

10.0 Appendix

10.0 Appendix 1

10.0.1 XCO2 and EK McQuade key email correspondence

10.1 Appendix A

10.1.1 XCO2 DSO Report 30 May 2024 and DSO Report 28 May 2024

10.2 Appendix B

10.2.1 EK McQuade - London Borough of Bromley Planning Search Results 24 April 2024

10.3 Appendix C

10.3.1 EK McQuade VSC and NSL Sample Due Diligence Check, **First Scenario**

10.4 Appendix D

10.4.1 EK McQuade VSC and NSL Sample Due Diligence Check, **Second Scenario**

10.5 Appendix E

10.5.1 EK McQuade VSC and NSL Sample Due Diligence Check, **Third Scenario**

10.6 Appendix F

10.6.1 Carey Jones Architects Drawings – Henry House from LBB Planning Portal

10.0 Appendix 1

XCO2 and EK McQuade key email correspondence

Hi Dan

I hope you are well and had a nice weekend.

Again I must apologise for delays but please find both our DSO report with the full appendix and also our technical model via this link – <https://we.tl/t-voNUatlw0z>

I know it is later than we discussed but I hope you can still make effective use of the information.

Kind regards
Tomas

Tomas Keating
Senior Sustainability Consultant



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From: Tomas Keating
Sent: Friday, May 31, 2024 12:26 AM
To: 'Dan Wade' <dan@ekmcquade.com>
Cc: 'Daye, Karen' <Karen.Daye@bromley.gov.uk>; 'Mark@4typlanning.co.uk' <Mark@4typlanning.co.uk>
Subject: RE: 2-4 RINGERS ROAD and 5 ETHELBERT ROAD, BROMLEY BR1 1HT - DSO Statement of Common Ground

Hi Dan

Many thanks for your time on the phone earlier today and I do apologise for the delay in getting these report updates over to you but as discussed please find attached our revised Daylight, Sunlight and Overshadowing report concerning the impact on neighbouring properties.

As discussed, the full detailed appendices will follow tomorrow but hopefully this allows you to start your review.

Do let me know if you have any comments or queries in the meantime.

Kind regards
Tomas

Tomas Keating
Senior Sustainability Consultant



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From: Tomas Keating
Sent: Tuesday, May 28, 2024 6:27 PM
To: Dan Wade <dan@ekmcquade.com>
Cc: Daye, Karen <Karen.Daye@bromley.gov.uk>; 'Mark@4typlanning.co.uk' <Mark@4typlanning.co.uk>
Subject: RE: 2-4 RINGERS ROAD and 5 ETHELBERT ROAD, BROMLEY BR1 1HT - DSO Statement of Common Ground

Hi Dan

Many thanks for your time earlier and apologies for the slight delay but please find attached our revised Proposed Scheme DSO report.

We are prioritising the DSO neighbouring impact report internally and will send across ASAP.

Kind regards
Tomas

Tomas Keating
Senior Sustainability Consultant



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From: Dan Wade <dan@ekmcquade.com>
Sent: Tuesday, May 21, 2024 5:14 PM
To: Tomas Keating <tomask@xco2.com>
Cc: Daye, Karen <Karen.Daye@bromley.gov.uk>; 'Mark@4typlanning.co.uk' <Mark@4typlanning.co.uk>
Subject: RE: 2-4 RINGERS ROAD and 5 ETHELBERT ROAD, BROMLEY BR1 1HT - DSO Statement of Common Ground

Dear Tomas,

Thank you for your email. I have received a copy of the draft SOCG for DLSL.

I acknowledge your dates for completed assessments being ready for 24th and 28th May 2024 respectively.

I have copied in Karen Daye and Mark Batchelor as requested.

I will see you at Bromley South at 9:30am.

Kind regards

Dan



Daniel Wade
Director – EK McQuade
Rights of Light, Daylight and Sunlight

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From: Tomas Keating <tomask@xco2.com>

Sent: Tuesday, May 21, 2024 4:27 PM

To: Dan Wade <dan@ekmcquade.com>

Subject: RE: 2-4 RINGERS ROAD and 5 ETHELBERT ROAD, BROMLEY BR1 1HT - DSO Statement of Common Ground

Hi Dan

I hope you are keeping well.

Many thanks for the below and apologies for not getting back to you sooner as I have been on leave.

Could I confirm that you have received a copy of our draft Statement of Common Ground?

Also - for the site visit tomorrow shall we agree to meet at Bromley South station at 9:30AM?

I will forward on the relevant information requested ASAP. Our anticipated issue date for the updated proposed scheme report would be Friday 24th and the neighbouring impact assessment on Tuesday 28th.

Kind regards
Tomas

Tomas Keating
Senior Sustainability Consultant



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From: Dan Wade <dan@ekmcquade.com>
Sent: Wednesday, May 15, 2024 10:19 AM
To: Tomas Keating <tomask@xco2.com>
Subject: RE: 2-4 RINGERS ROAD and 5 ETHELBERT ROAD, BROMLEY BR1 1HT - DSO Statement of Common Ground

Hi Tomas,

That should have read, site visit for 9:30am, Wednesday 22nd May.

Kind regards

Dan



Daniel Wade
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From: Dan Wade

Sent: Tuesday, May 14, 2024 5:30 PM

To: 'Tomas Keating' <tomask@xco2.com>

Subject: RE: 2-4 RINGERS ROAD and 5 ETHELBERT ROAD, BROMLEY BR1 1HT - DSO Statement of Common Ground

Hi Tomas,

Thanks for your time on the phone just now. It was certainly useful to explain what is required to get both XCO2 DSO reports up to RICS standards levels.

As discussed, if we can pencil in the diary a site visit for 9:30am, Wednesday 21st May.

I appreciate that you are already in the process of updating your 3D model and widening the scope of the assessment. However, it would be advantageous to send through the original digital 3D models as this will answer many of my initial queries ASAP.

Can you also send through all the original source data used within XCO2 technical assessment in terms of measured survey, architects existing and proposed plans, sections elevations preferably in AutoCAD DWG format to expedite my own due diligence.

I appreciate that your client will need to purchase a digital contextual model for the site and surrounding environment. This should include trees within it too. We discussed that we would decide whether to include trees into the assessment during our joint site inspection.

This will be an iterative process so do feel free to contact me for more information regarding LBB's requirements for the DSO assessments in alignment with what information we would expect to see in the XCO2 report and analysis.

If you can provide me with an ETA for both reports, please so that I can report back to my client.

Kind regards

Dan



Daniel Wade
Director – EK McQuade
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From: Tomas Keating <tomask@xco2.com>

Sent: Tuesday, May 14, 2024 4:39 PM

To: Dan Wade <dan@ekmcquade.com>

Subject: RE: 2-4 RINGERS ROAD and 5 ETHELBERT ROAD, BROMLEY BR1 1HT - DSO Statement of Common Ground

Hi Dan

Many thanks for sending through, I am just confirming receipt and my contact information as discussed.

Kind regards
Tomas

Tomas Keating
Senior Sustainability Consultant



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From: Dan Wade <dan@ekmcquade.com>
Sent: Tuesday, May 14, 2024 11:39 AM
To: Laura Hargreaves <laurah@xco2.com>
Subject: 2-4 RINGERS ROAD and 5 ETHELBERT ROAD, BROMLEY BR1 1HT - DSO Statement of Common Ground

FAO Tomas Keating

Dear Tomas,

APPEAL REF: APP/G5180/W/24/3340223

EK McQuade have been appointed as London Borough of Bromley (LBB) Planning Department's independent Daylight, Sunlight and Overshadowing consultant regarding this Planning Appeal for the development site at 2-4 RINGERS ROAD and 5 ETHELBERT ROAD, BROMLEY BR1 1HT.

We have provided LBB with our due diligence commentary upon review of XCO2's submitted DSO reports for both neighbouring impact and light within proposed units.

LBB have instructed me to contact you direct so that we can work towards reaching common ground in terms of the DSO impacts and technical aspects of XCO2 assessment.

Would you be available for an initial telephone call today please to run through the requirements of LBB and to work out a mutual date to meet on site.

I look forward to your response.

Kind regards

Dan



Daniel Wade
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10.1 Appendix A

XCO2 DSO Report 30 May 2024 and DSO Report 28 May 2024

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Ringers Road

Produced by XCO2 for Ringers Road Properties Ltd.

May 2024



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CONTENTS

EXECUTIVE SUMMARY 5

INTRODUCTION 8

METHODOLOGY 11

DAYLIGHT ASSESSMENT 13

SUNLIGHT ASSESSMENT 36

OVERSHADOWING ASSESSMENT 39

CONCLUSION..... 42

APPENDIX A – WINDOW AND ROOM REFERENCE..... A

APPENDIX B - DETAILED DAYLIGHT RESULTS (VSC AND NSL) B

APPENDIX C - DETAILED DAYLIGHT RESULTS (SDA)..... C

APPENDIX D - DETAILED SUNLIGHT RESULTS (APSH AND WPSH)..... D

APPENDIX E - DETAILED SUNLIGHT RESULTS (SE)E

DAYLIGHT, SUNLIGHT & OVERSHADOWING

	1.0	2.0					
Remarks	Draft	Update					
Prepared by	AM	YC					
Checked by	HP	TKe					
Authorised by	KM	RM					
Date	19/10/2021	30/05/2024					
Project reference	9.604	9.604					

EXECUTIVE SUMMARY

The daylight, sunlight and overshadowing analysis indicates the impact of the development at Ringers Road on surrounding properties is anticipated to be broadly in line with daylight and sunlight levels expected in dense urban environments with associated masterplan schemes.

Daylight and Sunlight analysis was carried out for the proposed development at Ringers Road, located within the London Borough of Bromley. This report outlines the results of the analysis for the planning application, assessing the daylight and sunlight impacts on surrounding developments.

The methodology set out in this report is in accordance with BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair (2022) which is accepted as good practice by Planning Authorities.

The following assessments were carried out:

- Daylight: 25 Degree Line
- Daylight: Vertical Sky Component
- Daylight: No Sky Line
- Sunlight: Sunlight Access
- Sunlight: Sunlight Overshadowing

Research was also undertaken to identify properties in the vicinity of the site with planning consent that may have to be included in the assessment. Computer modelling software was used to carry out the assessments. The model used was based on drawings and a 3D model provided by the design team together with desktop research informing the neighbouring properties.

DAYLIGHT ASSESSMENT

A total of 637 windows from buildings surrounding the site were highlighted as being in close proximity to, and facing the proposed development.

Daylighting levels for potentially affected windows of surrounding developments by the proposed development at Ringers Road were found to be generally acceptable and commensurate with the

losses expected in dense urban environments subject to densification and wider development.

In summary,

- 161 windows passed the 25-degree line test;
- 139 windows achieved VSCs greater than 27% and pass NSL where tested;
- 79 windows achieved relative VSCs over 0.8 of their former values and pass NSL where tested;
- 11 windows were only tested for VSC achieved VSCs greater than 27%;
- 13 windows were only tested for VSC achieved relative VSCs over 0.8 of their former values;
- 19 windows achieved VSCs of either greater than 27% or 0.8 of their former values but did not pass NSL where tested;
- 128 windows did not meet VSCs recommendations but passed NSL where tested;
- 32 of the remaining windows were found to not be meeting any of the above criteria although they still achieved a VSC greater than 20% which is considered to still be a good level of daylight in an urban environment; and,
- 22 of the remaining windows were found to not be meeting the above criteria but still achieved a VSC greater than 15% which can be considered acceptable for an urban environment.

The remaining 33 windows do not any of the above criteria.

Overall, the impact of the development on surrounding properties is anticipated to be broadly in line with daylight levels expected in urban masterplans and where there is a wider development strategy involving the densification of the area and an aspiration to deliver more housing for the borough.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

EMERGING CONTEXT

For the emerging buildings assessed (62 High Street, and 66-70 High Street) subject to a successful planning application, Spatial Daylight Autonomy (sDA) assessments were carried out to understand the daylight performance with the proposed scheme in place. This assessment comprised 60 kitchen/living/dining rooms (KLDs) and 56 bedrooms.

The results for the proposed scenario indicated that 83 out of 116 rooms meet the recommendations set out by the BRE guide. Of the 33 remaining rooms, 4 meet within 80% (an sDA of 40%) or above the BRE recommendation and 8 within 60% (an sDA of 30%) or above the BRE recommendations.

It was found that the remaining 21 rooms were found to not meet the recommendations with the proposal in place.

SUNLIGHT ASSESSMENT

An analysis of the context in which the site is located has been carried out. The Bromley Town Centre Area Action Plan (AAP), adopted in October 2010 *'sets out the vision for the town centre together with objectives, policies and proposals to guide future development and change... Some parts of the town centre are in need of revitalisation and the town centre also offers significant opportunities for the new development'*.

The proposed scheme is located within the Bromley Central Character Area which is the main retail and commercial hub of the borough, and it is expected to experience in the following years a revitalisation, as well as the construction of new, tall buildings that will result in daylight and sunlight reductions which exceed the conventional advice proposed by BRE.

A total of 296 windows from buildings surrounding the site were assessed for sunlight access. It was found 232 meet the BRE criteria for sunlight impacts, and a further 25 windows were found to be meeting at least one of the APSH or WPSH criteria for sunlight impacts.

The remaining 39 windows fall short of the BRE recommendations.

Overall, the proposed development at Ringers Road is not considered to have a significant impact on sunlight access to windows of surrounding developments.

It is important to mention that the numerical advice offered by the BRE is not mandatory and that a practical application of the target values is required as natural lighting is only one of many factors that should be considered. Where appropriate the BRE Guidelines promote the use of alternative target values to those discussed in this report and cite the example of using this approach in an area of modern high-rise buildings. The evolving contextual townscape of the Masterplan, where there will shortly be modern higher rise buildings, is a suitable example of where the use of alternative target values could be used.

EMERGING CONTEXT

For emerging buildings, a total of 116 habitable rooms in all the assessed residential units of the emerging developments have been included in the analysis. The results have shown that 94 habitable rooms will achieve adequate annual sunlight based on the BRE Guidance.

The remaining 22 habitable rooms do not meet the BRE recommendations. However, the sunlight assessment of the emerging context shows the majority of rooms meeting the BRE recommendations with only a very small proportion falling short. When considered with the design and relative massing of the emerging context, it can be considered that the isolated impacts of the proposed scheme are only minor and fall within expected margins for dense urban development.

OVERSHADOWING ASSESSMENT

A solar access analysis was undertaken for a total of 9 amenity spaces for the full 24 hours on 21st of March. All the assessed amenity spaces are predicted to have a minimum of 2 hours of sunlight on 21 March over at least 50% of each assessed amenity space.

The proposed development is therefore not considered to have any significant impact on sunlight access to the amenity spaces surrounding the site.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 1: Daylight results to existing windows summary.

Number of windows tested	637
Number of windows passing the 25° initial test	161
Number of windows with VSC higher than 27% and passing NSL where tested	139
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	79
Number of windows only tested for VSC with VSC higher than 27%	11
Number of windows only tested for VSC with VSC of at least 0.8 of existing value	13
Number of windows meeting VSC recommendations but not passing NSL where tested	19
Number of windows not passing VSC but passing NSL where tested	128
Number of windows with a VSC higher than 20%	32
Number of windows with a VSC higher than 15%	22
Number of windows that do not meet any of the above criteria	33

Table 2: Sunlight results to existing windows summary.

Total number of windows facing within 90° of south	296
Number of south facing windows passing the 25° initial test	52
Number of south facing windows with APSH greater than 25% and WPSH greater than 5%, or of at least 0.8 of their former existing value	175
Number of south facing windows with less than 4% reduction in annual sunlight	5
Number of south facing windows with APSH greater than 25%	16
Number of south facing windows with WPSH greater than 5%	9
Number of windows that do not meet any of the above criteria	39

INTRODUCTION

The site is located in an urban environment which is currently undergoing a wider regeneration and subsequently the interpretation of the results requires careful consideration of the BRE guidance.

This report assesses the daylight, sunlight and overshadowing impacts the proposed new build residential development may have on the existing properties and open spaces surrounding the site.

The approach is based on the BRE's "*Site Layout Planning for daylight and sunlight, a Guide to good practice*" PJ Littlefair 2022, which is generally accepted as good practice by Town and Country Planning authorities.

It should be noted that although the numerical values stated by the BRE provide useful guidance to designers, consultants and planning officials, these are purely advisory and may vary depending on context. Dense urban areas, for example, may often experience greater site constraints when compared to low-rise suburban areas, and thus a high degree of obstruction is often unavoidable. Appendix F of the BRE document is dedicated to the use of alternative values and it also demonstrates the manner in which the criteria for skylight was determined for the summary given above, i.e. the need for 27% vertical sky component for adequate daylighting.

This figure of 27% was achieved using the following methodology: a theoretical road was created with two storey terraced houses upon either side, approximately twelve metres apart. The houses have windows at ground and first floor level, and a pitched roof with a central ridge. Thereafter, a reference point was taken at the centre of a ground floor window of one of the properties and a line was drawn from this point to the central ridge of the property on the other side of the road.

The angle of this line equated to 25 degrees (the 25 degrees referred to in the summaries given with reference to the criteria for skylight). This 25-degree line obstructs 13% of the totally unobstructed sky available, leaving a resultant figure of 27% which is deemed to give adequate daylighting. This figure of

27% is the recommended criteria referred to in this report. It will be readily appreciated that in an urban area, this kind of urban form and setting is unlikely and impractical.

Furthermore, the BRE guidance also focuses on 'relative change' which is likely to be exaggerated given the low-rise nature of the existing structures on site. Where there is more than a 20% reduction in VSC, this does not mean that the level of daylight will be unacceptable but, rather, that there may be a noticeable change in daylight levels to the occupants.

The BRE guidelines include specific guidance for such circumstances on interpreting their standard criteria more flexibly in terms of relative reduction of daylight. Therefore, where the reduction in daylight would be noticeable does not necessarily mean that surrounding windows would not retain adequate levels of daylight post-development. For example, there are several windows which achieve VSCs over 30% and in some cases over 35% in the existing site condition (when the maximum VSC attainable by a completely unobstructed window is 40%). For such cases, if the window post-development achieves a VSC of over 20%, this window would retain good levels of daylight but would unlikely meet the relative VSC of 0.8 stipulated in the BRE guide. Achieving VSCs between 10-20% tend to be related more to typical dense urban and possibly city environments, and still be considered satisfactory values of attainable daylight. This should be taken into account when interpreting the results.

Therefore, given the location of the proposed development, with the height of the immediate neighbouring buildings to the east and west being more than two storeys in height, and the currently low-rise nature of the existing site, it is important to take into account that, although the 27% VSC target is the standard criterion available, it is not fully applicable to the development and that a lower VSC target is acceptable.

SITE

The proposed development is a mixed-use building located between Ringers Road and Ethelbert Road in Bromley and includes the demolition of existing buildings and constructions of mixed-use development comprising residential units, ancillary residents' facilities (including co-working space) and commercial floor space (Use Class E) across two blocks, along with associated hard and soft landscaping, amenity spaces cycle and refuse storage.

Site analysis was carried out to identify any potential daylight and sunlight impacts on the surrounding development. Relevant properties tested in this report adjacent to the proposed development are annotated in the figure overleaf.

The following neighbouring buildings were tested in detail:

- 66-70 High Street (emerging context)
- 62 High Street (emerging context)
- Henry House
- William House
- Bromley Temple
- Simpsons Place
- Ringers Court
- Harestone Court
- 35-36 Ethelbert Close
- 1-2 Ethelbert Close
- 7 Ethelbert Court
- 1 Ethelbert Court
- 2 Ethelbert Road
- 11 Ethelbert Road
- 13 Ethelbert Road
- 72-76 High Street

All buildings have been modelled based on survey layouts prepared by RVM Partnership Chartered Surveyors, a 3D digital model provided by Zmapping along with photographs and research from publicly available records. For the residential properties forming part of the surrounding buildings of the site, an indicative value of 4-4.5 metres has been assumed as the projected depth of the rooms from the façade. For non-residential properties, the total floor footprint has been modelled.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

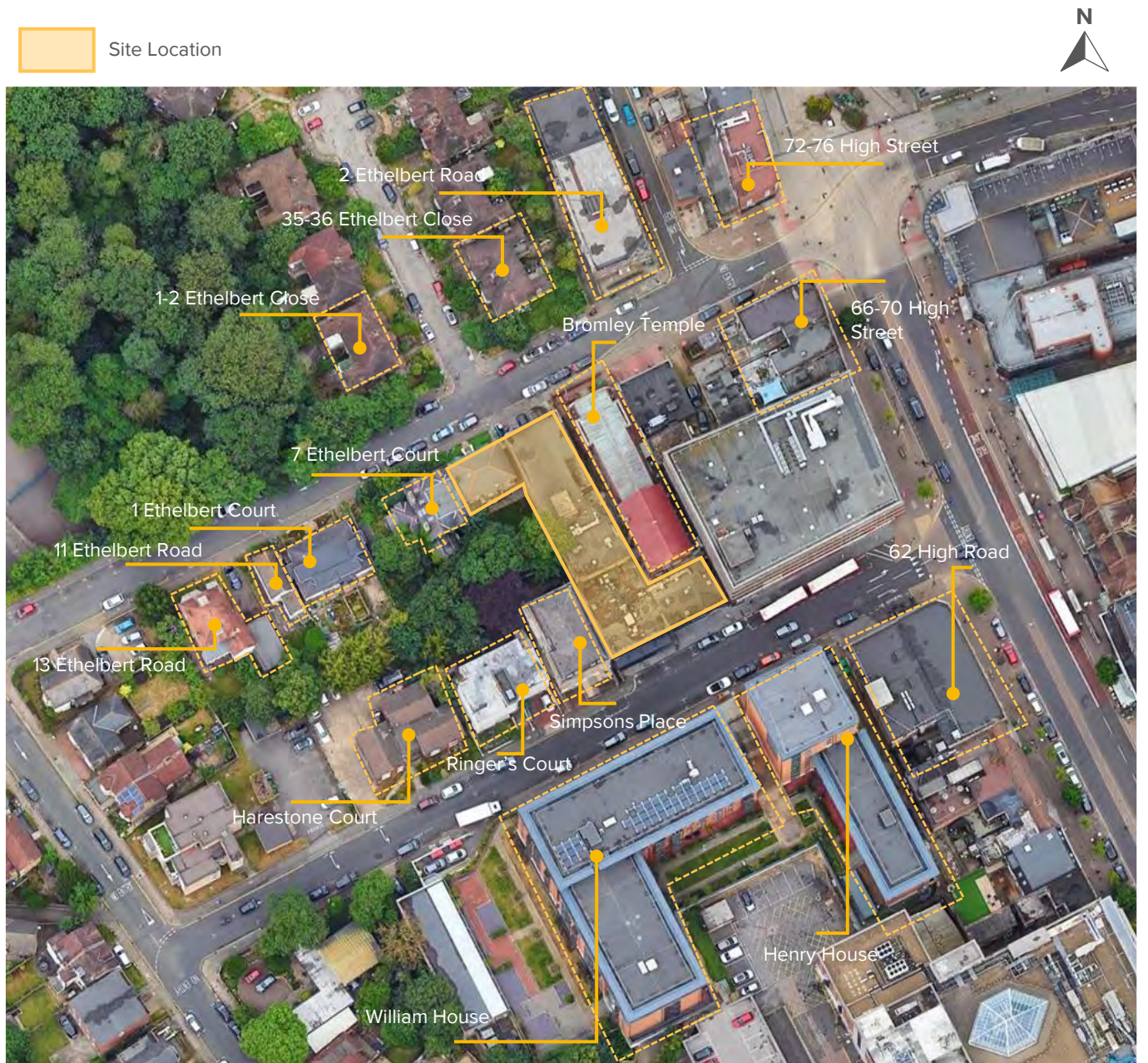


Figure 1: Site location and neighbouring buildings assessed.

METHODOLOGY

The assessment is based on guidelines set out in the BRE “Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice” (2022).

DAYLIGHT

DAYLIGHT TO SURROUNDING WINDOWS

A plane is drawn at 25 degrees from the horizontal, at the centre of an existing window. If the new development intersects with this plane, the internal daylight levels of the surrounding windows may be reduced. When an obstruction of the 25-degree plane occurs, a more detailed assessment involving the Vertical Sky Component of the affected window would need to be carried out.

ABSOLUTE VERTICAL SKY COMPONENT (VSC)

The Vertical Sky Component is the ratio of the direct sky illuminance falling on the vertical wall at a reference point, to the simultaneous horizontal illuminance under an unobstructed sky. To maintain good levels of daylight, the Vertical Sky Component of a window needs to be 27% or greater. If the VSC is less than 27%, then a comparison of existing and proposed levels of VSC level would need to be calculated.

RELATIVE VERTICAL SKY COMPONENT

Good levels of daylighting can still be achieved if VSC levels are within 0.8 of their former value.

PERCENTAGE OF ROOM WITH VIEW OF THE SKY (NSL)

Rooms connected to the windows assessed will not experience a noticeable loss in daylight if the percentage (%) of the room’s working plane with view of the sky is over 0.8 of its former value. The former value could refer either to the existing development in

place or the mirror image buildings for properties with windows close to site boundaries.

SPATIAL DAYLIGHT AUTONOMY (SDA)

This assessment is carried out for emerging schemes in the vicinity of the proposed scheme, as they have no existing level of daylight being experienced by the occupants in order to judge relative loss.

The BRE guidelines refers to the British Standard BS EN 17037 *Daylight in Buildings* recommendations. This stipulates the calculation of the amount of daylight in a space using one of two methods: prediction of illuminance levels using hourly data, or the use of the daylight factor. For this assessment, the method predicting illuminance levels using hourly data is used. For daylight levels in dwellings, BS EN 17037 refers to the UK National Annex which outlines the illuminance level needed in a room according to its occupancy. These are as follows:

- 100 lux for bedrooms
- 150 lux for living rooms and
- 200 lux for kitchens, or rooms with kitchens

The calculation is carried out taking into consideration the relative illuminance values, the amount of daylight hours, and the area of the room. For a room to be compliant with the BRE guidance it must reach the required illuminance levels for at least 50% of the daylight hours across 50% of the room area.

This is measured by the Spatial Daylight Autonomy (sDA) metric. sDA is defined as the percentage area of the analysed space that is above a certain lux level for a certain percentage of time.

In addition to the amount of light reaching the working plane, this assessment takes into consideration surface materials and in particular their reflectance. For the calculations, the following assumptions have been made:

DAYLIGHT, SUNLIGHT & OVERSHADOWING

- 50% interior wall reflectance
- 70% interior ceiling reflectance
- 20% interior floor reflectance
- 20% exterior surface reflectance
- 68% light transmission for vertical glazing

These calculations are carried out using Radiance based software approved by the BRE.

SUNLIGHT

ACCESS TO SUNLIGHT (APSH)

The BRE test relates mainly to existing living room windows, although care should be taken to ensure that kitchens and bedrooms receive reasonable amounts of sunlight. Annual Probable Sunlight Hour (APSH) assessment is carried out when there is an obstruction within the 25-degree line and the window is facing within 90 degrees due south. The APSH assessment states that the existing living room window should receive at least:

- 25% of annual probable sunlight hours (APSH) throughout the year;
- 5% of annual probable sunlight hours during the winter months;
- not less than 80% of its former sunlight hours during either period;
- not more than a 4% reduction in sunlight received over the whole year (APSH).

The term 'annual probable sunlight hours' refers to the long-term average of the total of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account). The 'winter probable sunlight hours' is used to mean the same but only for the winter period (21 September – 21 March).

SUNLIGHT EXPOSURE (SE)

Sunlight is valued within a space, and according to the BRE guidance access to sunlight can be quantified. BS EN 17037 recommends that a space should receive a minimum of 1.5 hours of direct sunlight on the 21st of March – the equinox. The guidance rates the amount of access to daylight as below:

- 1.5 hours as the minimum
- 3 hours as a medium level
- 4 hours as a high level

The BRE guidance states that *"in housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon."*

The guidance states at least one habitable room is required to meet the criteria per dwelling.

OVERSHADOWING

SUNLIGHT TO AMENITY SPACES

Open spaces should retain a reasonable amount of sunlight throughout the year. The BRE states that for an amenity space to "appear adequately sunlit throughout the year, at least half of the area should receive at least 2 hours of sunlight on 21 March". Where this is not achieved, the difference between the area achieving 2 hours of sun on 21 March should be no less than 0.8 times its former value.

DAYLIGHT ASSESSMENT

The analysis indicates that the proposed development is likely to affect the daylight of neighbouring properties commensurately with developments in urban environments which are subject to wider regeneration and densification. The following subsections detail the findings for each neighbouring building individually.

66-70 HIGH STREET

This consented residential building will be located to the east of the proposed development. Figure 2 shows the assessed windows. The model for this consented building was developed based on the planning submission with reference 19/04588/FULL1.

The analysis found that 56 of the 136 assessed windows passed the 25-degree plane test. Of the remaining 80 windows, 33 were found to achieve a VSC greater than 27% and pass the NSL test, and 6 more were found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

Of the remaining 41 windows, 41 were found to not meet the BRE criteria for VSC but pass the NSL test..

The rooms were also assessed for sDA and the results indicated the following:

For KLDs:

- Of the 30 KLDs tested, 26 meet the BRE recommendations;
- Of the remaining 4 KLDs, 1 is meeting within 60% of the recommendations (sDA of at least 30%);
- The remaining 3 KLDs do not meet any of the above criteria due to being adjacent to an existing building.

For bedrooms:

- Of the 22 bedrooms tested, all meet the BRE recommendations.

The tables overleaf summarise the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 2: 66-70 High Street south elevation (L) and west elevation (R) windows.

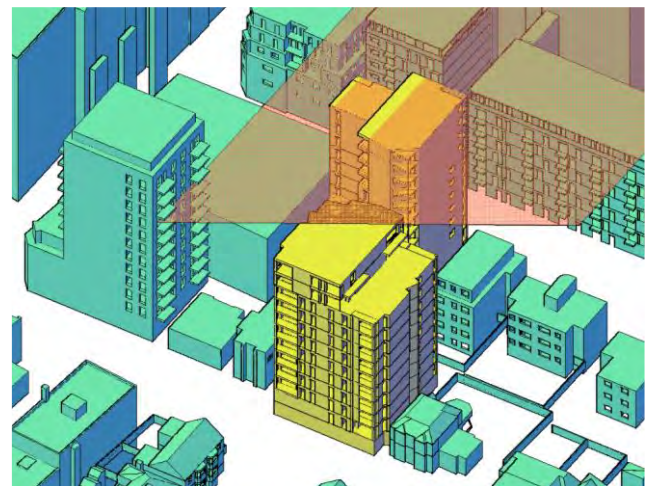


Figure 3: 66-70 High Street 25-degree plane.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 3: Daylight results summary (VSC and NSL) for 66-70 High Street.

Number of windows tested	136
Number of windows passing the 25° initial test	56
Number of windows with VSC higher than 27% and passing NSL where tested	33
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	6
Number of windows meeting VSC recommendations but not passing NSL where tested	0
Number of windows not passing VSC but passing NSL where tested	41
Number of windows that do not meet any of the above criteria	0

Table 4: Daylight results summary (sDA) for 66-70 High Street

Number of habitable rooms tested	52
Number of KLDs	30
Number of KLDs meeting the BRE recommendations	26
Number of KLDs meeting within 80% or above of the BRE recommendations (sDA of at least 40%)	0
Number of KLDs meeting within 60% or above of the BRE recommendations (sDA of at least 30%)	1
Number of KLDs not meeting any of the above criteria	3
Number of bedrooms	22
Number of bedrooms meeting the BRE recommendations	22
Number of bedrooms not meeting any of the above criteria	0

62 HIGH STREET

This consented residential building will be located to the south of the proposed development. Figure 4 shows the assessed windows. The model for this consented building was developed based on the planning submission with reference 21/04667/FULL1.

The analysis found that 82 of the 153 assessed windows passed the 25-degree plane test. Of the remaining 72 windows, 16 were found to achieve a VSC greater than 27% and pass the NSL test, and 34 more were found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

Of the remaining 22 windows, 10 were found to meet BRE criteria for VSC but not the NSL test, and 6 were found to not meet the BRE criteria for VSC but pass the NSL test.

The remaining 6 windows were found to be achieving a VSC below 15% largely due to these windows having enjoyed a relatively significant amount of daylight in the existing context.

The rooms were also assessed for sDA and the results indicated the following:

For KLDs:

- Of the 30 KLDs tested, 14 meet the BRE recommendations;
- Of the remaining 16 KLDs, 3 are meeting within 80% of the recommendations (sDA of at least 40%);
- Of the remaining 13 KLDs, 3 are meeting within 60% of the recommendations (sDA of at least 30%);
- The remaining 10 KLDs do not meet any of the above criteria due to being adjacent to an existing building.

For bedrooms:

- Of the 34 bedrooms tested, 21 meet the BRE recommendations;
- Of the remaining 13 bedrooms, 1 is meeting within 80% of the recommendations (sDA of at least 40%);
- Of the remaining 12 bedrooms, 3 are meeting within 60% of the recommendations (sDA of at least 30%);
- The remaining 9 bedrooms do not meet any of the above criteria.

The table overleaf summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 4: 62 High Street north elevation (L) and west elevation (R) windows

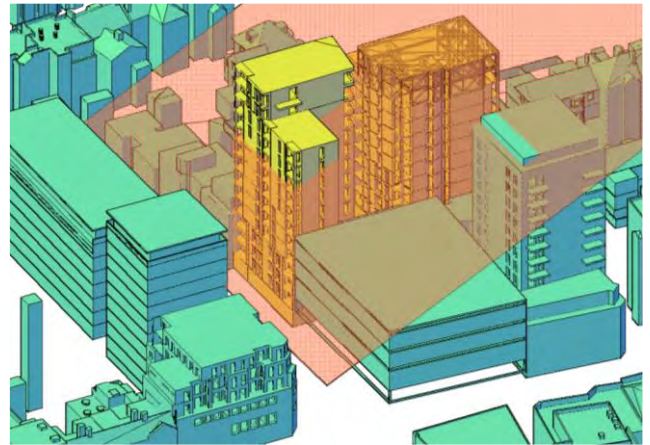


Figure 5: 62 High Street 25-degree plane.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 5: Daylight results summary (VSC and NSL) for 62 High Street.

Number of windows tested	154
Number of windows passing the 25° initial test	82
Number of windows with VSC higher than 27% and passing NSL where tested	16
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	34
Number of windows meeting VSC recommendations but not passing NSL where tested	10
Number of windows not passing VSC but passing NSL where tested	6
Number of windows that do not meet any of the above criteria	6

Table 6: Daylight results summary (sDA) for 62 High Street

Number of habitable rooms tested	64
Number of KLDs	30
Number of KLDs meeting the BRE recommendations	14
Number of KLDs meeting within 80% or above of the BRE recommendations (sDA of at least 40%)	3
Number of KLDs meeting within 60% or above of the BRE recommendations (sDA of at least 30%)	3
Number of KLDs not meeting any of the above criteria	10
Number of bedrooms	34
Number of bedrooms meeting the BRE recommendations	21
Number of bedrooms meeting within 80% or above of the BRE recommendations (sDA of at least 40%)	1
Number of bedrooms meeting within 60% or above of the BRE recommendations (sDA of at least 30%)	3
Number of bedrooms not meeting any of the above criteria	9

HENRY HOUSE

This building is located to the south of the proposed development. Figure 6 shows the assessed windows. The rooms were tested for NSL.

The analysis found that none of the 54 assessed windows passed the 25-degree plane test. Of the remaining 54 windows, 12 were found to achieve a VSC greater than 27% and pass the NSL test, and 4 more were found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

Of the remaining 38 windows, 3 were found to meet BRE criteria for VSC but not the NSL test, and 11 were found to not meet the BRE criteria for VSC but pass the NSL test.

Of the remaining 24 windows, 10 were found to achieve a VSC greater than 20% with the proposed development in place, and whilst this is strictly below the BRE criteria, it is still considered to be a good level of daylight for an urban environment and a further 9 windows were found to achieve a VSC of 15% which is considered reasonable for a dense urban environment.

The remaining 5 windows were found to be achieving a VSC below 15% largely due to these windows having enjoyed a very significant amount of daylight in the existing context.

The table below summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.

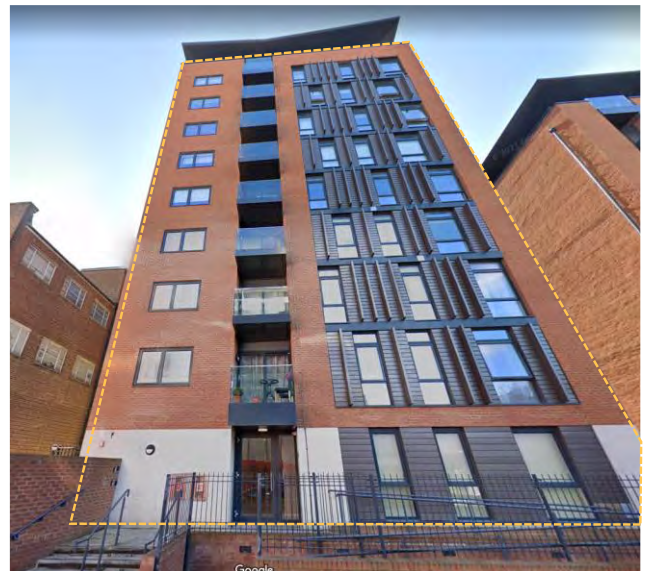


Figure 6: Henry House windows.

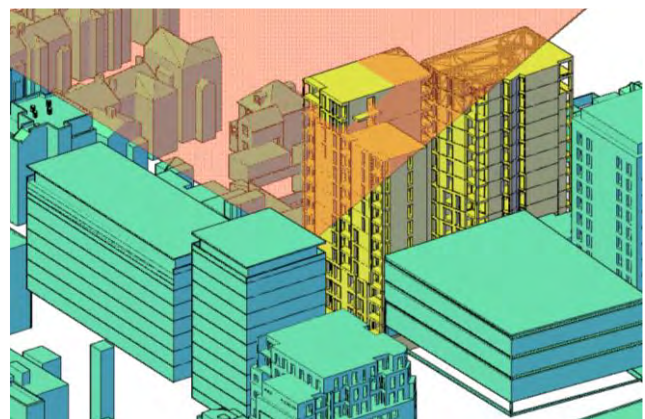


Figure 7: Henry House 25-degree plane.

Table 7: Daylight results summary for Henry House.

Number of windows tested	54
Number of windows passing the 25° initial test	0
Number of windows with VSC higher than 27% and passing NSL where tested	12
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	4
Number of windows meeting VSC recommendations but not passing NSL where tested	3
Number of windows not passing VSC but passing NSL where tested	11
Number of windows with VSC higher than 20%	10
Number of windows with VSC higher than 15%	9
Number of windows that do not meet any of the above criteria	5

WILLIAM HOUSE

This building is located to the south of the proposed development. Figure 8 shows the assessed windows. The rooms were tested for NSL.

The analysis found that none of the 104 assessed windows passed the 25-degree plane test. Of the remaining 104 windows, 30 were found to achieve a VSC greater than 27% and pass the NSL test, and 10 more were found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

Of the remaining 64 windows, 3 were found to meet BRE criteria for VSC but not the NSL test, and 33 were found to not meet the BRE criteria for VSC but pass the NSL test.

Of the remaining 28 windows, 18 were found to achieve a VSC greater than 20% with the proposed development in place, and whilst this is strictly below the BRE criteria, it is still considered to be a good level of daylight for an urban environment and a further 6 windows were found to achieve a VSC of 15% which is considered reasonable for a dense urban environment.

The remaining 4 windows were found to be achieving a VSC below 15% largely due to these windows having enjoyed a very significant amount of daylight in the existing context.

The table overleaf summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.

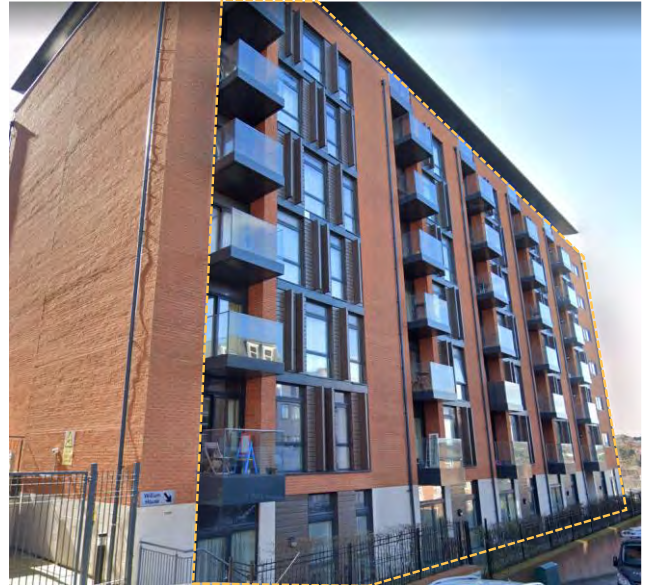


Figure 8: William House windows.

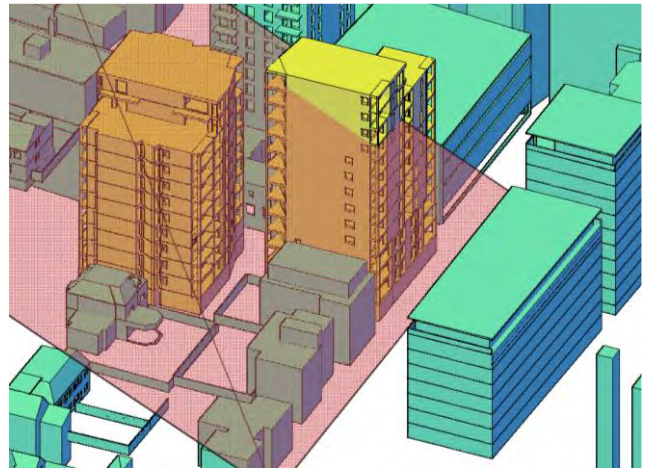


Figure 9: William House 25-degree plane.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 8: Daylight results summary for William House.

Number of windows tested	104
Number of windows passing the 25° initial test	0
Number of windows with VSC higher than 27% and passing NSL where tested	30
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	10
Number of windows meeting VSC recommendations but not passing NSL where tested	3
Number of windows not passing VSC but passing NSL where tested	33
Number of windows with VSC higher than 20%	18
Number of windows with VSC higher than 15%	6
Number of windows that do not meet any of the above criteria	4

BROMLEY TEMPLE

This building is located to the east boundary of the proposed development. Figure 10 shows the assessed windows. The rooms were tested for NSL.

The analysis found that none of the 23 assessed windows passed the 25-degree plane test. Of the remaining 23 windows, 8 were found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

Of the remaining 15 windows, 4 were found to not meet the BRE criteria for VSC but pass the NSL test.

The remaining 11 windows were found to be achieving a VSC below 15% largely due to these windows having enjoyed a very significant amount of daylight in the existing context.

The table overleaf summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 10: Bromley Temple windows.

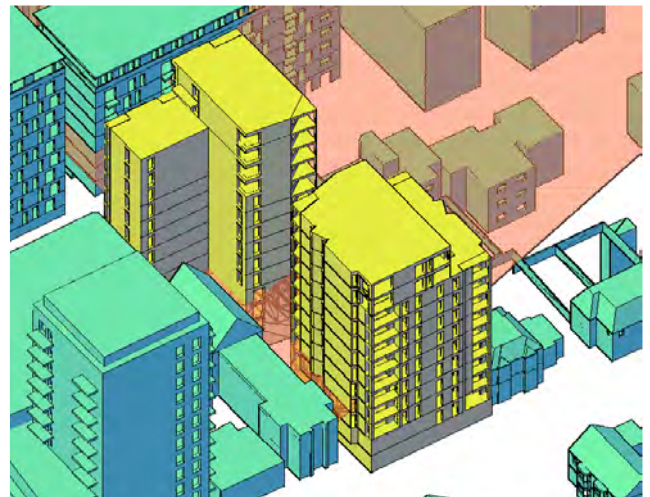


Figure 11: Bromley Temple 25-degree plane.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 9: Daylight results summary for Bromley Temple.

Number of windows tested	23
Number of windows passing the 25° initial test	0
Number of windows with VSC higher than 27% and passing NSL where tested	0
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	8
Number of windows meeting VSC recommendations but not passing NSL where tested	0
Number of windows not passing VSC but passing NSL where tested	4
Number of windows that do not meet any of the above criteria	11

SIMPSONS PLACE

This building is located to the west boundary of the proposed development. Figure 12 shows the assessed windows. The rooms were tested for NSL.

The analysis found that none of the 15 assessed windows passed the 25-degree plane test. Of the remaining 15 windows, 9 were found to not meet the BRE criteria for VSC but pass the NSL test.

Of the remaining 6 windows, 1 window was found to achieve a VSC of 15% which is considered reasonable for a dense urban environment.

The remaining 5 windows were found to be achieving a VSC below 15% largely due to these windows having enjoyed a very significant amount of daylight in the existing context.

The table overleaf summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 12: Simpsons Place windows.

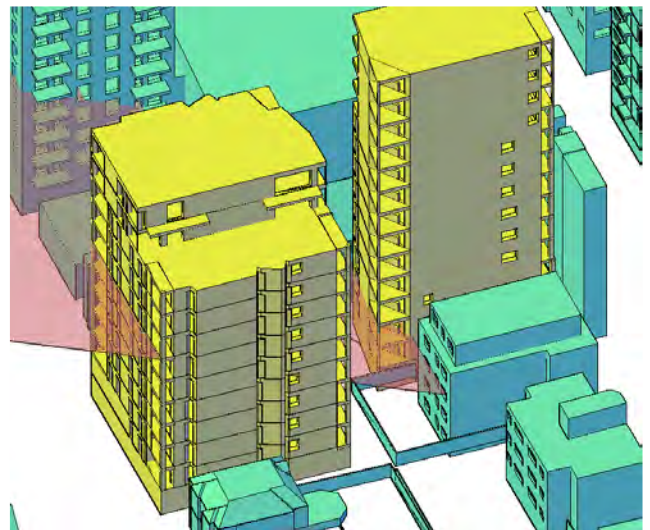


Figure 13: Simpsons Place 25-degree plane.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 10: Daylight results summary for Simpsons Place.

Number of windows tested	15
Number of windows passing the 25° initial test	0
Number of windows with VSC higher than 27% and passing NSL where tested	0
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	0
Number of windows meeting VSC recommendations but not passing NSL where tested	0
Number of windows not passing VSC but passing NSL where tested	9
Number of windows with VSC higher than 15%	1
Number of windows that do not meet any of the above criteria	5

RINGERS COURT

This building is located to the west of the proposed development. Figure 14 shows the assessed windows. The rooms were tested for NSL.

The analysis found that none of the 12 assessed windows passed the 25-degree plane test. Of the remaining 12 windows, 7 were found to achieve a VSC greater than 27% and pass the NSL test, and 2 more were found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

Of the remaining 3 windows, 1 was found to meet BRE criteria for VSC but not the NSL test.

The remaining 2 windows were found to achieve a VSC greater than 20% with the proposed development in place, and whilst this is strictly below the BRE criteria, it is still considered to be a good level of daylight for an urban environment.

The table below summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 14: Ringers Court windows.

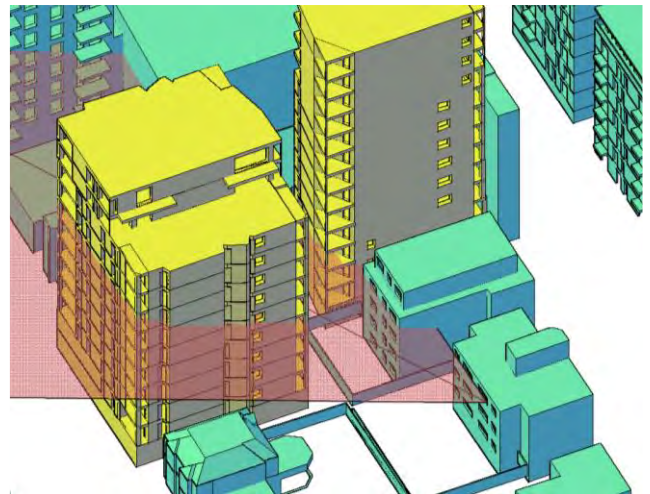


Figure 15: Ringers Court 25-degree plane.

Table 11: Daylight results summary for Ringers Court.

Number of windows tested	12
Number of windows passing the 25° initial test	0
Number of windows with VSC higher than 27% and passing NSL where tested	7
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	2
Number of windows meeting VSC recommendations but not passing NSL where tested	1
Number of windows not passing VSC but passing NSL where tested	0
Number of windows with VSC higher than 20%	2
Number of windows that do not meet any of the above criteria	0

HARESTONE COURT

This building is located to the west of the proposed development. Figure 16 shows the assessed windows. The rooms were tested for NSL.

The analysis found that none of the 6 assessed windows passed the 25-degree plane test. Of the remaining 6 windows, 6 were found to achieve a VSC greater than 27% and pass the NSL test.

The table below summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 16: Harestone Court windows.

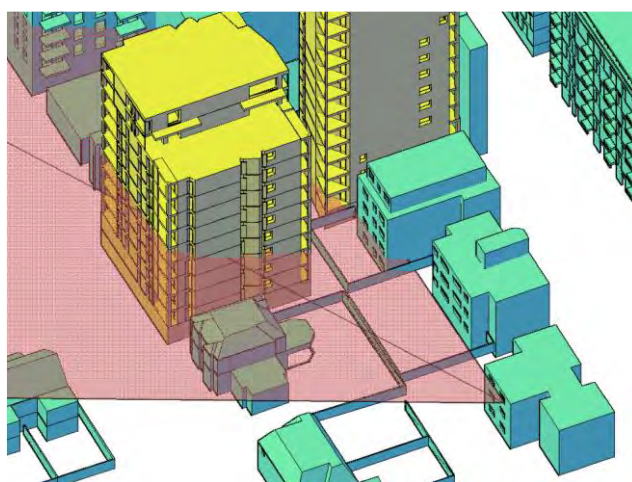


Figure 17: Harestone Court 25-degree plane.

Table 12: Daylight results summary for Harestone Court.

Number of windows tested	6
Number of windows passing the 25° initial test	0
Number of windows with VSC higher than 27% and passing NSL where tested	6
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	0
Number of windows that do not meet any of the above criteria	0

35-36 ETHELBERG CLOSE

This building is located to the north of the proposed development. Figure 18 shows the assessed windows. The rooms were tested for NSL.

The analysis found that 8 of the 26 assessed windows passed the 25-degree plane test. Of the remaining 18 windows, 7 were found to achieve a VSC greater than 27% and pass the NSL test, and 1 more was found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

Of the remaining 10 windows, 10 were found to not meet the BRE criteria for VSC but pass the NSL test.

The table below summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 18: 35-36 Ethelbert Close windows.

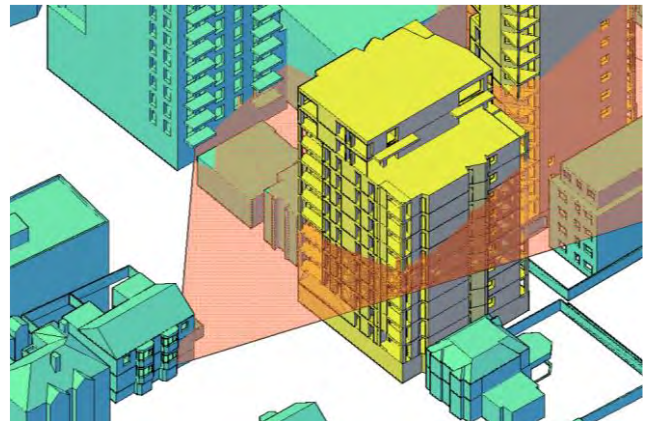


Figure 19: 35-36 Ethelbert Close 25-degree plane.

Table 13: Daylight results summary for 35-36 Ethelbert Close.

Number of windows tested	26
Number of windows passing the 25° initial test	8
Number of windows with VSC higher than 27% and passing NSL where tested	7
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	1
Number of windows meeting VSC recommendations but not passing NSL where tested	0
Number of windows not passing VSC but passing NSL where tested	10
Number of windows that do not meet any of the above criteria	0

1-2 ETHELBERG CLOSE

This building is located to the north of the proposed development. Figure 20 shows the assessed windows. The rooms were tested for NSL.

The analysis found that 8 of the 26 assessed windows passed the 25-degree plane test. Of the remaining 18 windows, 3 were found to achieve a VSC greater than 27% and pass the NSL test, and 3 more were found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

Of the remaining 12 windows, 2 were found to meet BRE criteria for VSC but not the NSL test, and 8 were found to not meet the BRE criteria for VSC but pass the NSL test.

Of the remaining 2 windows, 2 were found to achieve a VSC greater than 20% with the proposed development in place, and whilst this is strictly below the BRE criteria, it is still considered to be a good level of daylight for an urban environment.

The table overleaf summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 20: 1-2 Ethelbert Close windows.

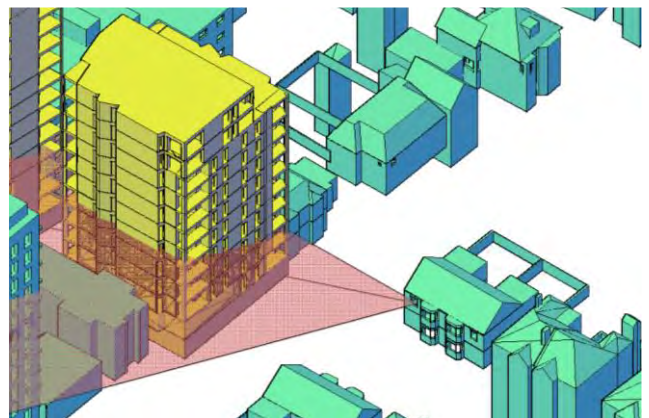


Figure 21: 1-2 Ethelbert Close 25-degree plane.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 14: Daylight results summary for 1-2 Ethelbert Close.

Number of windows tested	26
Number of windows passing the 25° initial test	8
Number of windows with VSC higher than 27% and passing NSL where tested	3
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	3
Number of windows meeting VSC recommendations but not passing NSL where tested	2
Number of windows not passing VSC but passing NSL where tested	8
Number of windows with VSC higher than 20%	2
Number of windows that do not meet any of the above criteria	0

7 ETHELBERG COURT

This building is located to the west of the proposed development. Figure 22 shows the assessed windows. The rooms were tested for NSL.

The analysis found that 1 of the 11 assessed windows passed the 25-degree plane test. Of the remaining 10 windows, 3 were found to achieve a VSC greater than 27% and pass the NSL test, and 2 more were found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

Of the remaining 5 windows, 5 were found to not meet the BRE criteria for VSC but pass the NSL test.

The table overleaf summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 22: 7 Ethelbert Court windows.

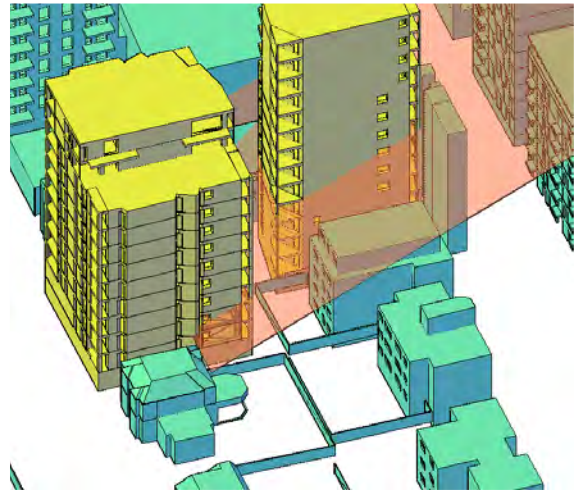


Figure 23: 7 Ethelbert Court 25-degree plane.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 15: Daylight results summary for 7 Ethelbert Court.

Number of windows tested	11
Number of windows passing the 25° initial test	1
Number of windows with VSC higher than 27% and passing NSL where tested	3
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	2
Number of windows meeting VSC recommendations but not passing NSL where tested	0
Number of windows not passing VSC but passing NSL where tested	5
Number of windows that do not meet any of the above criteria	0

1 ETHELBERG COURT

This building is located to the west of the proposed development. Figure 24 shows the assessed windows. The rooms were tested for NSL.

The analysis found that 1 of the 22 assessed windows passed the 25-degree plane test. Of the remaining 21 windows, 14 were found to achieve a VSC greater than 27% and pass the NSL test, and 6 more were found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

The remaining 1 window was found to not meet the BRE criteria for VSC but pass the NSL test.

The table below summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 24: 1 Ethelbert Court windows.

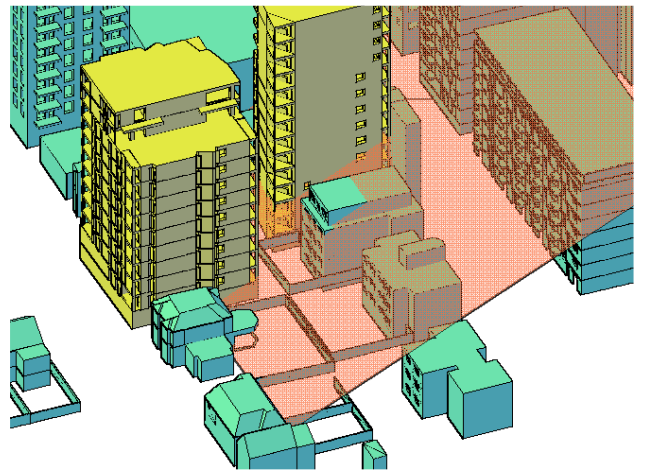


Figure 25: 1 Ethelbert Court 25-degree plane.

Table 16: Daylight results summary for 1 Ethelbert Court.

Number of windows tested	22
Number of windows passing the 25° initial test	1
Number of windows with VSC higher than 27% and passing NSL where tested	14
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	6
Number of windows meeting VSC recommendations but not passing NSL where tested	0
Number of windows not passing VSC but passing NSL where tested	1
Number of windows that do not meet any of the above criteria	0

2 ETHELBERT ROAD

This building is located to the west of the proposed development. Figure 26 shows the assessed windows. Since there was no publicly available information on the building’s internal layout, the rooms were not tested for NSL.

The analysis found that none of the 22 assessed windows passed the 25-degree plane test. Of the remaining 22 windows, 7 were found to achieve a VSC greater than 27%, and 7 more were found to achieve a relative VSC greater than 80% when compared to the existing value.

Of the remaining 8 windows, 6 were found to achieve a VSC of 15% which is considered reasonable for a dense urban environment.

The remaining 2 windows were found to be achieving a VSC below 15% largely due to these windows having enjoyed a very significant amount of daylight in the existing context.

The table below summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 26: 2 Ethelbert Road windows.

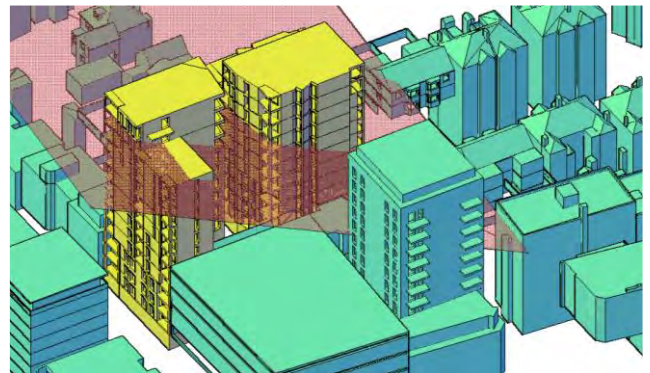


Figure 27: 2 Ethelbert Road 25-degree plane.

Table 17: Daylight results summary for 2 Ethelbert Road.

Number of windows tested	22
Number of windows passing the 25° initial test	0
Number of windows with VSC higher than 27%	7
Number of windows with VSC of at least 0.8 of existing value	7
Number of windows with VSC higher than 15%	6
Number of windows that do not meet any of the above criteria	2

11 ETHELBERG ROAD

This building is located to the west of the proposed development. Figure 28 shows the assessed windows. Since there was no publicly available information on the building’s internal layout, the rooms were not tested for NSL.

The analysis found that none of the 3 assessed windows passed the 25-degree plane test. Of the remaining 3 windows, 2 were found to achieve a VSC greater than 27%, and 1 was found to achieve a relative VSC greater than 80% when compared to the existing value.

The table below summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 28: 11 Ethelbert Road windows.

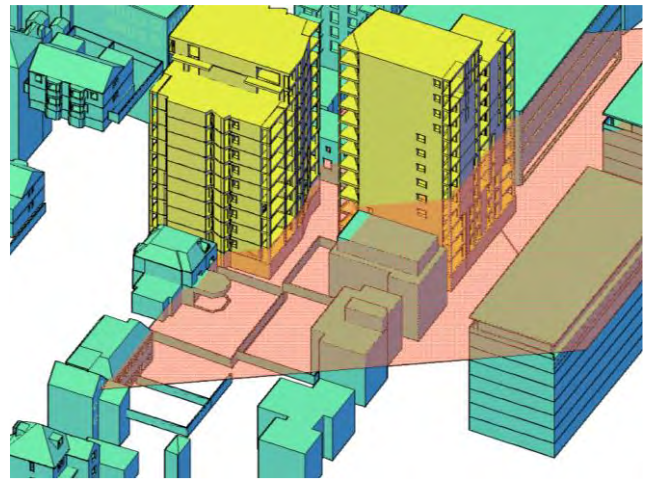


Figure 29: 11 Ethelbert Road 25-degree plane.

Table 18: Daylight results summary for 11 Ethelbert Road.

Number of windows tested	3
Number of windows passing the 25° initial test	0
Number of windows with VSC higher than 27%	2
Number of windows with VSC of at least 0.8 of existing value	1
Number of windows that do not meet any of the above criteria	0

13 ETHELBERG ROAD

This building is located to the west of the proposed development. Figure 30 shows the assessed windows. The rooms were tested for NSL.

The analysis found that 5 of the 16 assessed windows passed the 25-degree plane test. Of the remaining 11 windows, 8 were found to achieve a VSC greater than 27% and pass the NSL test, and 3 more were found to achieve a relative VSC greater than 80% when compared to the existing value and pass the NSL.

The table below summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 30: 13 Ethelbert Road windows.

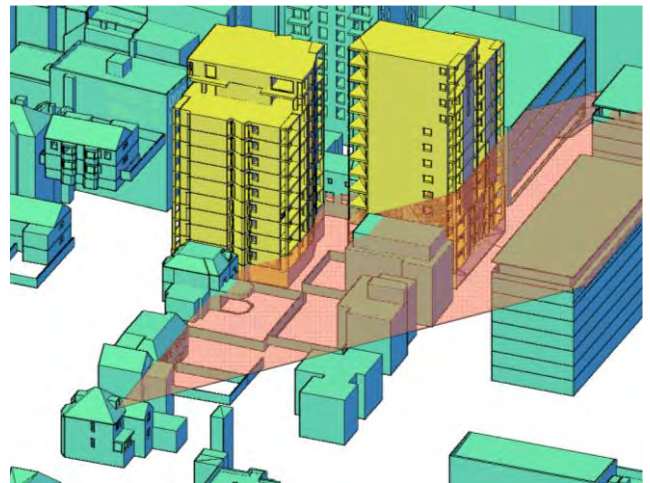


Figure 31: 13 Ethelbert Road 25-degree plane.

Table 19: Daylight results summary for 13 Ethelbert Road.

Number of windows tested	16
Number of windows passing the 25° initial test	5
Number of windows with VSC higher than 27% and passing NSL where tested	8
Number of windows with VSC of at least 0.8 of existing value and passing NSL where tested	3
Number of windows that do not meet any of the above criteria	0

72-76 HIGH STREET

This building is located to the west of the proposed development. Figure 32 shows the assessed windows. Since there was no publicly available information on the building’s internal layout, the rooms were not tested for NSL.

The analysis found that none of the 7 assessed windows passed the 25-degree plane test. Of the remaining 7 windows, 2 were found to achieve a VSC greater than 27%, and 5 were found to achieve a relative VSC greater than 80% when compared to the existing value.

The table below summarises the findings. Detailed results are presented in Appendix B - Detailed Daylight Results.



Figure 32: 72-76 High Street windows.

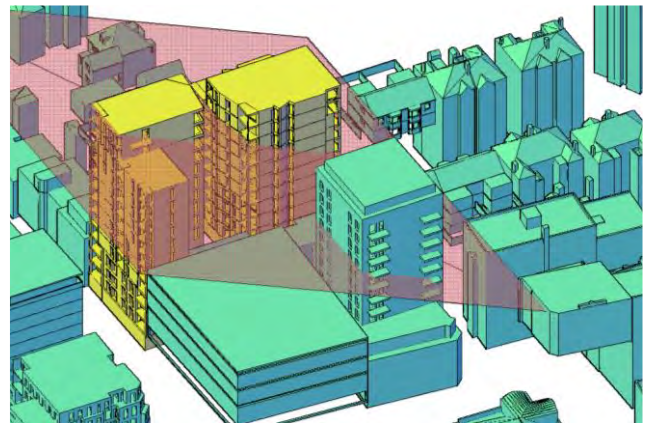


Figure 33: 72-76 High Street 25-degree plane.

Table 20: Daylight results summary for 72-76 High Street.

Number of windows tested	7
Number of windows passing the 25° initial test	0
Number of windows with VSC higher than 27%	2
Number of windows with VSC of at least 0.8 of existing value	5
Number of windows that do not meet any of the above criteria	0

SUNLIGHT ASSESSMENT

The analysis indicates that the proposed development is anticipated to be broadly in line with sunlight levels expected in this developing area at the centre of Bromley.

The BRE guide states that:

“if a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected”

A total of 296 windows from buildings surrounding the site were highlighted as facing the development and within 90° of due south.

These windows belong to:

- 66-70 High Street
- 62 High Street
- Henry House
- Bromley Temple
- 35-36 Ethelbert Close
- 1-2 Ethelbert Close
- 7 Ethelbert Court
- 1 Ethelbert Court
- 2 Ethelbert Road
- 11 Ethelbert Road
- 13 Ethelbert Road
- 72-76 High Street

Included within this assessment.

A total of 296 windows from buildings surrounding the site were highlighted as facing the development and within 90° of due south.

The analysis indicated that 52 of the 296 assessed windows passed the 25-degree plane test. Of the remaining 244 windows, 175 were found to meet the BRE criteria for APSH and WPSH levels or their relative values when compared to the existing context. A

further 5 windows were found to have less than a 4% reduction in total sunlight.

The remaining 64 windows were found to achieve sunlight levels below the above criteria however of these, 16 windows were found to meet the APSH target only with the proposed development in place and 9 were found to meet the WPSH criteria only in the proposed context.

Overall, the proposed development is not considered to have a significant impact on sunlight access to windows of surrounding developments.

The table below shows the results summary. The detailed results can be found in Appendix D - Detailed Sunlight Results.

An analysis of the context in which the site is located has been carried out. The Bromley Town Centre Area Action Plan (AAP), adopted in October 2010 ‘sets out the vision for the town centre together with objectives, policies and proposals to guide future development and change... Some parts of the town centre are in need of revitalisation and the town centre also offers significant opportunities for the new development’.

The proposed scheme is located within the Bromley Central Character Area which is the main retail and commercial hub of the borough, and it is expected to experience in the following years a revitalisation, as well as the construction of new tall buildings that will result in daylight and sunlight reductions which exceed the conventional advice proposed by BRE.

Overall, the proposed development is expected to have an impact on sunlight access to a small amount of windows of surrounding developments.

It is important to mention that the numerical advice offered by the BRE is not mandatory and that a practical application of the target values is required as natural lighting is only one of many factors that should be considered. Where appropriate the BRE Guidelines

DAYLIGHT, SUNLIGHT & OVERSHADOWING

promote the use of alternative target values to those discussed in this report and cite the example of using this approach in an area of modern high-rise buildings. The evolving contextual townscape of the Masterplan, where there will shortly be modern higher rise buildings, is a suitable example of where the use of alternative target values could be used.

EMERGING CONTEXT

For consented buildings, a total of 116 habitable rooms in all the assessed residential units of the emerging developments have been included in the analysis. The results have shown that:

- 49 habitable rooms will achieve high levels of sunlight recommendation;
- 22 habitable rooms will achieve medium levels of sunlight recommendation;
- 23 habitable rooms will achieve minimum levels of sunlight recommendation;

The remaining 22 habitable rooms do not meet the BRE recommendations. However, the sunlight assessment of the emerging context shows the majority of rooms meeting the BRE recommendations with only a very small proportion falling short. When considered with the design and relative massing of the emerging context, it can be considered that the isolated impacts of the proposed scheme are only minor and fall within expected margins for dense urban development.

Table 21: Sunlight results (APSH/WPSH) summary.

Total number of windows facing within 90° of south	296
Number of south facing windows passing the 25° initial test	52
Number of south facing windows with APSH greater than 25% and WPSH greater than 5%, or of at least 0.8 of their former existing value	175
Number of south facing windows with less than 4% reduction in annual sunlight	5
Number of south facing windows with APSH greater than 25%	16
Number of south facing windows with WPSH greater than 5%	9
Number of windows that do not meet any of the above criteria	39

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 22: Sunlight results summary for the emerging context

Number of habitable spaces tested	116
Number of habitable spaces meeting the high level of sunlight recommendation	49
Number of habitable spaces meeting the medium level of sunlight recommendation	22
Number of habitable spaces meeting the minimum level of sunlight recommendation	23
Number of habitable spaces not meeting any of the above criteria	22

OVERSHADOWING ASSESSMENT

The analysis indicates that the proposed development is unlikely to have a significant impact on the sunlight received by neighbouring amenity spaces.

A review of the site plan showed that there are 9no. amenity or open spaces in close proximity to the proposed development, as shown in the figure below. A Solar Access Analysis was undertaken on these amenity areas for the full 24 hours on 21 March as set out by the BRE.

sunlight on 21 March under proposed conditions, meeting the BRE requirements for overshadowing.

The proposed development is not considered to have any significant impact on sunlight access to neighbouring amenity and open spaces.

The images show that at least 50% of each of the analysed spaces will receive more than 2 hours of



Figure 34: Amenity and open spaces in close proximity to development site.

DAYLIGHT, SUNLIGHT & OVERSHADOWING



Figure 35: Overshadowing results for existing and proposed cases in amenity spaces.

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 23: Detailed overshadowing results for proposed development.

Amenity	Area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	Proposed lit area (%)	Pr/Ex	BRE result
A1	57.82	32.43	30.93	53.5%	0.95	Pass
A2	80.76	56.50	49.80	61.7%	0.88	Pass
A3	67.57	49.11	47.00	69.6%	0.96	Pass
A4	77.04	55.05	53.23	69.1%	0.97	Pass
A5	117.97	101.13	101.13	85.7%	1.00	Pass
A6	108.96	92.86	92.86	85.2%	1.00	Pass
A7	254.04	229.30	229.30	90.3%	1.00	Pass
A8	212.42	165.41	156.41	77.9%	1.00	Pass
A9	110.42	66.01	65.60	59.4%	0.99	Pass

CONCLUSION

The daylight, sunlight and overshadowing analysis indicates the impact of the development at Ringers Road on surrounding properties is anticipated to be broadly in line with daylight and sunlight levels expected in urban masterplans.

DAYLIGHT ASSESSMENT

A total of 637 windows from buildings surrounding the site were highlighted as being in close proximity to, and facing the proposed development.

Daylighting levels for potentially affected windows of surrounding developments by the proposed development at Ringers Road were found to be generally acceptable and commensurate with the losses expected in dense urban environments subject to densification and wider development.

In summary,

- 161 windows passed the 25-degree line test;
- 139 windows achieved VSCs greater than 27% and pass NSL where tested;
- 79 windows achieved relative VSCs over 0.8 of their former values and pass NSL where tested;
- 11 windows were only tested for VSC achieved VSCs greater than 27%;
- 13 windows were only tested for VSC achieved relative VSCs over 0.8 of their former values;
- 19 windows achieved VSCs of either greater than 27% or 0.8 of their former values but did not pass NSL where tested;
- 128 windows did not meet VSCs recommendations but passed NSL where tested;
- 32 of the remaining windows were found to not be meeting any of the above criteria although they still achieved a VSC greater than 20% which is considered to still be a good level of daylight in an urban environment; and,
- 22 of the remaining windows were found to not be meeting the above criteria but still achieved a VSC greater than 15% which can be considered acceptable for an urban environment.

The remaining 33 windows fall below the above targets.

Overall, the impact of the development on surrounding properties is anticipated to be broadly in line with daylight levels expected in urban masterplans and where there is a wider development strategy involving the densification of the area and an aspiration to deliver more housing for the borough.

EMERGING CONTEXT

For the consented buildings, Spatial Daylight Autonomy (sDA) assessments were carried out for 60 kitchen/living/dining rooms (KLDs) and 56 bedrooms.

The results for the proposed scenario indicated that 83 out of 116 rooms meet the recommendations set out by the BRE guide. Of the 33 remaining rooms, 4 meet within 80% (an sDA of 40%) or above the BRE recommendation and 8 within 60% (an sDA of 30%) or above the BRE recommendations.

It was found that the remaining 21 rooms were found to not meet the recommendations with the proposal in place.

SUNLIGHT ASSESSMENT

An analysis of the context in which the site is located has been carried out. The Bromley Town Centre Area Action Plan (AAP), adopted in October 2010 '*sets out the vision for the town centre together with objectives, policies and proposals to guide future development and change... Some parts of the town centre are in need of revitalisation and the town centre also offers significant opportunities for the new development*'.

The proposed scheme is located within the Bromley Central Character Area which is the main retail and commercial hub of the borough, and it is expected to experience in the following years a revitalisation, as well as the construction of new, tall buildings that will

result in daylight and sunlight reductions which exceed the conventional advice proposed by BRE.

A total of 296 windows from buildings surrounding the site were assessed for sunlight access. It was found 232 meet the BRE criteria for sunlight impacts, and a further 25 windows were found to be meeting at least one of the APSH or WPSH criteria for sunlight impacts.

The remaining 39 windows fall short of the BRE recommendations.

Overall, the proposed development at Ringers Road is not considered to have a significant impact on sunlight access to windows of surrounding developments.

It is important to mention that the numerical advice offered by the BRE is not mandatory and that a practical application of the target values is required as natural lighting is only one of many factors that should be considered. Where appropriate the BRE Guidelines promote the use of alternative target values to those discussed in this report and cite the example of using this approach in an area of modern high-rise buildings. The evolving contextual townscape of the Masterplan, where there will shortly be modern higher rise buildings, is a suitable example of where the use of alternative target values could be used.

EMERGING CONTEXT

For emerging buildings, a total of 116 habitable rooms in all the assessed residential units of the emerging developments have been included in the analysis. The results have shown that 94 habitable rooms will achieve adequate annual sunlight based on the BRE Guidance.

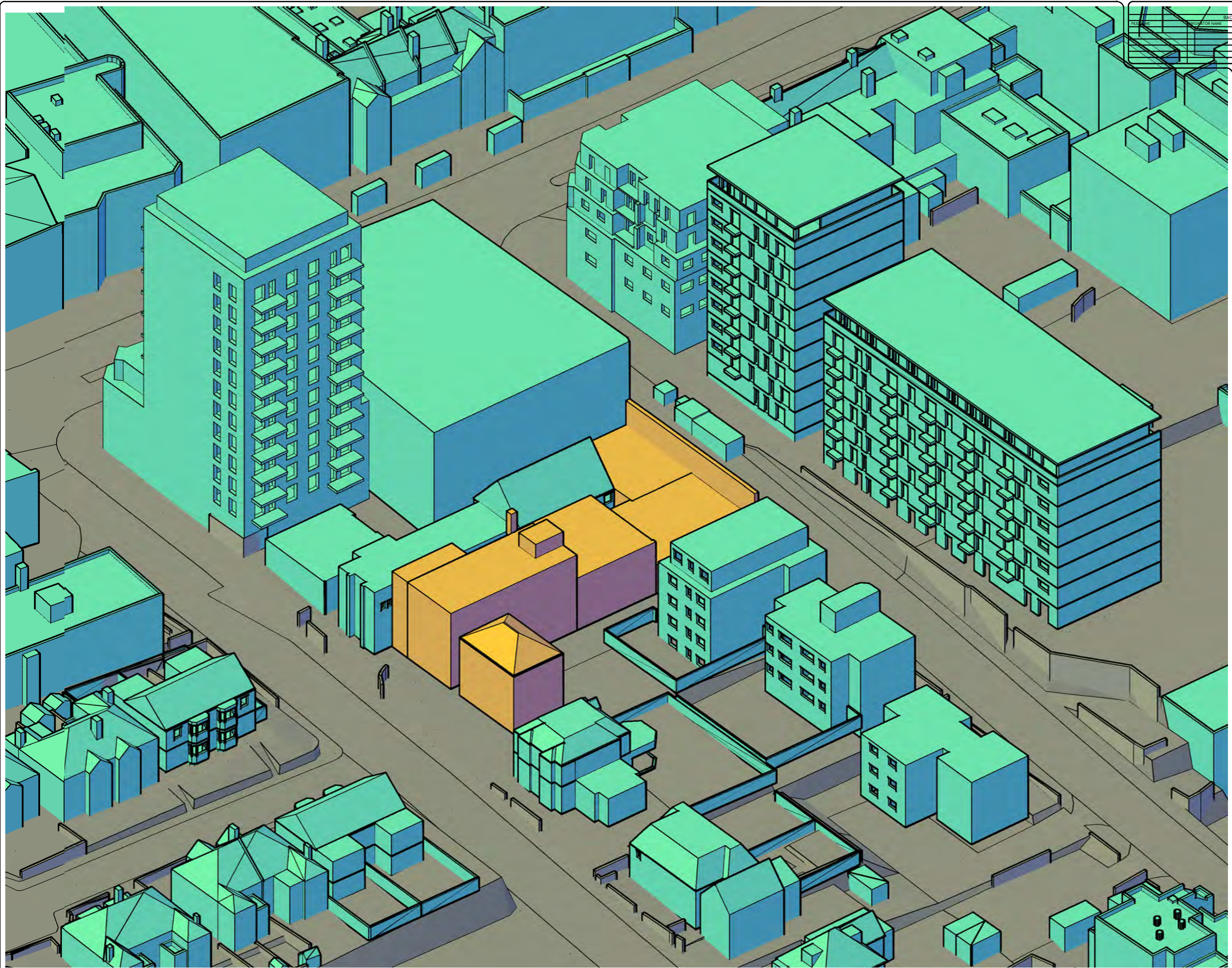
The remaining 22 habitable rooms do not meet the BRE recommendations. However, the sunlight assessment of the emerging context shows the majority of rooms meeting the BRE recommendations with only a very small proportion falling short. When considered with the design and relative massing of the emerging context, it can be considered that the isolated impacts of the proposed scheme are only minor and fall within expected margins for dense urban development.

OVERSHADOWING ASSESSMENT

A solar access analysis was undertaken for a total of 9 amenity spaces for the full 24 hours on 21st of March. All the assessed amenity spaces are predicted to have a minimum of 2 hours of sunlight on 21 March over at least 50% of each assessed amenity space.

The proposed development is therefore not considered to have any significant impact on sunlight access to the amenity spaces surrounding the site

APPENDIX A – WINDOW AND ROOM REFERENCE



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Client
Ringers Road Properties Ltd.

Architect
XCO2

Project
Ringers Road

Title
Existing model with consented buildings included

Scale/Alt	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

Drawing Number
9_604 Ringers Road

Revision
2



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Project
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Title
Proposed model with consented buildings included

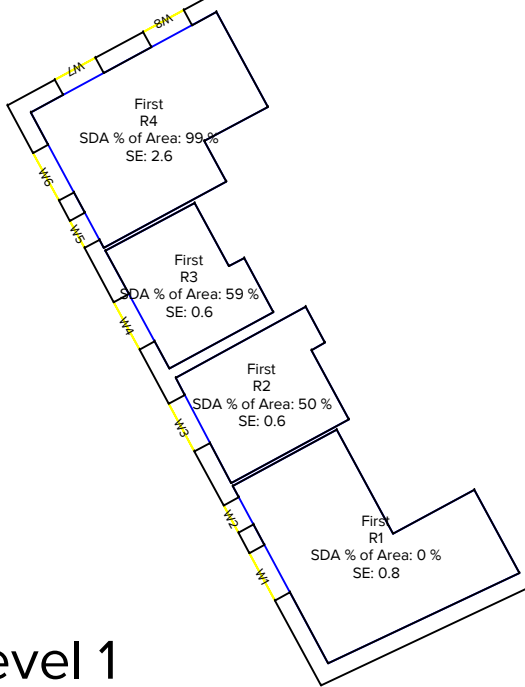
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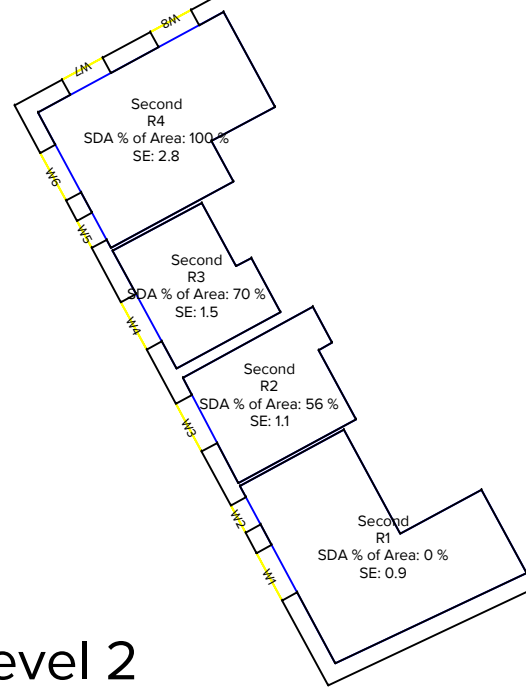
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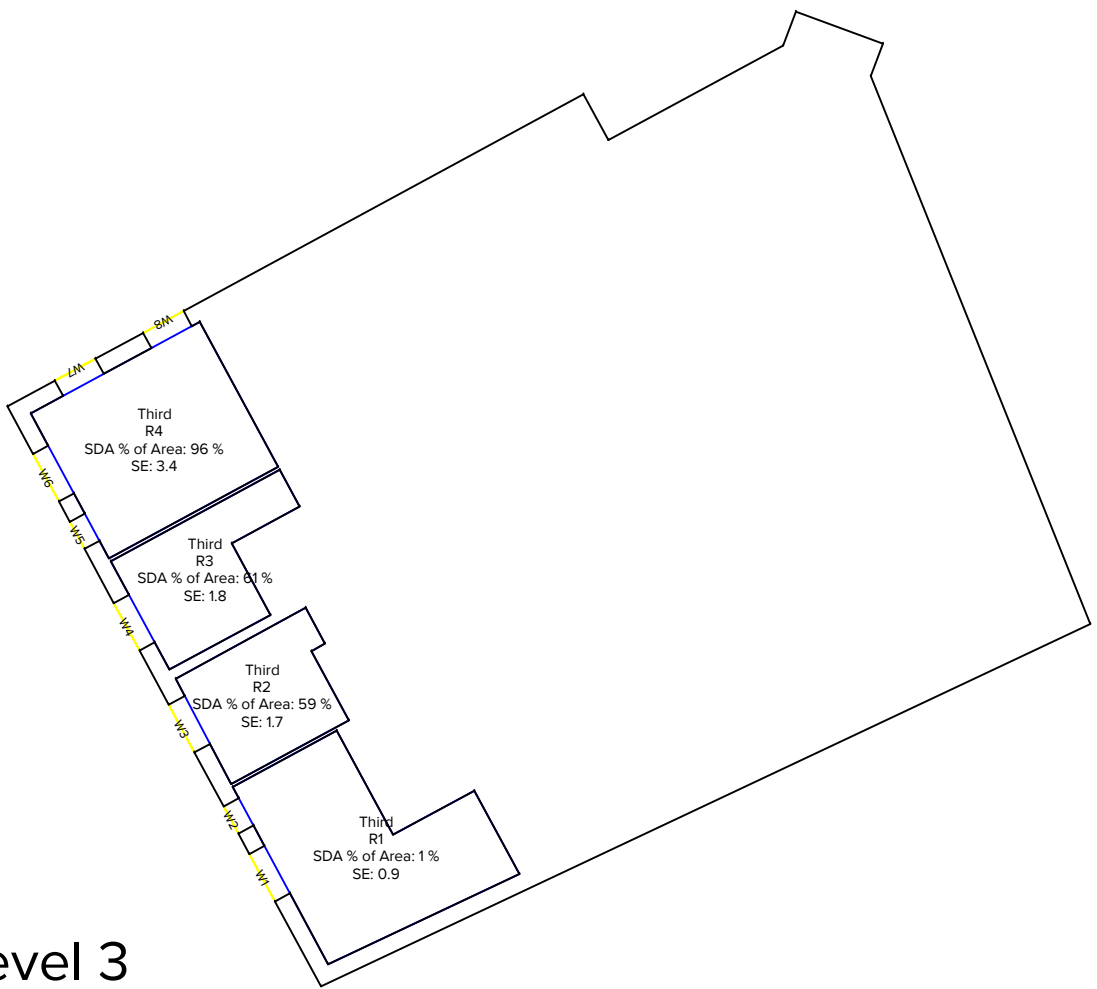
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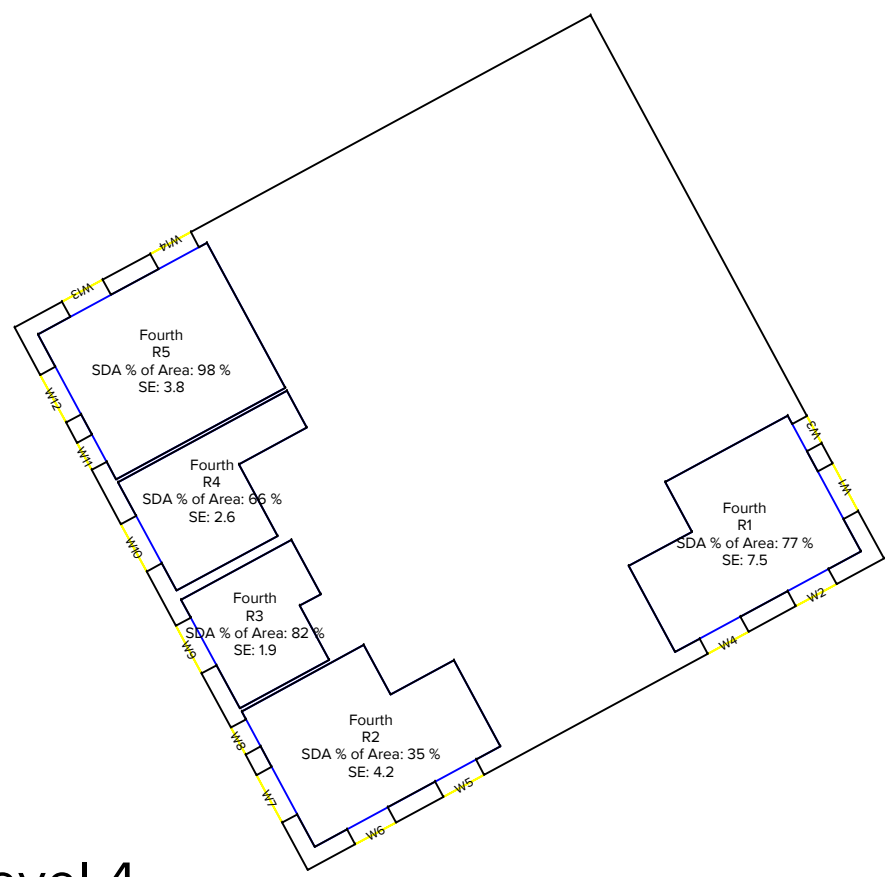
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Project
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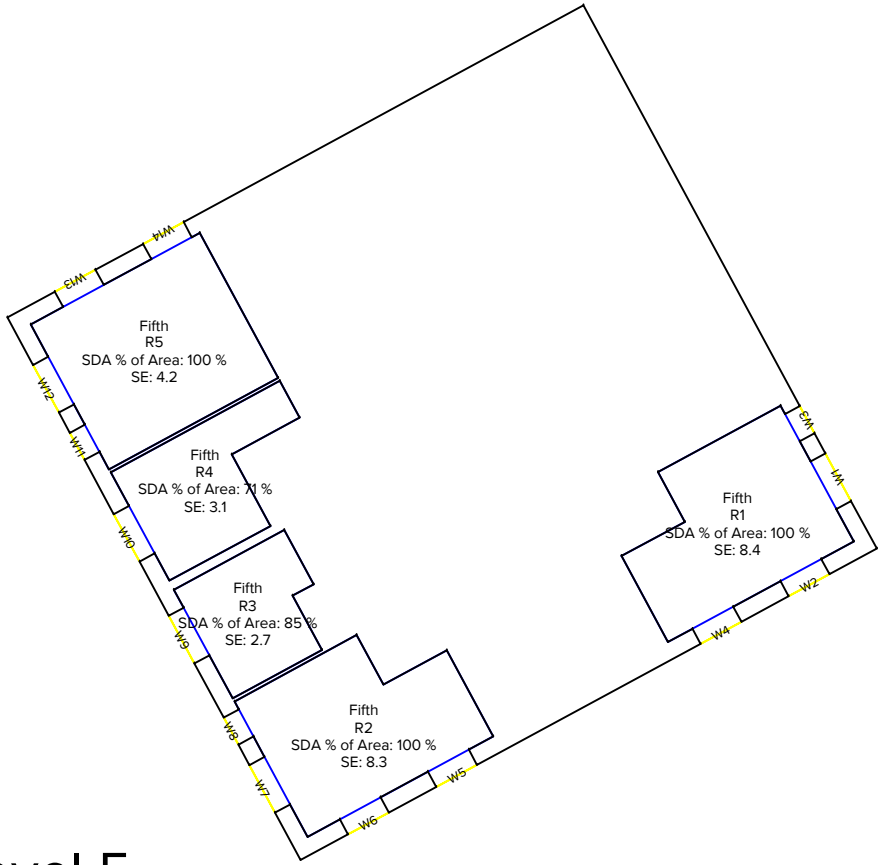
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 Levels 1-4**

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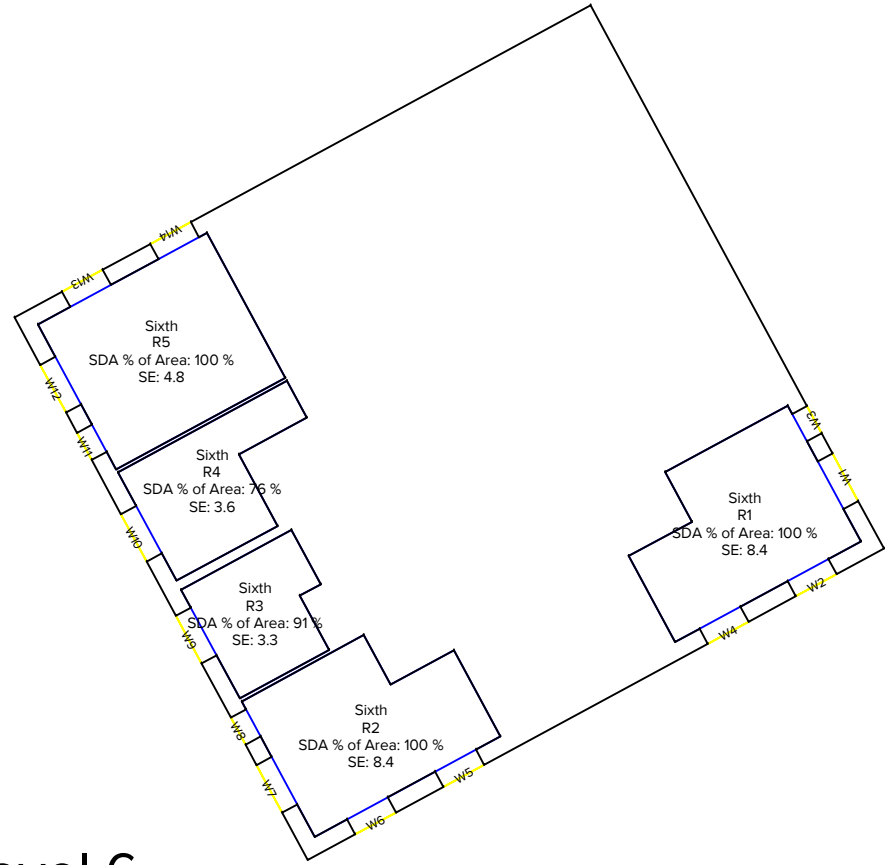
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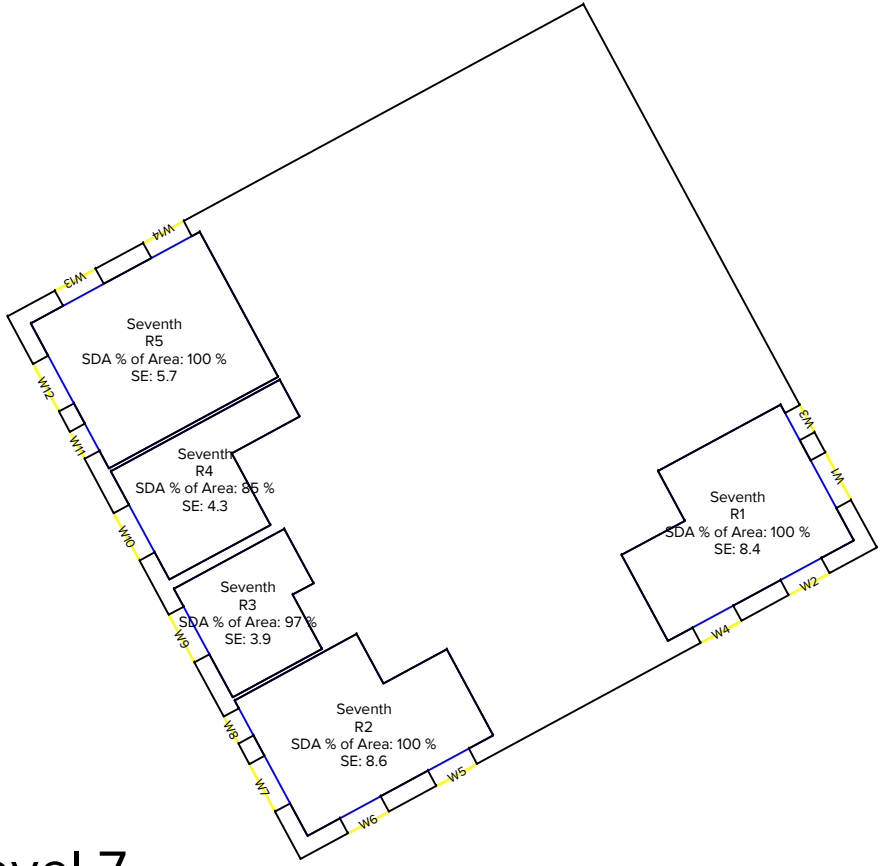
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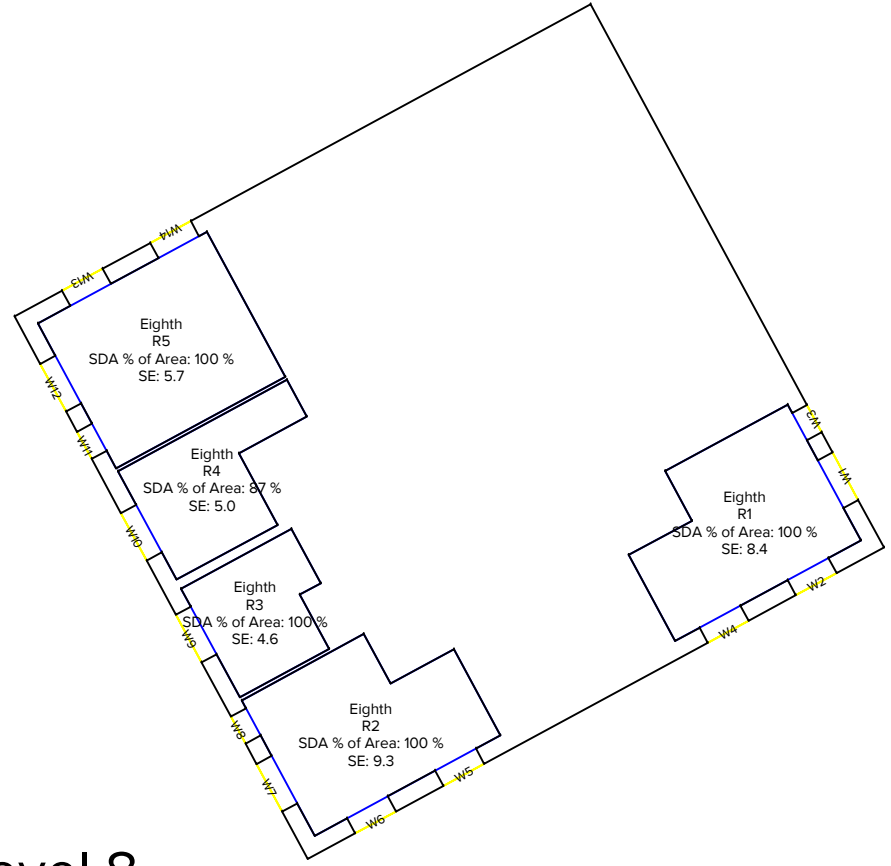
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Level 6



