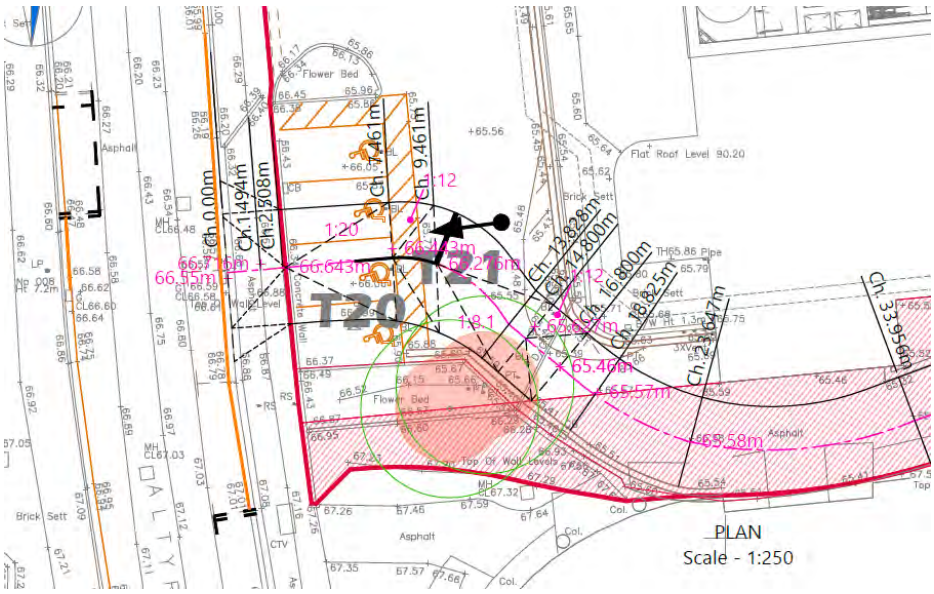


*Figure 56: access details in relation to the realigned crossover*

Car parking

8.177 Given the PTAL of this location, aligning with London Plan Policy T6 and SP8 of the Croydon Local Plan, a car free development is supported. The Croydon Local Plan states that there is an on-going climate emergency and active and sustainable travel, in order to reduce congestion and air pollution, will be encouraged in order to improve quality life and quality of place.

8.178 There will be a substantial decrease in car parking within the site given it would be car-free, with the exception of 13 blue badge spaces at basement level. The proposal aims to decrease the usage of vehicles to minimise its contribution to air pollution and to encourage sustainable modes of travel.

8.179 A public car parking survey was undertaken as part of the application which showed that the Hazledean Car Park was underutilised and that there were other public car parks in the CMC that had capacity and were better located. This complies with DM30 of the Croydon Local Plan.

8.180 Policy T6.1 of the London Plan requires disabled persons parking to be provided for new residential developments, ensuring as a minimum 3% of dwellings at least one designated disabled persons parking bay per dwelling is available from the outset. The proposed scheme would provide 3% blue badge, which equates to 13 parking bays. Further to comments received from the LBC Transport Officer, amended plans have been received to show suitable size and manoeuvring from these spaces. There is some (albeit relatively limited) space within the basement where current blue badge spaces avoid columns, and the less accessible cycle parking is located that could be repurposed for additional blue badge spaces if there was future demand. It is important to note that the 10% provision of 44 blue badge spaces could not be accommodated with the current layout. No objections have been raised by Transport for London or the LBC Transport Officer in this regard, so a condition is recommended to secure a car parking management plan.

8.181 Policy T6.1 of the London Plan 2021 states that all residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20% of the spaces should have active charging facilities, with passive provision for all remaining spaces. Such details are capable of being secured at the condition stage while the TS confirms that the applicant will achieve the standards set out in the London Plan.

Cycle parking

8.182 The proposed development would be dedicating the majority of the basement space to cycle parking, encouraging a more sustainable mode of travel. The minimum requirement, as set out in the London Plan, is for 734 long stay spaces and 13 short stay spaces. It is proposed that the development would provide 734 long stay spaces of which 38 would be adaptable spaces at a split of 5% adaptable, 20% Sheffield Stands, and 75% two tier stands. The nature and quantum of cycle parking is considered acceptable given the confines of the existing basement while offering an appropriate choice of storage for future residents.

8.183 During the course of the application amendments have been received in relation to the cycle parking layout in the basement area to relocate the adapted cycle storage closest to the cycle lifts, while increasing the door widths from 900mm to a minimum of 1200mm, allowing for better access. A cycle wash facility is provided with the basement area as well as a cycle WC/changing area which would actively promote cycle use; the applicant has confirmed that these facilities could also be available to the community use should there be demand.

8.184 Provision is made for a dedicated cycle lift sited adjacent to the main residential entrance on Altyre Road. This would provide access to the basement cycle parking for all residents, and they can then access all cores to get up to their homes via lift of stairs depending on where they live in the building. The cycle lift dimensions comply with the London Cycle Design Standards, and during the course of the application door widths have been increased to allow ease of use for cyclist pushing their bikes. While it is noted that some cyclists would have to pass through more than two doors to access some of the cycle storage areas these routes have been minimised where possible while working with the confines of the existing basement structure.

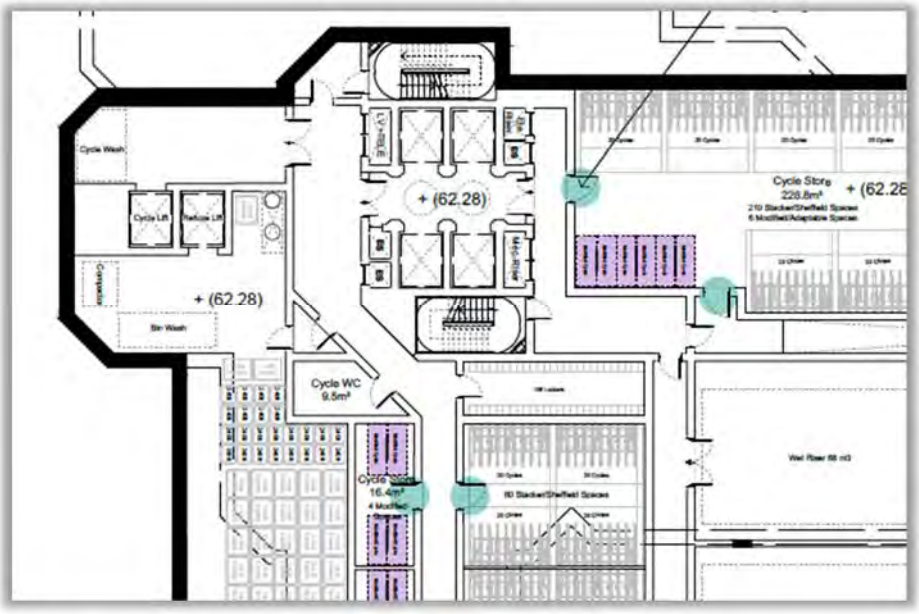


*Figure 57: basement plan of northeast corner showing dedicated cycle lift*

Waste

8.185 The applicant has submitted an Operational Waste Management Strategy. The applicant has estimated the weekly waste generation for the development and the number of containers required would fit within the waste stores. The metrics that have been used are in accordance with LBC's Waste and Recycling in Planning Policy Document. Each core would be served by refuse chutes which will be monitored and

managed by on site management. Given the height of the development and the Build to Rent nature (which is required by policy to have on-site management in place as opposed to market sale developments where there is no such requirement) this arrangement is considered acceptable by Officers. The refuse bins will be located within the basement area and will be brought up to ground level on the day of collection and collected from the servicing bay on Altyre road. Officers have sought amendments to increase the width of the doors to the refuse storage area at ground floor level and are now satisfied that the doors width would now allow convenient access on collection days.

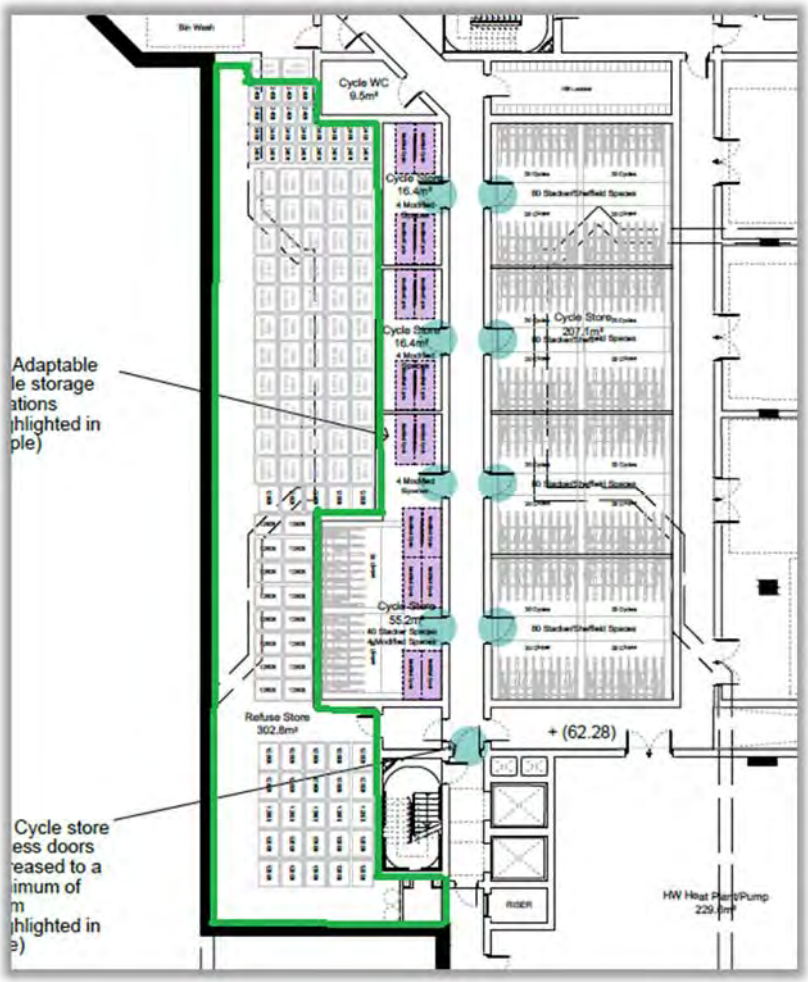


*Figure 58: bin store location within the basement (outlined in green)*

8.186 The collection area for the bins at ground floor level would be adjacent to the main residential entrance on Altyre Road. As the number of bins required for the non-residential areas are minimal and are spaces that are typically shared with residents, a combined space is considered appropriate in this instance given the build to rent nature of the proposal. The waste management plan would be conditioned upon any approval and would therefore be enforceable.

Delivery and servicing

8.187 An Outline Delivery and Servicing Plan (DSP) has been submitted as part of the application and forms part of the Transport Statement. Deliveries and servicing trips are proposed to take place via the servicing bay along Altyre Road with deliveries estimated to take no more than 20 minutes. A smaller service space has been provided within the basement level where a dedicated parking bay can be found. The TS identifies that estimated trips would amount to approximately 36 per day with many of those trips expected to be undertaken by motorcycle and/or via transit sized vehicles. Officers do not dispute the figures put forward by the applicant; these figures have been reviewed

by the LBC Transport Officer and TfL have advised that the figures are similar to other comparable sites within close proximity of the site. The scheme would be acceptable in this regard.

Construction logistics

8.188 Given the scale of the development, a tailored condition requiring the submission of a detailed CLP is recommended to ensure that the construction phase of development does not result in undue impacts upon the surrounding highway network and adjoining occupiers.

Mitigation

8.189 Sustainable travel is a key policy consideration within policies SP8, DM29 and DM30 of the Croydon Local Plan. Given that the development would be car-free (aside from blue badge spaces) and considering the nature of the development, increased walking, cycling and public transport use is expected. To mitigate against this and improve connections for all transport modes, improvements to the highway network immediately surrounding the site in line with the Council's future vision for the area are to be secured. This would be secured through a S.106 financial contribution of £491,700 and a S.278 highway works agreement. A contribution of £550,000 as requested by TfL, will also be secured via the S.106 legal agreement.

8.190 The applicant has agreed to provision of a car club bay on Hazledean Road where the current access to the car park is located. Membership for future residents of the scheme to a car cub operator for 3 years will be secured, as well as removing access for future residents to Controlled Parking Zone permits and season tickets for Council car parks.

Active Travel Zone (ATZ)

8.191 The applicant has identified some potential upgrades to the local highways network as part of their public benefits package to support the development. The improvements have been identified in 2 key routes between East Croydon and South Park Hill Park and west to east along Hazledean Road. The improvements that have been outlined within the application will be funded by the applicant through a S.278 agreement and wider legal agreement. Members raised at Planning Committee about the key linkage to Park Hill Park. Accordingly, officers have secured a sustainable transport contribution of £491,700, a portion of which can go towards improvements to the crossing over Barclay Road at the end of Altyre Road.

8.192 The applicant has agreed to fund resurfacing of the public footpath on all pavements around the site, the provision of the servicing bay on Altyre Road and re-routing of the pedestrian footpath around it into their site (secured through S.278 and S.38 agreement necessary), relocation of on-street parking bays including the car club bay, reinstatement of dropped kerbs and provision of new where necessary, as well as a sustainable transport contribution (in part towards the Barclay Road pedestrian crossing improvement works) and tree planting along Altyre Road (a minimum of 7 trees to a value of £7,840).

Travel Plan

8.193 In order to ensure that the identified modal shift is adequately supported, and barriers to uptake of more sustainable transport modes can be addressed, a Travel Plan and monitoring for five years along with a financial contribution to allow this is to be secured through the S.106 legal agreement.

**Environmental impact**

Air quality

8.194 The whole of Croydon Borough has been designated as an Air Quality Management Area and therefore a contribution is required towards local initiatives and projects in the air quality action plan which will improve air quality targets helping to improve air quality concentrations for existing and proposed sensitive receptors.

8.195 The Councils Environment Consultant has raised no objection to this aspect of the proposal subject to securing a contribution (£44,700) and the recommendations within the air quality assessment being followed. These can be secured by S.106 and condition.

Contamination

8.196 Croydon Local Plan policies DM24.1 to DM24.3 relate to land contamination and development proposals located on or near potentially contaminated sites. Such sites need to be subjected to assessments and any issues of contamination discovered should be addressed appropriately e.g. through conditions.

8.197 The majority of the site is covered by built form of a commercial nature and the proposal includes amenity areas that are effectively covered by existing built form. The applicant advises that a walk-over survey was undertaken on 18th October 2022 to assess current use, surface conditions and visually inspect any available evidence of contamination such as asbestos debris, staining or waste drums, tanks etc. Internally there was no evidence of any surface contamination or asbestos debris or staining on the lower ground floor. No waste drums or fuel or heating oil storage tanks were evident within the building. Externally in the under-croft parking area there was also no evidence of surface contamination. The entire perimeter of the building was inspected, and no waste drums were identified, and no fuel or heating oil storage tanks were evident. However, it would be prudent to require an intrusive site investigation, which can be secured by condition.

8.198 The applicant has undertaken a historic site review and research to establish whether there are any dangerous or hazardous sites within 500m of the site; no such uses have been identified. The Councils Environmental Specialists have been consulted regarding the application and have raised no in principal objections to the proposals. However, it would be prudent to require an intrusive site investigation, which can be secured by condition.

Flooding and drainage

8.199 The site is within Flood Zone 1 (low risk) and an area of surface water flood risk. The majority of the site has a low-level risk of surface water flooding.

8.200 The site-specific flood risk assessment indicates levels on the northern elevation on Hazledean Road vary between 65.17m AOD to the east falling to 63.70m AOD to the west. Levels on the southern elevation on Barclay Road vary between 69.13m AOD to the east falling to 68.03m AOD to the west. Levels on the eastern elevation on Addiscombe Grove fall from 9.13m AOD on Barclay Road to 65.17m AOD on Hazledean Road. Levels on the western elevation on Altyre Road fall from 68.03m AOD on Barclay Road to 63.70m AOD on Hazledean Road. Levels of the of the under-croft carpark vary between 62.85m AOD and 62.68m AOD. The carpark is accessible via ramped access points on Hazledean Road and Altyre Road.

8.201 The applicant states the ground conditions (revealed by the historic British Geological Survey borehole information of adjacent sites) display varying thickness of made ground overlying dense brown sands of varying thickness overlying varying thickness of London Clay. A borehole to the south of the site encountered a layer of dense brown clayey Thanet Sands below the London Clay some 14m below ground level overlying very

weak Chalk some 26.8m below ground level. According to the EA website, the site does not lie within a groundwater source protection zone. The nearest source protection area is approximately 1.7 km to the southwest. The existing site is approximately 6,647m2, where 5,873m2 is impermeable.

8.202 The applicant has demonstrated that the site is at an actual low level of surface water flooding due to underlying geology and the existing built environment. In terms of ground water, the site is not at risk from this source of flooding and no such events have been reported within the vicinity of the site. The Environment Agency were consulted regarding this proposal given its strategic nature but have advised that they do not feel that such consultation is necessary. The LPA have consulted with the Local Lead Flood Authority and initial concerns have been addressed following the receipt of amended documentation.

8.203 The applicant has provided a Flood Risk Assessment and Drainage Strategy. This document states that, Opportunity exists to provide betterment over the existing situation through the introduction of SuDS. The existing and proposed building footprints mostly occupy the entire site area meaning there is limited scope to introduce attenuation SuDS features such as ponds or swales. Additional constraints limiting attenuation SuDS features are the numerous trees and associated root protection zones located on the Altyre Road and Hazledean Road. All surface water from the proposed development will continue to be discharged to a public surface water sewer at a restricted rate of 2.0 l/sec. It is proposed that runoff from each part of the development will be afforded an element of treatment and flow attenuation prior to leaving the site. This will be achieved via a series of source control features such as green roofs and permeable paving secured through the landscaping masterplan. Underground attenuation storage tanks will also be provided under the landscaped areas and servicing layby to the west and pocket garden to the north of the development. It is proposed to attenuate surface water using a combination of green roofs, filter drains, pervious hardstanding and attenuation tank located between and adjacent to the external stair access from the courtyard to the basement.

8.204 The Lead Local Flood Authority have reviewed and assessed this information against the flooding hierarchy and raise no objection to this aspect of the scheme. Additionally, Thames Water have reviewed the information and raise no objection, but do recommend conditions and informatives, which are included within the recommendation.

Construction Impacts

8.205 A Construction Environmental Management Plan is to be secured by a condition, to ensure adequate control of noise, dust and pollution from construction and demolition activities, and to minimise highway impacts during the construction phase.

Light pollution

8.206 External lighting is proposed around the development, but a final scheme has not been developed. Whilst the principle of this is acceptable light from the proposed illuminations can cause a nuisance to local residents and as such further details indicating proposed light specifications, spread and lux levels is required, these details can be secured by condition.

Microclimate

8.207 Croydon Local Plan policy SP4.6 states that tall buildings will be required to minimise their environmental impacts. Paragraph 6.71 of the Croydon OAPF states that new buildings, in particular tall buildings, will need to demonstrate how they successfully mitigate impacts from microclimate conditions on new and existing amenity spaces. In particular, new tall buildings in the COA will need to show how their designs do not have

a negative impact on wind (downdrafts and wind tunnelling). This is endorsed in DM38.4 of the Croydon Local Plan and D9 of the London Plan 2021.

8.208 The applicant submitted a wind report (dated March 2023) in support of the application that assesses the impact of the proposal on nearby and surrounding land. This has been independently reviewed by the Councils Wind Consultant, GIA. As a result of amendments to the scheme, a revised wind report (dated September 2023) was received during the course of the planning application.

8.209 The original wind report identified that the majority of the site would have wind conditions suitable for the intended uses. However, there were concerns in regard to wind speeds to the northwestern side of the Towers (nodal point 41) which extended into Hazledean Road, as well as along the access ramp (nodal points 51 and 52) to the basement on the southern edge. These are marked in red text in Figure 59 below. Within the scheme itself, concerns were raised in regard to wind conditions on the 38th floor external amenity as shown below in Figure 60 (nodal point 67). There were also concerns with the number of test areas (nodes) and further information was requested.


*Figure 59: Wind speeds at ground level, prior to amendments*

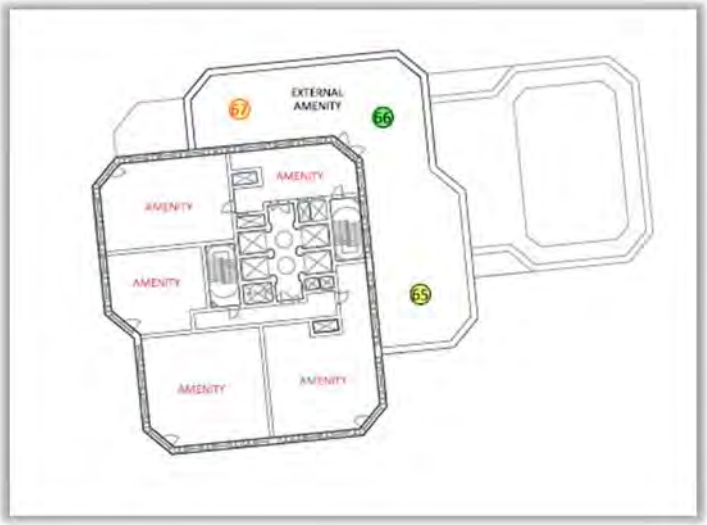


*Figure 60: Wind speeds on the 38th floor, prior to amendments*

8.210 During the course of the application officers worked alongside the applicant to improve wind conditions to ensure they were appropriate for their intended purpose. An amended wind report (dated September 2023) secured the following amendments:

- Further testing with the inclusion of additional nodal points;
- The re-siting of the mansion block 1.8m back from Altyre Road;
- The inclusion of a canopy to the community use entrance at the junction of Hazledean Road and Altyre Road;
- The inclusion of 2.5m by 2.6m 50% porous wind screens on the ground floor close to the north-western entrance as part of the overall landscaping scheme;
- Prohibiting pedestrians from entering the basement via the ramped access to the southern edge along Alyre Road and the provision of a dedicated cycle lift further north along Altyre Road; and
- The relocation of the roof top amenity space to the 33rd floor and the resitting of this area to the eastern side of the Towers and the introduction of a canopy and wind screen around the periphery of the roof top terrace.

8.211 As a result of the above amendments the areas of concern initially identified have been resolved and are now considered safe for occasional siting (with two exceptions identified in the next paragraph). All wind mitigation is provided through permanent and fixed structures and are capable of being secured through an appropriately worded planning condition. There are no soft landscaping features that are proposed as wind mitigation and therefore Officers have no concerns over the provision and retention of such mitigation features.

8.212 It is acknowledged that the wind conditions on the ramp remain unsafe for pedestrians (both uncomfortable during winter and wind speed marginally in exceedance of 15m/s at 15.1m/s) but the access to the basement is for vehicles only, and access for pedestrians have been designed out.

8.213 One further location where exceedances occur is at the corner of Barclay Road and Addiscombe Road, to the east immediately outside of Latitude Apartments (nodal point 89). This location is uncomfortable during winter and wind speed marginally in exceedance of 15m/s at 15.5m/s, so considered a minor exceedance. It is important to note that this exceedance occurs in the existing scenario (ie without the application scheme or cumulative) and is not made any worse by the proposal. It is likely that these wind conditions are caused by the massing of the Altitude 25 development.


*Figure 61: wind conditions on the corner of Barclay Road and Addiscombe Road post development of Croydon Park Hotel*

**Sustainable Design**

Carbon emissions

8.214 Policy SP6.3 requires new development to minimise carbon dioxide emissions and seeks high standards of design and construction in terms of sustainability in accordance with local and national carbon dioxide reduction targets. This requires new build residential development over 10 units to achieve the London Plan requirements or National Technical Standards (2015) for energy performance (whichever is higher). In line with the London Plan (2021), new dwellings in major development should be Zero Carbon with a minimum on-site reduction of at least 35% beyond Building Regulations Part L (2013), with any shortfall to be offset through a financial contribution. Policy also requires the development to incorporate a site wide communal heating system and to be enabled for district energy connection (where one is proposed).

8.215 A 75% carbon emission reduction would be achieved through the use of passive and energy efficiency measures, exceeding the 35% minimum required by the GLA. Air Source Heat Pumps working in tandem with PV panels would seek to provide 90% of the energy requirements for the residential element and 95% of the community space. The development would achieve a 75% reduction compared over Part L 2013. The remaining regulated CO2 emissions shortfall would be covered by a carbon offset payment (£315,164) which would be secured through the S.106 agreement along with a 'Be Seen' monitoring clause.

8.216 Sustainable design and construction measures have been designed in where feasible, including measures to address overheating within the homes. An overheating analysis has also been undertaken, with some mitigation measures proposed. These matters are to be secured by condition. In addition to the prevention of overheating, high energy efficiency and fabric performance, the dwellings will also have a water consumption limit of 110 litres/person/day using water efficiency fittings and secured by condition.

8.217 A whole-life cycle carbon assessment and circular economy statement has been provided to capture the developments carbon impact, demonstrating how waste will be minimised and which actions will be taken to reduce life-cycle carbon emissions, in accordance with Policy SI 2 and SI 7 of the London Plan (2021).

8.218 The GLA has commented that the whole life-cycle carbon assessment is in line with London Plan Policy SI2, assessing the embodied and operational carbon associated with the proposed development. It identifies the key building elements with the highest embodied carbon and recommends measures to reduce these carbon emissions in terms of the superstructure, substructure, external facade, internal finishes and building services which are then compared to GLA benchmarks. The WLC assessment is acceptable and in line with the GLA's guidance**.** The application complies with London Plan Policy SI 2. A condition should be secured requiring the applicant to submit a post-construction assessment to report on the development's actual WLC emissions.

8.219 London Plan (2021) Policy SI 7 seeks to reduce waste and support the circular economy by conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal. The applicant has submitted a Whole Life Cycle Assessment. which addresses the policy requirements of Policy S1 7 while Officers at the GLA have reviewed this information and concur with the applicants' findings. The proposed development would therefore comply with the aforementioned policies and an appropriately worded condition to ensure compliance is recommended.

8.220 The Council's Sustainable Development and Energy officer has reviewed the application and raised no concerns or objection subject to appropriate condition and legal obligations.

Archaeology

8.221 The application site is not located within an Archaeological Priority Area however given the sites proximity to archaeological finds and/or remains in the wider CMC English Heritage were consulted regarding this application. London Plan Policy H1 and Croydon Local Plan Policy DM18 concerns development proposals on Archaeological Sites. Historic England have reviewed all evidence available to them and have concluded that no further reports or investigations are required and indeed no planning conditions are considered necessary.

Telecommunications and aircraft

8.222 A TV and Radio signal impact assessment was submitted with the application to investigate the possibility of television and radio interference and to provide the baseline reception data to assist with any further studies. Accordingly, impacts to the reception of VHF (FM) radio, digital terrestrial television (also known as Freeview) and digital satellite television services (such as Freesat and Sky) have been assessed. The report concluded that the proposed development is not expected to impact the reception of digital terrestrial television (DTT – known as Freeview) services.

8.223 However, the report did identify that the proposal is likely to cause disruption to the reception of digital satellite television services (such as Freesat and Sky) in areas to the immediate northwest of the site. Additionally, the report concluded that, in similar areas, the use of tower cranes could also obscure satellite dish views of the southern skies, resulting in interference. The report goes on to state that if interference does occur, the repositioning of impacted satellite dishes to new locations without obscured line-of-sight views to the serving satellites would restore all services. If that is not possible, the use of DTT receiving equipment could offer any affected satellite television viewer an alternative source of most digital television broadcasts.

8.224 Overall, the development may cause minor interference to digital satellite television reception in highly localised areas around the application site which can likely be mitigated by antenna betterment and repositioned satellite dishes, to be secured by the s.106 agreement. The development is not expected to affect the reception of radio and phone reception.

8.225 Tall buildings also have the potential to pose hazards to aircraft, and for this reason aviation bodies within this region have been consulted. None have raised concerns, subject to conditions and informatives (which have been included) and the development is therefore considered acceptable in this regard.

Designing out crime

8.226 A number of comments are made (as summarised in the consultation section of this report), but no objection has been raised by the Designing out crime officer and they do suggest a ‘Secured by Design’ related condition. On this basis a condition is recommended to ensure that the final development secures secure by design accreditation.

Employment and training

8.227 Croydon Local Plan policy SP3.14 and the Planning policy including the adopted Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy-– Review 2017 sets out the Councils’ approach to delivering local employment for development proposal. The applicant has agreed to a contribution of £100,000 towards the construction phase, £6,770 for the operational phase and an employment and skills strategy.

Health

8.228 Policy DM16 of the Croydon Local Plan seeks to ensure promotion of healthy communities through the planning system. The proposal includes over 3,000sqm of communal and public amenity areas with generous areas of soft landscaping for outdoor sport and recreation with 0-4 and 5-11 year age groups catered for onsite with a financial contribution for over 12 play space off site. Access to amenity areas is bounded by staircases as opposed to lifts to promote active routes and choices while the scheme adheres to the FitWell 3 standard (research linking health and the built environment). The proposal promotes pedestrian and cycling infrastructure through dedicated cycle lifts and storage and encourages a 'green spine' linking East Croydon Train Station to Park Hill Park, by contributing the pedestrian crossing improvements on Barclay Road and funding of street trees, helping to improve air quality and making more sustainable transport modes more appealing, therefore promoting healthy communities. The response from Active Travel England was to refer to the comments of TfL; such comments are addressed above. The proposal has therefore been shown to accord with policies SP3 and DM16 of the Croydon Local Plan 2018.

EIA

8.229 An EIA Screening Opinion (22/04535/ENVS) was issued (11/11/2022) prior to the submission of the planning application. The development was not considered to require an EIA, taking account of its location, nature, scale and characteristics.

**Conclusions**

8.230 The amended scheme before you for consideration has been born out of multiple meetings and negotiations with the applicant team following on from advice from key stakeholders, including PRP and Planning Committee.

8.231 The development would not result in the loss of a protected use (hotel and car park). The 208sqm of community space (which has increased as a result of negotiations during the course of the application) is supported, with officers aware the developer has made contact with a wide variety of charity and local groups (evidenced by representations received) to ensure that the space is provided to meet the needs of a variety of possible end users.

8.232 The proposed development would introduce a significant amount of new housing, including affordable residential units, and in an area appropriate for a tall building. The proposed development would be well designed, provide active frontages delivering significant improvements to the public realm, regenerating a derelict and brownfield site within the Croydon Metropolitan Centre. There would be a good standard of accommodation for new residents. Wind conditions would be safeguarded with mitigation, to be secured by condition. With conditions and mitigation, the proposal would be sustainable and acceptable in terms of its impact on the highway network. Residual planning impacts would be adequately mitigated by the recommended s.106 obligations and planning conditions. Employment and training opportunities would be secured for residents of the Borough through the S.106 legal agreement.

8.233 There would be harm to the amenities of surrounding occupiers, particularly in relation to daylight and sunlight impacts to the flats within Harrington Court, Latitude and Longitude apartments which weighs against the scheme. There would also be some harm (less than substantial) to designated heritage assets as a result of the overall height of the Towers at 33 and 36 storey, but that harm is considered acceptable given the substantial public benefits being delivered by the scheme.

8.234 The public benefits of the scheme include:

- Regeneration of a derelict brownfield site in the OAPF
- Provision of 447 new homes (including 20% affordable, three-bedroom family and wheelchair accessible homes)
- 208sqm of community floorspace
- High quality design with active frontages and public art
- Public realm improvements (including pocket park, highway works and street tree planting)
- Contribution towards wider transport network improvements (particularly pedestrian and cyclist)
- Employment benefits from construction and operational phases

8.235 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

**APPENDIX 1: Drawing numbers**

- Location Plan 001 Rev P01
- Existing Site Plan 002 Rev P01
- Existing Basement Plan 010 Rev P01
- Existing Ground Floor Plan 011 Rev P01
- Existing Typical Level Plan 012 Rev P01
- Existing North Elevation 020 Rev P01
- Existing West Elevation 021 Rev P01
- Proposed Site Plan 003 Rev P02
- Proposed North Elevation 0250 Rev P02
- Proposed East Elevation 0251 Rev P02
- Proposed South Elevation 0252 Rev P02
- Proposed West Elevation 0253 Rev P02
- Proposed Section 0260 Rev P02
- Proposed Section 0261 Rev P02
- Proposed Section 0262 Rev P02
- Proposed Section 0263 Rev P02
- Proposed 1st-7th Floor Plan AP01 Rev P02
- Proposed 8th Floor Plan AP08 Rev P02

- Proposed 9th-32 Floor Plan AP09 Rev P02
- Proposed 33rd Floor Plan AP33 Rev P02
- Proposed 34th35th Floor Plan AP34 Rev P02
- Proposed Roof Plan APRF Rev P02
- Proposed Ground Floor Plan AP00 Rev 03
- Proposed Basement Plan AP0B Rev P05
- Proposed Option Servicing Layby and Rear Car Park Access Layout Signalised Ramp Option Sheets 1-8 Plan No SK011 Rev E

**APPENDIX 2: BRE 2022 Guidance**

Daylight to existing buildings

The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%), known as the “VSC test” or

- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “NSL test” (no sky line).

Sunlight to existing buildings

The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and
- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

If one of the above tests is met, the dwelling is not considered to be adversely affected.

Daylight to new buildings

The vertical sky component (see above) may be used to calculate daylight into new buildings.

For daylight provision in buildings, BS EN 17037 provides two methodologies. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane for at least half of the daylight hours in a typical year. One of the methodologies that can be used to interrogate this data is Spatial Daylight Autonomy (sDA).

The Spatial Daylight Autonomy (sDA) seeks to establish how often each point of a room's task area sees illuminance levels at or above a specific threshold. BS EN 17037 sets out minimum illuminance levels (300lx) that should be exceeded over 50% of the space for more than half of the daylight hours in the year. The National Annex suggest targets comparable with the previous recommendations for Average Daylight Factor (ADF). The targets considered relevant for this application are:

- 100 lux for bedrooms
- 150 lux for living rooms
- 200 lux for living/kitchen/diners, kitchens, and studios.

Paragraph C17 of the BRE states that *"Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design".*

Sunlight to new buildings

The BRE guidelines state that in general, a dwelling or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided that:

- At least one main window faces within 90 degrees of due south, and
- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.

Sunlight to gardens and outdoor spaces

The BRE guidelines look at the proportion of an amenity area that received at least 2 hours of sun on 21st March. For amenity to be considered well sunlight through the year, it stipulates that at least 50% of the space should enjoy these 2 hours of direct sunlight on 21st March.

