4th Floor, Holborn Tower
137-144 High Holborn
London
WC1V 6PL

T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

# DAYLIGHT & SUNLIGHT REPORT

## 15-26 Lincoln Cottages

Brighton, BN2 9UJ

Our Ref: 5702

9 December 2022

# Contents



# Report details

| | |
|---|---|
| Client: | Burlington Property Group<br>Foresters Hall<br>25-27 Westwow Street<br>Upper Norwood<br>London, SE19 3RY |
| Prepared by: | JP/HG |
| Checked by: | JL |
| Date of issue: | 09/12/22 |

# 1 Introduction

1.1.1 eb7 have been instructed to assess the effect of proposed development at 15-26 Lincoln Cottages, Brighton, on daylight and sunlight to the existing surrounding properties and neighbouring amenity spaces as well as daylight and sunlight within the proposal itself. These assessments consider the latest Chassay Studio Limited scheme proposals dated December 2022.

1.1.2 The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2022).

1.1.3 In order to carry out an assessment, we have generated a 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.

1.1.4 As the proposed development includes residential accommodation, the daylight and sunlight to rooms within the proposal has also been considered. In addition to this, overshadowing to proposed amenity spaces within the scheme has been assessed.

1.1.5 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

# 2 Guidance

## 2.1 Daylight & sunlight for planning

***Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022'***

2.1.1 The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within a proposed new development.

2.1.2 The guidance given within the BRE document makes direct reference to the British Standard BS EN17037 (2018) and the CIBSE (Chartered Institute of Building Services Engineers) guide LG10: Daylighting – a guide for designers (2014). It is intended to be used in conjunction with these documents, which provide guidance on the assessment of daylight and sunlight within new buildings.

2.1.3 The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. The new guidance reflects the British Standard BS EN17037, published in 2018, which was based on the relevant European Standard but included a 'National Annex' clarifying the proposed application of the new internal guidance within the UK.

2.1.4 Detailed guidance upon the updated internal amenity standards is set out below. It is however important to note that the standard set out in BS EN70137 / BRE 209 (2022) are generally harder to achieve than the previous Average Daylight Factor (ADF) assessments adopted under the 2011 version of the guidance. A lower compliance rate with the new targets does is not therefore indicative of a less acceptable scheme as the difference in the assessment metrics should be noted. This is particularly so in respect of urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal amenity levels.

2.1.1 As an informative, particularly during this early period of adoption of the 2022 guidance, we consider a comparative assessment with the 2011 ADF analysis to also be useful in assessing the acceptability of the internal daylight / sunlight provision. This supplementary study has been undertaken and is attached to this report at Appendix 3.

**Detailed daylight assessments (neighbouring properties)**

2.1.2 The guidance outlines detailed methods for calculating daylight to neighbours - the Vertical Sky Component (VSC) and the No-Skyline (NSL).

2.1.3 The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre point of a window.

2.1.4 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.

2.1.5 For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -

- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
- Levels of NSL within rooms are reduced to less than 0.8 times their former values.

2.1.6 Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no skyline may be unavoidable"* (page 16, paragraph 2.2.12).

**Detailed sunlight assessments (neighbouring properties)**

2.1.7 For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.

2.1.8 In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south, and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.

2.1.9 The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

**Daylight to new buildings or consented developments (BRE2022)**

2.1.10 The 2022 update to the BRE 209 document was published on June 9th, 2022. The new guidance reflects the UK National Annex of the British Standard: BS EN17037 (2018) and provides two methodologies for assessing the internal daylight amenity to new

residential properties. These assessment methods are known as 'Daylight Illuminance' or 'Daylight Factor' and are described in more detail below:

***Daylight Illuminance Assessment***

2.1.11 The Daylight Illuminance method utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The illuminance is calculated across an assessment grid sat at the reference plane (usually desk height).

2.1.12 The guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year.[1] The targets set out within the national annex are as follows:

- Bedrooms – 100 Lux
- Living Rooms – 150 Lux
- Kitchens – 200 Lux

2.1.13 For spaces with a shared use the higher target would generally apply such that it would be appropriate to adopt a target of 150 lux for a student bed sitting room if students would often spend time in their room during the day. The guidance notes that discretion should be used and, for example, a target of 150 lux may be appropriate in a Living / Kitchen / Dining Room within a modern flatted development where the kitchens are not 'habitable' space and small separate kitchens are to be avoided.

***Daylight Factor Assessment***

2.1.14 The Daylight Factor method involves the computation of the daylight factor at each calculation point on the assessment grid.

2.1.15 The daylight factor is a ratio between internal and external illuminance expressed as a percentage. The calculation uses the CIE overcast sky model and is independent of orientation and location. In order to account for different climatic conditions at different locations different daylight factor targets may be applied for different cities with targets varying throughout the UK.

2.1.16 The daylight factor targets are to be achieved over at least 50% of the room assessment grid and are expressed as a median figure. For London/southeast these median daylight factor targets are:

- Bedrooms – 0.7%
- Living Rooms – 1.1%

[1] The European Standard also includes a minimum illuminance target to be achieved over 95% of the reference plane however this need not apply to dwellings in the UK.

- Kitchens – 1.4%

2.1.17 For multi-purpose living / kitchen / diner arrangements the higher 'kitchen' targets can be difficult to achieve due to the depth of internal space. In such cases, it is generally accepted that the 1.5% target for living rooms be used instead as this represents the predominant use of the space. The BRE guide gives the following: -

> *"Non-daylit internal kitchens should be avoided wherever possible, especially if the kitchen is used as a dining area too. Daylight levels in kitchen areas should be checked. If the layout means that a small internal kitchen is inevitable, it should be directly linked to a well daylit room. Further guidance for assessment of this situation is given in Appendix C."*

**Sunlight to new buildings or consented developments (BRE2022)**

2.1.18 In respect of direct sunlight, the 2022 BRE guidance reflects the BS EN 17037 recommendation that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. It is suggested that 21 March (equinox) be used for the assessment.

2.1.19 The BS EN 17037 criterion can be applied to all rooms of a unit, but it is preferable for the target to be achieved within a main living room. Rooms in all orientations may be assessed and the sunlight received by different windows may be added together providing there is no 'double-counting'.

2.1.20 Where a group of dwellings are planned the site layout and design should maximise the number of dwellings with main living rooms meeting these targets. It is also advised that a dwelling has at least one window wall facing within 90 degrees of due south. Sunlight Amenity

2.1.21 The impact to overshadowing and the provision of sunlight to open spaces is assessed using the Sunlight Amenity test. This looks at the proportion of an amenity area that receives at least 2 hours of sun on the 21st of March in the present condition and compares this with the proportion of the area that receives at least 2 hours of sun on the 21st of March with the proposal in place.

2.1.22 For an amenity space within a proposal to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st.

**Sunlight Amenity**

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2.1.24 For an amenity space within a proposal to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% of the space should enjoy at least 2 hours of direct sunlight on March 21st.

2.1.25 When considering the overshadowing impacts to neighbouring amenity spaces, for the area to be considered well sunlit it is similarly recommended that at least half of the area should receive at least 2hrs of sunlight on the 21st of March or that reductions are limited to 0.8 times their existing value.

# 3 Application of the guidance

## 3.1 Scope of assessment

***Impact analysis for neighbouring buildings***

3.1.1 The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

> *"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."*

3.1.2 Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g., staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

***Assessment for proposed accommodation***

3.1.3 Our assessment has considered all of the proposed residential units within the scheme. The daylight assessment considers all of the main habitable rooms (bedrooms, living rooms, kitchens etc.), toilets, hallways and staircases are not considered habitable use.

3.1.4 For sunlight the BRE acknowledges that windows with a predominantly northern orientation are unlikely to satisfy its targets and that main living rooms are most important. Therefore, our sunlight assessment focusses on the relevant living areas with windows facing within 90° of due south only.

> *"The overall sun lighting potential of a large residential development may be initially assessed by counting how many dwellings have a window to a main living room facing south, east or west. The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast or northwest, unless there is some compensating factor such as an appealing view to the north."*

## 3.2 Application of the numerical criteria

3.2.1 The opening paragraphs of the BRE guidelines state:

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

*Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design… 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".*

3.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

3.2.3 With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

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

3.2.4 For buildings that neighbour a new development, the guidance suggests that daylight will be adversely affected by the development, if either; its windows achieve a VSC below 27% and have their levels reduced to less than 0.8 times their former value, or the levels of NSC within rooms are reduced to less than 0.8 times their former values.

***Appendix F – Setting alternative target values***

3.2.5 In certain situations, the BRE guidance suggests that alternative target values may be set for the assessment of daylight and sunlight to neighbouring buildings.

*"F1 Sections 2.1, 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylighting needs of the proposed development itself."*

*"F5. A similar approach may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure F3 shows an example, where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary."*

# 4 Planning Policy

4.1.1 We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.

4.1.2 The need to protect amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

## 4.2 Brighton & Hove City Council

***Brighton & Hove City Plan Part 2 (October 2022)***

**DM20 Protection of Amenity**

*"Planning permission for development including change of use will be granted where it would not cause unacceptable loss of amenity to the proposed, existing, adjacent or nearby users, residents, occupiers or where it is not liable to be detrimental to human health"*

*2.155 In a dense city like Brighton & Hove proposals for new development need to give full consideration to their impact upon neighbours as well as future users, residents and occupiers. Most potential negative impact can be addressed through design and mitigation measures if these are considered early in the design stage of a development. When designing new development, applicants will be required to consider the effect of their proposal upon:*

- *visual privacy and overlooking;*
- *outlook and overshadowing; and*
- *sunlight and daylight.*

*Overshadowing*

*2.158 Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden. New development should ensure the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers. Particular care should be given to development that adjoins properties with a single aspect. However the protection of specific views from a property is not a material planning consideration.*

*Sunlight and daylight*

*2.160 Sunlight and daylight will be affected by the location of the proposed development and its proximity to, and position in relation to, nearby windows. The council will use existing, well-established guidance on these issues to assess whether acceptable levels of daylight and sunlight are available to habitable spaces. Reports may be required for both minor and major applications depending on whether a proposal has the potential to reduce daylight and sunlight levels.*

## 4.3 The National Planning Policy Framework - Department for Housing, Communities and Local Government (July 2021)

4.3.1 The latest version of the National Planning Policy Framework was issued in February 2021. The document sets out planning policies for England and how these are expected to be applied. In respect of daylight and sunlight it stresses the need to make optimal use of sites and to take a flexible approach to daylight and sunlight guidance. Para 125 States: -

***11. Making effective use of land***

**Achieving appropriate densities**

*"125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances:*

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

# 5 Sources of Information & Assumptions

5.1.1 Architectural drawings, site photographs and a measured survey information have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.

5.1.2 Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.

5.1.3 We have not sought access to the surrounding properties and, unless we have been able to source floor layouts via public records, the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL and ADF assessments.

5.1.4 Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.

**5.2 Chassay Studio Ltd**

1712-10-Ground floor layout as proposed.dwg

1712-11-First floor layout as proposed.dwg

1712-12-Second floor layout as proposed.dwg

1712-13-roof layout as proposed.dwg

1712-14-context elevations as proposed.dwg

1712-15-context sections as proposed.dwg

1712-16-detailed sections as proposed.dwg

1712-17-detailed house elevations front+rear.dwg

1712-18-detailed house elevations side.dwg

1712-19-detail house plans.dwg

1712-20-detail bungalow plans.dwg

1712-21-detail bungalow elevation front+rear.dwg

1712-22-detail bungalow elevation side.dwg

Received 06/12/2022

**5.3 Cloud 10**

Lincoln Cottages Brighton 14-09-2022-DS

Received 14/09/2022

# 6 The Site and Proposal

6.1.1 The site is located at the land to the rear of 10-14 Lincoln Cottages, Brighton BN2 9UJ, and is around 900m to the east of Brighton train station. It currently contains a number of garages/storage units. It's surrounded by three rows of terraced properties, Lincoln Street to the north, Lincoln Cottages to the east and Ewart Street to the south.

6.1.2 The proposals involve the:

> *"Demolition of all existing buildings and construction of nine residential dwellings (Use Class C3)."*

6.1.3 The scheme has evolved with our input in order to respond to the neighbouring residential properties. The footprint, height and articulation of the proposals have been developed to limit amenity effects and maintain good levels of daylight and sunlight to the neighbouring properties.

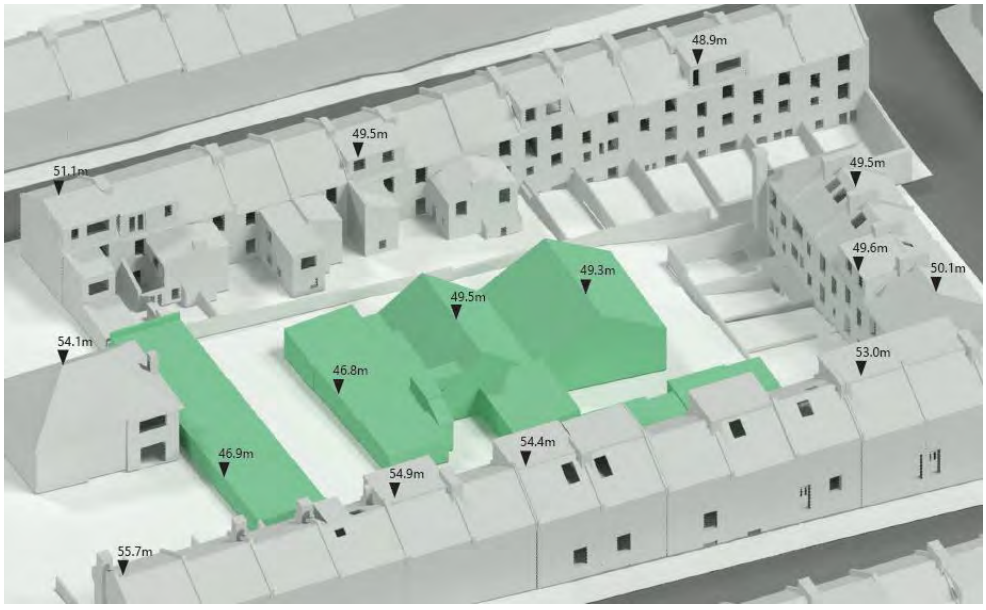



***Image 1 - Isometric view of the existing site and context***

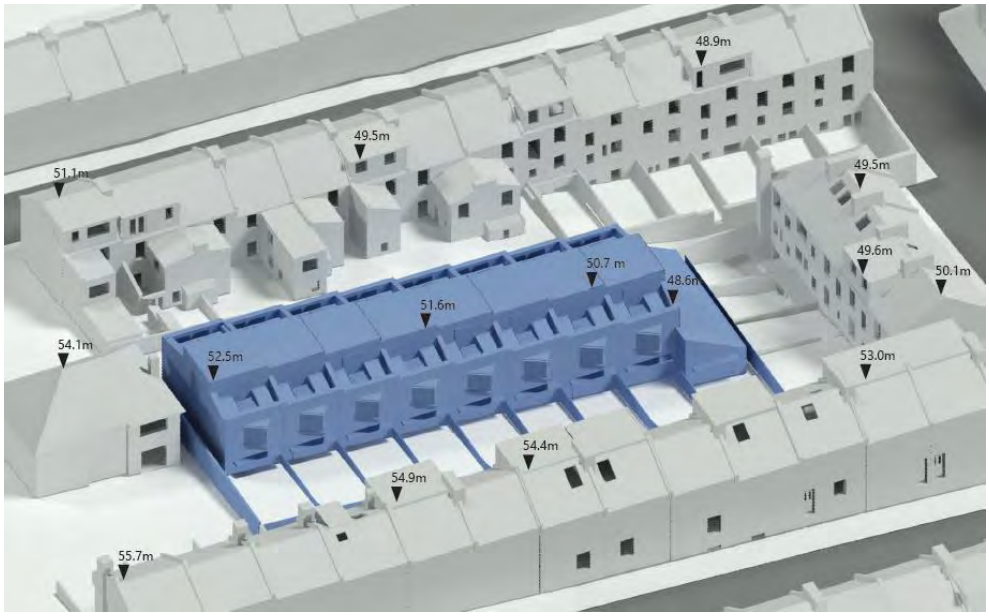



***Image 2 - Isometric view of the proposed development and context***

# 7 Assessment results

## 7.1 Daylight and sunlight to neighbouring buildings

7.1.1 Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties as well as window maps showing individual window references are attached within Appendix 1.

7.1.2 Our assessment has considered all of the closest neighbouring residential properties with windows overlooking the proposed development. These are shown on the following image: -

1. 61 - 87 Lincoln Street
2. 10 – 14 Lincoln Cottages
3. 9 – 39 Ewart Street
4. 89 – 91 Lincoln Street

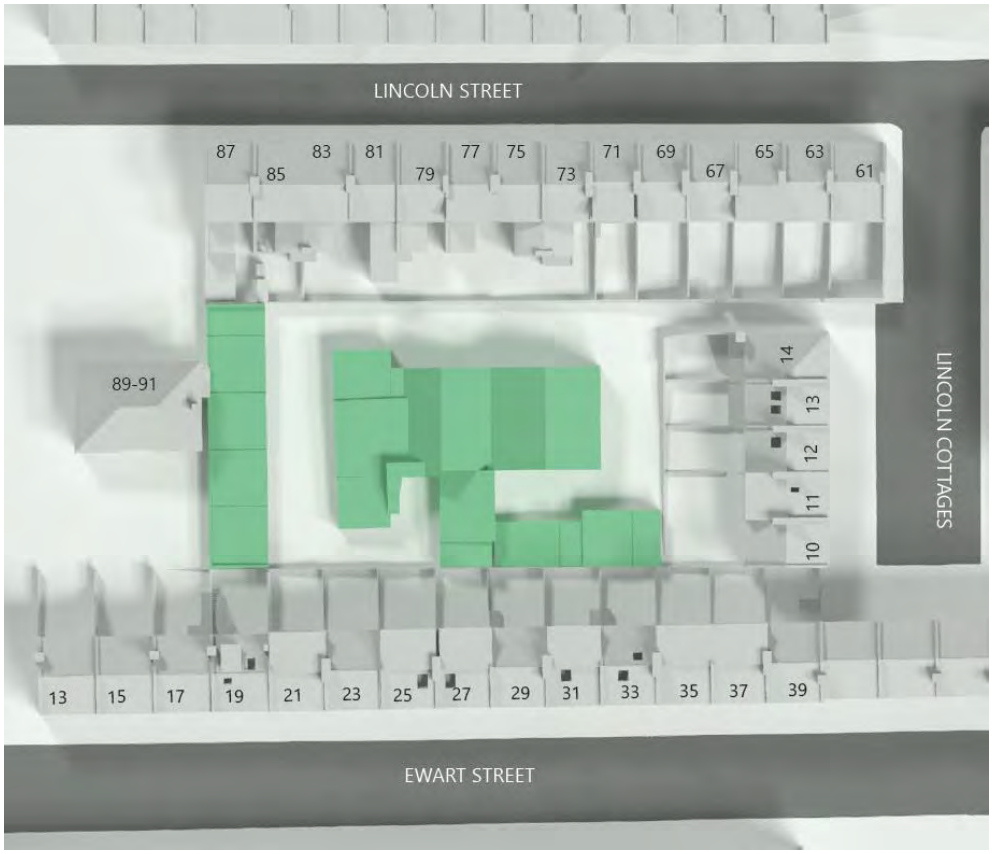



***Image 3 - Map showing site location and neighbouring residential properties***

## 7.2 61 - 87 Lincoln Street, BN2 9UG


*Image 4 - Street view of Lincoln Street*

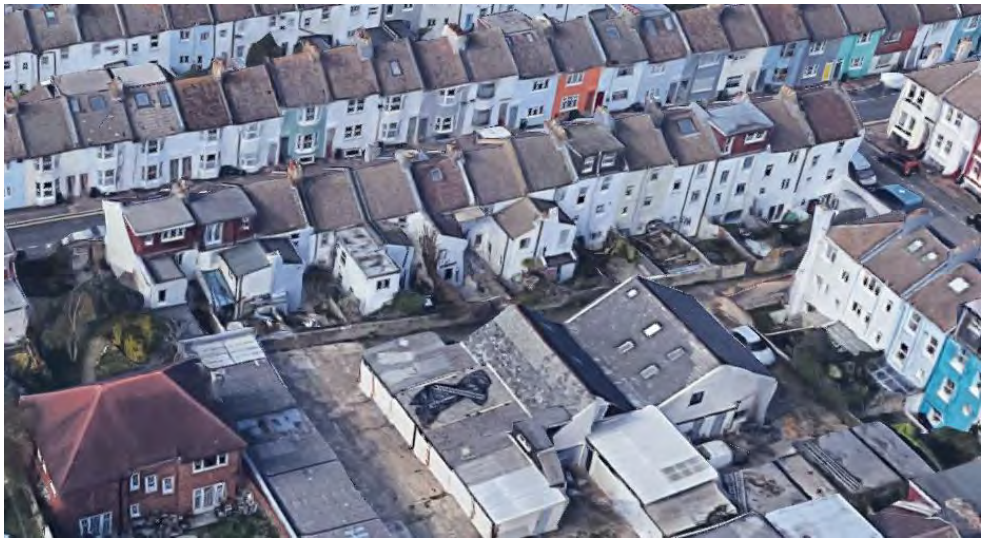


*Image 5 - Aerial view of the rear elevation of Lincoln Street*

7.2.1 This row of terraced properties is located to the north of the site and their rear elevations face directly towards the proposed scheme.

7.2.2 We have modelled the internal layouts of these neighbouring properties using a combination of planning drawings, estate agent information and assumed room depths.

***Daylight***

7.2.3 The results of the VSC and NSL assessments for the following properties along this

terrace demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well in excess of the suggested numerical targets and we record no material alterations in NSL.

1. 61 Lincoln Street
2. 63 Lincoln Street
3. 65 Lincoln Street
4. 67 Lincoln Street
5. 69 Lincoln Street
6. 71 Lincoln Street
7. 73 Lincoln Street
8. 77 Lincoln Street
9. 87 Lincoln Street

***75 Lincoln Street***

7.2.4 The results of the primary VSC assessment for this property demonstrate full compliance with the BRE daylight guidance. The retained VSC levels to all the windows serving habitable spaces remain well in excess of the suggested numerical targets.

7.2.5 In respect of the NSL assessment, all the rooms meet the targets with the exception of an isolated loss to one first-floor bedroom which falls to 0.59 times its former value. This room is located at the end of the closet wing which faces towards the site boundary. The size of the window means that the daylight distribution in this room is already more limited such that the reduction factor is exacerbated by the lower starting point. The BRE guidance indicates that bedrooms are less reliant on daylight, and given the full compliance with the VSC assessment, this isolated effect is not considered to be material.

***79 Lincoln Street***

7.2.6 The results of the VSC assessment demonstrate that all the windows within this property will meet or exceed the BRE targets.

7.2.7 The results of our NSL assessments indicate that one ground-floor space will fall below the BRE target of 0.80 times its former value to 0.49. The window serving this room is located between two projecting extensions on both sides and is therefore somewhat constrained in its outlook. The BRE guide recognises the effect of projecting wings making windows more sensitive and flexibility is appropriate in this regard. This localised effect is therefore considered to be acceptable particularly given the full compliance with the VSC targets.

***81 Lincoln Street***

7.2.8 The results of the VSC assessment for this property indicates that all the windows will retain proportional values of at least 0.82 times their former values, exceeding the BRE targets.

7.2.9 In terms of the NSL assessments, there is an isolated loss to one first-floor bedroom which falls to 0.55 times its former value. This room is located at the end of the closet

wing close to the site boundary and therefore given the relative proximity of this window, a degree of change is somewhat unavoidable. However, given the full compliance with the VSC assessment, this localised change affecting a bedroom will not have a material effect on the use of the property. Again, the BRE guide recognises the need for flexibility in respect of spaces close to a boundary and this limited change is considered to be wholly acceptable.

***83 Lincoln Street***

7.2.10 Our VSC assessments for this property indicate that all the windows serving habitable rooms will retain proportional VSC values of at least 0.87 times their former values, exceeding the BRE targets.

7.2.11 The results of our NSL assessments show that one ground floor living room will marginally fall below the BRE target to 0.73 times its former value. Whilst below the target this is not a significant deviation and will not have a negative impact on the use of the room.

***85 Lincoln Street***

7.2.12 The results of the VSC assessment for this property indicates that all the windows will retain proportional values of at least 0.83 times their former values, exceeding the BRE targets.

7.2.13 The NSL results indicate that one kitchen located at the ground floor level of 85 Lincoln Street will fall below the BRE target to 0.49 times its former value. The isolated loss to this kitchen is unlikely to have a significant impact as the kitchen is located between the two closet wings and served by a small window such that it would benefit from additional task lighting.

***Sunlight***

7.2.14 Our APSH study shows that all relevant habitable rooms served by south-facing windows within 61 to 87 Lincoln Street will significantly exceed the BRE criteria of 25% APSH with at least 5% during the winter months or remain wholly unaffected by the proposed development.

7.2.1 Overall, the scheme is not considered to have a material impact on the daylight and sunlight within this row of terraced properties and therefore the effects are considered acceptable and in accordance with the BRE guidance.

***10 – 14 Lincoln Cottages, BN2 9UJ***

***Image 6 - Street view of Lincoln Cottages***

***Image 7 - Aerial view of the rear elevation of Lincoln Cottages***

7.2.2 These 5 terraced properties are located to the northeast of the site and their rear elevations face directly towards the lower-height bungalow proposed to the northern area of the site.

7.2.3 The internal layouts of these cottages have been modelled using a combination of drawings obtained from the local planning portal and estate agent floorplans. Where no plans were available, we have used assumed room layouts/depths.

***Daylight***

7.2.4 The results of our VSC and NSL assessments show that the daylight effects to these properties are fully compliant with the BRE criteria, with all the retained levels remaining within at least 0.80 times their former value.

***Sunlight***

7.2.5 The results of our APSH assessments show that all relevant habitable rooms with windows within 90 degrees of due south retain good APSH levels remaining in excess of the BRE target values.

*13 – 39 Ewart Street, BN2 9UP*


***Image 8 - Street view of Ewart Street***

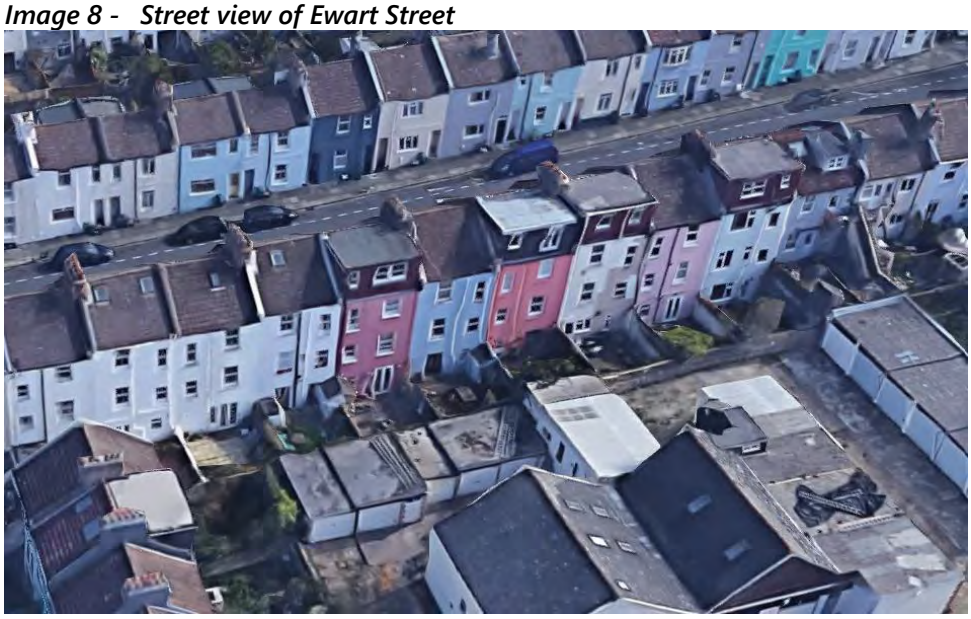


***Image 9 - Aerial view of the rear elevation of Ewart Street***

7.2.6 This row of terraced properties are situated to the south of the development site. Their windows in their rear elevation face towards the proposed development.

7.2.7 We have modelled these properties using a combination of planning drawings, estate agent information and appropriate assumed room layouts/depths.