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Client
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Architect
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Project
Ringers Road

Title
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 66-70 High Street
 Levels 5-8**

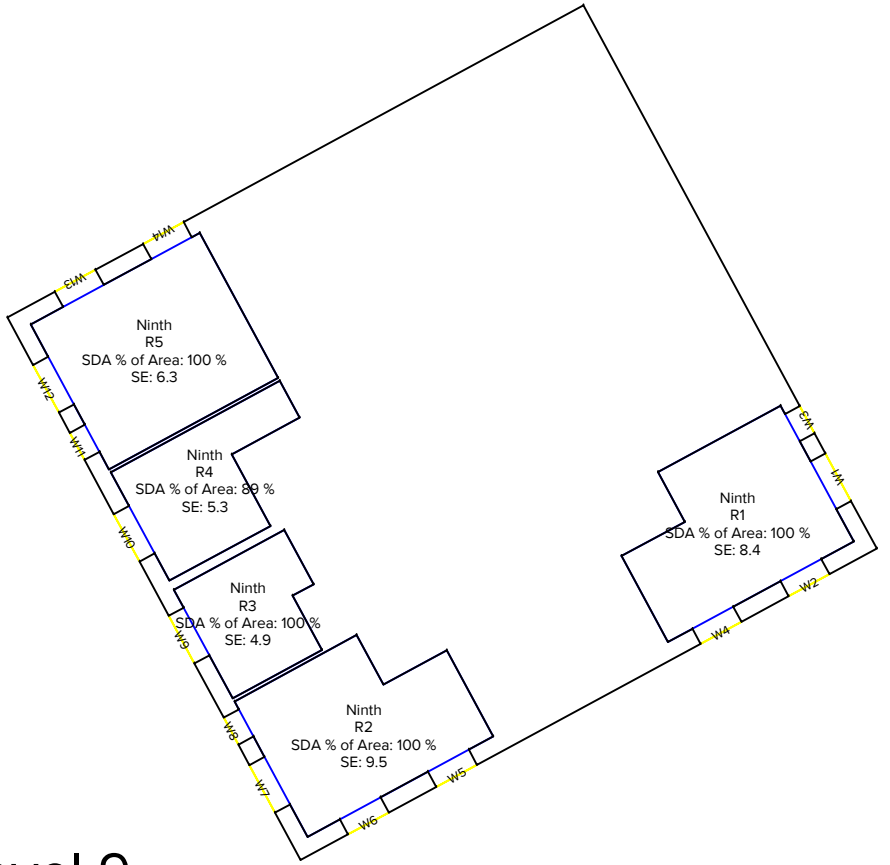
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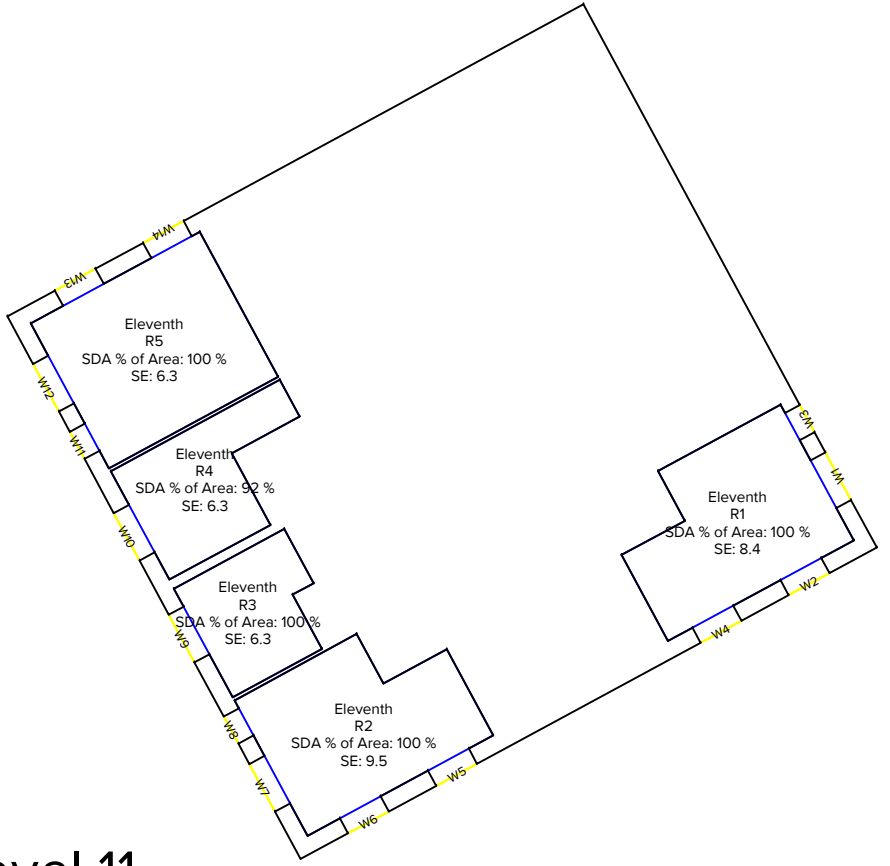
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Level 10



Level 11



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Project
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Title
**Windows and rooms layout
 66-70 High Street
 Levels 9-11**

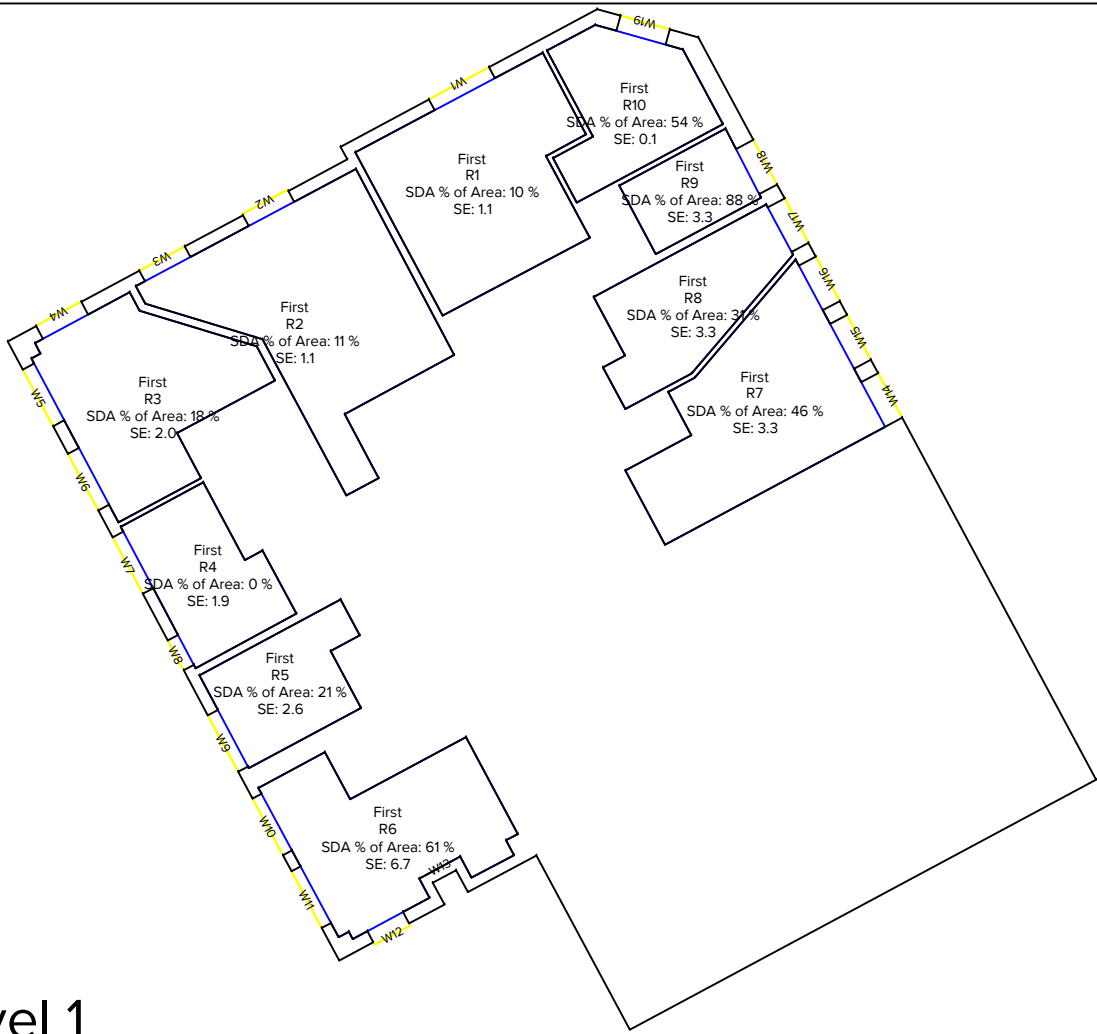
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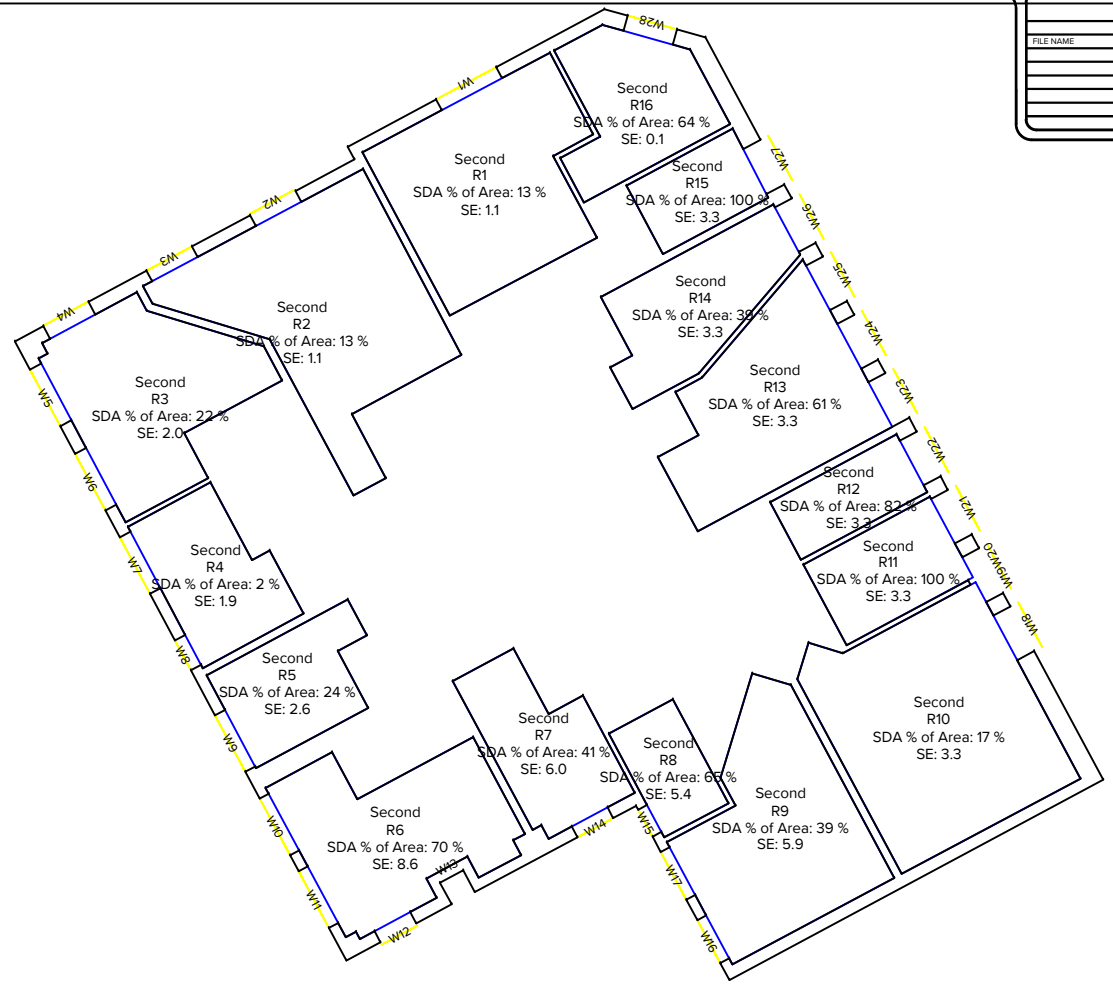
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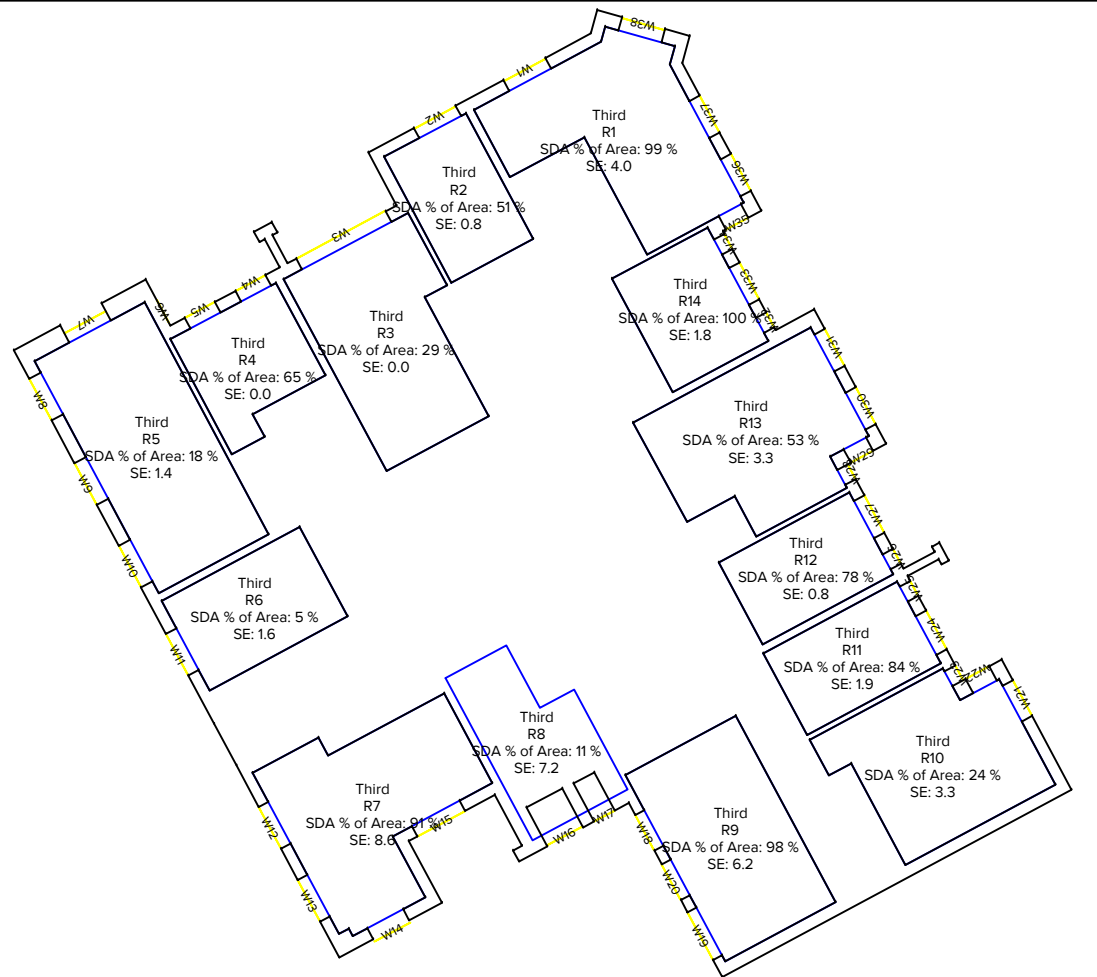
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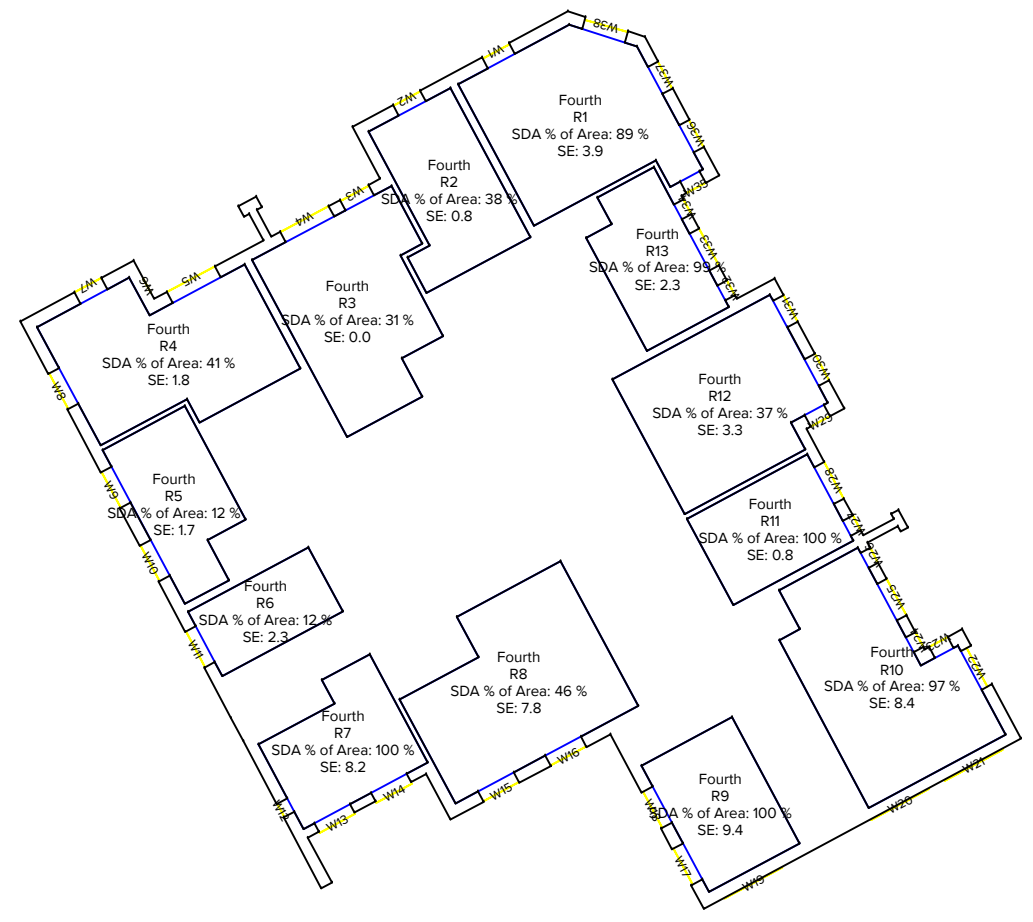
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Level 2



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Architect: XCO2

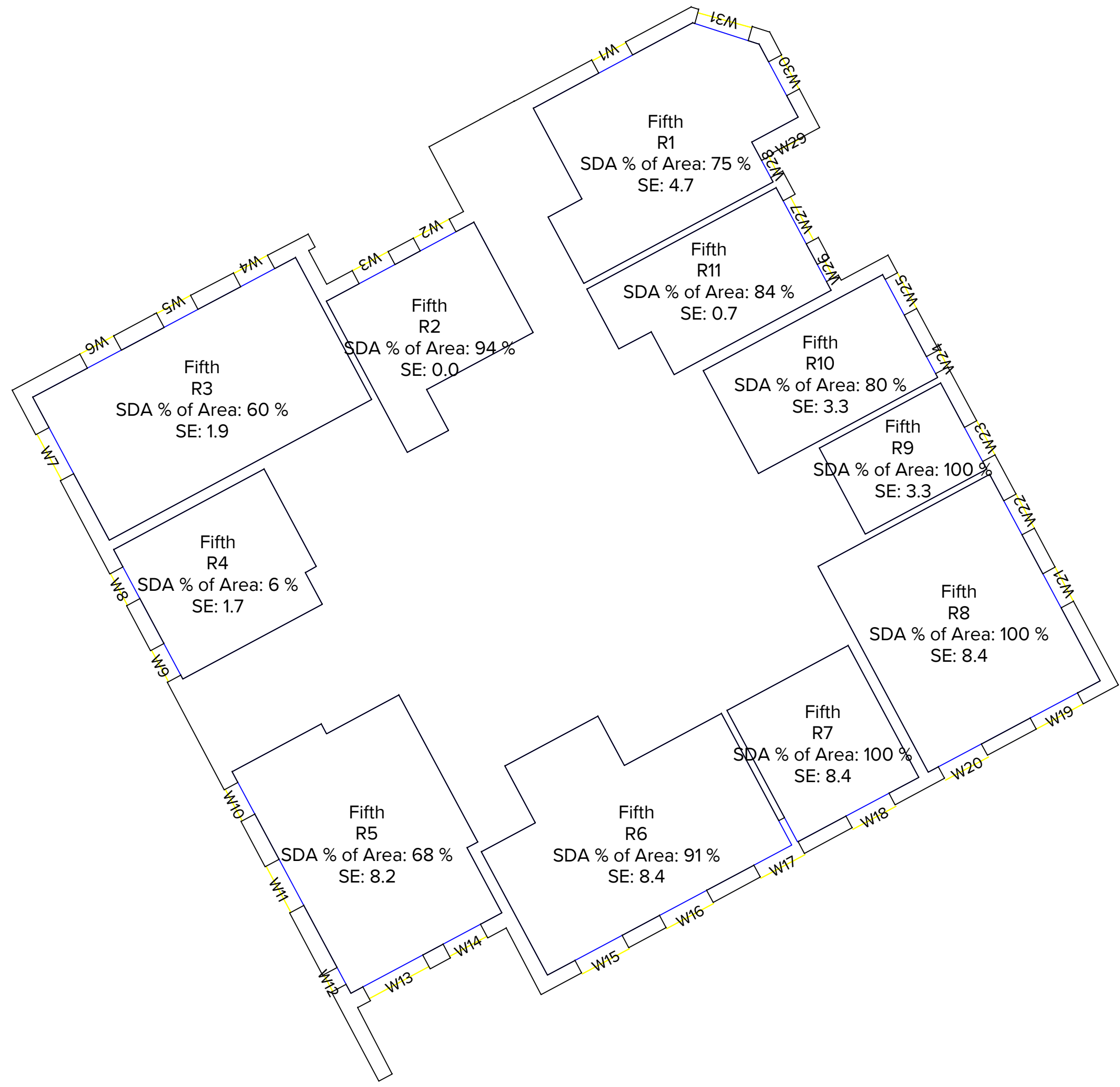
Project: Ringers Road

Title: Windows and rooms layout
62 High Street
Levels 1-4

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Project
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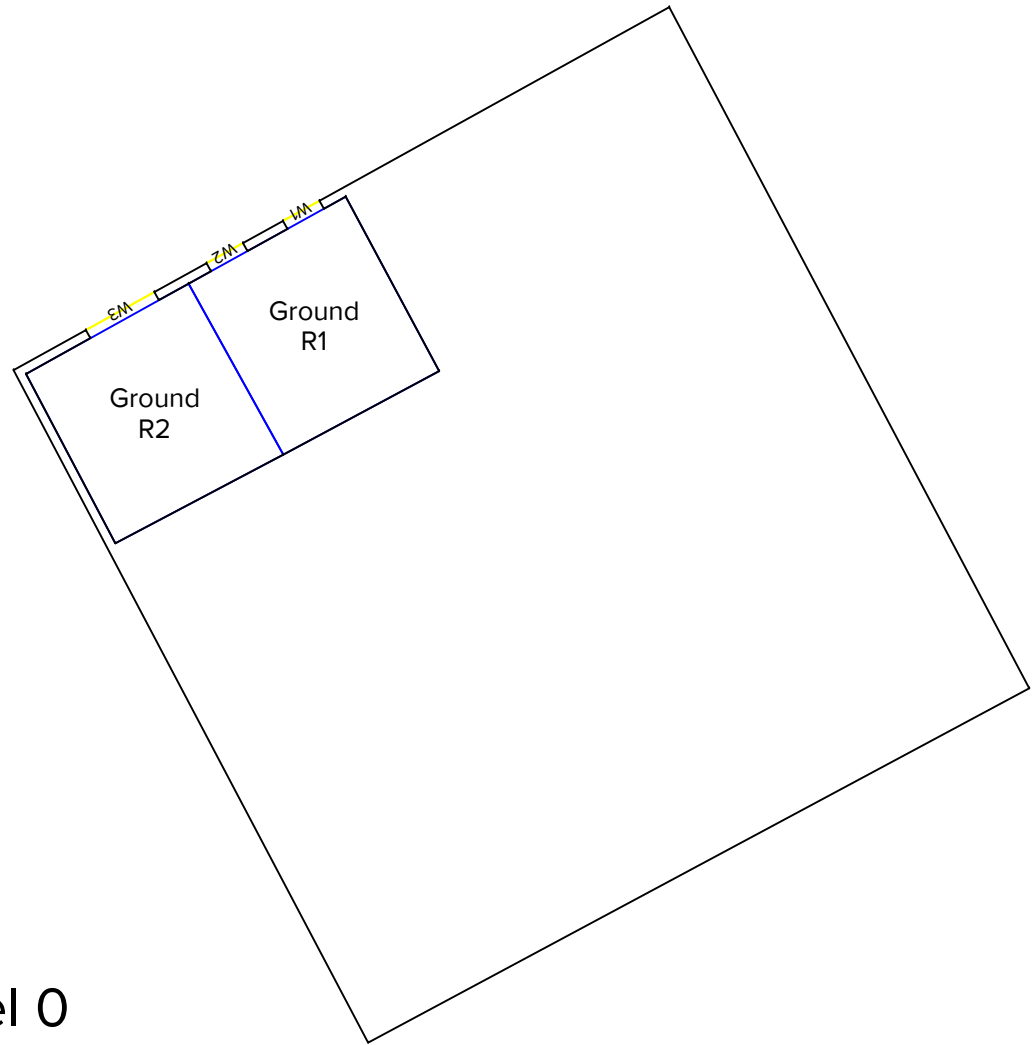
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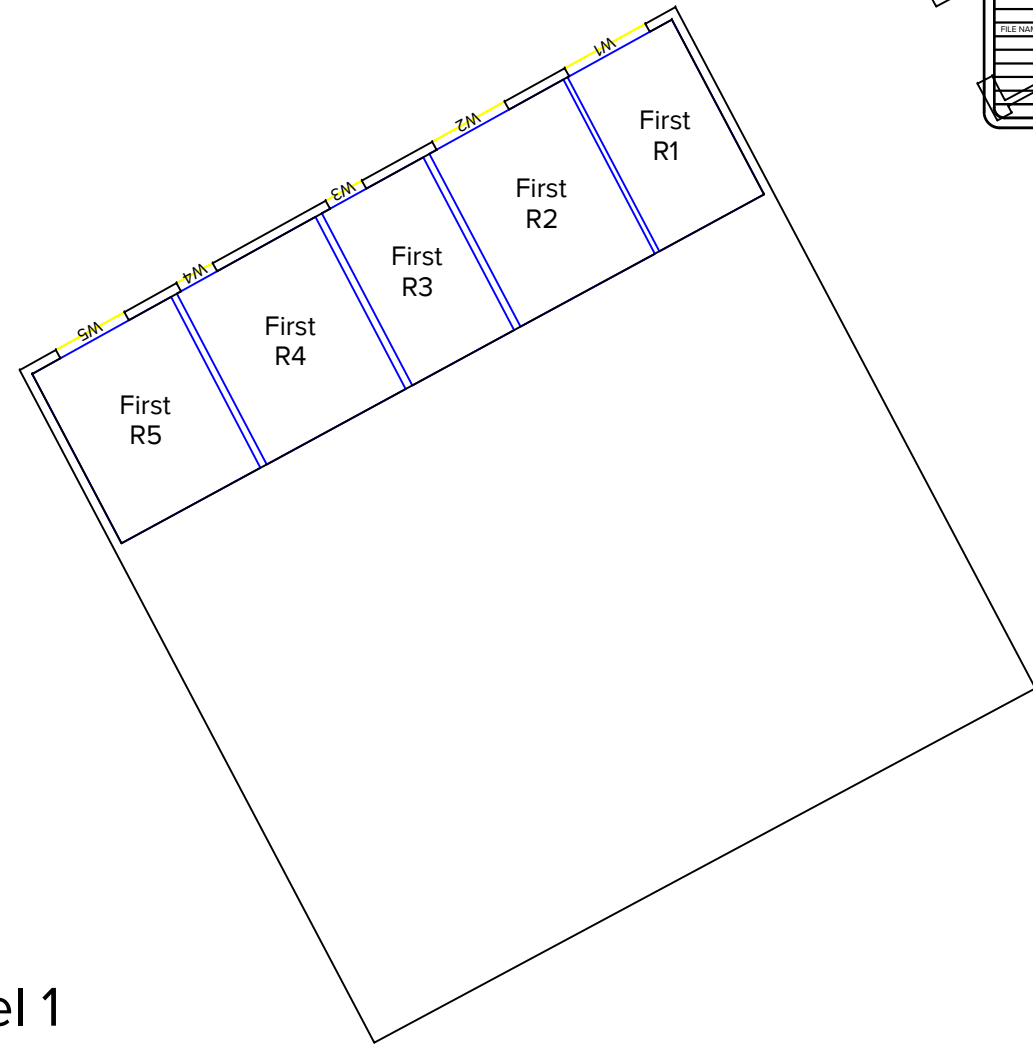
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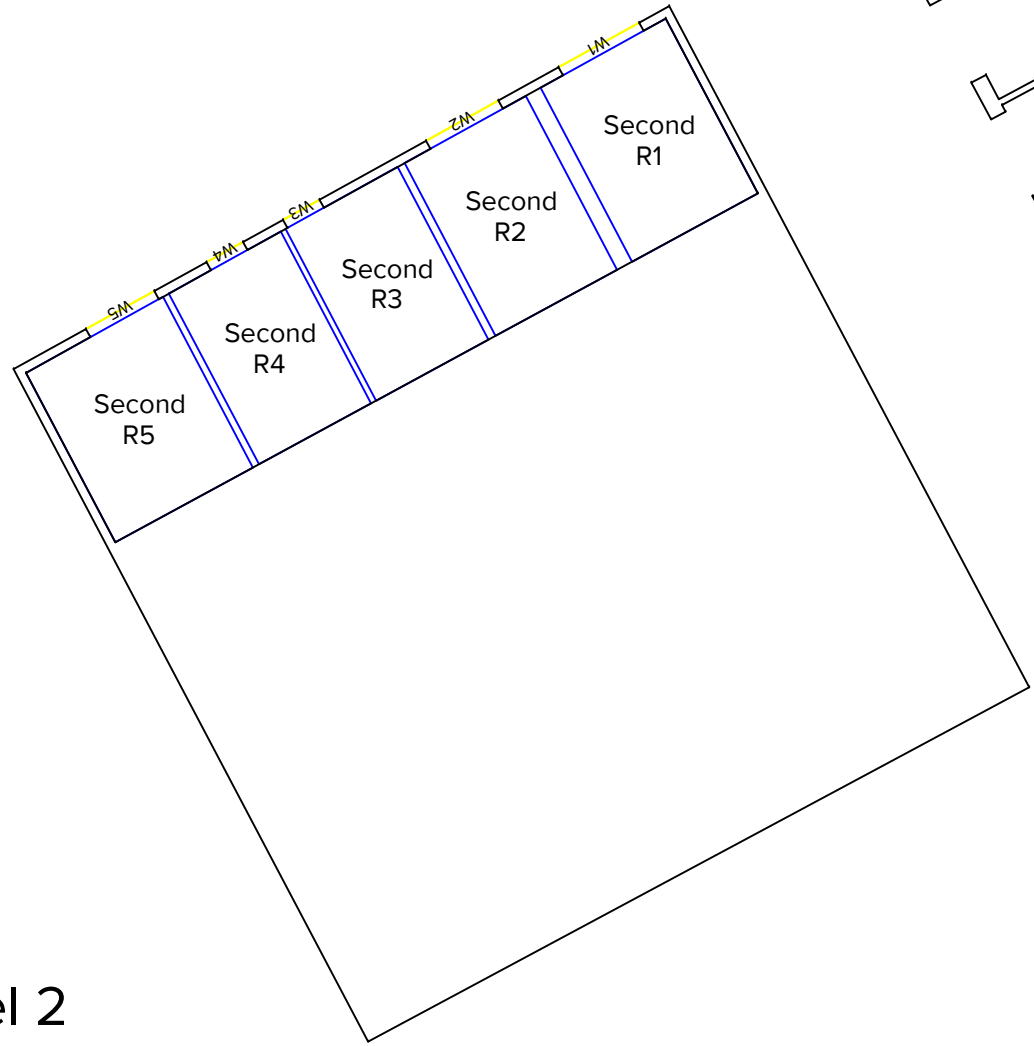
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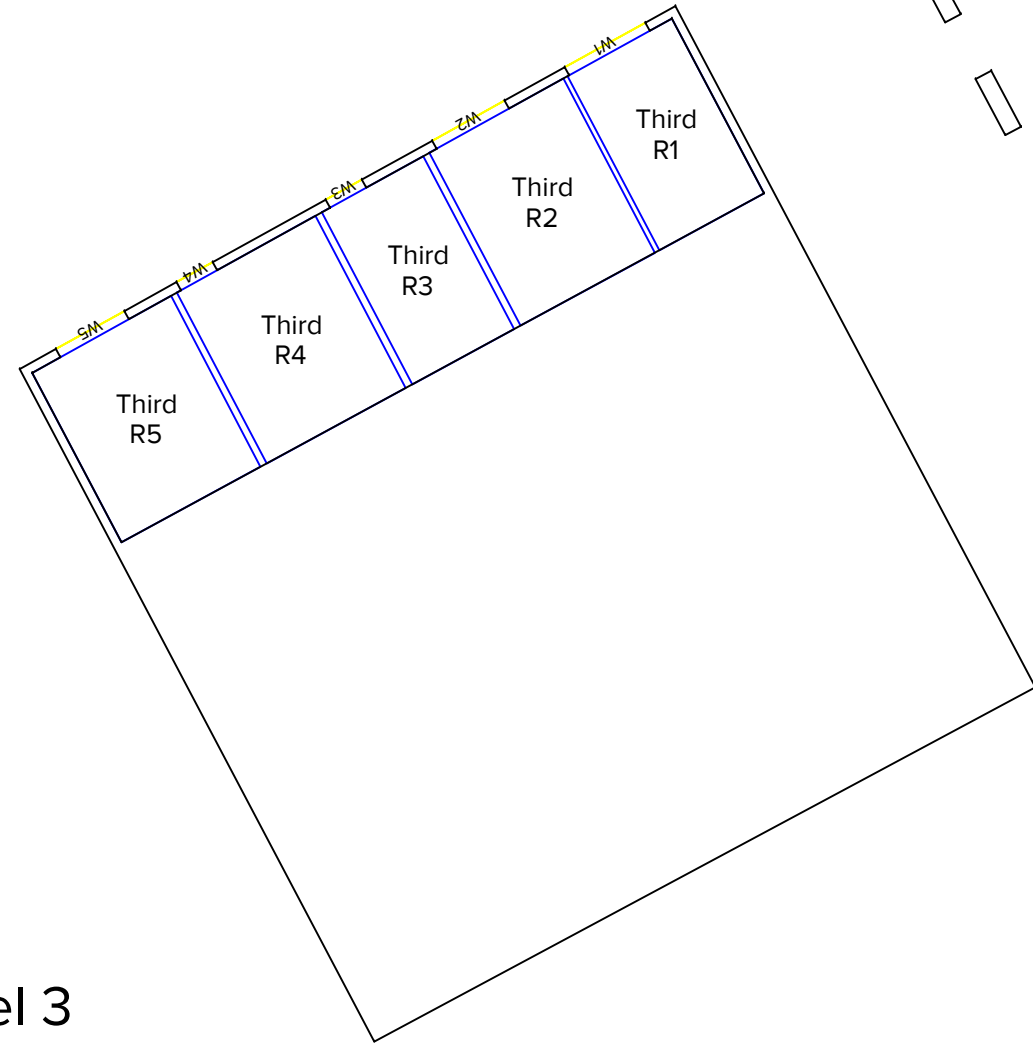
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Level 1



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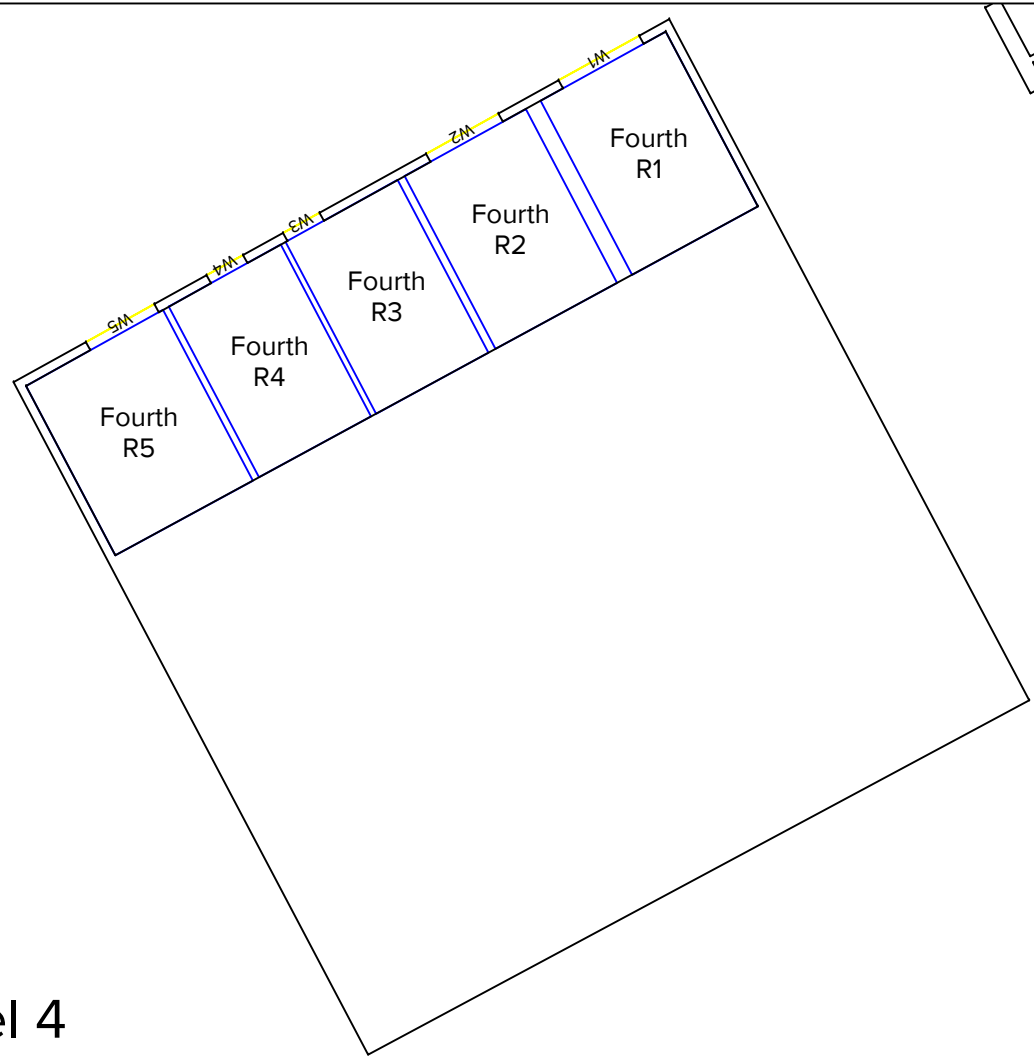
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Title
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 Henry House
 Levels 0-3**

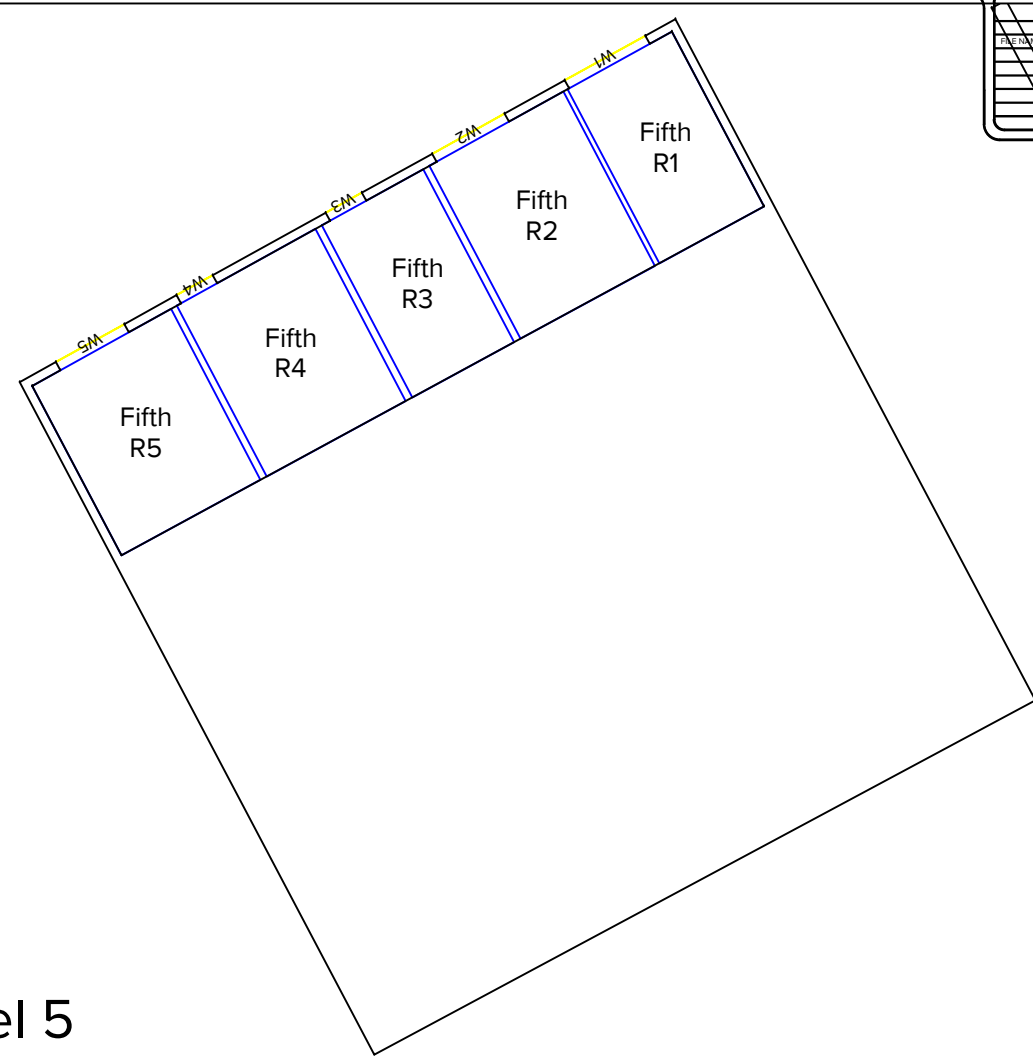
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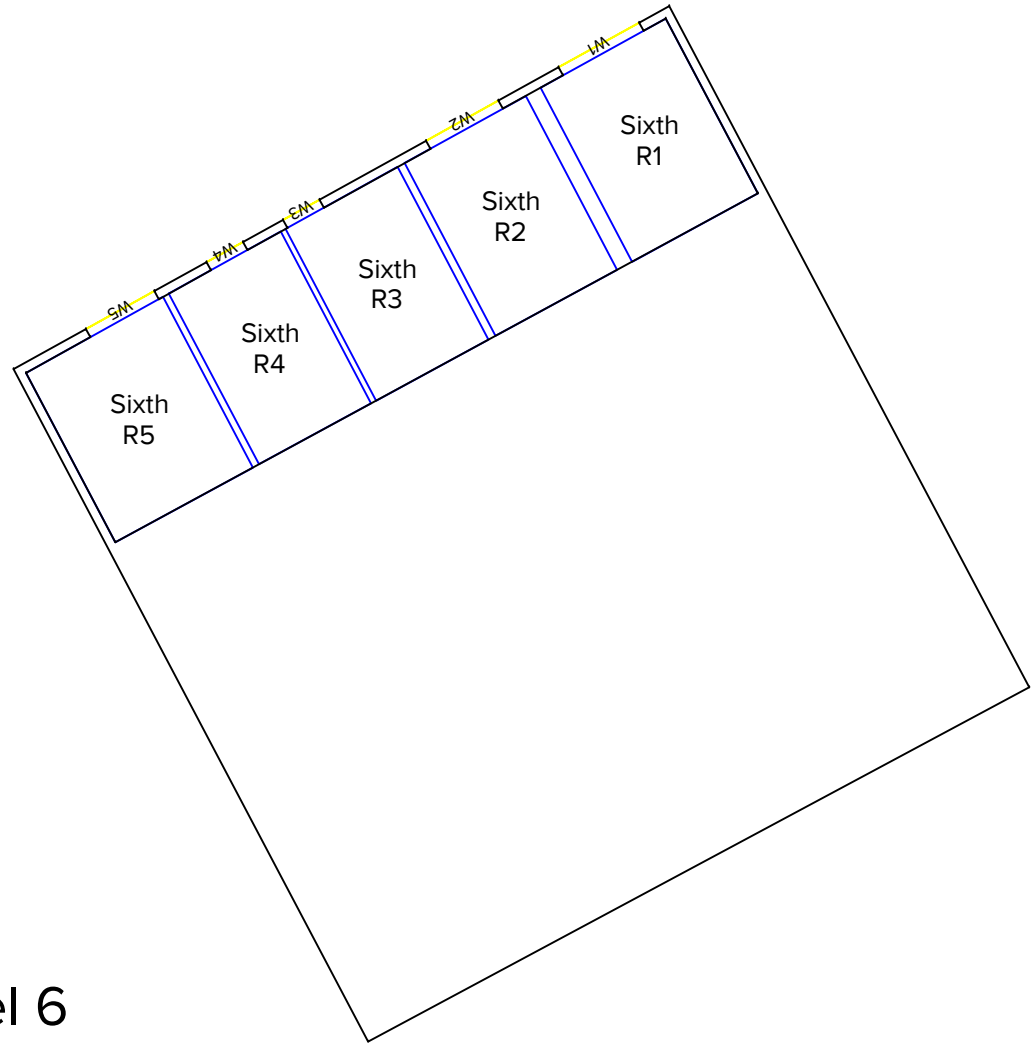
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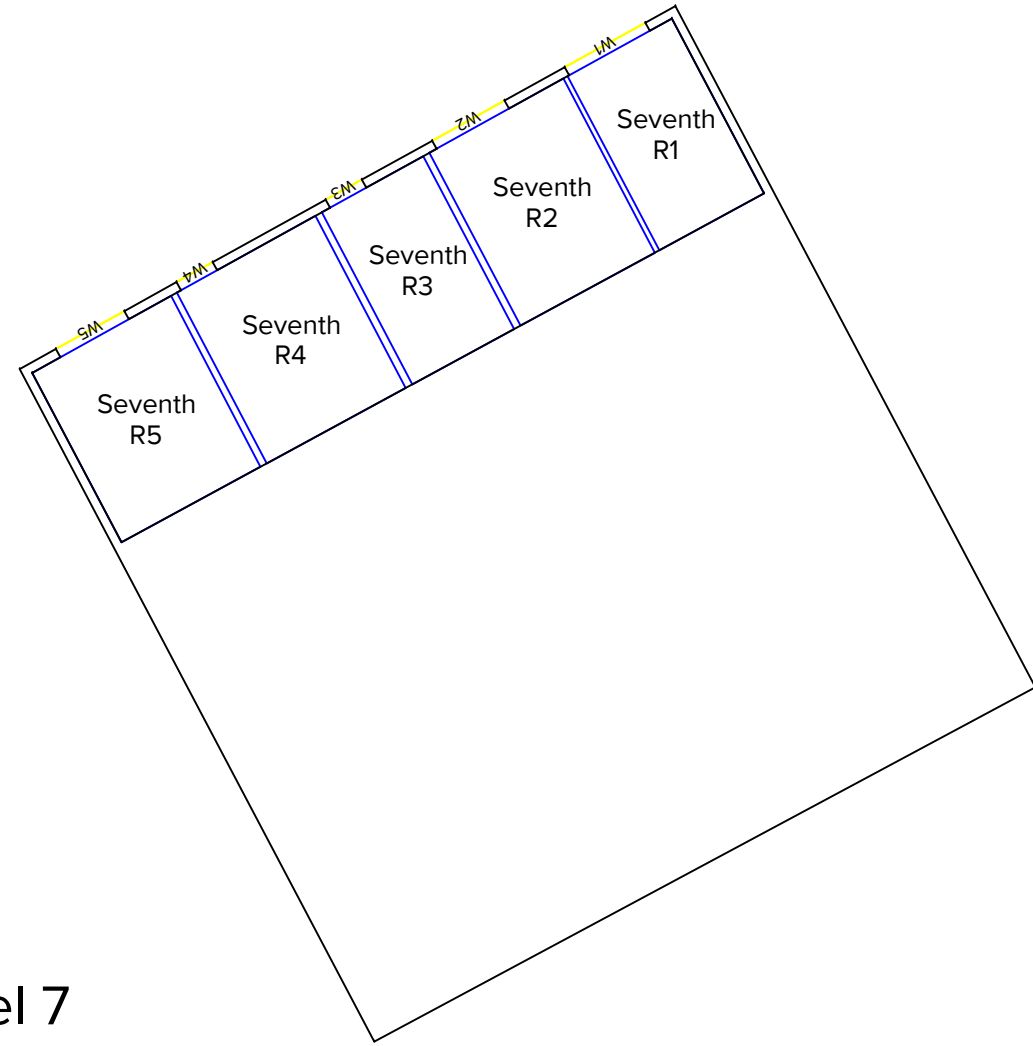
Level 4



Level 5



Level 6



Level 7

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Client
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Architect
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Project
Ringers Road

Title
**Windows and rooms layout
 Henry House
 Levels 4-7**

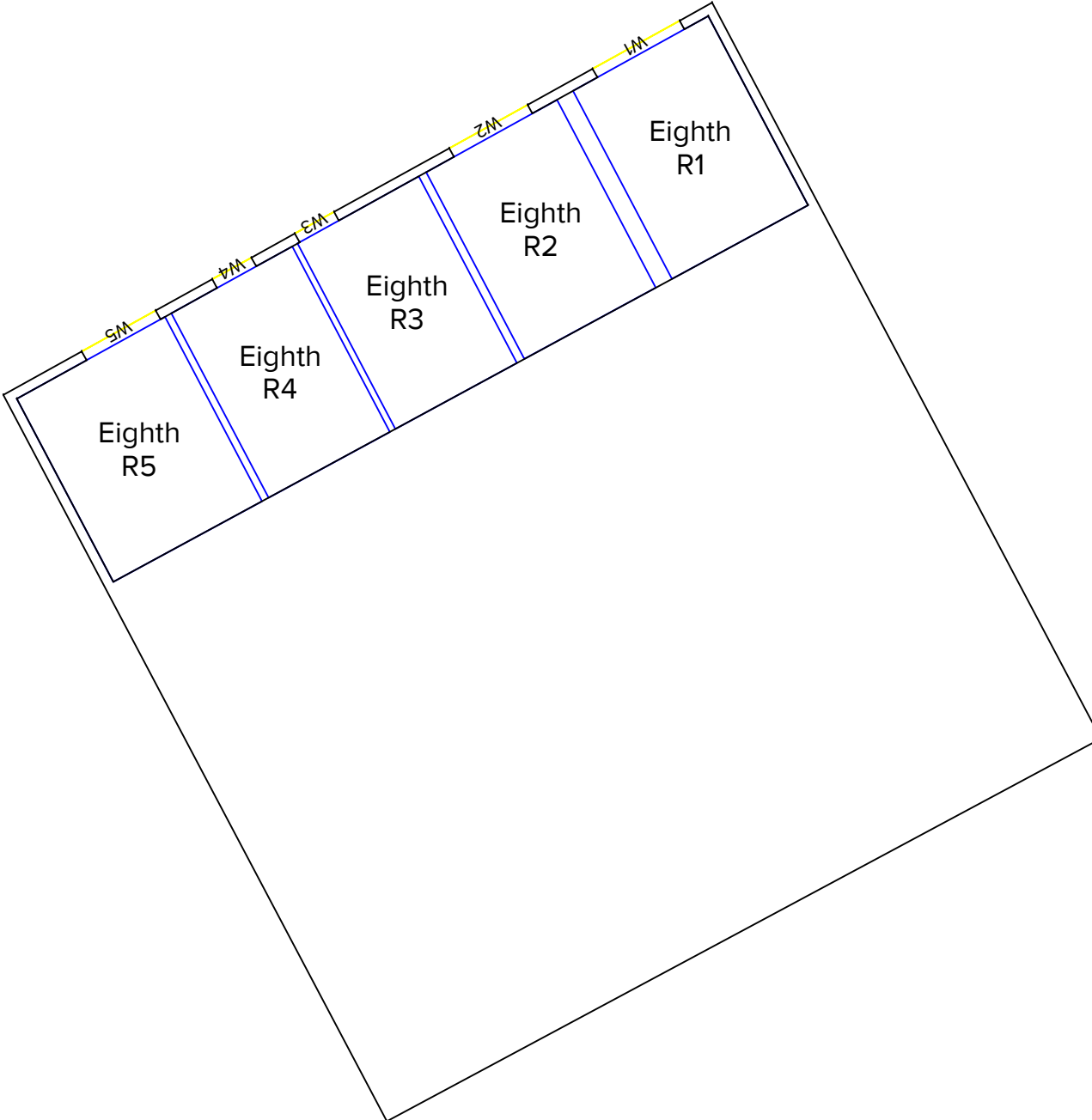
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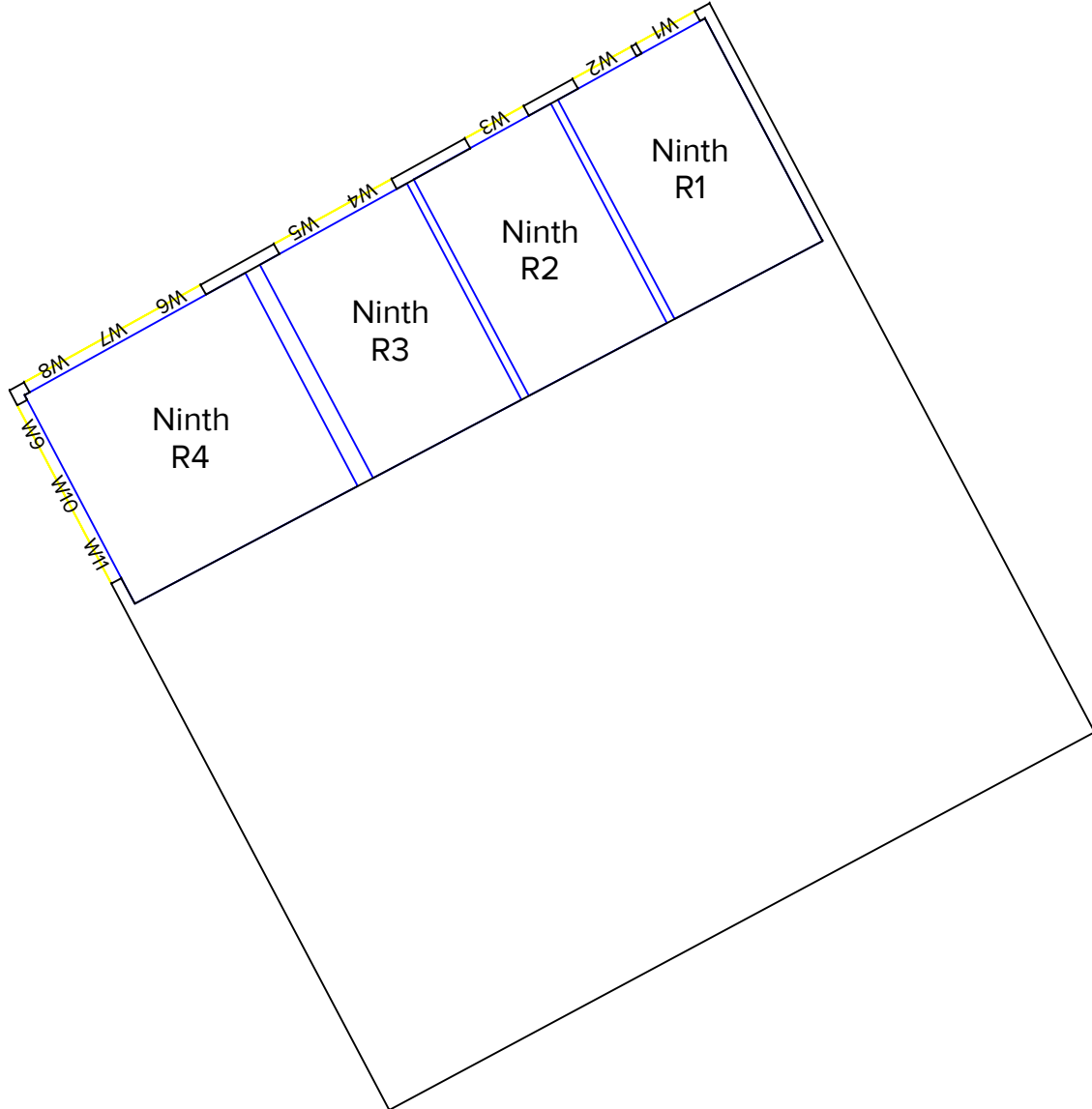
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Level 8



Level 9

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Client
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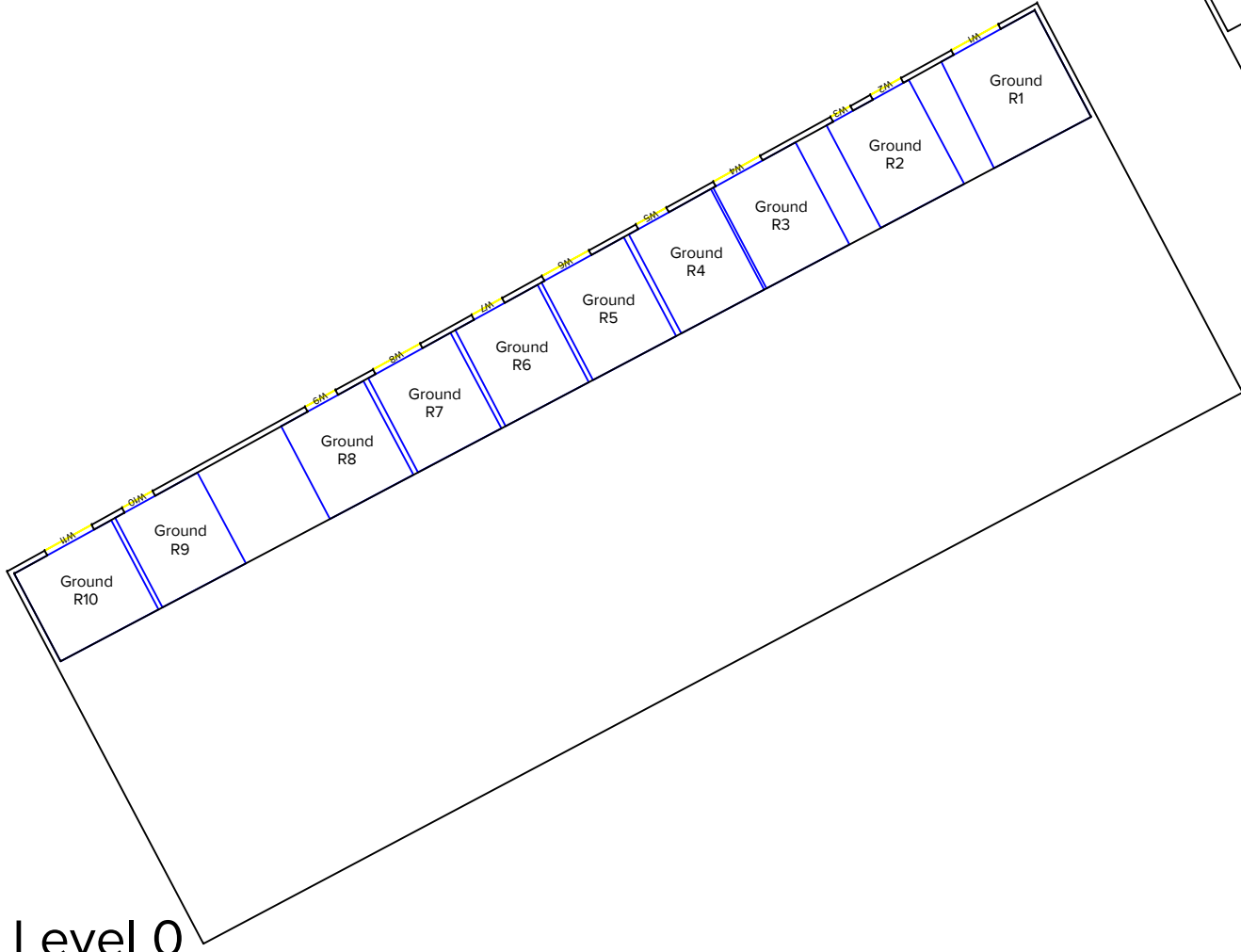
Architect
XCO2

Project
Ringers Road

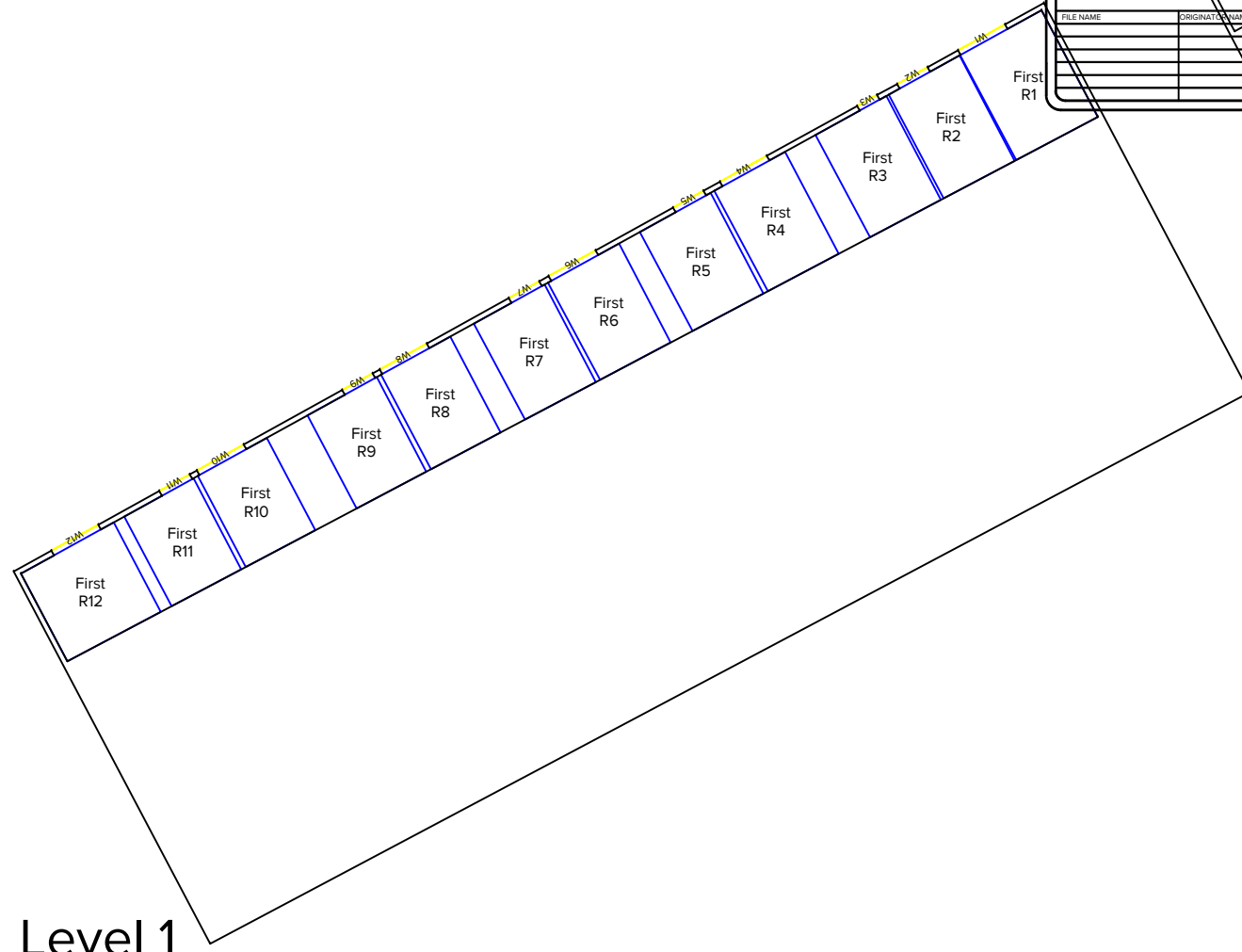
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**Windows and rooms layout
 Henry House
 Levels 8-9**

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N.T.S	YC	TKe	31.05.24

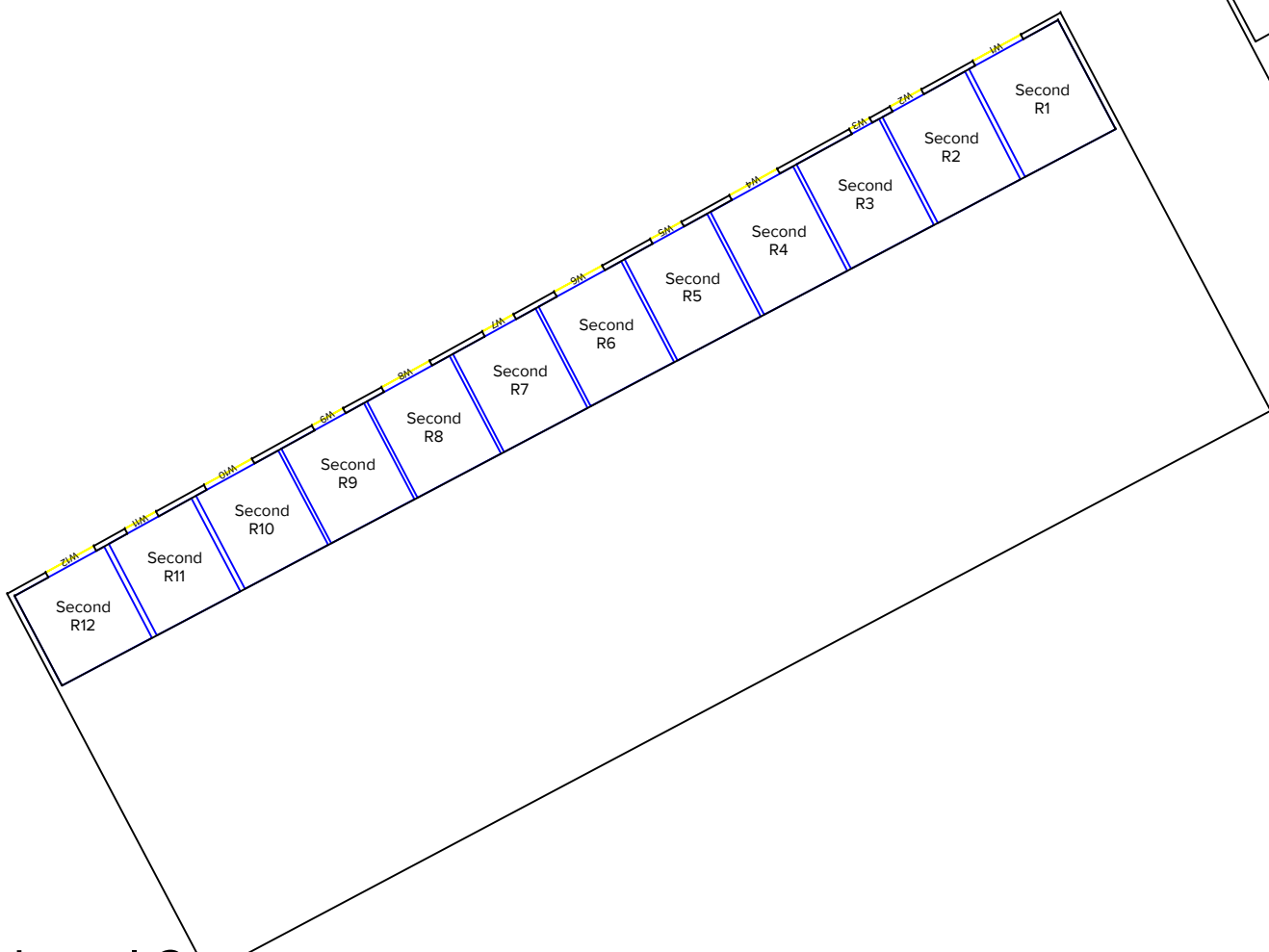
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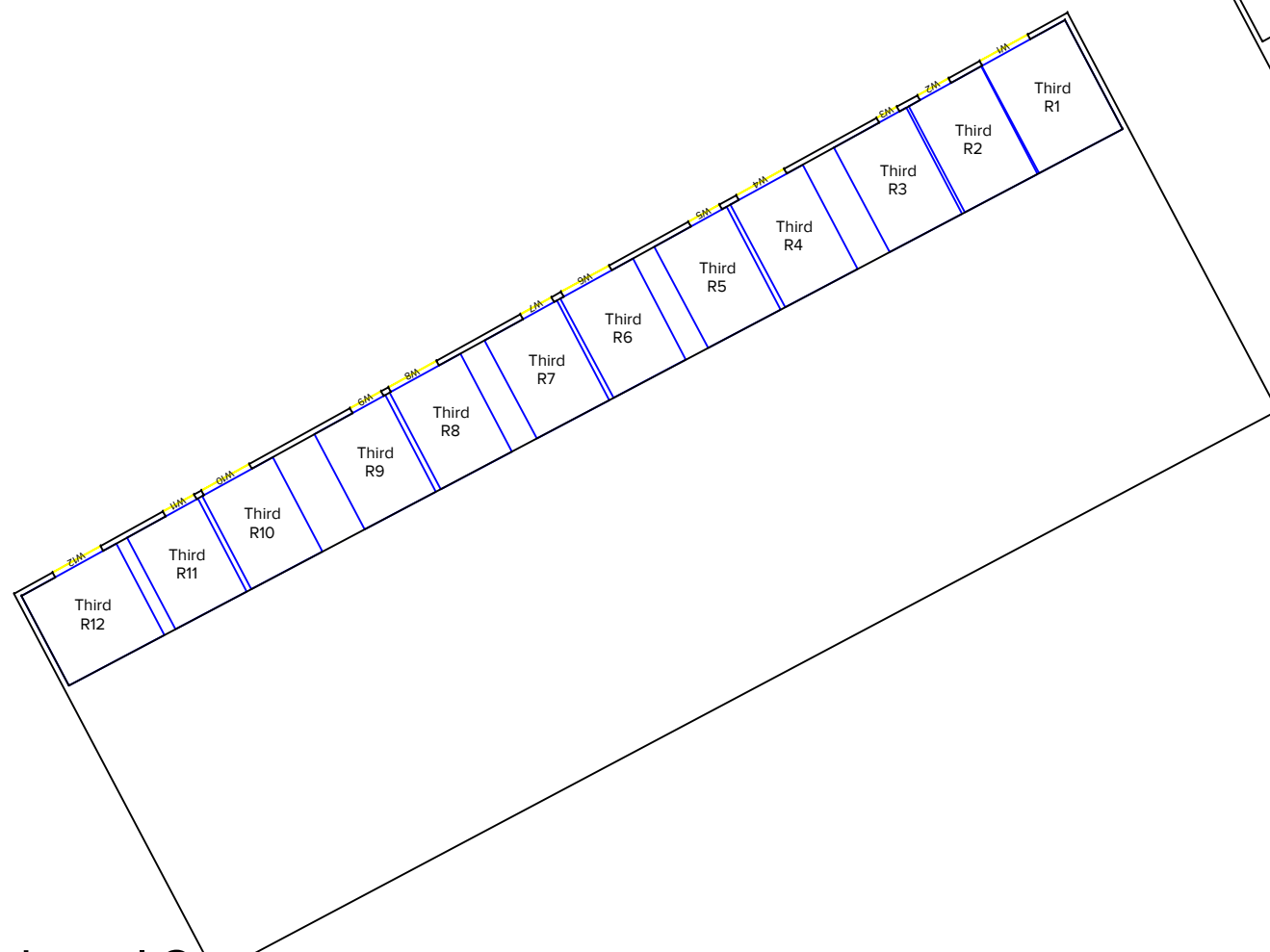
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Level 1



Level 2



Level 3

DO NOT SCALE				
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Client
Ringers Road Properties Ltd.

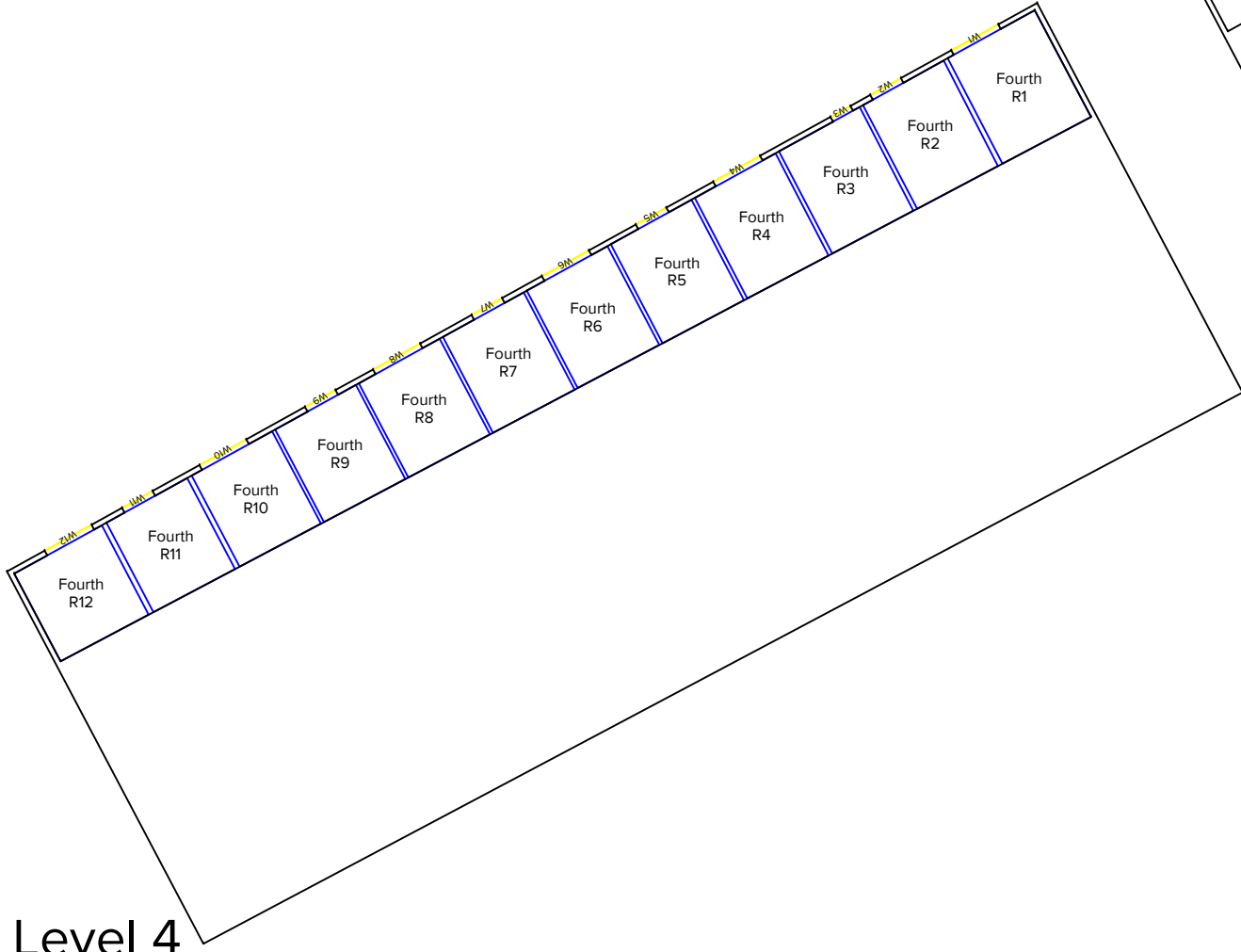
Architect
XCO2

Project
Ringers Road

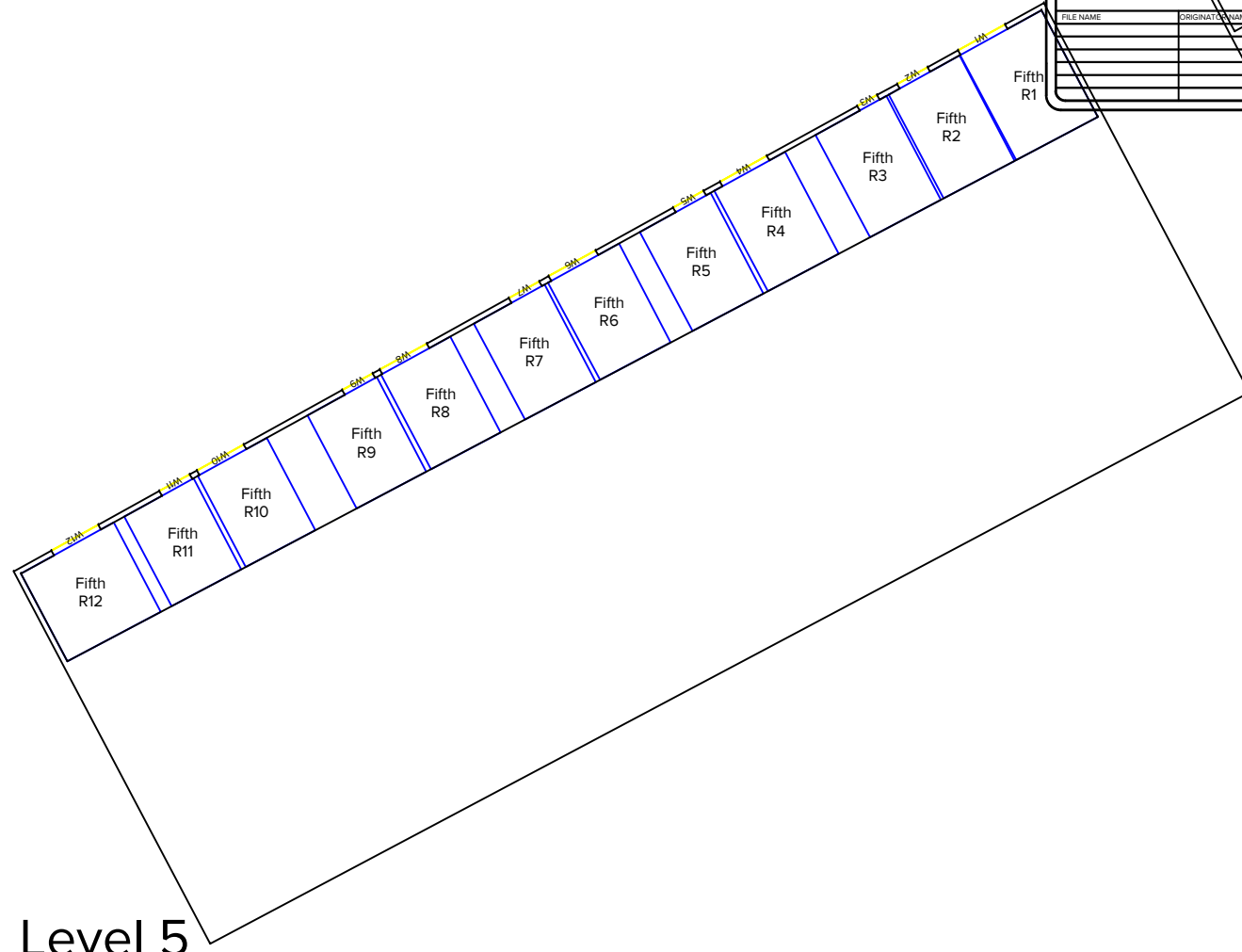
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**Windows and rooms layout
 William House
 Levels 0-3**

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N.T.S	YC	TKe	31.05.24

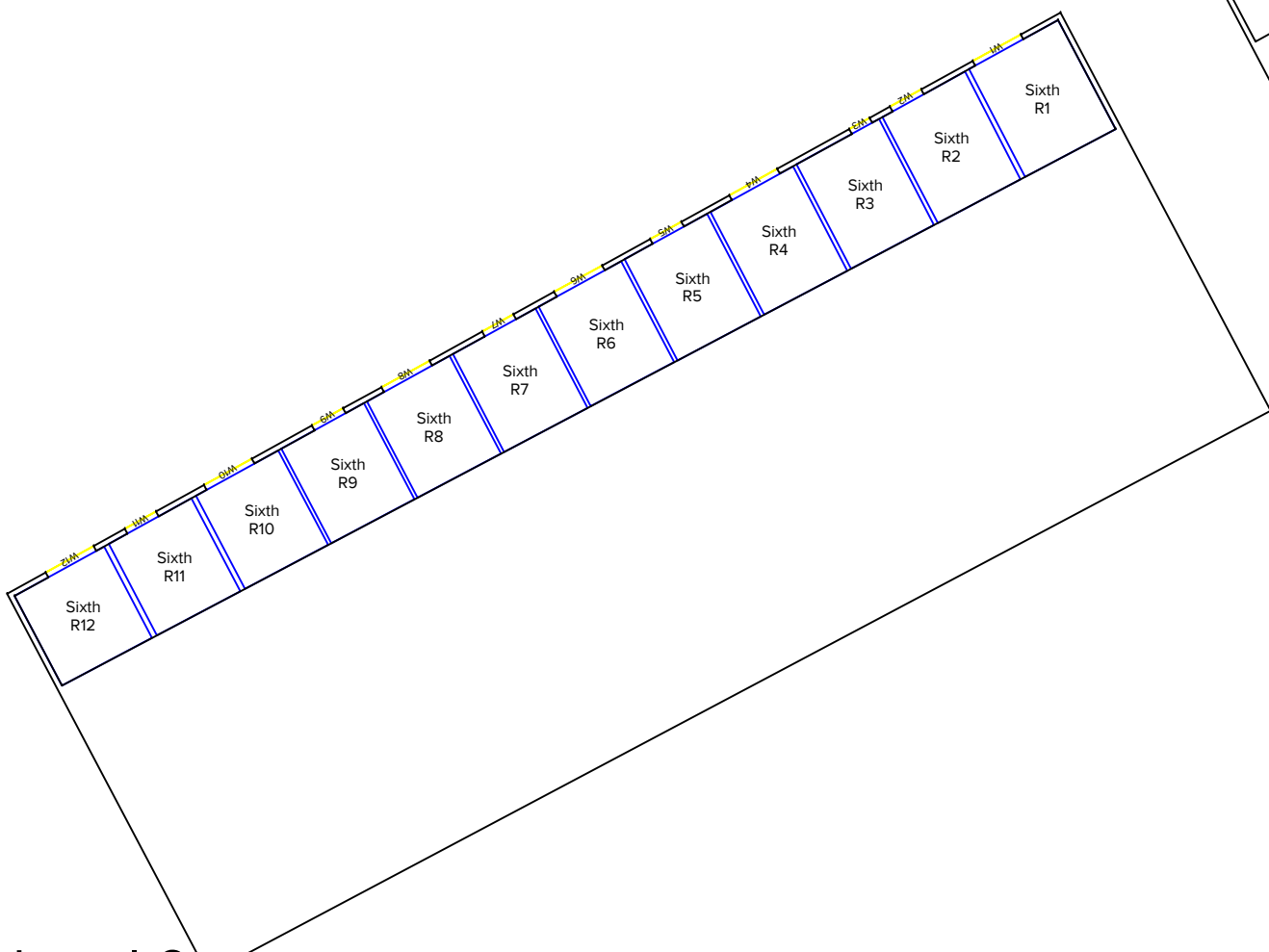
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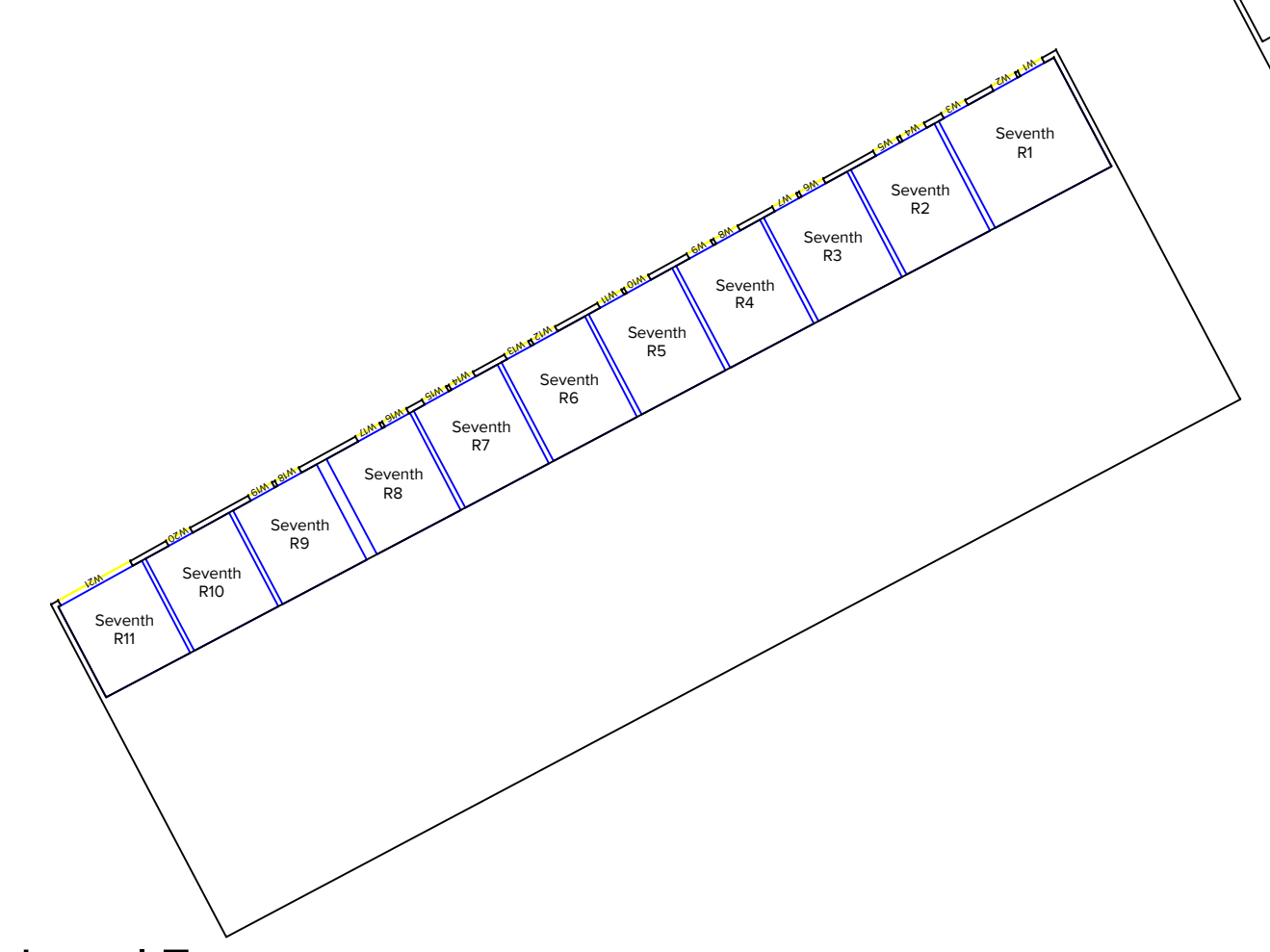
Level 4



Level 5



Level 6



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Client
Ringers Road Properties Ltd.