# APPENDIX A.33 DETAILED RESULTS OF THE 'NO-BALCONIES' DSO ASSESSMENT

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **62 High Street** | | | | | | | | | | | | |
| First | W1 | Existing | 24.49 | 0.93 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 22.88 | | | | | | | | | |
| | W2 | Existing | 23.30 | 0.89 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 20.80 | | | | | | | | | |
| | W3 | Existing | 23.33 | 0.86 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 20.17 | | | | | | | | | |
| | W4 | Existing | 23.43 | 0.83 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 19.45 | | | | | | | | | |
| | W5 | Existing | 15.18 | 0.68 | NO | 242° | 20.00 | 0.65 | NO | 4.00 | 1.00 | YES |
| | | Proposed | 10.33 | | | | 13.00 | | | 4.00 | | |
| | W6 | Existing | 7.83 | 0.54 | NO | 242° | 15.00 | 0.80 | YES | 6.00 | 1.00 | YES |
| | | Proposed | 4.19 | | | | 12.00 | | | 6.00 | | |
| | W7 | Existing | 5.07 | 0.74 | NO | 242° | 15.00 | 0.93 | YES | 8.00 | 1.00 | YES |
| | | Proposed | 3.74 | | | | 14.00 | | | 8.00 | | |
| | W8 | Existing | 4.91 | 0.92 | YES | 242° | 17.00 | 1.00 | YES | 9.00 | 1.00 | YES |
| | | Proposed | 4.53 | | | | 17.00 | | | 9.00 | | |
| | W9 | Existing | 7.54 | 0.99 | YES | 242° | 26.00 | 1.00 | YES | 13.00 | 1.00 | YES |
| | | Proposed | 7.47 | | | | 26.00 | | | 13.00 | | |
| | W10 | Existing | 14.18 | 1.00 | YES | 242° | 38.00 | 1.00 | YES | 17.00 | 1.00 | YES |
| | | Proposed | 14.18 | | | | 38.00 | | | 17.00 | | |
| | W11 | Existing | 20.30 | 1.00 | YES | 242° | 46.00 | 1.00 | YES | 19.00 | 1.00 | YES |
| | | Proposed | 20.30 | | | | 46.00 | | | 19.00 | | |
| | W12 | Existing | 26.94 | 1.00 | YES | 152° | 64.00 | 1.00 | YES | 19.00 | 1.00 | YES |
| | | Proposed | 26.94 | | | | 64.00 | | | 19.00 | | |
| | W13 | Existing | 7.15 | 1.00 | YES | 152° | 17.00 | 1.00 | YES | 5.00 | 1.00 | YES |
| | | Proposed | 7.15 | | | | 17.00 | | | 5.00 | | |
| | W14 | Existing | 32.48 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 32.48 | | | | | | | | | |
| | W15 | Existing | 32.46 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 32.46 | | | | | | | | | |
| | W16 | Existing | 32.44 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 32.44 | | | | | | | | | |
| | W17 | Existing | 32.41 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 32.41 | | | | | | | | | |
| | W18 | Existing | 32.38 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 32.38 | | | | | | | | | |
| | W19 | Existing | 30.02 | 1.00 | YES | 16°N | | *North | *North | | *North | *North |
| | | Proposed | 30.02 | | | | | | | | | |
| Second | W1 | Existing | 28.09 | 0.94 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 26.27 | | | | | | | | | |
| | W2 | Existing | 27.27 | 0.90 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 24.47 | | | | | | | | | |
| | W3 | Existing | 27.33 | 0.87 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 23.79 | | | | | | | | | |
| | W4 | Existing | 27.50 | 0.84 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 23.04 | | | | | | | | | |
| | W5 | Existing | 16.57 | 0.69 | NO | 242° | 21.00 | 0.67 | NO | 3.00 | 1.00 | YES |
| | | Proposed | 11.36 | | | | 14.00 | | | 3.00 | | |
| | W6 | Existing | 8.83 | 0.56 | NO | 242° | 13.00 | 0.77 | YES | 4.00 | 1.00 | YES |
| | | Proposed | 4.95 | | | | 10.00 | | | 4.00 | | |
| | W7 | Existing | 5.73 | 0.76 | NO | 242° | 13.00 | 0.92 | YES | 6.00 | 1.00 | YES |
| | | Proposed | 4.33 | | | | 12.00 | | | 6.00 | | |
| | W8 | Existing | 5.53 | 0.92 | YES | 242° | 17.00 | 1.00 | YES | 9.00 | 1.00 | YES |
| | | Proposed | 5.10 | | | | 17.00 | | | 9.00 | | |
| | W9 | Existing | 8.13 | 0.99 | YES | 242° | 26.00 | 1.00 | YES | 13.00 | 1.00 | YES |
| | | Proposed | 8.05 | | | | 26.00 | | | 13.00 | | |
| | W10 | Existing | 14.76 | 1.00 | YES | 242° | 39.00 | 1.00 | YES | 18.00 | 1.00 | YES |
| | | Proposed | 14.76 | | | | 39.00 | | | 18.00 | | |
| | W11 | Existing | 20.98 | 1.00 | YES | 242° | 48.00 | 1.00 | YES | 21.00 | 1.00 | YES |
| | | Proposed | 20.98 | | | | 48.00 | | | 21.00 | | |
| | W12 | Existing | 33.41 | 1.00 | YES | 152° | 76.00 | 1.00 | YES | 27.00 | 1.00 | YES |
| | | Proposed | 33.41 | | | | 76.00 | | | 27.00 | | |
| | W13 | Existing | 10.31 | 1.00 | YES | 152° | 22.00 | 1.00 | YES | 10.00 | 1.00 | YES |
| | | Proposed | 10.31 | | | | 22.00 | | | 10.00 | | |
| | W14 | Existing | 22.66 | 1.00 | YES | 152° | 54.00 | 1.00 | YES | 23.00 | 1.00 | YES |
| | | Proposed | 22.66 | | | | 54.00 | | | 23.00 | | |
| | W15 | Existing | 20.79 | 1.00 | YES | 242° | 48.00 | 1.00 | YES | 21.00 | 1.00 | YES |
| | | Proposed | 20.79 | | | | 48.00 | | | 21.00 | | |
| | W16 | Existing | 24.24 | 1.00 | YES | 242° | 47.00 | 1.00 | YES | 16.00 | 1.00 | YES |
| | | Proposed | 24.24 | | | | 47.00 | | | 16.00 | | |
| | W17 | Existing | 23.29 | 1.00 | YES | 242° | 51.00 | 1.00 | YES | 21.00 | 1.00 | YES |
| | | Proposed | 23.29 | | | | 51.00 | | | 21.00 | | |
| | W18 | Existing | 35.59 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 35.59 | | | | | | | | | |
| | W19 | Existing | 35.57 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 35.57 | | | | | | | | | |
| | W20 | Existing | 35.55 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 35.55 | | | | | | | | | |
| | W21 | Existing | 35.53 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 35.53 | | | | | | | | | |
| | W22 | Existing | 35.48 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 35.48 | | | | | | | | | |
| | W23 | Existing | 35.42 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 35.42 | | | | | | | | | |
| | W24 | Existing | 35.37 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 35.37 | | | | | | | | | |
| | W25 | Existing | 35.33 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 35.33 | | | | | | | | | |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | W26 | Existing | 35.28 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 35.28 | | | | | | | | | |
| | W27 | Existing | 35.25 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 35.25 | | | | | | | | | |
| | W28 | Existing | 32.63 | 1.00 | YES | 16°N | | *North | *North | | *North | *North |
| | | Proposed | 32.63 | | | | | | | | | |
| Third | W1 | Existing | 31.53 | 0.94 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 29.58 | | | | | | | | | |
| | W35 | Existing | 15.30 | 1.00 | YES | 152° | 29.00 | 1.00 | YES | 5.00 | 1.00 | YES |
| | | Proposed | 15.30 | | | | 29.00 | | | 5.00 | | |
| | W36 | Existing | 37.00 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 37.00 | | | | | | | | | |
| | W37 | Existing | 36.63 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 36.63 | | | | | | | | | |
| | W38 | Existing | 34.49 | 1.00 | YES | 16°N | | *North | *North | | *North | *North |
| | | Proposed | 34.47 | | | | | | | | | |
| | W2 | Existing | 31.24 | 0.93 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 28.96 | | | | | | | | | |
| | W3 | Existing | 23.67 | 0.94 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 22.25 | | | | | | | | | |
| | W4 | Existing | 22.95 | 0.86 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 19.78 | | | | | | | | | |
| | W5 | Existing | 22.51 | 0.99 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 22.31 | | | | | | | | | |
| | W6 | Existing | 15.42 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 15.42 | | | | | | | | | |
| | W7 | Existing | 25.35 | 0.82 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 20.73 | | | | | | | | | |
| | W8 | Existing | 16.96 | 0.70 | NO | 242° | 19.00 | 0.63 | NO | 3.00 | 1.00 | YES |
| | | Proposed | 11.82 | | | | 12.00 | | | 3.00 | | |
| | W9 | Existing | 9.38 | 0.61 | NO | 242° | 14.00 | 0.79 | YES | 5.00 | 1.00 | YES |
| | | Proposed | 5.72 | | | | 11.00 | | | 5.00 | | |
| | W10 | Existing | 6.32 | 0.79 | NO | 242° | 13.00 | 0.92 | YES | 6.00 | 1.00 | YES |
| | | Proposed | 4.99 | | | | 12.00 | | | 6.00 | | |
| | W11 | Existing | 6.17 | 0.93 | YES | 242° | 15.00 | 1.00 | YES | 7.00 | 1.00 | YES |
| | | Proposed | 5.73 | | | | 15.00 | | | 7.00 | | |
| | W12 | Existing | 15.76 | 1.00 | YES | 242° | 38.00 | 1.00 | YES | 17.00 | 1.00 | YES |
| | | Proposed | 15.76 | | | | 38.00 | | | 17.00 | | |
| | W13 | Existing | 21.72 | 1.00 | YES | 242° | 46.00 | 1.00 | YES | 19.00 | 1.00 | YES |
| | | Proposed | 21.72 | | | | 46.00 | | | 19.00 | | |
| | W14 | Existing | 36.20 | 1.00 | YES | 152° | 78.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 36.20 | | | | 78.00 | | | 28.00 | | |
| | W15 | Existing | 20.71 | 1.00 | YES | 152° | 36.00 | 1.00 | YES | 13.00 | 1.00 | YES |
| | | Proposed | 20.71 | | | | 36.00 | | | 13.00 | | |
| | W16 | Existing | 29.24 | 1.00 | YES | 152° | 62.00 | 1.00 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 29.24 | | | | 62.00 | | | 25.00 | | |
| | W17 | Existing | 24.34 | 1.00 | YES | 152° | 56.00 | 1.00 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 24.34 | | | | 56.00 | | | 22.00 | | |
| | W18 | Existing | 23.07 | 1.00 | YES | 242° | 51.00 | 1.00 | YES | 21.00 | 1.00 | YES |
| | | Proposed | 23.07 | | | | 51.00 | | | 21.00 | | |
| | W19 | Existing | 26.97 | 1.00 | YES | 242° | 53.00 | 1.00 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 26.97 | | | | 53.00 | | | 22.00 | | |
| | W20 | Existing | 25.36 | 1.00 | YES | 242° | 53.00 | 1.00 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 25.36 | | | | 53.00 | | | 22.00 | | |
| | W21 | Existing | 37.24 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 37.24 | | | | | | | | | |
| | W22 | Existing | 14.85 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 14.85 | | | | | | | | | |
| | W23 | Existing | 20.16 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 20.16 | | | | | | | | | |
| | W24 | Existing | 29.45 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 29.45 | | | | | | | | | |
| | W25 | Existing | 20.59 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 20.59 | | | | | | | | | |
| | W26 | Existing | 19.99 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 19.99 | | | | | | | | | |
| | W27 | Existing | 29.24 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 29.24 | | | | | | | | | |
| | W28 | Existing | 20.55 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 20.55 | | | | | | | | | |
| | W29 | Existing | 15.16 | 1.00 | YES | 152° | 28.00 | 1.00 | YES | 5.00 | 1.00 | YES |
| | | Proposed | 15.16 | | | | 28.00 | | | 5.00 | | |
| | W30 | Existing | 37.20 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 37.20 | | | | | | | | | |
| | W31 | Existing | 37.17 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 37.17 | | | | | | | | | |
| | W32 | Existing | 21.36 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 21.36 | | | | | | | | | |
| | W33 | Existing | 29.19 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 29.19 | | | | | | | | | |
| | W34 | Existing | 21.72 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 21.72 | | | | | | | | | |
| Fourth | W1 | Existing | 33.86 | 0.94 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 31.70 | | | | | | | | | |
| | W35 | Existing | 17.01 | 1.00 | YES | 152° | 31.00 | 1.00 | YES | 5.00 | 1.00 | YES |
| | | Proposed | 17.01 | | | | 31.00 | | | 5.00 | | |
| | W36 | Existing | 37.88 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 37.88 | | | | | | | | | |
| | W37 | Existing | 37.87 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 37.87 | | | | | | | | | |
| | W38 | Existing | 35.78 | 1.00 | YES | 16°N | | *North | *North | | *North | *North |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | 35.74 | | | | | | | | | |
| | W2 | Existing | 33.71 | 0.93 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 31.22 | | | | | | | | | |
| | W3 | Existing | 22.80 | 0.88 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 20.12 | | | | | | | | | |
| | W4 | Existing | 24.69 | 0.98 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 24.30 | | | | | | | | | |
| | W5 | Existing | 25.43 | 0.94 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 23.94 | | | | | | | | | |
| | W6 | Existing | 15.13 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 15.13 | | | | | | | | | |
| | W7 | Existing | 33.85 | 0.87 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 29.49 | | | | | | | | | |
| | W8 | Existing | 15.25 | 0.70 | NO | 242° | 21.00 | 0.71 | NO | 5.00 | 1.00 | YES |
| | | Proposed | 10.65 | | | | 15.00 | | | 5.00 | | |
| | W9 | Existing | 10.17 | 0.76 | NO | 242° | 16.00 | 0.88 | YES | 6.00 | 1.00 | YES |
| | | Proposed | 7.72 | | | | 14.00 | | | 6.00 | | |
| | W10 | Existing | 9.16 | 0.87 | YES | 242° | 17.00 | 0.94 | YES | 7.00 | 1.00 | YES |
| | | Proposed | 7.95 | | | | 16.00 | | | 7.00 | | |
| | W11 | Existing | 10.25 | 0.95 | YES | 242° | 24.00 | 1.00 | YES | 11.00 | 1.00 | YES |
| | | Proposed | 9.76 | | | | 24.00 | | | 11.00 | | |
| | W12 | Existing | 21.03 | 1.00 | YES | 242° | 44.00 | 1.00 | YES | 19.00 | 1.00 | YES |
| | | Proposed | 20.99 | | | | 44.00 | | | 19.00 | | |
| | W13 | Existing | 27.50 | 1.00 | YES | 152° | 47.00 | 1.00 | YES | 15.00 | 1.00 | YES |
| | | Proposed | 27.50 | | | | 47.00 | | | 15.00 | | |
| | W14 | Existing | 28.80 | 1.00 | YES | 152° | 50.00 | 1.00 | YES | 21.00 | 1.00 | YES |
| | | Proposed | 28.80 | | | | 50.00 | | | 21.00 | | |
| | W15 | Existing | 35.09 | 1.00 | YES | 152° | 74.00 | 1.00 | YES | 26.00 | 1.00 | YES |
| | | Proposed | 35.09 | | | | 74.00 | | | 26.00 | | |
| | W16 | Existing | 28.72 | 1.00 | YES | 152° | 61.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 28.72 | | | | 61.00 | | | 24.00 | | |
| | W17 | Existing | 28.44 | 1.00 | YES | 242° | 51.00 | 1.00 | YES | 20.00 | 1.00 | YES |
| | | Proposed | 28.44 | | | | 51.00 | | | 20.00 | | |
| | W18 | Existing | 25.85 | 1.00 | YES | 242° | 51.00 | 1.00 | YES | 20.00 | 1.00 | YES |
| | | Proposed | 25.85 | | | | 51.00 | | | 20.00 | | |
| | W19 | Existing | 38.68 | 1.00 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 38.68 | | | | 82.00 | | | 28.00 | | |
| | W20 | Existing | 38.77 | 1.00 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 38.77 | | | | 82.00 | | | 28.00 | | |
| | W21 | Existing | 38.81 | 1.00 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 38.81 | | | | 82.00 | | | 28.00 | | |
| | W22 | Existing | 36.85 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 36.85 | | | | | | | | | |
| | W23 | Existing | 17.04 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 17.04 | | | | | | | | | |
| | W24 | Existing | 22.51 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 22.51 | | | | | | | | | |
| | W25 | Existing | 31.54 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 31.54 | | | | | | | | | |
| | W26 | Existing | 21.05 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 21.05 | | | | | | | | | |
| | W27 | Existing | 20.44 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 20.44 | | | | | | | | | |
| | W28 | Existing | 30.29 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 30.29 | | | | | | | | | |
| | W29 | Existing | 16.21 | 1.00 | YES | 152° | 30.00 | 1.00 | YES | 5.00 | 1.00 | YES |
| | | Proposed | 16.21 | | | | 30.00 | | | 5.00 | | |
| | W30 | Existing | 38.13 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 38.13 | | | | | | | | | |
| | W31 | Existing | 38.10 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 38.10 | | | | | | | | | |
| | W32 | Existing | 22.20 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 22.20 | | | | | | | | | |
| | W33 | Existing | 31.23 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 31.23 | | | | | | | | | |
| | W34 | Existing | 23.18 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 23.18 | | | | | | | | | |
| Fifth | W1 | Existing | 36.22 | 0.94 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 33.92 | | | | | | | | | |
| | W28 | Existing | 20.50 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 20.50 | | | | | | | | | |
| | W29 | Existing | 20.96 | 1.00 | YES | 152° | 39.00 | 1.00 | YES | 6.00 | 1.00 | YES |
| | | Proposed | 20.96 | | | | 39.00 | | | 6.00 | | |
| | W30 | Existing | 38.47 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 38.47 | | | | | | | | | |
| | W31 | Existing | 36.78 | 1.00 | YES | 16°N | | *North | *North | | *North | *North |
| | | Proposed | 36.73 | | | | | | | | | |
| | W2 | Existing | 25.97 | 0.89 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 23.21 | | | | | | | | | |
| | W3 | Existing | 28.01 | 0.98 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 27.40 | | | | | | | | | |
| | W4 | Existing | 36.18 | 0.90 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 32.65 | | | | | | | | | |
| | W5 | Existing | 36.25 | 0.89 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 32.40 | | | | | | | | | |
| | W6 | Existing | 36.36 | 0.88 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 32.11 | | | | | | | | | |
| | W7 | Existing | 16.69 | 0.74 | NO | 242° | 22.00 | 0.73 | NO | 5.00 | 1.00 | YES |
| | | Proposed | 12.40 | | | | 16.00 | | | 5.00 | | |
| | W8 | Existing | 11.44 | 0.81 | YES | 242° | 18.00 | 0.89 | YES | 6.00 | 1.00 | YES |
| | | Proposed | 9.31 | | | | 16.00 | | | 6.00 | | |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | W9 | Existing | 10.60 | 0.89 | YES | 242° | 18.00 | 0.94 | YES | 7.00 | 1.00 | YES |
| | | Proposed | 9.43 | | | | 17.00 | | | 7.00 | | |
| | W10 | Existing | 12.28 | 0.97 | YES | 242° | 26.00 | 1.00 | YES | 12.00 | 1.00 | YES |
| | | Proposed | 11.90 | | | | 26.00 | | | 12.00 | | |
| | W11 | Existing | 15.80 | 0.99 | YES | 242° | 32.00 | 1.00 | YES | 15.00 | 1.00 | YES |
| | | Proposed | 15.63 | | | | 32.00 | | | 15.00 | | |
| | W12 | Existing | 21.91 | 1.00 | YES | 242° | 43.00 | 1.00 | YES | 19.00 | 1.00 | YES |
| | | Proposed | 21.87 | | | | 43.00 | | | 19.00 | | |
| | W13 | Existing | 29.68 | 1.00 | YES | 152° | 50.00 | 1.00 | YES | 15.00 | 1.00 | YES |
| | | Proposed | 29.68 | | | | 50.00 | | | 15.00 | | |
| | W14 | Existing | 28.62 | 1.00 | YES | 152° | 55.00 | 1.00 | YES | 21.00 | 1.00 | YES |
| | | Proposed | 28.62 | | | | 55.00 | | | 21.00 | | |
| | W15 | Existing | 39.21 | 1.00 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.21 | | | | 82.00 | | | 28.00 | | |
| | W16 | Existing | 39.22 | 1.00 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.22 | | | | 82.00 | | | 28.00 | | |
| | W17 | Existing | 39.23 | 1.00 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.23 | | | | 82.00 | | | 28.00 | | |
| | W18 | Existing | 39.25 | 1.00 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.25 | | | | 82.00 | | | 28.00 | | |
| | W19 | Existing | 39.26 | 1.00 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.26 | | | | 82.00 | | | 28.00 | | |
| | W20 | Existing | 39.27 | 1.00 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.27 | | | | 82.00 | | | 28.00 | | |
| | W21 | Existing | 38.69 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 38.69 | | | | | | | | | |
| | W22 | Existing | 38.68 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 38.68 | | | | | | | | | |
| | W23 | Existing | 38.67 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 38.67 | | | | | | | | | |
| | W24 | Existing | 38.66 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 38.66 | | | | | | | | | |
| | W25 | Existing | 38.63 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 38.63 | | | | | | | | | |
| | W26 | Existing | 21.77 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 21.77 | | | | | | | | | |
| | W27 | Existing | 31.81 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 31.81 | | | | | | | | | |
| **66-70 High Street** | | | | | | | | | | | | |
| First | W1 | Existing | 22.63 | 0.68 | NO | 242° | 21.00 | 0.52 | NO | 1.00 | 1.00 | YES |
| | | Proposed | 15.40 | | | | 11.00 | | | 1.00 | | |
| | W2 | Existing | 25.47 | 0.71 | NO | 242° | 28.00 | 0.57 | NO | 3.00 | 1.00 | YES |
| | | Proposed | 18.06 | | | | 16.00 | | | 3.00 | | |
| | W3 | Existing | 28.94 | 0.69 | NO | 242° | 39.00 | 0.62 | NO | 4.00 | 0.25 | NO |
| | | Proposed | 20.07 | | | | 24.00 | | | 1.00 | | |
| | W4 | Existing | 31.59 | 0.69 | NO | 242° | 47.00 | 0.57 | YES | 7.00 | 0.29 | NO |
| | | Proposed | 21.77 | | | | 27.00 | | | 2.00 | | |
| | W5 | Existing | 33.26 | 0.69 | NO | 242° | 49.00 | 0.57 | YES | 8.00 | 0.00 | NO |
| | | Proposed | 23.06 | | | | 28.00 | | | 0.00 | | |
| | W6 | Existing | 34.05 | 0.70 | NO | 242° | 54.00 | 0.61 | YES | 13.00 | 0.23 | NO |
| | | Proposed | 23.92 | | | | 33.00 | | | 3.00 | | |
| | W7 | Existing | 36.39 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 36.35 | | | | | | | | | |
| | W8 | Existing | 36.15 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 36.12 | | | | | | | | | |
| Second | W1 | Existing | 25.46 | 0.69 | NO | 242° | 27.00 | 0.59 | NO | 2.00 | 0.50 | NO |
| | | Proposed | 17.65 | | | | 16.00 | | | 1.00 | | |
| | W2 | Existing | 28.73 | 0.70 | NO | 242° | 36.00 | 0.61 | NO | 3.00 | 1.00 | YES |
| | | Proposed | 20.23 | | | | 22.00 | | | 3.00 | | |
| | W3 | Existing | 32.31 | 0.69 | NO | 242° | 46.00 | 0.61 | YES | 6.00 | 0.17 | NO |
| | | Proposed | 22.24 | | | | 28.00 | | | 1.00 | | |
| | W4 | Existing | 34.68 | 0.68 | NO | 242° | 51.00 | 0.61 | YES | 10.00 | 0.30 | NO |
| | | Proposed | 23.61 | | | | 31.00 | | | 3.00 | | |
| | W5 | Existing | 35.95 | 0.69 | NO | 242° | 57.00 | 0.60 | YES | 16.00 | 0.25 | NO |
| | | Proposed | 24.72 | | | | 34.00 | | | 4.00 | | |
| | W6 | Existing | 36.49 | 0.70 | NO | 242° | 58.00 | 0.64 | YES | 17.00 | 0.29 | YES |
| | | Proposed | 25.54 | | | | 37.00 | | | 5.00 | | |
| | W7 | Existing | 38.39 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 38.36 | | | | | | | | | |
| | W8 | Existing | 38.27 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 38.23 | | | | | | | | | |
| Third | W1 | Existing | 29.23 | 0.70 | NO | 242° | 37.00 | 0.70 | YES | 4.00 | 0.50 | NO |
| | | Proposed | 20.40 | | | | 26.00 | | | 2.00 | | |
| | W2 | Existing | 32.58 | 0.69 | NO | 242° | 46.00 | 0.70 | YES | 6.00 | 0.50 | NO |
| | | Proposed | 22.60 | | | | 32.00 | | | 3.00 | | |
| | W3 | Existing | 35.59 | 0.67 | NO | 242° | 55.00 | 0.64 | YES | 14.00 | 0.21 | NO |
| | | Proposed | 23.97 | | | | 35.00 | | | 3.00 | | |
| | W4 | Existing | 37.27 | 0.67 | NO | 242° | 59.00 | 0.64 | YES | 18.00 | 0.33 | YES |
| | | Proposed | 25.12 | | | | 38.00 | | | 6.00 | | |
| | W5 | Existing | 37.99 | 0.69 | NO | 242° | 62.00 | 0.61 | YES | 21.00 | 0.24 | YES |
| | | Proposed | 26.13 | | | | 38.00 | | | 5.00 | | |
| | W6 | Existing | 38.26 | 0.70 | NO | 242° | 63.00 | 0.65 | YES | 22.00 | 0.32 | YES |
| | | Proposed | 26.88 | | | | 41.00 | | | 7.00 | | |
| | W7 | Existing | 39.07 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.04 | | | | | | | | | |
| | W8 | Existing | 39.03 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.01 | | | | | | | | | |
| Fourth | W1 | Existing | 36.32 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 36.32 | | | | | | | | | |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | W2 | Existing | 18.76 | 0.97 | YES | 152° | 49.00 | 0.96 | YES | 4.00 | 0.50 | YES |
| | | Proposed | 18.29 | | | | 47.00 | | | 2.00 | | |
| | W3 | Existing | 37.25 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 37.25 | | | | | | | | | |
| | W4 | Existing | 17.44 | 0.97 | YES | 152° | 45.00 | 0.96 | YES | 3.00 | 0.33 | YES |
| | | Proposed | 16.96 | | | | 43.00 | | | 1.00 | | |
| | W5 | Existing | 12.94 | 0.97 | YES | 152° | 30.00 | 0.97 | YES | 1.00 | 1.00 | YES |
| | | Proposed | 12.51 | | | | 29.00 | | | 1.00 | | |
| | W6 | Existing | 11.26 | 0.97 | YES | 152° | 25.00 | 0.96 | YES | 1.00 | 1.00 | YES |
| | | Proposed | 10.88 | | | | 24.00 | | | 1.00 | | |
| | W7 | Existing | 35.48 | 0.68 | NO | 242° | 56.00 | 0.70 | YES | 15.00 | 0.47 | YES |
| | | Proposed | 24.06 | | | | 39.00 | | | 7.00 | | |
| | W8 | Existing | 37.21 | 0.67 | NO | 242° | 62.00 | 0.66 | YES | 21.00 | 0.48 | YES |
| | | Proposed | 24.99 | | | | 41.00 | | | 10.00 | | |
| | W9 | Existing | 38.34 | 0.68 | NO | 242° | 65.00 | 0.68 | YES | 24.00 | 0.42 | YES |
| | | Proposed | 25.88 | | | | 44.00 | | | 10.00 | | |
| | W10 | Existing | 38.87 | 0.69 | NO | 242° | 65.00 | 0.71 | YES | 24.00 | 0.46 | YES |
| | | Proposed | 26.78 | | | | 46.00 | | | 11.00 | | |
| | W11 | Existing | 39.06 | 0.71 | YES | 242° | 65.00 | 0.71 | YES | 24.00 | 0.42 | YES |
| | | Proposed | 27.61 | | | | 46.00 | | | 10.00 | | |
| | W12 | Existing | 39.13 | 0.72 | YES | 242° | 65.00 | 0.72 | YES | 24.00 | 0.46 | YES |
| | | Proposed | 28.28 | | | | 47.00 | | | 11.00 | | |
| | W13 | Existing | 39.35 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.32 | | | | | | | | | |
| | W14 | Existing | 39.33 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.30 | | | | | | | | | |
| Fifth | W1 | Existing | 38.89 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 38.89 | | | | | | | | | |
| | W2 | Existing | 38.31 | 0.95 | YES | 152° | 82.00 | 0.94 | YES | 28.00 | 0.82 | YES |
| | | Proposed | 36.41 | | | | 77.00 | | | 23.00 | | |
| | W3 | Existing | 38.89 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 38.89 | | | | | | | | | |
| | W4 | Existing | 38.26 | 0.94 | YES | 152° | 82.00 | 0.94 | YES | 28.00 | 0.82 | YES |
| | | Proposed | 35.96 | | | | 77.00 | | | 23.00 | | |
| | W5 | Existing | 38.13 | 0.90 | YES | 152° | 82.00 | 0.88 | YES | 28.00 | 0.68 | YES |
| | | Proposed | 34.17 | | | | 72.00 | | | 19.00 | | |
| | W6 | Existing | 38.09 | 0.88 | YES | 152° | 82.00 | 0.87 | YES | 28.00 | 0.64 | YES |
| | | Proposed | 33.37 | | | | 71.00 | | | 18.00 | | |
| | W7 | Existing | 39.18 | 0.68 | NO | 242° | 65.00 | 0.72 | YES | 24.00 | 0.50 | YES |
| | | Proposed | 26.62 | | | | 47.00 | | | 12.00 | | |
| | W8 | Existing | 39.22 | 0.69 | YES | 242° | 65.00 | 0.75 | YES | 24.00 | 0.58 | YES |
| | | Proposed | 27.04 | | | | 49.00 | | | 14.00 | | |
| | W9 | Existing | 39.26 | 0.71 | YES | 242° | 65.00 | 0.72 | YES | 24.00 | 0.46 | YES |
| | | Proposed | 27.69 | | | | 47.00 | | | 11.00 | | |
| | W10 | Existing | 39.30 | 0.72 | YES | 242° | 65.00 | 0.75 | YES | 24.00 | 0.54 | YES |
| | | Proposed | 28.49 | | | | 49.00 | | | 13.00 | | |
| | W11 | Existing | 39.34 | 0.74 | YES | 242° | 65.00 | 0.77 | YES | 24.00 | 0.50 | YES |
| | | Proposed | 29.22 | | | | 50.00 | | | 12.00 | | |
| | W12 | Existing | 39.36 | 0.76 | YES | 242° | 65.00 | 0.77 | YES | 24.00 | 0.50 | YES |
| | | Proposed | 29.82 | | | | 50.00 | | | 12.00 | | |
| | W13 | Existing | 39.52 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.50 | | | | | | | | | |
| | W14 | Existing | 39.51 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.49 | | | | | | | | | |
| Sixth | W1 | Existing | 39.20 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.20 | | | | | | | | | |
| | W2 | Existing | 38.84 | 0.96 | YES | 152° | 82.00 | 0.95 | YES | 28.00 | 0.86 | YES |
| | | Proposed | 37.19 | | | | 78.00 | | | 24.00 | | |
| | W3 | Existing | 39.20 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.20 | | | | | | | | | |
| | W4 | Existing | 38.82 | 0.95 | YES | 152° | 82.00 | 0.95 | YES | 28.00 | 0.86 | YES |
| | | Proposed | 36.81 | | | | 78.00 | | | 24.00 | | |
| | W5 | Existing | 38.78 | 0.91 | YES | 152° | 82.00 | 0.90 | YES | 28.00 | 0.71 | YES |
| | | Proposed | 35.27 | | | | 74.00 | | | 20.00 | | |
| | W6 | Existing | 38.77 | 0.89 | YES | 152° | 82.00 | 0.90 | YES | 28.00 | 0.71 | YES |
| | | Proposed | 34.56 | | | | 74.00 | | | 20.00 | | |
| | W7 | Existing | 39.46 | 0.73 | YES | 242° | 65.00 | 0.83 | YES | 24.00 | 0.58 | YES |
| | | Proposed | 28.72 | | | | 54.00 | | | 14.00 | | |
| | W8 | Existing | 39.47 | 0.74 | YES | 242° | 65.00 | 0.83 | YES | 24.00 | 0.63 | YES |
| | | Proposed | 29.10 | | | | 54.00 | | | 15.00 | | |
| | W9 | Existing | 39.49 | 0.75 | YES | 242° | 65.00 | 0.78 | YES | 24.00 | 0.50 | YES |
| | | Proposed | 29.69 | | | | 51.00 | | | 12.00 | | |
| | W10 | Existing | 39.51 | 0.77 | YES | 242° | 65.00 | 0.80 | YES | 24.00 | 0.54 | YES |
| | | Proposed | 30.38 | | | | 52.00 | | | 13.00 | | |
| | W11 | Existing | 39.52 | 0.78 | YES | 242° | 65.00 | 0.82 | YES | 24.00 | 0.58 | YES |
| | | Proposed | 31.00 | | | | 53.00 | | | 14.00 | | |
| | W12 | Existing | 39.53 | 0.80 | YES | 242° | 65.00 | 0.82 | YES | 24.00 | 0.54 | YES |
| | | Proposed | 31.51 | | | | 53.00 | | | 13.00 | | |
| | W13 | Existing | 39.61 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.59 | | | | | | | | | |
| | W14 | Existing | 39.60 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.59 | | | | | | | | | |
| Seventh | W1 | Existing | 39.31 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.31 | | | | | | | | | |
| | W2 | Existing | 39.15 | 0.97 | YES | 152° | 82.00 | 0.96 | YES | 28.00 | 0.89 | YES |
| | | Proposed | 37.81 | | | | 79.00 | | | 25.00 | | |
| | W3 | Existing | 39.31 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.31 | | | | | | | | | |
| | W4 | Existing | 39.14 | 0.96 | YES | 152° | 82.00 | 0.96 | YES | 28.00 | 0.89 | YES |
| | | Proposed | 37.52 | | | | 79.00 | | | 25.00 | | |
| | W5 | Existing | 39.13 | 0.93 | YES | 152° | 82.00 | 0.93 | YES | 28.00 | 0.79 | YES |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | 36.28 | | | | 76.00 | | | 22.00 | | |
| | W6 | Existing | 39.13 | 0.91 | YES | 152° | 82.00 | 0.93 | YES | 28.00 | 0.79 | YES |
| | | Proposed | 35.69 | | | | 76.00 | | | 22.00 | | |
| | W7 | Existing | 39.54 | 0.78 | YES | 242° | 65.00 | 0.88 | YES | 24.00 | 0.71 | YES |
| | | Proposed | 31.00 | | | | 57.00 | | | 17.00 | | |
| | W8 | Existing | 39.55 | 0.79 | YES | 242° | 65.00 | 0.89 | YES | 24.00 | 0.75 | YES |
| | | Proposed | 31.32 | | | | 58.00 | | | 18.00 | | |
| | W9 | Existing | 39.56 | 0.80 | YES | 242° | 65.00 | 0.88 | YES | 24.00 | 0.71 | YES |
| | | Proposed | 31.84 | | | | 57.00 | | | 17.00 | | |
| | W10 | Existing | 39.57 | 0.82 | YES | 242° | 65.00 | 0.89 | YES | 24.00 | 0.75 | YES |
| | | Proposed | 32.40 | | | | 58.00 | | | 18.00 | | |
| | W11 | Existing | 39.57 | 0.83 | YES | 242° | 65.00 | 0.86 | YES | 24.00 | 0.67 | YES |
| | | Proposed | 32.92 | | | | 56.00 | | | 16.00 | | |
| | W12 | Existing | 39.58 | 0.84 | YES | 242° | 65.00 | 0.86 | YES | 24.00 | 0.67 | YES |
| | | Proposed | 33.33 | | | | 56.00 | | | 16.00 | | |
| | W13 | Existing | 39.62 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.61 | | | | | | | | | |
| | W14 | Existing | 39.62 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.61 | | | | | | | | | |
| Eighth | W1 | Existing | 39.37 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.37 | | | | | | | | | |
| | W2 | Existing | 39.40 | 0.97 | YES | 152° | 82.00 | 0.98 | YES | 28.00 | 0.93 | YES |
| | | Proposed | 38.40 | | | | 80.00 | | | 26.00 | | |
| | W3 | Existing | 39.37 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.37 | | | | | | | | | |
| | W4 | Existing | 39.41 | 0.97 | YES | 152° | 82.00 | 0.98 | YES | 28.00 | 0.93 | YES |
| | | Proposed | 38.18 | | | | 80.00 | | | 26.00 | | |
| | W5 | Existing | 39.42 | 0.95 | YES | 152° | 82.00 | 0.96 | YES | 28.00 | 0.89 | YES |
| | | Proposed | 37.27 | | | | 79.00 | | | 25.00 | | |
| | W6 | Existing | 39.42 | 0.93 | YES | 152° | 82.00 | 0.95 | YES | 28.00 | 0.86 | YES |
| | | Proposed | 36.82 | | | | 78.00 | | | 24.00 | | |
| | W7 | Existing | 39.60 | 0.84 | YES | 242° | 65.00 | 0.91 | YES | 24.00 | 0.75 | YES |
| | | Proposed | 33.36 | | | | 59.00 | | | 18.00 | | |
| | W8 | Existing | 39.60 | 0.85 | YES | 242° | 65.00 | 0.92 | YES | 24.00 | 0.79 | YES |
| | | Proposed | 33.62 | | | | 60.00 | | | 19.00 | | |
| | W9 | Existing | 39.60 | 0.86 | YES | 242° | 65.00 | 0.91 | YES | 24.00 | 0.75 | YES |
| | | Proposed | 34.05 | | | | 59.00 | | | 18.00 | | |
| | W10 | Existing | 39.61 | 0.87 | YES | 242° | 65.00 | 0.91 | YES | 24.00 | 0.75 | YES |
| | | Proposed | 34.49 | | | | 59.00 | | | 18.00 | | |
| | W11 | Existing | 39.61 | 0.88 | YES | 242° | 65.00 | 0.91 | YES | 24.00 | 0.75 | YES |
| | | Proposed | 34.87 | | | | 59.00 | | | 18.00 | | |
| | W12 | Existing | 39.61 | 0.89 | YES | 242° | 65.00 | 0.89 | YES | 24.00 | 0.71 | YES |
| | | Proposed | 35.18 | | | | 58.00 | | | 17.00 | | |
| | W13 | Existing | 39.62 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.61 | | | | | | | | | |
| | W14 | Existing | 39.62 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.61 | | | | | | | | | |
| Ninth | W1 | Existing | 39.43 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.43 | | | | | | | | | |
| | W2 | Existing | 39.53 | 0.98 | YES | 152° | 82.00 | 0.99 | YES | 28.00 | 0.96 | YES |
| | | Proposed | 38.84 | | | | 81.00 | | | 27.00 | | |
| | W3 | Existing | 39.43 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.43 | | | | | | | | | |
| | W4 | Existing | 39.53 | 0.98 | YES | 152° | 82.00 | 0.99 | YES | 28.00 | 0.96 | YES |
| | | Proposed | 38.69 | | | | 81.00 | | | 27.00 | | |
| | W5 | Existing | 39.55 | 0.96 | YES | 152° | 82.00 | 0.98 | YES | 28.00 | 0.93 | YES |
| | | Proposed | 38.09 | | | | 80.00 | | | 26.00 | | |
| | W6 | Existing | 39.55 | 0.96 | YES | 152° | 82.00 | 0.98 | YES | 28.00 | 0.93 | YES |
| | | Proposed | 37.79 | | | | 80.00 | | | 26.00 | | |
| | W7 | Existing | 39.62 | 0.90 | YES | 242° | 65.00 | 0.94 | YES | 24.00 | 0.83 | YES |
| | | Proposed | 35.66 | | | | 61.00 | | | 20.00 | | |
| | W8 | Existing | 39.62 | 0.90 | YES | 242° | 65.00 | 0.95 | YES | 24.00 | 0.88 | YES |
| | | Proposed | 35.85 | | | | 62.00 | | | 21.00 | | |
| | W9 | Existing | 39.62 | 0.91 | YES | 242° | 65.00 | 0.94 | YES | 24.00 | 0.83 | YES |
| | | Proposed | 36.18 | | | | 61.00 | | | 20.00 | | |
| | W10 | Existing | 39.62 | 0.92 | YES | 242° | 65.00 | 0.95 | YES | 24.00 | 0.88 | YES |
| | | Proposed | 36.49 | | | | 62.00 | | | 21.00 | | |
| | W11 | Existing | 39.62 | 0.93 | YES | 242° | 65.00 | 0.95 | YES | 24.00 | 0.88 | YES |
| | | Proposed | 36.76 | | | | 62.00 | | | 21.00 | | |
| | W12 | Existing | 39.62 | 0.93 | YES | 242° | 65.00 | 0.95 | YES | 24.00 | 0.88 | YES |
| | | Proposed | 36.96 | | | | 62.00 | | | 21.00 | | |
| | W13 | Existing | 39.62 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.61 | | | | | | | | | |
| | W14 | Existing | 39.62 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.62 | | | | | | | | | |
| Tenth | W1 | Existing | 39.49 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.49 | | | | | | | | | |
| | W2 | Existing | 39.56 | 0.99 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.16 | | | | 82.00 | | | 28.00 | | |
| | W3 | Existing | 39.49 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.49 | | | | | | | | | |
| | W4 | Existing | 39.56 | 0.99 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.09 | | | | 82.00 | | | 28.00 | | |
| | W5 | Existing | 39.57 | 0.98 | YES | 152° | 82.00 | 0.99 | YES | 28.00 | 0.96 | YES |
| | | Proposed | 38.77 | | | | 81.00 | | | 27.00 | | |
| | W6 | Existing | 39.57 | 0.98 | YES | 152° | 82.00 | 0.99 | YES | 28.00 | 0.96 | YES |
| | | Proposed | 38.61 | | | | 81.00 | | | 27.00 | | |
| | W7 | Existing | 39.62 | 0.95 | YES | 242° | 65.00 | 0.98 | YES | 24.00 | 0.96 | YES |
| | | Proposed | 37.76 | | | | 64.00 | | | 23.00 | | |
| | W8 | Existing | 39.62 | 0.96 | YES | 242° | 65.00 | 0.98 | YES | 24.00 | 0.96 | YES |
| | | Proposed | 37.90 | | | | 64.00 | | | 23.00 | | |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | W9 | Existing | 39.62 | 0.96 | YES | 242° | 65.00 | 0.98 | YES | 24.00 | 0.96 | YES |
| | | Proposed | 38.11 | | | | 64.00 | | | 23.00 | | |
| | W10 | Existing | 39.62 | 0.97 | YES | 242° | 65.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 38.32 | | | | 65.00 | | | 24.00 | | |
| | W11 | Existing | 39.62 | 0.97 | YES | 242° | 65.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 38.47 | | | | 65.00 | | | 24.00 | | |
| | W12 | Existing | 39.62 | 0.97 | YES | 242° | 65.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 38.57 | | | | 65.00 | | | 24.00 | | |
| | W13 | Existing | 39.62 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.62 | | | | | | | | | |
| | W14 | Existing | 39.62 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.62 | | | | | | | | | |
| Eleventh | W1 | Existing | 39.55 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.55 | | | | | | | | | |
| | W2 | Existing | 39.58 | 1.00 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.39 | | | | 82.00 | | | 28.00 | | |
| | W3 | Existing | 39.55 | 1.00 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 39.55 | | | | | | | | | |
| | W4 | Existing | 39.59 | 0.99 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.35 | | | | 82.00 | | | 28.00 | | |
| | W5 | Existing | 39.59 | 0.99 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.20 | | | | 82.00 | | | 28.00 | | |
| | W6 | Existing | 39.59 | 0.99 | YES | 152° | 82.00 | 1.00 | YES | 28.00 | 1.00 | YES |
| | | Proposed | 39.12 | | | | 82.00 | | | 28.00 | | |
| | W7 | Existing | 39.62 | 0.98 | YES | 242° | 65.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 38.81 | | | | 65.00 | | | 24.00 | | |
| | W8 | Existing | 39.62 | 0.98 | YES | 242° | 65.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 38.88 | | | | 65.00 | | | 24.00 | | |
| | W9 | Existing | 39.62 | 0.98 | YES | 242° | 65.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 38.99 | | | | 65.00 | | | 24.00 | | |
| | W10 | Existing | 39.62 | 0.99 | YES | 242° | 65.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 39.10 | | | | 65.00 | | | 24.00 | | |
| | W11 | Existing | 39.62 | 0.99 | YES | 242° | 65.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 39.17 | | | | 65.00 | | | 24.00 | | |
| | W12 | Existing | 39.62 | 0.99 | YES | 242° | 65.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 39.22 | | | | 65.00 | | | 24.00 | | |
| | W13 | Existing | 39.62 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.62 | | | | | | | | | |
| | W14 | Existing | 39.62 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 39.62 | | | | | | | | | |
| **Henry House** | | | | | | | | | | | | |
| Ground | W1 | Existing | 23.26 | 0.64 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 14.96 | | | | | | | | | |
| | W2 | Existing | 23.41 | 0.62 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 14.55 | | | | | | | | | |
| | W3 | Existing | 24.00 | 0.60 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 14.36 | | | | | | | | | |
| First | W1 | Existing | 24.49 | 0.72 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 17.59 | | | | | | | | | |
| | W2 | Existing | 25.23 | 0.67 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 16.93 | | | | | | | | | |
| | W3 | Existing | 26.39 | 0.64 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 16.91 | | | | | | | | | |
| | W4 | Existing | 27.19 | 0.60 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 16.37 | | | | | | | | | |
| | W5 | Existing | 27.82 | 0.58 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 16.07 | | | | | | | | | |
| Second | W1 | Existing | 27.73 | 0.73 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 20.11 | | | | | | | | | |
| | W2 | Existing | 28.49 | 0.67 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 19.23 | | | | | | | | | |
| | W3 | Existing | 30.00 | 0.63 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 18.96 | | | | | | | | | |
| | W4 | Existing | 30.37 | 0.61 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 18.43 | | | | | | | | | |
| | W5 | Existing | 31.01 | 0.58 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 17.96 | | | | | | | | | |
| Third | W1 | Existing | 30.87 | 0.74 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.87 | | | | | | | | | |
| | W2 | Existing | 31.45 | 0.69 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 21.72 | | | | | | | | | |
| | W3 | Existing | 32.51 | 0.65 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 21.21 | | | | | | | | | |
| | W4 | Existing | 33.38 | 0.61 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 20.21 | | | | | | | | | |
| | W5 | Existing | 33.91 | 0.58 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 19.51 | | | | | | | | | |
| Fourth | W1 | Existing | 33.52 | 0.77 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.67 | | | | | | | | | |
| | W2 | Existing | 33.84 | 0.72 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.28 | | | | | | | | | |
| | W3 | Existing | 34.73 | 0.67 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 23.22 | | | | | | | | | |
| | W4 | Existing | 34.99 | 0.64 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.45 | | | | | | | | | |
| | W5 | Existing | 35.37 | 0.61 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 21.52 | | | | | | | | | |
| Fifth | W1 | Existing | 35.79 | 0.79 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.38 | | | | | | | | | |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | W2 | Existing | 35.83 | 0.75 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.84 | | | | | | | | | |
| | W3 | Existing | 36.12 | 0.71 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.73 | | | | | | | | | |
| | W4 | Existing | 36.42 | 0.66 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.13 | | | | | | | | | |
| | W5 | Existing | 36.61 | 0.63 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.93 | | | | | | | | | |
| Sixth | W1 | Existing | 36.85 | 0.82 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 30.16 | | | | | | | | | |
| | W2 | Existing | 36.91 | 0.78 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.76 | | | | | | | | | |
| | W3 | Existing | 37.05 | 0.73 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.21 | | | | | | | | | |
| | W4 | Existing | 37.09 | 0.71 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.30 | | | | | | | | | |
| | W5 | Existing | 37.22 | 0.67 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.07 | | | | | | | | | |
| Seventh | W1 | Existing | 37.29 | 0.85 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 31.53 | | | | | | | | | |
| | W2 | Existing | 37.34 | 0.81 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 30.22 | | | | | | | | | |
| | W3 | Existing | 37.41 | 0.78 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.10 | | | | | | | | | |
| | W4 | Existing | 37.53 | 0.73 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.57 | | | | | | | | | |
| | W5 | Existing | 37.63 | 0.70 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.40 | | | | | | | | | |
| Eighth | W1 | Existing | 37.66 | 0.87 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 32.93 | | | | | | | | | |
| | W2 | Existing | 37.71 | 0.84 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 31.77 | | | | | | | | | |
| | W3 | Existing | 37.80 | 0.81 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 30.51 | | | | | | | | | |
| | W4 | Existing | 37.84 | 0.79 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.79 | | | | | | | | | |
| | W5 | Existing | 37.93 | 0.76 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.82 | | | | | | | | | |
| Ninth | W1 | Existing | 31.51 | 0.88 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.81 | | | | | | | | | |
| | W2 | Existing | 31.16 | 0.87 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.18 | | | | | | | | | |
| | W3 | Existing | 31.08 | 0.86 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.58 | | | | | | | | | |
| | W4 | Existing | 31.11 | 0.83 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.93 | | | | | | | | | |
| | W5 | Existing | 31.13 | 0.82 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.67 | | | | | | | | | |
| | W6 | Existing | 31.23 | 0.80 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.97 | | | | | | | | | |
| | W7 | Existing | 31.36 | 0.79 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.72 | | | | | | | | | |
| | W8 | Existing | 31.74 | 0.78 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.78 | | | | | | | | | |
| | W9 | Existing | 33.10 | 0.94 | YES | 242° | 51.00 | 0.98 | YES | 20.00 | 1.00 | YES |
| | | Proposed | 30.96 | | | | 50.00 | | | 20.00 | | |
| | W10 | Existing | 32.74 | 0.94 | YES | 242° | 51.00 | 0.98 | YES | 20.00 | 1.00 | YES |
| | | Proposed | 30.83 | | | | 50.00 | | | 20.00 | | |
| | W11 | Existing | 32.63 | 0.95 | YES | 242° | 51.00 | 0.98 | YES | 20.00 | 1.00 | YES |
| | | Proposed | 30.95 | | | | 50.00 | | | 20.00 | | |
| **William House** | | | | | | | | | | | | |
| Ground | W1 | Existing | 24.16 | 0.62 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 14.92 | | | | | | | | | |
| | W2 | Existing | 24.69 | 0.65 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 16.13 | | | | | | | | | |
| | W3 | Existing | 25.02 | 0.67 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 16.88 | | | | | | | | | |
| | W4 | Existing | 26.03 | 0.71 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 18.58 | | | | | | | | | |
| | W5 | Existing | 26.69 | 0.74 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 19.88 | | | | | | | | | |
| | W6 | Existing | 27.64 | 0.77 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 21.40 | | | | | | | | | |
| | W7 | Existing | 28.69 | 0.80 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.93 | | | | | | | | | |
| | W8 | Existing | 29.68 | 0.81 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.09 | | | | | | | | | |
| | W9 | Existing | 30.55 | 0.83 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.25 | | | | | | | | | |
| | W10 | Existing | 32.81 | 0.86 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.29 | | | | | | | | | |
| | W11 | Existing | 33.71 | 0.88 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.71 | | | | | | | | | |
| First | W1 | Existing | 27.68 | 0.60 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 16.62 | | | | | | | | | |
| | W2 | Existing | 28.05 | 0.63 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 17.64 | | | | | | | | | |
| | W3 | Existing | 28.33 | 0.65 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 18.41 | | | | | | | | | |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | W4 | Existing | 29.41 | 0.70 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 20.60 | | | | | | | | | |
| | W5 | Existing | 29.80 | 0.72 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 21.47 | | | | | | | | | |
| | W6 | Existing | 30.98 | 0.76 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 23.56 | | | | | | | | | |
| | W7 | Existing | 31.54 | 0.78 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.47 | | | | | | | | | |
| | W8 | Existing | 32.73 | 0.80 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.26 | | | | | | | | | |
| | W9 | Existing | 33.14 | 0.81 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.94 | | | | | | | | | |
| | W10 | Existing | 34.35 | 0.84 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.88 | | | | | | | | | |
| | W11 | Existing | 34.74 | 0.85 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.49 | | | | | | | | | |
| | W12 | Existing | 35.93 | 0.87 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 31.40 | | | | | | | | | |
| Second | W1 | Existing | 31.16 | 0.59 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 18.34 | | | | | | | | | |
| | W2 | Existing | 31.65 | 0.63 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 19.82 | | | | | | | | | |
| | W3 | Existing | 31.94 | 0.65 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 20.70 | | | | | | | | | |
| | W4 | Existing | 32.77 | 0.69 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.64 | | | | | | | | | |
| | W5 | Existing | 33.32 | 0.72 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.06 | | | | | | | | | |
| | W6 | Existing | 34.15 | 0.75 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.61 | | | | | | | | | |
| | W7 | Existing | 34.84 | 0.77 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.95 | | | | | | | | | |
| | W8 | Existing | 35.38 | 0.80 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.17 | | | | | | | | | |
| | W9 | Existing | 35.76 | 0.82 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.18 | | | | | | | | | |
| | W10 | Existing | 36.33 | 0.84 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 30.43 | | | | | | | | | |
| | W11 | Existing | 36.68 | 0.86 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 31.41 | | | | | | | | | |
| | W12 | Existing | 37.21 | 0.87 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 32.40 | | | | | | | | | |
| Third | W1 | Existing | 34.17 | 0.59 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 20.02 | | | | | | | | | |
| | W2 | Existing | 34.50 | 0.62 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 21.23 | | | | | | | | | |
| | W3 | Existing | 34.74 | 0.64 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.09 | | | | | | | | | |
| | W4 | Existing | 35.42 | 0.69 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.36 | | | | | | | | | |
| | W5 | Existing | 35.66 | 0.71 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.15 | | | | | | | | | |
| | W6 | Existing | 36.33 | 0.74 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.95 | | | | | | | | | |
| | W7 | Existing | 36.59 | 0.76 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.67 | | | | | | | | | |
| | W8 | Existing | 37.00 | 0.79 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.28 | | | | | | | | | |
| | W9 | Existing | 37.12 | 0.81 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.89 | | | | | | | | | |
| | W10 | Existing | 37.47 | 0.84 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 31.49 | | | | | | | | | |
| | W11 | Existing | 37.59 | 0.85 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 31.97 | | | | | | | | | |
| | W12 | Existing | 37.94 | 0.87 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 33.13 | | | | | | | | | |
| Fourth | W1 | Existing | 35.96 | 0.60 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 21.44 | | | | | | | | | |
| | W2 | Existing | 36.29 | 0.63 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.97 | | | | | | | | | |
| | W3 | Existing | 36.48 | 0.65 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 23.85 | | | | | | | | | |
| | W4 | Existing | 36.86 | 0.70 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.63 | | | | | | | | | |
| | W5 | Existing | 37.12 | 0.72 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.75 | | | | | | | | | |
| | W6 | Existing | 37.37 | 0.75 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.88 | | | | | | | | | |
| | W7 | Existing | 37.59 | 0.77 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.97 | | | | | | | | | |
| | W8 | Existing | 37.79 | 0.80 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 30.11 | | | | | | | | | |
| | W9 | Existing | 37.92 | 0.82 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 31.05 | | | | | | | | | |
| | W10 | Existing | 38.10 | 0.84 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 32.12 | | | | | | | | | |
| | W11 | Existing | 38.23 | 0.86 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 32.99 | | | | | | | | | |
| | W12 | Existing | 38.42 | 0.88 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 33.79 | | | | | | | | | |
| Fifth | W1 | Existing | 36.90 | 0.61 | NO | 331°N | | *North | *North | | *North | *North |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | 22.69 | | | | | | | | | |
| | W2 | Existing | 37.10 | 0.64 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 23.79 | | | | | | | | | |
| | W3 | Existing | 37.24 | 0.66 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.62 | | | | | | | | | |
| | W4 | Existing | 37.55 | 0.71 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.71 | | | | | | | | | |
| | W5 | Existing | 37.68 | 0.73 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.37 | | | | | | | | | |
| | W6 | Existing | 37.94 | 0.76 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.84 | | | | | | | | | |
| | W7 | Existing | 38.05 | 0.77 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.47 | | | | | | | | | |
| | W8 | Existing | 38.26 | 0.81 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 30.98 | | | | | | | | | |
| | W9 | Existing | 38.32 | 0.82 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 31.54 | | | | | | | | | |
| | W10 | Existing | 38.49 | 0.86 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 32.99 | | | | | | | | | |
| | W11 | Existing | 38.56 | 0.87 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 33.41 | | | | | | | | | |
| | W12 | Existing | 38.72 | 0.89 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 34.46 | | | | | | | | | |
| Sixth | W1 | Existing | 37.52 | 0.64 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.04 | | | | | | | | | |
| | W2 | Existing | 37.69 | 0.67 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.35 | | | | | | | | | |
| | W3 | Existing | 37.80 | 0.69 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.20 | | | | | | | | | |
| | W4 | Existing | 37.99 | 0.73 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.86 | | | | | | | | | |
| | W5 | Existing | 38.12 | 0.76 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.85 | | | | | | | | | |
| | W6 | Existing | 38.27 | 0.78 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.88 | | | | | | | | | |
| | W7 | Existing | 38.39 | 0.80 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 30.87 | | | | | | | | | |
| | W8 | Existing | 38.52 | 0.83 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 31.90 | | | | | | | | | |
| | W9 | Existing | 38.59 | 0.85 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 32.75 | | | | | | | | | |
| | W10 | Existing | 38.71 | 0.87 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 33.68 | | | | | | | | | |
| | W11 | Existing | 38.79 | 0.89 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 34.43 | | | | | | | | | |
| | W12 | Existing | 38.88 | 0.90 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 35.13 | | | | | | | | | |
| Seventh | W1 | Existing | 31.11 | 0.62 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 19.41 | | | | | | | | | |
| | W2 | Existing | 30.93 | 0.63 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 19.47 | | | | | | | | | |
| | W3 | Existing | 30.93 | 0.65 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 19.95 | | | | | | | | | |
| | W4 | Existing | 31.00 | 0.66 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 20.51 | | | | | | | | | |
| | W5 | Existing | 31.03 | 0.67 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 20.93 | | | | | | | | | |
| | W6 | Existing | 31.14 | 0.71 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.08 | | | | | | | | | |
| | W7 | Existing | 31.17 | 0.72 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.36 | | | | | | | | | |
| | W8 | Existing | 31.26 | 0.73 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.93 | | | | | | | | | |
| | W9 | Existing | 31.30 | 0.74 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 23.22 | | | | | | | | | |
| | W10 | Existing | 31.38 | 0.76 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 23.87 | | | | | | | | | |
| | W11 | Existing | 31.41 | 0.77 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.10 | | | | | | | | | |
| | W12 | Existing | 31.51 | 0.79 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.83 | | | | | | | | | |
| | W13 | Existing | 31.53 | 0.80 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.12 | | | | | | | | | |
| | W14 | Existing | 31.59 | 0.81 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.65 | | | | | | | | | |
| | W15 | Existing | 31.61 | 0.82 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.92 | | | | | | | | | |
| | W16 | Existing | 31.66 | 0.83 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.29 | | | | | | | | | |
| | W17 | Existing | 31.69 | 0.84 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.55 | | | | | | | | | |
| | W18 | Existing | 31.75 | 0.86 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.23 | | | | | | | | | |
| | W19 | Existing | 31.78 | 0.86 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.46 | | | | | | | | | |
| | W20 | Existing | 31.87 | 0.88 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.09 | | | | | | | | | |
| | W21 | Existing | 32.11 | 0.90 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.84 | | | | | | | | | |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ground | W1 | Existing | 17.04 | 0.52 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 8.83 | | | | | | | | | |
| | W2 | Existing | 19.08 | 0.60 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 11.52 | | | | | | | | | |
| | W3 | Existing | 19.84 | 0.66 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 13.06 | | | | | | | | | |
| First | W1 | Existing | 21.34 | 0.53 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 11.28 | | | | | | | | | |
| | W2 | Existing | 24.53 | 0.62 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 15.09 | | | | | | | | | |
| | W3 | Existing | 26.60 | 0.69 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 18.33 | | | | | | | | | |
| Second | W1 | Existing | 24.60 | 0.49 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 12.10 | | | | | | | | | |
| | W2 | Existing | 28.11 | 0.57 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 16.11 | | | | | | | | | |
| | W3 | Existing | 29.96 | 0.65 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 19.56 | | | | | | | | | |
| Third | W1 | Existing | 28.93 | 0.44 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 12.67 | | | | | | | | | |
| | W2 | Existing | 31.56 | 0.53 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 16.72 | | | | | | | | | |
| | W3 | Existing | 32.74 | 0.62 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 20.27 | | | | | | | | | |
| Fourth | W1 | Existing | 33.58 | 0.39 | NO | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 13.20 | | | | | | | | | |
| | W2 | Existing | 34.37 | 0.48 | NO | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 16.33 | | | | | | | | | |
| | W3 | Existing | 35.07 | 0.57 | NO | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 19.99 | | | | | | | | | |
| **Ringers Court** | | | | | | | | | | | | |
| Ground | W1 | Existing | 27.85 | 0.81 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 22.53 | | | | | | | | | |
| | W2 | Existing | 30.04 | 0.82 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.49 | | | | | | | | | |
| | W3 | Existing | 31.84 | 0.84 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.81 | | | | | | | | | |
| | W4 | Existing | 32.62 | 0.86 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.01 | | | | | | | | | |
| First | W1 | Existing | 30.56 | 0.80 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 24.30 | | | | | | | | | |
| | W2 | Existing | 32.70 | 0.81 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 26.36 | | | | | | | | | |
| | W3 | Existing | 34.15 | 0.84 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 28.55 | | | | | | | | | |
| | W4 | Existing | 34.84 | 0.86 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.79 | | | | | | | | | |
| Second | W1 | Existing | 33.12 | 0.77 | NO | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 25.44 | | | | | | | | | |
| | W2 | Existing | 34.62 | 0.79 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 27.40 | | | | | | | | | |
| | W3 | Existing | 35.63 | 0.83 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 29.50 | | | | | | | | | |
| | W4 | Existing | 36.15 | 0.85 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 30.73 | | | | | | | | | |
| **Harestone Court** | | | | | | | | | | | | |
| Ground | W1 | Existing | 29.22 | 0.94 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 27.36 | | | | | | | | | |
| | W2 | Existing | 30.84 | 0.93 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 28.74 | | | | | | | | | |
| First | W1 | Existing | 33.10 | 0.92 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 30.45 | | | | | | | | | |
| | W2 | Existing | 33.72 | 0.93 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 31.49 | | | | | | | | | |
| Second | W1 | Existing | 35.39 | 0.92 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 32.60 | | | | | | | | | |
| | W2 | Existing | 35.92 | 0.94 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 33.61 | | | | | | | | | |
| **7 Ethelbert Court** | | | | | | | | | | | | |
| Ground | W1 | Existing | 33.60 | 1.00 | YES | 242° | 58.00 | 1.00 | YES | 20.00 | 1.00 | YES |
| | | Proposed | 33.60 | | | | 58.00 | | | 20.00 | | |
| | W2 | Existing | 33.48 | 1.00 | YES | 195° | 75.00 | 0.95 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 33.32 | | | | 71.00 | | | 22.00 | | |
| | W3 | Existing | 26.38 | 0.85 | YES | 151° | 62.00 | 0.89 | YES | 19.00 | 1.00 | YES |
| | | Proposed | 22.51 | | | | 55.00 | | | 19.00 | | |
| | W4 | Existing | 16.99 | 0.40 | NO | 96° | 29.00 | 0.76 | NO | 5.00 | 1.00 | YES |
| | | Proposed | 6.81 | | | | 22.00 | | | 5.00 | | |
| | W5 | Existing | 10.56 | 0.14 | NO | 61°N | | *North | *North | | *North | *North |
| | | Proposed | 1.49 | | | | | | | | | |
| | W6 | Existing | 18.25 | 0.73 | NO | 154° | 35.00 | 0.74 | YES | 6.00 | 1.00 | YES |
| | | Proposed | 13.27 | | | | 26.00 | | | 6.00 | | |
| First | W1 | Existing | 30.48 | 0.82 | YES | 152° | 70.00 | 0.83 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 24.91 | | | | 58.00 | | | 22.00 | | |
| | W2 | Existing | 29.19 | 0.79 | NO | 154° | 67.00 | 0.84 | YES | 21.00 | 1.00 | YES |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | 22.96 | | | | 56.00 | | | 21.00 | | |
| Second | W1 | Existing | 71.05 | 0.72 | YES | 154° Inc | 84.00 | 0.81 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 51.33 | | | | 68.00 | | | 25.00 | | |
| | W2 | Existing | 31.77 | 0.76 | NO | 152° | 71.00 | 0.79 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 24.21 | | | | 56.00 | | | 22.00 | | |
| | W3 | Existing | 70.29 | 0.71 | YES | 154° Inc | 84.00 | 0.81 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 49.78 | | | | 68.00 | | | 25.00 | | |
| **1 Ethelbert Court** | | | | | | | | | | | | |
| Ground | W1 | Existing | 17.48 | 0.91 | YES | 152° | 32.00 | 0.84 | YES | 6.00 | 1.00 | YES |
| | | Proposed | 15.92 | | | | 27.00 | | | 6.00 | | |
| | W2 | Existing | 23.34 | 0.93 | YES | 152° | 42.00 | 0.86 | YES | 11.00 | 1.00 | YES |
| | | Proposed | 21.74 | | | | 36.00 | | | 11.00 | | |
| | W3 | Existing | 26.88 | 0.94 | YES | 152° | 52.00 | 0.88 | YES | 16.00 | 1.00 | YES |
| | | Proposed | 25.18 | | | | 46.00 | | | 16.00 | | |
| | W4 | Existing | 29.24 | 0.94 | YES | 152° | 58.00 | 0.90 | YES | 16.00 | 1.00 | YES |
| | | Proposed | 27.46 | | | | 52.00 | | | 16.00 | | |
| | W5 | Existing | 30.11 | 0.94 | YES | 152° | 62.00 | 0.92 | YES | 18.00 | 1.00 | YES |
| | | Proposed | 28.24 | | | | 57.00 | | | 18.00 | | |
| | W6 | Existing | 30.16 | 0.94 | YES | 152° | 65.00 | 0.94 | YES | 19.00 | 1.00 | YES |
| | | Proposed | 28.38 | | | | 61.00 | | | 19.00 | | |
| | W7 | Existing | 27.22 | 0.93 | YES | 152° | 64.00 | 0.92 | YES | 16.00 | 1.00 | YES |
| | | Proposed | 25.25 | | | | 59.00 | | | 16.00 | | |
| | W8 | Existing | 29.05 | 0.94 | YES | 152° | 67.00 | 0.94 | YES | 20.00 | 1.00 | YES |
| | | Proposed | 27.23 | | | | 63.00 | | | 20.00 | | |
| | W9 | Existing | 27.37 | 0.96 | YES | 152° | 64.00 | 0.98 | YES | 20.00 | 1.00 | YES |
| | | Proposed | 26.30 | | | | 63.00 | | | 20.00 | | |
| | W10 | Existing | 25.73 | 1.00 | YES | 152° | 58.00 | 1.00 | YES | 21.00 | 1.00 | YES |
| | | Proposed | 25.70 | | | | 58.00 | | | 21.00 | | |
| First | W1 | Existing | 22.22 | 0.93 | YES | 152° | 40.00 | 0.85 | YES | 6.00 | 1.00 | YES |
| | | Proposed | 20.60 | | | | 34.00 | | | 6.00 | | |
| | W2 | Existing | 29.41 | 0.94 | YES | 152° | 63.00 | 0.89 | YES | 14.00 | 1.00 | YES |
| | | Proposed | 27.72 | | | | 56.00 | | | 14.00 | | |
| | W3 | Existing | 31.79 | 0.94 | YES | 152° | 69.00 | 0.88 | YES | 19.00 | 1.00 | YES |
| | | Proposed | 30.01 | | | | 61.00 | | | 19.00 | | |
| | W4 | Existing | 32.77 | 0.94 | YES | 152° | 72.00 | 0.89 | YES | 21.00 | 1.00 | YES |
| | | Proposed | 30.90 | | | | 64.00 | | | 21.00 | | |
| | W5 | Existing | 32.70 | 0.94 | YES | 152° | 71.00 | 0.90 | YES | 21.00 | 1.00 | YES |
| | | Proposed | 30.74 | | | | 64.00 | | | 21.00 | | |
| | W6 | Existing | 32.97 | 0.94 | YES | 152° | 72.00 | 0.90 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 30.86 | | | | 65.00 | | | 22.00 | | |
| | W7 | Existing | 32.99 | 0.93 | YES | 152° | 72.00 | 0.90 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 30.72 | | | | 65.00 | | | 22.00 | | |
| | W8 | Existing | 32.83 | 0.93 | YES | 152° | 71.00 | 0.93 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 30.40 | | | | 66.00 | | | 22.00 | | |
| | W9 | Existing | 32.65 | 0.92 | YES | 152° | 71.00 | 0.92 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 30.08 | | | | 65.00 | | | 22.00 | | |
| | W10 | Existing | 32.37 | 0.91 | YES | 152° | 71.00 | 0.92 | YES | 23.00 | 1.00 | YES |
| | | Proposed | 29.54 | | | | 65.00 | | | 23.00 | | |
| | W11 | Existing | 28.42 | 0.71 | NO | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 20.26 | | | | | | | | | |
| | W12 | Existing | 36.26 | 1.00 | YES | 332°N | | *North | *North | | *North | *North |
| | | Proposed | 36.14 | | | | | | | | | |
| **35-36 Ethelbert Close** | | | | | | | | | | | | |
| Ground | W1 | Existing | 25.87 | 0.67 | NO | 152° | 60.00 | 0.72 | YES | 19.00 | 0.58 | YES |
| | | Proposed | 17.23 | | | | 43.00 | | | 11.00 | | |
| | W2 | Existing | 25.80 | 0.67 | NO | 152° | 61.00 | 0.75 | YES | 19.00 | 0.58 | YES |
| | | Proposed | 17.30 | | | | 46.00 | | | 11.00 | | |
| | W3 | Existing | 17.87 | 1.00 | YES | 330°N | | *North | *North | | *North | *North |
| | | Proposed | 17.87 | | | | | | | | | |
| | W4 | Existing | 30.92 | 1.00 | YES | 284°N | | *North | *North | | *North | *North |
| | | Proposed | 30.92 | | | | | | | | | |
| | W5 | Existing | 34.36 | 0.95 | YES | 241° | 58.00 | 0.84 | YES | 18.00 | 0.67 | YES |
| | | Proposed | 32.61 | | | | 49.00 | | | 12.00 | | |
| | W6 | Existing | 28.70 | 0.84 | YES | 198° | 55.00 | 0.87 | YES | 16.00 | 0.75 | YES |
| | | Proposed | 24.00 | | | | 48.00 | | | 12.00 | | |
| | W7 | Existing | 12.82 | 0.78 | NO | 152° | 36.00 | 0.83 | YES | 15.00 | 0.60 | YES |
| | | Proposed | 9.97 | | | | 30.00 | | | 9.00 | | |
| | W8 | Existing | 12.82 | 1.00 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 12.82 | | | | | | | | | |
| | W9 | Existing | 28.78 | 1.00 | YES | 287°N | | *North | *North | | *North | *North |
| | | Proposed | 28.78 | | | | | | | | | |
| | W10 | Existing | 34.59 | 0.93 | YES | 241° | 59.00 | 0.73 | YES | 18.00 | 0.50 | YES |
| | | Proposed | 32.28 | | | | 43.00 | | | 9.00 | | |
| | W11 | Existing | 30.46 | 0.75 | NO | 195° | 61.00 | 0.74 | YES | 19.00 | 0.53 | YES |
| | | Proposed | 22.90 | | | | 45.00 | | | 10.00 | | |
| | W12 | Existing | 17.03 | 0.55 | NO | 152° | 46.00 | 0.65 | YES | 18.00 | 0.50 | YES |
| | | Proposed | 9.32 | | | | 30.00 | | | 9.00 | | |
| First | W1 | Existing | 28.24 | 0.66 | NO | 152° | 64.00 | 0.67 | YES | 23.00 | 0.48 | YES |
| | | Proposed | 18.62 | | | | 43.00 | | | 11.00 | | |
| | W2 | Existing | 28.15 | 0.67 | NO | 152° | 64.00 | 0.73 | YES | 22.00 | 0.50 | YES |
| | | Proposed | 18.72 | | | | 47.00 | | | 11.00 | | |
| | W3 | Existing | 36.39 | 0.97 | YES | 241° | 57.00 | 0.93 | YES | 16.00 | 0.88 | YES |
| | | Proposed | 35.42 | | | | 53.00 | | | 14.00 | | |
| | W4 | Existing | 22.50 | 1.00 | YES | 330°N | | *North | *North | | *North | *North |
| | | Proposed | 22.50 | | | | | | | | | |
| | W5 | Existing | 35.61 | 1.00 | YES | 284°N | | *North | *North | | *North | *North |
| | | Proposed | 35.61 | | | | | | | | | |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | W6 | Existing | 37.17 | 0.95 | YES | 241° | 63.00 | 0.83 | YES | 21.00 | 0.62 | YES |
| | | Proposed | 35.30 | | | | 52.00 | | | 13.00 | | |
| | W7 | Existing | 33.80 | 0.83 | YES | 198° | 72.00 | 0.85 | YES | 21.00 | 0.62 | YES |
| | | Proposed | 27.96 | | | | 61.00 | | | 13.00 | | |
| | W8 | Existing | 18.57 | 0.73 | NO | 152° | 45.00 | 0.80 | YES | 15.00 | 0.60 | YES |
| | | Proposed | 13.60 | | | | 36.00 | | | 9.00 | | |
| | W9 | Existing | 18.89 | 1.00 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 18.89 | | | | | | | | | |
| | W10 | Existing | 34.22 | 1.00 | YES | 287°N | | *North | *North | | *North | *North |
| | | Proposed | 34.22 | | | | | | | | | |
| | W11 | Existing | 37.16 | 0.93 | YES | 241° | 63.00 | 0.78 | YES | 21.00 | 0.52 | YES |
| | | Proposed | 34.66 | | | | 49.00 | | | 11.00 | | |
| | W12 | Existing | 34.13 | 0.76 | NO | 195° | 72.00 | 0.78 | YES | 22.00 | 0.55 | YES |
| | | Proposed | 25.82 | | | | 56.00 | | | 12.00 | | |
| | W13 | Existing | 20.56 | 0.58 | NO | 152° | 49.00 | 0.67 | YES | 19.00 | 0.47 | YES |
| | | Proposed | 11.97 | | | | 33.00 | | | 9.00 | | |
| | W14 | Existing | 36.00 | 0.91 | YES | 241° | 60.00 | 0.73 | YES | 19.00 | 0.47 | YES |
| | | Proposed | 32.76 | | | | 44.00 | | | 9.00 | | |
| **1-2 Ethelbert Close** | | | | | | | | | | | | |
| Ground | W1 | Existing | 17.48 | 1.00 | YES | 334°N | | *North | *North | | *North | *North |
| | | Proposed | 17.48 | | | | | | | | | |
| | W2 | Existing | 28.03 | 1.00 | YES | 20°N | | *North | *North | | *North | *North |
| | | Proposed | 28.03 | | | | | | | | | |
| | W3 | Existing | 27.99 | 0.93 | YES | 63°N | | *North | *North | | *North | *North |
| | | Proposed | 26.05 | | | | | | | | | |
| | W4 | Existing | 22.38 | 0.78 | NO | 105° | 21.00 | 0.48 | NO | 2.00 | 0.00 | NO |
| | | Proposed | 17.44 | | | | 10.00 | | | 0.00 | | |
| | W5 | Existing | 9.50 | 0.68 | NO | 151° | 16.00 | 0.44 | NO | 1.00 | 0.00 | NO |
| | | Proposed | 6.45 | | | | 7.00 | | | 0.00 | | |
| | W6 | Existing | 11.91 | 1.00 | YES | 333°N | | *North | *North | | *North | *North |
| | | Proposed | 11.91 | | | | | | | | | |
| | W7 | Existing | 25.64 | 1.00 | YES | 16°N | | *North | *North | | *North | *North |
| | | Proposed | 25.64 | | | | | | | | | |
| | W8 | Existing | 27.99 | 0.91 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 25.49 | | | | | | | | | |
| | W9 | Existing | 24.36 | 0.72 | NO | 108° | 29.00 | 0.41 | NO | 4.00 | 0.50 | NO |
| | | Proposed | 17.63 | | | | 12.00 | | | 2.00 | | |
| | W10 | Existing | 14.04 | 0.52 | NO | 152° | 25.00 | 0.36 | NO | 3.00 | 0.67 | NO |
| | | Proposed | 7.34 | | | | 9.00 | | | 2.00 | | |
| | W11 | Existing | 31.55 | 0.79 | NO | 152° | 71.00 | 0.76 | YES | 23.00 | 0.96 | YES |
| | | Proposed | 25.05 | | | | 54.00 | | | 22.00 | | |
| | W12 | Existing | 31.96 | 0.80 | YES | 152° | 72.00 | 0.74 | YES | 23.00 | 0.96 | YES |
| | | Proposed | 25.65 | | | | 53.00 | | | 22.00 | | |
| First | W1 | Existing | 30.89 | 0.96 | YES | 63°N | | *North | *North | | *North | *North |
| | | Proposed | 29.60 | | | | | | | | | |
| | W2 | Existing | 21.79 | 1.00 | YES | 334°N | | *North | *North | | *North | *North |
| | | Proposed | 21.79 | | | | | | | | | |
| | W3 | Existing | 32.79 | 1.00 | YES | 20°N | | *North | *North | | *North | *North |
| | | Proposed | 32.79 | | | | | | | | | |
| | W4 | Existing | 31.20 | 0.93 | YES | 63°N | | *North | *North | | *North | *North |
| | | Proposed | 29.09 | | | | | | | | | |
| | W5 | Existing | 27.88 | 0.79 | NO | 105° | 41.00 | 0.66 | YES | 8.00 | 0.38 | NO |
| | | Proposed | 22.08 | | | | 27.00 | | | 3.00 | | |
| | W6 | Existing | 15.49 | 0.70 | NO | 152° | 30.00 | 0.60 | NO | 2.00 | 0.00 | NO |
| | | Proposed | 10.86 | | | | 18.00 | | | 0.00 | | |
| | W7 | Existing | 18.06 | 1.00 | YES | 333°N | | *North | *North | | *North | *North |
| | | Proposed | 18.06 | | | | | | | | | |
| | W8 | Existing | 31.30 | 1.00 | YES | 16°N | | *North | *North | | *North | *North |
| | | Proposed | 31.30 | | | | | | | | | |
| | W9 | Existing | 31.00 | 0.91 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 28.25 | | | | | | | | | |
| | W10 | Existing | 28.39 | 0.74 | NO | 108° | 41.00 | 0.56 | NO | 9.00 | 0.56 | YES |
| | | Proposed | 20.87 | | | | 23.00 | | | 5.00 | | |
| | W11 | Existing | 17.69 | 0.57 | NO | 152° | 32.00 | 0.47 | NO | 5.00 | 0.40 | NO |
| | | Proposed | 10.15 | | | | 15.00 | | | 2.00 | | |
| | W12 | Existing | 30.09 | 0.89 | YES | 62°N | | *North | *North | | *North | *North |
| | | Proposed | 26.64 | | | | | | | | | |
| | W13 | Existing | 33.33 | 0.78 | NO | 152° | 75.00 | 0.75 | YES | 25.00 | 0.88 | YES |
| | | Proposed | 25.99 | | | | 56.00 | | | 22.00 | | |
| | W14 | Existing | 33.61 | 0.79 | NO | 152° | 75.00 | 0.73 | YES | 25.00 | 0.88 | YES |
| | | Proposed | 26.53 | | | | 55.00 | | | 22.00 | | |
| **13 Ethelbert Road** | | | | | | | | | | | | |
| Ground | W1 | Existing | 15.80 | 1.00 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 15.80 | | | | | | | | | |
| | W2 | Existing | 23.02 | 0.90 | YES | 61°N | | *North | *North | | *North | *North |
| | | Proposed | 20.68 | | | | | | | | | |
| | W3 | Existing | 33.55 | 0.98 | YES | 151° | 75.00 | 0.97 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 32.83 | | | | 73.00 | | | 25.00 | | |
| | W4 | Existing | 25.69 | 1.00 | YES | 151° | 60.00 | 1.00 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 25.69 | | | | 60.00 | | | 25.00 | | |
| | W5 | Existing | 30.97 | 1.00 | YES | 151° | 68.00 | 1.00 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 30.97 | | | | 68.00 | | | 25.00 | | |
| | W6 | Existing | 32.84 | 1.00 | YES | 151° | 75.00 | 1.00 | YES | 26.00 | 1.00 | YES |
| | | Proposed | 32.81 | | | | 75.00 | | | 26.00 | | |
| | W7 | Existing | 36.83 | 1.00 | YES | 241° | 65.00 | 1.00 | YES | 23.00 | 1.00 | YES |
| | | Proposed | 36.83 | | | | 65.00 | | | 23.00 | | |
| | W8 | Existing | 36.98 | 1.00 | YES | 241° | 65.00 | 1.00 | YES | 23.00 | 1.00 | YES |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | 36.98 | | | | 65.00 | | | 23.00 | | |
| First | W1 | Existing | 16.94 | 1.00 | YES | 241° | 11.00 | 1.00 | YES | 0.00 | 1.00 | YES |
| | | Proposed | 16.94 | | | | 11.00 | | | 0.00 | | |
| | W2 | Existing | 37.65 | 1.00 | YES | 331°N | | *North | *North | | *North | *North |
| | | Proposed | 37.62 | | | | | | | | | |
| | W3 | Existing | 29.83 | 0.92 | YES | 61°N | | *North | *North | | *North | *North |
| | | Proposed | 27.48 | | | | | | | | | |
| | W4 | Existing | 35.31 | 0.98 | YES | 151° | 77.00 | 0.96 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 34.56 | | | | 74.00 | | | 25.00 | | |
| | W5 | Existing | 31.86 | 1.00 | YES | 151° | 66.00 | 1.00 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 31.86 | | | | 66.00 | | | 25.00 | | |
| | W6 | Existing | 33.35 | 1.00 | YES | 151° | 69.00 | 1.00 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 33.22 | | | | 69.00 | | | 25.00 | | |
| | W7 | Existing | 37.68 | 1.00 | YES | 241° | 59.00 | 1.00 | YES | 22.00 | 1.00 | YES |
| | | Proposed | 37.68 | | | | 59.00 | | | 22.00 | | |
| Second | W1 | Existing | 36.75 | 0.98 | YES | 151° | 79.00 | 0.95 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 35.91 | | | | 75.00 | | | 25.00 | | |
| **11 Ethelbert Road** | | | | | | | | | | | | |
| Ground | W1 | Existing | 22.92 | 1.00 | YES | 152° | 49.00 | 1.00 | YES | 19.00 | 1.00 | YES |
| | | Proposed | 22.92 | | | | 49.00 | | | 19.00 | | |
| First | W1 | Existing | 32.30 | 0.99 | YES | 152° | 68.00 | 1.00 | YES | 24.00 | 1.00 | YES |
| | | Proposed | 32.10 | | | | 68.00 | | | 24.00 | | |
| Second | W1 | Existing | 35.59 | 0.96 | YES | 152° | 77.00 | 0.94 | YES | 25.00 | 1.00 | YES |
| | | Proposed | 34.12 | | | | 72.00 | | | 25.00 | | |
| **2 Ethelbert Road** | | | | | | | | | | | | |
| Ground | W1 | Existing | 31.79 | 0.86 | YES | 247° | 53.00 | 0.72 | YES | 17.00 | 0.29 | YES |
| | | Proposed | 27.28 | | | | 38.00 | | | 5.00 | | |
| | W2 | Existing | 30.38 | 0.87 | YES | 247° | 52.00 | 0.73 | YES | 16.00 | 0.25 | NO |
| | | Proposed | 26.43 | | | | 38.00 | | | 4.00 | | |
| | W3 | Existing | 29.73 | 0.88 | YES | 247° | 49.00 | 0.78 | YES | 13.00 | 0.23 | NO |
| | | Proposed | 26.12 | | | | 38.00 | | | 3.00 | | |
| | W4 | Existing | 29.47 | 0.89 | YES | 247° | 48.00 | 0.77 | YES | 13.00 | 0.23 | NO |
| | | Proposed | 26.19 | | | | 37.00 | | | 3.00 | | |
| | W5 | Existing | 29.41 | 0.90 | YES | 247° | 50.00 | 0.76 | YES | 15.00 | 0.27 | NO |
| | | Proposed | 26.36 | | | | 38.00 | | | 4.00 | | |
| | W6 | Existing | 29.38 | 0.90 | YES | 247° | 51.00 | 0.75 | YES | 16.00 | 0.25 | NO |
| | | Proposed | 26.50 | | | | 38.00 | | | 4.00 | | |
| | W7 | Existing | 29.36 | 0.91 | YES | 247° | 51.00 | 0.75 | YES | 16.00 | 0.25 | NO |
| | | Proposed | 26.62 | | | | 38.00 | | | 4.00 | | |
| | W8 | Existing | 20.48 | 0.72 | NO | 157° | 54.00 | 0.74 | YES | 16.00 | 0.31 | YES |
| | | Proposed | 14.72 | | | | 40.00 | | | 5.00 | | |
| | W9 | Existing | 16.44 | 0.81 | YES | 157° | 33.00 | 0.85 | YES | 9.00 | 0.44 | NO |
| | | Proposed | 13.38 | | | | 28.00 | | | 4.00 | | |
| | W10 | Existing | 21.10 | 0.67 | NO | 157° | 48.00 | 0.71 | YES | 17.00 | 0.41 | YES |
| | | Proposed | 14.20 | | | | 34.00 | | | 7.00 | | |
| | W11 | Existing | 23.33 | 0.69 | NO | 157° | 52.00 | 0.71 | YES | 18.00 | 0.39 | YES |
| | | Proposed | 16.00 | | | | 37.00 | | | 7.00 | | |
| First | W1 | Existing | 35.81 | 0.87 | YES | 247° | 61.00 | 0.75 | YES | 20.00 | 0.35 | YES |
| | | Proposed | 31.08 | | | | 46.00 | | | 7.00 | | |
| | W2 | Existing | 35.51 | 0.88 | YES | 247° | 60.00 | 0.77 | YES | 19.00 | 0.32 | YES |
| | | Proposed | 31.41 | | | | 46.00 | | | 6.00 | | |
| | W3 | Existing | 35.36 | 0.89 | YES | 247° | 60.00 | 0.78 | YES | 19.00 | 0.37 | YES |
| | | Proposed | 31.64 | | | | 47.00 | | | 7.00 | | |
| | W4 | Existing | 35.27 | 0.90 | YES | 247° | 60.00 | 0.80 | YES | 19.00 | 0.42 | YES |
| | | Proposed | 31.89 | | | | 48.00 | | | 8.00 | | |
| | W5 | Existing | 35.22 | 0.91 | YES | 247° | 59.00 | 0.80 | YES | 19.00 | 0.42 | YES |
| | | Proposed | 32.13 | | | | 47.00 | | | 8.00 | | |
| | W6 | Existing | 35.19 | 0.92 | YES | 247° | 59.00 | 0.83 | YES | 19.00 | 0.47 | YES |
| | | Proposed | 32.30 | | | | 49.00 | | | 9.00 | | |
| | W7 | Existing | 22.49 | 0.74 | NO | 157° | 58.00 | 0.79 | YES | 18.00 | 0.39 | YES |
| | | Proposed | 16.57 | | | | 46.00 | | | 7.00 | | |
| | W8 | Existing | 23.48 | 0.73 | NO | 157° | 59.00 | 0.80 | YES | 20.00 | 0.45 | YES |
| | | Proposed | 17.16 | | | | 47.00 | | | 9.00 | | |
| | W9 | Existing | 24.11 | 0.72 | NO | 157° | 61.00 | 0.77 | YES | 21.00 | 0.43 | YES |
| | | Proposed | 17.35 | | | | 47.00 | | | 9.00 | | |
| | W10 | Existing | 24.74 | 0.71 | NO | 157° | 61.00 | 0.75 | YES | 21.00 | 0.38 | YES |
| | | Proposed | 17.58 | | | | 46.00 | | | 8.00 | | |
| | W11 | Existing | 25.46 | 0.70 | NO | 157° | 62.00 | 0.73 | YES | 23.00 | 0.39 | YES |
| | | Proposed | 17.82 | | | | 45.00 | | | 9.00 | | |
| **72-76 High Street** | | | | | | | | | | | | |
| Ground | W1 | Existing | 19.82 | 0.92 | YES | 152° | 46.00 | 0.93 | YES | 8.00 | 0.63 | YES |
| | | Proposed | 18.26 | | | | 43.00 | | | 5.00 | | |
| First | W1 | Existing | 31.75 | 1.00 | YES | 113° | 44.00 | 1.00 | YES | 8.00 | 1.00 | YES |
| | | Proposed | 31.75 | | | | 44.00 | | | 8.00 | | |
| | W2 | Existing | 25.87 | 0.97 | YES | 152° | 59.00 | 0.95 | YES | 12.00 | 0.75 | YES |
| | | Proposed | 25.01 | | | | 56.00 | | | 9.00 | | |
| | W3 | Existing | 24.14 | 0.96 | YES | 152° | 58.00 | 0.95 | YES | 13.00 | 0.77 | YES |
| | | Proposed | 23.06 | | | | 55.00 | | | 10.00 | | |
| Second | W1 | Existing | 33.62 | 1.00 | YES | 113° | 49.00 | 1.00 | YES | 11.00 | 1.00 | YES |
| | | Proposed | 33.62 | | | | 49.00 | | | 11.00 | | |
| | W2 | Existing | 27.59 | 0.97 | YES | 152° | 63.00 | 0.95 | YES | 15.00 | 0.80 | YES |
| | | Proposed | 26.74 | | | | 60.00 | | | 12.00 | | |
| | W3 | Existing | 26.03 | 0.96 | YES | 152° | 64.00 | 0.95 | YES | 16.00 | 0.81 | YES |
| | | Proposed | 24.98 | | | | 61.00 | | | 13.00 | | |

Ringers Road
9.604
Report Title: Daylight & Sunlight Analysis - No Balconies Assessment
Date of Analysis: 30/05/2024

| Floor Ref. | Window Ref. | | VSC | Pr/Ex | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex | Meets BRE Criteria | Winter | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Bromley Temple** | | | | | | | | | | | | |
| Ground | W1 | Existing | 4.74 | 0.09 | NO | 242° | 12.00 | 0.00 | NO | 0.00 | 1.00 | YES |
| | | Proposed | 0.42 | | | | 0.00 | | | 0.00 | | |
| | W2 | Existing | 5.63 | 0.29 | NO | 242° | 9.00 | 0.22 | NO | 0.00 | Infinity | YES |
| | | Proposed | 1.61 | | | | 2.00 | | | 1.00 | | |
| | W3 | Existing | 5.14 | 1.66 | YES | 242° | 4.00 | 3.00 | YES | 0.00 | Infinity | YES |
| | | Proposed | 8.52 | | | | 12.00 | | | 6.00 | | |
| | W4 | Existing | 3.31 | 2.97 | YES | 242° | 0.00 | Infinity | YES | 0.00 | Infinity | YES |
| | | Proposed | 9.84 | | | | 15.00 | | | 4.00 | | |
| | W11 | Existing | 10.80 | 0.07 | NO | 242° | 23.00 | 0.00 | NO | 5.00 | 0.00 | NO |
| | | Proposed | 0.71 | | | | 0.00 | | | 0.00 | | |
| | W12 | Existing | 12.05 | 0.17 | NO | 242° | 18.00 | 0.22 | NO | 4.00 | 0.75 | NO |
| | | Proposed | 2.02 | | | | 4.00 | | | 3.00 | | |
| | W13 | Existing | 10.77 | 0.85 | YES | 242° | 15.00 | 0.93 | YES | 2.00 | 3.50 | YES |
| | | Proposed | 9.12 | | | | 14.00 | | | 7.00 | | |
| | W14 | Existing | 6.88 | 1.48 | YES | 242° | 0.00 | Infinity | YES | 0.00 | Infinity | YES |
| | | Proposed | 10.17 | | | | 14.00 | | | 4.00 | | |
| | W5 | Existing | 1.80 | 5.04 | YES | 242° | 6.00 | 2.17 | YES | 1.00 | 4.00 | YES |
| | | Proposed | 9.08 | | | | 13.00 | | | 4.00 | | |
| | W6 | Existing | 2.17 | 2.90 | YES | 242° | 7.00 | 1.14 | YES | 1.00 | 2.00 | YES |
| | | Proposed | 6.29 | | | | 8.00 | | | 2.00 | | |
| | W7 | Existing | 4.25 | 0.04 | NO | 242° | 13.00 | 0.00 | NO | 2.00 | 0.00 | NO |
| | | Proposed | 0.17 | | | | 0.00 | | | 0.00 | | |
| | W8 | Existing | 5.30 | 0.03 | NO | 242° | 8.00 | 0.00 | NO | 0.00 | 1.00 | YES |
| | | Proposed | 0.15 | | | | 0.00 | | | 0.00 | | |
| | W9 | Existing | 3.53 | 0.05 | NO | 152° | 9.00 | 0.00 | NO | 0.00 | 1.00 | YES |
| | | Proposed | 0.19 | | | | 0.00 | | | 0.00 | | |
| | W10 | Existing | 3.08 | 0.06 | NO | 152° | 10.00 | 0.00 | NO | 0.00 | 1.00 | YES |
| | | Proposed | 0.19 | | | | 0.00 | | | 0.00 | | |
| First | W1 | Existing | 14.44 | 0.39 | NO | 242° | 13.00 | 0.23 | NO | 0.00 | 1.00 | YES |
| | | Proposed | 5.58 | | | | 3.00 | | | 0.00 | | |
| | W2 | Existing | 10.63 | 0.39 | NO | 242° | 5.00 | 0.00 | NO | 0.00 | 1.00 | YES |
| | | Proposed | 4.19 | | | | 0.00 | | | 0.00 | | |
| | W3 | Existing | 5.64 | 0.15 | NO | 242° | 16.00 | 0.00 | NO | 5.00 | 0.00 | NO |
| | | Proposed | 0.87 | | | | 0.00 | | | 0.00 | | |
| | W8 | Existing | 5.85 | 1.58 | YES | 242° | 10.00 | 1.30 | YES | 1.00 | 4.00 | YES |
| | | Proposed | 9.22 | | | | 13.00 | | | 4.00 | | |
| | W9 | Existing | 6.33 | 0.99 | YES | 242° | 13.00 | 0.54 | NO | 4.00 | 0.50 | NO |
| | | Proposed | 6.28 | | | | 7.00 | | | 2.00 | | |
| | W10 | Existing | 18.78 | 0.01 | NO | 242° | 39.00 | 0.00 | NO | 12.00 | 0.00 | NO |
| | | Proposed | 0.17 | | | | 0.00 | | | 0.00 | | |
| | W11 | Existing | 28.35 | 0.00 | NO | 242° | 48.00 | 0.00 | NO | 13.00 | 0.00 | NO |
| | | Proposed | 0.11 | | | | 0.00 | | | 0.00 | | |
| | W12 | Existing | 20.81 | 0.01 | NO | 152° | 51.00 | 0.00 | NO | 12.00 | 0.00 | NO |
| | | Proposed | 0.26 | | | | 0.00 | | | 0.00 | | |
| | W13 | Existing | 16.88 | 0.02 | NO | 152° | 42.00 | 0.00 | NO | 11.00 | 0.00 | NO |
| | | Proposed | 0.26 | | | | 0.00 | | | 0.00 | | |

# APPENDIX A.34 DETAILED DAYLIGHT RESULTS FOR 2-4 RINGERS ROAD COVERING ALL ROOMS (150 LUX TARGET)

Ringers Road Proposed Scheme Daylight Results - All Rooms (150 Lux KLD target)
9.604
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 13/06/2024

| | | | | | | | | Criteria | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor Ref | Room Ref | Room Use | Room Area m2 | Effective Area | Median Lux | Area Meeting Req Lux | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| **Block B** | | | | | | | | | | | | |
| First | R1 | LKD | 28.34 | 22.22 | 271 | 19.80 | 89% | 200 | 50% | 50% | 4380 | YES |
| | R2 | LKD | 23.82 | 17.01 | 195 | 8.42 | 49% | 200 | 50% | 50% | 4380 | NO |
| | R3 | Bedroom | 14.52 | 10.26 | 79 | 4.15 | 40% | 100 | 50% | 50% | 4380 | NO |
| | R4 | Bedroom | 12.82 | 8.88 | 290 | 8.88 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R5 | Bedroom | 11.26 | 7.20 | 199 | 7.11 | 99% | 100 | 50% | 50% | 4380 | YES |
| | R6 | LKD | 25.81 | 19.85 | 483 | 19.85 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R7 | Bedroom | 13.07 | 9.07 | 59 | 3.45 | 38% | 100 | 50% | 50% | 4380 | NO |
| | R8 | Bedroom | 12.71 | 8.75 | 151 | 7.31 | 84% | 100 | 50% | 50% | 4380 | YES |
| Second | R1 | LKD | 28.35 | 22.24 | 371 | 22.24 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | LKD | 23.82 | 17.01 | 238 | 10.91 | 64% | 200 | 50% | 50% | 4380 | YES |
| | R3 | Bedroom | 12.07 | 8.24 | 114 | 4.73 | 57% | 100 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 33.34 | 25.30 | 57 | 1.53 | 6% | 200 | 50% | 50% | 4380 | NO |
| | R5 | Bedroom | 12.96 | 8.93 | 45 | 2.60 | 29% | 100 | 50% | 50% | 4380 | NO |
| | R6 | LKD | 24.62 | 18.66 | 396 | 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 | 342 | 6.87 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R9 | Bedroom | 12.83 | 8.89 | 312 | 8.89 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R10 | Bedroom | 11.25 | 7.20 | 215 | 7.20 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R11 | LKD | 25.83 | 19.87 | 471 | 19.87 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R12 | Bedroom | 14.16 | 9.93 | 140 | 7.27 | 73% | 100 | 50% | 50% | 4380 | YES |
| | R13 | Bedroom | 13.04 | 9.02 | 159 | 8.03 | 89% | 100 | 50% | 50% | 4380 | YES |
| Third | R1 | LKD | 28.35 | 22.24 | 430 | 22.24 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | LKD | 23.82 | 17.01 | 283 | 12.23 | 72% | 200 | 50% | 50% | 4380 | YES |
| | R3 | Bedroom | 12.07 | 8.24 | 139 | 5.91 | 72% | 100 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 33.34 | 25.30 | 102 | 4.56 | 18% | 200 | 50% | 50% | 4380 | NO |
| | R5 | Bedroom | 12.96 | 8.93 | 114 | 5.90 | 66% | 100 | 50% | 50% | 4380 | YES |
| | R6 | LKD | 24.62 | 18.66 | 454 | 18.66 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R7 | Bedroom | 7.95 | 4.62 | 303 | 4.62 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R8 | Bedroom | 10.39 | 6.87 | 362 | 6.87 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R9 | Bedroom | 12.83 | 8.89 | 337 | 8.89 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R10 | Bedroom | 11.25 | 7.20 | 229 | 7.20 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R11 | LKD | 25.83 | 19.87 | 497 | 19.87 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R12 | Bedroom | 14.16 | 9.93 | 161 | 8.51 | 86% | 100 | 50% | 50% | 4380 | YES |
| | R13 | Bedroom | 13.04 | 9.02 | 161 | 8.23 | 91% | 100 | 50% | 50% | 4380 | YES |
| Fourth | R1 | LKD | 28.35 | 22.24 | 482 | 22.24 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | LKD | 23.82 | 17.01 | 253 | 12.03 | 71% | 200 | 50% | 50% | 4380 | YES |
| | R3 | Bedroom | 12.07 | 8.24 | 169 | 7.45 | 90% | 100 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 33.34 | 25.30 | 140 | 8.11 | 32% | 200 | 50% | 50% | 4380 | NO |

Ringers Road Proposed Scheme Daylight Results - All Rooms (150 Lux KLD target)
9.604
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 13/06/2024

| | | | | | | | | Criteria | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor Ref | Room Ref | Room Use | Room Area m2 | Effective Area | Median Lux | Area Meeting Req Lux | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| | R5 | Bedroom | 12.96 | 8.93 | 151 | 8.08 | 90% | 100 | 50% | 50% | 4380 | YES |
| | R6 | LKD | 24.62 | 18.66 | 532 | 18.66 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R7 | Bedroom | 7.95 | 4.62 | 881 | 4.62 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R8 | Bedroom | 10.39 | 6.87 | 376 | 6.87 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R9 | Bedroom | 12.83 | 8.89 | 340 | 8.89 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R10 | Bedroom | 11.25 | 7.20 | 244 | 7.20 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R11 | LKD | 25.83 | 19.87 | 509 | 19.87 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R12 | Bedroom | 14.16 | 9.93 | 161 | 8.43 | 85% | 100 | 50% | 50% | 4380 | YES |
| | R13 | Bedroom | 13.04 | 9.02 | 169 | 8.25 | 91% | 100 | 50% | 50% | 4380 | YES |
| Fifth | R1 | LKD | 28.32 | 22.22 | 582 | 22.22 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | LKD | 23.34 | 16.53 | 230 | 10.03 | 61% | 200 | 50% | 50% | 4380 | YES |
| | R3 | Bedroom | 12.08 | 8.24 | 111 | 4.78 | 58% | 100 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 24.16 | 17.93 | 134 | 3.78 | 21% | 200 | 50% | 50% | 4380 | NO |
| | R5 | Bedroom | 8.05 | 4.90 | 246 | 4.90 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 12.57 | 8.66 | 185 | 8.66 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.62 | 18.66 | 449 | 18.66 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R8 | Bedroom | 7.95 | 4.62 | 298 | 4.62 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R9 | Bedroom | 10.39 | 6.87 | 331 | 6.87 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R10 | Bedroom | 12.82 | 8.88 | 278 | 8.88 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R11 | Bedroom | 12.90 | 8.49 | 222 | 8.49 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R12 | LKD | 25.87 | 19.89 | 422 | 19.89 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R13 | Bedroom | 13.52 | 9.34 | 244 | 9.34 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R14 | Bedroom | 13.50 | 9.18 | 232 | 9.18 | 100% | 100 | 50% | 50% | 4380 | YES |
| Sixth | R1 | LKD | 28.32 | 22.22 | 621 | 22.22 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | LKD | 23.34 | 16.53 | 248 | 11.76 | 71% | 200 | 50% | 50% | 4380 | YES |
| | R3 | Bedroom | 12.08 | 8.24 | 126 | 5.77 | 70% | 100 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 24.16 | 17.93 | 109 | 2.93 | 16% | 200 | 50% | 50% | 4380 | NO |
| | R5 | Bedroom | 8.05 | 4.90 | 274 | 4.90 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 12.57 | 8.66 | 211 | 8.66 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.62 | 18.66 | 459 | 18.66 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R8 | Bedroom | 7.95 | 4.62 | 302 | 4.62 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R9 | Bedroom | 10.39 | 6.87 | 332 | 6.87 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R10 | Bedroom | 12.82 | 8.88 | 284 | 8.88 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R11 | Bedroom | 12.90 | 8.49 | 227 | 8.49 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R12 | LKD | 25.87 | 19.89 | 435 | 19.89 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R13 | Bedroom | 13.52 | 9.34 | 249 | 9.34 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R14 | Bedroom | 13.50 | 9.18 | 237 | 9.11 | 99% | 100 | 50% | 50% | 4380 | YES |
| Seventh | R1 | LKD | 28.32 | 22.22 | 646 | 22.22 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | LKD | 23.34 | 16.53 | 268 | 13.72 | 83% | 200 | 50% | 50% | 4380 | YES |
| | R3 | Bedroom | 12.08 | 8.24 | 141 | 6.44 | 78% | 100 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 24.16 | 17.93 | 117 | 3.03 | 17% | 200 | 50% | 50% | 4380 | NO |