***Daylight***

7.2.8 The results of the VSC and NSL assessments for the following properties that we have analysed along Ewert Street demonstrate full compliance with the BRE guidance. The retained VSC levels shown are well in excess of the suggested numerical targets and we record no material alterations in NSL.

1. 13 Ewart Street
2. 15 Ewart Street
3. 17 Ewart Street
4. 19 Ewart Street
5. 21 Ewart Street
6. 31 Ewart Street
7. 33 Ewart Street
8. 35 Ewart Street
9. 37 Ewart Street
10. 39 Ewart Street

***25 Ewart Street***

7.2.9 Our VSC assessments demonstrate full compliance with the BRE targets to all the habitable rooms within 25 Ewart Street, with all the proportional values remaining within 0.89 times their former values.

7.2.10 In terms of our NSL assessments, all but one of the habitable rooms within this property experience no material change in daylight distribution. There is one deviation to a LKD located at the basement level which falls to 0.68 times its former value. This space is a deep basement room and the BRE guidance suggests that a greater movement of the no sky line may be unavoidable if an existing building contains rooms greater than 5m deep. Again, full compliance with the VSC assessment suggest impacts to this room will be limited.

***27 Ewart Street***

7.2.11 The results of the VSC assessments for this property indicate that all the windows will retain proportional values of at least 0.94 times their former values, thus exceeding the targets and remaining fully compliant with BRE guideline

7.2.12 In terms of our NSL assessments, there is one isolated reduction to the basement kitchen/diner within 27 Ewart Street. Paragraph 2.2.12 of the BRE guidance recognises that greater movement of the no sky line may be unavoidable if an existing room is lit from only one side and is greater than 5m deep. As can be seen below in the basement floorplan of 27 Ewart Street, whilst this room is served on two sides, the window at the front is clearly below the pavement level and therefore sky view from this side of the property will be limited. Notwithstanding this, the room will retain a NSL of 0.71 the former value which is not considered to be a significant deviation from the 0.80 target.


*Image 10 - 27 Ewart Street basement floorplan and front elevation*

***29 Ewart Street***

7.2.13 The results of our VSC assessments show that the effects to this property are fully compliant with the BRE criteria, with all the VSC levels remaining within at least 0.92 times their former value.

7.2.14 The results of our NSL assessments indicate that all but one of the habitable rooms within 27 Ewart Street fully meet the BRE criteria. Similarly to 25 Ewart Street, the one deviation is to a basement kitchen/diner which falls to 0.73 times its former value which is marginally below the target of 0.80. Again, this is due to the deep nature of this space such that the BRE guide notes that flexibility is appropriate. This limited effect is considered to be acceptable particularly given the full compliance with the VSC assessment.

***Sunlight***

7.2.15 For sunlight, in accordance with BRE recommendations, it has not been necessary to test these properties because the windows facing the site are not within 90 degrees of due south.

7.2.16 The overall impact to these neighbours along Ewart Street is considered to be in line with the intentions of the BRE guidelines and wholly acceptable.

***89 – 91 Lincoln Street***

***Image 11 - Aerial view of 89 – 91 Lincoln Street***

7.2.17 This neighbouring property is located to the south of the proposed development

7.2.18 In the absence of any detailed floorplans, we have modelled this property using appropriate assumed room layouts/depths.

***Daylight***

7.2.19 The results of the VSC analysis confirm that this property will not be materially impacted by the proposed scheme. Each of the windows serving habitable rooms will retain proportional retained VSC levels of at least 0.95 times their former value.

7.2.20 There are also no material changes in NSL levels to any relevant habitable rooms, and as such the effects to this property fully meet the BRE targets.

***Sunlight***

7.2.21 In respect of the direct sunlight levels, the majority of the windows facing the site are not within 90 degrees of due south. Our assessment confirms there is no material impact to any potentially relevant spaces as a result of the proposals.

7.2.22 Overall, the daylight and sunlight effects to this property are considered to be fully compliant with the BRE guidelines.

## 7.3 Daylight and sunlight within the proposal

7.3.1 The daylight and sunlight amenity provided within the proposed residential accommodation has been assessed using the Daylight Illuminance assessments following the methodology of the 2022 BRE guidance.

7.3.2 Full results of the daylight and sunlight assessments within the proposed apartments, along with drawings to show the layout of rooms and windows, are attached within Appendix 3.

***2022 BRE Assessment***

**Daylight**

| Assessment Method | Total No. of Rooms | Rooms Meeting Target |
|---|---|---|
| Daylight Illuminance | 42 | 35 (83%) |

*Table 1 - Daylight Illuminance Summary*

7.3.3 The results of the Daylight Illuminance assessment indicate that 35 (83%) of the 45 habitable rooms meet or exceed the BRE target.

7.3.4 All 7 of the rooms that do not meet the criteria are living rooms located at the ground floor level in the houses. These living rooms will achieve the required lux to between 37% and 49% of the floor area. This is not considered to be a significant shift from the 50% target, particularly given the full compliance to all other habitable spaces including kitchen/diners within these houses.

7.3.5 Given the BRE guidelines have only very recently been published during the latter stages of the design development, we consider a comparative assessment with the ADF metric from BRE 2011 to also be useful in assessing the acceptability of the internal daylight provision.

| Assessment Method | Total No. of Rooms | Rooms Meeting Target |
|---|---|---|
| Average Daylight Factor | 42 | 42 (100%) |

*Table 2 - Average Daylight Factor Summary*

7.3.6 Overall, our internal assessments indicate that the proposed development has a very high level of compliance with both the 2011 and 2022 BRE guidelines.

**Sunlight**

| Number of Units | Total No. of units meeting sunlight targets |
|---|---|
| 9 | 9 (100%) |

*Table 3 - Sunlight compliance summary*

7.3.7 In respect of direct sunlight, the target is for units to achieve at least 1.5 hours of

direct sunlight on March 21st ideally within the main living space.

7.3.8 Overall, the scheme performs well with 100% of units meeting or exceeding the BRE target,

# 8 Conclusions

8.1.1 This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at 15-26 Lincoln Cottages, Brighton, on the key neighbouring properties. We have also undertaken an assessment of the provision of daylight and sunlight within the proposed residential units. Our advice has informed the design development of the proposals from an early stage to ensure there are no significant adverse amenity impacts to neighbours.

## 8.2 Daylight and sunlight impact to neighbouring properties

8.2.1 Our assessments have been undertaken using the VSC, NSL (daylight) and APSH (sunlight) tests set out within the BRE guidance. The results of these tests shown excellent levels of compliance with the majority of neighbouring properties fully meeting both the daylight and sunlight targets with the proposal in place.

8.2.2 All windows meet the primary VSC daylight target and any changes to the position of the No-Sky Line are limited to a single room per property. In most instances, these are rooms with specific limitations, such as deep spaces or constrained windows between rear extensions, where the BRE guide states that flexibility should be applied. Overall, these are not considered to be material effects and are fully acceptable.

8.2.3 In respect of direct sunlight all relevant neighbouring windows will continue to fully meet the BRE targets with the proposal in place.

## 8.3 Daylight and sunlight within the proposed residential units

8.3.1 The assessment of daylight within the proposed residential units has shown that the vast majority of rooms receive good levels in excess of the relevant 2022 BRE targets. The Daylight Illuminance assessments have indicated that 83% of the proposed habitable rooms will meet or exceed the 2022 BRE targets with deviations below the targets being minor. When assessed against the previous BRE methodology for ADF, all of the rooms within the proposed scheme will exceed their relative target.

8.3.2 Whilst direct sunlight levels are more orientation specific, 100% of the units meet the 2022 BBE targets which is considered to be a very good level of compliance.

8.3.3 Overall, the scheme is considered to respond well to the neighbouring context maintaining good amenity levels to the neighbours as well as providing appropriate internal daylight and sunlight levels of future residents. On that basis the scheme is fully in line with the BRE targets as well as relevant planning policy.

# Appendix 1

**Drawings of the existing, proposed and surrounding buildings**


4th Floor, Holborn Tower
137-144 High Holborn
London WC1V 6PL
T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

Sources of information

**Cloud10**
Lincoln Cottages Brighton 14-09-2022-DS.dwg
Received 14/09/2022

**EB7 Ltd**
Site Photographs
Ordnance Survey

NORTH

Key
- Existing Building
- Surrounding Context
- Proposed Development

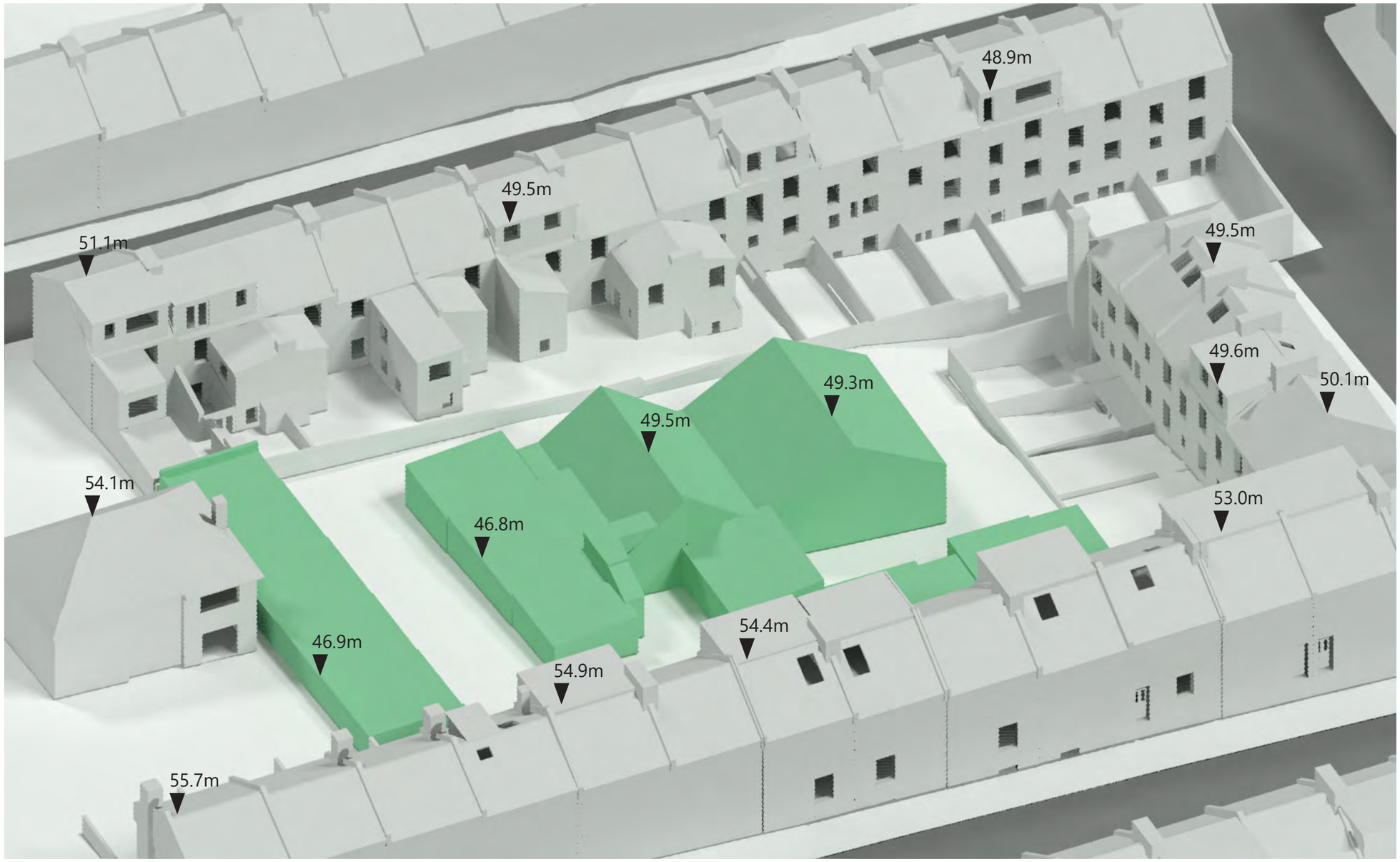
Project: Lincoln Cottages, Brighton, BN2 9UJ

Title: Existing Condition Plan View

| | | | |
|---|---|---|---|
| Drawn | AP | Checked | -- |
| Date | 09/12/2022 | Project | 5702 |
| Rel no. | Prefix | Page no. | |
| 03 | DS01 | | 01 |



Note: All heights are shown in meters Above Ordnance Datum (AOD)

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Ordnance Survey

Key
- Existing Building
- Surrounding Context
- Proposed Development

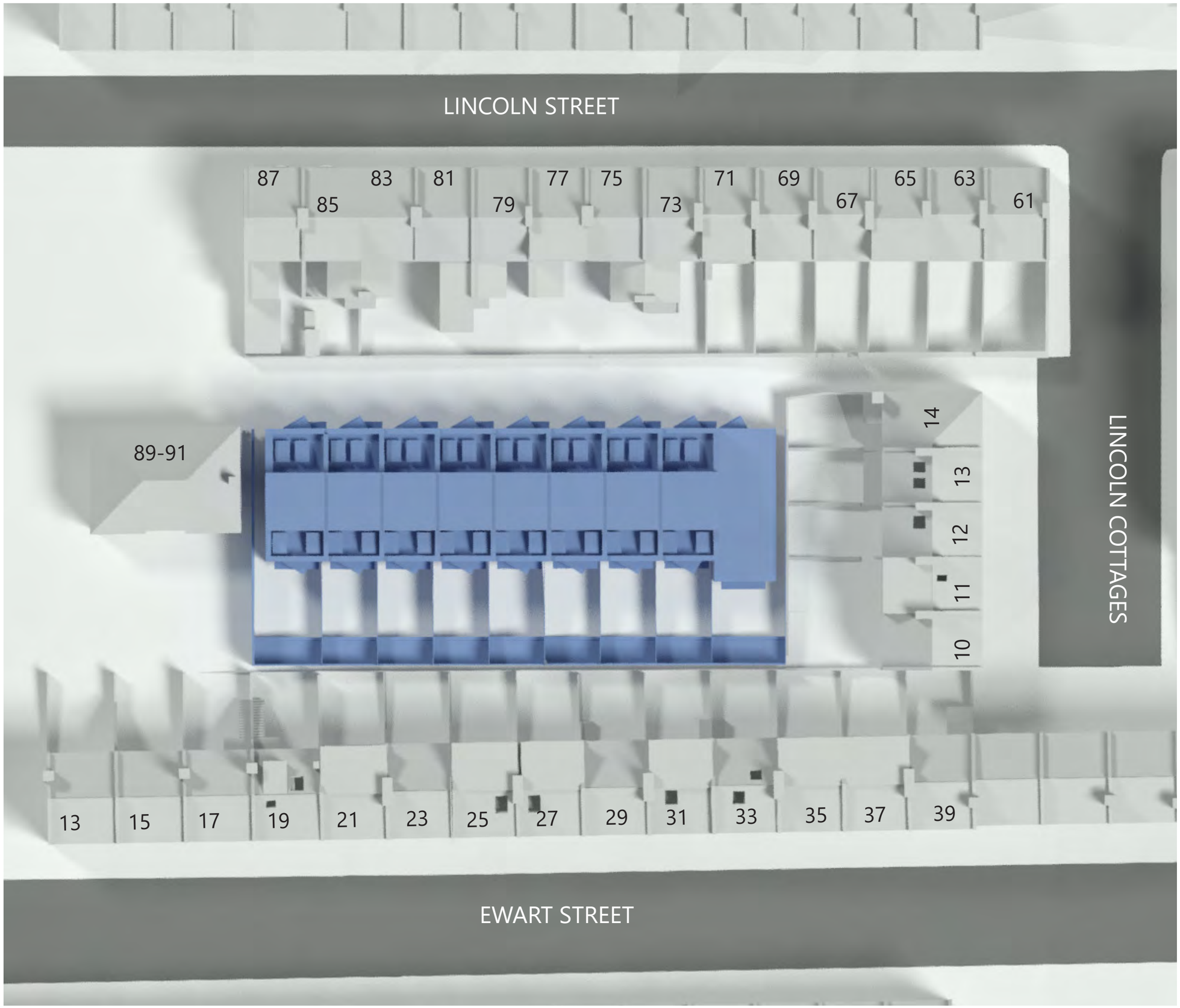
Project: Lincoln Cottages, Brighton, BN2 9UJ

Title: Existing Condition 3D View

| Drawn | AP | Checked | -- |
|---|---|---|---|
| Date | 09/12/2022 | Project | 5702 |

| Rel no. | Prefix | Page no. |
|---|---|---|
| 03 | DS01 | 02 |

Note: All heights are shown in meters Above Ordnance Datum (AOD)






Note: All heights are shown in meters Above Ordnance Datum (AOD)

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**EB7 Ltd**
Site Photographs
Ordnance Survey

NORTH

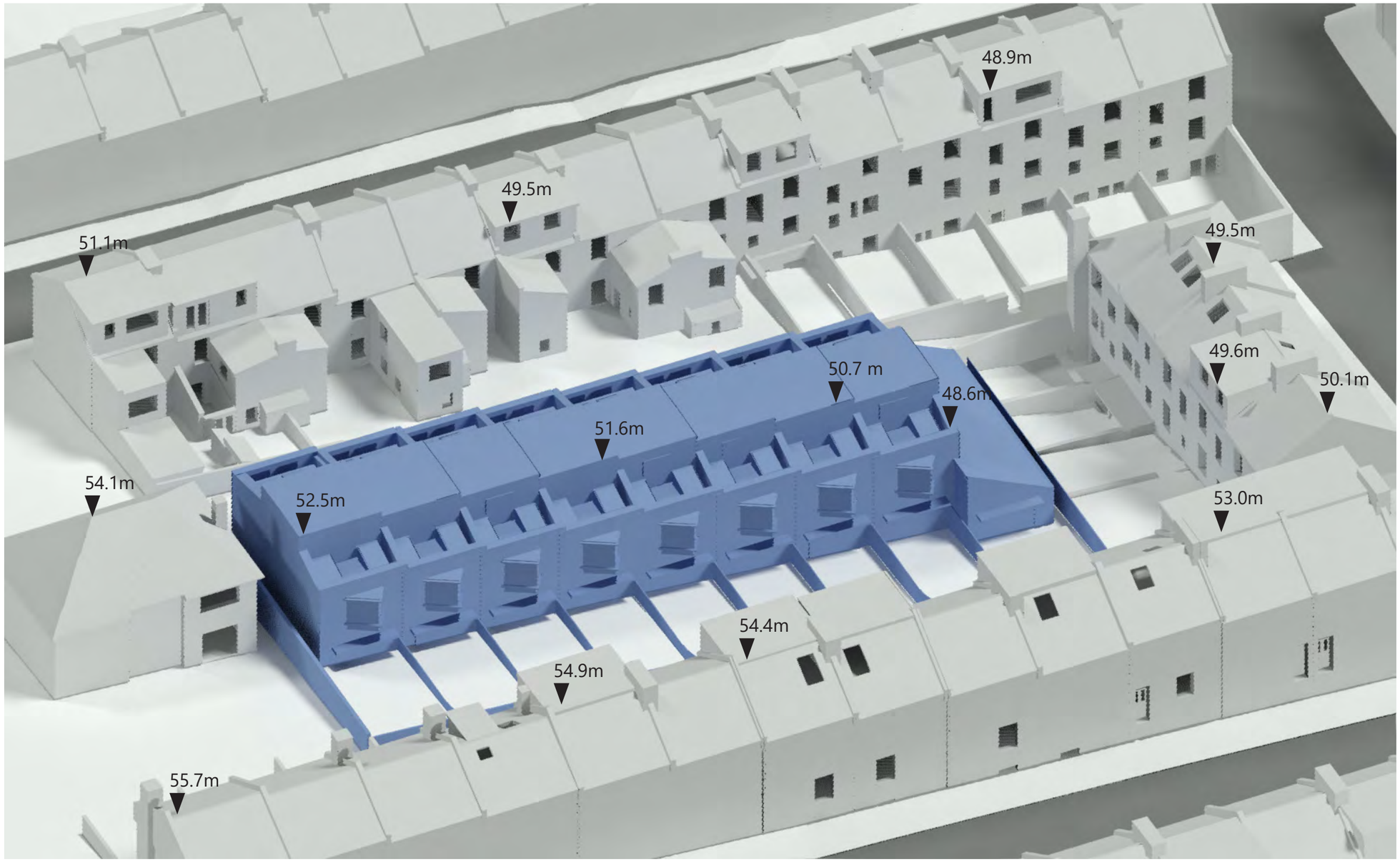
Key

- Existing Building
- Surrounding Context
- Proposed Development

Project: Lincoln Cottages
Brighton
BN2 9UJ

Title: Proposed Development
Plan View

| Drawn | AP | Checked | -- |
|---|---|---|---|
| Date | 09/12/2022 | Project | 5702 |
| Rel no. | 03 | Prefix | DS01 |
| Page no. | 03 | | |




Note: All heights are shown in meters Above Ordnance Datum (AOD)



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Ordnance Survey

Key

- Existing Building
- Surrounding Context
- Proposed Development

Project: Lincoln Cottages, Brighton, BN2 9UJ

Title: Proposed Development 3D View

| Drawn | AP | Checked | -- |
|---|---|---|---|
| Date | 09/12/2022 | Project | 5702 |