Architect
XCO2

Project
Ringers Road

Title
**Windows and rooms layout
 William House
 Levels 4-7**

Scale	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

Drawing Number
9_604 Ringers Road 1

DO NOT SCALE					
BACKGROUND DRAWING INFORMATION					
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD	

Notes



Level 0



Level 1

Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

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Client
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Architect
XCO2

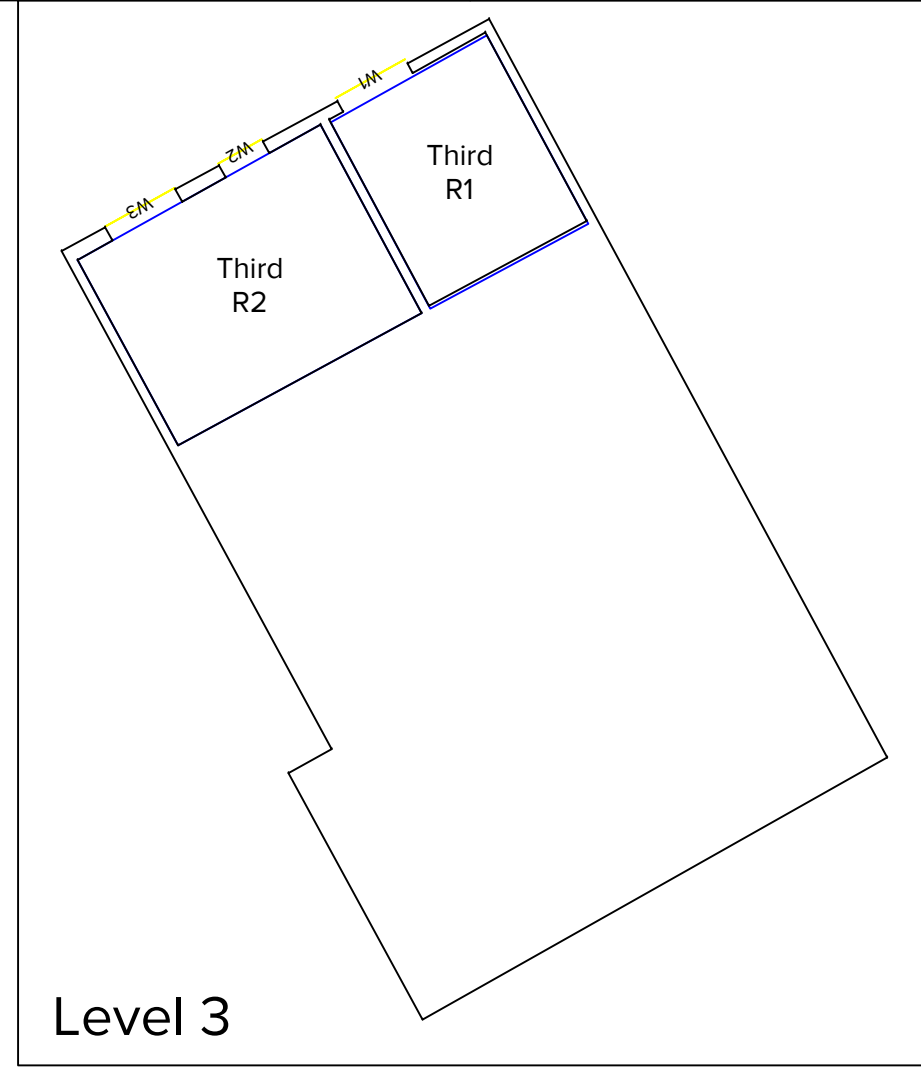
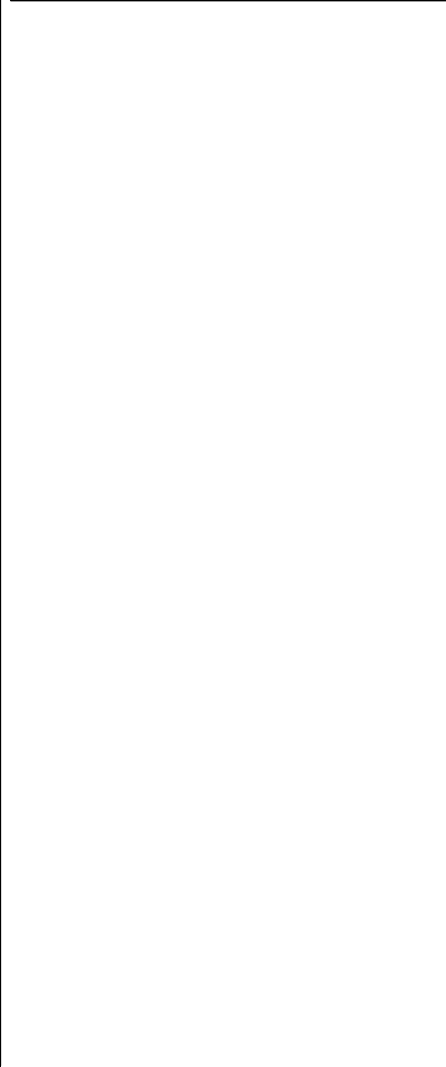
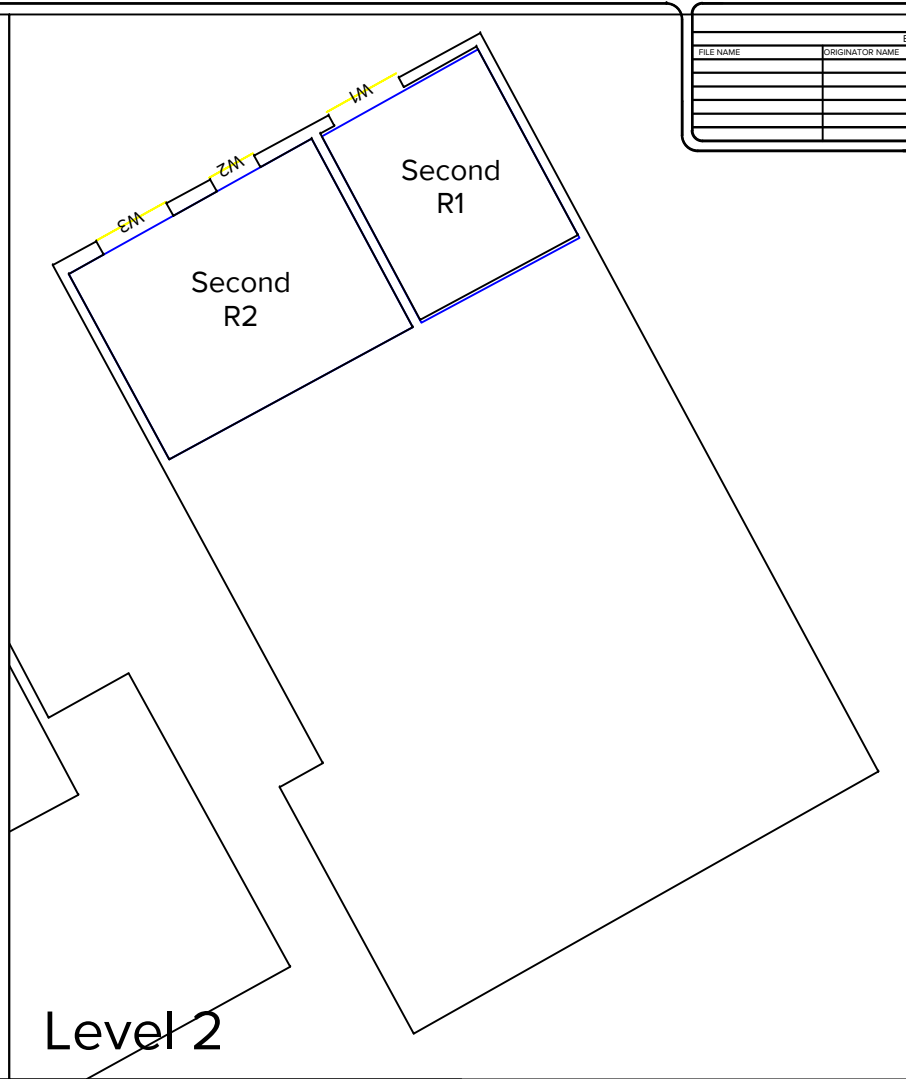
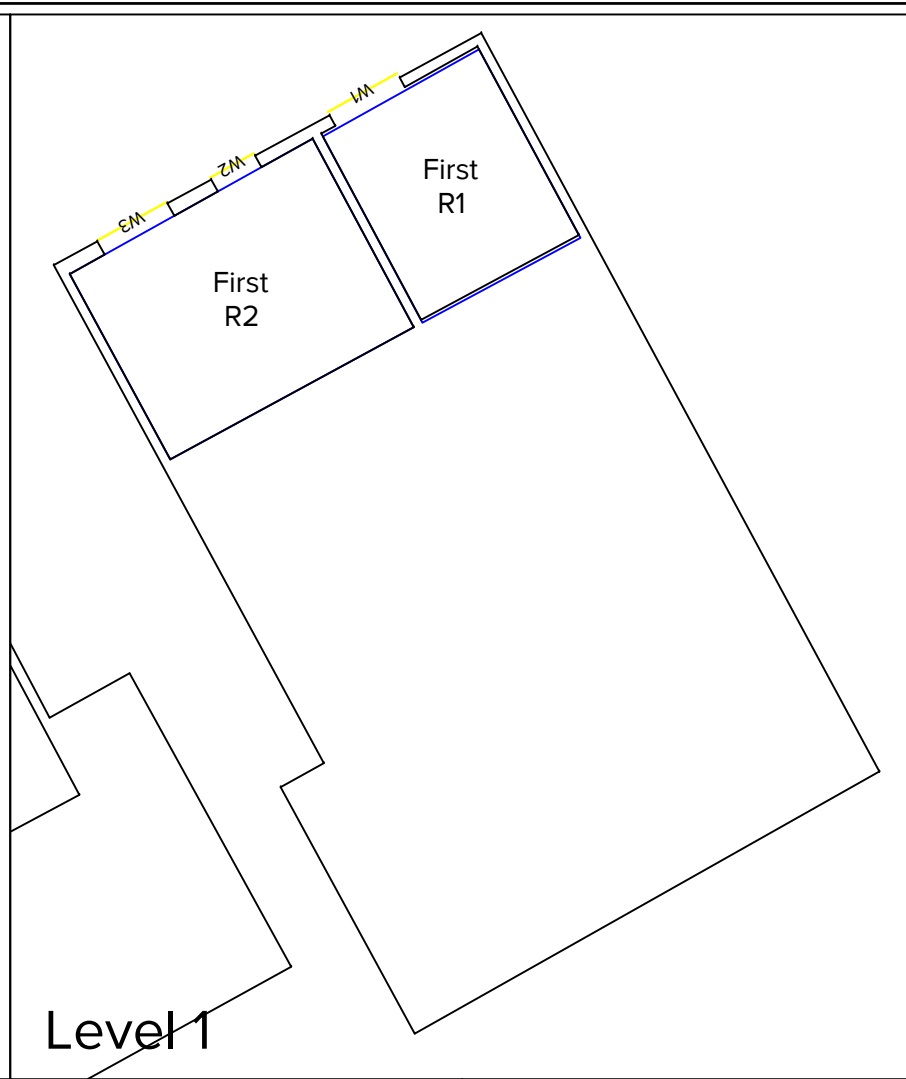
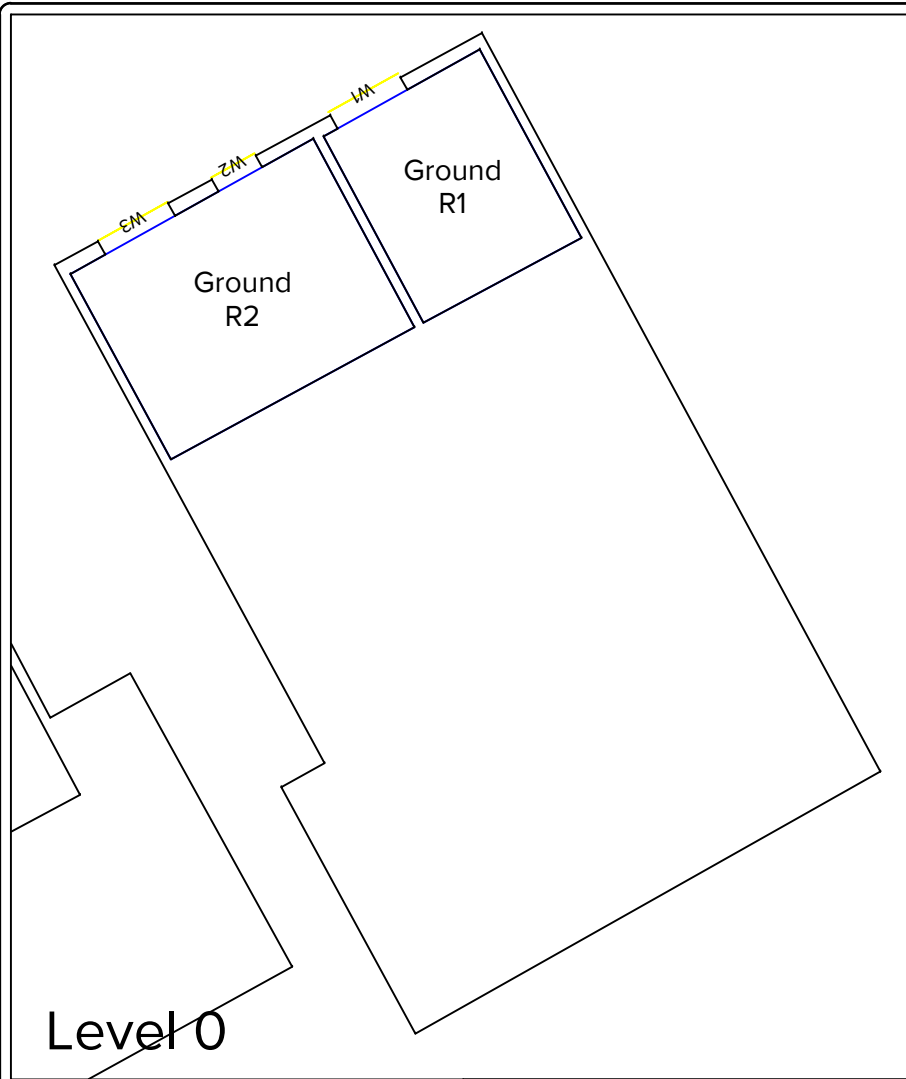
Project
Ringers Road

Title
**Windows and rooms layout
 Bromley Temple
 Levels 0-1**

Scale	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

Drawing Number
9_604 Ringers Road Revision
1

DO NOT SCALE			
BACKGROUND DRAWING INFORMATION			
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV DATE RECD



Notes

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ISSUE TYPE

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Client
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Architect
XCO2

Project
Ringers Road

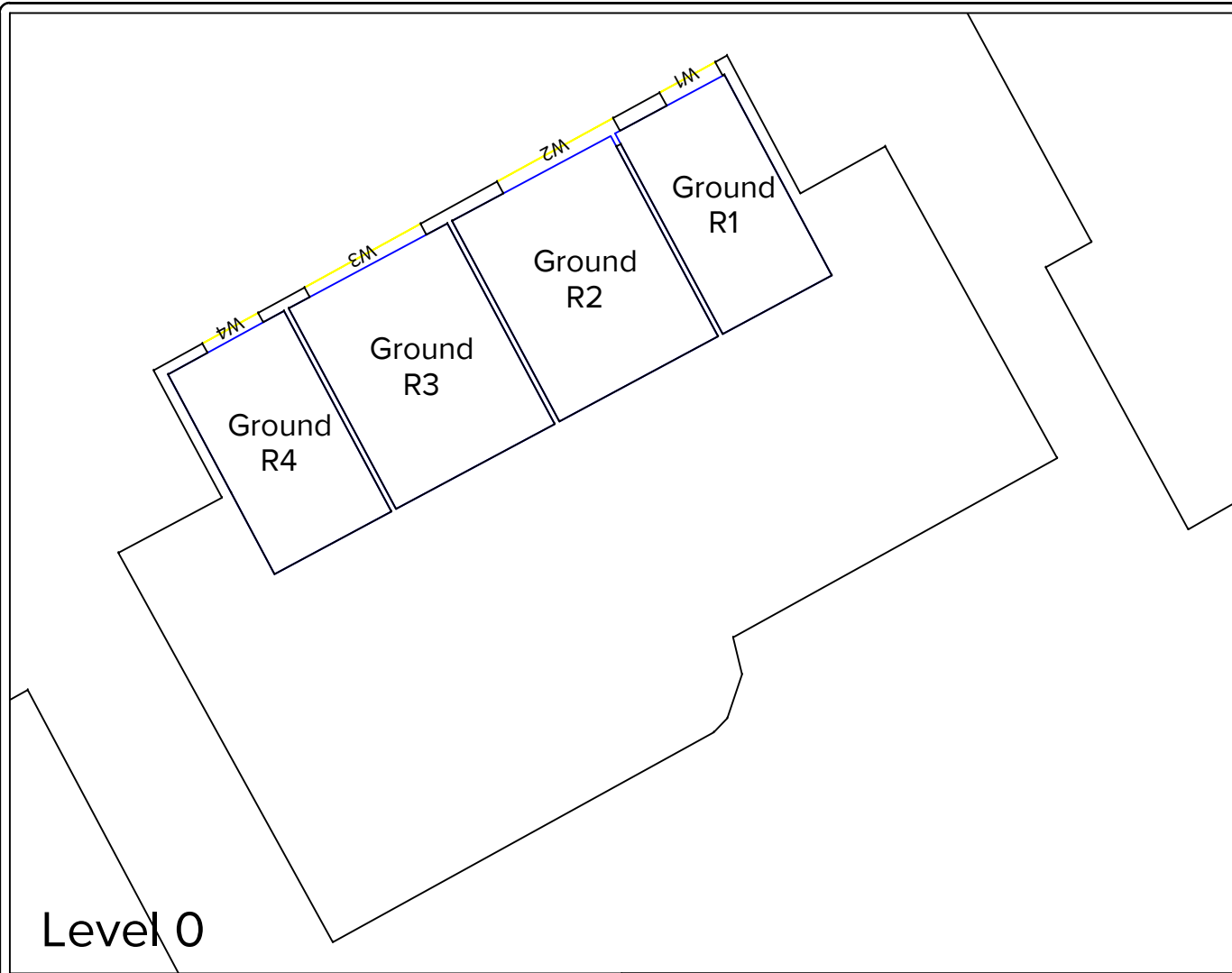
Title
**Windows and rooms layout
 Simpsons Place
 Levels 0-4**

Scale: A3	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

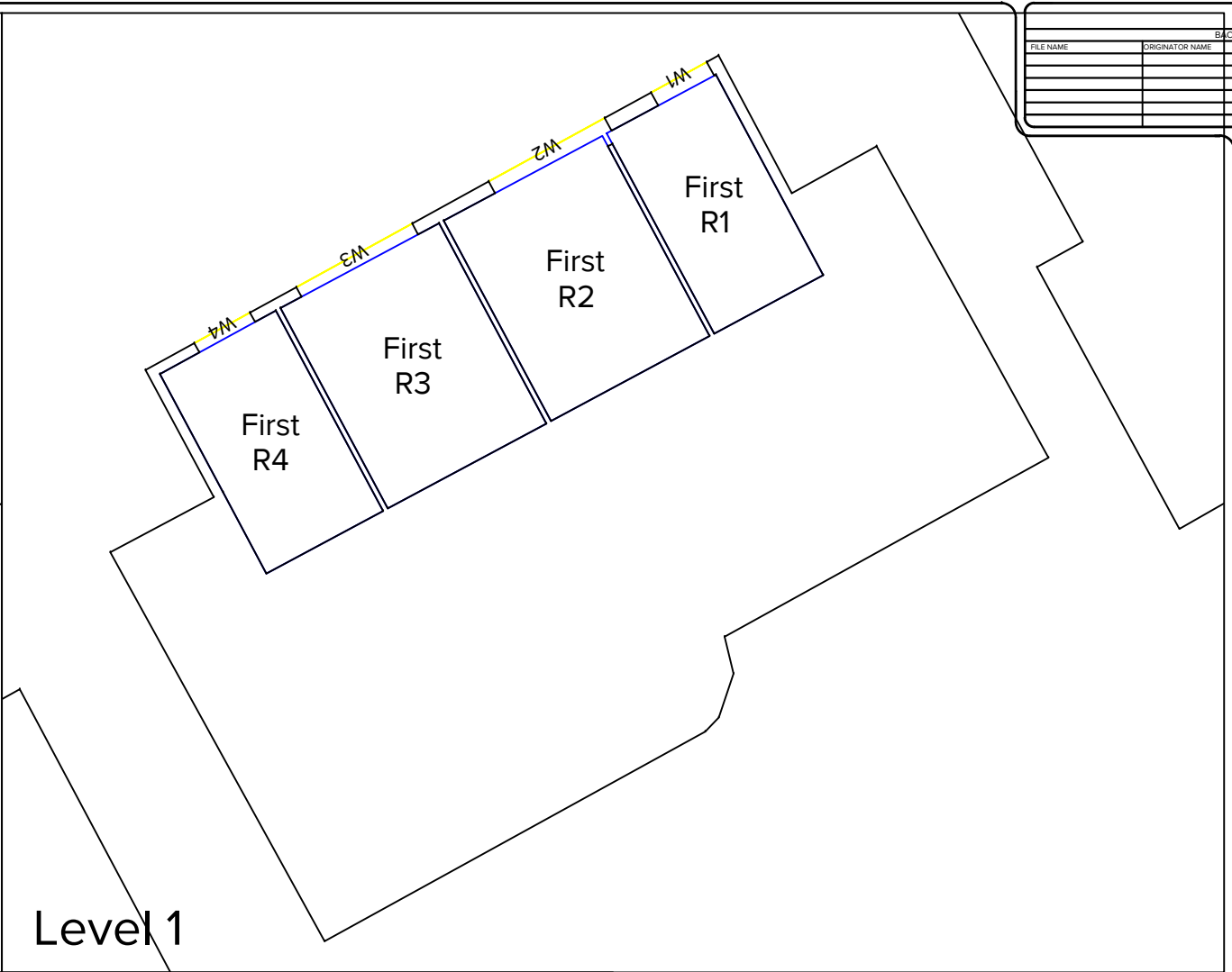
Drawing Number
9_604 Ringers Road

Revision
1

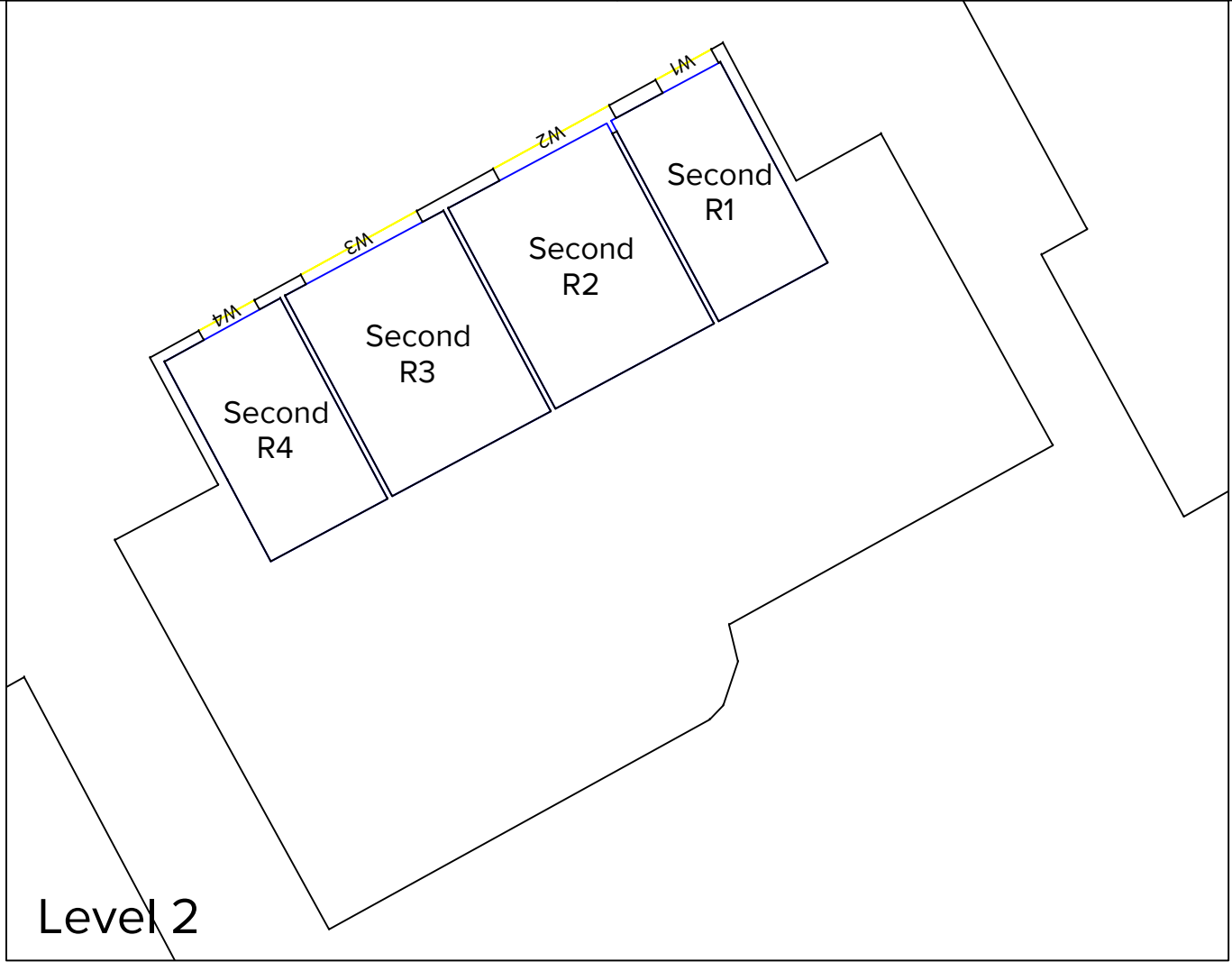
DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD



Level 0



Level 1



Level 2

Notes

Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

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Client
Ringers Road Properties Ltd.

Architect
XCO2

Project
Ringers Road

Title
**Windows and rooms layout
 Ringers Court
 Levels 0-2**

Scale: A3	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

Drawing Number
9_604 Ringers Road Revision
1

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BACKGROUND DRAWING INFORMATION				
FILE NAME	DISCIPLINE	DESCRIPTION NAME	REV	DATE RECD

Notes

Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

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Client
Ringers Road Properties Ltd.

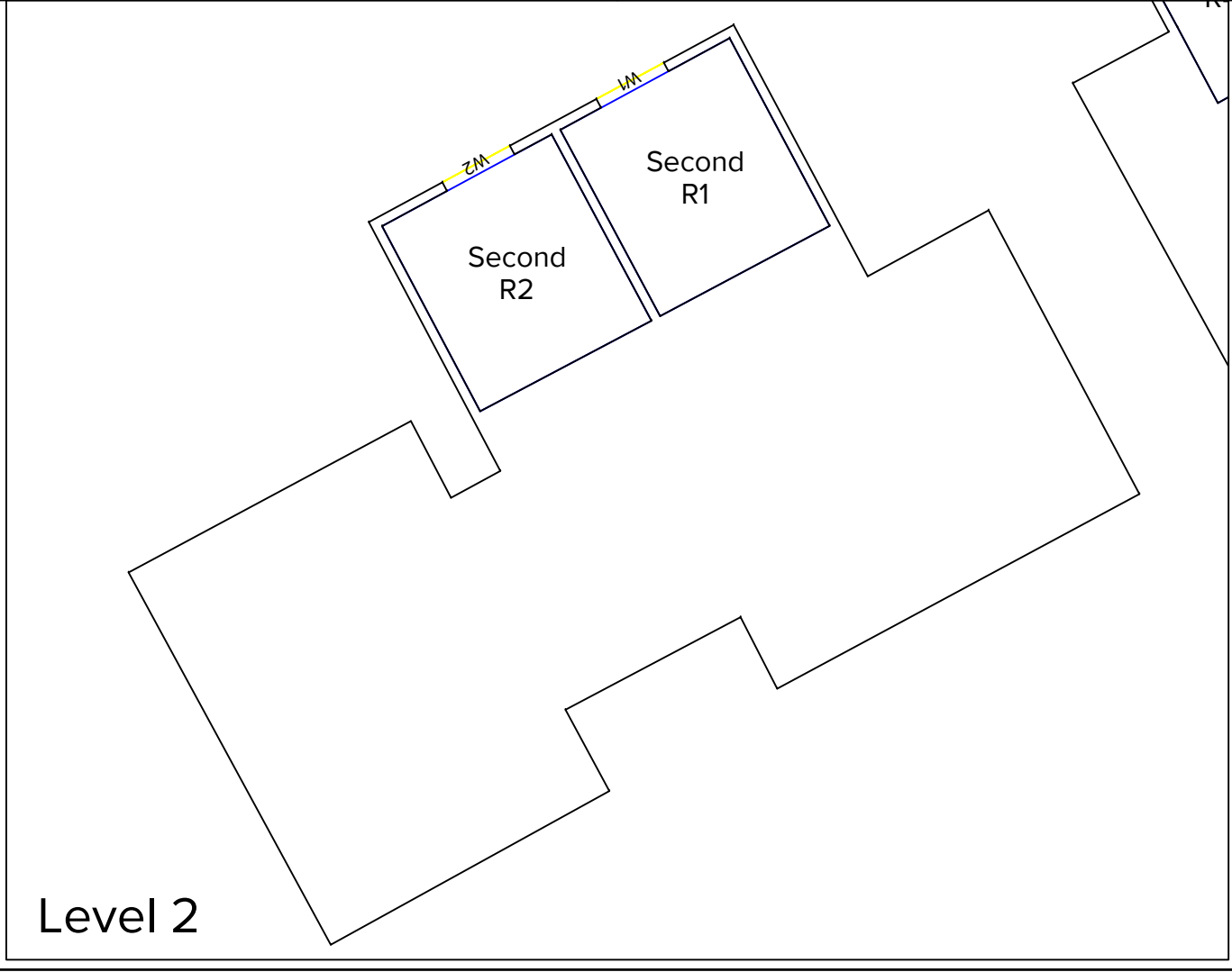
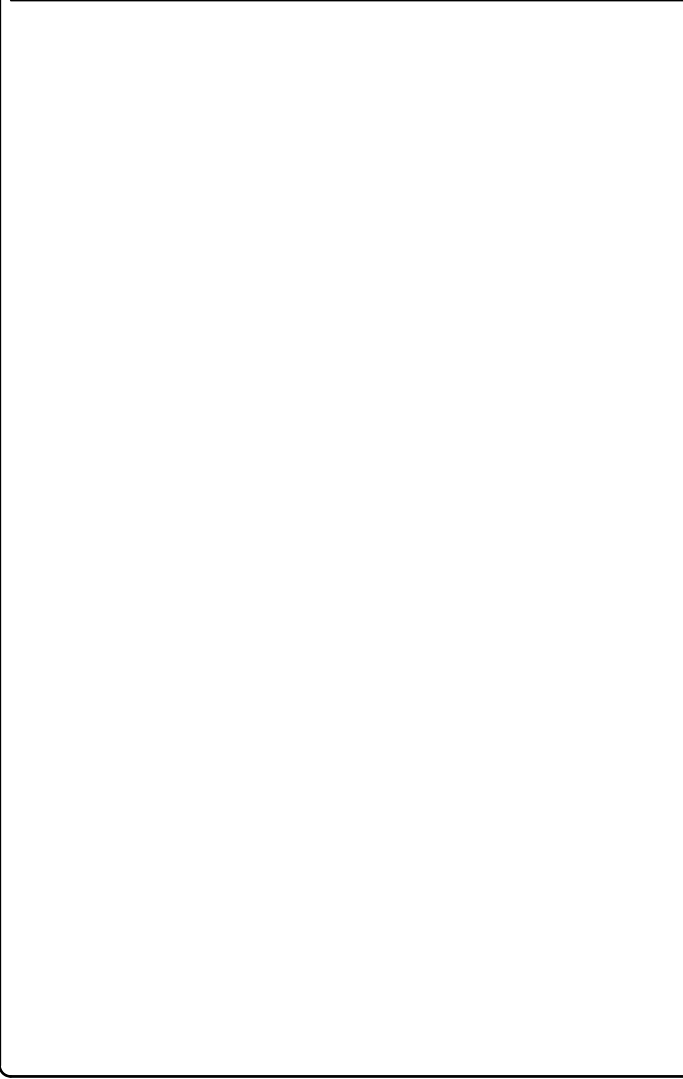
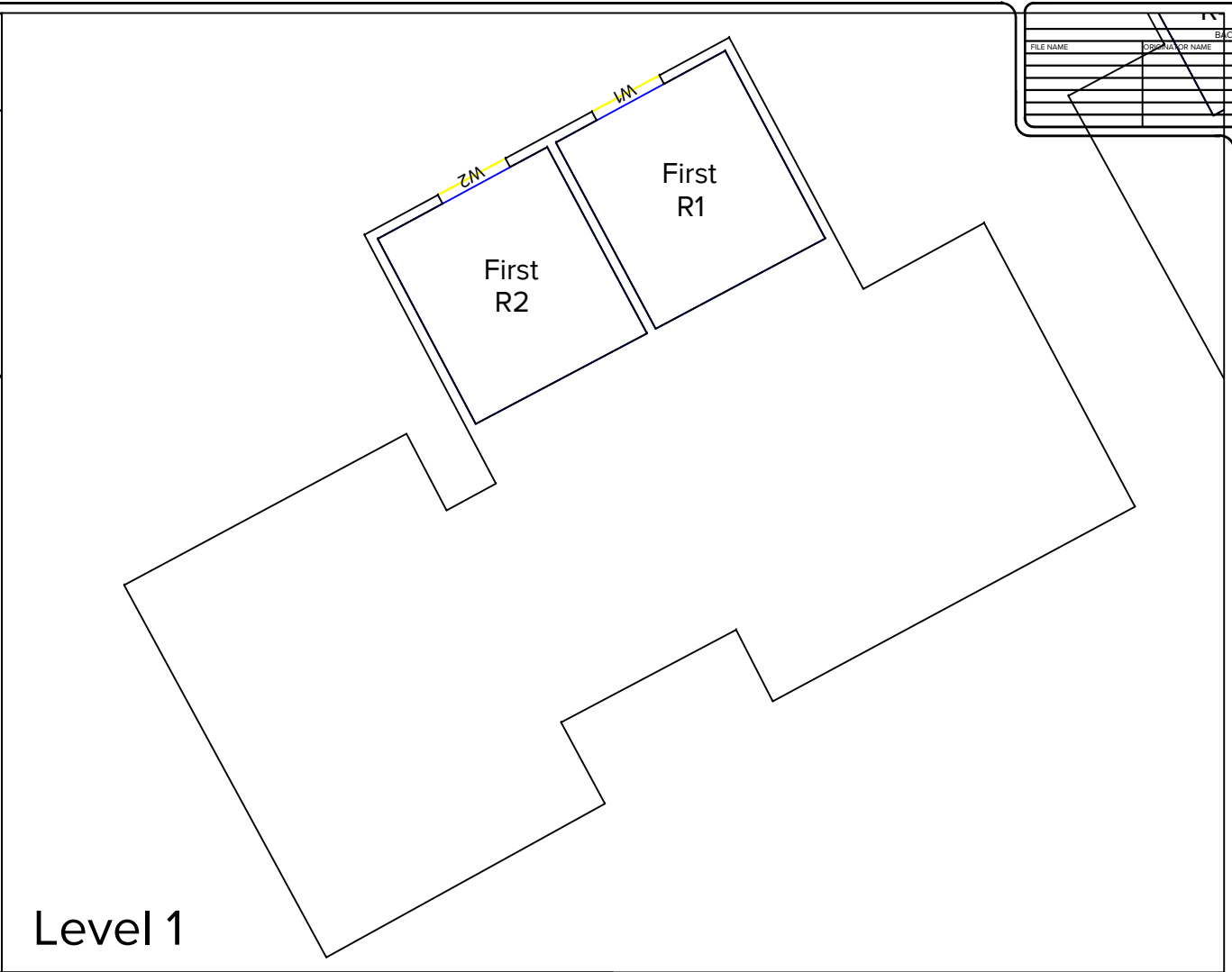
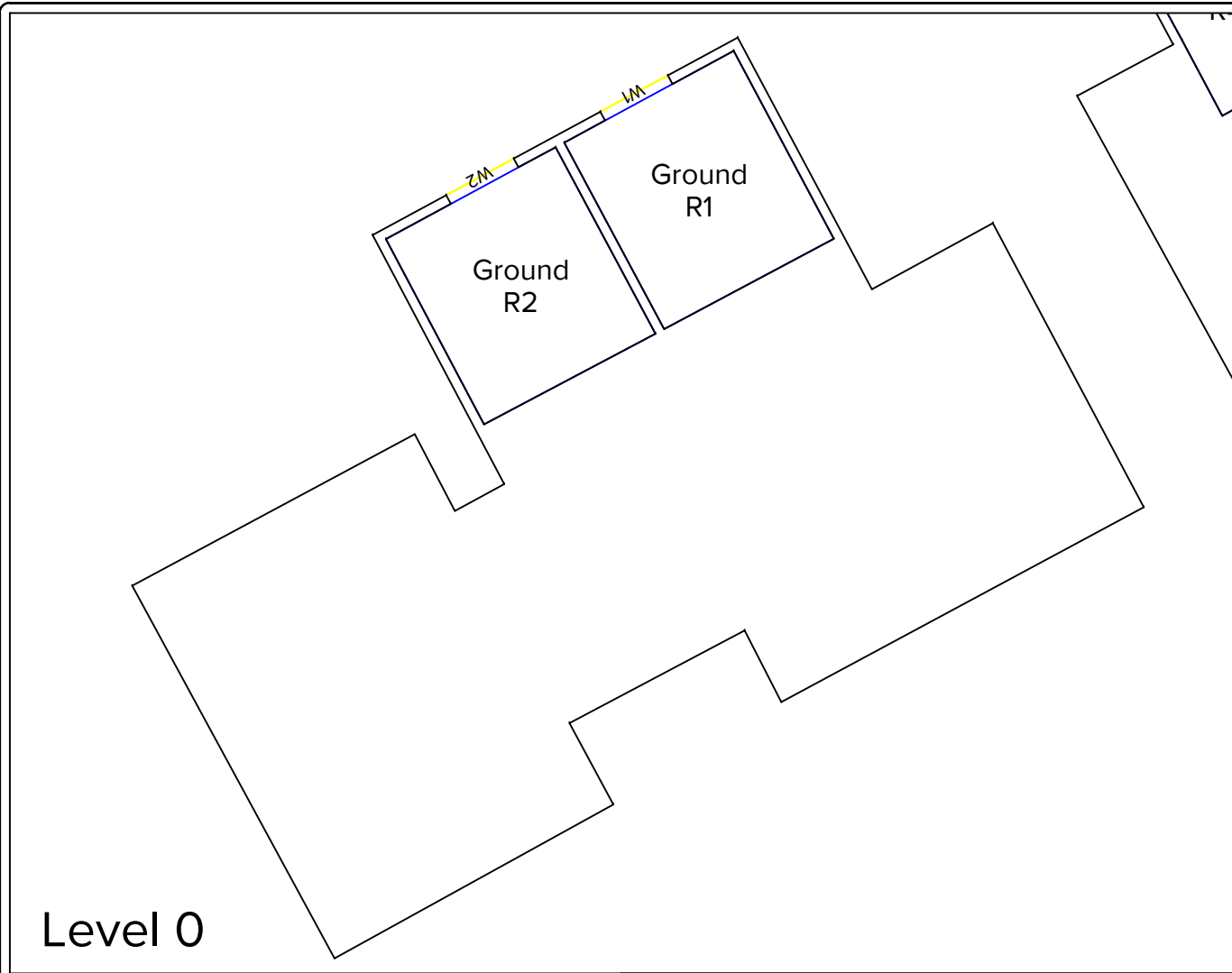
Architect
XCO2

Project
Ringers Road

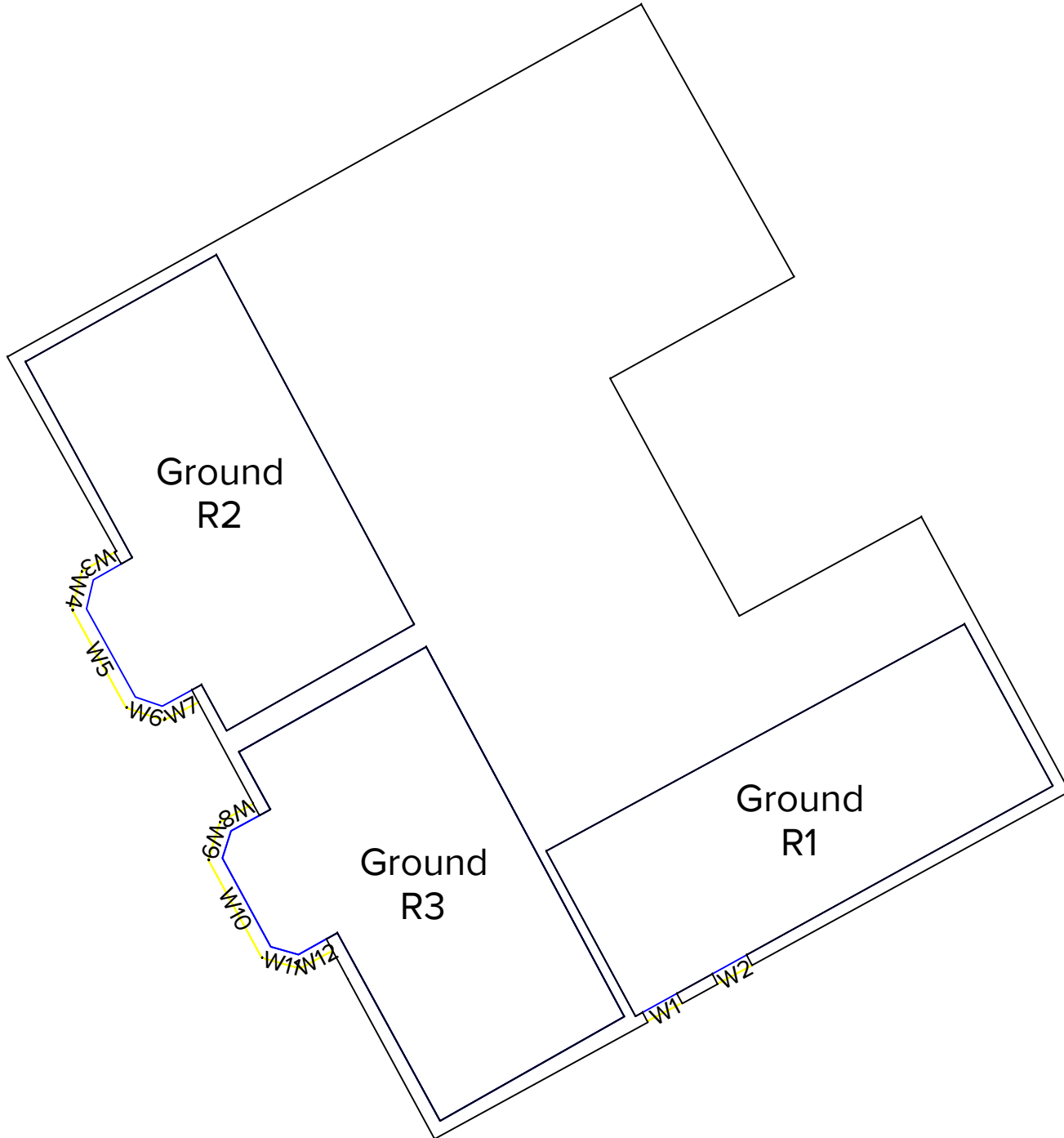
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**Windows and rooms layout
 Harestone Court
 Levels 0-2**

Scale/Alt	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

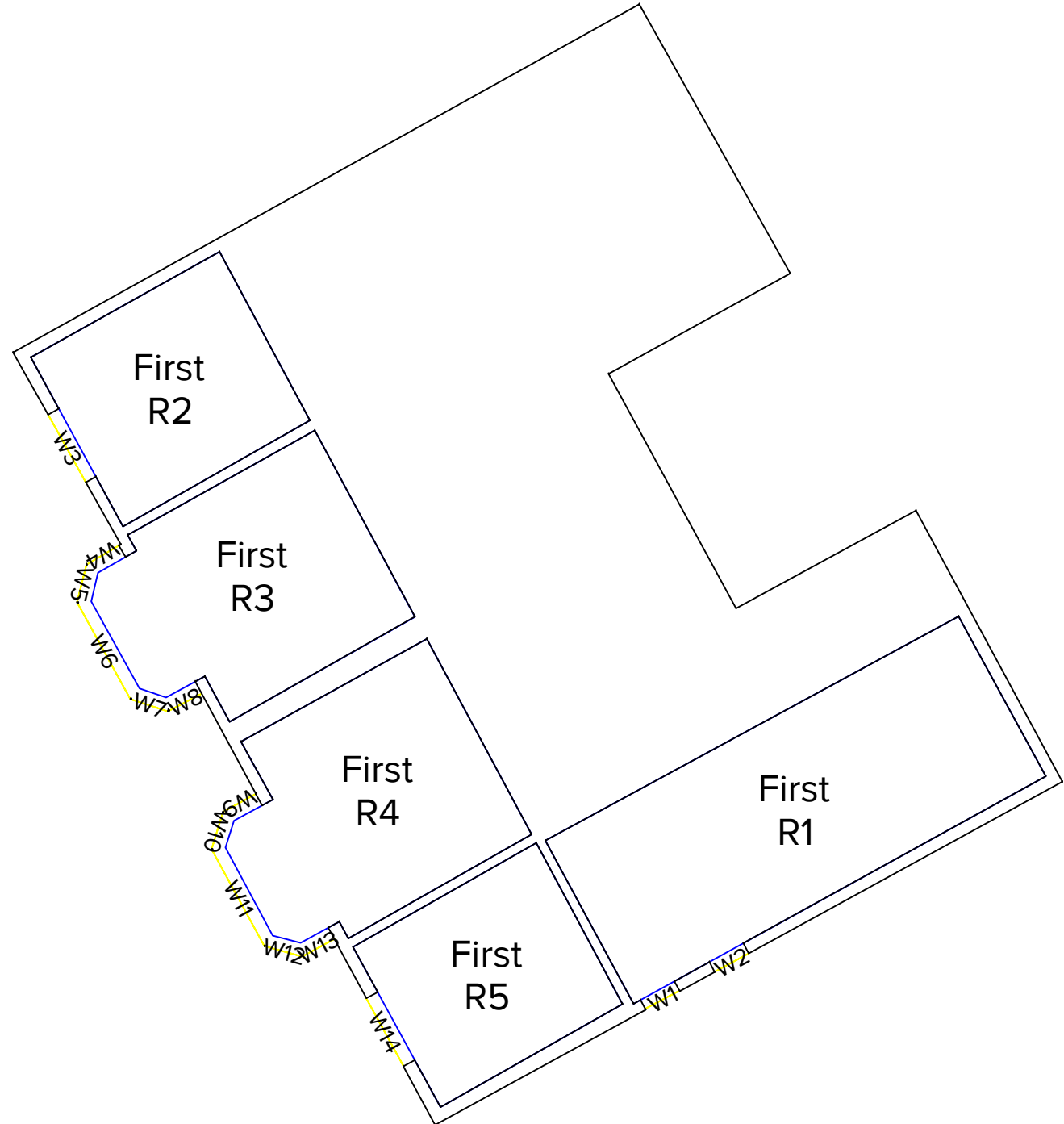
Drawing Number
9_604 Ringers Road Revision
1



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BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD



Level 0



Level 1

Notes

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Architect
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Project
Ringers Road

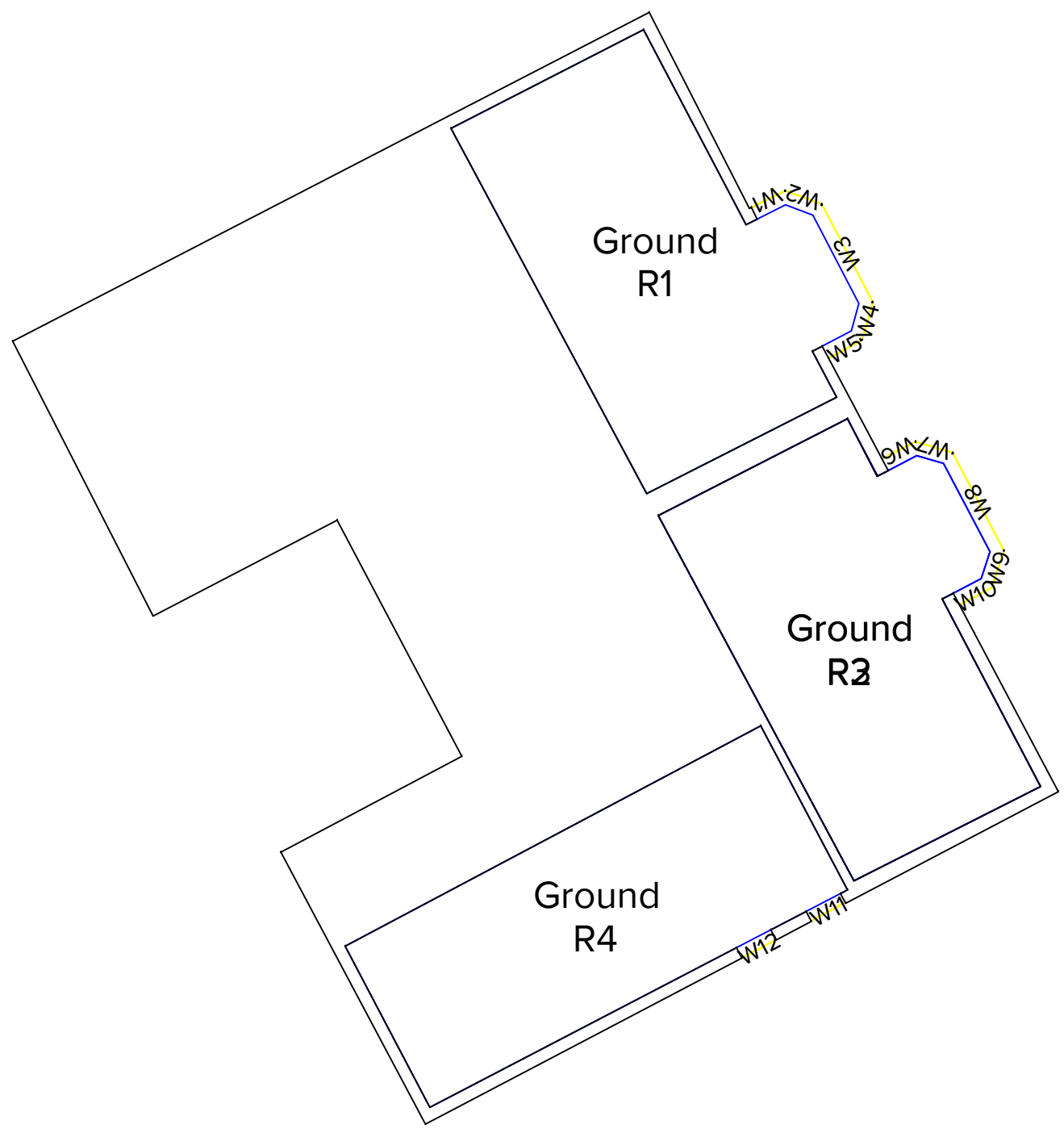
Title
**Windows and rooms layout
 35-36 Ethelbert Close
 Levels 0-1**

Scale/Alt	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

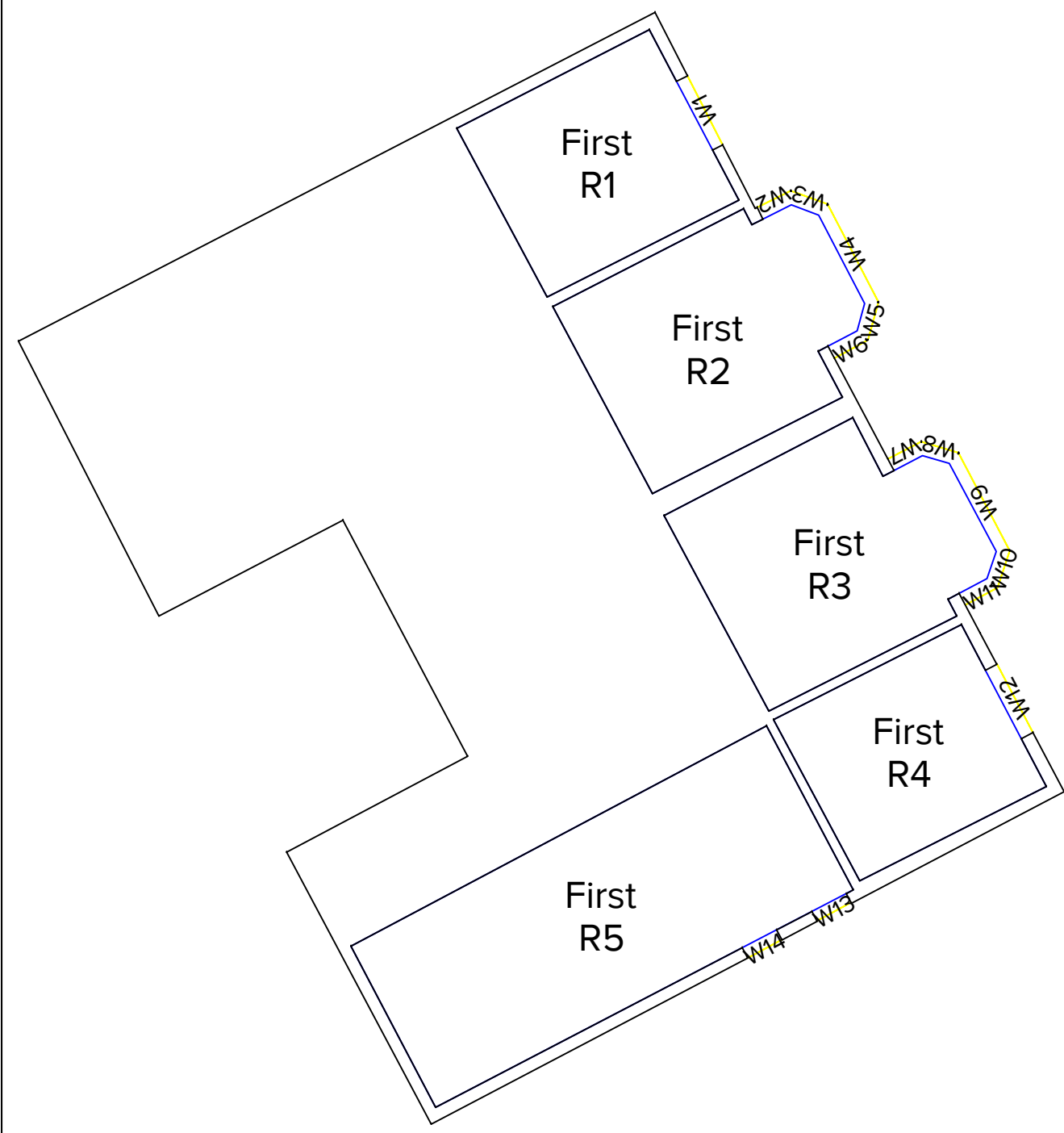
Drawing Number	Revision
9_604 Ringers Road	1

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FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes



Level 0



Level 1

Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

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Client
Ringers Road Properties Ltd.

Architect
XCO2

Project
Ringers Road

Title
Windows and rooms layout
1-2 Ethelbert Close
Levels 0-1

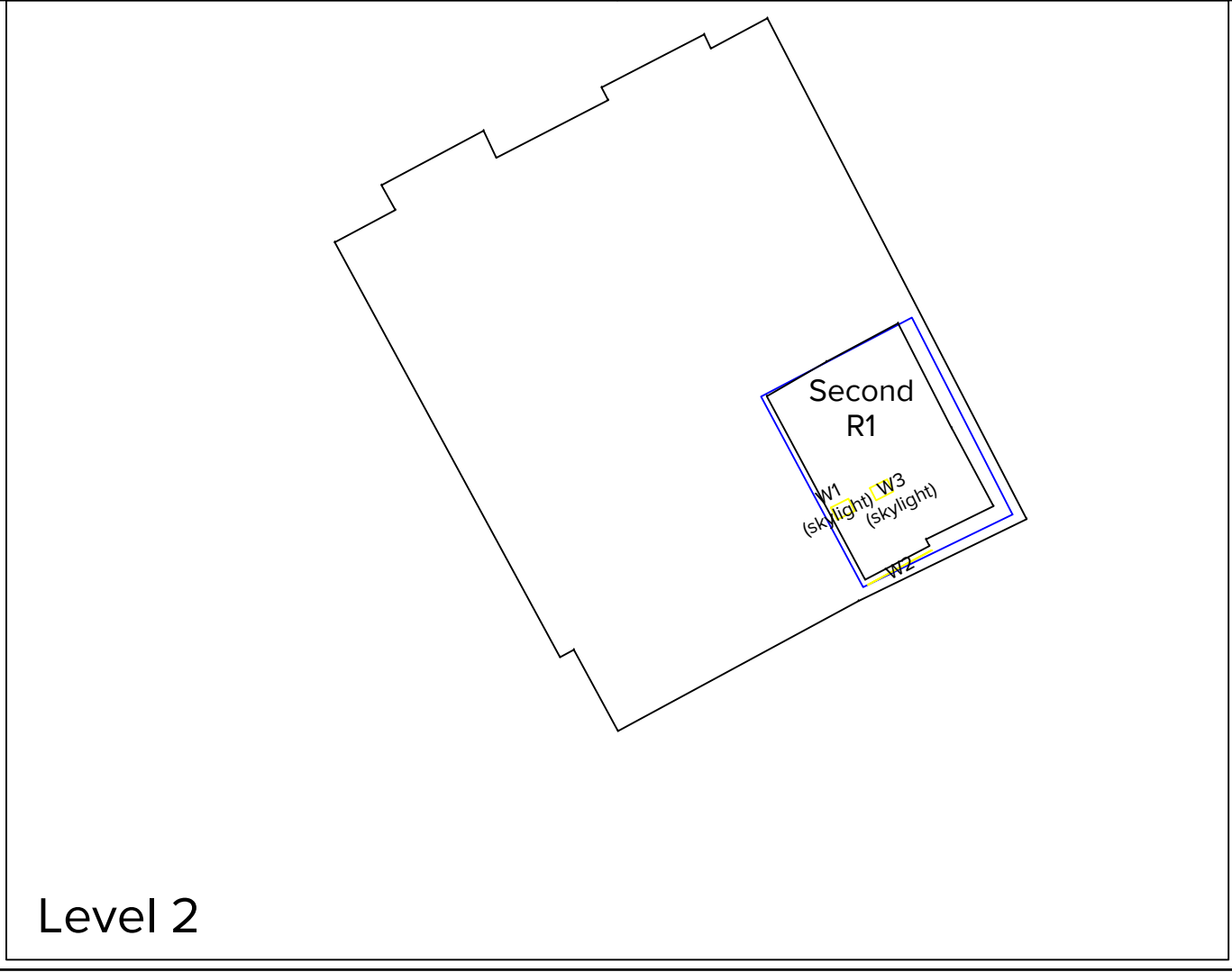
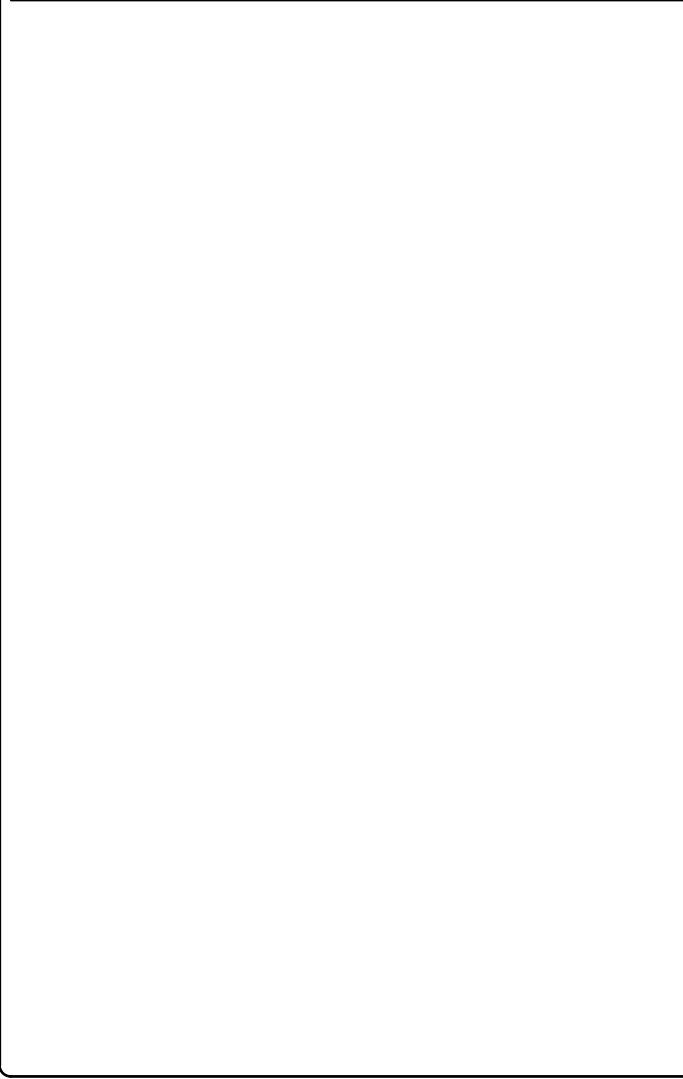
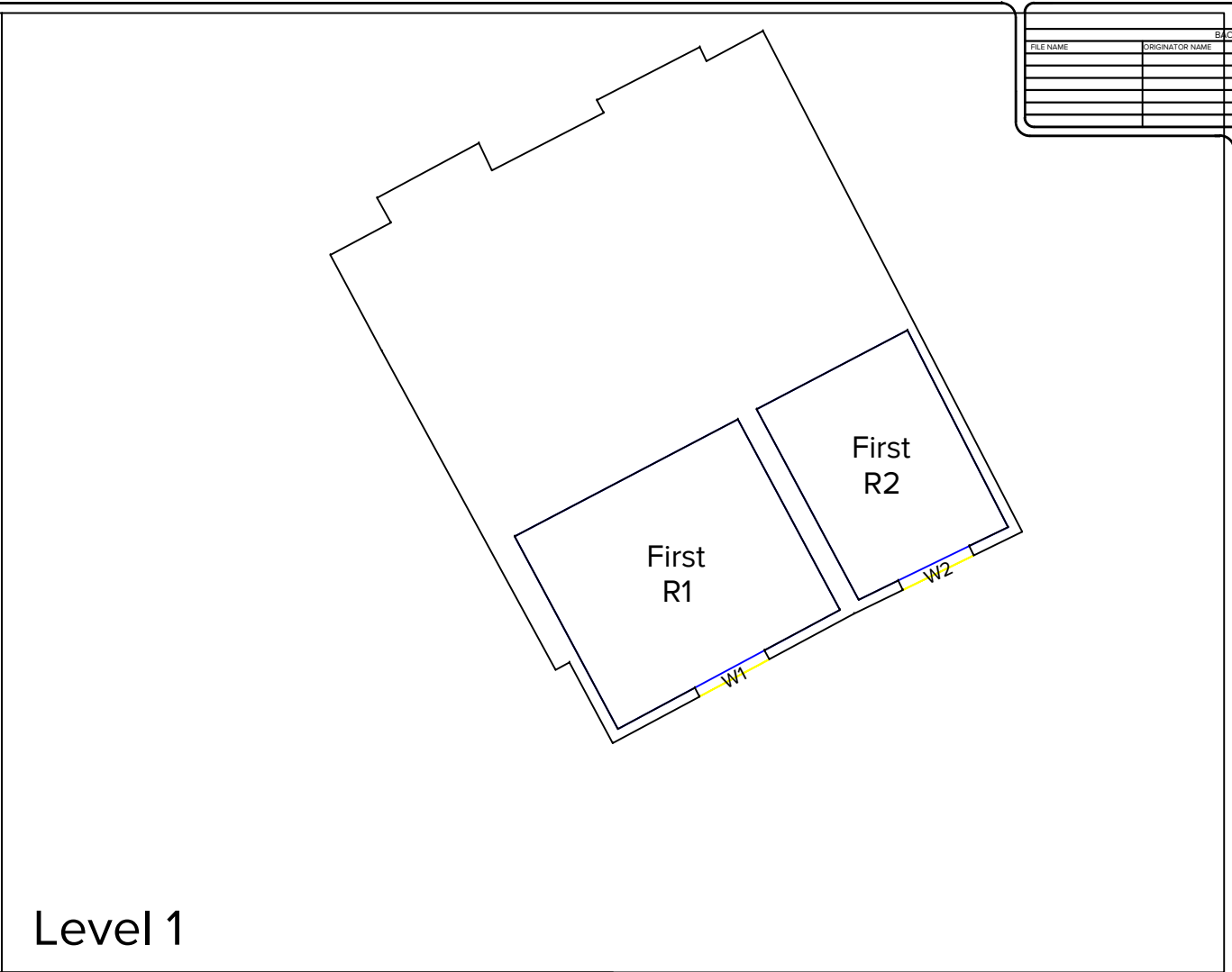
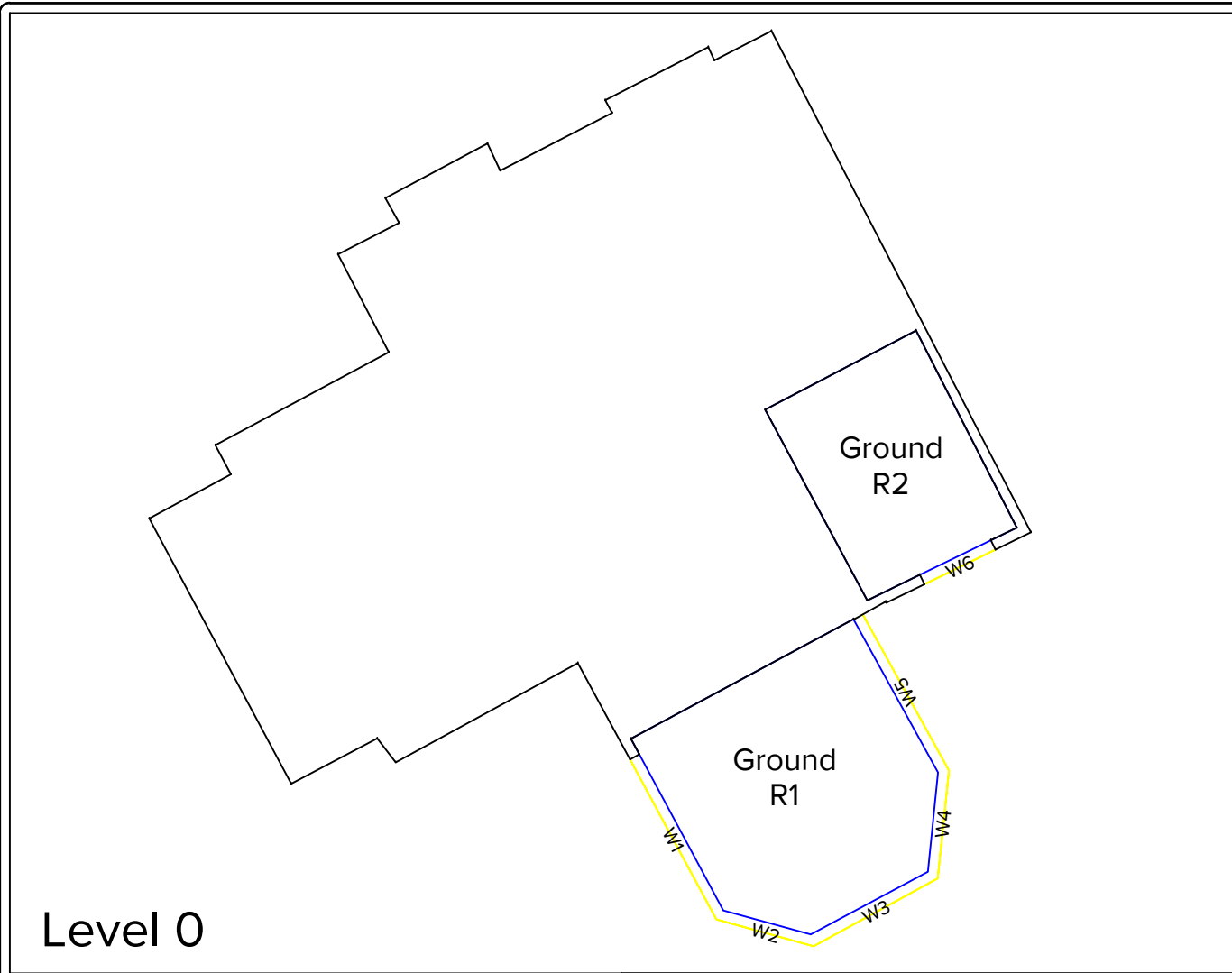
Scale	Date	Drawn	Checked	Date
N.T.S		YC	TKe	31.05.24

Drawing Number
9_604 Ringers Road

Revision
1

DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes



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ISSUE TYPE

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Architect
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Project
Ringers Road

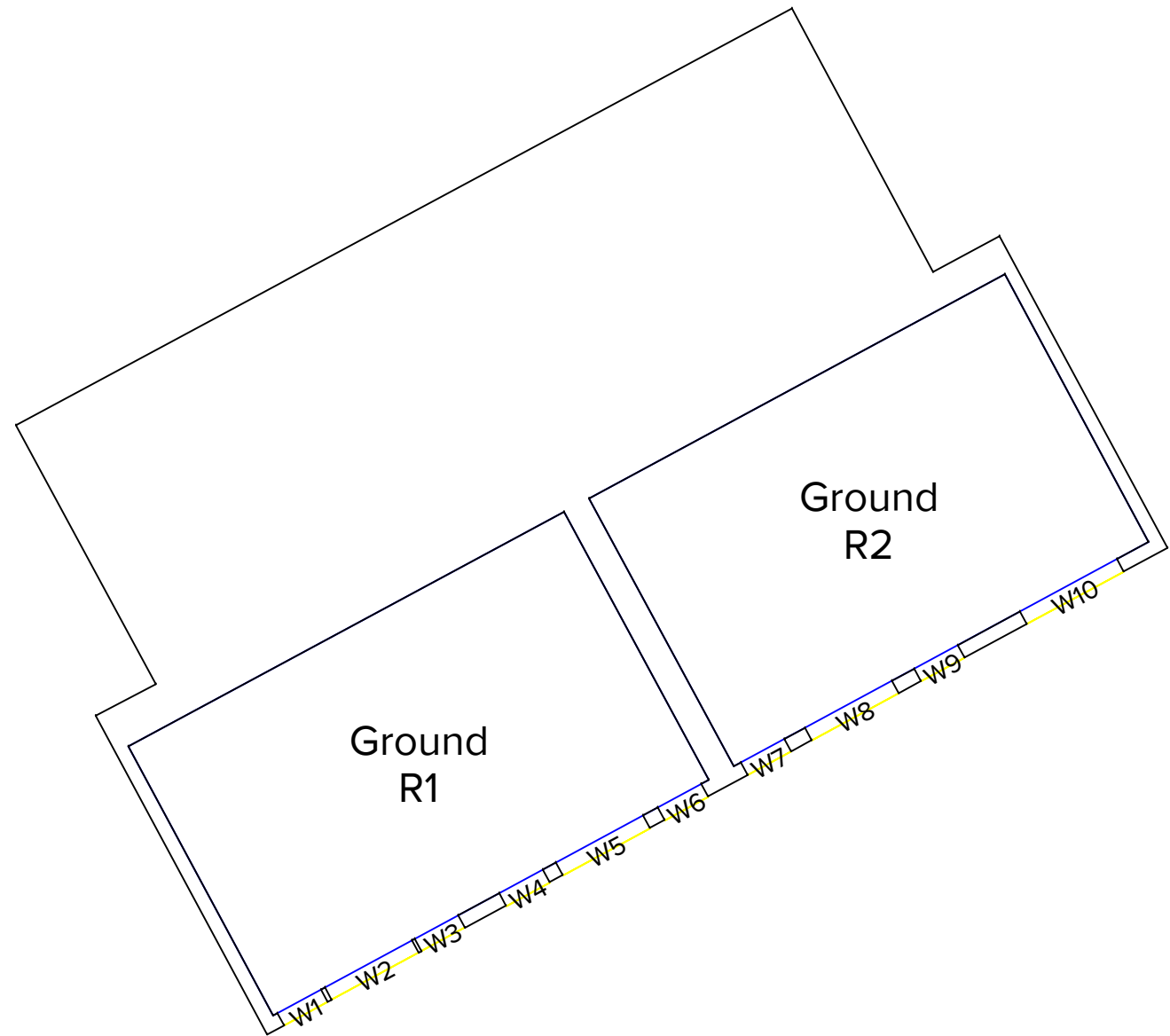
Title
**Windows and rooms layout
7 Ethelbert Court
Levels 0-2**

Scale	Date	Drawn	Checked	Date
N.T.S		YC	TKe	31.05.24

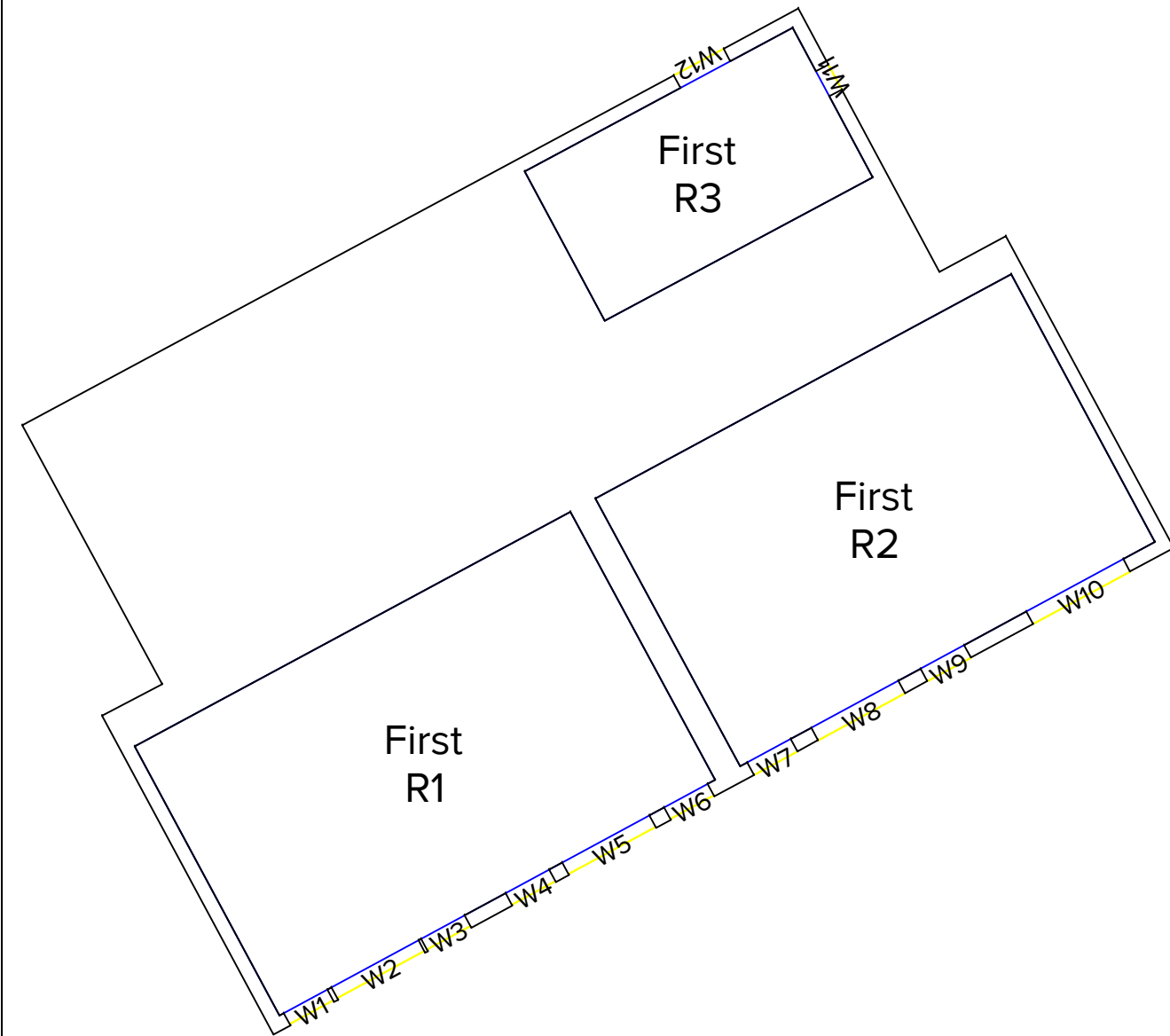
Drawing Number
9_604 Ringers Road Revision
1

DO NOT SCALE					
BACKGROUND DRAWING INFORMATION					
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD	

Notes



Level 0



Level 1

Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

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Client
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Architect
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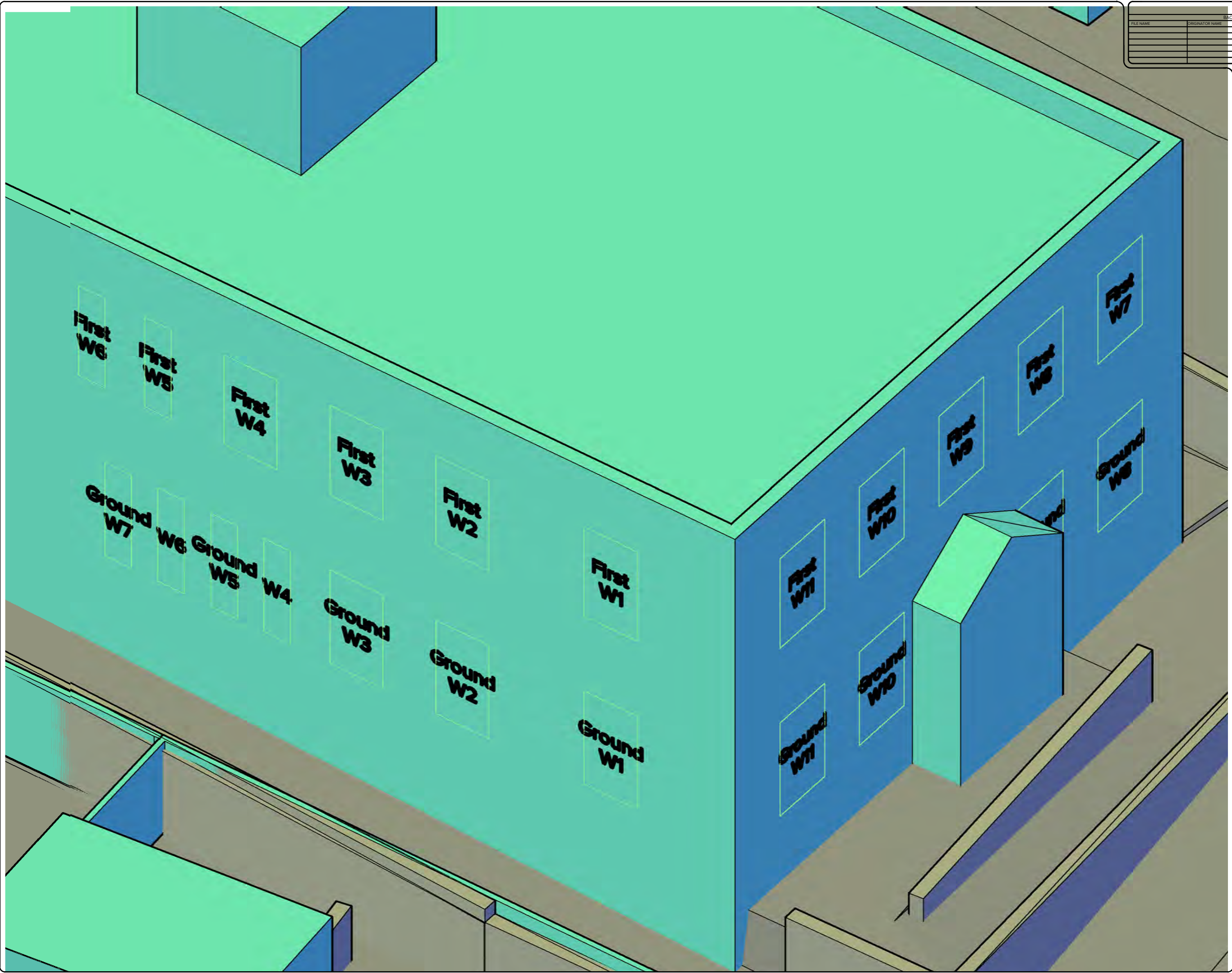
Project
Ringers Road

Title
Windows and rooms layout
1 Ethelbert Court
Levels 0-1

Scale	Date	Drawn	Checked	Date
N.T.S		YC	TKe	31.05.24

Drawing Number
9_604 Ringers Road

Revision
1



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FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

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ISSUE TYPE

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Client
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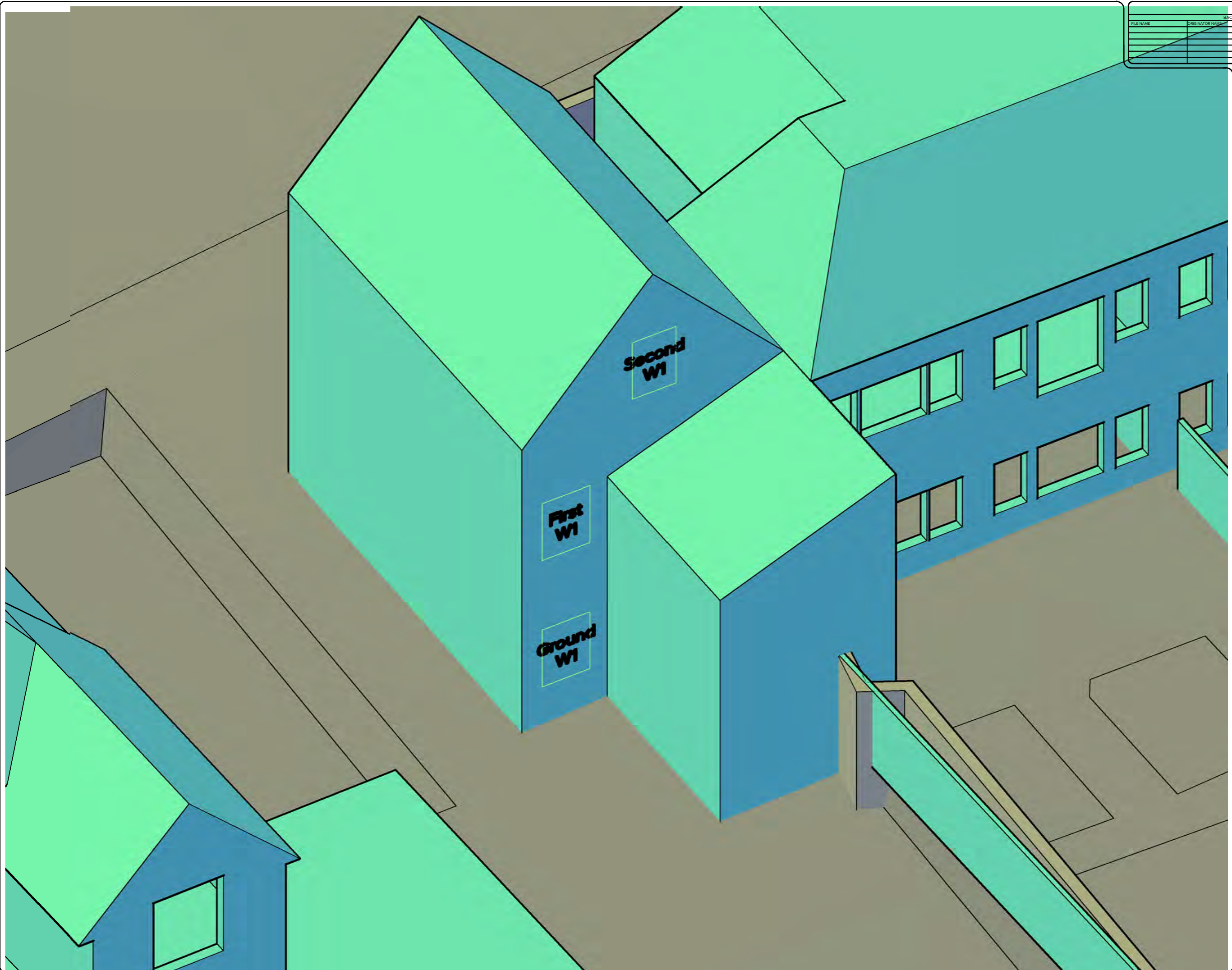
Architect
XCO2

Project
Ringers Road

Title
**Windows and rooms layout
2 Ethelbert Road**

Scale	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

Drawing Number
9_604 Ringers Road Revision
1



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FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

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ISSUE TYPE

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Architect
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Project
Ringers Road

Title
**Windows and rooms layout
11 Ethelbert Road**

Scale/BA3	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

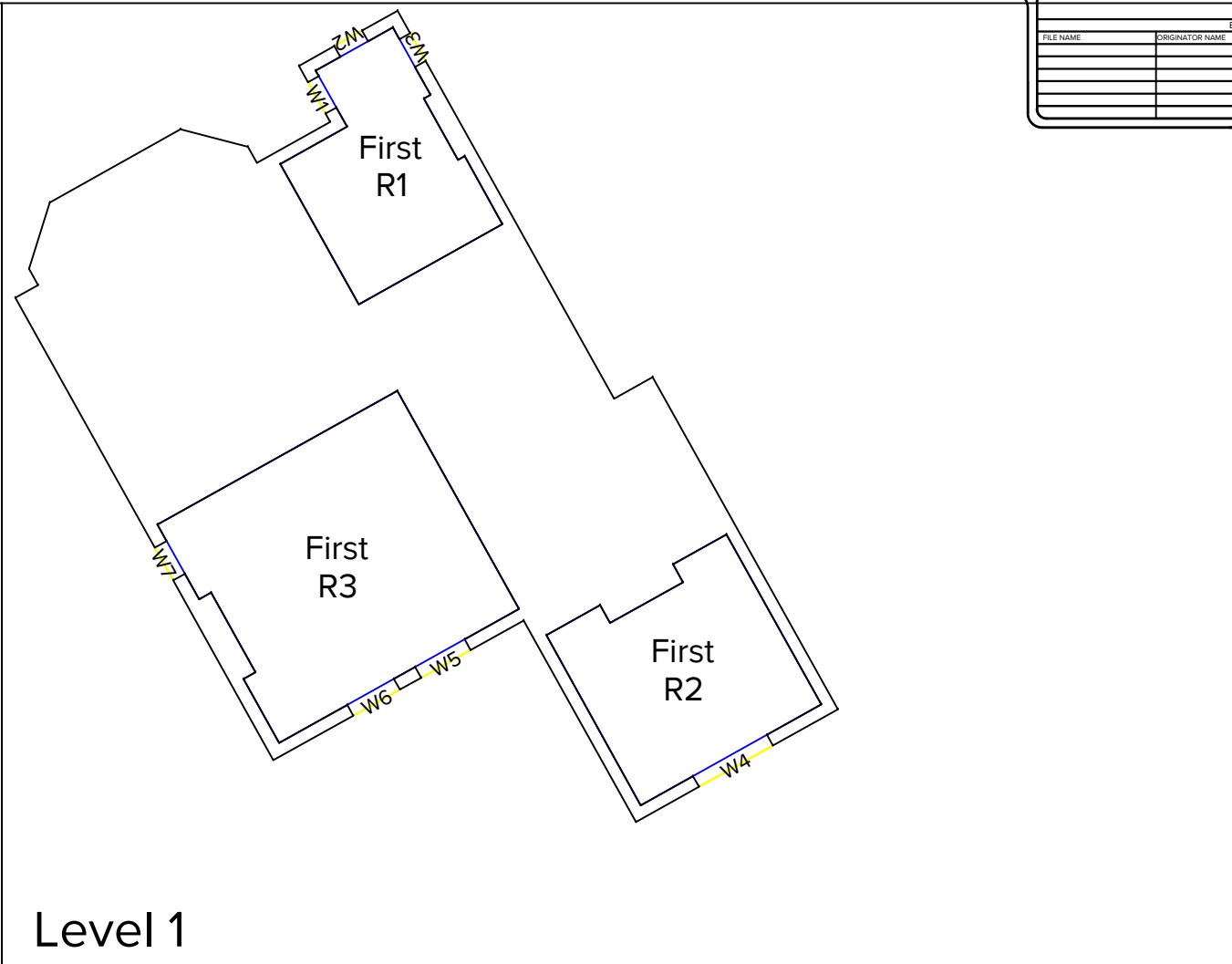
Drawing Number
9_604 Ringers Road

Revision
1

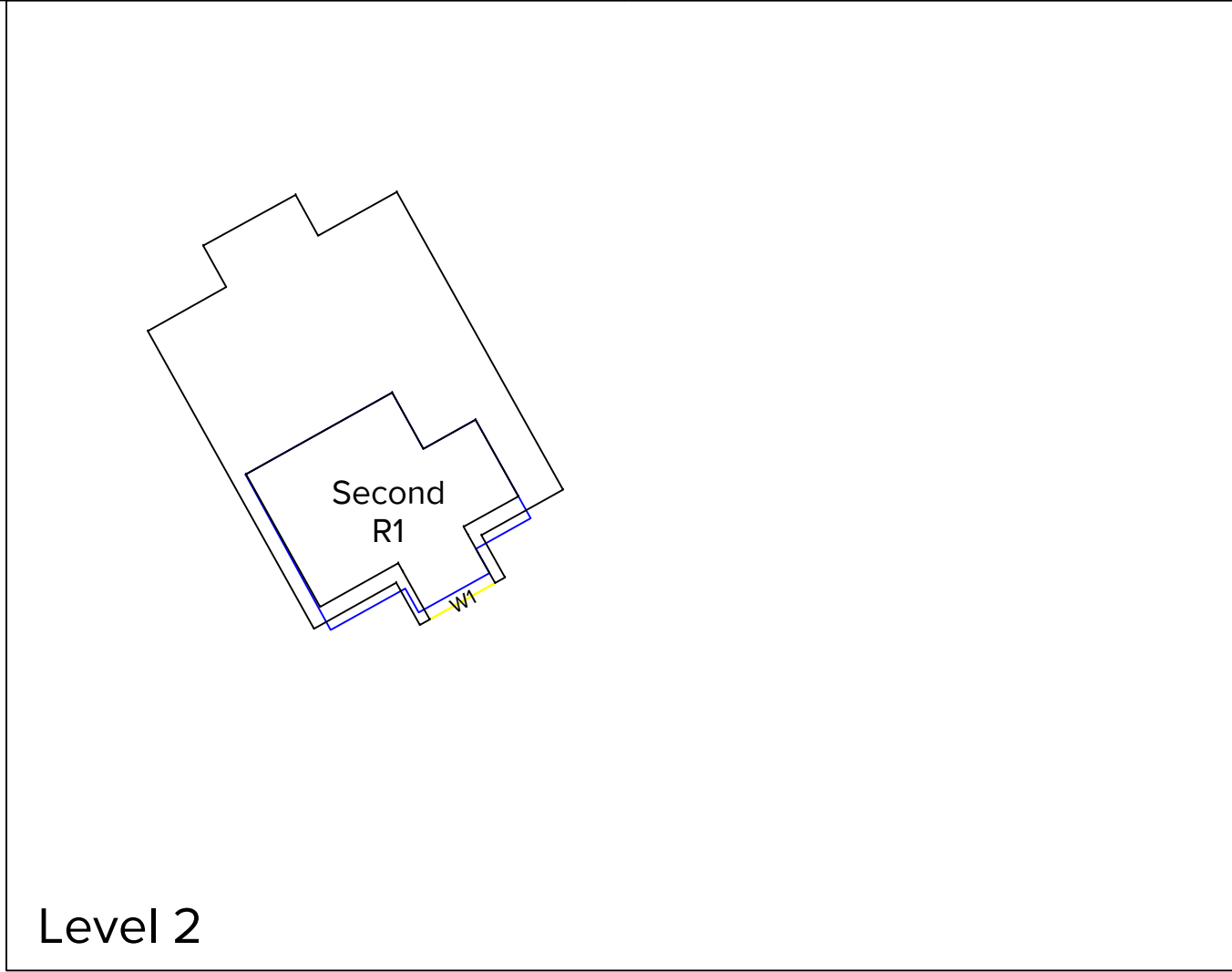
DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE REC'D



Level 0



Level 1



Level 2

Notes

Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

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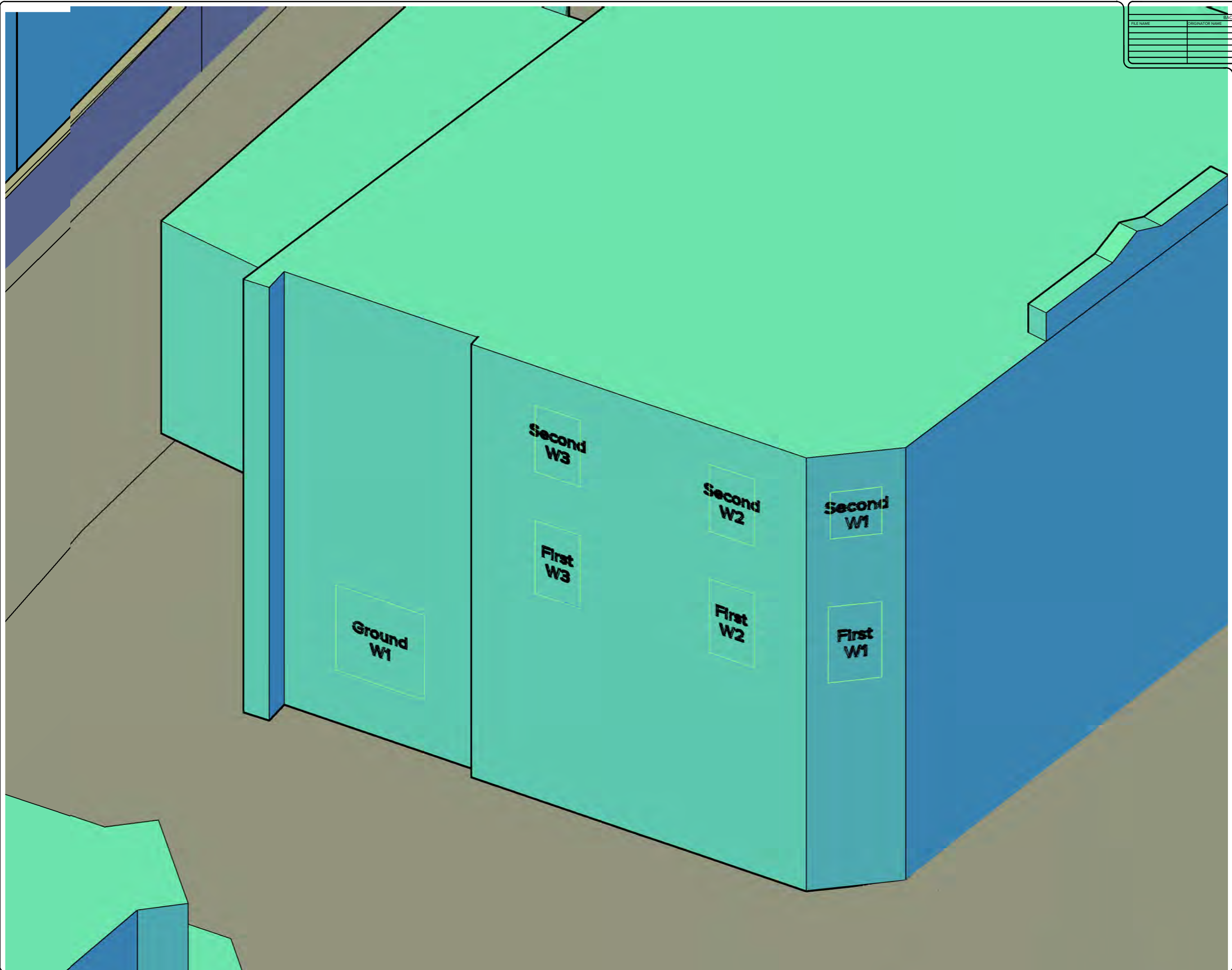
Project
Ringers Road

Title
**Windows and rooms layout
 13 Ethelbert Road
 Levels 0-2**

Scale: A3	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

Drawing Number
9_604 Ringers Road

Revision
1



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BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

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Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

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Client
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Architect
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Project
Ringers Road

Title
**Windows and rooms layout
72-76 High Street**

Scale	Drawn	Checked	Date
N.T.S	YC	TKe	31.05.24

Drawing Number	Revision
9_604 Ringers Road	1

APPENDIX B - DETAILED DAYLIGHT RESULTS (VSC AND NSL)