Ringers Road Proposed Scheme Daylight Results - All Rooms (150 Lux KLD target)
9.604
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 13/06/2024

| | | | | | | | | Criteria | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor Ref | Room Ref | Room Use | Room Area m2 | Effective Area | Median Lux | Area Meeting Req Lux | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| | R5 | Bedroom | 8.05 | 4.90 | 296 | 4.90 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 12.57 | 8.66 | 227 | 8.66 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.62 | 18.66 | 461 | 18.66 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R8 | Bedroom | 7.95 | 4.62 | 300 | 4.62 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R9 | Bedroom | 10.39 | 6.87 | 344 | 6.87 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R10 | Bedroom | 12.82 | 8.88 | 288 | 8.88 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R11 | Bedroom | 12.90 | 8.49 | 235 | 8.49 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R12 | LKD | 25.87 | 19.89 | 436 | 19.89 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R13 | Bedroom | 13.52 | 9.34 | 249 | 9.34 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R14 | Bedroom | 13.50 | 9.18 | 245 | 9.18 | 100% | 100 | 50% | 50% | 4380 | YES |
| Eighth | R1 | LKD | 28.32 | 22.22 | 658 | 22.22 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | LKD | 23.34 | 16.53 | 271 | 14.50 | 88% | 200 | 50% | 50% | 4380 | YES |
| | R3 | Bedroom | 12.08 | 8.24 | 149 | 6.89 | 84% | 100 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 24.16 | 17.93 | 129 | 3.73 | 21% | 200 | 50% | 50% | 4380 | NO |
| | R5 | Bedroom | 8.05 | 4.90 | 304 | 4.90 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 12.57 | 8.66 | 233 | 8.66 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.62 | 18.66 | 463 | 18.66 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R8 | Bedroom | 7.95 | 4.62 | 304 | 4.62 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R9 | Bedroom | 10.39 | 6.87 | 350 | 6.87 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R10 | Bedroom | 12.82 | 8.88 | 290 | 8.88 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R11 | Bedroom | 12.90 | 8.49 | 233 | 8.49 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R12 | LKD | 25.87 | 19.89 | 435 | 19.89 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R13 | Bedroom | 13.52 | 9.34 | 254 | 9.34 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R14 | Bedroom | 13.50 | 9.18 | 241 | 9.18 | 100% | 100 | 50% | 50% | 4380 | YES |
| Ninth | R1 | LKD | 28.32 | 22.22 | 668 | 22.22 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | LKD | 23.34 | 16.53 | 275 | 15.39 | 93% | 200 | 50% | 50% | 4380 | YES |
| | R3 | Bedroom | 12.08 | 8.24 | 160 | 7.73 | 94% | 100 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 24.16 | 17.93 | 144 | 4.69 | 26% | 200 | 50% | 50% | 4380 | NO |
| | R5 | Bedroom | 8.05 | 4.90 | 313 | 4.90 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 12.57 | 8.66 | 244 | 8.66 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.62 | 18.66 | 470 | 18.66 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R8 | Bedroom | 7.95 | 4.62 | 312 | 4.62 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R9 | Bedroom | 10.39 | 6.87 | 350 | 6.87 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R10 | Bedroom | 12.82 | 8.88 | 300 | 8.88 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R11 | Bedroom | 12.90 | 8.49 | 235 | 8.49 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R12 | LKD | 25.87 | 19.89 | 441 | 19.89 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R13 | Bedroom | 13.52 | 9.34 | 255 | 9.34 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R14 | Bedroom | 13.50 | 9.18 | 248 | 9.18 | 100% | 100 | 50% | 50% | 4380 | YES |
| Tenth | R1 | LKD | 31.96 | 25.20 | 987 | 25.20 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | Bedroom | 12.49 | 8.58 | 120 | 6.43 | 75% | 100 | 50% | 50% | 4380 | YES |
| | R3 | LKD | 29.65 | 22.25 | 72 | 4.42 | 20% | 200 | 50% | 50% | 4380 | NO |

Ringers Road Proposed Scheme Daylight Results - All Rooms (150 Lux KLD target)
9.604
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 13/06/2024

| | | | | | | | | Criteria | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor Ref | Room Ref | Room Use | Room Area m2 | Effective Area | Median Lux | Area Meeting Req Lux | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| | R4 | Bedroom | 12.40 | 8.29 | 248 | 8.29 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R5 | Bedroom | 13.93 | 9.52 | 91 | 4.41 | 46% | 100 | 50% | 50% | 4380 | NO |
| | R6 | Bedroom | 12.99 | 9.02 | 1601 | 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 | 1219 | 25.23 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | Bedroom | 12.49 | 8.58 | 131 | 7.63 | 89% | 100 | 50% | 50% | 4380 | YES |
| | R3 | LKD | 29.65 | 22.25 | 265 | 18.15 | 82% | 200 | 50% | 50% | 4380 | YES |
| | R4 | Bedroom | 12.34 | 8.23 | 259 | 8.23 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R5 | Bedroom | 13.97 | 9.56 | 95 | 4.45 | 47% | 100 | 50% | 50% | 4380 | NO |
| | R6 | Bedroom | 14.69 | 9.88 | 1471 | 9.88 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 31.10 | 24.42 | 1261 | 24.42 | 100% | 200 | 50% | 50% | 4380 | YES |
| **Block A** | | | | | | | | | | | | |
| First | R1 | Bedroom | 6.83 | 4.04 | 63 | 0.00 | 0% | 100 | 50% | 50% | 4380 | NO |
| | R2 | LKD | 31.51 | 24.48 | 125 | 7.14 | 29% | 200 | 50% | 50% | 4380 | NO |
| | R3 | LKD | 27.10 | 20.87 | 168 | 8.36 | 40% | 200 | 50% | 50% | 4380 | NO |
| | R4 | Bedroom | 18.20 | 13.19 | 109 | 7.96 | 60% | 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 | 56 | 2.49 | 31% | 100 | 50% | 50% | 4380 | NO |
| | R7 | LKD | 24.41 | 17.97 | 194 | 9.44 | 53% | 200 | 50% | 50% | 4380 | YES |
| | R8 | Bedroom | 12.53 | 8.62 | 85 | 3.03 | 35% | 100 | 50% | 50% | 4380 | NO |
| Second | R1 | Bedroom | 6.83 | 4.04 | 71 | 1.34 | 33% | 100 | 50% | 50% | 4380 | NO |
| | R2 | LKD | 31.52 | 24.48 | 123 | 6.71 | 27% | 200 | 50% | 50% | 4380 | NO |
| | R3 | LKD | 27.10 | 20.87 | 167 | 8.44 | 40% | 200 | 50% | 50% | 4380 | NO |
| | R4 | Bedroom | 18.20 | 13.19 | 118 | 8.76 | 66% | 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 | 83 | 3.27 | 40% | 100 | 50% | 50% | 4380 | NO |
| | R7 | LKD | 24.41 | 17.97 | 227 | 10.09 | 56% | 200 | 50% | 50% | 4380 | YES |
| | R8 | Bedroom | 12.53 | 8.62 | 95 | 3.75 | 44% | 100 | 50% | 50% | 4380 | NO |
| Third | R1 | Bedroom | 6.83 | 4.04 | 151 | 2.69 | 67% | 100 | 50% | 50% | 4380 | YES |
| | R2 | LKD | 31.52 | 24.49 | 167 | 11.02 | 45% | 200 | 50% | 50% | 4380 | NO |
| | R3 | LKD | 27.10 | 20.87 | 235 | 12.49 | 60% | 200 | 50% | 50% | 4380 | YES |
| | R4 | Bedroom | 18.20 | 13.19 | 150 | 11.18 | 85% | 100 | 50% | 50% | 4380 | YES |
| | R5 | Bedroom | 10.06 | 6.48 | 42 | 2.24 | 35% | 100 | 50% | 50% | 4380 | NO |
| | R6 | Bedroom | 11.99 | 8.09 | 116 | 5.65 | 70% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.41 | 17.97 | 297 | 16.51 | 92% | 200 | 50% | 50% | 4380 | YES |
| | R8 | Bedroom | 12.53 | 8.62 | 145 | 7.82 | 91% | 100 | 50% | 50% | 4380 | YES |
| Fourth | R1 | Bedroom | 11.64 | 7.58 | 83 | 2.30 | 30% | 100 | 50% | 50% | 4380 | NO |
| | R2 | Bedroom | 13.92 | 9.47 | 146 | 6.55 | 69% | 100 | 50% | 50% | 4380 | YES |
| | R3 | LKD | 25.81 | 19.33 | 200 | 9.98 | 52% | 200 | 50% | 50% | 4380 | YES |

Ringers Road Proposed Scheme Daylight Results - All Rooms (150 Lux KLD target)
9.604
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 13/06/2024

| | | | | | | | | Criteria | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor Ref | Room Ref | Room Use | Room Area m2 | Effective Area | Median Lux | Area Meeting Req Lux | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| | R4 | LKD | 22.84 | 16.91 | 144 | 4.23 | 25% | 200 | 50% | 50% | 4380 | NO |
| | R5 | Bedroom | 10.39 | 6.85 | 145 | 5.22 | 76% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 11.99 | 8.09 | 311 | 7.61 | 94% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.41 | 17.97 | 247 | 10.09 | 56% | 200 | 50% | 50% | 4380 | YES |
| | R8 | LKD | 25.79 | 19.93 | 463 | 19.58 | 98% | 200 | 50% | 50% | 4380 | YES |
| Fifth | R1 | Bedroom | 11.64 | 7.58 | 68 | 1.50 | 20% | 100 | 50% | 50% | 4380 | NO |
| | R2 | Bedroom | 13.92 | 9.47 | 196 | 9.18 | 97% | 100 | 50% | 50% | 4380 | YES |
| | R3 | LKD | 25.81 | 19.33 | 257 | 13.79 | 71% | 200 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 22.84 | 16.91 | 161 | 5.25 | 31% | 200 | 50% | 50% | 4380 | NO |
| | R5 | Bedroom | 10.39 | 6.85 | 183 | 6.62 | 97% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 11.99 | 8.09 | 393 | 8.01 | 99% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.41 | 17.97 | 253 | 10.26 | 57% | 200 | 50% | 50% | 4380 | YES |
| | R8 | LKD | 25.79 | 19.93 | 552 | 19.67 | 99% | 200 | 50% | 50% | 4380 | YES |
| Sixth | R1 | Bedroom | 11.64 | 7.58 | 72 | 1.84 | 24% | 100 | 50% | 50% | 4380 | NO |
| | R2 | Bedroom | 13.92 | 9.47 | 241 | 9.47 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R3 | LKD | 25.81 | 19.33 | 314 | 16.92 | 88% | 200 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 22.84 | 16.91 | 206 | 9.11 | 54% | 200 | 50% | 50% | 4380 | YES |
| | R5 | Bedroom | 10.39 | 6.85 | 346 | 6.85 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 11.99 | 8.09 | 463 | 8.09 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.41 | 17.97 | 260 | 10.35 | 58% | 200 | 50% | 50% | 4380 | YES |
| | R8 | LKD | 25.79 | 19.93 | 663 | 19.93 | 100% | 200 | 50% | 50% | 4380 | YES |
| Seventh | R1 | Bedroom | 11.64 | 7.58 | 75 | 1.93 | 25% | 100 | 50% | 50% | 4380 | NO |
| | R2 | Bedroom | 13.92 | 7.58 | 75 | 1.93 | 25% | 100 | 50% | 50% | 4380 | NO |
| | R3 | LKD | 25.81 | 19.33 | 217 | 10.73 | 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 | 548 | 6.85 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 11.99 | 8.09 | 486 | 8.09 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.41 | 17.97 | 270 | 10.53 | 59% | 200 | 50% | 50% | 4380 | YES |
| | R8 | LKD | 25.79 | 19.93 | 657 | 19.93 | 100% | 200 | 50% | 50% | 4380 | YES |
| Eighth | R1 | Bedroom | 11.64 | 7.58 | 75 | 1.88 | 25% | 100 | 50% | 50% | 4380 | NO |
| | R2 | Bedroom | 13.92 | 7.58 | 75 | 1.88 | 25% | 100 | 50% | 50% | 4380 | NO |
| | R3 | LKD | 25.81 | 19.33 | 234 | 12.50 | 65% | 200 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 22.84 | 16.91 | 426 | 16.91 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R5 | Bedroom | 10.39 | 6.85 | 589 | 6.85 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 11.99 | 8.09 | 517 | 8.09 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.41 | 17.97 | 289 | 11.05 | 61% | 200 | 50% | 50% | 4380 | YES |
| | R8 | LKD | 25.79 | 19.93 | 689 | 19.93 | 100% | 200 | 50% | 50% | 4380 | YES |
| Ninth | R1 | Bedroom | 11.64 | 7.58 | 75 | 2.05 | 27% | 100 | 50% | 50% | 4380 | NO |
| | R2 | Bedroom | 13.92 | 7.58 | 75 | 2.05 | 27% | 100 | 50% | 50% | 4380 | NO |
| | R3 | LKD | 25.81 | 19.33 | 245 | 14.33 | 74% | 200 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 22.84 | 16.91 | 479 | 16.91 | 100% | 200 | 50% | 50% | 4380 | YES |

Ringers Road Proposed Scheme Daylight Results - All Rooms (150 Lux KLD target)
9.604
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 13/06/2024

| | | | | | | | | Criteria | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor Ref | Room Ref | Room Use | Room Area m2 | Effective Area | Median Lux | Area Meeting Req Lux | % of Area Meeting Req Lux | Req Lux | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| | R5 | Bedroom | 10.39 | 6.85 | 618 | 6.85 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 11.99 | 8.09 | 531 | 8.09 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.41 | 17.97 | 326 | 11.91 | 66% | 200 | 50% | 50% | 4380 | YES |
| | R8 | LKD | 25.79 | 19.93 | 701 | 19.93 | 100% | 200 | 50% | 50% | 4380 | YES |
| Tenth | R1 | Bedroom | 11.64 | 7.58 | 80 | 2.39 | 32% | 100 | 50% | 50% | 4380 | NO |
| | R2 | Bedroom | 13.92 | 9.47 | 237 | 9.47 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R3 | LKD | 25.81 | 19.33 | 259 | 15.40 | 80% | 200 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 22.84 | 16.91 | 522 | 16.91 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R5 | Bedroom | 10.39 | 6.85 | 644 | 6.85 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 11.99 | 8.09 | 1002 | 8.09 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.41 | 17.97 | 351 | 12.51 | 70% | 200 | 50% | 50% | 4380 | YES |
| | R8 | LKD | 25.79 | 19.93 | 412 | 19.93 | 100% | 200 | 50% | 50% | 4380 | YES |
| Eleventh | R1 | Bedroom | 11.64 | 7.58 | 100 | 3.83 | 51% | 100 | 50% | 50% | 4380 | YES |
| | R2 | Bedroom | 13.92 | 9.47 | 248 | 9.47 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R3 | LKD | 25.81 | 19.33 | 275 | 17.44 | 90% | 200 | 50% | 50% | 4380 | YES |
| | R4 | LKD | 22.84 | 16.91 | 522 | 16.91 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R5 | Bedroom | 10.39 | 6.85 | 669 | 6.85 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R6 | Bedroom | 11.99 | 8.09 | 1076 | 8.09 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R7 | LKD | 24.41 | 17.97 | 425 | 15.53 | 86% | 200 | 50% | 50% | 4380 | YES |
| | R8 | LKD | 25.79 | 19.93 | 460 | 19.93 | 100% | 200 | 50% | 50% | 4380 | YES |
| Twelfth | R1 | LKD | 29.74 | 23.51 | 569 | 23.51 | 100% | 200 | 50% | 50% | 4380 | YES |
| | R2 | Bedroom | 12.37 | 8.45 | 934 | 8.45 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R3 | Bedroom | 13.52 | 9.47 | 285 | 9.47 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R4 | Bedroom | 11.99 | 8.09 | 1107 | 8.09 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R5 | LKD | 24.41 | 17.97 | 475 | 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 | 936 | 8.45 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R3 | Bedroom | 13.52 | 9.47 | 392 | 9.47 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R4 | Bedroom | 11.99 | 8.09 | 1117 | 8.09 | 100% | 100 | 50% | 50% | 4380 | YES |
| | R5 | LKD | 24.41 | 17.97 | 481 | 17.97 | 100% | 200 | 50% | 50% | 4380 | YES |

# APPENDIX A.35 19 STOKE ROAD APPEAL DECISION

The Planning Inspectorate

# Appeal Decision

Hearing Held on 20 June 2023

Site visit made on 20 June 2023

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 August 2023

Appeal Ref: APP/J0350/W/22/3313789
19 Stoke Road, Slough SL2 5AH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Silver Hey Properties Ltd against the decision of Slough Borough Council.
- The application Ref P/04557/012, dated 24 February 2021, was refused by notice dated 28 July 2022.
- The development proposed is outline planning permission for the demolition of existing commercial buildings and erection of an 8-storey residential building at the corner of Stoke Road and Stoke Gardens to provide up to 29 new dwellings with associated cycle and car parking. Access, layout, appearance and scale to be determined with landscaping reserved for future consideration.

## Decision

1. The appeal is allowed and outline planning permission is granted for the demolition of existing commercial buildings and erection of a 7-storey residential building at the corner of Stoke Road and Stoke Gardens to provide up to 24 new dwellings with associated cycle and car parking, with access, layout, appearance and scale to be determined with landscaping reserved for future consideration at 19 Stoke Road, Slough SL2 5AH under the terms of the application Ref P/04557/012, dated 24 February 2021, and subject to the conditions in the attached schedule.

## Procedural Matters

2. The planning application was made in outline with only the matter of landscaping reserved. I assessed the appeal on that basis.

3. Before planning permission was refused, the proposal was revised reducing the number of units to up to 24. This necessitated the main parties agreeing a revised description of development, which I have used in my decision above.

4. After the hearing the appellant submitted a completed planning agreement (the S106) to secure obligations relating to education, transport, the Burnham Beeches Special Area of Conservation (the SAC) and affordable housing. At the hearing the Council had withdrawn its fifth reason for refusal which relates to the need for these obligations. I have therefore not had further regard to this reason for refusal, but return to the matter of the obligations where necessary.

5. The Building Research Establishment Guide 'Site layout planning for daylight and sunlight' (the Guidance) was updated during the appeal. However, at the hearing the parties agreed that, for the sake of fairness and expediency, I should use the version that prevailed when the application was determined. As this is a matter of guidance, not policy, I agreed it was appropriate for me to do so.

## Main Issues

6. The main issues are:

- the effect of the proposal on the character and appearance of the area;
- the effect of the proposal on the non-designated heritage asset 19 Stoke Road and the setting of the non-designated heritage asset 21 Stoke Road;
- whether or not adequate living conditions would be created for future residents, with reference to sunlight, daylight and outside space; and,
- the effect of the proposal on the integrity of the SAC.

## Reasons

*Character and appearance*

7. The appeal site, 19 Stoke Road, is a former public house, now in separate commercial and residential uses, located at the corner of Stoke Road and Stoke Gardens, immediately to the north of Slough Town Centre. It sits at the end of a parade of two storey 19th Century commercial properties fronting Stoke Road.

8. The immediate and wider area is marked by a state of change, with a multitude of smaller, older buildings replaced, in the process of being replaced, or with permission to be replaced, by larger commercial and residential buildings. This has created a mixed, piecemeal character, with buildings of sometimes highly disparate design and/or scale within close proximity to one another.

9. The scheme would replace the two-storey former pub with a seven-storey apartment block, albeit the upper floor would be slightly set back. Combined with its vertical scale, the Council is concerned about the minimal set back of the building from the public highway, and the consequent lack of opportunity to utilise soft landscaping to soften and assimilate the building into its context.

10. The seven-storey Vanburgh Court, close by to the northeast, is set behind green space, but even so has an immense, sweeping presence that dominates the adjacent stretch of Stoke Road. West Central Apartments, across the road from No 19 to the south, steps down to Stoke Gardens, but only a small element does so, with much of the building presenting six full storeys to Stoke Road at the gateway to the Town Centre. As with Vanburgh Court, its position behind modest landscaping does little to quell its presence. I note that there is a low density and scale residential area close by to the northwest, but the appeal site is not read easily with this area, and there is also an intervening large building west of the site in the process of upward extension.

11. Given such, the proposed building would sit well within the context of other neighbouring tall buildings even with the limited setback proposed. It would provide an adequately sympathetic, albeit fairly strident, bookend to the street corner. There would be a more visually pronounced change in scale between the new building and the adjacent parade to the north, but this would not be incongruous in the wider context of highly differing building heights. Indeed, the parade is already viewed against the direct backdrop of West Central Apartments when one is travelling south towards the Town Centre, and within the direct context of Vanburgh Court when going in the opposite direction.

12. Consequently, the proposal would have an acceptable effect on the character and appearance of the area. It would accord with the relevant design objectives

of Policy EN1 of The Local Plan for Slough (adopted 2004) (the Local Plan) Policies 4 and 8 of the Core Strategy (adopted 2008) and the National Planning Policy Framework (the Framework). The Council also relied upon Policy EN2 of the Local Plan in its reason for refusal, but this policy relates explicitly to extensions to existing buildings and is therefore not relevant.

*Non-designated Heritage Assets*

13. No 19 and its neighbour to the north, 21 Stoke Road, are late Victorian buildings each included on Slough's local list of non-designated heritage assets, which is within an appendix to the Local Plan. There is little evidence or detail of the standard of the local listing process that took place. Nonetheless, pursuant to the description of a heritage asset given in the glossary of the Framework, their presence on the local list means that Nos 19 and 21 must be treated as non-designated heritage assets in the application of planning policy.

14. No 19 is identified on the local list as the 'Printer's Devil Public House' and was listed in 1995 presumably for its 19th century architectural design and its former historic use as a local public house. Despite this status, a series of unsympathetic physical alterations and its somewhat crude subdivision, much of which appears to have occurred after the building was placed on the local list, have denuded 19 Stoke Road of much of its charm and its integrity.

15. To the casual observer its heritage as a pub is now near illegible. The building, mostly the part that was Rai Solicitors, does maintain a modicum of Victorian detailing, but is also heavily altered in terms of materials, and what survives is not of particular interest. It therefore has little significance, both in its own right and in terms of its weak group value with the rest of the 19th Century parade, which was built much later on in any event. Thus, whilst through its demolition there would be the total loss of 19 Stoke Road's significance, the baseline is low, and therefore the harm that would arise would also be low.

16. 21 Stoke Road (listed as the Former Leopold Coffee House) deserves its place on the list, given the quality of its intricate, moulded red bricked frontage with classical embellishment. In terms of its relationship with No 19, they have very little in common, particularly with their disparate building lines, eaves heights, designs and finish materials. It is quite evident that they were built individually at different times and, despite sharing the broader Victorian era, they do not visually complement one another. Any suggestion that the coffee house was built as a 'counterattraction' to the pub is unduly speculative in my view.

17. As to the new building, there would be an abrupt change in scale. However, the detailing of the building, such as the red brick finish and the adjacent balcony, which attempts to follow the cornice and balustrade lines of No 21's facade, is respectful. Given the sensitivity in seeking to correlate detailing between the new building and the former coffee house, and within the context of an urban environment where sudden changes in height and building epoch are commonplace, I consider that the scheme would not harm the setting of No 21.

18. Drawing this together, whilst I conclude that there would be no harm to the significance that 21 Stoke Road derives from its setting, there would be harm to the significance of 19 Stoke Road through its complete loss. Consequently, the proposal would conflict with the heritage objectives of Policy 9 of the Core Strategy and Policy EN17 of the Local Plan.

*Living conditions*

19. Paragraph 130 of the Framework, amongst other things, states that decisions should ensure that developments will function well, using the arrangement of space to create attractive, welcoming and distinctive places to live, promote health and well-being, with a high standard of amenity for future users.

20. With reference to sunlight and daylight, several rooms concern the Council. In my view, those from the second floor upwards would have an elevated outlook and would fail the BRE Guidelines to such a modest extent that they would offer an acceptable standard of living accommodation in this urban location.

21. However, bedroom R2 at ground floor and bedroom R10 at first floor would fall well short of the guidance, providing an Average Daylight Factor of 0.61% and 0.52% respectively. Given that these two rooms would also both face north and therefore would not have access to direct sunlight, and further would offer little chance for occupants to see the sky, it is my opinion that they would provide a significant shortfall in living standards. Given that bedrooms often offer home working space and sometimes a private refuge for future occupants, I do not prescribe to the argument that these bedrooms should be treated with less sensitivity than other rooms within their respective residential units.

22. Room R3 passes the sunlight and daylight tests, but the Council make the point that, as its window is directly onto street level, this would be likely to have blackout blinds closed during the day. However, I consider that modest screen planting and/or the use of a less severe type of blinds would ensure privacy without undue loss of light to the room. The Council is also concerned that two of the units would not have private outdoor space, but I note that the scheme would replace two existing flats at the site which also do not have dedicated outdoor space, so the proposal would be neutral in these terms.

23. Consequently, I conclude on this issue that, whilst the proposal would be acceptable with regard to outside space provision, it would fail to create adequate living conditions for future residents with reference to sunlight and daylight. It would therefore conflict with the relevant objectives of Policy 4 of the Core Strategy, Policy EN1 of the Local Plan and the Framework.

*Burnham Beeches SAC*

24. The appeal site is just within the zone of influence of the SAC. Given such, the Habitats Regulations require that permission may only be granted after having ascertained that the development will not affect the integrity of the SAC.

25. The SAC is designated for its Atlantic acidophilous beech forests and associated beech Fagus sylvatica and oak Quercus. Surveys have shown it to be one of the richest sites for saproxylic invertebrates in the UK. It also retains nationally important epiphytic communities, including the moss Zygodon forsteri.

26. The SAC is also a recreational resource, and it is likely that occupants of the proposed development would visit it. On this basis, there is no dispute between the main parties, nor Natural England (NE), that it cannot be ruled out that the proposal, when considered alone or cumulatively with other schemes, would have significant effects on the features of interest of the SAC due to increased recreational use. I have no reason to disagree with this conclusion.

27. It is agreed by the main parties that to mitigate against such effects, financial contributions should be secured towards enhancements to the Upton Court Park Suitable Alternative Natural Greenspace (the SANG) pursuant to the Council's 2022 Mitigation Strategy. Enhancements may include a walking and cycling route, wetlands restoration, and new seating, bins and interpretation boards. NE is satisfied with this approach subject to there being capacity to absorb the recreational activity generated by the development at the SANG. The Council has not indicated that the SANG is unable to accommodate the scheme.

28. As such, I am satisfied on the evidence before me that the S106 is a sufficient mechanism to ensure the delivery of proportionate and relevant mitigation pursuant to the Council's strategy for development which could affect the SAC. I therefore conclude my Appropriate Assessment that, with the mitigation, the proposal would not have an adverse effect on the integrity of the SAC. It would accord with Policies 9 and 10 of the Core Strategy, the Habitats Regulations and the Framework insofar as they seek to secure the long-term protection of such sites and mitigate any adverse effects on their integrity.

## Planning Obligations

29. Community Infrastructure Levy (CIL) regulation 122 makes clear that it is unlawful for a planning obligation to be taken into account in a planning decision on a development that does not meet all of the following tests. These are that the obligation is necessary to make the development acceptable in planning terms, is directly related to the development, and is fairly and reasonably related in scale and kind to the development.

30. In addition to the SAC contributions, the S106 would secure the affordable housing, necessary contributions to education, the electric vehicle car club, highway infrastructure and open space provision so as to enable the scheme to comply with Policy 10 of the Core Strategy. The S106 is therefore in compliance with regulation 122 and I can take it into account in my decision.

## Other Matters

31. Considering the distances involved, and within this urban environment dotted with tall buildings, the effect on the living conditions of residents within Grays Road with reference to sunlight and daylight would be acceptable. The dwellings meet the nationally described space standards. Given the excellent access to nearby public transport, dedicated onsite parking is not required, save for the disabled access spaces. I have no reason to doubt these spaces would be functional. There is no substantive evidence that any car use related to the development would have a severe effect on the local highway network.

## Planning Balance

32. Planning law and the Framework require proposals to be determined against the development plan unless material considerations indicate otherwise. In this context, the failure of the scheme to create satisfactory living conditions for some of its future occupiers, and the harm to the historic environment, draw the proposal into conflict with the development plan when read as a whole.

33. I am also mindful that Paragraph 203 of the Framework states that the effect on the significance of non-designated heritage assets should be taken into account in determining a proposal. In weighing schemes that affect non-

designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the assets.

34. Given that the clear majority of the residential units would benefit from acceptable living conditions, the limited failure of the scheme in this respect attracts moderate weight in the balance. Given the modest actual harm that would arise to the historic environment, I attribute this matter little weight.

35. It is undisputed by the main parties that the Council cannot currently demonstrate a five-year supply of deliverable housing sites. In the absence of such, Paragraph 11 d) ii) of the Framework is engaged. At the hearing the supply situation was confirmed by the Council to stand at around 2.1 years. This is a big shortfall. I understand that the Council's previous emerging plan led solution was withdrawn, and that the current emerging local plan review is nascent and indeed has now also stalled. It seems to me therefore, that there is little immediate prospect of the shortfall being meaningfully addressed.

36. The government is seeking to significantly boost housing supply. The scheme would reuse brownfield land in a highly accessible location. In doing so, it would make a valuable contribution to addressing the shortfall of housing supply in Slough. A disused amalgam of poorly treated built form would be replaced by an active, vibrant and well-designed building. There would be an economic boost to the area during the construction phase.

37. Given the severe extent of the shortfall in housing supply, I attribute substantial weight to these benefits of the scheme. Indeed, they lead me to the conclusion that the adverse impacts of granting planning permission through the conflict with the development plan, the limited failure to create adequate living conditions, and the limited harm to the historic environment would not significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the Framework when taken as a whole.

38. Consequently, the other considerations before me compel me to make a decision other than in accordance with the development plan in this case.

## Conditions

39. The Council has suggested several conditions, some of which I have amended for the sake of clarity and precision. Conditions are required to secure the single reserved matter of landscaping prior to the commencement of the development, and to ensure its timely delivery and retention. In addition to the standard time condition for outline consents, a condition shall confirm the approved plans in the interest of certainty. In the interest of highway safety, conditions shall ensure the delivery of the parking and turning areas, and the access and associated visibility splays.

40. In order to safeguard against surface water flooding, surface water drainage details shall be agreed prior to the commencement of development. To meet the transport objectives of the development plan, cycle storage facilities shall be agreed, delivered and retained. In the interest of design and the public realm, adequate bin storage shall be provided prior to occupation of the housing and thereafter retained.

41. In the interest of highway safety, a Construction Management Plan shall be agreed prior to the development. Given the proximity of below ground public infrastructure, details of any piling work are essential before such work begins.

As the site is in an area of serious water stress, the dwellings will need to be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption.

42. A condition is needed to ensure that any unexpected contamination at the site is appropriately dealt with. Given the importance of the design of the building within the street scene, it is essential that details of the finish materials are confirmed with the Council prior to their installation, and to ensure that these finishes are retained. In order to ensure future residents are not subjected to unacceptable levels of pollution, details of glazing and mechanical ventilation will need to be agreed with the Council prior to the development.

43. To design out crime and also to safeguard the living conditions of existing and future residents, a lighting assessment shall be agreed with the Council prior to the development. I understand that the proposed building would be a 'relevant building' under planning gateway one. A fire safety assessment is therefore a legislative requirement to ensure that the development contributes to the minimisation of potential fire risk in accordance with the Framework. Given that a non-designated heritage asset would be demolished, it is proportionate to require the recording of its architectural and historic features. Lastly, in the interest of the environment, an Energy and Sustainability Assessment shall be submitted to an agreed with the Council before work above slab level begins.

## Conclusion

44. For the reasons outlined above, and taking all other matters raised into account, I conclude that the appeal should be allowed.

*Matthew Jones*

INSPECTOR

## APPEARANCES

FOR THE APPELLANT:

| | |
|---|---|
| Rosalind Gall | Agent |
| Kevin Scott | Agent |
| Kaivan Wong | Surveyor, Light specialist |
| Sabine Meilwes | Architect |
| Patrick Maguire | Heritage specialist |
| Manjinder Kang | Appellant |
| Parmjit Rai | Appellant |

FOR THE LOCAL PLANNING AUTHORITY:

| | |
|---|---|
| Alex Harrison | Principal Planning Officer |
| Allan Jones | Design Specialist |
| Neetal Rajput | Development Management Lead |

DOCUMENTS SUBMITTED DURING THE HEARING

1) Extract of report relating to Horlicks site
2) Massing Plan

## Schedule of Conditions

1) Details of the proposed hard and soft landscaping of the site, (hereinafter 'the reserved matter') shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

   The landscaping shall be carried out no later than the first planting season following completion of the development. Within a five-year period following implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed by the Local Planning Authority.

2) Application for approval of the reserved matter referred to in Condition 1 above shall be submitted in writing to the Local Planning Authority no later than the expiration of three years from the date of this permission.

3) The development hereby permitted must be begun not later than whichever is the later of the following dates and must be carried out in accordance with the reserved matter approved:

   i) the expiration of 5 years from the date of this permission: ii) or the expiration of two years from the final approval of the reserved matter referred to in Condition 1 above.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: 343-PL-010-01, 343-PL-011-01, 343-PL-012-01, 343-PL-030-00, 343-PL-031-00, 343-PL-100-02, 343-PL-200-01, 343-PL-201-01, 343-PL-202-01, 343-PL-203-01, 343-PL-204-01, 343-PL-205-01, 343-PL-206-01, 343-PL-208-01, 43-PL-300-01, 343-PL-301-01, 343-PL-302-01, 343-PL-303-01, 343-PL-308-01.

5) Neither of the affordable housing units shall be occupied until the new means of access, parking and manoeuvring space has been sited and laid out in accordance with the approved plans.

6) Neither of the affordable housing units shall be occupied until the visibility splays shown on the approved drawings have been provided and the area contained within the splays shall be kept free of any obstruction exceeding 600 mm in height above the nearside channel level of the carriageway.

7) No development shall take place until details of the disposal of surface water have been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details. No surface water from the development shall drain onto the public highway.

8) No part of the development shall be occupied until details of the cycle parking provided have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the first occupation of the development and shall be retained for this purpose.

9) No part of the development shall be occupied until bin storage has been provided in accordance with the approved plans.

10) Prior to the commencement of the development hereby approved, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

    1. A site set up plan displaying vehicle and pedestrian access points during construction, provision for storage of materials, waste and recycling facilities/areas, contractor parking, turning space for construction vehicles, unloading area(s) for deliveries and wheel cleaning facilities.

    2. Delivery hours and working hours.

    3. Extent of construction hoardings / fencing and details of security arrangements on site.

    4. Details of traffic management measures to control deliveries to the site and pedestrian movements on footways in proximity to the site to minimise the impact of construction on the safe operation of the highway network.

    5. A vehicle routing plan for HGVs. HGVs shall avoid weight restrictions and Air Quality Management Areas and local schools at collection/drop off time.

    6. Details of noise and dust mitigation during the construction period.

    7. Evidence of inclusion of non-road mobile machinery (NRMM) controls.

    The plan shall be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

11) No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

12) No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

13) The dwellings shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

14) A Watching Brief shall be carried out by an appropriately accredited Competent Person during site works, and they shall prepare the necessary evidence to be submitted to the Local Planning Authority to the presence of any unsuspected contamination encountered during the development. In the event of contamination being encountered, no development or part thereof shall continue until a programme of investigation and/or remedial work to include details of the remedial scheme and methods of monitoring, and validation of such work undertaken has been submitted to and approved in

writing by the Local Planning Authority. None of the development shall be occupied until the approved remedial works, monitoring and validation of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

In the event that no significant contamination is encountered, the developer shall provide a written statement, prepared by an appropriately accredited Competent Person, to the Local Planning Authority confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be occupied.

15) Prior to their installation, samples of external materials to be used in the construction of the external envelope of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details approved.

16) Prior to the occupation of the development hereby approved, details of the Glazing Installations and Mechanical Filtered Ventilation (including overheating assessment) within each flat pursuant to and in accordance with the 'Pre-Planning Noise Impact Assessment from Hawkins ref: R135-540499, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried in full accordance with these details prior first occupation and retained as such at all times in the future.

17) No part of the development hereby permitted shall be occupied until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. This shall include details of all the lighting units and any shielding, hours of use, and vertical and horizontal illuminance levels of all lighting including on habitable windows within the site and on neighbouring property. The development shall be carried out in full accordance with the approved details prior to first occupation and shall be retained as such at all times in the future. No lighting shall be provided at the site other than in accordance with the approved scheme.

18) The Reserved Matters application shall include the submission of a Fire Safety Assessment for the development hereby approved that is carried out in accordance with guidance under planning Gateway One, to be approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details in the forthcoming assessment and thereafter be retained and maintained in perpetuity.

19) Prior to the demolition of 19 Stoke Road, a Level 2 Historic Building Recording and analysis of architectural and historic features of the existing building shall have been agreed in writing by the Local Planning Authority.

20) Prior to development above slab level, an Energy and Sustainability Assessment shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details in the forthcoming assessment and thereafter be retained and maintained in perpetuity.

# APPENDIX A.36 15-26 LINCOLN COTTAGES APPEAL DECISION

The Planning Inspectorate

# Appeal Decision

Site visit made on 24 October 2023

by V Simpson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 December 2023

Appeal Ref: APP/Q1445/W/23/3317868
15 - 26 Lincoln Cottages, Brighton BN2 9UJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Burlington Property Group against Brighton & Hove City Council.
- The application Ref BH2022/03810, is dated 9 December 2022.
- The development proposed is the demolition of all existing buildings and construction of nine residential dwellings (Use Class C3).

## Decision

1. The appeal is allowed and planning permission is granted for the demolition of all existing buildings and construction of nine residential dwellings (Use Class C3) at 15 - 26 Lincoln Cottages, Brighton, BN2 9UJ, in accordance with the terms of the application, Ref BH2022/03810, dated 9 December 2022, subject to the conditions set out within the attached schedule.

## Preliminary Matters

2. Had an appeal not been lodged, the Council indicate that the application would have been refused, and putative refusal reasons have been provided. The main issues have been taken from the Council's statement, and from the interested party representations.

3. Additional and amended plans and details were submitted to the Council prior to the appeal being lodged. The Council and interested parties have had the opportunity to submit representations in respect of these details as part of the appeal process. No parties would therefore be prejudiced by my consideration of the amended plans and details submitted prior to the date of the appeal.

4. In response to a request made during the appeal process, the main parties have provided additional evidence in respect of affordable housing. A unilateral undertaking (UU) related to the matter has subsequently been provided. The Council has submitted comments in respect of the UU, and I am satisfied that no parties would be prejudiced by my consideration of the additional evidence related to affordable housing. I will return to this matter later.

## Main Issues

5. The main issues are the effect of the development on;
   - the character and appearance of the area; and
   - the conditions of the occupiers of nearby properties, with particular regard to privacy, light, highway congestion, car parking availability, odour, noise and disturbance.

## Reasons

*Character and appearance*

6. A series of non-residential buildings are located on the appeal site, in an otherwise densely built-up and mainly residential area, lit by streetlights. Typically, houses within the area are formally arranged in terraces along the hillside. Many of the terraces directly adjoin fairly narrow streets, and the residential properties within them have limited-sized rear gardens. The external walls of the properties are mainly a mix of natural brick, painted brick and painted render finishes in a range of colours. Many houses within the area have rear flat roofed dormer window features, finished in materials which differ from the host dwelling.

7. Although not directly addressing a highway, the proposed development would take the form of a terrace of houses. Each property would have a rear garden of a size similar to that which prevails within the area. This, and the provision of small front gardens and a landscaped walkway to the front of the houses means that the spacing between the proposed buildings and the nearby terraces would be similar to that between other terraces in the area. As such the amount and layout of the proposals would not constitute overdevelopment.

8. Many residential properties backing onto the appeal site have lower ground floors and/or rear dormer windows, with accommodation arranged over a variety of levels. Although one single-storey dwelling is proposed, visually the height of the other 3-storey houses would be between that of the neighbouring terraces on higher and lower ground than the appeal site. In terms of its height, the development would not therefore be incongruous.

9. The second-floor and roof form of the proposed dwellings would differ from that of the simple gable roofs which are prevalent within the area. However, and notwithstanding the proposed inclusion of what has been described as 'green' roofs, in visual terms the form and appearance of this part of the development, would share similarities with the many rear dormer windows on nearby properties. Furthermore, and although there would be a variety in the external materials used in the construction of each dwelling, the proposed use of brick and render is typical of that which prevails within the area.

10. The design of the windows and glazing would differ from that within nearby properties. Nevertheless, due to the pleasing regularity in the positioning and designs of windows across the development as a whole, these features would not be harmful to the appearance of the area.

11. Therefore, and for the reasons given, the proposed development would not be harmful to the character and appearance of the area. Consequently, and in respect of this main issue, it would comply with policies CP12 and CP14 of the Brighton & Hove City Council - Brighton & Hove City Plan Part One dated March 2016 (the city plan part 1), and policy DM18 of the Brighton & Hove City Council – Brighton & Hove City Plan Part Two dated October 2022 (the city plan part 2). Amongst other things, these policies require new development to be of a high-quality design which contributes to establishing a strong sense of place, and which is of a density that is appropriate to the area.

12. Policy DM21 of the city plan part 2 relates to extensions and alterations to existing buildings, and as such, it is not determinative in this appeal.

*Living conditions*

13. Sole access to the site would be via a short and relatively narrow path off Lincoln Cottages. Lincoln Cottages is a short no-through road serving several houses and a vehicle repair garage, as well as providing access to the garages and buildings on the appeal site, which are largely vacant. It has no formal turning head, and there are a limited number of either on-street permit holder or 'pay and display' parking spaces within the street.

14. The findings of the transport statement are noted. However, it is reasonable to anticipate that there would be a frequent number of vehicle movements attracted to the appeal site, should the development be undertaken, and that there would be increased levels of congestion within Lincoln Cottages than previously or currently experienced. This is partly because cars and other larger vehicles would no longer be able to utilise the existing access to the site. It is also because 9 dwellings are proposed; the car-free nature of the scheme; and because the appeal site is on a hillside. Future occupiers are therefore more likely to secure the delivery of heavy or bulky items rather than carry them on foot or by bicycle.

15. I do not doubt that most delivery vehicles would temporarily stop, park or turn within Lincoln Cottages to enable deliveries/collections to be made or to collect or drop off future residents. This would increase congestion within the short street and cause frequent but minor harm and disruption to the occupiers of both the car repair garage and houses on the street.

16. Bin storage areas of sizes sufficient to accommodate several bins/waste caddies are proposed to the front of each of the dwellings. It is proposed that the refuse be moved to a sizable area adjacent to the side wall of number 14 Lincoln Cottages for collection. Subject to a condition being imposed requiring that the individual bin stores to the front of each dwelling, be used for no alternative purpose, I have no reason to doubt that other than on collection days, future occupiers would store partially full and full bins within their individual curtilages, rather than walk past them on the narrow path providing access to the properties. Nevertheless, and even if waste is put out and collected in a timely manner, the collective waste from the development is likely to generate unpleasant odours. Albeit this would be limited to times in advance of bin collections, at these times such odours would cause a minor harm to the living conditions of the occupiers of number 14 Lincoln Cottages.

17. Given the narrowness of both the site access and the surrounding streets, and the proximity of nearby dwellings, I do not doubt that the demolition and construction phases of the development would result in noise, activity levels and temporary congestion of local roads which would be disruptive to occupiers of nearby properties. However, on the basis that measures, such as those identified within the outline construction traffic management plan are implemented, the harm that would be caused would be short-term and minor.

18. Notwithstanding the site's hillside location, and although a snapshot in time, during my mid-week and mid-morning site visit, many pedestrians were encountered in the area. There was also a ready availability of on-street resident and 'pay and display' car parking in the streets closest to the appeal site. Notwithstanding this, I accept that there are times when there is competition for parking spaces within the area. Nevertheless, the appeal site and neighbouring streets are very well located in terms of access to local

services and facilities, including regular and frequent bus services, without reliance on the use of private motor vehicles. As such, only a small increase in competition for car parking spaces would result from the construction of an additional nine residential dwellings as part of a car free scheme. Therefore, very limited harm would be caused to the occupiers of nearby dwellings in respect of this matter.

19. The proposed terrace would be located between and broadly parallel to 2 terraces of houses on Ewart Street and Lincoln Street. These neighbouring houses are generally separated from the appeal site by rear gardens/courtyards.

20. Number 79 Lincoln Street has a readily usable rear outdoor area which, from the evidence, can receive more than 2 hours of sunlight on 21 March. Following the implementation of the proposed development, there would be a significant reduction in the area of this space that could receive 2 hours of sunlight on the same date. However, it is within the summer months that private outside spaces are generally more frequently used. The evidence demonstrates that the overshadowing effect of the proposed development on the outdoor amenity space serving number 79 in the summer would be significantly less than on 21 March. As such, the harm that would be caused to the occupiers of number 79 in respect of sunlight within their outdoor amenity area would be limited.

21. The evidence indicates that only incredibly small areas of the courtyards serving 81 and 87 Lincoln Street are currently capable of receiving 2 hours of sunlight in the spring and autumn. Although there would be almost total loss of sunlight to these properties at such times of year, given the small size of the areas effected, no demonstrable harm would be caused to the living conditions of occupiers of these properties.

22. Daylight distribution within a number of habitable rooms addressing the appeal site would be reduced following the implementation of the development proposals. However, the evidence indicates that the proposals would conform with the BRE targets concerning the amount of sky that would continue to be visible from the windows serving these rooms. Furthermore, from the evidence, the amount of sunlight which would continue to be achievable within habitable rooms addressing the appeal site, would exceed BRE target values. For these reasons, no demonstrable harm would be caused to the living conditions of occupiers of neighbouring properties in respect of daylight or sunlight within their homes.

23. The separation distance between the front, rear and side of the proposed dwellings, and the houses and gardens backing onto the site is not large. However, there are no windows proposed in the end elevations of the proposed terrace, and boundary walls and fences demark much of the site boundary. These factors, in combination with new boundary treatments and planting, details of which could be secured by condition, would prevent harmful levels of overlooking from ground floor rooms within the proposed development and associated outdoor spaces over neighbouring houses and gardens.

24. The first and second-floor openings that would address neighbouring properties would comprise larger obscure-glazed fixed panels and smaller clear-glazed opening windows. The smaller windows would be at an oblique angle to the closest neighbouring dwellings. As such, the direct outlook from the rooms served by these windows would be of more distant neighbouring houses and

gardens. Given this and the presence of intervening boundary treatments between and around neighbouring properties, there would be no harmful loss of privacy incurred by occupiers of neighbouring properties, within their homes and gardens, as a result of the development.

25. The construction and subsequent occupation of nine dwellings on the appeal site would undoubtedly generate types and levels of noise and activity above those currently generated within the site. However, reasonable levels of noise and activity also result from the use of surrounding land and buildings. Therefore, and even if drivers of moped-type vehicles were to use the path off Lincoln Cottages to access the houses, any increases in the amounts of activity and noise within the site from the ordinary use of the proposed dwellings, would not be clearly distinguishable and harmful to the living conditions of occupiers of nearby properties. Furthermore, the inclusion of well-designed and positioned external lights including low-level bollard lighting, would prevent light shining directly into neighbouring houses, and so prevent demonstrable harm being caused to the occupiers of those houses backing onto the site.

26. The height, orientation and location of the proposed buildings in relation to rear outside spaces of adjoining properties on Lincoln Cottages and Ewart Street, is such that there would be no harmful reduction to the level of sunlight to these spaces. Furthermore, and based on the evidence within the submitted daylight and sunlight report and sunlight amenity study plans, the same conclusions are reached concerning those adjoining gardens in Lincoln Street that have not been previously addressed.

27. For the reasons given above, the proposal would not result in a harmful loss of privacy for the occupiers of neighbouring dwellings. However, it would cause harm to the conditions of occupiers of nearby properties with particular regard to odour, daylight, sunlight, highway congestion, competition for car parking spaces, noise and disturbance. As such, and in respect of these matters, it would conflict with the parts of policies DM18, DM20 and DM36 of the city plan part 2, which seek to ensure that development delivers high-quality places which would not cause unacceptable loss of amenity to nearby users, residents or occupiers, and which make provision for vehicles to service new developments, including for online shopping/delivery services.

28. However, also in respect of this main issue, and for the reasons given, the proposals would not conflict with policy CP9 of the city plan part 1, which seeks to promote sustainable travel. Nor would they conflict with policy DM33 of the city plan part 2, which promotes safe sustainable and active travel.

*Other matters*

29. At the time of my site visit, land and buildings within the appeal site appeared to be largely vacant. Whilst I have no reason to doubt that the buildings have previously been used as garages, studios and workshops, the site has been allocated for housing within the development plan. In principle, the residential use of the site would therefore comply with the development plan.

30. While alternative schemes may have been put forward on the site, I must assess the scheme that is before me.

31. Policy CP20 of the city plan part 1 states that affordable housing provision is required on all sites of 5 or more dwellings, and that for sites of between 5 and

9 dwellings, 20% affordable housing should be provided as an equivalent financial contribution. The submitted signed and dated UU makes provision for a financial contribution to be made to the Council towards off-site affordable housing provision, in accordance with the requirements of Policy CP20. The Council has justified the sum sought with updated information. Accepting that there is a significant need for affordable housing in the city, the measures in the UU are deemed to be necessary, related directly to the development and fairly related in scale and kind. As such, the UU would accord with the provisions of Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the tests for planning obligations set out in the National Planning Policy Framework (the Framework).

32. I appreciate that a proposal for residential development on the site was refused planning permission in 1989 (Ref: 89/0299/OA). However, the planning policy context has changed significantly since that time, and therefore the development proposals are not readily comparable.

33. It is regrettable that more effective communication between the appellant and the occupiers of nearby properties didn't take place, which might have allayed some interested party concerns. However, there is no requirement for such communication to occur.

*Other considerations*

34. The Council has stated that it has a 2.1 year housing land supply. The site is allocated for residential development within the development plan. Given this, and the size of the shortfall in housing land supply, great weight is attributed to the benefit that would result from the provision of nine dwellings on the site.

35. Future occupiers would be likely to use and contribute to local services and facilities. There would also be short-term economic benefits during the construction phase. The proposals also include measures to secure energy efficiency and to improve the biodiversity value of the site, as well as the provision of secure bike storage for each house. However, given the modest scale of the proposals, limited weight is accorded to each of these benefits.

36. Nevertheless, the proposed development would conflict with the policies of the development plan which relate to conditions of occupiers of nearby properties. These policies are broadly consistent with the Framework. However, given that minor harm would be caused to the conditions of occupiers of nearby properties, the conflict with these policies attracts limited weight.

37. The Council's lack of a five-year housing land supply means para 11 d of the Framework applies. The application of policies in the framework that protect areas or assets of particular importance, as identified within footnote 7, do not provide a clear reason for refusing the development proposed, as outlined in paragraph 11 d) i. Therefore, paragraph 11 d) ii. of the Framework is engaged.

38. The proposed development aligns with the Framework where it seeks to boost the supply of housing. Furthermore, paragraph 69 of the framework indicates that small and medium-sized sites can make an important contribution towards meeting the housing requirement of an area, and are often built out quickly. Given the substantial shortfall in housing land supply within the district, I attribute great weight to this.

39. The proposals would also correspond with the Framework where it seeks to support; the economy; strong and vibrant communities; and measures that would improve biodiversity and make effective use of land. Given the modest scale of the proposals, limited weight is attributed to these matters. However, the proposed scheme is contrary to the Framework where it seeks to create places with a high standard of amenity for existing users existing users. Given that only minor harm has been identified, this conflict only attracts limited weight.

40. In this case, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole. As such the proposal benefits from the presumption of sustainable development as outlined in Paragraph 11 d) ii. of the Framework.

41. Therefore, and on the basis of the individual merits of the scheme, the material considerations indicate that planning permission should be granted notwithstanding the conflict with the development plan.

Conditions

42. Some of the Councils suggested conditions have been consolidated, and the wording of conditions has been amended where appropriate. This is for the purposes of clarity and to meet the six tests within paragraph 56 of the Framework.

43. The statutory condition which specifies the time-period for the implementation of the permission is imposed. For clarity, a plans condition is also added which identifies the plans to which the permission relates.

44. A condition preventing the use of the flat roofs as outdoor amenity spaces is not required, as alterations to enable the use of these spaces for such purposes would not be permitted development. However, conditions regarding refuse storage preventing additional external lighting being installed unless agreed by the Council, and requiring details of a construction management plan are needed. As is a condition removing the right to replace obscure glass windows with clear glass, preventing the form of windows being altered, and preventing the installation of additional windows, other than at ground floor level. These conditions are necessary to protect the living conditions of the occupiers of neighbouring properties. The construction management plan condition needs to be a pre-commencement condition, to ensure that harm to the occupiers of nearby properties is minimised during the demolition and construction phases.

45. The further removal of permitted development rights is not warranted, because no unacceptable harm would be caused to the living conditions of neighbours, resulting from other works that would be permitted development.

46. Conditions requiring the Councils agreement to foul and surface water drainage strategies are necessary to prevent waste and surface waters from causing environmental harm or leading to an increase in flood risk in the area.

47. To ensure that the development; results in a net gain to the biodiversity value of the site; is energy efficient; minimises non-renewable energy requirements and water use; utilises renewable energy; and to encourage cycling, related conditions are imposed. These are necessary to ensure that the development is environmentally sustainable, and to encourage sustainable travel. The

ecological design strategy condition requires details to be agreed prior to the commencement of the development. This is to ensure that clearance and demolition works would be sensitively undertaken having regard to any species, flora or fauna that may be present.

48. Given the historic uses of the site, a pre-commencement contamination condition is imposed. This is to safeguard the health of future occupiers, as well as the health of construction workers and the occupiers of nearby properties.

49. To ensure that the development is accessible to as many people as possible, and that the dwellings are adaptable to the different needs of future occupiers, a related condition is added. To ensure that the proposals would not cause harm to the character and appearance of the area, conditions are also imposed, regarding materials, slab levels, and landscaping.

## Conclusion

50. For the reasons given, the appeal should succeed and planning permission should be granted.

*V Simpson*

INSPECTOR

## Schedule of Conditions

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1712-01 Version 13, 1712-09 Version 13, 1712-10 rev A Version 14, 1712-11 Version 13, 1712-12 rev A Version 14, 1712-13 rev A Version 14, 1712-14 rev A Version 14, 1712-15 Version 13, 1712-16 rev A Version 14, 1712-17 rev A Version 14, 1712-18 rev A Version 14, 1712-19 rev A Version 14, 1712-20 Version 13, 1712-21 Version 13, 1712-22 rev A Version 14, 1712-23 Version 13, 1712-24 Version 13, 1712-26 rev A Version 14 and 1712-27 rev A Version 14

3) Prior to the commencement of the development, an ecological design strategy containing measures to enhance the biodiversity value of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include monitoring and maintenance details as well as details of any remedial measures that would be undertaken in the event that any of the measures were to fail. The development shall subsequently be undertaken and maintained in accordance with the approved strategy.

4) No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of

Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 90 days of the report being completed and approved in writing by the local planning authority.

5) No development shall take place, including any works of demolition, until a Demolition and Construction Management Plan has been submitted to, and approved in writing by the local planning authority. The plan shall include details of/for:

- the parking of vehicles of site operatives and visitors;
- the storage, loading and unloading of plant and materials arising from both the demolition and construction phases of the development;
- wheel washing facilities;
- measures to control the emission of dust and dirt, as well as noise;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- delivery, demolition and construction working hours;
- details of any loading/unloading areas within the highway;
- details of measures to protect highway assets and to mitigate impacts on public transport and emergency services and to provide for their continued operation during the works; and
- details of any temporary traffic management at the site access and elsewhere in the vicinity of the site.

The approved Demolition and Construction Management Plan shall be adhered to throughout the demolition and construction periods of the development.

6) Notwithstanding the details shown on the approved plans, no development above ground floor slab level shall take place until details of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved details.

7) Other than demolition works, no development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. This shall include

management and maintenance details. The development shall subsequently be implemented, managed and maintained in accordance with the approved scheme.

8) Other than demolition works, no development shall take place until a drainage strategy detailing the proposed means of foul water disposal and an implementation timetable, has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme and timetable.

9) The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been completed and made available for use. Thereafter, these areas shall be retained for refuse and recycling storage and collection purposes only.

10) Prior to the occupation of any of the dwellings hereby permitted, details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. The approved landscaping scheme shall be implemented prior to first occupation of the development. The scheme shall include the following:

- details of all hard and soft surfacing, including the 'green roofs', to include the type, position, design, dimensions and materials;
- a schedule detailing sizes and numbers/densities of all proposed trees/plants including food bearing plants, details of tree pit design, use of guards or other protective measures, and conformation of location, seed mixes, species and sizes, nursery stock type, and defect period;
- a soft landscaping maintenance and management plan, including irrigation details; and
- details of all boundary treatments to include type, position, design dimensions and materials;

Any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Any hard surfaces forming part of the landscaping scheme, shall be made of porous materials and retained as such thereafter, or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area within the site.

11) Prior to the first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall be submitted to and approved in writing by the local planning authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development. Thereafter they shall be retained for use for cycle storage purposes only.

12) Other than demolition works, no development shall take place prior to full details of existing and proposed ground levels (referenced as Above Ordnance Datum) within the site and on land and buildings adjoining the site by means of spot heights and cross-sections and proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

13) Prior to the first occupation of the development hereby permitted details of the photovoltaic panels included in plan refs; 1712-19 rev A V14 and 1712-16 rev A V14, shall be submitted to and approved in writing by the local planning authority. The photovoltaic panels shall then be installed and thereafter retained in accordance with the approved details.

14) Prior to the first occupation of the development, an energy efficiency scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall include measures to ensure that the following minimum standards are met:

- no dwelling to exceed a water efficiency standard of more than 110 litres per person per day maximum indoor water consumption; and
- all dwellings to achieve a minimum Energy Performance Certificate (EPC) rating 'B.

The development shall subsequently be undertaken in accordance with the approved scheme.

15) Other than those shown on the approved plans, no external lighting shall be installed on the site, prior to details of any such lighting being submitted to and agreed in writing by the Local Planning Authority. Any such lighting shall then be installed and retained in accordance with the approved details.

16) The development shall be carried out in accordance with the details and recommendations contained in the Preliminary Ecological Appraisal prepared by Phlorum, and dated December 2022).

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no glazing, windows or doors, other than those expressly authorised by this permission, or that would serve ground floor rooms of the dwellings hereby permitted, shall be constructed or installed.

18) Each dwelling hereby permitted shall be constructed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings), and shall be retained in compliance with such requirement thereafter.

End of conditions

# APPENDIX A.37 MAIDENHEAD SPIRITUALIST CHURCH DAYLIGHT, SUNLIGHT AND OVERSHADOWING IMPACT ASSESSMENT

# Daylight and Sunlight Impact Assessment

# Maidenhead Spiritualist

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**Contents:**

# Introduction
# D&S Impact Assessment
# Maidenhead Spiritualist

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## Introduction

The aim of this daylight and sunlight impact assessment report is to support the planning application for the proposed development at Maidenhead Spiritualist Church in the Royal Borough of Windsor and Maidenhead. This report will evaluate the potential impact of the proposed development on the daylight and sunlight received by the neighbouring buildings. The proposal is to demolish the existing building on the plot and develop an eight-storey block consisting of 51 residential units

The daylight and sunlight impact has been calculated and assessed according to the BRE guidance "Site layout planning for daylight and sunlight – A guide to good practice" (second edition).

The calculations are based on plans of the proposed development provided by WaM Architects, issued in July 2021.

## Best practice guidance

According to the BRE guidance "Site layout planning for daylight and sunlight – A guide to good practice" (second edition), the impact of the new development on the daylight and sunlight received by the neighbouring buildings has to be analysed according to the loss of light from the sky and the loss of sunlight. The loss of daylight and sunlight to existing neighbouring buildings needs to be analysed where:

- The distance of each part of the new development from the existing window is less than three times its height above the centre of the existing window.
- Or the angle from the centre of the existing window to the top of the new proposed building is more than 25°.

### Light from the sky

The loss of light from sky to the living room, kitchen and bedroom of existing buildings has to be assessed.

Vertical Sky Component (VSC) – This is the ratio of the direct sky illuminance on the centre of the outside pane of a window, to the simultaneous illuminance on an unobstructed horizontal plane. This must be:

- Greater than 27%.
- Or more than 0.8 times its former value (before the new development).

No-Sky Line (NSL)– This is the outline of the area that has a direct view of the sky on a working plane. Where room layouts are known, in each of the main rooms, the area that receives direct light from the sky must be:

- More than 0.8 times its former value (before the new development).

### Sunlight

The loss of sunlight to the living room of existing buildings that has a window facing within 90° of due south has to be assessed.

Annual Probable Sunlight Hours (APSH) – This is the average of total number of hours during a year in which direct sunlight reaches the centre of a window. This must be:

- More than 25% of the total Annual sunlight hours (unobstructed horizontal plane), including at least 5% of the total annual sunlight hours (unobstructed horizontal plane) in the winter months (21 September – 21 March).
- Or more than 0.8 times its former value for the whole year and the winter period (before the new development).

Sunlight on gardens and open spaces:

- At least half of the garden space should receive at least 2 hours of sunlight on 21st March.
- The area that receives at least 2 hours of sunlight on 21st March is more than 0.8 times its former area (before the new development).

Where a detailed calculation cannot be carried out, the centre of the garden should receive 2 hours of sunlight on 21st March.

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## Site Layout

The figure below shows the site plan of the proposed development. The red outline indicates the boundary of the proposed development. The neighbouring buildings that could possibly experience impacts to their daylight and sunlight levels are:

- St John Ambulance (existing)
- St John Ambulance (approved)
- 66 Fotherby Court
- 68 Fotherby Court
- 70 Fotherby Court
- 72 Fotherby Court
- 87 Fotherby Court
- 89 Fotherby Court
- 91 Fotherby Court
- 93 Fotherby Court
- 95 Fotherby Court
- 97 Fotherby Court
- 99 Fotherby Court
- 101 Fotherby Court

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### Impact on neighbouring buildings

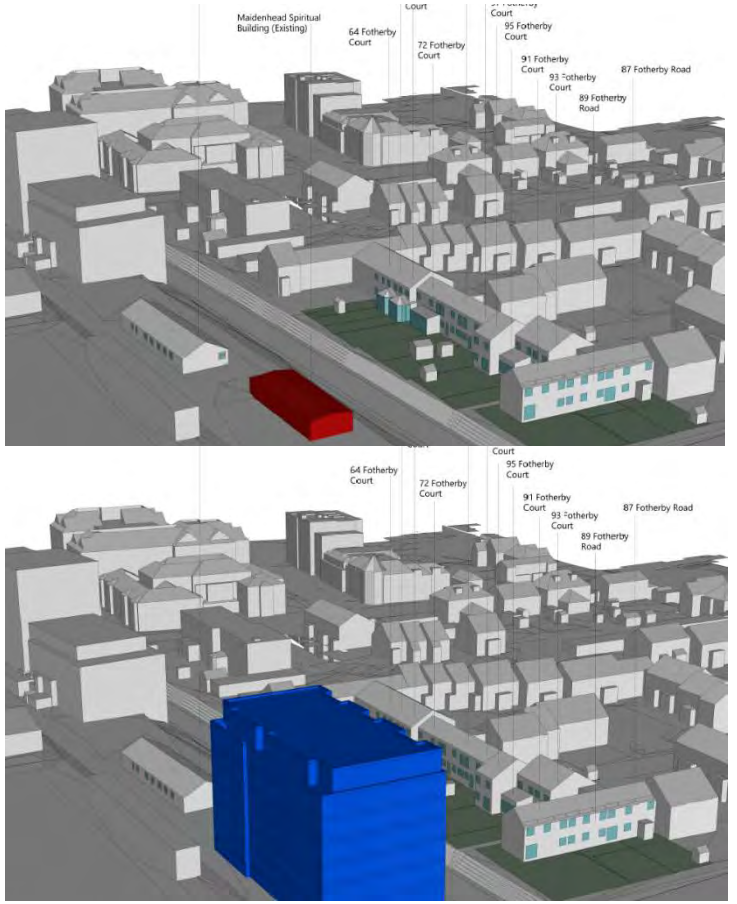
The proposed development of Maidenhead Spiritualist Church does not exceed the 25° line from the centre of the windows of 60–62 Fotherby Court. According to BRE Report "Site layout planning for daylight and sunlight – A guide to good practice", where the proposed development does not exceed the 25° line it is unlikely to have a substantial effect on the diffuse skylight experienced by the existing buildings. Therefore, the loss of light to 60–62 Fotherby Court will not be analysed.

### Existing and proposed development

The daylight conditions of the assessed windows will be analysed with the existing building (before) and with the proposed development (after). The figure alongside shows the two cases, before and after the proposed development. The red building is the existing building and blue is the proposed development.

### Impact on neighbouring buildings

3D illustrations of the assessed properties and windows are presented in Appendix A.



# Light from the sky
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### Rationale and Methodology

According to the BRE guidance, the VSC and NSL must be calculated to assess the loss of light from the sky.

### Vertical Sky Component (VSC)

According to BRE guidance, dwellings lit by windows with a VSC of less than 27% or less than 0.8 times its former value are likely to appear more gloomy and electric light will be needed more of the time. Please note that the room type and layout of each window is unknown. A table with the VSC results is presented in Appendix B. A summary of the results is presented below:

- 66 Fotherby Road: All windows meet the VSC recommendations.
- 68 Fotherby Road: All windows meet the VSC recommendations. Except one window, W.5g. This window has a VSC loss marginally above the threshold and is located in the conservatory which is served by multiple windows that meet the VSC requirement. Therefore, the VSC impact of this property will be negligible.
- 70 Fotherby Road: All windows meet the VSC recommendations.
- 72 Fotherby Road: All windows meet the VSC recommendations.
- 101 Fotherby Road: All windows meet the VSC recommendations.
- 99 Fotherby Road: All windows meet the VSC recommendations. Except one window, W.22. This window is located on the rear façade of the building and its loss of VSC is marginally above the recommendations. Therefore, the VSC impact of this property will be negligible.
- 97 Fotherby Road: All windows fail to meet the VSC recommendations. These windows are located on the rear façade of the building and the loss of VSC is close to the recommendations. Moreover, all windows continue to achieve a VSC value above 22%, therefore, the impact is unlikely to be significant.
- 95 Fotherby Road: All windows fail to meet the VSC recommendations. These windows are located on the rear façade of the building and the loss of VSC is close to the recommendations. All windows continue to achieve a VSC value above 17%, therefore, the therefore, the impact is unlikely to be significant.
- 93 Fotherby Road: All windows fail to meet the VSC recommendations. These windows are located on the rear façade of the building and the loss of VSC is close to the recommendations. All windows continue to achieve a VSC value above 16%, therefore, the therefore, the impact is unlikely to be significant.
- 87 Fotherby Road: All windows meet the VSC recommendations.
- 89 Fotherby Road: All windows meet the VSC recommendations.
- 91 Fotherby Road: All windows meet the VSC recommendations.
- St John Ambulance (Approved): All windows meet the VSC recommendations. Except 18 windows:
    - 5 of the failing windows serve bedrooms. Bedrooms are unlikely to be used during the day and therefore the loss of VSC to these rooms should be acceptable.
    - The remaining 13 of the failing windows serve living rooms. All failing windows are secondary glazing to the living rooms. The rooms will still receive good daylight levels from the unaffected windows that meet the VSC recommendations.
    - Therefore, the VSC impact of this property will be negligible
- St John Ambulance (Existing): All windows meet the VSC recommendations.

In summary, 82.5% of the assessed windows meet the recommendations for the VSC. The loss of VSC is considered to be acceptable in all the properties

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### No-Sky Line (NSL)

According to BRE guidance, the area of the room that receives direct light from the sky must be more than 0.8 times its former value (before the new development). Please note that where the room layouts are unknown, reasonable room dimensions have been assumed.

