94	99.91	99.91	1.00	66	66	1.00	25	25	1.00
Ground	R2	Residential	Unknown	W4	11.25	11.29	1.00	8.56	77.75	77.75	1.00	15	15	1.00	15	15	1.00
First	R1	Residential	Unknown	W1	31.19	31.2	1.00	17.94	99.91	99.91	1.00	58	58	1.00	21	21	1.00
First	R1	Residential	Unknown	W2	38.24	38.25	1.00	17.94	99.91	99.91	1.00	88	88	1.00	30	30	1.00
First	R1	Residential	Unknown	W3	32.86	32.87	1.00	17.94	99.91	99.91	1.00	69	69	1.00	26	26	1.00
First	R2	Residential	Unknown	W4	36.76	36.78	1.00	8.56	98.2	98.2	1.00	76	76	1.00	28	28	1.00
5 Hillfield Road																	
Ground	R1	Residential	Unknown	W1	11.33	11.35	1.00	8.38	77.69	77.69	1.00	15	15	1.00	15	15	1.00
Ground	R2	Residential	Unknown	W2	31.43	31.45	1.00	18.25	99.9	99.9	1.00	64	64	1.00	23	23	1.00
Ground	R2	Residential	Unknown	W3	36.87	36.89	1.00	18.25	99.9	99.9	1.00	87	87	1.00	29	29	1.00
Ground	R2	Residential	Unknown	W4	28.79	28.8	1.00	18.25	99.9	99.9	1.00	65	65	1.00	26	26	1.00
First	R1	Residential	Unknown	W1	36.78	36.79	1.00	8.38	97.98	97.98	1.00	74	74	1.00	26	26	1.00
First	R2	Residential	Unknown	W2	34.01	34.02	1.00	18.25	99.9	99.9	1.00	64	64	1.00	23	23	1.00
First	R2	Residential	Unknown	W3	38.26	38.27	1.00	18.25	99.9	99.9	1.00	88	88	1.00	30	30	1.00
First	R2	Residential	Unknown	W4	31.25	31.26	1.00	18.25	99.9	99.9	1.00	66	66	1.00	26	26	1.00
1a Gondar Gardens																	
Ground	R1	Residential	Unknown	W1	29.46	29.45	1.00	17.65	91.35	91.35	1.00	North	North	North	North	North	North
Ground	R1	Residential	Unknown	W2	29.1	29.1	1.00	17.65	91.35	91.35	1.00	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W3	28.6	28.53	1.00	8.64	93.97	93.97	1.00	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W4	20.15	20.14	1.00	8.64	93.97	93.97	1.00	53	53	1.00	8	8	1.00
Ground	R2	Residential	Unknown	W5	20.06	20.05	1.00	8.64	93.97	93.97	1.00	57	56	0.98	8	8	1.00
First	R1	Residential	Unknown	W1	31.81	31.81	1.00	8.83	96.97	96.97	1.00	North	North	North	North	North	North
First	R2	Residential	Unknown	W2	31.83	31.83	1.00	5	79.53	79.53	1.00	North	North	North	North	North	North
First	R3	Residential	Unknown	W3	31.31	31.3	1.00	10.79	100	100	1.00	North	North	North	North	North	North
First	R3	Residential	Unknown	W4	78.43	78.42	1.00	10.79	100	100	1.00	North	North	North	North	North	North
Gondar Cottage																	