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
62 High Street	First	W1	Further testing required	22.9%	24.5%	0.93	68.4%	69.3%	0.99
62 High Street	First	W2	Further testing required	20.8%	23.3%	0.89	35.8%	59.9%	0.6
62 High Street	First	W3	Further testing required	20.2%	23.3%	0.86	35.8%	59.9%	0.6
62 High Street	First	W4	Further testing required	19.5%	23.4%	0.83	83.0%	98.6%	0.84
62 High Street	First	W5	Further testing required	10.3%	15.1%	0.68	83.0%	98.6%	0.84
62 High Street	First	W6	Further testing required	4.2%	7.8%	0.53	83.0%	98.6%	0.84
62 High Street	First	W7	Further testing required	3.7%	5.1%	0.74	36.4%	63.3%	0.57
62 High Street	First	W8	Further testing required	4.5%	4.9%	0.92	36.4%	63.3%	0.57
62 High Street	First	W9	Further testing required	7.5%	7.5%	0.99	46.5%	46.8%	0.99
62 High Street	First	W10	Further testing required	14.2%	14.2%	1	94.3%	94.3%	1
62 High Street	First	W11	Further testing required	20.3%	20.3%	1	94.3%	94.3%	1
62 High Street	First	W12	Pass	-	-	-	94.3%	94.3%	1
62 High Street	First	W13	Pass	-	-	-	94.3%	94.3%	1
62 High Street	First	W14	Pass	-	-	-	84.3%	84.3%	1
62 High Street	First	W15	Pass	-	-	-	84.3%	84.3%	1
62 High Street	First	W16	Pass	-	-	-	84.3%	84.3%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
62 High Street	First	W17	Pass	-	-	-	85.6%	85.6%	1
62 High Street	First	W18	Pass	-	-	-	98.9%	98.9%	1
62 High Street	First	W19	Further testing required	30.0%	-	-	88.3%	88.3%	1
62 High Street	Second	W1	Further testing required	26.2%	28.0%	0.94	76.1%	76.8%	0.99
62 High Street	Second	W2	Further testing required	24.4%	27.2%	0.9	43.1%	64.3%	0.67
62 High Street	Second	W3	Further testing required	23.8%	27.3%	0.87	43.1%	64.3%	0.67
62 High Street	Second	W4	Further testing required	23.0%	27.5%	0.84	85.1%	98.7%	0.86
62 High Street	Second	W5	Further testing required	11.3%	16.5%	0.68	85.1%	98.7%	0.86
62 High Street	Second	W6	Further testing required	4.9%	8.8%	0.56	85.1%	98.7%	0.86
62 High Street	Second	W7	Further testing required	4.3%	5.7%	0.76	42.3%	68.6%	0.62
62 High Street	Second	W8	Further testing required	5.1%	5.5%	0.92	42.3%	68.6%	0.62
62 High Street	Second	W9	Further testing required	8.0%	8.1%	0.99	46.7%	46.8%	1
62 High Street	Second	W10	Further testing required	14.8%	14.8%	1	95.0%	95.0%	1
62 High Street	Second	W11	Further testing required	21.0%	21.0%	1	95.0%	95.0%	1
62 High Street	Second	W12	Pass	-	-	-	95.0%	95.0%	1
62 High Street	Second	W13	Pass	-	-	-	95.0%	95.0%	1
62 High Street	Second	W14	Pass	-	-	-	88.5%	88.5%	1
62 High Street	Second	W15	Further testing required	20.8%	20.8%	1	86.7%	86.7%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
62 High Street	Second	W16	Further testing required	24.2%	24.2%	1	91.0%	91.0%	1
62 High Street	Second	W17	Further testing required	23.3%	23.3%	1	91.0%	91.0%	1
62 High Street	Second	W18	Pass	-	-	-	91.5%	91.5%	1
62 High Street	Second	W19	Pass	-	-	-	91.5%	91.5%	1
62 High Street	Second	W20	Pass	-	-	-	99.9%	99.9%	1
62 High Street	Second	W21	Pass	-	-	-	99.9%	99.9%	1
62 High Street	Second	W22	Pass	-	-	-	99.7%	99.7%	1
62 High Street	Second	W23	Pass	-	-	-	99.9%	99.9%	1
62 High Street	Second	W24	Pass	-	-	-	99.9%	99.9%	1
62 High Street	Second	W25	Pass	-	-	-	99.9%	99.9%	1
62 High Street	Second	W26	Pass	-	-	-	99.7%	99.7%	1
62 High Street	Second	W27	Pass	-	-	-	98.4%	98.4%	1
62 High Street	Second	W28	Further testing required	32.6%	-	-	90.8%	90.8%	1
62 High Street	Third	W1	Further testing required	29.5%	-	-	99.9%	99.9%	1
62 High Street	Third	W35	Pass	-	-	-	99.9%	99.9%	1
62 High Street	Third	W36	Pass	-	-	-	99.9%	99.9%	1
62 High Street	Third	W37	Pass	-	-	-	99.9%	99.9%	1
62 High Street	Third	W38	Further testing required	34.4%	-	-	99.9%	99.9%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
62 High Street	Third	W2	Further testing required	28.9%	-	-	95.4%	95.4%	1
62 High Street	Third	W3	Further testing required	18.3%	19.7%	0.93	78.3%	78.3%	1
62 High Street	Third	W4	Further testing required	19.7%	22.8%	0.86	98.1%	98.1%	1
62 High Street	Third	W5	Further testing required	22.2%	22.4%	0.99	98.1%	98.1%	1
62 High Street	Third	W6	Pass	-	-	-	62.8%	96.7%	0.65
62 High Street	Third	W7	Further testing required	20.6%	25.2%	0.82	62.8%	96.7%	0.65
62 High Street	Third	W8	Further testing required	11.8%	17.0%	0.7	62.8%	96.7%	0.65
62 High Street	Third	W9	Further testing required	5.7%	9.4%	0.61	62.8%	96.7%	0.65
62 High Street	Third	W10	Further testing required	5.0%	6.3%	0.79	62.8%	96.7%	0.65
62 High Street	Third	W11	Further testing required	5.7%	6.2%	0.93	11.8%	12.5%	0.95
62 High Street	Third	W12	Further testing required	15.8%	15.8%	1	99.5%	99.5%	1
62 High Street	Third	W13	Further testing required	21.7%	21.7%	1	99.5%	99.5%	1
62 High Street	Third	W14	Pass	-	-	-	99.5%	99.5%	1
62 High Street	Third	W15	Pass	-	-	-	99.5%	99.5%	1
62 High Street	Third	W16	Pass	-	-	-	12.2%	12.2%	1
62 High Street	Third	W17	Pass	-	-	-	12.2%	12.2%	1
62 High Street	Third	W18	Further testing required	23.1%	23.1%	1	98.9%	98.9%	1
62 High Street	Third	W19	Further testing required	27.0%	27.0%	1	98.9%	98.9%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
62 High Street	Third	W20	Further testing required	25.4%	25.4%	1	98.9%	98.9%	1
62 High Street	Third	W21	Pass	-	-	-	96.8%	96.8%	1
62 High Street	Third	W22	Further testing required	14.9%	14.9%	1	96.8%	96.8%	1
62 High Street	Third	W23	Pass	-	-	-	96.8%	96.8%	1
62 High Street	Third	W24	Pass	-	-	-	99.5%	99.5%	1
62 High Street	Third	W25	Pass	-	-	-	99.5%	99.5%	1
62 High Street	Third	W26	Pass	-	-	-	99.3%	99.3%	1
62 High Street	Third	W27	Pass	-	-	-	99.3%	99.3%	1
62 High Street	Third	W28	Pass	-	-	-	99.8%	99.8%	1
62 High Street	Third	W29	Pass	-	-	-	99.8%	99.8%	1
62 High Street	Third	W30	Pass	-	-	-	99.8%	99.8%	1
62 High Street	Third	W31	Pass	-	-	-	99.8%	99.8%	1
62 High Street	Third	W32	Pass	-	-	-	99.1%	99.1%	1
62 High Street	Third	W33	Pass	-	-	-	99.1%	99.1%	1
62 High Street	Third	W34	Pass	-	-	-	99.1%	99.1%	1
62 High Street	Fourth	W1	Further testing required	31.6%	-	-	99.6%	100.0%	1
62 High Street	Fourth	W35	Pass	-	-	-	99.6%	100.0%	1
62 High Street	Fourth	W36	Pass	-	-	-	99.6%	100.0%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
62 High Street	Fourth	W37	Pass	-	-	-	99.6%	100.0%	1
62 High Street	Fourth	W38	Further testing required	35.7%	-	-	99.6%	100.0%	1
62 High Street	Fourth	W2	Further testing required	31.1%	-	-	81.8%	81.8%	1
62 High Street	Fourth	W3	Further testing required	16.1%	18.8%	0.86	98.1%	98.1%	1
62 High Street	Fourth	W4	Further testing required	20.3%	20.7%	0.98	98.1%	98.1%	1
62 High Street	Fourth	W5	Further testing required	23.8%	25.3%	0.94	97.5%	97.6%	1
62 High Street	Fourth	W6	Pass	-	-	-	97.5%	97.6%	1
62 High Street	Fourth	W7	Further testing required	29.4%	-	-	97.5%	97.6%	1
62 High Street	Fourth	W8	Further testing required	10.7%	15.3%	0.7	97.5%	97.6%	1
62 High Street	Fourth	W9	Further testing required	7.7%	10.2%	0.76	45.7%	73.0%	0.63
62 High Street	Fourth	W10	Further testing required	8.0%	9.2%	0.87	45.7%	73.0%	0.63
62 High Street	Fourth	W11	Further testing required	9.8%	10.3%	0.95	16.9%	17.2%	0.98
62 High Street	Fourth	W12	Further testing required	21.0%	21.0%	1	98.3%	98.3%	1
62 High Street	Fourth	W13	Pass	-	-	-	98.3%	98.3%	1
62 High Street	Fourth	W14	Pass	-	-	-	98.3%	98.3%	1
62 High Street	Fourth	W15	Pass	-	-	-	97.4%	97.4%	1
62 High Street	Fourth	W16	Pass	-	-	-	97.4%	97.4%	1
62 High Street	Fourth	W17	Further testing required	28.4%	-	-	99.4%	99.4%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
62 High Street	Fourth	W18	Further testing required	25.9%	25.9%	1	99.4%	99.4%	1
62 High Street	Fourth	W19	Pass	-	-	-	99.4%	99.4%	1
62 High Street	Fourth	W20	Pass	-	-	-	99.5%	99.5%	1
62 High Street	Fourth	W21	Pass	-	-	-	99.5%	99.5%	1
62 High Street	Fourth	W22	Pass	-	-	-	99.5%	99.5%	1
62 High Street	Fourth	W23	Further testing required	17.0%	17.0%	1	99.5%	99.5%	1
62 High Street	Fourth	W24	Pass	-	-	-	99.5%	99.5%	1
62 High Street	Fourth	W25	Pass	-	-	-	99.5%	99.5%	1
62 High Street	Fourth	W26	Pass	-	-	-	99.5%	99.5%	1
62 High Street	Fourth	W27	Pass	-	-	-	99.2%	99.2%	1
62 High Street	Fourth	W28	Pass	-	-	-	99.2%	99.2%	1
62 High Street	Fourth	W29	Pass	-	-	-	98.6%	98.6%	1
62 High Street	Fourth	W30	Pass	-	-	-	98.6%	98.6%	1
62 High Street	Fourth	W31	Pass	-	-	-	98.6%	98.6%	1
62 High Street	Fourth	W32	Pass	-	-	-	95.6%	95.6%	1
62 High Street	Fourth	W33	Pass	-	-	-	95.6%	95.6%	1
62 High Street	Fourth	W34	Pass	-	-	-	95.6%	95.6%	1
62 High Street	Fifth	W1	Further testing required	33.8%	-	-	100.0%	100.0%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
62 High Street	Fifth	W28	Pass	-	-	-	100.0%	100.0%	1
62 High Street	Fifth	W29	Pass	-	-	-	100.0%	100.0%	1
62 High Street	Fifth	W30	Pass	-	-	-	100.0%	100.0%	1
62 High Street	Fifth	W31	Further testing required	36.7%	-	-	100.0%	100.0%	1
62 High Street	Fifth	W2	Further testing required	23.1%	25.9%	0.89	97.7%	97.7%	1
62 High Street	Fifth	W3	Further testing required	27.3%	-	-	97.7%	97.7%	1
62 High Street	Fifth	W4	Further testing required	32.5%	-	-	98.0%	98.0%	1
62 High Street	Fifth	W5	Further testing required	32.3%	-	-	98.0%	98.0%	1
62 High Street	Fifth	W6	Further testing required	32.0%	-	-	98.0%	98.0%	1
62 High Street	Fifth	W7	Further testing required	12.4%	16.7%	0.74	98.0%	98.0%	1
62 High Street	Fifth	W8	Further testing required	9.3%	11.4%	0.81	18.7%	34.2%	0.55
62 High Street	Fifth	W9	Further testing required	9.4%	10.6%	0.89	18.7%	34.2%	0.55
62 High Street	Fifth	W10	Further testing required	11.9%	12.3%	0.97	99.6%	99.6%	1
62 High Street	Fifth	W11	Further testing required	15.6%	15.8%	0.99	99.6%	99.6%	1
62 High Street	Fifth	W12	Further testing required	21.9%	21.9%	1	99.6%	99.6%	1
62 High Street	Fifth	W13	Pass	-	-	-	99.6%	99.6%	1
62 High Street	Fifth	W14	Pass	-	-	-	99.6%	99.6%	1
62 High Street	Fifth	W15	Pass	-	-	-	99.3%	99.3%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
62 High Street	Fifth	W16	Pass	-	-	-	99.3%	99.3%	1
62 High Street	Fifth	W17	Pass	-	-	-	99.3%	99.3%	1
62 High Street	Fifth	W18	Pass	-	-	-	97.6%	97.6%	1
62 High Street	Fifth	W19	Pass	-	-	-	99.8%	99.8%	1
62 High Street	Fifth	W20	Pass	-	-	-	99.8%	99.8%	1
62 High Street	Fifth	W21	Pass	-	-	-	99.8%	99.8%	1
62 High Street	Fifth	W22	Pass	-	-	-	99.8%	99.8%	1
62 High Street	Fifth	W23	Pass	-	-	-	96.9%	96.9%	1
62 High Street	Fifth	W24	Pass	-	-	-	99.1%	99.1%	1
62 High Street	Fifth	W25	Pass	-	-	-	99.1%	99.1%	1
62 High Street	Fifth	W26	Pass	-	-	-	99.7%	99.7%	1
62 High Street	Fifth	W27	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	First	W1	Further testing required	5.4%	11.6%	0.47	83.3%	95.1%	0.88
66-70 High Street	First	W2	Further testing required	9.9%	16.1%	0.61	83.3%	95.1%	0.88
66-70 High Street	First	W3	Further testing required	18.9%	27.7%	0.68	87.3%	97.0%	0.9
66-70 High Street	First	W4	Further testing required	19.2%	29.0%	0.66	83.7%	91.6%	0.91
66-70 High Street	First	W5	Further testing required	11.0%	20.0%	0.55	99.2%	99.2%	1
66-70 High Street	First	W6	Further testing required	12.1%	20.2%	0.6	99.2%	99.2%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
66-70 High Street	First	W7	Pass	-	-	-	99.2%	99.2%	1
66-70 High Street	First	W8	Pass	-	-	-	99.2%	99.2%	1
66-70 High Street	Second	W1	Further testing required	6.0%	13.4%	0.45	83.4%	95.8%	0.87
66-70 High Street	Second	W2	Further testing required	10.5%	18.2%	0.58	83.4%	95.8%	0.87
66-70 High Street	Second	W3	Further testing required	20.8%	30.9%	0.67	88.1%	97.4%	0.9
66-70 High Street	Second	W4	Further testing required	20.9%	32.0%	0.65	84.5%	95.1%	0.89
66-70 High Street	Second	W5	Further testing required	12.0%	22.7%	0.53	99.2%	99.2%	1
66-70 High Street	Second	W6	Further testing required	12.7%	22.4%	0.57	99.2%	99.2%	1
66-70 High Street	Second	W7	Pass	-	-	-	99.2%	99.2%	1
66-70 High Street	Second	W8	Pass	-	-	-	99.2%	99.2%	1
66-70 High Street	Third	W1	Further testing required	6.8%	15.3%	0.44	84.0%	96.1%	0.87
66-70 High Street	Third	W2	Further testing required	10.9%	20.3%	0.54	84.0%	96.1%	0.87
66-70 High Street	Third	W3	Further testing required	22.0%	33.2%	0.66	88.4%	97.5%	0.91
66-70 High Street	Third	W4	Further testing required	22.4%	34.5%	0.65	85.6%	98.0%	0.87
66-70 High Street	Third	W5	Further testing required	12.8%	24.7%	0.52	99.3%	99.6%	1
66-70 High Street	Third	W6	Further testing required	13.2%	24.2%	0.55	99.3%	99.6%	1
66-70 High Street	Third	W7	Pass	-	-	-	99.3%	99.6%	1
66-70 High Street	Third	W8	Pass	-	-	-	99.3%	99.6%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
66-70 High Street	Fourth	W1	Pass	-	-	-	99.5%	99.6%	1
66-70 High Street	Fourth	W2	Further testing required	18.3%	18.8%	0.97	99.5%	99.6%	1
66-70 High Street	Fourth	W3	Pass	-	-	-	99.5%	99.6%	1
66-70 High Street	Fourth	W4	Further testing required	17.0%	17.4%	0.97	99.5%	99.6%	1
66-70 High Street	Fourth	W5	Further testing required	12.5%	12.9%	0.97	97.3%	99.5%	0.98
66-70 High Street	Fourth	W6	Further testing required	10.9%	11.3%	0.97	97.3%	99.5%	0.98
66-70 High Street	Fourth	W7	Further testing required	10.0%	21.3%	0.47	97.3%	99.5%	0.98
66-70 High Street	Fourth	W8	Further testing required	12.3%	23.9%	0.51	97.3%	99.5%	0.98
66-70 High Street	Fourth	W9	Further testing required	23.4%	35.5%	0.66	90.8%	96.9%	0.94
66-70 High Street	Fourth	W10	Further testing required	23.9%	36.0%	0.66	86.7%	98.0%	0.88
66-70 High Street	Fourth	W11	Further testing required	14.3%	25.8%	0.55	99.3%	99.7%	1
66-70 High Street	Fourth	W12	Further testing required	14.3%	25.0%	0.57	99.3%	99.7%	1
66-70 High Street	Fourth	W13	Pass	-	-	-	99.3%	99.7%	1
66-70 High Street	Fourth	W14	Pass	-	-	-	99.3%	99.7%	1
66-70 High Street	Fifth	W1	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Fifth	W2	Further testing required	36.5%	-	-	99.6%	99.6%	1
66-70 High Street	Fifth	W3	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Fifth	W4	Further testing required	36.0%	-	-	99.6%	99.6%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
66-70 High Street	Fifth	W5	Further testing required	34.2%	-	-	99.6%	99.6%	1
66-70 High Street	Fifth	W6	Further testing required	33.4%	-	-	99.6%	99.6%	1
66-70 High Street	Fifth	W7	Further testing required	12.4%	25.1%	0.49	99.6%	99.6%	1
66-70 High Street	Fifth	W8	Further testing required	13.8%	26.0%	0.53	99.6%	99.6%	1
66-70 High Street	Fifth	W9	Further testing required	25.0%	36.5%	0.68	91.1%	96.9%	0.94
66-70 High Street	Fifth	W10	Further testing required	25.6%	36.5%	0.7	87.3%	98.0%	0.89
66-70 High Street	Fifth	W11	Further testing required	15.9%	26.1%	0.61	99.4%	99.7%	1
66-70 High Street	Fifth	W12	Further testing required	15.7%	25.3%	0.62	99.4%	99.7%	1
66-70 High Street	Fifth	W13	Pass	-	-	-	99.4%	99.7%	1
66-70 High Street	Fifth	W14	Pass	-	-	-	99.4%	99.7%	1
66-70 High Street	Sixth	W1	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Sixth	W2	Further testing required	37.2%	-	-	99.6%	99.6%	1
66-70 High Street	Sixth	W3	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Sixth	W4	Further testing required	36.8%	-	-	99.6%	99.6%	1
66-70 High Street	Sixth	W5	Further testing required	35.3%	-	-	99.6%	99.6%	1
66-70 High Street	Sixth	W6	Further testing required	34.6%	-	-	99.6%	99.6%	1
66-70 High Street	Sixth	W7	Further testing required	14.5%	25.3%	0.57	99.6%	99.6%	1
66-70 High Street	Sixth	W8	Further testing required	15.8%	26.2%	0.6	99.6%	99.6%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
66-70 High Street	Sixth	W9	Further testing required	26.9%	36.7%	0.73	92.3%	97.0%	0.95
66-70 High Street	Sixth	W10	Further testing required	27.5%	-	-	88.6%	98.0%	0.9
66-70 High Street	Sixth	W11	Further testing required	17.7%	26.2%	0.67	99.6%	99.7%	1
66-70 High Street	Sixth	W12	Further testing required	17.4%	25.4%	0.68	99.6%	99.7%	1
66-70 High Street	Sixth	W13	Pass	-	-	-	99.6%	99.7%	1
66-70 High Street	Sixth	W14	Pass	-	-	-	99.6%	99.7%	1
66-70 High Street	Seventh	W1	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Seventh	W2	Further testing required	37.8%	-	-	99.6%	99.6%	1
66-70 High Street	Seventh	W3	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Seventh	W4	Further testing required	37.5%	-	-	99.6%	99.6%	1
66-70 High Street	Seventh	W5	Further testing required	36.3%	-	-	99.6%	99.6%	1
66-70 High Street	Seventh	W6	Further testing required	35.7%	-	-	99.6%	99.6%	1
66-70 High Street	Seventh	W7	Further testing required	16.8%	25.4%	0.66	99.6%	99.6%	1
66-70 High Street	Seventh	W8	Further testing required	18.0%	26.2%	0.69	99.6%	99.6%	1
66-70 High Street	Seventh	W9	Further testing required	29.0%	-	-	96.9%	97.0%	1
66-70 High Street	Seventh	W10	Further testing required	29.6%	-	-	91.8%	98.0%	0.94
66-70 High Street	Seventh	W11	Further testing required	19.6%	26.3%	0.75	99.7%	99.7%	1
66-70 High Street	Seventh	W12	Further testing required	19.2%	25.4%	0.75	99.7%	99.7%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
66-70 High Street	Seventh	W13	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Seventh	W14	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Eighth	W1	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Eighth	W2	Further testing required	38.4%	-	-	99.6%	99.6%	1
66-70 High Street	Eighth	W3	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Eighth	W4	Further testing required	38.2%	-	-	99.6%	99.6%	1
66-70 High Street	Eighth	W5	Further testing required	37.3%	-	-	99.6%	99.6%	1
66-70 High Street	Eighth	W6	Further testing required	36.8%	-	-	99.6%	99.6%	1
66-70 High Street	Eighth	W7	Further testing required	19.2%	25.4%	0.75	99.6%	99.6%	1
66-70 High Street	Eighth	W8	Further testing required	20.4%	26.3%	0.77	99.6%	99.6%	1
66-70 High Street	Eighth	W9	Further testing required	31.3%	-	-	97.0%	97.0%	1
66-70 High Street	Eighth	W10	Further testing required	31.8%	-	-	96.9%	98.0%	0.99
66-70 High Street	Eighth	W11	Further testing required	21.6%	26.4%	0.82	99.7%	99.7%	1
66-70 High Street	Eighth	W12	Further testing required	21.0%	25.5%	0.83	99.7%	99.7%	1
66-70 High Street	Eighth	W13	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Eighth	W14	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Ninth	W1	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Ninth	W2	Further testing required	38.8%	-	-	99.6%	99.6%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
66-70 High Street	Ninth	W3	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Ninth	W4	Further testing required	38.7%	-	-	99.6%	99.6%	1
66-70 High Street	Ninth	W5	Further testing required	38.1%	-	-	99.6%	99.6%	1
66-70 High Street	Ninth	W6	Further testing required	37.8%	-	-	99.6%	99.6%	1
66-70 High Street	Ninth	W7	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Ninth	W8	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Ninth	W9	Pass	-	-	-	97.0%	97.0%	1
66-70 High Street	Ninth	W10	Pass	-	-	-	98.0%	98.0%	1
66-70 High Street	Ninth	W11	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Ninth	W12	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Ninth	W13	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Ninth	W14	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Tenth	W1	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Tenth	W2	Further testing required	39.2%	-	-	99.6%	99.6%	1
66-70 High Street	Tenth	W3	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Tenth	W4	Further testing required	39.1%	-	-	99.6%	99.6%	1
66-70 High Street	Tenth	W5	Further testing required	38.8%	-	-	99.6%	99.6%	1
66-70 High Street	Tenth	W6	Further testing required	38.6%	-	-	99.6%	99.6%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
66-70 High Street	Tenth	W7	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Tenth	W8	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Tenth	W9	Pass	-	-	-	97.0%	97.0%	1
66-70 High Street	Tenth	W10	Pass	-	-	-	98.0%	98.0%	1
66-70 High Street	Tenth	W11	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Tenth	W12	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Tenth	W13	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Tenth	W14	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Eleventh	W1	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Eleventh	W2	Further testing required	39.4%	-	-	99.6%	99.6%	1
66-70 High Street	Eleventh	W3	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Eleventh	W4	Further testing required	39.4%	-	-	99.6%	99.6%	1
66-70 High Street	Eleventh	W5	Further testing required	39.2%	-	-	99.6%	99.6%	1
66-70 High Street	Eleventh	W6	Further testing required	39.1%	-	-	99.6%	99.6%	1
66-70 High Street	Eleventh	W7	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Eleventh	W8	Pass	-	-	-	99.6%	99.6%	1
66-70 High Street	Eleventh	W9	Pass	-	-	-	97.0%	97.0%	1
66-70 High Street	Eleventh	W10	Pass	-	-	-	98.1%	98.1%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
66-70 High Street	Eleventh	W11	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Eleventh	W12	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Eleventh	W13	Pass	-	-	-	99.7%	99.7%	1
66-70 High Street	Eleventh	W14	Pass	-	-	-	99.7%	99.7%	1
Henry House	Ground	W1	Further testing required	14.7%	23.0%	0.64	65.9%	85.0%	0.77
Henry House	Ground	W2	Further testing required	14.5%	23.4%	0.62	65.9%	85.0%	0.77
Henry House	Ground	W3	Further testing required	14.4%	24.1%	0.6	44.7%	72.8%	0.61
Henry House	First	W1	Further testing required	17.2%	24.1%	0.71	41.6%	74.5%	0.56
Henry House	First	W2	Further testing required	11.6%	19.8%	0.59	43.0%	88.3%	0.49
Henry House	First	W3	Further testing required	16.3%	25.8%	0.63	59.2%	92.3%	0.64
Henry House	First	W4	Further testing required	16.4%	27.2%	0.6	45.1%	95.2%	0.47
Henry House	First	W5	Further testing required	16.1%	27.9%	0.58	54.3%	98.8%	0.55
Henry House	Second	W1	Further testing required	19.7%	27.3%	0.72	55.6%	74.9%	0.74
Henry House	Second	W2	Further testing required	13.8%	23.0%	0.6	58.8%	84.8%	0.69
Henry House	Second	W3	Further testing required	18.7%	29.7%	0.63	57.0%	96.6%	0.59
Henry House	Second	W4	Further testing required	18.4%	30.3%	0.61	62.0%	87.5%	0.71
Henry House	Second	W5	Further testing required	18.0%	31.0%	0.58	68.4%	90.6%	0.76
Henry House	Third	W1	Further testing required	22.4%	30.4%	0.74	82.1%	89.9%	0.91

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
Henry House	Third	W2	Further testing required	16.2%	25.9%	0.62	82.1%	98.4%	0.83
Henry House	Third	W3	Further testing required	20.5%	31.9%	0.64	65.6%	97.9%	0.67
Henry House	Third	W4	Further testing required	20.1%	33.3%	0.6	52.8%	95.2%	0.55
Henry House	Third	W5	Further testing required	19.5%	33.9%	0.57	75.2%	99.7%	0.75
Henry House	Fourth	W1	Further testing required	25.1%	33.0%	0.76	99.4%	99.4%	1
Henry House	Fourth	W2	Further testing required	18.7%	28.3%	0.66	98.5%	99.6%	0.99
Henry House	Fourth	W3	Further testing required	22.8%	34.3%	0.66	58.4%	96.9%	0.6
Henry House	Fourth	W4	Further testing required	22.3%	34.8%	0.64	71.8%	94.9%	0.76
Henry House	Fourth	W5	Further testing required	21.4%	35.3%	0.61	87.6%	97.3%	0.9
Henry House	Fifth	W1	Further testing required	27.9%	-	-	99.4%	99.4%	1
Henry House	Fifth	W2	Further testing required	21.3%	30.2%	0.7	86.3%	99.4%	0.87
Henry House	Fifth	W3	Further testing required	25.0%	35.4%	0.71	68.1%	98.0%	0.7
Henry House	Fifth	W4	Further testing required	24.0%	36.3%	0.66	54.8%	95.2%	0.58
Henry House	Fifth	W5	Further testing required	22.9%	36.5%	0.63	75.8%	99.7%	0.76
Henry House	Sixth	W1	Further testing required	29.7%	-	-	99.4%	99.4%	1
Henry House	Sixth	W2	Further testing required	23.2%	31.3%	0.74	98.7%	99.7%	0.99
Henry House	Sixth	W3	Further testing required	26.9%	36.7%	0.73	61.8%	96.9%	0.64
Henry House	Sixth	W4	Further testing required	26.2%	37.0%	0.71	77.3%	97.5%	0.79

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
Henry House	Sixth	W5	Further testing required	25.0%	37.2%	0.67	88.6%	98.0%	0.9
Henry House	Seventh	W1	Further testing required	31.2%	-	-	99.4%	99.4%	1
Henry House	Seventh	W2	Further testing required	24.7%	31.8%	0.78	87.6%	99.4%	0.88
Henry House	Seventh	W3	Further testing required	28.6%	-	-	74.2%	98.0%	0.76
Henry House	Seventh	W4	Further testing required	27.5%	-	-	60.1%	95.2%	0.63
Henry House	Seventh	W5	Further testing required	26.4%	37.6%	0.7	78.8%	99.7%	0.79
Henry House	Eighth	W1	Further testing required	32.9%	-	-	99.4%	99.4%	1
Henry House	Eighth	W2	Further testing required	31.8%	-	-	99.8%	99.8%	1
Henry House	Eighth	W3	Further testing required	30.5%	-	-	73.2%	96.9%	0.76
Henry House	Eighth	W4	Further testing required	29.8%	-	-	88.5%	98.6%	0.9
Henry House	Eighth	W5	Further testing required	28.8%	-	-	93.6%	99.1%	0.94
Henry House	Ninth	W1	Further testing required	27.8%	-	-	100.0%	100.0%	1
Henry House	Ninth	W2	Further testing required	27.2%	-	-	100.0%	100.0%	1
Henry House	Ninth	W3	Further testing required	26.6%	31.1%	0.86	99.1%	99.1%	1
Henry House	Ninth	W4	Further testing required	25.9%	31.1%	0.83	100.0%	100.0%	1
Henry House	Ninth	W5	Further testing required	25.7%	31.1%	0.82	100.0%	100.0%	1
Henry House	Ninth	W6	Further testing required	25.0%	31.2%	0.8	100.0%	100.0%	1
Henry House	Ninth	W7	Further testing required	24.7%	31.4%	0.79	100.0%	100.0%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
Henry House	Ninth	W8	Further testing required	24.8%	31.7%	0.78	100.0%	100.0%	1
Henry House	Ninth	W9	Further testing required	31.0%	-	-	100.0%	100.0%	1
Henry House	Ninth	W10	Further testing required	30.8%	-	-	100.0%	100.0%	1
Henry House	Ninth	W11	Further testing required	31.0%	-	-	100.0%	100.0%	1
William House	Ground	W1	Further testing required	10.1%	18.6%	0.55	55.9%	67.8%	0.82
William House	Ground	W2	Further testing required	15.6%	24.2%	0.65	63.9%	78.2%	0.82
William House	Ground	W3	Further testing required	16.5%	24.6%	0.67	63.9%	78.2%	0.82
William House	Ground	W4	Further testing required	13.7%	20.5%	0.67	78.9%	99.4%	0.79
William House	Ground	W5	Further testing required	19.0%	25.9%	0.74	79.4%	96.4%	0.82
William House	Ground	W6	Further testing required	16.4%	22.1%	0.74	94.1%	99.5%	0.95
William House	Ground	W7	Further testing required	22.1%	27.8%	0.79	84.4%	97.3%	0.87
William House	Ground	W8	Further testing required	18.8%	24.2%	0.78	97.9%	99.6%	0.98
William House	Ground	W9	Further testing required	24.4%	29.7%	0.82	84.9%	98.7%	0.86
William House	Ground	W10	Further testing required	27.9%	-	-	98.1%	98.1%	1
William House	Ground	W11	Further testing required	29.6%	-	-	92.3%	99.0%	0.93
William House	First	W1	Further testing required	11.5%	22.1%	0.52	74.4%	99.1%	0.75
William House	First	W2	Further testing required	16.9%	27.3%	0.62	64.3%	98.8%	0.65
William House	First	W3	Further testing required	18.0%	27.9%	0.65	36.8%	88.7%	0.41

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
William House	First	W4	Further testing required	15.5%	23.9%	0.65	81.5%	99.7%	0.82
William House	First	W5	Further testing required	20.2%	28.5%	0.71	57.1%	98.0%	0.58
William House	First	W6	Further testing required	18.4%	25.5%	0.72	95.6%	99.8%	0.96
William House	First	W7	Further testing required	22.9%	29.9%	0.76	63.6%	98.3%	0.65
William House	First	W8	Further testing required	20.9%	27.2%	0.77	99.7%	99.7%	1
William House	First	W9	Further testing required	25.2%	31.2%	0.81	70.3%	98.3%	0.72
William House	First	W10	Further testing required	23.9%	29.2%	0.82	99.8%	99.9%	1
William House	First	W11	Further testing required	28.4%	-	-	78.9%	98.2%	0.8
William House	First	W12	Further testing required	31.3%	-	-	93.2%	98.2%	0.95
William House	Second	W1	Further testing required	13.0%	25.6%	0.51	73.4%	99.5%	0.74
William House	Second	W2	Further testing required	19.3%	31.1%	0.62	72.0%	98.6%	0.73
William House	Second	W3	Further testing required	20.3%	31.5%	0.64	40.4%	85.9%	0.47
William House	Second	W4	Further testing required	17.4%	27.3%	0.64	77.2%	99.7%	0.77
William House	Second	W5	Further testing required	23.2%	32.5%	0.71	72.3%	99.0%	0.73
William House	Second	W6	Further testing required	20.3%	28.6%	0.71	85.5%	99.8%	0.86
William House	Second	W7	Further testing required	26.1%	34.0%	0.77	76.1%	98.7%	0.77
William House	Second	W8	Further testing required	22.7%	29.9%	0.76	93.5%	99.7%	0.94
William House	Second	W9	Further testing required	28.3%	-	-	83.6%	98.8%	0.85

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
William House	Second	W10	Further testing required	24.9%	30.8%	0.81	99.8%	99.8%	1
William House	Second	W11	Further testing required	31.0%	-	-	98.7%	98.7%	1
William House	Second	W12	Further testing required	32.3%	-	-	94.9%	98.2%	0.97
William House	Third	W1	Further testing required	14.6%	28.6%	0.51	76.4%	99.5%	0.77
William House	Third	W2	Further testing required	20.5%	33.8%	0.61	66.6%	99.1%	0.67
William House	Third	W3	Further testing required	21.7%	34.4%	0.63	41.5%	92.6%	0.45
William House	Third	W4	Further testing required	18.9%	29.9%	0.63	86.1%	99.8%	0.86
William House	Third	W5	Further testing required	23.9%	34.4%	0.69	63.5%	98.7%	0.64
William House	Third	W6	Further testing required	21.5%	30.8%	0.7	97.8%	99.8%	0.98
William House	Third	W7	Further testing required	26.1%	35.0%	0.75	68.7%	98.4%	0.7
William House	Third	W8	Further testing required	23.8%	31.5%	0.76	99.7%	99.7%	1
William House	Third	W9	Further testing required	28.0%	-	-	76.6%	98.4%	0.78
William House	Third	W10	Further testing required	26.4%	32.4%	0.82	99.9%	99.9%	1
William House	Third	W11	Further testing required	30.8%	-	-	87.1%	98.3%	0.89
William House	Third	W12	Further testing required	33.0%	-	-	96.7%	98.2%	0.98
William House	Fourth	W1	Further testing required	15.9%	30.4%	0.52	75.0%	99.5%	0.75
William House	Fourth	W2	Further testing required	22.6%	35.9%	0.63	74.2%	98.6%	0.75
William House	Fourth	W3	Further testing required	23.6%	36.2%	0.65	45.3%	88.9%	0.51

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
William House	Fourth	W4	Further testing required	20.2%	31.4%	0.64	81.8%	99.7%	0.82
William House	Fourth	W5	Further testing required	26.0%	36.4%	0.72	77.6%	99.0%	0.78
William House	Fourth	W6	Further testing required	22.5%	31.9%	0.7	90.9%	99.8%	0.91
William House	Fourth	W7	Further testing required	28.3%	-	-	82.3%	98.7%	0.83
William House	Fourth	W8	Further testing required	24.7%	32.3%	0.76	98.6%	99.7%	0.99
William House	Fourth	W9	Further testing required	30.3%	-	-	90.6%	98.8%	0.92
William House	Fourth	W10	Further testing required	26.7%	32.6%	0.82	99.8%	99.8%	1
William House	Fourth	W11	Further testing required	32.6%	-	-	98.7%	98.7%	1
William House	Fourth	W12	Further testing required	33.7%	-	-	97.5%	98.2%	0.99
William House	Fifth	W1	Further testing required	17.2%	31.4%	0.55	77.4%	99.5%	0.78
William House	Fifth	W2	Further testing required	23.3%	36.6%	0.64	68.5%	99.1%	0.69
William House	Fifth	W3	Further testing required	24.5%	37.1%	0.66	46.5%	95.2%	0.49
William House	Fifth	W4	Further testing required	21.3%	32.1%	0.66	92.1%	99.8%	0.92
William House	Fifth	W5	Further testing required	26.4%	36.7%	0.72	69.8%	98.7%	0.71
William House	Fifth	W6	Further testing required	23.5%	32.6%	0.72	99.8%	99.8%	1
William House	Fifth	W7	Further testing required	28.2%	-	-	76.2%	98.4%	0.77
William House	Fifth	W8	Further testing required	25.6%	32.9%	0.78	99.7%	99.7%	1
William House	Fifth	W9	Further testing required	29.9%	-	-	84.9%	98.4%	0.86

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
William House	Fifth	W10	Further testing required	27.9%	-	-	99.9%	99.9%	1
William House	Fifth	W11	Further testing required	32.5%	-	-	94.2%	98.3%	0.96
William House	Fifth	W12	Further testing required	34.4%	-	-	98.1%	98.3%	1
William House	Sixth	W1	Further testing required	24.0%	37.5%	0.64	76.1%	99.5%	0.76
William House	Sixth	W2	Further testing required	25.4%	37.7%	0.67	76.9%	98.6%	0.78
William House	Sixth	W3	Further testing required	26.2%	37.8%	0.69	50.1%	93.1%	0.54
William House	Sixth	W4	Further testing required	27.9%	-	-	86.6%	99.7%	0.87
William House	Sixth	W5	Further testing required	28.9%	-	-	83.7%	99.1%	0.84
William House	Sixth	W6	Further testing required	29.9%	-	-	97.1%	99.8%	0.97
William House	Sixth	W7	Further testing required	30.9%	-	-	89.7%	98.7%	0.91
William House	Sixth	W8	Further testing required	31.9%	-	-	99.7%	99.7%	1
William House	Sixth	W9	Further testing required	32.8%	-	-	96.4%	98.8%	0.98
William House	Sixth	W10	Further testing required	33.7%	-	-	99.8%	99.8%	1
William House	Sixth	W11	Further testing required	34.4%	-	-	98.7%	98.7%	1
William House	Sixth	W12	Further testing required	35.1%	-	-	98.2%	98.3%	1
William House	Seventh	W1	Further testing required	19.4%	31.1%	0.62	95.6%	99.8%	0.96
William House	Seventh	W2	Further testing required	19.5%	30.9%	0.63	95.6%	99.8%	0.96
William House	Seventh	W3	Further testing required	20.0%	30.9%	0.65	95.6%	99.8%	0.96

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
William House	Seventh	W4	Further testing required	20.5%	31.0%	0.66	80.1%	99.2%	0.81
William House	Seventh	W5	Further testing required	20.9%	31.0%	0.67	80.1%	99.2%	0.81
William House	Seventh	W6	Further testing required	22.1%	31.1%	0.71	92.9%	99.4%	0.93
William House	Seventh	W7	Further testing required	22.4%	31.2%	0.72	92.9%	99.4%	0.93
William House	Seventh	W8	Further testing required	22.9%	31.3%	0.73	96.1%	99.4%	0.97
William House	Seventh	W9	Further testing required	23.2%	31.3%	0.74	96.1%	99.4%	0.97
William House	Seventh	W10	Further testing required	23.9%	31.4%	0.76	99.5%	99.5%	1
William House	Seventh	W11	Further testing required	24.1%	31.4%	0.77	99.5%	99.5%	1
William House	Seventh	W12	Further testing required	24.8%	31.5%	0.79	99.1%	99.1%	1
William House	Seventh	W13	Further testing required	25.1%	31.5%	0.8	99.1%	99.1%	1
William House	Seventh	W14	Further testing required	25.7%	31.6%	0.81	99.4%	99.4%	1
William House	Seventh	W15	Further testing required	25.9%	31.6%	0.82	99.4%	99.4%	1
William House	Seventh	W16	Further testing required	26.3%	31.7%	0.83	97.6%	98.7%	0.99
William House	Seventh	W17	Further testing required	26.6%	31.7%	0.84	97.6%	98.7%	0.99
William House	Seventh	W18	Further testing required	27.2%	-	-	99.5%	99.5%	1
William House	Seventh	W19	Further testing required	27.5%	-	-	99.5%	99.5%	1
William House	Seventh	W20	Further testing required	28.1%	-	-	97.7%	97.7%	1
William House	Seventh	W21	Further testing required	28.8%	-	-	100.0%	100.0%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
Simpsons Place	Ground	W1	Further testing required	8.8%	17.0%	0.52	2.8%	22.8%	0.12
Simpsons Place	Ground	W2	Further testing required	11.5%	19.1%	0.6	84.2%	96.6%	0.87
Simpsons Place	Ground	W3	Further testing required	13.1%	19.8%	0.66	84.2%	96.6%	0.87
Simpsons Place	First	W1	Further testing required	11.3%	21.3%	0.53	62.4%	98.1%	0.64
Simpsons Place	First	W2	Further testing required	15.1%	24.5%	0.62	88.0%	93.1%	0.94
Simpsons Place	First	W3	Further testing required	18.3%	26.6%	0.69	88.0%	93.1%	0.94
Simpsons Place	Second	W1	Further testing required	12.1%	24.6%	0.49	62.6%	98.6%	0.64
Simpsons Place	Second	W2	Further testing required	16.1%	28.1%	0.57	89.6%	98.1%	0.91
Simpsons Place	Second	W3	Further testing required	19.6%	30.0%	0.65	89.6%	98.1%	0.91
Simpsons Place	Third	W1	Further testing required	12.7%	28.9%	0.44	62.7%	98.8%	0.63
Simpsons Place	Third	W2	Further testing required	16.7%	31.6%	0.53	89.8%	98.3%	0.91
Simpsons Place	Third	W3	Further testing required	20.3%	32.7%	0.62	89.8%	98.3%	0.91
Simpsons Place	Fourth	W1	Further testing required	13.2%	33.6%	0.39	47.9%	99.5%	0.48
Simpsons Place	Fourth	W2	Further testing required	16.3%	34.4%	0.48	39.8%	99.2%	0.4
Simpsons Place	Fourth	W3	Further testing required	20.0%	35.1%	0.57	80.9%	99.8%	0.81
Ringers Court	Ground	W1	Further testing required	23.2%	28.7%	0.81	67.4%	85.9%	0.78
Ringers Court	Ground	W2	Further testing required	25.1%	30.8%	0.82	89.6%	94.4%	0.95
Ringers Court	Ground	W3	Further testing required	27.2%	-	-	99.2%	99.4%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
Ringers Court	Ground	W4	Further testing required	28.3%	-	-	95.1%	98.3%	0.97
Ringers Court	First	W1	Further testing required	24.7%	31.4%	0.79	70.1%	90.9%	0.77
Ringers Court	First	W2	Further testing required	26.7%	33.1%	0.8	89.9%	96.9%	0.93
Ringers Court	First	W3	Further testing required	28.7%	-	-	99.3%	99.4%	1
Ringers Court	First	W4	Further testing required	29.9%	-	-	95.5%	98.4%	0.97
Ringers Court	Second	W1	Further testing required	25.6%	33.8%	0.76	74.2%	97.2%	0.76
Ringers Court	Second	W2	Further testing required	27.4%	-	-	91.6%	98.5%	0.93
Ringers Court	Second	W3	Further testing required	29.5%	-	-	99.3%	99.4%	1
Ringers Court	Second	W4	Further testing required	30.7%	-	-	96.3%	98.4%	0.98
Harestone Court	Ground	W1	Further testing required	27.9%	-	-	97.6%	97.8%	1
Harestone Court	Ground	W2	Further testing required	29.0%	-	-	95.4%	97.5%	0.98
Harestone Court	First	W1	Further testing required	30.6%	-	-	97.7%	97.8%	1
Harestone Court	First	W2	Further testing required	31.7%	-	-	96.0%	97.6%	0.98
Harestone Court	Second	W1	Further testing required	32.7%	-	-	97.7%	97.8%	1
Harestone Court	Second	W2	Further testing required	33.7%	-	-	96.7%	97.6%	0.99
7 Ethelbert Court	Ground	W1	Pass	-	-	-	100.0%	100.0%	1
7 Ethelbert Court	Ground	W2	Further testing required	33.3%	-	-	100.0%	100.0%	1
7 Ethelbert Court	Ground	W3	Further testing required	22.5%	26.4%	0.85	100.0%	100.0%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
7 Ethelbert Court	Ground	W4	Further testing required	6.8%	17.0%	0.4	100.0%	100.0%	1
7 Ethelbert Court	Ground	W5	Further testing required	1.5%	10.6%	0.14	100.0%	100.0%	1
7 Ethelbert Court	Ground	W6	Further testing required	13.3%	18.3%	0.73	53.4%	60.2%	0.89
7 Ethelbert Court	First	W1	Further testing required	24.9%	30.5%	0.82	44.7%	45.3%	0.99
7 Ethelbert Court	First	W2	Further testing required	23.0%	29.2%	0.79	36.2%	36.8%	0.98
7 Ethelbert Court	Second	W1	Further testing required	51.3%	-	-	72.1%	72.1%	1
7 Ethelbert Court	Second	W2	Further testing required	24.2%	31.8%	0.76	72.1%	72.1%	1
7 Ethelbert Court	Second	W3	Further testing required	49.8%	-	-	72.1%	72.1%	1
1 Ethelbert Court	Ground	W1	Further testing required	16.2%	17.8%	0.91	99.9%	99.9%	1
1 Ethelbert Court	Ground	W2	Further testing required	22.0%	23.6%	0.93	99.9%	99.9%	1
1 Ethelbert Court	Ground	W3	Further testing required	25.4%	27.2%	0.94	99.9%	99.9%	1
1 Ethelbert Court	Ground	W4	Further testing required	27.7%	-	-	99.9%	99.9%	1
1 Ethelbert Court	Ground	W5	Further testing required	28.5%	-	-	99.9%	99.9%	1
1 Ethelbert Court	Ground	W6	Further testing required	28.6%	-	-	99.9%	99.9%	1
1 Ethelbert Court	Ground	W7	Further testing required	25.5%	27.7%	0.92	99.3%	99.4%	1
1 Ethelbert Court	Ground	W8	Further testing required	27.5%	-	-	99.3%	99.4%	1
1 Ethelbert Court	Ground	W9	Further testing required	27.0%	29.4%	0.92	99.3%	99.4%	1
1 Ethelbert Court	Ground	W10	Further testing required	27.7%	-	-	99.3%	99.4%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
1 Ethelbert Court	First	W1	Further testing required	20.8%	22.5%	0.93	99.9%	99.9%	1
1 Ethelbert Court	First	W2	Further testing required	28.0%	-	-	99.9%	99.9%	1
1 Ethelbert Court	First	W3	Further testing required	30.3%	-	-	99.9%	99.9%	1
1 Ethelbert Court	First	W4	Further testing required	31.2%	-	-	99.9%	99.9%	1
1 Ethelbert Court	First	W5	Further testing required	31.0%	-	-	99.9%	99.9%	1
1 Ethelbert Court	First	W6	Further testing required	31.1%	-	-	99.9%	99.9%	1
1 Ethelbert Court	First	W7	Further testing required	31.0%	-	-	99.5%	99.6%	1
1 Ethelbert Court	First	W8	Further testing required	30.7%	-	-	99.5%	99.6%	1
1 Ethelbert Court	First	W9	Further testing required	30.4%	-	-	99.5%	99.6%	1
1 Ethelbert Court	First	W10	Further testing required	29.8%	-	-	99.5%	99.6%	1
1 Ethelbert Court	First	W11	Further testing required	20.3%	28.9%	0.7	91.0%	92.9%	0.98
1 Ethelbert Court	First	W12	Pass	-	-	-	91.0%	92.9%	0.98
35-36 Ethelbert Close	Ground	W1	Further testing required	17.2%	25.9%	0.67	68.0%	73.9%	0.92
35-36 Ethelbert Close	Ground	W2	Further testing required	17.3%	25.8%	0.67	68.0%	73.9%	0.92
35-36 Ethelbert Close	Ground	W3	Pass	-	-	-	81.8%	91.5%	0.89
35-36 Ethelbert Close	Ground	W4	Pass	-	-	-	81.8%	91.5%	0.89
35-36 Ethelbert Close	Ground	W5	Further testing required	32.7%	-	-	81.8%	91.5%	0.89
35-36 Ethelbert Close	Ground	W6	Further testing required	24.1%	28.8%	0.84	81.8%	91.5%	0.89

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
35-36 Ethelbert Close	Ground	W7	Further testing required	10.1%	12.9%	0.78	81.8%	91.5%	0.89
35-36 Ethelbert Close	Ground	W8	Pass	-	-	-	92.2%	93.7%	0.98
35-36 Ethelbert Close	Ground	W9	Pass	-	-	-	92.2%	93.7%	0.98
35-36 Ethelbert Close	Ground	W10	Further testing required	32.4%	-	-	92.2%	93.7%	0.98
35-36 Ethelbert Close	Ground	W11	Further testing required	23.0%	30.6%	0.75	92.2%	93.7%	0.98
35-36 Ethelbert Close	Ground	W12	Further testing required	9.4%	17.1%	0.55	92.2%	93.7%	0.98
35-36 Ethelbert Close	First	W1	Further testing required	18.6%	28.2%	0.66	68.4%	73.9%	0.92
35-36 Ethelbert Close	First	W2	Further testing required	18.7%	28.1%	0.66	68.4%	73.9%	0.92
35-36 Ethelbert Close	First	W3	Further testing required	35.4%	-	-	98.2%	98.4%	1
35-36 Ethelbert Close	First	W4	Pass	-	-	-	99.7%	99.8%	1
35-36 Ethelbert Close	First	W5	Pass	-	-	-	99.7%	99.8%	1
35-36 Ethelbert Close	First	W6	Further testing required	35.3%	-	-	99.7%	99.8%	1
35-36 Ethelbert Close	First	W7	Further testing required	28.0%	-	-	99.7%	99.8%	1
35-36 Ethelbert Close	First	W8	Further testing required	13.6%	18.6%	0.73	99.7%	99.8%	1
35-36 Ethelbert Close	First	W9	Pass	-	-	-	97.0%	99.7%	0.97
35-36 Ethelbert Close	First	W10	Pass	-	-	-	97.0%	99.7%	0.97
35-36 Ethelbert Close	First	W11	Further testing required	34.7%	-	-	97.0%	99.7%	0.97
35-36 Ethelbert Close	First	W12	Further testing required	25.8%	34.1%	0.76	97.0%	99.7%	0.97

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
35-36 Ethelbert Close	First	W13	Further testing required	12.0%	20.6%	0.58	97.0%	99.7%	0.97
35-36 Ethelbert Close	First	W14	Further testing required	32.8%	-	-	98.3%	99.2%	0.99
1-2 Ethelbert Close	Ground	W1	Pass	-	-	-	79.1%	84.9%	0.93
1-2 Ethelbert Close	Ground	W2	Pass	-	-	-	79.1%	84.9%	0.93
1-2 Ethelbert Close	Ground	W3	Further testing required	26.0%	28.0%	0.93	79.1%	84.9%	0.93
1-2 Ethelbert Close	Ground	W4	Further testing required	17.4%	22.4%	0.78	79.1%	84.9%	0.93
1-2 Ethelbert Close	Ground	W5	Further testing required	6.4%	9.5%	0.68	79.1%	84.9%	0.93
1-2 Ethelbert Close	Ground	W6	Pass	-	-	-	91.7%	93.3%	0.98
1-2 Ethelbert Close	Ground	W7	Pass	-	-	-	91.7%	93.3%	0.98
1-2 Ethelbert Close	Ground	W8	Further testing required	25.5%	28.0%	0.91	91.7%	93.3%	0.98
1-2 Ethelbert Close	Ground	W9	Further testing required	17.7%	24.4%	0.72	91.7%	93.3%	0.98
1-2 Ethelbert Close	Ground	W10	Further testing required	7.4%	14.1%	0.52	91.7%	93.3%	0.98
1-2 Ethelbert Close	Ground	W11	Further testing required	25.3%	31.8%	0.8	39.3%	55.3%	0.71
1-2 Ethelbert Close	Ground	W12	Further testing required	25.8%	32.1%	0.8	39.3%	55.3%	0.71
1-2 Ethelbert Close	First	W1	Further testing required	29.6%	-	-	97.9%	97.9%	1
1-2 Ethelbert Close	First	W2	Pass	-	-	-	99.7%	99.9%	1
1-2 Ethelbert Close	First	W3	Pass	-	-	-	99.7%	99.9%	1
1-2 Ethelbert Close	First	W4	Further testing required	29.1%	-	-	99.7%	99.9%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
1-2 Ethelbert Close	First	W5	Further testing required	22.1%	27.9%	0.79	99.7%	99.9%	1
1-2 Ethelbert Close	First	W6	Further testing required	10.9%	15.5%	0.7	99.7%	99.9%	1
1-2 Ethelbert Close	First	W7	Pass	-	-	-	96.3%	99.3%	0.97
1-2 Ethelbert Close	First	W8	Pass	-	-	-	96.3%	99.3%	0.97
1-2 Ethelbert Close	First	W9	Further testing required	28.2%	-	-	96.3%	99.3%	0.97
1-2 Ethelbert Close	First	W10	Further testing required	20.9%	28.4%	0.74	96.3%	99.3%	0.97
1-2 Ethelbert Close	First	W11	Further testing required	10.2%	17.7%	0.57	96.3%	99.3%	0.97
1-2 Ethelbert Close	First	W12	Further testing required	26.6%	30.1%	0.89	97.8%	98.5%	0.99
1-2 Ethelbert Close	First	W13	Further testing required	26.1%	33.4%	0.78	41.8%	56.3%	0.74
1-2 Ethelbert Close	First	W14	Further testing required	26.6%	33.7%	0.79	41.8%	56.3%	0.74
13 Ethelbert Road	Ground	W1	Further testing required	15.8%	15.8%	1	64.7%	79.6%	0.81
13 Ethelbert Road	Ground	W2	Further testing required	20.7%	23.1%	0.9	64.7%	79.6%	0.81
13 Ethelbert Road	Ground	W3	Further testing required	33.0%	-	-	98.1%	98.6%	0.99
13 Ethelbert Road	Ground	W4	Further testing required	25.7%	25.7%	1	99.8%	99.8%	1
13 Ethelbert Road	Ground	W5	Further testing required	31.1%	-	-	99.8%	99.8%	1
13 Ethelbert Road	Ground	W6	Further testing required	33.0%	-	-	99.8%	99.8%	1
13 Ethelbert Road	Ground	W7	Pass	-	-	-	99.8%	99.8%	1
13 Ethelbert Road	Ground	W8	Pass	-	-	-	99.8%	99.8%	1

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
13 Ethelbert Road	First	W1	Pass	-	-	-	98.1%	98.1%	1
13 Ethelbert Road	First	W2	Pass	-	-	-	98.1%	98.1%	1
13 Ethelbert Road	First	W3	Further testing required	27.6%	-	-	98.1%	98.1%	1
13 Ethelbert Road	First	W4	Further testing required	34.7%	-	-	98.7%	98.7%	1
13 Ethelbert Road	First	W5	Further testing required	31.9%	-	-	98.1%	98.4%	1
13 Ethelbert Road	First	W6	Further testing required	33.3%	-	-	98.1%	98.4%	1
13 Ethelbert Road	First	W7	Pass	-	-	-	98.1%	98.4%	1
13 Ethelbert Road	Second	W1	Further testing required	36.1%	-	-	91.6%	92.5%	0.99
11 Ethelbert Road	Ground	W1	Further testing required	22.9%	22.9%	1	#N/A	#N/A	#N/A
11 Ethelbert Road	First	W1	Further testing required	32.2%	-	-	#N/A	#N/A	#N/A
11 Ethelbert Road	Second	W1	Further testing required	34.3%	-	-	#N/A	#N/A	#N/A
2 Ethelbert Road	Ground	W1	Further testing required	27.3%	-	-	#N/A	#N/A	#N/A
2 Ethelbert Road	Ground	W2	Further testing required	26.5%	30.4%	0.87	#N/A	#N/A	#N/A
2 Ethelbert Road	Ground	W3	Further testing required	26.1%	29.8%	0.88	#N/A	#N/A	#N/A
2 Ethelbert Road	Ground	W4	Further testing required	26.2%	29.5%	0.89	#N/A	#N/A	#N/A
2 Ethelbert Road	Ground	W5	Further testing required	26.4%	29.4%	0.9	#N/A	#N/A	#N/A
2 Ethelbert Road	Ground	W6	Further testing required	26.5%	29.4%	0.9	#N/A	#N/A	#N/A
2 Ethelbert Road	Ground	W7	Further testing required	26.6%	29.4%	0.91	#N/A	#N/A	#N/A

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
2 Ethelbert Road	Ground	W8	Further testing required	13.9%	19.7%	0.7	#N/A	#N/A	#N/A
2 Ethelbert Road	Ground	W9	Further testing required	12.5%	15.7%	0.8	#N/A	#N/A	#N/A
2 Ethelbert Road	Ground	W10	Further testing required	13.8%	20.8%	0.66	#N/A	#N/A	#N/A
2 Ethelbert Road	Ground	W11	Further testing required	15.7%	23.1%	0.68	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W1	Further testing required	31.1%	-	-	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W2	Further testing required	31.4%	-	-	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W3	Further testing required	31.6%	-	-	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W4	Further testing required	31.9%	-	-	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W5	Further testing required	32.1%	-	-	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W6	Further testing required	32.3%	-	-	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W7	Further testing required	15.7%	21.7%	0.72	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W8	Further testing required	16.3%	22.7%	0.72	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W9	Further testing required	16.8%	23.6%	0.71	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W10	Further testing required	17.2%	24.4%	0.7	#N/A	#N/A	#N/A
2 Ethelbert Road	First	W11	Further testing required	17.5%	25.3%	0.69	#N/A	#N/A	#N/A
72-76 High Street	Ground	W1	Further testing required	17.6%	19.2%	0.92	#N/A	#N/A	#N/A
72-76 High Street	First	W1	Further testing required	31.6%	-	-	#N/A	#N/A	#N/A
72-76 High Street	First	W2	Further testing required	24.8%	25.6%	0.97	#N/A	#N/A	#N/A

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
72-76 High Street	First	W3	Further testing required	22.7%	23.7%	0.95	#N/A	#N/A	#N/A
72-76 High Street	Second	W1	Further testing required	33.5%	-	-	#N/A	#N/A	#N/A
72-76 High Street	Second	W2	Further testing required	26.5%	27.3%	0.97	#N/A	#N/A	#N/A
72-76 High Street	Second	W3	Further testing required	24.6%	25.6%	0.96	#N/A	#N/A	#N/A
Bromley Temple	Ground	W1	Further testing required	0.5%	4.7%	0.1	82.4%	95.3%	0.86
Bromley Temple	Ground	W2	Further testing required	1.7%	5.6%	0.3	82.4%	95.3%	0.86
Bromley Temple	Ground	W3	Further testing required	8.8%	5.1%	1.7	82.4%	95.3%	0.86
Bromley Temple	Ground	W4	Further testing required	9.9%	3.3%	3	82.4%	95.3%	0.86
Bromley Temple	Ground	W11	Further testing required	0.7%	10.8%	0.07	82.4%	95.3%	0.86
Bromley Temple	Ground	W12	Further testing required	2.1%	12.1%	0.17	82.4%	95.3%	0.86
Bromley Temple	Ground	W13	Further testing required	9.3%	10.8%	0.87	82.4%	95.3%	0.86
Bromley Temple	Ground	W14	Further testing required	10.4%	6.9%	1.51	82.4%	95.3%	0.86
Bromley Temple	Ground	W5	Further testing required	9.1%	1.8%	5.02	64.1%	5.8%	11.14
Bromley Temple	Ground	W6	Further testing required	6.3%	2.2%	2.87	60.9%	10.5%	5.81
Bromley Temple	Ground	W7	Further testing required	0.2%	4.3%	0.04	0.0%	21.7%	0
Bromley Temple	Ground	W8	Further testing required	0.2%	5.3%	0.03	0.5%	32.3%	0.02
Bromley Temple	Ground	W9	Further testing required	0.2%	3.5%	0.05	0.5%	32.3%	0.02
Bromley Temple	Ground	W10	Further testing required	0.2%	3.1%	0.06	0.9%	17.7%	0.05

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	VSC tests			NSL tests		
				Proposed VSC 27%?	Existing VSC (%)	Relative VSC >0.8?	Proposed NSL (%)	Existing NSL (%)	Relative NSL >0.8?
Bromley Temple	First	W1	Further testing required	5.6%	14.4%	0.39	13.5%	35.6%	0.38
Bromley Temple	First	W2	Further testing required	4.2%	10.6%	0.39	13.5%	35.6%	0.38
Bromley Temple	First	W3	Further testing required	0.9%	5.6%	0.15	1.1%	14.4%	0.07
Bromley Temple	First	W8	Further testing required	9.2%	5.9%	1.57	64.3%	22.7%	2.83
Bromley Temple	First	W9	Further testing required	6.3%	6.4%	0.98	53.6%	24.5%	2.19
Bromley Temple	First	W10	Further testing required	0.2%	20.2%	0.01	1.2%	98.1%	0.01
Bromley Temple	First	W11	Further testing required	0.1%	30.2%	0	0.7%	97.6%	0.01
Bromley Temple	First	W12	Further testing required	0.3%	21.7%	0.01	0.7%	97.6%	0.01
Bromley Temple	First	W13	Further testing required	0.3%	17.6%	0.01	2.1%	43.6%	0.05

APPENDIX C - DETAILED DAYLIGHT RESULTS (SDA)

Building	Floor	Room Ref	Room Use	Room Area (m ²)	Area Meeting Required Lux (m ²)	% of Area Meeting Required Lux	Criteria				Comments
							Required Lux	Required % of Effective Area	Required & of Daylight Hours	Daylight Hours	
66-70 High Street	First	R1	LKD	27.89	0.00	0%	200	50%	50%	4380	Below BRE Criteria
66-70 High Street	First	R2	Bedroom	14.06	4.84	50%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	First	R3	Bedroom	12.43	4.90	59%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	First	R4	LKD	24.86	18.59	99%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Second	R1	LKD	27.89	0.00	0%	200	50%	50%	4380	Below BRE Criteria
66-70 High Street	Second	R2	Bedroom	14.06	5.42	56%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Second	R3	Bedroom	12.43	5.86	70%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Second	R4	LKD	24.86	18.73	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Third	R1	LKD	27.89	0.17	1%	200	50%	50%	4380	Below BRE Criteria
66-70 High Street	Third	R2	Bedroom	14.06	5.76	59%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Third	R3	Bedroom	14.79	5.87	61%	100	50%	50%	4380	Meet BRE Criteria

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Room Ref	Room Use	Room Area (m ²)	Area Meeting Required Lux (m ²)	% of Area Meeting Required Lux	Criteria				Comments
							Required Lux	Required % of Effective Area	Required & of Daylight Hours	Daylight Hours	
66-70 High Street	Third	R4	LKD	26.95	20.24	96%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Fourth	R1	LKD	24.25	13.94	77%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Fourth	R2	LKD	24.21	6.38	35%	200	50%	50%	4380	At least 60% of BRE Criteria
66-70 High Street	Fourth	R3	Bedroom	11.92	6.48	82%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Fourth	R4	Bedroom	14.79	6.34	66%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Fourth	R5	LKD	26.95	20.65	98%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Fifth	R1	LKD	24.25	18.21	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Fifth	R2	LKD	24.21	18.18	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Fifth	R3	Bedroom	11.92	6.77	85%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Fifth	R4	Bedroom	14.79	6.87	71%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Fifth	R5	LKD	26.95	20.98	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Sixth	R1	LKD	24.25	18.21	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Sixth	R2	LKD	24.21	18.18	100%	200	50%	50%	4380	Meet BRE Criteria

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Room Ref	Room Use	Room Area (m ²)	Area Meeting Required Lux (m ²)	% of Area Meeting Required Lux	Criteria				Comments
							Required Lux	Required % of Effective Area	Required & of Daylight Hours	Daylight Hours	
66-70 High Street	Sixth	R3	Bedroom	11.92	7.19	91%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Sixth	R4	Bedroom	14.79	7.31	76%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Sixth	R5	LKD	26.95	21.06	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Seventh	R1	LKD	24.25	18.21	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Seventh	R2	LKD	24.21	18.18	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Seventh	R3	Bedroom	11.92	7.68	97%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Seventh	R4	Bedroom	14.79	8.18	85%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Seventh	R5	LKD	26.95	21.06	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Eighth	R1	LKD	24.25	18.21	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Eighth	R2	LKD	24.21	18.18	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Eighth	R3	Bedroom	11.92	7.93	100%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Eighth	R4	Bedroom	14.79	8.37	87%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Eighth	R5	LKD	26.95	21.06	100%	200	50%	50%	4380	Meet BRE Criteria

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Room Ref	Room Use	Room Area (m ²)	Area Meeting Required Lux (m ²)	% of Area Meeting Required Lux	Criteria				Comments
							Required Lux	Required % of Effective Area	Required & of Daylight Hours	Daylight Hours	
66-70 High Street	Ninth	R1	LKD	24.25	18.21	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Ninth	R2	LKD	24.21	18.18	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Ninth	R3	Bedroom	11.92	7.93	100%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Ninth	R4	Bedroom	14.79	8.55	89%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Ninth	R5	LKD	26.95	21.06	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Tenth	R1	LKD	24.25	18.21	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Tenth	R2	LKD	24.21	18.18	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Tenth	R3	Bedroom	11.92	7.93	100%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Tenth	R4	Bedroom	14.79	8.73	91%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Tenth	R5	LKD	26.95	21.06	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Eleventh	R1	LKD	24.25	18.21	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Eleventh	R2	LKD	24.21	18.18	100%	200	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Eleventh	R3	Bedroom	11.92	7.93	100%	100	50%	50%	4380	Meet BRE Criteria

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Room Ref	Room Use	Room Area (m ²)	Area Meeting Required Lux (m ²)	% of Area Meeting Required Lux	Criteria				Comments
							Required Lux	Required % of Effective Area	Required & of Daylight Hours	Daylight Hours	
66-70 High Street	Eleventh	R4	Bedroom	14.79	8.91	92%	100	50%	50%	4380	Meet BRE Criteria
66-70 High Street	Eleventh	R5	LKD	26.95	21.06	100%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	First	R1	LKD	30.77	2.39	10%	200	50%	50%	4380	Below BRE Criteria
62 High Street	First	R2	LKD	37.13	3.06	11%	200	50%	50%	4380	Below BRE Criteria
62 High Street	First	R3	LKD	25.52	3.48	18%	200	50%	50%	4380	Below BRE Criteria
62 High Street	First	R4	Bedroom	14.49	0.00	0%	100	50%	50%	4380	Below BRE Criteria
62 High Street	First	R5	Bedroom	12.94	1.82	21%	100	50%	50%	4380	Below BRE Criteria
62 High Street	First	R6	LKD	25.05	11.03	61%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	First	R7	LKD	29.58	10.28	46%	200	50%	50%	4380	At least 80% of BRE Criteria
62 High Street	First	R8	Bedroom	17.00	3.63	31%	100	50%	50%	4380	At least 60% of BRE Criteria
62 High Street	First	R9	Bedroom	8.19	4.45	88%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	First	R10	Bedroom	15.83	5.95	54%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Second	R1	LKD	30.77	3.07	13%	200	50%	50%	4380	Below BRE Criteria

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Room Ref	Room Use	Room Area (m ²)	Area Meeting Required Lux (m ²)	% of Area Meeting Required Lux	Criteria				Comments
							Required Lux	Required % of Effective Area	Required & of Daylight Hours	Daylight Hours	
62 High Street	Second	R2	LKD	37.13	3.68	13%	200	50%	50%	4380	Below BRE Criteria
62 High Street	Second	R3	LKD	25.52	4.15	22%	200	50%	50%	4380	Below BRE Criteria
62 High Street	Second	R4	Bedroom	14.49	0.16	2%	100	50%	50%	4380	Below BRE Criteria
62 High Street	Second	R5	Bedroom	12.94	2.07	24%	100	50%	50%	4380	Below BRE Criteria
62 High Street	Second	R6	LKD	25.05	12.75	70%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Second	R7	Bedroom	14.76	4.06	41%	100	50%	50%	4380	At least 80% of BRE Criteria
62 High Street	Second	R8	Bedroom	7.51	2.91	65%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Second	R9	LKD	29.46	8.74	39%	200	50%	50%	4380	At least 60% of BRE Criteria
62 High Street	Second	R10	LKD	40.15	5.68	17%	200	50%	50%	4380	Below BRE Criteria
62 High Street	Second	R11	Bedroom	11.55	7.73	100%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Second	R12	Bedroom	8.24	3.99	82%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Second	R13	LKD	27.44	12.77	61%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Second	R14	Bedroom	17.00	4.66	39%	100	50%	50%	4380	At least 60% of BRE Criteria

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Room Ref	Room Use	Room Area (m ²)	Area Meeting Required Lux (m ²)	% of Area Meeting Required Lux	Criteria				Comments
							Required Lux	Required % of Effective Area	Required & of Daylight Hours	Daylight Hours	
62 High Street	Second	R15	Bedroom	8.19	5.03	100%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Second	R16	Bedroom	15.83	7.02	64%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Third	R1	LKD	25.75	18.82	99%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Third	R2	Bedroom	11.65	3.97	51%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Third	R3	LKD	23.94	5.28	29%	200	50%	50%	4380	Below BRE Criteria
62 High Street	Third	R4	Bedroom	11.85	5.05	65%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Third	R5	LKD	28.80	4.05	18%	200	50%	50%	4380	Below BRE Criteria
62 High Street	Third	R6	Bedroom	13.95	0.46	5%	100	50%	50%	4380	Below BRE Criteria
62 High Street	Third	R7	LKD	25.35	16.92	91%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Third	R8	Bedroom	14.99	1.14	11%	100	50%	50%	4380	Below BRE Criteria
62 High Street	Third	R9	LKD	23.22	17.18	98%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Third	R10	LKD	22.75	4.03	24%	200	50%	50%	4380	Below BRE Criteria
62 High Street	Third	R11	Bedroom	12.37	7.01	84%	100	50%	50%	4380	Meet BRE Criteria

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Room Ref	Room Use	Room Area (m ²)	Area Meeting Required Lux (m ²)	% of Area Meeting Required Lux	Criteria				Comments
							Required Lux	Required % of Effective Area	Required & of Daylight Hours	Daylight Hours	
62 High Street	Third	R12	Bedroom	12.09	6.36	78%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Third	R13	LKD	24.41	9.70	53%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Third	R14	Bedroom	12.23	8.38	100%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Fourth	R1	LKD	24.57	16.54	89%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Fourth	R2	Bedroom	14.70	3.83	38%	100	50%	50%	4380	At least 60% of BRE Criteria
62 High Street	Fourth	R3	LKD	22.99	5.23	31%	200	50%	50%	4380	At least 60% of BRE Criteria
62 High Street	Fourth	R4	LKD	23.69	7.09	41%	200	50%	50%	4380	At least 80% of BRE Criteria
62 High Street	Fourth	R5	Bedroom	12.57	1.01	12%	100	50%	50%	4380	Below BRE Criteria
62 High Street	Fourth	R6	Bedroom	8.73	0.67	12%	100	50%	50%	4380	Below BRE Criteria
62 High Street	Fourth	R7	Bedroom	13.14	8.82	100%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Fourth	R8	LKD	26.24	9.18	46%	200	50%	50%	4380	At least 80% of BRE Criteria
62 High Street	Fourth	R9	Bedroom	12.93	8.91	100%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Fourth	R10	LKD	26.06	19.00	97%	200	50%	50%	4380	Meet BRE Criteria

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Room Ref	Room Use	Room Area (m ²)	Area Meeting Required Lux (m ²)	% of Area Meeting Required Lux	Criteria				Comments
							Required Lux	Required % of Effective Area	Required & of Daylight Hours	Daylight Hours	
62 High Street	Fourth	R11	Bedroom	11.69	7.89	100%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Fourth	R12	LKD	22.92	6.36	37%	200	50%	50%	4380	At least 60% of BRE Criteria
62 High Street	Fourth	R13	Bedroom	12.20	8.01	99%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Fifth	R1	LKD	22.37	12.39	75%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Fifth	R2	Bedroom	12.89	7.96	94%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Fifth	R3	LKD	26.81	12.44	60%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Fifth	R4	Bedroom	13.70	0.57	6%	100	50%	50%	4380	Below BRE Criteria
62 High Street	Fifth	R5	LKD	24.69	12.84	68%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Fifth	R6	LKD	25.96	17.71	91%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Fifth	R7	Bedroom	11.44	7.74	100%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Fifth	R8	LKD	25.38	19.67	100%	200	50%	50%	4380	Meet BRE Criteria
62 High Street	Fifth	R9	Bedroom	7.49	4.52	100%	100	50%	50%	4380	Meet BRE Criteria
62 High Street	Fifth	R10	Bedroom	13.21	7.23	80%	100	50%	50%	4380	Meet BRE Criteria

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Room Ref	Room Use	Room Area (m ²)	Area Meeting Required Lux (m ²)	% of Area Meeting Required Lux	Criteria				Comments
							Required Lux	Required % of Effective Area	Required & of Daylight Hours	Daylight Hours	
62 High Street	Fifth	R11	Bedroom	12.97	7.24	84%	100	50%	50%	4380	Meet BRE Criteria

APPENDIX D - DETAILED SUNLIGHT RESULTS (APSH AND WPSH)

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
62 High Street	First	W5	Further testing required	12.0%	19.0%	0.63	4.0%	4.0%	1.00	7.0%
62 High Street	First	W6	Further testing required	12.0%	15.0%	0.80	6.0%	-	-	-
62 High Street	First	W7	Further testing required	14.0%	15.0%	0.93	8.0%	-	-	-
62 High Street	First	W8	Further testing required	17.0%	17.0%	1.00	9.0%	-	-	-
62 High Street	First	W9	Further testing required	26.0%	-	-	13.0%	-	-	-
62 High Street	First	W10	Further testing required	38.0%	-	-	17.0%	-	-	-
62 High Street	First	W11	Further testing required	46.0%	-	-	19.0%	-	-	-
62 High Street	First	W12	Pass	-	-	-	-	-	-	-
62 High Street	First	W13	Pass	-	-	-	-	-	-	-
62 High Street	Second	W5	Further testing required	14.0%	21.0%	0.67	3.0%	3.0%	1.00	7.0%
62 High Street	Second	W6	Further testing required	10.0%	13.0%	0.77	4.0%	4.0%	1.00	3.0%

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
62 High Street	Second	W7	Further testing required	12.0%	13.0%	0.92	6.0%	-	-	-
62 High Street	Second	W8	Further testing required	17.0%	17.0%	1.00	9.0%	-	-	-
62 High Street	Second	W9	Further testing required	26.0%	-	-	13.0%	-	-	-
62 High Street	Second	W10	Further testing required	39.0%	-	-	18.0%	-	-	-
62 High Street	Second	W11	Further testing required	48.0%	-	-	21.0%	-	-	-
62 High Street	Second	W12	Pass	-	-	-	-	-	-	-
62 High Street	Second	W13	Pass	-	-	-	-	-	-	-
62 High Street	Second	W14	Pass	-	-	-	-	-	-	-
62 High Street	Second	W15	Further testing required	48.0%	-	-	21.0%	-	-	-
62 High Street	Second	W16	Further testing required	47.0%	-	-	16.0%	-	-	-
62 High Street	Second	W17	Further testing required	51.0%	-	-	21.0%	-	-	-
62 High Street	Third	W35	Pass	-	-	-	-	-	-	-
62 High Street	Third	W8	Further testing required	12.0%	19.0%	0.63	3.0%	3.0%	1.00	7.0%

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
62 High Street	Third	W9	Further testing required	11.0%	14.0%	0.79	5.0%	-	-	3.0%
62 High Street	Third	W10	Further testing required	12.0%	13.0%	0.92	6.0%	-	-	-
62 High Street	Third	W11	Further testing required	15.0%	15.0%	1.00	7.0%	-	-	-
62 High Street	Third	W12	Further testing required	38.0%	-	-	17.0%	-	-	-
62 High Street	Third	W13	Further testing required	46.0%	-	-	19.0%	-	-	-
62 High Street	Third	W14	Pass	-	-	-	-	-	-	-
62 High Street	Third	W15	Pass	-	-	-	-	-	-	-
62 High Street	Third	W16	Pass	-	-	-	-	-	-	-
62 High Street	Third	W17	Pass	-	-	-	-	-	-	-
62 High Street	Third	W18	Further testing required	51.0%	-	-	21.0%	-	-	-
62 High Street	Third	W19	Further testing required	53.0%	-	-	22.0%	-	-	-
62 High Street	Third	W20	Further testing required	53.0%	-	-	22.0%	-	-	-
62 High Street	Third	W29	Pass	-	-	-	-	-	-	-
62 High Street	Fourth	W35	Pass	-	-	-	-	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
62 High Street	Fourth	W8	Further testing required	15.0%	21.0%	0.71	5.0%	-	-	6.0%
62 High Street	Fourth	W9	Further testing required	14.0%	16.0%	0.88	6.0%	-	-	-
62 High Street	Fourth	W10	Further testing required	16.0%	17.0%	0.94	7.0%	-	-	-
62 High Street	Fourth	W11	Further testing required	24.0%	24.0%	1.00	11.0%	-	-	-
62 High Street	Fourth	W12	Further testing required	44.0%	-	-	19.0%	-	-	-
62 High Street	Fourth	W13	Pass	-	-	-	-	-	-	-
62 High Street	Fourth	W14	Pass	-	-	-	-	-	-	-
62 High Street	Fourth	W15	Pass	-	-	-	-	-	-	-
62 High Street	Fourth	W16	Pass	-	-	-	-	-	-	-
62 High Street	Fourth	W17	Further testing required	51.0%	-	-	20.0%	-	-	-
62 High Street	Fourth	W18	Further testing required	51.0%	-	-	20.0%	-	-	-
62 High Street	Fourth	W19	Pass	-	-	-	-	-	-	-
62 High Street	Fourth	W20	Pass	-	-	-	-	-	-	-
62 High Street	Fourth	W21	Pass	-	-	-	-	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
62 High Street	Fourth	W29	Pass	-	-	-	-	-	-	-
62 High Street	Fifth	W29	Pass	-	-	-	-	-	-	-
62 High Street	Fifth	W7	Further testing required	16.0%	22.0%	0.73	5.0%	-	-	6.0%
62 High Street	Fifth	W8	Further testing required	16.0%	18.0%	0.89	6.0%	-	-	-
62 High Street	Fifth	W9	Further testing required	17.0%	18.0%	0.94	7.0%	-	-	-
62 High Street	Fifth	W10	Further testing required	26.0%	-	-	12.0%	-	-	-
62 High Street	Fifth	W11	Further testing required	32.0%	-	-	15.0%	-	-	-
62 High Street	Fifth	W12	Further testing required	43.0%	-	-	19.0%	-	-	-
62 High Street	Fifth	W13	Pass	-	-	-	-	-	-	-
62 High Street	Fifth	W14	Pass	-	-	-	-	-	-	-
62 High Street	Fifth	W15	Pass	-	-	-	-	-	-	-
62 High Street	Fifth	W16	Pass	-	-	-	-	-	-	-
62 High Street	Fifth	W17	Pass	-	-	-	-	-	-	-
62 High Street	Fifth	W18	Pass	-	-	-	-	-	-	-
62 High Street	Fifth	W19	Pass	-	-	-	-	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
62 High Street	Fifth	W20	Pass	-	-	-	-	-	-	-
66-70 High Street	First	W1	Further testing required	9.0%	18.0%	0.50	1.0%	1.0%	1.00	9.0%
66-70 High Street	First	W2	Further testing required	10.0%	21.0%	0.48	3.0%	3.0%	1.00	11.0%
66-70 High Street	First	W3	Further testing required	20.0%	35.0%	0.57	1.0%	4.0%	0.25	15.0%
66-70 High Street	First	W4	Further testing required	23.0%	43.0%	0.53	2.0%	7.0%	0.29	20.0%
66-70 High Street	First	W5	Further testing required	19.0%	37.0%	0.51	0.0%	8.0%	0.00	18.0%
66-70 High Street	First	W6	Further testing required	13.0%	29.0%	0.45	2.0%	10.0%	0.20	16.0%
66-70 High Street	Second	W1	Further testing required	10.0%	20.0%	0.50	1.0%	2.0%	0.50	10.0%
66-70 High Street	Second	W2	Further testing required	10.0%	22.0%	0.45	3.0%	3.0%	1.00	12.0%
66-70 High Street	Second	W3	Further testing required	22.0%	40.0%	0.55	1.0%	6.0%	0.17	18.0%
66-70 High Street	Second	W4	Further testing required	26.0%	-	-	3.0%	10.0%	0.30	20.0%
66-70 High Street	Second	W5	Further testing required	23.0%	44.0%	0.52	3.0%	15.0%	0.20	21.0%

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
66-70 High Street	Second	W6	Further testing required	13.0%	30.0%	0.43	2.0%	11.0%	0.18	17.0%
66-70 High Street	Third	W1	Further testing required	12.0%	23.0%	0.52	2.0%	4.0%	0.50	11.0%
66-70 High Street	Third	W2	Further testing required	12.0%	25.0%	0.48	3.0%	6.0%	0.50	13.0%
66-70 High Street	Third	W3	Further testing required	26.0%	-	-	1.0%	9.0%	0.11	17.0%
66-70 High Street	Third	W4	Further testing required	31.0%	-	-	4.0%	16.0%	0.25	21.0%
66-70 High Street	Third	W5	Further testing required	25.0%	-	-	4.0%	20.0%	0.20	24.0%
66-70 High Street	Third	W6	Further testing required	16.0%	35.0%	0.46	4.0%	16.0%	0.25	19.0%
66-70 High Street	Fourth	W2	Further testing required	47.0%	-	-	2.0%	4.0%	0.50	2.0%
66-70 High Street	Fourth	W4	Further testing required	43.0%	-	-	1.0%	3.0%	0.33	2.0%
66-70 High Street	Fourth	W5	Further testing required	29.0%	-	-	1.0%	1.0%	1.00	-
66-70 High Street	Fourth	W6	Further testing required	24.0%	25.0%	0.96	1.0%	1.0%	1.00	-
66-70 High Street	Fourth	W7	Further testing required	24.0%	40.0%	0.60	7.0%	-	-	16.0%

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
66-70 High Street	Fourth	W8	Further testing required	15.0%	34.0%	0.44	5.0%	-	-	19.0%
66-70 High Street	Fourth	W9	Further testing required	29.0%	-	-	2.0%	15.0%	0.13	20.0%
66-70 High Street	Fourth	W10	Further testing required	37.0%	-	-	7.0%	-	-	-
66-70 High Street	Fourth	W11	Further testing required	33.0%	-	-	9.0%	-	-	-
66-70 High Street	Fourth	W12	Further testing required	20.0%	37.0%	0.54	6.0%	-	-	17.0%
66-70 High Street	Fifth	W2	Further testing required	77.0%	-	-	23.0%	-	-	-
66-70 High Street	Fifth	W4	Further testing required	77.0%	-	-	23.0%	-	-	-
66-70 High Street	Fifth	W5	Further testing required	72.0%	-	-	19.0%	-	-	-
66-70 High Street	Fifth	W6	Further testing required	71.0%	-	-	18.0%	-	-	-
66-70 High Street	Fifth	W7	Further testing required	31.0%	-	-	12.0%	-	-	-
66-70 High Street	Fifth	W8	Further testing required	21.0%	37.0%	0.57	8.0%	-	-	16.0%
66-70 High Street	Fifth	W9	Further testing required	31.0%	-	-	2.0%	15.0%	0.13	18.0%

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
66-70 High Street	Fifth	W10	Further testing required	40.0%	-	-	9.0%	-	-	-
66-70 High Street	Fifth	W11	Further testing required	37.0%	-	-	11.0%	-	-	-
66-70 High Street	Fifth	W12	Further testing required	22.0%	37.0%	0.59	6.0%	-	-	15.0%
66-70 High Street	Sixth	W2	Further testing required	78.0%	-	-	24.0%	-	-	-
66-70 High Street	Sixth	W4	Further testing required	78.0%	-	-	24.0%	-	-	-
66-70 High Street	Sixth	W5	Further testing required	74.0%	-	-	20.0%	-	-	-
66-70 High Street	Sixth	W6	Further testing required	74.0%	-	-	20.0%	-	-	-
66-70 High Street	Sixth	W7	Further testing required	38.0%	-	-	14.0%	-	-	-
66-70 High Street	Sixth	W8	Further testing required	26.0%	-	-	9.0%	-	-	-
66-70 High Street	Sixth	W9	Further testing required	35.0%	-	-	3.0%	15.0%	0.20	14.0%
66-70 High Street	Sixth	W10	Further testing required	43.0%	-	-	9.0%	-	-	-
66-70 High Street	Sixth	W11	Further testing required	40.0%	-	-	13.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
66-70 High Street	Sixth	W12	Further testing required	25.0%	-	-	7.0%	-	-	-
66-70 High Street	Seventh	W2	Further testing required	79.0%	-	-	25.0%	-	-	-
66-70 High Street	Seventh	W4	Further testing required	79.0%	-	-	25.0%	-	-	-
66-70 High Street	Seventh	W5	Further testing required	76.0%	-	-	22.0%	-	-	-
66-70 High Street	Seventh	W6	Further testing required	76.0%	-	-	22.0%	-	-	-
66-70 High Street	Seventh	W7	Further testing required	41.0%	-	-	17.0%	-	-	-
66-70 High Street	Seventh	W8	Further testing required	30.0%	-	-	12.0%	-	-	-
66-70 High Street	Seventh	W9	Further testing required	41.0%	-	-	8.0%	-	-	-
66-70 High Street	Seventh	W10	Further testing required	49.0%	-	-	14.0%	-	-	-
66-70 High Street	Seventh	W11	Further testing required	44.0%	-	-	15.0%	-	-	-
66-70 High Street	Seventh	W12	Further testing required	28.0%	-	-	10.0%	-	-	-
66-70 High Street	Eighth	W2	Further testing required	80.0%	-	-	26.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
66-70 High Street	Eighth	W4	Further testing required	80.0%	-	-	26.0%	-	-	-
66-70 High Street	Eighth	W5	Further testing required	79.0%	-	-	25.0%	-	-	-
66-70 High Street	Eighth	W6	Further testing required	78.0%	-	-	24.0%	-	-	-
66-70 High Street	Eighth	W7	Further testing required	43.0%	-	-	18.0%	-	-	-
66-70 High Street	Eighth	W8	Further testing required	32.0%	-	-	13.0%	-	-	-
66-70 High Street	Eighth	W9	Further testing required	43.0%	-	-	9.0%	-	-	-
66-70 High Street	Eighth	W10	Further testing required	51.0%	-	-	14.0%	-	-	-
66-70 High Street	Eighth	W11	Further testing required	48.0%	-	-	17.0%	-	-	-
66-70 High Street	Eighth	W12	Further testing required	30.0%	-	-	11.0%	-	-	-
66-70 High Street	Ninth	W2	Further testing required	81.0%	-	-	27.0%	-	-	-
66-70 High Street	Ninth	W4	Further testing required	81.0%	-	-	27.0%	-	-	-
66-70 High Street	Ninth	W5	Further testing required	80.0%	-	-	26.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
66-70 High Street	Ninth	W6	Further testing required	80.0%	-	-	26.0%	-	-	-
66-70 High Street	Ninth	W7	Pass	-	-	-	-	-	-	-
66-70 High Street	Ninth	W8	Pass	-	-	-	-	-	-	-
66-70 High Street	Ninth	W9	Pass	-	-	-	-	-	-	-
66-70 High Street	Ninth	W10	Pass	-	-	-	-	-	-	-
66-70 High Street	Ninth	W11	Pass	-	-	-	-	-	-	-
66-70 High Street	Ninth	W12	Pass	-	-	-	-	-	-	-
66-70 High Street	Tenth	W2	Further testing required	82.0%	-	-	28.0%	-	-	-
66-70 High Street	Tenth	W4	Further testing required	82.0%	-	-	28.0%	-	-	-
66-70 High Street	Tenth	W5	Further testing required	81.0%	-	-	27.0%	-	-	-
66-70 High Street	Tenth	W6	Further testing required	81.0%	-	-	27.0%	-	-	-
66-70 High Street	Tenth	W7	Pass	-	-	-	-	-	-	-
66-70 High Street	Tenth	W8	Pass	-	-	-	-	-	-	-
66-70 High Street	Tenth	W9	Pass	-	-	-	-	-	-	-
66-70 High Street	Tenth	W10	Pass	-	-	-	-	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
66-70 High Street	Tenth	W11	Pass	-	-	-	-	-	-	-
66-70 High Street	Tenth	W12	Pass	-	-	-	-	-	-	-
66-70 High Street	Eleventh	W2	Further testing required	82.0%	-	-	28.0%	-	-	-
66-70 High Street	Eleventh	W4	Further testing required	82.0%	-	-	28.0%	-	-	-
66-70 High Street	Eleventh	W5	Further testing required	82.0%	-	-	28.0%	-	-	-
66-70 High Street	Eleventh	W6	Further testing required	82.0%	-	-	28.0%	-	-	-
66-70 High Street	Eleventh	W7	Pass	-	-	-	-	-	-	-
66-70 High Street	Eleventh	W8	Pass	-	-	-	-	-	-	-
66-70 High Street	Eleventh	W9	Pass	-	-	-	-	-	-	-
66-70 High Street	Eleventh	W10	Pass	-	-	-	-	-	-	-
66-70 High Street	Eleventh	W11	Pass	-	-	-	-	-	-	-
66-70 High Street	Eleventh	W12	Pass	-	-	-	-	-	-	-
Henry House	Ninth	W9	Further testing required	50.0%	-	-	20.0%	-	-	-
Henry House	Ninth	W10	Further testing required	50.0%	-	-	20.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
Henry House	Ninth	W11	Further testing required	50.0%	-	-	20.0%	-	-	-
7 Ethelbert Court	Ground	W1	Pass	-	-	-	-	-	-	-
7 Ethelbert Court	Ground	W2	Further testing required	71.0%	-	-	22.0%	-	-	-
7 Ethelbert Court	Ground	W3	Further testing required	55.0%	-	-	19.0%	-	-	-
7 Ethelbert Court	Ground	W4	Further testing required	22.0%	29.0%	0.76	5.0%	-	-	7.0%
7 Ethelbert Court	Ground	W6	Further testing required	26.0%	-	-	6.0%	-	-	-
7 Ethelbert Court	First	W1	Further testing required	58.0%	-	-	22.0%	-	-	-
7 Ethelbert Court	First	W2	Further testing required	56.0%	-	-	21.0%	-	-	-
7 Ethelbert Court	Second	W1	Further testing required	68.0%	-	-	25.0%	-	-	-
7 Ethelbert Court	Second	W2	Further testing required	56.0%	-	-	22.0%	-	-	-
7 Ethelbert Court	Second	W3	Further testing required	68.0%	-	-	25.0%	-	-	-
1 Ethelbert Court	Ground	W1	Further testing required	27.0%	-	-	6.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
1 Ethelbert Court	Ground	W2	Further testing required	36.0%	-	-	11.0%	-	-	-
1 Ethelbert Court	Ground	W3	Further testing required	46.0%	-	-	16.0%	-	-	-
1 Ethelbert Court	Ground	W4	Further testing required	52.0%	-	-	16.0%	-	-	-
1 Ethelbert Court	Ground	W5	Further testing required	57.0%	-	-	18.0%	-	-	-
1 Ethelbert Court	Ground	W6	Further testing required	61.0%	-	-	19.0%	-	-	-
1 Ethelbert Court	Ground	W7	Further testing required	59.0%	-	-	16.0%	-	-	-
1 Ethelbert Court	Ground	W8	Further testing required	63.0%	-	-	20.0%	-	-	-
1 Ethelbert Court	Ground	W9	Further testing required	64.0%	-	-	21.0%	-	-	-
1 Ethelbert Court	Ground	W10	Further testing required	64.0%	-	-	22.0%	-	-	-
1 Ethelbert Court	First	W1	Further testing required	34.0%	-	-	6.0%	-	-	-
1 Ethelbert Court	First	W2	Further testing required	56.0%	-	-	14.0%	-	-	-
1 Ethelbert Court	First	W3	Further testing required	61.0%	-	-	19.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
1 Ethelbert Court	First	W4	Further testing required	64.0%	-	-	21.0%	-	-	-
1 Ethelbert Court	First	W5	Further testing required	64.0%	-	-	21.0%	-	-	-
1 Ethelbert Court	First	W6	Further testing required	65.0%	-	-	22.0%	-	-	-
1 Ethelbert Court	First	W7	Further testing required	65.0%	-	-	22.0%	-	-	-
1 Ethelbert Court	First	W8	Further testing required	66.0%	-	-	22.0%	-	-	-
1 Ethelbert Court	First	W9	Further testing required	65.0%	-	-	22.0%	-	-	-
1 Ethelbert Court	First	W10	Further testing required	65.0%	-	-	23.0%	-	-	-
35-36 Ethelbert Close	Ground	W1	Further testing required	43.0%	-	-	11.0%	-	-	-
35-36 Ethelbert Close	Ground	W2	Further testing required	46.0%	-	-	11.0%	-	-	-
35-36 Ethelbert Close	Ground	W5	Further testing required	49.0%	-	-	12.0%	-	-	-
35-36 Ethelbert Close	Ground	W6	Further testing required	48.0%	-	-	12.0%	-	-	-
35-36 Ethelbert Close	Ground	W7	Further testing required	30.0%	-	-	9.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
35-36 Ethelbert Close	Ground	W10	Further testing required	43.0%	-	-	9.0%	-	-	-
35-36 Ethelbert Close	Ground	W11	Further testing required	45.0%	-	-	10.0%	-	-	-
35-36 Ethelbert Close	Ground	W12	Further testing required	30.0%	-	-	9.0%	-	-	-
35-36 Ethelbert Close	First	W1	Further testing required	43.0%	-	-	11.0%	-	-	-
35-36 Ethelbert Close	First	W2	Further testing required	47.0%	-	-	11.0%	-	-	-
35-36 Ethelbert Close	First	W3	Further testing required	53.0%	-	-	14.0%	-	-	-
35-36 Ethelbert Close	First	W6	Further testing required	52.0%	-	-	13.0%	-	-	-
35-36 Ethelbert Close	First	W7	Further testing required	61.0%	-	-	13.0%	-	-	-
35-36 Ethelbert Close	First	W8	Further testing required	36.0%	-	-	9.0%	-	-	-
35-36 Ethelbert Close	First	W11	Further testing required	49.0%	-	-	11.0%	-	-	-
35-36 Ethelbert Close	First	W12	Further testing required	56.0%	-	-	12.0%	-	-	-
35-36 Ethelbert Close	First	W13	Further testing required	33.0%	-	-	9.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
35-36 Ethelbert Close	First	W14	Further testing required	44.0%	-	-	9.0%	-	-	-
1-2 Ethelbert Close	Ground	W4	Further testing required	10.0%	21.0%	0.48	0.0%	2.0%	0.00	11.0%
1-2 Ethelbert Close	Ground	W5	Further testing required	7.0%	16.0%	0.44	0.0%	1.0%	0.00	9.0%
1-2 Ethelbert Close	Ground	W9	Further testing required	12.0%	29.0%	0.41	2.0%	4.0%	0.50	17.0%
1-2 Ethelbert Close	Ground	W10	Further testing required	9.0%	25.0%	0.36	2.0%	3.0%	0.67	16.0%
1-2 Ethelbert Close	Ground	W11	Further testing required	54.0%	-	-	22.0%	-	-	-
1-2 Ethelbert Close	Ground	W12	Further testing required	53.0%	-	-	22.0%	-	-	-
1-2 Ethelbert Close	First	W5	Further testing required	27.0%	-	-	3.0%	8.0%	0.38	14.0%
1-2 Ethelbert Close	First	W6	Further testing required	18.0%	30.0%	0.60	0.0%	2.0%	0.00	12.0%
1-2 Ethelbert Close	First	W10	Further testing required	23.0%	41.0%	0.56	5.0%	-	-	18.0%
1-2 Ethelbert Close	First	W11	Further testing required	15.0%	32.0%	0.47	2.0%	5.0%	0.40	17.0%
1-2 Ethelbert Close	First	W13	Further testing required	56.0%	-	-	22.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
1-2 Ethelbert Close	First	W14	Further testing required	55.0%	-	-	22.0%	-	-	-
13 Ethelbert Road	Ground	W3	Further testing required	73.0%	-	-	25.0%	-	-	-
13 Ethelbert Road	Ground	W4	Further testing required	60.0%	-	-	25.0%	-	-	-
13 Ethelbert Road	Ground	W5	Further testing required	68.0%	-	-	25.0%	-	-	-
13 Ethelbert Road	Ground	W6	Further testing required	75.0%	-	-	26.0%	-	-	-
13 Ethelbert Road	Ground	W7	Pass	-	-	-	-	-	-	-
13 Ethelbert Road	Ground	W8	Pass	-	-	-	-	-	-	-
13 Ethelbert Road	First	W1	Pass	-	-	-	-	-	-	-
13 Ethelbert Road	First	W4	Further testing required	74.0%	-	-	25.0%	-	-	-
13 Ethelbert Road	First	W5	Further testing required	66.0%	-	-	25.0%	-	-	-
13 Ethelbert Road	First	W6	Further testing required	69.0%	-	-	25.0%	-	-	-
13 Ethelbert Road	First	W7	Pass	-	-	-	-	-	-	-
13 Ethelbert Road	Second	W1	Further testing required	75.0%	-	-	25.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
11 Ethelbert Road	Ground	W1	Further testing required	49.0%	-	-	19.0%	-	-	-
11 Ethelbert Road	First	W1	Further testing required	68.0%	-	-	24.0%	-	-	-
11 Ethelbert Road	Second	W1	Further testing required	72.0%	-	-	25.0%	-	-	-
2 Ethelbert Road	Ground	W1	Further testing required	38.0%	-	-	5.0%	-	-	-
2 Ethelbert Road	Ground	W2	Further testing required	38.0%	-	-	4.0%	16.0%	0.25	14.0%
2 Ethelbert Road	Ground	W3	Further testing required	38.0%	-	-	3.0%	13.0%	0.23	11.0%
2 Ethelbert Road	Ground	W4	Further testing required	37.0%	-	-	3.0%	13.0%	0.23	11.0%
2 Ethelbert Road	Ground	W5	Further testing required	38.0%	-	-	4.0%	15.0%	0.27	12.0%
2 Ethelbert Road	Ground	W6	Further testing required	38.0%	-	-	4.0%	16.0%	0.25	13.0%
2 Ethelbert Road	Ground	W7	Further testing required	38.0%	-	-	4.0%	16.0%	0.25	13.0%
2 Ethelbert Road	Ground	W8	Further testing required	37.0%	-	-	4.0%	15.0%	0.27	14.0%
2 Ethelbert Road	Ground	W9	Further testing required	26.0%	-	-	3.0%	8.0%	0.38	5.0%