A table with the full NSL results is presented in Appendix B. A summary of the results is presented below:

- 66 Fotherby Road: All rooms meet the NSL recommendations
- 68 Fotherby Road: All rooms meet the NSL recommendations
- 70 Fotherby Road: All rooms meet the NSL recommendations
- 72 Fotherby Road: All rooms meet the NSL recommendations
- 101 Fotherby Road All rooms meet the NSL recommendations
- 99 Fotherby Road: All rooms meet the NSL recommendations
- 97 Fotherby Road: All rooms meet the NSL recommendations, except one room (Room 30). This room is located on the first floor of the building and the loss of NSL is marginally over the recommended value. Moreover, the window of this room meets the APSH recommendations. Therefore, the No-Sky Line results for this property should be acceptable.
- 95 Fotherby Road: 1 room meets the NSL recommendations. 2 rooms do not meet the NSL recommendations (Room 32 and Room 33). These rooms are located on the first floor. Both rooms have an NSL of more than 50% which is considered to be adequate daylight. Moreover, the windows of both rooms meet the APSH recommendations. Therefore, the No-Sky Line results for this property should be acceptable.
- 93 Fotherby Road: All rooms fail to meet the NSL recommendations (Room 34, Room 35 and Room 36). All rooms have an NSL of more than 50% which is considered to be adequate daylight. Moreover, 2 of the 4 windows meet the APSH recommendations. Therefore, the No-Sky Line results for this property should be acceptable.
- 87 Fotherby Road: All rooms meet the NSL recommendations.
- 89 Fotherby Road: All rooms meet the NSL recommendations.
- 91 Fotherby Road: All rooms meet the NSL recommendations.
- St John Ambulance (Approved): All rooms meet the NSL recommendations, except 4 rooms (Room.64, Room.71, Room.78, Room.85). The failing rooms are bedrooms which are unlikely to be occupied during the day. Moreover, all rooms have an NSL of more than 50% which is considered to be adequate daylight. Therefore, the No-Sky Line results for this property should be acceptable.
- St John Ambulance (Existing): All rooms meet the NSL recommendations.

In summary, 89.0% of the assessed rooms meet the recommendations for the no-sky line. The loss of NSL is considered to be acceptable in all the properties

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### Annual Probable Sunlight Hours (APSH)

The calculation of the APSH is only applicable for windows of living rooms that face 90° of due south. The room use is unknown and therefore, the APSH will be calculated for all south facing windows.

According to BRE guidance, where living rooms are lit by windows with APSH of at least 25% of the total annual sunlight hours (unobstructed horizontal plane) including at least 5% of the total annual sunlight hours (unobstructed horizontal plane) in the winter months (21 September – 21 March) or more than 0.8 times its former value for the whole year and the winter period (before the new development) then the room should still receive enough sunlight. A table with the full APSH results is presented in Appendix B. A summary of the results is presented below:

- 66 Fotherby Road: All windows meet the APSH recommendations, except 1 window (W.2). This window is located on the south façade of the building and the loss is marginally above the recommended values. Moreover, the window meets the VSC recommendation and therefore, the loss of APSH should be acceptable.
- 68 Fotherby Road: All windows meet the APSH recommendations, except 2 windows (W.5e and W.5f). Those windows serve a room with more openings that meet the APSH recommendations. Moreover, those windows meet the VSC recommendation. Therefore, the loss of APSH should be acceptable.
- 70 Fotherby Road: All windows meet the APSH recommendations, except 1 window (W.8d). This window serves a room with more openings that meet the APSH recommendations. Moreover, this window meets the VSC recommendation. Therefore, the loss of APSH should be acceptable.
- 72 Fotherby Road: All windows meet the APSH recommendations, except 1 window (W.11). This window has a loss marginally above the recommended values and it meets the VSC recommendation. Therefore, the loss of APSH should be acceptable.
- 101 Fotherby Road All windows meet the APSH recommendations.
- 99 Fotherby Road: All windows meet the APSH recommendations, except 4 windows (W.21b, W.22, W.23 and W.26). These windows meet the VSC and/or the NSL recommendations. Therefore, the loss of APSH should be acceptable.
- 97 Fotherby Road: All windows meet the APSH recommendations.
- 95 Fotherby Road: All windows meet the APSH recommendations, except 1 window (W.95). The window is only marginally failing the annual APSH recommendation and the room meets the NSL recommendation. Therefore, the loss of APSH should be acceptable.
- 93 Fotherby Road: All windows fail to meet the APSH recommendations, except 2 windows (W.34a and W.34b). Both windows serve the same room (R34) and the annual winter APSH is marginally below the recommended value. Therefore, the loss of APSH should be acceptable.
- 87 Fotherby Road: All windows meet the APSH recommendations.
- 89 Fotherby Road: All windows meet the APSH recommendations.
- 91 Fotherby Road: All windows meet the APSH recommendations.
- St John Ambulance (Approved): All windows meet the APSH recommendations, except 5 windows (W.64, W.71, W.78 , W.85 and W.92).…

In summary, 83.3% of the analysed south facing windows meet the recommendations for the APSH. The loss of APSH is considered to be acceptable in all the properties

### Sunlight reaching gardens and open spaces

According to BRE guidance, gardens that receive less than 2 hours of daylight on 21 March at more than 50% of their area, or less than 0.8 times its former value will tend to look more heavily overshadowed. An illustration of the sunlight hours is presented in Appendix A. A table with the sunlight hours results is presented in Appendix B.

In summary, all gardens meet the recommendations for sunlight hours.

# Conclusions
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## Conclusions

Based on the results of this analysis and according to the recommendations provided in the BRE guidance "Site layout planning for daylight and sunlight – A guide to good practice" (second edition), the study concludes that:

- In summary, 82.5% of the assessed windows meet the recommendations for the VSC. The loss of VSC is considered to be acceptable in all the properties
- In summary, 89.0% of the assessed rooms meet the recommendations for the no-sky line. The loss of NSL is considered to be acceptable in all the properties
- In summary, 83.3% of the analysed south facing windows meet the recommendations for the APSH. The loss of APSH is considered to be acceptable in all the properties
- The sunlight of all existing gardens would not be affected by the proposed development.

According to BRE report paragraph I6, the impact is assessed as 'minor' when only a small number of windows are affected, or the loss of light is only marginally outside the guidelines. The proposed development will have a 'minor' impact on the daylight and sunlight received by the neighbouring amenities.

It must be considered that the site is currently underdeveloped with significant development potential and the proposal is meeting the growing demand for housing in the area. Given the tight site context, some amount of impact is inevitable.

In addition, the scheme performs similarly to the already approved neighbouring schemes of St John's Ambulance and Countryside scheme. A comparison of the summary results is shown in the table below:

| | Percentage of windows pass the BRE guidelines | | |
|---|---|---|---|
| | Maidenhead Spiritualist Church | St John's Ambulance | Countryside |
| VSC | 82.5% | 75% | 85% |
| NSL | 89.0% | 76% | – |
| APSH | 83.3% | 95% | – |

Note: the BRE report is a guide for good practice and not an assessment of "Pass" and "Fail". Therefore, the failure to meet the recommended values for the VSC and APSH, does not indicate that the development is unsuitable. According to the BRE guidance the VSC does not include the light reflected by the ground and neighbouring buildings. Therefore, in reality, the reduction of the light would be less, and the neighbouring properties would receive more daylight and sunlight than numerically stated in this report.

# Appendix A
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3D Illustrations and Windows map

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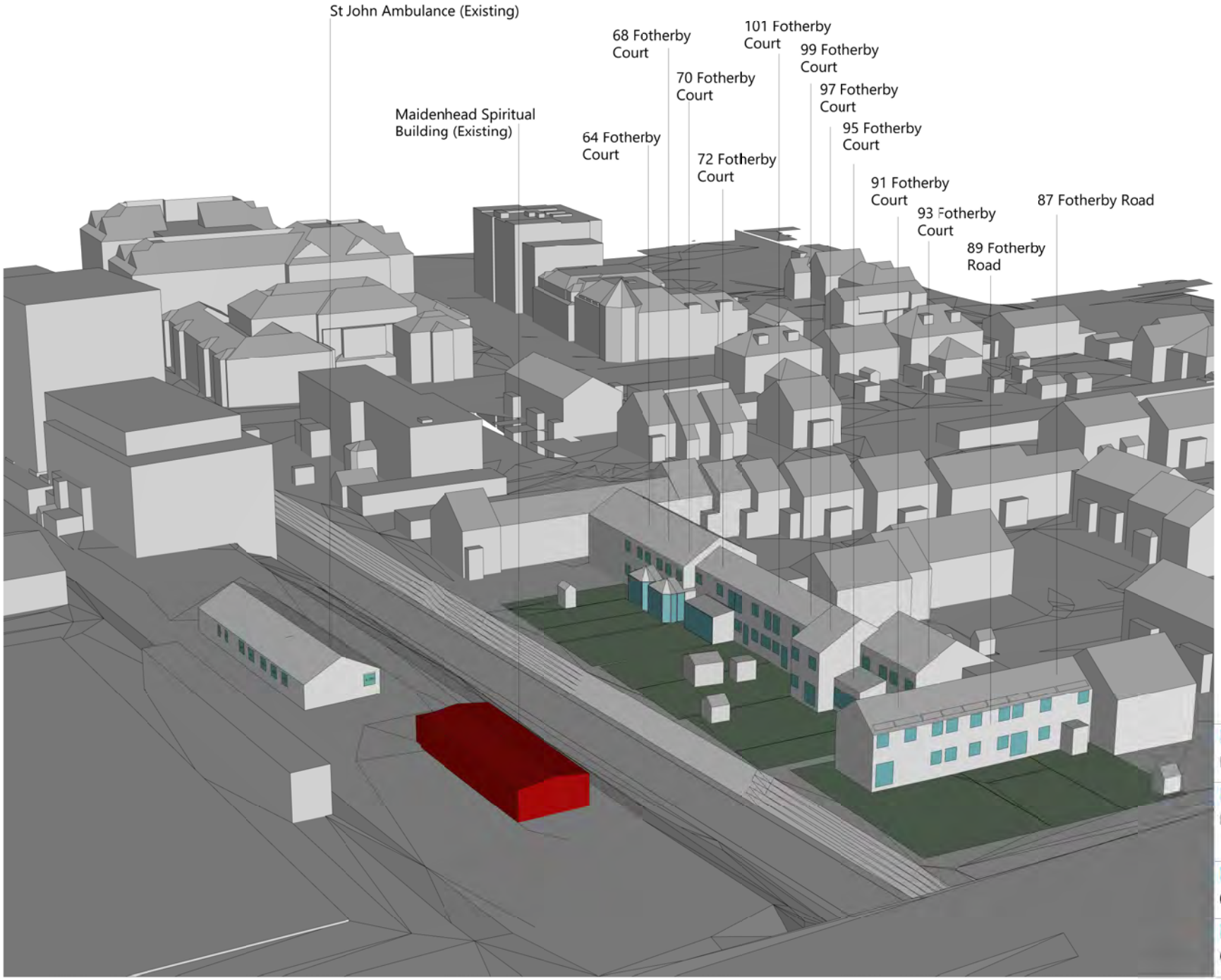


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Maidenhead Spiritualist

**Drawing Name**
Existing development

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06/08/2021

**Drawing Number:**
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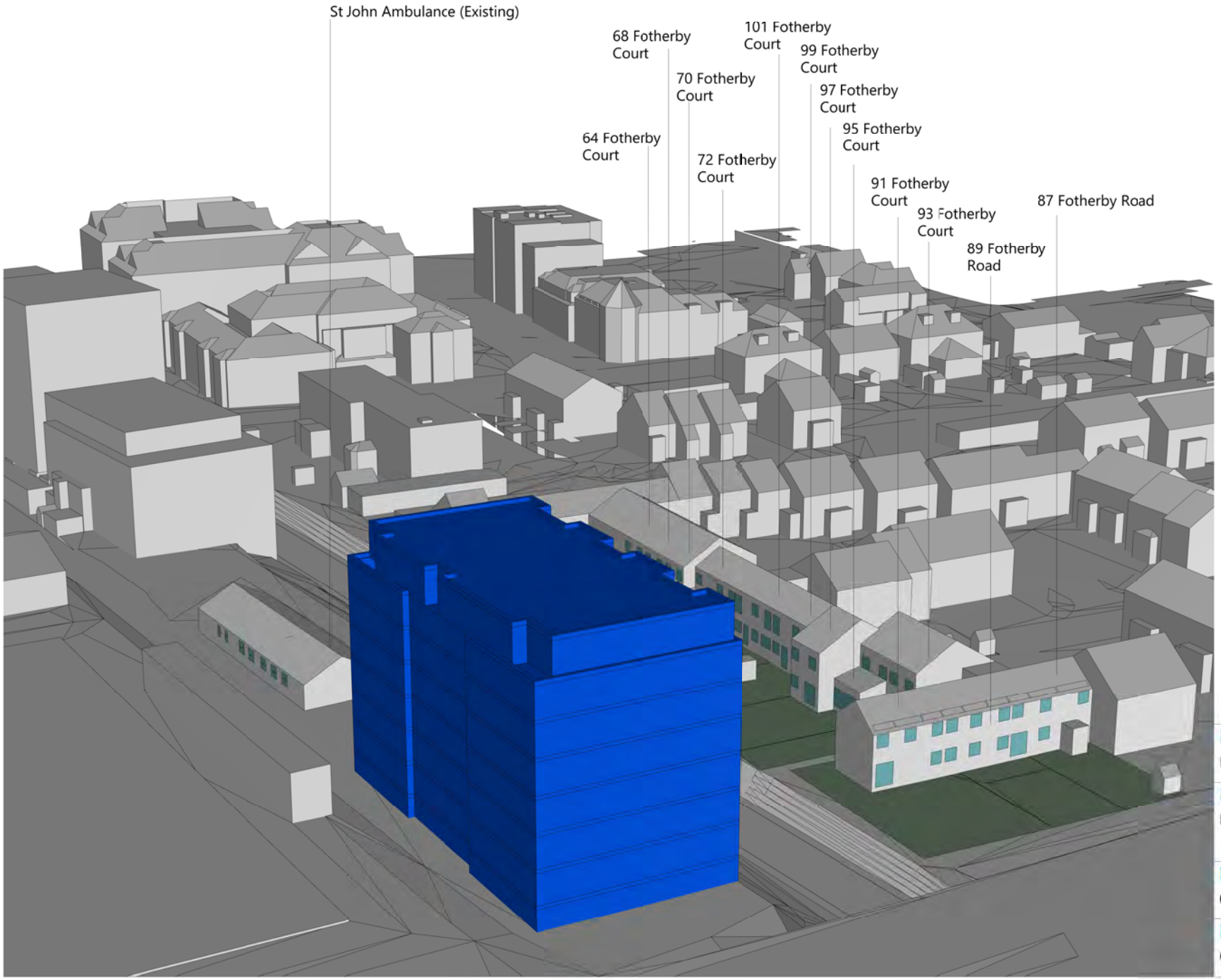


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Maidenhead Spiritualist

**Drawing Name**
Proposed development

**Date:**
06/08/2021

**Drawing Number:**
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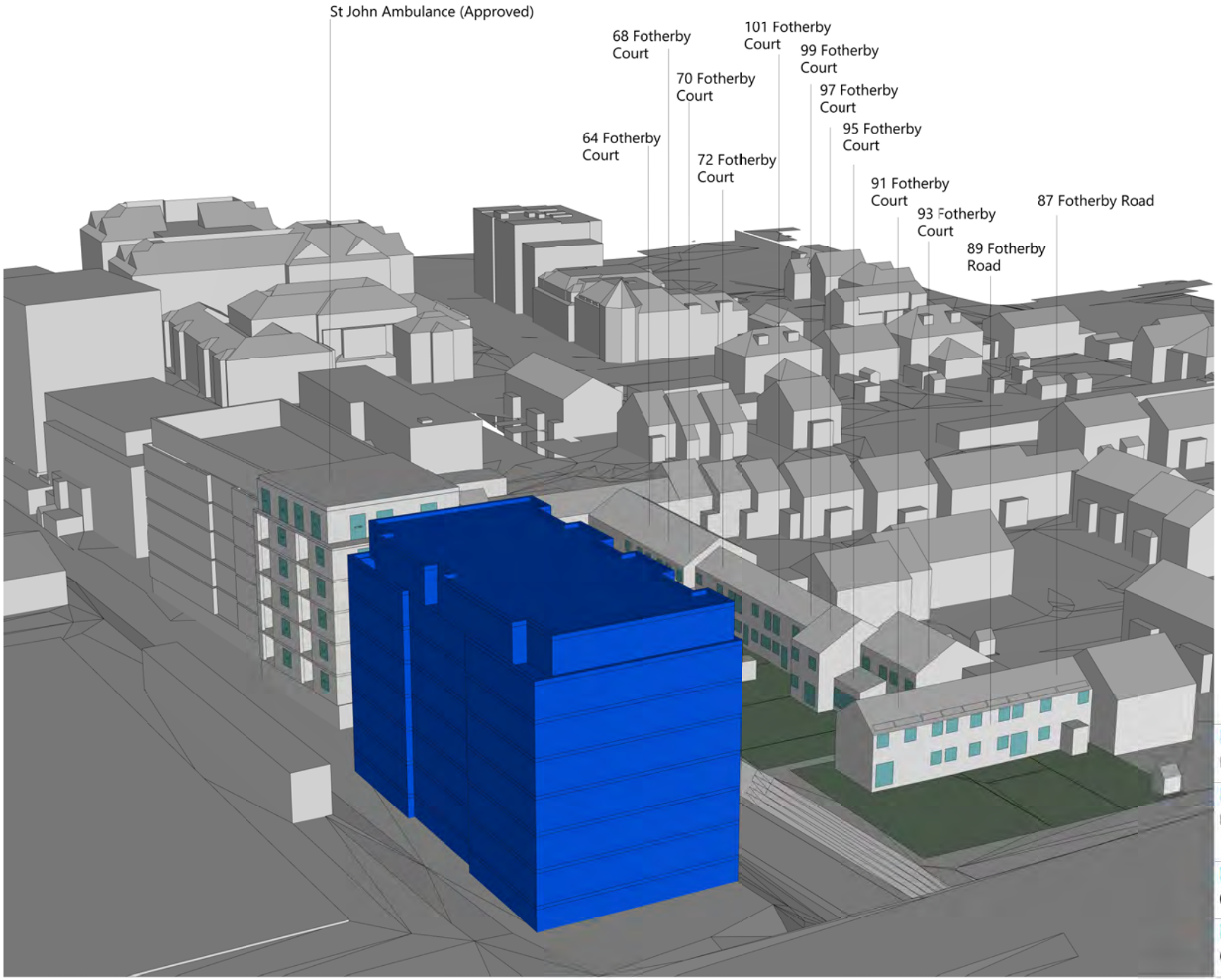


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**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Proposed development

**Date:**
06/08/2021

**Drawing Number:**
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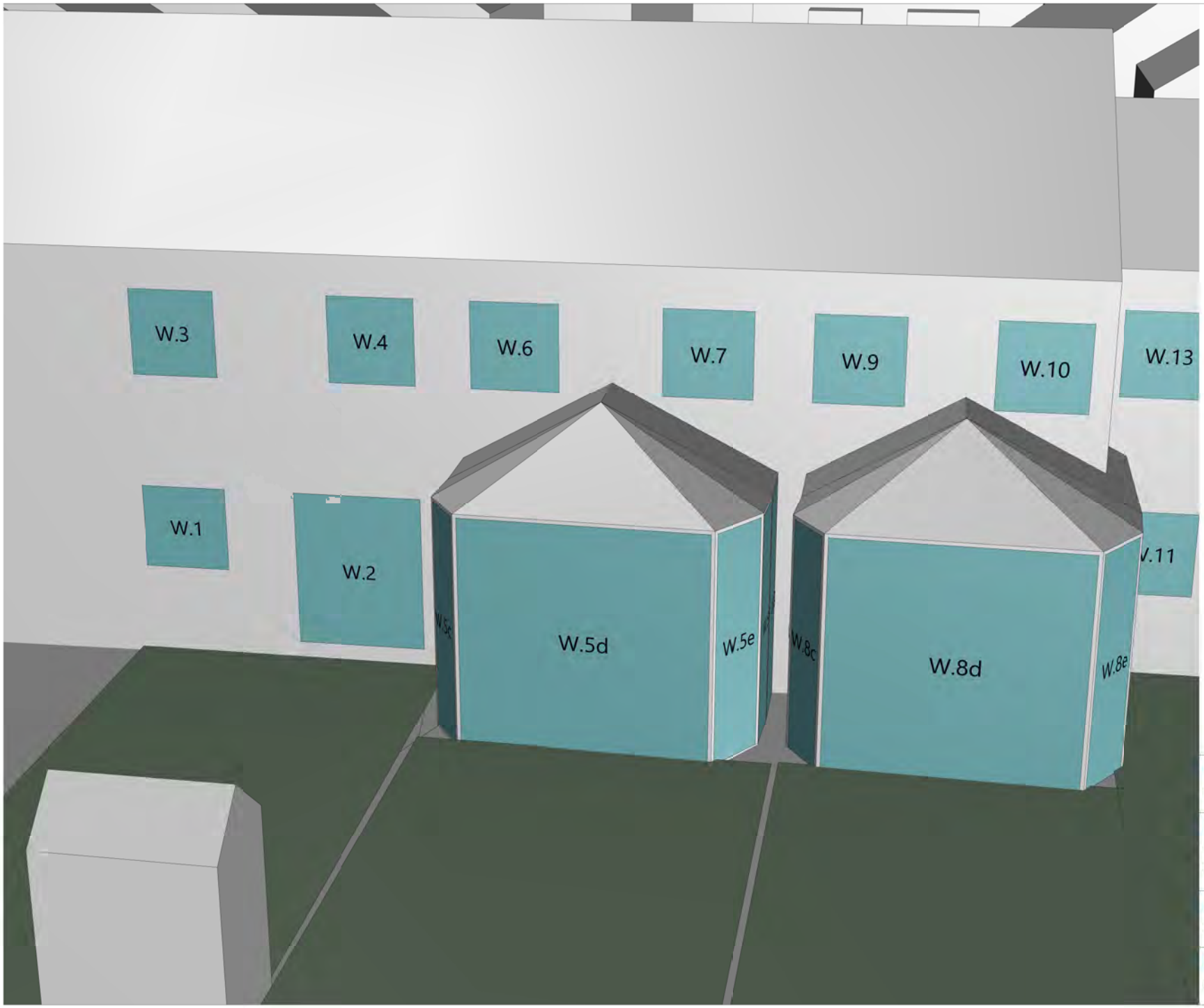


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**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
66, 68 and 70 Fotherby Court

**Date:**
06/08/2021

**Drawing Number:**
6226_B_01a


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**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
66, 68 and 70 Fotherby Court

**Date:**
06/08/2021

**Drawing Number:**
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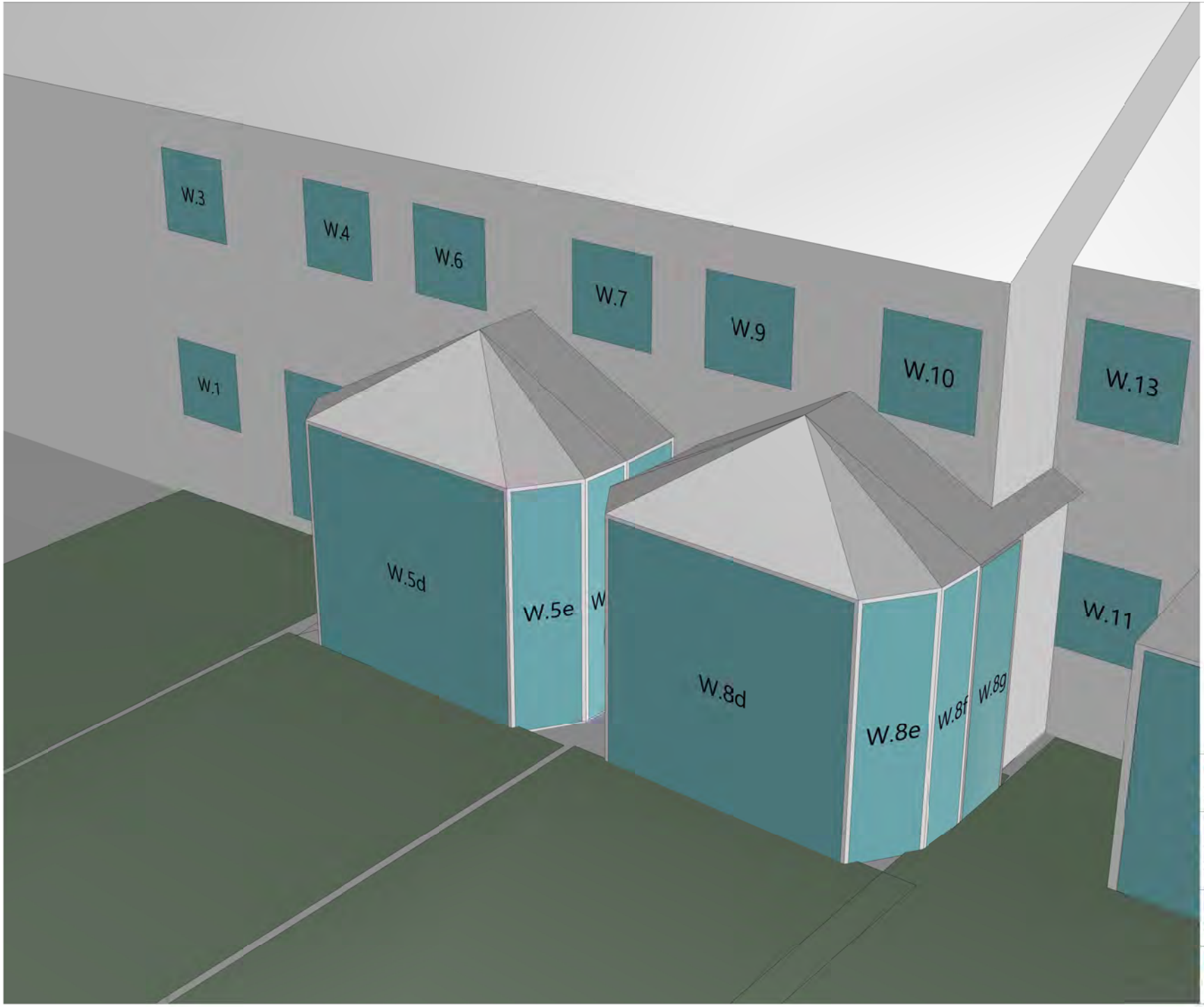


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Maidenhead Spiritualist

**Drawing Name**
Windows Map
66. 68 and 70 Fotherby Court

**Date:**
06/08/2021

**Drawing Number:**
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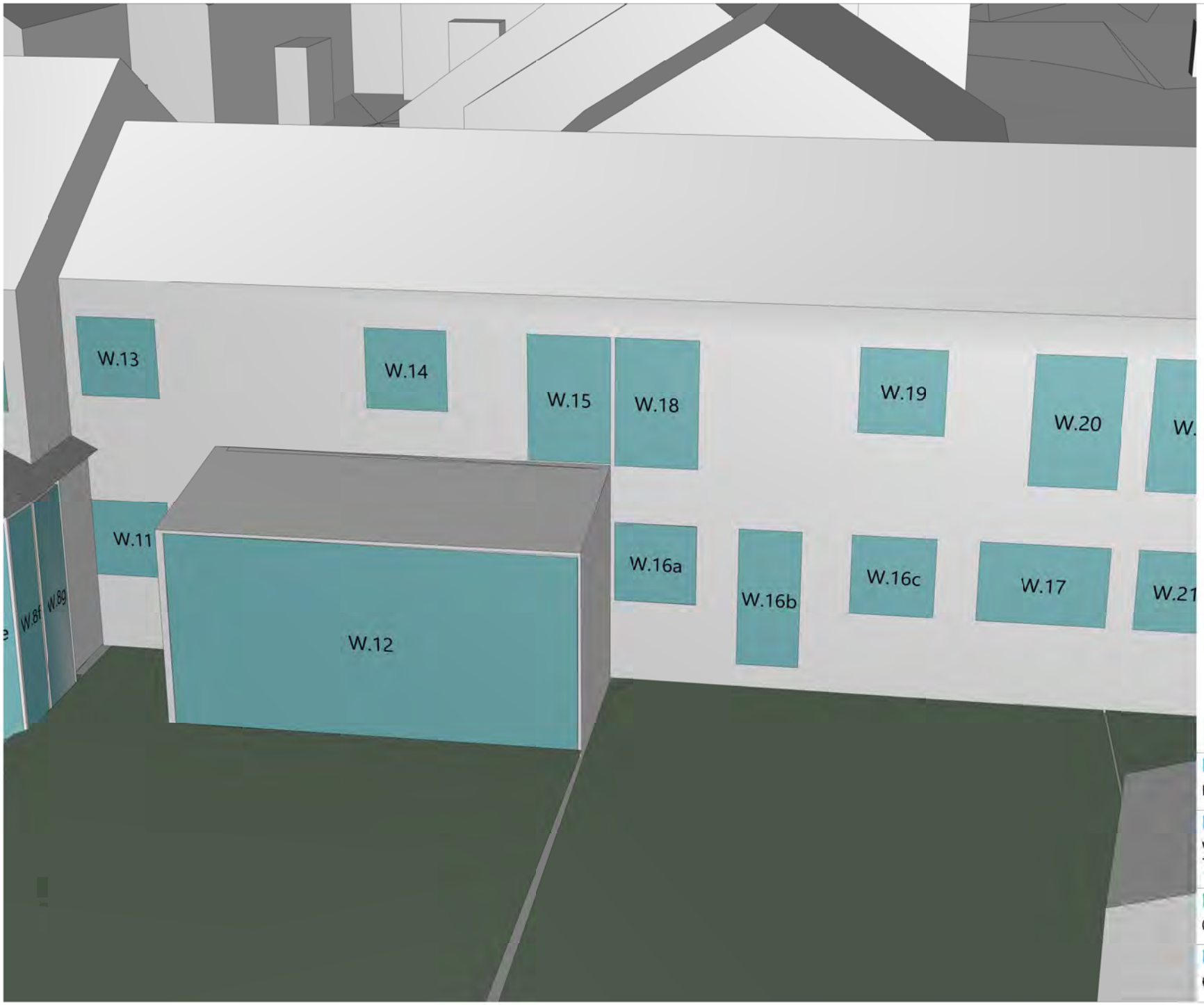


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**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
72 and 101 Fotherby Court

**Date:**
06/08/2021

**Drawing Number:**
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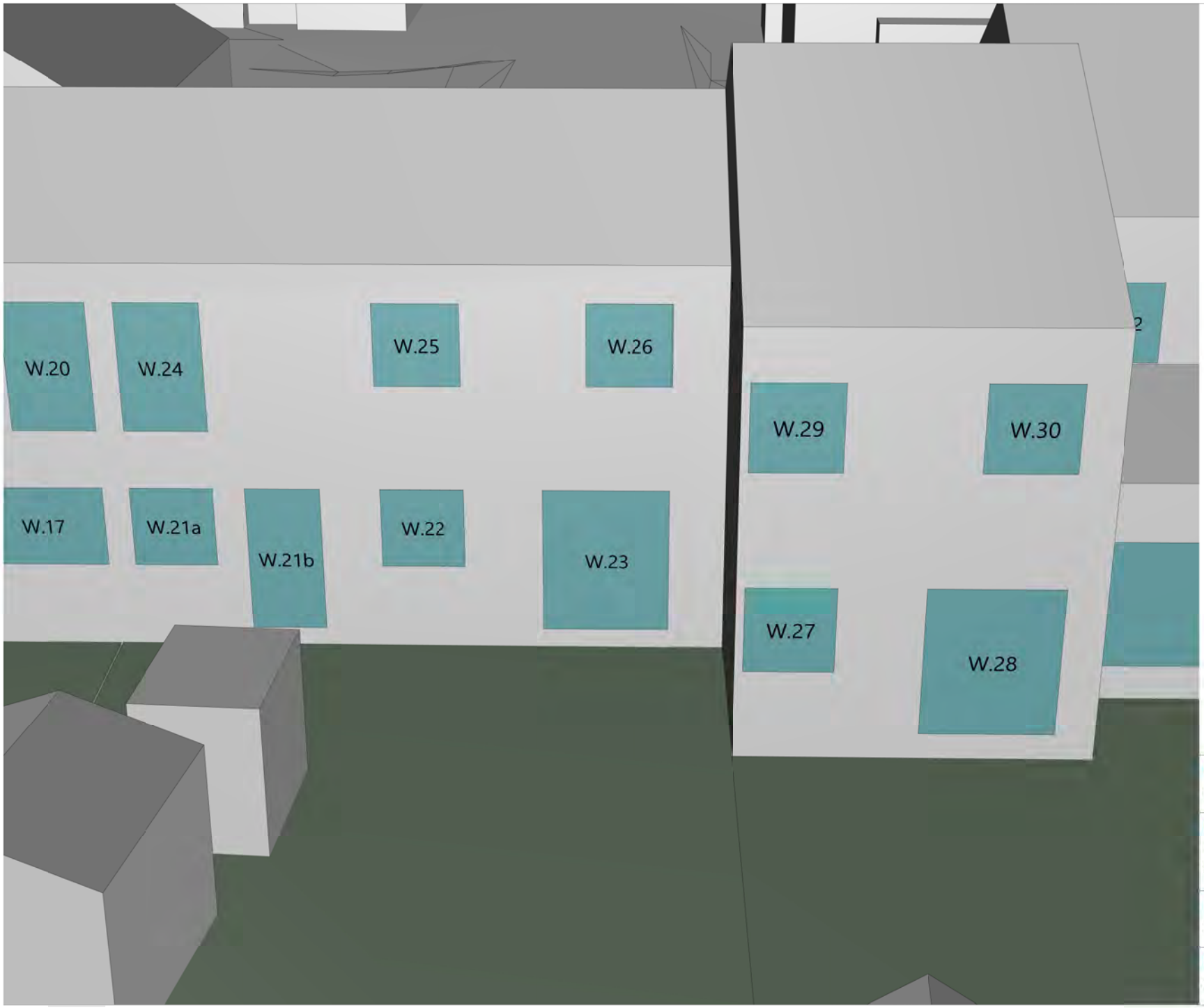


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**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
97 and 99 Fotherby Court

**Date:**
06/08/2021

**Drawing Number:**
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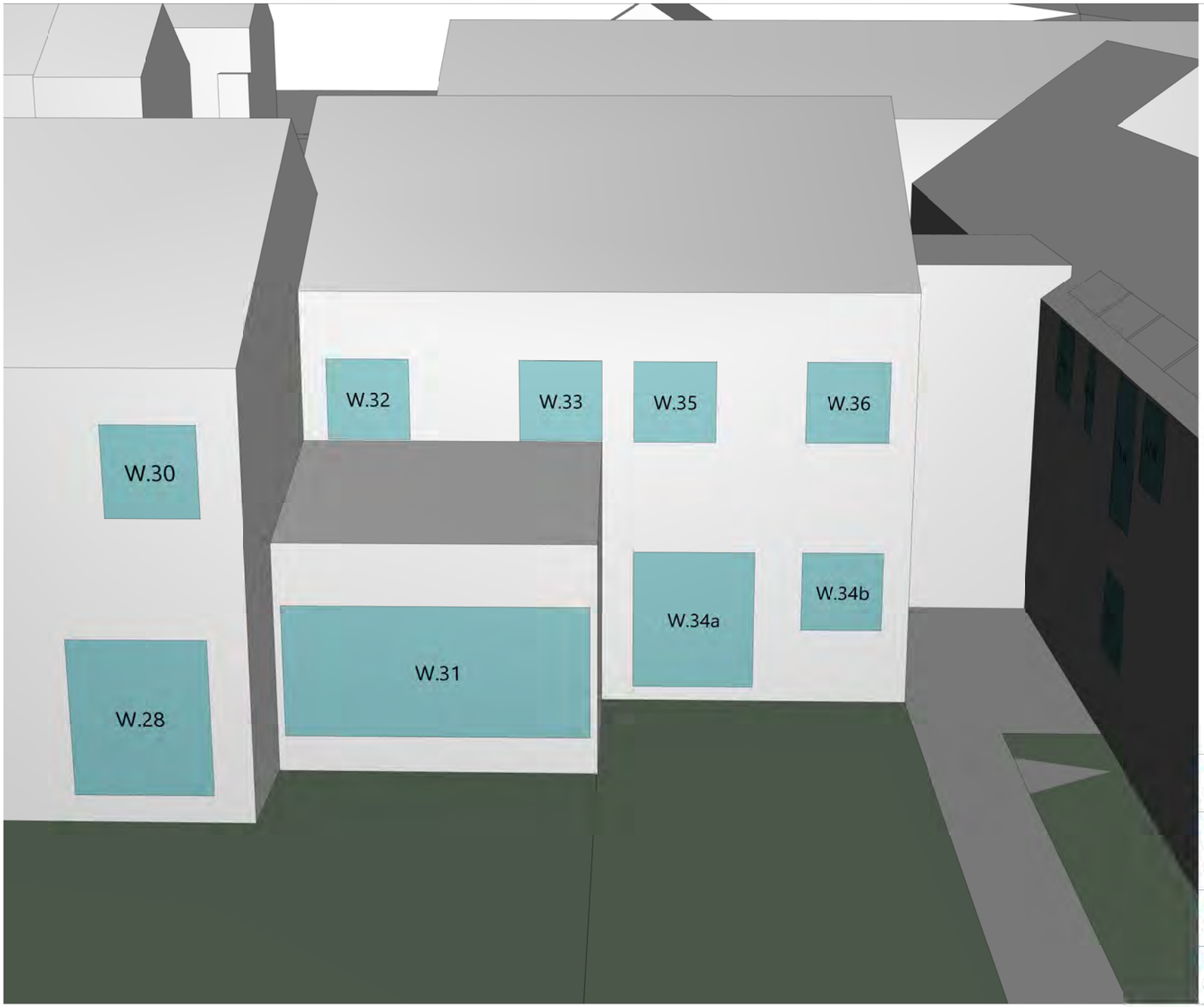


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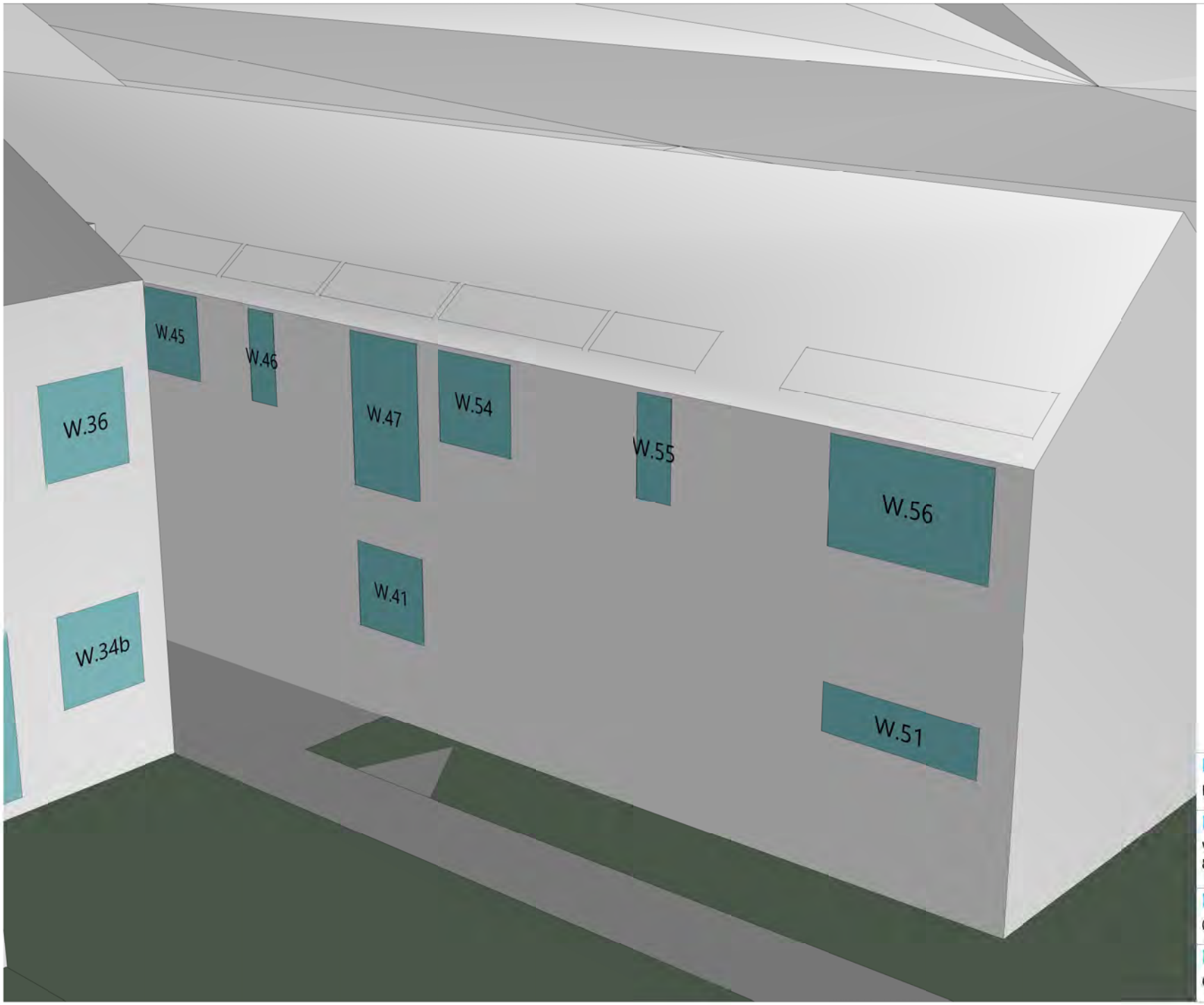
**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
93 and 95 Fotherby Court

**Date:**
06/08/2021

**Drawing Number:**
6226_B_04

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**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
87. 89 and 91 Fotherby Court

**Date:**
06/08/2021

**Drawing Number:**
6226_B_05

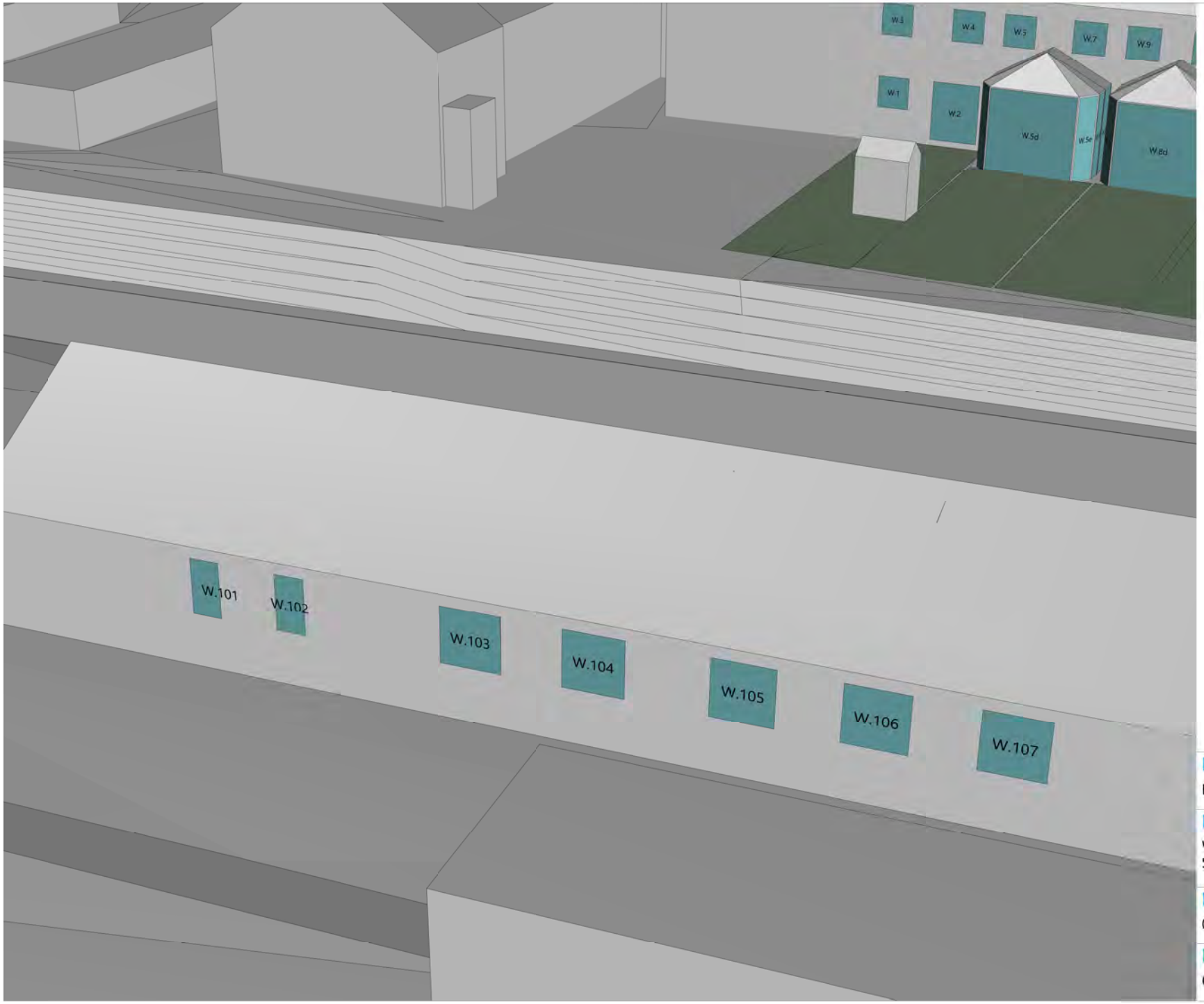
eight associates


**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
87, 89 and 91 Fotherby Court

**Date:**
06/08/2021

**Drawing Number:**
6226_B_06



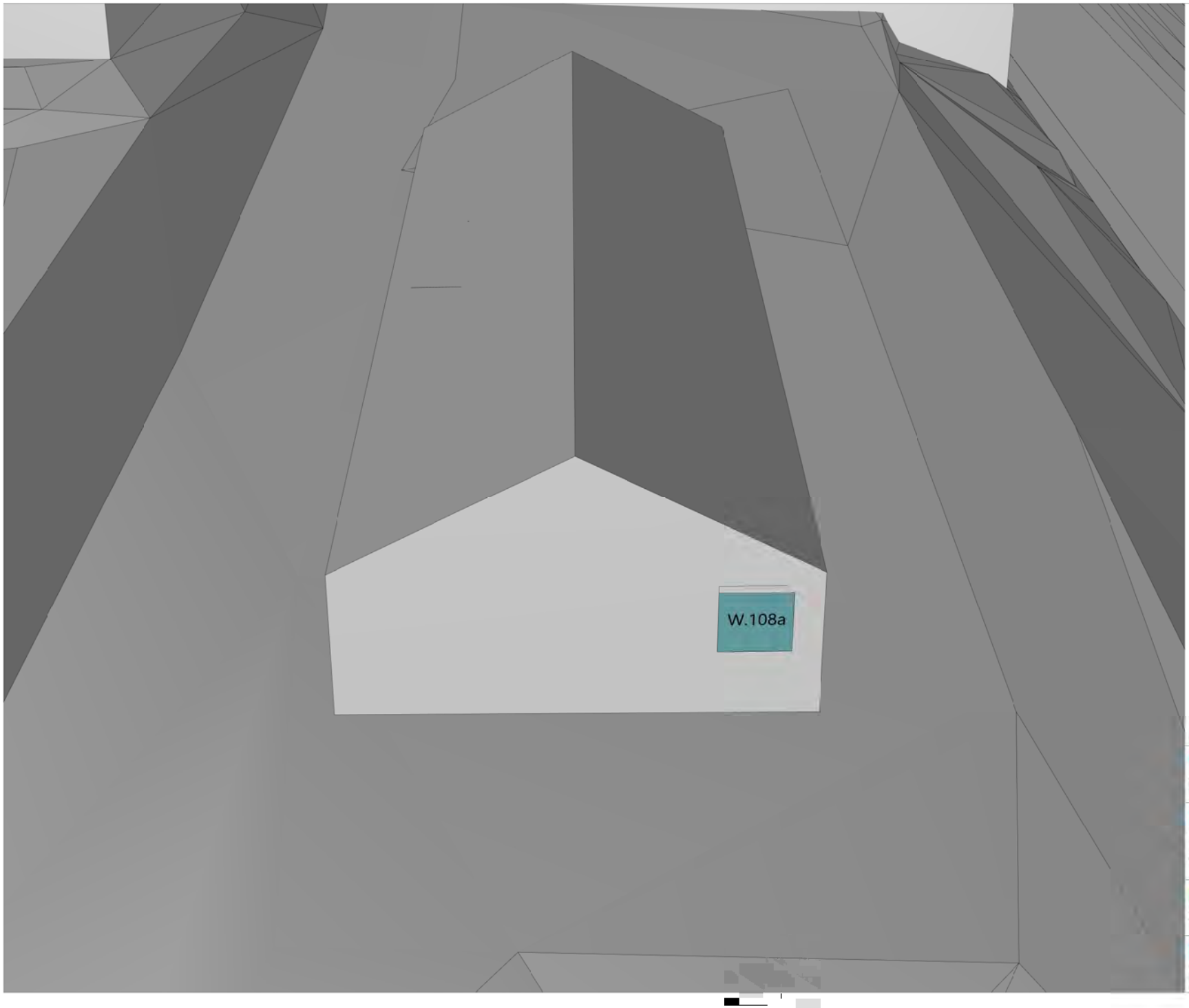

eight associates

**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
St John Ambulance (Existing)

**Date:**
06/08/2021

**Drawing Number:**
6226_B_07a



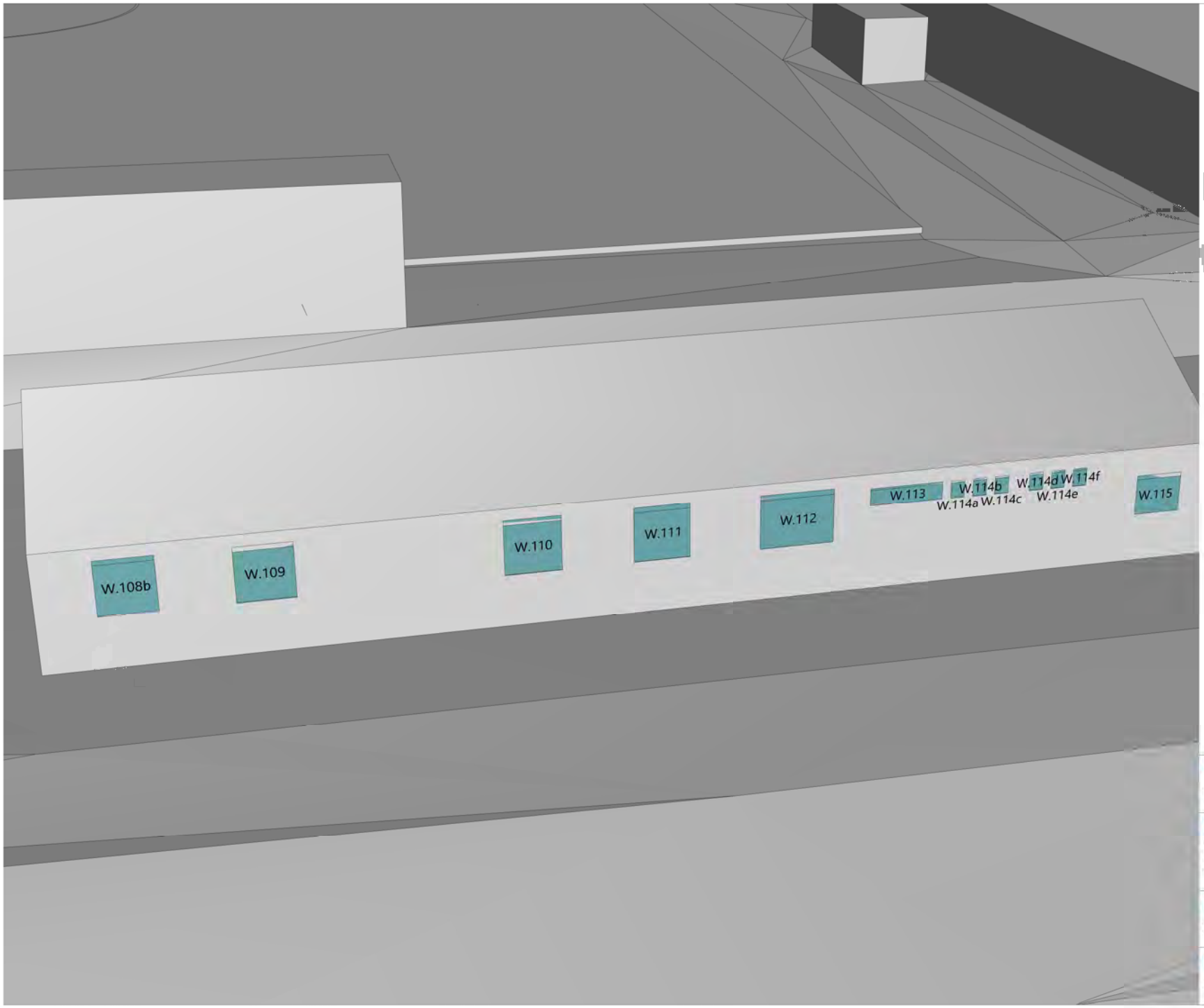

eight associates

**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
St John Ambulance (Existing)

**Date:**
06/08/2021

**Drawing Number:**
6226_B_07b




eight associates

**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
St John Ambulance (Existing)

**Date:**
06/08/2021

**Drawing Number:**
6226_B_07c

eight associates


**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
St John Ambulance (Approved)

**Date:**
06/08/2021

**Drawing Number:**
6226_B_08a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**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
St John Ambulance (Approved)

**Date:**
06/08/2021

**Drawing Number:**
6226_B_08b

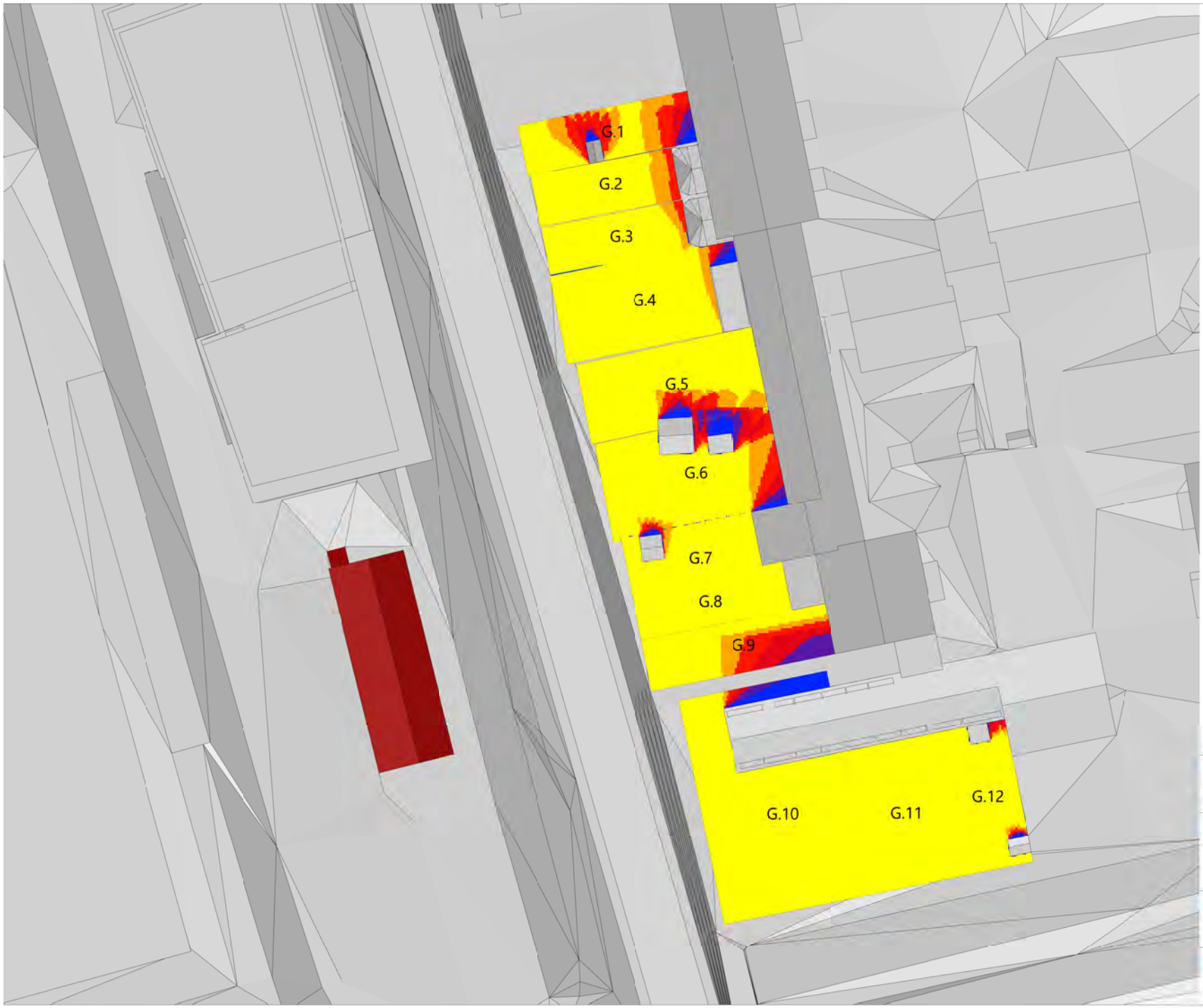

eight associates

**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Windows Map
St John Ambulance (Approved)

**Date:**
06/08/2021

**Drawing Number:**
6226_B_08c

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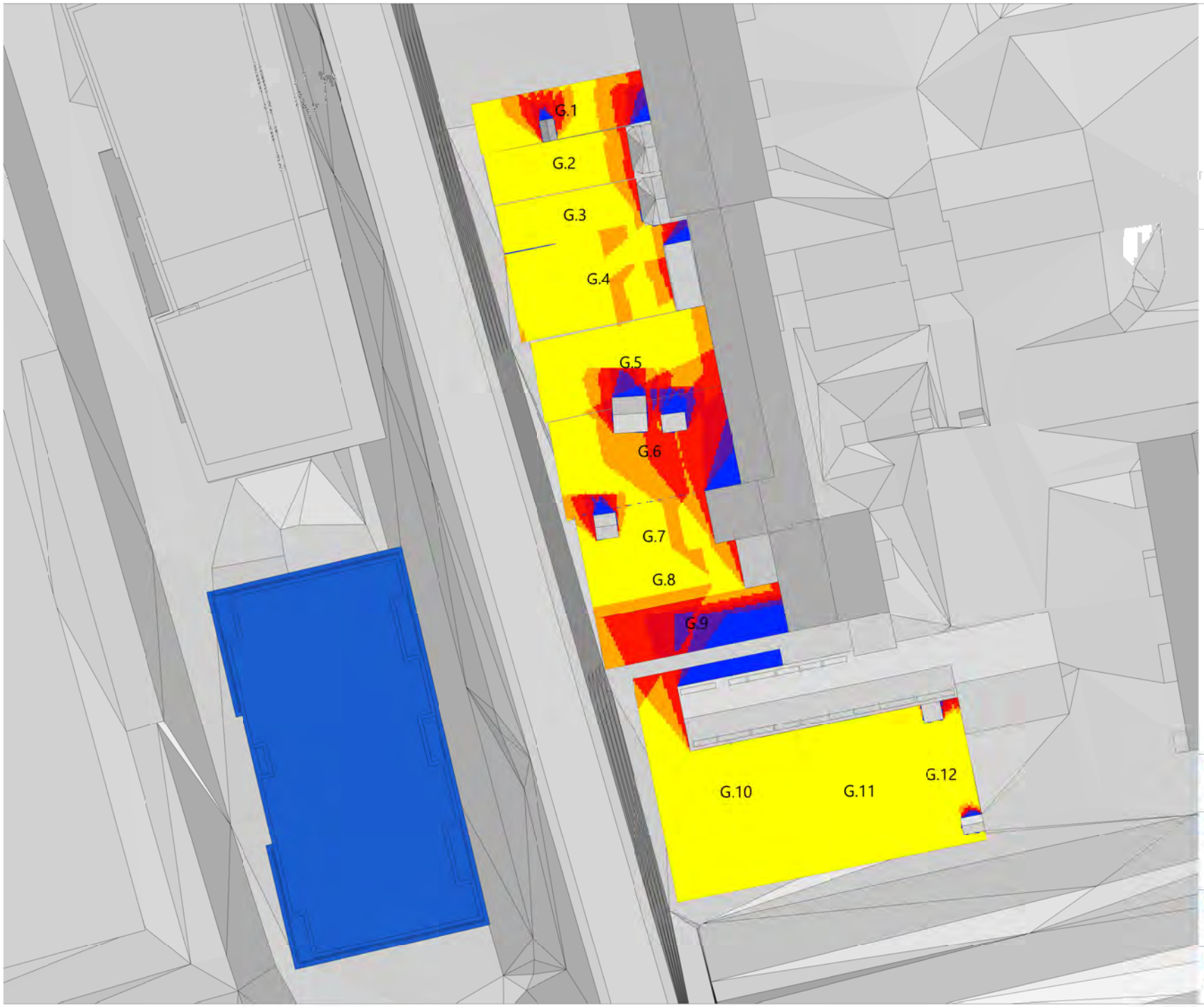
**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Garden - Sunlight Hours - Existing

**Date:**
06/08/2021

**Drawing Number:**
6226_C_01




eight associates

**Project Name:**
Maidenhead Spiritualist

**Drawing Name**
Garden - Sunlight Hours - Proposed

**Date:**
06/08/2021

**Drawing Number:**
6226_C_02

# Appendix B
# D&S Impact Assessment
# Maidenhead Spiritualist

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Daylight and Sunlight results

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# Appendix B – Results

## Maidenhead Spiritualist

| Property | | | VSC Calculations | | | | APSH Calculations | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Property | Window | Room type | VSC (%) | | Loss | Compliance | Year (%) | | | Winter (%) | | | Compliance |
| | | | Before | After | | | Before | After | Loss | Before | After | Loss | |
| 66 Fotherby Court | W.1 | unknown | 24.83 | 23.56 | 5.1% | PASS | 28.5 | 24.7 | 13.3 | 10.0 | 6.2 | 38.0 | PASS |
| | W.2 | unknown | 20.95 | 20.55 | 1.9% | PASS | 16.1 | 15.8 | 1.9 | 1.3 | 1.0 | 23.1 | FAIL |
| | W.3 | unknown | 27.59 | 26.34 | 4.5% | PASS | 33.4 | 29.8 | 10.8 | 12.8 | 9.3 | 27.3 | PASS |
| | W.4 | unknown | 27.71 | 26.21 | 5.4% | PASS | 33.3 | 29.6 | 11.1 | 12.8 | 9.1 | 28.9 | PASS |
| 68 Fotherby Court | W.5a | unknown | 16.54 | 16.53 | 0.1% | PASS | – | – | – | – | – | – | – |
| | W.5b | unknown | 17.75 | 17.75 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.5c | unknown | 23.65 | 23.66 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.5d | unknown | 24.17 | 22.2 | 8.2% | PASS | 30.5 | 24.5 | 19.7 | 13.1 | 7.1 | 45.8 | PASS |
| | W.5e | unknown | 20.26 | 16.6 | 18.1% | PASS | 29.6 | 22.6 | 23.6 | 11.7 | 4.7 | 59.8 | FAIL |
| | W.5f | unknown | 5.23 | 4.67 | 10.7% | PASS | 11.1 | 10.5 | 5.4 | 0.7 | 0.0 | 100.0 | FAIL |
| | W.5g | unknown | 2.61 | 2.07 | 20.7% | FAIL | 5.0 | 5.0 | 0.0 | 0.0 | 0.0 | 0.0 | PASS |
| | W.6 | unknown | 27.83 | 26.12 | 6.1% | PASS | 34.4 | 29.5 | 14.2 | 13.9 | 9.0 | 35.3 | PASS |
| | W.7 | unknown | 28.04 | 26.01 | 7.2% | PASS | 35.5 | 29.5 | 16.9 | 15.2 | 9.2 | 39.5 | PASS |
| 70 Fotherby Court | W.8a | unknown | 2.12 | 2.11 | 0.5% | PASS | – | – | – | – | – | – | – |
| | W.8b | unknown | 3.79 | 3.79 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.8c | unknown | 15.84 | 15.83 | 0.1% | PASS | – | – | – | – | – | – | – |
| | W.8d | unknown | 24.76 | 22.06 | 10.9% | PASS | 32.3 | 24.4 | 24.5 | 15.0 | 7.1 | 52.7 | FAIL |
| | W.8e | unknown | 29.41 | 24.97 | 15.1% | PASS | 47.3 | 38.9 | 17.8 | 21.2 | 12.8 | 39.6 | PASS |
| | W.8f | unknown | 25.03 | 21.65 | 13.5% | PASS | 44.3 | 36.0 | 18.7 | 19.2 | 10.9 | 43.2 | PASS |
| | W.8g | unknown | 18.56 | 15.46 | 16.7% | PASS | 36.0 | 27.8 | 22.8 | 15.1 | 6.9 | 54.3 | PASS |
| | W.9 | unknown | 28.24 | 25.95 | 8.1% | PASS | 35.9 | 29.5 | 17.8 | 15.7 | 9.3 | 40.8 | PASS |
| | W.10 | unknown | 28.56 | 25.96 | 9.1% | PASS | 36.6 | 29.8 | 18.6 | 16.4 | 9.6 | 41.5 | PASS |
| 72 Fotherby Court | W.11 | unknown | 13.36 | 13.03 | 2.5% | PASS | 19.2 | 18.8 | 2.1 | 1.5 | 1.1 | 26.7 | FAIL |
| | W.12 | unknown | 26.8 | 22.91 | 14.5% | PASS | 35.8 | 26.8 | 25.1 | 17.6 | 8.7 | 50.6 | PASS |
| | W.13 | unknown | 22.95 | 20.2 | 12.0% | PASS | 38.0 | 31.2 | 17.9 | 17.3 | 10.6 | 38.7 | PASS |
| | W.14 | unknown | 29.92 | 26.62 | 11.0% | PASS | 38.9 | 31.4 | 19.3 | 18.3 | 10.9 | 40.4 | PASS |
| | W.15 | unknown | 30.29 | 26.6 | 12.2% | PASS | 39.0 | 30.9 | 20.8 | 19.1 | 11.0 | 42.4 | PASS |
| 101 Fotherby Court | W.16a | unknown | 22.58 | 18.42 | 18.4% | PASS | 37.9 | 29.1 | 23.2 | 18.7 | 10.2 | 45.5 | PASS |
| | W.16b | unknown | 27.15 | 22.84 | 15.9% | PASS | 36.3 | 27.9 | 23.1 | 16.4 | 8.7 | 47.0 | PASS |
| | W.16c | unknown | 29.57 | 24.88 | 15.9% | PASS | 38.0 | 28.0 | 26.3 | 17.2 | 8.2 | 52.3 | PASS |
| | W.17 | unknown | 30.04 | 24.95 | 16.9% | PASS | 37.5 | 27.2 | 27.5 | 16.6 | 7.4 | 55.4 | PASS |
| | W.18 | unknown | 30.59 | 26.72 | 12.7% | PASS | 39.8 | 31.3 | 21.4 | 19.3 | 11.0 | 43.0 | PASS |
| | W.19 | unknown | 31.59 | 27.23 | 13.8% | PASS | 41.4 | 32.2 | 22.2 | 19.8 | 10.9 | 44.9 | PASS |
| | W.20 | unknown | 31.8 | 26.98 | 15.2% | PASS | 40.9 | 31.1 | 24.0 | 19.6 | 10.3 | 47.4 | PASS |