Daylight_Sunlight Analysis Table
Surroundings

waldrams

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Consented VSC %	Proposed VSC %	Ratio Proposed /Consented VSC	Room Area m^2	Consented NSC %	Proposed NSC %	Ratio Proposed /Consented NSC	Consented Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Consented Annual	Consented Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Consented Winter
Ground	R1	Residential	Unknown	W1	12.95	12.46	0.96	9.24	32.11	31.91	0.99	26	26	1.00	2	2	1.00
Ground	R2	Residential	Unknown	W2	5.81	4.52	0.78	10.61	100	100	1.00	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W3	29.25	29.25	1.00	10.61	100	100	1.00	48	48	1.00	14	14	1.00
Ground	R2	Residential	Unknown	W4	66.9	65.31	0.98	10.61	100	100	1.00	72	72	1.00	13	13	1.00
First	R1	Residential	Unknown	W1	29.58	28.33	0.96	15.36	96.11	96.11	1.00	73	67	0.92	21	21	1.00
2a Hillfield Road																	
Ground	R1	Residential	Kitchen	W1	12.59	12.54	1.00	14.84	42.81	38.89	0.91	31	31	1.00	0	0	1.00
Ground	R1	Residential	Kitchen	W2	4.11	3.21	0.78	14.84	42.81	38.89	0.91	12	12	1.00	0	0	1.00
Ground	R1	Residential	Kitchen	W3	2.97	2.23	0.75	14.84	42.81	38.89	0.91	9	9	1.00	0	0	1.00
Ground	R1	Residential	Kitchen	W4	2.36	1.62	0.68	14.84	42.81	38.89	0.91	7	6	0.86	0	0	1.00
Ground	R2	Residential	Dining Room	W5	5.84	5.34	0.92	7.82	60.51	57.23	0.95	8	7	0.88	1	1	1.00
First	R1	Residential	Bathroom	W1	6.55	3	0.46	3.06	54.12	14.29	0.26	17	11	0.65	4	2	0.50
First	R2	Residential	Bedroom	W2	21.47	19.36	0.90	7.75	89.64	74.2	0.83	43	40	0.93	9	9	1.00
First	R3	Residential	Bedroom	W3	22.1	22.07	1.00	8.77	72	72	1.00	60	60	1.00	8	8	1.00
2b Hillfield Road																	
First	R2	Residential	Unknown	W3	11.34	11.44	1.01	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
First	R1	Residential	Unknown	W1	27.22	27.22	1.00	8.95	92.55	92.55	1.00	71	71	1.00	14	14	1.00
First	R1	Residential	Unknown	W2	12.97	13	1.00	8.95	92.55	92.55	1.00	24	24	1.00	6	6	1.00
First	R3	Residential	Unknown	W4	11.46	11.09	0.97	3.57	46.89	30.87	0.66	28	26	0.93	4	4	1.00
Second	R1	Residential	Unknown	W1	32.42	32.42	1.00	11.37	98.18	97.57	0.99	81	81	1.00	23	23	1.00
Second	R1	Residential	Unknown	W2	29.75	28.04	0.94	11.37	98.18	97.57	0.99	45	43	0.96	13	13	1.00
Second	R2	Residential	Unknown	W3	26.06	24.12	0.93	9.07	95.38	84.23	0.88	45	43	0.96	16	15	0.94
Second	R3	Residential	Unknown	W4	20.36	19.55	0.96	8.9	96.32	96.03	1.00	46	42	0.91	14	13	0.93
31 Mill Llane																	
Ground	R1	Residential	Unknown	W1	12.62	11.98	0.95	11.91	25.5	23.07	0.90	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W2	16.81	15.96	0.95	11.19	60.93	59.61	0.98	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W3	10.14	9.42	0.93	11.19	60.93	59.61	0.98	North	North	North	North	North	North
First	R1	Residential	Unknown	W1	23.71	21.9	0.92	11.91	57.54	54.51	0.95	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	31.09	29.31	0.94	11.91	98.13	97.41	0.99	North	North	North	North	North	North
Third	R1	Residential	Unknown	W1	36.62	35.97	0.98	11.91	98.12	98.12	1.00	North	North	North	North	North	North
10-12 The Mansions																	
Ground	R1	Residential	Unknown	W1	7.74	7.04	0.91	12.8	81.69	69.07	0.85	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W2	7.76	7.01	0.90	12.8	80.19	71.07	0.89	North	North	North	North	North	North
First	R1	Residential	Unknown	W1	11.62	11.06	0.95	12.8	89.47	89.47	1.00	North	North	North	North	North	North
First	R2	Residential	Unknown	W2	11.6	11	0.95	12.8	85.25	85.25	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	19.83	19.71	0.99	12.8	97.49	97.49	1.00	North	North	North	North	North	North
Second	R2	Residential	Unknown	W2	20.43	20.25	0.99	12.8	96.56	96.56	1.00	North	North	North	North	North	North
14-19 The Mansions																	
Ground	R1	Residential	Unknown	W1	18.31	17.58	0.96	13.46	43.8	43.82	1.00	North	North	North	North	North	North
First	R1	Residential	Unknown	W1	27.39	26.52	0.97	13.46	85.12	85.12	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	34.63	33.92	0.98	13.46	94.87	94.87	1.00	North	North	North	North	North	North

APPENDIX 3

Daylight & Sunlight Results Comparing the Consented Position vs. the Proposed Position

