BLDA CONSULTANCY

21-57 Willow Way (Site A)
Sydenham
SE26 4QP

Daylight, Sunlight and
Overshadowing Assessment

December 2022

www.bldaconsultancy.co.uk

PROJECT DATA

Project Number	**6529**
Client	**Kitewood Estates Ltd**
Architect	**DC Architecture + Design**
Prepared by	**Dominik Wierzbowski**

BLDA CONSULTANCY

BLDA Architects Ltd. T/A
BLDA Consultancy
211 Design Centre East
Chelsea Harbour
London, S10 0XF

020 7838 5555
consultancy@blda.co.uk
www.bldaconsultancy.co.uk

CONTENTS

APPENDICES

1.0 Executive Summary

1.1 BLDA Consultancy has carried out a detailed technical assessment in relation to the impact of the proposed development at 21-57 Willow Way (Site A), Sydenham, SE26 4QP, on the neighbouring properties and amenity spaces, as well as anticipated daylight and sunlight levels within the proposed residential dwellings at the development itself.

1.2 For the purposes of the assessment, a three-dimensional computer model has been constructed. The model is based on a high-definition 3D laser scan survey of the site and surroundings, photogrammetric model of the wider urban context, planning applications drawings, public records, site photographs and detailed site observations.

1.3 The technical assessment has quantified the potential loss of daylight and sunlight to the neighbouring properties resulting from the implementation of the proposed development, as well as the anticipated levels of natural light within the proposed dwellings.

1.4 It needs to be noted here that the iterative design development process, in close collaboration with DC Architecture + Design, has been informed by series of daylight and sunlight studies We believe that this scheme responds well to the local context in amenity terms.

1.5 The results of the technical assessment have shown that **c. 91%** and **c. 93%** of the neighbouring windows and rooms will fully comply with the BRE guide levels for vertical sky component (VSC) and daylight distribution/no-sky line (DD/NSL) respectively after the implementation of the scheme. Furthermore, in terms of the sunlight effects, **100%** of the south-orientated neighbouring windows will fully comply with the annual and winter sunlight criteria respectively. With regards to overshadowing, the proposed development will cause overall no adverse effects on the neighbouring amenity spaces.

1.6 It needs to be also emphasised here that any redevelopment of the application site for an increased height would result in comparable daylight impacts. Further evidence can be provided to this end should the Officers consider it appropriate.

1.7 When it comes to the proposed dwellings, **c. 81%** of the habitable rooms tested fully comply with the climate-based illuminance methodology when LKDs are tested on a full-room basis, and the compliance stands at **c. 90%** when the LKDs are truncated and their living areas tested. Furthermore, the sunlight results have shown that **c. 87%** of all the habitable rooms tested fully comply with the sunlight exposure criteria, including **c. 93%** of all the LKDs tested. Finally, all the proposed amenity spaces fully comply with the sunlight criteria on 21st March and 21st June.

1.8 Therefore, it is concluded that the proposed development is overall fully acceptable in daylight and sunlight terms, in the context of the site and its higher density urban location, the latest edition of the BRE guidance and relevant planning policy. The development will provide high-quality accommodation, will contribute to the ongoing regeneration of the area and will deliver the much-needed housing to the Borough of Lewisham.

2.0 Introduction

2.1 BLDA Consultancy has been instructed by Kitewood (the Client) to carry out a detailed technical assessment of the potential daylight, sunlight and overshadowing impacts of the proposed redevelopment at Nos. 21-57 Willow Way (Site A), Sydenham, SE26 4QP ('proposed development'), on the neighbouring properties and amenity spaces, as well as the anticipated daylight and sunlight levels within the proposed residential dwellings at the development itself.

2.2 The assessment has been undertaken in accordance with the guidelines set out in the latest edition of Building Research Establishment (BRE) report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (3rd Edition, June 2022) ('the BRE guide'). The BRE guide is based on a suburban (two-storey) type of development and should be treated with flexibility within urban locations in London. The document states in its introduction:

"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."

2.3 The assessment has been prepared using the following information:

- Planning application drawings, produced by DC Architecture + Design and received on 08.12.22 and 13.12.22;
- 3D land survey of the site and surroundings, carried out on 11.05.22;
- Photographic survey of the site and surroundings, carried out during the site visits on 11.05.22 and 22.09.22;
- Various planning application drawings available on Lewisham Council's planning portal in relation to: No. 11-11A Sydenham Park (planning ref. DC/22/126144); former Sydenham Police Station, No. 179 Dartmouth Road (planning refs. DC/15/92798 and DC/21/120677); William Wood House (planning ref. DC/10/76084); Miriam Lodge, 185 Dartmouth Road (planning ref. DC/12/080997/X);
- Room layout plans received on various estate agents' portals in relation to 9-9A Sydenham Park; 25A-25D Sydenham Park; Former Sydenham Police Station', No. 179 Dartmouth Road; Flats 1-9 and Flats 10-14 Moore House; and for other non-tested neighbouring properties along Sydenham Park which are similar to the tested residential dwellings;
- Photogrammetric 3D model of the site and surroundings;

- Aerial photography of the site and surrounding; and
- Detailed site observations.

2.4 The report is supported by a series of appendices which contain images of the assessment model (existing and proposed condition), daylight distribution contour drawings for the neighbouring properties, illuminance contour drawings for the proposed flats, sunlight diagrams and results' tables. The information is contained at Appendices 1-11.

3.0 Planning Policy and Guidance Context

3.1 This section of the report outlines the relevant national and regional planning policy relating to the impact of new developments on the levels of amenity within neighbouring buildings as well as anticipated natural light levels within new developments.

National Planning Policy

National Planning Policy Framework (NPPF) (July 2021)

3.2 The National Planning Policy Framework sets out the national planning policies and how they should be applied. It provides a framework within which the Local Authorities should produce their local plans.

3.3 The revised National Planning Policy Framework of July 2021 stresses the need to promote an efficient use of land through relevant planning policies. Specifically, it recommends at paragraph 123 under 'Achieving appropriate densities' in Chapter 11 ('Making effective use of land') that:

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

3.4 The revised NPPF, therefore, recognises that the Local Authorities need to now apply a flexible approach to the BRE guidance in determining planning applications in order to make an efficient use of available land and deliver much-needed housing across the country.

Regional Planning Policy

The London Plan 2021 (March 2021)

3.5 The new London Plan came into force in March 2021. It sets out a framework for Greater London's development over the next 20-25 years and the Mayor's vision for growth. It forms part of the statutory development plan and, therefore, informs determination of planning applications across the capital. All London Boroughs must be *"in general conformity"* with the London Plan, in order to ensure a that *"the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably"*.

3.6 Policy D6 ('Housing quality and standards') of the London Plan states that residential developments should be designed to high quality; with adequately-sized, functional and well-lit rooms. It further stresses that *"the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space"*.

3.7 Therefore, the new London Plan puts an emphasis on the need to look at *"wider qualitative aspects of … developments"* and a context-based approach to daylight and sunlight.

London Housing SPG (March 2016)

3.8 The London Housing SPG also emphasises the need for a flexible approach to the BRE guidance when determining planning application and the need to maximise an efficient use of available land. The document recommends in paragraph 1.3.45 under section 'Standards for privacy, daylight and sunlight' in Chapter 1 ('Supply') that:

- *"… an appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. this should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time"*; and
- *"… the degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."*

3.9 The London Housing SPG, therefore, recognises that large sites in accessible locations require a flexible context-based approach to the BRE guidance.

Lewisham Core Strategy (June 2011)

3.10 The Core Strategy is a key document of Lewisham's Local Development Framework. It is a *"plan for the future and sets out the key decisions about how much development will happen in the borough and where, when, and how it will take place"*.

3.11 Its Policy 6 ('The Spatial Policy'), the document states that the *Council "wants to achieve the best use of previously developed land in the borough"* and will consider such developments provided that they are *"designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation"*. The Policy further states that *"any adverse impact on neighbouring amenity, conservation and historic issues, biodiversity or open space will need to be addressed"*.

Lewisham Development Management Local Plan (November 2014)

3.12 The Development Management Local Plan *"sets out the Council's planning policies for managing development"* within the Borough, and the document is relied on for determining planning applications.

3.13 DM Policy 32 ('Housing design, layout and space standards') states that the standards contained in the London Plan will be used to assess whether new housing development provides *"an appropriate level of residential quality and amenity"*. Specifically, this will involve an assessment of whether the proposals *"provide accommodation of good size, a good outlook, with acceptable shape and layout of rooms, with main habitable rooms receiving direct sunlight and daylight, and adequate privacy"*. The Policy also confirms that it is consistent with NPPF in terms of ensuring a good standard of amenity for all existing and future occupants of buildings.

3.14 Finally, it needs to be noted here that Lewisham Council has completed its public consultation on the new Local Plan, which will be a key planning document setting out a vision for the future of the Borough up to 2040. The Planning Officers are currently reviewing responses to the consultation, and preparation of the new draft Local Plan is underway. The Regulation 19 draft Local Plan is planned to be considered by the Mayor and Cabinet and full Council in winter 2022/23.

3.15 The 'Proposed submission document – Regulation 19 stage' version of the new draft Local Plan, dated September 2022, states in its proposed Policy 5 ('High Quality Design') that *"for new housing or other development near residential properties, proposals must ensure provision of adequate daylight, sunlight, outlook and privacy"*, that developments *"should not cause significant or unreasonable harm in terms of overshadowing or overlooking"* and that they are *"expected to take account of existing and proposed future uses"*. The Policy also states that development proposals *"must ensure adequate provision of natural light with reference to the latest Building Research Establishment (BRE) good practice guidance …"*.

3.16 As stated in the Introduction, the latest methodology and guidance outlined by the BRE guide, published in June 2022, have formed the basis of this assessment.

BRE Guidance

3.17 As noted above, the assessment has been undertaken in accordance with the guidelines contained within the Building Research Establishment (BRE) report 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice (BR 209), 3rd Edition, 2022[1].

3.18 The BRE guide provides advice, various testing methodologies and numerical target values in relation to site layout planning to achieve good daylight and sunlight levels within buildings and at open spaces such as amenity areas, as well as for assessing impact on existing daylight and

[1] The new BRE guide is intended to be used in conjunction with the interior daylight recommendations contained in BS EN 17037 *Daylight in buildings* and in the CIBSE publication *LG10 Daylighting – a guide for designers*.

sunlight levels within neighbouring buildings and their amenity spaces. However, the guide is based on a suburban (two-storey) type of development and, therefore, it needs to be treated with flexibility in higher density urban locations. Its rigid application when determining planning applications in urban locations often results in departures from the guidelines, which may inhibit otherwise acceptable development.