| Rel no. | Prefix | Page no. |
|---|---|---|
| 03 | DS01 | 04 |

# Appendix 2

## Results of the daylight and sunlight assessments within neighbouring properties

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| **14 Lincoln Cottages** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1 | Kitchen | 18.2 | 16.3 | 0.89 | | | | | | | | | | | | |
| | | W2-L | | 6.1 | 5.1 | 0.83 | | | | | | | | | | | | |
| | | W2-U | | | | | 14.8 | 12.7 | 86% | 12.0 | 81% | 0.95 | 39 | 7 | 35 | 3 | 0.90 | 0.43 |
| Ground | R1 | W1 | Bathroom | 25.8 | 24.1 | 0.94 | | | | | | | | | | | | |
| | | W2 | | 28.8 | 26.8 | 0.93 | 9.0 | 8.8 | 99% | 8.4 | 94% | 0.95 | 58 | 16 | 56 | 14 | 0.97 | 0.88 |
| Ground | R2 | W3-L | Circulation | 29.0 | 26.5 | 0.91 | | | | | | | | | | | | |
| | | W3-U | | | | | 5.4 | 4.4 | 81% | 3.5 | 65% | 0.81 | 56 | 15 | 53 | 12 | 0.95 | 0.80 |
| First | R1 | W1-L | Bedroom | 29.9 | 28.8 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | 9.0 | 8.8 | 98% | 8.8 | 98% | 1.00 | 63 | 24 | 60 | 21 | 0.95 | 0.88 |
| First | R2 | W2-L | Circulation | 32.3 | 30.6 | 0.95 | | | | | | | | | | | | |
| | | W2-U | | | | | 5.4 | 5.0 | 92% | 4.5 | 82% | 0.89 | 66 | 22 | 63 | 19 | 0.95 | 0.86 |
| **13 Lincoln Cottages** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1 | Residential | 22.1 | 18.1 | 0.82 | | | | | | | | | | | | |
| | | W2 | | 25.0 | 20.3 | 0.81 | | | | | | | | | | | | |
| | | W3-L | | 20.6 | 16.4 | 0.80 | | | | | | | | | | | | |
| | | W3-U | | | | | 5.1 | 4.9 | 96% | 4.9 | 96% | 1.00 | 50 | 9 | 43 | 6 | 0.86 | 0.67 |
| Ground | R1 | W1-L | Bathroom | 30.2 | 27.7 | 0.92 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 30.0 | 27.4 | 0.91 | | | | | | | | | | | | |
| | | W2-U | | | | | 4.8 | 4.8 | 100% | 4.8 | 100% | 1.00 | 61 | 18 | 56 | 13 | 0.92 | 0.72 |
| Ground | R2 | W3-L | Circulation | 28.9 | 25.9 | 0.90 | | | | | | | | | | | | |
| | | W3-U | | | | | 3.4 | 1.5 | 44% | 1.2 | 33% | 0.76 | 57 | 14 | 53 | 10 | 0.93 | 0.71 |
| First | R1 | W1-L | Bedroom | 33.6 | 32.1 | 0.95 | | | | | | | | | | | | |
| | | W1-U | | | | | 9.0 | 8.9 | 100% | 8.9 | 100% | 1.00 | 65 | 20 | 64 | 19 | 0.98 | 0.95 |
| First | R2 | W2-L | Circulation | 32.8 | 31.0 | 0.95 | | | | | | | | | | | | |
| | | W2-U | | | | | 5.4 | 5.0 | 94% | 3.4 | 63% | 0.67 | 63 | 18 | 61 | 16 | 0.97 | 0.89 |
| Second | R1 | W1 | Bedroom | 77.7 | 77.6 | 1.00 | | | | | | | | | | | | |
| | | W2 | | 81.8 | 81.6 | 1.00 | 13.7 | 13.5 | 99% | 13.5 | 99% | 1.00 | 87 | 26 | 87 | 26 | 1.00 | 1.00 |
| **12 Lincoln Cottages** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | Kitchen | 21.7 | 18.4 | 0.85 | | | | | | | | | | | | |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| | | W1-U | | | | | | | | | | | | | | | |
| | | W2 | | 20.6 | 17.5 | 0.85 | 14.8 | 13.6 | 92% | 10.8 | 73% | 0.79 | 47 | 8 | 41 | 6 | 0.87 | 0.75 |
| Ground | R1 | W1-L | Bathroom | 29.2 | 26.4 | 0.90 | | | | | | | | | | | | |
| | | W1-U | | | | | 9.0 | 8.5 | 95% | 7.0 | 79% | 0.83 | 56 | 13 | 51 | 10 | 0.91 | 0.77 |
| Ground | R2 | W2-L | Circulation | 28.7 | 26.0 | 0.90 | | | | | | | | | | | | |
| | | W2-U | | | | | 5.4 | 1.6 | 29% | 1.0 | 19% | 0.66 | 54 | 10 | 50 | 8 | 0.93 | 0.80 |
| First | R1 | W1-L | Bedroom | 33.0 | 31.4 | 0.95 | | | | | | | | | | | | |
| | | W1-U | | | | | 9.0 | 8.8 | 98% | 8.7 | 97% | 0.99 | 65 | 18 | 64 | 17 | 0.98 | 0.94 |
| First | R2 | W2-L | Circulation | 32.1 | 30.3 | 0.94 | | | | | | | | | | | | |
| | | W2-U | | | | | 5.4 | 5.4 | 100% | 5.0 | 92% | 0.93 | 64 | 17 | 61 | 14 | 0.95 | 0.82 |
| Second | R1 | W1 | Bedroom | 77.4 | 77.3 | 1.00 | 15.2 | 13.9 | 91% | 13.9 | 91% | 1.00 | 82 | 25 | 82 | 25 | 1.00 | 1.00 |
| **11 Lincoln Cottages** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | Kitchen | 21.9 | 19.9 | 0.91 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2 | | 21.8 | 19.8 | 0.91 | 12.8 | 11.9 | 93% | 10.0 | 78% | 0.84 | 46 | 8 | 40 | 5 | 0.87 | 0.63 |
| Ground | R1 | W1-L | Bathroom | 29.0 | 27.2 | 0.94 | | | | | | | | | | | | |
| | | W1-U | | | | | 5.1 | 4.8 | 95% | 4.8 | 95% | 1.00 | 56 | 12 | 53 | 11 | 0.95 | 0.92 |
| Ground | R2 | W2-L | Circulation | 27.8 | 26.6 | 0.96 | | | | | | | | | | | | |
| | | W2-U | | | | | 5.3 | 4.6 | 87% | 4.5 | 85% | 0.97 | 52 | 10 | 51 | 11 | 0.98 | 1.10 |
| First | R1 | W1-L | Bedroom | 32.7 | 31.6 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | 8.3 | 8.0 | 96% | 8.0 | 96% | 1.00 | 64 | 17 | 63 | 16 | 0.98 | 0.94 |
| First | R2 | W2-L | Circulation | 31.4 | 30.4 | 0.97 | | | | | | | | | | | | |
| | | W2-U | | | | | 4.8 | 4.8 | 100% | 4.8 | 100% | 1.00 | 59 | 13 | 58 | 12 | 0.98 | 0.92 |
| Second | R1 | W1 | Bedroom | 36.1 | 35.6 | 0.99 | | | | | | | | | | | | |
| | | W3 | | 81.3 | 81.3 | 1.00 | 13.8 | 13.8 | 100% | 13.8 | 100% | 1.00 | 95 | 25 | 94 | 24 | 0.99 | 0.96 |
| Second | R2 | W2 | Circulation | 35.6 | 35.2 | 0.99 | 3.3 | 3.3 | 100% | 3.3 | 100% | 1.00 | 70 | 23 | 69 | 22 | 0.99 | 0.96 |
| **10 Lincoln Cottages** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | LKD | 18.7 | 18.9 | 1.01 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 17.8 | 17.6 | 0.99 | | | | | | | | | | | | |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3-L | | 25.9 | 25.9 | 1.00 | | | | | | | | | | | | |
| | | W3-U | | | | | 27.7 | 24.9 | 90% | 25.1 | 91% | 1.01 | 34 | 2 | 33 | 3 | 0.97 | 1.50 |
| Ground | R1 | W1-L | Bathroom | 27.5 | 26.6 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | 8.2 | 8.0 | 98% | 8.0 | 98% | 1.00 | 47 | 7 | 46 | 7 | 0.98 | 1.00 |
| Ground | R2 | W2-L | Circulation | 25.6 | 24.8 | 0.97 | | | | | | | | | | | | |
| | | W2-U | | | | | 5.6 | 5.1 | 91% | 5.1 | 91% | 1.00 | 44 | 7 | 42 | 7 | 0.95 | 1.00 |
| First | R1 | W1-L | Bedroom | 31.4 | 30.6 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | 9.0 | 8.8 | 98% | 8.8 | 98% | 1.00 | 56 | 12 | 55 | 11 | 0.98 | 0.92 |
| First | R2 | W2-L | Circulation | 29.1 | 28.3 | 0.97 | | | | | | | | | | | | |
| | | W2-U | | | | | 4.6 | 4.6 | 100% | 4.6 | 100% | 1.00 | 51 | 10 | 49 | 8 | 0.96 | 0.80 |
| **39 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1 | Residential | 13.0 | 13.0 | 1.00 | | | | | | | | | | | | |
| | | W2-L | | 14.4 | 14.1 | 0.98 | | | | | | | | | | | | |
| | | W2-U | | | | | 2.9 | 1.8 | 62% | 1.8 | 62% | 1.00 | 21 | 4 | 22 | 5 | 1.05 | 1.25 |
| Basement | R2 | W3 | Kitchen | 18.7 | 18.3 | 0.98 | 10.4 | 7.1 | 68% | 7.1 | 68% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R1 | W1-L | Circulation | 28.1 | 28.0 | 1.00 | | | | | | | | | | | | |
| | | W1-U | | | | | 4.5 | 3.5 | 78% | 3.5 | 78% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W2-L | Residential | 27.7 | 27.4 | 0.99 | | | | | | | | | | | | |
| | | W2-U | | | | | 11.4 | 10.9 | 96% | 10.9 | 96% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R1 | W1-L | Circulation | 36.1 | 35.9 | 1.00 | | | | | | | | | | | | |
| | | W1-U | | | | | 4.5 | 4.5 | 100% | 4.5 | 100% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2 | Residential | 37.6 | 37.5 | 1.00 | 11.4 | 11.0 | 96% | 11.0 | 96% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| **37 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | Kitchen | 24.0 | 23.3 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 25.2 | 24.5 | 0.97 | | | | | | | | | | | | |
| | | W2-U | | | | | 10.9 | 9.0 | 82% | 9.0 | 82% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Basement | R2 | W3 | Bathroom | 28.3 | 27.5 | 0.97 | 2.1 | 2.0 | 92% | 2.0 | 92% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R1 | W1-L | Bathroom | 32.1 | 31.6 | 0.99 | | | | | | | | | | | | |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| | | W1-U | | | | | 11.4 | 11.1 | 97% | 11.1 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W2-L | Circulation | 33.2 | 32.5 | 0.98 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3 | | 15.5 | 15.5 | 1.00 | | | | | | | | | | | | |
| | | W4 | | 17.1 | 17.1 | 1.00 | | | | | | | | | | | | |
| | | W5 | | 4.7 | 4.7 | 1.00 | 8.2 | 8.2 | 100% | 8.2 | 100% | 1.00 | 66 | 12 | 65 | 12 | 0.98 | 1.00 |
| First | R1 | W1 | Bedroom | 38.0 | 37.8 | 1.00 | 10.9 | 10.6 | 97% | 10.6 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Circulation | 37.7 | 37.3 | 0.99 | | | | | | | | | | | | |
| | | W2-U | | | | | 5.0 | 5.0 | 99% | 5.0 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R1 | W1-L | Residential | 39.3 | 39.3 | 1.00 | | | | | | | | | | | | |
| | | W1-U | | | | | 11.4 | 11.4 | 100% | 11.4 | 100% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R2 | W2-L | Circulation | 39.1 | 39.1 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | 4.5 | 4.5 | 100% | 4.5 | 100% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| **35 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | Kitchen | 30.9 | 29.7 | 0.96 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 30.3 | 29.3 | 0.96 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3-L | | 29.9 | 28.9 | 0.97 | | | | | | | | | | | | |
| | | W3-U | | | | | 16.9 | 15.9 | 95% | 15.3 | 91% | 0.96 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R1 | W1-L | Circulation | 34.1 | 33.3 | 0.98 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W3 | | 4.4 | 4.4 | 1.00 | 8.2 | 8.2 | 100% | 8.2 | 100% | 1.00 | 30 | 7 | 29 | 7 | 0.97 | 1.00 |
| Ground | R2 | W2-L | Residential | 35.5 | 34.5 | 0.97 | | | | | | | | | | | | |
| | | W2-U | | | | | 11.3 | 11.0 | 97% | 11.0 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R1 | W1-L | Circulation | 37.9 | 37.5 | 0.99 | | | | | | | | | | | | |
| | | W1-U | | | | | 5.0 | 5.0 | 99% | 5.0 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Bedroom | 38.6 | 38.2 | 0.99 | | | | | | | | | | | | |
| | | W2-U | | | | | 11.3 | 11.0 | 97% | 11.0 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R1 | W1 | Circulation | 39.1 | 39.1 | 1.00 | 5.0 | 5.0 | 99% | 5.0 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R2 | W2-L | Residential | 39.3 | 39.2 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | 11.3 | 11.2 | 99% | 11.2 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| **33 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | Kitchen | 31.9 | 30.3 | 0.95 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 31.7 | 30.1 | 0.95 | | | | | | | | | | | | |
| | | W2-U | | | | | 9.6 | 9.4 | 98% | 9.3 | 97% | 0.99 | N/F | N/F | N/F | N/F | N/F | N/F |
| Basement | R2 | W3 | Circulation | 29.5 | 28.4 | 0.97 | 8.9 | 8.6 | 96% | 8.2 | 92% | 0.96 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R1 | W1-L | Living Room | 36.4 | 35.2 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2 | | 36.5 | 35.2 | 0.96 | | | | | | | | | | | | |
| | | W7 | | 30.7 | 30.7 | 1.00 | 22.4 | 21.9 | 98% | 21.9 | 98% | 1.00 | 87 | 22 | 84 | 21 | 0.97 | 0.95 |
| Ground | R2 | W3-L | Circulation | 36.2 | 34.7 | 0.96 | | | | | | | | | | | | |
| | | W3-U | | | | | | | | | | | | | | | | |
| | | W4 | | 15.9 | 15.9 | 1.00 | | | | | | | | | | | | |
| | | W5 | | 15.5 | 15.5 | 1.00 | | | | | | | | | | | | |
| | | W6 | | 3.9 | 3.9 | 1.00 | 8.4 | 8.4 | 100% | 8.4 | 100% | 1.00 | 66 | 12 | 64 | 12 | 0.97 | 1.00 |
| First | R1 | W1-L | Bedroom | 38.9 | 38.5 | 0.99 | | | | | | | | | | | | |
| | | W1-U | | | | | 10.2 | 9.8 | 96% | 9.8 | 96% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Circulation | 38.7 | 38.0 | 0.98 | | | | | | | | | | | | |
| | | W2-U | | | | | 5.3 | 5.3 | 99% | 5.3 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R1 | W1 | Residential | 85.2 | 85.2 | 1.00 | | | | | | | | | | | | |
| | | W2 | | 87.9 | 87.9 | 1.00 | 16.2 | 16.2 | 100% | 16.2 | 100% | 1.00 | 97 | 27 | 97 | 27 | 1.00 | 1.00 |
| **31 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | LKD | 26.9 | 24.9 | 0.92 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 29.2 | 27.4 | 0.94 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3-L | | 27.4 | 25.9 | 0.94 | | | | | | | | | | | | |
| | | W3-U | | | | | | | | | | | | | | | | |
| | | W4-L | | 25.7 | 25.7 | 1.00 | | | | | | | | | | | | |
| | | W4-U | | | | | 32.7 | 31.3 | 96% | 29.2 | 89% | 0.93 | 74 | 13 | 71 | 13 | 0.96 | 1.00 |
| Ground | R1 | W1-L | Circulation | 36.4 | 34.6 | 0.95 | | | | | | | | | | | | |
| | | W1-U | | | | | 3.8 | 3.7 | 100% | 3.7 | 100% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W2-L | Bedroom | 36.8 | 34.6 | 0.94 | | | | | | | | | | | | |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL | | Proposed NSL | | Proportion Retained | Existing APSH | | Proposed APSH | | Retained | |
| | | | | | | | | $m^2$ | % | $m^2$ | % | | Total | Winter | Total | Winter | Total | Winter |
| | | W2-U | | | | | 10.8 | 10.5 | 97% | 10.5 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R1 | W1-L | Circulation | 38.8 | 37.8 | 0.98 | | | | | | | | | | | | |
| | | W1-U | | | | | 3.8 | 3.7 | 99% | 3.7 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Bedroom | 38.9 | 38.0 | 0.98 | | | | | | | | | | | | |
| | | W2-U | | | | | 11.4 | 11.1 | 98% | 11.1 | 98% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R1 | W1-L | Bedroom | 39.0 | 39.0 | 1.00 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 38.9 | 38.9 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3 | | 82.5 | 82.5 | 1.00 | 19.5 | 19.3 | 99% | 19.3 | 99% | 1.00 | 94 | 29 | 94 | 29 | 1.00 | 1.00 |
| **29 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | KD | 29.6 | 27.4 | 0.93 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 30.6 | 28.4 | 0.93 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W4-L | | 25.6 | 25.6 | 1.00 | | | | | | | | | | | | |
| | | W4-U | | | | | 20.5 | 19.2 | 94% | 14.0 | 68% | 0.73 | 73 | 15 | 72 | 15 | 0.99 | 1.00 |
| Basement | R2 | W3-L | Circulation | 27.4 | 25.7 | 0.94 | | | | | | | | | | | | |
| | | W3-U | | | | | 7.2 | 6.8 | 95% | 4.4 | 61% | 0.65 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R1 | W1-L | Living Room | 37.2 | 34.7 | 0.93 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W3-L | | 30.0 | 30.0 | 1.00 | | | | | | | | | | | | |
| | | W3-U | | | | | 22.7 | 22.3 | 98% | 22.3 | 98% | 1.00 | 85 | 21 | 83 | 21 | 0.98 | 1.00 |
| Ground | R2 | W2-L | Circulation | 36.9 | 33.9 | 0.92 | | | | | | | | | | | | |
| | | W2-U | | | | | 7.9 | 7.9 | 100% | 6.4 | 80% | 0.81 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R1 | W1-L | Bedroom | 39.0 | 38.3 | 0.98 | | | | | | | | | | | | |
| | | W1-U | | | | | 11.6 | 11.2 | 97% | 11.2 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Circulation | 38.9 | 37.6 | 0.97 | | | | | | | | | | | | |
| | | W2-U | | | | | 4.9 | 4.9 | 99% | 4.9 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| **27 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | Circulation | 29.8 | 27.6 | 0.93 | | | | | | | | | | | | |
| | | W1-U | | | | | 7.2 | 6.9 | 97% | 4.4 | 61% | 0.63 | N/F | N/F | N/F | N/F | N/F | N/F |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| Basement | R2 | W2-L | KD | 28.0 | 26.6 | 0.95 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3-L | | 26.2 | 24.9 | 0.95 | | | | | | | | | | | | |
| | | W3-U | | | | | | | | | | | | | | | | |
| | | W4-L | | 25.3 | 25.3 | 1.00 | | | | | | | | | | | | |
| | | W4-U | | | | | 20.5 | 18.7 | 91% | 13.2 | 65% | 0.71 | 62 | 11 | 62 | 11 | 1.00 | 1.00 |
| Ground | R1 | W1-L | Circulation | 37.2 | 34.1 | 0.92 | | | | | | | | | | | | |
| | | W1-U | | | | | 7.9 | 7.9 | 100% | 6.4 | 80% | 0.81 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W2-L | Living Room | 37.5 | 34.4 | 0.92 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3-L | | 29.9 | 29.9 | 1.00 | | | | | | | | | | | | |
| | | W3-U | | | | | 22.7 | 22.3 | 98% | 22.1 | 97% | 0.99 | 87 | 21 | 85 | 21 | 0.98 | 1.00 |
| First | R1 | W1-L | Circulation | 39.0 | 37.8 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | 4.9 | 4.9 | 99% | 4.9 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Bedroom | 39.0 | 38.2 | 0.98 | | | | | | | | | | | | |
| | | W2-U | | | | | 11.6 | 11.2 | 97% | 11.2 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R1 | W1-L | Circulation | 38.6 | 38.6 | 1.00 | | | | | | | | | | | | |
| | | W1-U | | | | | 2.8 | 2.8 | 99% | 2.8 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R2 | W2-L | Bedroom | 39.0 | 39.0 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3-L | | 39.0 | 39.0 | 1.00 | | | | | | | | | | | | |
| | | W3-U | | | | | | | | | | | | | | | | |
| | | W4 | | 81.7 | 81.7 | 1.00 | 15.9 | 15.9 | 100% | 15.9 | 100% | 1.00 | 93 | 26 | 93 | 26 | 1.00 | 1.00 |
| **25 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | KD | 28.4 | 25.8 | 0.91 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2 | | 32.3 | 29.0 | 0.90 | | | | | | | | | | | | |
| | | W4-L | | 25.0 | 25.0 | 1.00 | | | | | | | | | | | | |
| | | W4-U | | | | | 20.5 | 19.9 | 97% | 13.5 | 66% | 0.68 | 73 | 14 | 70 | 14 | 0.96 | 1.00 |
| Basement | R2 | W3-L | Circulation | 29.6 | 27.0 | 0.91 | | | | | | | | | | | | |
| | | W3-U | | | | | 7.2 | 6.9 | 96% | 5.0 | 69% | 0.72 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R1 | W1-L | Living Room | 37.6 | 34.6 | 0.92 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W3-L | | 29.6 | 29.6 | 1.00 | | | | | | | | | | | | |
| | | W3-U | | | | | 22.7 | 22.3 | 98% | 22.2 | 98% | 1.00 | 85 | 21 | 83 | 21 | 0.98 | 1.00 |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| Ground | R2 | W2-L | Circulation | 37.2 | 33.9 | 0.91 | | | | | | | | | | | | |
| | | W2-U | | | | | 7.9 | 7.9 | 100% | 6.8 | 86% | 0.87 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R1 | W1 | Bedroom | 39.0 | 38.4 | 0.98 | 11.6 | 11.2 | 97% | 11.2 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Circulation | 38.9 | 37.6 | 0.97 | | | | | | | | | | | | |
| | | W2-U | | | | | 4.9 | 4.9 | 99% | 4.9 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R1 | W1 | Bedroom | 39.1 | 39.1 | 1.00 | | | | | | | | | | | | |
| | | W3 | | 84.3 | 84.3 | 1.00 | 16.7 | 16.7 | 100% | 16.7 | 100% | 1.00 | 100 | 30 | 100 | 30 | 1.00 | 1.00 |
| Second | R2 | W2-L | Circulation | 39.1 | 39.1 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | 3.4 | 3.3 | 99% | 3.3 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| **23 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1 | Circulation | 26.3 | 23.4 | 0.89 | | | | | | | | | | | | |
| | | W2-L | | 31.1 | 27.7 | 0.89 | | | | | | | | | | | | |
| | | W2-U | | | | | 5.9 | 5.8 | 100% | 4.9 | 83% | 0.83 | N/F | N/F | N/F | N/F | N/F | N/F |
| Basement | R2 | W3-L | Kitchen | 30.6 | 27.3 | 0.89 | | | | | | | | | | | | |
| | | W3-U | | | | | | | | | | | | | | | | |
| | | W4-L | | 29.4 | 26.3 | 0.90 | | | | | | | | | | | | |
| | | W4-U | | | | | 10.8 | 10.6 | 98% | 8.3 | 77% | 0.78 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R1 | W1-L | Circulation | 37.4 | 34.2 | 0.92 | | | | | | | | | | | | |
| | | W1-U | | | | | 5.1 | 5.1 | 100% | 5.1 | 100% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W2-L | Residential | 37.5 | 34.6 | 0.92 | | | | | | | | | | | | |
| | | W2-U | | | | | 11.6 | 11.2 | 97% | 11.2 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R1 | W1-L | Circulation | 38.9 | 37.9 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | 5.1 | 5.1 | 99% | 5.1 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Residential | 38.9 | 38.3 | 0.98 | | | | | | | | | | | | |
| | | W2-U | | | | | 11.6 | 11.3 | 97% | 11.3 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| **21 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Basement | R1 | W1-L | Kitchen | 30.9 | 27.3 | 0.88 | | | | | | | | | | | | |
| | | W1-U | | | | | 9.9 | 9.8 | 99% | 9.8 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Basement | R2 | W2-L | Circulation | 23.3 | 20.7 | 0.89 | | | | | | | | | | | | |
| | | W2-U | | | | | 6.9 | 6.8 | 97% | 5.2 | 75% | 0.77 | N/F | N/F | N/F | N/F | N/F | N/F |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| Ground | R1 | W1-L | Residential | 37.6 | 34.9 | 0.93 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2 | | 37.6 | 35.1 | 0.93 | 11.2 | 11.1 | 99% | 11.1 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W3-L | Circulation | 37.0 | 34.3 | 0.93 | | | | | | | | | | | | |
| | | W3-U | | | | | 5.6 | 5.6 | 99% | 5.6 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R1 | W1 | Residential | 38.9 | 38.5 | 0.99 | 11.2 | 11.1 | 99% | 11.1 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Circulation | 38.8 | 38.1 | 0.98 | | | | | | | | | | | | |
| | | W2-U | | | | | 5.6 | 5.6 | 99% | 5.6 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R1 | W1-L | Residential | 39.2 | 39.2 | 1.00 | | | | | | | | | | | | |
| | | W1-U | | | | | 11.2 | 11.1 | 100% | 11.1 | 100% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R2 | W2 | Circulation | 39.2 | 39.2 | 1.00 | 5.6 | 5.5 | 99% | 5.5 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| **19 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1-L | Living Room | 35.9 | 33.8 | 0.94 | | | | | | | | | | | | |
| | | W1-U | | | | | 11.1 | 10.8 | 97% | 10.8 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W2-L | Kitchen | 18.2 | 16.6 | 0.91 | | | | | | | | | | | | |
| | | W2-U | | | | | 2.8 | 2.7 | 97% | 2.7 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R1 | W1-L | Residential | 38.6 | 38.3 | 0.99 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 38.7 | 38.1 | 0.98 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3 | | 38.7 | 38.4 | 0.99 | 19.2 | 18.3 | 95% | 18.3 | 95% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Second | R1 | W1 | Residential | 83.6 | 83.6 | 1.00 | | | | | | | | | | | | |
| | | W2-L | | 38.8 | 38.8 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3 | | 88.6 | 88.6 | 1.00 | 18.0 | 17.2 | 96% | 17.2 | 96% | 1.00 | 99 | 29 | 99 | 29 | 1.00 | 1.00 |
| **17 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1-L | Living Room | 17.3 | 16.7 | 0.96 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2 | | 29.6 | 28.8 | 0.97 | 11.9 | 11.7 | 98% | 11.7 | 98% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W3-L | Kitchen | 36.2 | 35.0 | 0.97 | | | | | | | | | | | | |
| | | W3-U | | | | | 2.6 | 2.5 | 99% | 2.5 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| First | R1 | W1 | Bedroom | 38.7 | 38.5 | 0.99 | | | | | | | | | | | | |
| | | W2 | | 38.8 | 38.6 | 0.99 | | | | | | | | | | | | |
| | | W3 | | 38.8 | 38.6 | 1.00 | 9.0 | 8.9 | 99% | 8.9 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W4 | Bathroom | 38.8 | 38.6 | 1.00 | 5.0 | 4.9 | 98% | 4.9 | 98% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| **15 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1-L | Residential | 36.5 | 35.5 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 36.2 | 35.2 | 0.97 | | | | | | | | | | | | |
| | | W2-U | | | | | 8.3 | 8.2 | 99% | 8.2 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W3-L | Residential | 32.1 | 31.4 | 0.98 | | | | | | | | | | | | |
| | | W3-U | | | | | 8.7 | 8.5 | 98% | 8.5 | 98% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R1 | W1-L | Residential | 38.9 | 38.9 | 1.00 | | | | | | | | | | | | |
| | | W1-U | | | | | 8.3 | 8.2 | 99% | 8.2 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2 | Residential | 38.9 | 38.9 | 1.00 | 8.7 | 8.6 | 99% | 8.6 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| **13 Ewart Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1-L | Residential | 32.3 | 32.3 | 1.00 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2 | | 36.3 | 36.1 | 0.99 | 10.0 | 9.9 | 99% | 9.9 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W3-L | Residential | 37.8 | 37.5 | 0.99 | | | | | | | | | | | | |
| | | W3-U | | | | | 3.5 | 3.4 | 99% | 3.4 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R1 | W1 | Residential | 38.9 | 38.9 | 1.00 | | | | | | | | | | | | |
| | | W2 | | 39.1 | 39.0 | 1.00 | 9.0 | 8.8 | 97% | 8.8 | 97% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W3-L | Residential | 39.1 | 39.1 | 1.00 | | | | | | | | | | | | |
| | | W3-U | | | | | 7.4 | 7.4 | 99% | 7.4 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| **89-91 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1-L | Residential | 29.4 | 28.0 | 0.95 | | | | | | | | | | | | |
| | | W1-U | | | | | 13.1 | 11.8 | 90% | 11.8 | 90% | 1.00 | 59 | 17 | 59 | 17 | 1.00 | 1.00 |
| Ground | R2 | W2 | Residential | 35.9 | 35.8 | 1.00 | 8.7 | 8.5 | 98% | 8.5 | 98% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R3 | W3 | Residential | 36.2 | 36.2 | 1.00 | 8.7 | 8.5 | 98% | 8.5 | 98% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| First | R1 | W1-L | Residential | 29.4 | 29.0 | 0.99 | | | | | | | | | | | | |
| | | W1-U | | | | | 13.1 | 13.1 | 100% | 13.1 | 100% | 1.00 | 60 | 21 | 59 | 21 | 0.98 | 1.00 |
| First | R2 | W2-L | Residential | 34.3 | 34.3 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | 8.7 | 8.6 | 99% | 8.6 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R3 | W3-L | Residential | 34.4 | 34.4 | 1.00 | | | | | | | | | | | | |
| | | W3-U | | | | | 8.7 | 8.6 | 99% | 8.6 | 99% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| **87 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1 | Bathroom | 19.5 | 22.4 | 1.15 | 4.3 | 4.3 | 98% | 4.3 | 99% | 1.01 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W2 | Utility | 22.7 | 22.0 | 0.97 | 4.7 | 2.8 | 59% | 2.8 | 59% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R3 | W3 | Kitchen | 15.0 | 14.1 | 0.94 | 8.2 | 6.2 | 76% | 6.1 | 74% | 0.98 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R4 | W4-L | Living Room | 13.9 | 12.5 | 0.90 | | | | | | | | | | | | |
| | | W4-U | | | | | | | | | | | | | | | | |
| | | W5-L | | 27.3 | 27.3 | 1.00 | | | | | | | | | | | | |
| | | W5-U | | | | | | | | | | | | | | | | |
| | | W6-L | | 28.9 | 28.9 | 1.00 | | | | | | | | | | | | |
| | | W6-U | | | | | | | | | | | | | | | | |
| | | W7-L | | 29.1 | 29.1 | 1.00 | | | | | | | | | | | | |
| | | W7-U | | | | | | | | | | | | | | | | |
| | | W8-L | | 28.9 | 28.9 | 1.00 | | | | | | | | | | | | |
| | | W8-U | | | | | 25.6 | 18.2 | 71% | 15.7 | 61% | 0.86 | 47 | 8 | 46 | 8 | 0.98 | 1.00 |
| First | R1 | W1-L | Bedroom | 32.9 | 30.8 | 0.94 | | | | | | | | | | | | |
| | | W1-U | | | | | 6.0 | 6.0 | 100% | 5.9 | 99% | 0.99 | 65 | 18 | 63 | 17 | 0.97 | 0.94 |
| First | R2 | W2-L | Bedroom | 25.1 | 23.8 | 0.95 | | | | | | | | | | | | |
| | | W2-U | | | | | 7.8 | 7.6 | 98% | 7.6 | 98% | 1.00 | 39 | 4 | 38 | 3 | 0.97 | 0.75 |
| **85 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W10-L | Residential | 22.5 | 19.2 | 0.85 | | | | | | | | | | | | |
| | | W10-U | | | | | | | | | | | | | | | | |
| | | W11-L | | 24.7 | 20.5 | 0.83 | | | | | | | | | | | | |
| | | W11-U | | | | | | | | | | | | | | | | |
| | | W12 | | 49.7 | 48.2 | 0.97 | 5.1 | 5.1 | 100% | 5.1 | 100% | 1.00 | 61 | 14 | 54 | 11 | 0.89 | 0.79 |
| Ground | R2 | W4-L | Kitchen | 22.6 | 18.6 | 0.82 | | | | | | | | | | | | |
| | | W4-U | | | | | 6.1 | 5.0 | 81% | 2.4 | 40% | 0.49 | 48 | 13 | 42 | 9 | 0.88 | 0.69 |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| Ground | R3 | W5-L | Living Room | 6.1 | 5.8 | 0.94 | | | | | | | | | | | | |
| | | W5-U | | | | | | | | | | | | | | | | |
| | | W6-L | | 27.2 | 27.2 | 1.00 | | | | | | | | | | | | |
| | | W6-U | | | | | | | | | | | | | | | | |
| | | W7-L | | 27.8 | 27.8 | 1.00 | | | | | | | | | | | | |
| | | W7-U | | | | | | | | | | | | | | | | |
| | | W8-L | | 27.6 | 27.6 | 1.00 | | | | | | | | | | | | |
| | | W8-U | | | | | | | | | | | | | | | | |
| | | W9-L | | 25.9 | 25.9 | 1.00 | | | | | | | | | | | | |
| | | W9-U | | | | | 25.6 | 10.5 | 41% | 10.5 | 41% | 1.00 | 30 | 3 | 29 | 3 | 0.97 | 1.00 |
| First | R1 | W1-L | Bedroom | 25.0 | 23.9 | 0.96 | | | | | | | | | | | | |
| | | W1-U | | | | | 7.6 | 7.4 | 98% | 7.4 | 98% | 1.00 | 49 | 15 | 48 | 14 | 0.98 | 0.93 |
| First | R2 | W2-L | Bedroom | 19.4 | 19.2 | 0.99 | | | | | | | | | | | | |
| | | W2-U | | | | | 6.4 | 4.8 | 76% | 4.8 | 75% | 1.00 | 47 | 17 | 46 | 16 | 0.98 | 0.94 |
| **81 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1-L | Living Room | 15.7 | 13.2 | 0.84 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W6 | | 27.6 | 27.6 | 1.00 | 20.3 | 18.0 | 88% | 16.4 | 81% | 0.92 | 53 | 13 | 49 | 9 | 0.92 | 0.69 |
| Ground | R2 | W2 | Kitchen | 15.7 | 14.6 | 0.93 | | | | | | | | | | | | |
| | | W3 | | 21.9 | 20.4 | 0.93 | 9.4 | 8.0 | 85% | 8.0 | 84% | 0.99 | 51 | 20 | 44 | 13 | 0.86 | 0.65 |
| Ground | R3 | W4 | Bathroom | 27.6 | 20.4 | 0.74 | 0.8 | 0.8 | 95% | 0.8 | 95% | 1.00 | 56 | 14 | 42 | 8 | 0.75 | 0.57 |
| First | R1 | W1 | Bedroom | 27.3 | 25.7 | 0.94 | 8.7 | 8.5 | 97% | 8.5 | 97% | 1.00 | 54 | 19 | 53 | 18 | 0.98 | 0.95 |
| First | R2 | W2-L | Bathroom | 23.7 | 23.1 | 0.97 | | | | | | | | | | | | |
| | | W2-U | | | | | 3.0 | 2.7 | 91% | 2.6 | 89% | 0.98 | 53 | 19 | 49 | 15 | 0.92 | 0.79 |
| First | R3 | W3-L | Bedroom | 32.7 | 27.0 | 0.82 | | | | | | | | | | | | |
| | | W3-U | | | | | 6.0 | 6.0 | 99% | 3.3 | 55% | 0.55 | 67 | 20 | 56 | 12 | 0.84 | 0.60 |
| **83 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1-L | Kitchen | 15.3 | 14.6 | 0.96 | | | | | | | | | | | | |
| | | W1-U | | | | | 6.4 | 2.8 | 43% | 2.7 | 42% | 0.97 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W2-L | Living Room | 15.8 | 13.8 | 0.87 | | | | | | | | | | | | |
| | | W2-U | | | | | 6.7 | 5.9 | 88% | 4.3 | 64% | 0.73 | 23 | 3 | 20 | 1 | 0.87 | 0.33 |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL | | Proposed NSL | | Proportion Retained | Existing APSH | | Proposed APSH | | Retained | |
| | | | | | | | | $m^2$ | % | $m^2$ | % | | Total | Winter | Total | Winter | Total | Winter |
| First | R1 | W1-L | Bedroom | 28.4 | 27.8 | 0.98 | | | | | | | | | | | | |
| | | W1-U | | | | | 6.4 | 5.9 | 92% | 5.9 | 92% | 0.99 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Bedroom | 29.2 | 27.7 | 0.95 | | | | | | | | | | | | |
| | | W2-U | | | | | 6.7 | 6.6 | 99% | 6.6 | 99% | 1.00 | 50 | 7 | 50 | 7 | 1.00 | 1.00 |
| **79 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1 | Kitchen | 8.9 | 8.3 | 0.92 | 6.0 | 2.8 | 46% | 2.8 | 46% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| Ground | R2 | W2-L | Living Room | 10.0 | 8.8 | 0.88 | | | | | | | | | | | | |
| | | W2-U | | | | | 9.4 | 5.7 | 60% | 2.8 | 30% | 0.49 | 16 | 3 | 14 | 1 | 0.88 | 0.33 |
| First | R1 | W1-L | Bedroom | 18.4 | 17.9 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | 6.0 | 2.8 | 46% | 2.8 | 46% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Bedroom | 25.9 | 24.7 | 0.96 | | | | | | | | | | | | |
| | | W2-U | | | | | 6.1 | 6.0 | 98% | 5.8 | 94% | 0.96 | 49 | 12 | 49 | 12 | 1.00 | 1.00 |
| **77 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1 | Kitchen | 28.0 | 23.7 | 0.85 | | | | | | | | | | | | |
| | | W2 | | 15.8 | 15.3 | 0.97 | 8.1 | 7.7 | 95% | 7.7 | 95% | 1.00 | 54 | 11 | 49 | 6 | 0.91 | 0.55 |
| Ground | R2 | W3-L | LKD | 16.6 | 14.9 | 0.90 | | | | | | | | | | | | |
| | | W3-U | | | | | | | | | | | | | | | | |
| | | W4 | | 23.7 | 23.7 | 1.00 | | | | | | | | | | | | |
| | | W5 | | 26.6 | 26.6 | 1.00 | | | | | | | | | | | | |
| | | W6 | | 23.5 | 23.5 | 1.00 | 19.0 | 17.9 | 94% | 16.3 | 86% | 0.91 | 43 | 6 | 41 | 5 | 0.95 | 0.83 |
| First | R1 | W1-L | Bathroom | 26.1 | 25.6 | 0.98 | | | | | | | | | | | | |
| | | W1-U | | | | | 6.6 | 6.3 | 96% | 6.3 | 95% | 1.00 | N/F | N/F | N/F | N/F | N/F | N/F |
| First | R2 | W2-L | Bedroom | 29.3 | 28.0 | 0.95 | | | | | | | | | | | | |
| | | W2-U | | | | | 9.7 | 9.4 | 97% | 9.4 | 97% | 1.00 | 50 | 7 | 49 | 6 | 0.98 | 0.86 |
| **75 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1-L | Living Room | 16.1 | 14.0 | 0.87 | | | | | | | | | | | | |
| | | W1-U | | | | | 8.9 | 7.8 | 88% | 7.2 | 81% | 0.93 | 35 | 9 | 31 | 5 | 0.89 | 0.56 |
| Ground | R2 | W2-L | Kitchen | 11.1 | 10.0 | 0.90 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3 | | 17.7 | 16.4 | 0.93 | 7.7 | 4.8 | 63% | 4.4 | 58% | 0.92 | 47 | 17 | 40 | 10 | 0.85 | 0.59 |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| First | R1 | W1-L | Bedroom | 32.8 | 30.9 | 0.94 | | | | | | | | | | | | |
| | | W1-U | | | | | 8.9 | 8.6 | 97% | 8.6 | 97% | 1.00 | 64 | 20 | 62 | 18 | 0.97 | 0.90 |
| First | R2 | W2-L | Bedroom | 31.6 | 28.4 | 0.90 | | | | | | | | | | | | |
| | | W2-U | | | | | 7.7 | 6.7 | 87% | 4.0 | 52% | 0.59 | 64 | 18 | 59 | 14 | 0.92 | 0.78 |
| **73 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Ground | R1 | W1-L | Kitchen | 22.8 | 19.8 | 0.87 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2 | | 25.0 | 21.7 | 0.87 | | | | | | | | | | | | |
| | | W3-L | | 20.0 | 19.9 | 0.99 | | | | | | | | | | | | |
| | | W3-U | | | | | 9.3 | 8.7 | 94% | 8.6 | 92% | 0.98 | 55 | 12 | 50 | 8 | 0.91 | 0.67 |
| Ground | R2 | W4-L | LKD | 20.0 | 19.2 | 0.96 | | | | | | | | | | | | |
| | | W4-U | | | | | | | | | | | | | | | | |
| | | W5-L | | 25.2 | 25.2 | 1.00 | | | | | | | | | | | | |
| | | W5-U | | | | | | | | | | | | | | | | |
| | | W6-L | | 27.7 | 27.7 | 1.00 | | | | | | | | | | | | |
| | | W6-U | | | | | | | | | | | | | | | | |
| | | W7-L | | 23.7 | 23.7 | 1.00 | | | | | | | | | | | | |
| | | W7-U | | | | | 17.8 | 16.8 | 94% | 16.2 | 91% | 0.97 | 50 | 7 | 49 | 6 | 0.98 | 0.86 |
| First | R1 | W1-L | Bedroom | 31.8 | 29.2 | 0.92 | | | | | | | | | | | | |
| | | W1-U | | | | | 7.4 | 7.1 | 97% | 6.5 | 89% | 0.91 | 66 | 20 | 62 | 16 | 0.94 | 0.80 |
| First | R2 | W2-L | Bedroom | 34.1 | 33.1 | 0.97 | | | | | | | | | | | | |
| | | W2-U | | | | | 8.6 | 8.4 | 98% | 8.4 | 98% | 1.00 | 67 | 22 | 67 | 22 | 1.00 | 1.00 |
| **71 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Lower Grour | R1 | W1-L | LKD | 16.5 | 15.5 | 0.94 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2 | | 20.1 | 19.0 | 0.94 | | | | | | | | | | | | |
| | | W3 | | 23.3 | 23.3 | 1.00 | 24.7 | 18.9 | 76% | 17.9 | 73% | 0.95 | 59 | 9 | 57 | 7 | 0.97 | 0.78 |
| Ground | R1 | W1 | Circulation | 28.2 | 27.1 | 0.96 | 2.9 | 2.7 | 92% | 2.7 | 92% | 1.00 | 50 | 8 | 48 | 6 | 0.96 | 0.75 |
| Ground | R2 | W2 | Bathroom | 31.2 | 30.0 | 0.96 | 3.5 | 3.3 | 94% | 3.3 | 94% | 1.00 | 61 | 16 | 58 | 13 | 0.95 | 0.81 |
| First | R1 | W1-L | Circulation | 33.5 | 32.4 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | 2.9 | 2.9 | 100% | 2.9 | 100% | 1.00 | 66 | 21 | 64 | 19 | 0.97 | 0.90 |
| First | R2 | W2-L | Bedroom | 34.5 | 33.7 | 0.98 | | | | | | | | | | | | |
| | | W2-U | | | | | 9.0 | 8.8 | 97% | 8.8 | 97% | 1.00 | 67 | 22 | 67 | 22 | 1.00 | 1.00 |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL $m^2$ | Existing NSL % | Proposed NSL $m^2$ | Proposed NSL % | Proportion Retained | Existing APSH Total | Existing APSH Winter | Proposed APSH Total | Proposed APSH Winter | Retained Total | Retained Winter |
| **69 Lincoln Street** | | | | | | | | | | | | | | | | | |
| Lower Grour | R1 | W1 | LKD | 21.5 | 21.1 | 0.98 | | | | | | | | | | | |
| | | W2 | | 25.6 | 24.7 | 0.97 | | | | | | | | | | | |
| | | W3 | | 23.5 | 23.5 | 1.00 | 26.8 | 22.7 | 85% | 22.4 | 84% | 0.99 | 67 | 12 | 66 | 11 | 0.99 | 0.92 |
| Ground | R1 | W1 | Circulation | 31.0 | 29.8 | 0.96 | 3.4 | 3.2 | 96% | 3.2 | 96% | 1.00 | 63 | 18 | 61 | 16 | 0.97 | 0.89 |
| Ground | R2 | W2 | Bathroom | 31.5 | 30.4 | 0.97 | | | | | | | | | | | | |
| | | W3 | | 31.5 | 30.5 | 0.97 | 4.2 | 4.0 | 96% | 4.0 | 96% | 1.00 | 66 | 20 | 64 | 18 | 0.97 | 0.90 |
| First | R1 | W1-L | Circulation | 33.3 | 32.3 | 0.97 | | | | | | | | | | | | |
| | | W1-U | | | | | 4.8 | 4.1 | 86% | 4.1 | 86% | 0.99 | 66 | 21 | 64 | 19 | 0.97 | 0.90 |
| First | R2 | W2 | Bedroom | 34.3 | 33.7 | 0.98 | 7.0 | 6.7 | 96% | 6.7 | 96% | 1.00 | 67 | 23 | 67 | 23 | 1.00 | 1.00 |
| **67 Lincoln Street** | | | | | | | | | | | | | | | | | |
| Lower Grour | R1 | W1-L | LKD | 18.8 | 18.8 | 1.00 | | | | | | | | | | | | |
| | | W1-U | | | | | | | | | | | | | | | | |
| | | W2-L | | 21.1 | 21.1 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3 | | 25.4 | 24.7 | 0.97 | | | | | | | | | | | | |
| | | W4 | | 23.5 | 23.5 | 1.00 | 24.4 | 18.2 | 75% | 18.2 | 75% | 1.00 | 69 | 15 | 68 | 14 | 0.99 | 0.93 |
| Ground | R1 | W1 | Bathroom | 30.4 | 29.8 | 0.98 | 4.2 | 4.1 | 96% | 4.1 | 96% | 1.00 | 64 | 20 | 62 | 18 | 0.97 | 0.90 |
| First | R1 | W1-L | Circulation | 32.6 | 31.9 | 0.98 | | | | | | | | | | | | |
| | | W1-U | | | | | 4.8 | 4.7 | 99% | 4.7 | 99% | 1.00 | 67 | 22 | 65 | 20 | 0.97 | 0.91 |
| First | R2 | W2 | Bedroom | 33.6 | 33.2 | 0.99 | 7.0 | 6.9 | 98% | 6.9 | 98% | 1.00 | 66 | 22 | 66 | 22 | 1.00 | 1.00 |
| **65 Lincoln Street** | | | | | | | | | | | | | | | | | |
| Lower Grour | R1 | W1 | Kitchen | 23.1 | 23.1 | 1.00 | | | | | | | | | | | | |
| | | W2 | | 23.9 | 23.4 | 0.98 | 12.5 | 12.3 | 98% | 12.3 | 98% | 1.00 | 54 | 13 | 53 | 12 | 0.98 | 0.92 |
| Ground | R1 | W1-L | Hallway | 29.2 | 28.6 | 0.98 | | | | | | | | | | | | |
| | | W1-U | | | | | 3.4 | 3.3 | 97% | 3.3 | 97% | 1.00 | 63 | 19 | 62 | 18 | 0.98 | 0.95 |
| Ground | R2 | W2 | Bathroom | 29.8 | 29.4 | 0.99 | 4.8 | 4.5 | 94% | 4.5 | 94% | 1.00 | 64 | 19 | 63 | 18 | 0.98 | 0.95 |
| First | R1 | W1-L | Hallway | 32.3 | 31.9 | 0.99 | | | | | | | | | | | | |
| | | W1-U | | | | | 4.8 | 4.7 | 98% | 4.7 | 98% | 1.00 | 66 | 21 | 65 | 20 | 0.98 | 0.95 |