Daylight_Sunlight Analysis Table
Surroundings

waldrams

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m^2	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Gondar House																	
Ground	R1	Residential	Unknown	W1	28.48	28.31	0.99	22.58	99.15	99.15	1.00	59	59	1.00	21	21	1.00
Ground	R1	Residential	Unknown	W2	36.87	36.67	0.99	22.58	99.15	99.15	1.00	86	86	1.00	28	28	1.00
Ground	R1	Residential	Unknown	W3	32.41	32.35	1.00	22.58	99.15	99.15	1.00	69	69	1.00	26	26	1.00
First	R1	Residential	Unknown	W1	30.93	30.93	1.00	22.58	99.18	99.18	1.00	58	58	1.00	21	21	1.00
First	R1	Residential	Unknown	W2	38.18	38.17	1.00	22.58	99.18	99.18	1.00	88	88	1.00	30	30	1.00
First	R1	Residential	Unknown	W3	34.32	34.32	1.00	22.58	99.18	99.18	1.00	71	71	1.00	28	28	1.00
1 Hillfield Road																	
Ground	R1	Residential	Unknown	W1	11.45	11.29	0.99	8.56	77.78	77.78	1.00	15	15	1.00	15	15	1.00
Ground	R2	Residential	Unknown	W2	31.18	31.01	0.99	18.67	99.77	99.77	1.00	61	61	1.00	21	21	1.00
Ground	R2	Residential	Unknown	W3	37.05	36.82	0.99	18.67	99.77	99.77	1.00	85	85	1.00	28	28	1.00
Ground	R2	Residential	Unknown	W4	26.6	26.51	1.00	18.67	99.77	99.77	1.00	60	60	1.00	24	24	1.00
First	R1	Residential	Unknown	W1	36.78	36.77	1.00	8.56	98.06	98.06	1.00	74	74	1.00	26	26	1.00
First	R2	Residential	Unknown	W2	33.51	33.51	1.00	18.67	99.77	99.77	1.00	61	61	1.00	21	21	1.00
First	R2	Residential	Unknown	W3	38.16	38.15	1.00	18.67	99.77	99.77	1.00	89	89	1.00	30	30	1.00
First	R2	Residential	Unknown	W4	29.45	29.44	1.00	18.67	99.77	99.77	1.00	62	62	1.00	25	25	1.00
3 Hillfield Road																	
Ground	R1	Residential	Unknown	W1	28.61	28.47	1.00	17.94	99.91	99.91	1.00	59	59	1.00	21	21	1.00
Ground	R1	Residential	Unknown	W2	37.14	36.91	0.99	17.94	99.91	99.91	1.00	87	87	1.00	29	29	1.00
Ground	R1	Residential	Unknown	W3	30.37	30.22	0.99	17.94	99.91	99.91	1.00	66	66	1.00	25	25	1.00
Ground	R2	Residential	Unknown	W4	11.44	11.29	0.99	8.56	77.75	77.75	1.00	15	15	1.00	15	15	1.00
First	R1	Residential	Unknown	W1	31.21	31.2	1.00	17.94	99.91	99.91	1.00	58	58	1.00	21	21	1.00
First	R1	Residential	Unknown	W2	38.27	38.25	1.00	17.94	99.91	99.91	1.00	88	88	1.00	30	30	1.00
First	R1	Residential	Unknown	W3	32.88	32.87	1.00	17.94	99.91	99.91	1.00	69	69	1.00	26	26	1.00
First	R2	Residential	Unknown	W4	36.79	36.78	1.00	8.56	98.2	98.2	1.00	76	76	1.00	28	28	1.00
5 Hillfield Road																	
Ground	R1	Residential	Unknown	W1	11.47	11.35	0.99	8.38	77.69	77.69	1.00	15	15	1.00	15	15	1.00
Ground	R2	Residential	Unknown	W2	31.56	31.45	1.00	18.25	99.9	99.9	1.00	64	64	1.00	23	23	1.00
Ground	R2	Residential	Unknown	W3	37.12	36.89	0.99	18.25	99.9	99.9	1.00	87	87	1.00	29	29	1.00
Ground	R2	Residential	Unknown	W4	28.99	28.8	0.99	18.25	99.9	99.9	1.00	65	65	1.00	26	26	1.00
First	R1	Residential	Unknown	W1	36.81	36.79	1.00	8.38	97.98	97.98	1.00	74	74	1.00	26	26	1.00
First	R2	Residential	Unknown	W2	34.03	34.02	1.00	18.25	99.9	99.9	1.00	64	64	1.00	23	23	1.00
First	R2	Residential	Unknown	W3	38.3	38.27	1.00	18.25	99.9	99.9	1.00	88	88	1.00	30	30	1.00
First	R2	Residential	Unknown	W4	31.29	31.26	1.00	18.25	99.9	99.9	1.00	66	66	1.00	26	26	1.00
1a Gondar Gardens																	
Ground	R1	Residential	Unknown	W1	29.46	29.45	1.00	17.65	91.35	91.35	1.00	North	North	North	North	North	North
Ground	R1	Residential	Unknown	W2	29.1	29.1	1.00	17.65	91.35	91.35	1.00	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W3	28.6	28.53	1.00	8.64	93.97	93.97	1.00	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W4	20.15	20.14	1.00	8.64	93.97	93.97	1.00	53	53	1.00	8	8	1.00
Ground	R2	Residential	Unknown	W5	20.06	20.05	1.00	8.64	93.97	93.97	1.00	57	56	0.98	8	8	1.00
First	R1	Residential	Unknown	W1	31.81	31.81	1.00	8.83	96.97	96.97	1.00	North	North	North	North	North	North
First	R2	Residential	Unknown	W2	31.83	31.83	1.00	5	79.53	79.53	1.00	North	North	North	North	North	North
First	R3	Residential	Unknown	W3	31.31	31.3	1.00	10.79	100	100	1.00	North	North	North	North	North	North
First	R3	Residential	Unknown	W4	78.43	78.42	1.00	10.79	100	100	1.00	North	North	North	North	North	North