4.0 Site, Surroundings and Proposed Development

4.1 The development site is located at Nos. 21-57 Willow Way, SE26 4QP, and is referred to as 'Site A'. It lies within the Forest Hill Ward of the London Borough of Lewisham, and is in close proximity to the Sydenham Park Conservation Area. Also, the site lies within the Willow Way Locally Significant Industrial Site.

4.2 The existing site comprises three businesses currently operating, including a vehicle repair/ garage, storage/ warehouse catering business and a drinks machine repair/ servicing business. The sites contain a mix of single-storey and double-storey buildings with areas of hardstanding, parking, yard areas and shipping containers interspersed between the buildings.

4.3 The site is bounded to the west by Willow Way, while to the east/north-east is a two-storey William Wood House care home building. Further to the east/south-east, beyond Shrublands Close, are the gardens and rears of semi-detached and detached houses fronting Sydenham Park. To the south of the site is Willow Business Park, with a part-three/part-four storey The Arc residential building further away. To the north is an amenity area with an eight-storey Miriam Lodge hostel building beyond, as well as a four-storey Moore House residential building. Further north is another Moore House residential block as well as a newly redeveloped former Sydenham Police Station site, located at the junction of Willow Way and Dartmouth Road, which now comprises two part-three/part-four storey residential blocks: Shippenham Court and Logie Bard House. Further north-east is Holy Trinity Church. Finally, while to the north-west is Bricklayers Arms public house with residential accommodation above.

4.4 Overall, the immediate area is characterised by a mixture of uses and varied types of residential properties in particular. The area has been undergoing gradual regeneration, which includes the aforementioned former Sydenham Police Station development.

4.5 The proposed development entails the following:

Demolition of existing buildings and redevelopment to provide employment floorspace (Use classes E(g)(i)(ii)(iii)) and residential dwellings including affordable housing and amenity space

4.6 This brownfield site responds well to Lewisham Council's development guidelines regarding its layout, scale and massing. It also responds well to its designation by the Council for higher density redevelopment and intensification. It will provide much needed high-quality residential accommodation, alongside re-instating the currently predominant commercial uses.

4.7 It needs to be noted here that an iterative design development process, in close collaboration with DC Architecture + Design, has been informed by series of daylight and sunlight studies and thorough consideration of the pre-application feedback received from Lewisham Council. As a result, a series of cutbacks has been introduced to the proposed massing to reduce potential adverse impacts on the existing neighbouring buildings. At the same time, through series of interim technical studies, it has been ensured that future light levels are maximised

across the scheme, while any potential overlooking/loss or privacy is prevented. Overall, we believe that this scheme responds well to the local context in amenity terms.

4.8 Plan and 3D views of our computer model showing the site condition as existing and proposed development are contained at Appendix 1, with selected 3D views shown at Figures 1 and 2.

Figure 1: 21-57 Willow Way (Site A) – existing site condition

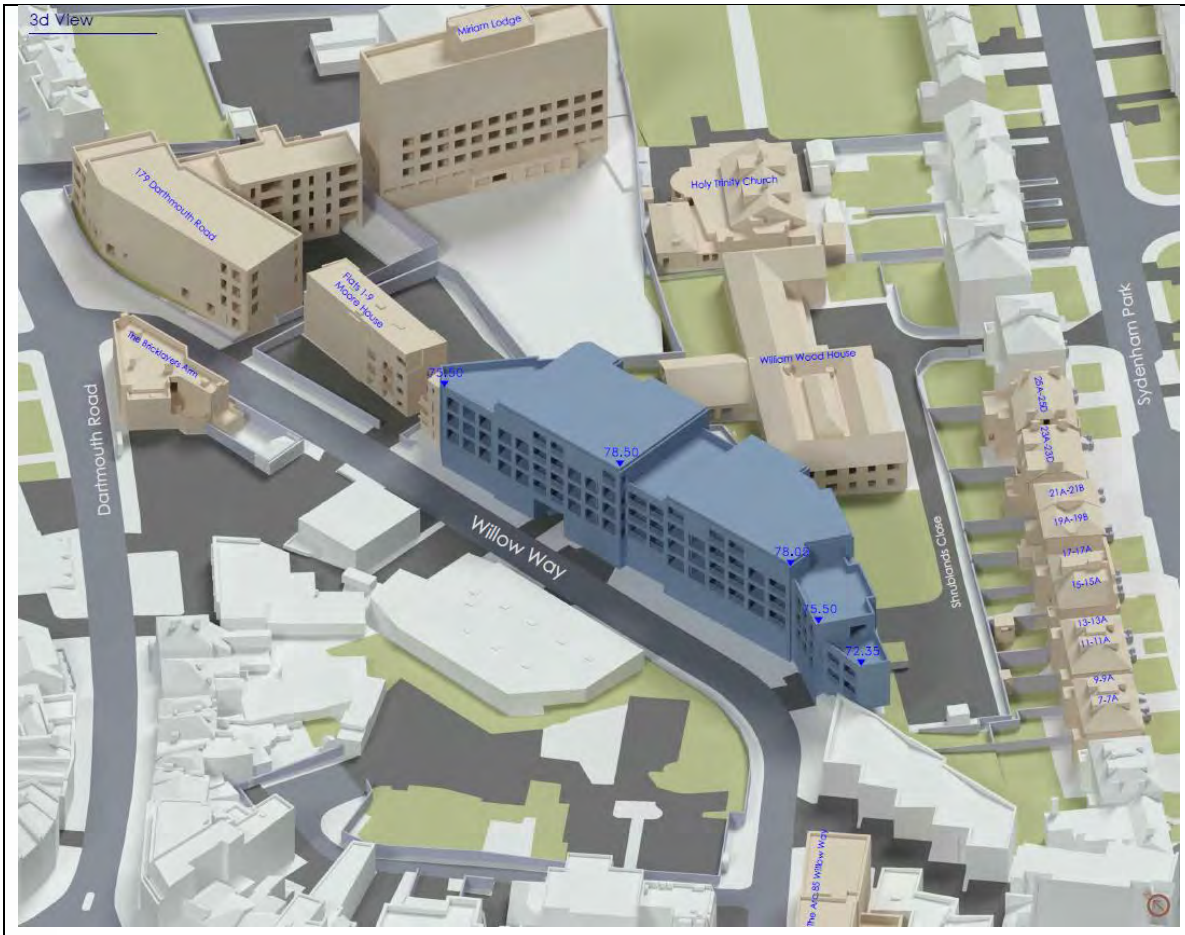


Figure 2: 21-57 Willow Way (Site A) – proposed site condition

5.0 Scope of Assessment

5.1 In terms of the neighbouring properties tested, as noted earlier, the surrounding area is characterised by a mixture of commercial, residential properties, community buildings and other uses.

5.2 Due to the location of the proposed development and its overall modest increase in scale and massing, only the residential properties located to the east of Willow Way and at the junction of Willow Way and Dartmouth Road have been tested. We have also tested the community spaces at Holy Trinity Church and any neighbouring amenity spaces which might be potentially adversely affected by the scheme.

5.3 Overall, the following properties have been considered for the daylight and sunlight assessment.

- William Wood House – windows/rooms within the section of this care home which is overlooking the site (51 windows/39 rooms), as well as the external communal amenity spaces;
- Nos. 7-7a and 9-9A Sydenham Park – windows/rooms located within the site-facing rear section of this pair of semi-detached houses, containing two flats each (11 windows/9 rooms), as well as the rear gardens;
- Nos. 11-11A and 13-13A Sydenham Park – window/rooms located within the site-facing rear section of this pair of semi-detached houses, containing two flats each (8 windows/8 rooms), as well as the rear gardens;
- Nos. 15-15A and 17-17A Sydenham Park – window/rooms located within the site-facing rear section of this pair of semi-detached houses, containing two flats each (9 windows/9 rooms), as well as the rear gardens;
- Nos. 19-19B and 21-21B Sydenham Park – window/rooms located within the site-facing rear section of this pair of semi-detached houses containing three flats each (8 windows/8 rooms), as well as the rear gardens;
- Nos. 23-23D Sydenham Park – windows/rooms located within the site-facing rear section of this detached house containing four flats (7 windows/7 rooms), as well as the rear garden;
- Nos. 25-25D Sydenham Park – windows/rooms located within the site-facing rear section of this detached house containing four flats (8 windows/6 rooms), as well as the rear garden;
- The Arc, 85 Willow Way – site-facing windows/rooms of this part-three/part-four storey block of flats (14 windows/7 rooms);

- Flats 1-9 Moore House, Willow Way – windows/rooms within this four-storey block of flats (46 windows/33 rooms), as well as its front external amenity space;
- Flats 10-14 Moore House, Willow Way – windows/rooms within this four-storey block of flats (22 windows/15 rooms);
- Blacklayers Arms PH – site-facing windows/rooms of the residential accommodation above the pub premises (6 windows/3 rooms), as well as the pub's beer garden;
- Flats 1-22, Shippenham Court and Flats 1-8 Logie Bard House, No.179 Dartmouth Road – windows/rooms within the site-facing section of these two residential blocks on the site of the former Sydenham Police Station (96 windows/65 rooms), as well as its courtyard amenity space;
- Miriam Lodge, No. 185 Dartmouth Road – site-facing windows/rooms on the lower four storeys of this hostel building (40 windows/40 rooms), as well as its external amenity space;
- Holy Trinity Church – windows/rooms of the main hall and other site-facing rooms serving various community uses (29 windows/5 rooms).

5.4 Overall, the assessment has considered the effects of the proposed development on 355 windows serving 254 habitable rooms. Of the 355 windows tested, 168 are orientated within 90° of due south and have been also tested in terms of the impact on the current levels of direct sunlight.

5.5 It needs to be noted here that windows/rooms serving non-habitable uses (i.e. toilets, bathrooms, stairwells, communal areas) need not be tested for daylight and sunlight as per the BRE guide; and, therefore, have not been included in the assessment. This, for example, excludes bathrooms within the rears of the Sydenham Park properties and bathrooms/hallways located within the south-western corner of William Wood House.

5.6 Furthermore, all the above-mentioned amenity spaces have been tested in terms of overshadowing impact resulting from the development, on 21st March and 21st June.