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# Appendix B – Results

## Maidenhead Spiritualist

| Property | | | VSC Calculations | | | | APSH Calculations | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Property | Window | Room type | VSC (%) | | Loss | Compliance | Year (%) | | | Winter (%) | | | Compliance |
| | | | Before | After | | | Before | After | Loss | Before | After | Loss | |
| 99 Fotherby Court | W.21a | unknown | 30.19 | 24.69 | 18.2% | PASS | 37.1 | 26.4 | 28.8 | 16.0 | 6.5 | 59.4 | PASS |
| | W.21b | unknown | 29.36 | 23.59 | 19.7% | PASS | 33.8 | 22.6 | 33.1 | 12.9 | 3.3 | 74.4 | FAIL |
| | W.22 | unknown | 29.03 | 22.85 | 21.3% | FAIL | 31.5 | 19.6 | 37.8 | 11.2 | 1.3 | 88.4 | FAIL |
| | W.23 | unknown | 22.6 | 18.36 | 18.8% | PASS | 14.9 | 9.3 | 37.6 | 3.3 | 0.2 | 93.9 | FAIL |
| | W.24 | unknown | 31.98 | 26.88 | 15.9% | PASS | 40.8 | 30.5 | 25.2 | 19.3 | 9.7 | 49.7 | PASS |
| | W.25 | unknown | 31.88 | 26.24 | 17.7% | PASS | 38.4 | 27.0 | 29.7 | 15.1 | 5.2 | 65.6 | PASS |
| | W.26 | unknown | 25.19 | 21.74 | 13.7% | PASS | 20.1 | 15.2 | 24.4 | 3.1 | 0.4 | 87.1 | FAIL |
| 97 Fotherby Court | W.27 | unknown | 31.8 | 23.39 | 26.4% | FAIL | 43.9 | 28.8 | 34.4 | 19.0 | 9.0 | 52.6 | PASS |
| | W.28 | unknown | 31.89 | 22.53 | 29.4% | FAIL | 42.6 | 26.5 | 37.8 | 17.5 | 8.8 | 49.7 | PASS |
| | W.29 | unknown | 33.41 | 25.64 | 23.3% | FAIL | 45.5 | 31.4 | 31.0 | 20.4 | 10.2 | 50.0 | PASS |
| | W.30 | unknown | 33.88 | 25.18 | 25.7% | FAIL | 46.1 | 31.7 | 31.2 | 20.4 | 11.2 | 45.1 | PASS |
| 95 Fotherby Court | W.31 | unknown | 28.73 | 19.19 | 33.2% | FAIL | 39.5 | 23.9 | 39.5 | 13.6 | 6.2 | 54.4 | FAIL |
| | W.32 | unknown | 24.61 | 17.23 | 30.0% | FAIL | 44.4 | 32.4 | 27.0 | 20.3 | 12.6 | 37.9 | PASS |
| | W.33 | unknown | 32.26 | 24.41 | 24.3% | FAIL | 46.3 | 32.3 | 30.2 | 19.7 | 12.1 | 38.6 | PASS |
| 93 Fotherby Court | W.34a | unknown | 24.69 | 16.31 | 33.9% | FAIL | 32.4 | 19.6 | 39.5 | 6.4 | 2.2 | 65.6 | FAIL |
| | W.34b | unknown | 27.39 | 19.65 | 28.3% | FAIL | 30.0 | 18.0 | 40.0 | 2.9 | 0.1 | 96.6 | FAIL |
| | W.35 | unknown | 33.14 | 25.11 | 24.2% | FAIL | 43.4 | 29.9 | 31.1 | 16.2 | 10.1 | 37.7 | PASS |
| | W.36 | unknown | 32.86 | 24.87 | 24.3% | FAIL | 40.5 | 27.3 | 32.6 | 11.6 | 6.7 | 42.2 | PASS |
| 87 Fotherby Court | W.37a | unknown | 32.03 | 31.62 | 1.3% | PASS | 63.3 | 59.3 | 6.3 | 27.3 | 25.4 | 7.0 | PASS |
| | W.37b | unknown | 31.24 | 30.92 | 1.0% | PASS | 60.1 | 56.8 | 5.5 | 27.8 | 26.0 | 6.5 | PASS |
| | W.38 | unknown | 35.03 | 34.64 | 1.1% | PASS | 73.3 | 69.8 | 4.8 | 33.2 | 31.0 | 6.6 | PASS |
| | W.39 | unknown | 34.58 | 34.31 | 0.8% | PASS | 69.1 | 66.2 | 4.2 | 32.4 | 30.4 | 6.2 | PASS |
| | W.40 | unknown | 25.78 | 25.56 | 0.9% | PASS | 50.0 | 47.7 | 4.6 | 26.0 | 24.3 | 6.5 | PASS |
| 89 Fotherby Court | W.41 | unknown | 19.75 | 18.55 | 6.1% | PASS | – | – | – | – | – | – | – |
| | W.42 | unknown | 32.99 | 32.25 | 2.2% | PASS | 69.1 | 63.8 | 7.7 | 28.9 | 26.4 | 8.7 | PASS |
| | W.43 | unknown | 32.92 | 32.32 | 1.8% | PASS | 69.0 | 64.1 | 7.1 | 28.9 | 26.5 | 8.3 | PASS |
| | W.44 | unknown | 32.72 | 32.26 | 1.4% | PASS | 66.8 | 62.4 | 6.6 | 28.8 | 26.6 | 7.6 | PASS |
| | W.45 | unknown | 15.03 | 14.22 | 5.4% | PASS | – | – | – | – | – | – | – |
| | W.46 | unknown | 20.15 | 19.18 | 4.8% | PASS | – | – | – | – | – | – | – |
| | W.47 | unknown | 26.36 | 25.21 | 4.4% | PASS | – | – | – | – | – | – | – |
| | W.48 | unknown | 35.18 | 34.49 | 2.0% | PASS | 74.2 | 69.1 | 6.9 | 33.4 | 30.7 | 8.1 | PASS |
| | W.49 | unknown | 35.16 | 34.61 | 1.6% | PASS | 73.8 | 69.3 | 6.1 | 33.4 | 30.9 | 7.5 | PASS |
| | W.50 | unknown | 35.09 | 34.66 | 1.2% | PASS | 73.4 | 69.6 | 5.2 | 33.3 | 30.9 | 7.2 | PASS |

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# Appendix B – Results

## Maidenhead Spiritualist

| Property | | | VSC Calculations | | | | APSH Calculations | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Property | Window | Room type | VSC (%) | | Loss | Compliance | Year (%) | | | Winter (%) | | | Compliance |
| | | | Before | After | | | Before | After | Loss | Before | After | Loss | |
| 91 Fotherby Court | W.51 | unknown | 30.31 | 28.19 | 7.0% | PASS | – | – | – | – | – | – | – |
| | W.52 | unknown | 32.77 | 31.27 | 4.6% | PASS | 68.2 | 59.3 | 13.0 | 28.0 | 24.5 | 12.5 | PASS |
| | W.53 | unknown | 33.04 | 32.18 | 2.6% | PASS | 69.2 | 63.2 | 8.7 | 29.1 | 26.5 | 8.9 | PASS |
| | W.54 | unknown | 30.77 | 29.5 | 4.1% | PASS | – | – | – | – | – | – | – |
| | W.55 | unknown | 32.3 | 30.71 | 4.9% | PASS | – | – | – | – | – | – | – |
| | W.56 | unknown | 33.27 | 31.23 | 6.1% | PASS | – | – | – | – | – | – | – |
| | W.57 | unknown | 35.25 | 33.83 | 4.0% | PASS | 75.0 | 66.4 | 11.5 | 33.5 | 29.4 | 12.2 | PASS |
| | W.58 | unknown | 35.21 | 34.17 | 3.0% | PASS | 74.9 | 67.8 | 9.5 | 33.4 | 30.2 | 9.6 | PASS |
| | W.59 | unknown | 35.2 | 34.41 | 2.2% | PASS | 74.8 | 69.5 | 7.1 | 33.4 | 30.6 | 8.4 | PASS |
| St John Ambulance (Approved) | W.60 | Bedroom | 11.18 | 11.18 | 0.0% | PASS | 13.8 | 13.8 | 0.0 | 3.5 | 3.5 | 0.0 | PASS |
| | W.61a | Bedroom | 5.3 | 5.3 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.61b | Bedroom | 34.07 | 33.88 | 0.6% | PASS | 47.0 | 43.6 | 7.2 | 19.3 | 16.1 | 16.6 | PASS |
| | W.62 | Bedroom | 10.74 | 10.73 | 0.1% | PASS | 13.4 | 13.4 | 0.0 | 3.3 | 3.3 | 0.0 | PASS |
| | W.63a | KLD | 5.22 | 5.22 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.63b | KLD | 34.46 | 33.83 | 1.8% | PASS | 48.1 | 43.7 | 9.1 | 19.5 | 15.3 | 21.5 | PASS |
| | W.63c | KLD | 37.28 | 15.63 | 58.1% | FAIL | 75.3 | 40.0 | 46.9 | 33.4 | 12.3 | 63.2 | PASS |
| | W.63d | KLD | 37.38 | 14.72 | 60.6% | FAIL | 76.0 | 38.9 | 48.8 | 34.4 | 11.7 | 66.0 | PASS |
| | W.64 | Bedroom | 14.96 | 2.97 | 80.1% | FAIL | 19.7 | 4.0 | 79.7 | 16.4 | 3.0 | 81.7 | FAIL |
| | W.65a | KLD | 37.51 | 21.19 | 43.5% | FAIL | 76.4 | 50.5 | 33.9 | 34.9 | 16.2 | 53.6 | PASS |
| | W.65b | KLD | 37.38 | 37.38 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.65c | KLD | 37.39 | 37.38 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.65d | KLD | 37.07 | 37.07 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.66 | Bedroom | 37.37 | 37.35 | 0.1% | PASS | – | – | – | – | – | – | – |

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# Appendix B – Results

## Maidenhead Spiritualist

| Property | | | VSC Calculations | | | | APSH Calculations | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Property | Window | Room type | VSC (%) | | Loss | Compliance | Year (%) | | | Winter (%) | | | Compliance |
| | | | Before | After | | | Before | After | Loss | Before | After | Loss | |
| St John Ambulance (Approved) | W.67 | Bedroom | 13.29 | 13.29 | 0.0% | PASS | 17.6 | 17.6 | 0.0 | 7.0 | 7.0 | 0.0 | PASS |
| | W.68a | Bedroom | 5.6 | 5.6 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.68b | Bedroom | 37.45 | 37.28 | 0.5% | PASS | 54.2 | 51.0 | 5.9 | 23.9 | 20.7 | 13.4 | PASS |
| | W.69 | Bedroom | 13.49 | 13.49 | 0.0% | PASS | 18.4 | 18.4 | 0.0 | 6.8 | 6.8 | 0.0 | PASS |
| | W.70a | KLD | 5.73 | 5.72 | 0.2% | PASS | – | – | – | – | – | – | – |
| | W.70b | KLD | 37.66 | 37.07 | 1.6% | PASS | 54.5 | 50.1 | 8.1 | 24.1 | 19.9 | 17.4 | PASS |
| | W.70c | KLD | 38.57 | 17.45 | 54.8% | FAIL | 79.0 | 47.4 | 40.0 | 36.8 | 15.3 | 58.4 | PASS |
| | W.70d | KLD | 38.54 | 16.4 | 57.4% | FAIL | 78.7 | 46.1 | 41.4 | 36.8 | 13.9 | 62.2 | PASS |
| | W.71 | Bedroom | 15.57 | 3.08 | 80.2% | FAIL | 19.9 | 4.2 | 78.9 | 16.6 | 3.2 | 80.7 | FAIL |
| | W.72a | KLD | 38.56 | 22.73 | 41.1% | FAIL | 78.9 | 54.9 | 30.4 | 36.9 | 18.2 | 50.7 | PASS |
| | W.72b | KLD | 38.82 | 38.82 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.72c | KLD | 38.83 | 38.82 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.72d | KLD | 38.68 | 38.68 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.73 | Bedroom | 38.81 | 38.82 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.74 | Bedroom | 13.48 | 13.47 | 0.1% | PASS | 18.3 | 18.3 | 0.0 | 7.4 | 7.4 | 0.0 | PASS |
| | W.75a | Bedroom | 5.86 | 5.86 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.75b | Bedroom | 37.99 | 37.84 | 0.4% | PASS | 55.0 | 52.5 | 4.5 | 24.2 | 21.7 | 10.3 | PASS |
| | W.76 | Bedroom | 13.7 | 13.7 | 0.0% | PASS | 19.1 | 19.1 | 0.0 | 7.1 | 7.1 | 0.0 | PASS |
| | W.77a | KLD | 5.96 | 5.96 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.77b | KLD | 38.15 | 37.63 | 1.4% | PASS | 55.2 | 50.8 | 8.0 | 24.4 | 20.2 | 17.2 | PASS |
| | W.77c | KLD | 39.03 | 19.51 | 50.0% | FAIL | 79.8 | 51.1 | 36.0 | 37.7 | 15.7 | 58.4 | PASS |
| | W.77d | KLD | 39.01 | 18.49 | 52.6% | FAIL | 79.7 | 50.2 | 37.0 | 37.7 | 14.5 | 61.5 | PASS |
| | W.78 | Bedroom | 15.99 | 3.21 | 79.9% | FAIL | 20.1 | 5.1 | 74.6 | 16.8 | 3.4 | 79.8 | FAIL |
| | W.79a | KLD | 39.01 | 24.48 | 37.2% | FAIL | 79.7 | 58.0 | 27.2 | 37.7 | 19.1 | 49.3 | PASS |
| | W.79b | KLD | 39.06 | 39.06 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.79c | KLD | 39.05 | 39.06 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.79d | KLD | 39.05 | 39.05 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.80 | Bedroom | 39.05 | 39.05 | 0.0% | PASS | – | – | – | – | – | – | – |

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# Appendix B – Results

## Maidenhead Spiritualist

| Property | | | VSC Calculations | | | | APSH Calculations | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Property | Window | Room type | VSC (%) | | Loss | Compliance | Year (%) | | | Winter (%) | | | Compliance |
| | | | Before | After | | | Before | After | Loss | Before | After | Loss | |
| St John Ambulance (Approved) | W.81 | Bedroom | 13.58 | 13.57 | 0.1% | PASS | 18.7 | 18.7 | 0.0 | 7.7 | 7.7 | 0.0 | PASS |
| | W.82a | Bedroom | 6.12 | 6.11 | 0.2% | PASS | – | – | – | – | – | – | – |
| | W.82b | Bedroom | 38.33 | 38.25 | 0.2% | PASS | 55.7 | 53.8 | 3.4 | 24.5 | 22.6 | 7.8 | PASS |
| | W.83 | Bedroom | 13.8 | 13.8 | 0.0% | PASS | 19.4 | 19.4 | 0.0 | 7.3 | 7.3 | 0.0 | PASS |
| | W.84a | KLD | 6.17 | 6.17 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.84b | KLD | 38.47 | 38.07 | 1.0% | PASS | 55.7 | 51.8 | 7.0 | 24.5 | 20.6 | 15.9 | PASS |
| | W.84c | KLD | 39.07 | 22.61 | 42.1% | FAIL | 80.0 | 55.4 | 30.8 | 37.8 | 16.2 | 57.1 | PASS |
| | W.84d | KLD | 39.05 | 21.68 | 44.5% | FAIL | 79.8 | 54.7 | 31.5 | 37.8 | 15.1 | 60.1 | PASS |
| | W.85 | Bedroom | 16.01 | 4.4 | 72.5% | FAIL | 20.1 | 6.3 | 68.7 | 16.8 | 3.5 | 79.2 | FAIL |
| | W.86a | KLD | 39.07 | 26.81 | 31.4% | FAIL | 79.9 | 61.1 | 23.5 | 37.9 | 19.6 | 48.3 | PASS |
| | W.86b | KLD | 39.11 | 39.11 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.86c | KLD | 39.08 | 39.09 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.86d | KLD | 39.09 | 39.09 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.87 | Bedroom | 39.08 | 39.09 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.88 | Bedroom | 13.59 | 13.58 | 0.1% | PASS | 18.8 | 18.8 | 0.0 | 7.7 | 7.7 | 0.0 | PASS |
| | W.89a | Bedroom | 6.32 | 6.32 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.89b | Bedroom | 38.6 | 38.54 | 0.2% | PASS | 56.0 | 54.7 | 2.3 | 24.5 | 23.3 | 4.9 | PASS |
| | W.90 | Bedroom | 13.8 | 13.8 | 0.0% | PASS | 19.5 | 19.5 | 0.0 | 7.3 | 7.3 | 0.0 | PASS |
| | W.91a | KLD | 5.92 | 5.91 | 0.2% | PASS | – | – | – | – | – | – | – |
| | W.91b | KLD | 38.69 | 38.44 | 0.6% | PASS | 55.9 | 53.6 | 4.1 | 24.5 | 22.1 | 9.8 | PASS |
| | W.91c | KLD | 39.09 | 27.2 | 30.4% | PASS | 79.9 | 61.0 | 23.7 | 37.8 | 19.0 | 49.7 | PASS |
| | W.91d | KLD | 39.05 | 26.39 | 32.4% | FAIL | 79.7 | 60.1 | 24.6 | 37.8 | 18.3 | 51.6 | PASS |
| | W.92 | Bedroom | 15.95 | 7.32 | 54.1% | FAIL | 20.0 | 8.3 | 58.5 | 16.8 | 5.1 | 69.6 | FAIL |
| | W.93a | KLD | 39.08 | 30.19 | 22.7% | PASS | 79.8 | 65.7 | 17.7 | 37.9 | 23.7 | 37.5 | PASS |
| | W.93b | KLD | 39.1 | 39.11 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.93c | KLD | 39.1 | 39.11 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.93d | KLD | 39.1 | 39.11 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.94 | Bedroom | 39.12 | 39.13 | 0.0% | PASS | – | – | – | – | – | – | – |

eight associates

# Appendix B – Results

## Maidenhead Spiritualist

| Property | | | VSC Calculations | | | | APSH Calculations | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Property | Window | Room type | VSC (%) | | Loss | Compliance | Year (%) | | | Winter (%) | | | Compliance |
| | | | Before | After | | | Before | After | Loss | Before | After | Loss | |
| St John Ambulance (Approved) | W.95 | Bedroom | 38.74 | 38.72 | 0.1% | PASS | 56.2 | 56.2 | 0.0 | 24.5 | 24.5 | 0.0 | PASS |
| | W.96 | Bedroom | 38.77 | 38.74 | 0.1% | PASS | 56.2 | 56.2 | 0.0 | 24.5 | 24.5 | 0.0 | PASS |
| | W.97 | Bedroom | 38.81 | 38.75 | 0.2% | PASS | 56.2 | 55.8 | 0.7 | 24.5 | 24.1 | 1.6 | PASS |
| | W.98a | KLD | 38.83 | 38.73 | 0.3% | PASS | 56.2 | 55.2 | 1.8 | 24.5 | 23.5 | 4.1 | PASS |
| | W.98b | KLD | 39.11 | 33.37 | 14.7% | PASS | 80.2 | 70.3 | 12.3 | 37.9 | 28.1 | 25.9 | PASS |
| | W.98c | KLD | 39.11 | 32.93 | 15.8% | PASS | 80.2 | 70.6 | 12.0 | 37.9 | 28.3 | 25.3 | PASS |
| | W.99a | KLD | 39.11 | 33.34 | 14.8% | PASS | 80.2 | 72.7 | 9.4 | 37.9 | 30.4 | 19.8 | PASS |
| | W.99b | KLD | 39.09 | 39.09 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.100a | Bedroom | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.100b | Bedroom | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |

eight associates

# Appendix B – Results

## Maidenhead Spiritualist

| Property | | | VSC Calculations | | | | APSH Calculations | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Property | Window | Room type | VSC (%) | | Loss | Compliance | Year (%) | | | Winter (%) | | | Compliance |
| | | | Before | After | | | Before | After | Loss | Before | After | Loss | |
| St John Ambulance (Existing) | W.101 | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.102 | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.103 | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.104 | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.105 | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.106 | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.107 | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.108a | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.108b | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.109 | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.110 | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.111 | unknown | 39.1 | 39.1 | 0.0% | PASS | – | – | – | – | – | – | – |
| | W.112 | unknown | 38.46 | 38.44 | 0.1% | PASS | 55.4 | 54.7 | 1.3 | 23.5 | 22.8 | 3.0 | PASS |
| | W.113 | unknown | 38.45 | 38.42 | 0.1% | PASS | 55.4 | 54.7 | 1.3 | 23.4 | 22.7 | 3.0 | PASS |
| | W.114a | unknown | 38.43 | 38.39 | 0.1% | PASS | 55.4 | 54.3 | 2.0 | 23.4 | 22.3 | 4.7 | PASS |
| | W.114b | unknown | 38.41 | 38.38 | 0.1% | PASS | 55.5 | 54.0 | 2.7 | 23.4 | 21.9 | 6.4 | PASS |
| | W.114c | unknown | 38.39 | 38.34 | 0.1% | PASS | 55.5 | 53.4 | 3.8 | 23.3 | 21.3 | 8.6 | PASS |
| | W.114d | unknown | 38.36 | 38.3 | 0.2% | PASS | 55.6 | 52.9 | 4.9 | 23.4 | 20.7 | 11.5 | PASS |
| | W.114e | unknown | 38.34 | 38.26 | 0.2% | PASS | 55.5 | 52.9 | 4.7 | 23.3 | 20.7 | 11.2 | PASS |
| | W.114f | unknown | 37.07 | 37 | 0.2% | PASS | 78.2 | 57.0 | 27.1 | 35.5 | 19.2 | 45.9 | PASS |
| | W.115 | unknown | 38.65 | 37.62 | 2.7% | PASS | – | – | – | – | – | – | – |
| | | | Total number of windows | | | 177 | Total number of windows | | | | | | 102 |
| | | | Pass | | | 146 | Pass | | | | | | 85 |
| | | | | | | 82.5% | | | | | | | 83.3% |
| | | | Fail | | | 31 | Fail | | | | | | 17 |
| | | | | | | 17.5% | | | | | | | 16.7% |

eight associates

# Appendix B – Results

## Maidenhead Spiritualist

| Property | | | NSL Calculations | | | |
|---|---|---|---|---|---|---|
| Property | Window | Room type | NSL (%) | | Loss | Compliance |
| | | | Before | After | | |
| 66 Fotherby Road | Room.1 | unknown | 47.4 | 47.4 | 0.0% | PASS |
| | Room.2 | unknown | 44.5 | 44.5 | 0.0% | PASS |
| | Room.3 | unknown | 60 | 59.9 | 0.2% | PASS |
| | Room.4 | unknown | 60.4 | 60.4 | 0.0% | PASS |
| 68 Fotherby Road | Room.5 | unknown | 96.9 | 96.1 | 0.8% | PASS |
| | Room.6 | unknown | 57.9 | 57.9 | 0.0% | PASS |
| | Room.7 | unknown | 56.8 | 56.7 | 0.2% | PASS |
| 70 Fotherby Road | Room.8 | unknown | 62.2 | 52.1 | 16.2% | PASS |
| | Room.9 | unknown | 56.7 | 56.6 | 0.2% | PASS |
| | Room.10 | unknown | 55.6 | 55.6 | 0.0% | PASS |
| 72 Fotherby Road | Room.11 | unknown | 41.1 | 41 | 0.2% | PASS |
| | Room.12 | unknown | 83.1 | 73.8 | 11.2% | PASS |
| | Room.13 | unknown | 51.6 | 51.6 | 0.0% | PASS |
| | Room.14 | unknown | 78.4 | 65.4 | 16.6% | PASS |
| | Room.15 | unknown | 76 | 76 | 0.0% | PASS |
| 101 Fotherby Road | Room.16 | unknown | 92.9 | 90.6 | 2.5% | PASS |
| | Room.17 | unknown | 97.1 | 97.1 | 0.0% | PASS |
| | Room.18 | unknown | 53.7 | 53.7 | 0.0% | PASS |
| | Room.19 | unknown | 81.3 | 81.3 | 0.0% | PASS |
| | Room.20 | unknown | 93.1 | 93 | 0.1% | PASS |
| 99 Fortherby Road | Room.21 | unknown | 100 | 100 | 0.0% | PASS |
| | Room.22 | unknown | 92.7 | 84.9 | 8.4% | PASS |
| | Room.23 | unknown | 97.8 | 95.6 | 2.2% | PASS |
| | Room.24 | unknown | 70.8 | 70.8 | 0.0% | PASS |
| | Room.25 | unknown | 91.7 | 83 | 9.5% | PASS |
| | Room.26 | unknown | 98.1 | 85.6 | 12.7% | PASS |
| 97 Fortherby Road | Room.27 | unknown | 99.9 | 98.5 | 1.4% | PASS |
| | Room.28 | unknown | 100 | 80.5 | 19.5% | PASS |
| | Room.29 | unknown | 99.7 | 95 | 4.7% | PASS |
| | Room.30 | unknown | 99.8 | 69.3 | 30.6% | FAIL |

eight associates

# Appendix B – Results

## Maidenhead Spiritualist

| Property | | | NSL Calculations | | | |
|---|---|---|---|---|---|---|
| Property | Window | Room type | NSL (%) | | Loss | Compliance |
| | | | Before | After | | |
| 95 Fotherby Road | Room.31 | unknown | 99.4 | 90.3 | 9.2% | PASS |
| | Room.32 | unknown | 97.1 | 57.6 | 40.7% | FAIL |
| | Room.33 | unknown | 100 | 54.4 | 45.6% | FAIL |
| 93 Fortherby Road | Room.34 | unknown | 100 | 61.2 | 38.8% | FAIL |
| | Room.35 | unknown | 99.4 | 63.6 | 36.0% | FAIL |
| | Room.36 | unknown | 100 | 50.1 | 49.9% | FAIL |
| 87 Fortherby Road | Room.37 | unknown | 99.1 | 98.9 | 0.2% | PASS |
| | Room.38 | unknown | 99.6 | 99.6 | 0.0% | PASS |
| | Room.39 | unknown | 98.8 | 98.6 | 0.2% | PASS |
| | Room.40 | unknown | 63.3 | 63.3 | 0.0% | PASS |
| 89 Fortherby Road | Room.41 | unknown | 96.5 | 96 | 0.5% | PASS |
| | Room.42 | unknown | 99.7 | 99.5 | 0.2% | PASS |
| | Room.43 | unknown | 99.7 | 99.6 | 0.1% | PASS |
| | Room.44 | unknown | 99.7 | 99.7 | 0.0% | PASS |
| | Room.45 | unknown | 55.4 | 55.1 | 0.5% | PASS |
| | Room.46 | unknown | 69.3 | 69.1 | 0.3% | PASS |
| | Room.47 | unknown | 99.6 | 98.7 | 0.9% | PASS |
| | Room.48 | unknown | 99.6 | 99.2 | 0.4% | PASS |
| | Room.49 | unknown | 99.6 | 99.5 | 0.1% | PASS |
| | Room.50 | unknown | 99.6 | 99.6 | 0.0% | PASS |
| 91 Fortherby Road | Room.51 | unknown | 93.7 | 93.1 | 0.6% | PASS |
| | Room.52 | unknown | 89.5 | 77.3 | 13.6% | PASS |
| | Room.53 | unknown | 99.8 | 99.8 | 0.0% | PASS |
| | Room.54 | unknown | 99.1 | 99.1 | 0.0% | PASS |
| | Room.55 | unknown | 93.9 | 93.8 | 0.1% | PASS |
| | Room.56 | unknown | 99.8 | 97.9 | 1.9% | PASS |
| | Room.57 | unknown | 99.5 | 98.6 | 0.9% | PASS |
| | Room.58 | unknown | 99.6 | 99.1 | 0.5% | PASS |
| | Room.59 | unknown | 100 | 100 | 0.0% | PASS |

eight associates

# Appendix B – Results

## Maidenhead Spiritualist

| Property | | | NSL Calculations | | | |
|---|---|---|---|---|---|---|
| Property | Window | Room type | NSL (%) | | Loss | Compliance |
| | | | Before | After | | |
| St John Ambulance (Approved) | Room.60 | unknown | 96.4 | 96.4 | 0.0% | PASS |
| | Room.61 | unknown | 98.1 | 98 | 0.1% | PASS |
| | Room.62 | unknown | 95 | 95 | 0.0% | PASS |
| | Room.63 | unknown | 98.8 | 97.7 | 1.1% | PASS |
| | Room.64 | unknown | 98.9 | 56.4 | 43.0% | FAIL |
| | Room.65 | unknown | 99.8 | 99.7 | 0.1% | PASS |
| | Room.66 | unknown | 97.6 | 97.6 | 0.0% | PASS |
| | Room.67 | unknown | 96.3 | 96.3 | 0.0% | PASS |
| | Room.68 | unknown | 98.1 | 98.1 | 0.0% | PASS |
| | Room.69 | unknown | 94.7 | 94.7 | 0.0% | PASS |
| | Room.70 | unknown | 99.6 | 98.7 | 0.9% | PASS |
| | Room.71 | unknown | 98.9 | 56.4 | 43.0% | FAIL |
| | Room.72 | unknown | 99.8 | 99.6 | 0.2% | PASS |
| | Room.73 | unknown | 97.8 | 97.8 | 0.0% | PASS |
| | Room.74 | unknown | 96.4 | 96.4 | 0.0% | PASS |
| | Room.75 | unknown | 98.2 | 98.2 | 0.0% | PASS |
| | Room.76 | unknown | 94.8 | 94.8 | 0.0% | PASS |
| | Room.77 | unknown | 99.6 | 98.8 | 0.8% | PASS |
| | Room.78 | unknown | 98.9 | 56.5 | 42.9% | FAIL |
| | Room.79 | unknown | 99.8 | 99.6 | 0.2% | PASS |
| | Room.80 | unknown | 97.9 | 97.8 | 0.1% | PASS |
| | Room.81 | unknown | 96.4 | 96.4 | 0.0% | PASS |
| | Room.82 | unknown | 98.2 | 98.2 | 0.0% | PASS |
| | Room.83 | unknown | 94.8 | 94.8 | 0.0% | PASS |
| | Room.84 | unknown | 99.7 | 98.8 | 0.9% | PASS |
| | Room.85 | unknown | 98.9 | 58.2 | 41.2% | FAIL |
| | Room.86 | unknown | 99.8 | 99.6 | 0.2% | PASS |
| | Room.87 | unknown | 97.9 | 97.8 | 0.1% | PASS |

eight associates

# Appendix B – Results
## Maidenhead Spiritualist

| Property | | | NSL Calculations | | | |
|---|---|---|---|---|---|---|
| Property | Window | Room type | NSL (%) | | Loss | Compliance |
| | | | Before | After | | |
| St John Ambulance (Approved) | Room.88 | unknown | 96.5 | 96.5 | 0.0% | PASS |
| | Room.89 | unknown | 98.3 | 98.3 | 0.0% | PASS |
| | Room.90 | unknown | 95 | 95 | 0.0% | PASS |
| | Room.91 | unknown | 99.7 | 98.8 | 0.9% | PASS |
| | Room.92 | unknown | 98.2 | 98.2 | 0.0% | PASS |
| | Room.93 | unknown | 100 | 100 | 0.0% | PASS |
| | Room.94 | unknown | 100 | 100 | 0.0% | PASS |
| | Room.95 | unknown | 99.3 | 99.3 | 0.0% | PASS |
| | Room.96 | unknown | 98.1 | 98.1 | 0.0% | PASS |
| | Room.97 | unknown | 98.9 | 98.9 | 0.0% | PASS |
| | Room.98 | unknown | 97.6 | 97.6 | 0.0% | PASS |
| | Room.99 | unknown | 96.3 | 96.3 | 0.0% | PASS |
| | Room.100 | unknown | 99.4 | 99.2 | 0.2% | PASS |
| St John Ambulance (Existing) | Room.101 | unknown | 99.4 | 99.4 | 0.0% | PASS |
| | Room.102 | unknown | 99.5 | 99.5 | 0.0% | PASS |
| | Room.103 | unknown | 100 | 100 | 0.0% | PASS |
| | Room.104 | unknown | 90.8 | 90.8 | 0.0% | PASS |
| | Room.105 | unknown | 89.8 | 89.8 | 0.0% | PASS |
| | Room.106 | unknown | 100 | 100 | 0.0% | PASS |
| | | | Total number of rooms | | | 91 |
| | | | Pass | | | 81 |
| | | | | | | 89.0% |
| | | | Fail | | | 10 |
| | | | | | | 11.0% |

eight associates

# Appendix B – Results

## Maidenhead Spiritualist

| Garden | | | | | |
|---|---|---|---|---|---|
| Area with at least 2 hours of sunlight (%) | | | | Loss | Compliance |
| Property | Garden | Before | After | | |
| 66 Fotherby Court | Garden.1 | 90.9 | 90.9 | 0.0% | PASS |
| 68 Fotherby Court | Garden.2 | 94.2 | 94.2 | 0.0% | PASS |
| 70 Fotherby Court | Garden.3 | 97.5 | 97.4 | 0.1% | PASS |
| 72 Fotherby Court | Garden.4 | 98.5 | 98.5 | 0.0% | PASS |
| 101 Fotherby Court | Garden.5 | 93.8 | 93.4 | 0.4% | PASS |
| 99 Fotherby Court | Garden.6 | 84.7 | 79.8 | 5.8% | PASS |
| 97 Fotherby Court | Garden.7 | 96.2 | 96.2 | 0.0% | PASS |
| 95 Fotherby Court | Garden.8 | 79.5 | 76.9 | 3.3% | PASS |
| 93 Fotherby Court | Garden.9 | 94.2 | 93.7 | 0.5% | PASS |
| 87 Fotherby Court | Garden.10 | 100.0 | 100.0 | 0.0% | PASS |
| 89 Fotherby Court | Garden.11 | 93.0 | 93.0 | 0.0% | PASS |
| 91 Fotherby Court | Garden.12 | 93.0 | 93.0 | 0.0% | PASS |
| | | Total number of gardens | | | 12 |
| | | Pass | | | 12 |
| | | | | | 100.0% |
| | | Fail | | | 0 |
| | | | | | 0.0% |

# APPENDIX A.38 1-4 BRIXTON HILL DAYLIGHT, SUNLIGHT AND OVERSHADOWING IMPACT ASSESSMENT

AnsteyHorne

# DAYLIGHT & SUNLIGHT

# REPORT

**for**

**PROPOSED DEVELOPMENT**

**at**

**1-4 BRIXTON HILL PLACE**

**LONDON**

REF: MG/GI/ROL00679
REV: -
17 February 2022

expertise
*applied*

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**Figure 1: Oblique aerial photograph of the site looking north (Source: Google)**

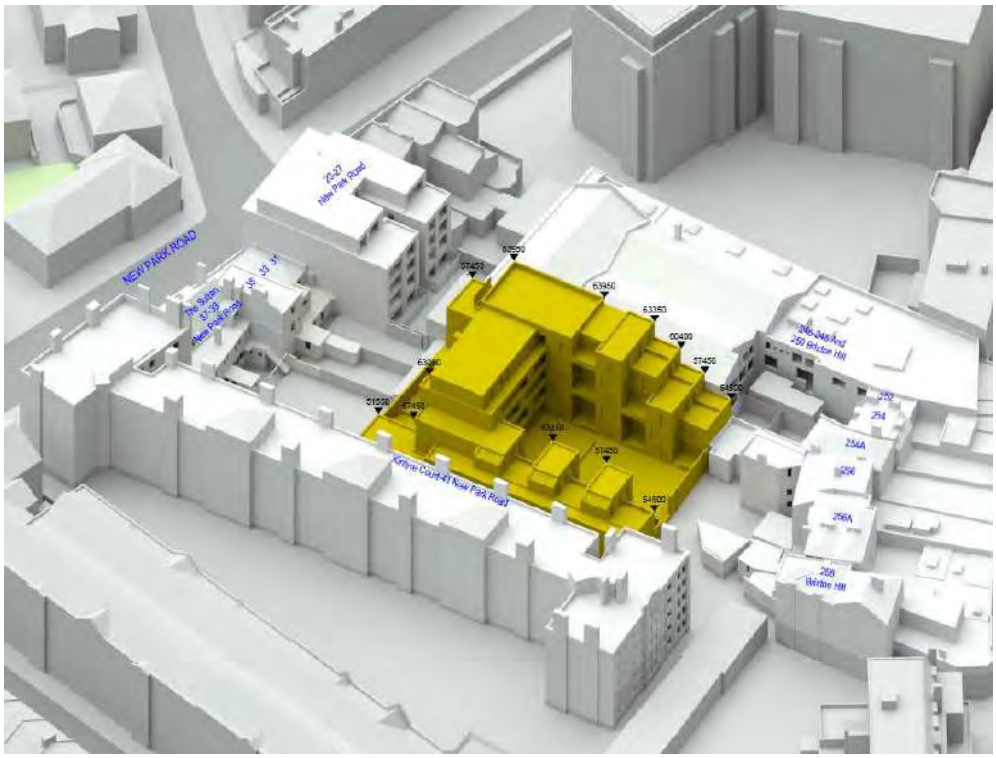



**Figure 2: 3D view of computer model in the proposed condition**

## 1. INTRODUCTION

1.1 Platinum Land is proposing a development at 1-4 Brixton Hill, London SW2 1HJ.

1.2 The application site is located to the south-west of Brixton station and is bound by properties along Brixton Hill to the east, Kintyre Court to the south and New Park Road to the west.

1.3 Platinum Land is conscious of the need to minimise impact on the light to neighbouring residential properties and therefore instructed Anstey Horne to work with the project architect, Rohacs Architects, so that the effects of the proposed development could be properly understood and, wherever possible, minimised.

1.4 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (second edition, 2011). We have also been commissioned to undertake a study of the interior light levels within the proposed development, which is the subject of a separate report.

1.5 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 1.

1.6 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

## 2. PLANNING POLICY AND GUIDANCE

### National Planning Policy and Guidance

2.1 The Revised National Planning Policy Framework (February 2019) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

2.2 Chapter 11 'Making effective use of land' states in paragraph 123(c) that:

*"local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."*

2.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

*"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."*

### Regional Planning Policy and Guidance

<u>London Plan March 2021</u>

2.4 The Mayor of London's London Plan March 2021 sets out the spatial development strategy for London. It forms part of the development plan for Greater London, along with local plans of the London boroughs.

2.5 Policy D6 Housing quality and standards:

C. Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated

that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

D. The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

Mayor's Housing Supplementary Planning Guidance

2.6 The Mayor of London's 'Housing Supplementary Planning Guidance' (March 2016) provides guidance on how to implement the housing policies in the London Plan. It replaces the 2012 edition.

2.7 Part 1 of the SPG covers housing supply and sets out the Mayor's approach to optimising housing output. In relation to the effect on daylight and sunlight to surrounding properties it advises:

*"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines*[1] *to assess the daylight and sunlight impacts of new development on surrounding properties … Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."*

*"The degree of harm on adjacent properties … should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."*

[1] BRE Report 209*, Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

**Local Planning Policy and Guidance**

2.8 The development site is located within the London Borough of Lambeth.

Lambeth Local Plan 2021

2.9 The Lambeth Local plan was adopted in September 2021. Policy Q2 'Amenity' states the following:

*"Development will be supported if: … iv. it would not have an unacceptable impact on levels of daylight and sunlight on the host building or adjoining property including their gardens or outdoor spaces…"*

2.10 Paragraph 10.5 goes on to state the following:

*"The council will use established industry standards when assessing schemes, including 'Site Layout Planning for Daylight and Sunlight' (BRE Trust, 2011) having regard to context and other material considerations …"*

2.11 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

## 3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

### Daylight to existing surrounding buildings

3.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that:

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

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

3.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

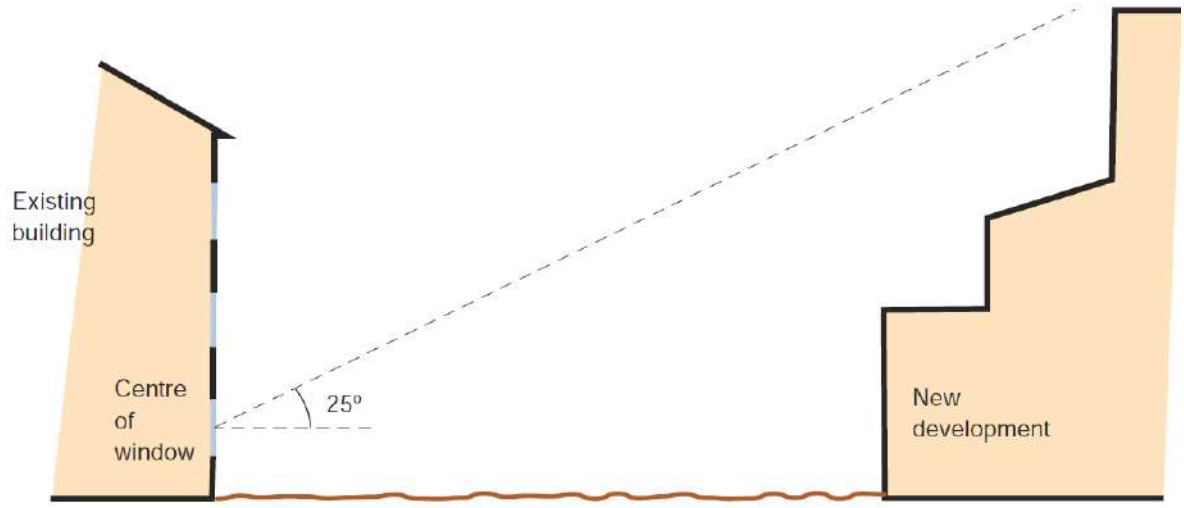



**Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Report 209)**

3.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.

3.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.

3.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.

3.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

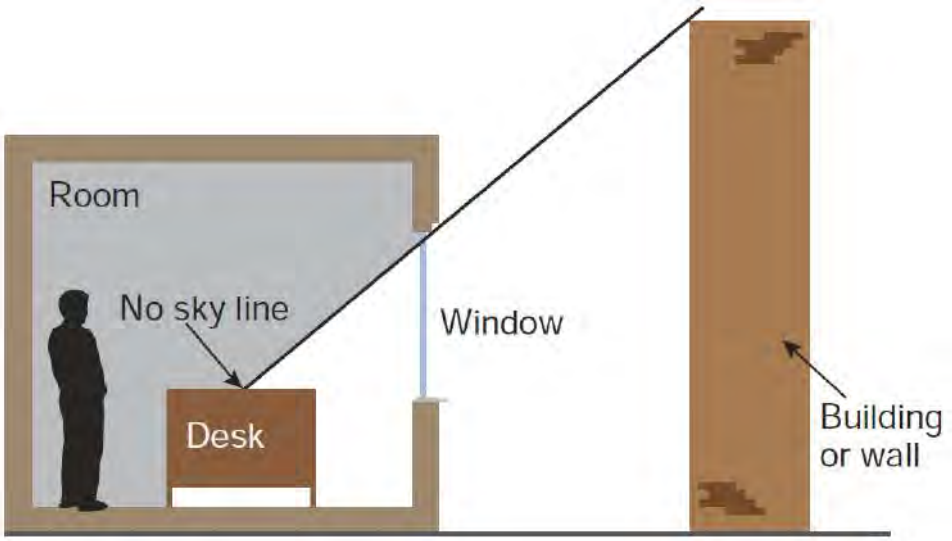



**Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight.**
**(© BRE Report 209)**

3.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.

3.8 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

**Sunlight to existing surrounding buildings**

3.9 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.1 that:

*"obstruction to sunlight may become an issue if:*

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room."*

3.10 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.

3.11 The guide suggests:

*"all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway." (BRE paragraph 3.2.3)*

3.12 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as:

*"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)."*

3.13 Paragraph 3.2.11 of the BRE Report summarises its sunlight guidance as follows:

*"If a living room of an existing dwelling has a main window facing within 90º of due south, and any part of a new development subtends an angle of more than 25º 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. This will be the case if the centre of the window:*

- *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *receives less than 0.8 times its former sunlight hours during either period and*
- *has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours".*

**Sunlight to existing surrounding gardens and open spaces**

3.14 Section 3.3 of the BRE Report makes recommendations concerning the impact of proposed development on sunlight to open spaces between buildings, such as main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. The guide recommends that the level of overshadowing on such areas should be checked on the equinox (21 March).

3.15 The BRE Report recognises that each of these spaces has different sunlighting requirements and that it is difficult to suggest a hard and fast rule. It recommends that at least half of the amenity area should receive at least two hours of sunlight on the equinox on 21 March.

3.16 When assessing the impact of a proposed development on the level of overshadowing of an existing open amenity, the BRE guide recommends that:

*"if, as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed".*

3.17 Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by planting anyway. Driveways and hard standing for cars is usually left out of the area calculation. Around housing, front gardens which are relatively small and visible from public footpaths can be omitted with only main back gardens needing to be analysed.

3.18 Fences or walls less than 1.5 metres high can be ignored. The guide notes that:

*"normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building".*

This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

**Computer simulation**

3.19 Appendix A of the BRE guide describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE guide.

3.20 The information upon which our computer model was based is explained in the section 5 of this report.

## 4. APPLICATION OF BRE GUIDELINES

### Flexible application of the guidelines

4.1 In its introduction the BRE Report 209 (second edition, 2011) states:

- *(Its) "main aim is … to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)

- *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)

- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

4.2 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

### Alternative target values

4.3 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

*"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings… The calculation methods … are entirely flexible in this respect." (BRE paragraph 1.6)*

4.4 At paragraph 2.2.3 the guide states:

*"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints."*

4.5 Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 62 it states:

*"different targets may be used, based on the special requirements of the proposed development or its location".*

4.6 Furthermore, as noted at paragraph 2.7 above, the Mayor of London's Housing Supplementary Planning Guidance emphasises that fully optimising housing potential on large sites may necessitate departure from conventional guidelines and the adoption of alternative target values.

4.7 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

**Proximity of neighbouring building to the boundary**

4.8 The BRE guide permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

*"Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light".*

**Interpretation of relative impacts**

4.9 Except where the BRE guide's specified minimum values will be retained in the proposed condition (see paragraphs 3.1, 3.13 and 3.14 above), the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the 'BRE 0.8 guideline'.) Care must be taken when interpreting the 'relative impact' figures (in the columns marked "factor of former value" in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.

4.10 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 3.13 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

**Balconies, projecting wings and other self-obstructing projections**

4.11 The BRE guide acknowledges that balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

*"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light." (BRE paragraph 2.2.11)*

*"A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above." (BRE paragraph 2.2.12)*

*"Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight." (BRE paragraph 3.2.9)*

4.12 Clearly, where windows are inset or self-obstructed by balconies or other projections they will be unusually sensitive to changes in massing opposite and transgressions of the BRE's default numerical guidelines are more likely to arise. In such circumstances flexible application of the guidelines is very important.

**Deep rooms**

4.13 The BRE guide advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.10 it states

*"The guidelines … need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable."*

## 5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme. The computer model is illustrated on the drawings at Appendix A and is based on the information listed below.

Proposed scheme:

- Rohacs Architect's 3D model of the proposed scheme received 21 January 2022

Existing building on the site and existing surrounding buildings:

- Anstey Horne's point cloud data of the site collected 22 June 2021
- Aerial photography from Google
- Site photographs

Internal arrangements within existing surrounding buildings:

| Property | Drawings with planning application ref. |
|---|---|
| 256A Brixton Hill | 15/04216/FUL |
| The Sultan, 37-39 New Park Road | 04/01961/FUL (Ground floor plan) |
| 23-27 (odds) New Park Road | 15/04756/FUL & 1702771VOC |

5.2 Where plans of the existing surrounding buildings were not available we estimated the internal arrangements and room uses based on an external inspection. Where we have had to estimate internal arrangements and room uses, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

## 6. SCOPE OF TECHNICAL STUDY

6.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.

6.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 3.1 to 0 and 3.9, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

**Table 1 - Scope of assessments**

| Properties | Daylight | Sunlight | Sunlight to gardens |
|---|---|---|---|
| 252 Brixton Hill | Yes | No | No |
| 254 Brixton Hill | Yes | No | Yes |
| 254A Brixton Hill | Yes | Yes | No |
| 256 Brixton Hill | Yes | No | No |
| 256A Brixton Hill | Yes | Yes | No |
| 258 Brixton Hill | Yes | No | No |
| Kintyre Court, 41 New Park Road | Yes | Yes | Yes |
| 35 New Park Road | Yes | Yes | Yes |
| 33 New Park Road | Yes | Yes | No |
| 31 New Park Road | Yes | Yes | Yes |
| 23-27 New Park Road | Yes | Yes | Yes |

6.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.

6.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.

6.5 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.

6.6 We have calculated the impact of the proposed development on sunlight on 21 March to the gardens/open spaces at listed in Table 1 above. The locations of these spaces and the proportion of each that receives at least two hours of sunlight on 21 March in the existing and proposed conditions are shown on our drawing(s) at Appendix F.

## 7. IMPACT UPON SURROUNDING PROPERTIES

7.1 In this section of the report, we set out our analysis of the results of our impact study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each property, or groups of properties, in turn.

7.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

**Daylight and sunlight to existing surrounding buildings**

7.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.

7.4 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix D. Only those buildings identified by application of the BRE guide's preliminary 25° line test and orientation test, as explained above, have been tested.

7.5 In terms of daylight and sunlight to neighbouring properties, the headline adherence rates are as follows:

- 232 (94%) of the 248 windows tested for VSC achieve the guideline values
- 198 (92%) of the 216 rooms assessed for DD achieve the guideline values
- 52 (90%) of the 58 south facing rooms assessed meet the guideline values on both an annual and winter basis.

7.6 The following properties achieve full adherence to the guidelines:

- 254 Brixton Hill
- 254A Brixton Hill
- 256 Brixton Hill
- 256A Brixton Hill
- 258 Brixton Hill
- 35 New Park Road

7.7 The remaining properties are discussed in further detail below:

252 Brixton Hill

7.8 This residential neighbouring property is located to the north-east of the development site and the internal layouts have been based on reasoned assumptions.

7.9 The results show that 7 (100%) of the 7 windows assessed achieve the guideline values for VSC by retaining greater than 0.93 times their former value against the BRE's recommendation of 0.8 times. The daylight distribution results demonstrate that 5 (83%) of the 6 rooms assessed achieve the guideline values, with half of the rooms experiencing no reduction in lit area as a result of the proposed development. The room which does not adhere to the guidelines is located on the ground floor and achieves a factor of former value of 0.71 times against the guideline of 0.8 times. It is worth noting that the BRE guidelines suggest that the results of the two daylight tests are considered in tandem and that whilst this room does not adhere to the guidelines for daylight distribution, its window is shown to achieve the guideline values for VSC.

7.10 This property was not assessed for sunlight availability as all of the windows which face the development site face within 90 degrees of due north.

Kintyre Court, 41 New Park Road

7.11 This residential neighbouring property is located to the south-west of the development site and the internal layouts have been based on reasoned assumptions.

7.12 The results show that 169 (95%) of the 177 windows assessed achieve the guideline values for VSC by retaining greater than 0.8 times their former value. The 8 windows which fall short of the guideline values are located on the ground and first floors, and 5 of these windows achieve factor of former values of 0.70 or greater and therefore fall only slightly short of the guidelines.

7.13 The remaining 3 windows are fan light windows which serve a space which is also served by a glazed door. These windows are set back within the façade of the building and therefore are obstructed by the building itself. These windows achieve low daylight levels in the existing condition and are therefore sensitive to further change.

7.14 The daylight distribution results demonstrate that 149 (93%) of the 160 rooms assessed achieve the guideline values, with the majority of the rooms experiencing no reduction in lit area as a result of the proposed development. The 11 rooms which fall short of the guidelines are located on the ground floor to second floor levels and 6 achieve factor of former values of 0.70 times against the guideline of 0.8 times.

7.15 In terms of sunlight availability, the results demonstrate that all 30 (100%) of the 30 south facing rooms assessed achieve the guidelines on both an annual and winter basis.

33 New Park Road

7.16 This residential neighbouring property is located to the north-west of the development site and the internal layouts have been based on reasoned assumptions.

7.17 The results show that 1 (50%) of the 2 windows assessed achieves the guideline values for VSC by retaining greater than 0.80 times its former value. The window which does not adhere to the guideline values serves the same room and achieves a factor of former value of 0.77 which is only marginally below the BRE's recommendation of 0.8 times. The daylight distribution results demonstrate that the single room assessed also falls marginally short of the guideline values achieving a factor of former value of 0.72.

7.18 In terms of sunlight availability, the results demonstrate that the single room assessed achieves the guidelines on both an annual and winter basis.

31 New Park Road

7.19 This residential neighbouring property is located to the north-west of the development site and the internal layouts have been based on reasoned assumptions.

7.20 The results show that the single window assessed achieves the guideline values for VSC by retaining greater than 0.80 times its former value. The daylight distribution results demonstrate that the single room assessed does not adhere to the guideline values achieving a factor of former value of 0.64.

7.21 In terms of sunlight availability, the results demonstrate that the single room assessed achieves the guidelines on both an annual and winter basis.

23-27 New Park Road

7.22 This residential neighbouring property is located to the north-west of the development site and the internal layouts have been based on information obtained from local authority records.

7.23 The results show that 16 (70%) of the 23 windows assessed achieve the guideline values for VSC by retaining greater than 0.8 times their former value. The 7 windows which fall short of the guideline values are located on the first to third floors and have their windows set back within inset balconies which necessarily limit the daylight availability at the centre point of the window. If the assessments were also run without the balconies in place, the retained daylight levels would be better.

7.24 The daylight distribution results demonstrate that 15 (79%) of the 19 rooms assessed achieve the guideline values, with many of the rooms experiencing either no reduction in lit area, or very small reductions as a result of the proposed development. As with the daylight results reported above, the rooms which fall short of the guidelines are located within inset balconies which limit the daylight availability at the centre point of the window and within the room itself.

7.25 In terms of sunlight availability, the results demonstrate that all 13 (68%) of the 19 rooms assessed achieve the guidelines on both an annual and winter basis. The rooms which fall short of the guideline values are located within inset balconies but are all shown to receive some sunlight on both an annual and winter basis with the proposed development in place.

**Sunlight to surrounding gardens and open spaces**

7.26 In accordance with the BRE guide we have calculated the effect on the garden/open space at in the vicinity of the proposed development by plotting the two-hour sun contour on 21 March in the existing and proposed condition as shown on our drawings at Appendix F. The parts of each garden/open space receiving at least two hours of sunlight are shaded yellow and expressed as a percentage on the drawings. The figures are also set out in Table 2 below, along with the factor by with the existing sunlit area will change as a consequence of the proposed development.

**Table 2 - Summary of two-hour sun-on-ground results**

| Address | Area ref. | Proportion in sun for ≥ 2 hrs on 21 March | | Factor of former value |
|---|---|---|---|---|
| | | Existing | Proposed | |
| 246-248 & 250 Brixton Hill | A1 | 13.88% | 13.79% | 0.99 |
| 254 Brixton Hill | A1 | 0.00% | 0.00% | 1.00 |
| Kintyre Court | A1 | 0.00% | 0.00% | 1.00 |
| | A2 | 0.00% | 0.00% | 1.00 |
| | A3 | 0.00% | 0.00% | 1.00 |
| | A4 | 0.00% | 0.00% | 1.00 |
| | A5 | 0.00% | 0.00% | 1.00 |
| | A6 | 0.00% | 0.00% | 1.00 |
| | A7 | 0.00% | 0.00% | 1.00 |
| | A8 | 0.00% | 0.00% | 1.00 |
| 35 New Park Road | A1 | 67.09% | 57.11% | 0.85 |
| 31 New Park Road | A1 | 74.35% | 59.52% | 0.80 |
| 23-27 New Park Road | A1 | 23.88% | 23.81% | 1.00 |
| | A2 | 49.00% | 48.75% | 0.99 |

7.27 The results of the two-hour sun contour test confirm that all of the neighbouring amenity areas achieve the BRE guidelines by retaining greater than 0.8 times former value.

## 8. SUMMARY AND CONCLUSION

8.1 Lambeth's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice.

8.2 We have undertaken a study of the impact of the proposed development on the relevant rooms in the surrounding dwellings. The tests were undertaken in accordance with the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (second edition, 2011). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.

8.3 The assessment demonstrates that the majority of the neighbouring windows and rooms meet the guideline values. Of the 248 windows tested for VSC, 232 (94%) achieve the guideline values. Of the 216 rooms assessed for DD, 198 (92%) achieve the guideline values. In terms of sunlight availability, 52 (90%) of the 58 south facing rooms assessed meet the guideline values on both an annual and winter basis.

8.4 In terms of sunlight availability to amenity spaces, all of the proposed amenity spaces are shown to achieve the BRE's guideline values.

8.5 In conclusion, the layout of the proposed development follows the BRE guidelines and will not significantly reduce sunlight or daylight to existing surrounding properties. In our opinion Lambeth's planning policy on daylight and sunlight to neighbouring will be satisfied.

……..

**ANSTEY HORNE**

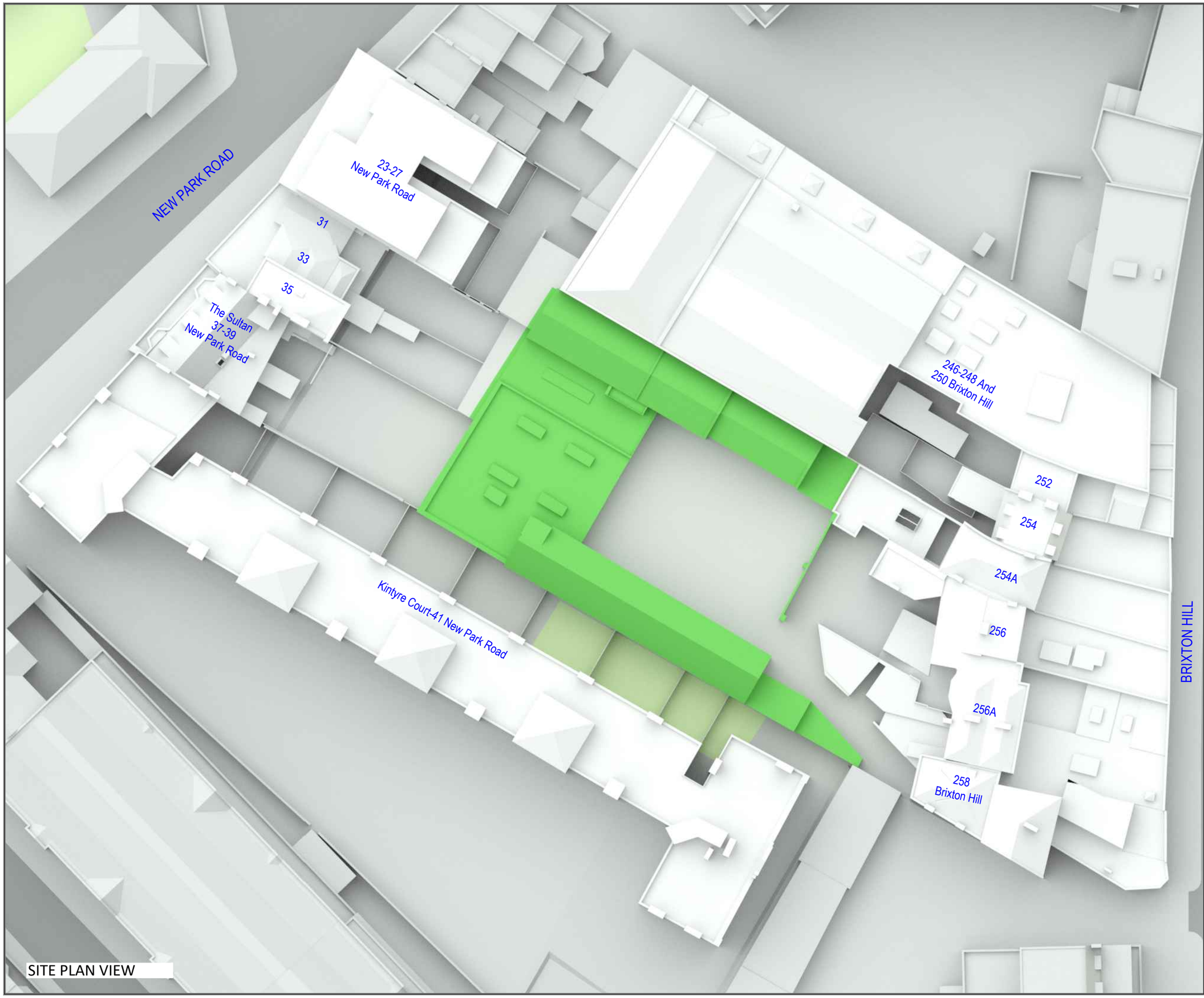
17 February 2022

**APPENDIX A**

**-**

**PLAN AND 3D VIEWS OF THE COMPUTER MODEL**

DRAWING NOS. ROL00679_R05_V01_001 TO 006

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## LEGEND:

- Existing
- Proposed
- AOD Height (mm) — 12120
- Consented
- Cutback

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
Z-MAP - AH POINT CLOUD
Received on 22/06/2021

Site and aerial photos.

**PROPOSED BUILDINGS**
ROHACS ARCHITECTS
Received on 21/01/2022

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

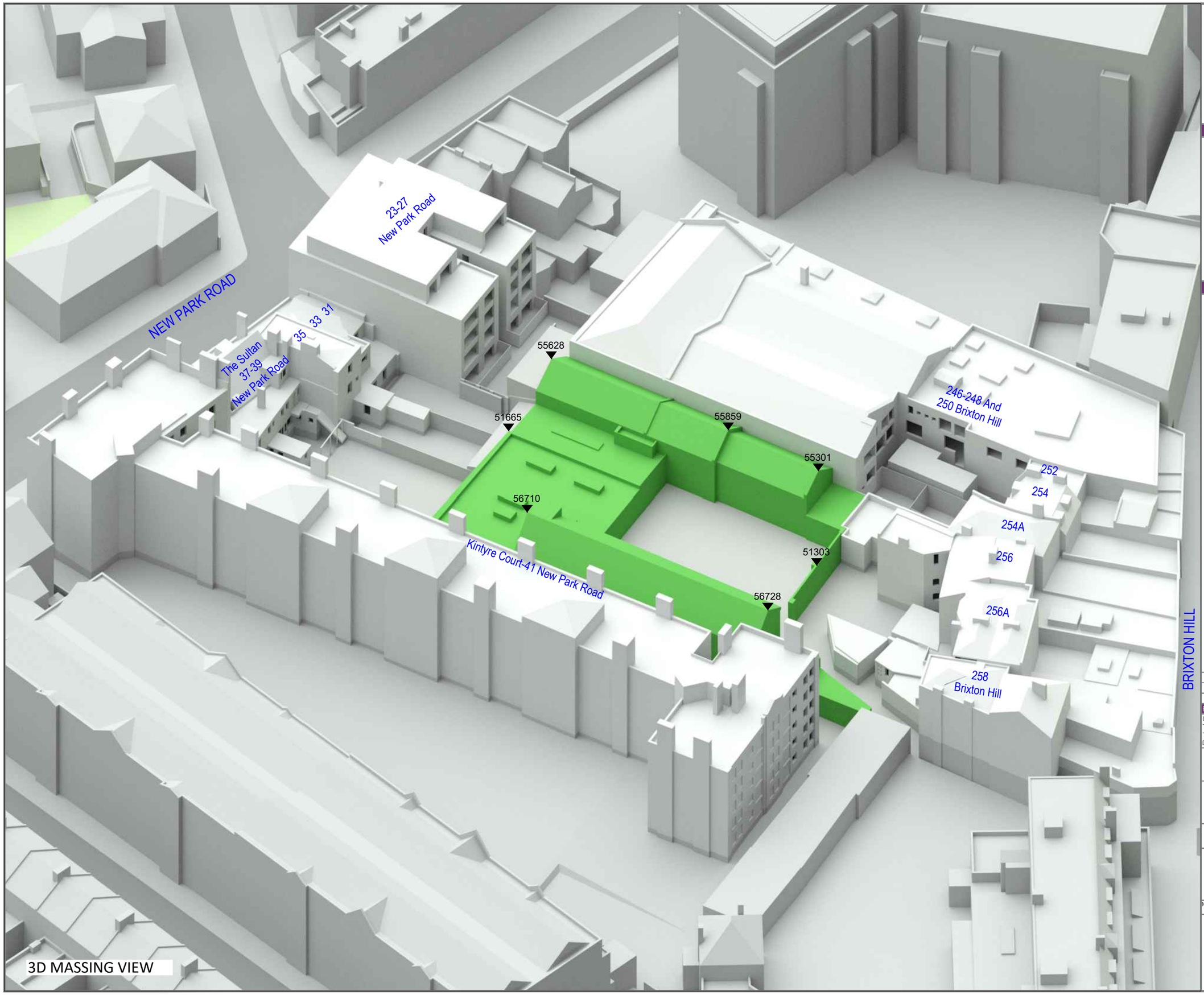
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: SITE PLAN VIEW
EXISTING CONDITION

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | N.T.S. | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 001 |

**Site Plan**




3D MASSING VIEW

AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

- Existing
- Proposed
- 12120 AOD Height (mm)
- Consented
- Cutback

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

Z-MAP - AH POINT CLOUD
Received on 22/06/2021

Site and aerial photos.

**PROPOSED BUILDINGS**

ROHACS ARCHITECTS
Received on 21/01/2022

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

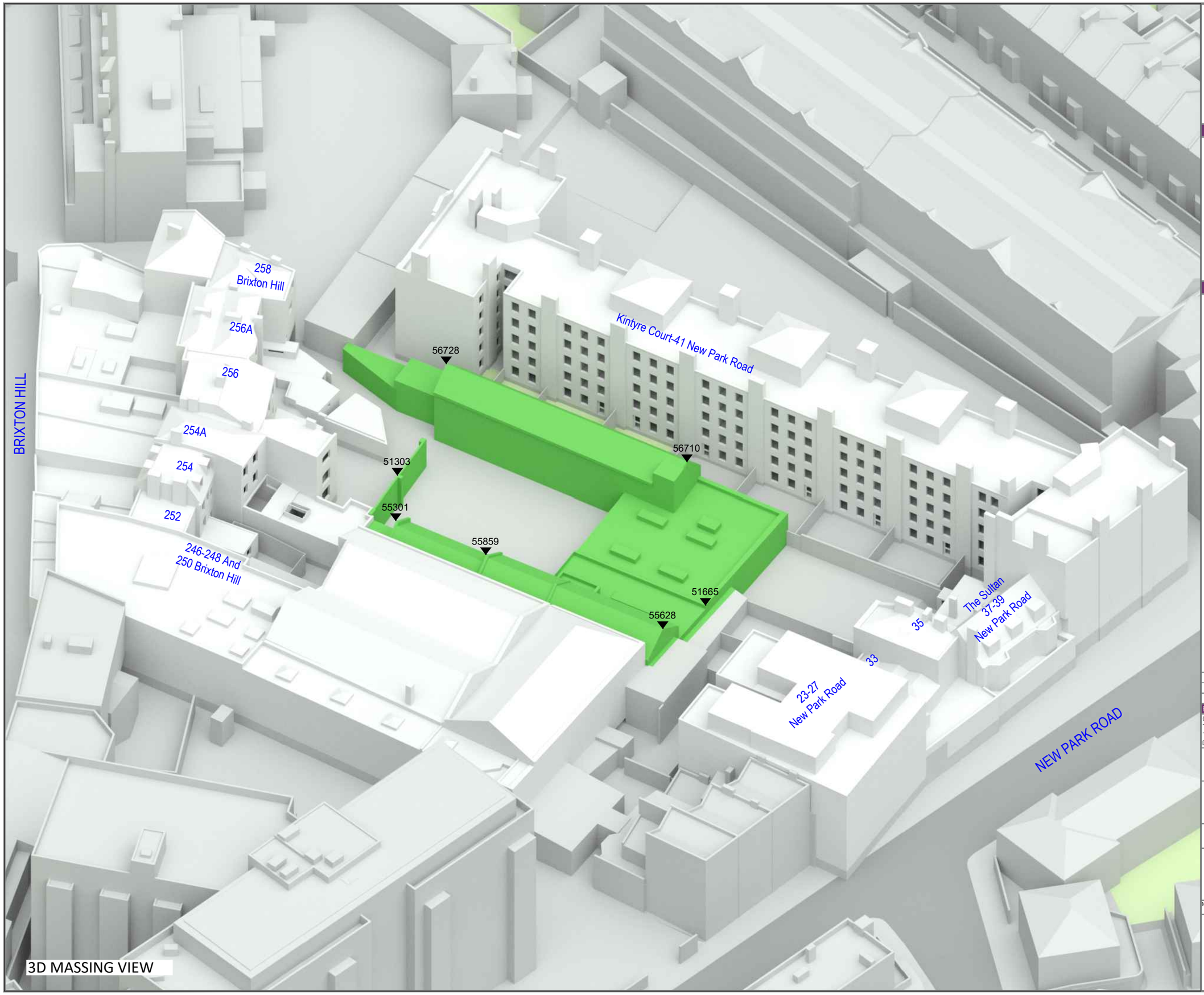
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | N.T.S. | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 002 |

**3D Massing Model**




3D MASSING VIEW

AnsteyHorne
CHARTERED SURVEYORS
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Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

- Existing
- Consented
- Proposed
- Cutback
- 12120 AOD Height (mm)

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
Z-MAP - AH POINT CLOUD
Received on 22/06/2021

Site and aerial photos.