| Address | Room | Window | Room use | Vertical Sky Component (VSC) | | | No-Sky Line (NSL) | | | | | | Annual Probable Sunlight Hours (APSH) by Room | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Existing VSC | Proposed VSC | Proportion Retained | Room Area | Existing NSL | | Proposed NSL | | Proportion Retained | Existing APSH | | Proposed APSH | | Retained | |
| | | | | | | | | $m^2$ | % | $m^2$ | % | | Total | Winter | Total | Winter | Total | Winter |
| First | R2 | W2 | Bedroom | 33.4 | 33.2 | 0.99 | 7.9 | 7.7 | 97% | 7.7 | 97% | 1.00 | 65 | 21 | 65 | 21 | 1.00 | 1.00 |
| **63 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Lower Grour | R1 | W1 | Kitchen | 20.7 | 20.7 | 1.00 | | | | | | | | | | | | |
| | | W2-L | | 20.8 | 20.8 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3-L | | 18.7 | 18.6 | 1.00 | | | | | | | | | | | | |
| | | W3-U | | | | | 11.7 | 11.1 | 95% | 11.1 | 95% | 1.00 | 50 | 8 | 50 | 8 | 1.00 | 1.00 |
| Ground | R1 | W1 | Hallway | 28.6 | 28.3 | 0.99 | 3.4 | 3.2 | 95% | 3.2 | 95% | 1.00 | 60 | 15 | 60 | 15 | 1.00 | 1.00 |
| Ground | R2 | W2 | Bathroom | 29.4 | 29.1 | 0.99 | 4.2 | 4.0 | 95% | 4.0 | 95% | 1.00 | 62 | 18 | 62 | 18 | 1.00 | 1.00 |
| First | R1 | W1-L | Hallway | 31.7 | 31.4 | 0.99 | | | | | | | | | | | | |
| | | W1-U | | | | | 4.8 | 4.7 | 99% | 4.7 | 99% | 1.00 | 64 | 20 | 64 | 20 | 1.00 | 1.00 |
| First | R2 | W2 | Bedroom | 33.1 | 32.9 | 1.00 | 7.0 | 6.9 | 98% | 6.9 | 98% | 1.00 | 65 | 21 | 65 | 21 | 1.00 | 1.00 |
| **61 Lincoln Street** | | | | | | | | | | | | | | | | | | |
| Lower Grour | R2 | W2-L | Living Room | 19.7 | 19.7 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | | | | | | | | | | | | |
| | | W3-L | | 16.7 | 16.6 | 0.99 | | | | | | | | | | | | |
| | | W3-U | | | | | 9.3 | 9.1 | 97% | 9.1 | 97% | 1.00 | 46 | 11 | 45 | 10 | 0.98 | 0.91 |
| Ground | R1 | W1 | Circulation | 29.4 | 29.2 | 0.99 | 4.9 | 4.7 | 94% | 4.7 | 94% | 1.00 | 61 | 17 | 61 | 17 | 1.00 | 1.00 |
| Ground | R2 | W2-L | Bedroom | 29.6 | 29.4 | 0.99 | | | | | | | | | | | | |
| | | W2-U | | | | | 10.4 | 10.0 | 96% | 10.0 | 96% | 1.00 | 60 | 18 | 60 | 18 | 1.00 | 1.00 |
| First | R1 | W1-L | Circulation | 32.0 | 31.8 | 0.99 | | | | | | | | | | | | |
| | | W1-U | | | | | 6.6 | 4.9 | 75% | 4.9 | 75% | 1.00 | 64 | 20 | 64 | 20 | 1.00 | 1.00 |
| First | R2 | W2-L | Bedroom | 32.9 | 32.8 | 1.00 | | | | | | | | | | | | |
| | | W2-U | | | | | 10.4 | 10.0 | 96% | 10.0 | 96% | 1.00 | 65 | 22 | 65 | 22 | 1.00 | 1.00 |

# Appendix 3

**Results of the daylight and sunlight assessments within the proposed dwellings (BRE 2022)**

| Building Name | Floor | Room | Window | Room Use | Illuminance (SDA) | | | Sunlight Exposure (SE) | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Target Lux (Lux) | % of Room meeting target (%) | Median Lux of Room (Lux) | Target (Hrs) | Sunlight Exposure (Hrs) |
| Bungalow | Ground | R1 | W1 | Bedroom | 100 | 100% | 131 | 1.5 | 0.9 |
| | | R2 | W3<br>W2<br>W4 | LKD | 150 | 65% | 170 | 1.5 | 1.6 |
| House 8 | Ground | R1 | W1 | Living Room | 150 | 37% | 129 | 1.5 | 1.2 |
| | | R2 | W2 | KD | 150 | 62% | 195 | 1.5 | 1.2 |
| | First | R1 | W1<br>W3<br>W4<br>W2 | Bedroom | 100 | 100% | 577 | 1.5 | 5.9 |
| | | R2 | W7<br>W8<br>W6<br>W5 | Bedroom | 100 | 100% | 543 | 1.5 | 3.6 |
| | Second | R1 | W1<br>W2 | Bedroom | 100 | 100% | 542 | 1.5 | 6.2 |
| House 7 | Ground | R1 | W1 | Living Room | 150 | 41% | 136 | 1.5 | 2.0 |
| | | R2 | W2 | KD | 150 | 62% | 199 | 1.5 | 1.1 |

| Building Name | Floor | Room | Window | Room Use | Illuminance (SDA) | | | Sunlight Exposure (SE) | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Target Lux (Lux) | % of Room meeting target (%) | Median Lux of Room (Lux) | Target (Hrs) | Sunlight Exposure (Hrs) |
| | First | R1 | W1<br>W3<br>W4<br>W2 | Bedroom | 100 | 100% | 582 | 1.5 | 5.5 |
| | | R2 | W7<br>W8<br>W6<br>W5 | Bedroom | 100 | 100% | 542 | 1.5 | 3.6 |
| | Second | R1 | W1<br>W2 | Bedroom | 100 | 100% | 541 | 1.5 | 6.2 |
| House 6 | Ground | R1 | W1 | Living Room | 150 | 42% | 137 | 1.5 | 1.2 |
| | | R2 | W2 | KD | 150 | 65% | 200 | 1.5 | 1.1 |
| | First | R1 | W1<br>W3<br>W4<br>W2 | Bedroom | 100 | 100% | 584 | 1.5 | 6.2 |
| | | R2 | W7<br>W8<br>W6<br>W5 | Bedroom | 100 | 100% | 538 | 1.5 | 3.6 |

| Building Name | Floor | Room | Window | Room Use | Illuminance (SDA) | | | Sunlight Exposure (SE) | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Target Lux (Lux) | % of Room meeting target (%) | Median Lux of Room (Lux) | Target (Hrs) | Sunlight Exposure (Hrs) |
| | Second | R1 | W1<br>W2 | Bedroom | 100 | 100% | 542 | 1.5 | 6.2 |
| House 5 | Ground | R1 | W1 | Living Room | 150 | 42% | 139 | 1.5 | 1.2 |
| | | R2 | W2 | KD | 150 | 66% | 204 | 1.5 | 1.1 |
| | First | R1 | W1<br>W3<br>W4<br>W2 | Bedroom | 100 | 100% | 589 | 1.5 | 5.5 |
| | | R2 | W7<br>W8<br>W6<br>W5 | Bedroom | 100 | 100% | 543 | 1.5 | 3.6 |
| | Second | R1 | W1<br>W2 | Bedroom | 100 | 100% | 546 | 1.5 | 6.2 |
| House 4 | Ground | R1 | W1 | Living Room | 150 | 44% | 143 | 1.5 | 1.7 |
| | | R2 | W2 | KD | 150 | 67% | 206 | 1.5 | 1.3 |
| | First | R1 | W1<br>W3<br>W4 | Bedroom | 100 | 100% | 594 | 1.5 | 5.5 |

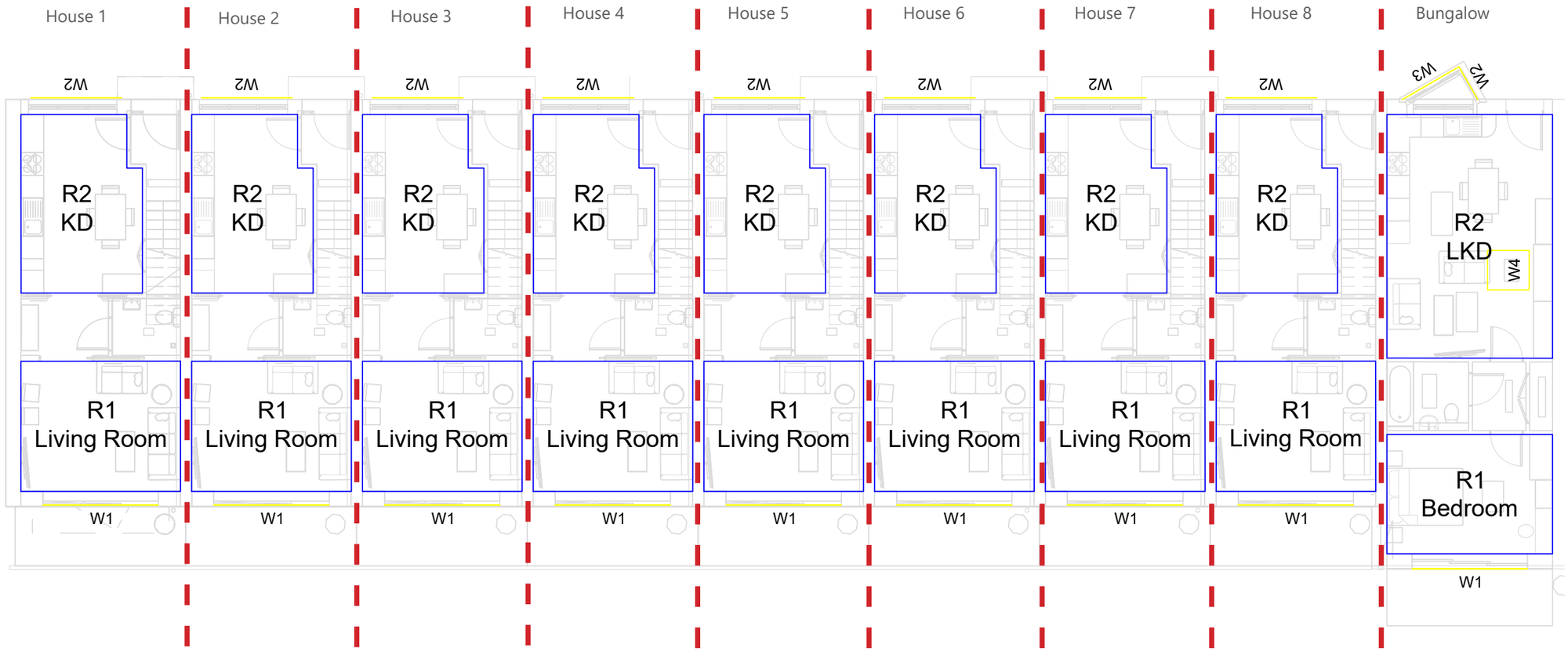
| Building Name | Floor | Room | Window | Room Use | Illuminance (SDA) | | | Sunlight Exposure (SE) | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Target Lux (Lux) | % of Room meeting target (%) | Median Lux of Room (Lux) | Target (Hrs) | Sunlight Exposure (Hrs) |
| | | | W2 | | | | | | |
| | | R2 | W7<br>W8<br>W6<br>W5 | Bedroom | 100 | 100% | 547 | 1.5 | 3.6 |
| | Second | R1 | W1<br>W2 | Bedroom | 100 | 100% | 552 | 1.5 | 6.2 |
| House 3 | Ground | R1 | W1 | Living Room | 150 | 48% | 147 | 1.5 | 1.8 |
| | | R2 | W2 | KD | 150 | 67% | 213 | 1.5 | 1.3 |
| | First | R1 | W1<br>W3<br>W4<br>W2 | Bedroom | 100 | 100% | 600 | 1.5 | 6.0 |
| | | R2 | W7<br>W8<br>W6<br>W5 | Bedroom | 100 | 100% | 546 | 1.5 | 3.6 |
| | Second | R1 | W1<br>W2 | Bedroom | 100 | 100% | 558 | 1.5 | 6.2 |

| Building Name | Floor | Room | Window | Room Use | Illuminance (SDA) | | | Sunlight Exposure (SE) | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Target Lux (Lux) | % of Room meeting target (%) | Median Lux of Room (Lux) | Target (Hrs) | Sunlight Exposure (Hrs) |
| House 2 | Ground | R1 | W1 | Living Room | 150 | 52% | 152 | 1.5 | 1.4 |
| | | R2 | W2 | KD | 150 | 70% | 219 | 1.5 | 1.3 |
| | First | R1 | W1<br>W3<br>W4<br>W2 | Bedroom | 100 | 100% | 614 | 1.5 | 6.1 |
| | | R2 | W7<br>W8<br>W6<br>W5 | Bedroom | 100 | 100% | 553 | 1.5 | 3.6 |
| | Second | R1 | W1<br>W2 | Bedroom | 100 | 100% | 563 | 1.5 | 6.2 |
| House 1 | Ground | R1 | W1 | Living Room | 150 | 49% | 148 | 1.5 | 2.3 |
| | | R2 | W2 | KD | 150 | 80% | 238 | 1.5 | 1.3 |
| | First | R1 | W1<br>W3<br>W4<br>W2 | Bedroom | 100 | 100% | 653 | 1.5 | 5.8 |
| | | R2 | W7 | Bedroom | 100 | 100% | 572 | 1.5 | 3.6 |

| Building Name | Floor | Room | Window | Room Use | Illuminance (SDA) | | | Sunlight Exposure (SE) | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Target Lux (Lux) | % of Room meeting target (%) | Median Lux of Room (Lux) | Target (Hrs) | Sunlight Exposure (Hrs) |
| | Second | R1 | W8<br>W6<br>W5<br>W1<br>W2 | Bedroom | 100 | 100% | 580 | 1.5 | 6.2 |