5.7 The above-outlined properties are the only existing neighbouring properties relevant for the assessment. Other properties are located a sufficient distance away from the site to be unaffected by the proposed development in daylight and sunlight terms. Therefore, for example, the property at 5-5B Sydenham Park or rears of the Kirkdale properties have not been tested.

5.8 In terms of the proposed dwellings tested, we have considered all the habitable rooms located on the first, second and third floors. This constitutes a fully representative sample of units, including the most sensitive rooms on the lowest floor. It should be noted here that the new edition of the BRE guide states:

"It may not be necessary to analyse every room in a proposed development. For example, if a building has the same room and window layouts on each floor, and rooms on a lower floor meet

the recommendations, then the corresponding rooms on upper floors would be expected to meet the recommendations too."

5.9 Overall, we have tested 208 windows serving 137 habitable rooms within the proposed scheme. We have also tested all the rooms in terms of access to sunlight, which is a standard approach for new accommodation; however, many are north-orientated, which will be outlined in a later section of the report. South-orientated primary living areas are the main consideration for sunlight provision as per the BRE guide.

5.10 With regards to the proposed amenity spaces, all the external communal amenity spaces on the ground and roof levels as well as one large private roof terrace, have been tested in terms of future sun/shadow levels on 21st March (spring equinox) and 21st June (summer solstice). As per the BRE guide, we have not tested the balconies serving each unit (except for the one aforementioned unit which is instead served by the roof terrace) as these types of small amenity spaces are not required to be considered for overshadowing.

Assessment Scenario

5.11 Overall, we have carried out the daylight, sunlight and overshadowing assessment as per the following scenario:

- Existing site condition with the surrounding urban context vs. proposed development.

6.0 Methodology

Daylight to Dwellings – Neighbours

6.1 The impact of the proposed development on the neighbouring properties has been measured via two tests, in accordance with the 3rd Edition of the BRE guide: Vertical Sky Component (VSC) and Daylight Distribution (DD) which is also referred to as No-Sky Line (NSL) The daylight assessment has been carried out using Waldram Tools daylight and sunlight software (MBS Software Ltd).

6.2 The VSC test calculates, in terms of the distance/height ratio, all physical obstructions to light paths with reference to a subject position. These obstructions are then plotted against the light distribution from a CIE Standard Overcast Sky[2] as defined by the Commission Internationale de l'Eclairage (CIE).

6.3 The BRE guide sets a target of 27% of VSC for existing and new developments, and if a window is less than 27% and less than 0.8 times its former (pre-development) value with the development in place, it is considered that the window is adversely affected and the change in the level of light reaching the window will be noticeable. However, the BRE guide also recognises that VSC is a simplistic method of daylight assessment which only measures the level of obstruction to light from the sky on the face of a window (based on a reference point being in the centre of the subject window).

6.4 The DD test is a more sophisticated daylight test as it considers the distribution of light within a room served by a window(s) tested. As mentioned above, it is also referred to as No-Sky Line test as it measures the area of the room which can receive unobstructed view of sky, calculated at the working plane level (850mm). The BRE DD target values for existing and new developments is 80% of the room area receiving unobstructed view of sky, and, again, the BRE guide allows for a 20% reduction if this level of DD is not achieved by a neighbouring room with a new development in place.

6.5 The DD calculations take into account the size of the room (and the size and number of its windows) and, therefore, the internal layout information is required to carry out the analysis. This is, as a result, considered to be a more comprehensive daylight test by the BRE guide.

Sunlight to Dwelling – Neighbours

6.6 The calculation of access to sunlight is based on the sunlight protractor method and sunlight availability indicator for 51.5° N as set out in Appendix A of the BRE guide. As with the daylight calculations, the sunlight assessment has been carried out using Waldram Tools daylight and sunlight software (MBS Software Ltd).

[2] This is a completely overcast sky, the mathematical definition of which is given in the BRE guide.

6.7 This method considers sunlight at a reference point of the window tested. On looking out from the reference point, the angular size of an obstructing building is assessed by reference to its ratio of distance/height relative to the reference point. The composite obstruction profile is plotted using this ratio. The resultant plot of obstructions for any given reference point is then overlaid on the BRE's sunlight availability indicator for 51.5 degrees north.

6.8 The concept of available sunlight takes into account the probability of cloud obscuring the sun from a given reference point in addition to the change of sunrise and sunset times. Very approximately at 51.5 degrees north, BRE anticipate an average of 4 hours and 4 minutes of sunlight per day throughout the year on the basis only of cloud as an obstruction. The sunlight indicator takes into account the lower sun angles of the winter months.

6.9 The resultant assessment provides a percentage of annual probable sunlight hours at a given point. This assessment is for sunlight on the outside face of a building.

6.10 As with the daylight assessment, the BRE guide sets discretionary target values of 25% of annual probable sunlight hours, with at least 5% to be received during the winter months (between 21st September and 21st March), and it, again, allows for a 20% reduction to the existing sunlight values within the neighbouring buildings if they fall below the targets with the development place. Furthermore, the BRE guide states that if the reduction of annual loss as a result of new development is less than 4%, the impact is still considered acceptable.

6.11 The BRE guide also states:

"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings and conservatories, should be checked if they have a window facing 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home. In non-domestic buildings any spaces that are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway."

6.12 Furthermore, the windows which face within 90° of due south *"will, in general, receive most sunlight"* whereas the north-orientated windows *"will only receive it on a handful of occasions (early morning and late evening in summer)"*. Therefore, usually the south-orientated windows or rooms with at least one south-orientated window need to be considered for the assessment as those windows/rooms would have an expectation to be reasonably sunlit. Therefore, there is no requirement to assess north-facing windows.

Sun/Shadow to Amenity Spaces – Neighbours

6.13 The sun/shadow test is quite simple as it is determined only by the presence or absence of physical obstruction to sunlight (i.e. the concept of annual probable hours is not used). An assessment is usually made of direct sunlight reaching the subject amenity space at the equinox date of 21st March.

6.14 The test measuring the levels of direct sunlight reaching an amenity space is also referred to as 2-hour sun-on-ground test. This relates to the principle of the test where the BRE guidance suggests that for an amenity to appear adequately sunlit throughout the year, at least 50% of its area should receive at least 2 hours of sunlight on 21st March. As with the daylight and sunlight tests to windows/rooms, the BRE guide allows for a 20% reduction to a neighbouring amenity space as a result of a new development, if the amenity falls below 50% of direct sunlight with the development in place. The date of 21st March is a preferred date for the overshadowing assessment, in accordance with the BRE guide, as it represents average levels of sunlight throughout the year. However, the BRE guide also recommends carrying out a supplementary sun/shadow test on 21st June. Its results are commonly accepted by the Local Authorities in relation to higher density developments where lower levels of sunlight usually reach the amenity spaces on the ground level during the winter months (when the sun is at a lower angle) due to the proposed massing at/around the site/site constraints. The aim of the 21st June supplementary test is to demonstrate these more constrained amenity spaces would still receive adequate levels of sunlight during the summer months when they are expected to be mostly enjoyed by the occupiers/wider public.

6.15 Finally, in terms of the amenity spaces which are to be tested, these would normally include gardens, courtyards, playgrounds, parks or sitting out areas. Balconies are not usually tested; however, large terraces or communal rooftop terraces are usually included.

Daylight to Dwellings – Proposed Development

6.16 The anticipated light levels within the proposed development can be measured via three separate tests: Vertical Sky Component (VSC), Illuminance (E) (also referred to as Spatial Daylight Autonomy; SDA) and Daylight Factor (D). The daylight assessment has been carried out using 'Waldram Tools' daylight and sunlight software (MBS Software Ltd).

6.17 The VSC test calculates, in terms of the distance/height ratio, all physical obstructions to light paths with reference to a subject position. These obstructions are then plotted against the light distribution from a CIE Standard Overcast Sky[3] as defined by the Commission Internationale de l'Eclairage (CIE).

6.18 The BRE guide sets a target of 27% of VSC for new developments, and if a new window is less than 27%, it is considered that the level of light reaching the window will be compromised. However, the BRE guide also recognises that VSC is a simplistic method of daylight assessment which only measures the level of obstruction to light from the sky on the face of a window (based on a reference point being in the centre of the subject window). Therefore, it is inevitable that windows within higher density urban locations would fall below this target which is based on a suburban (two-storey) type of development.

[3] This is a completely overcast sky, the mathematical definition of which is given within the BRE guide as a luminance ratio.

6.19 The need for a flexible approach to the VSC test is now also recognised in the NPPF and by the GLA. Furthermore, the Local Authorities are now increasingly accepting the VSC value of 15% as a more applicable target in higher density urban/town centre locations. This also directly refers to the BRE guide which states that adequate light would be achieved in new dwellings if the VSC values are in the region of 15% (or more) as long as *"special measures (larger windows, changes to layout)"* are applied.

6.20 The new edition of the BRE guide has incorporated the interior daylight methodologies as specified in BS EN 17037. As outlined above, they comprise the illuminance and daylight factor methods.

6.21 The illuminance method is based on target illuminance from daylight to be achieved over a specified area of the room for at least half the daylight hours in a typical year (i.e. 50% of 4380 hours). This method uses climatic data for the location of the site, via a weather file embedded within the software, to calculate illuminance at each point of an assessment grid on a reference plane[4] within a room.

6.22 The daylight factor method calculates daylight factor at each point of an assessment grid within a room, and it then calculates the ratio of illuminance at each point to outdoor illuminance on a horizontal plane. Here, the CIE standard overcast sky is used, and the ratio is expressed as a percentage.

6.23 The National Annex A of BS EN 17037 ('UK National Annex'), which forms part of the new edition of the BRE guide, gives specific minimum recommendations for habitable rooms in dwellings in the UK. They are intended for *"hard to light"* dwellings, for example in *"basements, or with significant external obstructions or with tall trees outside, or for existing buildings being refurbished or converted into dwellings"*. These are, therefore, *"minimum recommendations for daylight provision in all UK dwellings"*:

- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens

6.24 The above targets are median illuminances which are to be exceeded over at least 50% of the room over 50% of the daylight hours in a typical year.

6.25 The UK National Annex also gives daylight factor targets corresponding to the target illuminances as per the latitude nearest to the assessment site. The daylight factor targets for London are:

- 0.7% in bedrooms
- 1.1% in living rooms
- 1.4% in kitchens

[4] Normally, the reference plane is taken at the height of 850 mm above floor level.

6.26 The recommendations are met if the median of the daylight factors calculated in a room meets or exceeds the specified target for room type and location over at least 50% of the room's assessment grid.