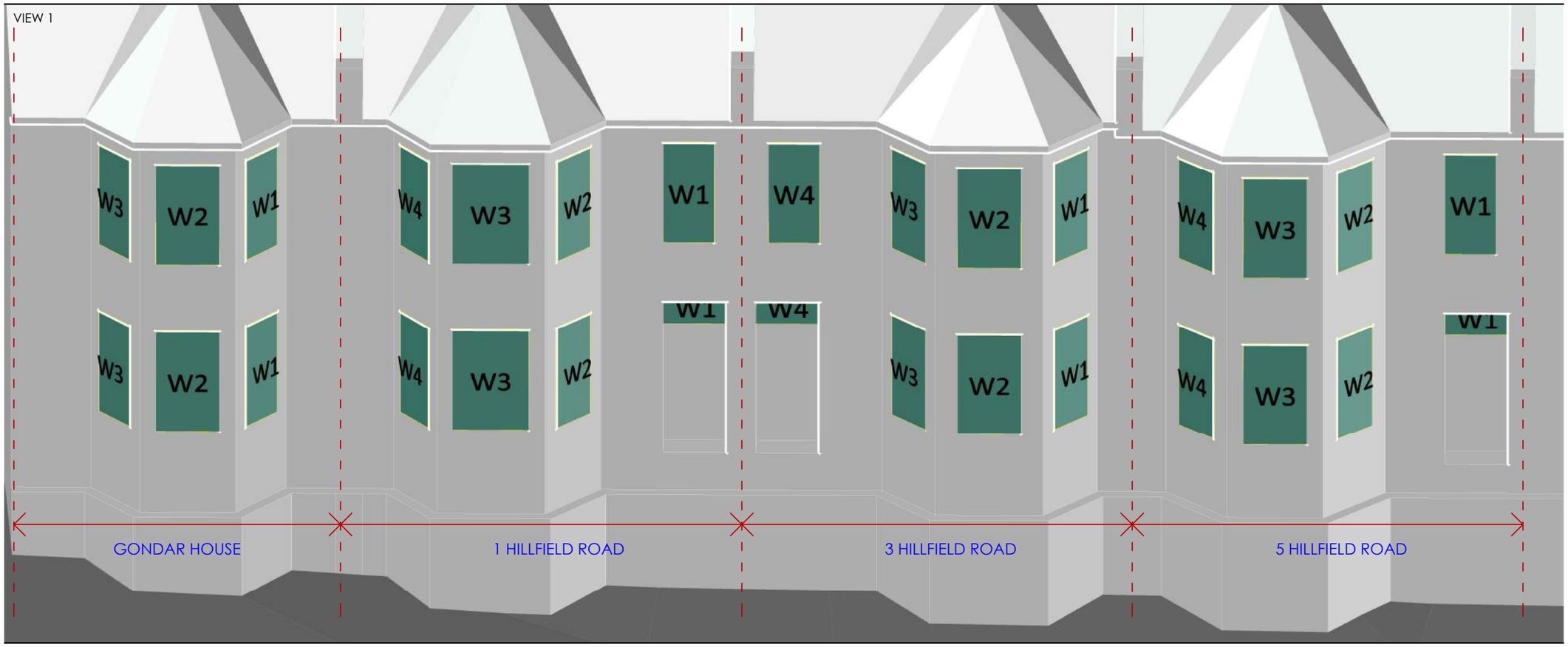
Daylight_Sunlight Analysis Table
Surroundings