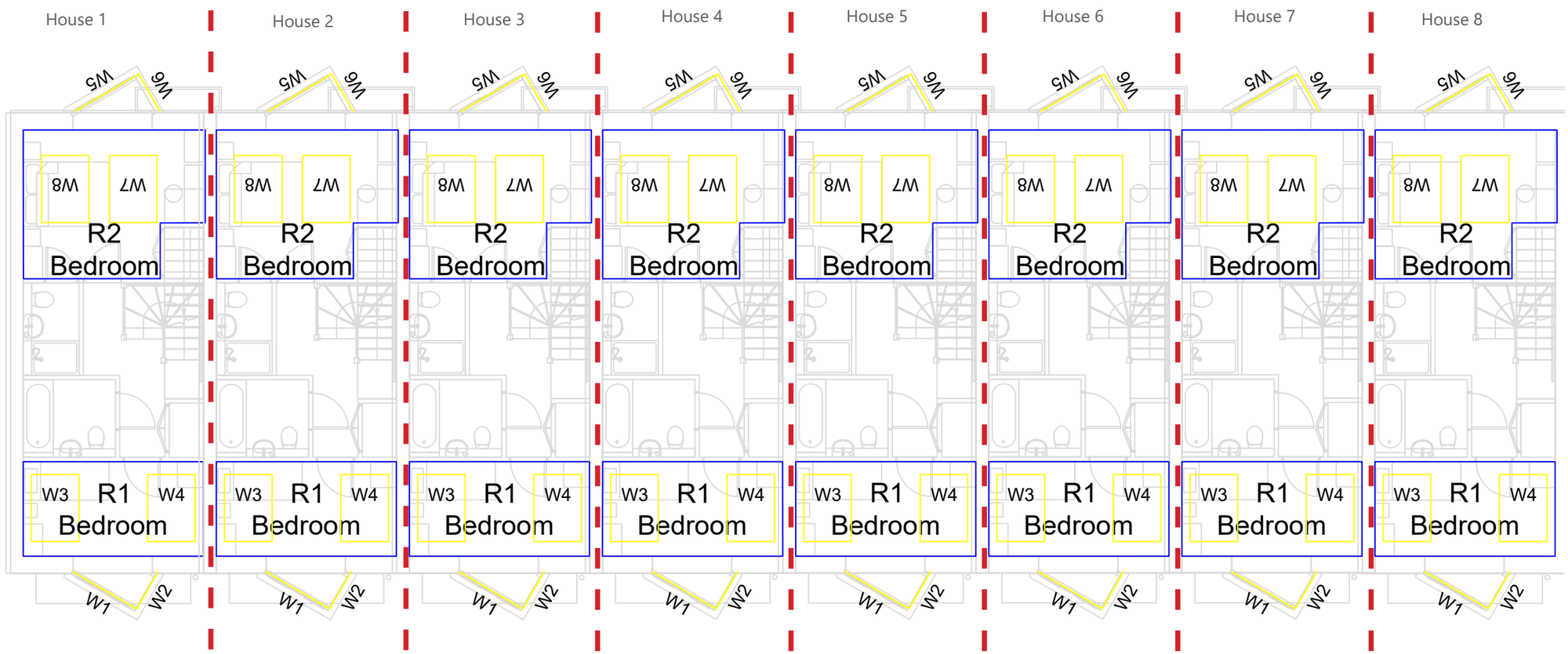
4th Floor, Holborn Tower
137-144 High Holborn
London WC1V 6PL
T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

Sources of information




NORTH

| | |
|---|---|
| Project | Lincoln Cottages<br>Brighton |
| Title | Ground Floor<br>Room Layout |
| Drawn | AP |
| Checked | -- |
| Date | 08/12/2022 |
| Project | 5702 |
| Rel no. | 03 |
| Prefix | ID03 |
| Page no. | 01 |

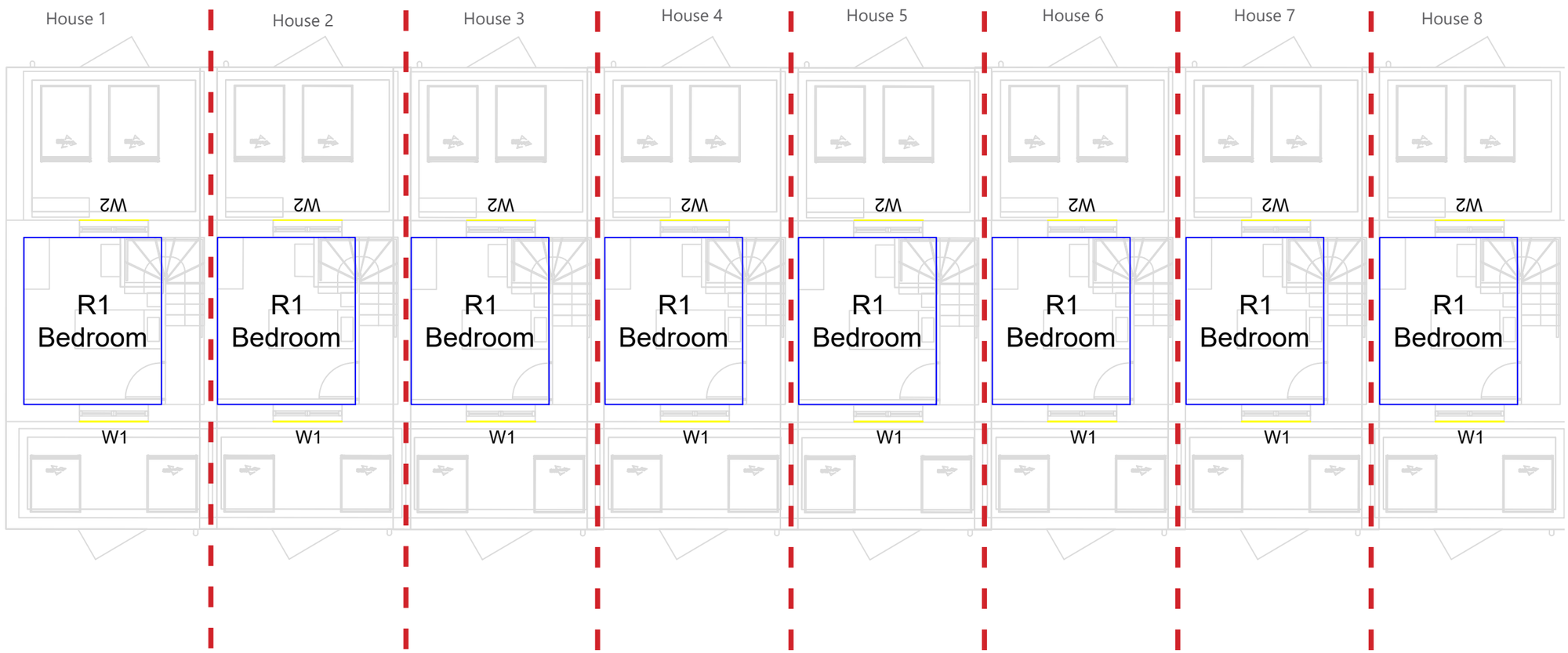



4th Floor, Holborn Tower
137-144 High Holborn
London WC1V 6PL
T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

Sources of information

NORTH

| | |
|---|---|
| Project | Lincoln Cottages<br>Brighton |
| Title | First Floor<br>Room Layout |
| Drawn | AP |
| Checked | -- |
| Date | 08/12/2022 |
| Project | 5702 |
| Rel no. | 03 |
| Prefix | ID03 |
| Page no. | 02 |




4th Floor, Holborn Tower
137-144 High Holborn
London WC1V 6PL
T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

Sources of information

NORTH

Project: Lincoln Cottages
Brighton

Title: Second Floor
Room Layout

| Drawn | AP | Checked | -- |
|---|---|---|---|
| Date | 08/12/2022 | Project | 5702 |
| Rel no. | Prefix | Page no. | |
| 03 | ID03 | 03 | |

# Appendix 4

**Results of the daylight and sunlight assessments within the proposed dwellings (BRE 2011)**

| Floor | Room | Window | Room Use | Average Daylight Factor (ADF) | Annual Probable Sunlight Hours (APSH) by Room | |
|---|---|---|---|---|---|---|
| | | | | Room Total (%) | Annual APSH | Winter WPSH |
| **Bungalow** | | | | | | |
| Ground | R1 | W1-L | Bedroom | | | |
| | | W1-U | Bedroom | **1.98** | 16 | 4 |
| Ground | R2 | W2 | LKD | | | |
| | | W3 | LKD | | | |
| | | W4 | LKD | **3.89** | 32 | 2 |
| **House 8** | | | | | | |
| Ground | R1 | W1-L | Living Room | | | |
| | | W1-U | Living Room | **2.29** | 22 | 6 |
| Ground | R2 | W2 | KD | **2.96** | 9 | 1 |
| First | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | | | |
| | | W3 | Bedroom | | | |
| | | W4 | Bedroom | **16.05** | 63 | 15 |
| First | R2 | W5 | Bedroom | | | |
| | | W6 | Bedroom | | | |
| | | W7 | Bedroom | | | |
| | | W8 | Bedroom | **13.87** | 40 | 3 |
| Second | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | **4.84** | 57 | 18 |
| **House 7** | | | | | | |
| Ground | R1 | W1-L | Living Room | | | |
| | | W1-U | Living Room | **2.47** | 21 | 5 |
| Ground | R2 | W2 | KD | **2.99** | 9 | 1 |
| First | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | | | |
| | | W3 | Bedroom | | | |
| | | W4 | Bedroom | **16.06** | 64 | 15 |
| First | R2 | W5 | Bedroom | | | |
| | | W6 | Bedroom | | | |
| | | W7 | Bedroom | | | |
| | | W8 | Bedroom | **13.87** | 39 | 3 |
| Second | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | **4.86** | 57 | 18 |

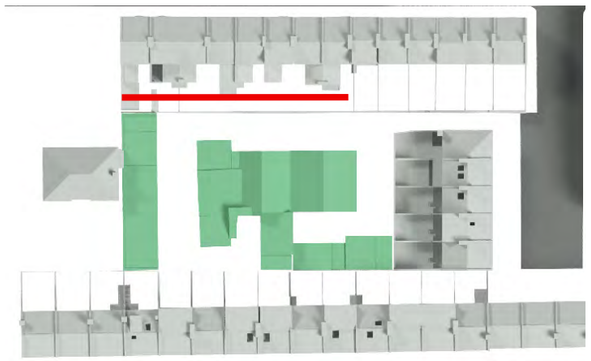
| Floor | Room | Window | Room Use | Average Daylight Factor (ADF) | Annual Probable Sunlight Hours (APSH) by Room | |
|---|---|---|---|---|---|---|
| | | | | Room Total (%) | Annual APSH | Winter WPSH |
| **House 6** | | | | | | |
| Ground | R1 | W1-L | Living Room | | | |
| | | W1-U | Living Room | **2.51** | 22 | 5 |
| Ground | R2 | W2 | KD | **3.02** | 9 | 1 |
| First | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | | | |
| | | W3 | Bedroom | | | |
| | | W4 | Bedroom | **16.08** | 63 | 14 |
| First | R2 | W5 | Bedroom | | | |
| | | W6 | Bedroom | | | |
| | | W7 | Bedroom | | | |
| | | W8 | Bedroom | **13.90** | 40 | 3 |
| Second | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | **4.87** | 57 | 18 |
| **House 5** | | | | | | |
| Ground | R1 | W1-L | Living Room | | | |
| | | W1-U | Living Room | **2.55** | 23 | 7 |
| Ground | R2 | W2 | KD | **3.05** | 9 | 1 |
| First | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | | | |
| | | W3 | Bedroom | | | |
| | | W4 | Bedroom | **16.11** | 65 | 15 |
| First | R2 | W5 | Bedroom | | | |
| | | W6 | Bedroom | | | |
| | | W7 | Bedroom | | | |
| | | W8 | Bedroom | **13.92** | 42 | 4 |
| Second | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | **4.88** | 57 | 18 |
| **House 4** | | | | | | |
| Ground | R1 | W1-L | Living Room | | | |
| | | W1-U | Living Room | **2.61** | 22 | 6 |
| Ground | R2 | W2 | KD | **3.07** | 10 | 2 |

| Floor | Room | Window | Room Use | Average Daylight Factor (ADF) | Annual Probable Sunlight Hours (APSH) by Room | |
|---|---|---|---|---|---|---|
| | | | | Room Total (%) | Annual APSH | Winter WPSH |
| First | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | | | |
| | | W3 | Bedroom | | | |
| | | W4 | Bedroom | **16.15** | 65 | 16 |
| First | R2 | W5 | Bedroom | | | |
| | | W6 | Bedroom | | | |
| | | W7 | Bedroom | | | |
| | | W8 | Bedroom | **13.95** | 41 | 4 |
| Second | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | **4.89** | 57 | 18 |
| **House 3** | | | | | | |
| Ground | R1 | W1-L | Living Room | | | |
| | | W1-U | Living Room | **2.71** | 25 | 8 |
| Ground | R2 | W2 | KD | **3.11** | 10 | 2 |
| First | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | | | |
| | | W3 | Bedroom | | | |
| | | W4 | Bedroom | **16.20** | 66 | 15 |
| First | R2 | W5 | Bedroom | | | |
| | | W6 | Bedroom | | | |
| | | W7 | Bedroom | | | |
| | | W8 | Bedroom | **13.98** | 41 | 4 |
| Second | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | **4.92** | 57 | 18 |
| **House 2** | | | | | | |
| Ground | R1 | W1-L | Living Room | | | |
| | | W1-U | Living Room | **2.82** | 26 | 7 |
| Ground | R2 | W2 | KD | **3.16** | 12 | 2 |
| First | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | | | |
| | | W3 | Bedroom | | | |
| | | W4 | Bedroom | **16.26** | 63 | 15 |
| First | R2 | W5 | Bedroom | | | |
| | | W6 | Bedroom | | | |
| | | W7 | Bedroom | | | |

| Floor | Room | Window | Room Use | Average Daylight Factor (ADF) | Annual Probable Sunlight Hours (APSH) by Room | |
|---|---|---|---|---|---|---|
| | | | | Room Total (%) | Annual APSH | Winter WPSH |
| | | W8 | Bedroom | **14.01** | 41 | 4 |
| Second | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | **4.94** | 57 | 18 |
| **House 1** | | | | | | |
| Ground | R1 | W1-L | Living Room | | | |
| | | W1-U | Living Room | **2.96** | 28 | 10 |
| Ground | R2 | W2 | KD | **3.29** | 14 | 2 |
| First | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | | | |
| | | W3 | Bedroom | | | |
| | | W4 | Bedroom | **16.95** | 69 | 19 |
| First | R2 | W5 | Bedroom | | | |
| | | W6 | Bedroom | | | |
| | | W7 | Bedroom | | | |
| | | W8 | Bedroom | **14.33** | 43 | 5 |
| Second | R1 | W1 | Bedroom | | | |
| | | W2 | Bedroom | **4.99** | 58 | 19 |

# Appendix 5

## Window Maps



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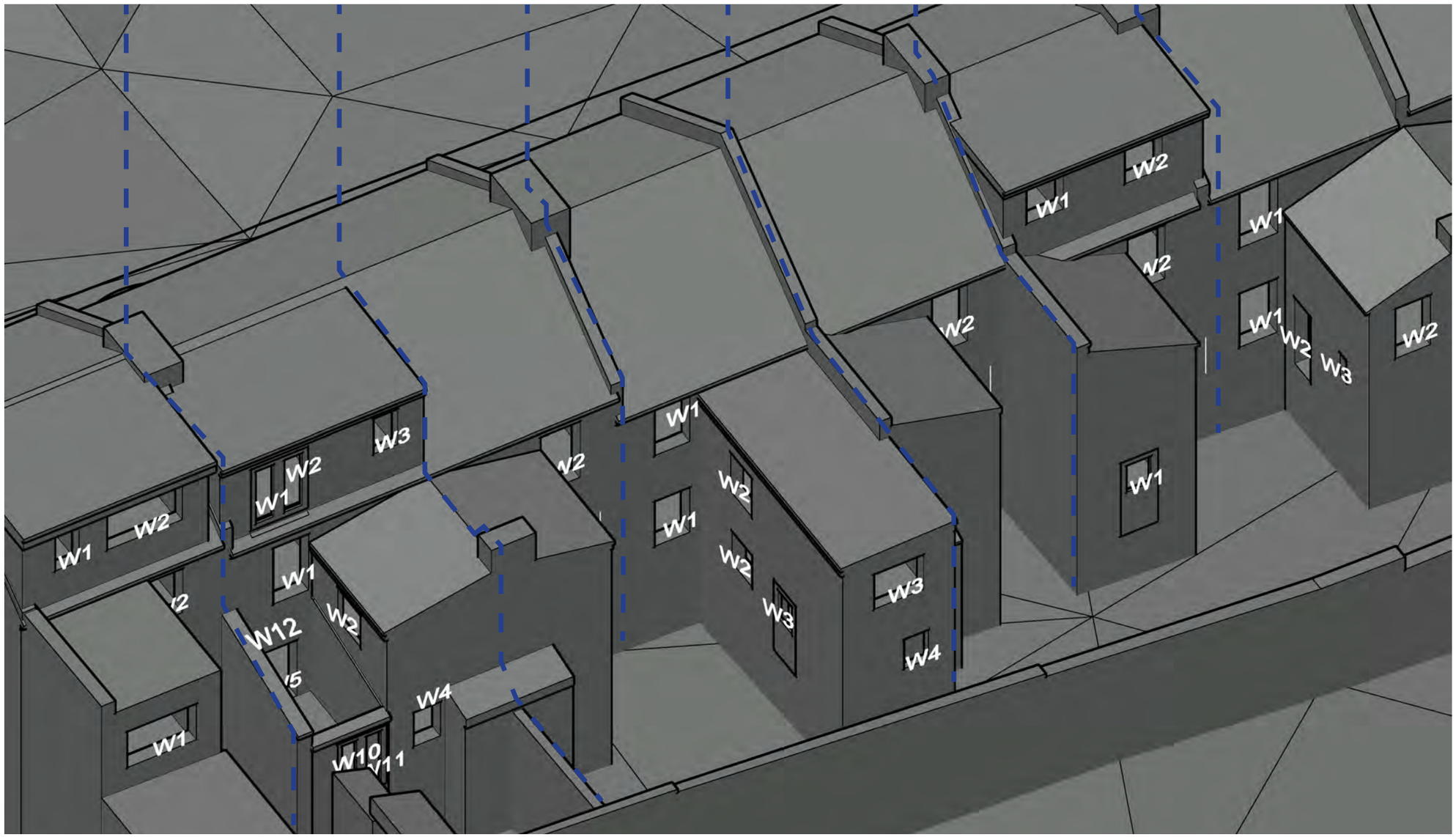




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1712-19-detail house plans.dwg
1712-20-detail bungalow plans.dwg
1712-22-detail bungalow elevation side.dwg
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| Drawn | JC | Checked | -- |
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| Rel no. | Prefix<br>WM01 | Page no. | 01 |

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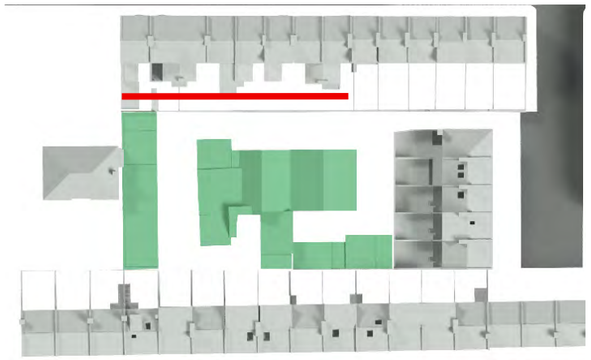

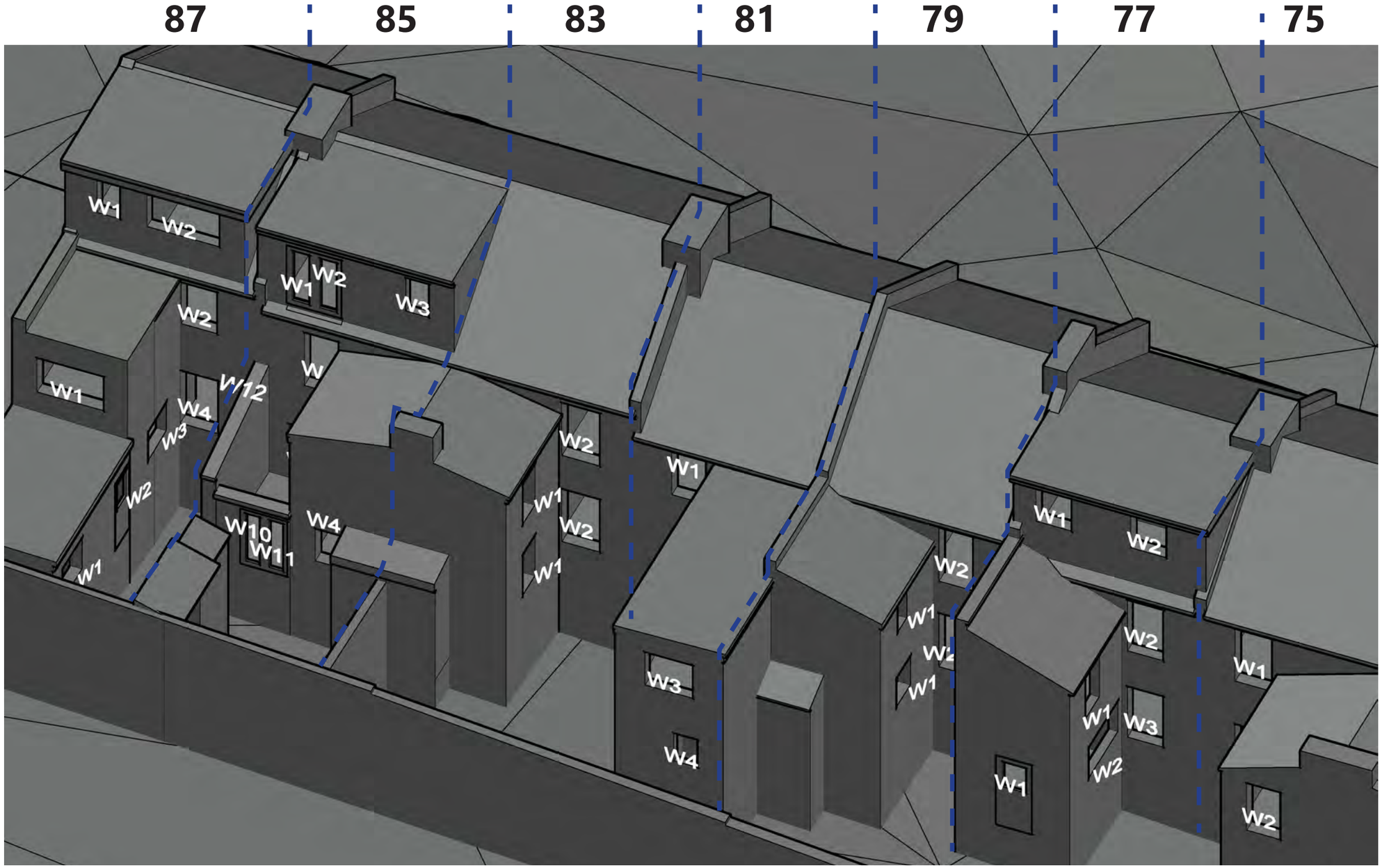


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| Title | 75-87 Lincoln Street<br>Window Map |

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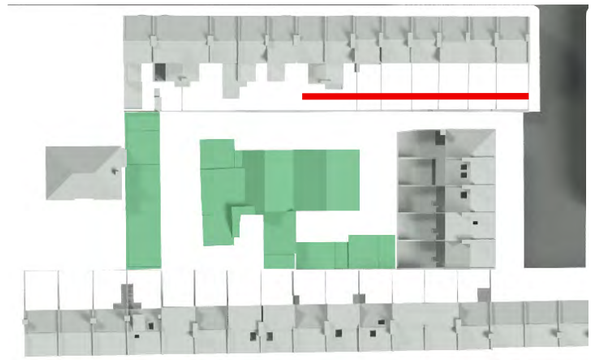

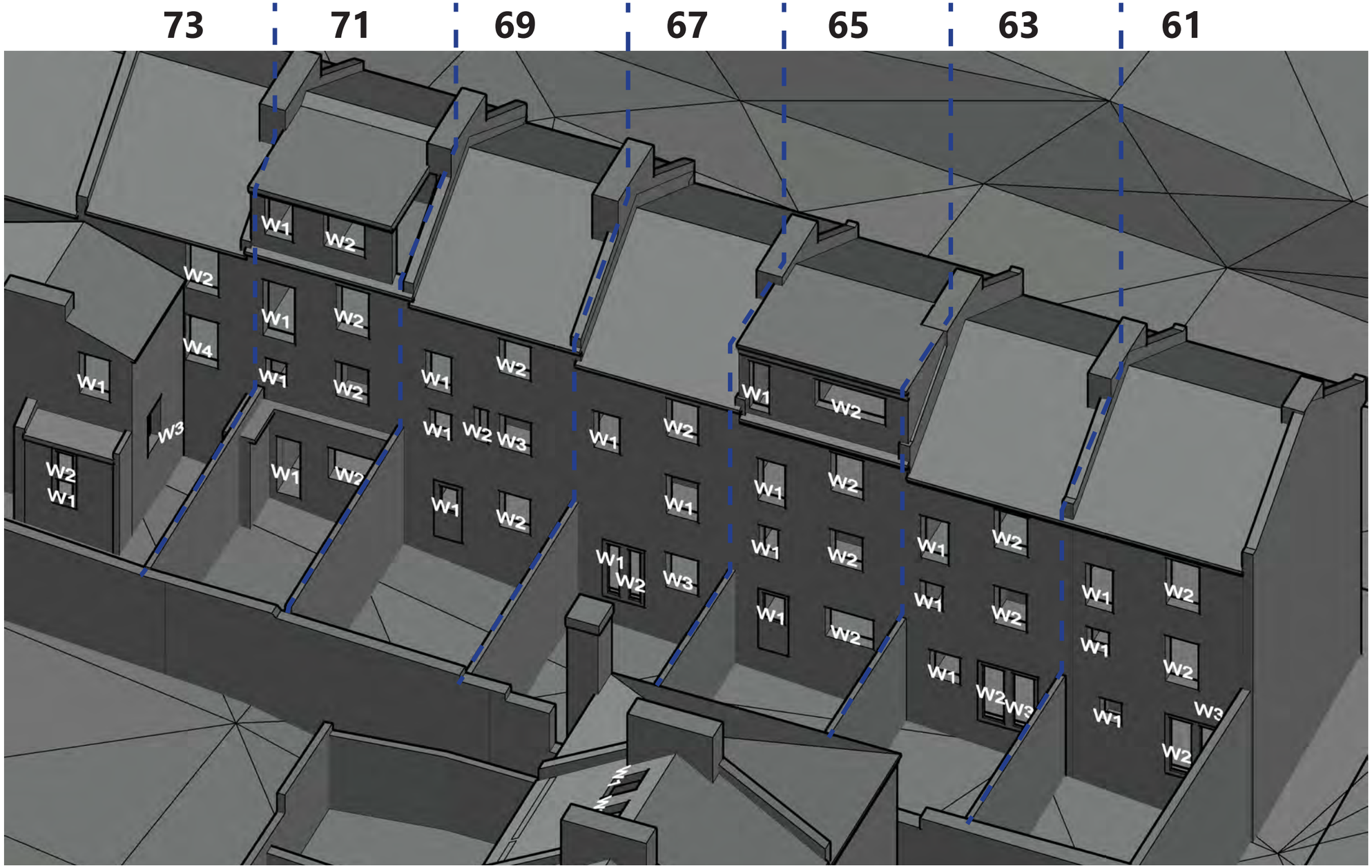




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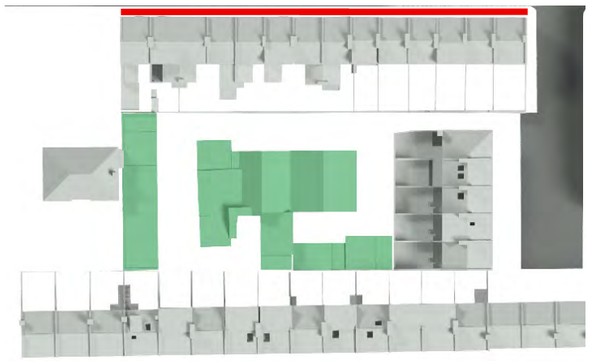