6.27 Internal and exterior surfaces and obstructions need to be modelled including relevant surface reflectances. Furthermore, glazing transmission factors need to be also taken into account, which include framing[5], diffuse transmittance[6] and dirt on glass[7]. Finally, if trees would impact the daylight, they should be also included within the calculations, and specific transparency and reflectance factors are applied depending on a type of tree.

6.28 In terms of presentation of the results of the new interior daylight methodologies, the new edition of the BRE guide states that *"for each room, the median illuminance **or** median daylight factor (exceeded over 50% of the reference plane) should be tested"* (Emphasis added). Furthermore, the guide states that *"contour plots showing illuminances **or** daylight factors throughout the room may also be presented"* (Emphasis added). We, have, therefore, followed the guidelines and he results of the most comprehensive climate-based Illuminance test are presented in the report.

Sunlight to Dwellings – Proposed Development

6.29 The calculation of access to sunlight is based on the sunlight protractor method and sunlight availability indicator for 51.5° N as set out in Appendix A of the BRE guide. As with the daylight calculations, the sunlight assessment has been carried out using Waldram Tools daylight and sunlight software (MBS Software Ltd).

6.30 The new edition of the BRE guide has incorporated the interior sunlight methodology as specified in BS EN 17037. The method is called Sunlight Exposure (SE) and it recommends that a room should receive at least a minimum of 1.5 hours of direct sunlight on 21st March. The medium-level recommendation is three hours, while the high-level recommendation is four hours. The BRE guide states that at least one room, and preferably a living room, should meet at least the minimum target for sunlight exposure.

6.31 The above recommendation can be applied to all rooms, regardless of orientation; however, the guide also states that if a room faces *"significantly north or due east or west it is unlikely to be met"*.

6.32 The BRE guide also states:

"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed

[5] Recommended default framing factors are 0.5 for windows with small panes, 0.6 for normal windows and 0.7 for patio doors.
[6] A value of 0.68 is typical for double glazed clear glass.
[7] A factor of 0.92 is typical for vertical windows in an urban setting. For horizontal rooflights, a factor of 0.76 is applied.

as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon."

Sun/Shadow to Amenity Spaces – Proposed Development

6.33 The sun/shadow test is quite simple as it is determined only by the presence or absence of physical obstruction to sunlight. An assessment is usually made of direct sunlight reaching the subject amenity space at the equinox date of 21st March.

6.34 The test measuring the levels of direct sunlight reaching an amenity space is also referred to as 2-hour sun-on-ground test. This relates to the principle of the test where the BRE guidance suggests that for an amenity to appear adequately sunlit throughout the year, at least 50% of its area should receive at least 2 hours of sunlight on 21st March. The date of 21st March is a preferred date for the overshadowing assessment, in accordance with the BRE guide, as it represents average levels of sunlight throughout the year. However, the BRE guide also recommends carrying out a supplementary sun/shadow test on 21st June. Its results are commonly accepted by the Local Authorities in relation to higher density developments/areas with tall trees around where lower levels of sunlight usually reach the amenity spaces on the ground level during the winter months (when the sun is at a lower angle) due to the proposed massing at/around the site/site constraints. The aim of the 21st June supplementary test is to demonstrate these more constrained amenity spaces would still receive adequate levels of sunlight during the summer months when they are expected to be mostly enjoyed by the occupiers.

6.35 Finally, in terms of the amenity spaces which are to be tested, these would normally include gardens, courtyards, playgrounds or sitting out areas. Balconies are not usually tested; however, large terraces or communal rooftop terraces are usually included.

7.0 Daylight to Neighbouring Properties

7.1 The following table provides a summary of the daylight results (VSC and DD/NSL) obtained for the neighbouring properties tested. The results are set out in full at Appendices 3 and 4. Also, a full set of daylight distribution contour drawings is contained at Appendix 2. On the drawings, parts of the rooms tested which receive unobstructed view of sky in the existing condition are enclosed by the contour coloured green while parts of the rooms which continue to receive unobstructed view of sky with the proposed development in place are enclosed by the contour coloured red. In most cases, the red contour is shown closer to the window(s) serving the room than the green contour because one would need to move closer to the window(s) to see the sky after the implementation of a development. However, a development could also cause an improvement to the neighbouring properties, which would be shown by having the red contour further back from the window(s) than the green contour. The area of loss (or gain) of the view of sky from within the rooms as a result of a development is shaded yellow.

Table 7-1: Summary of Daylight Results for Neighbouring Properties

Vertical Sky Component (VSC)					
Neighbouring Property	**No. Windows Assessed**	**No./% Above BRE Guide**		**No./% Below BRE Guide**	
William Wood House	51 windows	26	c. 51%	25	c. 49%
7-7A and 9-9A Sydenham Park	11 windows	11	100%	0	0%
11-11A and 13-13A Sydenham Park	8 windows	7	c. 88%	1	c. 12%
15-15A and 17-17A Sydenham Park	9 windows	5	c. 56%	4	c. 44%
19-19B and 21-21B Sydenham Park	8 windows	6	c. 75%	2	25%
23A-23D Sydenham Park	7 windows	7	100%	0	0%
25A-25D Sydenham Park	8 windows	8	100%	0	0%
The Arc, 85 Willow Way	14 windows	14	100%	0	0%
Flats 1-9 Moore House	46 windows	46	100%	0	0%
Flats 10-14 Moore House	22 windows	22	100%	0	0%

The Bricklayers Arms PH	6 windows	6	100%	0	0%
Former Sydenham Police Station, 179 Dartmouth Road	96 windows	96	100%	0	0%
Miriam Lodge, 185 Dartmouth Road	40 windows	40	100%	0	0%
Holy Trinity Church	29 windows	20	100%	0	0%
Total	***355 windows***	***323***	***c. 91%***	***32***	***c. 9%***
Daylight Distribution/No-sky Line (DD/NSL)					
Neighbouring Property	**No. Rooms Assessed**	**No./% Above BRE Guide**		**No./% Below BRE Guide**	
William Wood House	39 rooms	29	c. 74%	10	c. 26%
7-7A and 9-9A Sydenham Park	9 rooms	9	100%	0	0%
11-11A and 13-13A Sydenham Park	8 rooms	8	100%	0	0%
15-15A and 17-17A Sydenham Park	9 rooms	5	c. 56%	4	c. 44%
19-19B and 21-21B Sydenham Park	8 rooms	4	50%	4	50%
23A-23D Sydenham Park	7 rooms	7	100%	0	0%
25A-25D Sydenham Park	6 rooms	6	100%	0	0%
The Arc, 85 Willow Way	7 rooms	7	100%	0	0%
Flats 1-9 Moore House	33 rooms	33	100%	0	0%
Flats 10-14 Moore House	15 rooms	15	100%	0	0%
The Bricklayers Arms PH	3 rooms	3	100%	0	0%
Former Sydenham Police Station, 179 Dartmouth Road	65 rooms	65	100%	0	0%
Miriam Lodge, 185 Dartmouth Road	40 rooms	40	100%	0	0%
Holy Trinity Church	5 rooms	5	100%	0	0%
Total	***254 rooms***	***236***	***c. 93%***	***18***	***c. 7%***

7.2 Overall, the results of the daylight assessment demonstrate that out of the 355 windows serving the neighbouring properties, 323 windows (**c. 91%**) will fully comply with the BRE guide levels for VSC after the construction of the proposed development. This is a very good overall compliance ratio for a development in a higher density urban area. The 32 windows which fall below the guidelines serve, understandably, the properties in closest proximity to the site, namely: William Wood House and a few isolated rooms on the lower-ground/ground floors of the Sydenham Park properties looking directly onto the site (Nos. 13-13A, 15-15A. 17-17A and 19-19B).

7.3 However, all the windows which fall below the BRE guide levels for VSC at William Wood House still retain VSC values at c. 15% or more with the development in place, which is considered acceptable in higher density regeneration areas of London.

7.4 With regards to the aforementioned Sydenham Park properties, 5 of the 7 windows which fall below the guidelines still retain the VSC values at c. 15%, with the remaining 2 windows being located on the lower-ground floor of No. 17-17A and 19-19B Sydenham Park, with the retained VSC values of c. 12% and 14% respectively. Furthermore, in both cases, the windows have their existing VSC values already well below the BRE guidelines in the existing condition due to the blinkering effect of their own rear extensions (at c. 17% and 19% of VSC respectively, against the target of 27%) and they both serve bedrooms which are considered the least important of the habitable rooms in daylight terms due to their nature and expected use.

7.5 Therefore, the VSC results show that 353 windows tested (**c. 99%)** will either meet the BRE guide levels for VSC or will retain the VSC values in the region of 15% or more, which is often considered acceptable by the Local Authorities in urban locations and especially in regeneration areas London. It is also worth noting that 7 windows at Flats 1-9 and Flats 10-14 Moore House will actually experience an improvement to the current VSC values, due to the reduction in massing along Willow Way as a result of the development being set back from Willow Way when compared with the massing of the existing buildings.

7.6 As outlined in the Methodology section, the VSC test is a simplistic method of calculating daylight levels to dwellings as it only measures the level of obstruction on the face of a window. In contrast, the interior daylight calculations of DD/NSL are more sophisticated as they are based on the internal layout information. DD/NSL takes into account the size/shape of the room and size/positioning of the window(s) serving it.

7.7 In this context, the interior daylight results demonstrate that 236 of the 254 rooms tested (**c. 93%**) will fully comply with the BRE targets for DD/NSL after the implementation of the proposed development. This is also considered a very good level of compliance for a development in a higher density urban area in London.

7.8 As with the VSC results, the neighbouring habitable rooms which fall below the BRE guide levels for DD/NSCL are located within William Wood House and the most sensitive rooms on

the lower-ground and ground floors the Sydenham Park properties with a direct outlook onto the development site (Nos. 15-15A, 17-17A, 19-19B and 21-21B Sydenham Park). However, all the 10 rooms at William Wood House and 5 of the 8 rooms at Sydenham Park which fall below the guidelines will remain the DD/NSL values at c. 50% or more. This means that the occupiers of these rooms will still be able to see unobstructed view of sky from c. 50% of their room area with the development place. This level of retained DD/NSL values is commonly considered acceptable by the Local Authorities in higher density urban locations and especially in regeneration areas in London. The 3 isolated rooms with more pronounced DD/NSL effects are all on the lower-ground floor at Nos. 15-15A, 17-17A and 19-19B Sydenham Park and, as noted above in the VSC section, they all serve bedrooms while the main reception rooms of these properties face Sydenham Park and away from the site.