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
2 Ethelbert Road	Ground	W10	Further testing required	33.0%	-	-	7.0%	-	-	-
2 Ethelbert Road	Ground	W11	Further testing required	37.0%	-	-	7.0%	-	-	-
2 Ethelbert Road	First	W1	Further testing required	46.0%	-	-	7.0%	-	-	-
2 Ethelbert Road	First	W2	Further testing required	46.0%	-	-	6.0%	-	-	-
2 Ethelbert Road	First	W3	Further testing required	47.0%	-	-	7.0%	-	-	-
2 Ethelbert Road	First	W4	Further testing required	48.0%	-	-	8.0%	-	-	-
2 Ethelbert Road	First	W5	Further testing required	47.0%	-	-	8.0%	-	-	-
2 Ethelbert Road	First	W6	Further testing required	49.0%	-	-	9.0%	-	-	-
2 Ethelbert Road	First	W7	Further testing required	43.0%	-	-	6.0%	-	-	-
2 Ethelbert Road	First	W8	Further testing required	45.0%	-	-	8.0%	-	-	-
2 Ethelbert Road	First	W9	Further testing required	46.0%	-	-	9.0%	-	-	-
2 Ethelbert Road	First	W10	Further testing required	46.0%	-	-	8.0%	-	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
2 Ethelbert Road	First	W11	Further testing required	43.0%	-	-	8.0%	-	-	-
72-76 High Street	Ground	W1	Further testing required	40.0%	-	-	4.0%	7.0%	0.57	3.0%
72-76 High Street	First	W1	Further testing required	43.0%	-	-	7.0%	-	-	-
72-76 High Street	First	W2	Further testing required	56.0%	-	-	9.0%	-	-	-
72-76 High Street	First	W3	Further testing required	55.0%	-	-	10.0%	-	-	-
72-76 High Street	Second	W1	Further testing required	48.0%	-	-	10.0%	-	-	-
72-76 High Street	Second	W2	Further testing required	60.0%	-	-	12.0%	-	-	-
72-76 High Street	Second	W3	Further testing required	61.0%	-	-	13.0%	-	-	-
Bromley Temple	Ground	W1	Further testing required	0.0%	12.0%	0.00	0.0%	0.0%	-	12.0%
Bromley Temple	Ground	W2	Further testing required	3.0%	9.0%	0.33	2.0%	0.0%	-	6.0%
Bromley Temple	Ground	W3	Further testing required	13.0%	4.0%	3.25	7.0%	-	-	-
Bromley Temple	Ground	W4	Further testing required	15.0%	0.0%	-	4.0%	0.0%	-	-

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
Bromley Temple	Ground	W11	Further testing required	0.0%	24.0%	0.00	0.0%	6.0%	0.00	24.0%
Bromley Temple	Ground	W12	Further testing required	4.0%	19.0%	0.21	3.0%	5.0%	0.60	15.0%
Bromley Temple	Ground	W13	Further testing required	14.0%	15.0%	0.93	7.0%	-	-	-
Bromley Temple	Ground	W14	Further testing required	15.0%	0.0%	-	5.0%	-	-	-
Bromley Temple	Ground	W5	Further testing required	13.0%	6.0%	2.17	4.0%	1.0%	4.00	-
Bromley Temple	Ground	W6	Further testing required	8.0%	7.0%	1.14	2.0%	1.0%	2.00	-
Bromley Temple	Ground	W7	Further testing required	0.0%	13.0%	0.00	0.0%	2.0%	0.00	13.0%
Bromley Temple	Ground	W8	Further testing required	0.0%	8.0%	0.00	0.0%	0.0%	-	8.0%
Bromley Temple	Ground	W9	Further testing required	0.0%	9.0%	0.00	0.0%	0.0%	-	9.0%
Bromley Temple	Ground	W10	Further testing required	0.0%	10.0%	0.00	0.0%	0.0%	-	10.0%
Bromley Temple	First	W1	Further testing required	3.0%	13.0%	0.23	0.0%	0.0%	-	10.0%
Bromley Temple	First	W2	Further testing required	0.0%	5.0%	0.00	0.0%	0.0%	-	5.0%

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor	Window no.	25-degree plane test	APSH test			WPSH test			Total reduction <4%
				Proposed APSH >25%?	Existing APSH (%)	Relative APSH >0.8?	Proposed WPSH >5%?	Existing WPSH (%)	Relative WPSH >0.8?	
Bromley Temple	First	W3	Further testing required	0.0%	16.0%	0.00	0.0%	5.0%	0.00	16.0%
Bromley Temple	First	W8	Further testing required	13.0%	10.0%	1.30	4.0%	1.0%	4.00	-
Bromley Temple	First	W9	Further testing required	7.0%	13.0%	0.54	2.0%	4.0%	0.50	6.0%
Bromley Temple	First	W10	Further testing required	0.0%	41.0%	0.00	0.0%	14.0%	0.00	41.0%
Bromley Temple	First	W11	Further testing required	0.0%	51.0%	0.00	0.0%	16.0%	0.00	51.0%
Bromley Temple	First	W12	Further testing required	0.0%	54.0%	0.00	0.0%	15.0%	0.00	54.0%
Bromley Temple	First	W13	Further testing required	0.0%	45.0%	0.00	0.0%	14.0%	0.00	45.0%

APPENDIX E - DETAILED SUNLIGHT RESULTS (SE)

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
66-70 High Street	First	R1	LKD	W1	242°	0.4	Failed
				W2	242°	0.6	
						0.8	
66-70 High Street	First	R2	Bedroom	W3	242°	0.6	Failed
						0.6	
66-70 High Street	First	R3	Bedroom	W4	242°	0.6	Failed
						0.6	
66-70 High Street	First	R4	LKD	W5	242°	1.8	Minimum
				W6	242°	0.6	
				W7	332°N	0.8	
				W8	332°N	0.8	
						2.6	
66-70 High Street	Second	R1	LKD	W1	242°	0.4	
				W2	242°	0.7	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
						0.9	Failed
66-70 High Street	Second	R2	Bedroom	W3	242°	1.1	
						1.1	Failed
66-70 High Street	Second	R3	Bedroom	W4	242°	1.5	
						1.5	Minimum
66-70 High Street	Second	R4	LKD	W5	242°	2	
				W6	242°	0.6	
				W7	332°N	0.8	
				W8	332°N	0.8	
						2.8	Minimum
66-70 High Street	Third	R1	LKD	W1	242°	0.8	
				W2	242°	0.7	
						0.9	Failed
66-70 High Street	Third	R2	Bedroom	W3	242°	1.7	
						1.7	Minimum
66-70 High Street	Third	R3	Bedroom	W4	242°	1.8	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
						1.8	Minimum
66-70 High Street	Third	R4	LKD	W5	242°	2.7	
				W6	242°	0.6	
				W7	332°N	0.8	
				W8	332°N	0.8	
						3.4	Medium
66-70 High Street	Fourth	R1	LKD	W1	62°N	3	
				W2	152°	4.3	
				W3	62°N	1.4	
				W4	152°	3.5	
						7.5	High
66-70 High Street	Fourth	R2	LKD	W5	152°	1.1	
				W6	152°	0.7	
				W7	242°	3.4	
				W8	242°	0.7	
						4.2	High
66-70 High Street	Fourth	R3	Bedroom	W9	242°	1.9	
						1.9	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
66-70 High Street	Fourth	R4	Bedroom	W10	242°	2.6	
						2.6	Minimum
66-70 High Street	Fourth	R5	LKD	W11	242°	3.1	
				W12	242°	1	
				W13	332°N	0.8	
				W14	332°N	0.8	
				3.8	Medium		
66-70 High Street	Fifth	R1	LKD	W1	62°N	3.3	
				W2	152°	8.4	
				W3	62°N	1.4	
				W4	152°	8.4	
				8.4	High		
66-70 High Street	Fifth	R2	LKD	W5	152°	7.6	
				W6	152°	7.1	
				W7	242°	3.7	
				W8	242°	1	
				8.3	High		

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
66-70 High Street	Fifth	R3	Bedroom	W9	242°	2.7	
						2.7	Minimum
66-70 High Street	Fifth	R4	Bedroom	W10	242°	3.1	
						3.1	Medium
66-70 High Street	Fifth	R5	LKD	W11	242°	3.5	
				W12	242°	1.4	
				W13	332°N	0.8	
				W14	332°N	0.8	
						4.2	High
66-70 High Street	Sixth	R1	LKD	W1	62°N	3.3	
				W2	152°	8.4	
				W3	62°N	1.4	
				W4	152°	8.4	
						8.4	High
66-70 High Street	Sixth	R2	LKD	W5	152°	8.4	
				W6	152°	8.2	
				W7	242°	4.6	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
				W8	242°	1.6	
						8.4	High
66-70 High Street	Sixth	R3	Bedroom	W9	242°	3.3	
						3.3	Medium
66-70 High Street	Sixth	R4	Bedroom	W10	242°	3.6	
						3.6	Medium
66-70 High Street	Sixth	R5	LKD	W11	242°	4	
				W12	242°	1.9	
				W13	332°N	0.8	
				W14	332°N	0.8	
						4.8	High
66-70 High Street	Seventh	R1	LKD	W1	62°N	3.3	
				W2	152°	8.4	
				W3	62°N	1.4	
				W4	152°	8.4	
						8.4	High
66-70 High Street	Seventh	R2	LKD	W5	152°	8.4	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
				W6	152°	8.4	
				W7	242°	5.2	
				W8	242°	2.3	
						8.6	High
66-70 High Street	Seventh	R3	Bedroom	W9	242°	3.9	
						3.9	Medium
66-70 High Street	Seventh	R4	Bedroom	W10	242°	4.3	
						4.3	High
66-70 High Street	Seventh	R5	LKD	W11	242°	4.7	
				W12	242°	2.6	
				W13	332°N	1.1	
				W14	332°N	1.1	
						5.7	High
66-70 High Street	Eighth	R1	LKD	W1	62°N	3.3	
				W2	152°	8.4	
				W3	62°N	1.4	
				W4	152°	8.4	
						8.4	High

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
66-70 High Street	Eighth	R2	LKD	W5	152°	8.4	
				W6	152°	8.4	
				W7	242°	5.9	
				W8	242°	3	
						9.3	High
66-70 High Street	Eighth	R3	Bedroom	W9	242°	4.6	
						4.6	High
66-70 High Street	Eighth	R4	Bedroom	W10	242°	5	
						5	High
66-70 High Street	Eighth	R5	LKD	W11	242°	5.5	
				W12	242°	3.3	
				W13	332°N	1.1	
				W14	332°N	1.1	
						5.7	High
66-70 High Street	Ninth	R1	LKD	W1	62°N	3.3	
				W2	152°	8.4	
				W3	62°N	1.4	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
				W4	152°	8.4	
						8.4	High
66-70 High Street	Ninth	R2	LKD	W5	152°	8.4	
				W6	152°	8.4	
				W7	242°	6.2	
				W8	242°	3.3	
						9.5	High
66-70 High Street	Ninth	R3	Bedroom	W9	242°	4.9	
						4.9	High
66-70 High Street	Ninth	R4	Bedroom	W10	242°	5.3	
						5.3	High
66-70 High Street	Ninth	R5	LKD	W11	242°	6.3	
				W12	242°	3.3	
				W13	332°N	1.1	
				W14	332°N	1.1	
						6.3	High
66-70 High Street	Tenth	R1	LKD	W1	62°N	3.3	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
				W2	152°	8.4	
				W3	62°N	1.4	
				W4	152°	8.4	
						8.4	High
66-70 High Street	Tenth	R2	LKD	W5	152°	8.4	
				W6	152°	8.4	
				W7	242°	6.2	
				W8	242°	3.3	
						9.5	High
66-70 High Street	Tenth	R3	Bedroom	W9	242°	4.9	
						4.9	High
66-70 High Street	Tenth	R4	Bedroom	W10	242°	6.3	
						6.3	High
66-70 High Street	Tenth	R5	LKD	W11	242°	6.3	
				W12	242°	3.3	
				W13	332°N	1.1	
				W14	332°N	1.1	
						6.3	High

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
66-70 High Street	Eleventh	R1	LKD	W1	62°N	3.3	
				W2	152°	8.4	
				W3	62°N	3.3	
				W4	152°	8.4	
						8.4	
66-70 High Street	Eleventh	R2	LKD	W5	152°	8.4	
				W6	152°	8.4	
				W7	242°	6.3	
				W8	242°	6.3	
						9.5	
66-70 High Street	Eleventh	R3	Bedroom	W9	242°	6.3	
						6.3	
66-70 High Street	Eleventh	R4	Bedroom	W10	242°	6.3	
						6.3	
66-70 High Street	Eleventh	R5	LKD	W11	242°	6.3	
				W12	242°	6.3	
				W13	332°N	1.1	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
				W14	332°N	1.1	
						6.3	High
62 High Street	First	R1	LKD	W1	332°N	1.1	
						1.1	Failed
62 High Street	First	R2	LKD	W2	332°N	1.1	
				W3	332°N	1.1	
						1.1	Failed
62 High Street	First	R3	LKD	W4	332°N	1.1	
				W5	242°	1.1	
				W6	242°	0.9	
						2	Minimum
62 High Street	First	R4	Bedroom	W7	242°	1.4	
				W8	242°	1.9	
						1.9	Minimum
62 High Street	First	R5	Bedroom	W9	242°	2.6	
						2.6	Minimum

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
62 High Street	First	R6	LKD	W10	242°	4	High
				W11	242°	5.3	
				W12	152°	6.6	
				W13	152°	2.4	
62 High Street	First	R7	LKD	W14	62°N	3.3	Medium
				W15	62°N	3.3	
				W16	62°N	3.3	
62 High Street	First	R8	Bedroom	W17	62°N	3.3	Medium
						3.3	
62 High Street	First	R9	Bedroom	W18	62°N	3.3	Medium
						3.3	
62 High Street	First	R10	Bedroom	W19	16°N	0.1	Failed
						0.1	
62 High Street	Second	R1	LKD	W1	332°N	1.1	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
						1.1	Failed
62 High Street	Second	R2	LKD	W2	332°N	1.1	
				W3	332°N	1.1	
						1.1	Failed
62 High Street	Second	R3	LKD	W4	332°N	1.1	
				W5	242°	1.1	
				W6	242°	0.9	
						2	Minimum
62 High Street	Second	R4	Bedroom	W7	242°	1.2	
				W8	242°	1.9	
						1.9	Minimum
62 High Street	Second	R5	Bedroom	W9	242°	2.6	
						2.6	Minimum
62 High Street	Second	R6	LKD	W10	242°	4	
				W11	242°	5.3	
				W12	152°	8.5	
				W13	152°	2.4	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
						8.6	High
62 High Street	Second	R7	Bedroom	W14	152°	6	
						6	High
62 High Street	Second	R8	Bedroom	W15	242°	5.4	
						5.4	High
62 High Street	Second	R9	LKD	W16	242°	5.9	
				W17	242°	5.8	
						5.9	High
62 High Street	Second	R10	LKD	W18	62°N	3.3	
				W19	62°N	3.3	
						3.3	Medium
62 High Street	Second	R11	Bedroom	W20	62°N	3.3	
				W21	62°N	3.3	
						3.3	Medium
62 High Street	Second	R12	Bedroom	W22	62°N	3.3	
						3.3	Medium

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
62 High Street	Second	R13	LKD	W23	62°N	3.3	Medium
				W24	62°N	3.3	
				W25	62°N	3.3	
						3.3	
62 High Street	Second	R14	Bedroom	W26	62°N	3.3	Medium
						3.3	
62 High Street	Second	R15	Bedroom	W27	62°N	3.3	Medium
						3.3	
62 High Street	Second	R16	Bedroom	W28	16°N	0.1	Failed
						0.1	
62 High Street	Third	R1	LKD	W1	332°N	0.8	Medium
				W35	152°	2.5	
				W36	62°N	3.3	
				W37	62°N	3.3	
				W38	16°N	0	
						4	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
62 High Street	Third	R2	Bedroom	W2	332°N	0.8	
						0.8	Failed
62 High Street	Third	R3	LKD	W3	332°N	0	
						0	Failed
62 High Street	Third	R4	Bedroom	W4	332°N	0	
						0	
				W5	332°N	0	Failed
62 High Street	Third	R5	LKD	W6	62°N	0	
						0	
				W7	332°N	1	
						0.9	
				W9	242°	1.2	
						1.4	Failed
62 High Street	Third	R6	Bedroom	W11	242°	1.6	
						1.6	Minimum
62 High Street	Third	R7	LKD	W12	242°	3.9	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
				W13	242°	5.2	
				W14	152°	8.5	
				W15	152°	3.9	
						8.6	High
62 High Street	Third	R8	Bedroom	W16	152°	6.9	
				W17	152°	6.2	
						7.2	High
62 High Street	Third	R9	LKD	W18	242°	5.7	
				W19	242°	6.2	
				W20	242°	6	
						6.2	High
62 High Street	Third	R10	LKD	W21	62°N	3.3	
				W22	332°N	0	
				W23	62°N	0	
						3.3	Medium
62 High Street	Third	R11	Bedroom	W24	62°N	0.8	
				W25	62°N	1.9	
						1.9	Minimum

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
62 High Street	Third	R12	Bedroom	W26	62°N	0	Failed
				W27	62°N	0.8	
						0.8	
62 High Street	Third	R13	LKD	W28	62°N	1.9	Medium
				W29	152°	2.4	
				W30	62°N	3.3	
				W31	62°N	3.3	
						3.3	
62 High Street	Third	R14	Bedroom	W32	62°N	0	Minimum
				W33	62°N	0.7	
				W34	62°N	1.8	
						1.8	
62 High Street	Fourth	R1	LKD	W1	332°N	0.7	Medium
				W35	152°	3	
				W36	62°N	3.3	
				W37	62°N	3.3	
				W38	16°N	0.1	
						3.9	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
62 High Street	Fourth	R2	Bedroom	W2	332°N	0.8	
						0.8	Failed
62 High Street	Fourth	R3	LKD	W3	332°N	0	
				W4	332°N	0	
				0	Failed		
62 High Street	Fourth	R4	LKD	W5	332°N	0	
				W6	62°N	0	
				W7	332°N	0.8	
				W8	242°	1.1	
				1.8	Minimum		
62 High Street	Fourth	R5	Bedroom	W9	242°	1.4	
				W10	242°	1.7	
				1.7	Minimum		
62 High Street	Fourth	R6	Bedroom	W11	242°	2.3	
						2.3	Minimum
62 High Street	Fourth	R7	Bedroom	W12	242°	4.7	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
				W13	152°	5	
				W14	152°	5.7	
						8.2	High
62 High Street	Fourth	R8	LKD	W15	152°	7.8	
				W16	152°	6.6	
						7.8	High
62 High Street	Fourth	R9	Bedroom	W17	242°	5.9	
				W18	242°	5.6	
				W19	152°	8.4	
						9.4	High
62 High Street	Fourth	R10	LKD	W20	152°	8.4	
				W21	152°	8.4	
				W22	62°N	2.5	
				W23	332°N	0	
				W24	62°N	0	
				W25	62°N	0.9	
				W26	62°N	3.3	
						8.4	High

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
62 High Street	Fourth	R11	Bedroom	W27	62°N	0	Failed
				W28	62°N	0.8	
						0.8	
62 High Street	Fourth	R12	LKD	W29	152°	3	Medium
				W30	62°N	3.3	
				W31	62°N	3.3	
						3.3	
62 High Street	Fourth	R13	Bedroom	W32	62°N	0	Minimum
				W33	62°N	0.9	
				W34	62°N	2.3	
						2.3	
62 High Street	Fifth	R1	LKD	W1	332°N	0.8	High
				W28	62°N	1.4	
				W29	152°	3.9	
				W30	62°N	3.3	
				W31	16°N	0	
						4.7	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
62 High Street	Fifth	R2	Bedroom	W2	332°N	0	
				W3	332°N	0	
						0	
62 High Street	Fifth	R3	LKD	W4	332°N	0.7	
				W5	332°N	0.7	
				W6	332°N	0.8	
				W7	242°	1.1	
						1.9	
62 High Street	Fifth	R4	Bedroom	W8	242°	1.4	
				W9	242°	1.7	
						1.7	
62 High Street	Fifth	R5	LKD	W10	242°	2.5	
				W11	242°	3.3	
				W12	242°	4.5	
				W13	152°	5	
				W14	152°	5.9	
						8.2	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
62 High Street	Fifth	R6	LKD	W15	152°	8.4	High
				W16	152°	8.4	
				W17	152°	8.4	
						8.4	
62 High Street	Fifth	R7	Bedroom	W18	152°	8.4	High
						8.4	
62 High Street	Fifth	R8	LKD	W19	152°	8.4	High
				W20	152°	8.4	
				W21	62°N	3.3	
				W22	62°N	3.3	
						8.4	
62 High Street	Fifth	R9	Bedroom	W23	62°N	3.3	Medium
						3.3	
62 High Street	Fifth	R10	Bedroom	W24	62°N	3.3	Medium
				W25	62°N	3.3	
						3.3	

DAYLIGHT, SUNLIGHT & OVERSHADOWING

Building	Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
62 High Street	Fifth	R11	Bedroom	W26	62°N	0	
				W27	62°N	0.7	
						0.7	Failed

PROPOSED SCHEME DAYLIGHT, SUNLIGHT & OVERSHADOWING

Ringers Road

Produced by XCO2 for Ringers Road Properties Ltd

May 2024



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CONTENTS

EXECUTIVE SUMMARY	5
INTRODUCTION	7
METHODOLOGY	8
DESIGN DEVELOPMENT	9
DAYLIGHT ASSESSMENT	13
SUNLIGHT ASSESSMENT	15
OVERSHADOWING ASSESSMENT	16
CONCLUSION.....	18
APPENDIX A – WINDOW AND ROOM REFERENCE.....	C
APPENDIX B - DETAILED DAYLIGHT RESULTS.....	D
APPENDIX C – DETAILED SUNLIGHT RESULTS.....	E

PROPOSED SCHEME DAYLIGHT, SUNLIGHT & OVERSHADOWING

	1.0	2.0	03	04	05		
Remarks	Draft	Revision	For planning	Updated with new architectural layouts with additional stairs	Revised		
Prepared by	AM	AM	LU	LU	TK		
Checked by	HP	HP	FH	FH	EC		
Authorised by	KM	KM	RM	RM	RM		
Date	20/10/2021	10/11/2021	03/11/2022	21/04/2022	28/05/2024		
Project reference	9.604	9.604	9.604	9.604	9.604		

EXECUTIVE SUMMARY

The daylight, sunlight and overshadowing analysis indicates that the habitable rooms of the proposed development at Ringers Road will achieve adequate levels of daylight and sunlight considering site constraints and the urban context.

Daylight and Sunlight analysis was carried out for the proposed development at Ringers Road, located within the London Borough of Bromley. This report outlines the results of the analysis for the planning application, assessing the daylight and sunlight received by the habitable spaces of the proposed development.

The methodology set out in this report is in accordance with BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair et al. (2022) which is accepted as good practice by Planning Authorities. The BRE report gives numerical guidelines, however, "these should be interpreted flexibly since natural lighting is only one of many factors in site layout design", as stated in the guide.

Computer modelling software was used to carry out the assessments. The model used was based on the drawings by the design team and findings from the overheating risk assessment to balance the two elements in a holistic perspective.

DAYLIGHT ASSESSMENT

A total of 120 no. sample rooms have been included in the assessment. The sample is considered to be the worst-case units in terms of daylight access across the scheme, but also includes for the top floors units of both blocks A and B to understand the extent of impact on internal daylight when balanced with overheating risks. All habitable rooms KLDs (kitchen, living, dining rooms and bedrooms) within the sample dwellings were assessed.

The 49 sample dwellings consist of 120 habitable rooms that encompass 49 KLDs and 71 bedrooms.

The analysis results indicated that 91 out of 120 rooms satisfy the recommendations set out by the BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair et al. (2022), which is accepted as good practice by Planning Authorities.

Of the remaining 29 rooms, 12 are KLDs while the other are bedrooms. Of the 12 KLDs, 5 meet within 80% or above of the BRE recommendations (sDA of at least 40%). The 7 remaining KLDs have greater obstructions and the design has been adjusted as far as feasible to allow maximum daylight access.

Of the remaining 17 bedrooms, 5 meet within approximately 80% or above of the BRE recommendations (sDA of at least ~40%) and 5 meet within approximately 60% or above of the BRE recommendations (sDA of at least ~30%). The remaining 7 bedrooms fall short due to site obstructions as well as the prioritisation of the main living spaces for available daylight in the design process where occupants are expected to spend the majority of time.

Overall, the proposed development as a whole is anticipated to achieve adequate levels of daylighting to all dwellings and habitable spaces, and is therefore considered to provide good quality of accommodation to the future occupants in terms of daylight considering the context and limitations of the site.

SUNLIGHT ASSESSMENT

A total of 49 living spaces were included in the assessment. The sample is considered to be the worst-case units in terms of sunlight access across the scheme, but also includes for the top floors units of both blocks A and B to understand the extent of impact on sunlight levels when balanced with overheating risks.

The analysis has shown that 44 rooms satisfy the BRE criteria for sunlight exposure. The remaining 5 living rooms fall short of the BRE criteria however are located on the north/north-west façades which allows for a reduced amount of sunlight exposure.

PROPOSED SCHEME DAYLIGHT, SUNLIGHT & OVERSHADOWING

Overall, it can be concluded that the proposed design offers adequate accessibility to sunlight in living spaces considering the context and limitations of the site.

OVERSHADOWING ASSESSMENT

A solar access analysis was undertaken for 1 amenity space for the full 24 hours on 21st of March in line with the BRE guidance. The amenity space satisfies the BRE criteria. The amenity space is predicted to achieve at least 2 hours of sunlight for more than 50% of its area on March 21. The open space of the proposed development is therefore considered to be adequately sunlit.

INTRODUCTION

The site is located in a dense urban environment which is currently undergoing a wider regeneration and subsequently the interpretation of the results requires careful consideration of the BRE guidance.

SITE

The site is located between Ringers Road and Ethelbert Road in Bromley and includes the demolition of existing buildings and construction of a mixed-use development comprising residential units, ancillary residents' facilities (including co-working space) and commercial floor space (Use Class E) across two

blocks, along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage.

Figure 1 below shows the approximate site location.

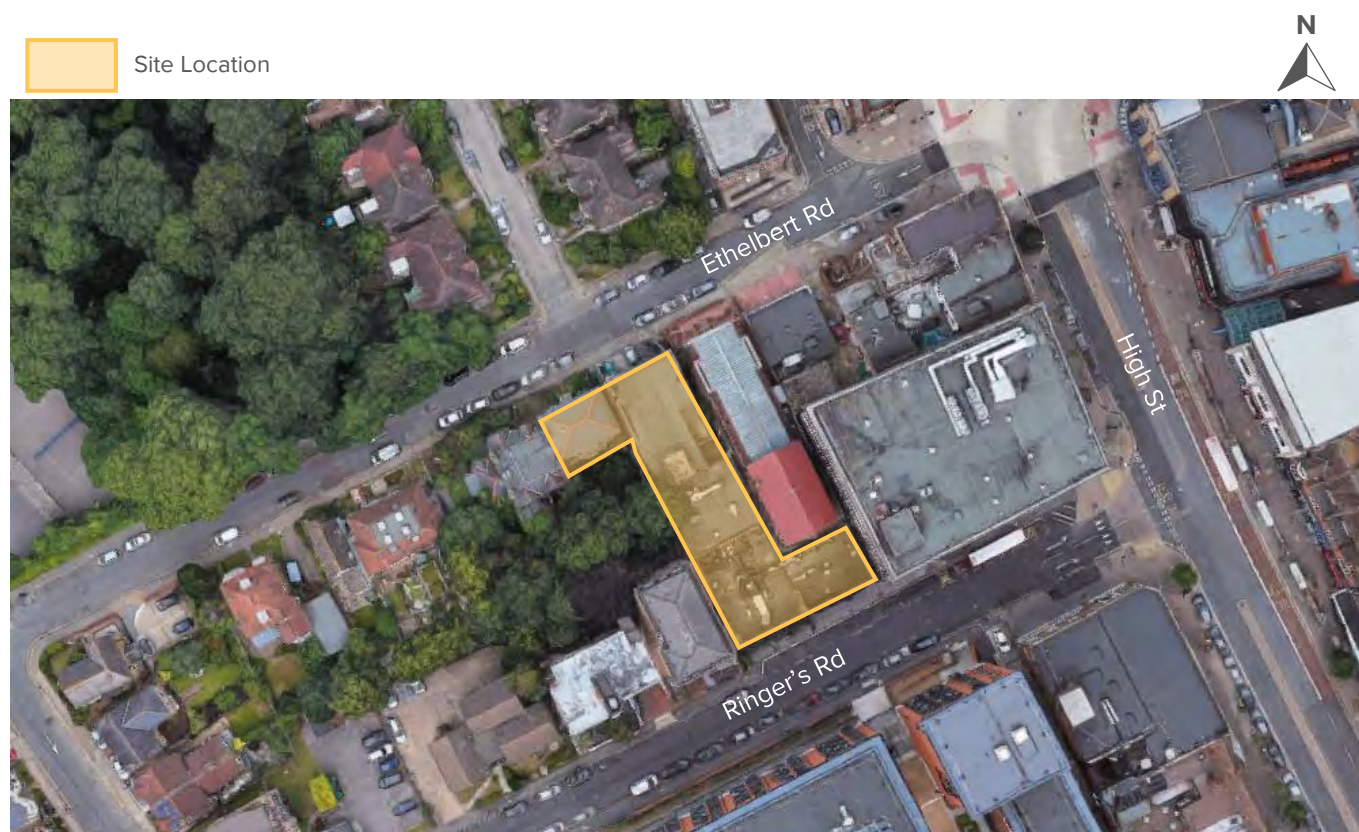


Figure 1: Site location of the proposed development.

METHODOLOGY

The assessment is based on guidelines set out in the BRE “Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice” (2022).

The methodology is based on the British Research Establishment’s (BRE) publication “Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice,” by PJ Littlefair et al. (2022).

The BRE publication Site Layout Planning for Daylight and Sunlight gives advice on site layout planning to achieve good daylighting in buildings. It is important to note that the advice given in the BRE guide is “*not mandatory*” and “*its aim is to help rather than constrain the designer*”.

DAYLIGHT

The BRE guidelines refer to the British Standard BS EN 17037 *Daylight in Buildings* recommendations. This stipulates the calculation of the amount of daylight in a space using one of two methods: prediction of illuminance levels using hourly data, or the use of the daylight factor. For this assessment, the method predicting illuminance levels using hourly data is used. For daylight levels in dwellings, BS EN 17037 refers to the UK National Annex which outlines the illuminance level needed in a room according to its occupancy. These are as follows:

- 100 lux for bedrooms
- 150 lux for living rooms and
- 200 lux for kitchens, or rooms with kitchens

The calculation is carried out taking into consideration the relative illuminance values, the amount of daylight hours, and the area of the room. For a room to be compliant with the BRE guidance it must reach the required illuminance levels for at least 50% of the daylight hours across 50% of the room area.

This is measured by the Spatial Daylight Autonomy (sDA) metric. sDA is defined as the percentage area of

the analysed space that is above a certain lux level for a certain percentage of time.

In addition to the amount of light reaching the working plane, this assessment takes into consideration surface materials and in particular their reflectance.

SUNLIGHT

Sunlight is valued within a space, and according to the BRE guidance access to sunlight can be quantified. BS EN 17037 recommends that a space should receive a minimum of 1.5 hours of direct sunlight on the 21st of March – the equinox. The guidance rates the amount of access to daylight as below:

- 1.5 hours as the minimum
- 3 hours as a medium level
- 4 hours as a high level

The BRE guidance states that “*in housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.*”

The guidance states at least one habitable room is required to meet the criteria per dwelling.

OVERSHADOWING

Open spaces should retain a reasonable amount of sunlight throughout the year. The BRE states that for an amenity space to “*appear adequately sunlit throughout the year, at least half of the area should receive at least two hours of sunlight on 21 March*”.

DESIGN DEVELOPMENT

The findings presented in the following sections are the result of an iterative design process in which discussions were held between XCO2 and Hollaway Architects in order to optimise the scheme’s performance in terms of daylight and sunlight levels given the context of the site

Initial drawings from the architect were received where the original internal room layouts and glazing specifications were outlined. From these, baseline assessments were carried out on a worst-case scenario basis following the methodology highlighted in the previous section. This first stage of assessment allowed underperforming rooms to be identified in order for appropriate mitigation measures to be decided. Mitigation measures for these spaces were then discussed with Hollaway Architects in forms of workshops in order to ensure as many rooms as possible could benefit from daylight and sunlight but also meet the overheating risk requirements which are statutory.

Some examples of measures that have been implemented into the proposal in order to improve the levels of natural daylight within the dwellings are outlined below.

REVISION OF ROOM LAYOUTS

A number of Kitchen/Living/Dining (KLDs) that were performing below recommended lux levels, mainly because of their adjacency to balconies, were reconfigured. The design layout was enhanced by changing room uses, allowing for the KLDs to have more windows flushed with the façade that are not overshadowed by balconies. An example of this is shown in Figure 2.

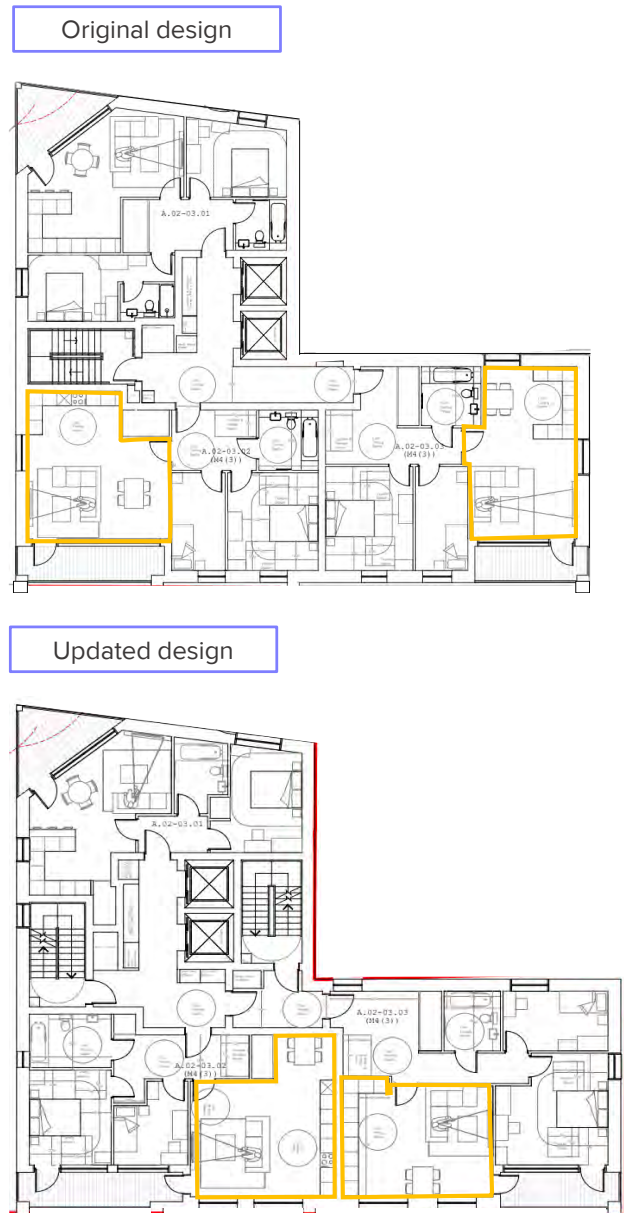


Figure 2: Demonstration of change in layouts to allow for better daylight penetration in KLDs in Block A.

INCREASED GLAZED AREAS

A number of rooms requiring mitigation in the initial drawings were only marginally below their recommended targets and a number of rooms were found to be restricted in their daylight due to constraints occurring from either the density of the proposed scheme or the scale / proximity of the surrounding properties.

Given the nature of these constraints, it is often impractical to remedy the issue through removal or reduction of the obstruction as that would either come at great impact to the scheme or would fall outside of the remit of the scopes of work being undertaken.

It was therefore deemed appropriate for an increase in the glazed area to be used as a means of mitigating the obstruction. This approach was to be taken from a very holistic perspective, as careful consideration towards energy performance and overheating risk has been taken into account within the design. Examples of these are shown in Figure 3 and Figure 4.

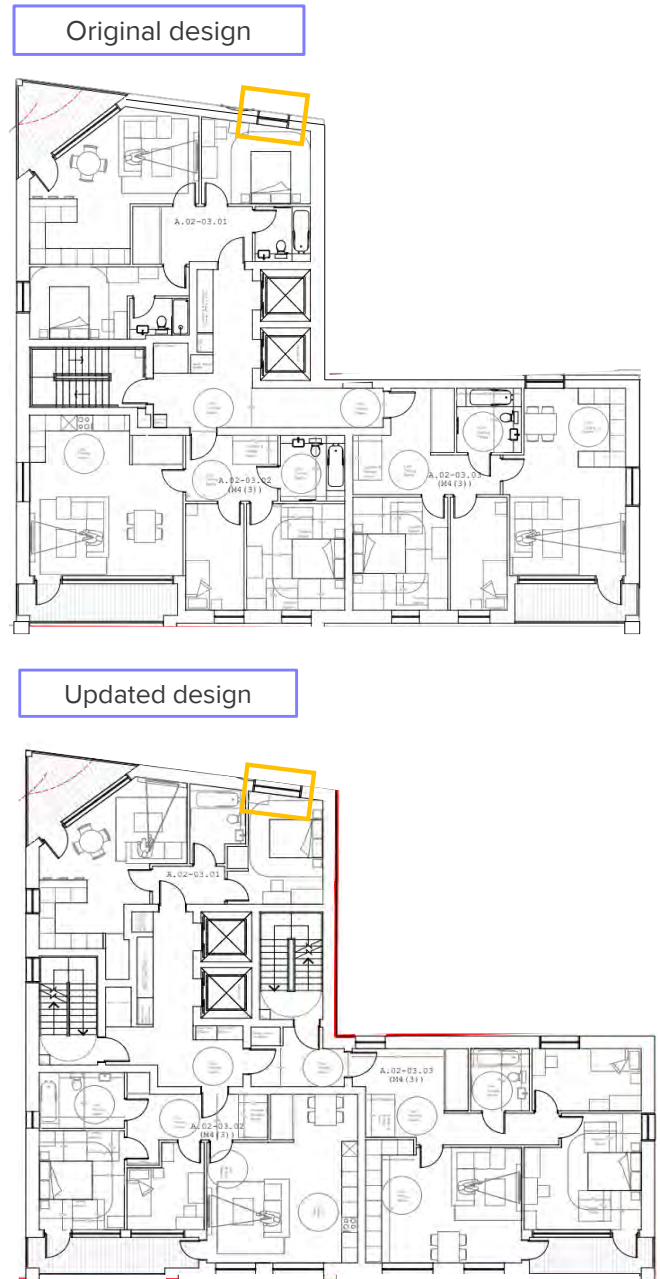


Figure 3: Demonstration of how the glazing area was increased as far as feasible in Block A.

PROPOSED SCHEME DAYLIGHT, SUNLIGHT & OVERSHADOWING

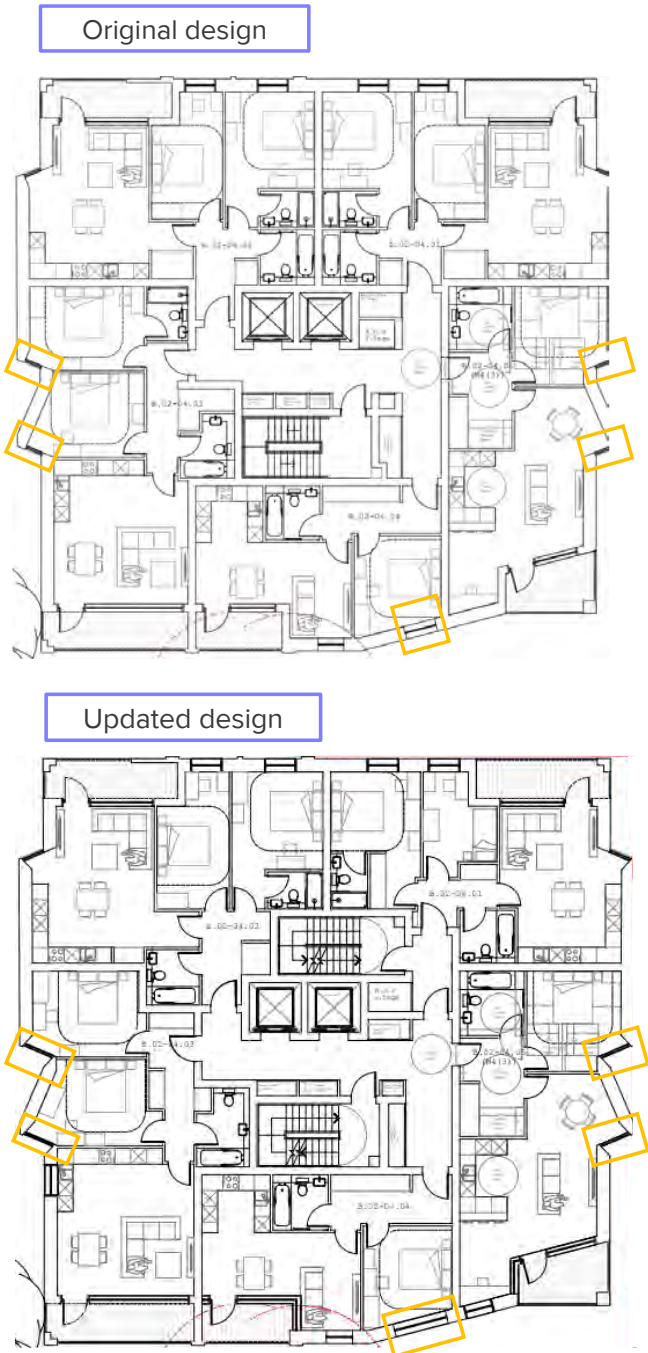


Figure 4: Demonstration of how the glazing area was increased as far as feasible in Block B.

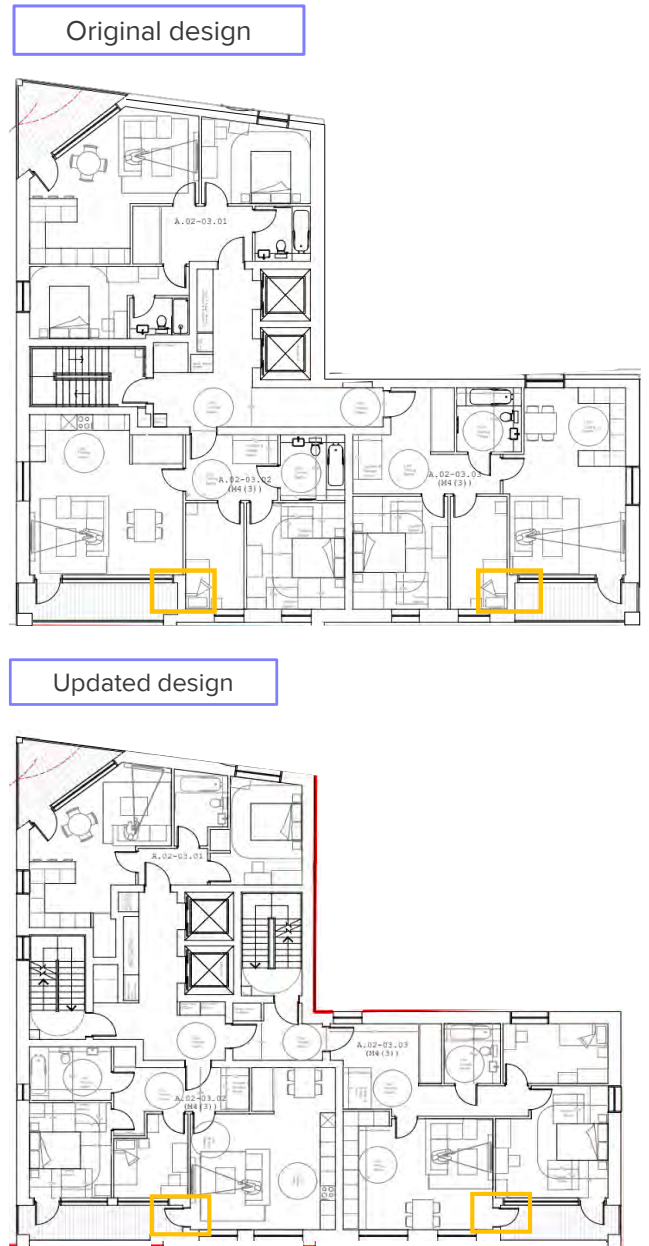


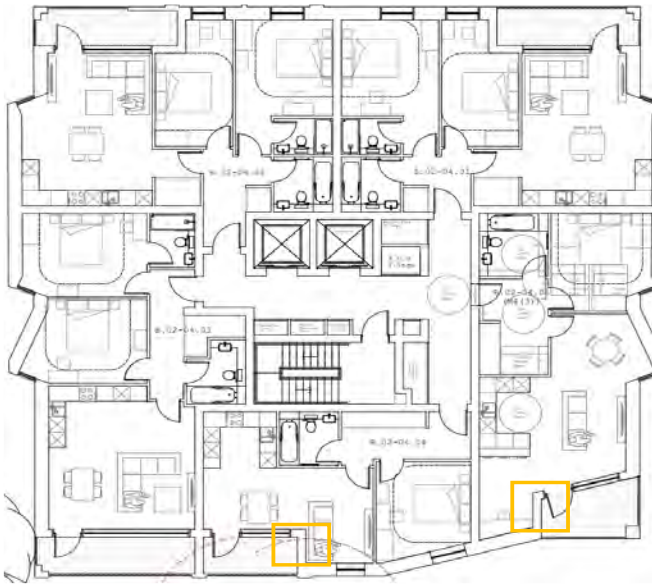
Figure 5: Demonstration of how additional windows were included in Block A.

ADDITION OF WINDOWS

Additional windows were included to mitigate the overshadowing of balconies in instances where the layouts were already optimised. Examples of these are shown in Figure 5 and Figure 6.

PROPOSED SCHEME DAYLIGHT, SUNLIGHT & OVERSHADOWING

Original design



Updated design

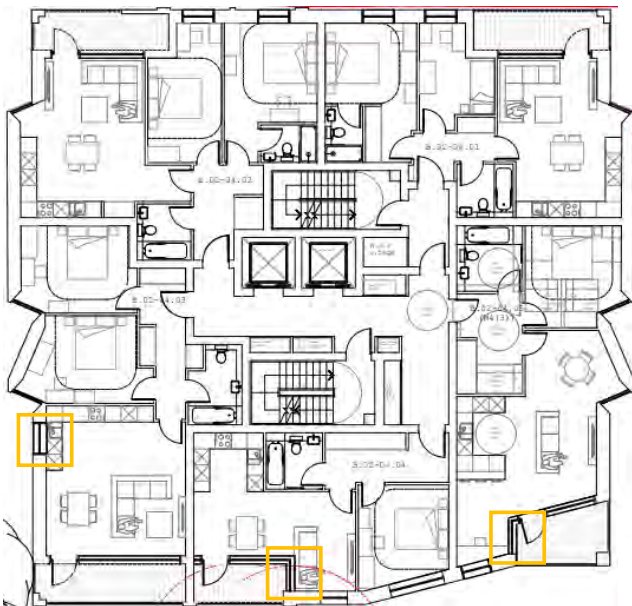


Figure 6: Demonstration of how additional windows were included in Block B.

DAYLIGHT ASSESSMENT

The analysis indicates that habitable spaces of the proposed development will receive good levels of daylighting.

A total of 120 no. sample rooms have been included in the assessment. The sample is considered to be the worst-case units in terms of daylight access across the scheme, but also includes for the top floor units of both blocks A and B to understand the extent of impact on internal daylight when balanced with overheating risks. All habitable rooms KLDs within the sample dwellings were assessed.

The references of the evaluated dwellings and the corresponding habitable rooms can be found in Appendix A – Window and Room Reference. The tables below show a summary of results for the assessed rooms.

For the calculations, the following assumptions have been made:

- 60% interior wall reflectance
- 80% interior ceiling reflectance
- 30% interior floor reflectance
- 20% exterior surface reflectance
- 68% light transmission for vertical glazing

The 49 sample dwellings consist of 120 habitable rooms that encompass 49 KLDs and 71 bedrooms.

The results show that 37 out of 49 KLDs meet the BRE recommendations. Of the remaining 12 rooms, 5 were found to only be marginally short of the criteria meeting within 80% or above of the BRE recommendations (sDA of at least 40%).

The remaining 7 have greater obstructions. The glazing belonging to these rooms has been maximised along the façade and the layouts were adjusted as far as feasible. It is worth noting that the rooms are laid out in a way that the living space is placed to the front of the room which will have better daylight access while the rear of the room is reserved for circulation and surface working spaces which are likely to rely on artificial lighting regardless of natural daylight levels.

As for the bedrooms, 54 out of 71 bedrooms assessed meet the BRE recommendations. 5 of the remaining 18 bedrooms were found to only be marginally short of the criteria meeting within approximately 80% of the BRE recommendations (sDA of at least ~40%) and 5 within approximately 60% of the BRE recommendations (sDA of at least ~30%) which is considered to still be an adequate level of daylight.

Of the remaining 7 bedrooms, 4 are limited due to a design constraint being adjacent to a balcony and the main living space of that dwelling being prioritised for available daylight and 3 have greater obstruction from surrounding buildings.

Overall, the development receives adequate levels of daylight and the design has been optimised as far as feasible to balance the various project requirements as discussed in the Design development section of this report.

Detailed results can be found within Appendix B - Detailed Daylight Results.

PROPOSED SCHEME DAYLIGHT, SUNLIGHT & OVERSHADOWING

Table 1: Daylight Results Summary for Ringers Road.

Number of habitable rooms tested	120
Number of kitchen/living/dining rooms	49
Number of kitchen/living/dining rooms meeting the BRE recommendations	37
Number of kitchen/living/dining meeting within 80% of the BRE recommendations (sDA of at least 40%)	5
Number of kitchen/living/dining not meeting any of the above criteria	7
Number of bedrooms	71
Number of bedrooms meeting the BRE recommendations	54
Number of kitchen/living/dining meeting within approximately 80% of the BRE recommendations (sDA of at least ~40%)	5
Number of kitchen/living/dining meeting within approximately 60% of the BRE recommendations (sDA of at least ~30%)	5
Number of bedrooms not meeting any of the above criteria	7

SUNLIGHT ASSESSMENT

The analysis indicates that living spaces of the proposed development will receive good levels of sunlight.

A total of 49 living spaces were included in the assessment. The sample is considered to be the worst-case units in terms of sunlight access across the scheme, but also includes for the top floors units of both blocks A and B to understand the extent of impact on sunlight levels when balanced with overheating risks. The references of the evaluated living rooms can be found in Appendix A – Window and Room Reference and the detailed sunlight results can be found in Appendix C – Detailed Sunlight Results.

The results show that 28 out of 49 assessed living rooms achieve more than 4 hours of solar access on March 21, and therefore are considered to receive high

levels of sunlight. 9 of the remaining 21 living rooms achieve 3 hours of sunlight access on March 21 which is the medium level, and 7 rooms achieve more than 1.5 hours of sunlight access on March 21 which is the minimum recommended level of sunlight.

The remaining 5 living rooms were found to be north/north-west facing which allows for a reduced amount of sunlight exposure. All units have private balcony access to maximise their level of amenity and also residents will have access to the central courtyard space which meets the BRE criteria for sunlight.

Table 2. Sunlight Results for Ringers Road

Number of living rooms tested	49
Number of living rooms with more than 4 hours of sunlight access	28
Number of living rooms with more than 3 hours of sunlight access	9
Number of living rooms with more than 1.5 hours of sunlight access	7
Number of living rooms with north/north-west facing orientation not meeting any of the above criteria	5

OVERSHADOWING ASSESSMENT

The analysis indicates that the open spaces of the proposed development will receive adequate sunlight.

A review of the site plan showed that there is 1 open space which is part of the proposed development, as shown in the figure below. A Solar Access Analysis was undertaken on this amenity area for the full 24 hours on 21 March as set out by the BRE.

The amenity space taken into account is located on ground floor.

The results show that the amenity space assessed pass the BRE criteria receiving more than 2 hours of sunlight on 21 March on over 50% of its area.

Detailed results are shown in Table 3 below.

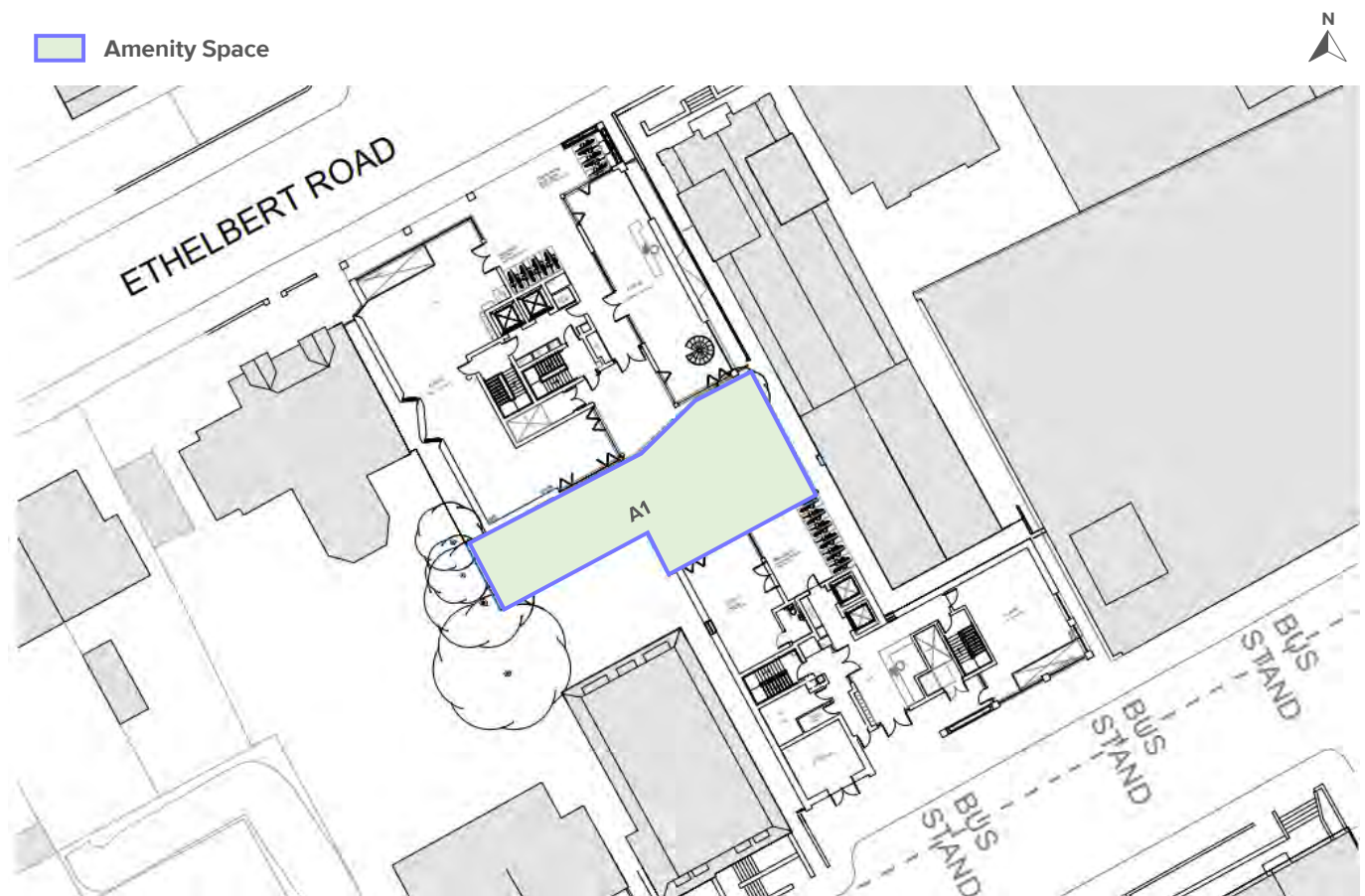


Figure 7: Open space in the development A1.

PROPOSED SCHEME DAYLIGHT, SUNLIGHT & OVERSHADOWING



- Area receiving at least 2 hours of sunlight on 21 March in the proposed context
- Area receiving less than 2 hours of sunlight on 21 March in the proposed context

Figure 8: Overshadowing results for the open space in the development A1.

Table 3: Overshadowing results summary for Ringers Road

Amenity Reference	Amenity Area (m ²)	Lit Area Proposed (m ²)	Proposed Lit Area (%)	Meets BRE Guidance
A1	176.75	122.93	70	Yes, meets BRE Guidance

CONCLUSION

The daylight, sunlight and overshadowing analysis indicates that the habitable rooms of the proposed development at Ringers Road will achieve adequate levels of daylight and sunlight.

DAYLIGHT ASSESSMENT

Daylight and Sunlight analysis was carried out for the proposed development at Ringers Road, located within the London Borough of Bromley. This report outlines the results of the analysis for the planning application, assessing the daylight and sunlight received by the habitable spaces of the proposed development.

The methodology set out in this report is in accordance with BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair et al. (2022) which is accepted as good practice by Planning Authorities. The BRE report gives numerical guidelines, however, "these should be interpreted flexibly since natural lighting is only one of many factors in site layout design", as stated in the guide.

Computer modelling software was used to carry out the assessments. The model used was based on the drawings by the design team and findings from the overheating risk assessment to balance the two elements in a holistic perspective.

DAYLIGHT ASSESSMENT

A total of 120 no. sample rooms have been included in the assessment. The sample is considered to be the worst-case units in terms of daylight access across the scheme, but also includes for the top floors units of both blocks A and B to understand the extent of impact on internal daylight when balanced with overheating risks. All habitable rooms (KLDs and bedrooms) within the sample dwellings were assessed.

The 49 sample dwellings consist of 120 habitable rooms that encompass 49 KLDs and 71 bedrooms.

The analysis results indicated that 91 out of 120 rooms assessed satisfy the recommendations set out by the BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair et al. (2022),

which is accepted as good practice by Planning Authorities.

Of the remaining 29 rooms, 12 are KLDs while the other are bedrooms. Of the 12 KLDs, 5 meet within 80% or above of the BRE recommendations (Spatial Daylight Autonomy, sDA of at least 40%). The 7 remaining KLDs have greater obstructions and the design has been adjusted as far as feasible to allow maximum daylight access.

Of the remaining 17 bedrooms, 5 meet within approximately 80% or above of the BRE recommendations (sDA of at least ~40%) and 5 meet within approximately 60% or above of the BRE recommendations (sDA of at least ~30%). The remaining 7 bedrooms fall short due to site obstructions as well as the prioritisation of the main living spaces for available daylight in the design process where occupants are expected to spend the majority of time.

Overall, the proposed development as a whole is anticipated to achieve adequate levels of daylighting to all dwellings and habitable spaces, and is therefore considered to provide good quality of accommodation to the future occupants in terms of daylight considering the context and limitations of the site.

SUNLIGHT ASSESSMENT

A total of 49 living spaces were included in the assessment. The sample is considered to be the worst-case units in terms of sunlight access across the scheme, but also includes for the top floors units of both blocks A and B to understand the extent of impact on sunlight levels when balanced with overheating risks.

The analysis has shown that 44 rooms satisfy the BRE criteria for sunlight exposure. The remaining 5 living

PROPOSED SCHEME DAYLIGHT, SUNLIGHT & OVERSHADOWING

rooms fall short of the BRE criteria however are located on the north/north-west façades which allows for a reduced amount of sunlight exposure. All units have private balcony access to maximise their level of amenity and also residents will have access to the central courtyard space which meets the BRE criteria for sunlight.

Overall, it can be concluded that the proposed design offers adequate accessibility to sunlight in living spaces considering the context and limitations of the site.

OVERSHADOWING ASSESSMENT

A solar access analysis was undertaken for 1 amenity space for the full 24 hours on 21st of March in line with the BRE guidance. The amenity space satisfies the BRE criteria. The amenity space is predicted to achieve at least 2 hours of sunlight for more than 50% of its area on March 21. The open space of the proposed development is therefore considered to be adequately sunlit.

APPENDIX A – WINDOW AND ROOM REFERENCE

DO NOT SCALE

BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2
 The Gymnasium,
 56 Kingsway Place,
 Selsby Walk, London
 ECR 0LU
 +44 (0) 20 7700 1000
 mail@xco2.com
 www.xco2.com

Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

Title
Window and Room Reference
First Floor

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_1	D

DO NOT SCALE

BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2
 The Gymnasium,
 56 Kingsway Place,
 Selsley Walk, London
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Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

Title
**Window and Room Reference
Second Floor**

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_2	D

DO NOT SCALE

BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2 The Gymnasium,
56 Kingsway Place,
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www.xco2.com

Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

Title
Window and Room Reference
Third Floor

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_3	D

DO NOT SCALE

BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2
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Client
Ringers Road Properties Ltd

Architect
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Project
Ringers Road

Title
**Window and Room Reference
Fourth Floor**

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_6	A



DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO₂
 The Gymnasium,
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Client
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Architect
Hollaway

Project
Ringers Road

Title
**Window and Room Reference
 5th Floor**

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_7	A

BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO₂
 The Gymnasium,
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Client
Ringers Road Properties Ltd

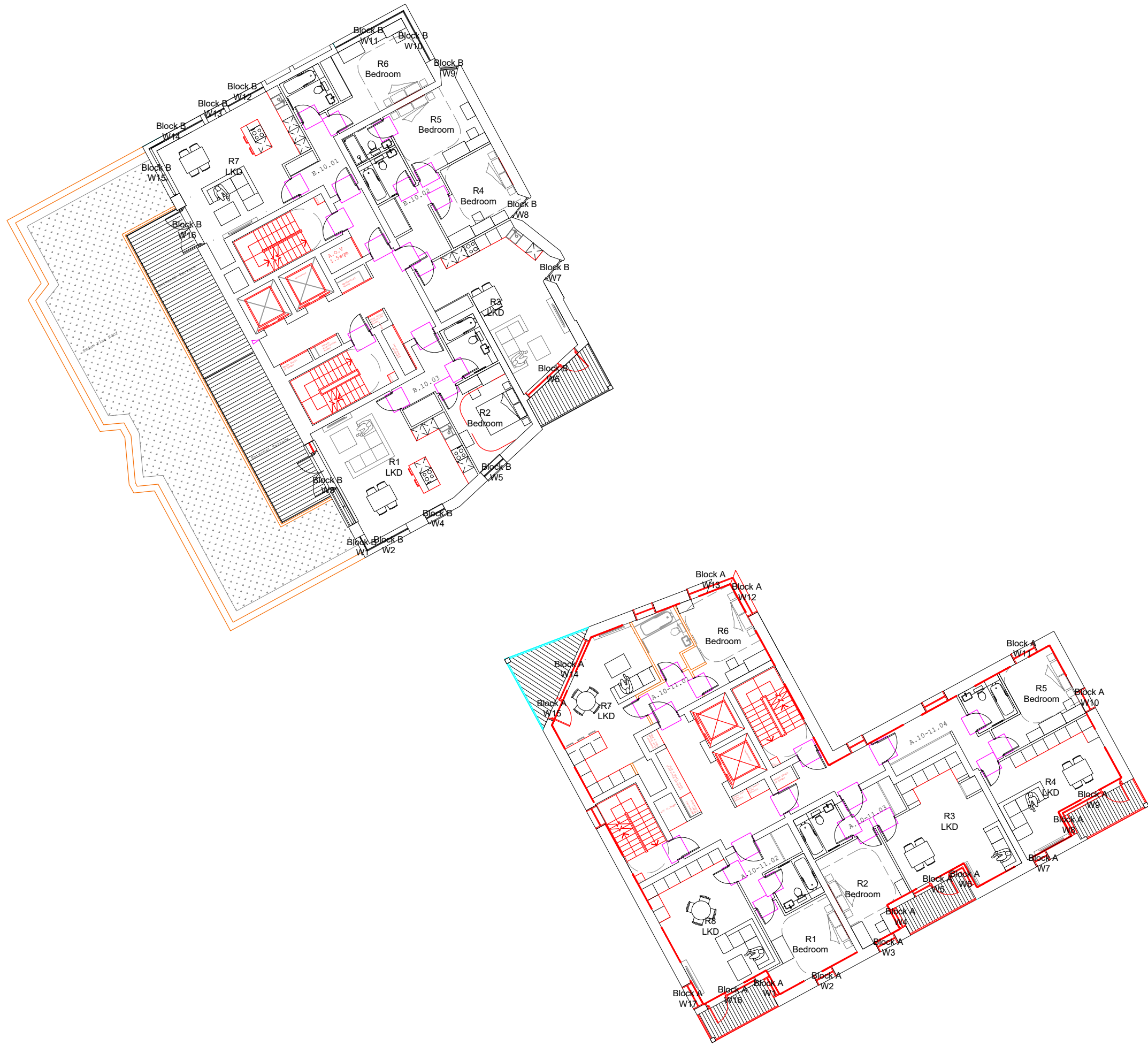
Architect
Hollaway

Project
Ringers Road

Title
**Window and Room Reference
 Seventh Floor**

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_8	A



DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2 The Gymnasium,
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Client
Ringers Road Properties Ltd

Architect
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Project
Ringers Road

Title
**Window and Room Reference
Tenth Floor**

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_9	A



DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes

Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO₂ The Gymnasium,
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www.xco2.com

Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

Title
**Window and Room Reference
Eleventh Floor**

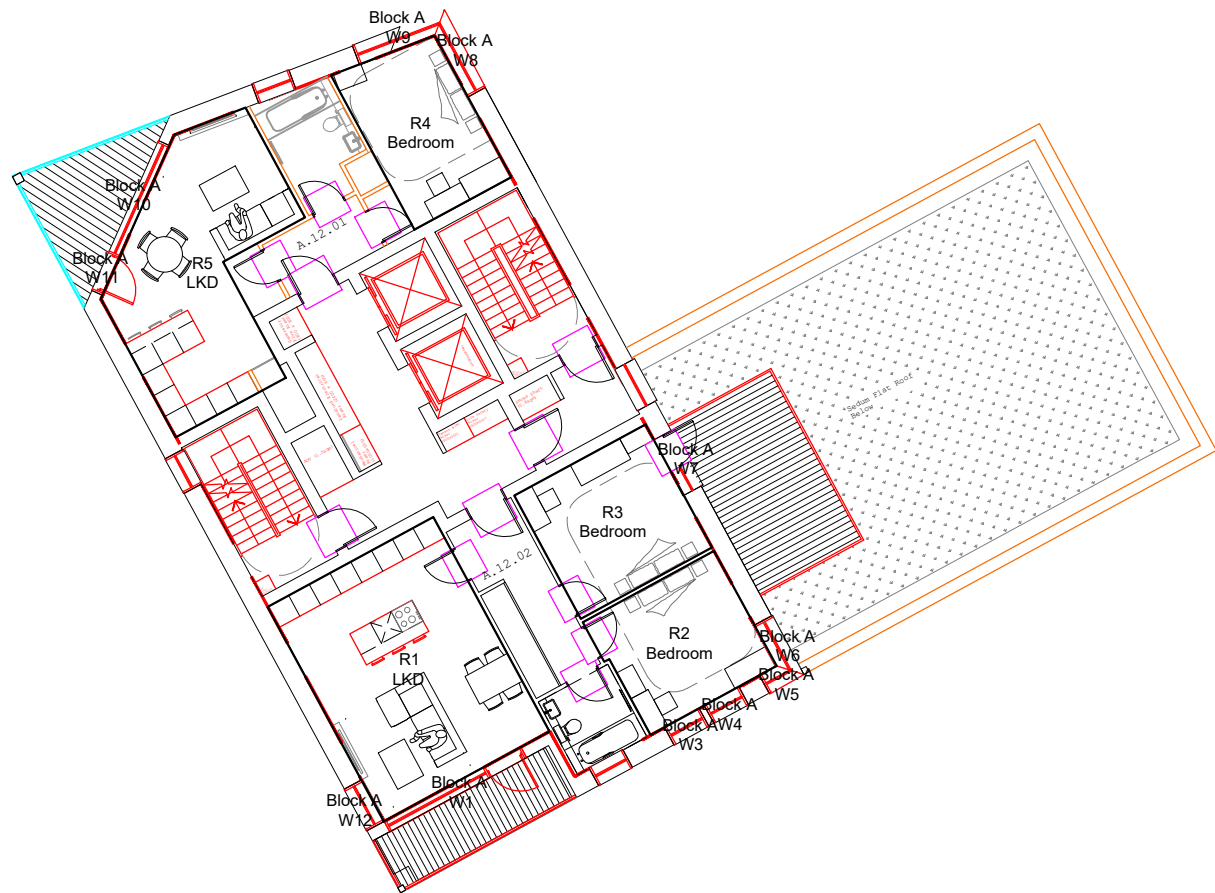
Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_4	D

DO NOT SCALE

BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2 The Gymnasium,
56 Kingsway Place,
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EC1R 0LU
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mail@xco2.com
www.xco2.com

Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

Title
**Window and Room Reference
Twelfth Floor**

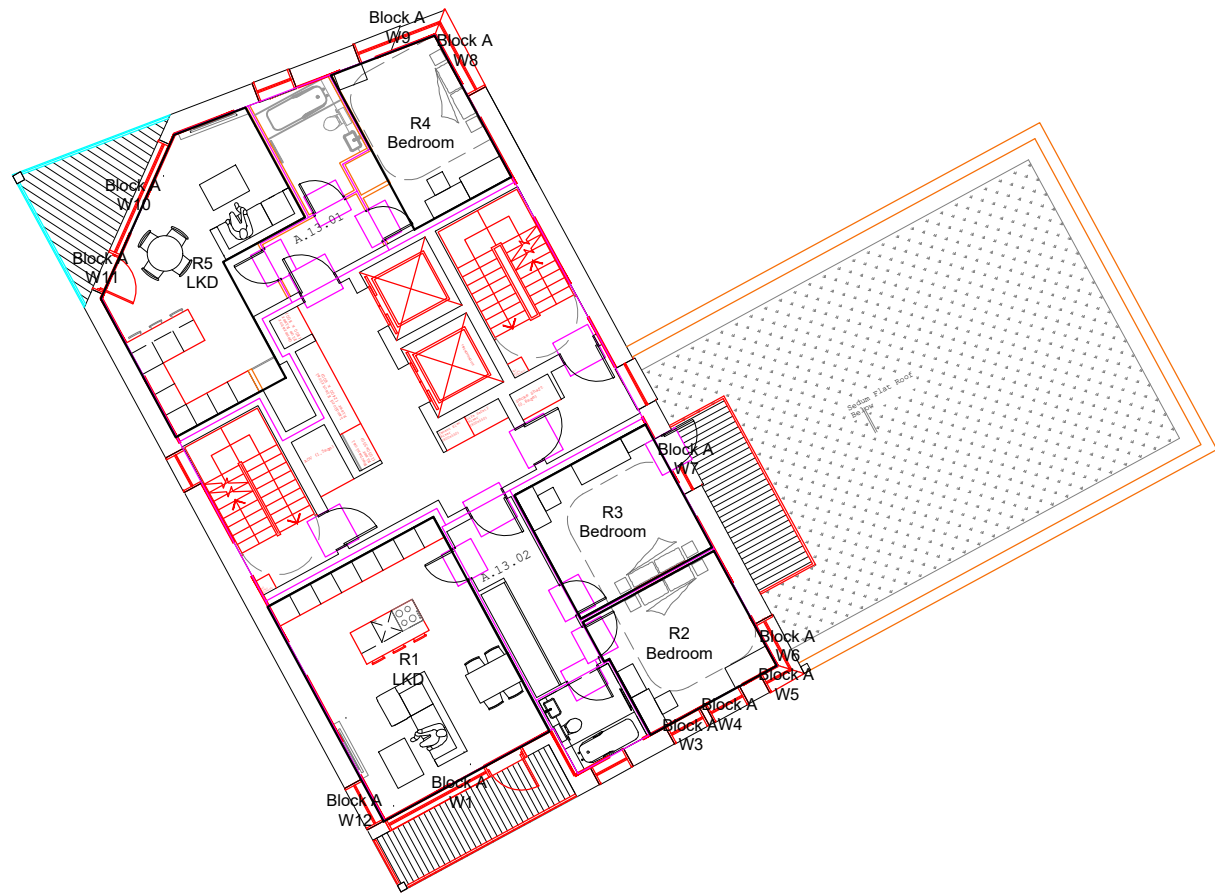
Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_10	A

DO NOT SCALE

BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2 The Gymnasium,
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www.xco2.com

Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

Title
**Window and Room Reference
Thirteenth Floor**

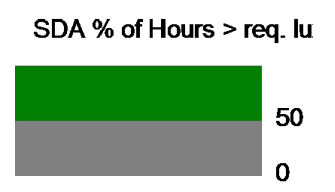
Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_5	D

APPENDIX B - DETAILED DAYLIGHT RESULTS



BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2 The Gymnasium,
56 Kingsway Place,
Saris Walk, London
EC1R 0LU
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www.xco2.com

Client
Ringers Road Properties Ltd

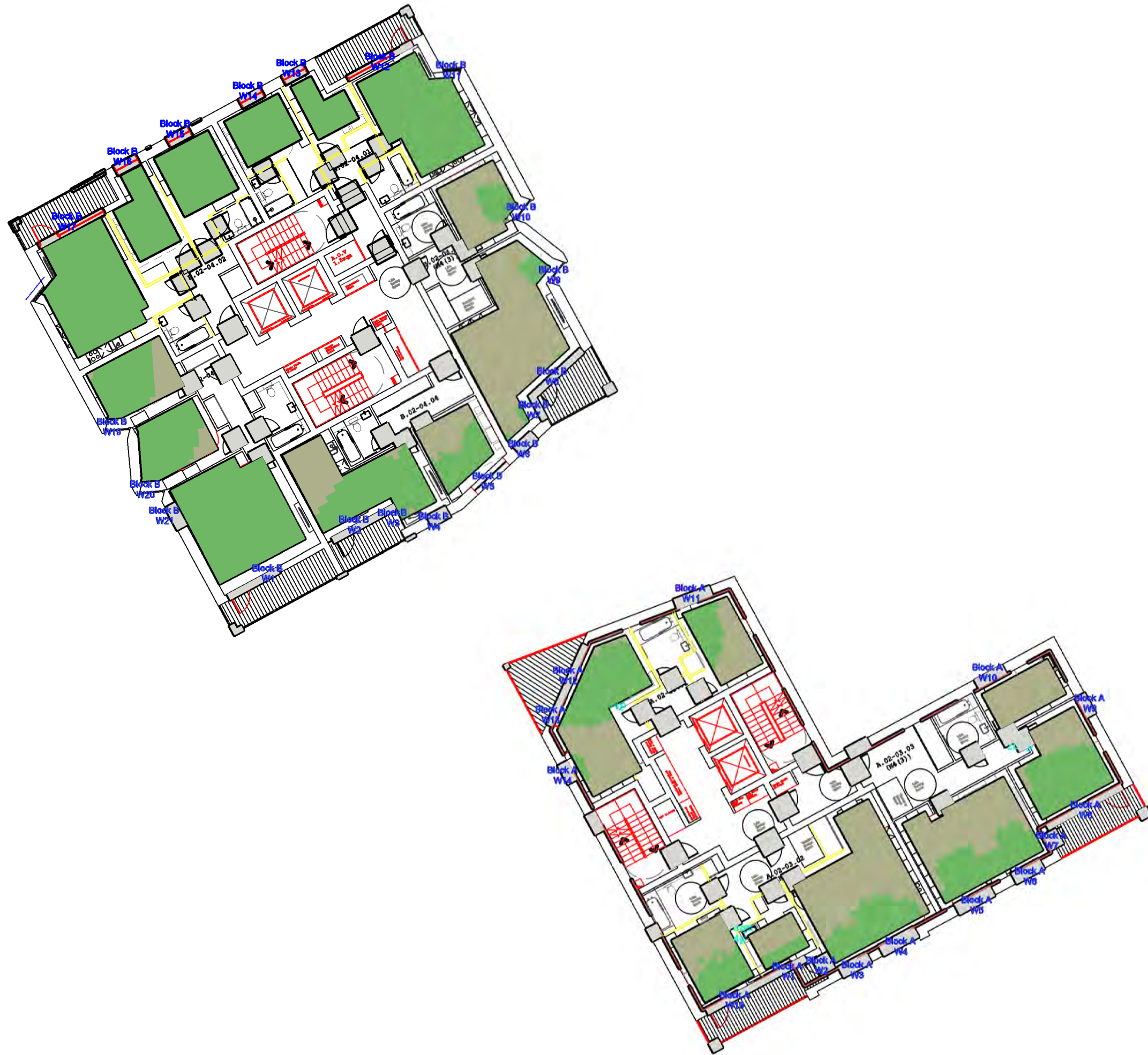
Architect
Hollaway

Project
Ringers Road

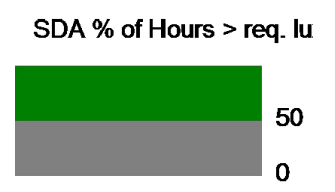
Title
sDA Results
First Floor

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_1_R	D



DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

The Gymnasium,
56 Kingsway Place,
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EC1R 0LU
+44 (0) 20 7700 1000
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www.xco2.com

Client
Ringers Road Properties Ltd

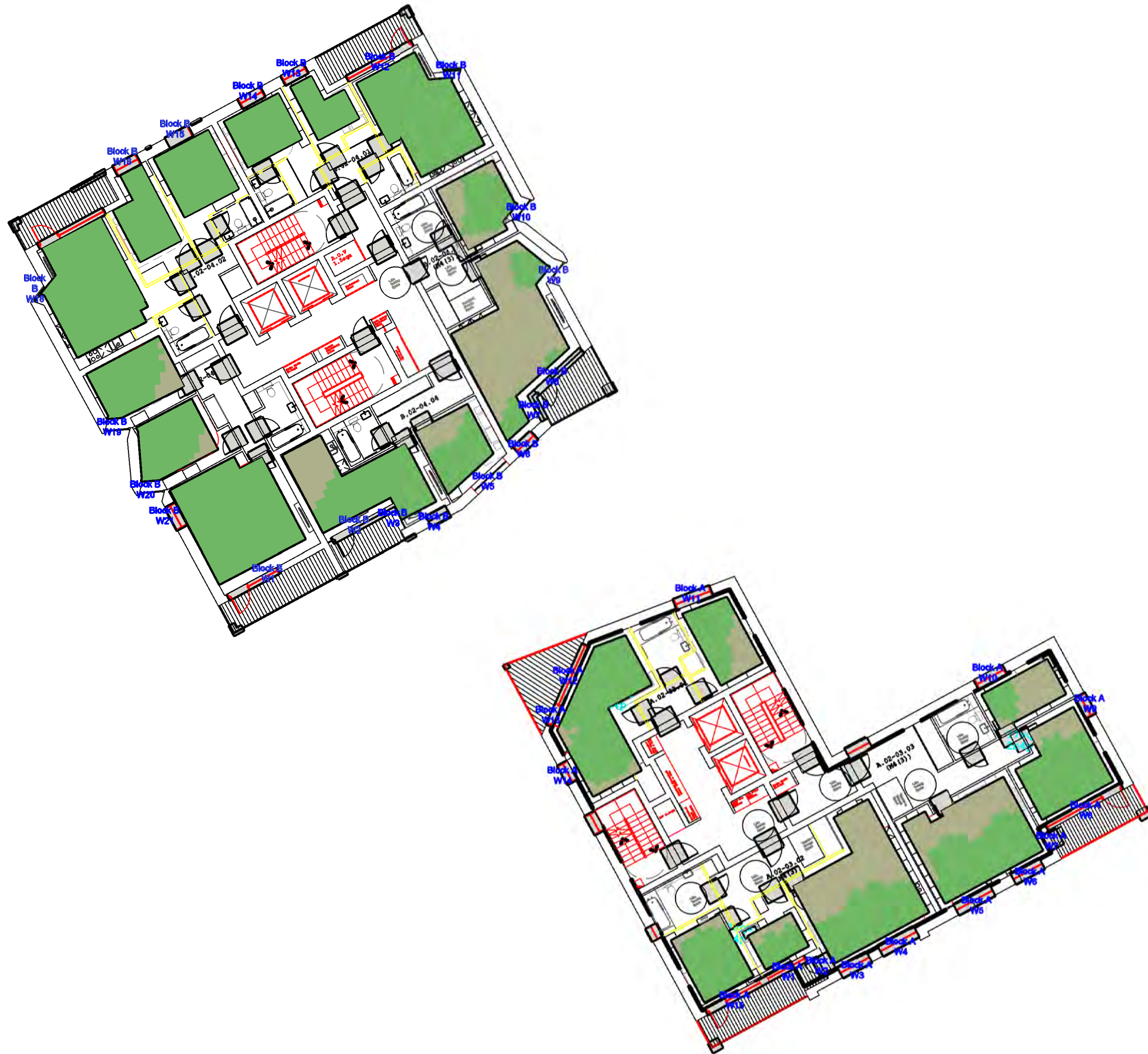
Architect
Hollaway

Project
Ringers Road

Title
**sDA Results
Second Floor**

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_2_R	D



DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

The Gymnasium,
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Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

Title
sDA Results
Third Floor

Scale: A3	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_3_R	D

DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

SDA % of Hours > req. lu



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2 The Gymnasium,
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Client
Ringers Road Properties Ltd

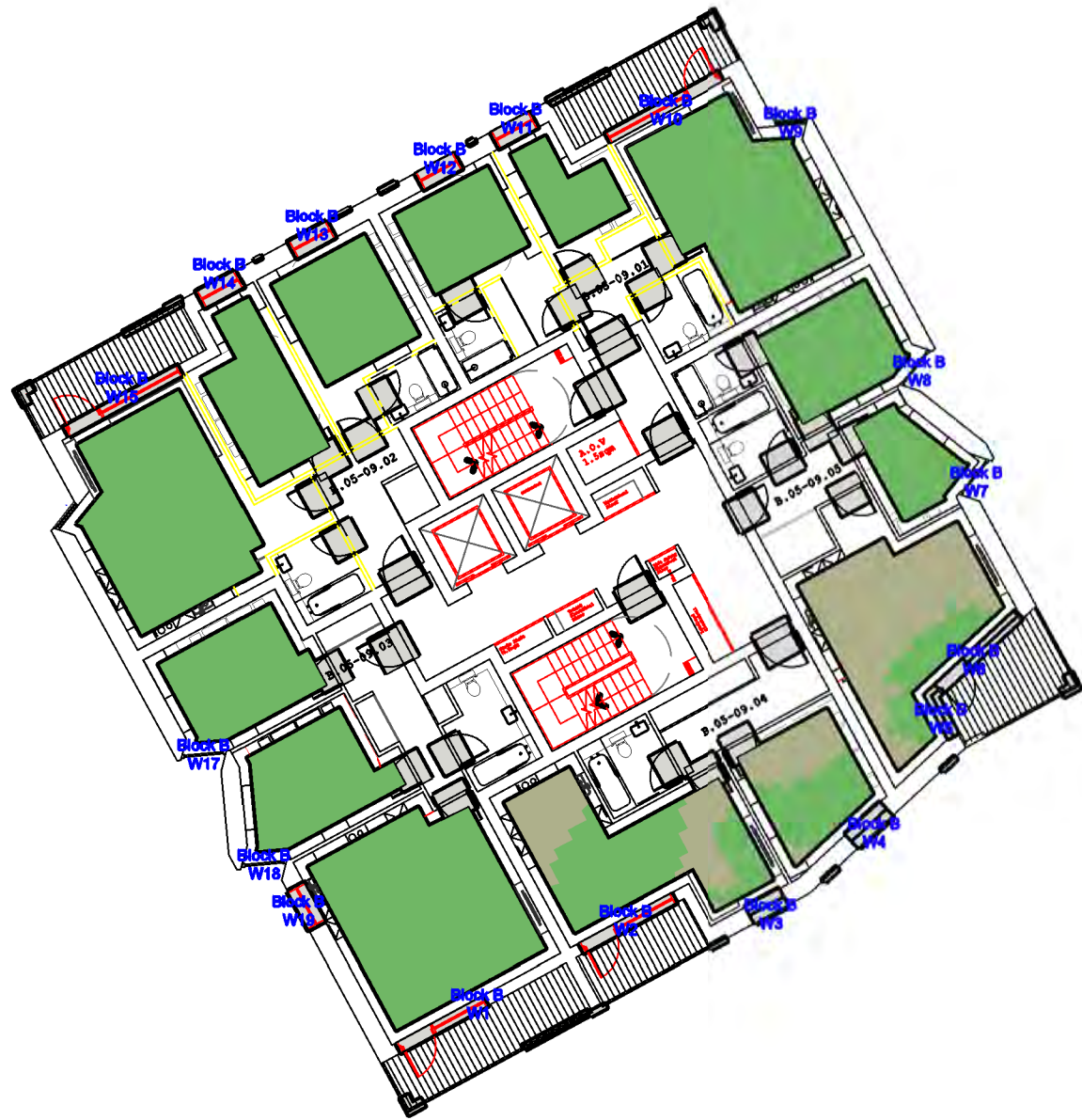
Architect
Hollaway

Project
Ringers Road

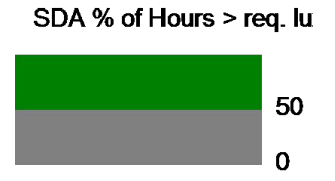
Title
**sDA Results
Fourth Floor**

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_6_R	A



DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

The Gymnasium,
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Client
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Architect
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Project
Ringers Road

Title
**sDA Results
Fifth Floor**

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number
9.604_7_R

Revision
A

BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes

SDA % of Hours > req. lu



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2 The Gymnasium,
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Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

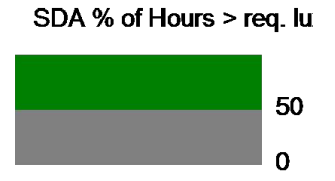
Title
**sDA Results
Seventh Floor**

Scale: A3	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_8_R	A



DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2 The Gymnasium,
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EC1R 0LU
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www.xco2.com

Client
Ringers Road Properties Ltd

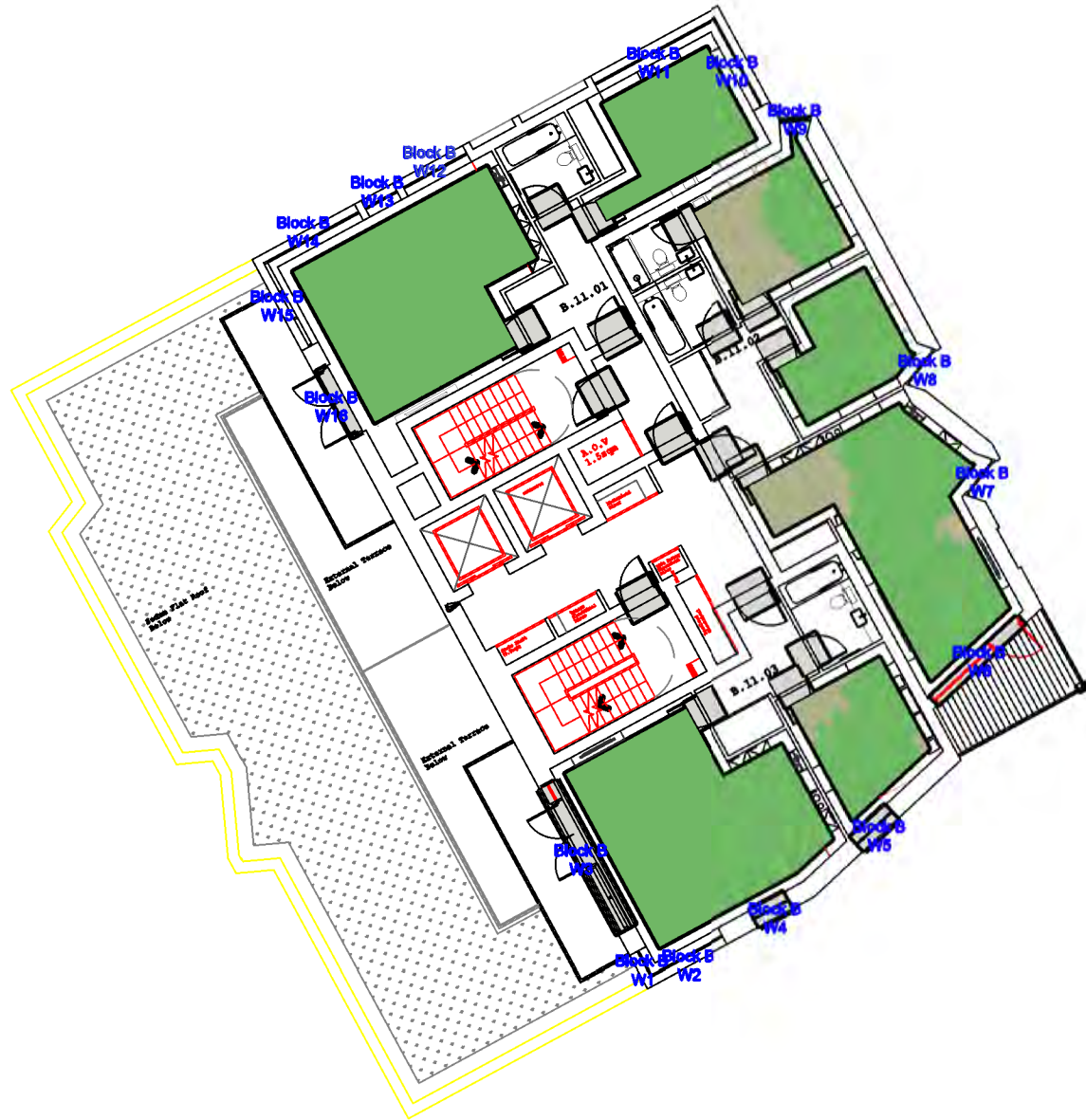
Architect
Hollaway

Project
Ringers Road

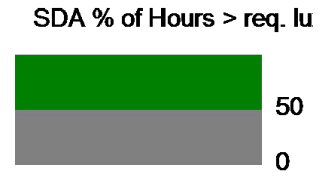
Title
**sDA Results
Tenth Floor**

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_9_R	D



DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

The Gymnasium,
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www.xco2.com

Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

Title
**sDA Results
Eleventh Floor**

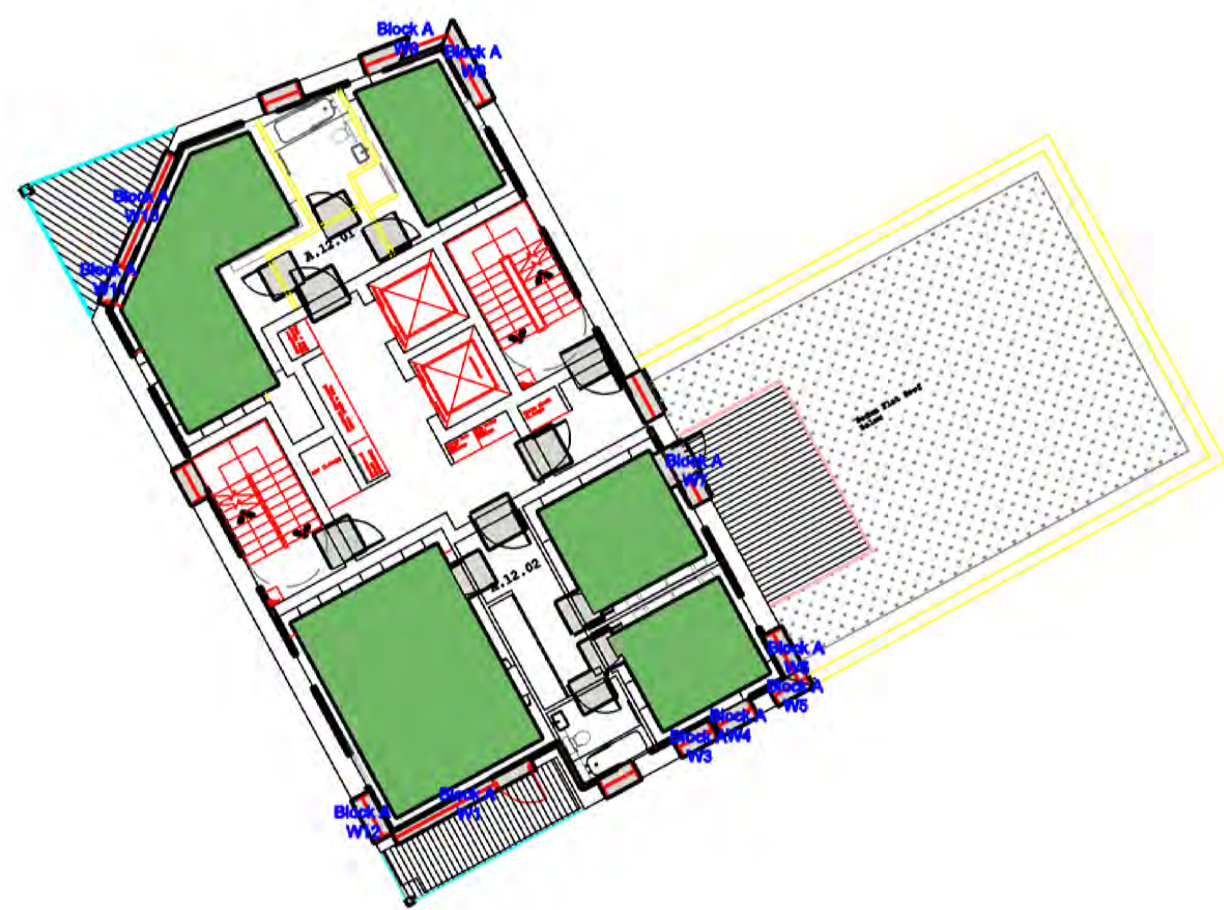
Scale:BA3	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_4_R	D

DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

Notes

SDA % of Hours > req. lu



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO₂ The Gymnasium,
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+44 (0) 20 7700 1000
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Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