**PROPOSED BUILDINGS**
ROHACS ARCHITECTS
Received on 21/01/2022

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

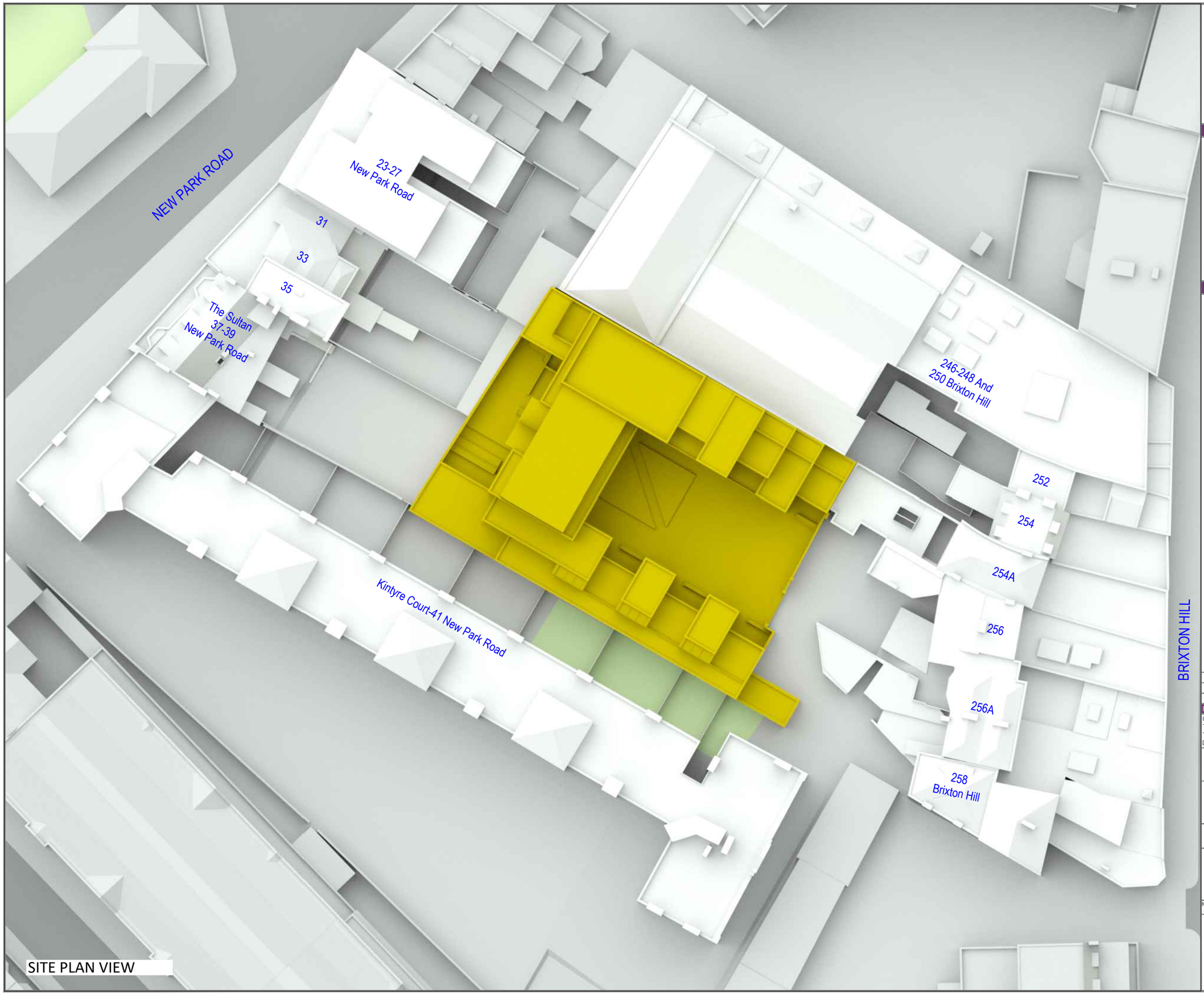
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | N.T.S. | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 003 |

**3D Massing Model**




AnsteyHorne
CHARTERED SURVEYORS
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Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

- Existing
- Proposed
- AOD Height (mm) (12120)
- Consented
- Cutback

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
Z-MAP - AH POINT CLOUD
Received on 22/06/2021

Site and aerial photos.

**PROPOSED BUILDINGS**
ROHACS ARCHITECTS
Received on 21/01/2022

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

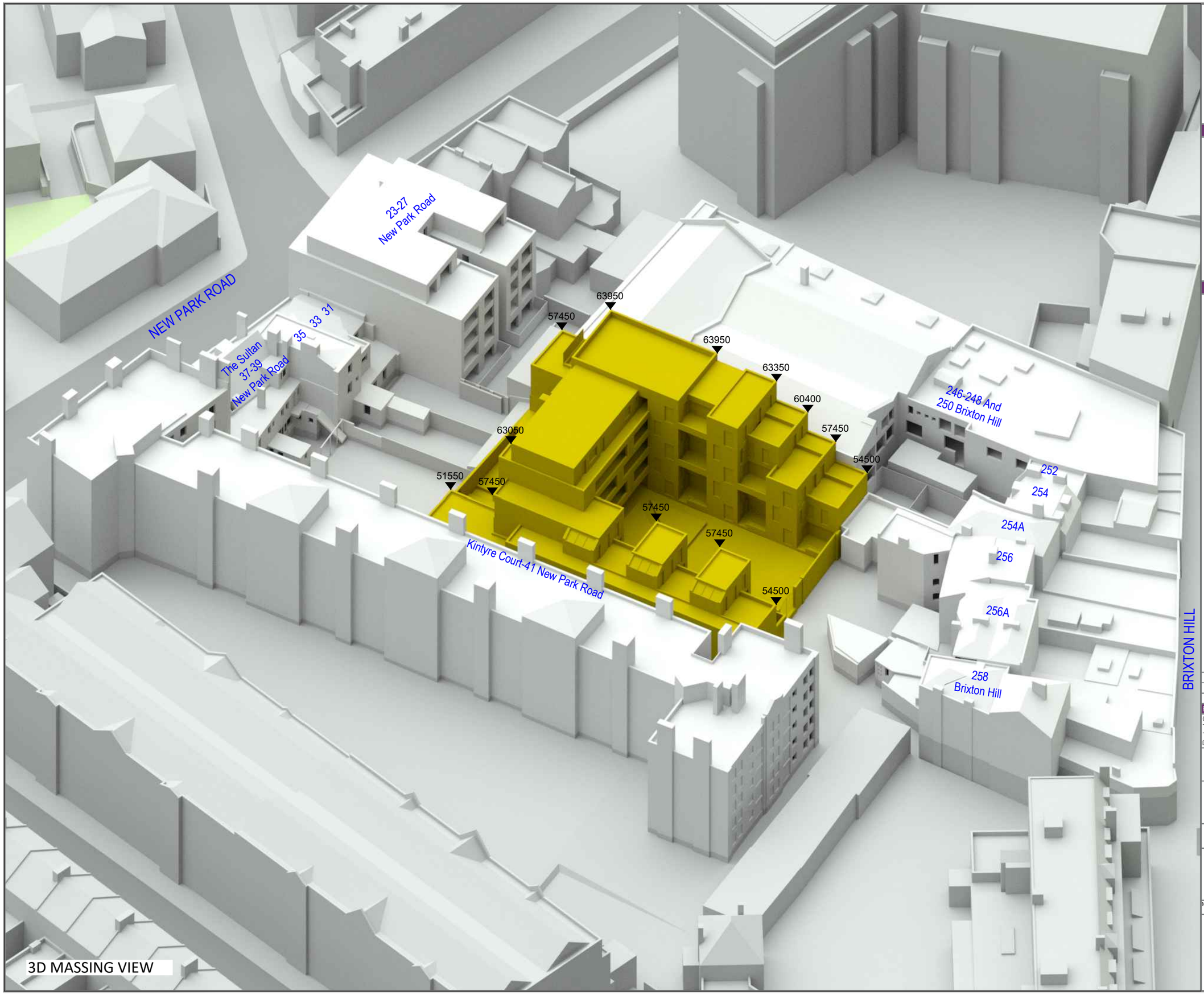
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: SITE PLAN VIEW
PROPOSED CONDITION

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | N.T.S. | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 004 |

**Site Plan**




3D MASSING VIEW

AnsteyHorne
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London 020 7065 2770
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## LEGEND:

- Existing
- Proposed
- 12120 AOD Height (mm)
- Consented
- Cutback

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
Z-MAP - AH POINT CLOUD
Received on 22/06/2021

Site and aerial photos.

**PROPOSED BUILDINGS**
ROHACS ARCHITECTS
Received on 21/01/2022

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

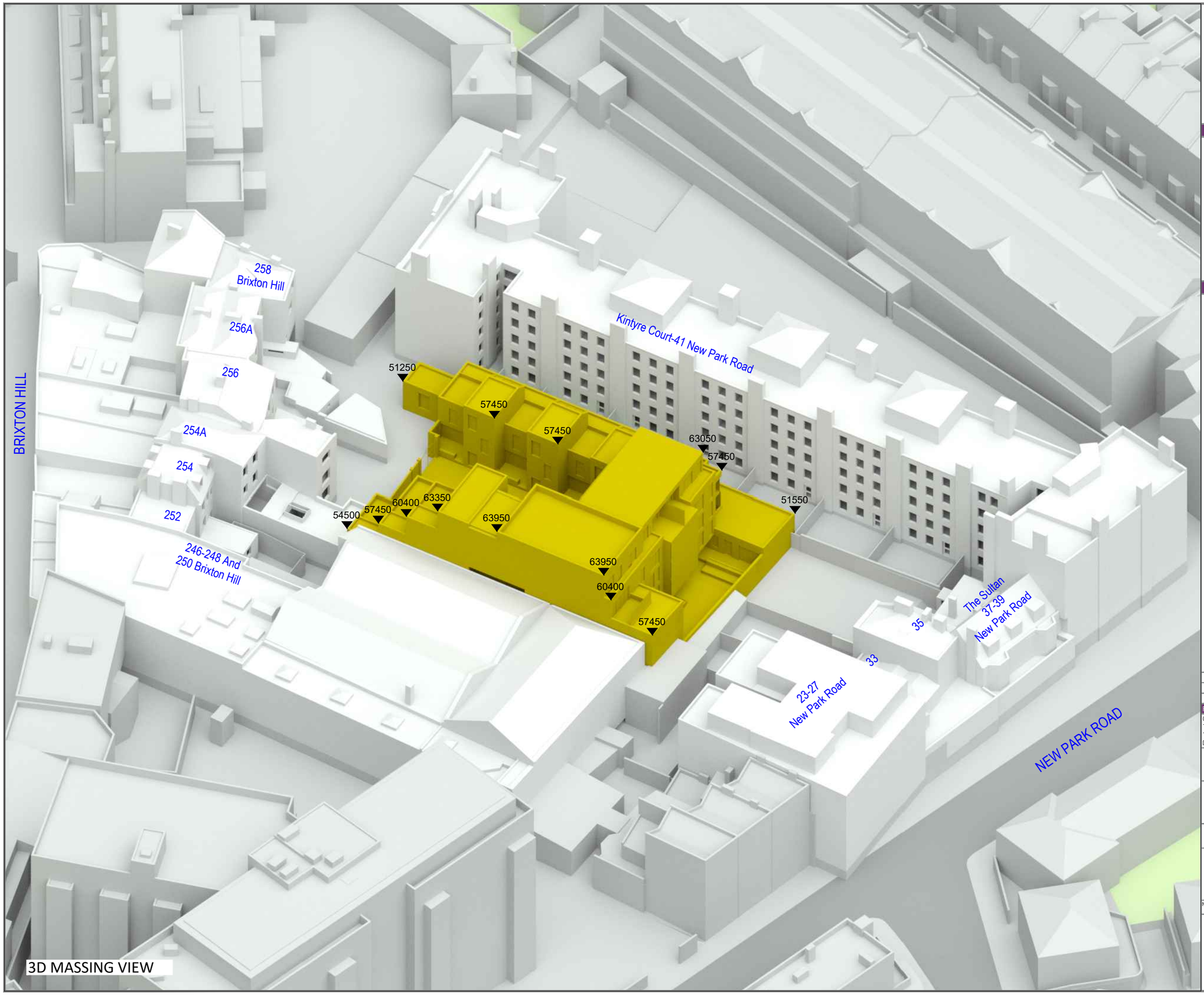
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED CONDITION

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | N.T.S. | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 005 |

**3D Massing Model**




AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

- Existing
- Proposed
- 12120 AOD Height (mm)
- Consented
- Cutback

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED CONDITION

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | N.T.S. | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 006 |

**3D Massing Model**

**APPENDIX B**

**-**

**VERTICAL SKY COMPONENT ('VSC') TABLE**

# TABLE P1
# VERTICAL SKY COMPONENT (VSC)
# SURROUNDING BUILDINGS

AnsteyHorne

| Property/ room ref. | Property type | Flat no. | Room usage | Window ref. | Existing VSC(%) | Proposed VSC(%) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| **252 Brixton Hill** | | | | | | | |
| **Gnd Floor** | | | | | | | |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 13.32 | 12.44 | 0.93 |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 24.78 | 23.23 | 0.94 |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 18.10 | 16.97 | 0.94 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 30.73 | 29.30 | N/A |
| R1 | RESIDENTIAL | | UNKNOWN | W2 | 26.10 | 24.53 | 0.94 |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 34.75 | 33.69 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 24.31 | 23.79 | 0.98 |
| **254 Brixton Hill** | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 30.40 | 28.23 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 25.87 | 23.58 | 0.91 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 35.68 | 34.15 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 33.97 | 32.41 | N/A |
| **254A Brixton Hill** | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 33.16 | 27.64 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 16.55 | 16.55 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | W3 | 12.78 | 12.78 | 1.00 |
| R3 | RESIDENTIAL | | UNKNOWN | W4 | 13.16 | 13.10 | 0.99 |
| R4 | RESIDENTIAL | | UNKNOWN | W5 | 25.72 | 24.23 | 0.94 |
| R5 | RESIDENTIAL | | UNKNOWN | W6 | 30.09 | 28.17 | N/A |
| R5 | RESIDENTIAL | | UNKNOWN | W7 | 15.95 | 15.95 | 1.00 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 35.56 | 31.73 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 28.14 | 28.14 | N/A |
| R3 | RESIDENTIAL | | UNKNOWN | W3 | 17.35 | 17.35 | 1.00 |
| R4 | RESIDENTIAL | | UNKNOWN | W4 | 33.16 | 32.25 | N/A |
| R5 | RESIDENTIAL | | UNKNOWN | W5 | 34.68 | 33.39 | N/A |
| **256 Brixton Hill** | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 26.20 | 24.37 | 0.93 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 30.18 | 29.01 | N/A |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 35.94 | 35.03 | N/A |
| **256A Brixton Hill** | | | | | | | |
| **Gnd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 27.03 | 24.44 | 0.90 |

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

# TABLE P1
## VERTICAL SKY COMPONENT (VSC)
## SURROUNDING BUILDINGS

AnsteyHorne

| Property/ room ref. | Property type | Flat no. | Room usage | Window ref. | Existing VSC(%) | Proposed VSC(%) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| R1 | RESIDENTIAL | | UNKNOWN | W2 | 18.99 | 19.42 | 1.02 |
| R1 | RESIDENTIAL | | UNKNOWN | W3 | 21.18 | 21.53 | 1.02 |
| R1 | RESIDENTIAL | | UNKNOWN | W4 | 21.81 | 21.93 | 1.01 |
| R1 | RESIDENTIAL | | UNKNOWN | W5 | 19.01 | 19.50 | 1.03 |
| R1 | RESIDENTIAL | | UNKNOWN | W6 | 21.19 | 21.49 | 1.01 |
| R1 | RESIDENTIAL | | UNKNOWN | W7 | 22.01 | 22.05 | 1.00 |
| R1 | RESIDENTIAL | | UNKNOWN | W8 | 21.99 | 22.02 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | W9 | 20.94 | 19.74 | 0.94 |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 23.82 | 22.34 | 0.94 |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 16.67 | 15.53 | 0.93 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 27.31 | 26.23 | 0.96 |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 32.83 | 32.05 | N/A |
| **258 Brixton Hill** | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | STAIRWELL | W1 | 29.05 | 27.78 | N/A |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 31.59 | 30.58 | N/A |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 34.21 | 33.47 | N/A |
| **Kintyre Court-41 New Park Road** | | | | | | | |
| **Gnd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 23.44 | 23.44 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 21.85 | 21.85 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | W3 | 21.37 | 21.37 | 1.00 |
| R3 | RESIDENTIAL | | UNKNOWN | W4 | 13.18 | 12.10 | 0.92 |
| R4 | RESIDENTIAL | | UNKNOWN | W5 | 1.93 | 1.83 | 0.94 |
| R5 | RESIDENTIAL | | UNKNOWN | W6 | 5.27 | 5.74 | 1.09 |
| R6 | RESIDENTIAL | | UNKNOWN | W7 | 17.73 | 16.62 | 0.94 |
| R7 | RESIDENTIAL | | UNKNOWN | W8 | 17.91 | 16.21 | 0.91 |
| R8 | RESIDENTIAL | | UNKNOWN | W9 | 18.22 | 16.06 | 0.88 |
| R9 | RESIDENTIAL | | UNKNOWN | W10 | 18.28 | 16.02 | 0.88 |
| R10 | RESIDENTIAL | | UNKNOWN | W11 | 13.46 | 11.29 | 0.84 |
| R10 | RESIDENTIAL | | UNKNOWN | W12 | 14.33 | 12.21 | 0.85 |
| R10 | RESIDENTIAL | | UNKNOWN | W13 | 0.00 | 0.00 | N/A |
| R11 | RESIDENTIAL | | UNKNOWN | W14 | 13.78 | 11.33 | 0.82 |
| R11 | RESIDENTIAL | | UNKNOWN | W15 | 14.42 | 12.03 | 0.83 |
| R11 | RESIDENTIAL | | UNKNOWN | W16 | 0.04 | 0.01 | 0.20 |
| R12 | RESIDENTIAL | | UNKNOWN | W17 | 18.76 | 16.10 | 0.86 |
| R13 | RESIDENTIAL | | UNKNOWN | W18 | 18.82 | 16.01 | 0.85 |
| R14 | RESIDENTIAL | | UNKNOWN | W19 | 15.84 | 12.64 | 0.80 |
| R14 | RESIDENTIAL | | UNKNOWN | W20 | 16.59 | 13.03 | 0.79 |
| R14 | RESIDENTIAL | | UNKNOWN | W21 | 1.46 | 0.74 | 0.50 |
| R15 | RESIDENTIAL | | UNKNOWN | W22 | 22.21 | 17.87 | 0.80 |
| R16 | RESIDENTIAL | | UNKNOWN | W23 | 23.09 | 18.54 | 0.80 |
| R17 | RESIDENTIAL | | UNKNOWN | W24 | 25.01 | 20.73 | 0.83 |
| R18 | RESIDENTIAL | | UNKNOWN | W25 | 25.98 | 21.94 | 0.84 |
| R19 | RESIDENTIAL | | UNKNOWN | W26 | 21.52 | 18.07 | 0.84 |
| R19 | RESIDENTIAL | | UNKNOWN | W27 | 23.07 | 19.13 | 0.83 |
| R19 | RESIDENTIAL | | UNKNOWN | W28 | 5.90 | 3.72 | 0.63 |
| R20 | RESIDENTIAL | | UNKNOWN | W29 | 28.53 | 25.45 | 0.89 |

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

# TABLE P1
## VERTICAL SKY COMPONENT (VSC)
## SURROUNDING BUILDINGS

AnsteyHorne

| Property/ room ref. | Property type | Flat no. | Room usage | Window ref. | Existing VSC(%) | Proposed VSC(%) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| R21 | RESIDENTIAL | | UNKNOWN | W30 | 29.04 | 25.92 | 0.89 |
| R22 | RESIDENTIAL | | UNKNOWN | W31 | 25.08 | 22.38 | 0.89 |
| R22 | RESIDENTIAL | | UNKNOWN | W32 | 24.97 | 22.04 | 0.88 |
| R22 | RESIDENTIAL | | UNKNOWN | W33 | 6.89 | 4.84 | 0.70 |
| R23 | RESIDENTIAL | | UNKNOWN | W34 | 27.77 | 25.31 | 0.91 |
| R24 | RESIDENTIAL | | UNKNOWN | W35 | 27.20 | 25.01 | 0.92 |
| R25 | RESIDENTIAL | | UNKNOWN | W36 | 22.95 | 21.13 | 0.92 |
| R25 | RESIDENTIAL | | UNKNOWN | W37 | 22.51 | 20.72 | 0.92 |
| R25 | RESIDENTIAL | | UNKNOWN | W38 | 5.73 | 4.30 | 0.75 |
| R26 | RESIDENTIAL | | UNKNOWN | W39 | 21.18 | 19.71 | 0.93 |
| R27 | RESIDENTIAL | | UNKNOWN | W40 | 18.93 | 17.57 | 0.93 |
| R28 | RESIDENTIAL | | UNKNOWN | W41 | 5.27 | 5.27 | 1.00 |
| R29 | RESIDENTIAL | | UNKNOWN | W42 | 0.00 | 0.00 | N/A |
| R30 | RESIDENTIAL | | UNKNOWN | W43 | 8.46 | 7.10 | 0.84 |
| R31 | RESIDENTIAL | | UNKNOWN | W44 | 14.52 | 12.90 | 0.89 |
| R32 | RESIDENTIAL | | UNKNOWN | W45 | 14.30 | 12.91 | 0.90 |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 30.94 | 30.94 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 29.95 | 29.95 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W3 | 29.19 | 29.19 | N/A |
| R3 | RESIDENTIAL | | UNKNOWN | W4 | 15.88 | 15.21 | 0.96 |
| R4 | RESIDENTIAL | | UNKNOWN | W5 | 2.59 | 2.48 | 0.96 |
| R5 | RESIDENTIAL | | UNKNOWN | W6 | 7.06 | 7.77 | 1.10 |
| R6 | RESIDENTIAL | | UNKNOWN | W7 | 23.52 | 23.17 | 0.99 |
| R7 | RESIDENTIAL | | UNKNOWN | W8 | 23.95 | 23.19 | 0.97 |
| R8 | RESIDENTIAL | | UNKNOWN | W9 | 24.44 | 23.15 | 0.95 |
| R9 | RESIDENTIAL | | UNKNOWN | W10 | 24.58 | 23.08 | 0.94 |
| R10 | RESIDENTIAL | | UNKNOWN | W11 | 24.38 | 22.74 | 0.93 |
| R11 | RESIDENTIAL | | UNKNOWN | W12 | 24.59 | 22.43 | 0.91 |
| R12 | RESIDENTIAL | | UNKNOWN | W13 | 24.97 | 22.38 | 0.90 |
| R13 | RESIDENTIAL | | UNKNOWN | W14 | 24.96 | 21.76 | 0.87 |
| R14 | RESIDENTIAL | | UNKNOWN | W15 | 26.43 | 21.55 | 0.82 |
| R15 | RESIDENTIAL | | UNKNOWN | W16 | 28.34 | 22.33 | 0.79 |
| R16 | RESIDENTIAL | | UNKNOWN | W17 | 29.30 | 23.28 | 0.79 |
| R17 | RESIDENTIAL | | UNKNOWN | W18 | 31.15 | 25.68 | 0.82 |
| R18 | RESIDENTIAL | | UNKNOWN | W19 | 31.93 | 26.78 | 0.84 |
| R19 | RESIDENTIAL | | UNKNOWN | W20 | 32.05 | 27.37 | N/A |
| R20 | RESIDENTIAL | | UNKNOWN | W21 | 32.05 | 28.29 | N/A |
| R21 | RESIDENTIAL | | UNKNOWN | W22 | 32.13 | 28.80 | N/A |
| R22 | RESIDENTIAL | | UNKNOWN | W23 | 31.66 | 28.73 | N/A |
| R23 | RESIDENTIAL | | UNKNOWN | W24 | 30.55 | 28.35 | N/A |
| R24 | RESIDENTIAL | | UNKNOWN | W25 | 30.07 | 28.15 | N/A |
| R25 | RESIDENTIAL | | UNKNOWN | W26 | 28.90 | 27.22 | N/A |
| R26 | RESIDENTIAL | | UNKNOWN | W27 | 24.35 | 23.09 | 0.95 |
| R27 | RESIDENTIAL | | UNKNOWN | W28 | 22.02 | 20.88 | 0.95 |
| R28 | RESIDENTIAL | | UNKNOWN | W29 | 6.16 | 6.16 | 1.00 |
| R29 | RESIDENTIAL | | UNKNOWN | W30 | 0.00 | 0.00 | N/A |
| R30 | RESIDENTIAL | | UNKNOWN | W31 | 9.17 | 8.03 | 0.88 |
| R31 | RESIDENTIAL | | UNKNOWN | W32 | 16.93 | 15.59 | 0.92 |
| R32 | RESIDENTIAL | | UNKNOWN | W33 | 18.14 | 17.03 | 0.94 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 33.70 | 33.70 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 33.04 | 33.04 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W3 | 32.48 | 32.48 | N/A |
| R3 | RESIDENTIAL | | UNKNOWN | W4 | 19.23 | 18.38 | 0.96 |
| R4 | RESIDENTIAL | | UNKNOWN | W5 | 3.63 | 3.46 | 0.95 |
| R5 | RESIDENTIAL | | UNKNOWN | W6 | 8.71 | 9.01 | 1.03 |
| R6 | RESIDENTIAL | | UNKNOWN | W7 | 29.93 | 30.11 | 1.01 |
| R7 | RESIDENTIAL | | UNKNOWN | W8 | 30.89 | 30.81 | N/A |
| R8 | RESIDENTIAL | | UNKNOWN | W9 | 31.63 | 30.16 | N/A |

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

# TABLE P1
## VERTICAL SKY COMPONENT (VSC)
## SURROUNDING BUILDINGS

AnsteyHorne

| Property/ room ref. | Property type | Flat no. | Room usage | Window ref. | Existing VSC(%) | Proposed VSC(%) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| R9 | RESIDENTIAL | | UNKNOWN | W10 | 31.84 | 30.13 | N/A |
| R10 | RESIDENTIAL | | UNKNOWN | W11 | 31.63 | 29.55 | N/A |
| R11 | RESIDENTIAL | | UNKNOWN | W12 | 31.77 | 28.29 | N/A |
| R12 | RESIDENTIAL | | UNKNOWN | W13 | 32.06 | 28.23 | N/A |
| R13 | RESIDENTIAL | | UNKNOWN | W14 | 31.89 | 27.56 | N/A |
| R14 | RESIDENTIAL | | UNKNOWN | W15 | 32.60 | 26.63 | 0.82 |
| R15 | RESIDENTIAL | | UNKNOWN | W16 | 33.33 | 26.94 | 0.81 |
| R16 | RESIDENTIAL | | UNKNOWN | W17 | 33.42 | 27.38 | N/A |
| R17 | RESIDENTIAL | | UNKNOWN | W18 | 34.05 | 29.05 | N/A |
| R18 | RESIDENTIAL | | UNKNOWN | W19 | 34.52 | 29.95 | N/A |
| R19 | RESIDENTIAL | | UNKNOWN | W20 | 34.39 | 30.32 | N/A |
| R20 | RESIDENTIAL | | UNKNOWN | W21 | 34.20 | 31.08 | N/A |
| R21 | RESIDENTIAL | | UNKNOWN | W22 | 34.28 | 31.56 | N/A |
| R22 | RESIDENTIAL | | UNKNOWN | W23 | 33.84 | 31.47 | N/A |
| R23 | RESIDENTIAL | | UNKNOWN | W24 | 33.01 | 31.26 | N/A |
| R24 | RESIDENTIAL | | UNKNOWN | W25 | 32.68 | 31.16 | N/A |
| R25 | RESIDENTIAL | | UNKNOWN | W26 | 31.60 | 30.28 | N/A |
| R26 | RESIDENTIAL | | UNKNOWN | W27 | 27.01 | 26.03 | 0.96 |
| R27 | RESIDENTIAL | | UNKNOWN | W28 | 24.41 | 23.53 | 0.96 |
| R28 | RESIDENTIAL | | UNKNOWN | W29 | 7.12 | 7.12 | 1.00 |
| R29 | RESIDENTIAL | | UNKNOWN | W30 | 0.00 | 0.00 | N/A |
| R30 | RESIDENTIAL | | UNKNOWN | W31 | 9.86 | 9.02 | 0.91 |
| R31 | RESIDENTIAL | | UNKNOWN | W32 | 19.00 | 17.99 | 0.95 |
| R32 | RESIDENTIAL | | UNKNOWN | W33 | 21.70 | 20.60 | 0.95 |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 36.19 | 36.19 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 35.86 | 35.86 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W3 | 35.49 | 35.49 | N/A |
| R3 | RESIDENTIAL | | UNKNOWN | W4 | 23.17 | 21.83 | 0.94 |
| R4 | RESIDENTIAL | | UNKNOWN | W5 | 5.86 | 5.68 | 0.97 |
| R5 | RESIDENTIAL | | UNKNOWN | W6 | 10.50 | 10.50 | 1.00 |
| R6 | RESIDENTIAL | | UNKNOWN | W7 | 34.49 | 33.21 | N/A |
| R7 | RESIDENTIAL | | UNKNOWN | W8 | 35.65 | 34.23 | N/A |
| R8 | RESIDENTIAL | | UNKNOWN | W9 | 36.34 | 34.15 | N/A |
| R9 | RESIDENTIAL | | UNKNOWN | W10 | 36.57 | 34.24 | N/A |
| R10 | RESIDENTIAL | | UNKNOWN | W11 | 36.32 | 33.83 | N/A |
| R11 | RESIDENTIAL | | UNKNOWN | W12 | 36.35 | 32.90 | N/A |
| R12 | RESIDENTIAL | | UNKNOWN | W13 | 36.60 | 32.73 | N/A |
| R13 | RESIDENTIAL | | UNKNOWN | W14 | 36.33 | 32.07 | N/A |
| R14 | RESIDENTIAL | | UNKNOWN | W15 | 36.31 | 31.33 | N/A |
| R15 | RESIDENTIAL | | UNKNOWN | W16 | 36.58 | 31.46 | N/A |
| R16 | RESIDENTIAL | | UNKNOWN | W17 | 36.30 | 31.54 | N/A |
| R17 | RESIDENTIAL | | UNKNOWN | W18 | 36.19 | 32.50 | N/A |
| R18 | RESIDENTIAL | | UNKNOWN | W19 | 36.40 | 33.10 | N/A |
| R19 | RESIDENTIAL | | UNKNOWN | W20 | 36.10 | 33.21 | N/A |
| R20 | RESIDENTIAL | | UNKNOWN | W21 | 35.87 | 33.74 | N/A |
| R21 | RESIDENTIAL | | UNKNOWN | W22 | 36.03 | 34.18 | N/A |
| R22 | RESIDENTIAL | | UNKNOWN | W23 | 35.66 | 34.06 | N/A |
| R23 | RESIDENTIAL | | UNKNOWN | W24 | 35.18 | 34.00 | N/A |
| R24 | RESIDENTIAL | | UNKNOWN | W25 | 35.05 | 34.02 | N/A |
| R25 | RESIDENTIAL | | UNKNOWN | W26 | 34.14 | 33.26 | N/A |
| R26 | RESIDENTIAL | | UNKNOWN | W27 | 30.00 | 29.36 | N/A |
| R27 | RESIDENTIAL | | UNKNOWN | W28 | 27.25 | 26.68 | 0.98 |
| R28 | RESIDENTIAL | | UNKNOWN | W29 | 8.94 | 8.94 | 1.00 |
| R29 | RESIDENTIAL | | UNKNOWN | W30 | 0.00 | 0.00 | N/A |
| R30 | RESIDENTIAL | | UNKNOWN | W31 | 11.70 | 11.17 | 0.95 |
| R31 | RESIDENTIAL | | UNKNOWN | W32 | 22.03 | 21.39 | 0.97 |
| R32 | RESIDENTIAL | | UNKNOWN | W33 | 25.32 | 24.63 | 0.97 |
| **4th Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 37.66 | 37.66 | N/A |

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

# TABLE P1
## VERTICAL SKY COMPONENT (VSC)
## SURROUNDING BUILDINGS

AnsteyHorne

| Property/ room ref. | Property type | Flat no. | Room usage | Window ref. | Existing VSC(%) | Proposed VSC(%) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 37.55 | 37.55 | N/A |
| R2 | RESIDENTIAL | | UNKNOWN | W3 | 37.23 | 37.23 | N/A |
| R3 | RESIDENTIAL | | UNKNOWN | W4 | 30.43 | 29.59 | N/A |
| R4 | RESIDENTIAL | | UNKNOWN | W5 | 16.50 | 16.39 | 0.99 |
| R5 | RESIDENTIAL | | UNKNOWN | W6 | 16.63 | 16.63 | 1.00 |
| R6 | RESIDENTIAL | | UNKNOWN | W7 | 36.41 | 35.65 | N/A |
| R7 | RESIDENTIAL | | UNKNOWN | W8 | 36.88 | 36.06 | N/A |
| R8 | RESIDENTIAL | | UNKNOWN | W9 | 37.18 | 36.16 | N/A |
| R9 | RESIDENTIAL | | UNKNOWN | W10 | 37.43 | 36.30 | N/A |
| R10 | RESIDENTIAL | | UNKNOWN | W11 | 37.17 | 35.90 | N/A |
| R11 | RESIDENTIAL | | UNKNOWN | W12 | 37.19 | 35.50 | N/A |
| R12 | RESIDENTIAL | | UNKNOWN | W13 | 37.46 | 35.51 | N/A |
| R13 | RESIDENTIAL | | UNKNOWN | W14 | 37.19 | 34.99 | N/A |
| R14 | RESIDENTIAL | | UNKNOWN | W15 | 37.19 | 34.67 | N/A |
| R15 | RESIDENTIAL | | UNKNOWN | W16 | 37.47 | 34.95 | N/A |
| R16 | RESIDENTIAL | | UNKNOWN | W17 | 37.21 | 34.93 | N/A |
| R17 | RESIDENTIAL | | UNKNOWN | W18 | 37.19 | 35.33 | N/A |
| R18 | RESIDENTIAL | | UNKNOWN | W19 | 37.45 | 35.76 | N/A |
| R19 | RESIDENTIAL | | UNKNOWN | W20 | 37.19 | 35.70 | N/A |
| R20 | RESIDENTIAL | | UNKNOWN | W21 | 37.14 | 36.04 | N/A |
| R21 | RESIDENTIAL | | UNKNOWN | W22 | 37.39 | 36.44 | N/A |
| R22 | RESIDENTIAL | | UNKNOWN | W23 | 37.10 | 36.27 | N/A |
| R23 | RESIDENTIAL | | UNKNOWN | W24 | 36.89 | 36.27 | N/A |
| R24 | RESIDENTIAL | | UNKNOWN | W25 | 36.93 | 36.39 | N/A |
| R25 | RESIDENTIAL | | UNKNOWN | W26 | 36.24 | 35.78 | N/A |
| R26 | RESIDENTIAL | | UNKNOWN | W27 | 33.38 | 33.06 | N/A |
| R27 | RESIDENTIAL | | UNKNOWN | W28 | 31.43 | 31.15 | N/A |
| R28 | RESIDENTIAL | | UNKNOWN | W29 | 15.63 | 15.63 | 1.00 |
| R29 | RESIDENTIAL | | UNKNOWN | W30 | 2.78 | 2.78 | 1.00 |
| R30 | RESIDENTIAL | | UNKNOWN | W31 | 19.73 | 19.48 | 0.99 |
| R31 | RESIDENTIAL | | UNKNOWN | W32 | 27.92 | 27.62 | N/A |
| R32 | RESIDENTIAL | | UNKNOWN | W33 | 31.06 | 30.74 | N/A |
| **35 New Park Road** | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 31.53 | 26.81 | 0.85 |
| R2 | RESIDENTIAL | | UNKNOWN | W2 | 31.13 | 26.40 | 0.85 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 34.32 | 31.04 | N/A |
| **33 New Park Road** | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 20.17 | 15.62 | 0.77 |
| R1 | RESIDENTIAL | | UNKNOWN | W2 | 25.97 | 21.42 | 0.83 |
| **31 New Park Road** | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | W1 | 16.72 | 13.59 | 0.81 |
| **23-27 New Park Road** | | | | | | | |
| **Gnd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | LKD | W1 | 18.63 | 15.72 | 0.84 |
| R2 | RESIDENTIAL | | BEDROOM | W2 | 19.05 | 17.33 | 0.91 |
| R3 | RESIDENTIAL | | BEDROOM | W3 | 18.84 | 17.82 | 0.95 |
| R4 | RESIDENTIAL | | LKD | W4 | 19.14 | 18.22 | 0.95 |
| **1st Floor** | | | | | | | |

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

**TABLE P1**
**VERTICAL SKY COMPONENT (VSC)**
**SURROUNDING BUILDINGS**

AnsteyHorne

| Property/ room ref. | Property type | Flat no. | Room usage | Window ref. | Existing VSC(%) | Proposed VSC(%) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| R1 | RESIDENTIAL | | LKD | W1 | 9.34 | 2.88 | 0.31 |
| R2 | RESIDENTIAL | | BEDROOM | W2 | 6.74 | 3.20 | 0.47 |
| R3 | RESIDENTIAL | | BEDROOM | W3 | 1.54 | 1.34 | 0.87 |
| R3 | RESIDENTIAL | | BEDROOM | W4 | 5.10 | 3.95 | 0.77 |
| R4 | RESIDENTIAL | | BEDROOM | W5 | 6.24 | 5.00 | 0.80 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | LKD | W1 | 12.52 | 6.25 | 0.50 |
| R2 | RESIDENTIAL | | BEDROOM | W2 | 9.99 | 6.08 | 0.61 |
| R3 | RESIDENTIAL | | BEDROOM | W3 | 3.09 | 2.87 | 0.93 |
| R3 | RESIDENTIAL | | BEDROOM | W4 | 7.85 | 6.31 | 0.80 |
| R4 | RESIDENTIAL | | BEDROOM | W5 | 9.47 | 7.90 | 0.83 |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | LKD | W1 | 13.40 | 9.09 | 0.68 |
| R2 | RESIDENTIAL | | BEDROOM | W2 | 11.25 | 8.32 | 0.74 |
| R3 | RESIDENTIAL | | BEDROOM | W3 | 8.97 | 8.79 | 0.98 |
| R3 | RESIDENTIAL | | BEDROOM | W4 | 9.70 | 8.18 | 0.84 |
| R4 | RESIDENTIAL | | BEDROOM | W5 | 11.71 | 10.15 | 0.87 |
| **4th Floor** | | | | | | | |
| R1 | RESIDENTIAL | | LKD | W1 | 37.36 | 35.63 | N/A |
| R1 | RESIDENTIAL | | LKD | W2 | 37.29 | 35.74 | N/A |
| R2 | RESIDENTIAL | | STUDY | W3 | 23.73 | 23.23 | 0.98 |
| R3 | RESIDENTIAL | | LKD | W4 | 37.05 | 35.81 | N/A |

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

# APPENDIX C
# -
# DAYLIGHT DISTRIBUTION TABLE

# TABLE P2
# DAYLIGHT DISTRIBUTION (DD)
# SURROUNDING BUILDINGS

AnsteyHorne

| Property / room ref. | Property type | Flat no. | Room Usage | Room area (m²) | Existing lit area (m²) | Proposed lit area (m²) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| 252 Brixton Hill | | | | | | | |
| **Gnd Floor** | | | | | | | |
| R2 | RESIDENTIAL | | UNKNOWN | 8.10 | 7.76 | 5.48 | 0.71 |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 15.44 | 13.46 | 11.60 | 0.86 |
| R2 | RESIDENTIAL | | UNKNOWN | 8.10 | 7.83 | 7.30 | 0.93 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 15.44 | 15.35 | 15.35 | 1.00 |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 10.75 | 9.78 | 9.78 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | 9.72 | 7.29 | 7.29 | 1.00 |
| 254 Brixton Hill | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 9.76 | 9.57 | 9.57 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | 14.68 | 14.24 | 14.24 | 1.00 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 9.76 | 9.60 | 9.60 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | 14.68 | 14.24 | 14.24 | 1.00 |
| 254A Brixton Hill | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 17.78 | 17.62 | 16.28 | 0.92 |
| R2 | RESIDENTIAL | | UNKNOWN | 10.01 | 6.53 | 6.53 | 1.00 |
| R3 | RESIDENTIAL | | UNKNOWN | 14.30 | 9.82 | 9.82 | 1.00 |
| R4 | RESIDENTIAL | | UNKNOWN | 12.20 | 11.99 | 11.99 | 1.00 |
| R5 | RESIDENTIAL | | UNKNOWN | 12.98 | 12.34 | 12.34 | 1.00 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 17.78 | 17.59 | 17.59 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | 10.01 | 8.70 | 8.70 | 1.00 |
| R3 | RESIDENTIAL | | UNKNOWN | 14.30 | 13.42 | 13.42 | 1.00 |
| R4 | RESIDENTIAL | | UNKNOWN | 12.20 | 12.06 | 12.06 | 1.00 |
| R5 | RESIDENTIAL | | UNKNOWN | 12.98 | 12.80 | 12.80 | 1.00 |
| 256 Brixton Hill | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 20.98 | 19.69 | 19.69 | 1.00 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 20.79 | 20.60 | 20.60 | 1.00 |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 20.79 | 20.66 | 20.66 | 1.00 |
| 256A Brixton Hill | | | | | | | |
| **Gnd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 11.85 | 11.58 | 11.76 | 1.02 |
| R2 | RESIDENTIAL | | UNKNOWN | 13.65 | 10.70 | 9.44 | 0.88 |
| **1st Floor** | | | | | | | |

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

**TABLE P2**
**DAYLIGHT DISTRIBUTION (DD)**
**SURROUNDING BUILDINGS**

AnsteyHorne

| Property / room ref. | Property type | Flat no. | Room Usage | Room area (m²) | Existing lit area (m²) | Proposed lit area (m²) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| R1 | RESIDENTIAL | | UNKNOWN | 12.98 | 11.28 | 11.28 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | 4.45 | 1.55 | 1.55 | 1.00 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 17.83 | 15.92 | 15.92 | 1.00 |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 16.79 | 15.00 | 15.00 | 1.00 |
| 258 Brixton Hill | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | STAIRWELL | 7.31 | 7.00 | 6.73 | 0.96 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 23.33 | 21.92 | 21.92 | 1.00 |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 23.33 | 21.90 | 21.90 | 1.00 |
| yre Court-41 New Park Road | | | | | | | |
| **Gnd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 8.64 | 8.41 | 8.41 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | 17.01 | 12.66 | 12.66 | 1.00 |
| R3 | RESIDENTIAL | | UNKNOWN | 17.10 | 11.12 | 10.12 | 0.91 |
| R4 | RESIDENTIAL | | UNKNOWN | 8.64 | 0.73 | 0.73 | 1.00 |
| R5 | RESIDENTIAL | | UNKNOWN | 8.23 | 7.43 | 7.55 | 1.02 |
| R6 | RESIDENTIAL | | UNKNOWN | 8.00 | 3.27 | 3.28 | 1.01 |
| R7 | RESIDENTIAL | | UNKNOWN | 14.78 | 6.05 | 6.12 | 1.01 |
| R8 | RESIDENTIAL | | UNKNOWN | 14.78 | 5.29 | 4.50 | 0.85 |
| R9 | RESIDENTIAL | | UNKNOWN | 6.15 | 3.23 | 2.88 | 0.89 |
| R10 | RESIDENTIAL | | UNKNOWN | 12.01 | 3.99 | 3.01 | 0.75 |
| R11 | RESIDENTIAL | | UNKNOWN | 12.01 | 3.98 | 2.83 | 0.71 |
| R12 | RESIDENTIAL | | UNKNOWN | 6.15 | 3.21 | 2.78 | 0.87 |
| R13 | RESIDENTIAL | | UNKNOWN | 14.78 | 5.30 | 4.54 | 0.86 |
| R14 | RESIDENTIAL | | UNKNOWN | 14.78 | 8.07 | 5.33 | 0.66 |
| R15 | RESIDENTIAL | | UNKNOWN | 6.15 | 4.77 | 2.92 | 0.61 |
| R16 | RESIDENTIAL | | UNKNOWN | 12.01 | 7.89 | 4.62 | 0.59 |
| R17 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.31 | 10.26 | 0.91 |
| R18 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.07 | 6.07 | 1.00 |
| R19 | RESIDENTIAL | | UNKNOWN | 14.78 | 13.23 | 9.26 | 0.70 |
| R20 | RESIDENTIAL | | UNKNOWN | 14.78 | 13.69 | 13.69 | 1.00 |
| R21 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.08 | 6.08 | 1.00 |
| R22 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.33 | 9.69 | 0.86 |
| R23 | RESIDENTIAL | | UNKNOWN | 12.01 | 9.80 | 9.80 | 1.00 |
| R24 | RESIDENTIAL | | UNKNOWN | 6.15 | 5.97 | 5.97 | 1.00 |
| R25 | RESIDENTIAL | | UNKNOWN | 14.78 | 12.42 | 12.23 | 0.98 |
| R26 | RESIDENTIAL | | UNKNOWN | 12.31 | 6.08 | 6.08 | 1.00 |
| R27 | RESIDENTIAL | | UNKNOWN | 8.13 | 7.54 | 7.54 | 1.00 |
| R28 | RESIDENTIAL | | UNKNOWN | 8.13 | 4.39 | 4.39 | 1.00 |
| R29 | RESIDENTIAL | | UNKNOWN | 11.66 | 0.00 | 0.00 | 1.00 |
| R30 | RESIDENTIAL | | UNKNOWN | 12.01 | 3.67 | 3.67 | 1.00 |
| R31 | RESIDENTIAL | | UNKNOWN | 6.15 | 5.15 | 5.15 | 1.00 |
| R32 | RESIDENTIAL | | UNKNOWN | 9.54 | 4.39 | 4.39 | 1.00 |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 8.64 | 8.41 | 8.41 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | 17.01 | 16.90 | 16.90 | 1.00 |
| R3 | RESIDENTIAL | | UNKNOWN | 17.10 | 11.97 | 11.77 | 0.98 |
| R4 | RESIDENTIAL | | UNKNOWN | 8.64 | 0.78 | 0.78 | 1.00 |

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

# TABLE P2
# DAYLIGHT DISTRIBUTION (DD)
# SURROUNDING BUILDINGS

AnsteyHorne

| Property / room ref. | Property type | Flat no. | Room Usage | Room area (m²) | Existing lit area (m²) | Proposed lit area (m²) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| R5 | RESIDENTIAL | | UNKNOWN | 8.23 | 7.58 | 7.58 | 1.00 |
| R6 | RESIDENTIAL | | UNKNOWN | 8.00 | 5.17 | 6.03 | 1.17 |
| R7 | RESIDENTIAL | | UNKNOWN | 14.78 | 9.34 | 10.74 | 1.15 |
| R8 | RESIDENTIAL | | UNKNOWN | 14.78 | 9.01 | 9.57 | 1.06 |
| R9 | RESIDENTIAL | | UNKNOWN | 6.15 | 5.29 | 6.00 | 1.14 |
| R10 | RESIDENTIAL | | UNKNOWN | 12.01 | 7.36 | 8.26 | 1.12 |
| R11 | RESIDENTIAL | | UNKNOWN | 12.01 | 7.39 | 7.29 | 0.99 |
| R12 | RESIDENTIAL | | UNKNOWN | 6.15 | 5.27 | 5.31 | 1.01 |
| R13 | RESIDENTIAL | | UNKNOWN | 14.78 | 9.02 | 8.73 | 0.97 |
| R14 | RESIDENTIAL | | UNKNOWN | 14.78 | 11.23 | 7.63 | 0.68 |
| R15 | RESIDENTIAL | | UNKNOWN | 6.15 | 5.70 | 3.97 | 0.70 |
| R16 | RESIDENTIAL | | UNKNOWN | 12.01 | 9.78 | 6.15 | 0.63 |
| R17 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 10.98 | 0.95 |
| R18 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.07 | 6.07 | 1.00 |
| R19 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.23 | 11.40 | 0.80 |
| R20 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.23 | 14.23 | 1.00 |
| R21 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.08 | 6.08 | 1.00 |
| R22 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 11.24 | 0.97 |
| R23 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.36 | 11.36 | 1.00 |
| R24 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.05 | 6.05 | 1.00 |
| R25 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.14 | 14.13 | 1.00 |
| R26 | RESIDENTIAL | | UNKNOWN | 12.31 | 9.63 | 9.63 | 1.00 |
| R27 | RESIDENTIAL | | UNKNOWN | 8.13 | 7.96 | 7.96 | 1.00 |
| R28 | RESIDENTIAL | | UNKNOWN | 8.13 | 4.43 | 4.43 | 1.00 |
| R29 | RESIDENTIAL | | UNKNOWN | 11.66 | 0.00 | 0.00 | 1.00 |
| R30 | RESIDENTIAL | | UNKNOWN | 12.01 | 3.68 | 3.68 | 1.00 |
| R31 | RESIDENTIAL | | UNKNOWN | 6.15 | 5.42 | 5.42 | 1.00 |
| R32 | RESIDENTIAL | | UNKNOWN | 9.54 | 4.89 | 4.89 | 1.00 |
| | | | | | | | |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 8.64 | 8.41 | 8.41 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | 17.01 | 16.90 | 16.90 | 1.00 |
| R3 | RESIDENTIAL | | UNKNOWN | 17.10 | 12.31 | 12.31 | 1.00 |
| R4 | RESIDENTIAL | | UNKNOWN | 8.64 | 0.88 | 0.88 | 1.00 |
| R5 | RESIDENTIAL | | UNKNOWN | 8.23 | 7.63 | 7.63 | 1.00 |
| R6 | RESIDENTIAL | | UNKNOWN | 8.00 | 7.92 | 7.92 | 1.00 |
| R7 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.01 | 14.01 | 1.00 |
| R8 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.22 | 14.15 | 1.00 |
| R9 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.08 | 6.08 | 1.00 |
| R10 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.59 | 11.59 | 1.00 |
| R11 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.61 | 10.08 | 0.87 |
| R12 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.05 | 6.05 | 1.00 |
| R13 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.21 | 13.11 | 0.92 |
| R14 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.23 | 10.80 | 0.76 |
| R15 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.09 | 5.23 | 0.86 |
| R16 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 8.31 | 0.72 |
| R17 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 11.25 | 0.97 |
| R18 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.07 | 6.07 | 1.00 |
| R19 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.23 | 12.20 | 0.86 |
| R20 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.24 | 14.24 | 1.00 |
| R21 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.08 | 6.08 | 1.00 |
| R22 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 11.60 | 1.00 |
| R23 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.47 | 11.47 | 1.00 |
| R24 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.05 | 6.05 | 1.00 |
| R25 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.22 | 14.22 | 1.00 |
| R26 | RESIDENTIAL | | UNKNOWN | 12.31 | 10.04 | 10.04 | 1.00 |
| R27 | RESIDENTIAL | | UNKNOWN | 8.13 | 7.97 | 7.97 | 1.00 |
| R28 | RESIDENTIAL | | UNKNOWN | 8.13 | 4.52 | 4.52 | 1.00 |
| R29 | RESIDENTIAL | | UNKNOWN | 11.66 | 0.00 | 0.00 | 1.00 |
| R30 | RESIDENTIAL | | UNKNOWN | 12.01 | 3.73 | 3.73 | 1.00 |
| R31 | RESIDENTIAL | | UNKNOWN | 6.15 | 5.70 | 5.70 | 1.00 |

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

**TABLE P2**
**DAYLIGHT DISTRIBUTION (DD)**
**SURROUNDING BUILDINGS**

AnsteyHorne

| Property / room ref. | Property type | Flat no. | Room Usage | Room area (m²) | Existing lit area (m²) | Proposed lit area (m²) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| R32 | RESIDENTIAL | | UNKNOWN | 9.54 | 5.80 | 5.80 | 1.00 |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 8.64 | 8.41 | 8.41 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | 17.01 | 16.90 | 16.90 | 1.00 |
| R3 | RESIDENTIAL | | UNKNOWN | 17.10 | 13.05 | 13.05 | 1.00 |
| R4 | RESIDENTIAL | | UNKNOWN | 8.64 | 1.42 | 1.41 | 1.00 |
| R5 | RESIDENTIAL | | UNKNOWN | 8.23 | 7.88 | 7.88 | 1.00 |
| R6 | RESIDENTIAL | | UNKNOWN | 8.00 | 7.92 | 7.92 | 1.00 |
| R7 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.08 | 14.08 | 1.00 |
| R8 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.22 | 14.22 | 1.00 |
| R9 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.08 | 6.08 | 1.00 |
| R10 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.59 | 11.59 | 1.00 |
| R11 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.61 | 11.53 | 0.99 |
| R12 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.05 | 6.05 | 1.00 |
| R13 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.21 | 14.07 | 0.99 |
| R14 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.23 | 12.80 | 0.90 |
| R15 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.09 | 5.96 | 0.98 |
| R16 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 10.19 | 0.88 |
| R17 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 11.60 | 1.00 |
| R18 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.07 | 6.07 | 1.00 |
| R19 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.23 | 13.61 | 0.96 |
| R20 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.24 | 14.24 | 1.00 |
| R21 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.08 | 6.08 | 1.00 |
| R22 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 11.60 | 1.00 |
| R23 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.59 | 11.59 | 1.00 |
| R24 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.05 | 6.05 | 1.00 |
| R25 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.22 | 14.22 | 1.00 |
| R26 | RESIDENTIAL | | UNKNOWN | 12.31 | 10.64 | 10.64 | 1.00 |
| R27 | RESIDENTIAL | | UNKNOWN | 8.13 | 7.97 | 7.97 | 1.00 |
| R28 | RESIDENTIAL | | UNKNOWN | 8.13 | 4.82 | 4.82 | 1.00 |
| R29 | RESIDENTIAL | | UNKNOWN | 11.66 | 0.00 | 0.00 | 1.00 |
| R30 | RESIDENTIAL | | UNKNOWN | 12.01 | 4.04 | 4.04 | 1.00 |
| R31 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.04 | 6.04 | 1.00 |
| R32 | RESIDENTIAL | | UNKNOWN | 11.32 | 7.95 | 7.95 | 1.00 |
| **4th Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 8.64 | 8.41 | 8.41 | 1.00 |
| R2 | RESIDENTIAL | | UNKNOWN | 17.01 | 16.90 | 16.90 | 1.00 |
| R3 | RESIDENTIAL | | UNKNOWN | 17.10 | 16.47 | 16.47 | 1.00 |
| R4 | RESIDENTIAL | | UNKNOWN | 8.64 | 8.07 | 8.07 | 1.00 |
| R5 | RESIDENTIAL | | UNKNOWN | 8.23 | 8.16 | 8.16 | 1.00 |
| R6 | RESIDENTIAL | | UNKNOWN | 8.00 | 7.92 | 7.92 | 1.00 |
| R7 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.22 | 14.22 | 1.00 |
| R8 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.22 | 14.22 | 1.00 |
| R9 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.08 | 6.08 | 1.00 |
| R10 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.59 | 11.59 | 1.00 |
| R11 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.61 | 11.61 | 1.00 |
| R12 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.05 | 6.05 | 1.00 |
| R13 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.22 | 14.22 | 1.00 |
| R14 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.23 | 14.23 | 1.00 |
| R15 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.09 | 6.09 | 1.00 |
| R16 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 11.60 | 1.00 |
| R17 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 11.60 | 1.00 |
| R18 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.07 | 6.07 | 1.00 |
| R19 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.23 | 14.23 | 1.00 |
| R20 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.24 | 14.24 | 1.00 |
| R21 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.08 | 6.08 | 1.00 |
| R22 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 11.60 | 1.00 |
| R23 | RESIDENTIAL | | UNKNOWN | 12.01 | 11.60 | 11.60 | 1.00 |
| R24 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.05 | 6.05 | 1.00 |

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

**TABLE P2**
**DAYLIGHT DISTRIBUTION (DD)**
**SURROUNDING BUILDINGS**

AnsteyHorne

| Property / room ref. | Property type | Flat no. | Room Usage | Room area (m²) | Existing lit area (m²) | Proposed lit area (m²) | *Factor of former value |
|---|---|---|---|---|---|---|---|
| R25 | RESIDENTIAL | | UNKNOWN | 14.78 | 14.22 | 14.22 | 1.00 |
| R26 | RESIDENTIAL | | UNKNOWN | 12.31 | 11.55 | 11.55 | 1.00 |
| R27 | RESIDENTIAL | | UNKNOWN | 8.13 | 7.98 | 7.98 | 1.00 |
| R28 | RESIDENTIAL | | UNKNOWN | 8.13 | 7.58 | 7.58 | 1.00 |
| R29 | RESIDENTIAL | | UNKNOWN | 11.66 | 5.23 | 5.23 | 1.00 |
| R30 | RESIDENTIAL | | UNKNOWN | 12.01 | 9.28 | 9.28 | 1.00 |
| R31 | RESIDENTIAL | | UNKNOWN | 6.15 | 6.05 | 6.05 | 1.00 |
| R32 | RESIDENTIAL | | UNKNOWN | 11.32 | 10.55 | 10.55 | 1.00 |
| 35 New Park Road | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 12.97 | 12.48 | 12.23 | 0.98 |
| R2 | RESIDENTIAL | | UNKNOWN | 5.01 | 4.59 | 4.59 | 1.00 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 19.26 | 18.37 | 18.37 | 1.00 |
| 33 New Park Road | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 17.32 | 16.94 | 12.14 | 0.72 |
| 31 New Park Road | | | | | | | |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | UNKNOWN | 15.82 | 12.58 | 7.99 | 0.64 |
| 23-27 New Park Road | | | | | | | |
| **Gnd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | LKD | 25.07 | 13.54 | 5.68 | 0.42 |
| R2 | RESIDENTIAL | | BEDROOM | 12.70 | 6.06 | 4.93 | 0.81 |
| R3 | RESIDENTIAL | | BEDROOM | 11.08 | 4.34 | 4.28 | 0.99 |
| R4 | RESIDENTIAL | | LKD | 28.42 | 5.25 | 5.17 | 0.99 |
| **1st Floor** | | | | | | | |
| R1 | RESIDENTIAL | | LKD | 31.58 | 23.47 | 6.92 | 0.29 |
| R2 | RESIDENTIAL | | BEDROOM | 12.55 | 12.03 | 5.02 | 0.42 |
| R3 | RESIDENTIAL | | BEDROOM | 16.81 | 5.50 | 4.81 | 0.88 |
| R4 | RESIDENTIAL | | BEDROOM | 15.38 | 6.31 | 5.42 | 0.86 |
| **2nd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | LKD | 31.58 | 31.29 | 15.73 | 0.50 |
| R2 | RESIDENTIAL | | BEDROOM | 12.55 | 12.44 | 10.98 | 0.88 |
| R3 | RESIDENTIAL | | BEDROOM | 16.81 | 13.17 | 12.06 | 0.92 |
| R4 | RESIDENTIAL | | BEDROOM | 15.38 | 13.05 | 13.01 | 1.00 |
| **3rd Floor** | | | | | | | |
| R1 | RESIDENTIAL | | LKD | 31.58 | 31.29 | 25.06 | 0.80 |
| R2 | RESIDENTIAL | | BEDROOM | 12.55 | 12.46 | 11.49 | 0.92 |
| R3 | RESIDENTIAL | | BEDROOM | 11.56 | 11.42 | 11.42 | 1.00 |
| R4 | RESIDENTIAL | | BEDROOM | 12.89 | 12.81 | 12.81 | 1.00 |
| **4th Floor** | | | | | | | |
| R1 | RESIDENTIAL | | LKD | 35.07 | 35.02 | 35.02 | 1.00 |
| R2 | RESIDENTIAL | | STUDY | 6.46 | 5.87 | 5.87 | 1.00 |
| R3 | RESIDENTIAL | | LKD | 20.36 | 20.35 | 20.35 | 1.00 |

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

**APPENDIX D**

**-**

**ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE**

# TABLE P3
## ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
## SURROUNDING BUILDINGS

AnsteyHorne

| PROPERTY | | | | | WINDOW | | | | | | ROOM | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | ANNUAL SUNLIGHT (%APSH) | | | WINTER SUNLIGHT (% APSH IN WINTER) | | | ANNUAL SUNLIGHT (%APSH) | | | WINTER SUNLIGHT (% APSH IN WINTER) | | |
| Room ref. | Property type | Flat no. | Window ref. | Room use | Existing (%) | Proposed (%) | *Factor of former value | Existing (%) | Proposed (%) | *Factor of former value | Existing (%) | Proposed (%) | *Factor of former value | Existing (%) | Proposed (%) | *Factor of former value |
| **254A Brixton Hill** | | | | | | | | | | | | | | | | |
| **1st Floor** | | | | | | | | | | | | | | | | |
| R2 | RESIDENTIAL | | W2 | UNKNOWN | 39 | 39 | N/A | 10 | 10 | N/A | | | | | | |
| R2 | RESIDENTIAL | | W3 | UNKNOWN | 34 | 34 | N/A | 9 | 9 | N/A | 39 | 39 | N/A | 10 | 10 | N/A |
| R5 | RESIDENTIAL | | W6 | UNKNOWN | 34 | 33 | N/A | 6 | 6 | N/A | | | | | | |
| R5 | RESIDENTIAL | | W7 | UNKNOWN | 37 | 37 | N/A | 8 | 8 | N/A | 43 | 42 | N/A | 10 | 10 | N/A |
| **2nd Floor** | | | | | | | | | | | | | | | | |
| R2 | RESIDENTIAL | | W2 | UNKNOWN | 63 | 63 | N/A | 17 | 17 | N/A | 63 | 63 | N/A | 17 | 17 | N/A |
| **256A Brixton Hill** | | | | | | | | | | | | | | | | |
| **Gnd Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | UNKNOWN | 10 | 11 | 1.10 | 0 | 0 | - | | | | | | |
| R1 | RESIDENTIAL | | W2 | UNKNOWN | 34 | 34 | N/A | 10 | 10 | N/A | | | | | | |
| R1 | RESIDENTIAL | | W3 | UNKNOWN | 36 | 36 | N/A | 12 | 12 | N/A | | | | | | |
| R1 | RESIDENTIAL | | W4 | UNKNOWN | 39 | 40 | 1.03 | 14 | 14 | N/A | | | | | | |
| R1 | RESIDENTIAL | | W5 | UNKNOWN | 31 | 31 | N/A | 8 | 8 | N/A | | | | | | |
| R1 | RESIDENTIAL | | W6 | UNKNOWN | 36 | 37 | 1.03 | 12 | 12 | N/A | | | | | | |
| R1 | RESIDENTIAL | | W7 | UNKNOWN | 39 | 40 | 1.03 | 14 | 14 | N/A | | | | | | |
| R1 | RESIDENTIAL | | W8 | UNKNOWN | 34 | 36 | 1.06 | 11 | 11 | N/A | 45 | 47 | 1.04 | 14 | 14 | N/A |
| **Kintyre Court-41 New Park Road** | | | | | | | | | | | | | | | | |
| **Gnd Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | UNKNOWN | 46 | 46 | N/A | 12 | 12 | N/A | 46 | 46 | N/A | 12 | 12 | N/A |
| R2 | RESIDENTIAL | | W2 | UNKNOWN | 46 | 46 | N/A | 14 | 14 | N/A | | | | | | |
| R2 | RESIDENTIAL | | W3 | UNKNOWN | 44 | 44 | N/A | 14 | 14 | N/A | 46 | 46 | N/A | 14 | 14 | N/A |
| R29 | RESIDENTIAL | | W42 | UNKNOWN | 0 | 0 | - | 0 | 0 | - | 0 | 0 | - | 0 | 0 | - |
| R30 | RESIDENTIAL | | W43 | UNKNOWN | 10 | 6 | 0.60 | 0 | 0 | - | 10 | 6 | 0.60 | 0 | 0 | - |
| R31 | RESIDENTIAL | | W44 | UNKNOWN | 21 | 17 | 0.81 | 2 | 2 | 1.00 | 21 | 17 | 0.81 | 2 | 2 | 1.00 |
| R32 | RESIDENTIAL | | W45 | UNKNOWN | 21 | 18 | 0.86 | 2 | 1 | 0.50 | 21 | 18 | 0.86 | 2 | 1 | 0.50 |
| **1st Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | UNKNOWN | 56 | 56 | N/A | 19 | 19 | N/A | 56 | 56 | N/A | 19 | 19 | N/A |
| R2 | RESIDENTIAL | | W2 | UNKNOWN | 58 | 58 | N/A | 21 | 21 | N/A | | | | | | |
| R2 | RESIDENTIAL | | W3 | UNKNOWN | 56 | 56 | N/A | 21 | 21 | N/A | 58 | 58 | N/A | 21 | 21 | N/A |
| R29 | RESIDENTIAL | | W30 | UNKNOWN | 0 | 0 | - | 0 | 0 | - | 0 | 0 | - | 0 | 0 | - |
| R30 | RESIDENTIAL | | W31 | UNKNOWN | 10 | 9 | 0.90 | 0 | 0 | - | 10 | 9 | 0.90 | 0 | 0 | - |
| R31 | RESIDENTIAL | | W32 | UNKNOWN | 25 | 24 | 0.96 | 2 | 2 | 1.00 | 25 | 24 | 0.96 | 2 | 2 | 1.00 |
| R32 | RESIDENTIAL | | W33 | UNKNOWN | 23 | 22 | 0.96 | 2 | 2 | 1.00 | 23 | 22 | 0.96 | 2 | 2 | 1.00 |
| **2nd Floor** | | | | | | | | | | | | | | | | |

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

# TABLE P3
## ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
## SURROUNDING BUILDINGS

AnsteyHorne

| PROPERTY | | | | | WINDOW | | | | | | ROOM | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | ANNUAL SUNLIGHT (%APSH) | | | WINTER SUNLIGHT (% APSH IN WINTER) | | | ANNUAL SUNLIGHT (%APSH) | | | WINTER SUNLIGHT (% APSH IN WINTER) | | |
| Room ref. | Property type | Flat no. | Window ref. | Room use | Existing (%) | Proposed (%) | *Factor of former value | Existing (%) | Proposed (%) | *Factor of former value | Existing (%) | Proposed (%) | *Factor of former value | Existing (%) | Proposed (%) | *Factor of former value |
| R1 | RESIDENTIAL | | W1 | UNKNOWN | 60 | 60 | N/A | 19 | 19 | N/A | 60 | 60 | N/A | 19 | 19 | N/A |
| R2 | RESIDENTIAL | | W2 | UNKNOWN | 62 | 62 | N/A | 22 | 22 | N/A | | | | | | |
| R2 | RESIDENTIAL | | W3 | UNKNOWN | 61 | 61 | N/A | 22 | 22 | N/A | 62 | 62 | N/A | 22 | 22 | N/A |
| R29 | RESIDENTIAL | | W30 | UNKNOWN | 0 | 0 | - | 0 | 0 | - | 0 | 0 | - | 0 | 0 | - |
| R30 | RESIDENTIAL | | W31 | UNKNOWN | 10 | 10 | 1.00 | 0 | 0 | - | 10 | 10 | 1.00 | 0 | 0 | - |
| R31 | RESIDENTIAL | | W32 | UNKNOWN | 29 | 28 | N/A | 2 | 2 | 1.00 | 29 | 28 | N/A | 2 | 2 | 1.00 |
| R32 | RESIDENTIAL | | W33 | UNKNOWN | 37 | 36 | N/A | 2 | 2 | 1.00 | 37 | 36 | N/A | 2 | 2 | 1.00 |
| **3rd Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | UNKNOWN | 62 | 62 | N/A | 20 | 20 | N/A | 62 | 62 | N/A | 20 | 20 | N/A |
| R2 | RESIDENTIAL | | W2 | UNKNOWN | 65 | 65 | N/A | 22 | 22 | N/A | | | | | | |
| R2 | RESIDENTIAL | | W3 | UNKNOWN | 65 | 65 | N/A | 22 | 22 | N/A | 65 | 65 | N/A | 22 | 22 | N/A |
| R29 | RESIDENTIAL | | W30 | UNKNOWN | 0 | 0 | - | 0 | 0 | - | 0 | 0 | - | 0 | 0 | - |
| R30 | RESIDENTIAL | | W31 | UNKNOWN | 14 | 14 | 1.00 | 0 | 0 | - | 14 | 14 | 1.00 | 0 | 0 | - |
| R31 | RESIDENTIAL | | W32 | UNKNOWN | 39 | 39 | N/A | 3 | 3 | 1.00 | 39 | 39 | N/A | 3 | 3 | 1.00 |
| R32 | RESIDENTIAL | | W33 | UNKNOWN | 46 | 46 | N/A | 5 | 5 | N/A | 46 | 46 | N/A | 5 | 5 | N/A |
| **4th Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | UNKNOWN | 64 | 64 | N/A | 21 | 21 | N/A | 64 | 64 | N/A | 21 | 21 | N/A |
| R2 | RESIDENTIAL | | W2 | UNKNOWN | 67 | 67 | N/A | 23 | 23 | N/A | | | | | | |
| R2 | RESIDENTIAL | | W3 | UNKNOWN | 67 | 67 | N/A | 23 | 23 | N/A | 67 | 67 | N/A | 23 | 23 | N/A |
| R29 | RESIDENTIAL | | W30 | UNKNOWN | 10 | 10 | 1.00 | 0 | 0 | - | 10 | 10 | 1.00 | 0 | 0 | - |
| R30 | RESIDENTIAL | | W31 | UNKNOWN | 41 | 41 | N/A | 4 | 4 | 1.00 | 41 | 41 | N/A | 4 | 4 | 1.00 |
| R31 | RESIDENTIAL | | W32 | UNKNOWN | 56 | 56 | N/A | 11 | 11 | N/A | 56 | 56 | N/A | 11 | 11 | N/A |
| R32 | RESIDENTIAL | | W33 | UNKNOWN | 61 | 61 | N/A | 15 | 15 | N/A | 61 | 61 | N/A | 15 | 15 | N/A |
| **35 New Park Road** | | | | | | | | | | | | | | | | |
| **1st Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | UNKNOWN | 61 | 56 | N/A | 17 | 14 | N/A | 61 | 56 | N/A | 17 | 14 | N/A |
| R2 | RESIDENTIAL | | W2 | UNKNOWN | 62 | 56 | N/A | 18 | 14 | N/A | 62 | 56 | N/A | 18 | 14 | N/A |
| **2nd Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | UNKNOWN | 64 | 60 | N/A | 20 | 17 | N/A | 64 | 60 | N/A | 20 | 17 | N/A |
| **33 New Park Road** | | | | | | | | | | | | | | | | |
| **1st Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | UNKNOWN | 29 | 22 | 0.76 | 6 | 1 | 0.17 | | | | | | |
| R1 | RESIDENTIAL | | W2 | UNKNOWN | 45 | 38 | N/A | 14 | 9 | N/A | 46 | 39 | N/A | 14 | 9 | N/A |
| **31 New Park Road** | | | | | | | | | | | | | | | | |
| **1st Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | UNKNOWN | 31 | 28 | N/A | 5 | 2 | 0.40 | 31 | 28 | N/A | 5 | 2 | 0.40 |