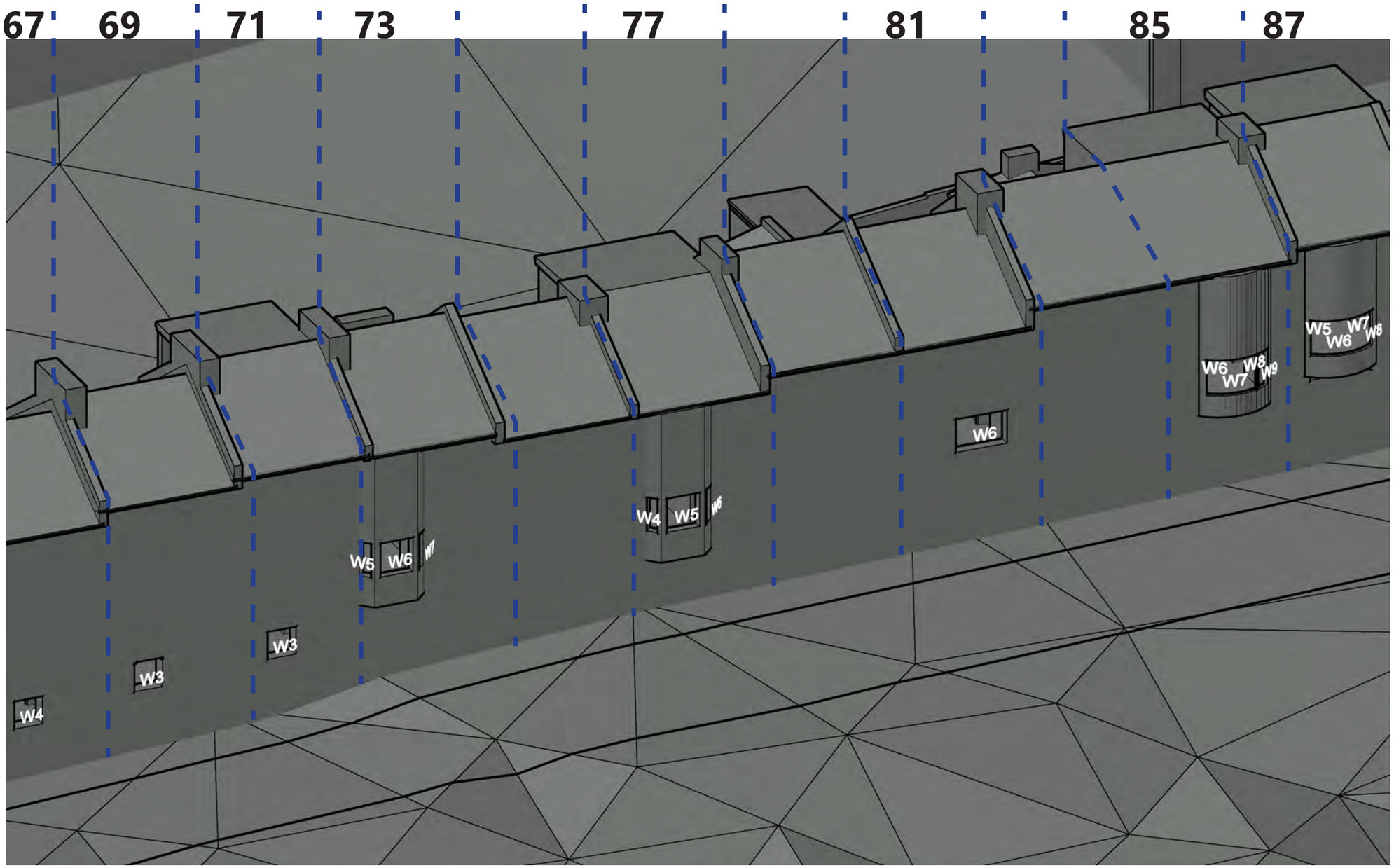




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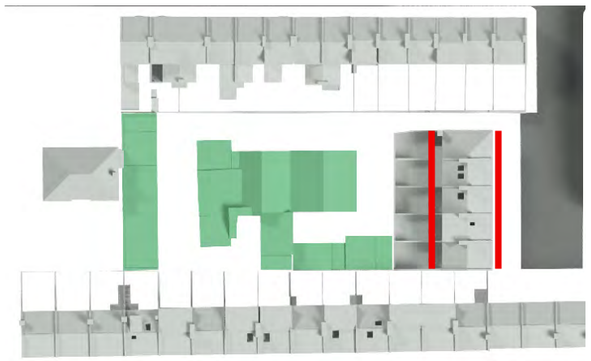

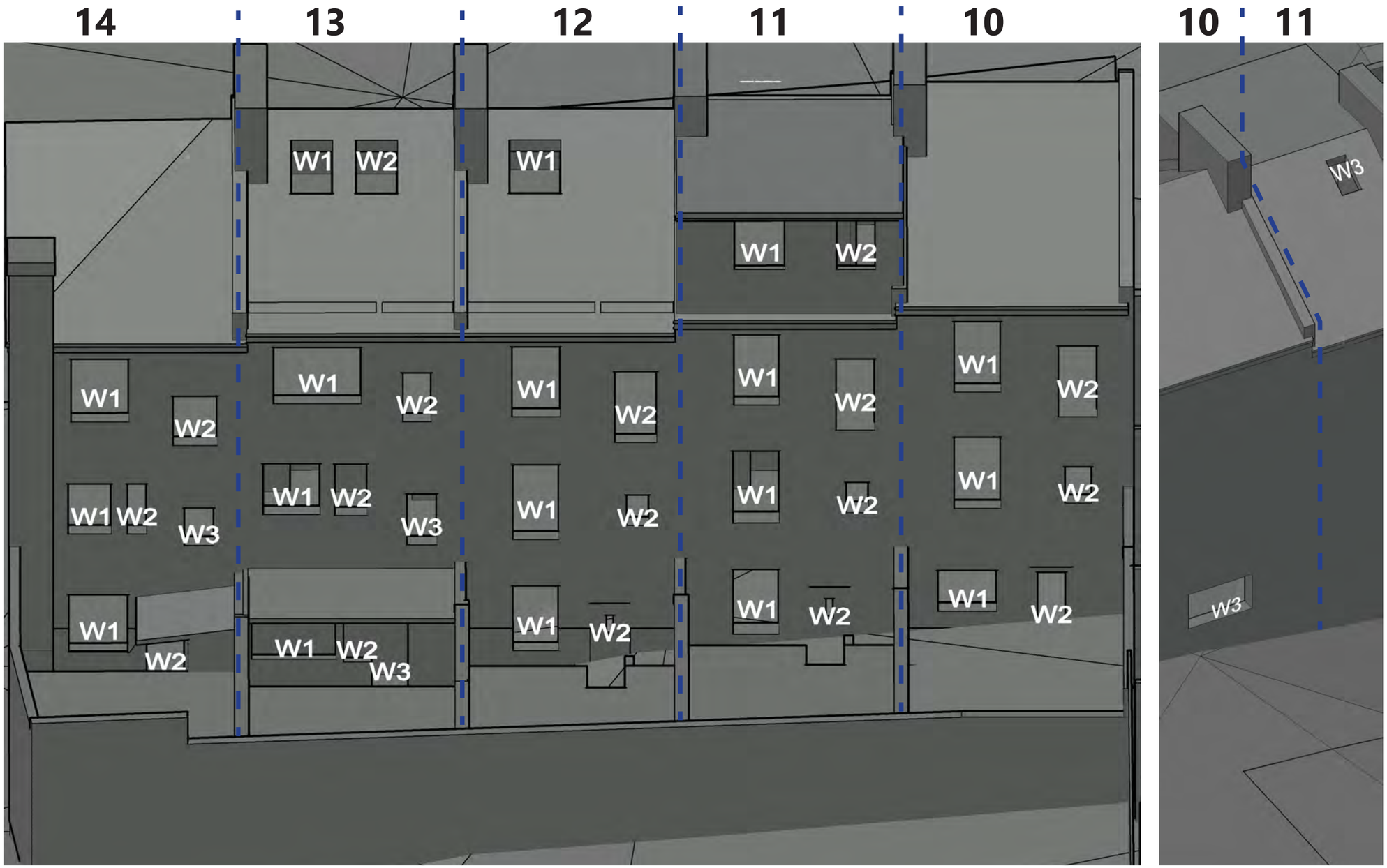







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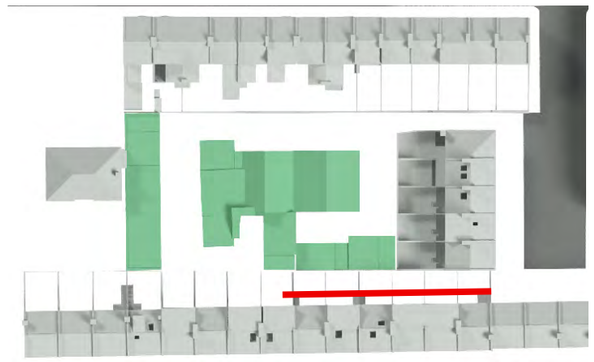

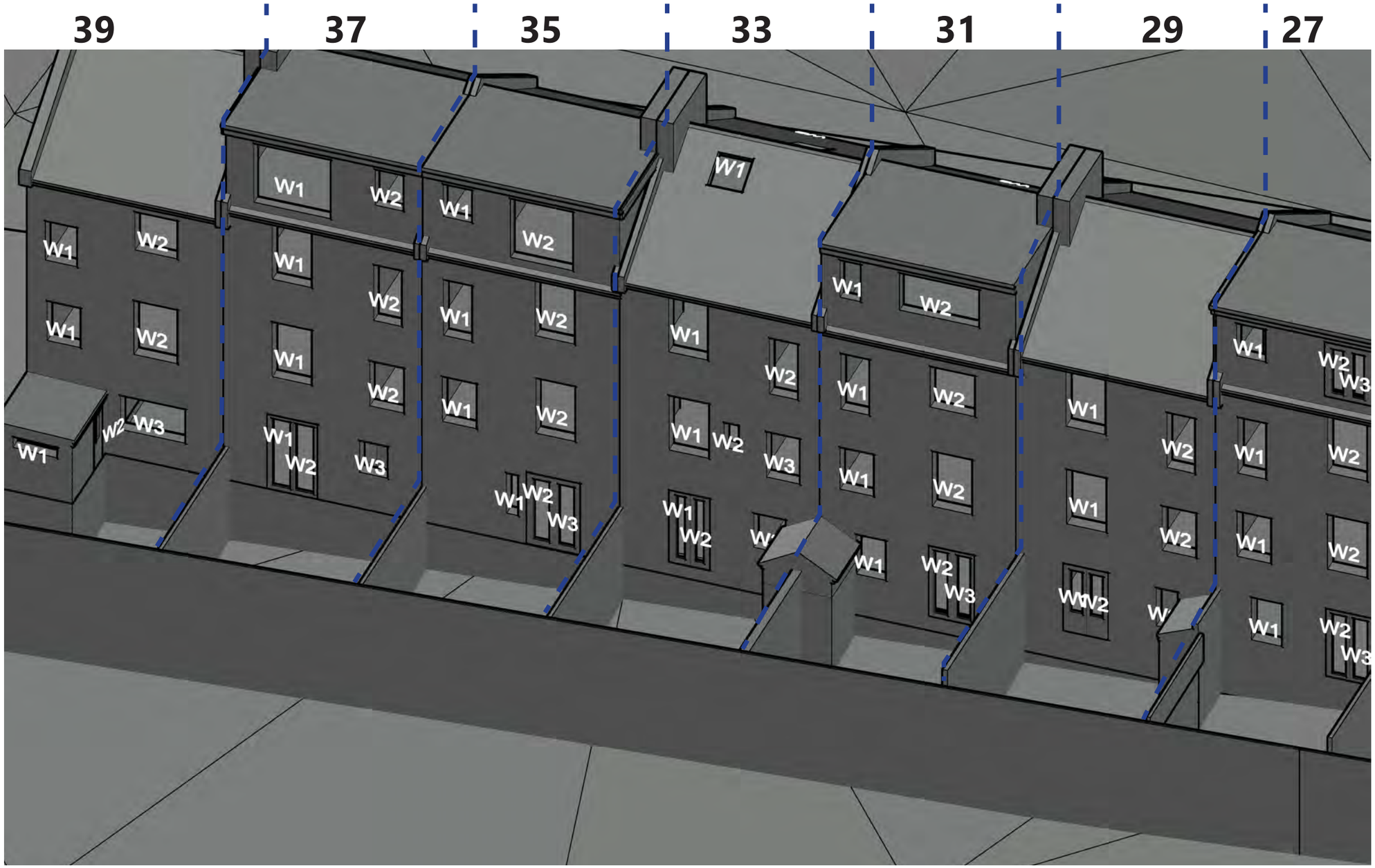




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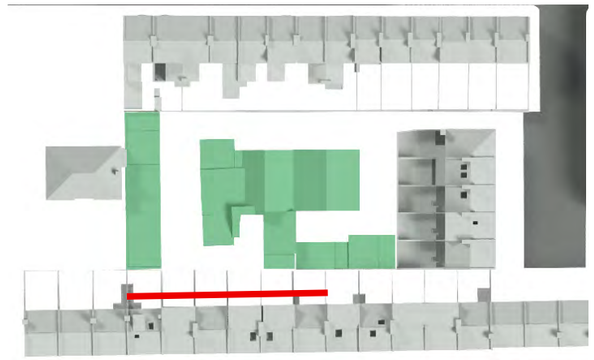

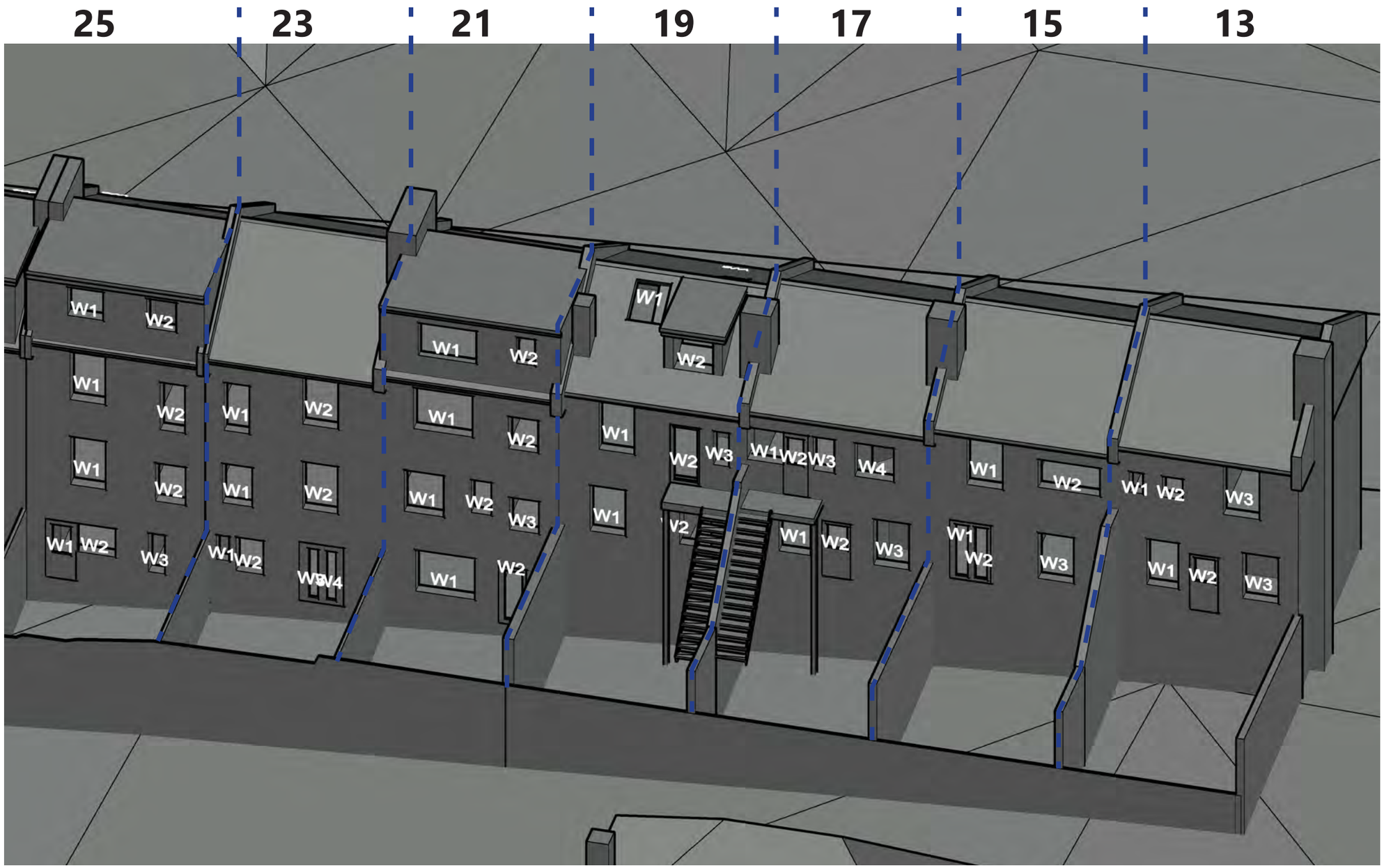




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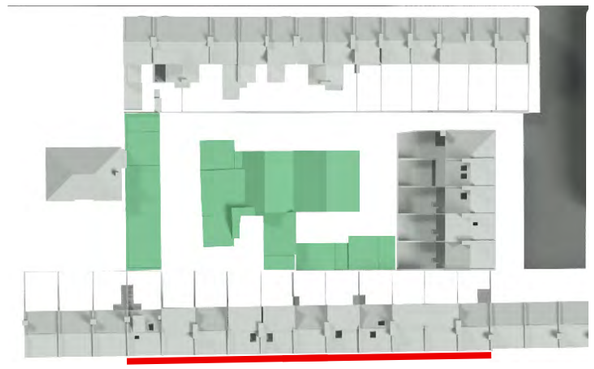

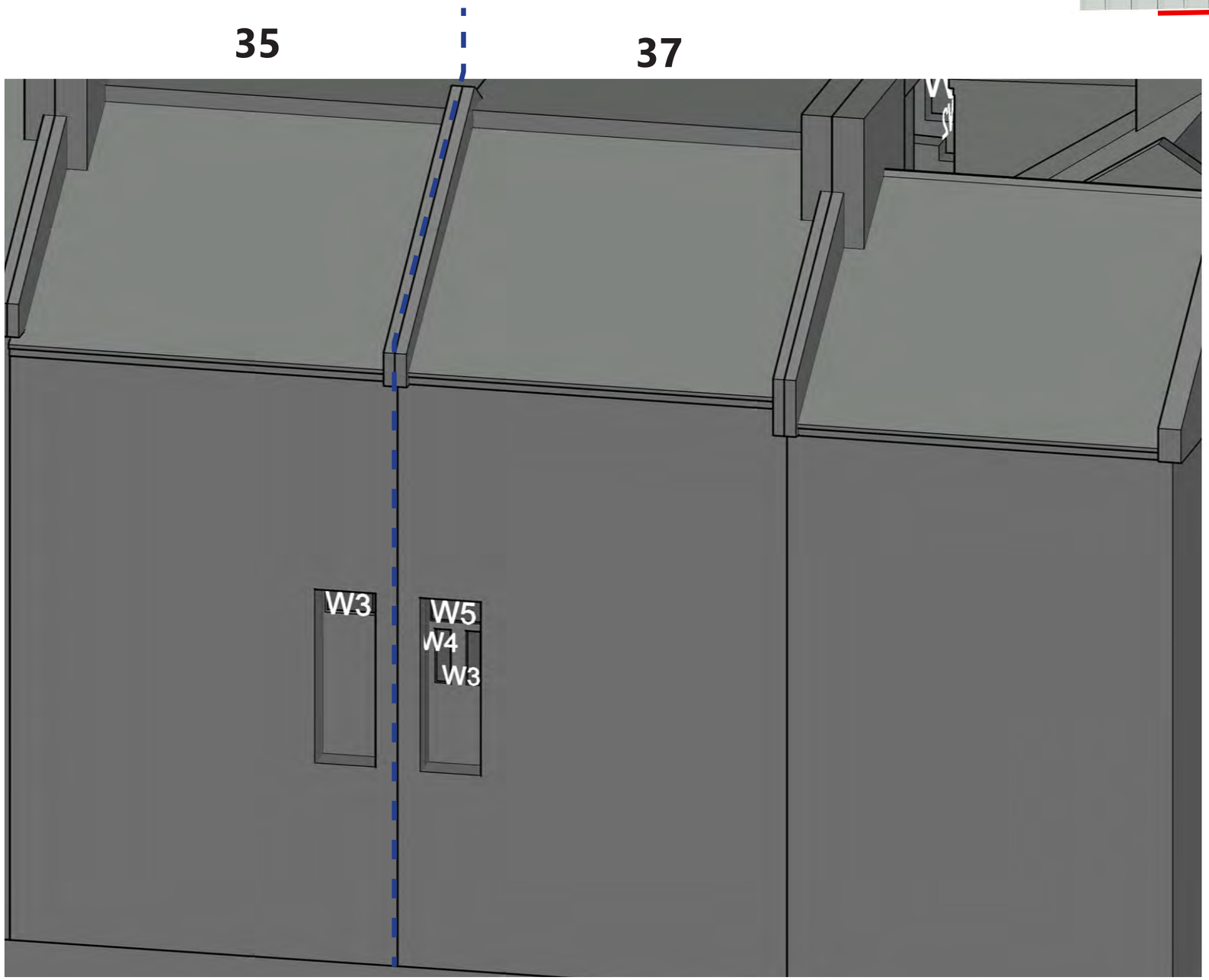




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London WC1V 6PL
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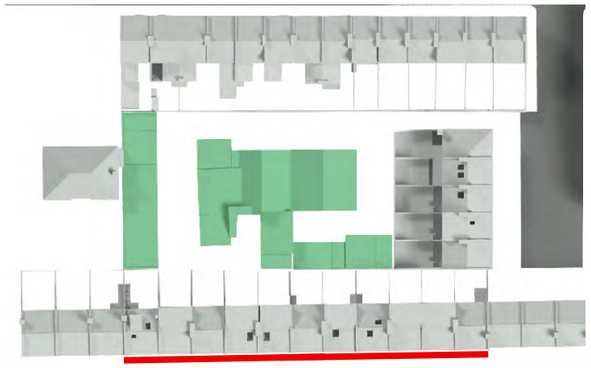

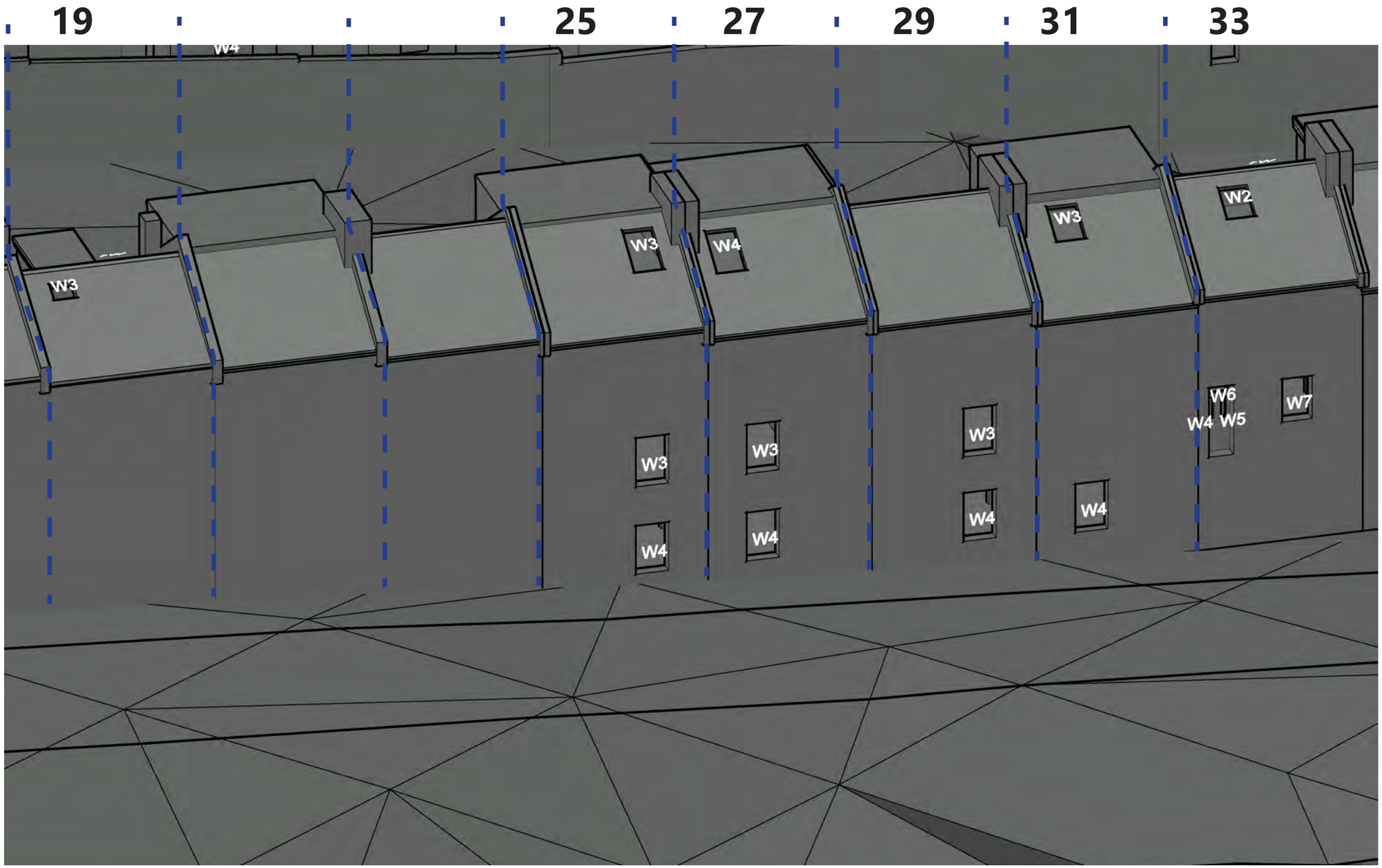




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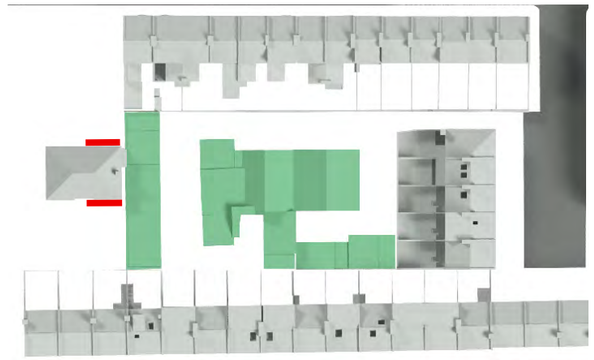