7.9 Therefore, the interior daylight results show that 251 rooms tested (**c. 99%)** will either meet the BRE guide levels for DD/NSL or will retain the DD/NSL values in the region of 50% or more, which is often considered acceptable by the Local Authorities in urban locations. It is also worth noting that 1 room at Flats 10-14 Moore House will actually experience an improvement to its current daylight distribution/no-sky line levels due to the proposed massing being set back from Willow Way when compared with the massing of the existing buildings.

7.10 It needs to be emphasised here that any redevelopment of the application site for an increased height would result in comparable impacts, due to the relationship of these neighbouring buildings with the site and their own design which makes them more sensitive to any increase in massing opposite (i.e. own rear extensions blinkering the view of sky or overhanging eaves). Further evidence can be provided to this end should the Officers consider it appropriate.

7.11 Finally, it needs to be noted here that the daylight and sunlight assessment has not taken the surrounding trees/vegetation into account because trees are usually not modelled due to their irregular canopy and, in the case of deciduous trees, because they lose trees for parts of the year. In relation to the development site, however, some trees create a significant obstruction and will in reality block the view of the proposed development to many windows, even if for only parts of the year. For example, the north-east facing windows at William Wood House look onto several large trees, both evergreen and deciduous (i.e. fir, hawthorn, chestnut, ash, Turkey oak). Furthermore, the boundary wall is heavily overgrown by vegetation which in reality makes the wall noticeably taller. All of this makes some of the windows more sensitive to any increase in massing at the site, especially at William Wood House, which needs to be taken into account in relation to some of the more compromised habitable rooms there.

7.12 Overall, it can be concluded that the proposed development will not cause overall an unacceptable adverse effect on the current daylight availability within the neighbouring habitable rooms tested.

7.13 Therefore, the daylight results for the neighbouring properties are considered overall fully acceptable in the context of the site, BRE guidance and relevant planning policy.

8.0 Sunlight to Neighbouring Properties

8.1 The following table provides a summary of the sunlight results (APSH, WPSH) obtained for the neighbouring properties. As stated in Section 5, only windows which face within 90° of due south are to be considered for the sunlight assessment. The results are set out in full at Appendix 3.

Table 8-1: Summary of Sunlight Results for Neighbouring Properties

Annual Sunlight					
Neighbouring Property	**No. Windows Assessed**	**No./% Above BRE Guide**		**No./% Below BRE Guide**	
William Wood House	18	18	100%	0	0%
7-7A and 9-9A Sydenham Park	2	2	100%	0	0%
11-11A and 13-13A Sydenham Park	All the site-facing windows face within 90° of due north				
15-15A and 17-17A Sydenham Park	All the site-facing windows face within 90° of due north				
19-19B and 21-21B Sydenham Park	All the site-facing windows face within 90° of due north				
23A-23D Sydenham Park	All the site-facing windows face within 90° of due north				
25A-25D Sydenham Park	1	1	100%	0	0%
The Arc, 85 Willow Way	All the site-facing windows face within 90° of due north				
Flats 1-9 Moore House	33	33	100%	0	0%
Flats 10-14 Moore House	1	1	100%	0	0%
The Bricklayers Arms PH	2	2	100%	0	0%
Former Sydenham Police Station, 179 Dartmouth Road	65	65	100%	0	0%
Miriam Lodge, 185 Dartmouth Road	37	37	100%	0	0%
Holy Trinity Church	9	9	100%	0	0%
Total	***168***	***168***	***100%***	***0***	***0%***

Winter Sunlight					
Neighbouring Property	**No. Windows**	**No./% Above BRE Guide**		**No./% Below BRE Guide**	
William Wood House	18	18	100%	0	0%
7-7A and 9-9A Sydenham Park	2	2	100%	0	0%
11-11A and 13-13A Sydenham Park	All the site-facing windows face within 90° of due north				
15-15A and 17-17A Sydenham Park	All the site-facing windows face within 90° of due north				
19-19B and 21-21B Sydenham Park	All the site-facing windows face within 90° of due north				
23A-23D Sydenham Park	All the site-facing windows face within 90° of due north				
25A-25D Sydenham Park	1	1	100%	0	0%
The Arc, 85 Willow Way	All the site-facing windows face within 90° of due north				
Flats 1-9 Moore House	33	33	100%	0	0%
Flats 10-14 Moore House	1	1	100%	0	0%
The Bricklayers Arms PH	2	2	100%	0	0%
Former Sydenham Police Station, 179 Dartmouth Road	65	65	100%	0	0%
Miriam Lodge, 185 Dartmouth Road	37	37	100%	0	0%
Holy Trinity Church	9	9	100%	0	0%
Total	***168***	***168***	***100%***	***0***	***0%***

8.2 The sunlight results demonstrate that all 168 of the 168 site-facing windows tested which face within 90° of due south (**100%**) will fully comply with both the annual and winter sunlight criteria with the proposed development in place, when tested on both the window-basis and room-basis. As with the daylight results, two rooms at Flats 1-9 Moore House will even experience an improvement to their current sunlight levels as a result of the development's massing.

8.3 Therefore, it can be concluded that the proposed development will not cause an adverse effect on the current sunlight availability within the neighbouring habitable rooms tested.

8.4 Overall, the sunlight results for the neighbouring properties are considered fully acceptable in the context of the site, BRE guidance and relevant planning policy.

9.0 Overshadowing to Neighbouring Amenity Spaces

9.1 As mentioned in Section 5, we have tested the external communal amenity spaces at William Wood House and Flats 1-9 Moore House, all the rear gardens of the tested Sydenham Park properties and even the beer garden at the Bricklayers Arms public house.

9.2 The following tables summarise the overshadowing results. The 2-hour sunlight contour plans showing the extent of the area receiving at least 2 hours of direct sunlight on 21st March and 21st June in the existing baseline and proposed condition are contained at Appendix 5. As mentioned in Section 6, the results for 21st March represent average levels of direct sunlight received throughout the year, while the results for 21st June represent direct sunlight levels in the summer months when external amenities are expected to be mostly enjoyed.

Table 9-1: Summary of Overshadowing Results for Neighbouring Amenity Spaces – 21st March

Amenity	Floor/ Ref.		Amenity Area	Existing Lit Area	Proposed Lit Area	Ratio of Change	Meets BRE Guide
William Wood House	Ground/ A1	Area	220.71	185.32	157.55	0.85	Yes
		Percentage		84%	71%		
William Wood House	Ground/ A2	Area	282.46	265.88	236.63	0.89	Yes
		Percentage		94%	84%		
William Wood House	Ground/ A3	Area	106.60	64.70	32.15	0.50	No
		Percentage		61%	30%		
William Wood House	Ground/ A5	Area	485.35	477.90	482.13	1.01	Yes
		Percentage		98%	99%		
7-7A and 9-9A Sydenham Park	Ground/ A13	Area	185.57	110.89	110.89	1.00	Yes
		Percentage		60%	60%		
7-7A and 9-9A Sydenham Park	Ground/ A14	Area	213.68	205.66	205.66	1.00	Yes
		Percentage		96%	96%		
11-11A and 13-13A Sydenham Park	Ground/ A11	Area	57.96	11.19	11.19	1.00	Yes
		Percentage		19%	19%		
11-11A and 13-13A Sydenham Park	Ground/ A12	Area	73.29	31.00	31.00	1.00	Yes
		Percentage		42%	42%		

15-15A and 17-17A Sydenham Park	Ground/ A9	Area	68.59	24.29	24.29	1.00	Yes
		Percentage		35%	35%		
15-15A and 17-17A Sydenham Park	Ground/ A10	Area	65.35	18.02	18.02	1.00	Yes
		Percentage		28%	28%		
19-19B and 21-21B Sydenham Park	Ground/ A7	Area	75.08	33.15	33.15	1.00	Yes
		Percentage		44%	44%		
19-19B and 21-21B Sydenham Park	Ground/ A8	Area	70.20	34.92	34.91	1.00	Yes
		Percentage		50%	50%		
23A-23D Sydenham Park	Ground/ A6	Area	123.08	50.97	48.71	0.96	Yes
		Percentage		41%	40%		
25A-25D Sydenham Park	Ground/ A5	Area	138.71	83.33	82.01	0.98	Yes
		Percentage		60%	59%		
Flats 1-9 Moore House	Ground/ A15	Area	188.89	171.87	165.83	0.96	Yes
		Percentage		91%	88%		
The Bricklayers Arms PH	Ground/ A16	Area	62.13	41.04	41.04	1.00	Yes
		Percentage		66%	66%		
Former Sydenham Police Station, 179 Dartmouth Road	Ground/ A17	Area	400.59	302.50	302.50	1.00	Yes
		Percentage		76%	76%		
Miriam Lodge, 185 Dartmouth Road	Ground/ A18	Area	978.43	932.81	913.73	0.98	Yes
		Percentage		95%	93%		

Table 9-2: Summary of Overshadowing Results for Neighbouring Amenity Spaces – 21st June

Amenity	**Floor/ Ref.**		**Amenity Area**	**Existing Lit Area**	**Proposed Lit Area**	**Ratio of Change**	**Meets BRE Guide**
William Wood House	Ground/ A1	Area	220.71	211.72	211.72	1.00	Yes
		Percentage		96%	96%		
William Wood House	Ground/ A2	Area	282.46	266.43	260.43	0.98	Yes
		Percentage		94%	92%		

William Wood House	Ground/ A3	Area	106.60	81.63	76.43	0.94	Yes
		Percentage		77%	72%		
William Wood House	Ground/ A5	Area	485.35	477.96	482.44	1.01	Yes
		Percentage		98%	99%		
7-7A and 9-9A Sydenham Park	Ground/ A13	Area	185.57	167.54	167.54	1.00	Yes
		Percentage		90%	98%		
7-7A and 9-9A Sydenham Park	Ground/ A14	Area	213.68	210.42	210.42	1.00	Yes
		Percentage		98%	98%		
11-11A and 13-13A Sydenham Park	Ground/ A11	Area	57.96	38.04	38.04	1.00	Yes
		Percentage		66%	66%		
11-11A and 13-13A Sydenham Park	Ground/ A12	Area	73.29	59.57	59.57	1.00	Yes
		Percentage		81%	81%		
15-15A and 17-17A Sydenham Park	Ground/ A9	Area	68.59	51.42	50.95	0.99	Yes
		Percentage		75%	74%		
15-15A and 17-17A Sydenham Park	Ground/ A10	Area	65.35	51.25	50.20	0.98	Yes
		Percentage		78%	77%		
19-19B and 21-21B Sydenham Park	Ground/ A7	Area	75.08	58.18	58.05	1.00	Yes
		Percentage		77%	77%		
19-19B and 21-21B Sydenham Park	Ground/ A8	Area	70.20	57.93	56.31	0.97	Yes
		Percentage		83%	80%		
23A-23D Sydenham Park	Ground/ A6	Area	123.08	99.85	96.04	0.96	Yes
		Percentage		81%	78%		
25A-25D Sydenham Park	Ground/ A5	Area	138.71	120.84	120.83	1.00	Yes
		Percentage		87%	87%		
Flats 1-9 Moore House	Ground/ A15	Area	188.89	186.44	186.44	1.00	Yes
		Percentage		99%	99%		