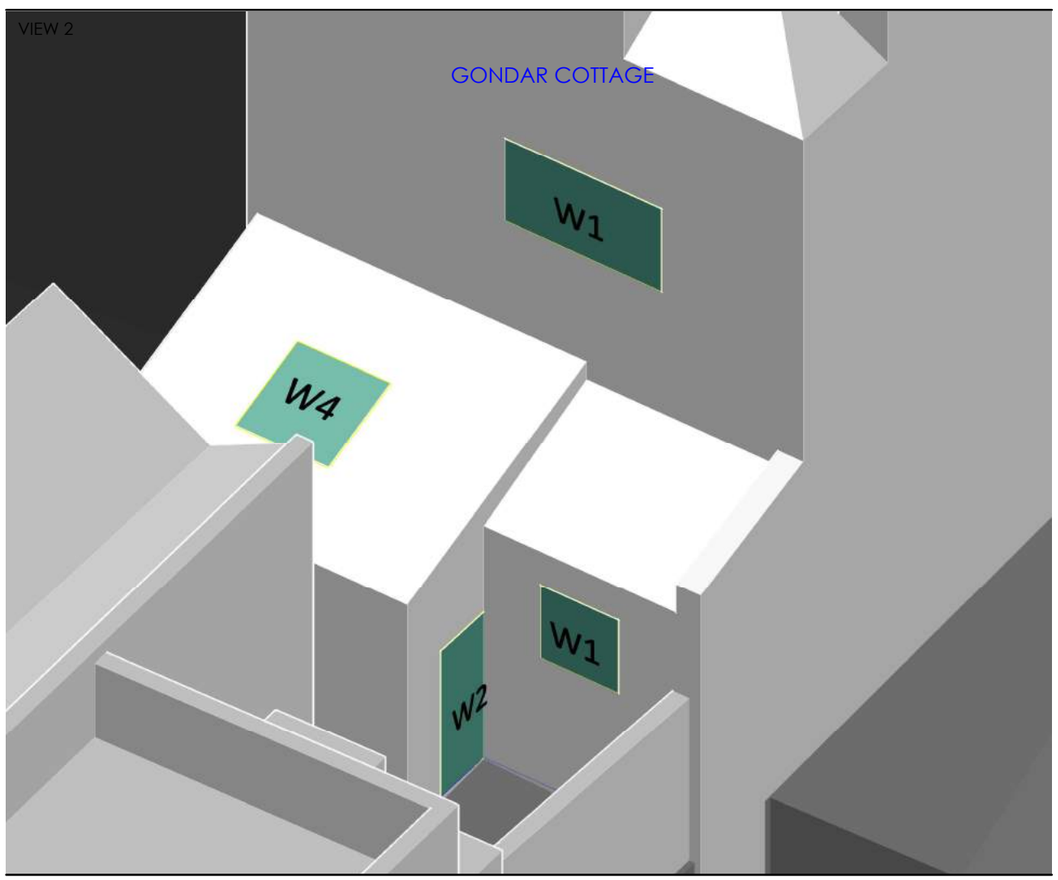
waldrams

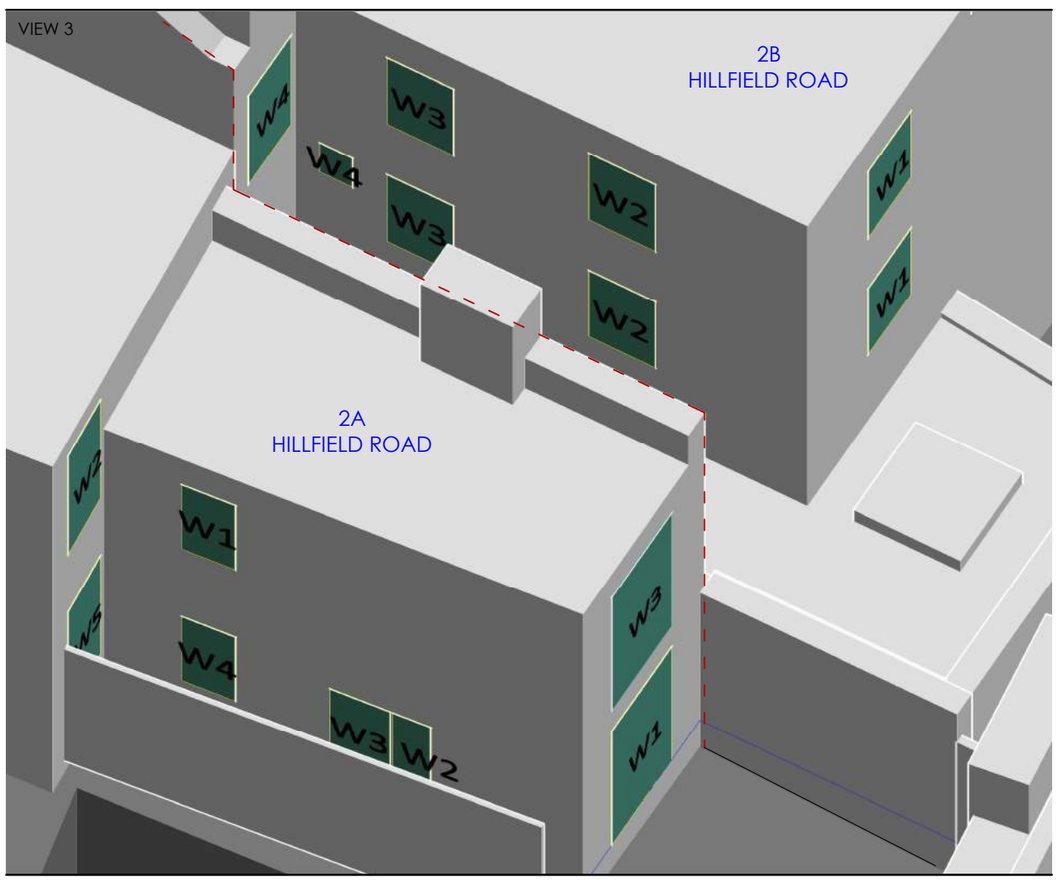
					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m^2	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Gondar Cottage																	
Ground	R1	Residential	Unknown	W1	15.45	12.46	0.81	9.24	35.05	31.91	0.91	34	26	0.76	2	2	1.00
Ground	R2	Residential	Unknown	W2	8.52	4.52	0.53	10.61	100	100	1.00	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W3	29.25	29.25	1.00	10.61	100	100	1.00	48	48	1.00	14	14	1.00
Ground	R2	Residential	Unknown	W4	66.91	65.31	0.98	10.61	100	100	1.00	72	72	1.00	13	13	1.00
First	R1	Residential	Unknown	W1	29.58	28.33	0.96	15.36	96.11	96.11	1.00	73	67	0.92	21	21	1.00
2a Hillfield Road																	
Ground	R1	Residential	Kitchen	W1	12.59	12.54	1.00	14.84	42.76	38.89	0.91	31	31	1.00	0	0	1.00
Ground	R1	Residential	Kitchen	W2	4.05	3.21	0.79	14.84	42.76	38.89	0.91	12	12	1.00	0	0	1.00
Ground	R1	Residential	Kitchen	W3	2.92	2.23	0.76	14.84	42.76	38.89	0.91	9	9	1.00	0	0	1.00
Ground	R1	Residential	Kitchen	W4	2.33	1.62	0.69	14.84	42.76	38.89	0.91	7	6	0.86	0	0	1.00
Ground	R2	Residential	Dining Room	W5	5.78	5.34	0.92	7.82	60.52	57.23	0.95	7	7	1.00	1	1	1.00
First	R1	Residential	Bathroom	W1	6.59	3	0.46	3.06	54.12	14.29	0.26	17	11	0.65	4	2	0.50
First	R2	Residential	Bedroom	W2	21.47	19.36	0.90	7.75	89.64	74.2	0.83	43	40	0.93	9	9	1.00
First	R3	Residential	Bedroom	W3	22.1	22.07	1.00	8.77	72	72	1.00	60	60	1.00	8	8	1.00
2b Hillfield Road																	
First	R2	Residential	Unknown	W3	11.34	11.44	1.01	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
First	R1	Residential	Unknown	W1	27.22	27.22	1.00	8.95	92.55	92.55	1.00	71	71	1.00	14	14	1.00
First	R1	Residential	Unknown	W2	12.97	13	1.00	8.95	92.55	92.55	1.00	24	24	1.00	6	6	1.00
First	R3	Residential	Unknown	W4	11.46	11.09	0.97	3.57	46.89	30.87	0.66	28	26	0.93	4	4	1.00
Second	R1	Residential	Unknown	W1	32.42	32.42	1.00	11.37	98.4	97.57	0.99	81	81	1.00	23	23	1.00