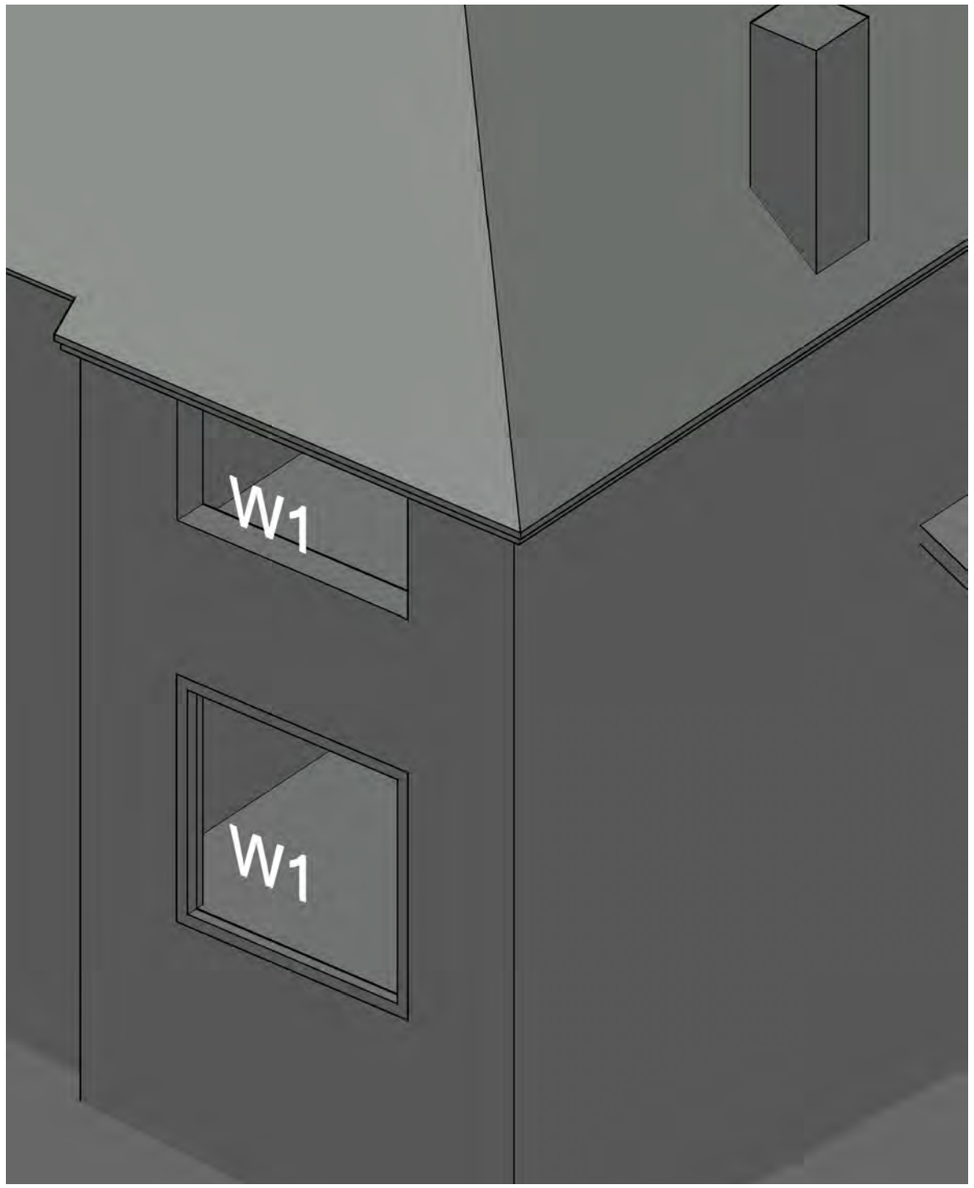


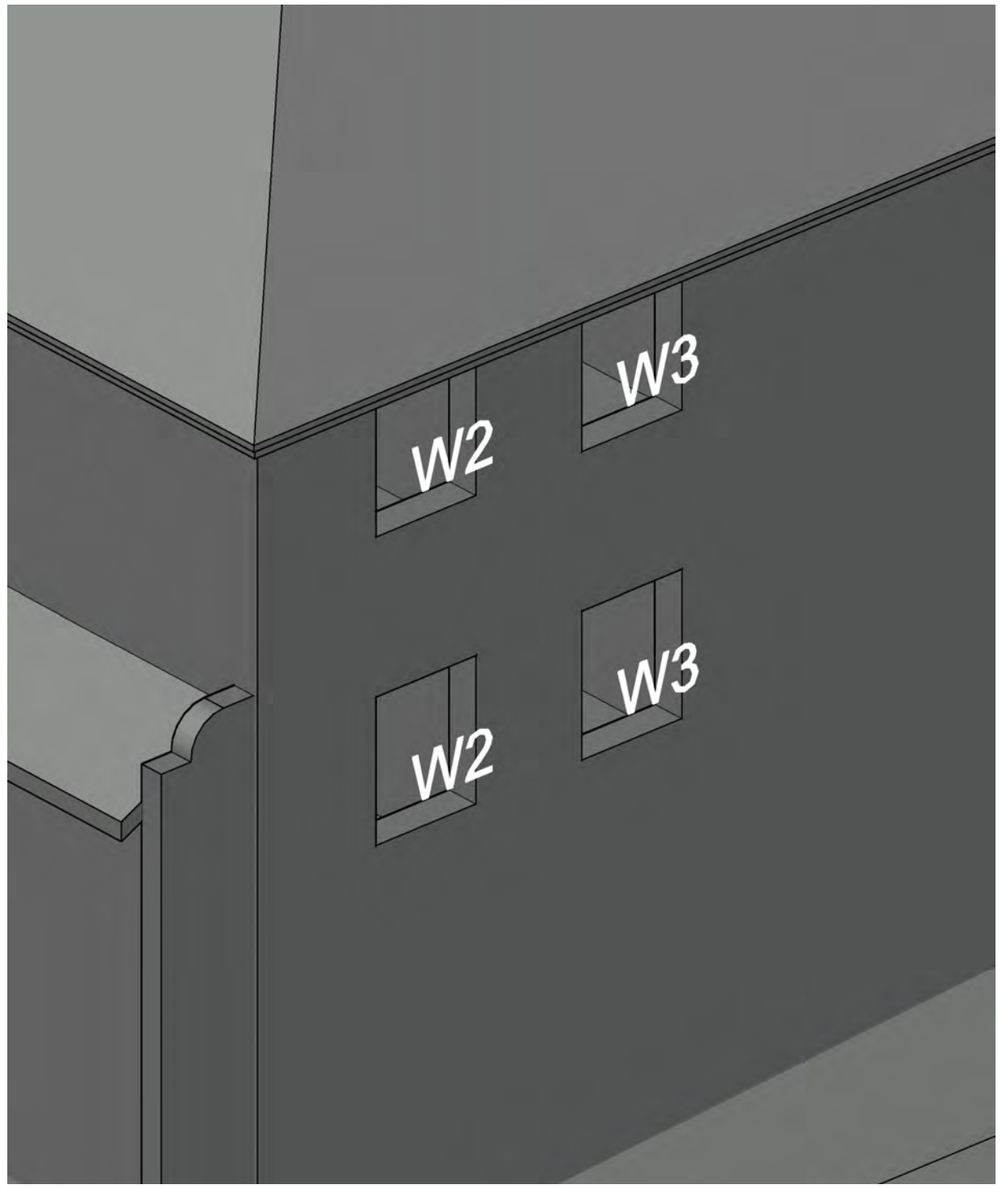




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London WC1V 6PL
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E: info@eb7.co.uk
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# APPENDIX A.7 19 STOKE ROAD PROPOSED SCHEME DSO REPORT

# Planning Statement
## Interior Daylight Analysis
## 19 Stoke Road

Eight Associates
5th Floor
57a Great Suffolk Street
London
SE1 0BB

+44 (0) 20 7043 0418

www.eightassociates.co.uk
info@eightassociates.co.uk

### Document information

**Prepared for:**
Rosalind Gall
Solve Planning

**Date of current issue:**
12/02/2021

**Issue number:** 1

**Our reference:**
5052-Interior Daylight Assessment-Planning-2102-09gk.docx

### Assessment information

**Prepared by:**
Gabriela Krebs

**Quality assured by:**
Rishika Shroff

### Disclaimer



### Contents

eight associates

# Introduction
## Interior Daylight Analysis
## 19 Stoke Road

### Introduction

An analysis of the daylight conditions of the 19 Stoke Road development has been carried out. The proposal is to demolish the existing building and develop an eight-storey building consisting in 29 residential units.

The daylighting analysis 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 January 2021.

The details of the interior daylighting recommendations are shown below.

### Interior daylighting recommendations

**Average Daylight Factor (ADF)**

ADF is the average illuminance on the working plane in a room, divided by the illuminance on an unobstructed horizontal surface outdoors. For dwellings the following ADF are recommended:

- Kitchen 2%
- Living room 1.5%
- Bedroom 1%

The ADF is calculated by the following formula:

$$ADF = \frac{TMA_w\Theta}{A(1-R^2)}$$

Where:

| | |
|---|---|
| T | is the diffuse visible transmittance of the glazing; |
| M | is a maintenance factor, allowing for the effects of dirt; |
| $A_w$ | is the net glazed area of the window ($m^2$); |
| A | is the total area of the room surfaces: ceiling, floor, walls and windows ($m^2$); |
| R | is their average reflectance; |
| $\theta$ | is the angle of visible sky in degrees. |

**Position of No-Sky Line (NSL)**

More than 80% of the working plane is recommended to receive direct light from the sky.

**Room depth**

The room depth recommendation applies to rooms lit by windows on one wall only. In this case the depth of the room L should not exceed the limiting value given by:

$$\frac{L}{W} + \frac{L}{H} < \frac{2}{1-R_b}$$

Where:

| | |
|---|---|
| W | is the room width; |
| H | is the window head height above floor level; |
| $R_b$ | is the average reflectance of surfaces in the rear half of the room (away from the window). |

eight associates

# Calculations
## Interior Daylight Analysis
## 19 Stoke Road

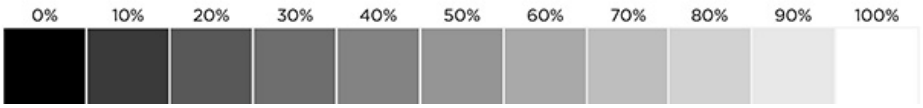
### Basis for calculations

The daylight conditions of the residential units have been calculated using a daylight simulation software as opposed to the standard ADF formula due to the complex nature of the room layouts. The simulation software will provide more accurate results when compared to the simple standard ADF formula, as it takes into account further parameters such as the room layout (shape) and ambient bounces.

The following values have been used for the daylight calculations:

- Area weighted reflectance of the room surface (ceiling, floor walls and windows) of 0.55*;
- Correction factor for dirt of 1, which corresponds to vertical glazing that can be cleaned easily;
- Glass transmission factor of 0.65 (double glazing with low emissivity coating);
- Working Plane of 0.85m above the floor.

*0.5 surface reflectance refers to a grey colour (see image below). Painting the wall and ceiling surface white can achieve an average reflectance of more than 0.5.




### Assessed areas

The scheme consists of 29 residential units in total. As recommended by the BRE, the daylight conditions of the kitchen, living room, dining room and bedroom will be analysed in all units.

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# Results
## Interior Daylight Analysis
## 19 Stoke Road

### Interior daylight results

The ADF, NSL and room depth results are shown in Appendix B. Illustrations of the ADF and NSL are presented in Appendix A.

Overall, 82.6% of the total tested rooms meet the ADF criteria as per the BRE's recommendations. 12 rooms out of 69 fail to meet the ADF criteria. 4 of the failing living room/kitchens have an ADF above 1.5%, which is the threshold for living rooms.
3 failing rooms are bedrooms, which are not considered primary living spaces and they are more likely to be used at night. Moreover, all 3 have an ADF value of 0.77% and higher indicating adequate levels of daylight.
The BRE guidance emphasises on the priority of meeting daylight levels in living areas over other habitable spaces. Moreover, ADF in room 39 is only marginally lower than the recommended value.

19 rooms out of 69 fail to meet the NSL criteria. 11 rooms have NSL of 50% and higher indicating that at least half of the internal room will have view of the sky. 2 of the failing rooms are bedrooms, which are not considered primary living spaces and they are more likely to be used at night. The BRE guidance emphasises on the priority of meeting daylight levels in living areas over other habitable spaces. Moreover, rooms 3, 7 and 29 are marginally below the recommended value.

All rooms meet the room depth criteria except one. Room 7 is part of an accessible unit and the size of this room is required for wheelchair turning radius and manoeuvring spaces.

It should be noted that the design team has done all the possible actions to balance a good level of daylight with privacy issues.

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# Conclusions
## Interior Daylight Analysis
## 19 Stoke Road

### Conclusions

The daylighting analysis shows that:

- 82.6% of the total tested rooms meet the ADF criteria as per the BRE's recommendations. 12 rooms out of 69 fail to meet the ADF criteria. 4 of the failing living room/kitchens have an ADF above 1.5%, which is the threshold for living rooms. 3 failing rooms are bedrooms, which are not considered primary living spaces and they are more likely to be used at night. Moreover, all 3 have an ADF value of 0.77% and higher indicating adequate levels of daylight. The BRE guidance emphasises on the priority of meeting daylight levels in living areas over other habitable spaces. Moreover, ADF in room 39 is only marginally lower than the recommended value.
- 72.5% of the rooms can receive direct light from the sky. 11 rooms have NSL of 50% and higher indicating that at least half of the internal room will have view of the sky. 12 of the failing rooms are bedrooms, which are not considered primary living spaces and they are more likely to be used at night. The BRE guidance emphasises on the priority of meeting daylight levels in living areas over other habitable spaces. Moreover, rooms 3, 7 and 29 are only marginally below the recommended value.
- 98.6% of the rooms meet the room depth criterion. Room 7, is part of an accessible unit and the size of this room sizes is required for wheelchair turning circles and manoeuvring spaces.

It should be noted that the design team has taken all the possible actions to balance a good level of daylight ensuring appropriate levels of privacy. 5 of the failing rooms are at the ground floor, however a sill has been prioritised here for reasons of privacy. Rooms 3, 9, 21, 30 and 39 are dual aspect, however, the windows on the west elevation were designed taller to avoid overlooking from the neighbour building. Wherever possible the design has allowed for dual aspect spaces and maximised glazing areas.

Please note that 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 ADF and no-sky line area do not indicate that the development is unsuitable.

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# Appendix A
## Interior Daylight Analysis
## 19 Stoke Road

| | |
|---|---|
| Appendix A | Illustrations |

eight associates

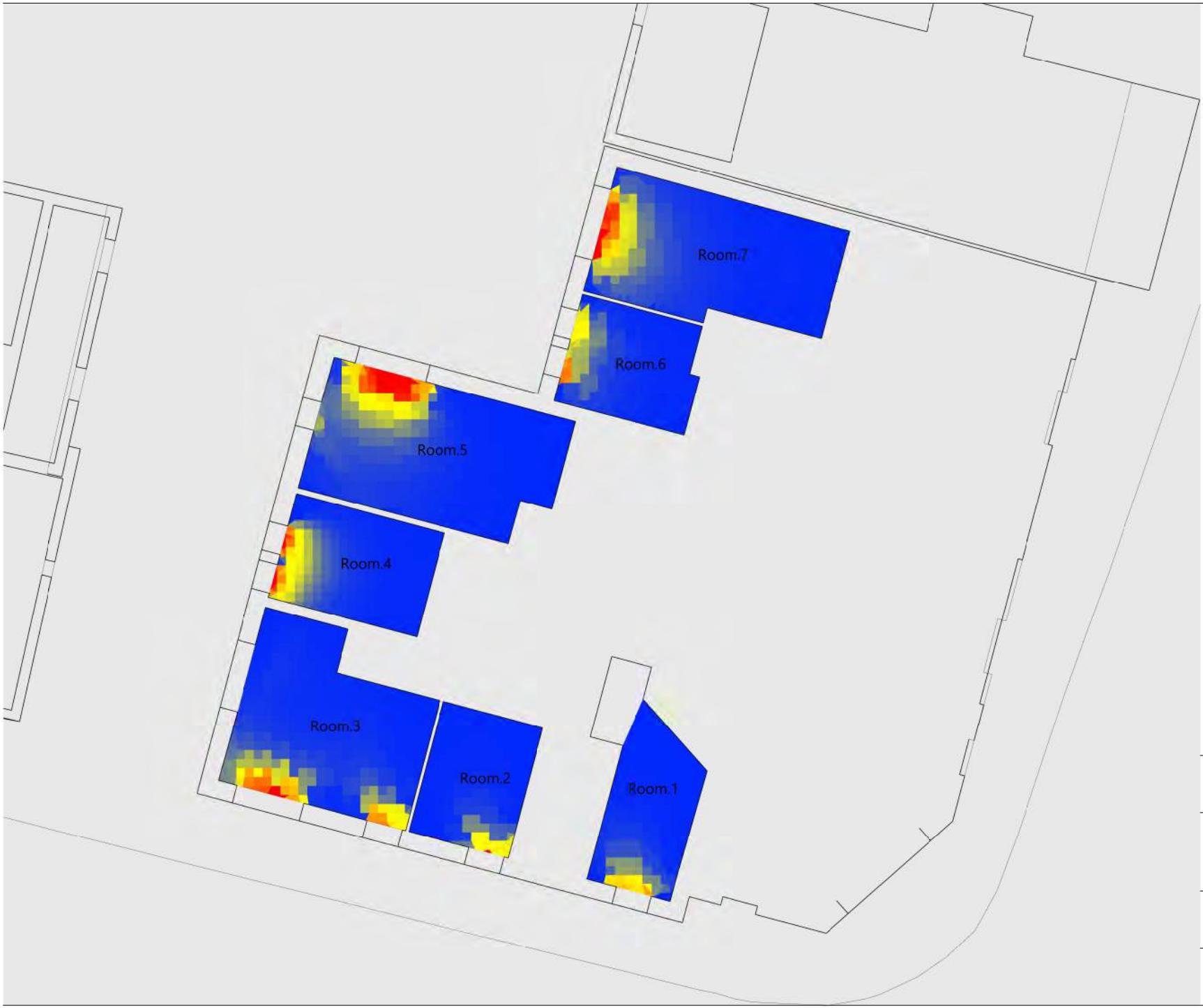
**Project Name:**
19 Stoke Road

**Drawing Name**
Proposed development

**Date:**
12/02/2021

**Drawing Number:**
5052_A_01

eight associates




ADF
10.00<
9.50
9.00
8.50
8.00
7.50
7.00
6.50
6.00
5.50
5.00
4.50
4.00
3.50
3.00
2.50
2.00
1.50
1.00
0.50
<0.00

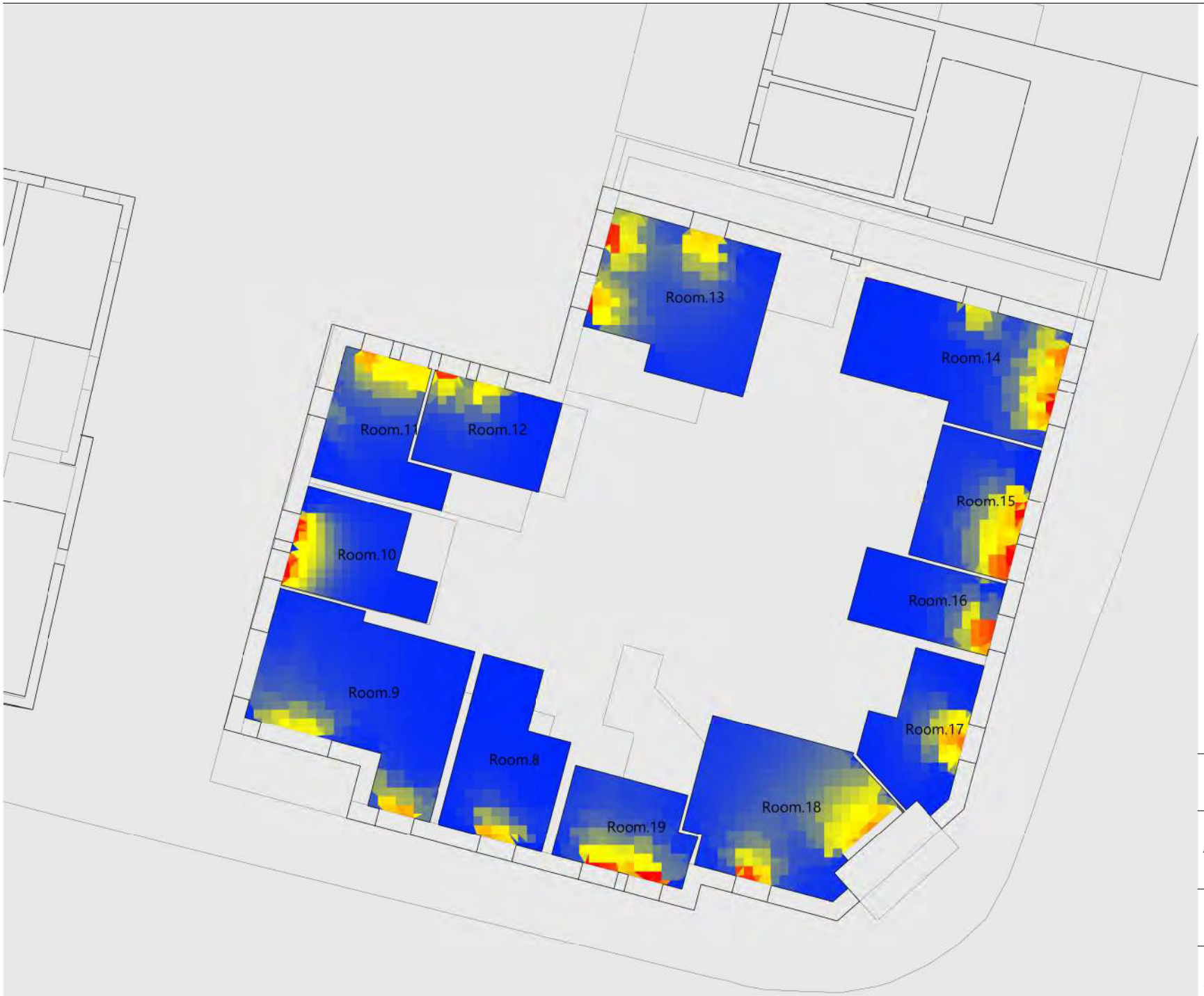
**Project Name:**
19 Stoke Road

**Drawing Name**
ADF – Ground Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_B_01

eight associates



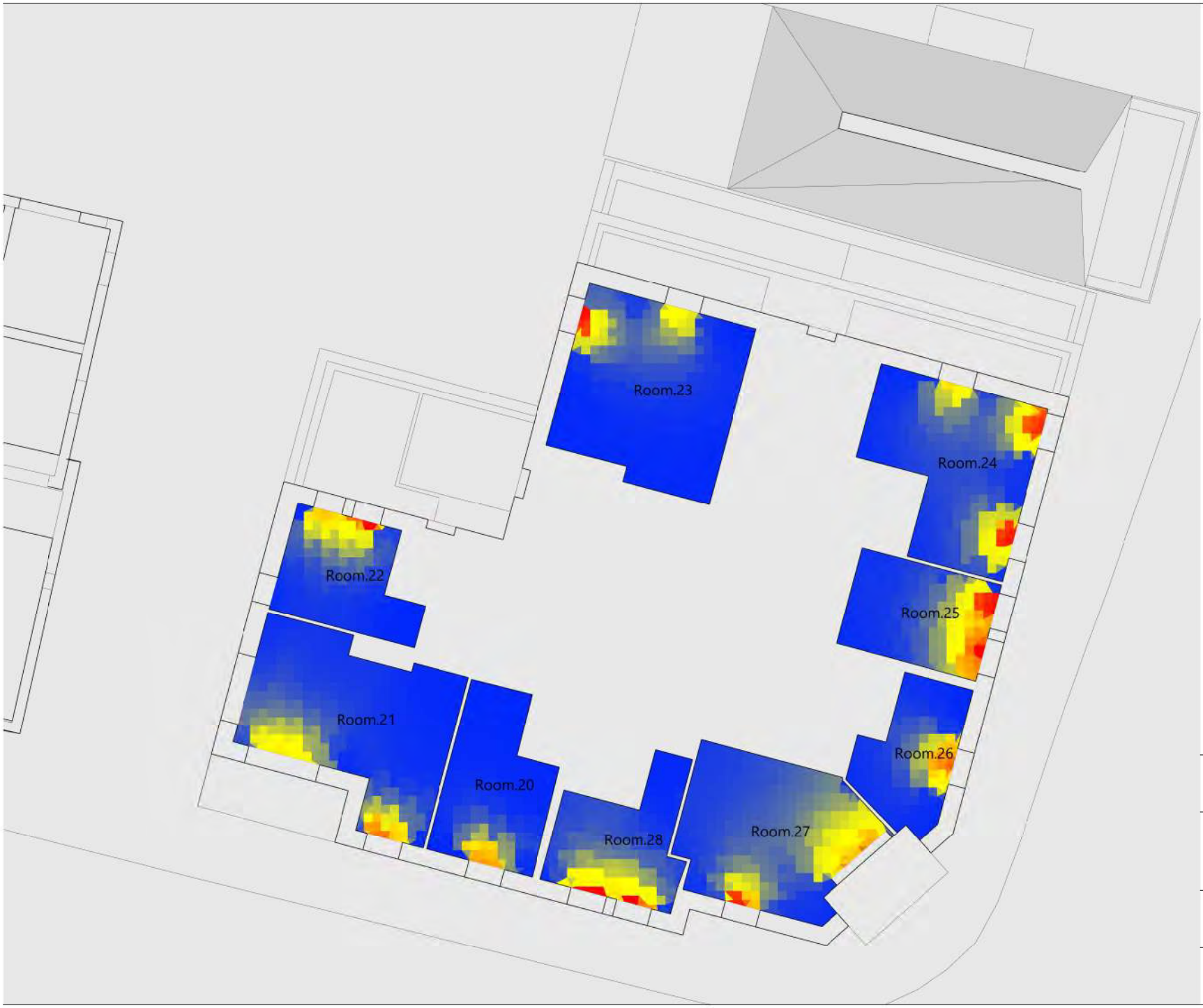

**Project Name:**
19 Stoke Road

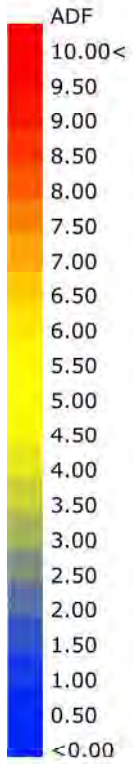
**Drawing Name**
ADF – First Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_B_02