The Bricklayers Arms PH	Ground/ A16	Area	62.13	53.76	53.76	1.00	Yes
		Percentage		87%	87%		
Former Sydenham Police Station, 179 Dartmouth Road	Ground/ A17	Area	400.59	366.91	366.91	1.00	Yes
		Percentage		92%	92%		
Miriam Lodge, 185 Dartmouth Road	Ground/ A18	Area	978.43	965.44	965.43	0.98	Yes
		Percentage		99%	99%		

9.3 The overshadowing results show that the proposed development will not cause an adverse effect on the current levels of direct sunlight reaching the neighbouring amenity spaces. In fact, the vast majority of the amenities will experience virtually no change in the levels of overshadowing on 21st March and, therefore, all year-round. One isolated amenity space at William Wood House will not meet the overshadowing criteria on 21st March. However, it is a small triangular-shaped amenity wedged between the south-western corner of the building and high boundary wall (which is also overgrown with vegetation). That amenity, however, will be fully compliant on 21st June. Also, the main external amenity space at William Wood House, located in front of the communal lounge will be fully compliant with the BRE guide levels for overshadowing, and will only reduce by 2% in the summer months when it is expected to be mostly frequented by its residents. Finally, the amenity to the south of William Wood House will actually experience a small improvement in terms of direct sunlight levels as a result of the proposed massing being noticeably set back from the boundary at the rear of the site when compared with the massing of the existing buildings.

9.4 Therefore, it can be concluded that the proposed development will not cause an adverse effect on the current sunlight availability at the neighbouring amenity spaces.

9.5 Overall, the overshadowing results for the neighbouring communal amenity spaces and private gardens are considered fully acceptable in the context of the site, BRE guidance and relevant planning policy.

10.0 Daylight to Proposed Dwellings

10.1 As outlined in Section 5, the assessment has considered the anticipated daylight levels to all the habitable rooms on the first, second and third floors of the development. The ground/mezzanine level contains only commercial units and, therefore, the first floor is the lowest residential floor.

10.2 The design of all the proposed dwellings by DC Architecture + Design has been guided by the daylight and sunlight considerations. Therefore, it has been ensured that room layouts are efficient, windows are maximised (or doubled/multiplied) where possible, and both unit and balcony areas meet all the space standards. The main aim of the iterative design development process in collaboration with us has been to maximise the levels of natural light within all the proposed dwellings, and particularly within the main living area of each unit.

10.3 As mentioned in the Methodology section, we have focused on the most comprehensive climate-based illuminance (also referred to as spatial daylight autonomy, SDA) methodology in accordance with the new edition of the BRE guidance. Our goal has been to reach the overall compliance ratio in the 70%-80% range, given that this methodology is more stringent than the now withdrawn previously used average daylight factor (ADF). At the same time, we have aimed at ensuring that the main living area in each unit is either fully compliant with the illuminance criteria or, if it is located in a constrained location, has overall acceptable levels of natural light.

10.4 It needs to be noted here that a large number of dwellings within the development comprise large/deep living/kitchen/diners (LKDs) with kitchen or kitchen/dining areas located at the back of the rooms. The BRE guide acknowledges that, while *"non-daylit internal kitchens should be avoided … if the layout means that a small internal kitchen is inevitable, it should be directly linked to a well daylit room"*. We have, therefore, carried out a supplementary scenario for the daylight assessment in relation to the LKDs, and apart from testing them on a full-room basis while applying the higher kitchen targe, also considered truncated living areas (or living/dining areas) only while applying the living room target. This, in our professional view, comprehensively presents the interior daylight results for the proposed accommodation.

10.5 Finally, in terms of the areas of the rooms tested, we have excluded entrance/circulation areas in the large LKDs from the room areas tested, which is in accordance with the BRE guidance and relates to the need for testing the actual usable areas of the rooms where there is a real requirement for daylight.

10.6 The following table provides a summary of the anticipated daylight results (VSC and E) obtained for the habitable rooms tested. The results are set out in full at Appendices 7A-7B and 8. Also, a set of illuminance contour drawings is contained at Appendices 6A and 6B. On the drawings, parts of the rooms which are compliant with the guidelines are coloured in green, while parts of the rooms which are non-compliant are coloured in grey.

Table 10-1: Summary of Daylight Results for Proposed Dwellings

Vertical Sky Component (VSC)	**No. Windows Assessed**	**No./% Above BRE Guide**		**No./% Below BRE Guide**	
1st, 2nd and 3rd Floors	208 windows	89	c. 43%	119	c. 57%
Illuminance (E) – with full - room LKDs	**No. Rooms Assesses**	**No./% Above BRE Guide**		**No./% Below BRE Guide**	
1st, 2nd and 3rd Floors	137 rooms	111	c. 81%	26	c. 19%
Illuminance (E) – with truncated LKDs	**No. Rooms Assesses**	**No./% Above BRE Guide**		**No./% Below BRE Guide**	
1st, 2nd and 3rd Floors	137 rooms	123	c. 90%	14	c. 110%

10.7 The results of the daylight assessment show that 89 of the 208 windows serving the habitable rooms tested (**c. 43%**) meet the strict BRE numerical target value of 27% of VSC. This is a typical VSC compliance ratio for a higher density development, where all the windows which fall below the criteria are set behind/below the balconies. Balconies provide an important private amenity area for each dwelling, which is also a planning policy requirement; and, therefore the VSC results for the proposed dwellings should be considered flexibly in this context. Furthermore, it has been ensured during the design development process that the number of LKDs positioned behind the balconies is minimised, and where they have a window set behind/below a balcony, this is a secondary window while the room is also served by one or more windows set within the main face of the building.

10.8 As outlined in the introduction, the BRE guide is based on a suburban type of development and the VSC test is a simplistic method of calculating daylight levels, whereas the interior daylight calculations of illuminance are much more sophisticated as they are based on the internal layout information, internal reflectance values of a room's surfaces, light transmittance of glazing, external reflectance values of surrounding obstructions and, most importantly, the projected climatic data for the site.

10.9 In this context, the interior daylight results demonstrate that 111 of the 137 habitable rooms tested (**c. 81%**) fully comply with the new BRE criteria for the climate-based illuminance test, when LKDs are tested on a full-room bases as per the higher kitchen target. Furthermore, once the large LKDs are truncated by removing the kitchen (or kitchen/dining areas) from the room areas tested and then tested against the living room target, the overall compliance ratio increases to **c. 90%**. These are very good levels of compliance with the interior daylight criteria given the more stringent nature of the illuminance test. These results prove that the units have been well designed in consideration of maximising light levels to all the rooms, and where there are balconies which naturally limit view of sky from within a room, additional windows have been provided or/and windows have been maximised to ensure good levels of daylight.

10.10 Looking at the illuminance results in more detail, of the 26 rooms which do not fully comply with the criteria when LKDs are tested on a full-room basis, over half of the rooms are bedrooms which are considered the least important of the habitable rooms in daylight terms. With regards to the remaining 12 rooms which fall below the illuminance criteria on a full-room basis, they include the same aforementioned three rooms on each of the three floors tested and the studio flat on each of the floors tested. However, when these rooms are considered without the kitchen areas at the rear (and without the bed areas at the rear in the case of the studio flats), all the 12 LKDs/studios flats fully comply with the Illuminance criteria.

10.11 Overall, we consider the interior daylight results to be fully acceptable in the context of the site, latest edition of the BRE guidance and relevant planning policy. The proposed units will offer good levels of amenity to its future occupiers across all the dwellings, and they will positively contribute to the much needed housing stock in the Borough.

11.0 Sunlight to Proposed Dwellings

11.1 The following table provides a summary of the sunlight results (Sunlight Exposure) obtained for the habitable rooms on the first, second and third floors tested within the development. As stated in Section 5, normally habitable rooms served by a window which faces within 90° of due south should be considered for the sunlight assessment. It needs to be noted here that, due to the site constraints and layout considerations, several rooms, including the LKDs, have windows at 89°/90° due north and, therefore, just on the cusp of the south orientation. Nonetheless, these windows have been included in the assessment. As noted in the Methodology section, the BRE guide states that *"the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon"* and that sunlight is *"less important in bedrooms and in kitchens"*. Therefore, whilst we have considered all the habitable rooms, we have focused on access to direct sunlight in the LKDs. A full set of results for all the rooms is contained at Appendix 6.

Table 11-1: Summary of Sunlight Results for Proposed Dwellings

Habitable Rooms	No. Rooms Assessed	No./% Above BRE Guide		No./% Below BRE Guide		Sunlight Exposure Rating
1st, 2nd and 3rd Floors – All rooms	137 rooms	119	c. 87%	18	c. 13%	• High – 71 rooms • Medium – 3 rooms • Minimum – 45 rooms
1st, 2nd and 3rd Floors – LKDs	44 rooms	41	c. 93%	3	c. 7%	• High – 35 rooms • Medium – 3 rooms • Minimum – 3 rooms

11.2 The sunlight results demonstrate that out of all the 137 habitable rooms tested, 119 rooms (c. 87%) fully meet the sunlight exposure criteria. This means that c. 87% of all the habitable rooms, regardless of their orientation, receive at least 1.5 hours of direct sunlight on 21st March.

11.3 With regards to the main living areas, which is the main consideration for the sunlight test, of the 44 LKDs (including the studio flats) tested, 41 rooms (c. 93%) fully comply with the sunlight exposure criteria. The three rooms which fall below the criteria have windows orientated within 90° of due north; however, they still receive 1.2 hours of direct sunlight on 21st March and, therefore, not too far from the minimum target of 1.5 hours. These are acceptable results for these three isolated rooms. Finally, this test is carried out on 21st March and longer sunlight exposure is expected in the between 21st March and 21st September.