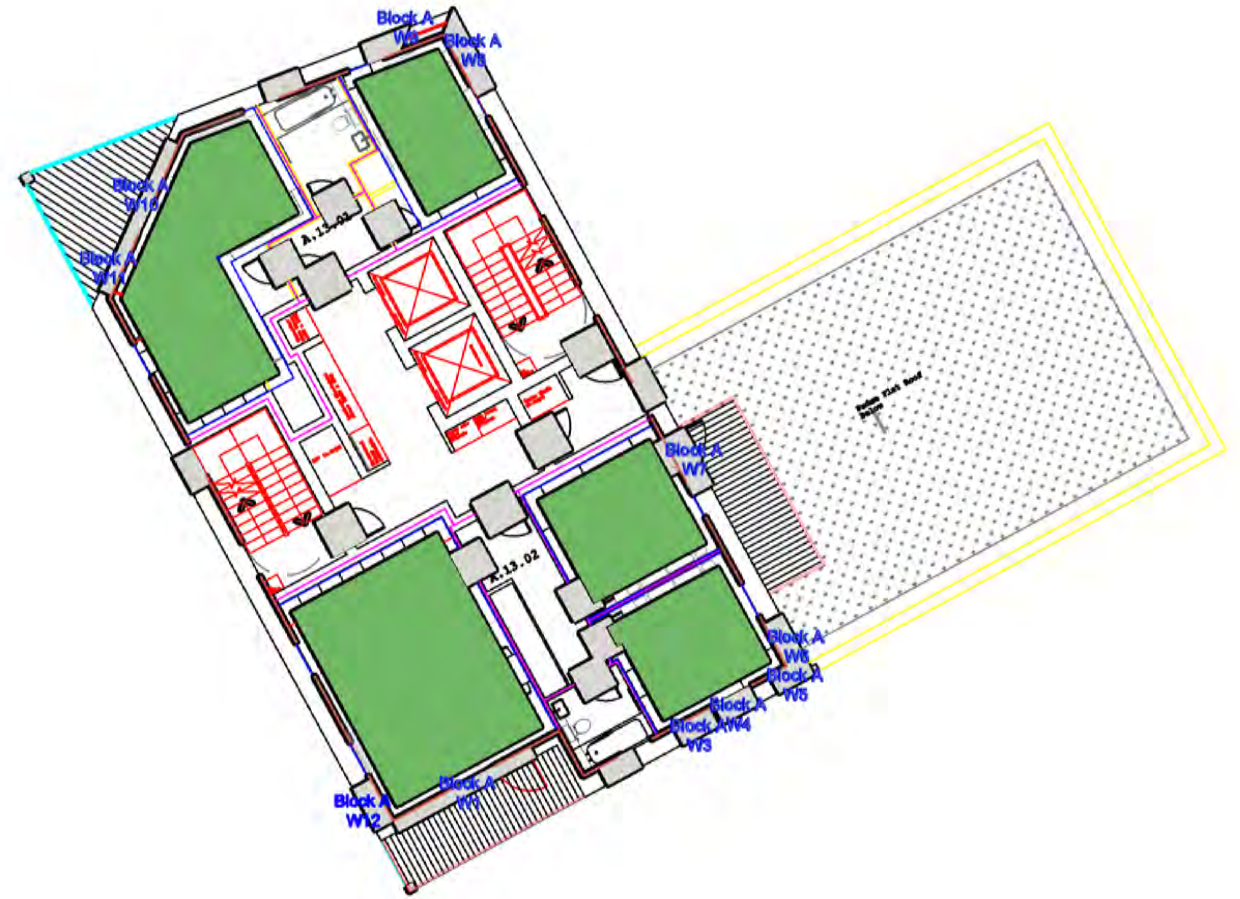
Title
**sDA Results
Twelfth Floor**

Scale:BA3	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_10_R	D

DO NOT SCALE				
BACKGROUND DRAWING INFORMATION				
FILE NAME	ORIGINATOR NAME	DESCRIPTION NAME	REV	DATE RECD

SDA % of Hours > req. lu



Rev	Date	Description	Chk'd	Appr

ISSUE TYPE

XCO2 The Gymnasium,
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Client
Ringers Road Properties Ltd

Architect
Hollaway

Project
Ringers Road

Title
**sDA Results
Thirteenth Floor**

Scale	Drawn	Checked	Date
N.T.S	TK	EC	24.05.24

Drawing Number	Revision
9.604_5_R	D

Project Name: 9604_IDL_exp_240524
 Project No.: 1
 Report Title: SDA BS En17037 Analysis - Proposed Scheme
 Date of Analysis: 24/05/2024



Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Criteria				Meets Criteria
								Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	
Block B												
First	R1	LKD	28.34	22.22	269	19.72	89%	200	50%	50%	4380	YES
	R2	LKD	23.82	17.01	195	8.18	48%	200	50%	50%	4380	NO
	R3	Bedroom	14.52	10.26	78	4.22	41%	100	50%	50%	4380	NO
	R4	Bedroom	12.82	8.88	291	8.88	100%	100	50%	50%	4380	YES
	R5	Bedroom	11.26	7.20	200	7.18	100%	100	50%	50%	4380	YES
	R6	LKD	25.81	19.85	486	19.85	100%	200	50%	50%	4380	YES
	R7	Bedroom	13.07	9.07	62	3.41	38%	100	50%	50%	4380	NO
	R8	Bedroom	12.71	8.75	152	7.36	84%	100	50%	50%	4380	YES
Second	R1	LKD	28.35	22.24	369	22.24	100%	200	50%	50%	4380	YES
	R2	LKD	23.82	17.01	236	11.23	66%	200	50%	50%	4380	YES
	R3	Bedroom	12.07	8.24	114	4.47	54%	100	50%	50%	4380	YES
	R4	LKD	33.34	25.30	57	1.60	6%	200	50%	50%	4380	NO
	R5	Bedroom	12.96	8.93	45	2.50	28%	100	50%	50%	4380	NO
	R6	LKD	24.62	18.66	392	18.66	100%	200	50%	50%	4380	YES
	R7	Bedroom	7.95	4.62	274	4.62	100%	100	50%	50%	4380	YES
	R8	Bedroom	10.39	6.87	343	6.87	100%	100	50%	50%	4380	YES
	R9	Bedroom	12.83	8.89	319	8.89	100%	100	50%	50%	4380	YES
	R10	Bedroom	11.25	7.20	220	7.20	100%	100	50%	50%	4380	YES
	R11	LKD	25.83	19.87	476	19.87	100%	200	50%	50%	4380	YES
	R12	Bedroom	14.16	9.93	141	7.22	73%	100	50%	50%	4380	YES
	R13	Bedroom	13.04	9.02	159	7.96	88%	100	50%	50%	4380	YES
Third	R1	LKD	28.35	22.24	431	22.24	100%	200	50%	50%	4380	YES
	R2	LKD	23.82	17.01	284	12.31	72%	200	50%	50%	4380	YES
	R3	Bedroom	12.07	8.24	136	5.75	70%	100	50%	50%	4380	YES
	R4	LKD	33.34	25.30	103	4.39	17%	200	50%	50%	4380	NO
	R5	Bedroom	12.96	8.93	114	5.83	65%	100	50%	50%	4380	YES
	R6	LKD	24.62	18.66	463	18.66	100%	200	50%	50%	4380	YES
	R7	Bedroom	7.95	4.62	297	4.62	100%	100	50%	50%	4380	YES
	R8	Bedroom	10.39	6.87	370	6.87	100%	100	50%	50%	4380	YES
	R9	Bedroom	12.83	8.89	335	8.89	100%	100	50%	50%	4380	YES
	R10	Bedroom	11.25	7.20	237	7.20	100%	100	50%	50%	4380	YES
	R11	LKD	25.83	19.87	503	19.87	100%	200	50%	50%	4380	YES
	R12	Bedroom	14.16	9.93	156	8.24	83%	100	50%	50%	4380	YES
	R13	Bedroom	13.04	9.02	164	8.14	90%	100	50%	50%	4380	YES
Fifth	R1	LKD	28.32	22.22	584	22.22	100%	200	50%	50%	4380	YES
	R2	LKD	23.34	16.53	224	9.86	60%	200	50%	50%	4380	YES
	R3	Bedroom	12.08	8.24	109	4.65	56%	100	50%	50%	4380	YES
	R4	LKD	24.16	17.93	137	3.96	22%	200	50%	50%	4380	NO

Project Name: 9604_IDL_exp_240524
 Project No.: 1
 Report Title: SDA BS En17037 Analysis - Proposed Scheme
 Date of Analysis: 24/05/2024



Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Criteria				Meets Criteria
								Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	
	R5	Bedroom	8.05	4.90	243	4.90	100%	100	50%	50%	4380	YES
	R6	Bedroom	12.57	8.66	177	8.65	100%	100	50%	50%	4380	YES
	R7	LKD	24.62	18.66	447	18.66	100%	200	50%	50%	4380	YES
	R8	Bedroom	7.95	4.62	297	4.62	100%	100	50%	50%	4380	YES
	R9	Bedroom	10.39	6.87	325	6.87	100%	100	50%	50%	4380	YES
	R10	Bedroom	12.82	8.88	277	8.88	100%	100	50%	50%	4380	YES
	R11	Bedroom	12.90	8.49	223	8.49	100%	100	50%	50%	4380	YES
	R12	LKD	25.87	19.89	423	19.89	100%	200	50%	50%	4380	YES
	R13	Bedroom	13.52	9.34	246	9.34	100%	100	50%	50%	4380	YES
	R14	Bedroom	13.50	9.18	231	9.18	100%	100	50%	50%	4380	YES
Tenth	R1	LKD	31.96	25.20	990	25.20	100%	200	50%	50%	4380	YES
	R2	Bedroom	12.49	8.58	118	6.39	75%	100	50%	50%	4380	YES
	R3	LKD	29.65	22.25	68	3.96	18%	200	50%	50%	4380	NO
	R4	Bedroom	12.40	8.29	236	8.29	100%	100	50%	50%	4380	YES
	R5	Bedroom	13.93	9.52	92	4.19	44%	100	50%	50%	4380	NO
	R6	Bedroom	12.99	9.02	1598	9.02	100%	100	50%	50%	4380	YES
	R7	LKD	31.10	24.42	1366	24.42	100%	200	50%	50%	4380	YES
Eleventh	R1	LKD	31.98	25.23	1223	25.23	100%	200	50%	50%	4380	YES
	R2	Bedroom	12.49	8.58	133	7.13	83%	100	50%	50%	4380	YES
	R3	LKD	29.65	22.25	264	17.78	80%	200	50%	50%	4380	YES
	R4	Bedroom	12.34	8.23	258	8.23	100%	100	50%	50%	4380	YES
	R5	Bedroom	13.97	9.56	97	4.50	47%	100	50%	50%	4380	NO
	R6	Bedroom	14.69	9.88	1460	9.88	100%	100	50%	50%	4380	YES
	R7	LKD	31.10	24.42	1260	24.42	100%	200	50%	50%	4380	YES
Block A												
First	R1	Bedroom	6.83	4.04	64	0.00	0%	100	50%	50%	4380	NO
	R2	LKD	31.51	24.48	125	6.71	27%	200	50%	50%	4380	NO
	R3	LKD	27.10	20.87	166	8.44	40%	200	50%	50%	4380	NO
	R4	Bedroom	18.20	13.19	110	7.99	61%	100	50%	50%	4380	YES
	R5	Bedroom	10.06	6.48	1	0.00	0%	100	50%	50%	4380	NO
	R6	Bedroom	11.99	8.09	53	2.49	31%	100	50%	50%	4380	NO
	R7	LKD	24.41	17.97	194	9.36	52%	200	50%	50%	4380	YES
	R8	Bedroom	12.53	8.62	84	3.03	35%	100	50%	50%	4380	NO
Second	R1	Bedroom	6.83	4.04	70	1.34	33%	100	50%	50%	4380	NO
	R2	LKD	31.52	24.48	124	6.97	28%	200	50%	50%	4380	NO
	R3	LKD	27.10	20.87	166	8.44	40%	200	50%	50%	4380	NO
	R4	Bedroom	18.20	13.19	117	9.01	68%	100	50%	50%	4380	YES
	R5	Bedroom	10.06	6.48	3	0.00	0%	100	50%	50%	4380	NO
	R6	Bedroom	11.99	8.09	81	3.25	40%	100	50%	50%	4380	NO

Project Name: 9604_IDL_exp_240524
 Project No.: 1
 Report Title: SDA BS En17037 Analysis - Proposed Scheme
 Date of Analysis: 24/05/2024



Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Criteria				Meets Criteria
								Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	
	R7	LKD	24.41	17.97	225	10.05	56%	200	50%	50%	4380	YES
	R8	Bedroom	12.53	8.62	95	3.99	46%	100	50%	50%	4380	NO
Third	R1	Bedroom	6.83	4.04	150	2.94	73%	100	50%	50%	4380	YES
	R2	LKD	31.52	24.49	165	11.10	45%	200	50%	50%	4380	NO
	R3	LKD	27.10	20.87	235	12.33	59%	200	50%	50%	4380	YES
	R4	Bedroom	18.20	13.19	150	10.92	83%	100	50%	50%	4380	YES
	R5	Bedroom	10.06	6.48	41	2.16	33%	100	50%	50%	4380	NO
	R6	Bedroom	11.99	8.09	119	5.48	68%	100	50%	50%	4380	YES
	R7	LKD	24.41	17.97	296	16.51	92%	200	50%	50%	4380	YES
	R8	Bedroom	12.53	8.62	144	7.74	90%	100	50%	50%	4380	YES
Fourth	R1	Bedroom	11.64	7.58	83	2.14	28%	100	50%	50%	4380	NO
	R2	Bedroom	13.92	9.47	139	6.38	67%	100	50%	50%	4380	YES
	R3	LKD	25.81	19.33	190	9.50	49%	200	50%	50%	4380	NO
	R4	LKD	22.84	16.91	146	4.45	26%	200	50%	50%	4380	NO
	R5	Bedroom	10.39	6.85	143	5.14	75%	100	50%	50%	4380	YES
	R6	Bedroom	11.99	8.09	310	7.61	94%	100	50%	50%	4380	YES
	R7	LKD	24.41	17.97	242	10.18	57%	200	50%	50%	4380	YES
	R8	LKD	25.79	19.93	469	19.49	98%	200	50%	50%	4380	YES
Seventh	R1	Bedroom	11.64	7.58	76	1.84	24%	100	50%	50%	4380	NO
	R2	Bedroom	13.92	9.47	190	9.10	96%	100	50%	50%	4380	YES
	R3	LKD	25.81	19.33	215	10.56	55%	200	50%	50%	4380	YES
	R4	LKD	22.84	16.91	383	16.91	100%	200	50%	50%	4380	YES
	R5	Bedroom	10.39	6.85	540	6.85	100%	100	50%	50%	4380	YES
	R6	Bedroom	11.99	8.09	489	8.09	100%	100	50%	50%	4380	YES
	R7	LKD	24.41	17.97	260	10.43	58%	200	50%	50%	4380	YES
	R8	LKD	25.79	19.93	655	19.93	100%	200	50%	50%	4380	YES
Tenth	R1	Bedroom	11.64	7.58	84	2.22	29%	100	50%	50%	4380	NO
	R2	Bedroom	13.92	9.47	234	9.47	100%	100	50%	50%	4380	YES
	R3	LKD	25.81	19.33	259	15.09	78%	200	50%	50%	4380	YES
	R4	LKD	22.84	16.91	514	16.91	100%	200	50%	50%	4380	YES
	R5	Bedroom	10.39	6.85	643	6.85	100%	100	50%	50%	4380	YES
	R6	Bedroom	11.99	8.09	1023	8.09	100%	100	50%	50%	4380	YES
	R7	LKD	24.41	17.97	350	12.60	70%	200	50%	50%	4380	YES
	R8	LKD	25.79	19.93	412	19.93	100%	200	50%	50%	4380	YES
Twelfth	R1	LKD	29.74	23.51	567	23.51	100%	200	50%	50%	4380	YES
	R2	Bedroom	12.37	8.45	938	8.45	100%	100	50%	50%	4380	YES
	R3	Bedroom	13.52	9.47	287	9.47	100%	100	50%	50%	4380	YES
	R4	Bedroom	11.99	8.09	1109	8.09	100%	100	50%	50%	4380	YES
	R5	LKD	24.41	17.97	472	17.97	100%	200	50%	50%	4380	YES
Thirteenth	R1	LKD	29.74	23.51	571	23.51	100%	200	50%	50%	4380	YES
	R2	Bedroom	12.37	8.45	947	8.45	100%	100	50%	50%	4380	YES

Project Name: 9604_IDL_exp_240524
 Project No.: 1
 Report Title: SDA BS En17037 Analysis - Proposed Scheme
 Date of Analysis: 24/05/2024



Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Criteria				Meets Criteria
								Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	
	R3	Bedroom	13.52	9.47	384	9.47	100%	100	50%	50%	4380	YES
	R4	Bedroom	11.99	8.09	1125	8.09	100%	100	50%	50%	4380	YES
	R5	LKD	24.41	17.97	487	17.97	100%	200	50%	50%	4380	YES

APPENDIX C – DETAILED SUNLIGHT RESULTS

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Block B						
First	R1	LKD	W1	152° Inc	2.4	
			W12	242°	5.8	
					6.9	High
First	R2	LKD	W2	152° Inc	1.7	
			W3	242°	2.9	
			W4	152° Inc	4	
					4.5	High
First	R3	Bedroom	W5	138° Inc	2.6	
First	R4	Bedroom	W6	332°N Inc	1.1	
First	R5	Bedroom	W7	332°N Inc	1.1	
First	R6	LKD	W8	332°N Inc	1.1	
			W9	309°N Inc	0	
First	R7	Bedroom	W10	176° Inc	1.6	
First	R8	Bedroom	W11	176° Inc	4.6	
Second	R1	LKD	W1	152° Inc	2.4	
			W21	242°	6	

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
					7.2	High
Second	R2	LKD	W2	152° Inc	1.3	
			W3	242°	1.7	
			W4	152° Inc	4	
					4.5	High
Second	R3	Bedroom	W5	138° Inc	2.6	
					2.6	
Second	R4	LKD	W6	138° Inc	2	
			W7	62°N	0	
			W8	138° Inc	0	
			W9	129° Inc	0	
					2	Minimum
Second	R5	Bedroom	W10	129° Inc	0.3	
					0.3	
Second	R6	LKD	W11	356°N Inc	0	
			W12	332°N Inc	0	
					0	
Second	R7	Bedroom	W13	332°N Inc	1.1	
					1.1	
Second	R8	Bedroom	W14	332°N Inc	1.1	
					1.1	
Second	R9	Bedroom	W15	332°N Inc	1.1	
					1.1	
Second	R10	Bedroom	W16	332°N Inc	1.1	
					1.1	

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Second	R11	LKD	W17	332°N Inc	1.1	
			W18	309°N Inc	2.6	
					2.6	Minimum
Second	R12	Bedroom	W19	176° Inc	3.6	
					3.6	Medium
Second	R13	Bedroom	W20	176° Inc	4.6	
					4.6	High
Third	R1	LKD	W1	152° Inc	2.4	
			W21	242°	6	
					7.2	High
Third	R2	LKD	W2	152° Inc	1.3	
			W3	242°	1.7	
			W4	152° Inc	4	
					4.5	High
Third	R3	Bedroom	W5	138° Inc	2.6	
					2.6	Minimum
Third	R4	LKD	W6	138° Inc	2	
			W7	62°N	0	
			W8	138° Inc	0	
			W9	129° Inc	0.6	
					2.6	Minimum
Third	R5	Bedroom	W10	129° Inc	0.8	
					0.8	Failed
Third	R6	LKD	W11	356°N Inc	0	
			W12	332°N Inc	0	

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
					0	Failed
Third	R7	Bedroom	W13	332°N Inc	1.1	
					1.1	Failed
Third	R8	Bedroom	W14	332°N Inc	1.1	
					1.1	Failed
Third	R9	Bedroom	W15	332°N Inc	1.1	
					1.1	Failed
Third	R10	Bedroom	W16	332°N Inc	1.1	
					1.1	Failed
Third	R11	LKD	W17	332°N Inc	1.1	
			W18	309°N Inc	2.6	
					2.6	Minimum
Third	R12	Bedroom	W19	176° Inc	3.6	
					3.6	Medium
Third	R13	Bedroom	W20	176° Inc	4.6	
					4.6	High
Fifth	R1	LKD	W1	152° Inc	2.8	
			W19	242°	6	
					7.2	High
Fifth	R2	LKD	W2	152° Inc	1.5	
			W3	152° Inc	4.5	
					5	High
Fifth	R3	Bedroom	W4	138° Inc	2.9	
					2.9	Minimum
Fifth	R4	LKD	W5	62°N	0	

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
			W6	138° Inc	0.4	
					0.4	Failed
Fifth	R5	Bedroom	W7	129° Inc	1.6	
					1.6	Minimum
Fifth	R6	Bedroom	W8	129° Inc	1.8	
					1.8	Minimum
Fifth	R7	LKD	W9	356°N Inc	0	
			W10	332°N Inc	0	
					0	Failed
Fifth	R8	Bedroom	W11	332°N Inc	1	
					1	Failed
Fifth	R9	Bedroom	W12	332°N Inc	1.1	
					1.1	Failed
Fifth	R10	Bedroom	W13	332°N Inc	1.1	
					1.1	Failed
Fifth	R11	Bedroom	W14	332°N Inc	1.1	
					1.1	Failed
Fifth	R12	LKD	W15	332°N Inc	1.1	
			W16	309°N Inc	2.6	
					2.6	Minimum
Fifth	R13	Bedroom	W17	176° Inc	5.4	
					5.4	High
Fifth	R14	Bedroom	W18	176° Inc	6.4	
					6.4	High
Tenth	R1	LKD	W1	242°	5.6	

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
			W2	152° Inc	5.5	
			W3	242°	3.7	
			W4	152° Inc	5.1	
					6.8	High
Tenth	R2	Bedroom	W5	138° Inc	3.6	
					3.6	Medium
Tenth	R3	LKD	W6	138° Inc	0	
			W7	129° Inc	3.4	
					3.4	Medium
Tenth	R4	Bedroom	W8	129° Inc	2.4	
					2.4	Minimum
Tenth	R5	Bedroom	W9	356°N Inc	0	
					0	Failed
Tenth	R6	Bedroom	W10	62°N Inc	1	
			W11	332°N Inc	0	
					1	Failed
Tenth	R7	LKD	W12	332°N Inc	1.1	
			W13	332°N Inc	1.1	
			W14	332°N Inc	1.1	
			W15	242° Inc	4.1	
			W16	242° Inc	4	
					4.1	High
Eleventh	R1	LKD	W1	242°	5.6	
			W2	152° Inc	5.7	
			W3	242°	6	

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
			W4	152° Inc	5	
					6.9	High
Eleventh	R2	Bedroom	W5	138° Inc	3.4	
					3.4	Medium
Eleventh	R3	LKD	W6	138° Inc	3.1	
			W7	129° Inc	3.5	
					4	Medium
Eleventh	R4	Bedroom	W8	129° Inc	2.4	
					2.4	Minimum
Eleventh	R5	Bedroom	W9	356°N Inc	0	
					0	Failed
Eleventh	R6	Bedroom	W10	62°N Inc	1	
			W11	332°N Inc	0	
					1	Failed
Eleventh	R7	LKD	W12	332°N Inc	1.1	
			W13	332°N Inc	1.1	
			W14	332°N Inc	1.1	
			W15	242° Inc	6.3	
			W16	242° Inc	6.3	
					6.3	High
Block A						
First	R1	Bedroom	W1	152°	0.9	
					0.9	Failed

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
First	R2	LKD	W2	242°	0.3	Medium
			W3	152°	3.4	
			W4	152°	3.6	
First	R3	LKD	W5	152°	4.1	High
			W6	152°	3.6	
			W7	62°N	0	
First	R4	Bedroom	W8	152°	1.6	Minimum
			W9	62°N	0	
First	R5	Bedroom	W10	332°N	0	Failed
First	R6	Bedroom	W11	339°N	0.5	Failed
First	R7	LKD	W12	294°N	2	Minimum
			W13	294°N	1.5	
			W14	242°	0.5	
First	R8	Bedroom	W15	152°	1.1	Failed
Second	R1	Bedroom	W1	152°	2	Minimum
					2	
Second	R2	LKD	W2	242°	0.3	
			W3	152°	4.4	

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
			W4	152°	4.7	
					4.9	High
Second	R3	LKD	W5	152°	5.2	
			W6	152°	4.6	
			W7	62°N	0	
					5.5	High
Second	R4	Bedroom	W8	152°	1.6	
			W9	62°N	0	
					1.6	Minimum
Second	R5	Bedroom	W10	332°N	0	
					0	Failed
Second	R6	Bedroom	W11	339°N	0.5	
					0.5	Failed
Second	R7	LKD	W12	294°N	2.2	
			W13	294°N	1.9	
			W14	242°	1.6	
					3.8	Medium
Second	R8	Bedroom	W15	152°	2.2	
					2.2	Minimum
Third	R1	Bedroom	W1	152°	2.6	
					2.6	Minimum
Third	R2	LKD	W2	242°	0.3	
			W3	152°	5.7	
			W4	152°	5.6	
					5.8	High

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Third	R3	LKD	W5	152°	5.5	High
			W6	152°	4.6	
			W7	62°N	0.1	
Third	R4	Bedroom	W8	152°	1.9	Minimum
			W9	62°N	0	
Third	R5	Bedroom	W10	332°N	0	Failed
Third	R6	Bedroom	W11	339°N	0.5	Failed
Third	R7	LKD	W12	294°N	2.2	High
			W13	294°N	3.5	
			W14	242°	6.1	
Third	R8	Bedroom	W15	152°	5.1	High
Fourth	R1	Bedroom	W1	242°	4.2	High
			W2	152°	6.4	
Fourth	R2	Bedroom	W3	152°	6.1	High
			W4	62°N	0	
Fourth	R3	LKD	W5	152°	2.7	
			W6	152°	5.5	

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
					5.8	High
Fourth	R4	LKD	W7	62°N	0.5	
			W8	152°	2.5	
					2.5	Minimum
Fourth	R5	Bedroom	W9	62°N	0	
			W10	332°N	0	
					0	Failed
Fourth	R6	Bedroom	W11	62°N	0	
			W12	339°N	0.5	
					0.5	Failed
Fourth	R7	LKD	W13	294°N	2.2	
			W14	294°N	3.5	
					3.5	Medium
Fourth	R8	LKD	W15	242°	6.3	
			W16	152°	5.4	
					7.8	High
Seventh	R1	Bedroom	W1	242°	4.2	
			W2	152°	7.3	
					7.9	High
Seventh	R2	Bedroom	W1	242°	4.2	
			W2	152°	7.3	
					7.9	High
Seventh	R3	Bedroom	W3	152°	7.3	
			W4	62°N	1.4	
					7.5	High

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Seventh	R4	LKD	W5	152°	4.5	High
			W6	242°	3	
					5.7	
Seventh	R5	LKD	W7	152°	7.9	High
			W8	62°N	1.6	
			W9	152°	5.2	
				8.4		
Seventh	R6	Bedroom	W10	62°N	3.2	Medium
			W11	332°N	0	
				3.2		
Seventh	R7	Bedroom	W12	62°N	0	Failed
			W13	339°N	0.5	
				0.5		
Seventh	R8	LKD	W14	294°N	2	Medium
			W15	294°N	3.5	
				3.5		
Seventh	R9	LKD	W16	242°	6.3	High
			W17	152°	6.3	
				8.7		
Tenth	R1	Bedroom	W1	242°	4.1	High
			W2	152°	8.4	
				9		
Tenth	R2	Bedroom	W3	152°	8.4	High
			W4	62°N	2.4	
				8.4		

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Tenth	R3	LKD	W5	152°	4.7	High
			W6	242°	3	
					5.8	
Tenth	R4	LKD	W7	152°	8.4	High
			W8	62°N	1.7	
			W9	152°	5.2	
				8.4		
Tenth	R5	Bedroom	W10	62°N	3.2	Medium
			W11	332°N	0	
				3.2		
Tenth	R6	Bedroom	W12	62°N	0.6	Failed
			W13	339°N	0.5	
				1.2		
Tenth	R7	LKD	W14	294°N	2	Medium
			W15	294°N	3.5	
				3.5		
Tenth	R8	LKD	W16	152°	7.1	High
			W17	242°	6.3	
				9.5		
Twelfth	R1	LKD	W1	152°	6.5	High
			W12	242°	6.3	
				9.5		
Twelfth	R2	Bedroom	W3	152°	8.1	
			W4	152°	8.1	
			W5	152°	8.4	

Project Name: 9604_IDL_exp_240524

Project No.: 1

Report Title: Sunlight Exposure Analysis - Proposed Scheme

Date: 24/05/2024



Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
			W6	62°N	3.2	
					8.4	High
Twelfth	R3	Bedroom	W7	62°N	1.5	
					1.5	Minimum
Twelfth	R4	Bedroom	W8	62°N	3.2	
			W9	339°N	0.5	
					3.8	Medium
Twelfth	R5	LKD	W10	294°N	2	
			W11	294°N	3.5	
					3.5	Medium
Thirteenth	R1	LKD	W1	152°	6.5	
			W12	242°	6.3	
					9.5	High
Thirteenth	R2	Bedroom	W3	152°	8.1	
			W4	152°	8.1	
			W5	152°	8.4	
			W6	62°N	3.2	
					8.4	High
Thirteenth	R3	Bedroom	W7	62°N	3.2	
					3.2	Medium
Thirteenth	R4	Bedroom	W8	62°N	3.2	
			W9	339°N	0.5	
					3.8	Medium
Thirteenth	R5	LKD	W10	294°N	2	
			W11	294°N	3.5	

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Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
					3.5	Medium

10.2 Appendix B

EK McQuade - London Borough of Bromley Planning Search Results

24 April 2024

Identifier	Address	Type	Web Link	Description	Decision	Updated Date
18/02181/FULL1	1 Ethelbert Close Bromley BR1 1JB	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=P8PDYYBTMX00&activeTab=summary	Demolition of 1-40 Ethelbert Close, 2 Ethelbert Road, 102-108 High Street and miscellaneous buildings to the north of Ethelbert Close (including former public conveniences and building at rear of 100 High Street), and the redevelopment of the site (max height 16 levels) to provide a mixed use scheme comprising 407 residential units with a mix of Use Class A1, A2, A3, B1, D1, D2 uses at ground floor (part). New vehicular access from Ethelbert Road. Associated basement car and cycle parking. Car parking, access and servicing arrangements at Churchill Way. Public realm works including Library Gardens and ancillary development.	Withdrawn	02/09/2023
18/01645/EIA	1 Ethelbert Close Bromley BR1 1JB	Screening Request	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=P6YQHPBTRH00&activeTab=summary	EIA Screening Request	Approved	01/09/2023
21/05585/FULL1	2 - 4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=R3BM50BTMXS00&activeTab=summary	2-4 Ringers Road and 5 Ethelbert Road: Demolition of existing buildings and construction of a mixed use development comprising residential units, ancillary residents' facilities (including co-working space) and commercial floor space (Use Class E) across two blocks, along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage (Revised scheme incorporating a second stair into Block A and Block B, internal layout and elevational changes, and changes to the on street parking bays and footpath along Ringers Road and Ethelbert Road).	Rejected	08/03/2024
21/03706/FULL1	2 - 4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=QWN9H7BTJHG00&activeTab=summary	Additional an awing and decking to existing forecourt of restaurant.	Withdrawn	20/03/2024
17/00004/FULL1	2 - 4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=OIZJETBK3600&activeTab=summary	Change of use of ground floor entrance lobby and first floor from A4 (drinking establishment) to D2 (leisure).	Approved	01/09/2023
16/00921/ADV	2 - 4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=O31GSJBLZE00&activeTab=summary	One x internally illuminated fascia sign, one x non-illuminated wall text sign, one x internally illuminated projecting sign and eleven x non-illuminated windbreak signs	Approved	31/08/2023
11/01021/VAR	2 - 4 Ringers Road Bromley BR1 1HT	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LJ72MBTOKX00&activeTab=summary	Variation of condition 1 of permission ref 06/01805 to allow extended opening hours on Thursdays, Fridays and Saturdays from 11.00pm to 12.30am the following morning	Rejected	01/09/2023
07/04493/FULL1	2 Ethelbert Court 9 Ethelbert Road Bromley BR1 1HZ	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J195VJBT0DU00&activeTab=summary	Detached building for garden shed/storage RETROSPECTIVE APPLICATION	Approved	31/08/2023
13/02582/ADV	2 Ethelbert Road Bromley BR1 1JA	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=MQUV4NBT0BP00&activeTab=summary	2 fascia and 1 pole totem sign	Approved	29/08/2023
07/01004/ADV	2 Ethelbert Road Bromley BR1 1JA	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=JF9H7IBTC9000&activeTab=summary	2 Internally illuminated wall mounted signs at first floor level	Rejected	31/08/2023
06/03349/ADV	2 Ethelbert Road Bromley BR1 1JA	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J5XTDKBTTD000&activeTab=summary	2 vertical banner signs at first floor level	Approved	03/09/2023
99/01024/FULL1	2 Ethelbert Road Bromley BR1 1JA	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9901024FULL1&activeTab=summary	Formation of access ramp to front entrance of Bromley Town Church	Approved	01/09/2023
96/01673/FUL	2 Ethelbert Road Bromley BR1 1JA	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9601673FUL&activeTab=summary	FORMER DHSS OFFICE 2 ETHELBERT ROAD BROMLEYCHANGE OF USE FROM OFFICES TO CENTRE FOR CHURCH RELATED ACTIVITIES INCLUDING SUNDAY WORSHIP	Approved	03/09/2023
07/02061/VAR	2-4 Ringers Road Bromley BR1 1HT	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J1GZXVBTC9000&activeTab=summary	Variation of condition of planning permission 06/01805 to allow extended opening hours until midnight on Thursday to Saturday evening	Rejected	01/09/2023
07/02012/FULL1	2-4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J19RWYBTV0000&activeTab=summary	Shopfront	Approved	02/09/2023
07/02011/ADV	2-4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J19P55BTV0000&activeTab=summary	Internally illuminated fascia and projecting box signs and 2 non illuminated awning signs	Approved	02/09/2023
07/01213/VAR	2-4 Ringers Road Bromley BR1 1HT	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=JG9YK7BTC9000&activeTab=summary	Variation of condition 01 of permission of 06/01805 to extend opening hours until midnight on Fridays and Saturdays	Rejected	03/09/2023
06/03886/VAR	2-4 Ringers Road Bromley BR1 1HT	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J821T8BTV0000&activeTab=summary	Variation of condition 01 of permitted application 06/01805 to extend opening hours until midnight on Wednesday and Thursday evenings 2am after Friday and Saturday evenings	Rejected	01/09/2023
06/01805/VAR	2-4 Ringers Road Bromley BR1 1HT	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=JZIE2CBTUD000&activeTab=summary	Revision of condition 7 of planning permission 92/1818 to extend opening hours to 11.00pm Sunday to Thursday (inclusive)	Approved	03/09/2023
02/03033/FULL1	2-4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=H1Z213BTS0000&activeTab=summary	External canopy to front elevation	Approved	01/09/2023
02/03031/ADV	2-4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=H1Z1T2BTS0000&activeTab=summary	Non-illuminated canopy sign	Approved	01/09/2023
02/02064/ADV	2-4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=GXYFJGBTQ000&activeTab=summary	Internally illuminated fascia and projecting signs and menu board	Approved	01/09/2023
02/00360/ADV	2-4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0200360ADV&activeTab=summary	Internally illuminated fascia, projecting and menu board signs and 3 banners to front elevation	Approved	03/09/2023
02/00396/FULL1	2-4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0200396FULL1&activeTab=summary	Entrance doors and canopy to front elevation	Approved	03/09/2023
01/01591/ADV	2-4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0101591ADV&activeTab=summary	Externally illuminated fascia and 2 internally illuminated column signs at Henrys Bar	Withdrawn	30/08/2023
01/01582/FULL3	2-4 Ringers Road Bromley BR1 1HT	Full App (Hybrid Op Dev + Change of Use)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0101582FULL3&activeTab=summary	Alterations to elevations to include enlarged fascia to front, balustrading and new plant systems to roof and variation of condition 7 of permission 92/1818 to increase opening hours to 11p.m. Sunday to Thursday and 11.30 p.m. Friday and Saturday.	Withdrawn	02/09/2023
93/01999/FUL	2-4 Ringers Road Bromley BR1 1HT	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9301999FUL&activeTab=summary	HENRYS WINE BAR PART CHANGE OF USE OF FIRST AND SECOND FLOORS TO MANAGERS 3 BEDROOM FLAT	Approved	01/09/2023
92/01818/OTH	2-4 Ringers Road Bromley BR1 1HT	old	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9201818OTH&activeTab=summary	2/4 RINGERS ROAD BROMLEYCONTINUED USE AS RESTAURANT/BAR WITHOUT COMPLYING WITH CONDITION 51 GRANTED UNDER 873705 RESTRICTING OCCUPANCY SECTION 73A APPLICATION	Approved	03/09/2023
10/02421/FULL1	30 Ethelbert Close Bromley BR1 1JB	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=L7NT23BTODU00&activeTab=summary	First floor rear extension	Approved	30/08/2023
91/02700/FUL	5 Ethelbert Road Bromley BR1 1JA	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9102700FUL&activeTab=summary	CHANGE OF USE OF BASEMENT FROM RESIDENTIAL TO OFFICES	Rejected	02/09/2023
18/03250/FULL1	6 Manor Mansions High Street Bromley BR1 1EW	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=PC0EJABTOSJ00&activeTab=summary	Elevational and fenestration alterations to rear to include brick finish and recessed first floor window, and internal alterations to the layout.	Approved	02/09/2023
12/00133/FULL1	6 Manor Mansions High Street Bromley BR1 1EW	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LXY501BT00V00&activeTab=summary	Replacement windows to the first and second floors of the front elevation.	Rejected	31/08/2023

99/00350/FULL1	6 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9900350FULL1&activeTab=summary	Four storey block comprising 8 two bedroom flats with car parking spaces at lower ground level and further parking at rear	Approved	03/09/2023
97/02089/FULMAJ	6 Ringers Road Bromley BR1 1HT	Old Full Major	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9702089FULMAJ&activeTab=summary	ERECTION OF A FOUR STOREY OFFICE BLOCK AND 11 CAR SPACES RENEWAL OF 971770	Approved	03/09/2023
92/01770/FUL	6 Ringers Road Bromley BR1 1HT	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9201770FUL&activeTab=summary	DEMOLITION OF EXISTING BUILDING AND ERECTION OF A FOUR STOREY OFFICE BLOCK AND 11 CAR PARKING SPACES	Approved	01/09/2023
11/01846/FULL1	60 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LN3GK4BT00V00&activeTab=summary	Provision of take away service from midday until midnight from existing premises.	Approved	02/09/2023
98/03289/FULL2	60 High Street Bromley BR1 1EG	Full App (Change of Use Only)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9803289FULL2&activeTab=summary	CHANGE OF USE OF FIRST FLOOR FROM STORAGE TO RESTAURANT ROOF TO FIRST FLOOR WELL AREA	Approved	02/09/2023
98/01803/ADVILL	60 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9801803ADVILL&activeTab=summary	EXTERNALLY ILLUMINATED FASCIA SIGN	Approved	31/08/2023
93/02879/ADVILL	60 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9302879ADVILL&activeTab=summary	EXTERNALLY ILLUMINATED FASCIA AND PROJECTING BOX SIGN	Approved	02/09/2023
91/01898/ADVILL	60 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9101898ADVILL&activeTab=summary	EXTERNALLY ILLUMINATED FASCIA AND PROJECTING BOX SIGN INTERNALLY ILLUMINATED NEON SIGN AND MENU BOXES	Approved	03/09/2023
21/04667/FULL1	62 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=R0UNCIBTHQW00&activeTab=summary	Proposed conversion of existing building and 3-storey roof extension to accommodate Class E commercial space on the ground floor and 30 residential flats on the upper floors. Cycle and refuse storage to be provided at ground floor level.	Withdrawn	20/03/2024
12/03917/ADV	62 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=MDQABABTX0000&activeTab=summary	5x non-illuminated fascia signs, 2x non-illuminated projecting signs	Approved	30/08/2023
04/03321/VAR	62 High Street Bromley BR1 1EG	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=I30F58BTT0000&activeTab=summary	Variation of condition 02 of permission ref. 04/02291 for bar hours to operate 11am to 11pm on any day and the takeaway to operate between 8am and 11pm on any day	Approved	02/09/2023
04/02291/VAR	62 High Street Bromley BR1 1EG	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=H2GE72BTB0000&activeTab=summary	Variation of condition 02 of permission 04/00861 granted for change of use to Class A3 (food and drink) to vary opening hours to 11am to 11pm on any day.	Approved	01/09/2023
04/00861/FULL2	62 High Street Bromley BR1 1EG	Full App (Change of Use Only)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=HUGO12BTR0000&activeTab=summary	Change of use of ground floor from retail shop (Class A1) to hot food takeaway and bar (Class A3), in association with 60 High Street	Approved	31/08/2023
99/03407/FULL1	62 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9903407FULL1&activeTab=summary	Shopfront (Sharps Bedrooms)	Approved	02/09/2023
97/02591/ADVILL	62 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9702591ADVILL&activeTab=summary	INTERNALLY ILLUMINATED HALO FASCIA AND PROJECTING SIGNS	Approved	30/08/2023
97/02550/FUL	62 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9702550FUL&activeTab=summary	SHOPFRONT RETROSPECTIVE APPLICATION	Rejected	02/09/2023
95/00198/ADVILL	62 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9500198ADVILL&activeTab=summary	INTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGN	Approved	02/09/2023
90/00688/ADVILL	62 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9000688ADVILL&activeTab=summary	THE SUIT RACK 62 HIGH STREET BROMLEYINTERNALLY ILLUMINATED PROJECTING BOX SIGN	Approved	01/09/2023
11/03906/ADV	64 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LWJG7BTJX0000&activeTab=summary	Replacement of 2 illuminated fascia signs with 1 illuminated fascia sign.Replacement of 1 illuminated over door fascia sign with 1 illuminated fascia sign incorporated into proposed red portal surround.	Approved	02/09/2023
11/03640/FULL1	64 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LVPWQLBTJX0000&activeTab=summary	Alterations to shopfront	Approved	30/08/2023
04/02574/FULL1	64 High Street Bromley BR1 1EN	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=I0LB8WBTTB0000&activeTab=summary	Cladding on front, side and rear elevations	Approved	03/09/2023
04/02383/ADV	64 High Street Bromley BR1 1EN	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=HZUTGSBTB0000&activeTab=summary	Internally illuminated fascia signs (ground floor level) and two projecting banner signs (second and third floor level) to front elevation	Approved	01/09/2023
04/02383/SPLADV	64 High Street Bromley BR1 1EN	Advert Consent - Split Decn. Refusal	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=I1T7CYBTD0000&activeTab=summary	One non illuminated sign at third floor level to rear elevation	Rejected	01/09/2023
04/02338/FULL1	64 High Street Bromley BR1 1EN	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=H2P9KRBTB0000&activeTab=summary	Shopfront on front and side elevations	Approved	02/09/2023
04/00673/FULL1	64 High Street Bromley BR1 1EN	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=HTQPMFBTS0000&activeTab=summary	External alterations including new shopfronts, recladding and demolition of footbridge link over Ringer's Road and associated alterations to servicing arrangements and roof top plant screening and equipment	Approved	02/09/2023
95/02656/ADVILL	64 High Street Bromley BR1 1EN	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9502656ADVILL&activeTab=summary	FOOTBRIDGE LINK AND INTERNALLY ILLUMINATED PROJECTING BOX SIGN AND ALTERATIONS TO VARIOUS EXISTING ADVERTISEMENTS - ARMY NAVY STORE 64 HIGH STREET	Approved	02/09/2023
93/03006/FUL	64 High Street Bromley BR1 1EN	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9303006FUL&activeTab=summary	SECURITY GRILLE TO FRONT ENTRANCE DOORS RETROSPECTIVE APPLICATION ARMY NAVY 64 HIGH STREET BROMLEY	Approved	03/09/2023
06/02060/FULL1	66 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J0JEX7BTUD0000&activeTab=summary	Replacement windows and french doors to upper front elevation	Approved	02/09/2023
02/04232/ADV	66 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=H6YC0ABTR0000&activeTab=summary	Externally illuminated fascia sign	Approved	31/08/2023
02/04227/FULL1	66 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=H6YAUOBTS0000&activeTab=summary	Shopfront	Approved	03/09/2023
97/01203/FUL	66 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9701203FUL&activeTab=summary	SHOPFRONT	Approved	03/09/2023
97/01204/ADVILL	66 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9701204ADVILL&activeTab=summary	INTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGNS	Approved	03/09/2023
93/02697/FUL	66 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9302697FUL&activeTab=summary	SHOPFRONT	Rejected	03/09/2023
09/02474/ADV	68 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=KQ5WV7BT09C000&activeTab=summary	Internally illuminated fascia and projecting box signs RETROSPECTIVE APPLICATION	Approved	03/09/2023
06/02239/FULL1	68 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J17DXFBTUD0000&activeTab=summary	Replacement windows at upper floor rear at No.68 and No.68A High Street Bromley	Approved	01/09/2023
98/02820/ADVILL	68 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9802820ADVILL&activeTab=summary	EXTERNALLY ILLUMINATED FASCIA SIGN	Approved	03/09/2023

98/02094/FUL	68 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9802094FUL&activeTab=summary	SHOPFRONT RETROSPECTIVE APPLICATION	Approved	01/09/2023
92/02617/ADVILL	68 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9202617ADVILL&activeTab=summary	INTERNALLY ILLUMINATED PROJECTING BOX SIGN	Approved	01/09/2023
92/01644/ADVILL	68 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9201644ADVILL&activeTab=summary	EXTERNALLY ILLUMINATED FASCIA SIGN	Approved	03/09/2023
92/01645/FUL	68 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9201645FUL&activeTab=summary	SHOPFRONT	Approved	03/09/2023
91/01607/FUL	68 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9101607FUL&activeTab=summary	SHOPFRONT	Rejected	03/09/2023
91/01625/ADVILL	68 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9101625ADVILL&activeTab=summary	EXTERNALLY ILLUMINATED FASCIA SIGN	Rejected	02/09/2023
19/04588/RECON	70 High Street Bromley BR1 1EG	Removal or Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=S44CSGBTKVJ00&activeTab=summary	An application submitted under section 73 of the Town and Country Planning Act 1990 for a material amendment to vary planning condition 2 of the planning appeal reference number: APP/G5180/W/21/3285586 (Council reference ref: 19/04588/FULL1) allowed on the 21st November 2022	Withdrawn	22/03/2024
19/04588/AMD2	70 High Street Bromley BR1 1EG	Non Material Amendment	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=RZLB2GDK600&activeTab=summary	Non-material amendment application under Section 96a of the Town & Country Planning Act 1990 in connection with the planning appeal allowed on the 21st November 2022 (planning appeal reference APP/G5180/W/21/3285586, council planning application reference: 19/04588/FULL1) for the demolition of existing buildings (No.66 to 70 High Street), construction of 12 storeys to provide 256.4 square metres retail floorspace on the ground floor and 47 residential units above with associated disabled car parking spaces, cycle parking and refuse storage area to omit the quantum of retail floor space in the description of the allowed development.	Approved	08/11/2023
21/03231/FULL1	70 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=QWL94EBT0RH00&activeTab=summary	Demolition of existing buildings (66-70 High Street) and erection of a part 13 and part 16 storey building to provide 559 sqm retail floorspace (Use Class Ea) and 68 residential units with associated disabled car parking spaces, cycle parking and refuse storage area.	Other	19/03/2024
19/04588/FULL1	70 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=QOUFGIBTHXZ00&activeTab=summary	Demolition of existing buildings (No.66 to 70 High Street), construction of 12 storeys to provide 256.4 square metres retail floorspace on the ground floor and 47 residential units above with associated disabled car parking spaces, cycle parking and refuse storage area.	Rejected	01/09/2023
12/00592/ADV	70 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LZU22OBTJX000&activeTab=summary	internally illuminated fascia and projecting signs	Approved	31/08/2023
03/01883/FULL1	70 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=HFLFG2BTS0000&activeTab=summary	Shopfront	Approved	31/08/2023
01/02268/FULL1	70 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0102268FULL1&activeTab=summary	Conversion of first and second floor into 4 one bedroom flats.	Approved	30/08/2023
91/01560/ADVILL	70 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9101560ADVILL&activeTab=summary	THREE INTERNALLY ILLUMINATED FASCIA SIGNS AND PROJECTINGBOX SIGN	Approved	02/09/2023
13/02017/FULL1	72 - 76 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=M05WNVBTJX000&activeTab=summary	Installation of automatic teller machine (ATM)	Approved	03/09/2023
11/01893/ADV	72 - 76 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LMVBN9BTJX000&activeTab=summary	1 internally illuminated projecting sign on High Street frontage	Approved	02/09/2023
11/01893/SPLADV	72 - 76 High Street Bromley BR1 1EG	Advert Consent - Split Decn. Refusal	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LPRGF1BT0BP00&activeTab=summary	1 internally illuminated projecting sign on Ethelbert Road frontage	Rejected	30/08/2023
11/01007/ADV	72 - 76 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LJBIMBBTJX000&activeTab=summary	Four non illuminated advertisement signs on existing temporary hoardings	Approved	03/09/2023
11/00290/FULL1	72 - 76 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LG13QBXTJX000&activeTab=summary	Replacement of front and rear upper floor windows.	Approved	03/09/2023
11/00120/ADV	72 - 76 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LF7JIBZTJX000&activeTab=summary	Internally illuminated fascia signs	Approved	01/09/2023
10/02934/VAR	72 - 76 High Street Bromley BR1 1EG	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LA9VC4BT0JM00&activeTab=summary	Variation of condition 2 of planning permission 10/01982 to allow extended opening hours.	Approved	01/09/2023
10/02757/ADV	72 - 76 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=L98ZREBTODU00&activeTab=summary	Five internally illuminated fascia signs	Rejected	03/09/2023
10/02753/FULL1	72 - 76 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=L98XGOBTODU00&activeTab=summary	Shopfront	Rejected	31/08/2023
10/01982/FULL2	72 - 76 High Street Bromley BR1 1EG	Full App (Change of Use Only)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=L5HO7ZBT0JM00&activeTab=summary	Change of use from retail (Class A1) to financial and professional (Class A2)	Approved	02/09/2023
11/00122/FULL1	72 - 76 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LF7JIUBTJX000&activeTab=summary	Shopfront	Approved	03/09/2023
05/00055/ADV	72-76 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=IA7EY1BT0000&activeTab=summary	Non-illuminated and internally illuminated fascia signs and internally illuminated projecting sign	Approved	30/08/2023
05/00048/FULL1	72-76 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=IA7D6EBT0000&activeTab=summary	Replacement shopfront	Approved	01/09/2023
97/01000/ADVILL	72-76 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9701000ADVILL&activeTab=summary	EVANS 72-76 HIGH STREET BROMLEYINTERNALLY ILLUMINATED PROJECTING SIGN	Approved	01/09/2023
97/00078/ADVILL	72-76 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9700078ADVILL&activeTab=summary	INTERNALLY ILLUMINATED FASCIA SIGNS	Approved	02/09/2023
94/02927/LBB	72-76 High Street Bromley BR1 1EG	London Borough of Bromley Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9402927LBB&activeTab=summary	INSTALLATION OF CLOSED CIRCUIT CAMERA	Approved	01/09/2023
94/02591/CON	72-76 High Street Bromley BR1 1EG	old demolition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9402591CON&activeTab=summary	ALTERATIONS TO SHOPFRONT CONSERVATION AREA CONSENT	Approved	02/09/2023
94/02590/FUL	72-76 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9402590FUL&activeTab=summary	SHOPFRONT	Approved	02/09/2023
94/02287/ADVILL	72-76 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9402287ADVILL&activeTab=summary	INTERNALLY ILLUMINATED FASCIA SIGNS AND TWO INTERNALLY ILLUMINATED SIGNS	Approved	03/09/2023

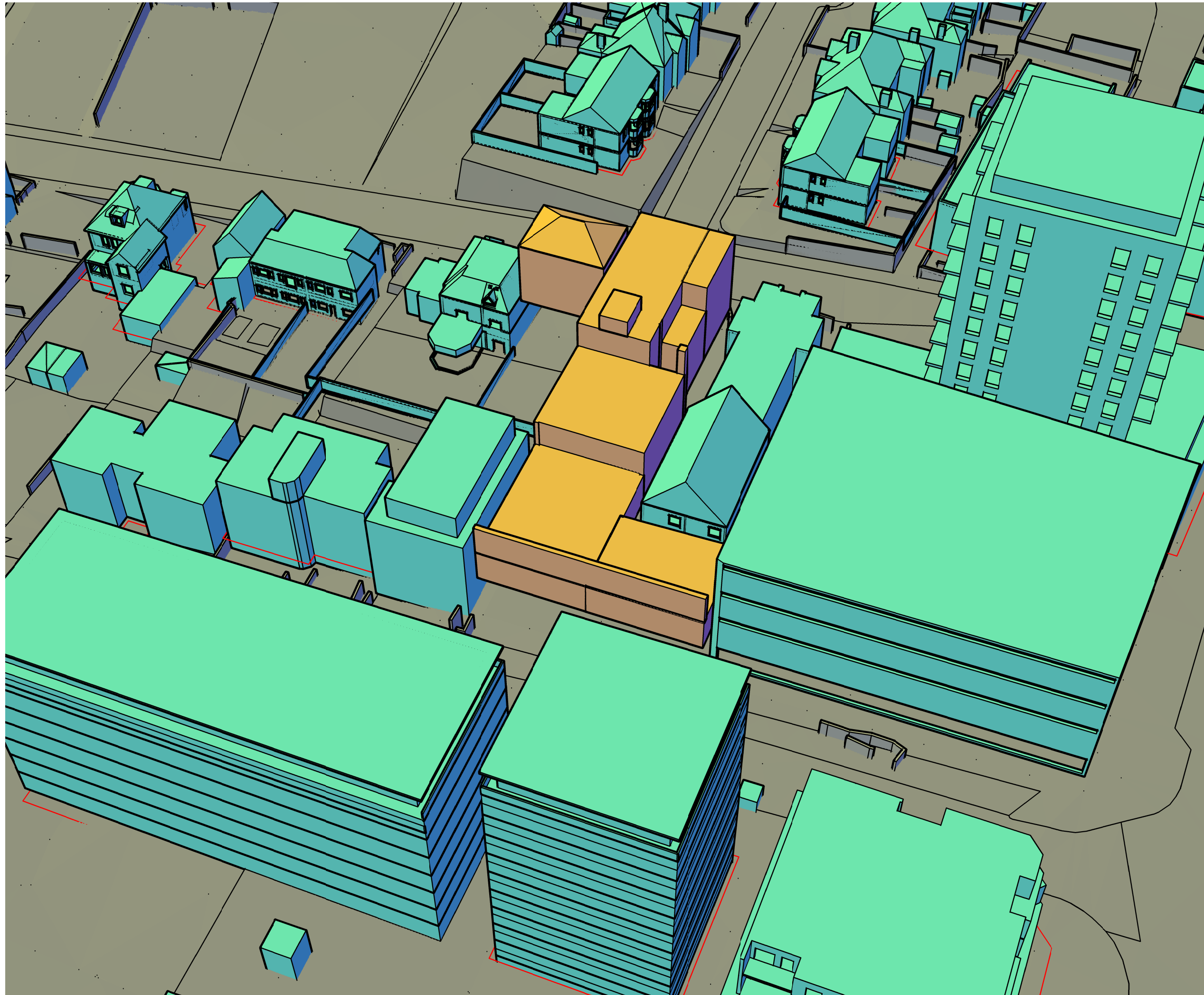
94/01727/ADVILL	72-76 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9401727ADVILL&activeTab=summary	72/76 HIGH STREET BROMLEYNON-ILLUMINATED FASCIA SIGNS	Rejected	29/08/2023
94/00921/ADVILL	72-76 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9400921ADVILL&activeTab=summary	INTERNALLY ILLUMINATED FASCIA AND TWO PROJECTING BOX SIGNS RETROSPECTIVE APPLICATION	Rejected	31/08/2023
93/02351/ADVILL	72-76 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9302351ADVILL&activeTab=summary	72/76 HIGH STREET BROMLEYINTERNALLY ILLUMINATED FASCIA AND PROJECTING BOX SIGNS	Rejected	01/09/2023
90/02929/FUL	72-76 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9002929FUL&activeTab=summary	SHOPFRONT	Approved	02/09/2023
89/03667/ADVILL	72-76 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=8903667ADVILL&activeTab=summary	TWO INTERNALLY ILLUMINATED FASCIA SIGNS TWO INTERNALLY ILLUMINATED PROJECTING BOX SIGNS AND ONE INTERNALLY ILLUMINATED LOGO SIGN	Approved	01/09/2023
89/03668/FUL	72-76 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=8903668FUL&activeTab=summary	SHOPFRONT	Approved	02/09/2023
17/00927/ADV	78 High Street Bromley BR1 1EY	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=OM4I32BTL8000&activeTab=summary	Two x non-illuminated hoarding signs.	Approved	01/09/2023
12/00197/FULL1	78 High Street Bromley BR1 1EY	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LY8NEZBTJX000&activeTab=summary	Replacement shopfront	Approved	02/09/2023
12/00198/ADV	78 High Street Bromley BR1 1EY	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LY8NF0BTJX000&activeTab=summary	Externally illuminated fascia and projecting sign Non illuminated hanging sign	Approved	01/09/2023
17/01513/ADV	Adshel 0106 6144 Outside 70 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=ONNZFLBLYG00&activeTab=summary	Replacement of existing advertising structure with freestanding internally illuminated digital display unit	Approved	31/08/2023
17/01511/ADV	Adshel 0106 6145 Outside 64 High Street Bromley BR1 1EN	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=ONNZFUBTLY00&activeTab=summary	Replacement of existing advertising structure with freestanding internally illuminated digital display unit	Approved	02/09/2023
95/01554/FUL	Army And Navy Ringers Road Bromley	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9501554FUL&activeTab=summary	ARMY AND NAVY STORES RINGERS ROAD BROMLEYREPLACEMENT EMERGENCY GENERATOR	Approved	03/09/2023
19/03314/RECON	Ethelbert Court 9 Ethelbert Road Bromley BR1 1HZ	Removal or Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=QD18RUBTMC300&activeTab=summary	Variation of Conditions 2 and 3 of planning permission reference 19/03314/FULL1 (dated 15 October 2019 for erection of first floor balcony, side and rear dormer windows and installation of front, side and rear roof light windows in connection with loft conversion to serve Flats 2 and 4) to reduce the width of the first floor rear balconies and to install structural support posts.	Approved	01/09/2023
19/03314/FULL1	Ethelbert Court 9 Ethelbert Road Bromley BR1 1HZ	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=PVM0DBTFWQ00&activeTab=summary	Erection of first floor balcony, side and rear dormer windows and installation of front, side and rear roof light windows in connection with loft conversion to serve Flats 2 and 4	Approved	02/09/2023
19/01767/FULL1	Ethelbert Court 9 Ethelbert Road Bromley BR1 1HZ	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=PQ3BD9BTLHW00&activeTab=summary	Erection of first floor balcony and escape stairs, side and rear dormer windows and installation of front, side and rear roof light windows in connection with loft conversion to serve Flats 2 and 4.	Rejected	02/09/2023
14/01590/COND2	Henry House Ringers Road Bromley	Details Pursuant to Condition(s)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=NELU4QBTJX000&activeTab=summary	Details submitted in relation to planning permission ref. 14/01590/MATAM:Condition 24 - travel plan	Other	02/09/2023
14/01590/COND1	Henry House Ringers Road Bromley	Details Pursuant to Condition(s)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=NEAQ4DBTJX000&activeTab=summary	Details submitted in relation to planning permission ref. 14/01590/MATAM:Condition 11 - parking lighting	Other	02/09/2023
15/02305/FULL1	Henry House Ringers Road Bromley BR1 1AA	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=NEOMVBTBTH1X00&activeTab=summary	Installation of structure, plant, equipment and machinery on roof and external elevations including lift overruns, smoke extraction and access steps, shaft and fall protection, boiler and CHP flues, access hatch ladder and photovoltaic panels.	Approved	02/09/2023
14/01590/COND4	Henry House Ringers Road Bromley BR1 1AA	Details Pursuant to Condition(s)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=NGNX1MBTJX000&activeTab=summary	Details submitted in relation to planning permission ref. 14/01590/MATAM:Condition 2 - landscapingCondition 3 - boundary enclosure	Other	02/09/2023
14/01590/COND3	Henry House Ringers Road Bromley BR1 1AA	Details Pursuant to Condition(s)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=NFLORFBTJX000&activeTab=summary	Details submitted in relation to planning permission ref. 14/01590/MATAM:Condition 17 - slab levels	Other	01/09/2023
06/04187/ADV	Land Adj No 64 High Street Bromley	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J9800HBTC9000&activeTab=summary	Internally illuminated free standing poster sign	Approved	01/09/2023
06/04184/ADV	Land Adj No 68 High Street Bromley	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J98IYABTC9000&activeTab=summary	Internally illuminated free standing poster sign	Approved	30/08/2023
97/00479/OTH	Land Adjacent 5 Ethelbert Road Bromley	old	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9700479OTH&activeTab=summary	OUTSIDE 5 ETHELBERG ROAD OPPOSITE ETHELBERG CLOSEELEVATIONAL ALTERATIONS TO EXISTING PAYPHONE KIOSK CONSULTATION BY BRITISH TELECOM REGARDING NEED FOR APPROVAL OF APPEARANCE	Approved	30/08/2023
97/02057/OTH	Land Adjacent 62 High Street Bromley	old	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9702057OTH&activeTab=summary	O/S LUNN POLY HOLIDAY SHOP/EMPTY SHOP 62A HIGH STREETPUBLIC TELEPHONE KIOSK CONSULTATION BY NEW WORLD PAYPHONES REGARDING NEED FOR APPROVAL OF SITING AND APPEARANCE	Approved	31/08/2023
18/01156/TELCOM	Land Adjacent To 62 High Street Bromley	Telecoms Equipment Prior Approval(GPDO)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=PSINIBTLV000&activeTab=summary	Telephone Kiosk - Replacement of existing telephone kiosk with new kiosk (56 day consultation regarding the need for prior approval of siting and appearance)	Approved	01/09/2023
14/01590/CONDIT	Land At South Side Of Ringers Road Bromley	Details Pursuant to Condition(s)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=NDF637BTJX000&activeTab=summary	Details submitted in relation to planning permission ref. 14/01590/MATAM:Condition 5 - access road and turning areaCondition 8 - bicycle parkingCondition 9 - Stop up access	Other	01/09/2023
14/01590/MATAM	Land At South Side Of Ringers Road Bromley	Minor Material Amendment	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=N3UPYBZTJX000&activeTab=summary	Minor material amendment to planning permission ref. 07/03632 (granted for redevelopment comprising one 10 and one 8 storey blocks comprising 97 one bedroom/ 59 two bedroom/ 4 three bedroom flats with 83 car parking spaces and motorcycle/ bicycle parking and refuse storage) to reposition the entrance to basement car parking area from Ringers Road, amend the slab levels, amend the ground floor layout, extend the basement parking area with associated revisions to car parking, introduce a pedestrian ramp and reposition refuse storage door	Approved	03/09/2023
12/03088/FULL1	Land At South Side Of Ringers Road Bromley	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=MB10QGBTJX000&activeTab=summary	Erection of 1x11 storey (plus upper basement) and 1x9 storey (plus lower and upper basement) building comprising 148 flats (48x1 bedroom and 100x2 bedroom), 460sqm commercial unit (Class A3/A4), 77 car parking spaces, cycle parking, refuse and recycling stores, ancillary works including plant and equipment on ground floor and roof, together with vehicular access to Ravensbourne Road and Ringers Road and associated landscaping	Rejected	01/09/2023
07/03632/FULL1	Land At South Side Of Ringers Road Bromley	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=JQ00LBTOEQ00&activeTab=summary	Demolition of covered footbridge over Ringers Road and re-development comprising one 10 storey and one 8 storey blocks comprising 97 one bedroom/ 59 two bedroom/ 4 three bedroom flats with 83 car parking spaces and motorcycle/ bicycle parking and refuse storage (amendments to scheme permitted under ref. 06/01528 for 163 flats)	Approved	31/08/2023
06/01528/FULL2	Land At South Side Of Ringers Road Bromley	Full App (Change of Use Only)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=IYNSR7BTUD000&activeTab=summary	Demolition of covered footbridge over Ringers Road and re-development comprising one 10 storey and one 8 storey blocks containing a total of 163 one two and three bedroom residential unit with 80 car parking spaces secure storage for motorcycles and bicycles associated landscaping and amenity space and alteration to vehicular access to/from Ravensbourne Road	Approved	29/08/2023

05/00433/FULL1	Land At South Side Of Ringers Road Bromley	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=IBNHZ0BT0000&activeTab=summary	Demolition of covered footbridge over Ringers Road and redevelopment comprising one 7 storey and two 9 storey blocks containing a total of 204 studio, one, two and three bedroom residential units with 30 car parking spaces, secure storage for motorcycles and 210 cycles, associated landscaping and amenity space and alteration to vehicular access to/from Ravensbourne Road	Withdrawn	01/09/2023
05/00434/FULL1	Land At South Side Of Ringers Road Bromley	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=IC086YBTPB000&activeTab=summary	Demolition of covered footbridge over Ringers Road and redevelopment comprising one 7 storey and two 9 storey blocks containing a total of 204 studio, one, two and three bedroom residential units with 30 car parking spaces, secure storage for motorcycles and 210 cycles, associated landscaping and amenity space and alteration to vehicular access to/from Ravensbourne Road	Withdrawn	02/09/2023
12/01098/FULL1	Sallys Tea Bar Ethelbert Road Bromley BR1 1HU	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=M290NSBTIX000&activeTab=summary	Air handling unit on roof	Approved	01/09/2023
07/02922/ADV	Sallys Tea Bar Ethelbert Road Bromley BR1 1HU	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=JMRCB1BTCF000&activeTab=summary	Internally illuminated fascia and projecting sign	Approved	31/08/2023
96/00831/FUL	Sallys Tea Bar Ethelbert Road Bromley BR1 1HU	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9600831FUL&activeTab=summary	ETHELBERT CHAMBERS ETHELBERT ROAD BROMLEYCHANGE OF USE OF GROUND FLOOR FROM OFFICE TO RESTAURANTWITH EXTERNAL VENTILATION DUCTING AT REAR	Withdrawn	01/09/2023
96/00631/ADVILL	Sallys Tea Bar Ethelbert Road Bromley BR1 1HU	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9600631ADVILL&activeTab=summary	ETHELBERT CHAMBERS ETHELBERT ROADBROMLEYNON ILLUMINATED FACIA AND PROJECTING SIGNS	Approved	29/08/2023
96/00534/FUL	Sallys Tea Bar Ethelbert Road Bromley BR1 1HU	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9600534FUL&activeTab=summary	ETHELBERT CHAMBERS ETHELBERT ROAD BROMLEYFRONT BOUNDARY WALL CHANGE OF USE FROM SOLICITORS OFFICES TO CHARITY SHOP POP-IN COFFEE SHOP COMMUNITY FACILITIES AND ASSOCIATED OFFICES FOR SALVATION ARMY	Approved	31/08/2023
08/03868/FULL2	Site Of Former Army And Navy Store Ringers Road Bromley BR1 1EN	Full App (Change of Use Only)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=KAJG3SBT09C00&activeTab=summary	Change of use of land to temporary pay and display car park RETROSPECTIVE APPLICATION	Withdrawn	01/09/2023
18/01194/ADV	Telephone Kiosk Outside 62A High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=PSK4H4BL9E00&activeTab=summary	illuminated digital advertisement display integrated within replacement Telephone Kiosk.	Approved	03/09/2023
16/03324/ADV	Telephone Kiosk Outside 62A High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=OA6SOOBTYE00&activeTab=summary	Internally illuminated digital panel as integral part of Telephone Kiosk	Withdrawn	02/09/2023
19/03682/ADV	The Salvation Army Ethelbert Road Bromley BR1 1HU	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=PWXM2HBTGEI00&activeTab=summary	Salvation Army-2x red vinyl shields (non illuminated), 1x welcome sign (non illuminated), 1x wayfinding sign (non illuminated), 1x A0 sized post mounted noticeboard (non illuminated), 1x transparent vinyl decorated windows (non illuminated), 1x fascia sign (non illuminated)The Light Caf��-1x A1 pavement sign (non illuminated), 1x vinyl to windows with shooting star symbol (non illuminated), 1x replacement fascia tray sign with trough light (externally illuminated), 1x replacement projecting sign with trough light (externally illuminated)	Approved	01/09/2023
17/04673/FULL1	The Salvation Army Ethelbert Road Bromley BR1 1HU	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=OXJBD8T4M00&activeTab=summary	Proposal for the erection of a hanging sign & flag with pole advertisement.	Approved	01/09/2023
17/04674/ADV	The Salvation Army Ethelbert Road Bromley BR1 1HU	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=OXJBIBIT4N00&activeTab=summary	Proposal for the erection of a hanging sign & flag with pole advertisement.	Approved	03/09/2023
93/01292/ADVILL	The Salvation Army Ethelbert Road Bromley BR1 1HU	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9301292ADVILL&activeTab=summary	BROMLEY TEMPLE ETHELBERT ROAD BROMLEYNON-ILLUMINATED FASCIAS AND PROJECTING LETTERS	Approved	02/09/2023
92/01366/FUL	The Salvation Army Ethelbert Road Bromley BR1 1HU	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9201366FUL&activeTab=summary	BROMLEY TEMPLE ETHELBERT ROAD BROMLEYMANSARD ROOF TO MAIN HALL ALTERATIONS TO FRONT ELEVATION AND SINGLE STOREY SIDE EXTENSION	Other	29/08/2023
92/00567/FUL	The Salvation Army Ethelbert Road Bromley BR1 1HU	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9200567FUL&activeTab=summary	BROMLEY TEMPLE ETHELBERT ROAD BROMLEYNEW MANSARD ROOF TO MAIN HALL AND ALTERATIONS TO FRONT ELEVATION AND ENTRANCE	Other	02/09/2023
22/03042/FULL1	Unit 2 62 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=RFX8PHBTI9200&activeTab=summary	Change of use of the existing first floor retail (class E) space to create 3 no. self-contained dwellings (Use Class C3) with access to the rear, external alterations to the rear and bin and cycle storage	Approved	31/08/2023
01/03509/FULL1	Unit 2 62 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0103509FULL1&activeTab=summary	Shopfront RETROSPECTIVE APPLICATION	Approved	03/09/2023
01/03510/ADV	Unit 2 62 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0103510ADV&activeTab=summary	Internally illuminated projecting and halo back-lit fascia signs	Approved	01/09/2023
01/00425/FULL1	Unit 2 62 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0100425FULL1&activeTab=summary	Shopfront	Approved	02/09/2023
00/02001/FULL1	Unit 2 62 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0002001FULL1&activeTab=summary	shopfront	Rejected	01/09/2023
99/03312/FULL1	Unit 2 62 High Street Bromley BR1 1EG	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9903312FULL1&activeTab=summary	Shopfront (Lunn Poly) RETROSPECTIVE APPLICATION	Rejected	01/09/2023
99/03315/ADV	Unit 2 62 High Street Bromley BR1 1EG	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9903315ADV&activeTab=summary	Internally illuminated fascia and projecting signs (Lunn Poly)	Approved	01/09/2023
90/02994/FUL	Unit 2 62 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9002994FUL&activeTab=summary	RETENTION OF 3 AIR CONDITIONING CONDENSER UNITS SECTION 63 APPLICATION	Approved	31/08/2023
97/03239/FUL	Unit 3 62 High Street Bromley BR1 1EG	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9703239FUL&activeTab=summary	UNIT 3 62 HIGH STREET BROMLEYSHOPFRONT	Approved	01/09/2023
97/03240/ADVILL	Unit 3 62 High Street Bromley BR1 1EG	advert	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9703240ADVILL&activeTab=summary	UNIT 3 62 HIGH STREET BROMLEYEXTERNALLY ILLUMINATED FASCIA SIGN	Approved	02/09/2023







Identifier	Address	Type	Web Link	Description	Decision	Updated Date
21/05585/FULL1	2 - 4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=R3BM50BTMXS00&activeTab=summary	2-4 Ringers Road and 5 Ethelbert Road: Demolition of existing buildings and construction of a mixed use development comprising residential units, ancillary residents' facilities (including co-working space) and commercial floor space (Use Class E) across two blocks, along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage (Revised scheme incorporating a second stair into Block A and Block B, internal layout and elevational changes, and changes to the on street parking bays and footpath along Ringers Road and Ethelbert Road).	Rejected	08/03/2024
21/03706/FULL1	2 - 4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=QWN9H7BTJHG00&activeTab=summary	Additional an awing and decking to existing forecourt of restaurant.	Withdrawn	20/03/2024
17/00004/FULL1	2 - 4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=OIZJETBK3600&activeTab=summary	Change of use of ground floor entrance lobby and first floor from A4 (drinking establishment) to D2 (leisure).	Approved	01/09/2023
16/00921/ADV	2 - 4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=JGZV8TLC9000&activeTab=summary	One x internally illuminated fascia sign, one x non-illuminated wall text sign, one x internally illuminated projecting sign and eleven x non-illuminated windbreak signs	Approved	31/08/2023
11/01021/VAR	2 - 4 Ringers Road Bromley BR1 1HT	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=LJ72MBTKX000&activeTab=summary	Variation of condition 1 of permission ref 06/01805 to allow extended opening hours on Thursdays, Fridays and Saturdays from 11.00pm to 12.30am the following morning	Rejected	01/09/2023
07/02061/VAR	2 - 4 Ringers Road Bromley BR1 1HT	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=JGZV8TLC9000&activeTab=summary	Variation of condition of planning permission 06/01805 to allow extended opening hours until midnight on Thursday to Saturday evening	Rejected	01/09/2023
07/02012/FULL1	2-4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J9R9YBT0000&activeTab=summary	Shopfront	Approved	02/09/2023
07/02011/ADV	2-4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=J9R9YBT0000&activeTab=summary	Internally illuminated fascia and projecting box signs and 2 non illuminated awning signs	Approved	02/09/2023
07/01213/VAR	2-4 Ringers Road Bromley BR1 1HT	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=JG9YK7BTC9000&activeTab=summary	Variation of condition 01 of permission of 06/01805 to extend opening hours until midnight on Fridays and Saturdays	Rejected	03/09/2023
06/03886/VAR	2-4 Ringers Road Bromley BR1 1HT	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=JGZV8TLC9000&activeTab=summary	Variation of condition 01 of permitted application 06/01805 to extend opening hours until midnight on Wednesday and Thursday evenings 2am after Friday and Saturday evenings	Rejected	01/09/2023
06/01805/VAR	2-4 Ringers Road Bromley BR1 1HT	Variation of Condition	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=JGZV8TLC9000&activeTab=summary	Revision of condition 7 of planning permission 92/1818 to extend opening hours to 11.00pm Sunday to Thursday (inclusive)	Approved	03/09/2023
02/03033/FULL1	2-4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=H1Z213BTS0000&activeTab=summary	External canopy to front elevation	Approved	01/09/2023
02/03031/ADV	2-4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=H1Z1212BTS0000&activeTab=summary	Non-illuminated canopy sign	Approved	01/09/2023
02/02064/ADV	2-4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=GXYFJGBTQ0000&activeTab=summary	Internally illuminated fascia and projecting signs and menu board	Approved	01/09/2023
02/00360/ADV	2-4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0200360ADV&activeTab=summary	Internally illuminated fascia, projecting and menu board signs and 3 banners to front elevation	Approved	03/09/2023
02/00396/FULL1	2-4 Ringers Road Bromley BR1 1HT	Full App (Any Operational Development)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0200396FULL1&activeTab=summary	Entrance doors and canopy to front elevation	Approved	03/09/2023
01/01591/ADV	2-4 Ringers Road Bromley BR1 1HT	Advert Consent Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0101591ADV&activeTab=summary	Externally illuminated fascia and 2 internally illuminated column signs at Henrys Bar	Withdrawn	30/08/2023
01/01582/FULL3	2-4 Ringers Road Bromley BR1 1HT	Full App (Hybrid Op Dev + Change of Use)	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=0101582FULL3&activeTab=summary	Alterations to elevations to include enlarged fascia to front, balustrading and new plant systems to roof and variation of condition 7 of permission 92/1818 to increase opening hours to 11p.m. Sunday to Thursday and 11.30 p.m. Friday and Saturday.	Withdrawn	02/09/2023
93/01999/FUL	2-4 Ringers Road Bromley BR1 1HT	Old Full Application	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9301999FUL&activeTab=summary	HENRYS WINE BAR PART CHANGE OF USE OF FIRST AND SECOND FLOORS TO MANAGERS 3 BEDROOM FLAT	Approved	01/09/2023
92/01818/OTH	2-4 Ringers Road Bromley BR1 1HT	old	https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=9201818OTH&activeTab=summary	2/4 RINGERS ROAD BROMLEYCONTINUED USE AS RESTAURANT/BAR WITHOUT COMPLYING WITH CONDITION 51 GRANTED UNDER 873705 RESTRICTING OCCUPANCY SECTION 73A APPLICATION	Approved	03/09/2023

10.3 Appendix C

EK McQuade VSC and NSL Sample Due Diligence Check, **First Scenario**



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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model



REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

3D Model - Existing

TITLE
Henry House, Ringers Road,
Bromley BR1 1AA

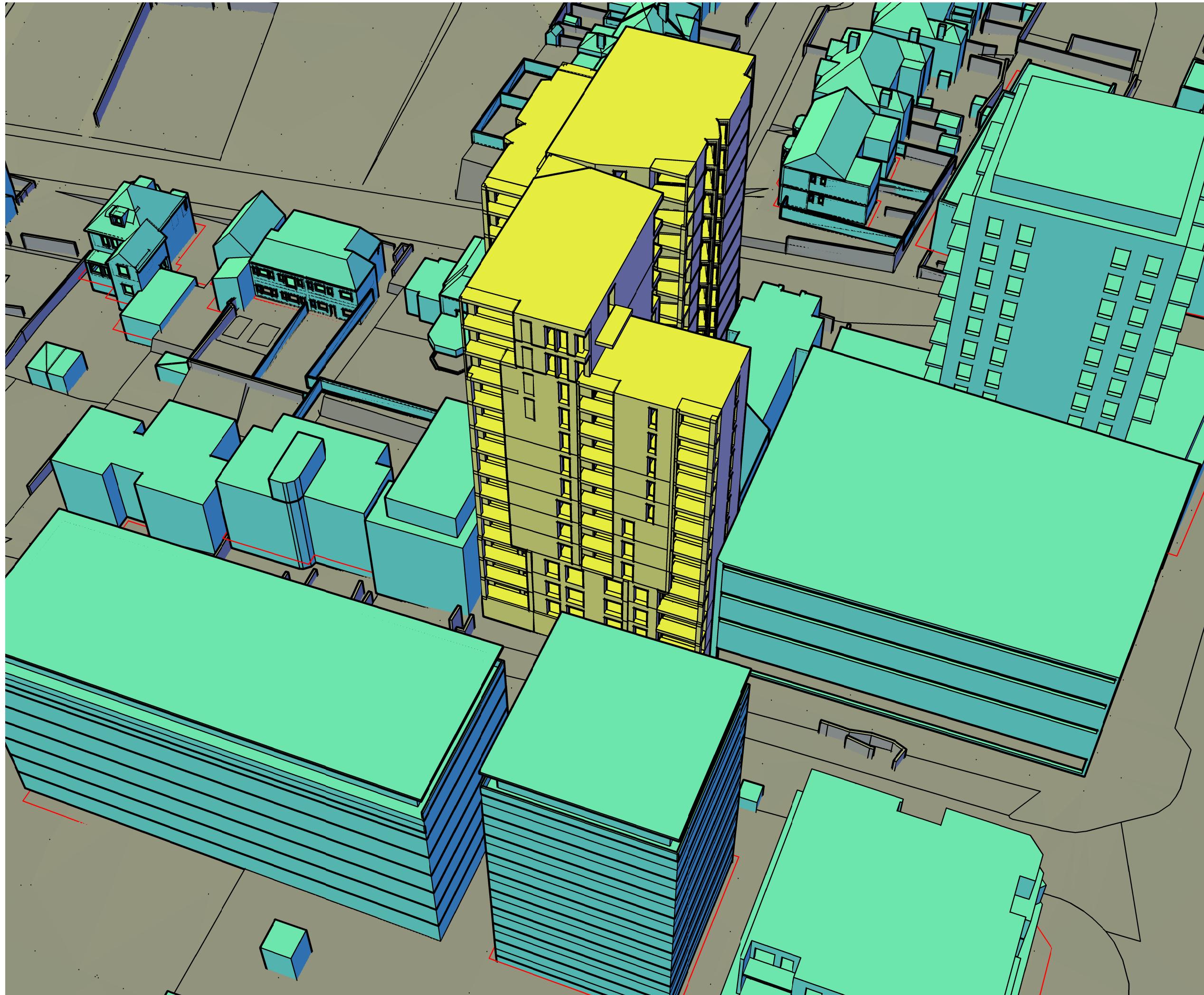
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley







DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER 3DM00.1	REV -
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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

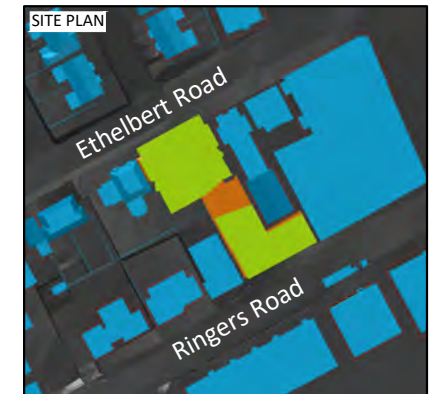
SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model



REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

3D Model - Proposed

TITLE
Henry House, Ringers Road,
Bromley BR1 1AA

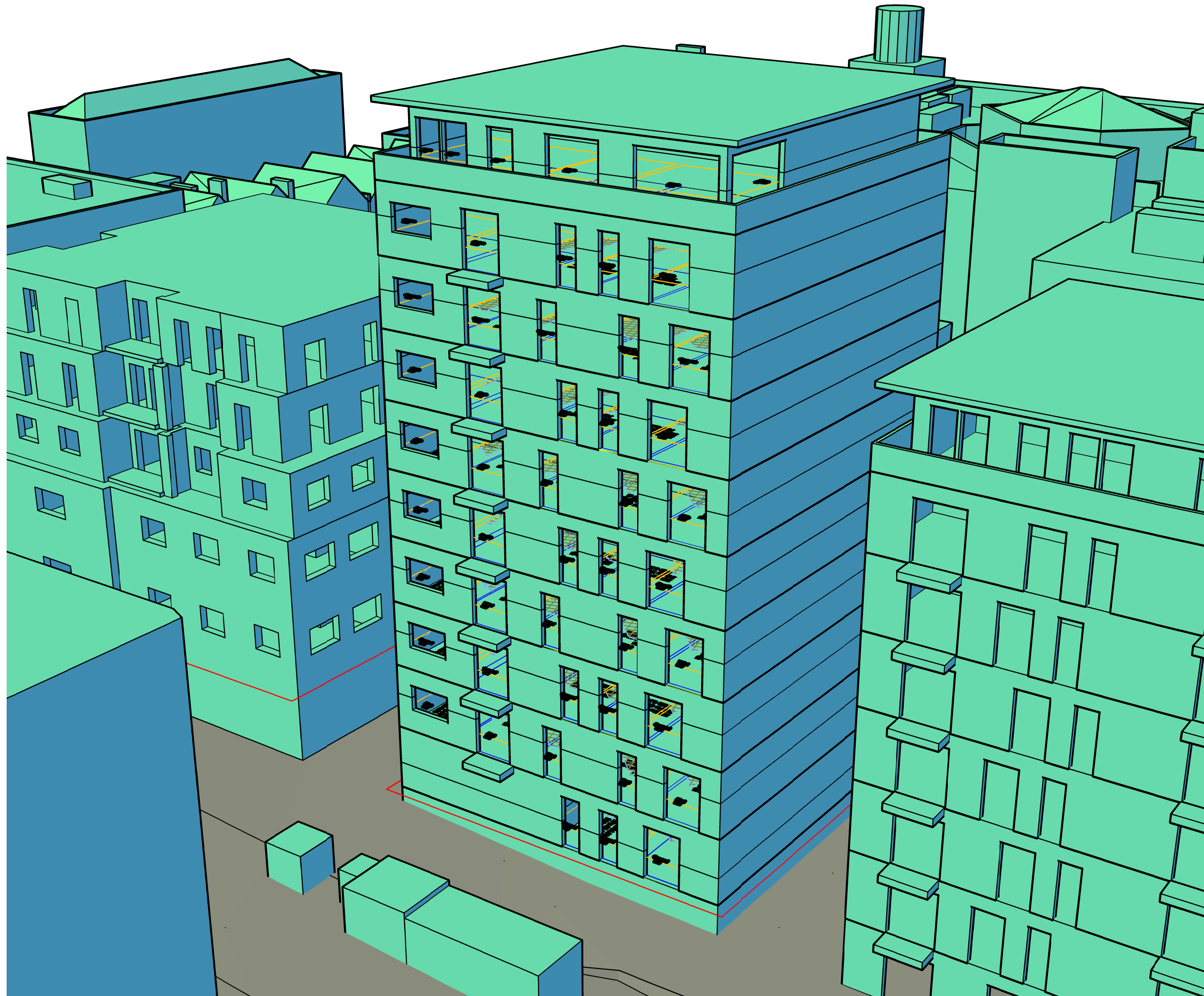
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley

DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER 3DM00.2	REV -
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KEY

	Buildings Assessed		Existing Contour
	Existing Buildings		Proposed Contour
	Proposed Development		Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model



REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

**3D Model - Henry House
View from West**

TITLE
Henry House, Ringers Road,
Bromley BR1 1AA

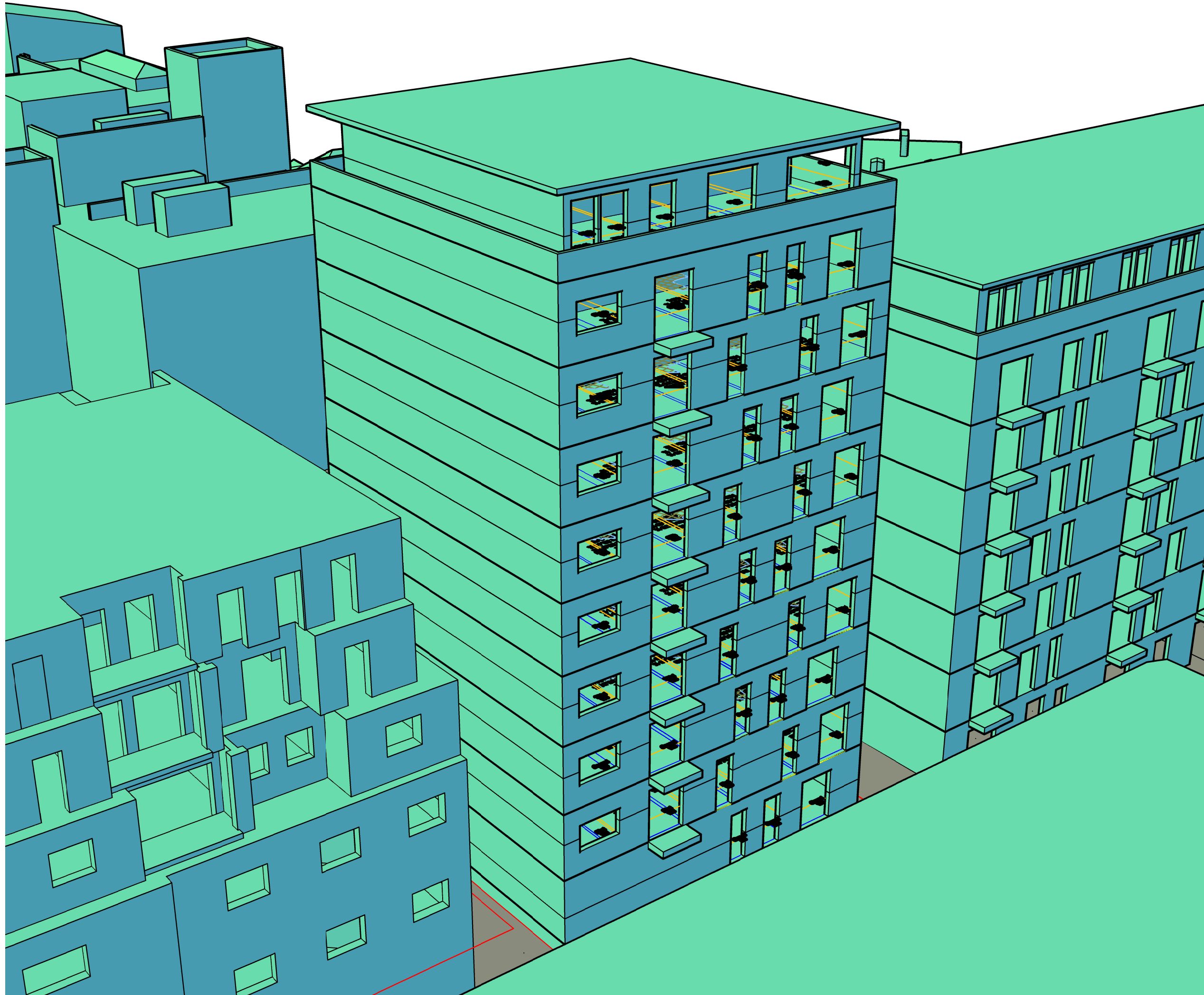
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley







DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER 3DM00.3	REV -
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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

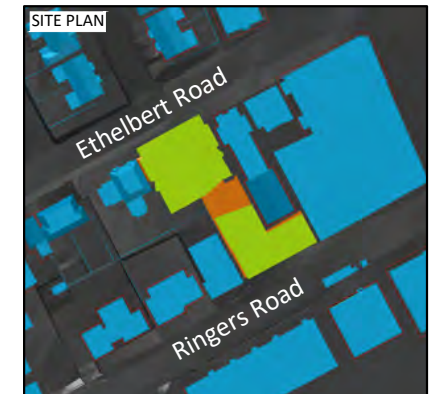
SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model



REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

**3D Model - Henry House
View from North**

TITLE Henry House, Ringers Road,
Bromley BR1 1AA

PROJECT 2-4 Ringers Road, Bromley BR1 1HT

CLIENT London Borough of Bromley

DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL	
DRAWING NUMBER 3DM00.4	REV -	

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight & Sunlight Analysis - Neighbour Assessment Using XCO2 3D Model and Notional Room Layouts
 Date of Analysis: 10/06/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Henry House																									
Ground	R1		Residential	Unknown	W1		Existing 22.90 Proposed 14.61	0.64	NO	331°N	23.08 14.50	0.63	NO	*North	*North	*North	*North			*North	*North				
					W2		Existing 23.26 Proposed 14.40	0.62	NO	331°N				*North	*North	*North	*North								
Ground	R2		Residential	Unknown	W3		Existing 23.92 Proposed 14.28	0.60	NO	331°N	23.92 14.28	0.60	NO	*North	*North	*North	*North			*North	*North				
					W1		Existing 24.02 Proposed 17.11	0.71	NO	331°N				*North	*North	*North	*North								
First	R1		Residential	Unknown	W2		Existing 19.70 Proposed 11.58	0.59	NO	331°N	19.70 11.58	0.59	NO	*North	*North	*North	*North			*North	*North				
					W3		Existing 25.73 Proposed 16.25	0.63	NO	331°N				*North	*North	*North	*North								
	R2		Residential	Unknown	W4		Existing 27.07 Proposed 16.25	0.60	NO	331°N	27.07 16.25	0.60	NO	*North	*North	*North	*North			*North	*North				
					W5		Existing 27.74 Proposed 15.98	0.58	NO	331°N				*North	*North	*North	*North								
					W1		Existing 27.24 Proposed 19.62	0.72	NO	331°N				*North	*North	*North	*North								
Second	R1		Residential	Unknown	W2		Existing 22.95 Proposed 13.77	0.60	NO	331°N	22.95 13.77	0.60	NO	*North	*North	*North	*North			*North	*North				
					W3		Existing 29.63 Proposed 18.59	0.63	NO	331°N				*North	*North	*North	*North								
	R2		Residential	Unknown	W4		Existing 30.21 Proposed 18.27	0.60	NO	331°N	30.21 18.27	0.60	NO	*North	*North	*North	*North			*North	*North				
					W5		Existing 30.92 Proposed 17.87	0.58	NO	331°N				*North	*North	*North	*North								
					W1		Existing 27.24 Proposed 19.62	0.72	NO	331°N				*North	*North	*North	*North								

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight & Sunlight Analysis - Neighbour Assessment Using XCO2 3D Model and Notional Room Layouts
 Date of Analysis: 10/06/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Third	R1		Residential	Unknown	W1	Existing 30.35 Proposed 22.36	0.74	NO	331°N	30.35 22.36	0.74	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R2		Residential	Unknown	W2	Existing 25.89 Proposed 16.16	0.62	NO	331°N	25.89 16.16	0.62	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R3		Residential	Unknown	W3	Existing 31.81 Proposed 20.51	0.64	NO	331°N	31.81 20.51	0.64	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R4		Residential	Unknown	W4	Existing 33.25 Proposed 20.08	0.60	NO	331°N	33.25 20.08	0.60	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R5		Residential	Unknown	W5	Existing 33.83 Proposed 19.43	0.57	NO	331°N	33.83 19.43	0.57	NO	*North	*North	*North	*North				*North	*North	*North	*North		
Fourth	R1		Residential	Unknown	W1	Existing 32.98 Proposed 25.13	0.76	NO	331°N	32.98 25.13	0.76	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R2		Residential	Unknown	W2	Existing 28.26 Proposed 18.69	0.66	NO	331°N	28.26 18.69	0.66	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R3		Residential	Unknown	W3	Existing 34.31 Proposed 22.81	0.66	NO	331°N	34.31 22.81	0.66	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R4		Residential	Unknown	W4	Existing 34.80 Proposed 22.27	0.64	NO	331°N	34.80 22.27	0.64	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R5		Residential	Unknown	W5	Existing 35.27 Proposed 21.42	0.61	NO	331°N	35.27 21.42	0.61	NO	*North	*North	*North	*North				*North	*North	*North	*North		
Fifth	R1		Residential	Unknown	W1	Existing 35.25 Proposed 27.84	0.79	YES	331°N	35.25 27.84	0.79	YES	*North	*North	*North	*North				*North	*North	*North	*North		
	R2		Residential	Unknown	W2	Existing 30.23 Proposed 21.25	0.70	NO	331°N	30.23 21.25	0.70	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R3		Residential	Unknown	W3	Existing 35.40 Proposed 25.01	0.71	NO	331°N	35.40 25.01	0.71	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R4		Residential	Unknown	W4	Existing 36.29 Proposed 24.00	0.66	NO	331°N	36.29 24.00	0.66	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R5		Residential	Unknown	W5	Existing 36.54 Proposed 22.86	0.63	NO	331°N	36.54 22.86	0.63	NO	*North	*North	*North	*North				*North	*North	*North	*North		







Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight & Sunlight Analysis - Neighbour Assessment Using XCO2 3D Model and Notional Room Layouts
 Date of Analysis: 10/06/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Sixth	R1		Residential	Unknown	W1	Existing Proposed	36.37 29.68	0.82	YES	331°N	36.37 29.68	0.82	YES	*North	*North	*North	*North				*North	*North	*North	*North	
	R2		Residential	Unknown	W2	Existing Proposed	31.32 23.17	0.74	NO	331°N	31.32 23.17	0.74	NO	*North	*North	*North	*North				*North	*North	*North	*North	
	R3		Residential	Unknown	W3	Existing Proposed	36.69 26.85	0.73	NO	331°N	36.69 26.85	0.73	NO	*North	*North	*North	*North				*North	*North	*North	*North	
	R4		Residential	Unknown	W4	Existing Proposed	36.96 26.17	0.71	NO	331°N	36.96 26.17	0.71	NO	*North	*North	*North	*North				*North	*North	*North	*North	
	R5		Residential	Unknown	W5	Existing Proposed	37.16 25.01	0.67	NO	331°N	37.16 25.01	0.67	NO	*North	*North	*North	*North				*North	*North	*North	*North	
Seventh	R1		Residential	Unknown	W1	Existing Proposed	36.98 31.22	0.84	YES	331°N	36.98 31.22	0.84	YES	*North	*North	*North	*North				*North	*North	*North	*North	
	R2		Residential	Unknown	W2	Existing Proposed	31.76 24.65	0.78	NO	331°N	31.76 24.65	0.78	NO	*North	*North	*North	*North				*North	*North	*North	*North	
	R3		Residential	Unknown	W3	Existing Proposed	36.92 28.62	0.78	YES	331°N	36.92 28.62	0.78	YES	*North	*North	*North	*North				*North	*North	*North	*North	
	R4		Residential	Unknown	W4	Existing Proposed	37.49 27.52	0.73	YES	331°N	37.49 27.52	0.73	YES	*North	*North	*North	*North				*North	*North	*North	*North	
	R5		Residential	Unknown	W5	Existing Proposed	37.60 26.38	0.70	NO	331°N	37.60 26.38	0.70	NO	*North	*North	*North	*North				*North	*North	*North	*North	
Eighth	R1		Residential	Unknown	W1	Existing Proposed	37.63 32.89	0.87	YES	331°N	37.63 32.89	0.87	YES	*North	*North	*North	*North				*North	*North	*North	*North	
	R2		Residential	Unknown	W2	Existing Proposed	37.68 31.75	0.84	YES	331°N	37.68 31.75	0.84	YES	*North	*North	*North	*North				*North	*North	*North	*North	
	R3		Residential	Unknown	W3	Existing Proposed	37.78 30.49	0.81	YES	331°N	37.78 30.49	0.81	YES	*North	*North	*North	*North				*North	*North	*North	*North	
	R4		Residential	Unknown	W4	Existing Proposed	37.83 29.78	0.79	YES	331°N	37.83 29.78	0.79	YES	*North	*North	*North	*North				*North	*North	*North	*North	
	R5		Residential	Unknown	W5	Existing Proposed	37.92 28.81	0.76	YES	331°N	37.92 28.81	0.76	YES	*North	*North	*North	*North				*North	*North	*North	*North	

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight & Sunlight Analysis - Neighbour Assessment Using XCO2 3D Model and Notional Room Layouts
 Date of Analysis: 10/06/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria	
Ninth	R1		Residential	Unknown	W1	Existing 31.48 Proposed 27.79	0.88	YES	331°N	31.31 27.47	0.88	YES	*North	*North	*North	*North										
					W2	Existing 31.14 Proposed 27.16	0.87	YES	331°N				*North	*North	*North	*North										
	R2		Residential	Unknown	W3	Existing 31.06 Proposed 26.56	0.86	YES	331°N	31.06 26.56	0.86	YES	*North	*North	*North	*North										
					W4	Existing 31.10 Proposed 25.78	0.83	YES	331°N				*North	*North	*North	*North										
	R3		Residential	Unknown	W5	Existing 31.36 Proposed 24.72	0.79	NO	331°N	31.10 25.78	0.83	YES	15.00	*North	*North	2.00	*North	*North								
	R4		Residential	Unknown	W6	Existing 32.74 Proposed 30.83	0.94	YES	242°				13.00	0.98	YES	20.00	1.00	YES								
					32.05 27.77	0.87	YES	52.00 51.00	0.98	YES	20.00 20.00	1.00	YES													

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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model



REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

No Sky Line Assessment

TITLE Henry House, Ringers Road,
Bromley BR1 1AA
NSL Contours

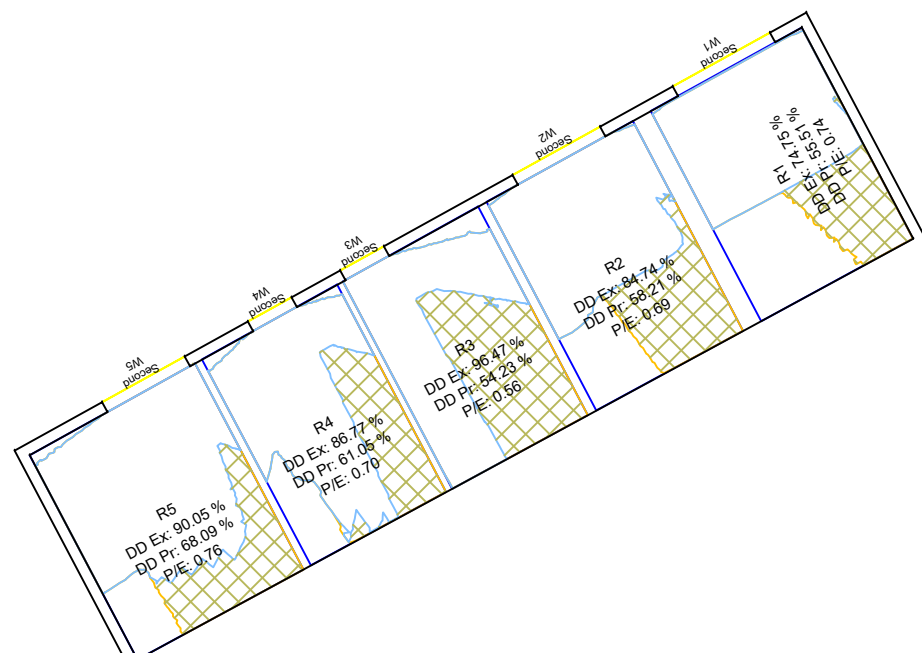
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley

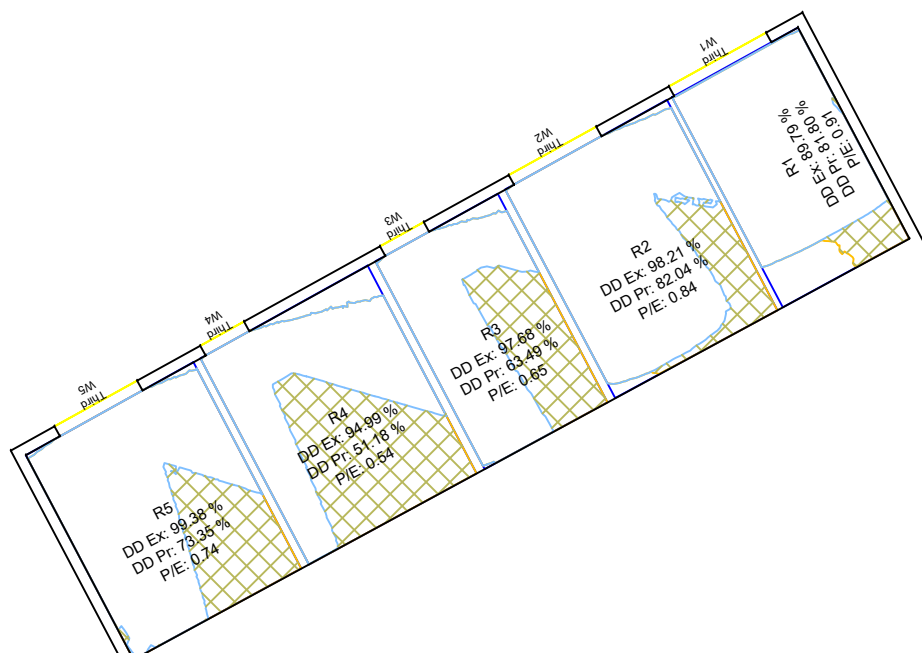
DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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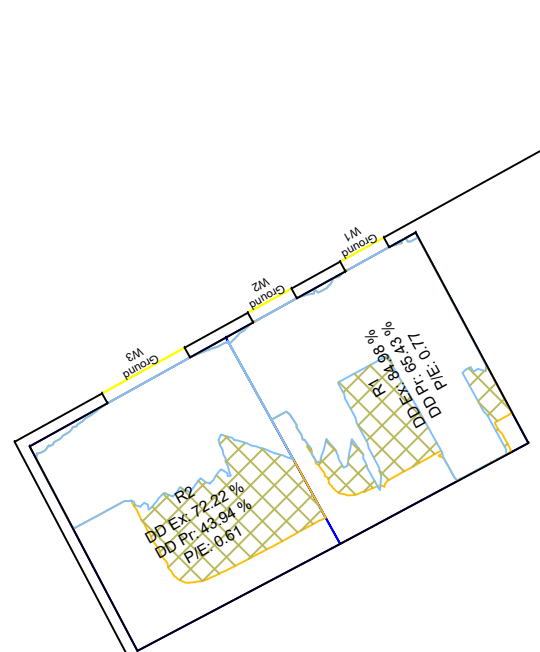
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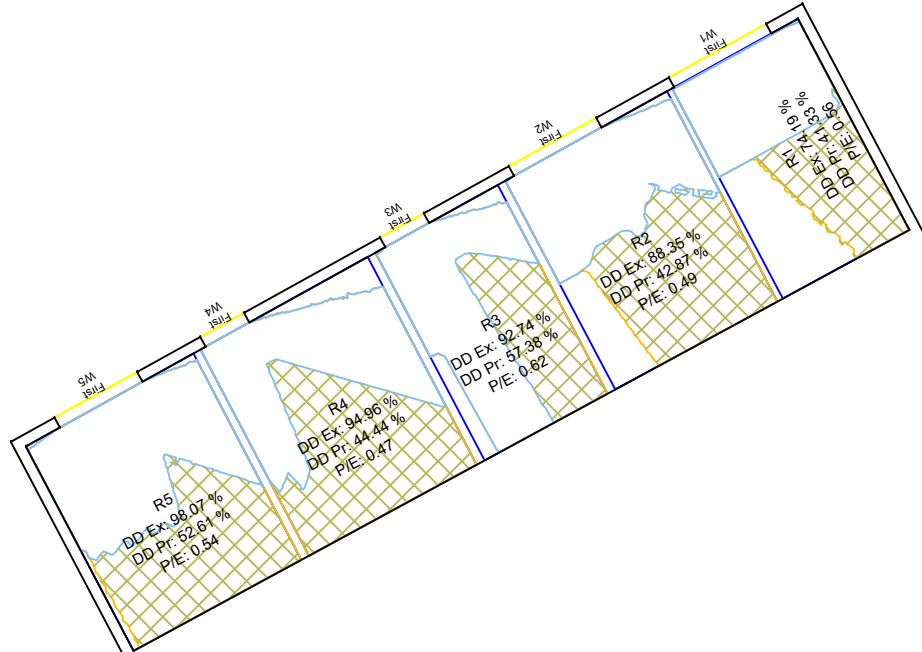
Second Floor



Third Floor









Ground Floor



First Floor

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KEY	
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	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

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Zmapping Contextual Model 2023

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As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model



REV	DATE	DESCRIPTION	DB	CB

EK McQuade
Rights to Light Specialists

EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

No Sky Line Assessment

TITLE Henry House, Ringers Road,
Bromley BR1 1AA
NSL Contours

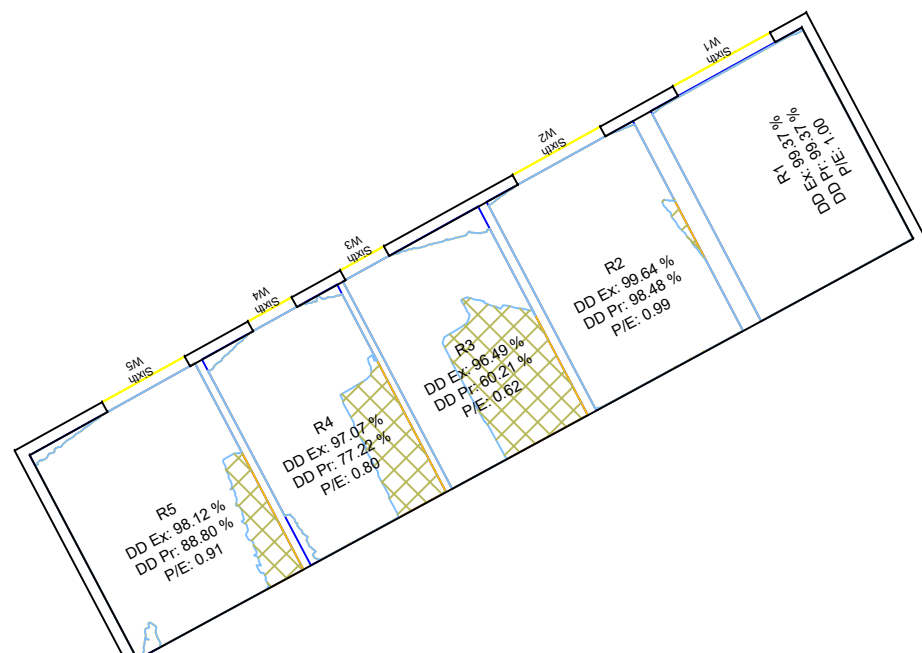
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley

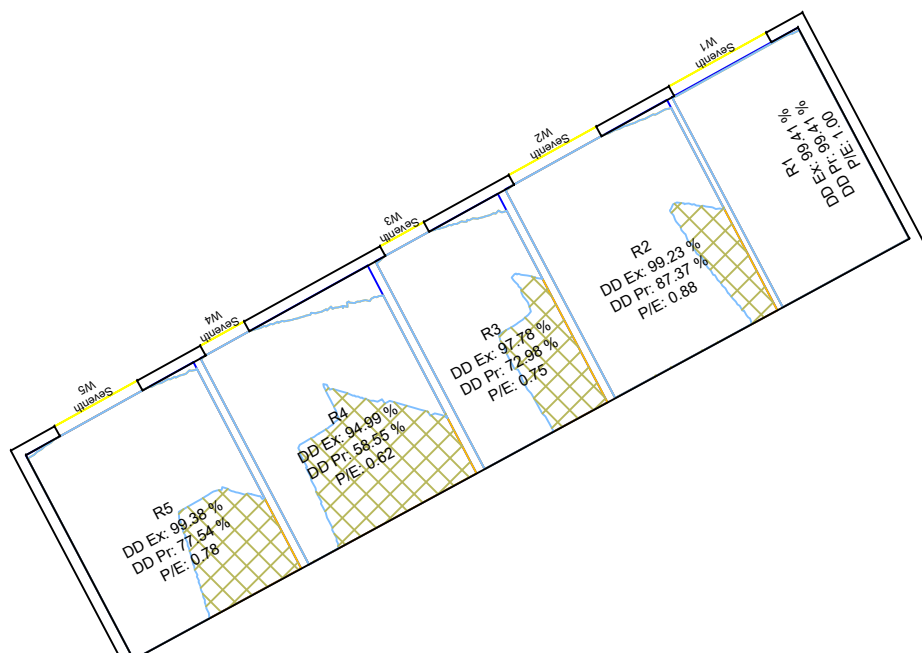
DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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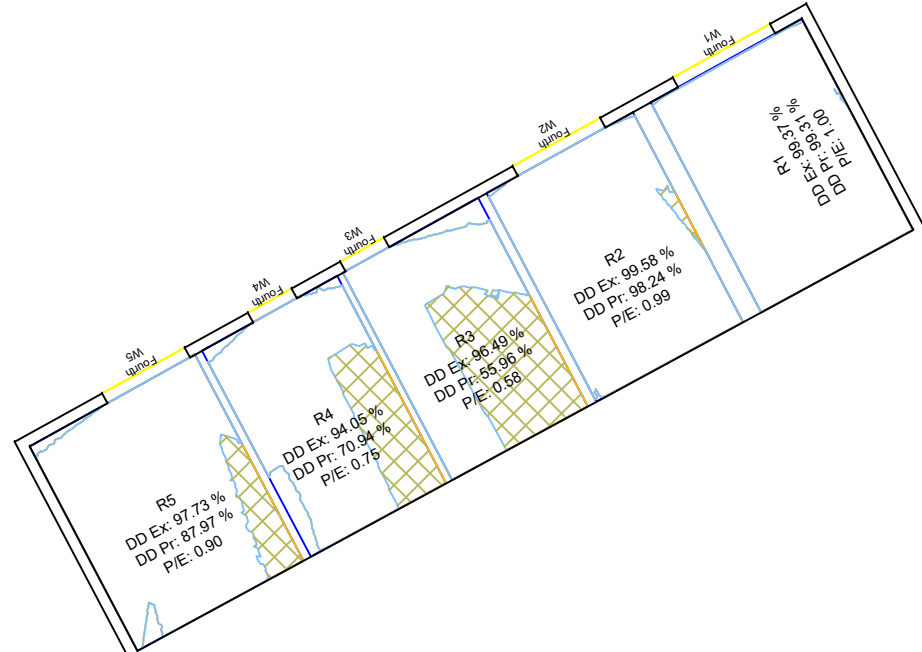
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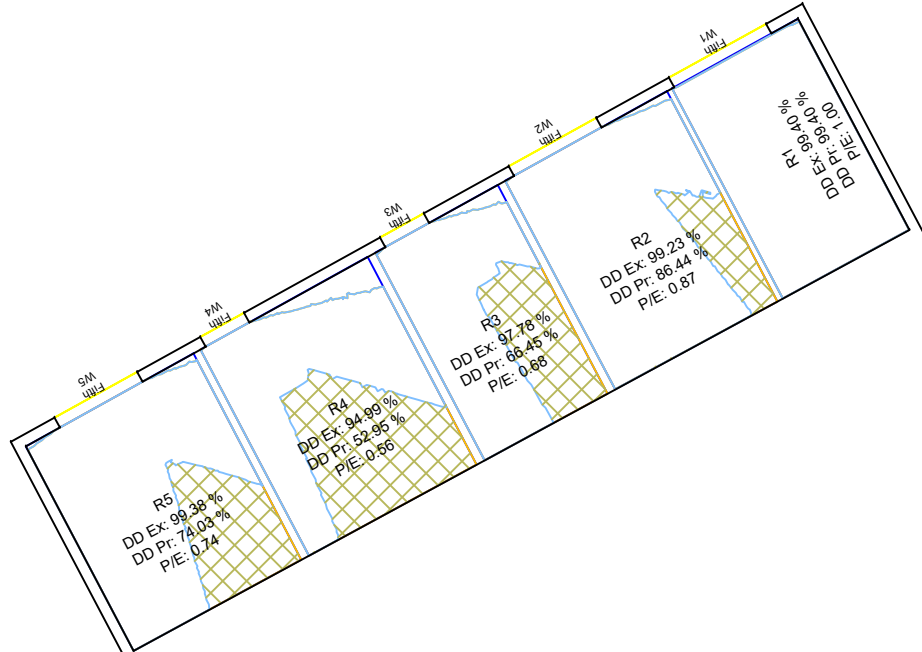
Sixth Floor



Seventh Floor









Fourth Floor



Fifth Floor

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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

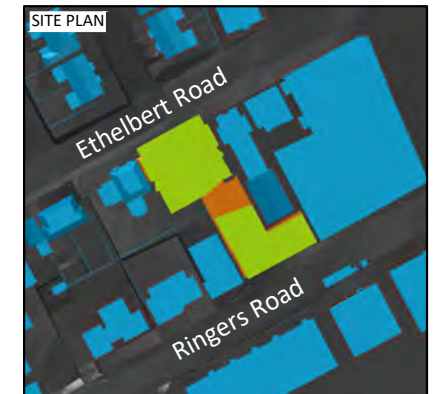
SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model



REV	DATE	DESCRIPTION	DB	CB

EK McQuade Rights to Light Specialists

EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
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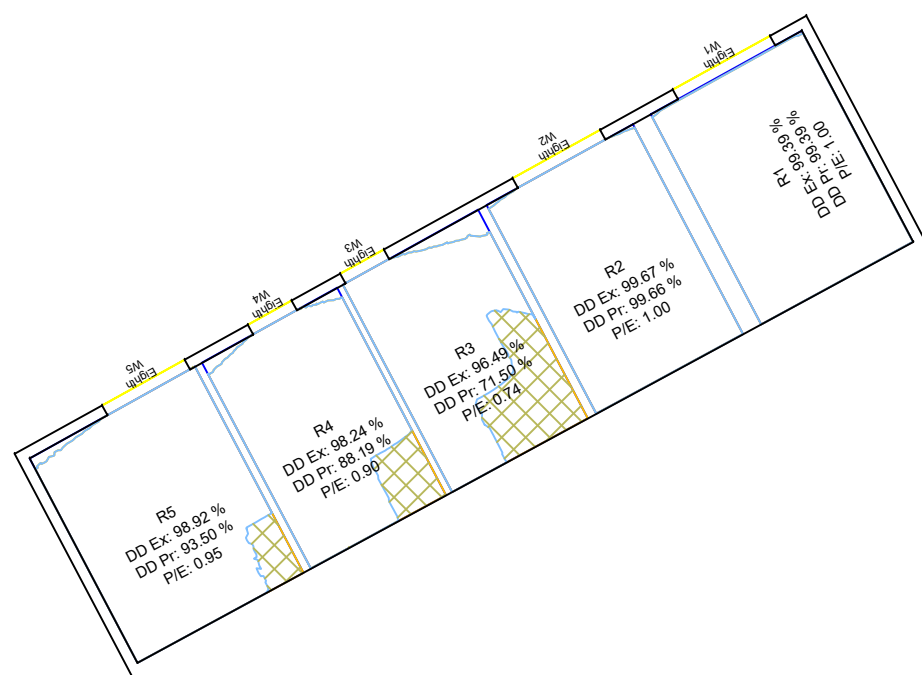
No Sky Line Assessment

TITLE Henry House, Ringers Road, Bromley BR1 1AA
NSL Contours

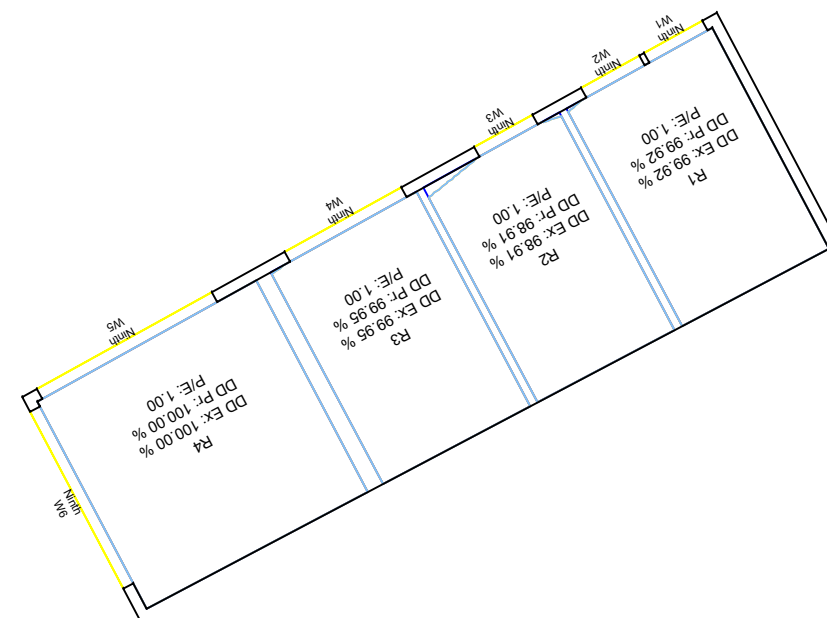
PROJECT 2-4 Ringers Road, Bromley BR1 1HT

CLIENT London Borough of Bromley

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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL	
DRAWING NUMBER NSL_03.3	REV -	



Eighth Floor



Ninth Floor

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight Distribution Analysis - Neighbour Assessment Using XCO2 3D Model and Notional Room Layouts
 Date of Analysis: 10/06/2024

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria			
Henry House												
Ground	R1	Residential	Residential	Unknown	Area m2	16.56	14.07	10.83	0.77	NO		
		R2	Residential	Residential	Unknown	% of room	84.98%	65.43%				
First	R1	Residential	Residential	Unknown	Area m2	17.17	12.40	7.55	0.61	NO		
					% of room	72.22%	43.94%					
	R1	Residential	Residential	Unknown	Area m2	11.10	8.24	4.59			0.56	NO
		R2	Residential	Residential	Unknown	% of room	74.19%	41.33%				
		R3	Residential	Residential	Unknown	Area m2	14.18	12.53				
				% of room	88.35%	42.87%						
	R4	Residential	Residential	Unknown	Area m2	10.67	9.89	6.12	0.62	NO		
				% of room	92.74%	57.38%						
	R5	Residential	Residential	Unknown	Area m2	14.48	13.76	6.44	0.47	NO		
				% of room	94.96%	44.44%						
	R5	Residential	Residential	Unknown	Area m2	14.38	14.10	7.57	0.54	NO		
				% of room	98.07%	52.61%						
Second	R1	Residential	Residential	Unknown	Area m2	13.32	9.96	7.40	0.74	NO		
					% of room	74.75%	55.51%					
	R2	Residential	Residential	Unknown	Area m2	12.80	10.85	7.45			0.69	NO
					% of room	84.74%	58.21%					
	R3	Residential	Residential	Unknown	Area m2	11.77	11.36	6.38				
				% of room	96.47%	54.23%						
	R4	Residential	Residential	Unknown	Area m2	11.68	10.13	7.13	0.70	NO		
				% of room	86.77%	61.05%						
	R5	Residential	Residential	Unknown	Area m2	14.22	12.81	9.68	0.76	NO		
				% of room	90.05%	68.09%						
Third	R1	Residential	Residential	Unknown	Area m2	11.10	9.97	9.08	0.91	YES		
					% of room	89.79%	81.80%					
	R2	Residential	Residential	Unknown	Area m2	14.18	13.93	11.64			0.84	YES
					% of room	98.21%	82.04%					
	R3	Residential	Residential	Unknown	Area m2	10.67	10.42	6.77				
				% of room	97.68%	63.49%						
	R4	Residential	Residential	Unknown	Area m2	14.48	13.76	7.41	0.54	NO		
				% of room	94.99%	51.18%						
	R5	Residential	Residential	Unknown	Area m2	14.38	14.29	10.55	0.74	NO		
				% of room	99.38%	73.35%						
Fourth	R1	Residential	Residential	Unknown	Area m2	13.32	13.24	13.23	1.00	YES		
					% of room	99.37%	99.31%					
	R2	Residential	Residential	Unknown	Area m2	12.80	12.75	12.57			0.99	YES
					% of room	99.58%	98.24%					
	R3	Residential	Residential	Unknown	Area m2	11.77	11.36	6.59				
				% of room	96.49%	55.96%						
	R4	Residential	Residential	Unknown	Area m2	11.68	10.99	8.29	0.75	NO		
				% of room	94.05%	70.94%						
	R5	Residential	Residential	Unknown	Area m2	14.22	13.90	12.51	0.90	YES		
				% of room	97.73%	87.97%						
Fifth	R1	Residential	Residential	Unknown	Area m2	11.10	11.03	11.03	1.00	YES		
					% of room	99.40%	99.40%					
	R2	Residential	Residential	Unknown	Area m2	14.18	14.07	12.26			0.87	YES
					% of room	99.23%	86.44%					
	R3	Residential	Residential	Unknown	Area m2	10.67	10.43	7.09				
				% of room	97.78%	66.45%						
	R4	Residential	Residential	Unknown	Area m2	14.48	13.76	7.67	0.56	NO		
				% of room	94.99%	52.95%						
	R5	Residential	Residential	Unknown	Area m2	14.38	14.29	10.65	0.74	NO		
				% of room	99.38%	74.03%						
Sixth	R1	Residential	Residential	Unknown	Area m2	13.32	13.24	13.24	1.00	YES		
					% of room	99.37%	99.37%					
	R2	Residential	Residential	Unknown	Area m2	12.80	12.75	12.61			0.99	YES
				% of room	99.64%	98.48%						
	R3	Residential	Residential	Unknown	Area m2	11.77	11.36	7.09				

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight Distribution Analysis - Neighbour Assessment Using XCO2 3D Model and Notional Room Layouts
 Date of Analysis: 10/06/2024

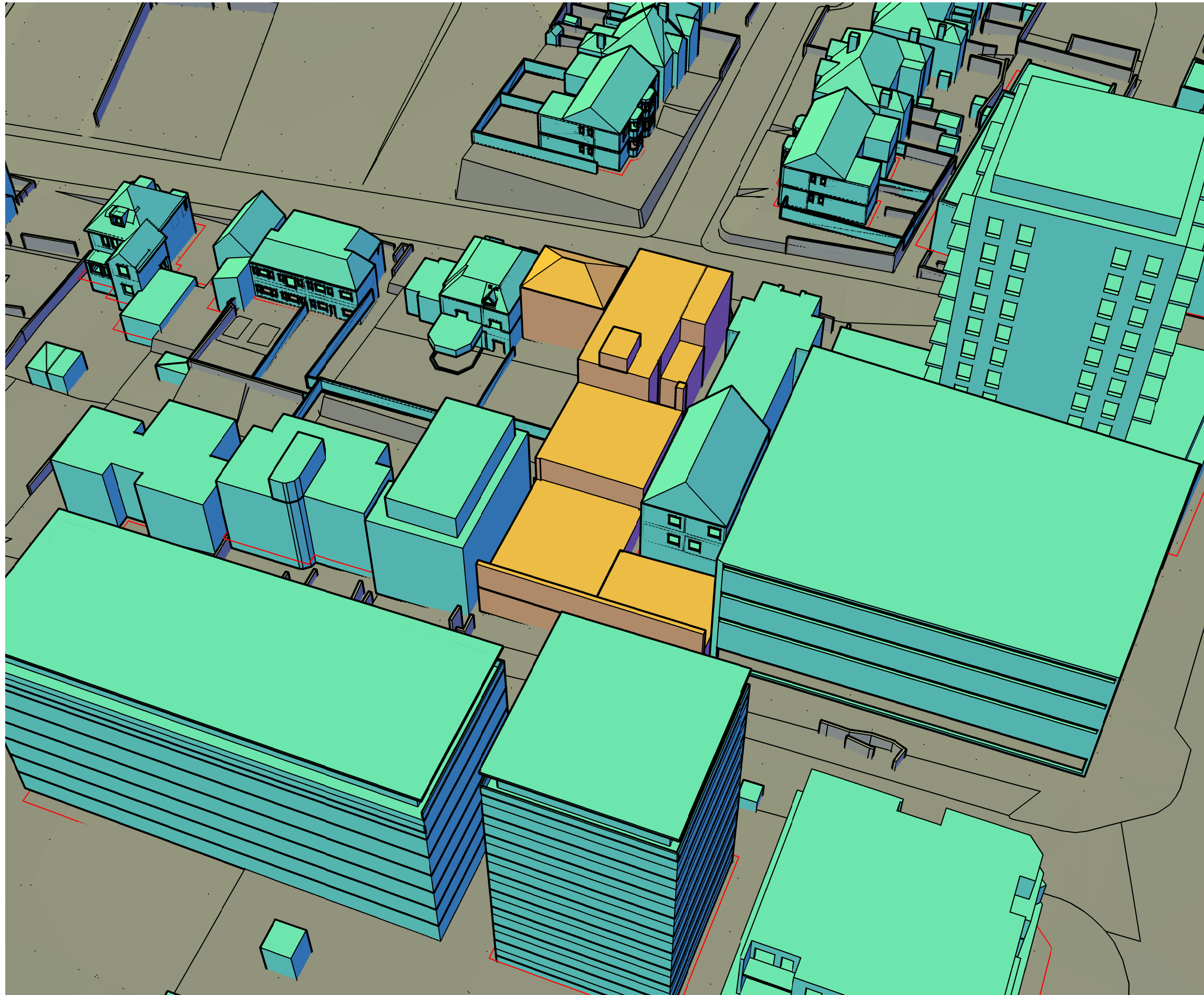
Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
					% of room		96.49%	60.21%	0.62	NO
	R4		Residential	Unknown	Area m2	11.68	11.34	9.02	0.80	YES
					% of room		97.07%	77.22%	0.80	YES
	R5		Residential	Unknown	Area m2	14.22	13.96	12.63	0.91	YES
					% of room		98.12%	88.80%	0.91	YES

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight Distribution Analysis - Neighbour Assessment Using XCO2 3D Model and Notional Room Layouts
 Date of Analysis: 10/06/2024







Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria	
Seventh	R1		Residential	Unknown	Area m2	11.10	11.03	11.03	1.00	YES
	R2		Residential	Unknown	Area m2	14.18	14.07	12.39		
	R3		Residential	Unknown	Area m2	10.67	10.43	7.78	0.75	NO
	R4		Residential	Unknown	Area m2	14.48	13.76	8.48		
	R5		Residential	Unknown	Area m2	14.38	14.29	11.15	0.78	NO
				% of room		99.38%	77.54%			
Eighth	R1		Residential	Unknown	Area m2	13.32	13.24	13.24	1.00	YES
	R2		Residential	Unknown	Area m2	12.80	12.76	12.76		
	R3		Residential	Unknown	Area m2	11.77	11.36	8.42	0.74	NO
	R4		Residential	Unknown	Area m2	11.68	11.47	10.30		
	R5		Residential	Unknown	Area m2	14.22	14.07	13.30	0.95	YES
				% of room		98.92%	93.50%			
Ninth	R1		Residential	Unknown	Area m2	13.38	13.37	13.37	1.00	YES
	R2		Residential	Unknown	Area m2	12.31	12.18	12.18		
	R3		Residential	Unknown	Area m2	13.03	13.02	13.02	1.00	YES
	R4		Residential	Unknown	Area m2	19.20	19.20	19.20		
				% of room		100.00%	100.00%	1.00	YES	

10.3 Appendix D

EK McQuade VSC and NSL Sample Due Diligence Check, **Second Scenario**



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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model, Relocated to correct Z coordinate by EK McQuade RTLS

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model, Block A & B - 3D modelling corrected on Ringers Road elevation. Both blocks relocated to the correct X,Y & Z coordinates.



REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

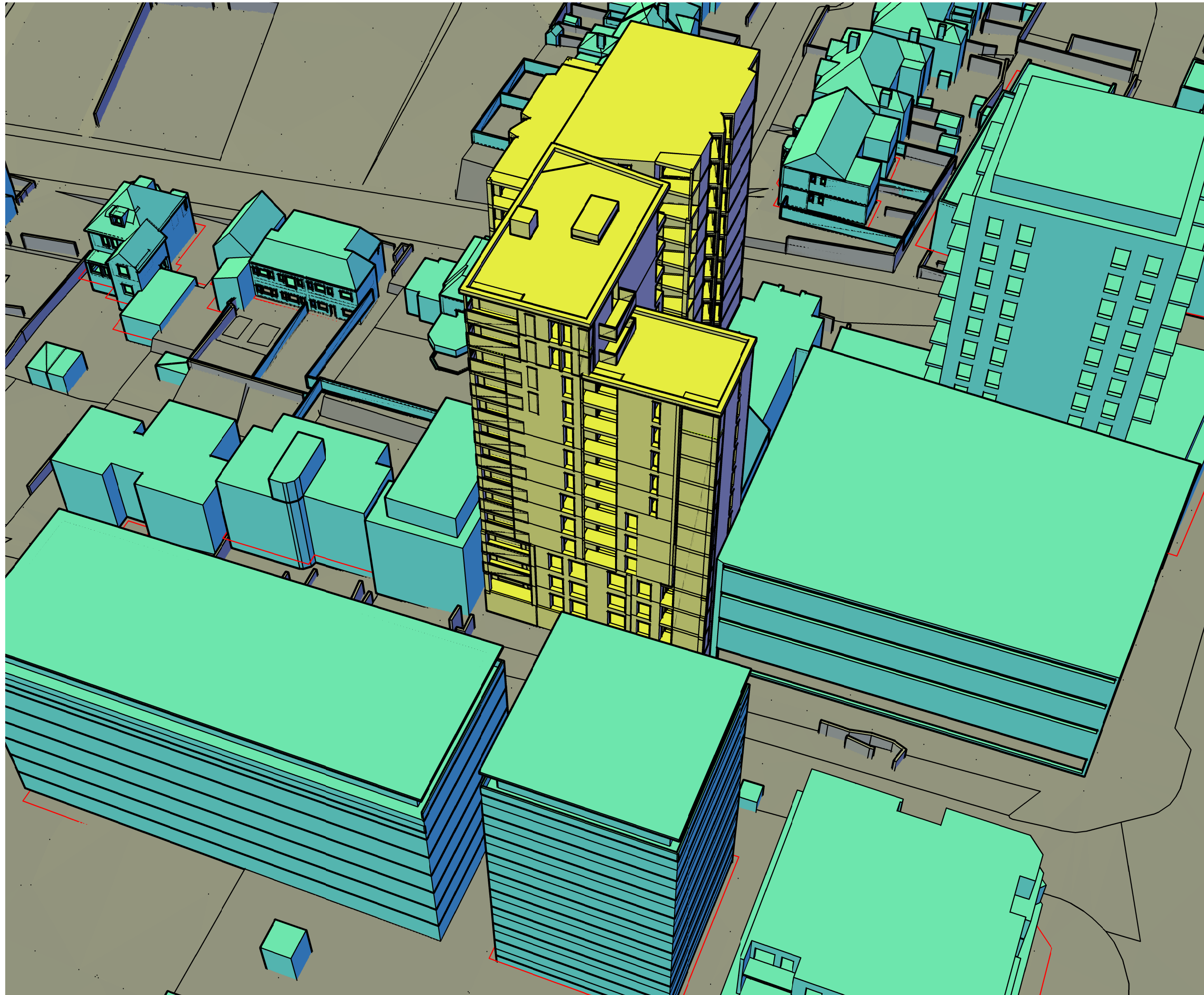
3D Model - Existing

TITLE Henry House, Ringers Road, Bromley BR1 1AA







PROJECT 2-4 Ringers Road, Bromley BR1 1HT

CLIENT London Borough of Bromley

DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL	
DRAWING NUMBER 3DM_10.1	REV -	



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EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

3D Model - Proposed

TITLE
Henry House, Ringers Road,
Bromley BR1 1AA

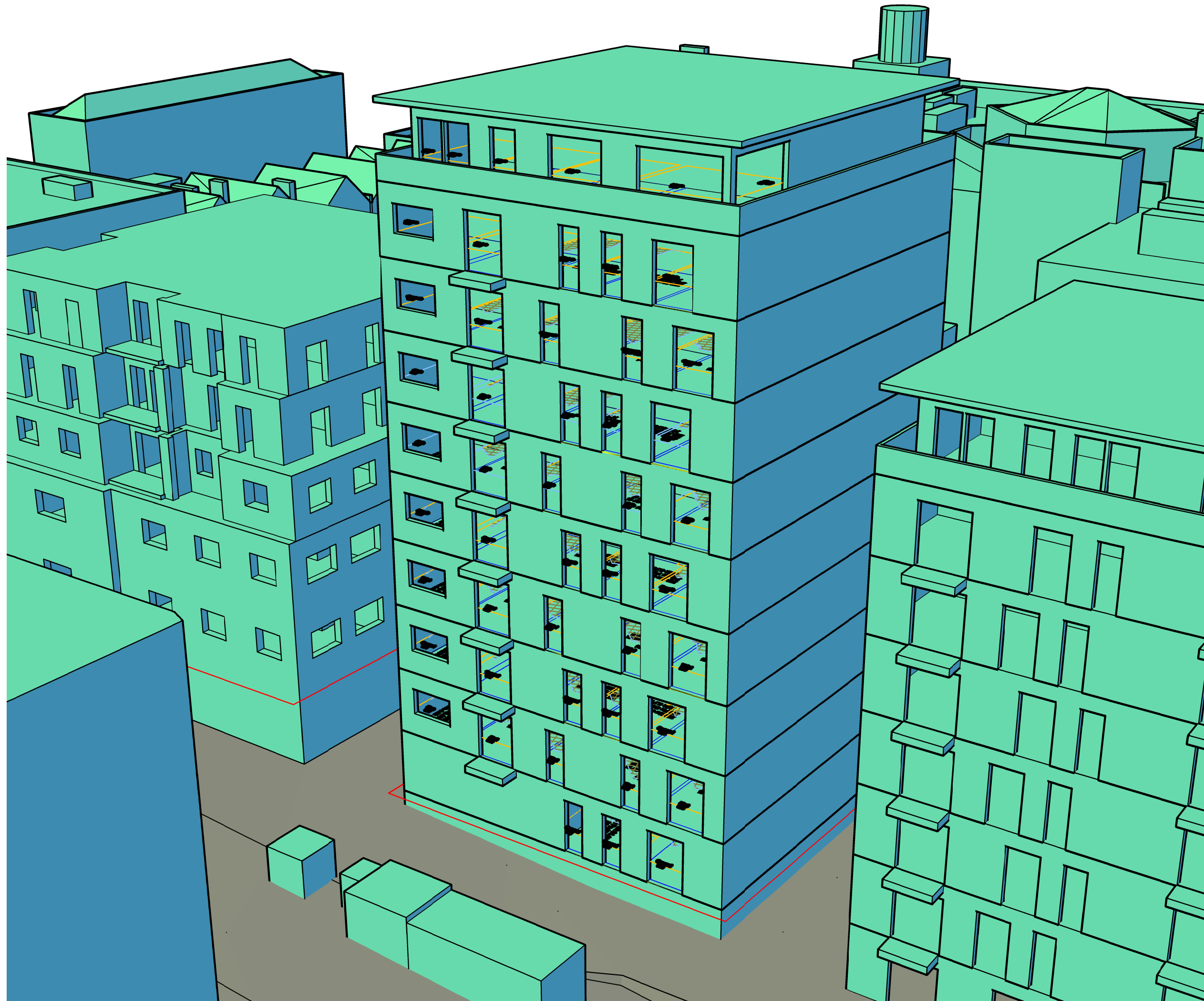
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley

DRAWN BY	CHECKED BY	DATE
DW	JD	12.06.2024







SCALE @ A3	PROJECT NUMBER
NTS	EKA240774 ROL

DRAWING NUMBER	REV
3DM_10.2	-



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KEY

	Buildings Assessed		Existing Contour
	Existing Buildings		Proposed Contour
	Proposed Development		Area of Light Loss

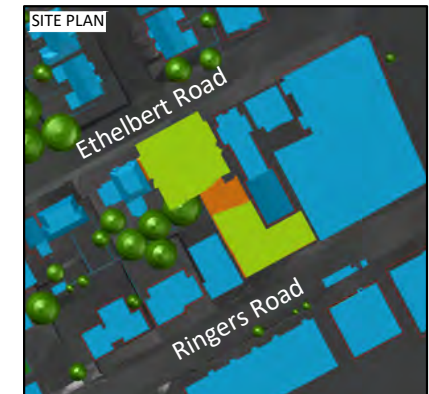
SOURCE INFORMATION

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REV	DATE	DESCRIPTION	DB	CB



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**3D Model - Henry House
View from West**

TITLE
Henry House, Ringers Road,
Bromley BR1 1AA

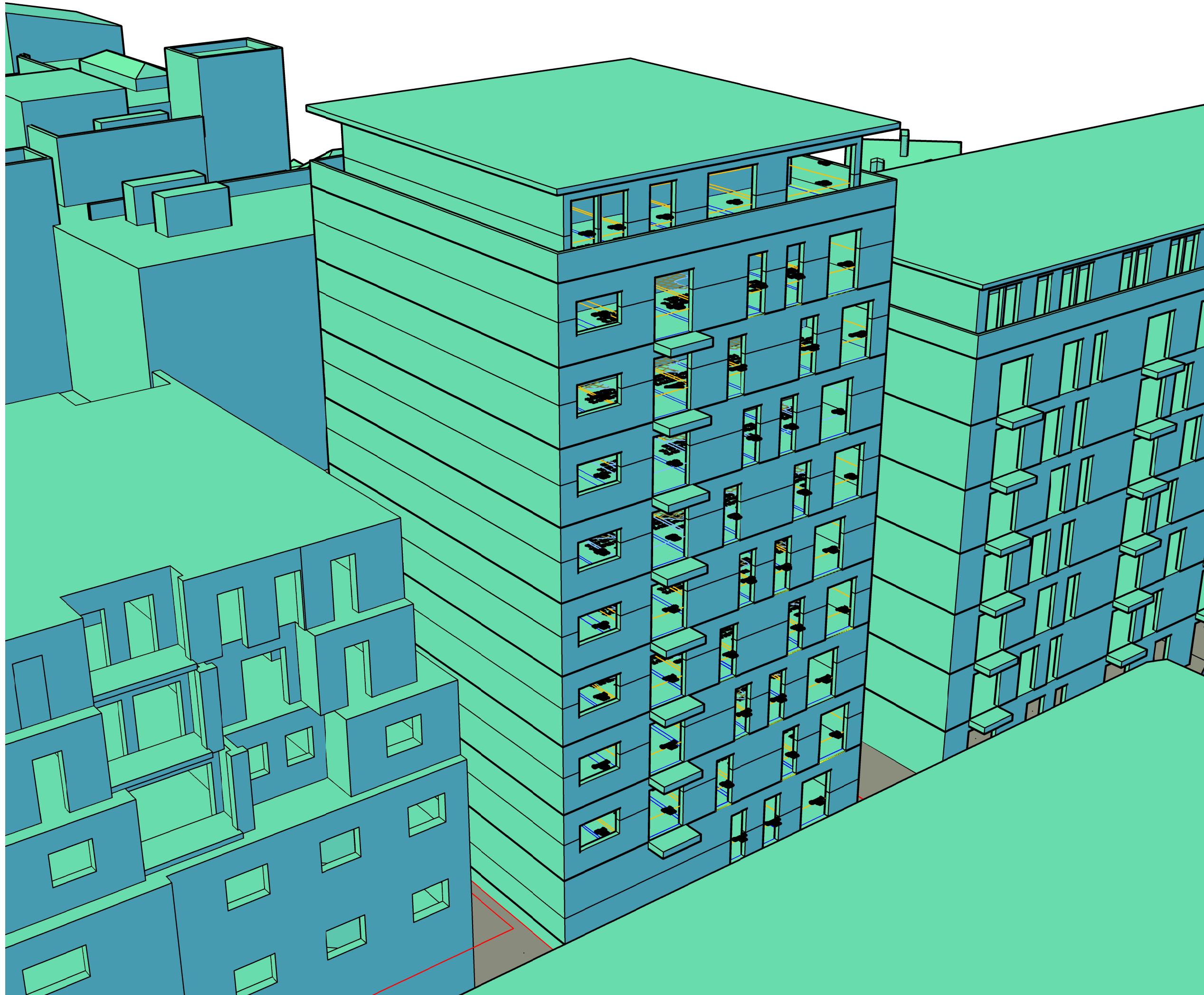
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley







DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER 3DM_10.3	REV -
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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model, Relocated to correct Z coordinate by EK McQuade RTLS

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model, Block A & B - 3D modelling corrected on Ringers Road elevation. Both blocks relocated to the correct X,Y & Z coordinates.



REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

**3D Model - Henry House
View from North**

TITLE
Henry House, Ringers Road,
Bromley BR1 1AA

PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley

DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER 3DM_10.4	REV -
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Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight & Sunlight Analysis - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed models and Notional Room Layouts
 Date of Analysis: 10/06/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Third	R1		Residential	Unknown	W1	Existing 30.48 Proposed 22.38	0.73	NO	331°N	30.48 22.38	0.73	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R2		Residential	Unknown	W2	Existing 26.09 Proposed 16.24	0.62	NO	331°N	26.09 16.24	0.62	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R3		Residential	Unknown	W3	Existing 32.06 Proposed 20.61	0.64	NO	331°N	32.06 20.61	0.64	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R4		Residential	Unknown	W4	Existing 33.56 Proposed 20.28	0.60	NO	331°N	33.56 20.28	0.60	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R5		Residential	Unknown	W5	Existing 34.16 Proposed 19.77	0.58	NO	331°N	34.16 19.77	0.58	NO	*North	*North	*North	*North				*North	*North	*North	*North		
Fourth	R1		Residential	Unknown	W1	Existing 33.02 Proposed 25.12	0.76	NO	331°N	33.02 25.12	0.76	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R2		Residential	Unknown	W2	Existing 28.32 Proposed 18.74	0.66	NO	331°N	28.32 18.74	0.66	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R3		Residential	Unknown	W3	Existing 34.38 Proposed 22.98	0.67	NO	331°N	34.38 22.98	0.67	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R4		Residential	Unknown	W4	Existing 34.87 Proposed 22.48	0.64	NO	331°N	34.87 22.48	0.64	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R5		Residential	Unknown	W5	Existing 35.35 Proposed 21.68	0.61	NO	331°N	35.35 21.68	0.61	NO	*North	*North	*North	*North				*North	*North	*North	*North		
Fifth	R1		Residential	Unknown	W1	Existing 35.25 Proposed 27.79	0.79	YES	331°N	35.25 27.79	0.79	YES	*North	*North	*North	*North				*North	*North	*North	*North		
	R2		Residential	Unknown	W2	Existing 30.23 Proposed 21.25	0.70	NO	331°N	30.23 21.25	0.70	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R3		Residential	Unknown	W3	Existing 35.40 Proposed 25.07	0.71	NO	331°N	35.40 25.07	0.71	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R4		Residential	Unknown	W4	Existing 36.29 Proposed 24.16	0.67	NO	331°N	36.29 24.16	0.67	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R5		Residential	Unknown	W5	Existing 36.54 Proposed 23.17	0.63	NO	331°N	36.54 23.17	0.63	NO	*North	*North	*North	*North				*North	*North	*North	*North		

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight & Sunlight Analysis - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed models and Notional Room Layouts
 Date of Analysis: 10/06/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Sixth	R1		Residential	Unknown	W1	Existing 36.37 Proposed 29.60	0.81	YES	331°N	36.37 29.60	0.81	YES	*North	*North	*North	*North				*North	*North	*North	*North		
	R2		Residential	Unknown	W2	Existing 31.32 Proposed 23.14	0.74	NO	331°N	31.32 23.14	0.74	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R3		Residential	Unknown	W3	Existing 36.69 Proposed 26.94	0.73	NO	331°N	36.69 26.94	0.73	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R4		Residential	Unknown	W4	Existing 36.96 Proposed 26.29	0.71	NO	331°N	36.96 26.29	0.71	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R5		Residential	Unknown	W5	Existing 37.16 Proposed 25.19	0.68	NO	331°N	37.16 25.19	0.68	NO	*North	*North	*North	*North				*North	*North	*North	*North		
Seventh	R1		Residential	Unknown	W1	Existing 36.98 Proposed 31.12	0.84	YES	331°N	36.98 31.12	0.84	YES	*North	*North	*North	*North				*North	*North	*North	*North		
	R2		Residential	Unknown	W2	Existing 31.76 Proposed 24.57	0.77	NO	331°N	31.76 24.57	0.77	NO	*North	*North	*North	*North				*North	*North	*North	*North		
	R3		Residential	Unknown	W3	Existing 36.92 Proposed 28.60	0.77	YES	331°N	36.92 28.60	0.77	YES	*North	*North	*North	*North				*North	*North	*North	*North		
	R4		Residential	Unknown	W4	Existing 37.49 Proposed 27.57	0.74	YES	331°N	37.49 27.57	0.74	YES	*North	*North	*North	*North				*North	*North	*North	*North		
	R5		Residential	Unknown	W5	Existing 37.60 Proposed 26.56	0.71	NO	331°N	37.60 26.56	0.71	NO	*North	*North	*North	*North				*North	*North	*North	*North		
Eighth	R1		Residential	Unknown	W1	Existing 37.63 Proposed 32.77	0.87	YES	331°N	37.63 32.77	0.87	YES	*North	*North	*North	*North				*North	*North	*North	*North		
	R2		Residential	Unknown	W2	Existing 37.68 Proposed 31.64	0.84	YES	331°N	37.68 31.64	0.84	YES	*North	*North	*North	*North				*North	*North	*North	*North		
	R3		Residential	Unknown	W3	Existing 37.78 Proposed 30.46	0.81	YES	331°N	37.78 30.46	0.81	YES	*North	*North	*North	*North				*North	*North	*North	*North		
	R4		Residential	Unknown	W4	Existing 37.83 Proposed 29.78	0.79	YES	331°N	37.83 29.78	0.79	YES	*North	*North	*North	*North				*North	*North	*North	*North		
	R5		Residential	Unknown	W5	Existing 37.92 Proposed 28.82	0.76	YES	331°N	37.92 28.82	0.76	YES	*North	*North	*North	*North				*North	*North	*North	*North		

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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:

Zmapping Contextual Model 2023

Assessed Neighbouring Property:

As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building

As per XCO2 Supplied AutoCAD digital 3D model, Relocated to correct Z coordinate by EK McQuade RTLS

Proposed Development

As per XCO2 Supplied AutoCAD digital 3D model, Block A & B - 3D modelling corrected on Ringers Road elevation. Both blocks relocated to the correct X,Y & Z coordinates.



REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
 26 Store Street, London WC1E 7BT
 Tel: 0203 488 0516
 Mob: 07840 848 570
 www.ekmcquade.com

No Sky Line Assessment

TITLE Henry House, Ringers Road,
 Bromley BR1 1AA
 NSL Contours

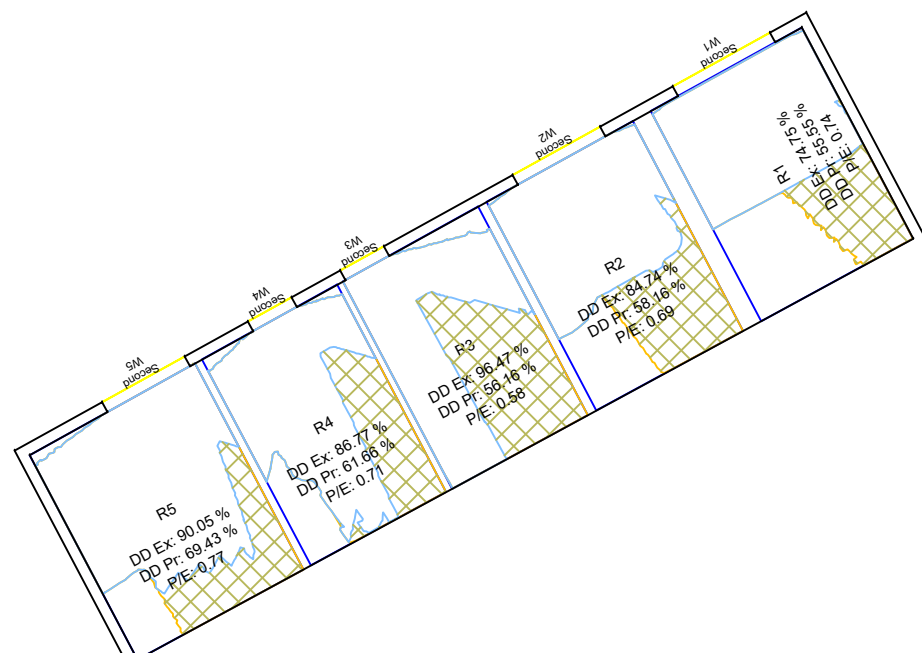
PROJECT
 2-4 Ringers Road, Bromley BR1 1HT

CLIENT
 London Borough of Bromley

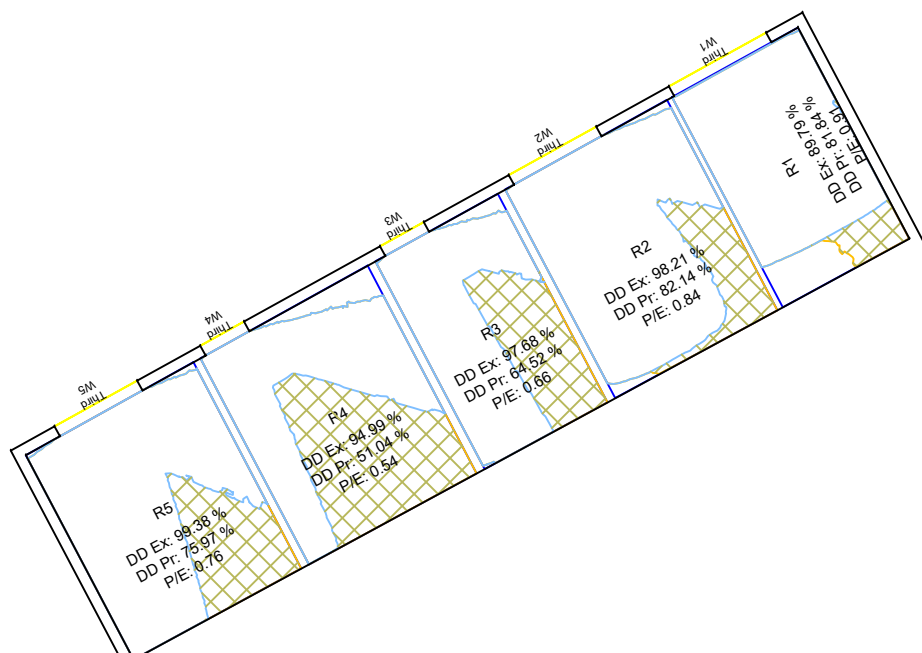
DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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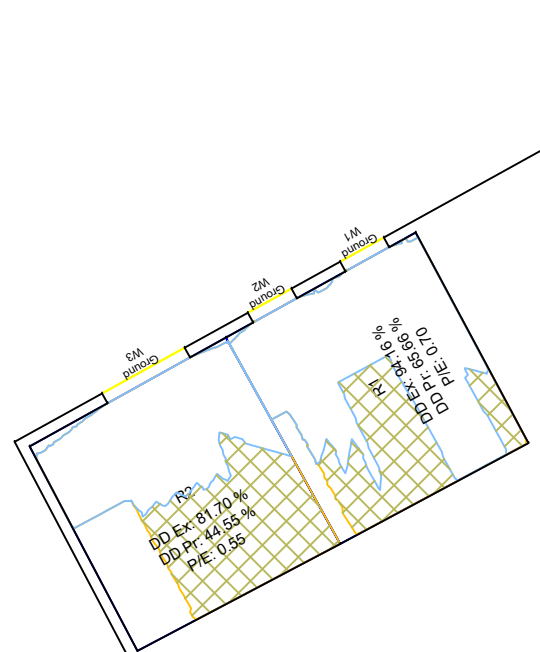
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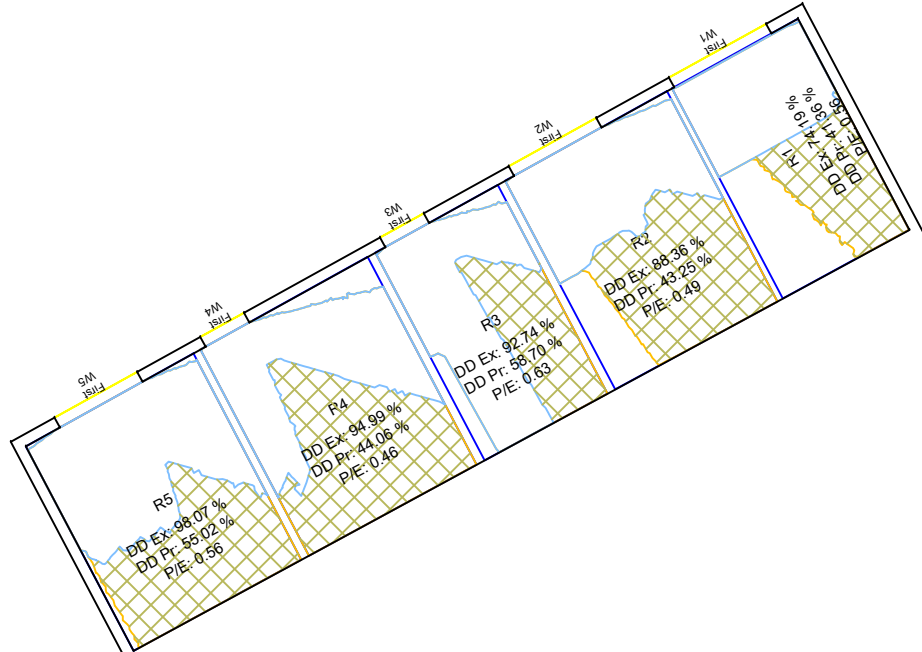
Second Floor



Third Floor









Ground Floor



First Floor

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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:

Zmapping Contextual Model 2023

Assessed Neighbouring Property:

As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building

As per XCO2 Supplied AutoCAD digital 3D model, Relocated to correct Z coordinate by EK McQuade RTLS

Proposed Development

As per XCO2 Supplied AutoCAD digital 3D model, Block A & B - 3D modelling corrected on Ringers Road elevation. Both blocks relocated to the correct X,Y & Z coordinates.



REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
 26 Store Street, London WC1E 7BT
 Tel: 0203 488 0516
 Mob: 07840 848 570
 www.ekmcquade.com

No Sky Line Assessment

TITLE Henry House, Ringers Road,
 Bromley BR1 1AA
 NSL Contours

PROJECT
 2-4 Ringers Road, Bromley BR1 1HT

CLIENT
 London Borough of Bromley

DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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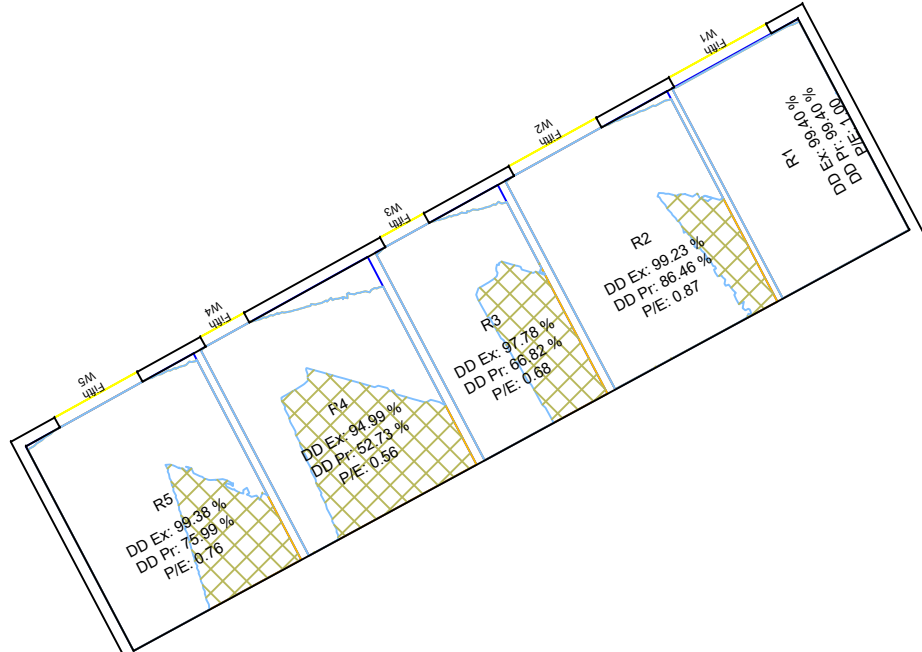
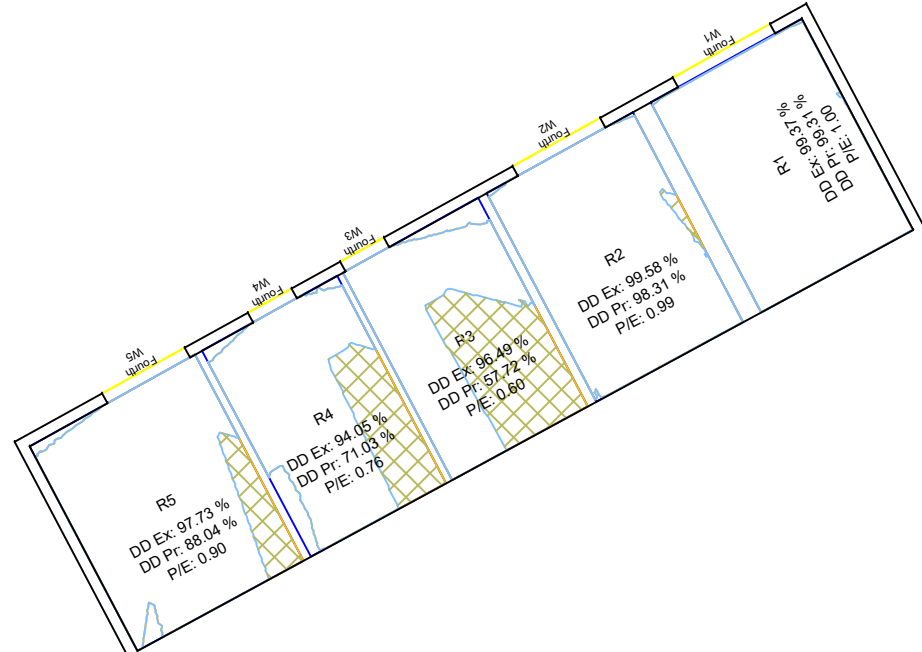
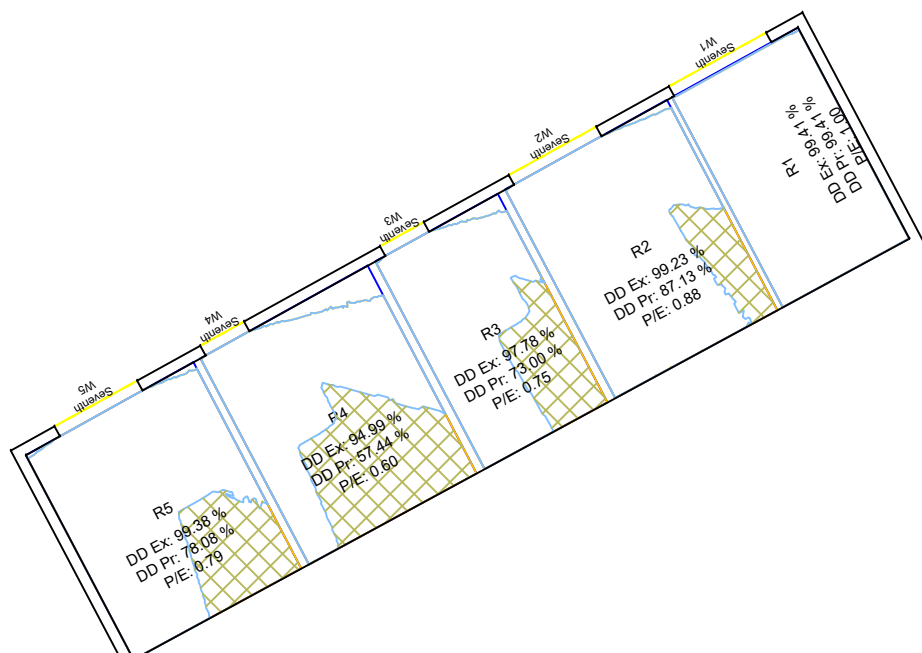
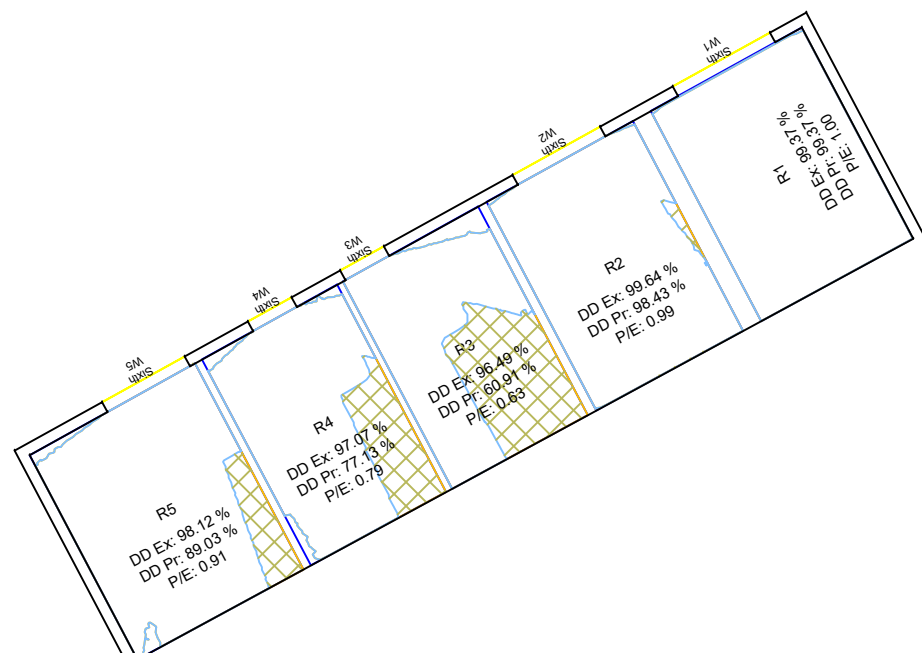
DRAWING NUMBER NSL_23.2	REV -
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Sixth Floor







Seventh Floor

Fourth Floor

Fifth Floor



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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Assumed room layout and room depth.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model, Relocated to correct Z coordinate by EK McQuade RTLS

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model, Block A & B - 3D modelling corrected on Ringers Road elevation. Both blocks relocated to the correct X,Y & Z coordinates.



REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

No Sky Line Assessment

TITLE Henry House, Ringers Road,
Bromley BR1 1AA
NSL Contours

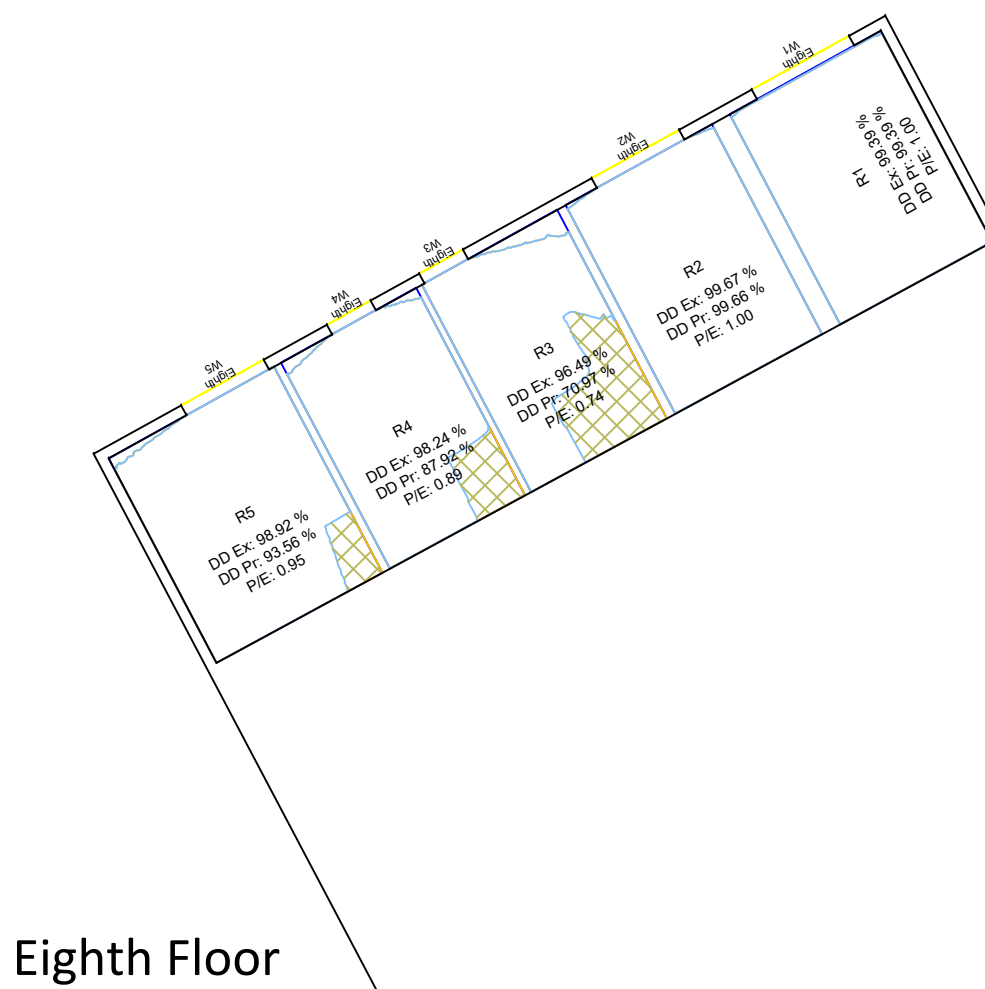
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley

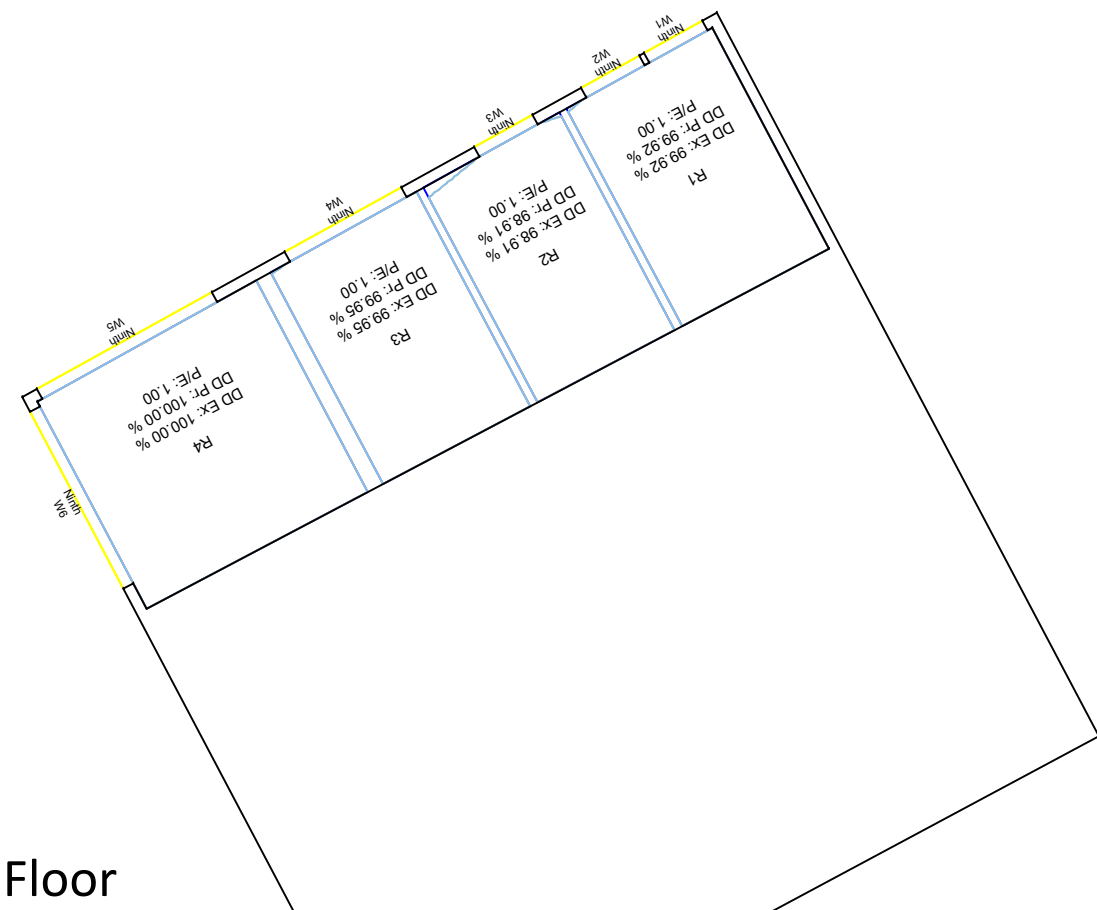
DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER NSL_23.3	REV -
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Eighth Floor



Ninth Floor

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight Distribution Analysis - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed models and Notional Room Layouts
 Date of Analysis: 10/06/2024

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria	
Henry House										
Ground	R1	Residential	Residential	Unknown	Area m2	16.56	15.59	10.87	0.70	NO
	R2	Residential	Residential	Unknown	% of room	17.17	94.16%	65.67%		
First	R1	Residential	Residential	Unknown	Area m2	11.10	8.24	4.59	0.50	NO
	R2	Residential	Residential	Unknown	% of room	14.18	74.19%	41.39%		
	R3	Residential	Residential	Unknown	Area m2	10.67	9.89	6.29		
	R4	Residential	Residential	Unknown	% of room	14.48	88.36%	43.82%		
	R5	Residential	Residential	Unknown	Area m2	14.38	13.76	6.51		
Second	R1	Residential	Residential	Unknown	Area m2	13.32	9.96	7.40	0.71	NO
	R2	Residential	Residential	Unknown	% of room	12.80	74.75%	55.56%		
	R3	Residential	Residential	Unknown	Area m2	11.77	11.36	6.68		
	R4	Residential	Residential	Unknown	% of room	11.68	96.47%	56.73%		
	R5	Residential	Residential	Unknown	Area m2	14.22	10.14	7.21		
Third	R1	Residential	Residential	Unknown	Area m2	11.10	9.97	9.09	0.54	NO
	R2	Residential	Residential	Unknown	% of room	14.18	89.79%	81.85%		
	R3	Residential	Residential	Unknown	Area m2	10.67	10.42	6.89		
	R4	Residential	Residential	Unknown	% of room	14.48	97.68%	64.61%		
	R5	Residential	Residential	Unknown	Area m2	14.38	13.76	7.43		
Fourth	R1	Residential	Residential	Unknown	Area m2	13.32	13.24	13.23	0.90	YES
	R2	Residential	Residential	Unknown	% of room	12.80	99.37%	99.31%		
	R3	Residential	Residential	Unknown	Area m2	11.77	11.36	6.80		
	R4	Residential	Residential	Unknown	% of room	11.68	96.49%	57.77%		
	R5	Residential	Residential	Unknown	Area m2	14.22	10.99	8.30		
Fifth	R1	Residential	Residential	Unknown	Area m2	11.10	11.03	11.03	0.76	NO
	R2	Residential	Residential	Unknown	% of room	14.18	99.40%	99.40%		
	R3	Residential	Residential	Unknown	Area m2	10.67	10.43	7.13		
	R4	Residential	Residential	Unknown	% of room	14.48	97.78%	66.82%		
	R5	Residential	Residential	Unknown	Area m2	14.38	13.76	7.64		
Sixth	R1	Residential	Residential	Unknown	Area m2	13.32	13.24	13.24	0.99	YES
	R2	Residential	Residential	Unknown	% of room	12.80	99.37%	99.37%		
	R3	Residential	Residential	Unknown	Area m2	11.77	11.36	7.17		

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight Distribution Analysis - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed models and Notional Room Layouts
 Date of Analysis: 10/06/2024

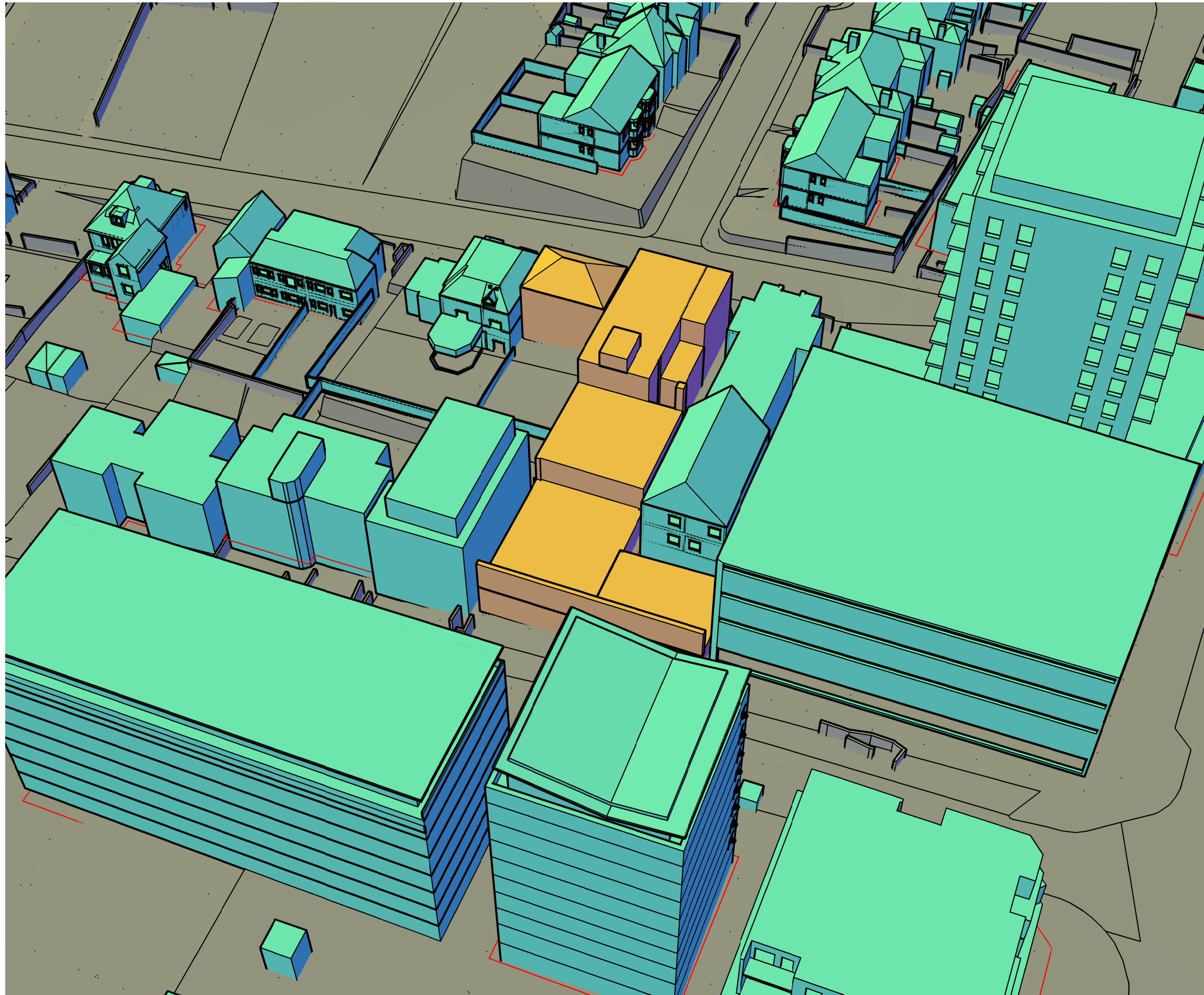
Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
					% of room		96.49%	60.91%	0.63	NO
	R4		Residential	Unknown	Area m2	11.68	11.34	9.01	0.79	NO
					% of room		97.07%	77.13%	0.79	NO
	R5		Residential	Unknown	Area m2	14.22	13.96	12.66		
					% of room		98.12%	89.03%	0.91	YES

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight Distribution Analysis - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed models and Notional Room Layouts
 Date of Analysis: 10/06/2024







Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria	
Seventh	R1		Residential	Unknown	Area m2	11.10	11.03	11.03	1.00	YES
				% of room		99.41%	99.41%			
	R2		Residential	Unknown	Area m2	14.18	14.07	12.36	0.88	YES
				% of room		99.23%	87.13%			
	R3		Residential	Unknown	Area m2	10.67	10.43	7.79	0.75	NO
			% of room		97.78%	73.00%				
R4		Residential	Unknown	Area m2	14.48	13.76	8.32	0.60	NO	
			% of room		94.99%	57.44%				
	R5		Residential	Unknown	Area m2	14.38	14.29	11.23	0.79	NO
				% of room		99.38%	78.08%			
Eighth	R1		Residential	Unknown	Area m2	13.32	13.24	13.24	1.00	YES
				% of room		99.39%	99.39%			
	R2		Residential	Unknown	Area m2	12.80	12.76	12.76	1.00	YES
				% of room		99.67%	99.66%			
	R3		Residential	Unknown	Area m2	11.77	11.36	8.36	0.74	NO
			% of room		96.49%	70.97%				
R4		Residential	Unknown	Area m2	11.68	11.47	10.27	0.89	YES	
			% of room		98.24%	87.92%				
	R5		Residential	Unknown	Area m2	14.22	14.07	13.31	0.95	YES
				% of room		98.92%	93.56%			
Ninth	R1		Residential	Unknown	Area m2	13.38	13.37	13.37	1.00	YES
				% of room		99.92%	99.92%			
	R2		Residential	Unknown	Area m2	12.31	12.18	12.18	1.00	YES
				% of room		98.91%	98.91%			
R3		Residential	Unknown	Area m2	13.03	13.02	13.02	1.00	YES	
			% of room		99.95%	99.95%				
	R4		Residential	Unknown	Area m2	19.20	19.20	19.20	1.00	YES
				% of room		100.00%	100.00%			

10.3 Appendix E

EK McQuade VSC and NSL Sample Due Diligence Check, **Third Scenario**



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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Henry House 3D model, remodeled in accordance with Carey Jones Architects Planning Consented Drawings showing the most realistic internal layout.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model, Relocated to correct Z coordinate by EK McQuade RTLS.

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model, Block A & B - 3D modelling corrected on Ringers Road elevation. Both blocks relocated to the correct X,Y & Z coordinates.



REV	DATE	DESCRIPTION	DB	CB

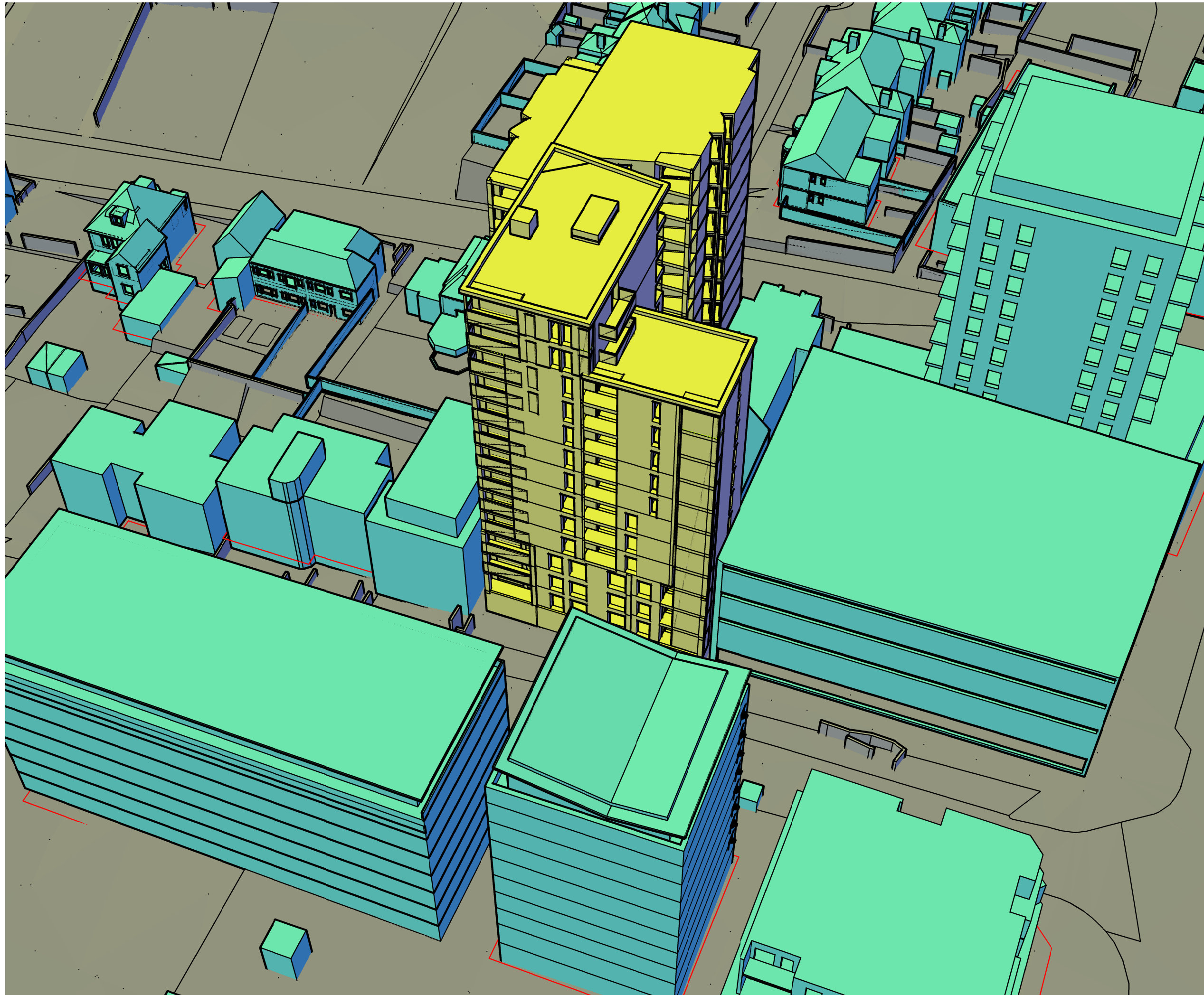


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26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com







3D Model - Existing

TITLE	Henry House, Ringers Road, Bromley BR1 1AA		
PROJECT	2-4 Ringers Road, Bromley BR1 1HT		
CLIENT	London Borough of Bromley		

DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL	
DRAWING NUMBER 3DM20.1	REV -	



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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
As per XCO2 Supplied AutoCAD digital 3D model - Henry House 3D model, remodeled in accordance with Carey Jones Architects Planning Consented Drawings showing the most realistic internal layout.

Existing Building
As per XCO2 Supplied AutoCAD digital 3D model, Relocated to correct Z coordinate by EK McQuade RTLS.

Proposed Development
As per XCO2 Supplied AutoCAD digital 3D model, Block A & B - 3D modelling corrected on Ringers Road elevation. Both blocks relocated to the correct X,Y & Z coordinates.