eight associates



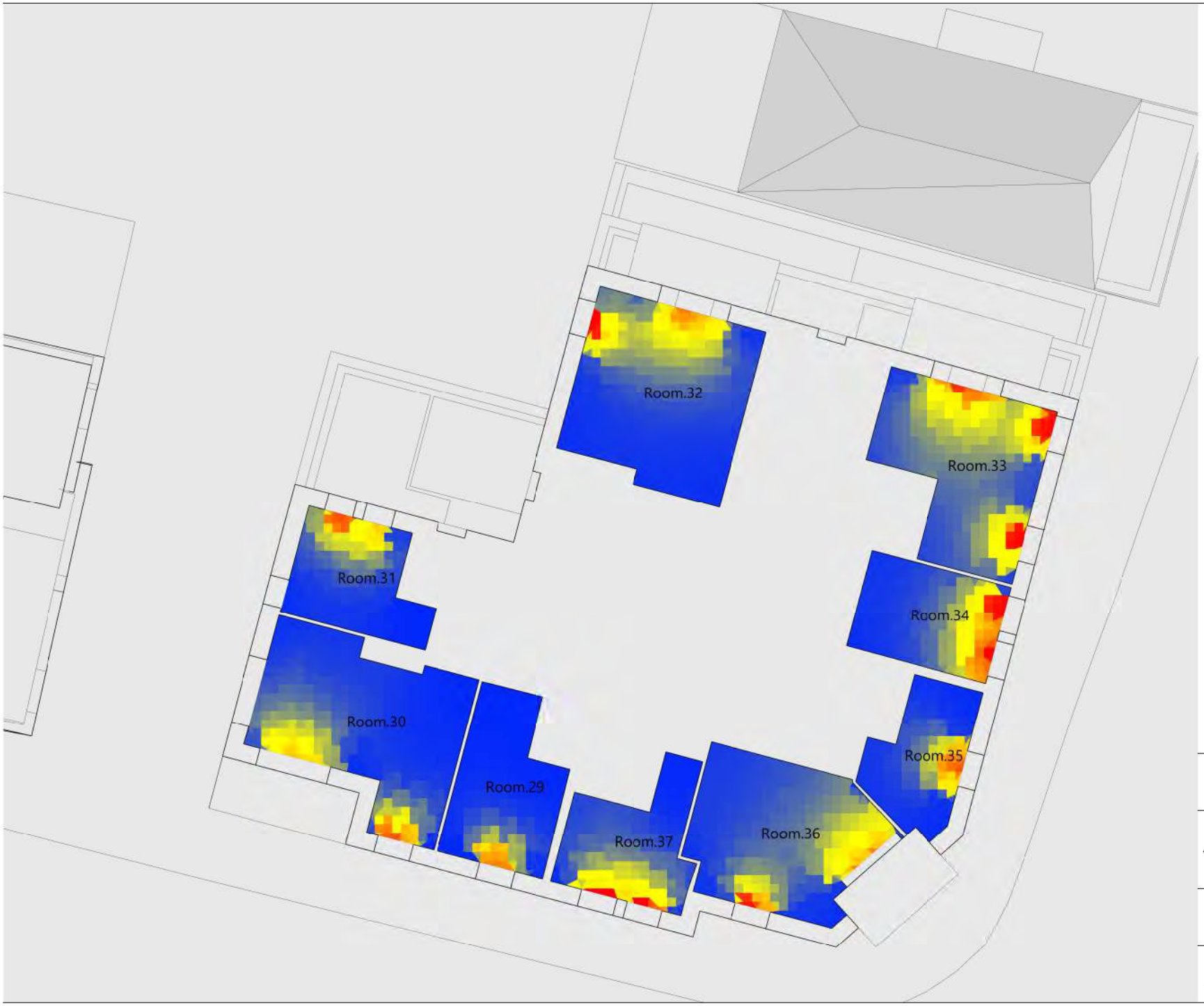

**Project Name:**
19 Stoke Road

**Drawing Name**
ADF – Second Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_B_03

eight associates




ADF
10.00<
9.50
9.00
8.50
8.00
7.50
7.00
6.50
6.00
5.50
5.00
4.50
4.00
3.50
3.00
2.50
2.00
1.50
1.00
0.50
<0.00

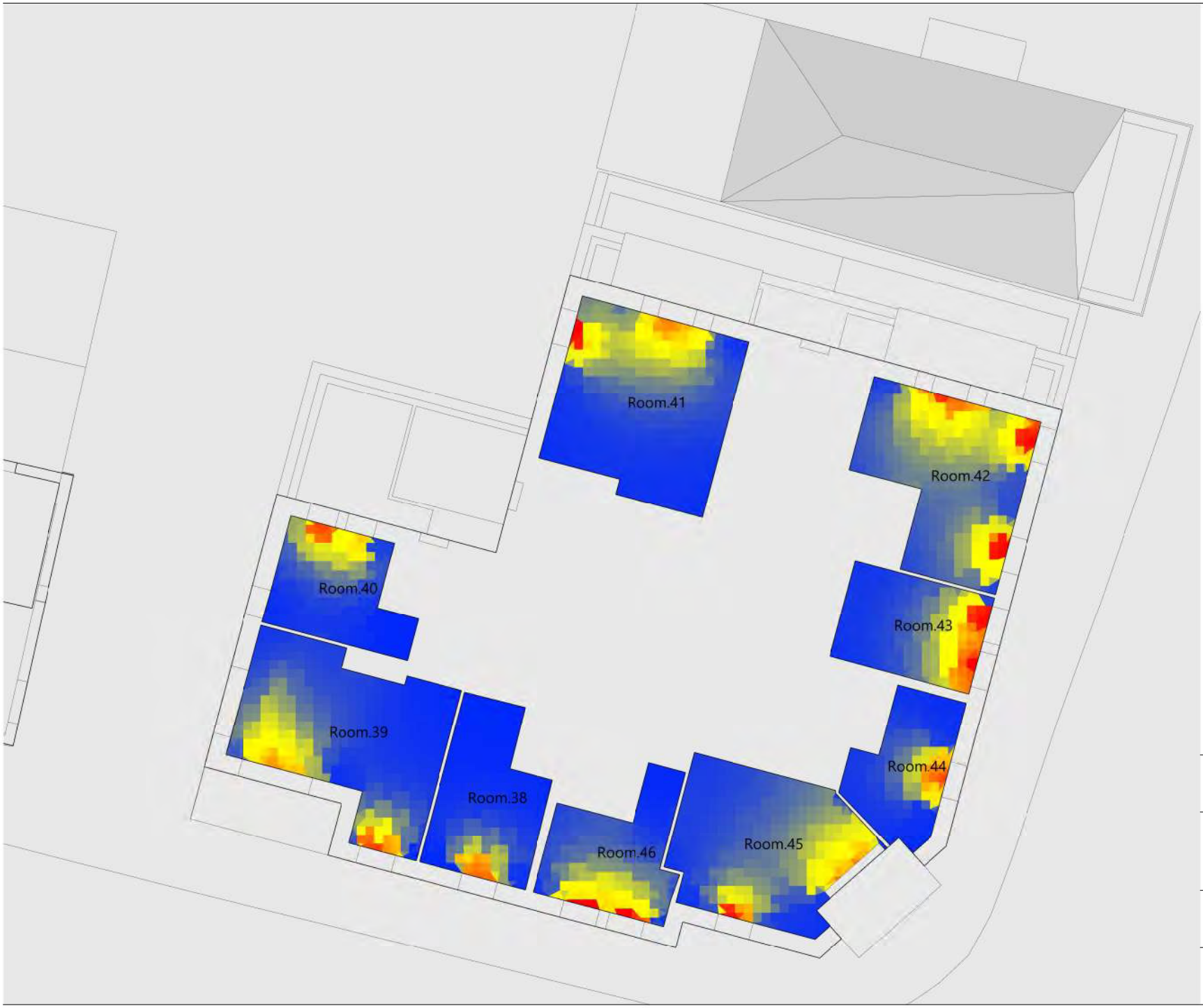
**Project Name:**
19 Stoke Road

**Drawing Name**
ADF – Third Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_B_04

eight associates




ADF
10.00<
9.50
9.00
8.50
8.00
7.50
7.00
6.50
6.00
5.50
5.00
4.50
4.00
3.50
3.00
2.50
2.00
1.50
1.00
0.50
<0.00

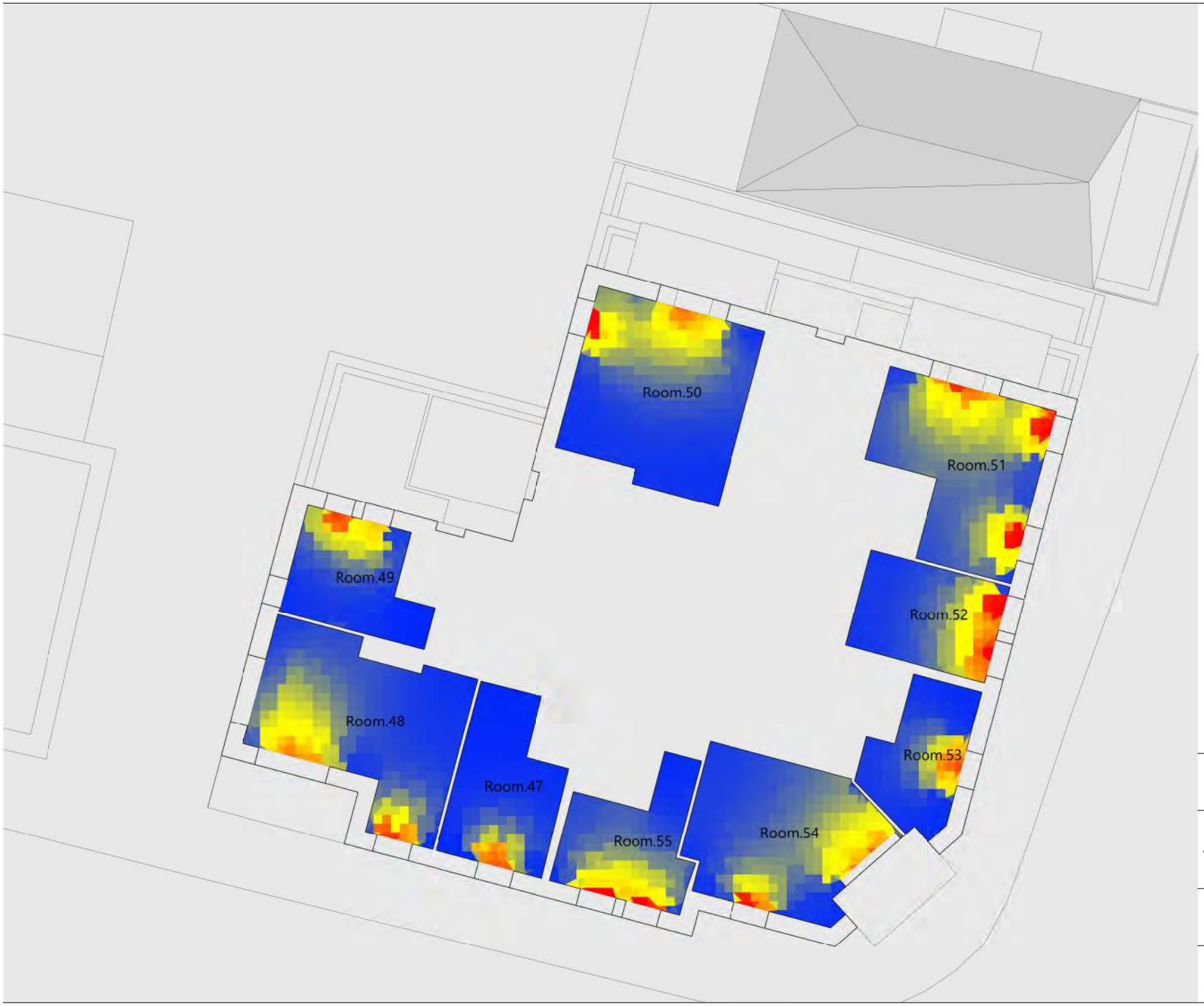
**Project Name:**
19 Stoke Road

**Drawing Name**
ADF – Fourth Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_B_05

eight associates




ADF
10.00<
9.50
9.00
8.50
8.00
7.50
7.00
6.50
6.00
5.50
5.00
4.50
4.00
3.50
3.00
2.50
2.00
1.50
1.00
0.50
<0.00

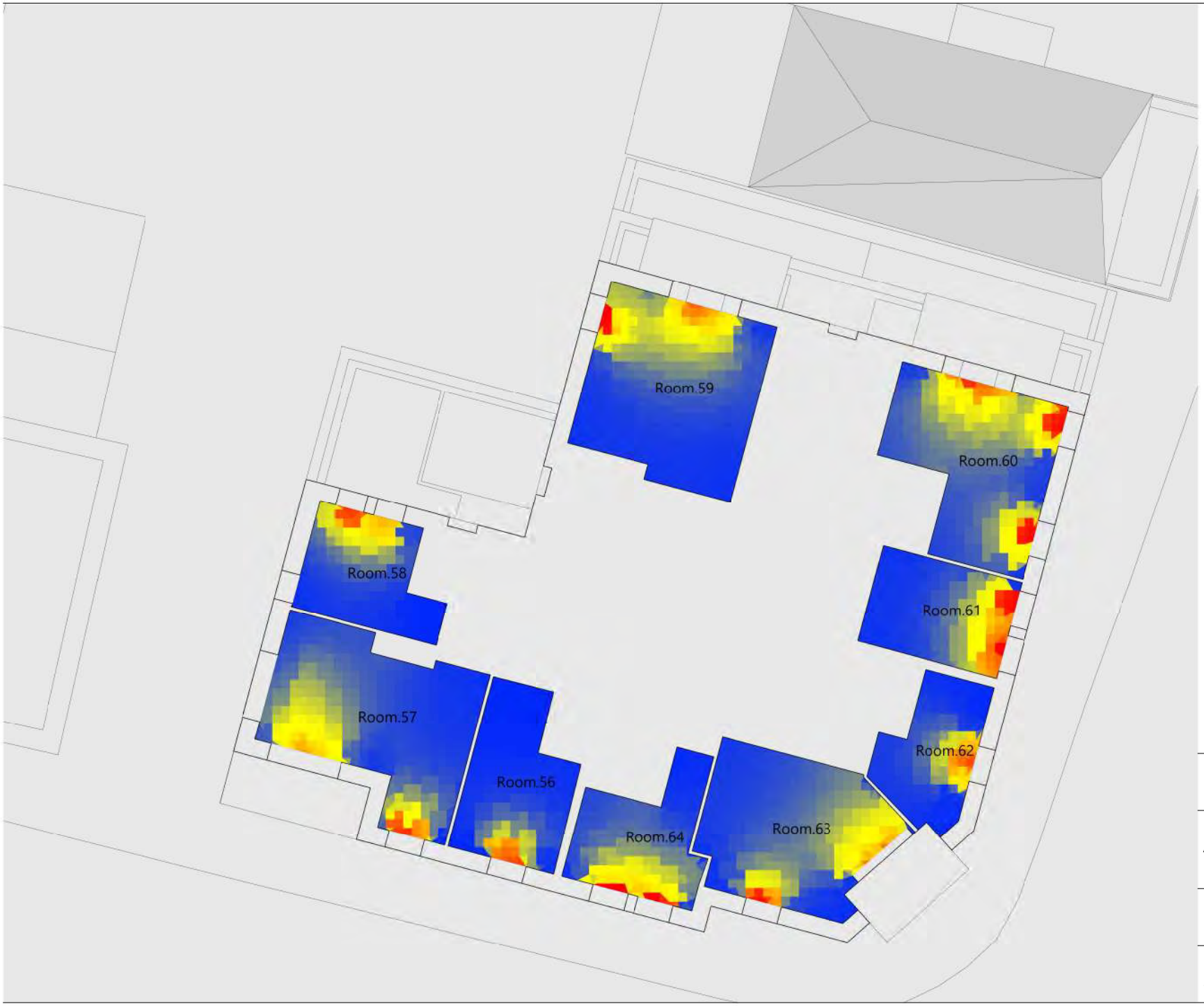
**Project Name:**
19 Stoke Road

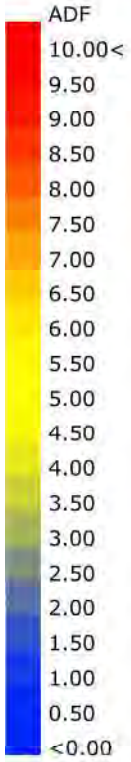
**Drawing Name**
ADF – Fifth Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_B_06

eight associates



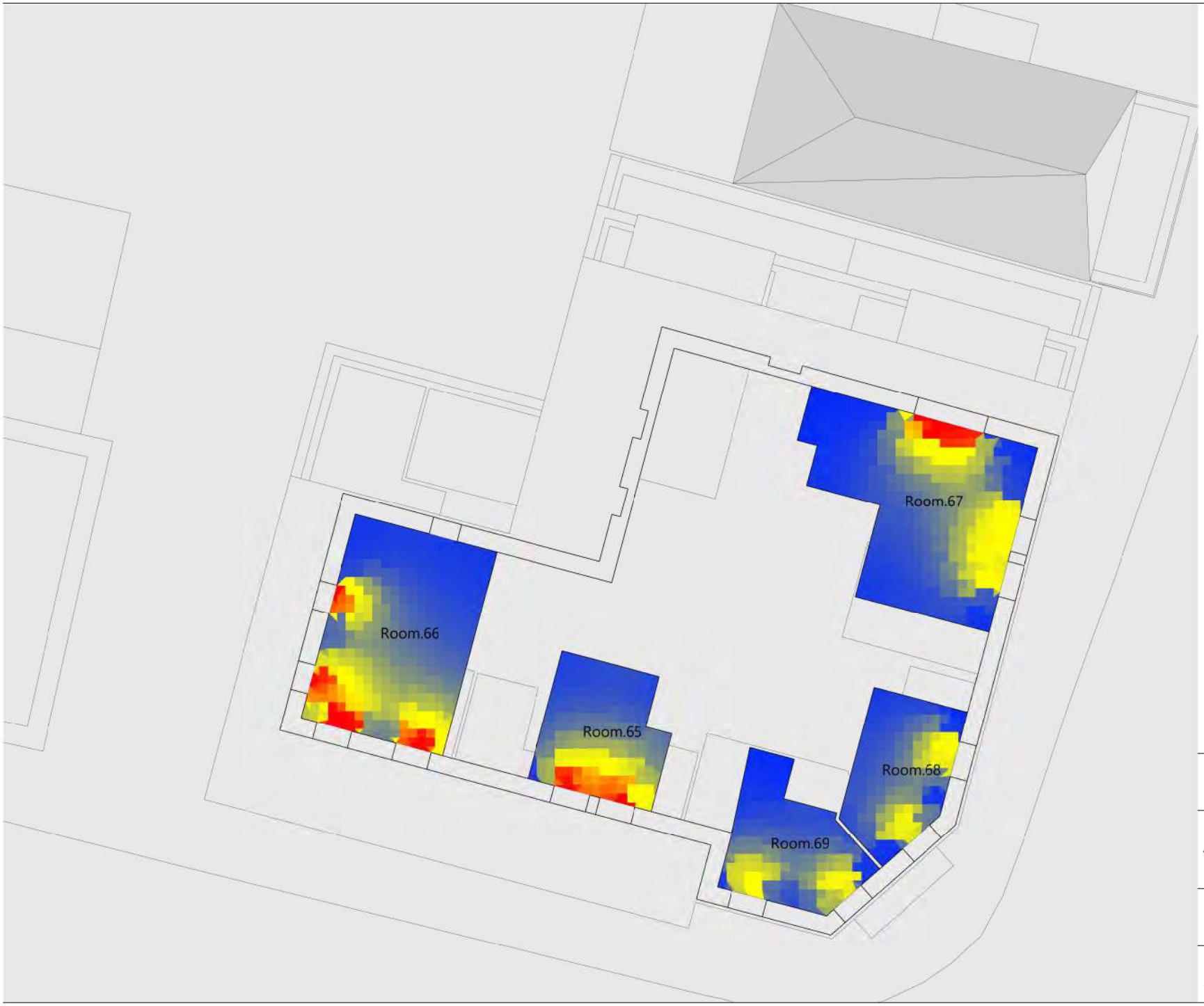

**Project Name:**
19 Stoke Road

**Drawing Name**
ADF – Sixth Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_B_07

eight associates




ADF
10.00<
9.50
9.00
8.50
8.00
7.50
7.00
6.50
6.00
5.50
5.00
4.50
4.00
3.50
3.00
2.50
2.00
1.50
1.00
0.50
<0.00

**Project Name:**
19 Stoke Road

**Drawing Name**
ADF – Seventh Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_B_08

eight associates


Area with sky view

Area without sky view

**Project Name:**
19 Stoke Road

**Drawing Name**
NSL – Ground Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_C_01

eight associates


Area with sky view

Area without sky view

**Project Name:**
19 Stoke Road

**Drawing Name**
NSL – First Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_C_02

eight associates


Area with sky view

Area without sky view

**Project Name:**
19 Stoke Road

**Drawing Name**
NSL – Second Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_C_03

eight associates


Area with sky view

Area without sky view

**Project Name:**
19 Stoke Road

**Drawing Name**
NSL – Third Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_C_04

eight associates


Area with sky view

Area without sky view

**Project Name:**
19 Stoke Road

**Drawing Name**
NSL – Fourth Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_C_05

eight associates


Area with sky view

Area without sky view

**Project Name:**
19 Stoke Road

**Drawing Name**
NSL – Fifth Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_C_06

eight associates


Area with sky view

Area without sky view

**Project Name:**
19 Stoke Road

**Drawing Name**
NSL – Sixth Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_C_07

eight associates


Area with sky view

Area without sky view

**Project Name:**
19 Stoke Road

**Drawing Name**
NSL – Seventh Floor

**Date:**
12/02/2021

**Drawing Number:**
5052_C_08

eight associates

# Appendix B
## Interior Daylight Analysis
## 19 Stoke Road

eight associates

# Appendix B - Results

## 19 Stoke Road

| Floor | Room | Type | Required ADF (%) | Calculated ADF (%) | Compliance | NSL (%) | Compliance | Room depth - Maximum room depth | Compliance |
|---|---|---|---|---|---|---|---|---|---|
| Ground Floor | Room.1 | Bedroom | 1 | 0.91 | Fail | 57.70 | Fail | 5<5.2 | Pass |
| | Room.2 | Bedroom | 1 | 0.77 | Fail | 68.20 | Fail | 3.9<5.6 | Pass |
| | Room.3 | Kitchen/Living | 2 | 1.32 | Fail | 78.00 | Fail | 5.2<6.9 | Pass |
| | Room.4 | Bedroom | 1 | 1.38 | Pass | 95.00 | Pass | 4.4<5.7 | Pass |
| | Room.5 | Kitchen/Living | 2 | 1.54 | Fail | 73.80 | Fail | 4<7.4 | Pass |
| | Room.6 | Bedroom | 1 | 1.15 | Pass | 73.00 | Fail | 3.2<6.2 | Pass |
| | Room.7 | Kitchen/Living | 2 | 1.31 | Fail | 78.20 | Fail | 7>6.1 | Fail |
| 1st Floor | Room.8 | Bedroom | 1 | 0.81 | Fail | 66.50 | Fail | 5.1<5.7 | Pass |
| | Room.9 | Kitchen/Living | 2 | 1.2 | Fail | 72.50 | Fail | 5.1<7 | Pass |
| | Room.10 | Bedroom | 1 | 1.07 | Pass | 93.20 | Pass | 4.4<5.6 | Pass |
| | Room.11 | Bedroom | 1 | 1.73 | Pass | 82.60 | Pass | 3.9<6.2 | Pass |
| | Room.12 | Bedroom | 1 | 1.35 | Pass | 81.30 | Pass | 2.7<6.2 | Pass |
| | Room.13 | Kitchen/Living | 2 | 2.05 | Pass | 94.60 | Pass | 5<6 | Pass |
| | Room.14 | Kitchen/Living | 2 | 1.56 | Fail | 44.30 | Fail | 6.2<11.8 | Pass |
| | Room.15 | Bedroom | 1 | 2.35 | Pass | 82.00 | Pass | 3<6.2 | Pass |
| | Room.16 | Bedroom | 1 | 1.49 | Pass | 67.70 | Fail | 4.2<4.8 | Pass |
| | Room.17 | Bedroom | 1 | 1.5 | Pass | 56.90 | Fail | 2.9<6.6 | Pass |
| | Room.18 | Kitchen/Living | 2 | 2.1 | Pass | 84.30 | Pass | 4.3<7 | Pass |
| | Room.19 | Bedroom | 1 | 2.22 | Pass | 87.50 | Pass | 2.7<6.2 | Pass |
| 2nd floor | Room.20 | Bedroom | 1 | 1.05 | Pass | 68.70 | Fail | 5.1<5.7 | Pass |
| | Room.21 | Kitchen/Living | 2 | 1.5 | Fail | 74.00 | Fail | 5.1<7.1 | Pass |
| | Room.22 | Bedroom | 1 | 1.74 | Pass | 81.70 | Pass | 3.2<6.4 | Pass |
| | Room.23 | Kitchen/Living | 2 | 1.21 | Fail | 87.80 | Pass | 5.3<6.7 | Pass |
| | Room.24 | Kitchen/Living | 2 | 2.04 | Pass | 91.80 | Pass | 5<6.8 | Pass |
| | Room.25 | Bedroom | 1 | 2.6 | Pass | 85.10 | Pass | 4.2<5.5 | Pass |
| | Room.26 | Bedroom | 1 | 1.7 | Pass | 67.20 | Fail | 2.9<6.5 | Pass |
| | Room.27 | Kitchen/Living | 2 | 2.2 | Pass | 84.60 | Pass | 4.3<7.1 | Pass |
| | Room.28 | Bedroom | 1 | 2.15 | Pass | 91.00 | Pass | 4.5<6.2 | Pass |
| 3rd floor | Room.29 | Bedroom | 1 | 1.12 | Pass | 77.30 | Fail | 5.1<5.7 | Pass |
| | Room.30 | Kitchen/Living | 2 | 1.67 | Fail | 85.20 | Pass | 5.1<7.1 | Pass |
| | Room.31 | Bedroom | 1 | 1.88 | Pass | 81.70 | Pass | 3.2<6.4 | Pass |
| | Room.32 | Kitchen/Living | 2 | 2.01 | Pass | 96.30 | Pass | 5.3<6.7 | Pass |
| | Room.33 | Kitchen/Living | 2 | 3.11 | Pass | 96.70 | Pass | 5<6.8 | Pass |
| | Room.34 | Bedroom | 1 | 2.76 | Pass | 98.10 | Pass | 4.2<5.5 | Pass |
| | Room.35 | Bedroom | 1 | 1.81 | Pass | 72.60 | Fail | 2.9<6.5 | Pass |
| | Room.36 | Kitchen/Living | 2 | 2.22 | Pass | 85.60 | Pass | 4.3<7.1 | Pass |
| | Room.37 | Bedroom | 1 | 2.27 | Pass | 91.10 | Pass | 4.5<6.2 | Pass |
| 4th floor | Room.38 | Bedroom | 1 | 1.22 | Pass | 86.30 | Pass | 5.1<5.7 | Pass |
| | Room.39 | Kitchen/Living | 2 | 1.92 | Fail | 93.30 | Pass | 5.1<7.1 | Pass |
| | Room.40 | Bedroom | 1 | 1.89 | Pass | 81.70 | Pass | 3.2<6.4 | Pass |
| | Room.41 | Kitchen/Living | 2 | 2.03 | Pass | 98.40 | Pass | 5.3<6.7 | Pass |
| | Room.42 | Kitchen/Living | 2 | 3.15 | Pass | 100.00 | Pass | 5<6.8 | Pass |
| | Room.43 | Bedroom | 1 | 2.82 | Pass | 98.10 | Pass | 4.2<5.5 | Pass |
| | Room.44 | Bedroom | 1 | 1.85 | Pass | 73.80 | Fail | 2.9<6.5 | Pass |
| | Room.45 | Kitchen/Living | 2 | 2.28 | Pass | 87.50 | Pass | 4.3<7.1 | Pass |
| | Room.46 | Bedroom | 1 | 2.41 | Pass | 92.30 | Pass | 4.5<6.2 | Pass |

eight associates

# Appendix B - Results

## 19 Stoke Road

| Floor | Room | Type | Required ADF (%) | Calculated ADF (%) | Compliance | NSL (%) | Compliance | Room depth - Maximum room depth | Compliance |
|---|---|---|---|---|---|---|---|---|---|
| 5th floor | Room.47 | Bedroom | 1 | 1.24 | Pass | 88.90 | Pass | 5.1<5.7 | Pass |
| | Room.48 | Kitchen/Living | 2 | 2.16 | Pass | 97.30 | Pass | 5.1<7.1 | Pass |
| | Room.49 | Bedroom | 1 | 1.93 | Pass | 83.00 | Pass | 3.2<6.4 | Pass |
| | Room.50 | Kitchen/Living | 2 | 2.09 | Pass | 99.00 | Pass | 5.3<6.7 | Pass |
| | Room.51 | Kitchen/Living | 2 | 3.14 | Pass | 100.00 | Pass | 5<6.8 | Pass |
| | Room.52 | Bedroom | 1 | 2.85 | Pass | 98.10 | Pass | 4.2<5.5 | Pass |
| | Room.53 | Bedroom | 1 | 1.84 | Pass | 73.80 | Fail | 2.9<6.5 | Pass |
| | Room.54 | Kitchen/Living | 2 | 2.33 | Pass | 88.00 | Pass | 4.3<7.1 | Pass |
| | Room.55 | Bedroom | 1 | 2.52 | Pass | 92.30 | Pass | 4.5<6.2 | Pass |
| 6th floor | Room.56 | Bedroom | 1 | 1.3 | Pass | 90.00 | Pass | 5.1<5.7 | Pass |
| | Room.57 | Kitchen/Living | 2 | 2.14 | Pass | 97.30 | Pass | 5.1<7.1 | Pass |
| | Room.58 | Bedroom | 1 | 2.08 | Pass | 83.60 | Pass | 3.2<6.4 | Pass |
| | Room.59 | Kitchen/Living | 2 | 2.15 | Pass | 99.40 | Pass | 5.3<6.7 | Pass |
| | Room.60 | Kitchen/Living | 2 | 2.97 | Pass | 100.00 | Pass | 5<6.8 | Pass |
| | Room.61 | Bedroom | 1 | 2.69 | Pass | 98.10 | Pass | 4.2<5.5 | Pass |
| | Room.62 | Bedroom | 1 | 1.84 | Pass | 73.80 | Fail | 2.9<6.5 | Pass |
| | Room.63 | Kitchen/Living | 2 | 2.26 | Pass | 88.10 | Pass | 4.3<7.1 | Pass |
| | Room.64 | Bedroom | 1 | 2.53 | Pass | 92.30 | Pass | 4.5<6.2 | Pass |
| 7th Floor | Room.65 | Bedroom | 1 | 3.05 | Pass | 94.00 | Pass | 3.8<6.1 | Pass |
| | Room.66 | Kitchen/Living | 2 | 2.94 | Pass | 99.00 | Pass | 6.1<6.4 | Pass |
| | Room.67 | Kitchen/Living | 2 | 2.42 | Pass | 97.60 | Pass | 6.8<6.9 | Pass |
| | Room.68 | Bedroom | 1 | 2.14 | Pass | 81.10 | Pass | 2.8<6.7 | Pass |
| | Room.69 | Bedroom | 1 | 2.1 | Pass | 92.20 | Pass | 4.2<6.5 | Pass |
| | | | Total number of rooms | | 69 | | 69 | | 69 |
| | | | Pass | | 57 | Pass | 50 | Pass | 68 |
| | | | | | 82.6% | | 72.5% | | 98.6% |
| | | | Fail | | 12 | Fail | 19 | Fail | 1 |
| | | | | | 17.4% | | 27.5% | | 1.4% |

# APPENDIX A.8 BLENHEIM SHOPPING CENTRE PROPOSED SCHEME DSO REPORT