11.4 Overall, the sunlight results are considered fully acceptable in the context of the site, latest edition of the BRE guidance and relevant planning policy. The main living areas of the proposed dwellings will be well sunlit all year-round

12.0 Sun/Shadow Levels to Proposed Amenity Spaces

12.1 The following table provides a summary of the future sun/shadow levels to the proposed amenity spaces. As explained in Section 5, all the communal amenity spaces have been tested, as well as the large private terrace located on the roof of the southern three-storey tip of the proposed building. The communal amenity spaces include the ground-level space at the rear of the block as well as three rooftop amenity spaces.

12.2 The sunlight contour plans indicating areas of the amenity spaces receiving at least two hours of direct sunlight on the tested dates of 21st March and 21st June are contained at Appendix 10.

Table 12-1: Sun/Shadow Levels to Proposed Amenity Spaces - 21st March

Amenity	Floor/ Ref.		Amenity Area	Proposed Lit Area	Meets BRE Guide
Rear amenity	Ground/ A1	Area	125.67	121.35	Yes
		Percentage		97%	
Rooftop amenity	Third/ A3	Area	141.51	134.25	Yes
		Percentage		95%	
Rooftop amenity	Third/ A4	Area	155.70	80.62	Yes
		Percentage		52%	
Rooftop amenity	Third/ A5	Area	150.01	81.02	Yes
		Percentage		54%	
Private terrace	Second/ A2	Area	47.88	43.64	Yes
		Percentage		91%	

Table 12-2: Sun/Shadow Levels to Proposed Amenity Spaces – 21st June

Amenity	Floor/ Ref.		Amenity Area	Proposed Lit Area	Meets BRE Guide
Rear amenity	Ground/ A1	Area	125.67	125.20	Yes
		Percentage		100%	

Rooftop amenity	Third/ A3	Area	141.51	140.22	Yes
		Percentage		99%	
Rooftop amenity	Third/ A4	Area	155.70	154.93	Yes
		Percentage		100%	
Rooftop amenity	Third/ A5	Area	150.01	148.49	Yes
		Percentage		99%	
Private terrace	Second/ A2	Area	47.88	47.05	Yes
		Percentage		98%	

12.3 The sun/shadow results for the proposed amenity spaces demonstrate that all the spaces fully comply with the sunlight criteria on 21st March, which represents average sunlight levels throughout the year. Therefore, the amenity spaces will be well sunlight all year-round.

12.4 Furthermore, the sun/shadow results demonstrate that almost entire areas of all the amenity spaces (i.e. between 98% and 100% of the areas) will receive BRE-compliant levels of direct sunlight on 21st June, which represents sunlight levels in the summer months when external amenity areas are expected to be most frequently enjoyed.

12.5 Overall, the sun/shadow results are considered fully acceptable in the context of the site, BRE guidance and relevant planning policy. All the proposed amenity spaces will be well sunlit all year-round and particularly in the warmer summer months.

13.0 Summary and Conclusions

13.1 The assessment has considered the effects of the proposed development at Nos. 21-57 Willow Way (Site A), Sydenham, SE26 4QP, on the current daylight and sunlight levels within the neighbouring properties as well as overshadowing to the neighbouring amenity spaces. The assessment has also considered future daylight and sunlight levels within the proposed residential units of the development itself, as well as sun/shadow levels to the proposed amenity spaces.

13.2 The assessment is based on a high-definition 3D laser scan survey of the site and surroundings, and it has been carried out in accordance with the latest (third) edition of the BRE guide issued in June 2022.

13.3 Overall, the assessment has considered the impact of the proposed development on the daylight levels to 355 windows serving 254 habitable rooms within the neighbouring properties. Of the windows tested, 168 are orientated within 90° of due south and have also been considered in terms of the impact on the sunlight availability.

13.4 With regards to the overshadowing effects, seven communal amenity spaces, ten private garden and one pub garden serving the neighbouring properties have been considered.

13.5 In summary, the daylight results have shown that 323 of the 355 windows tested (**c. 91%**) will fully comply with the BRE guide levels for VSC following the construction of the proposed development. This is a very good level of overall compliance in an urban area in London. The small number of windows not complying with the guidelines serve the most sensitive sections of William Wood House, located in close proximity to the development site, and lowest two floors of a few Sydenham Park properties which have a direct outlook onto the site. However, their retained VSC values are considered still acceptable for a higher density regeneration area in London. In this context, 353 windows (**c. 99%**) will either fully meet the strict BRE guide levels for VSC or will retain the VSC values in the region of c. 15% or more. Furthermore, the results of the more comprehensive interior daylight test have demonstrated that 236 of the 254 rooms (**c. 93%**) will fully comply with the BRE targets for DD/NSL. This is, again, a very good level of overall compliance in an urban area in London. The small number of habitable rooms falling below the guidelines serve the most sensitive sections of William Wood House and a few Sydenham Park properties; however, their retained interior daylight levels are considered acceptable, with almost all those rooms still retaining the DD/NSL values at c. 50% more.

13.6 It needs to be emphasised here that any redevelopment of the application site for an increased height would result in comparable impacts, due to the relationship of these neighbouring buildings with the site and their own design which makes them more sensitive to any increase in massing opposite (i.e. own rear extensions blinkering the view of sky or overhanging eaves). Further evidence can be provided to this end should the Officers consider it appropriate.

13.7 For sunlight, the results of the assessment have demonstrated that all 168 site-facing windows which are orientated within 90° of due south (**100%**) will fully comply with both the annual and winter sunlight criteria with the development in place. Therefore, the proposed development will not cause an adverse impact on the current levels of sunlight availability within the neighbouring properties.

13.8 For overshadowing to neighbouring amenity spaces, the results of the assessment have shown that all but one small amenity area at William Wood House will fully comply with the BRE guide levels on 21st March, which is the representative date for access to sunlight all year-round, while the current levels of sunlight will be almost unchanged following the implementation of the development in the summer months when the amenity spaces are expected to be most frequently enjoyed.

13.9 Therefore, the proposed development will not cause an adverse impact on the current levels of overshadowing to the neighbouring amenity spaces.

13.10 In conclusion, the results of the daylight, sunlight and overshadowing assessment in relation to the impact on the neighbouring properties demonstrate that the proposed development at 21-57 Willow Way (Site A) is fully acceptable in the context of the site, BRE guidance and relevant planning policy.

13.11 When it comes to the proposed residential dwellings of the development itself, the assessment has considered all the habitable rooms on the first, second and third floors. This constitutes 208 windows serving 137 rooms. For sunlight, all the windows/rooms regardless of their orientation have been tested. Furthermore, four communal amenity space and one large private terrace have been tested in terms of future sun/shadow levels.

13.12 In summary, the daylight results have shown that 111 of the 137 habitable rooms (**c. 81%**) fully comply with the new BRE criteria for the climate-based illuminance test, when the large/deep LKDs are tested on a full-room basis. Once, the LKDs are truncated and only the living or living/dining areas are tested, the overall compliance ratio for the whole development stands at **c. 90%**. These are very good levels of overall compliance with the interior daylight criteria, especially when taking into account the more stringent nature of the illuminance test when compared with the now withdrawn average daylight factor test.

13.13 For sunlight, the results of the assessment have demonstrated that 119 of all the 137 habitable rooms tested (**c. 87%**) fully meet the sunlight exposure criteria. With regards to the main living areas in particular, the results have shown that **c. 93%** of the LKDs fully comply with the criteria, with the three isolated rooms falling slightly below it but primarily due to their orientation within 90° of due north.

13.14 Overall, the daylight and sunlight results for the proposed residential dwellings are considered fully acceptable in the context of the site, latest edition of the BRE guidance and relevant planning policy.

13.15 With regards to future sun/shadow levels to the proposed amenity spaces, the results have shown that all the communal amenity spaces, as well as the large private terrace, fully comply with the sunlight criteria on 21st March and almost their entire areas receive compliant levels of sunlight on 21st June, which is a representative date for the summer months when these amenity spaces are expected to be mostly enjoyed by the future residents of the development.

13.16 Overall, the sun/shadow results for the proposed development are considered fully acceptable in the context of the site, BRE guidance and relevant planning policy.

13.17 In conclusion, the results of the daylight, sunlight and overshadowing assessment demonstrate that the proposed development is fully acceptable in the context of the site and its urban location, BRE guidance and relevant planning policy. The development will have an overall fully acceptable impact on the neighbouring properties, and it offers well-designed high-quality residential units with good levels of natural light as well as well sunlit amenity spaces for its residents.

Appendix 1

Plan and 3D Views of Assessment Model – Existing Condition and Proposed Development

Plan View

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

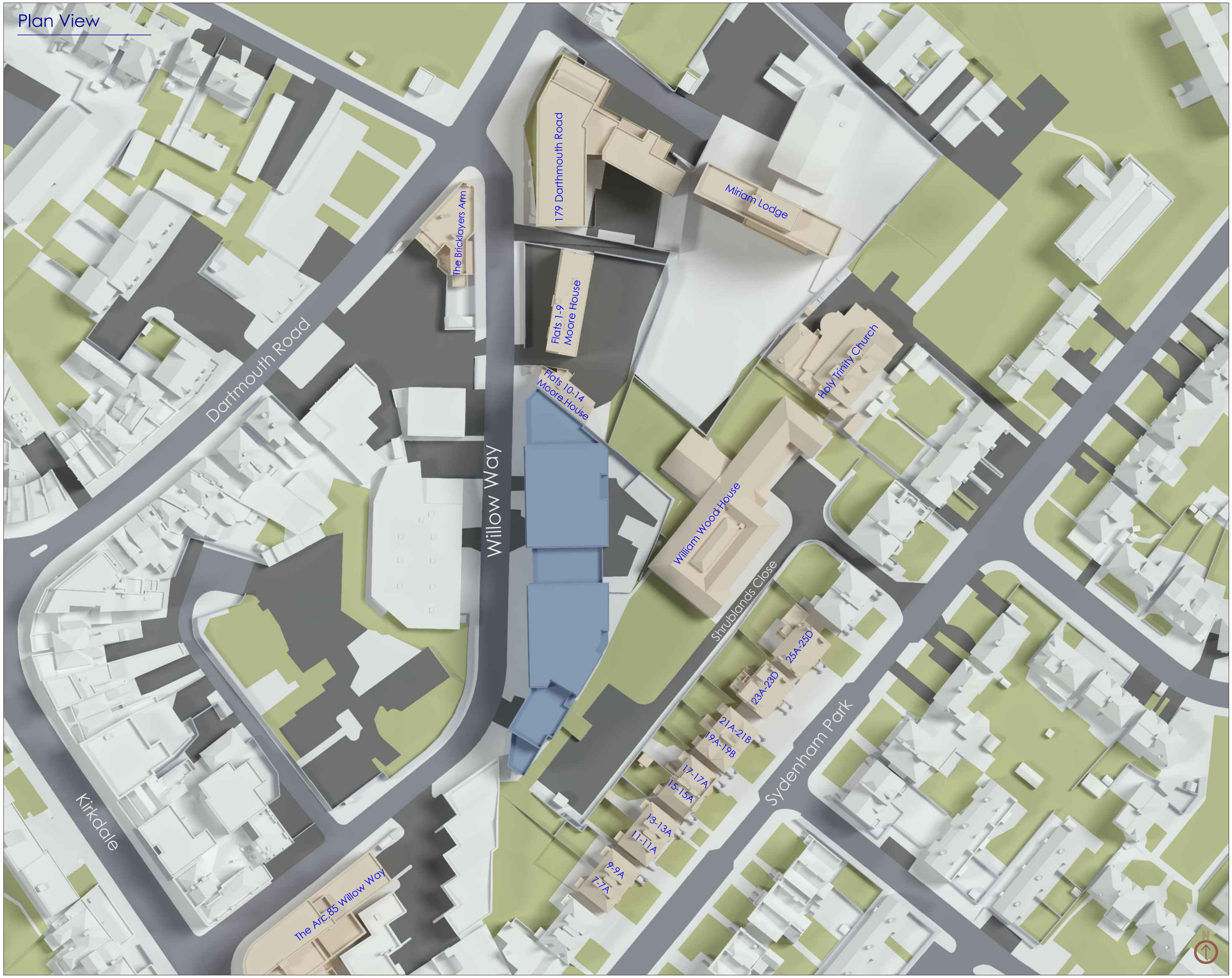
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Existing Plan View