Second	R1	Residential	Unknown	W2	30.51	28.04	0.92	11.37	98.4	97.57	0.99	47	43	0.91	13	13	1.00
Second	R2	Residential	Unknown	W3	27.17	24.12	0.89	9.07	95.59	84.23	0.88	47	43	0.91	16	15	0.94
Second	R3	Residential	Unknown	W4	20.36	19.55	0.96	8.9	96.32	96.03	1.00	46	42	0.91	14	13	0.93
31 Mill Llane																	
Ground	R1	Residential	Unknown	W1	13.32	11.98	0.90	11.91	31.37	23.07	0.74	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W2	17.13	15.96	0.93	11.19	61.3	59.61	0.97	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W3	10.48	9.42	0.90	11.19	61.3	59.61	0.97	North	North	North	North	North	North
First	R1	Residential	Unknown	W1	24.66	21.9	0.89	11.91	77.45	54.51	0.70	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	32.04	29.31	0.91	11.91	98.13	97.41	0.99	North	North	North	North	North	North
Third	R1	Residential	Unknown	W1	36.71	35.97	0.98	11.91	98.12	98.12	1.00	North	North	North	North	North	North
10-12 The Mansions																	
Ground	R1	Residential	Unknown	W1	7.84	7.04	0.90	12.8	81.69	69.07	0.85	North	North	North	North	North	North
Ground	R2	Residential	Unknown	W2	7.86	7.01	0.89	12.8	80.19	71.07	0.89	North	North	North	North	North	North
First	R1	Residential	Unknown	W1	11.89	11.06	0.93	12.8	89.47	89.47	1.00	North	North	North	North	North	North
First	R2	Residential	Unknown	W2	11.89	11	0.93	12.8	85.25	85.25	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	19.83	19.71	0.99	12.8	97.49	97.49	1.00	North	North	North	North	North	North
Second	R2	Residential	Unknown	W2	20.48	20.25	0.99	12.8	96.56	96.56	1.00	North	North	North	North	North	North
14-19 The Mansions																	
Ground	R1	Residential	Unknown	W1	18.56	17.58	0.95	13.46	43.8	43.82	1.00	North	North	North	North	North	North
First	R1	Residential	Unknown	W1	27.59	26.52	0.96	13.46	85.12	85.12	1.00	North	North	North	North	North	North
Second	R1	Residential	Unknown	W1	34.95	33.92	0.97	13.46	94.87	94.87	1.00	North	North	North	North	North	North