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

# TABLE P3
## ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
## SURROUNDING BUILDINGS

AnsteyHorne

| PROPERTY | | | | | WINDOW | | | | | | ROOM | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | ANNUAL SUNLIGHT (%APSH) | | | WINTER SUNLIGHT (% APSH IN WINTER) | | | ANNUAL SUNLIGHT (%APSH) | | | WINTER SUNLIGHT (% APSH IN WINTER) | | |
| Room ref. | Property type | Flat no. | Window ref. | Room use | Existing (%) | Proposed (%) | *Factor of former value | Existing (%) | Proposed (%) | *Factor of former value | Existing (%) | Proposed (%) | *Factor of former value | Existing (%) | Proposed (%) | *Factor of former value |
| **23-27 New Park Road** | | | | | | | | | | | | | | | | |
| **Gnd Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | LKD | 28 | 21 | 0.75 | 3 | 1 | 0.33 | 28 | 21 | 0.75 | 3 | 1 | 0.33 |
| R2 | RESIDENTIAL | | W2 | BEDROOM | 35 | 30 | N/A | 9 | 7 | N/A | 35 | 30 | N/A | 9 | 7 | N/A |
| R3 | RESIDENTIAL | | W3 | BEDROOM | 36 | 33 | N/A | 7 | 6 | N/A | 36 | 33 | N/A | 7 | 6 | N/A |
| R4 | RESIDENTIAL | | W4 | LKD | 36 | 34 | N/A | 7 | 6 | N/A | 36 | 34 | N/A | 7 | 6 | N/A |
| **1st Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | LKD | 18 | 7 | 0.39 | 7 | 1 | 0.14 | 18 | 7 | 0.39 | 7 | 1 | 0.14 |
| R2 | RESIDENTIAL | | W2 | BEDROOM | 14 | 8 | 0.57 | 5 | 1 | 0.20 | 14 | 8 | 0.57 | 5 | 1 | 0.20 |
| R3 | RESIDENTIAL | | W3 | BEDROOM | 10 | 8 | 0.80 | 2 | 0 | 0.00 | | | | | | |
| R3 | RESIDENTIAL | | W4 | BEDROOM | 9 | 9 | 1.00 | 1 | 1 | 1.00 | 16 | 15 | 0.94 | 2 | 1 | 0.50 |
| R4 | RESIDENTIAL | | W5 | BEDROOM | 14 | 13 | 0.93 | 5 | 4 | 0.80 | 14 | 13 | 0.93 | 5 | 4 | 0.80 |
| **2nd Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | LKD | 24 | 15 | 0.63 | 9 | 2 | 0.22 | 24 | 15 | 0.63 | 9 | 2 | 0.22 |
| R2 | RESIDENTIAL | | W2 | BEDROOM | 19 | 13 | 0.68 | 8 | 3 | 0.38 | 19 | 13 | 0.68 | 8 | 3 | 0.38 |
| R3 | RESIDENTIAL | | W3 | BEDROOM | 12 | 11 | 0.92 | 2 | 1 | 0.50 | | | | | | |
| R3 | RESIDENTIAL | | W4 | BEDROOM | 14 | 12 | 0.86 | 4 | 2 | 0.50 | 22 | 20 | 0.91 | 4 | 2 | 0.50 |
| R4 | RESIDENTIAL | | W5 | BEDROOM | 20 | 18 | 0.90 | 9 | 7 | N/A | 20 | 18 | 0.90 | 9 | 7 | N/A |
| **3rd Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | LKD | 24 | 19 | 0.79 | 9 | 4 | 0.44 | 24 | 19 | 0.79 | 9 | 4 | 0.44 |
| R2 | RESIDENTIAL | | W2 | BEDROOM | 18 | 15 | 0.83 | 7 | 4 | 0.57 | 18 | 15 | 0.83 | 7 | 4 | 0.57 |
| R3 | RESIDENTIAL | | W3 | BEDROOM | 23 | 23 | 1.00 | 3 | 3 | 1.00 | | | | | | |
| R3 | RESIDENTIAL | | W4 | BEDROOM | 15 | 14 | 0.93 | 5 | 4 | 0.80 | 34 | 33 | N/A | 6 | 5 | N/A |
| R4 | RESIDENTIAL | | W5 | BEDROOM | 19 | 18 | 0.95 | 8 | 7 | N/A | 19 | 18 | 0.95 | 8 | 7 | N/A |
| **4th Floor** | | | | | | | | | | | | | | | | |
| R1 | RESIDENTIAL | | W1 | LKD | 67 | 65 | N/A | 23 | 21 | N/A | | | | | | |
| R1 | RESIDENTIAL | | W2 | LKD | 67 | 66 | N/A | 23 | 22 | N/A | 67 | 66 | N/A | 23 | 22 | N/A |
| R2 | RESIDENTIAL | | W3 | STUDY | 41 | 40 | N/A | 6 | 5 | N/A | 41 | 40 | N/A | 6 | 5 | N/A |
| R3 | RESIDENTIAL | | W4 | LKD | 67 | 67 | N/A | 23 | 23 | N/A | 67 | 67 | N/A | 23 | 23 | N/A |

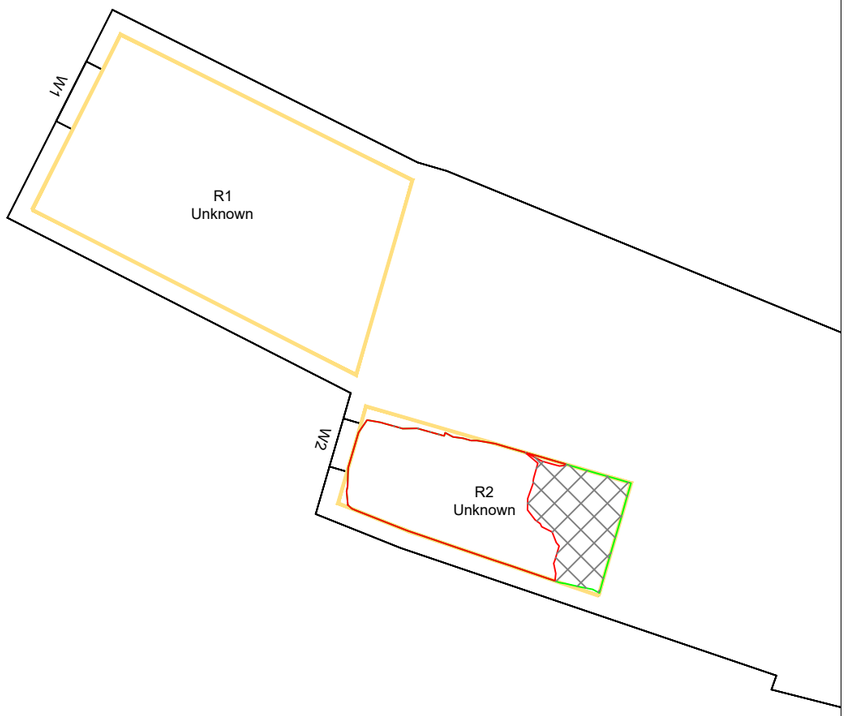
*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

**APPENDIX E**

**-**

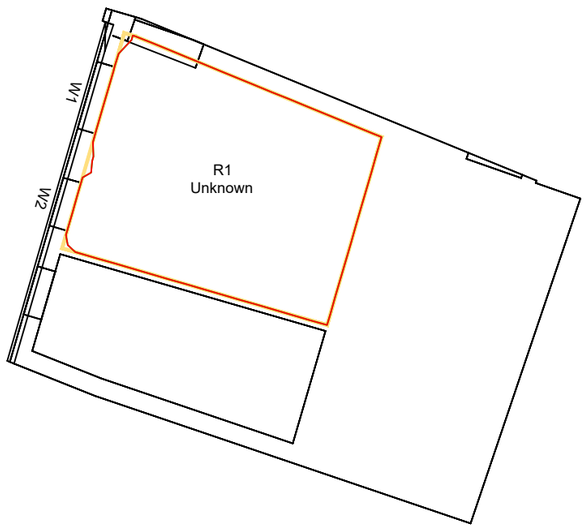
**DAYLIGHT DISTRIBUTION CONTOUR PLANS**

DRAWING NOS. ROL00679_R05_V01_102-01 TO 113-03




GROUND


1ST FLOOR




2ND FLOOR


3RD FLOOR

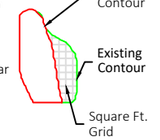
AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed




## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**

**ROHACS ARCHITECTS**
**Received on 21/01/2022**


0m 1m 2m 3m 4m 5m

| REV | DESCRIPTION | DATE |
|---|---|---|
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| | | |
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

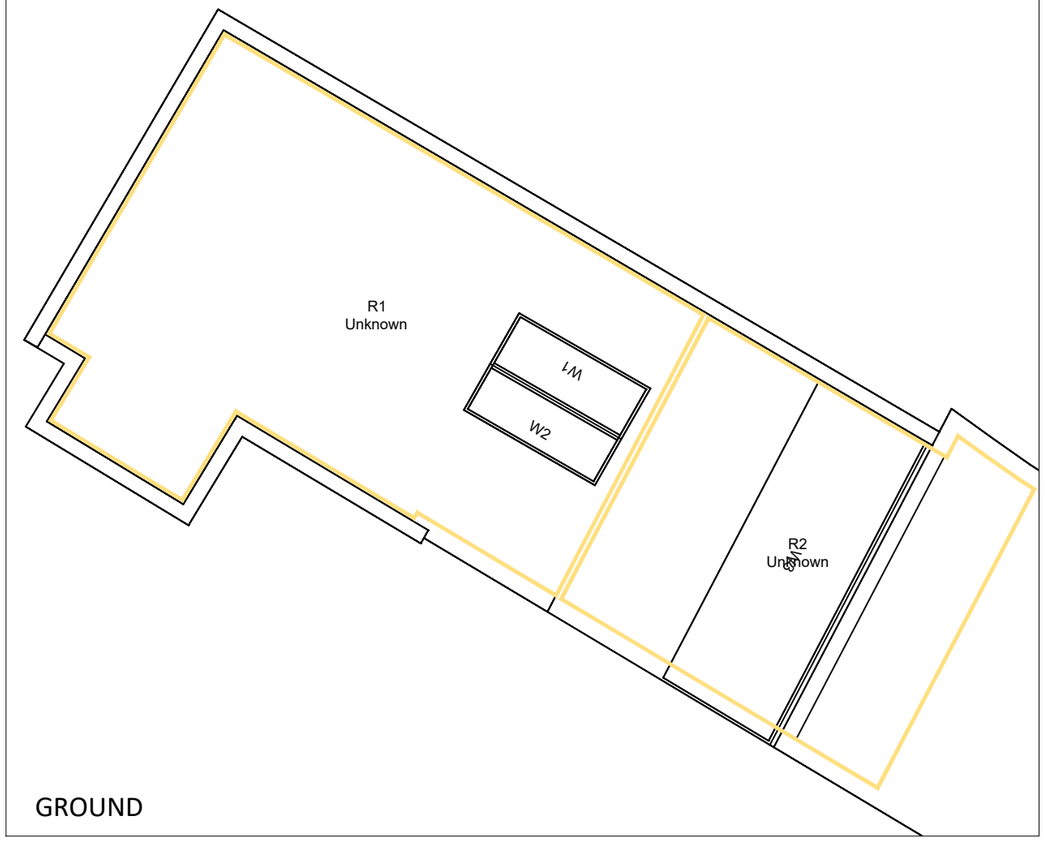
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
252 Brixton Hill

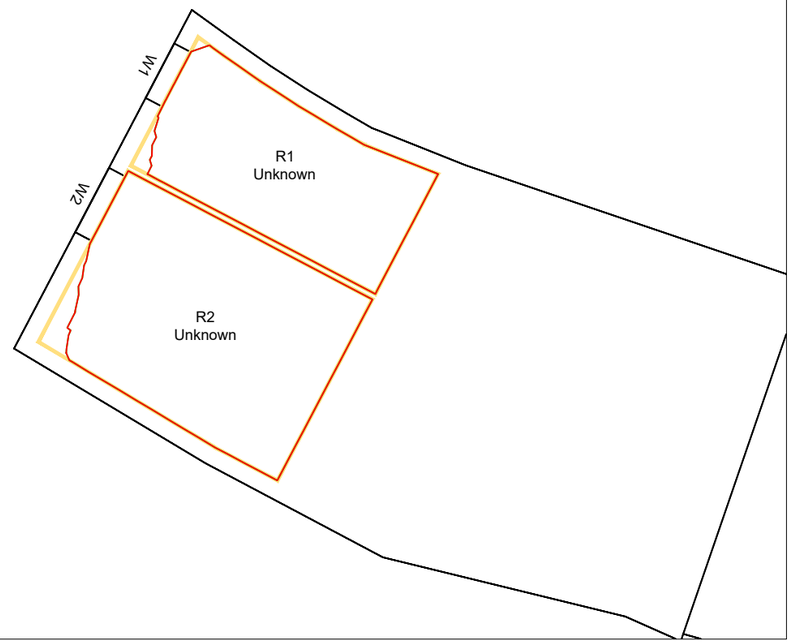
| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 102-01 |

**Daylight & Sunlight**




GROUND

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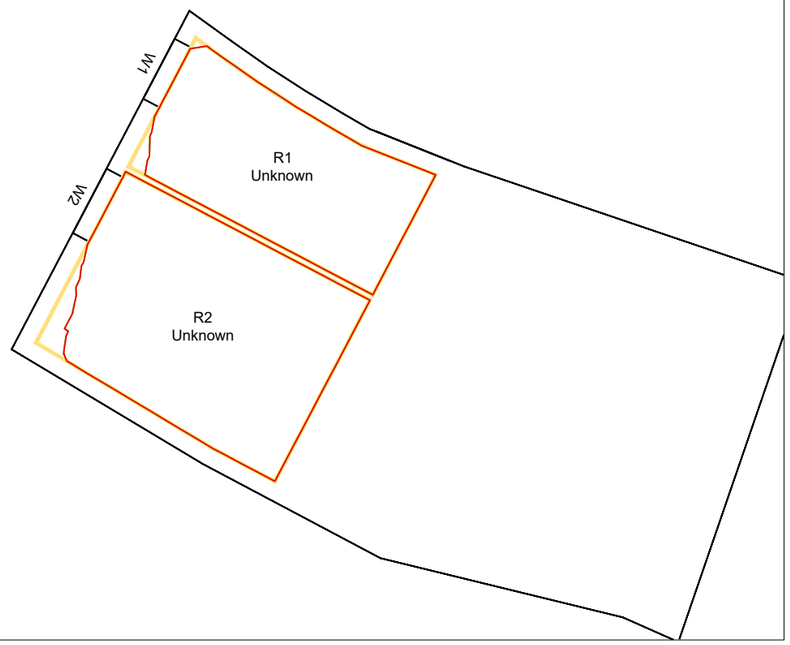



2ND FLOOR

AnsteyHorne

CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 1m 2m 3m 4m 5m

| REV | DESCRIPTION | DATE |
|---|---|---|



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
254 Brixton Hill

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 103-01 |

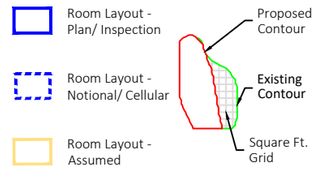
**Daylight & Sunlight**


GROUND


1ST FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

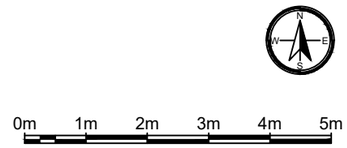



## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**




| REV | DESCRIPTION | DATE |
|---|---|---|
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| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

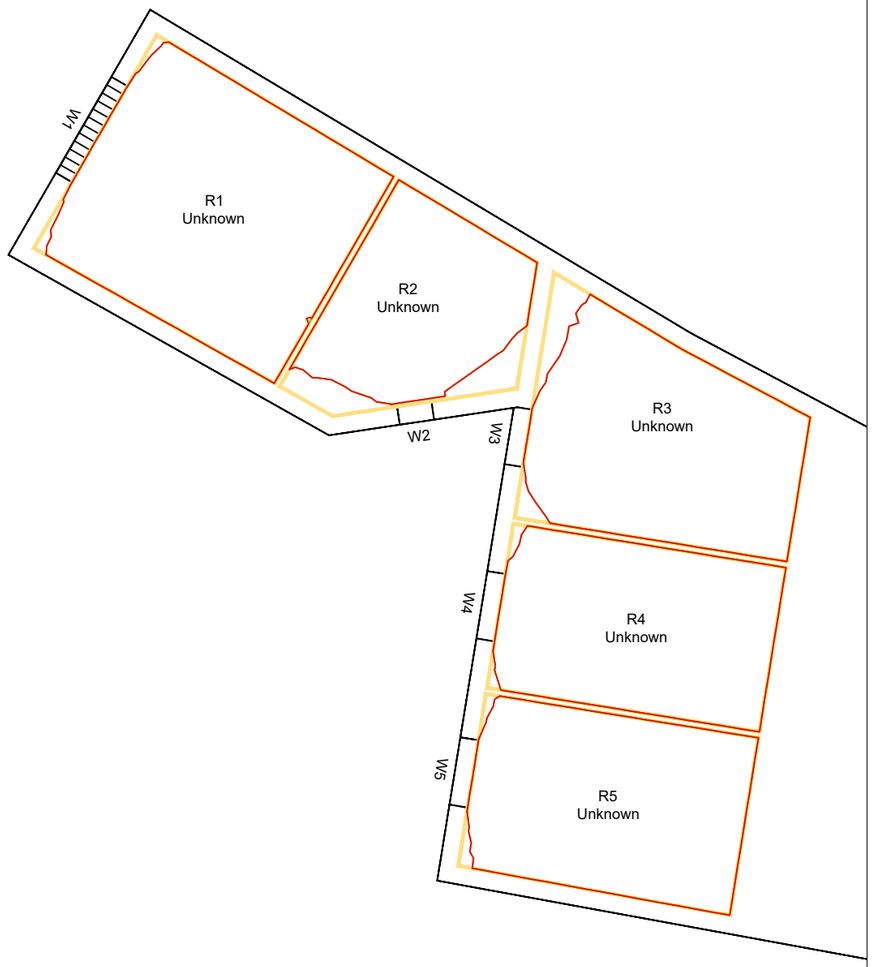
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
254A Brixton Hill

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 104-01 |

**Daylight & Sunlight**




2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**

**ROHACS ARCHITECTS**
**Received on 21/01/2022**

N E S W

0m 1m 2m 3m 4m 5m

| REV | DESCRIPTION | DATE |
|---|---|---|



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

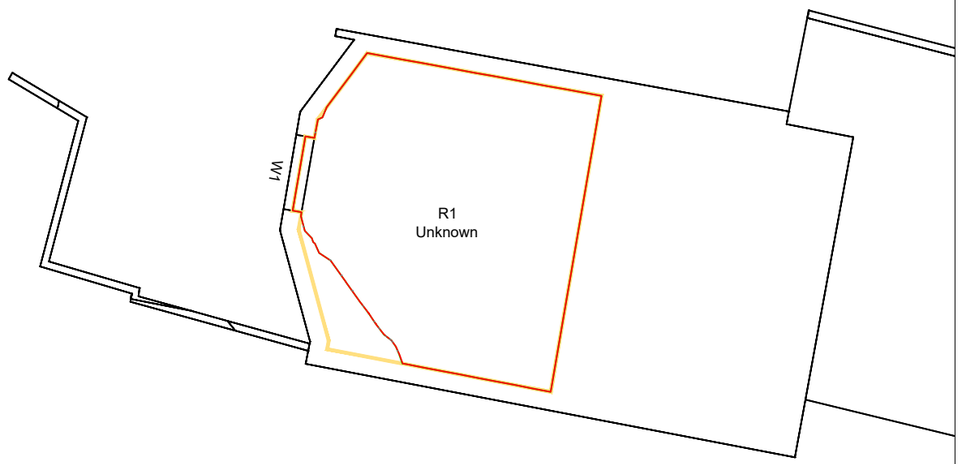
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
254A Brixton Hill

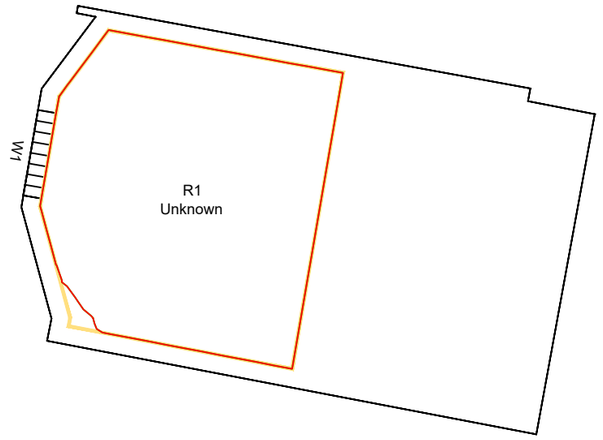
| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 104-02 |

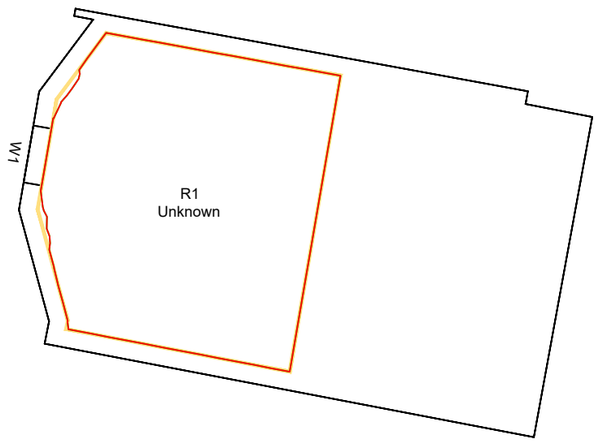
**Daylight & Sunlight**




1ST FLOOR




2ND FLOOR




3RD FLOOR

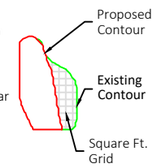
AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed




SOURCES OF INFORMATION:

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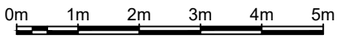
**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**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CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

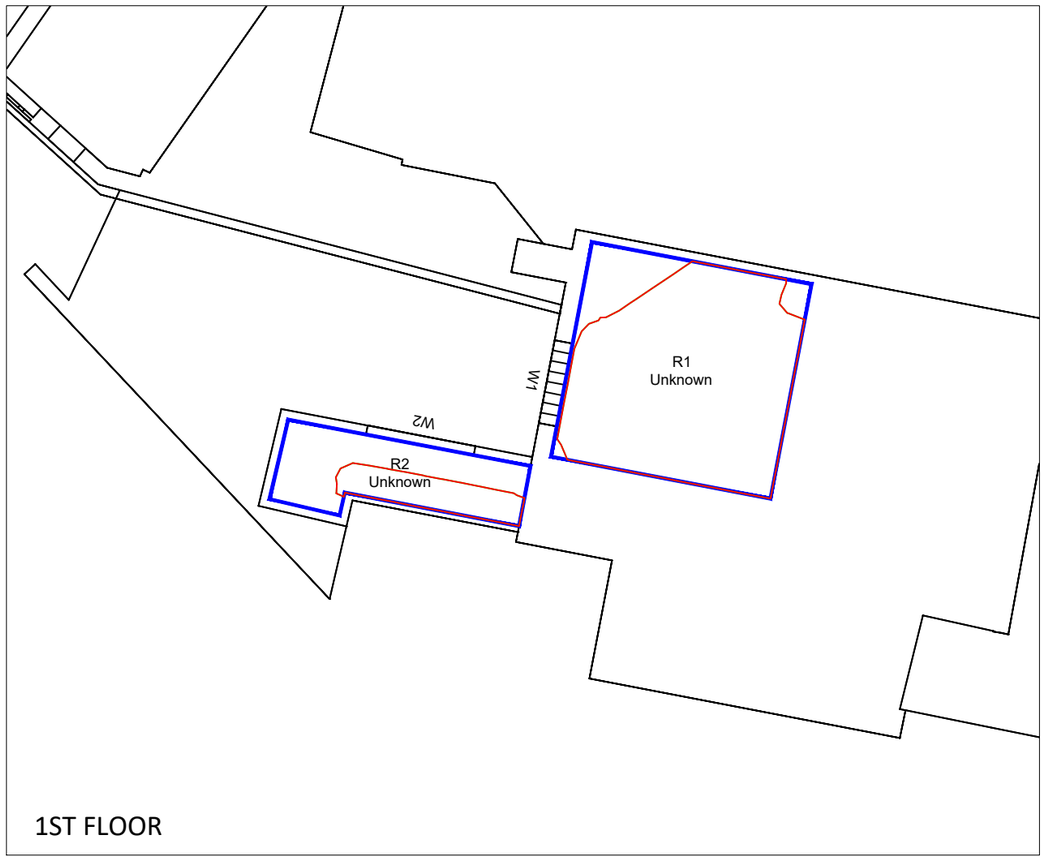
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
256 Brixton Hill

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

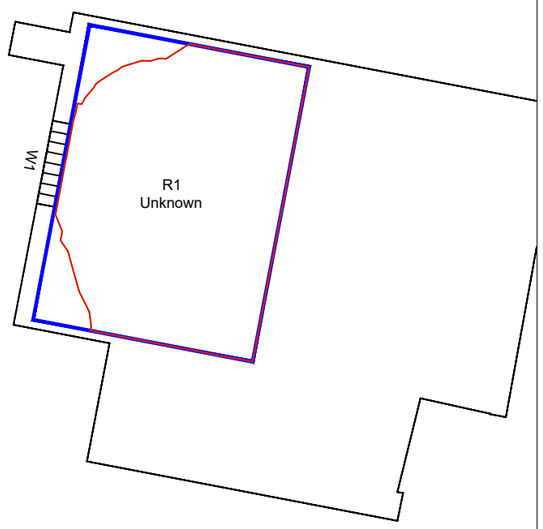
| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 105-01 |

**Daylight & Sunlight**

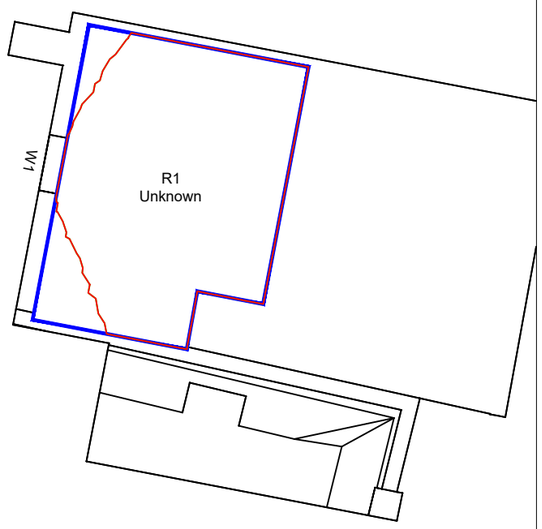

GROUND




1ST FLOOR




2ND FLOOR




3RD FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

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**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 1m 2m 3m 4m 5m

| REV | DESCRIPTION | DATE |
|---|---|---|



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
256A Brixton Hill

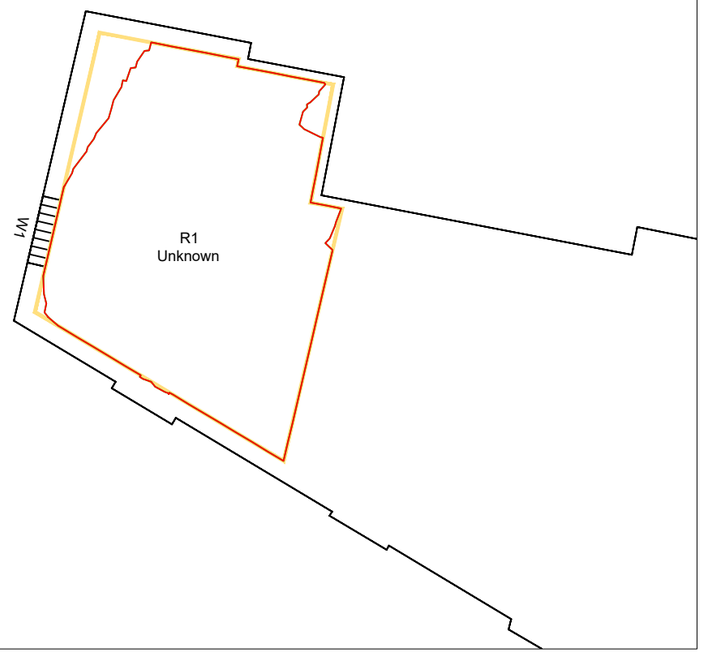
| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 106-01 |

**Daylight & Sunlight**


1ST FLOOR


2ND FLOOR




3RD FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

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**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 1m 2m 3m 4m 5m

| REV | DESCRIPTION | DATE |
|---|---|---|



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
258 Brixton Hill

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
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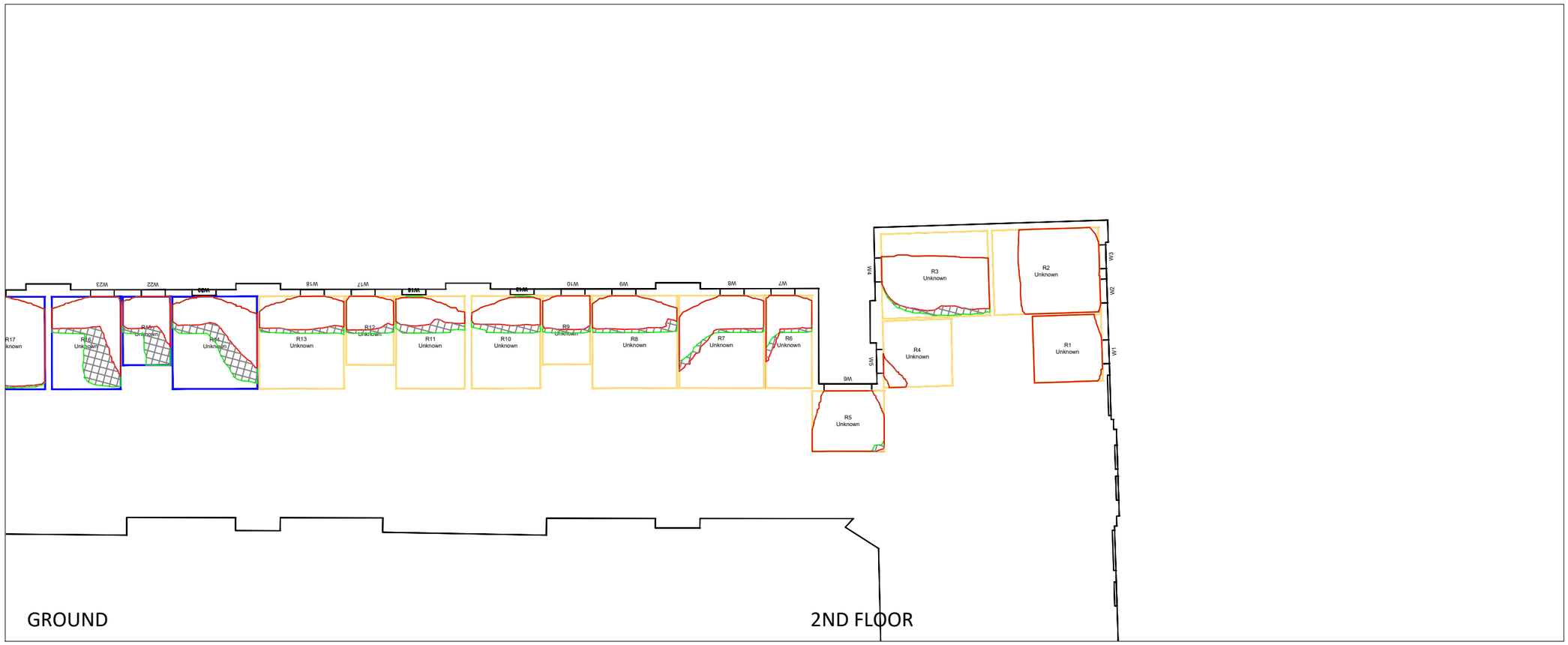
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 107-01 |

**Daylight & Sunlight**






AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902

www.ansteyhorne.co.uk


## LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**

**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 2m 4m 6m 8m 10m

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
Kintyre Court-41 New Park Road

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
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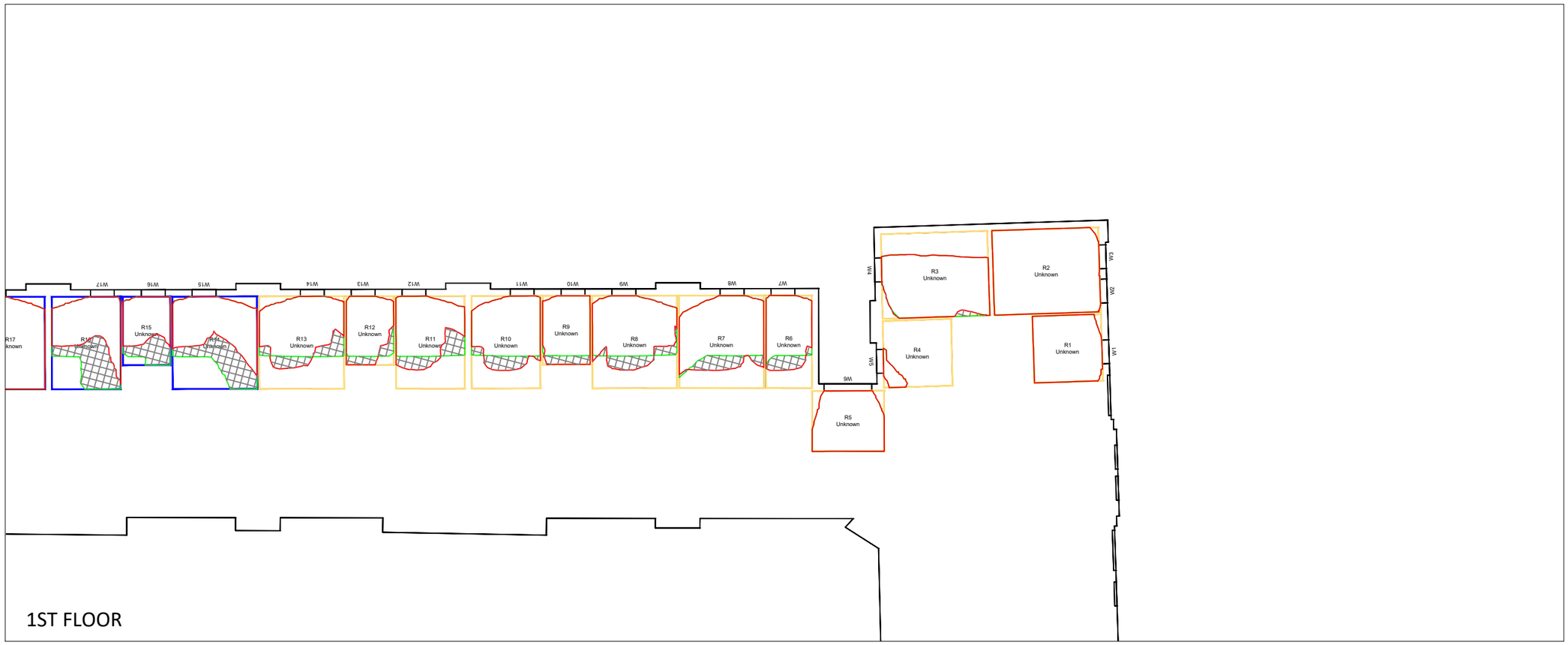
| MZ | 01/02/2022 | 1:200 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 108-01 |

**Daylight & Sunlight**




1ST FLOOR


1ST FLOOR


AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902

www.ansteyhorne.co.uk


## LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

## SOURCES OF INFORMATION:

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**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**

**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 2m 4m 6m 8m 10m

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

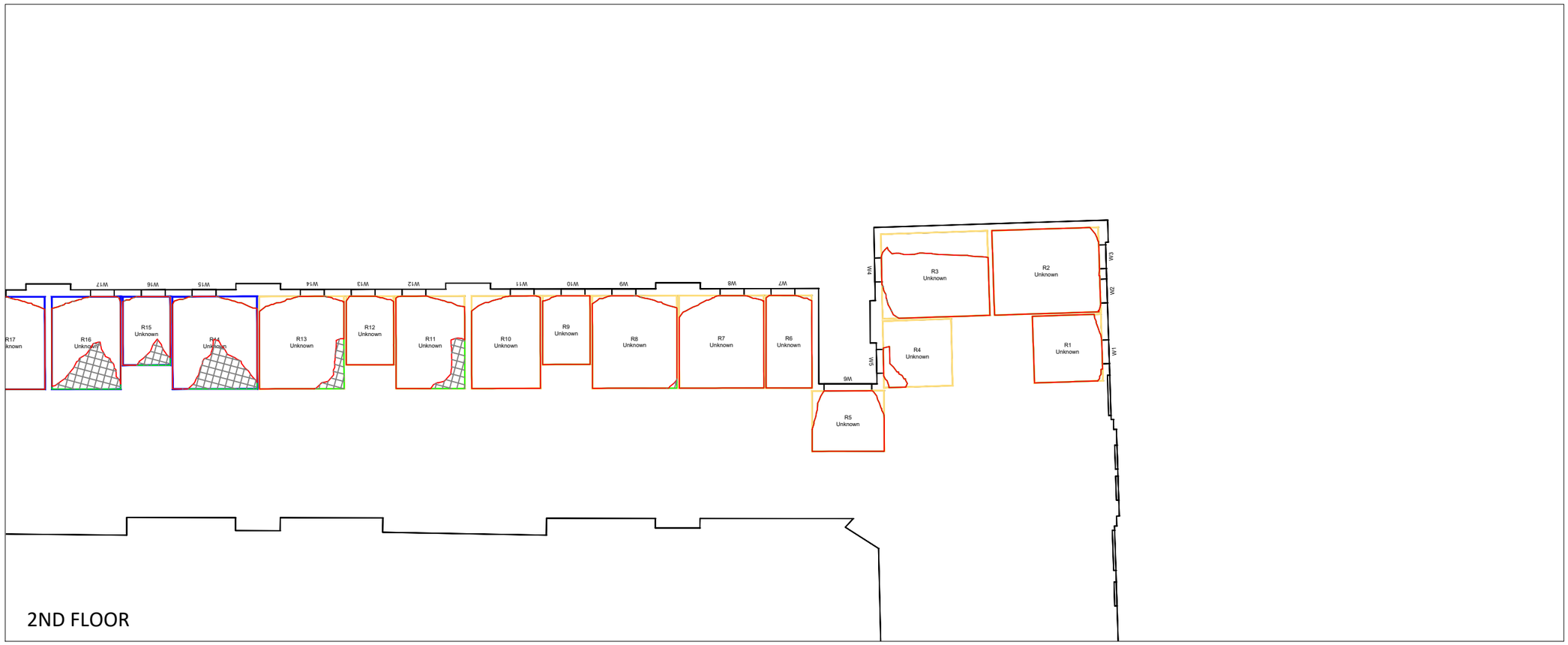
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
Kintyre Court-41 New Park Road

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:200 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 108-02 |

**Daylight & Sunlight**




2ND FLOOR


2ND FLOOR


AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902

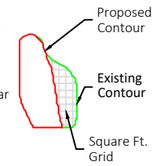
www.ansteyhorne.co.uk


## LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed




## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**

**ROHACS ARCHITECTS**
**Received on 21/01/2022**


0m 2m 4m 6m 8m 10m

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

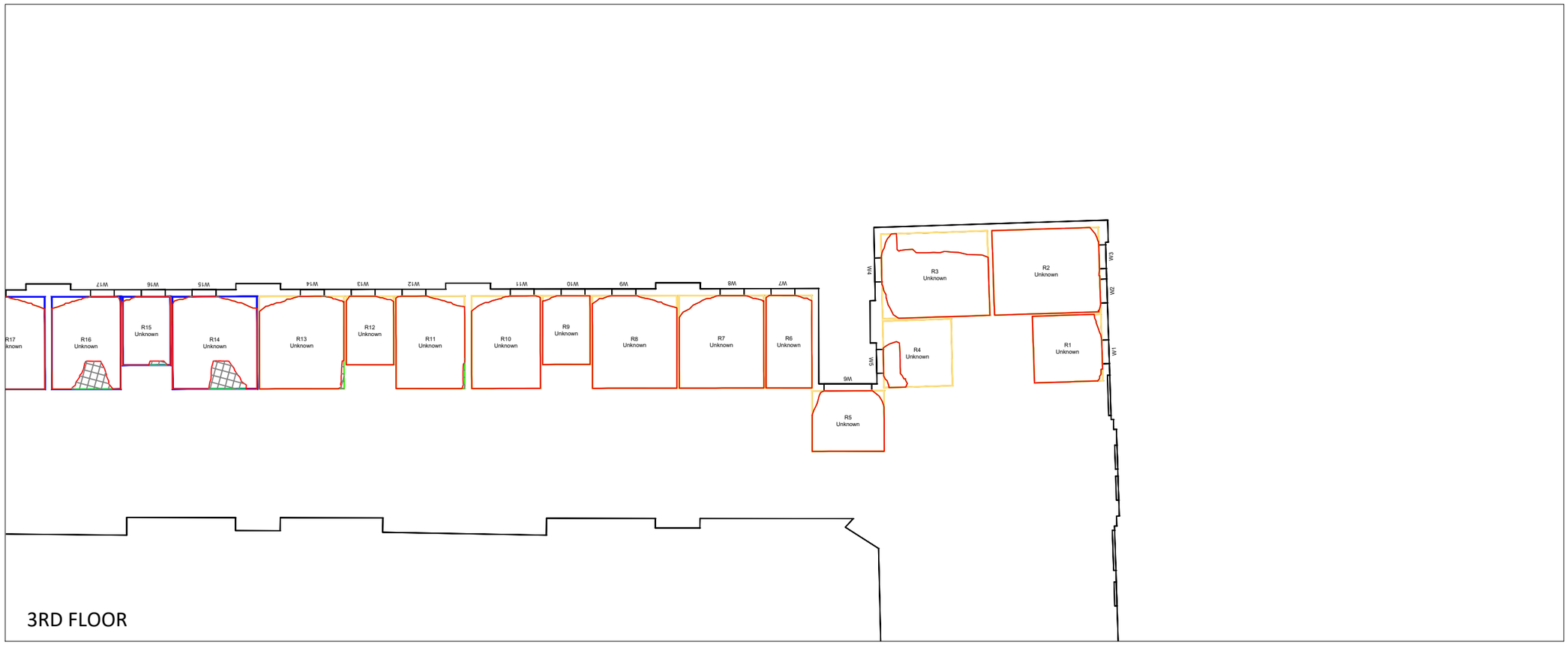
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
Kintyre Court-41 New Park Road

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:200 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 108-03 |

**Daylight & Sunlight**




3RD FLOOR


3RD FLOOR


AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902

www.ansteyhorne.co.uk


## LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**

**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 2m 4m 6m 8m 10m

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

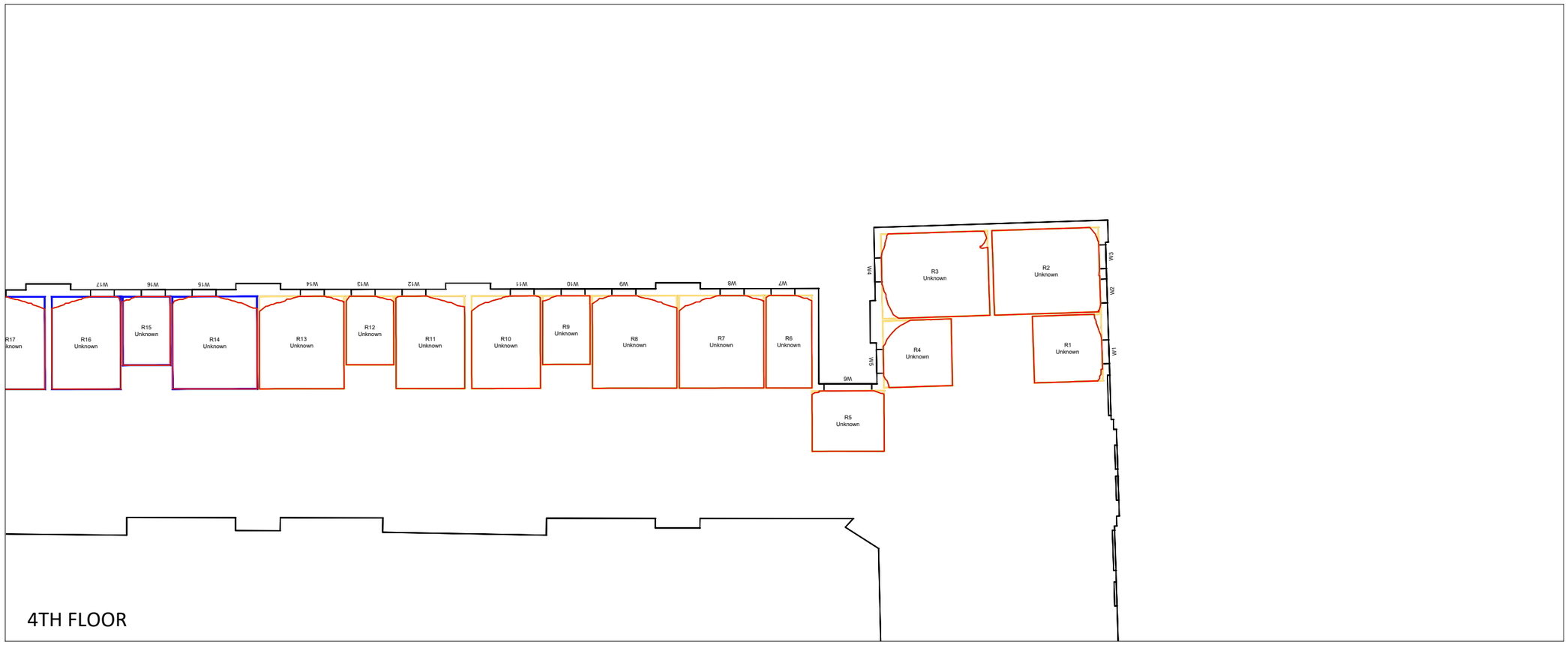
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
Kintyre Court-41 New Park Road

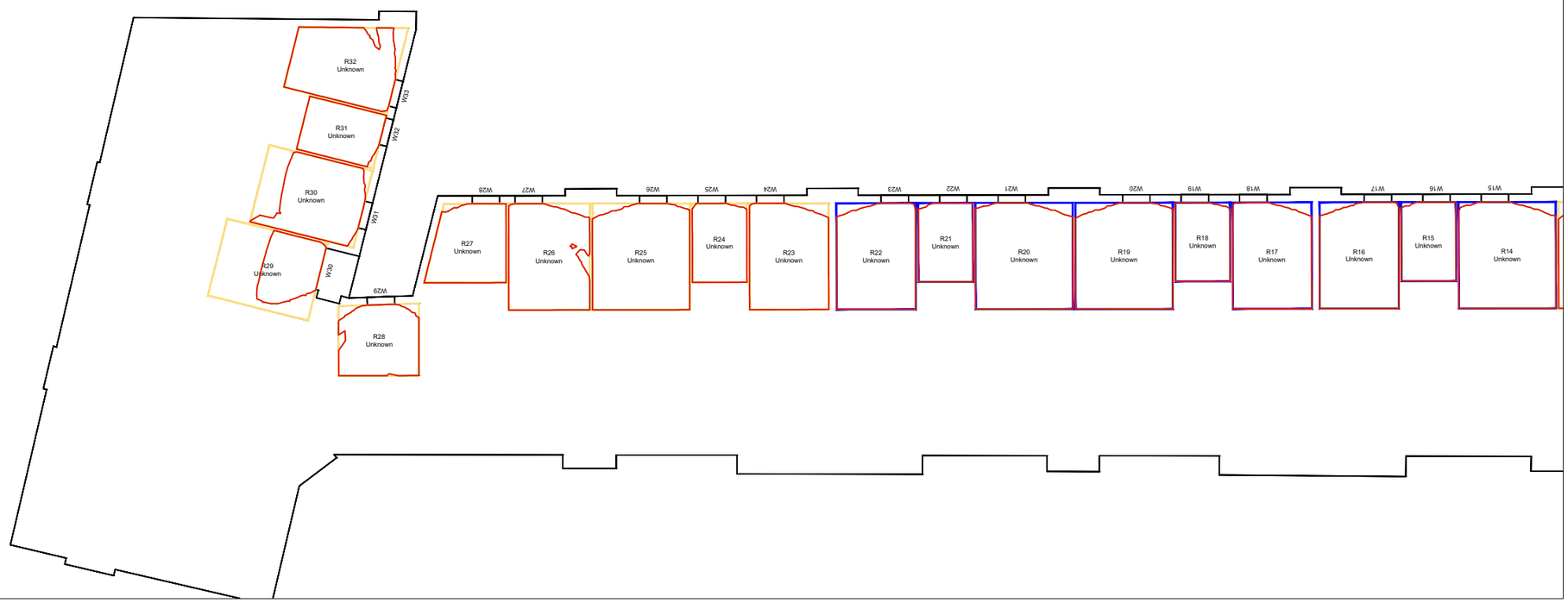
| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:200 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 108-04 |

**Daylight & Sunlight**




4TH FLOOR




4TH FLOOR


AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902

www.ansteyhorne.co.uk


## LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**

**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 2m 4m 6m 8m 10m

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

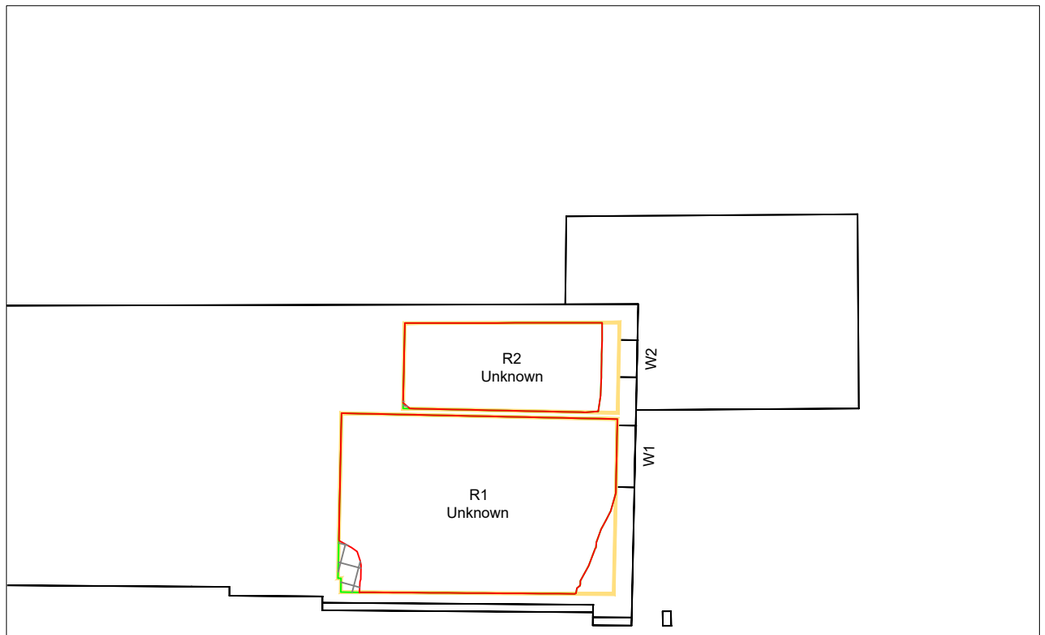
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
Kintyre Court-41 New Park Road

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:200 | A3 |

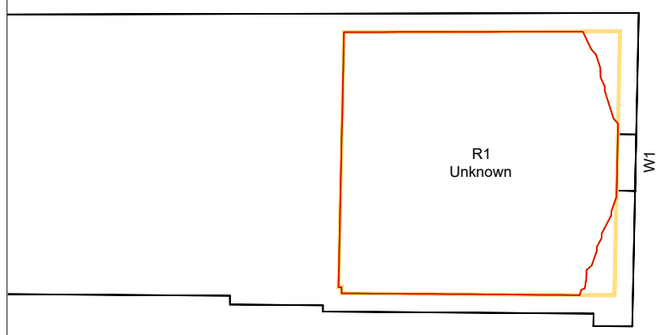
| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 108-05 |

**Daylight & Sunlight**


GROUND




1ST FLOOR




2ND FLOOR

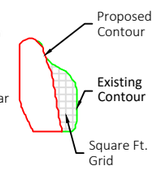
AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed




SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 1m 2m 3m 4m 5m

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |
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CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

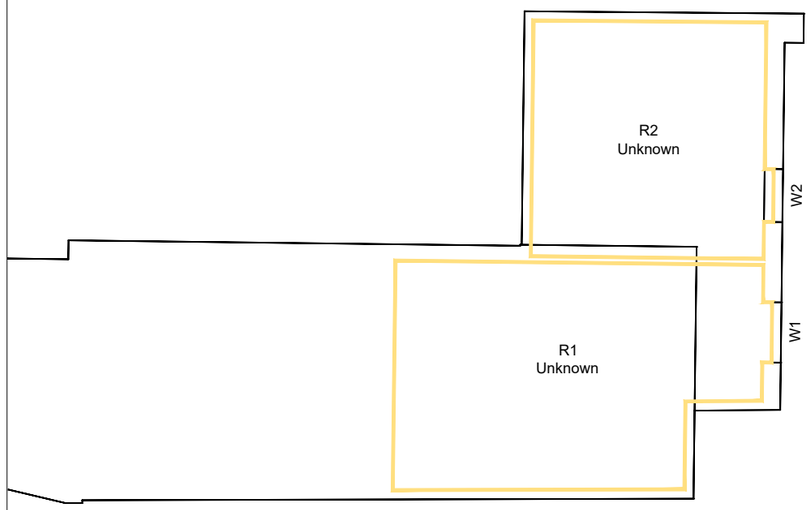
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
35 New Park Road

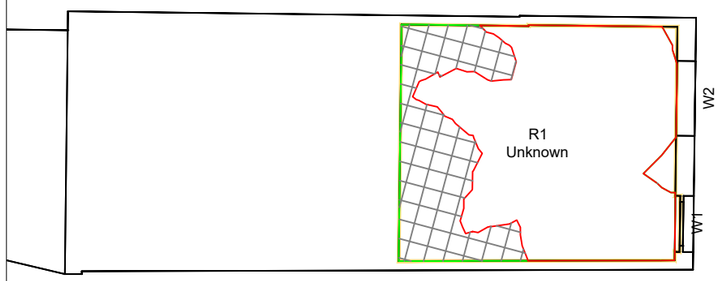
| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 110-01 |

**Daylight & Sunlight**




GROUND




1ST FLOOR

AnsteyHorne

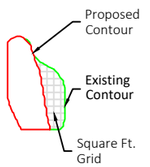
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed




## SOURCES OF INFORMATION:

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**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 1m 2m 3m 4m 5m

| REV | DESCRIPTION | DATE |
|---|---|---|
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CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
33 New Park Road

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 111-01 |

**Daylight & Sunlight**


1ST FLOOR

AnsteyHorne

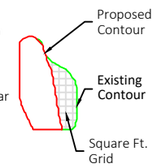
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed




## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 0.5m 1m 1.5m 2m 2.5m

| REV | DESCRIPTION | DATE |
|---|---|---|
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CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

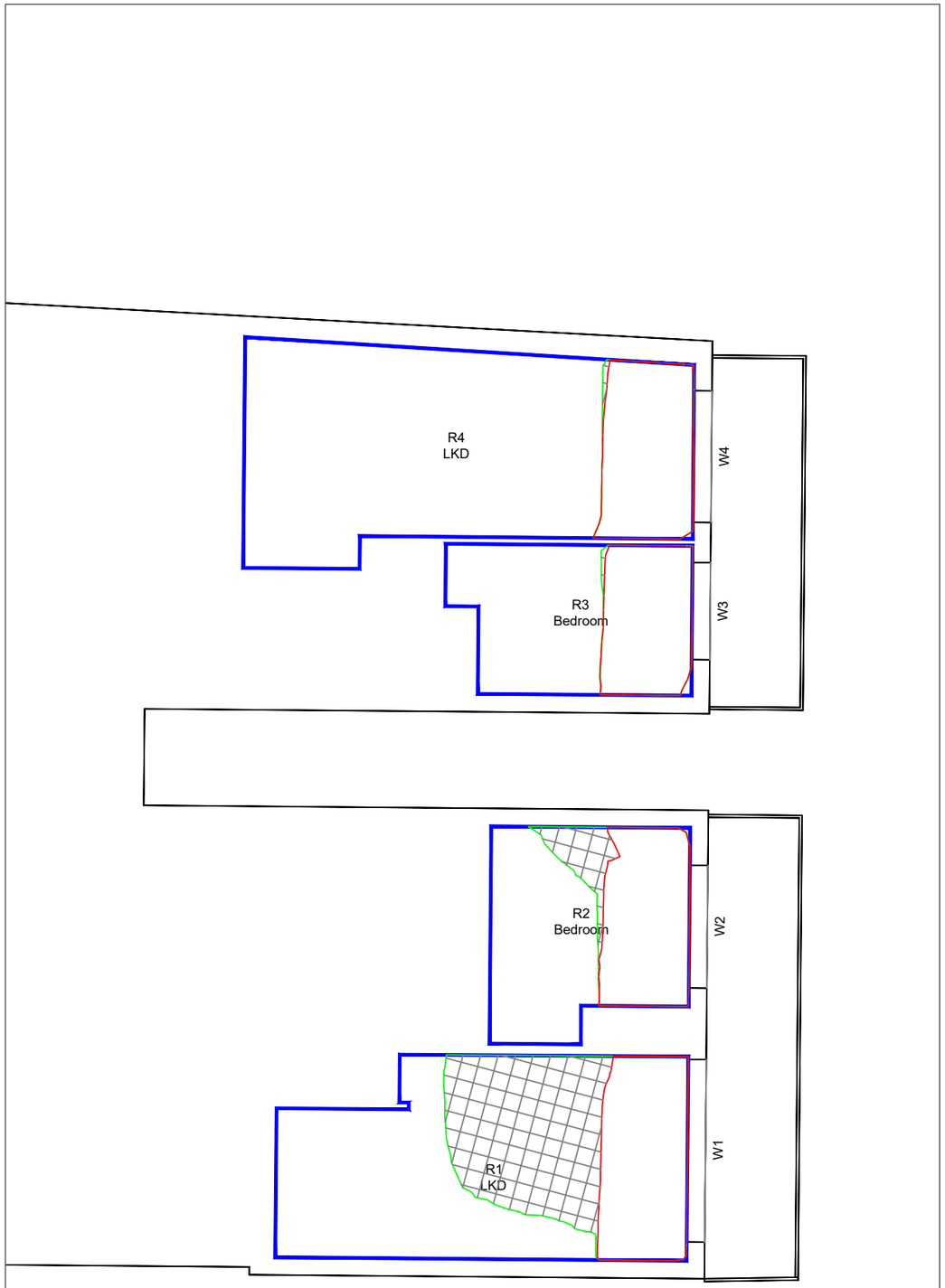
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
31 New Park Road

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:50 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 112-01 |

**Daylight & Sunlight**




GROUND


1ST FLOOR

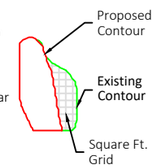
AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed




## SOURCES OF INFORMATION:

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**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**



| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |
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CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
23-27 New Park Road

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 113-01 |

**Daylight & Sunlight**


2ND FLOOR


3RD FLOOR

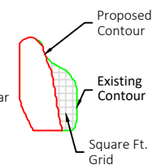
AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed




## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**



| REV | DESCRIPTION | DATE |
|---|---|---|
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CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

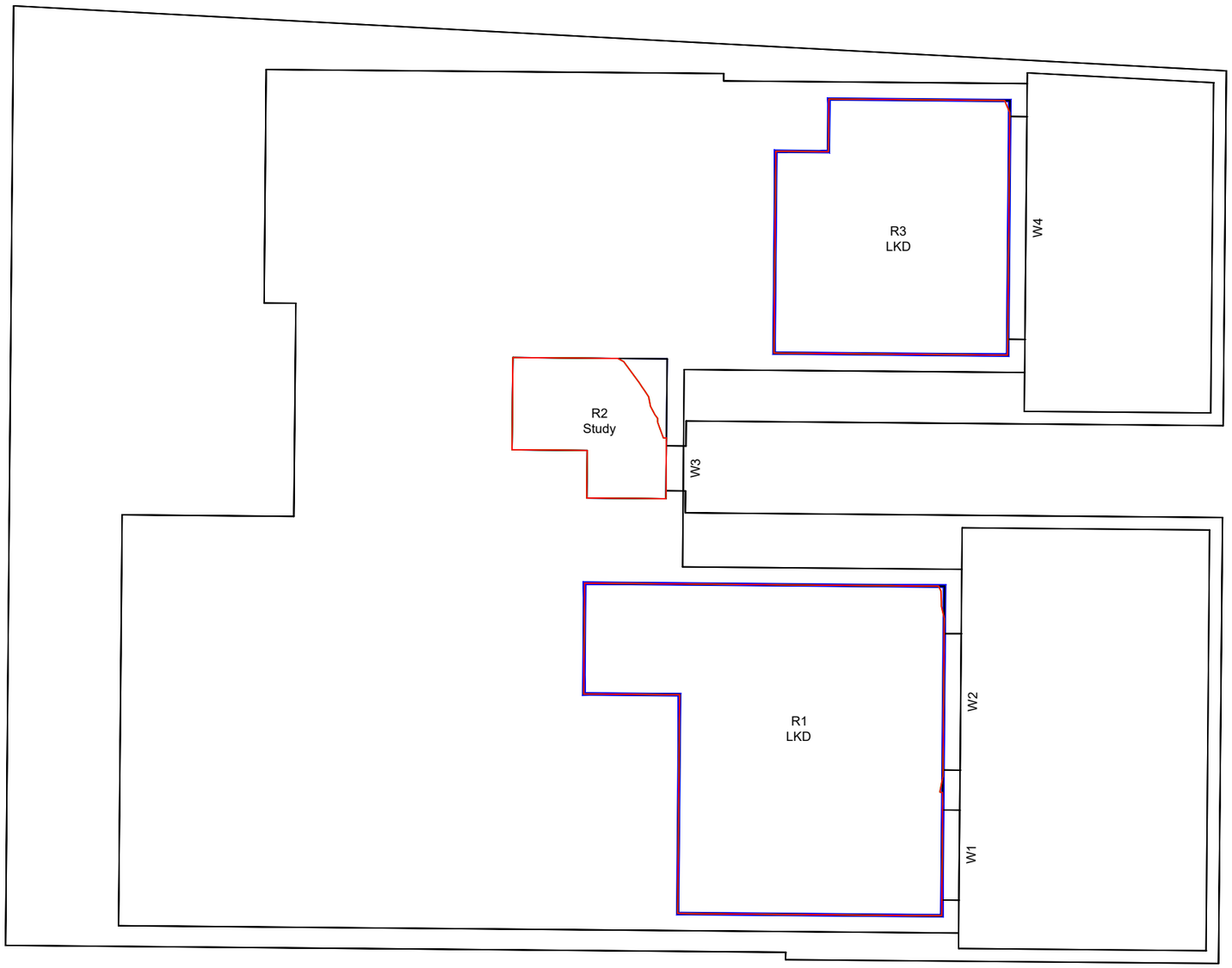
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
23-27 New Park Road

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_ | R05_ | V01_ | 113-02 |

**Daylight & Sunlight**




4TH FLOOR

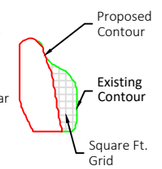
AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed




## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**

0m 1m 2m 3m 4m 5m

| REV | DESCRIPTION | DATE |
|---|---|---|



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
23-27 New Park Road

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | 1:100 | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679 | R05 | V01 | 113-03 |

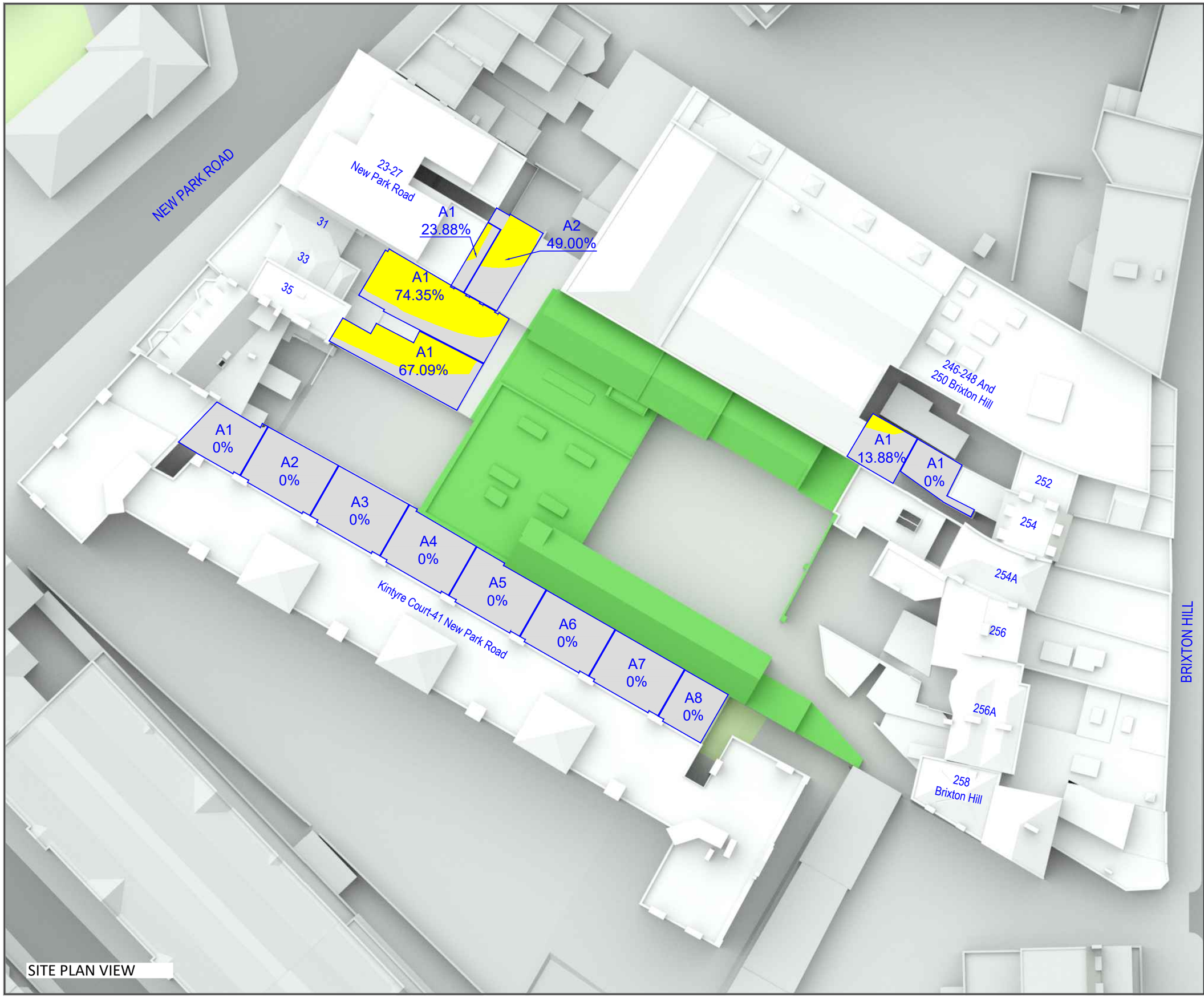
**Daylight & Sunlight**

**APPENDIX F**

**-**

**TWO-HOUR SUN CONTOUR ON 21 MARCH DRAWINGS**

DRAWING NOS. ROL00679_R05_V01_301 TO 302




AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March
- Area receiving < 2hr Sunlight on 21st March
- X% - Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st March

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

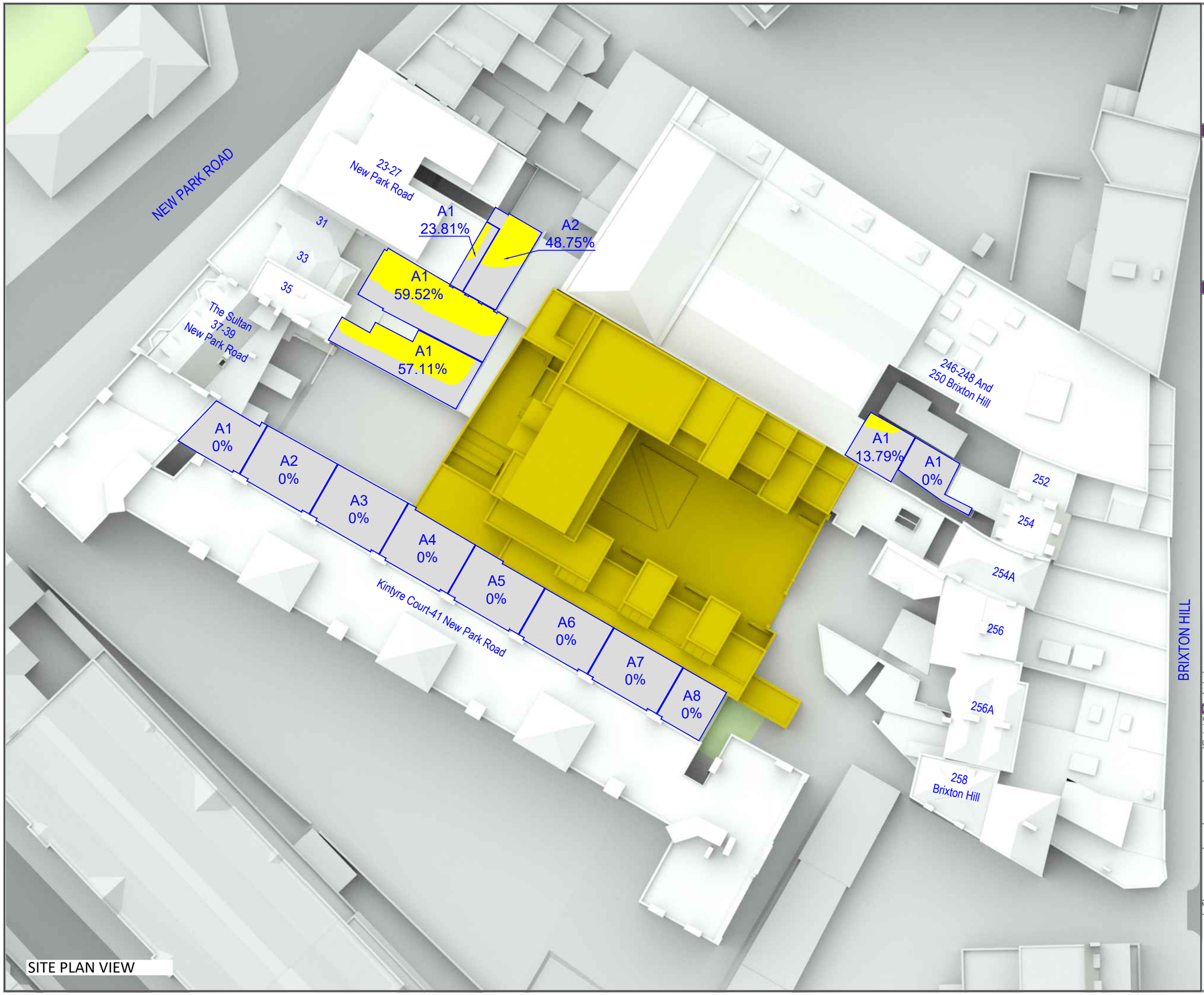
SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST
EXISTING CONDITION
ON 21ST OF MARCH

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | N.T.S. | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 301-01 |

**2Hr Sun-On-Ground**




SITE PLAN VIEW

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

## LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March
- Area receiving < 2hr Sunlight on 21st March
- X% - Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st March

## SOURCES OF INFORMATION:

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**
**Z-MAP - AH POINT CLOUD**
**Received on 22/06/2021**

**Site and aerial photos.**

**PROPOSED BUILDINGS**
**ROHACS ARCHITECTS**
**Received on 21/01/2022**

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |



CLIENT: PLATINUM LAND

PROJECT TITLE: 1-4 BRIXTON HILL
LONDON
SW2 1HJ

SCHEME REF: SCHEME RECEIVED: 21/01/2022

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST
PROPOSED CONDITION
ON 21ST OF MARCH

| MODELLED BY:/ DRAWN BY | DATE: | SCALE: | |
|---|---|---|---|
| MZ | 01/02/2022 | N.T.S. | A3 |

| PROJECT No: | RELEASE No: | VERSION No: | DRAWING No: |
|---|---|---|---|
| ROL00679_R05_V01_ | | | 301-02 |

**2Hr Sun-On-Ground**

AnsteyHorne

4 Chiswell Street, London EC1Y 4UP
T: 020 7065 2770

3 Temple Row West, Birmingham B2 5NY
T: 0121 667 9902

510 Bristol Business Park, Bristol BS16 1EJ
T: 0117 911 3061

ansteyhorne.co.uk

Regulated by RICS

Chartered Surveyors

Rights of Light | Party Walls | Building Surveying | Neighbourly Liaison

expertise *applied*

# APPENDIX A.39 1-4 BRIXTON HILL APPEAL DECISION

The Planning Inspectorate

# Appeal Decision

Inquiry held on 4 to 7 and 13 and 14 July 2023
Site visit made on 13 July 2023

by OS Woodwards BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th July 2023

Appeal Ref: APP/N5660/W/23/3317382
1-4 Brixton Hill Place, London SW2 1HJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by BHPD Limited against the decision of the Council of the London Borough of Lambeth.
- The application Ref 22/01987/FUL, dated 26 May 2022, was refused by notice dated 14 September 2022.
- The development proposed is demolition of the existing buildings and redevelopment of the site to provide an H-shaped building ranging from 2 to 5 storeys in height comprising 24 self-contained residential units (Class C3), together with the provision of three disabled car parking bays, refuse and cycle storage, child play area, landscaping and boundary treatment.