REV	DATE	DESCRIPTION	DB	CB



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3D Model - Proposed

TITLE
Henry House, Ringers Road,
Bromley BR1 1AA

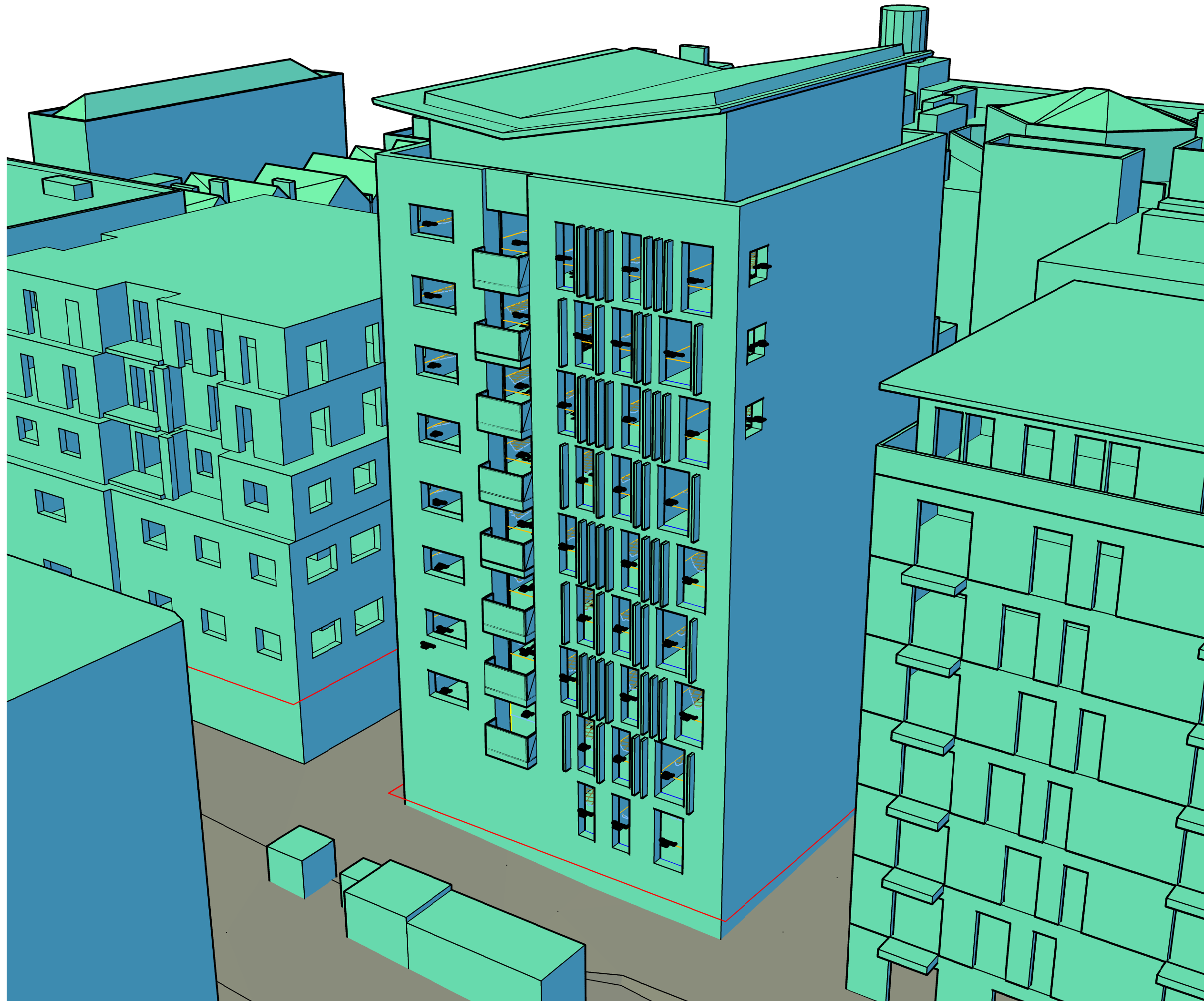
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley

DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER 3DM20.3	REV -
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KEY

	Buildings Assessed		Existing Contour
	Existing Buildings		Proposed Contour
	Proposed Development		Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

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REV	DATE	DESCRIPTION	DB	CB



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**3D Model - Henry House
View from West**

TITLE
Henry House, Ringers Road,
Bromley BR1 1AA

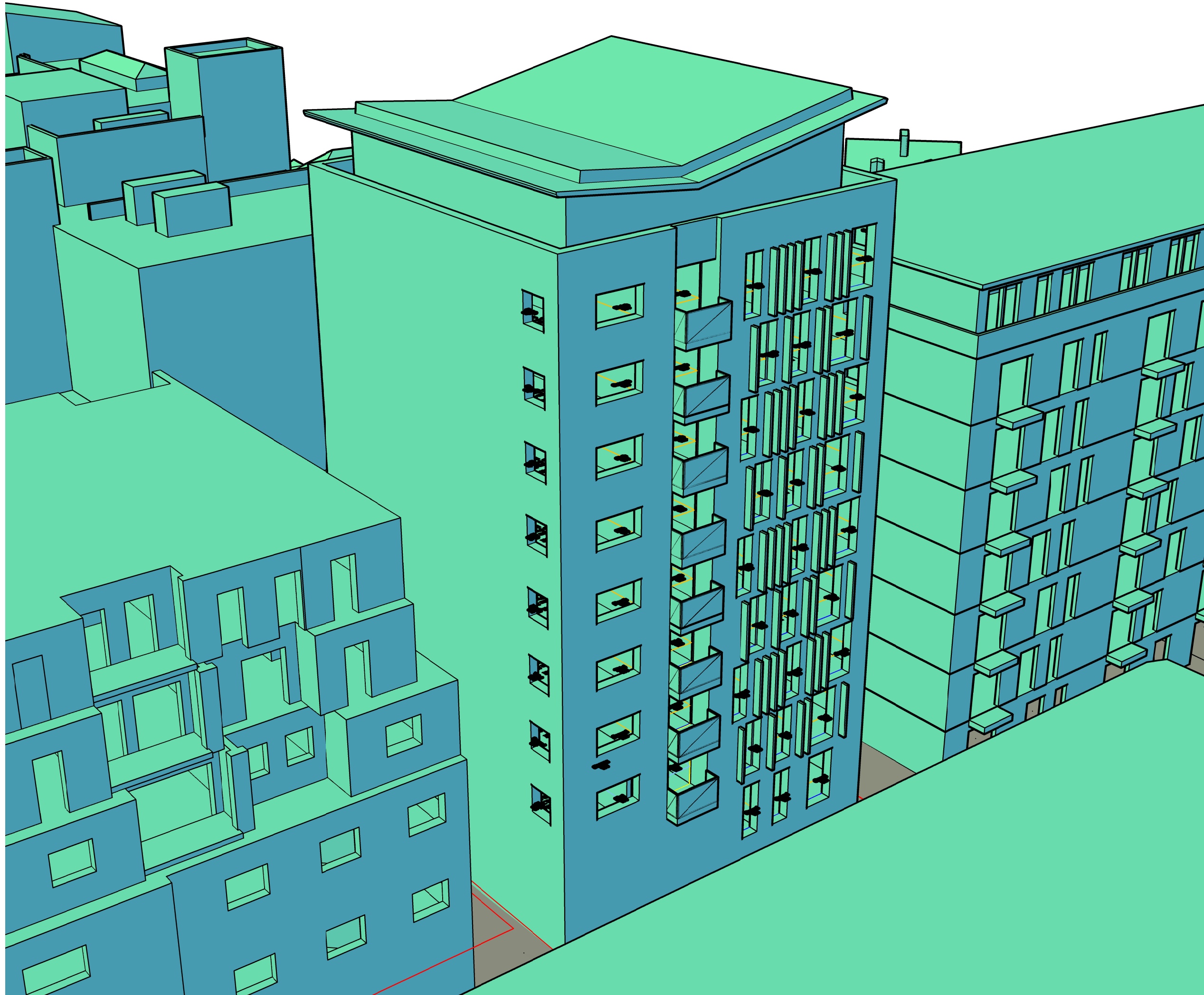
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley







DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER 3DM20.3	REV -
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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

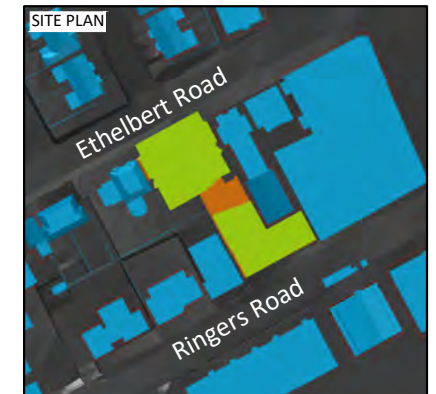
SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
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Proposed Development
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REV	DATE	DESCRIPTION	DB	CB



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**3D Model - Henry House
View from North**

TITLE
Henry House, Ringers Road,
Bromley BR1 1AA

PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley

DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL	
DRAWING NUMBER 3DM20.4	REV -	

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight & Sunlight Analysis - - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed, Henry House models and Carey Jones Architects consented planning layouts
 Date of Analysis: 11/06/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Henry House																									
Ground	R1		Residential	Bedroom	W1		Existing 26.10 Proposed 15.08	0.58	NO	331°N	26.10 15.08	0.58	NO	*North	*North	*North	*North				*North	*North			
	R2		Residential	LKD	W2		Existing 26.74 Proposed 14.94	0.56	NO	331°N	27.16 14.88	0.55	NO	*North	*North	*North	*North				*North	*North			
				W3		Existing 27.42 Proposed 14.84	0.54	NO	331°N							*North	*North	*North	*North				*North	*North	
First	R1		Residential	Bedroom	W1		Existing 26.36 Proposed 18.07	0.69	NO	331°N	20.66 15.41	0.75	NO	*North	*North	*North	*North				*North	*North			
				W6		Existing 10.81 Proposed 10.81	1.00	YES	61°N							*North	*North	*North	*North				*North	*North	
	R2		Residential	LKD	W2		Existing 7.98 Proposed 1.62	0.20	NO	331°N	7.98 1.62	0.20	NO	*North	*North	*North	*North				*North	*North			
					W3		Existing 26.35 Proposed 14.59	0.55	NO	331°N							*North	*North	*North	*North				*North	*North
		R3		Residential	Bedroom	W4		Existing 26.84 Proposed 14.23	0.53	NO	331°N	26.84 14.23	0.53	NO	*North	*North	*North	*North				*North	*North		
		R4		Residential	Bedroom	W5		Existing 28.66 Proposed 15.17	0.53	NO	331°N							*North	*North	*North	*North				*North
	R5		Residential	LKD	W6		Existing 28.66 Proposed 15.17	0.53	NO	331°N				*North	*North	*North	*North				*North	*North			
Second	R1		Residential	LKD	W2		Existing 28.96 Proposed 20.46	0.71	NO	331°N	23.36 17.98	0.77	NO	*North	*North	*North	*North				*North	*North			
				W7		Existing 13.69 Proposed 13.69	1.00	YES	61°N							*North	*North	*North	*North				*North	*North	
	R2		Residential	Bedroom	W3		Existing 9.82 Proposed 2.90	0.30	NO	331°N	9.82 2.90	0.30	NO	*North	*North	*North	*North				*North	*North			
					W4		Existing 29.09 Proposed 17.38	0.60	NO	331°N							*North	*North	*North	*North				*North	*North
		R3		Residential	Bedroom	W5		Existing 29.10 Proposed 15.89	0.55	NO	331°N	29.10 15.89	0.55	NO	*North	*North	*North	*North				*North	*North		
	R4		Residential	Bedroom	W6		Existing 31.93 Proposed 17.66	0.55	NO	331°N							*North	*North	*North	*North				*North	*North
	R5		Residential	LKD	W7		Existing 31.93 Proposed 17.66	0.55	NO	331°N				*North	*North	*North	*North				*North	*North			







Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight & Sunlight Analysis - - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed, Henry House models and Carey Jones Architects consented planning layouts
 Date of Analysis: 11/06/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Fifth	R1		Residential	LKD	W1	Existing 35.72 Proposed 28.02	0.78	YES	331°N	34.33 29.45	0.86	YES	*North	*North	*North	*North									
					W6	Existing 31.93 Proposed 31.93	1.00	YES	61°N				*North	*North	*North	*North									
	R2	Residential	Bedroom	W2	Existing 14.49 Proposed 7.02	0.48	NO	331°N	14.49 7.02	0.48	NO	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North
				W3	Existing 33.10 Proposed 22.28	0.67	NO	331°N	33.10 22.28	0.67	NO	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North
				W4	Existing 33.25 Proposed 21.55	0.65	NO	331°N	33.25 21.55	0.65	NO	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North
R5	Residential	LKD	W5	Existing 34.71 Proposed 21.82	0.63	NO	331°N	34.71 21.82	0.63	NO	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	
Sixth	R1	Residential	LKD	W1	Existing 36.47 Proposed 29.51	0.81	YES	331°N	37.16 32.75	0.88	YES	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	
				W7	Existing 38.34 Proposed 38.34	1.00	YES	61°N				*North	*North	*North	*North										
	R2	Residential	Bedroom	W2	Existing 15.17 Proposed 7.78	0.51	NO	331°N	15.17 7.78	0.51	NO	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North
				W3	Existing 34.62 Proposed 25.04	0.72	NO	331°N	34.62 25.04	0.72	NO	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North
				W4	Existing 33.80 Proposed 22.82	0.68	NO	331°N	33.80 22.82	0.68	NO	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North	*North
R5	Residential	LKD	W5	Existing 36.20 Proposed 23.96	0.66	NO	331°N	34.89 25.63	0.73	NO	17.00	*North	*North	2.00	*North	*North	17.00	*North	*North	59.00	0.98	YES	17.00	1.00	YES
			W6	Existing 32.08 Proposed 29.21	0.91	YES	241°				16.00	58.00	57.00	17.00	17.00										

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774
 Report Title: Daylight & Sunlight Analysis - - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed, Henry House models and Carey Jones Architects consented planning layouts
 Date of Analysis: 11/06/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria		
Seventh	R1		Residential	LKD	W1	Existing 36.99 Proposed 30.92	0.84	YES	331°N	37.57 33.72	0.90	YES	*North	*North	*North	*North											
					W7	Existing 38.56 Proposed 38.56	1.00	YES	61°N				*North	*North	*North	*North											
	R2		Residential	Bedroom	W2	Existing 15.52 Proposed 8.83	0.57	NO	331°N	15.52 8.83	0.57	NO	*North	*North	*North	*North											
	R3		Residential	Bedroom	W3	Existing 34.14 Proposed 25.32	0.74	NO	331°N	34.14 25.32	0.74	NO	*North	*North	*North	*North											
	R4		Residential	Bedroom	W4	Existing 34.18 Proposed 24.60	0.72	NO	331°N	34.18 24.60	0.72	NO	*North	*North	*North	*North											
Eighth	R1		Residential	LKD	W1	Existing 37.65 Proposed 32.56	0.86	YES	331°N	38.04 34.82	0.92	YES	*North	*North	*North	*North											
					W7	Existing 38.71 Proposed 38.71	1.00	YES	61°N				*North	*North	*North	*North											
	R2		Residential	Bedroom	W2	Existing 23.90 Proposed 18.17	0.76	NO	331°N	23.90 18.17	0.76	NO	*North	*North	*North	*North											
	R3		Residential	Bedroom	W3	Existing 36.25 Proposed 28.98	0.80	YES	331°N	36.25 28.98	0.80	YES	*North	*North	*North	*North											
	R4		Residential	Bedroom	W4	Existing 34.80 Proposed 26.40	0.76	NO	331°N	34.80 26.40	0.76	NO	*North	*North	*North	*North											
R5		Residential	LKD	W5	Existing 37.03 Proposed 27.59	0.75	YES	331°N	37.86 30.69	0.81	YES	9.00 8.00 66.00 65.00	*North *North 0.98	*North *North YES	0.00 0.00 24.00 24.00	*North *North 1.00	*North *North YES	66.00 65.00	0.98	YES	24.00 24.00	1.00	YES				

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KEY	
	Buildings Assessed
	Existing Buildings
	Proposed Development
	Existing Contour
	Proposed Contour
	Area of Light Loss

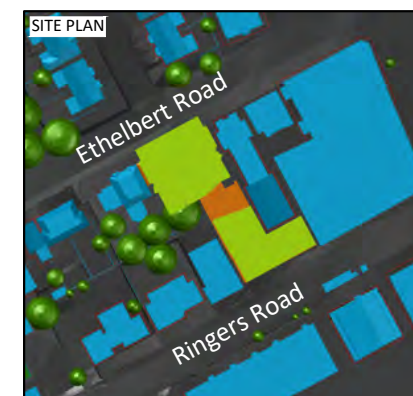
SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
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REV	DATE	DESCRIPTION	DB	CB



EK McQuade Neighbourly Matters
26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

No Sky Line Assessment

TITLE Henry House, Ringers Road,
Bromley BR1 1AA
NSL Contours

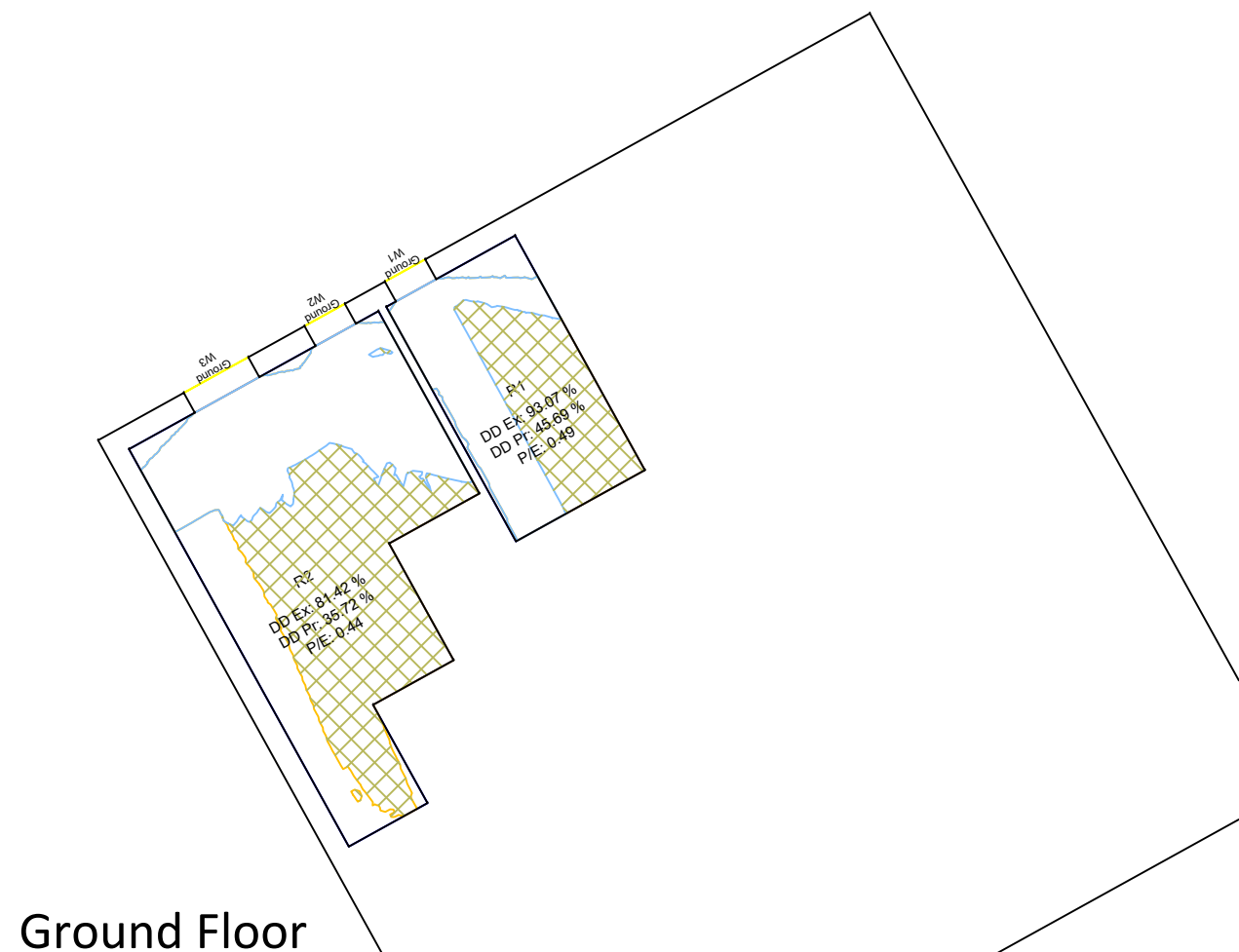
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley







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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER NSL_43.1	REV -
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KEY	
	Buildings Assessed
	Existing Buildings
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	Existing Contour
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	Area of Light Loss

SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
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REV	DATE	DESCRIPTION	DB	CB



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No Sky Line Assessment

TITLE Henry House, Ringers Road,
Bromley BR1 1AA
NSL Contours

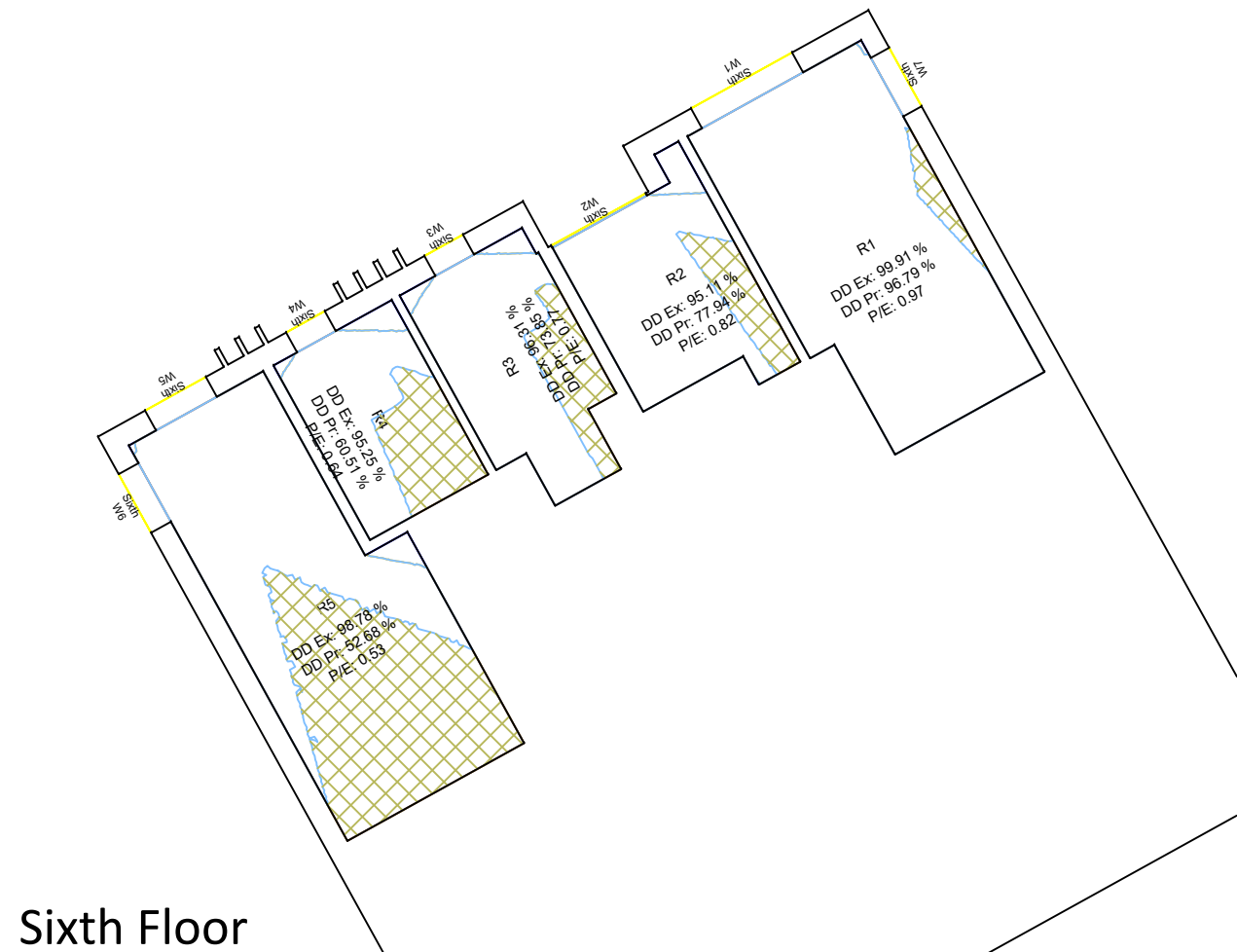
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley

DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER NSL_43.2	REV -
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Sixth Floor



Seventh Floor



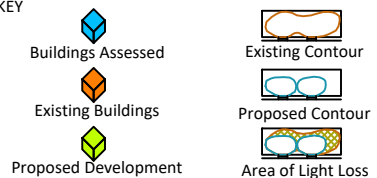
Fourth Floor



Fifth Floor

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KEY



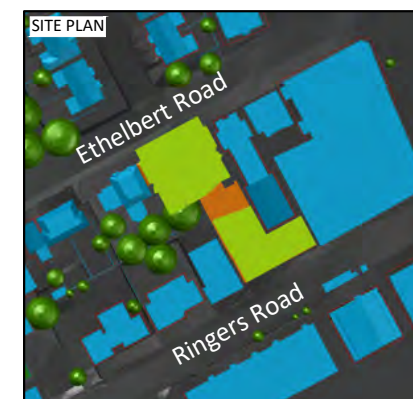
SOURCE INFORMATION

Contextual 3D Model:
Zmapping Contextual Model 2023

Assessed Neighbouring Property:
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REV	DATE	DESCRIPTION	DB	CB

McQuade Rights to Light Specialists

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26 Store Street, London WC1E 7BT
Tel: 0203 488 0516
Mob: 07840 848 570
www.ekmcquade.com

No Sky Line Assessment

TITLE Henry House, Ringers Road,
Bromley BR1 1AA
NSL Contours

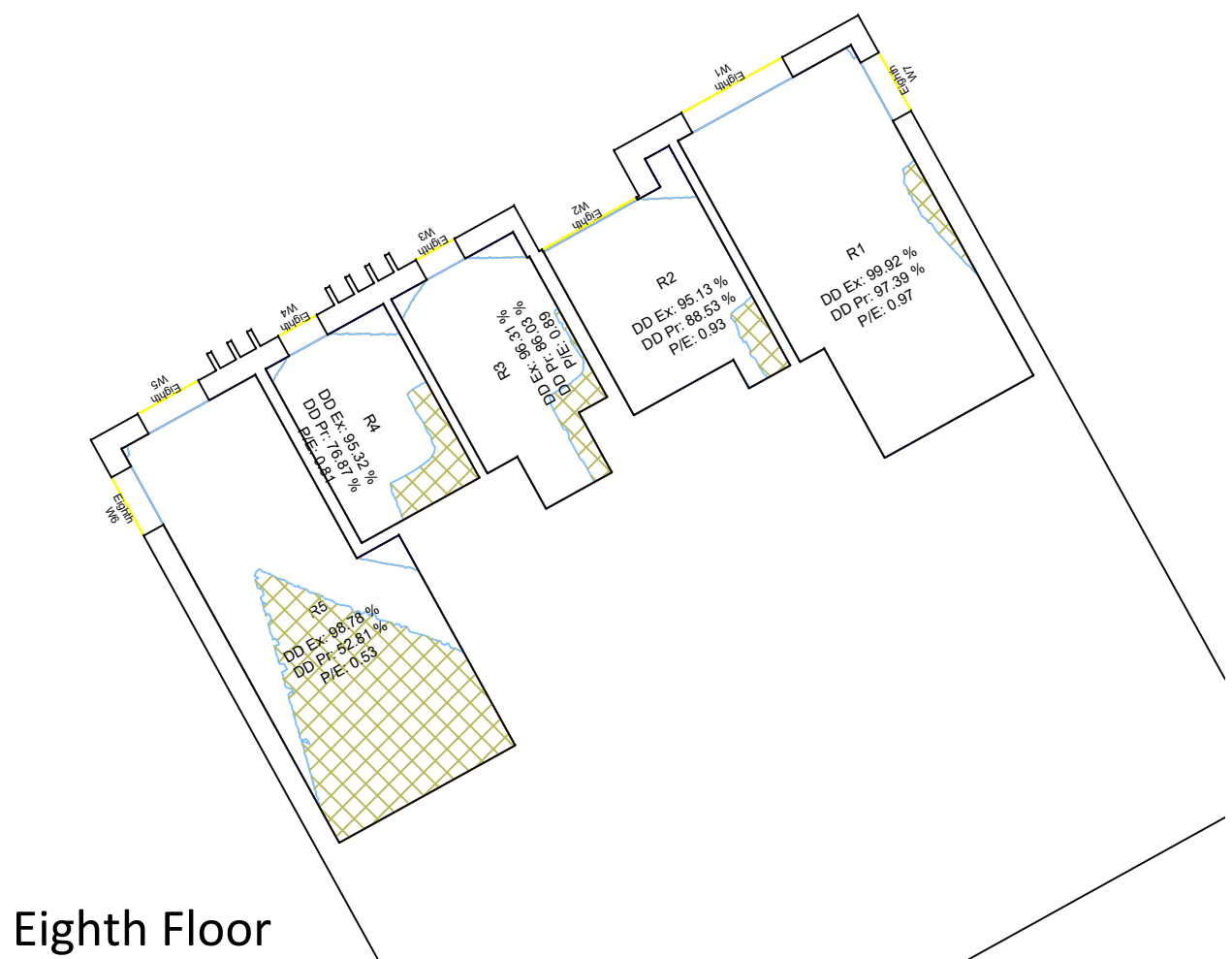
PROJECT
2-4 Ringers Road, Bromley BR1 1HT

CLIENT
London Borough of Bromley

DRAWN BY DW	CHECKED BY JD	DATE 12.06.2024
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SCALE @ A3 NTS	PROJECT NUMBER EKA240774 ROL
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DRAWING NUMBER NSL_43.3	REV -
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Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774

Report Title: Daylight Distribution Analysis - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed, Henry House models and Carey Jones Architects consented planning layouts
 Date of Analysis: 11/06/2024

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria		
Henry House											
Ground	R1	Residential	Residential	Bedroom	Area m2	13.47	12.54	6.16			
					% of room		93.07%	45.69%	0.49	NO	
	R2	Residential	Residential	LKD	Area m2	32.02	26.07	11.44			
					% of room		81.42%	35.72%	0.44	NO	
First	R1	Residential	Residential	Bedroom	Area m2	12.64	11.38	9.32			
					% of room		90.04%	73.73%	0.82	YES	
	R2	Residential	Residential	LKD	Area m2	22.51	19.52	4.29			
					% of room		86.71%	19.04%	0.22	NO	
	R3	Residential	Residential	Bedroom	Area m2	11.89	11.01	4.27			
					% of room		92.54%	35.90%	0.39	NO	
	R4	Residential	Residential	Bedroom	Area m2	9.22	8.01	5.06			
					% of room		86.81%	54.81%	0.63	NO	
	R5	Residential	Residential	LKD	Area m2	30.56	23.77	6.41			
					% of room		77.76%	20.98%	0.27	NO	
	R1	Residential	Residential	LKD	Area m2	24.57	19.98	13.48			
					% of room		81.34%	54.85%	0.67	NO	
Second	R2	Residential	Residential	Bedroom	Area m2	11.20	10.28	4.85			
					% of room		91.81%	43.28%	0.47	NO	
	R3	Residential	Residential	Bedroom	Area m2	11.89	10.86	6.92			
					% of room		91.34%	58.15%	0.64	NO	
	R4	Residential	Residential	Bedroom	Area m2	9.22	8.79	4.94			
					% of room		95.27%	53.51%	0.56	NO	
	R5	Residential	Residential	LKD	Area m2	29.98	29.00	6.45			
					% of room		96.72%	21.51%	0.22	NO	
	R1	Residential	Residential	LKD	Area m2	24.57	21.52	16.13			
						% of room		87.60%	65.67%	0.75	NO
	R2	Residential	Residential	Bedroom	Area m2	11.20	10.63	8.41			
					% of room		94.91%	75.07%	0.79	NO	
Third	R3	Residential	Residential	Bedroom	Area m2	11.89	11.00	4.39			
					% of room		92.50%	36.88%	0.40	NO	
	R4	Residential	Residential	Bedroom	Area m2	9.22	8.73	6.12			
					% of room		94.62%	66.32%	0.70	NO	
	R5	Residential	Residential	LKD	Area m2	29.98	26.50	10.74			
					% of room		88.40%	35.84%	0.41	NO	
	R1	Residential	Residential	LKD	Area m2	24.57	24.40	23.57			
					% of room		99.34%	95.96%	0.97	YES	
	R2	Residential	Residential	Bedroom	Area m2	11.20	10.65	8.70			
					% of room		95.10%	77.72%	0.82	YES	
	R3	Residential	Residential	Bedroom	Area m2	11.89	11.44	7.70			
					% of room		96.22%	64.72%	0.67	NO	
Fourth	R4	Residential	Residential	Bedroom	Area m2	9.22	8.79	5.12			
					% of room		95.30%	55.54%	0.58	NO	
	R5	Residential	Residential	LKD	Area m2	29.98	29.00	8.39			
					% of room		96.72%	27.99%	0.29	NO	
	R1	Residential	Residential	LKD	Area m2	24.57	24.54	23.77			
					% of room		99.91%	96.77%	0.97	YES	
Fifth	R2	Residential	Residential	Bedroom	Area m2	11.20	10.65	8.73			
					% of room		95.11%	77.94%	0.82	YES	
	R3	Residential	Residential	Bedroom	Area m2	11.89	11.00	4.69			
					% of room		92.52%	39.45%	0.43	NO	
	R4	Residential	Residential	Bedroom	Area m2	9.22	8.88	6.52			
					% of room		96.24%	70.71%	0.73	NO	
	R5	Residential	Residential	LKD	Area m2	29.98	28.02	16.30			
					% of room		93.46%	54.39%	0.58	NO	
	R1	Residential	Residential	LKD	Area m2	24.57	24.54	23.78			
					% of room		99.91%	96.79%	0.97	YES	
	R2	Residential	Residential	Bedroom	Area m2	11.20	10.65	8.73			
					% of room		95.11%	77.94%	0.82	YES	

Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774

Report Title: Daylight Distribution Analysis - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed, Henry House models and Carey Jones Architects consented planning layouts
 Date of Analysis: 11/06/2024

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Sixth	R3		Residential	Bedroom	Area m2	11.13	10.72	8.22	0.77	NO
	R4		Residential	Bedroom	Area m2	9.22	8.79	5.58		
					% of room		95.25%	60.51%		
	R5		Residential	LKD	Area m2	27.75	27.41	14.62	0.53	NO
					% of room		98.78%	52.68%		

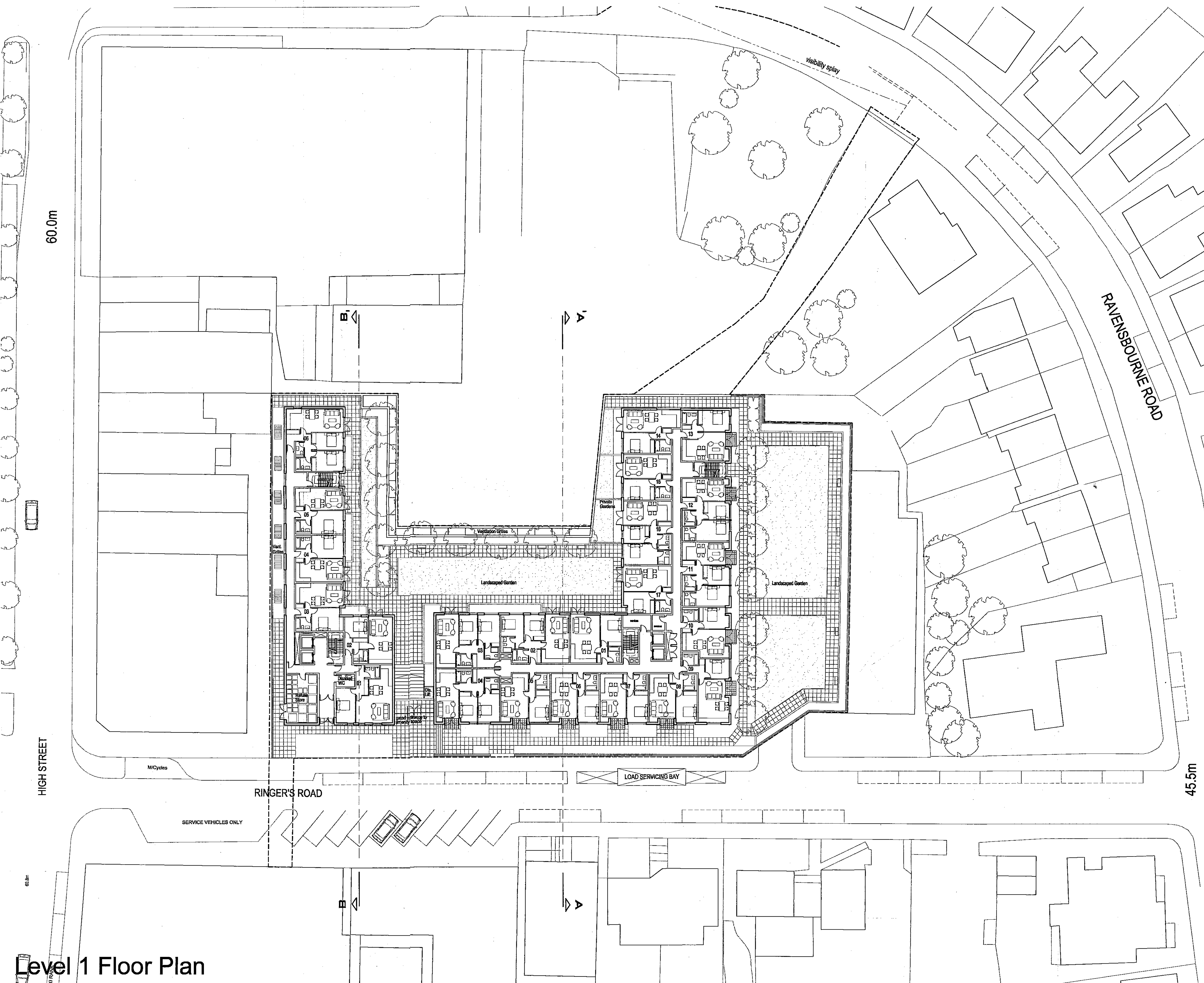
Project Name: 2-4 Ringers Road, Bromley BR1 1HT
 Project No.: EKA240774

Report Title: Daylight Distribution Analysis - Neighbour Assessment Using XCO2 3D Model, Corrected Existing, Proposed, Henry House models and Carey Jones Architects consented planning layouts
 Date of Analysis: 11/06/2024

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Seventh	R1		Residential	LKD	Area m2	24.57	24.54	23.78	0.97	YES
					% of room		99.91%	96.80%		
	R2		Residential	Bedroom	Area m2	11.20	10.65	8.75		
					% of room		95.11%	78.17%		
	R3		Residential	Bedroom	Area m2	11.13	10.24	5.50		
					% of room		91.99%	49.39%	0.54	NO
	R4		Residential	Bedroom	Area m2	9.22	8.88	7.26	0.82	YES
					% of room		96.24%	78.74%		
	R5		Residential	LKD	Area m2	27.75	27.37	20.22		
					% of room		98.61%	72.86%	0.74	NO
Eighth	R1		Residential	LKD	Area m2	24.57	24.54	23.92	0.97	YES
					% of room		99.92%	97.39%		
	R2		Residential	Bedroom	Area m2	11.20	10.65	9.91		
					% of room		95.13%	88.53%		
	R3		Residential	Bedroom	Area m2	11.13	10.72	9.58		
					% of room		96.31%	86.03%	0.89	YES
	R4		Residential	Bedroom	Area m2	9.22	8.79	7.09	0.81	YES
					% of room		95.32%	76.87%		
	R5		Residential	LKD	Area m2	27.75	27.41	14.66		
					% of room		98.78%	52.81%	0.53	NO

10.3 Appendix F

Carey Jones Architects Drawings – Henry House from LBB Planning Portal



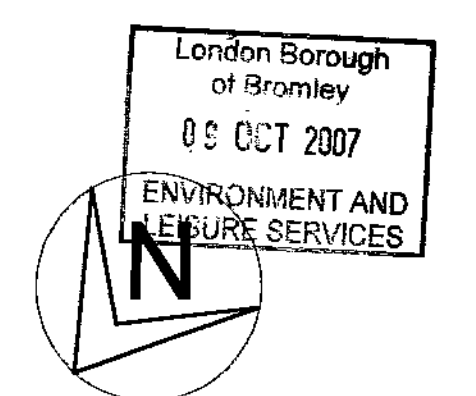
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Project: RINGERS ROAD, BROMLEY Job No: 21095

Title: LEVEL 1 FLOOR PLAN	Drawn by: JAF
Scale: 1/250 @ A1 1:500 @ A3	Checked by: SBC
Date: September 2007	Revision No: P
Drawing No: 20AP101	

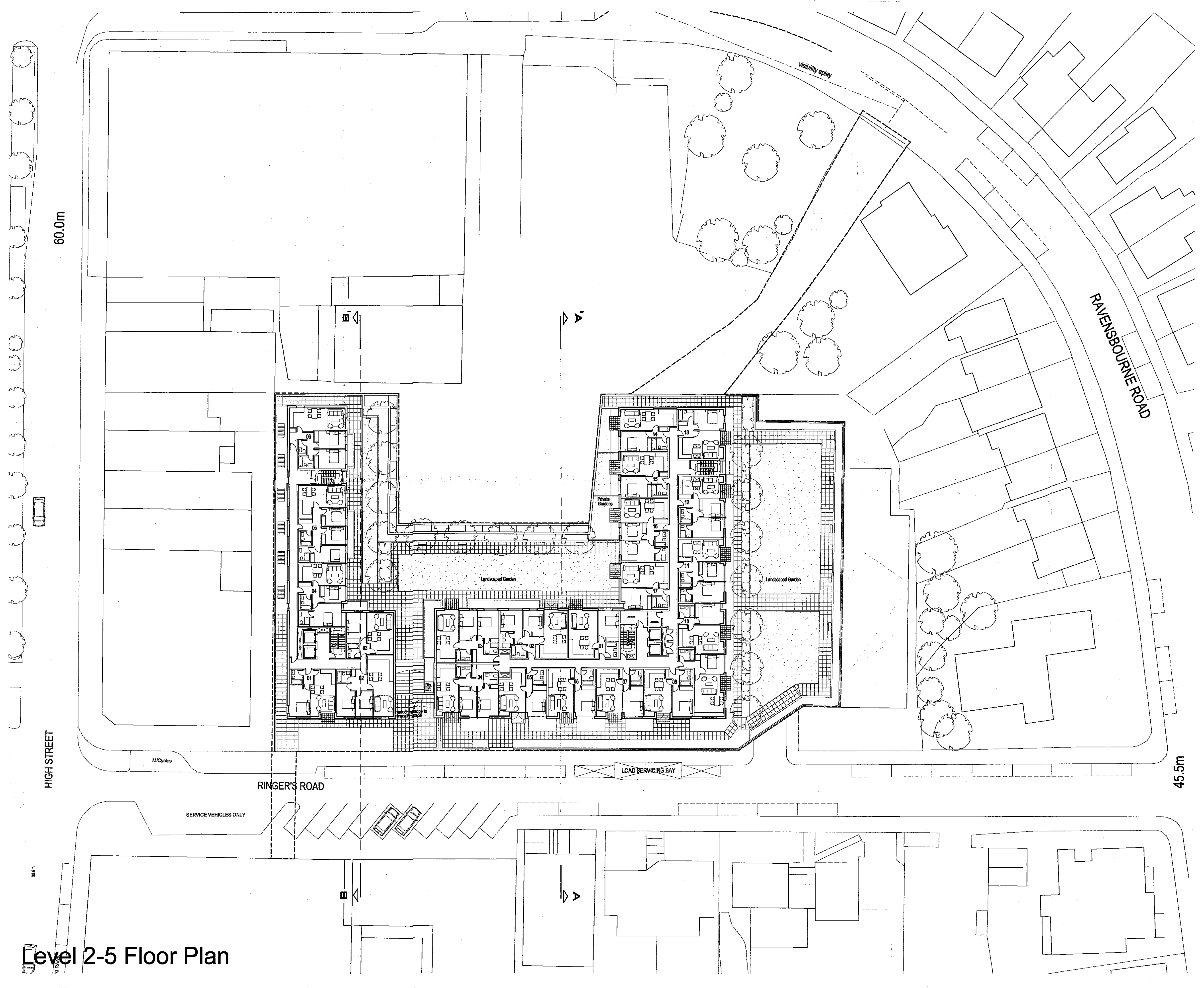
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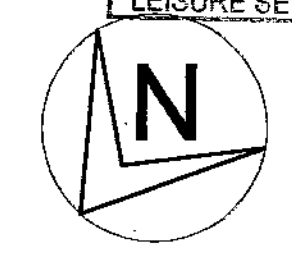
Revisions	By	Date	Ch
Rev	Des		
P	ISSUED FOR PLANNING	JAF	10.07 SBC

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Project: RINGERS ROAD, BROMLEY Job No: 21095

Title: LEVEL 2-5 FLOOR PLAN OPTION 2

Scale: 1/250 @ A1 1:500 @ A3 Drawn by: JAF

Date: September 2007 Checked by: SBC

Drawing No: 20AP102 Revision No: P

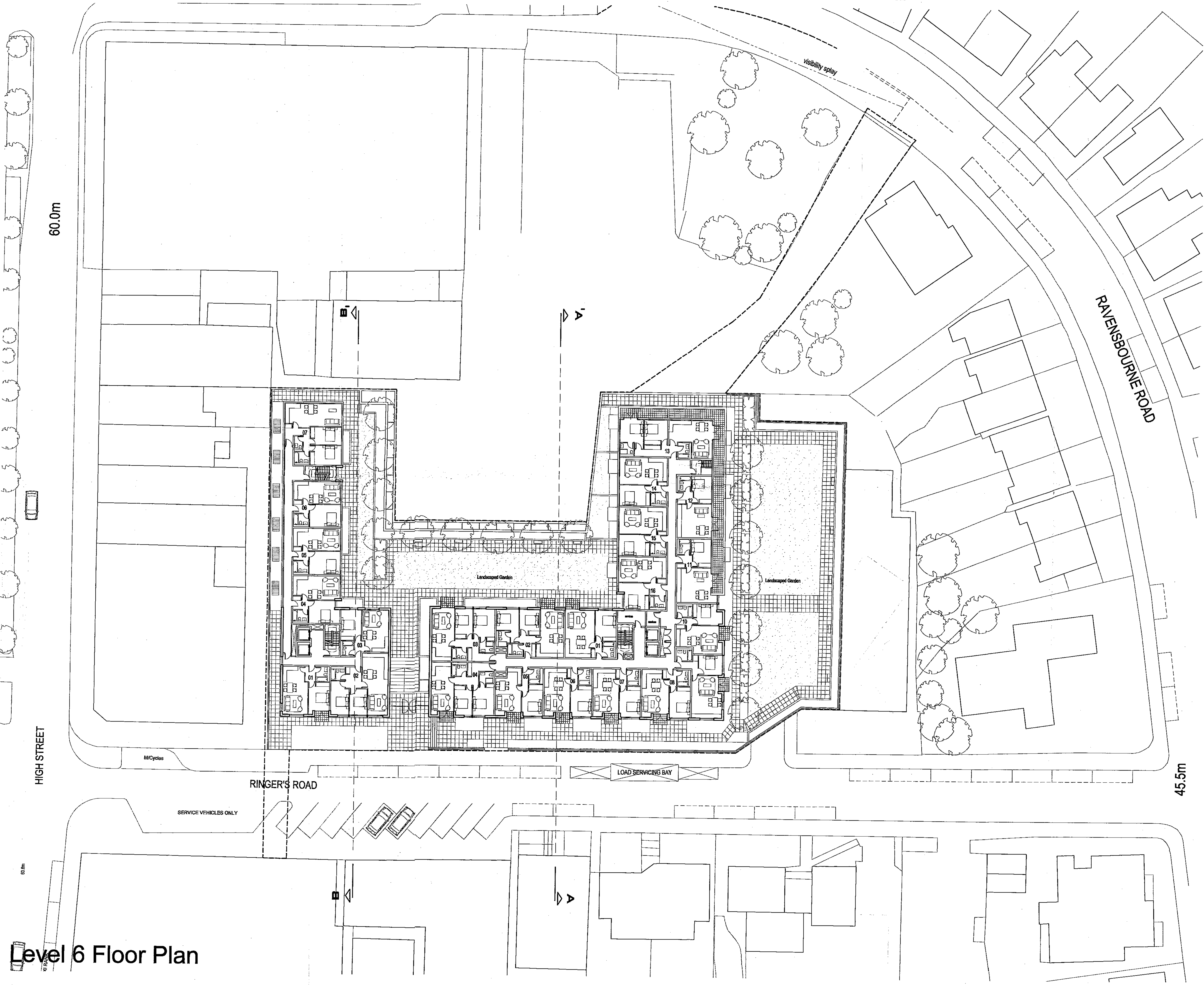
Level 2-5 Floor Plan

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Project: RINGER'S ROAD, BROMLEY	Job No: 21095
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Title: LEVEL 6 FLOOR PLAN	Drawn by: JAF
Scale: 1/250 @ A1 1:500 @ A3	Checked by: SBC
Date: September 2007	Revision No: P
Drawing No: 20AP103	

Level 6 Floor Plan

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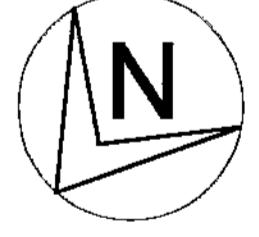
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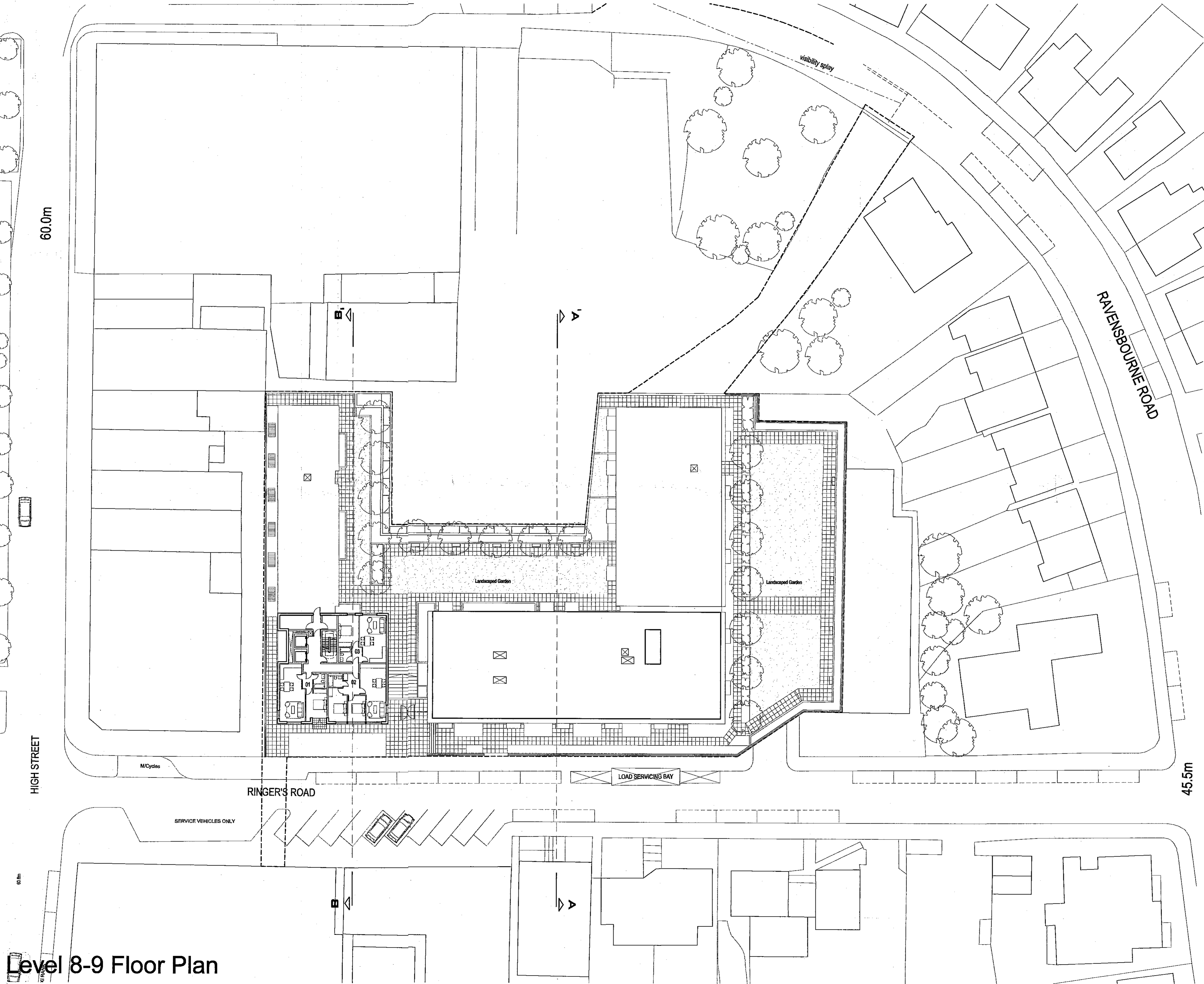
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Project: RINGERS ROAD, BROMLEY Job No: 21095

Title: LEVEL 8-9 FLOOR PLAN
 Scale: 1/250 @ A1 1:500 @ A3
 Date: September 2007
 Drawing No: 20AP105

Drawn by: JAF
 Checked by: SBC
 Revision No: P



Level 8-9 Floor Plan

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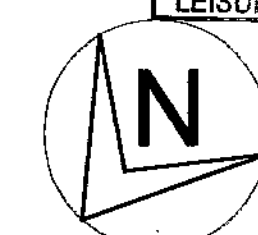
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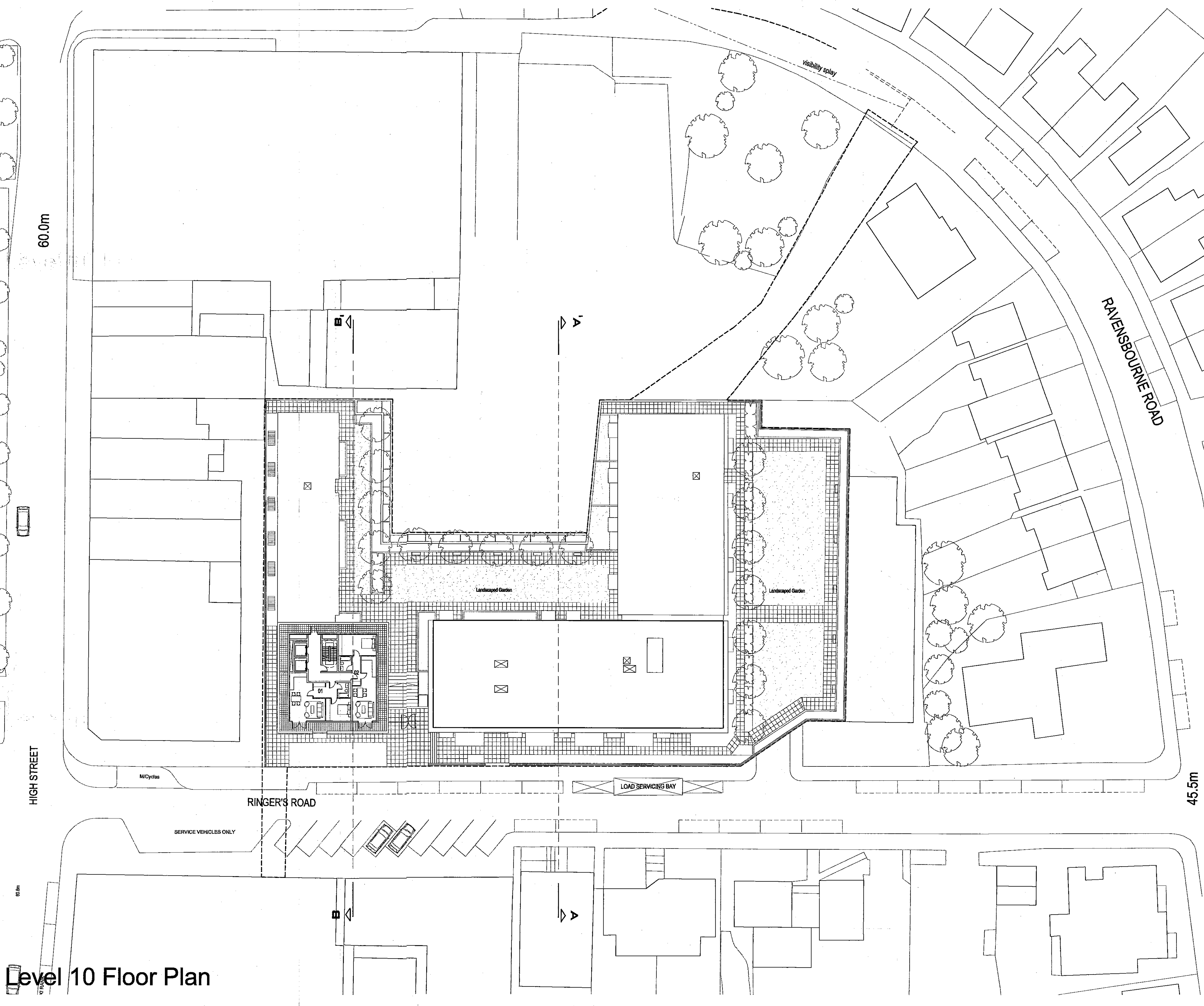
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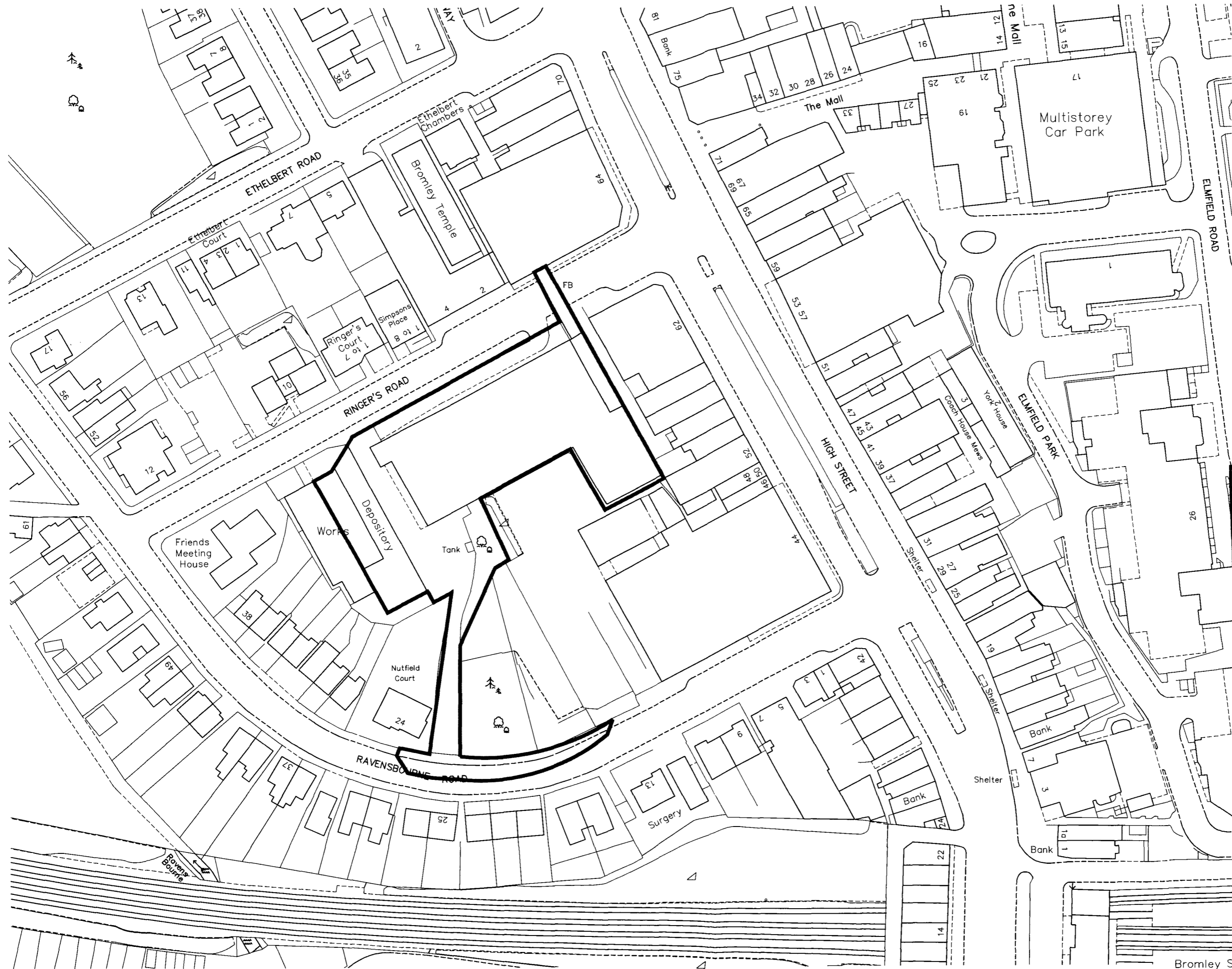
Project: RINGERS ROAD, BROMLEY Job No: 21095

Title: LEVEL 10 FLOOR PLAN
 Scale: 1/250 @ A1 1:500 @ A3
 Date: September 2007
 Drawing No: 20AP106

Drawn by: JAF
 Checked by: SBC
 Revision No: P



Level 10 Floor Plan



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SITE AREA = 0.45Ha

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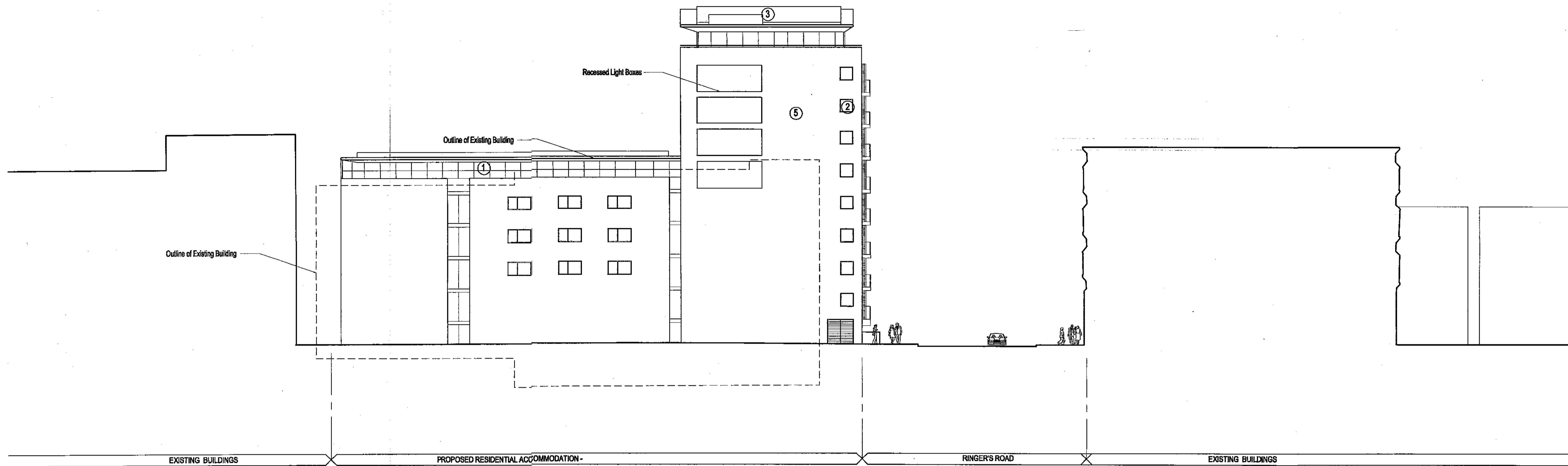
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Project: RINGER'S ROAD
 BROMLEY
 Title: SITE LOCATION PLAN
 Job No: 21095

Scale: 1:1000@A3
 Date: September 2007
 Drawing No: 90AP100

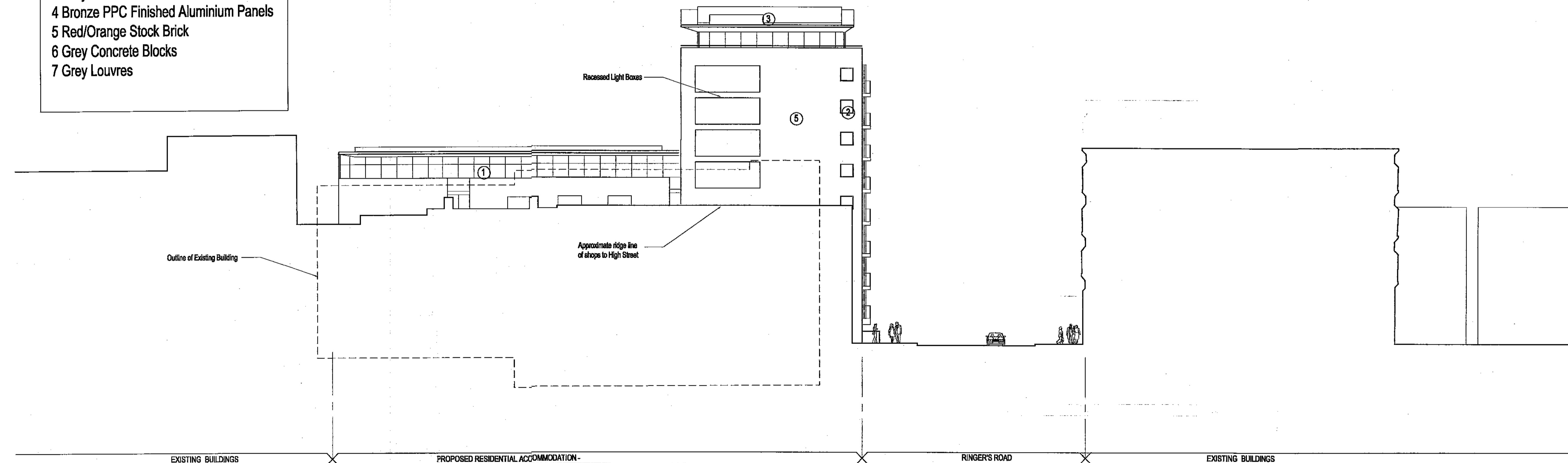
Drawn by: JAF
 Checked by: SBC
 Revision No: P

Site Location Plan



NORTH EAST ELEVATION

- MATERIALS**
- 1 Mixture of Clear and Opaque Glass
 - 2 Clear Glass
 - 3 Grey PPC Finished Aluminium
 - 4 Bronze PPC Finished Aluminium Panels
 - 5 Red/Orange Stock Brick
 - 6 Grey Concrete Blocks
 - 7 Grey Louvres



NORTH EAST ELEVATION (from High Street)

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Project:
RINGERS ROAD, BROMLEY

Job No:
21055

Title:
NORTH EAST ELEVATION

Scale:	1/200 @ A1	Drawn by:	JAF
Date:	September 2007	Checked by:	SBC
Drawing No:	20AE102	Revision No:	P

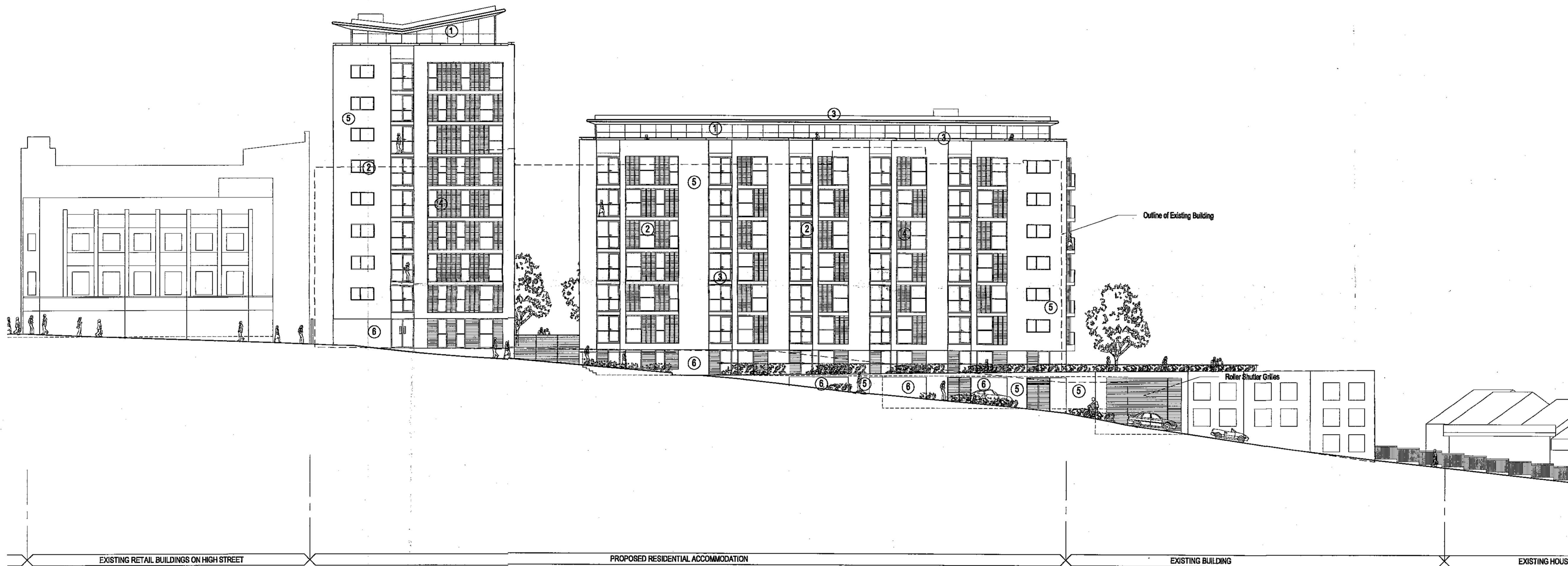
- MATERIALS**
- 1 Mixture of Clear and Opaque Glass
 - 2 Clear Glass
 - 3 Grey PPC Finished Aluminium
 - 4 Bronze PPC Finished Aluminium Panels
 - 5 Red/Orange Stock Brick
 - 6 Grey Concrete Blocks
 - 7 Grey Louvres

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NORTH WEST ELEVATION

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Project:
RINGERS ROAD, BROMLEY

Job No:
21095

Title:
NORTH WEST ELEVATION

Scale:	1/200 @ A1	Drawn by:	JAF
Date:	September 2007	Checked by:	SBC
Drawing No:	20AE100	Revision No:	P

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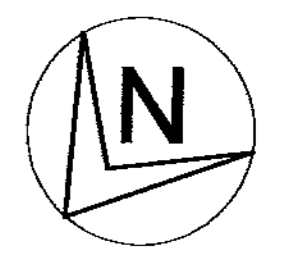
Revisions	Rev	Des	By	Date
	P	ISSUED FOR PLANNING	JAF	10.07
	A	Disabled parking spaces added	JAF	11.07

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REVISED PLAN

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- 5 DEC 2007
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LEIGH STAINPS

REVISED PLAN



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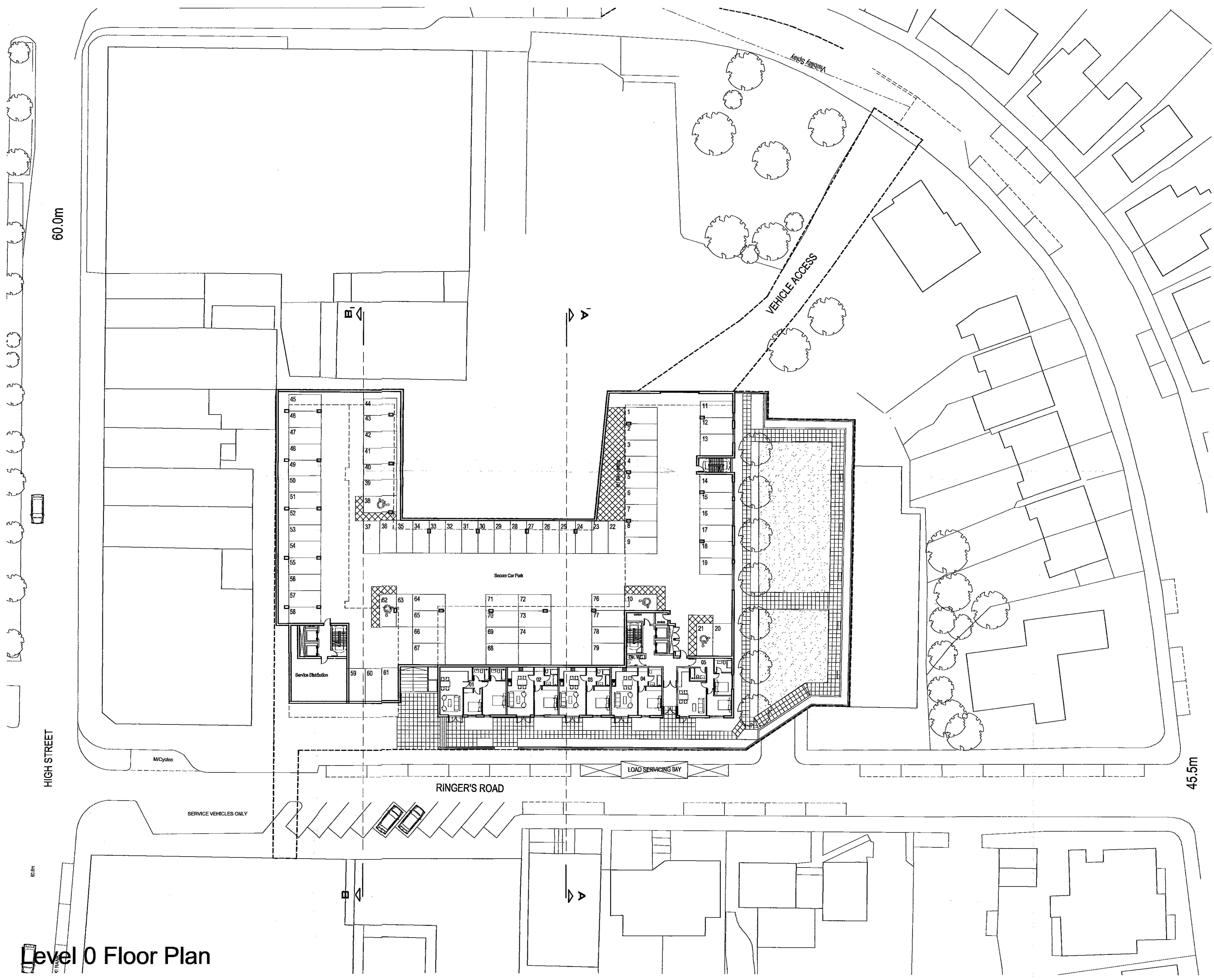
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Project: RINGERS ROAD, BROMLEY Job No: 21095

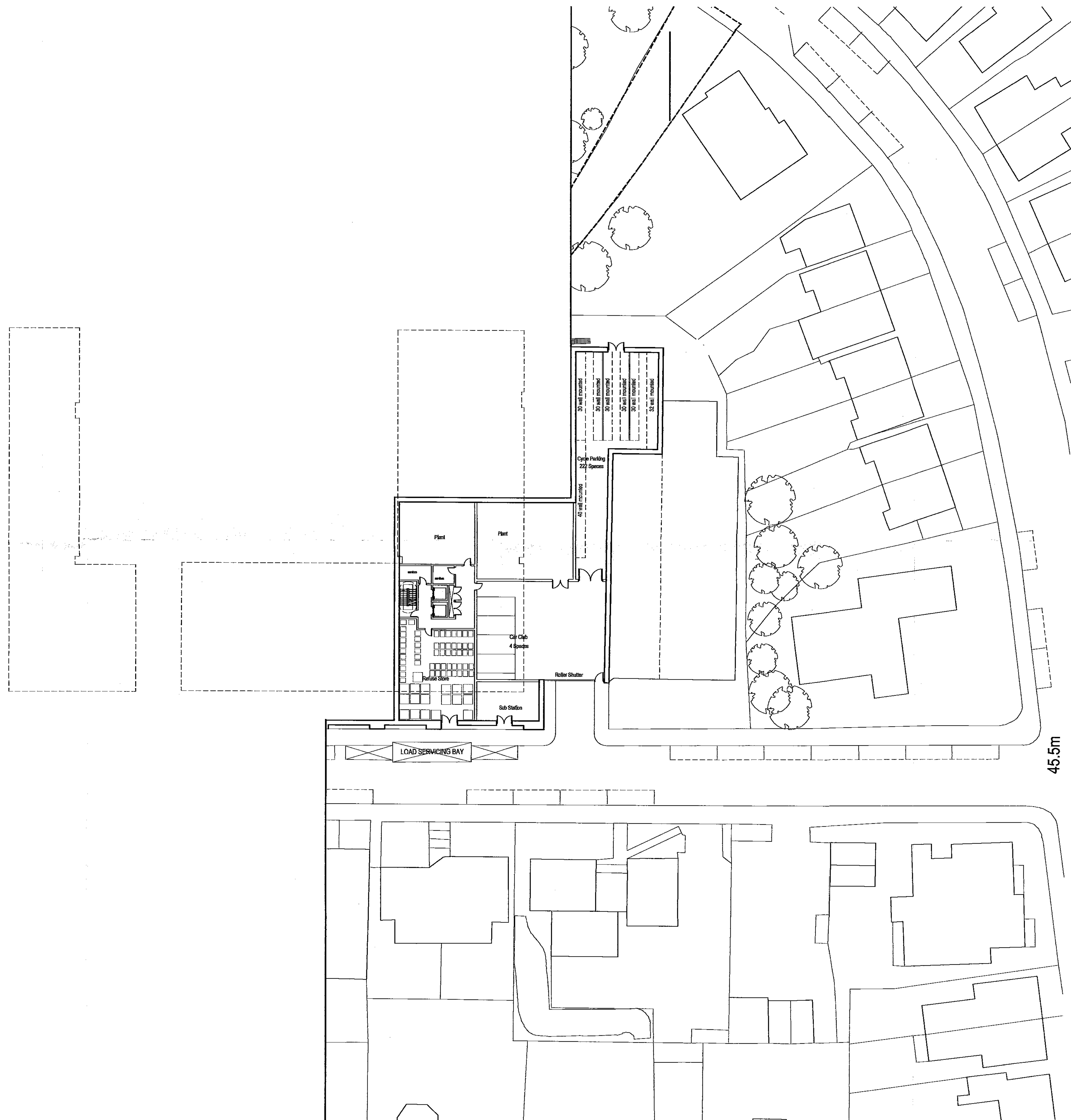
Title: LEVEL 0 FLOOR PLAN
Scale: 1/250 @ A1 1:500 @ A3
Date: September 2007
Drawing No: 20AP100

Drawn by: JAF
Checked by: SBC
Revision No: A



Level 0 Floor Plan

Level -1 Floor Plan



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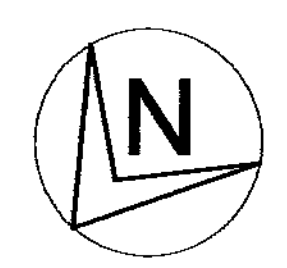
Rev	Des	By	Date
P	ISSUED FOR PLANNING	JAF	10.07
A	Doors to sub station and refuse store amended	JAF	11.07

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REVISED PLAN

London Borough of Bromley
 5 DEC 2007

REVISED PLAN



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Project: RINGERS ROAD, BROMLEY Job No: 21095

Title: LEVEL -1 FLOOR PLAN

Scale: 1:250 @ A1

Date: September 2007

Drawing No: 20AP099

Drawn by: JAF

Checked by: SBC

Revision No: A

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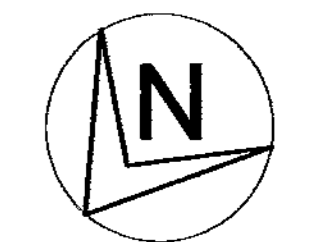
Rev	Des	By	Date
P	ISSUED FOR PLANNING	JAF	10.07.07

— SITE

REVISED PLAN

LONDON PLANNING
 - 5 DEC 2007

REVISED PLAN



PLANNING APPLICATION

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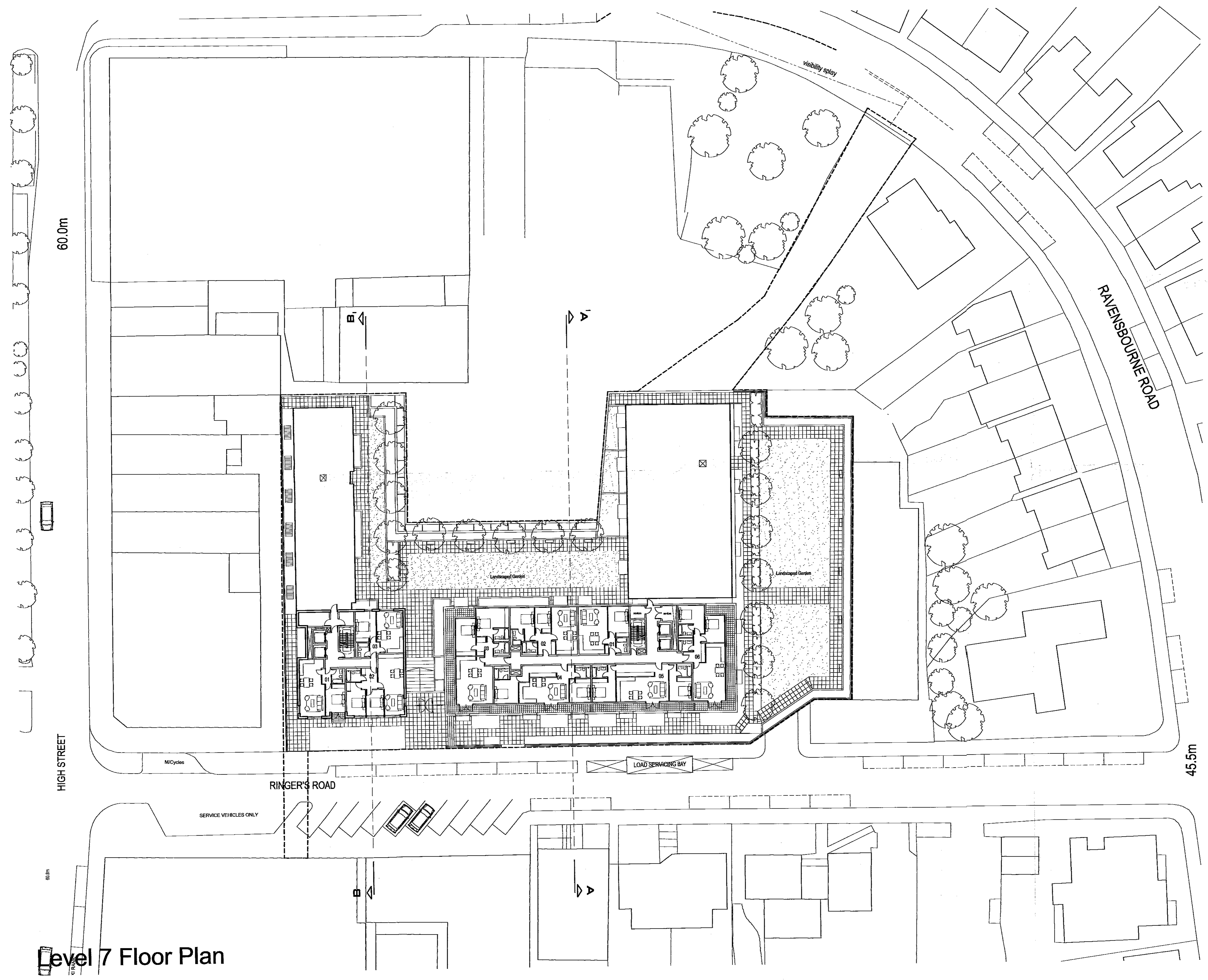
Rose Wharf, East Street
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Project: **RINGERS ROAD, BROMLEY** Job No: **21085**

Title: **LEVEL 7 FLOOR PLAN**
 Scale: **1/250 @ A1 1:500 @ A3** Drawn by: **JAF**
 Date: **September 2007** Checked by: **SBC**
 Drawing No: **20AP104** Revision No: **P**



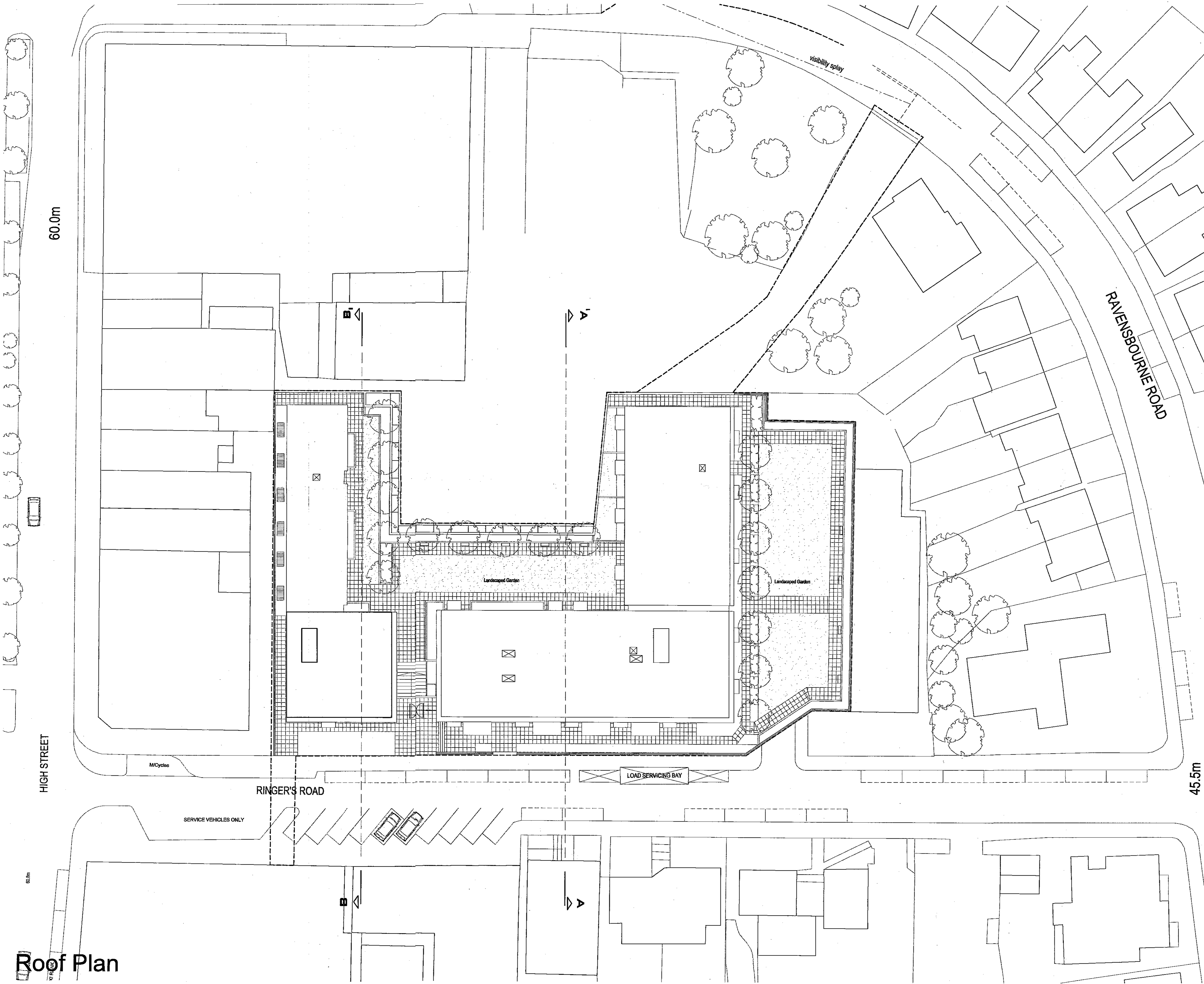
Level 7 Floor Plan

Notes
 Contractor must verify all dimensions on site before commencing any work or shop drawings.
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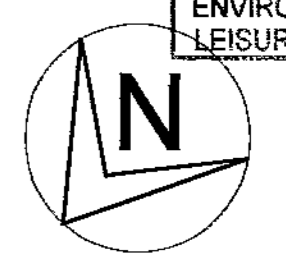
Revisions	By	Date	Ch
Rev	Dis		
P	ISSUED FOR PLANNING	JAF	10.07 SBC

----- SITE



07/03632

London Borough of Bromley
 09 OCT 2007
 ENVIRONMENT AND LEISURE SERVICES



PLANNING APPLICATION

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Project: RINGERS ROAD, BROMLEY Job No: 21095

Title: ROOF PLAN

Scale:	1/250 @ A1 1:500 @ A3	Drawn by:	JAF
Date:	September 2007	Checked by:	SBC
Drawing No:	20AP107	Revision No:	P

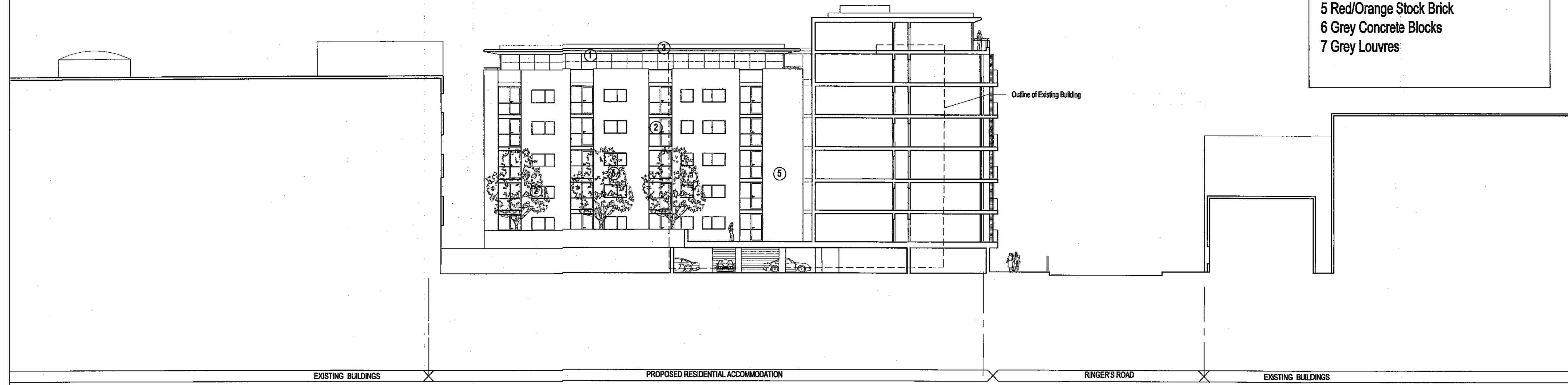
Roof Plan

Notes
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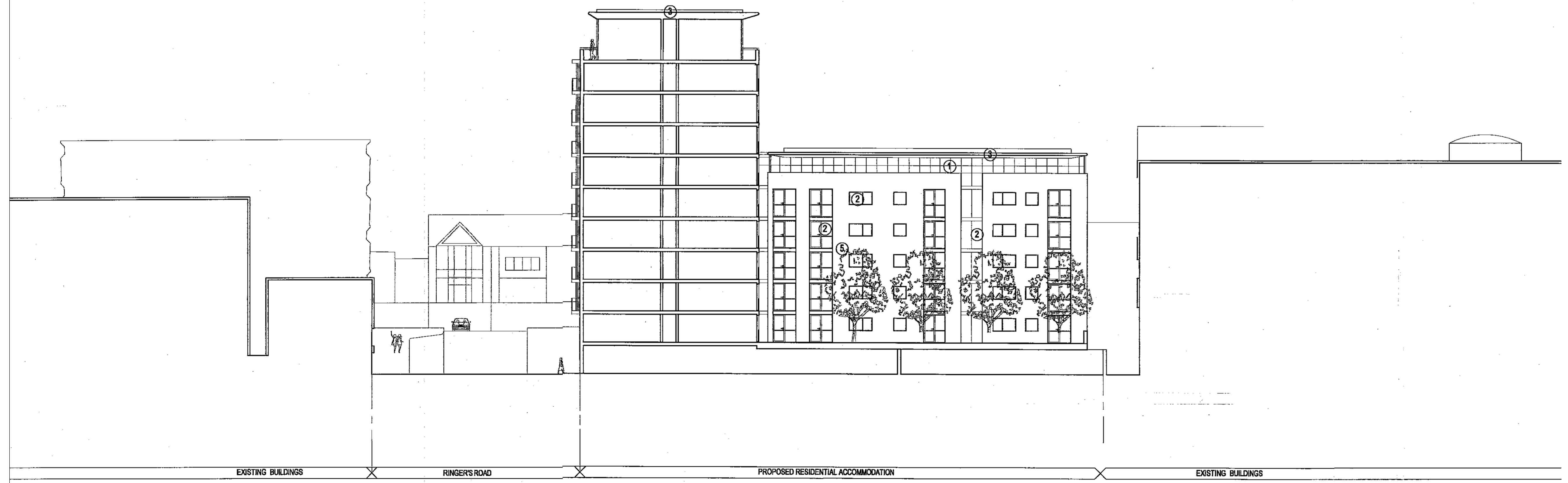
This drawing originates from the CAD file:

Rev	Date	By	Date	Ch
P	ISSUED FOR PLANNING	JAF	10/07	SBC

- MATERIALS**
- 1 Mixture of Clear and Opaque Glass
 - 2 Clear Glass
 - 3 Grey PPC Finished Aluminium
 - 4 Bronze PPC Finished Aluminium Panels
 - 5 Red/Orange Stock Brick
 - 6 Grey Concrete Blocks
 - 7 Grey Louvres



SECTION A-A



SECTION B-B

07/03632

London Borough
 of Bromley
 09 OCT 2007
 ENVIRONMENT AND
 LEISURE SERVICES

PLANNING APPLICATION

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Project:
 RINGERS ROAD, BROMLEY

Job No:
 21085

Title:
 PROPOSED SECTIONS
 A/A/B/B

Scale:
 1/200 @ A1

Date:
 September 2007

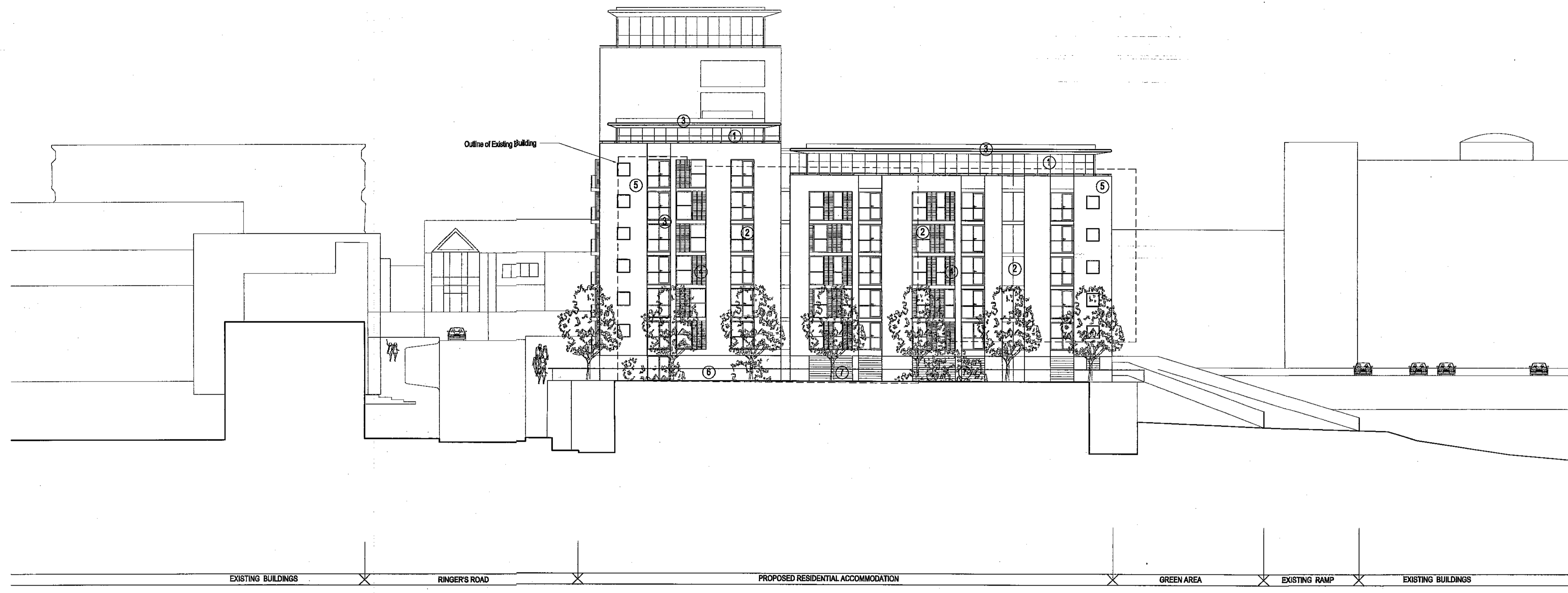
Drawing No:
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Drawn by:
 JAF

Checked by:
 SBC

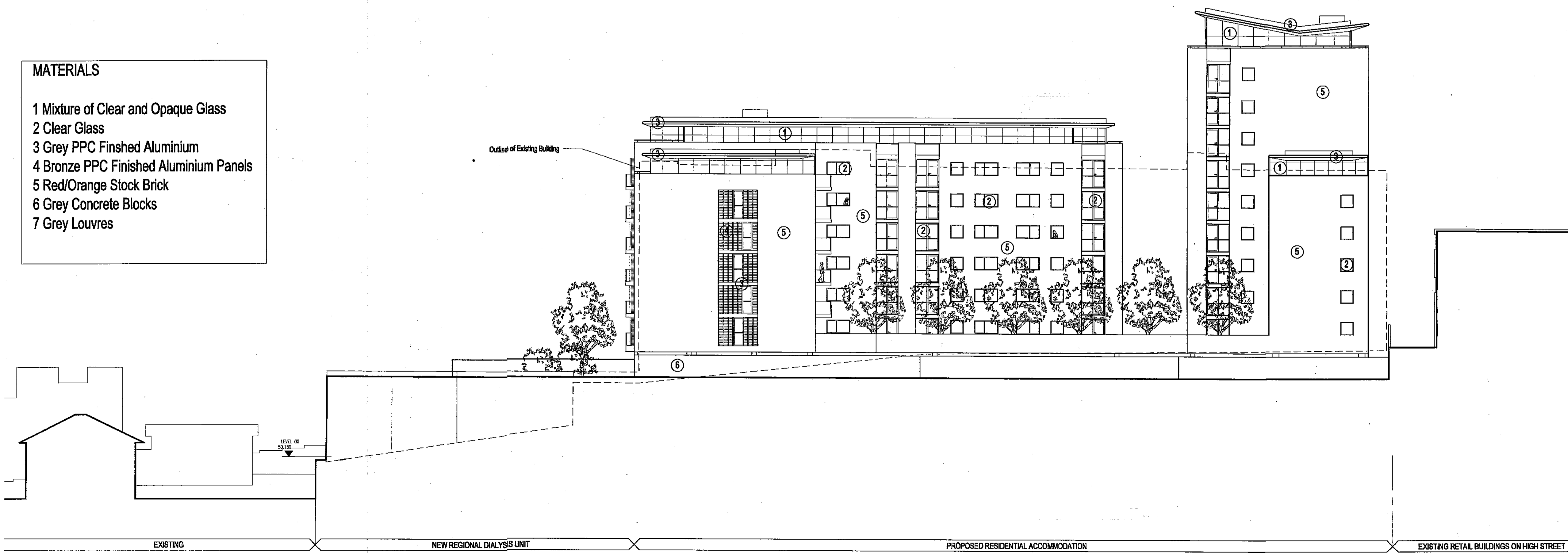
Revision No:
 P

NOTES
 Contractor must verify all dimensions on site before commencing any work or shop drawings.
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REVISIONS
 Rev Desc By Date Ch
 P ISSUED FOR PLANNING JAF 10.07 SBC



SOUTH WEST ELEVATION

- MATERIALS**
- 1 Mixture of Clear and Opaque Glass
 - 2 Clear Glass
 - 3 Grey PPC Finished Aluminium
 - 4 Bronze PPC Finished Aluminium Panels
 - 5 Red/Orange Stock Brick
 - 6 Grey Concrete Blocks
 - 7 Grey Louvres



SOUTH EAST ELEVATION

07/03030

London Borough of Bromley
 08 OCT 2007
 ENVIRONMENT AND LEISURE SERVICES

PLANNING APPLICATION

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Project: RINGERS ROAD, BROMLEY Job No: 21055

Title: SOUTH WEST & SOUTH EAST ELEVATION

Scale: 1/200 @ A1
 Date: September 2007
 Drawing No: 20AE101

Drawn by: JAF
 Checked by: SBC
 Revision No: P