APPENDIX 4

Window Maps







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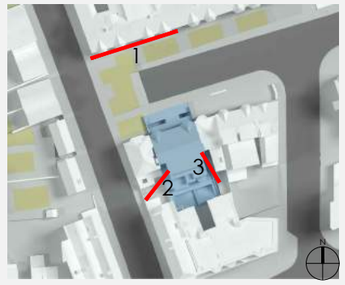
SOURCES OF INFORMATION:

WALDRAMS LTD
2536_02

ELEVATIONS LTD
IR05 (RECEIVED 22.03.2021)

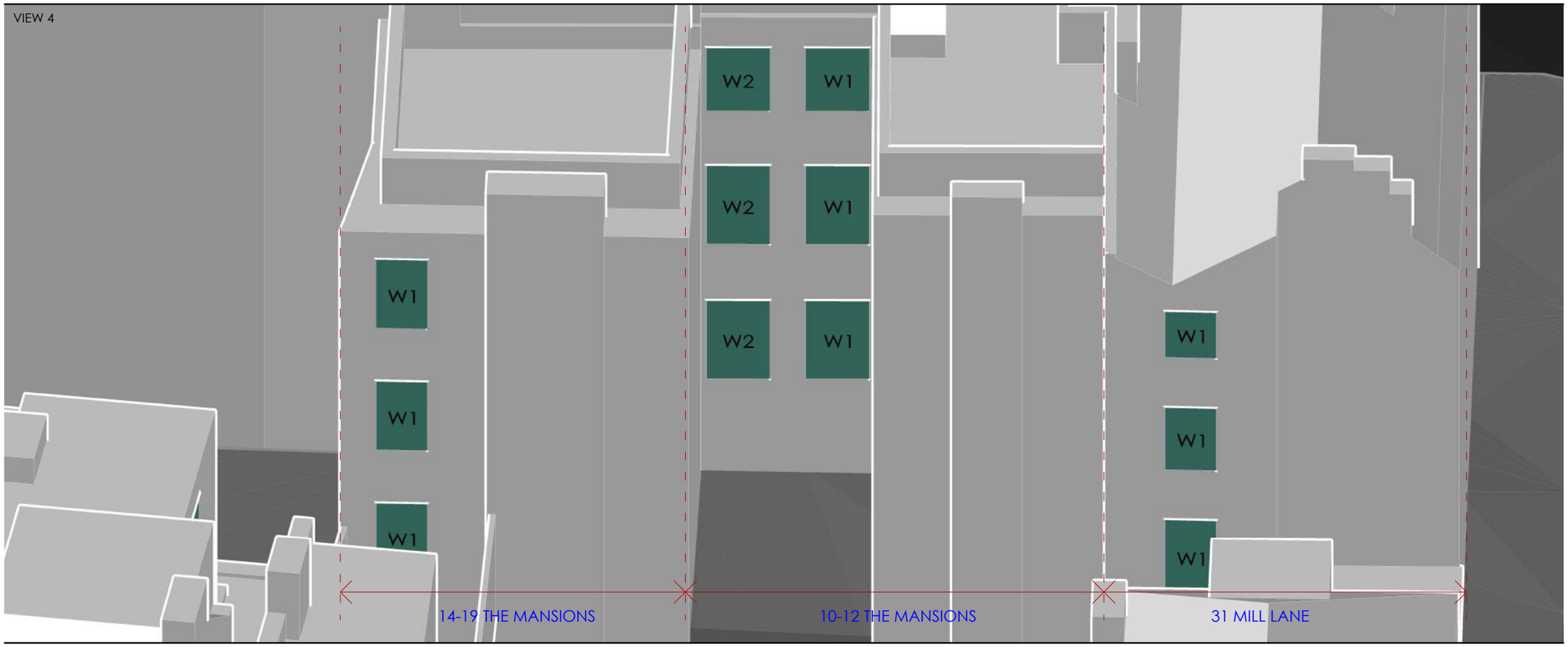


PROJECT
2 HILLFIELD ROAD
LONDON NW6

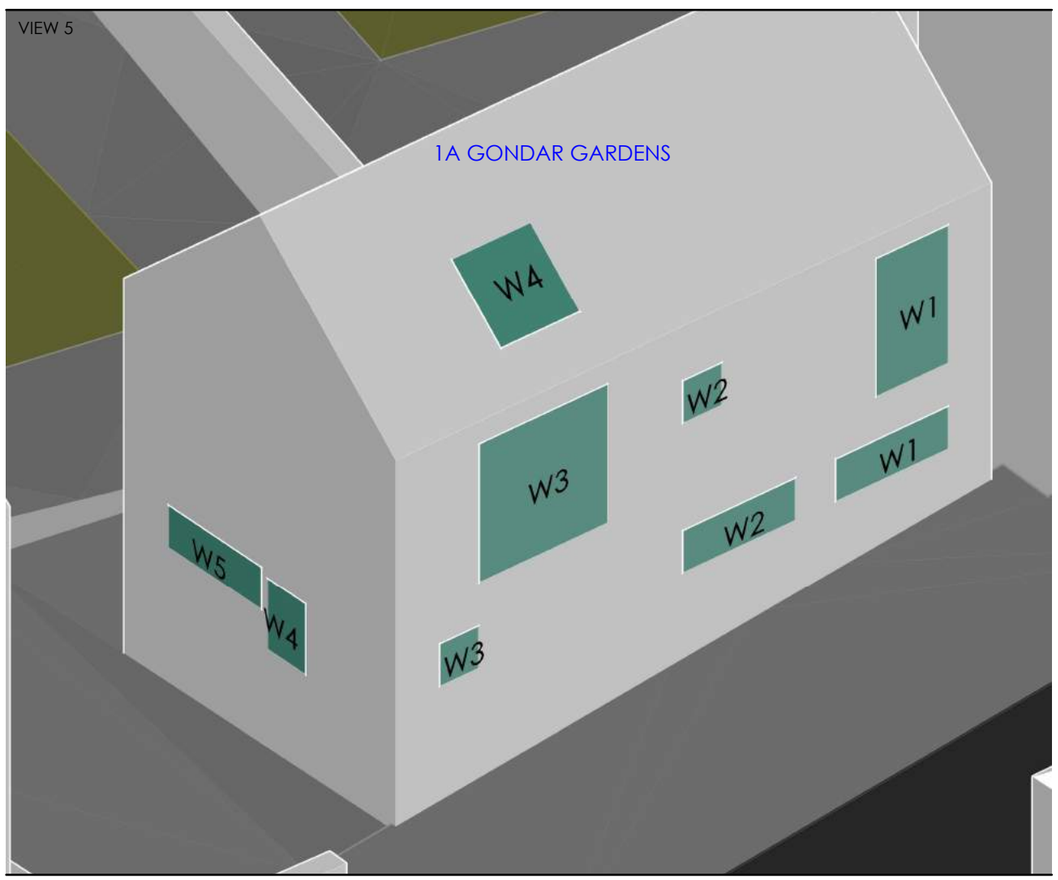
DRAWING
WINDOW MAPS

SCALE @ A3	**DATE**
NTS	05.04.2021
MODELLED BY	**DRAWN BY**
VR	VR
PROJECT No.	**REL No.- DWG No.**
2536	03-04

VIEW 4



VIEW 5



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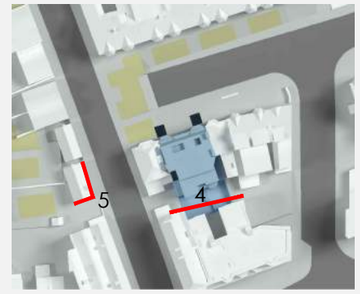
SOURCES OF INFORMATION:

ACCUCITIES
IR01 (RECEIVED ON 13.07.2020)

CHAR-A-BANC
IR02 (RECEIVED ON 29.07.2020)
IR03 (RECEIVED ON 31.07.2020)

SITE PHOTOGRAPHS



PROJECT
2 HILLFIELD ROAD
LONDON NW6

DRAWING
WINDOW MAPS

SCALE @ A3	**DATE**
NTS	14.08.2020
MODELLED BY	**DRAWN BY**
MZ	MZ
PROJECT No.	**REL No.- DWG No.**
2536	01-11

Waldrams Ltd.

020 7183 9109

www.waldrams.com

contact@waldrams.com

Suite 303, The Light Bulb, 1 Filament Walk, London SW18 4GQ