## DECISION

1. The appeal is allowed and planning permission is granted for demolition of the existing buildings and redevelopment of the site to provide an H-shaped building ranging from 2 to 5 storeys in height comprising 24 self-contained residential units (Class C3), together with the provision of three car parking bays for the disabled, refuse and cycle storage, child play area, landscaping and boundary treatment at 1-4 Brixton Hill Place, London SW2 1HJ, in accordance with the terms of the application Ref 22/01987/FUL, dated 26 May 2022, and subject to the conditions as listed at Annex C.

## APPLICATION FOR COSTS

2. At the Inquiry an application for costs was made by BHPD Limited against the Council of the London Borough of Lambeth. I then provided time following the Inquiry for a response from the Council and any last comments by BHPD Limited, which were duly received. This application will be the subject of a separate Decision.

## PRELIMINARY MATTERS

### General

3. The Development Plan includes the Lambeth Local Plan 2020-2035, adopted September 2021 (the L-LP) and the London Plan, dated March 2021 (the LP). There are no emerging Local Plans of relevance to the Inquiry.

4. A number of submissions were received during and after the Inquiry, as set out in Annex B. I am satisfied that in all cases the material was directly

relevant to, and necessary for, my Decision. All parties were given opportunities to comment as required and there would be no prejudice to any party from my consideration of these documents. The appeal is therefore determined on the basis of the revised and additional documents.

## Reasons for Refusal

5. The Council refused the proposal based on 16 reasons for refusal. The 2nd Reason for Refusal is in relation to loss of community facilities. However, since the application was refused, a certificate of lawful use[1] and a subsequent appeal decision[2] have, combined, confirmed that the entire site is in office use and that there are no existing community facilities. Therefore, the Council did not pursue this reason for refusal.

6. The 3rd Reason for Refusal is in relation to a failure to demonstrate that the maximum reasonable provision for affordable housing is proposed. Since the application was refused, the Council has reviewed the viability information and it now agrees that the proposal cannot viably provide affordable housing. Therefore, the Council did not pursue this reason for refusal.

7. The 4th Reason for Refusal is in relation to highway safety at the proposed access from Brixton Hill. However, since the application was refused, a prior approval application for the change of use of the existing building to 12 flats has been granted[3]. This has established the principle of the use of this access point by residential occupiers and, therefore, the Council did not pursue this reason for refusal.

8. The 8th Reason for Refusal is in relation to fire safety. The appellant has submitted a London Plan Fire Safety Report and Design Note that the Council has reviewed and confirmed is satisfactory. Therefore, the Council did not pursue this reason for refusal.

9. The 11th Reason for Refusal is in relation to a failure to demonstrate that adequate provision is made for access to the proposed car parking spaces and servicing of the proposal. Since the application was refused, additional information has been submitted to clarify the swept path of delivery vehicles and detailing a revised car parking arrangement. The Council has stated that this information adequately addresses its concerns in these regards and therefore it did not pursue this reason for refusal.

10. The 12th Reason for Refusal is in relation to refuse collection. However, the Council has since indicated that, if refuse collection were to take place from Brixton Hill, then this would overcome its concerns in this regard. This could be controlled by condition and, therefore, the Council did not pursue this reason for refusal.

11. The 13th Reason for Refusal is in relation to design standards, energy efficiency and biodiversity. However, since the application was refused, the appellant has submitted a Sustainable Design and Construction Statement and an Energy Report which the Council has reviewed and has found to be acceptable. The Council has also confirmed that appropriate biodiversity

[1] Ref 20/01597/LDCE
[2] Ref APP/N5660/W/22/3305193
[3] Ref 23/00704/P3MA

standards could be secured by condition. Therefore, the Council did not pursue this reason for refusal.

12. The 14th Reason for Refusal is in relation to surface water flooding. However, since the application was refused, the Local Lead Flood Authority has confirmed it supports the proposal in this regard. Therefore, the Council did not pursue this reason for refusal.

13. The 15th Reason for Refusal is in relation to air quality. However, since the application was refused, an Air Quality Assessment has been submitted which the Council has found to be acceptable. Therefore, the Council did not pursue this reason for refusal.

Planning Obligation

14. The 16th Reason for Refusal is in relation to the absence of a completed s106 Planning Obligation and therefore the lack of an enforceable mechanism to secure appropriate levels of affordable housing, a car-free development, or contributions or other measures to mitigate the effect of the proposal on local infrastructure. In this regard, at the Inquiry the appellant submitted a s106 Planning Agreement in the form of a Unilateral Undertaking, dated 17 July 2023 (the UU). The UU secures:
    - an early-stage affordable housing review mechanism;
    - a late-stage affordable housing review mechanism;
    - the provision of communal open space and children's playspace, including establishing a Management Company for their ongoing maintenance;
    - extent, materials and planting details, and the ongoing management, of the green roofs;
    - an employment and skills contribution, and an Employment and Skills Management Plan including commitments to providing apprenticeships, use of local labour during construction, work experience, engagement with the local community and schools, and job advertisements;
    - three years free car club membership for the first occupant of each proposed dwelling;
    - three years cycle hire scheme membership for the first occupant of each proposed dwelling;
    - each proposed dwelling to be prevented from applying for an on-street car parking permit;
    - a contribution towards a Road Danger Reduction scheme in relation to Brixton Hill;
    - a contribution towards improving the cycling environment on Brixton Hill;
    - a contribution to off-set carbon emissions;
    - a Travel Plan monitoring fee; and,
    - a UU monitoring fee.

15. The provision and maintenance of communal open space is necessary to provide outdoor amenity space to the future occupants of the proposal and is fairly and reasonably related to the scale of the proposal. The provision and maintenance of children's playspace is necessary to provide suitable play facilities for any children that would live in the proposal and is fairly and reasonably related to the scale of the proposal. The contribution and other measures in relation to employment and skills are necessary to ensure that the economic benefits of the proposal are shared with the local area and the local population. They are reasonably related in scale because only a relatively

small proportion of local labour and only a minimum of two apprenticeships are secured.

16. The car club membership, cycle hire membership and prevention of applying for on-street car parking permit obligations are necessary to encourage travel by sustainable modes of transport. They are reasonably related in scale to the proposal because memberships are only required for three years for the first occupier. The prevention of applying for on-street car parking permit clause also ensures that there would be no unacceptable increase in on-street parking pressure. This, along with the road danger reduction scheme contribution and improvements to the cycling environment on Brixton Hill, are necessary to mitigate the effect of the proposal on highway safety. They are reasonably related in scale and kind to the proposal because the measures are in proximity to the appeal site. The prevention of applying for on-street car parking permit obligation is secured through the Greater London Council (General Powers) Act 1974 which is an effective way to secure this obligation because it does not require a restriction on the land.

17. The contribution to off-set carbon emissions is necessary to mitigate the increase in carbon emissions that would be caused by the proposal. It is reasonably related in scale and kind to the proposed development because the contribution is directly related to the calculated carbon emissions.

18. The early-stage review is partially on the basis of calculating costs. Two options are presented. Option A includes build costs, professional, agent and marketing fees, legal costs, finance costs and the UU and Community Infrastructure Levy (CIL) costs. Option B just includes build costs. The Greater London Authority (the GLA), both in its 2017 and 2019 viability guidance[4], states that early-stage review mechanisms should only be based on build costs. The Council's guidance[5] does not contain specific guidance on the calculation of a review mechanism. Planning Practice Guidance (PPG) has limited specific advice regarding review mechanisms but it does list the costs of a development as including build costs, finance costs and professional costs, amongst others[6].

19. Option A is a more comprehensive reflection of the true total costs to the developer and therefore would provide a more robust and accurate calculation of the profitability of the proposal and therefore what the level of contribution, if any, to affordable housing should be. I acknowledge the GLA's guidance is focussed on build costs but it also states that early-stage review mechanisms should be based on the most robust data available, which is what Option A would provide. Therefore, in accordance with Paragraph 3.6 and the Build Costs definition within the UU, I direct that Option A should be adopted for the calculation of costs.

20. The late-stage review includes an either/or option for the allocation of any increase in profit, if identified, which is to be either 80% or 60% of the profit to go to the Council. Paragraph 6.7 of the Council's Development Viability SPD states that the profit split should typically be 80% to the Council. GLA

[4] Paragraphs 3.50, 3.60 and 3.65 of the Homes for Londoners Affordable Housing and Viability SPG, dated August 2017 and Formula 1b of the Viability Review Mechanisms Procedure Practice Note, dated April 2019
[5] The Development Viability SPD, dated October 2017
[6] Paragraph: 012 Reference ID: 10-012-20180724

guidance is that 60% of the profit should be allocated to the Council[7]. The review mechanisms have been drafted in general accordance with the standard wording in the GLA guidance. The most recent GLA guidance is more up-to-date, having been released in 2019, against 2017 for the Council's guidance. I therefore direct that 60% of the profit should go to the Council in accordance with the GLA guidance, ie 0.6 as set out in Formula 3 of the UU.

21. I am therefore satisfied that all the obligations are necessary, directly related to the development, and are fairly and reasonable related in scale and kind to the development. The UU therefore meets the tests set out in Regulation 122 of the CIL Regulations 2010 (as amended) and Paragraph 57 of the National Planning Policy Framework (the Framework). Consequently, the UU would secure appropriate levels of affordable housing, a car-free development, and would appropriately mitigate the effect of the proposal on local infrastructure. I have therefore taken the UU into account and the 16th Reason for Refusal is not a main issue for the appeal.

## MAIN ISSUES

22. The main issues are:
    - whether or not the appeal site is an appropriate location for development of this type, with particular regard to the proposed loss of the existing office floorspace;
    - the effect of the proposal on the character and appearance of the area, with particular regard to scale, site coverage and the proposed courtyard;
    - whether or not the proposal would preserve or enhance the character or appearance of the Rush Common and Brixton Hill Conservation Area;
    - whether or not the proposal would provide satisfactory living conditions for future occupiers; and,
    - the effect of the proposal on the living conditions of neighbouring occupiers.

## REASONS

### Loss of Office Floorspace

23. The appeal site contains a part one, part two-storey building, formed of several parts and built at different times. The lawful use of the premises as a whole is as offices (Use Class E). It currently lies vacant. It is proposed to demolish the building and to replace it with a residential development.

*Policy ED1*

24. Policy ED1 of the L-LP states that proposals involving the complete loss of office floorspace will not be permitted unless three tests are all met. There is also a fourth criteria but this stands apart from the other three tests and it is common ground that this is not met because the test is that the office floorspace is replaced in the vicinity of the site, which is not proposed.

25. The first test, at part ci of the policy, is that it is demonstrated that there is no demand for office floorspace through evidence that the floorspace has been vacant and continuously marketed for at least two years. The floorspace was occupied until September 2021 by the Clapham Park Project. In the lead up to

[7] Paragraph 3.65 of the Homes for Londoners Affordable Housing and Viability SPG, dated August 2017 and Formula 1b of the Viability Review Mechanisms Procedure Practice Note, dated April 2019

this date the occupier was winding down and had a limited presence on the appeal site. However, the building was still occupied up until September 2021, even if only partially. The building has not, therefore, been vacant for two years.

26. Marketing was undertaken in two phases, the first period began in August 2018 until October 2020 and the second period was from November 2020 to March 2022. I acknowledge that part of the marketing period was when the site was still occupied by the Clapham Park Project. However, it was offered on the basis of vacant possession and this did not, therefore, represent an obstacle for any potential purchasers. Overall, the building was marketed for nearly four years, meeting the policy requirement for two years.

27. The sales particulars[8] emphasised the opportunity for a residential development. Offers were sought either on an unconditional or subject to planning basis, ie offers were considered on the basis of office use or as a redevelopment opportunity. No offers were received for continuation for office use. However, this could be because any parties interested in the buildings as an office opportunity would have known they would be bidding against parties interested in a residential development opportunity. It is not, therefore, possible to know if the lack of offers for the site to be used as offices accurately reflects a true lack of demand.

28. Therefore, because of the emphasis of the marketing on the residential potential of the site and because the building has not been vacant for two years, the proposal does not comply with part ci of Policy ED1. In addition, no evidence has been provided of compliance with either the second or third tests of the policy, ie parts cii and ciii, which relate to the feasibility or refurbishment or sub-division of the existing building as offices.

*Fallback*

29. An important material consideration is that the building is eligible to change from offices to residential use under permitted development rights subject to prior approval[9]. In this regard, prior approval[10] for the change of use to 12 self-contained flats has been granted. This is a potential fallback position. It is important to establish whether or not the fallback has a 'real prospect' of being implemented, as opposed to being merely theoretical[11]. For it to be a 'real prospect' the fallback must relate to a specific scheme that is actually intended to be implemented.

30. There is a specific fallback proposal, as set out in detail in the prior approval permission for 12 flats. It would involve converting all the existing floorspace. There are no particularly restrictive conditions attached to the approval. The two-storey buildings on the appeal site have relatively shallow footplates, a regular fenestration pattern, and natural divisions that make them appropriate for conversion to residential use.

[8] See Appendices 3 and 4, Marketing Statement (CD1.16)
[9] Schedule 2, Part 3, Class MA of The Town And Country Planning (General Permitted Development) (England) Order 2015 (as amended)
[10] Ref 23/00704/P3MA
[11] See R (Mansell) v Tonbridge and Malling Borough Council [2019] PTSR 1452 (CA)

31. The large single-storey structure has a deep floorplan and a layout that does not translate well to creating liveable or high quality residential accommodation. There are three flats proposed within this area and all of them would be over-sized and include large areas of storage and inefficient use of space. All the bedrooms would only be lit by rooflights. However, a Daylight and Sunlight Assessment by Anstey Horne was submitted with the prior approval and finds that all 28 of the proposed habitable rooms, including the bedrooms, would receive adequate daylight. The living rooms for the three flats in question would receive high levels of daylight. The report concludes that the overall levels of light would be acceptable. The proposed accommodation would therefore be of sufficiently high quality to function as a 'real prospect' for the appellant to realise value in the appeal site, if the appeal were to fail.

32. I have been provided with no viability information regarding the fallback. However, this is not a requirement of policy. The fallback proposal has near to zero planning risk and likely relatively low build costs because it would be largely refurbishment rather than new build. Even allowing for the likely lower sales values because of the compromises to at least some of the proposed flats, I see no reason to believe that it would not be a viable alternative.

33. There could be other viable alternatives based on alternative proposals for redevelopment of the appeal site. However, the fallback proposal put forward is a 'real prospect' and it is therefore not necessary for me to consider other alternatives.

*Overall*

34. Policy ED1 of the L-LP still applies because the prior approval has not been implemented and the existing use of the building is therefore still as an office. As set out above, the proposal fails to comply with the policy. However, because of the fallback position, I attach limited weight to this conflict. The appeal site is, therefore, an appropriate location for a residential development that would result in the loss of the existing office floorspace.

Character and Appearance

*Existing*

35. The appeal site is an irregularly shaped plot located between New Park Road and Brixton Hill. There are a series of connected buildings on three sides of a courtyard. The buildings to the north east and south west boundaries are two-storey terraces with pitched roofs. There is a more modern relatively large and deep single storey extension with a flat roof to the western boundary. The courtyard is hard standing and is largely laid out either for car parking or vehicular access and manoeuvring. Vehicular and pedestrian access is from Brixton Hill Place, a relatively narrow road that passes through an undercroft and leads up from Brixton Hill.

36. Historical mapping shows that the site was initially developed in the late-Victorian period. At the time of the first world war there were terraces to the north east and south west boundaries and a further building within the middle of the now courtyard. By the time of the second world war, there were further additions to the two other boundaries of the site. In the 1960s the footprint was largely the same as existing although with different façade lines

to the buildings to the north east boundary. The earliest drawing within the evidence that shows the existing footprint is dated 1996.

37. The older elements of the site, ie the two-storey buildings, might have been built in Victorian times but they have since been heavily altered. The fenestration is modern, not just in material but also size and style. It is also inconsistent having likely been modified at various times by various different owners. The roof slopes are inconsistent as are the roof materials. The more modern extensions are of, at best, nondescript character and appearance. Nevertheless, the appeal site has retained a general feel of being a former light industrial site of modest scale, and the two-storey buildings still read as of the Victorian period, despite the alterations.

38. The appeal site sits in the centre of a dense urban area formed by the triangle of Brixton Hill Place, New Park Road and Moorish Road. The area is undistinguished architecturally, with a mish mash of building styles, uses, plot sizes and footprints. The commercial units fronting onto Brixton Hill are in a poor state of repair and the quality of the commercial units to the ground floor along New Park Road is varied.

39. To the north east is a fairly substantial warehouse building. To the east is the rear of the properties fronting Brixton Hill. These are part three, part four-storey Victorian terraces, likely with a mixture of flats and ancillary commercial space to the upper floors, set back from Brixton Hill and with more modern single storey front extensions for commercial units. The front extensions have a fairly large footprint in comparison to the footprints of their host properties. To the south is a long and relatively narrow five-storey block of flats called Kintyre Court, from the interwar period. To the west, all along New Park Road, are the three-storey Sultan Public House and associated beer garden, a two to three-storey building with commercial to the ground floor and flats above, and a relatively newly built five-storey block of flats and associated two storey mews house.

40. Although fairly low rise to the 'tip' of the triangle which is further, there are a number of relatively tall buildings in the vicinity of the appeal site. These include the already mentioned Kintyre Court and the block of flats on New Park Road, and also Courtney House which is an eight-storey former commercial building that has changed use to residential. Both Kintyre Court and Courtney House have parking areas and courtyards which provide a degree of breathing space. However, this is limited and they are both close to surrounding buildings in parts, for example the three-storey building fronting Brixton Hill for Courtney Place and the appeal site buildings for Kintyre Court. In addition, the relatively bulky warehouse to the north and new block of flats along New Park Road both have footprints that take up most of their plots and are tightly bound by other buildings.

*Proposed*

41. It is proposed to demolish all the existing buildings and to erect a new building for residential use. The new building would range from two to five-storeys. It would be set around three sides of a courtyard with a further, smaller, courtyard to the north west. It would have an H-shape to its footprint. There would be a number of insets, stepped massing and chamfers, but in general the massing would be lower to the entrance of the site to the east and then rising up to the north west.

*Assessment*

42. The design is modern, with mostly flat roofs and with brick as the predominant material. The fenestration pattern would be consistent but with some variety to locations and sizes to add interest. The proposed courtyard would be largely hard surfaced although there would be the opportunity for some planting. Green roofs also form part of the proposal, although the detail of these could be reserved to be agreed by condition. It is common ground that the detailed design of the proposal is acceptable, subject to control of the detail by condition, and I agree.

43. The proposed design is dense. The footprint of the buildings would be a relatively large part of the appeal site and would directly abut the boundaries to three sides. However, the footprint would be approximately the same as the existing buildings. In addition, although there are some courtyard areas surrounding buildings in the surrounding area, there are also several examples of buildings that take-up a high proportion of their plots. The overall scale and density of the proposal would also be partially lessened by the proposed step backs, chamfers, insets and other design features that lessen its apparent bulk, both as viewed from neighbouring occupiers and from within the proposed courtyard or proposed flats as would be appreciated by future occupiers.

44. It would be difficult to see the proposed building from public areas because of the intervening existing buildings but it would be appreciable from surrounding neighbours. The proposal would represent a change from a relatively modest development to a significantly taller and denser development. However, the tallest elements of the building would be approximately the same height as the New Park Road block of flats and Kintyre Court, albeit slightly above the parapet of Kintyre Court. Although the site would lose its modest character, this is not a prevailing character in the wider area, and even the Council acknowledge that the appeal site represents the last remnant of light industrial backland development in the area.

45. I acknowledge that the other buildings of similar scale in the area have at least some street presence. However, both Kintyre Court and Courtney House also stretch back into the middle of the triangle of land, still at height. The properties fronting Brixton Hill are relatively low rise, such as the single storey commercial elements, or are set back slightly such as near the 'tip' of the triangle. The prevailing character is a mixture of heights, footprint and density of development, relatively haphazardly located and with little discernible consistency of character or appearance, other than being part of a dense urban block with intermittent taller elements.

46. Therefore, the proposal would not harm the character and appearance of the area, with particular regard to scale, site coverage and the proposed courtyard. It therefore complies with Policy Q5 of the L-LP which requires local distinctiveness to be sustained and reinforced and Policy Q7 of the L-LP which requires high quality design. It also complies with Policy D3 of the LP which requires a design-led approach to optimise site capacity and high quality design.

## Heritage

47. The appeal site lies within the Rush Common and Brixton Hill Conservation Area (the CA). The CA is large, running nearly all the way to Brixton to the north and including large areas of residential streets to the east of Brixton Hill. The relevant part of the CA in terms of the proposal is the triangle of land as identified above because the proposal would not be visible further away. Within this area, the boundary of the CA specifically and consciously includes the appeal site as well as the warehouse to the north east, but it excludes Kintyre Court, the buildings fronting New Park Road adjacent to the appeal site, and Courtney House. However, as experienced on the ground, there is no obvious dividing line of character or appearance within the triangle of land. The relatively tall buildings close to the appeal site, whether or not they lie within the CA, have significant influence over its setting and its character and appearance.

48. The appeal site retains some of its character and appearance as a relatively modest former light industrial site, particularly because of its arrangement around a courtyard. Even if it is not particularly visible from public areas there is still some intrinsic heritage value to the site. However, the buildings have been much altered and changed and it is not clear if they were ever functionally linked to the slightly larger buildings towards Brixton Hill. The appeal site therefore makes a positive contribution to the character and appearance of the CA, but only to a limited degree. Consequently, the proposed demolition of the existing two-storey buildings would cause less than substantial harm to the character and appearance of the CA. I place this level of harm at the lower end of the scale.

49. Because of the size and varied character and appearance of the CA and the lack of a clear delineation of character or appearance between the CA and outside it in the vicinity of the appeal site, the effect of the proposal on the historic significance of the CA would be similar to that to the general character and appearance of the area. Therefore, the proposed development would not harm the character and appearance of the CA. Consequently, whilst there would be limited harm from the demolition of some of the existing buildings, the proposal would, overall, preserve the character and appearance of the CA and would comply with Policy Q22 of the L-LP.

## Living Conditions for Future Occupiers

*Methodology*

50. Whether or not adequate outlook is provided to a flat is a matter of professional judgment. There are no specific mutual overlooking distances set out in policy, although a rule of thumb is that an 18m minimum distance should be achieved. Consideration also needs to be given to other factors, including the range of long and short views, aspect and intervening features such as planting. With regard to aspect, Paragraph 5.31 of the L-LP states that a property is not dual-aspect if the second aspect is onto a recessed balcony on the same elevation, whereas Paragraph 2.3.38 of the GLA Housing SPG, dated March 2016, explicitly includes views over an external access deck or courtyard as acceptable secondary aspects. I draw on this as appropriate in my assessment below.

51. The 3rd edition of the BRE Site layout planning for daylight and sunlight – A guide to good practice, dated 2022 (the BRE Guide), provides guidance on daylight levels. The BRE Guide outlines the illuminance method for calculating daylight to the proposed flats, which is more comprehensive than the previous method, the Average Daylight Factor (ADF). In addition, ADF is no longer recommended by the British Standard EN 17037. I have therefore adopted the illuminance method to inform my assessment of daylight. This sets minimum target illuminances of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens[12]. The minimum recommended daylight values in the illuminance method are those expected to be met even in dense urban locations[13], although greater flexibility is provided to kitchens, particularly where they are linked to a well-lit room or are part of a joint living/kitchen area[14].

52. Assessment of daylight is a two-stage process, firstly establishing whether or not the illuminance method standards are met and secondly considering whether or not any failures to meet the minimum standards are acceptable in the context of the specific proposed development. The appeal site is not within an opportunity area, an area designated for tall buildings, or an historic core, and the Council can demonstrate an adequate supply of housing land. However, it is within a dense urban location which might influence expectations for daylight by future occupiers. My assessment below has been undertaken in this context.

*Individual homes*

Flat 0.01

53. Flat 0.01 looks out onto the proposed rear courtyard. This is relatively small and narrow and the proposed building would be fairly tall as viewed from the flat. However, the boundary wall would be relatively low, at 2.5m, thereby limiting any 'tunnelling' effect, and the flat would be dual aspect, providing relatively long views across the courtyard. Both outlook from the flat and sense of enclosure would therefore be acceptable. The proposed terrace would directly abut the communal courtyard. However, this is a common relationship and would be self-regulating in such a relatively small space, with occupiers of the flat and users of the communal courtyard likely to moderate their behaviour as appropriate to limit any overlooking or privacy concerns.

54. The living/kitchen room to this flat would only achieve the required lux level over 10% of its floorspace, against the minimum target of 50%. However, the two bedrooms would either meet their lux target over 50% of the floorspace or be very close at 45%. In addition, the part of the living/kitchen room that would be satisfactorily lit is the living part of the room, with the kitchen element being the worst lit, where there is more flexibility in the BRE guidance. Given this context and that outlook and privacy would be acceptable, this flat would provide satisfactory living conditions to future occupiers.

[12] See Paragraph C16 of the BRE Guide
[13] See Paragraph 2.1.10 of the BRE Guide
[14] See Paragraphs 2.1.15 and C17 of the BRE Guide

Flat 0.02

55. Flat 0.02 looks out onto the same rear courtyard but also has a dual aspect to the main courtyard. The view over the rear courtyard only affords limited views from one secondary window over the longer aspect and its primary outlook is directly towards the boundary wall and the rear of the properties fronting New Park Road beyond. This is a fairly enclosed view, however the boundary wall would be relatively low and the taller elements of the buildings fronting New Park Road are set back from the proposed flat. I acknowledge that the second aspect is to a kitchen independent of the living room and an obscure glazed bathroom but it would still provide an alternative outlook and source of light. Both outlook from the flat and sense of enclosure would therefore be acceptable. The relationship of the proposed terrace and the communal courtyard is the same as with Flat 0.01.

Flat 0.03

56. The outlook from Flat 0.03 and sense of enclosure would be similar to Flat 0.01 only from the other side of the rear courtyard. It would, though, be a single aspect flat and would not have the variety of short and longer views that would be possible from Flat 0.01. However, it would still provide the most important outlook, the longer view across the length of the courtyard with the same relatively low boundary wall to one side. Both outlook from the flat and sense of enclosure would therefore be acceptable. The relationship of the proposed terrace and the communal courtyard is the same as with Flats 0.01 and 0.02.

57. Because of its proximity to the garden of the public house adjacent to the flat, the flat would require mechanical ventilation to allow future occupants to keep the windows and doors closed. However, this would only likely be required when the pub garden is particularly noisy, which would likely be for relatively short periods of time. It was agreed by the Council under cross-examination, and I agree, that this would have an acceptable effect on the living conditions of future occupants.

58. The bedroom to this flat would only achieve the required lux level over 14% of its floorspace. However, the living/kitchen room, despite also falling below the minimum at 34% of floorspace, would be better lit. As with Flat 0.01, it would be the kitchen area of the living/kitchen room that would be poorly lit, where there is more flexibility in the application of the guidance. Given this context and that the outlook and privacy of the flat would be acceptable, this flat would provide satisfactory living conditions to future occupiers.

Flat 0.04

59. The outlook from this duplex flat would be over the proposed main courtyard. Between the inset elements, the distance to the proposed house on the opposite side of the courtyard would be 17.5m[15]. The inset areas are bedroom to bedroom at first floor level and living room to living room at ground floor level. There would be intervening landscaping within the courtyard and planters within the terraces which would further aid privacy but these features

[15] As measured by myself from the scaled drawings, following dispute over the distance at the Inquiry

are not necessary to ensure acceptable privacy levels given the 17.5m distance.

60. At its closest, the flat would be just over 12m from the house across the courtyard. This would be between kitchens at ground floor and I view the proposed distance as acceptable for kitchens within the courtyard/mews design of the proposal and in the context of an urban location. At first floor level, this would be between bedrooms and obscure glazing is proposed to the opposing windows in House 0.02, which could be secured by condition and which would prevent any harmful levels of overlooking.

61. It is debatable whether or not the flat would be dual aspect because the secondary windows face onto the terrace, either directly at ground or from first floor levels. Whichever way they are defined, the secondary windows would provide longer and varied aspects from the proposed flat even if only from relatively limited locations, as would the fact it is a duplex unit with views from different levels. In addition, the views directly over the courtyard would be pleasant, because the courtyard would be a landscaped area with planting, the detail of which could be controlled by condition to be of high quality. There might be up to three vehicles parked within the courtyard but this is not guaranteed, because they would be reserved solely for parking for the disabled, and even if occupied, this would be similar outlook to thousands of houses with driveways across the country.

62. The two smallest bedrooms would receive only 26% and 22% respectively of the minimum lux level. However, the main bedroom would meet minimum standards and the large living/kitchen room to the ground floor would only fall slightly below the target, at 46%. Given this context, and that the outlook and privacy of the flat would be acceptable, this flat would provide satisfactory living conditions to future occupiers.

Flat 0.05

63. Flat 0.05 has the same relationships as Flat 0.04 detailed above but would receive greater levels of daylight because it is further away from the main bulk of the proposed building. This would also, therefore, provide satisfactory living conditions to future occupiers.

House 0.01

64. The only differences in the layouts of the proposed houses from Flats 0.04 and 0.05 is that the houses would also have a fourth bedroom on a third floor. House 0.01 would therefore have acceptable outlook and privacy, as with Flats 0.04 and 0.05. It also has better internal daylight levels than Flat 0.05. The rear second floor windows to the existing flats at 254 and 254A Brixton Hill would overlook the second floor bedroom to House 0.01. However, a privacy screen and an obscure glazed window are proposed which could be secured by condition and would prevent any harmful overlooking. Outlook from this part of the house would remain acceptable because two of the three sides of the terrace would not require privacy screens therefore still allowing views out, and only one of four windows to the bedroom would need to be obscure glazed. Overall, this house would provide satisfactory living conditions to future occupiers.

House 0.02

65. House 0.02 has the relationship across the courtyard as described above with regard to Flat 0.01. The house would require obscure glazing to be provided, as could be secured by condition, to the first and second floor bedrooms. Both bedrooms have alternative windows and the outlook from the rooms would be acceptable. The living/kitchen room would only receive 27% daylight. However, part of the poorly lit area would be part of the kitchen, and the unit is a three-storey house and three of the proposed bedrooms would exceed minimum standards and the fourth would only fall marginally below, at 44%. Given this context and that the outlook and privacy of the flat would be acceptable, this house would provide satisfactory living conditions to future occupiers.

Houses 0.03 and 0.04

66. These houses have the same issues as House 0.02 only with better internal daylight levels. They would therefore provide satisfactory living conditions to future occupiers.

Flat 1.01

67. This flat would be the same layout as the flat below it, ie Flat 0.01, only it is at first floor level. It would therefore have better outlook, lesser sense of enclosure and more daylight than Flat 0.01. The flat would therefore provide satisfactory living conditions to future occupiers.

Flats 2.04 or 2.05

68. These flats would have the same layout as the duplexes below them, ie Flats 0.04 and 0.05. They would therefore have better outlook, lesser sense of enclosure and more daylight than the lower flats. At second floor level, the kitchens of the flats would have mutual overlooking with the bedrooms to the houses on the opposite side of the courtyard, but the windows to the bedrooms to the houses could be obscure glazed, as could be controlled by condition. This would successfully mitigate harmful levels of overlooking. They would therefore provide satisfactory living conditions to future occupiers.

Flat 3.01

69. Flat 3.01 would be single aspect, looking out at the 23 to 27 New Park Road block of flats, above the mews property within that development that prevents mutual overlooking at lower levels. A privacy screen is proposed which would successfully mitigate against harmful overlooking. This would reduce outlook from the living/kitchen room of this single aspect flat. However, views would be retained to the south and north, albeit obliquely, because there would not be a privacy screen to those two sides of the proposed private terrace to the flat. Overall, this flat would provide satisfactory living conditions to future occupiers.

Communal gardens

70. The two proposed communal courtyards would fail to meet BRE standards for sunlight, approximately 25% of the smaller courtyard receiving two hours of

sunlight on 21 March, and approximately 85% of the main courtyard[16]. They would also be relatively enclosed, with the proposed building surrounding them to three sides. However, this would be partially mitigated by the nature of the proposed design, which includes cut-aways, set backs, and step downs to reduce the bulk and mass of the proposed building. In addition, the courtyards must be considered in the context of the dense urban location and the courtyard/mews design of the proposal. There is also a large common within easy walking distance of the site, the Rush Common that gives its name to the conservation area, providing alternative recreation open space.

71. The courtyards would be landscaped and provide some planting, the details and quality of which could be controlled by condition. Screening between the proposed car parking and the proposed useable part of the courtyard is not necessary because the parking would only be for disabled persons and would likely not be fully used. Even if in use, the small size of the courtyard and the proposed hard surface landscaping could ensure successful integration between the communal space and the car parking. Planting could further reduce overlooking but this is not necessary for privacy reasons, as set out above. There would not, therefore, be unacceptable tension between design of the courtyard and privacy. The smaller courtyard would also provide children's playspace, which would also be overlooked by the surrounding flats, as required by policy.

72. Taking all the above into consideration, the quality and useability of the proposed communal spaces would be acceptable and would provide satisfactory living conditions to future occupiers.

*Overall*

73. Flat 0.03 is the home that would have the lowest overall quality of accommodation but even this flat would still be acceptable, primarily due to the relatively long view over the courtyard and that the worst lit parts of the flat would be the kitchen part of the combined living/kitchen area. Certain 'pinch points' are also to be expected in a proposal in a dense urban location, as is the case for the appeal site. Relatively few proposed homes, or rooms within proposed homes, would fail to meet the BRE daylight standards. Importantly, I have concluded that each individual home and the communal areas would provide satisfactory living conditions for future occupiers, considered in the round. This is the key conclusion because the living conditions experienced by any individual future occupier are a combination of all the influencing factors.

74. The proposal would, therefore, provide satisfactory living conditions for future occupiers. Consequently, it would comply with Policy Q2 of the L-LP which requires acceptable living conditions to be achieved and does not specify measured targets for daylight. It would also comply with Policy H5 of the L-LP which requires dual aspect units but only unless there are exceptional circumstances, which apply in this case for the reasons set out above. The proposal complies with Policy D3 of the LP which requires appropriate outlook, privacy and amenity, Policy D6 of the LP which allows single-aspect units if necessary to optimise the site and there would be adequate living conditions

[16] I can only be approximate because the assessment provided in support of the planning application split both courtyards into two, which is arguably an inaccurate methodology. However, I have sufficiently robust data to inform my assessment of this factor because the discrepancy is minor.

otherwise, and Policy S4 of the LP which requires good-quality, overlooked children's playspace.

## Living Conditions for Neighbouring Occupiers

*Methodology*

75. Figure 20 of the BRE Guide sets out that, when calculating daylight in surrounding buildings, the vertical sky component (VSC) is the first calculation and the no sky line (NSL) only needs to be calculated if the VSC is passed. Paragraph 2.2.12 of the BRE Guide also states that the guidance needs to be applied sensibly and flexibly. My assessment below is undertaken in this context.

*Individual buildings*

23 to 27 New Park Road

76. 23 to 27 New Park Road is a relatively new block of flats which lies to the north west of the proposed development. Several of the flats within the block overlook the appeal site, facing south east. The flats at first to third floor level on the southern half of the building and overlooking the site would fail to meet the VSC standard of 0.8, at 0.31 for the living/kitchen room and 0.47 to the bedroom at first floor level, and 0.5 and 0.61 respectively at second floor level, and 0.68 and 0.74 respectively at third floor level.

77. 23 to 27 New Park Road has inset balconies. In accordance with Paragraph 2.2.13 of the BRE Guide, the appellant has provided a daylight assessment 'without balconies' which finds that the affected flats would have far better VSC results. Only the living/kitchen rooms to the first and second floor flats would fail the VSC test and even then would be 0.76 and 0.78 respectively. This means that the relatively poor daylight received by those flats is primarily because of the design of the building and the inset balconies rather than the proposed development.

78. By way of context, the NSL results indicate that the amount of daylight received by the worst affected flat, which is at first floor level, would be comparable to the flat at the same level in the northern half of the building. Therefore, whilst the relative harm to daylight to the flats within the southern half of the building would be high, those flats would still retain daylight levels similar to those to the northern half of the building, which are largely unaffected by the proposal. I acknowledge that a 'race to the bottom' should be avoided. However, that relatively few flats are materially affected and that even those flats are no worse than other flats within the same building is an important material consideration, providing context to the loss of daylight that would be caused.

79. The outlook from the ground floor flats at 23 to 27 New Park Road is already restricted by the mews house within the development. It is common ground, and I agree, that the outlook from third and fourth floor levels would not be materially harmed because the proposal would not rise significantly above this height. Outlook from the south east facing flats at first and second floor level would be materially affected by the proposal. However, the proposed building would be set back from 23 to 27 New Park Road limiting this harm. In addition, the balconies to those units have frosted balustrading up to 1.1m

which already limits outlook from the properties, particularly from inside the flats. The combination of these factors means that the effect on outlook would be limited and would not be unduly harmful.

80. Overall, there would be limited harm to outlook to a limited number of flats. In terms of daylight, even the worst performing flats would still receive similar levels of daylight to other flats within the block and the main reason for the poor results is the intrinsic design of the building with its inset balconies. The occupiers of 23 to 27 New Park Road would therefore retain satisfactory living conditions.

Kintyre Court

81. For the purposes of the daylight assessment, the layout of the flats within Kintyre Court has been assumed based on a leasehold plan for one flat. I visited three flats in the building as part of my site visit and the layout of the flats was the same, or very similar, to the leasehold plan and therefore the layouts assumed for the daylight assessment. It is possible that some of the flats within the building will have different layouts, for example at the ends. However, the flats most affected by the development are along the flat elevation of the building overlooking the appeal site. I am therefore satisfied that the daylight assessment has more than likely made sufficiently accurate assumptions about the layout of the flats to be a robust assessment.

82. As existing, there is a relatively high boundary wall between Kintyre Court and the appeal site. The proposal would be a very similar height to the existing wall because of the chamfered design along this elevation. The taller elements of the scheme are stepped back and away from Kintyre Court. There would therefore be no material effect on daylight or outlook or sense of enclosure to the ground floor flats within Kintyre Court. At higher levels, as I observed on my site visit, the outlook is currently relatively unobstructed. However, in the middle distance is the fairly bulky warehouse behind the appeal site with Courtney House beyond, as well as 23 to 27 New Park Road. The taller elements of the proposal are set away from Kintyre Court. In this context, although there would be some reduction in outlook from the flats at upper levels within Kintyre Court, it would not be to an unacceptable level.

83. The vast majority of the flats within Kintyre Court would not suffer from material reductions in daylight as a result of the proposed development. Only eight windows, and therefore rooms, would fail to meet the VSC standard of 0.8. Of these, five are at ground floor level and have very low existing daylight levels so, although the relative reductions would be high, the absolute change would be low. The other three only suffer from reductions marginally greater than 0.8. There would not, therefore, be unacceptable loss of daylight to any flat in Kintyre Court, in the context of its dense urban location, as a result of the proposed development. Combined with my findings on outlook and sense of enclosure above, the occupiers of Kintyre Court would therefore retain satisfactory living conditions.

31 to 33 New Park Road

84. There is residential accommodation above the ground floor commercial units fronting New Park Road. The internal room layouts of the flats are not known and assumptions have been made to inform the daylight assessment. Based on these assumptions, one of the three affected rooms would fail to meet the

VSC target, at 0.77. However, this room would be relatively well performing in terms of NSL. I acknowledge that assumptions have been made on room layouts but the layouts used in the assessment are based on a reasonable depth of room and layout for the buildings. It is likely that the results are reasonably accurate. Given this, the relatively small failings in comparison to the standards, and that the BRE standards need to be applied sensibly and flexibly, I conclude that these flats would receive sufficient daylight to retain satisfactory living conditions.

254A Brixton Hill

85. To the opposite side of the appeal site lies 254A Brixton Hill, which has rear windows overlooking the proposed development. The proposal steps down towards these buildings and it is common ground, and I agree, that there would be no unacceptable effects with regard to daylight. The privacy screen at second floor level would be relatively close to 254A Brixton Hill and would affect outlook from that property. However, the privacy screen would be offset to the side of 254A Brixton Hill, limiting its effect on outlook. Outlook in that direction is also already slightly compromised by the existing warehouse building behind the appeal site. Therefore, the occupiers of 254A Brixton Hill would retain satisfactory living conditions.

*Overall*

86. As set out above, the proposal would have an acceptable effect on the living conditions of neighbouring occupiers. It would therefore comply with Policy Q2 of the L-LP which requires acceptable levels of daylight and visual amenity to neighbouring occupiers. It also complies with Policy D3 of the LP which requires adequate living conditions for neighbouring occupiers and Policy D6 of the LP which requires that sufficient daylight be retained to surrounding housing as appropriate to its context.

OTHER MATTERS

87. Two residents spoke at the Inquiry, objecting to the proposal. In addition, several letters of objection have been submitted. The objections raised various concerns in addition to those addressed above, including: disruption during construction including from dust; that the proposed building would deflect noise from the pub garden and worsen noise pollution as experienced by neighbouring occupiers; the lack of nearby amenities for the future residents; loss of views; increase in on-street car parking; increased pressure on local infrastructure; inadequate fire access; insufficient provision of open space; and, that the shops on Brixton Hill might be dilapidated now but might improve in the future.

88. I have taken all of these factors into consideration. Most are not in dispute between the main parties. Most were addressed in the Officer's Report, with the Council concluding that there would be no material harm in these regards. Others are addressed in my reasoning above, can be addressed by conditions or are dealt with by the UU. Specifically: there is no right to a view as protected by the planning system; I must assess the character and appearance of the area as it stands, not what it might become; a Noise Impact Assessment was submitted with the application which considered the proposal comprehensively and raised no concerns regarding deflection of noise from the pub; and, the appellant has submitted a London Plan Fire

Safety Report and Design Note that the Council has reviewed and confirmed is satisfactory. I therefore have no reason to suppose that the development would be unacceptable in any of these regards.

## PLANNING BALANCE

### Positive

89. 24 homes are proposed on a suitable brownfield and accessible site. As I have set out above, the quality of the accommodation would be at least satisfactory, even for the lowest quality homes within the proposal. The efficient use of suitable brownfield sites for housing is strongly supported by national planning policy, as set out at Paragraphs 69c and 120c of the Framework. I acknowledge that the Council can currently demonstrate a five year supply of housing land. However, the agreed position is 5.09 years and the five year target is a minimum, as set out at Paragraph 74 of the Framework. I therefore place substantial positive weight on the proposed new housing.

90. The proposal would create temporary jobs during construction. It would also result in increased expenditure in the local area from the future occupants of the proposal. However, the potential baseline condition of the site would be a fully occupied office, which would also result in expenditure in the local area by employees. I therefore place moderate positive weight on the economic benefits of the proposal.

91. The existing site provides 10 car parking spaces. They are not used at present because the building is vacant. However, if the building were to be occupied then it is possible that the spaces would be used, generating vehicular trips. The proposal includes three parking spaces for the disabled and would prevent future able-bodied occupiers from applying for a car parking permit. There is therefore a likely reduction in vehicular trips from the proposal compared to the potential baseline, if not the existing situation. Although there is no evidence before me that the potential baseline condition would cause unacceptable harm to the free-flow of traffic on the surrounding highway network, the proposal would result in a betterment on the baseline. I place limited positive weight on this factor.

92. A Sustainable Urban Drainage System could be secured by condition that would reduce surface water run-off from the appeal site compared to the existing situation and therefore also lessen surface water flooding. However, there is no evidence before me that existing surface water run-off is causing any undue harm. Nevertheless, the proposal would result in a betterment on the existing situation and I place limited positive weight on this benefit.

93. The proposal would result in a more energy efficient building than the existing building. However, the proposed energy efficiency ratings would not exceed policy compliance. In addition, I need to take account of the loss of embodied carbon in the current building, which would be demolished. I therefore place limited positive weight on this factor.

### Neutral

94. It is common ground, and I agree, that the detailed design of the proposal is acceptable and could be controlled by condition. As I have set out above, I have found the overall design of the proposal would preserve the character

and appearance of the area, including the CA and its setting. This weighs neutrally in the planning balance.

95. Because of the fallback position, the appeal site is an appropriate location for a residential development that would result in the loss of the existing office floorspace. Therefore, the loss of office floorspace weighs neutrally in the planning balance, although I acknowledge that there would be conflict with Policy ED1.

96. The proposal offers car club and cycle hire membership for free for three years. These factors would partially mitigate the effect of the proposal on local public transport infrastructure whilst limiting the reliance on the car by future occupiers. These factors do not go beyond mitigation of the effects of the proposal and therefore weigh neutrally in the planning balance.

97. I have found that the proposal would create satisfactory living conditions for all future occupiers. This weighs neutrally in the planning balance.

Negative

98. Although I have found that the proposal would not harm the character or appearance of the CA, there would be some harm from demolition of the existing building. I place this at the low end of less than substantial harm although I attach great weight to this harm in accordance with Paragraph 199 of the Framework.

99. Although I have found the overall effect of the proposal on the living conditions of neighbours to be acceptable, there would be a worsening in the living conditions to some neighbouring occupiers. The harm would be limited and I place limited negative weight on this factor.

Overall

100. Although I place great weight on it, the harm I have identified to the character and appearance of the CA due to demolition of the existing two-storey buildings would be limited. There would be limited harm from the worsening of the living conditions of some neighbouring occupiers, albeit they would retain satisfactory living conditions. There would also be a conflict with Policy ED1 of the L-LP due to the proposed loss of office floorspace but this carries limited weight because of the fallback position of the prior approval. The benefits of the scheme are weighty, including the provision of 24 homes, economic benefits, theoretical reduction in traffic, improvements to drainage, and the development of a modern, energy-efficient building. These clearly outweigh the limited harms that I have identified and the proposal complies with the Development Plan when considered as a whole. There are no material considerations in this case that would cause me to make a decision otherwise.

101. The proposal would have substantial public benefits, including the provision of housing, economic benefits and improved drainage. These would significantly outweigh the low level of less than substantial harm to the character and appearance of the CA that I have identified. The proposal therefore complies with Paragraph 202 of the Framework.

## CONDITIONS

102. An agreed list of conditions was provided ahead of the Inquiry and was discussed at the Inquiry. I have considered these conditions and have made amendments to the conditions in the light of the discussion and of government guidance on the use of conditions in planning permissions.

103. In addition to the standard time limit condition, a condition specifying the relevant drawings provides certainty.

104. The Construction Environment Management Plan (CEMP), Site Waste Management Plan (SWMP), Waste Management Strategy (WMS), Delivery and Servicing Management Plan (DSMP), and non-road mobile machinery (NRMM) conditions are necessary to protect the living conditions of neighbouring occupiers.

105. The CEMP, SWMP, WMS, DSMP, Travel Plan, cycle parking, Parking Design and Management Plan (PDMP), and NRMM conditions are necessary to ensure there would be an acceptable effect on the free-flow of traffic on the highway.

106. The CEMP, SWMP, WMS, DSMP, Travel Plan, PDMP, and NRMM conditions are necessary to protect highway safety.

107. The Written Scheme of Investigation (WSI) condition is necessary because the appeal site lies in an Archaeological Priority Area and therefore an appropriate assessment of archaeological interest on the site needs to be undertaken.

108. The asbestos condition is necessary in accordance with Paragraph 3.14 of The Control of Dust and Emissions During Construction and Demolition SPG, dated July 2014, by the GLA, because the appeal site contains buildings to be demolished that may contain asbestos.

109. The contamination conditions are necessary to ensure any contamination on the appeal site is assessed and appropriate measures are undertaken to ensure it is dealt with appropriately and without harming the health of either the construction workers or neighbouring occupiers.

110. The noise attenuation, Overheating Assessment, children's playspace, Lighting Scheme, WMS, DSMP, and PDMP conditions are necessary to ensure satisfactory living conditions for the future occupiers of the proposal.

111. The landscape, design detail, green roofs and walls, solar panels, Secured by Design, children's playspace, Lighting Scheme, WMS, and PDMP conditions are necessary to ensure that a satisfactory standard of design is achieved so that the proposal would protect the character and appearance of the area including the CA.

112. The landscape, BNG, green roofs and walls, solar panels, and Lighting Scheme conditions are necessary to ensure that the proposal would suitably protect and enhance biodiversity.

113. The Energy Strategy, SWMP, solar panels, cycle parking, electric vehicle parking, carbon emissions, and water efficiency conditions are necessary to ensure that the proposal adequately mitigates and minimises its effect on the environment and meets relevant technical standards.

114. The Secured by Design, Sustainable Urban Drainage System, children's playspace, WMS, DSMP, and Part M4(3) conditions are necessary to ensure that the proposal meets the relevant technical standards in these regards.

115. The CEMP, WSI, asbestos, contamination, noise attenuation, Overheating Assessment, design detail, landscape, BNG, Energy Strategy and SWMP conditions are necessarily worded as pre-commencement conditions, as a later trigger for their submission and/or implementation would limit their effectiveness or the scope of measure which could be used.

CONCLUSION

116. For the reasons above, I conclude that the appeal be allowed.

*O S Woodwards*
INSPECTOR

## ANNEX A: APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Heather Sargent, of Counsel. She called:

| | |
|---|---|
| Simon Greenwood MRTPI | Principal Planning Officer, London Borough of Lambeth (LB Lambeth) |
| Nicola Xuareb | Principal Conservation Officer, LB Lambeth |

FOR THE APPELLANT:

Andrew Gillick. He called:

| | |
|---|---|
| Mandip Sahota | Partner, NTA Planning LLP |
| Rory Harmer RIBA ARB | Founder, Studio Becoming |
| Christopher Harris | Partner, Delva Patman Redler LLP |
| Fred Quartermain | Partner, Thrings Solicitors |
| John Booker | Head of Land & Consultancy Services, Redloft LLP1 |

INTERESTED PERSONS:

| | |
|---|---|
| Margaret Chapman | Local resident |
| Nicholas Hill | Local resident |

## ANNEX B: DOCUMENTS SUBMITTED DURING AND AFTER THE INQUIRY

1 Appellant Opening Statement, by Andrew Gillick, dated 4 July 2023
2 List of Appearances on behalf of the Local Planning Authority
3 Opening Statement on behalf of the Local Planning Authority, by Heather Sargent, dated 4 July 2023
4 Living Roofs and Walls Technical Report: Supporting London Plan Policy, dated February 2008
5 Statement and Photographs from Nicholas Hill
6 Housing Supplementary Planning Guidance, dated March 2016, by the Mayor of London
7 The Control of Dust and Emissions During Construction and Demolition SPG, dated July 2014, by the Mayor of London
8 Guidance Notes for the Reduction of Obtrusive Light, dated 2005, by The Institute of Lighting Engineers
9 Waste and Recycling Storage and Collection Requirements – Technical Specification for Architects & Designers, dated March 2023, by the London Borough of Lambeth
10 Infrastructure for the charging of electric vehicles - Approved Document S, 2021 edition
11 Obscure Glazing Marked-up Drawings
12 Site Visit Walking Route
13 Viability Review Mechanisms Procedure Practice Note, dated April 2019, by the Mayor of London
14 Homes for Londoners – Affordable Housing and Viability SPG, dated August 2017, by the Mayor of London
15 Development Viability SPD, dated October 2017, by the London Borough of Lambeth
16 Design Summer Years for London TM49: 2014, by CIBSE
17 Design methodology for the assessment of overheating risk in homes TM59: 2017, CIBSE
18 Closing Submissions on behalf of the Local Planning Authority, dated 13 July 2023, by Heather Sargent
19 Appellant Closing Statement, dated 12 July 2023, by Andrew Gillick
20 Decision Notice, dated 13 July 2023, Ref 23/00704/P3MA
21 Unilateral Undertaking, dated 17 July 2023

## ANNEX C: SCHEDULE OF CONDITIONS

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved drawings: PL_001_220225, 002, 003 Rev 29/11/2022, 010_220225, 011_220225, 012_220225, 030_220326, 100 Rev 29/11/2022, 101 Rev 29/11/2022, 102 Rev 29/11/2022, 103 Rev 29/11/2022, 104 Rev 29/11/2022, 105 Rev 06/04/2022, 201 Rev 13/04/2022, 301 Rev 06/04/2022, 302 Rev 06/04/2022, 303 Rev 06/04/2022, and BHP_SB_PR_AL_500 Rev P1.

Pre-commencement

3) No development shall take place, including any works of demolition, until a Construction Environment Management Plan has been submitted to, and approved in writing by, the local planning authority. The Plan shall provide for:

   i) an introduction consisting of a demolition and construction phase environmental management plan, definitions and abbreviations and project description location;

   ii) a description of management responsibilities including complaint recording and management;

   iii) a description of the demolition and construction programme which identifies activities likely to cause high levels of noise or dust;

   iv) site working hours and a named person for residents to contact;

   v) detailed site logistics arrangements;

   vi) details regarding parking, deliveries and storage;

   vii) details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors, and a scheme of ongoing continuous monitoring and reporting for demolition and construction noise and dust impacts. The scheme shall be developed by suitably qualified persons and shall include suitable targets in accordance with BS5228 Code of Practice for Noise and Vibration Control and the Mayor of London's SPG 2014 (dust control) and provision of monitoring results to the local planning authority;

   viii) details of hours of work, site delivery hours and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and,

   ix) communication procedures with the local community regarding key construction issues – newsletter, fliers etc.

   The approved Plan shall be adhered to throughout the demolition and construction period for the development. All monitoring records, records of complaints received and actions arising as a result shall be kept for the duration of the development and made available to Council officers on request.

4) (A) No development shall take place, including any works of demolition, until a Written Scheme of Investigation (WSI) has been submitted to, and approved in writing by, the local planning authority. For land that is included in the WSI, no development shall take place other than in accordance with the agreed WSI, and the programme and methodology

of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

(B) If heritage assets of archaeological interest are identified by the WSI, then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to, and approved in writing by, the local planning authority. For land that is included within the Stage 2 WSI, no demolition or development shall take place other than in accordance with the agreed Stage 2 WSI, which shall include:

i) the statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

ii) where appropriate, details of a programme for delivering related positive public benefits; and,

iii) the programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material.

5) (A) No development shall take place, including any works of demolition, until an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 has been submitted to, and agreed in writing by, the local planning authority. All confirmed or suspected asbestos containing materials shall be removed before demolition commences.

(B) A Verification Report prepared by a competent person which confirms all asbestos or suspected asbestos containing materials have been removed shall be submitted to, and approved in writing by, the local planning authority prior to first occupation of the development.

6) No development shall take place, including any works of demolition, until a Biodiversity Gain Plan (BGP) has been submitted to, and approved in writing by, the local planning authority. The BGP shall set out the intended proposals for achieving a biodiversity net gain, alongside a proposed Implementation Plan. The BGP shall be implemented and thereafter maintained in accordance with the approved details and timetable.

7) No development shall take place, including any works of demolition, until a Site Waste Management Plan has been submitted to, and approved in writing by, the local planning authority. The Plan shall include a pre-demolition audit demonstrating that opportunities to re-use material on site have been maximised, targets for recycling of materials on site, a target for construction waste, and a target for diversion of waste from landfill. The development shall be carried out in accordance with the approved Plan.

8) No development shall take place until an assessment of the risks posed by any contamination has been submitted to, and approved in writing by, the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with BS10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any

contamination on the site, whether or not it originates on the site. The assessment shall include:

i) a survey of the extent, scale and nature of contamination; and,

ii) the potential risks to:
- human health;
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
- adjoining land;
- ground waters and surface waters;
- ecological systems; and,
- archaeological sites and ancient monuments.

9) No development shall take place where (following the Risk Assessment) land affected by contamination is found which poses risks identified as unacceptable in the Assessment, until a detailed Remediation Scheme has been submitted to, and approved in writing by, the local planning authority. The Scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including a Verification Plan. The Scheme shall be sufficiently detailed and thorough to ensure that, upon completion, the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved Scheme shall be carried out before the development is occupied.

10) (A) No development shall take place, including any works of demolition, until a scheme of noise attenuation has been submitted to, and approved in writing by, the local planning authority. As a minimum the scheme shall implement the recommendations as detailed in the Noise Impact Assessment by Venta Acoustics, dated 14 December 2021.

(B) Prior to first occupation of the development, a post installation report by a suitably qualified person(s) or organisation confirming compliance with the standards approved shall be submitted to, and approved in writing by, the local planning authority. The approved details and attenuation measures shall be permanently retained and maintained in working order for the duration of the use and their operation.

11) No development shall take place until an Overheating Assessment has been submitted to, and approved in writing by, the local planning authority. The Assessment shall show that CIBSE TM59 compliance can be achieved with the proposed design and that CIBSE TM49 has been considered as part of the modelling. The measures indicated in the Assessment shall thereafter be implemented and then maintained for the lifetime of the development.

12) No development shall take place until detailed drawings have been submitted to, and approved in writing by, the local planning authority. The drawings shall include details of:

i) detailed elevations including details of materials;

ii) details of windows (including technical details, elevations, reveal depths, plans, cross sections, and obscure glazing to the windows as depicted on drawing Refs PL_100, PL_101 and PL_102 as marked-up for obscure glazing);

iii) details of terraces and balconies (including soffits), balustrades and privacy screens;

iv) details of entrances, canopies and doors (including technical details, elevations, surrounds, reveal depths, plans and sections);

v) details of roof treatments, cills and parapets;

vi) details of rainwater goods (including locations and fixings); and,

vii) vents, extracts, flues and ducts.

The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.

13) (A) No development shall take place until details of both hard and soft landscape works have been submitted to, and approved in writing by, the local planning authority. These details shall include:

i) the treatment of all parts of the site not covered by buildings including walls and boundary features;

ii) the quantity, size, species, position and the proposed planting time of all trees and shrubs to be planted including details of appropriate infrastructure to support long-term survival;

iii) an indication of how all trees and shrubs will integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection including irrigation systems;

iv) details of infrastructure to maximise rooting capacity and optimize rooting conditions;

v) all hard landscaping including all ground surfaces, planters, seating and bollards;

vi) details of the ongoing maintenance and management of the landscaping across the site; and,

vii) evidence confirming that the development achieves a minimum Urban Greening Factor score of 0.4.

(B) The landscaping works shall be carried out in accordance with the approved details within six months of first occupation of the development. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

14) No development shall take place until an Energy Strategy including full Design Stage calculations under the SAP, has been submitted to, and approved in writing by, the local planning authority. The Strategy shall show that the development will be constructed in accordance with the approved Energy Statement, dated 31 March 2022. The development shall thereafter be implemented in accordance with the approved Strategy.

Pre-specific part of the development

15) Any contamination that is found during the course of construction that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a Risk Assessment carried out, submitted to, and

approved in writing by, the local planning authority. Where unacceptable risks are found, Remediation and Verification Scheme(s) shall be submitted to, and approved in writing by, the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

16) Prior to the commencement of above ground works, a detailed specification of the green roofs and walls shall be submitted to, and approved in writing by, the local planning authority. The specification shall include details of the quantity, size, species, position and the proposed time of planting of all elements of the green roofs, together with details of their anticipated routine maintenance and protection. The green roofs shall be thereafter maintained in accordance with the approved details for the lifetime of the development.

17) Prior to the commencement of the relevant works, a scheme showing that the provision of photovoltaic panels has been optimised, including the siting, size, number and design of the array and cross-sections of the roof(s) showing the panels in-situ shall have been submitted to, and approved in writing by, the local planning authority. The scheme shall be in general accordance with the Energy Statement, dated 31 March 2022, and the Energy Strategy as approved through Condition 14. The development shall thereafter be completed in accordance with the approved details and permanently retained as such for the duration of the development.

18) (A) Prior to the commencement of above ground works, details to demonstrate that satisfactory security measures have been incorporated into the design of the development to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design, shall be submitted to, and approved in writing by, the local planning authority. The measures shall thereafter be retained as such for the duration of the development.

(B) Prior to first occupation of the development, a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate submitted to the local planning authority.

Pre-occupation

19) The development shall not be first occupied until a Sustainable Urban Drainage System (SuDS) has been implemented in accordance with a SuDS Strategy that shall first have been submitted to, and approved in writing by, the local planning authority. The SuDS Strategy shall include a detailed design, maintenance schedule, and confirmation of the management arrangement. The Strategy must also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site for the lifetime of the development.

20) The development shall not be first occupied until full details of the children's playspace provisions (including layout and equipment specification) has been submitted to, and approved in writing by, the local planning authority and the development has been implemented in accordance with the approved details.

21) The development shall not be first occupied until a Lighting Scheme has been submitted to, and approved in writing by, the local planning authority in accordance with the Institute of Lighting Professional's Guidance Notes for the Reduction of Obtrusive Light GN01:2020. The Scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E3. The development shall also not be first occupied until a suitably qualified member of the Institute of Lighting Professionals has validated the Scheme as installed and that it conforms to the agreed details, and confirmed as such in writing to the local planning authority.

22) The development shall not be first occupied until a Waste Management Strategy has been submitted to, and approved in writing by, the local planning authority. The Strategy shall align with the Waste & Recycling Storage and Collection Requirements document, dated March 2023, by the Council. The development shall thereafter be built and operated in accordance with the approved Strategy.

23) The development shall not be first occupied until a Delivery and Servicing Management Plan has been submitted to, and approved in writing by, the local planning authority. The Plan shall include proposed loading and delivery locations and a strategy to manage vehicles servicing the site. The development shall thereafter be operated in accordance with the approved details.

24) The development shall not be first occupied until a Travel Plan has been submitted to, and approved in writing by, the local planning authority. The measures approved in the Plan shall also be implemented prior to first occupation and shall be so maintained for the duration of the use of the development.

25) The development shall not be first occupied until the cycle parking shown on drawing Ref PL_100 Rev 29/11/2022 has been implemented in full, including the provision of at least 10% electric long stay spaces with associated electric charging plugs and electrical infrastructure. The cycle parking shall thereafter be retained solely for its designated use.

26) The development shall not be first occupied until a Parking Design and Management Plan has been submitted to, and approved in writing by, the local planning authority. The Plan shall demonstrate how parking will be managed and monitored, and how unauthorised use of the spaces will be prevented. The parking spaces shall be laid out in accordance with the approved plans and shall be retained for the duration of the development. No vehicles, other than blue-badge holder vehicles, shall park on the site. Vehicles shall only park within the designated spaces shown on the approved plans and on no other part of the site.

27) The development shall not be first occupied until one of the blue-badge car parking spaces has been fitted with an active electrical vehicle charging point and the remaining two spaces have been provided with passive provision for electric vehicle charging points.

28) The development shall not be first occupied until As Built SAP calculations and Block Compliance Sheet(s) as an output of the National Calculation Method have been submitted to, and approved in writing by, the local planning authority. These shall demonstrate that the dwellings have achieved the targeted reduction in carbon emissions over that required

by Part L of the Building Regulations 2013, in accordance with the Energy Statement, dated 31 March 2022, and the Energy Strategy as approved through Condition 14.

29) The development shall not be first occupied until a water efficiency calculator and manufacturers datasheets have been submitted to, and approved in writing by, the local planning authority to show water consumption rates of less than 105 litres per person per day can be achieved.

For compliance

30) No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

31) At least three of the residential units hereby permitted shall be constructed to comply with Part M4(3) of the Building Regulations. Any communal areas and access servicing the M4(3) compliant Wheelchair User Dwellings should also comply with Part M4(3). All other residential units, communal areas and accesses hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.

========== END OF SCHEDULE ==========