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-01-01	**A**

Plan View



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Proposed Plan View

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-01-02	**A**

3d View

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

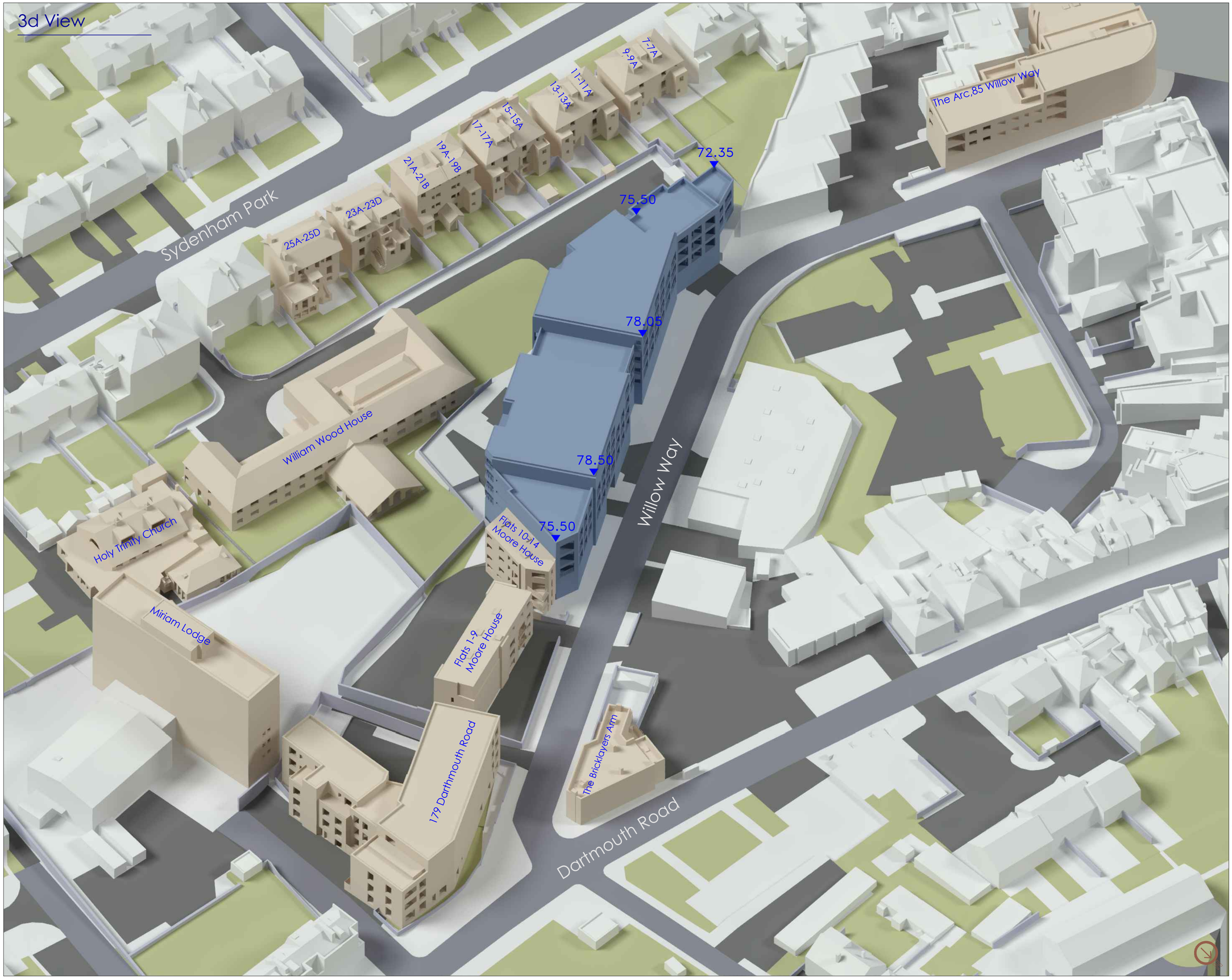
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Existing 3d View
Looking South West

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-01-03	**A**

3d View



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Proposed 3d View
Looking South West

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-01-04	**A**

3d View

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

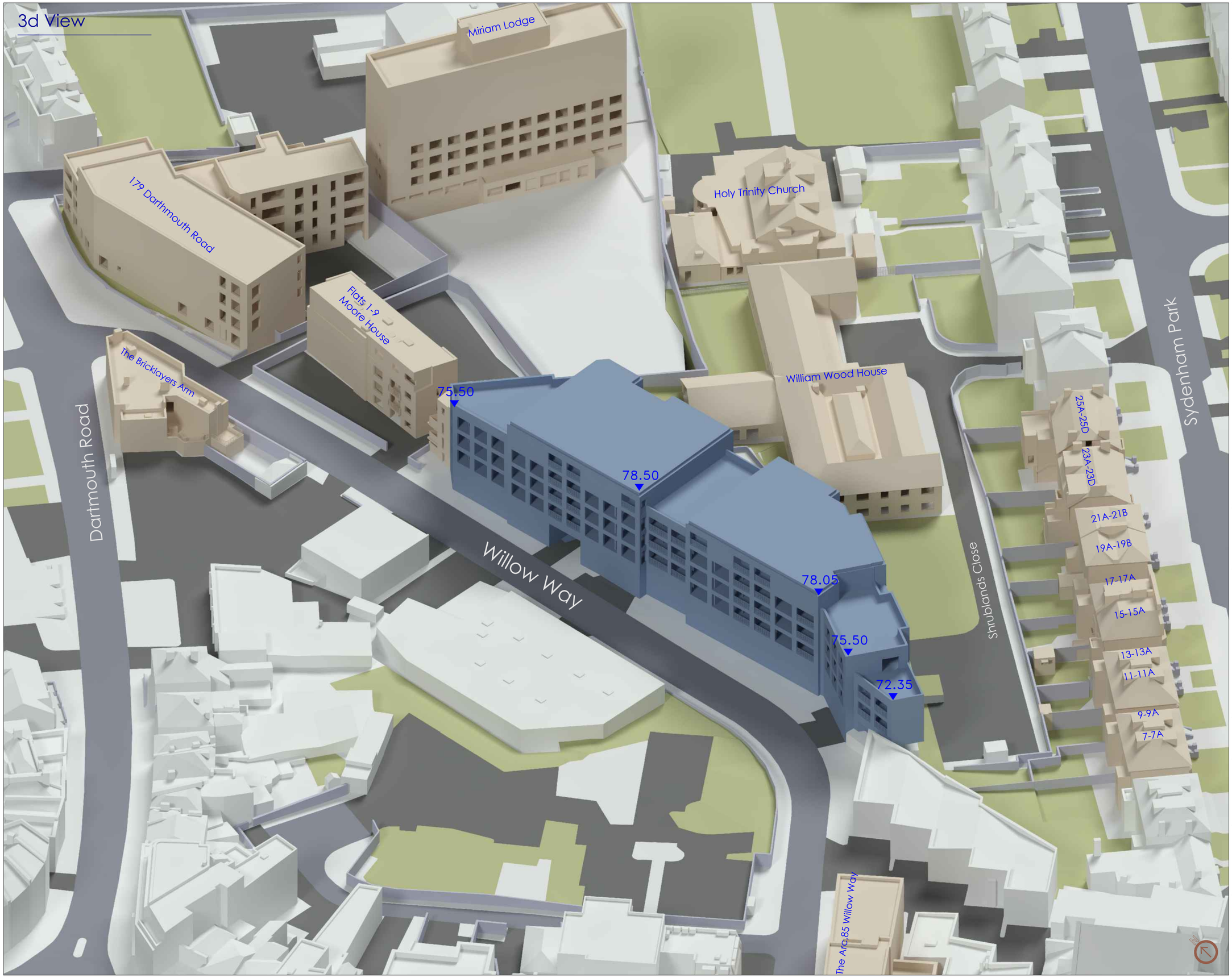
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Existing 3d View
Looking North East

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-01-05	**A**

3d View



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Proposed 3d View
Looking North East

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-01-06	**A**

Appendix 2

Daylight Distribution Contour Drawings
for Neighbouring Properties

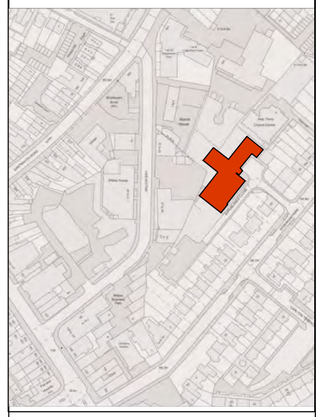
Ground Floor
William Wood House

First Floor
William Wood House

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

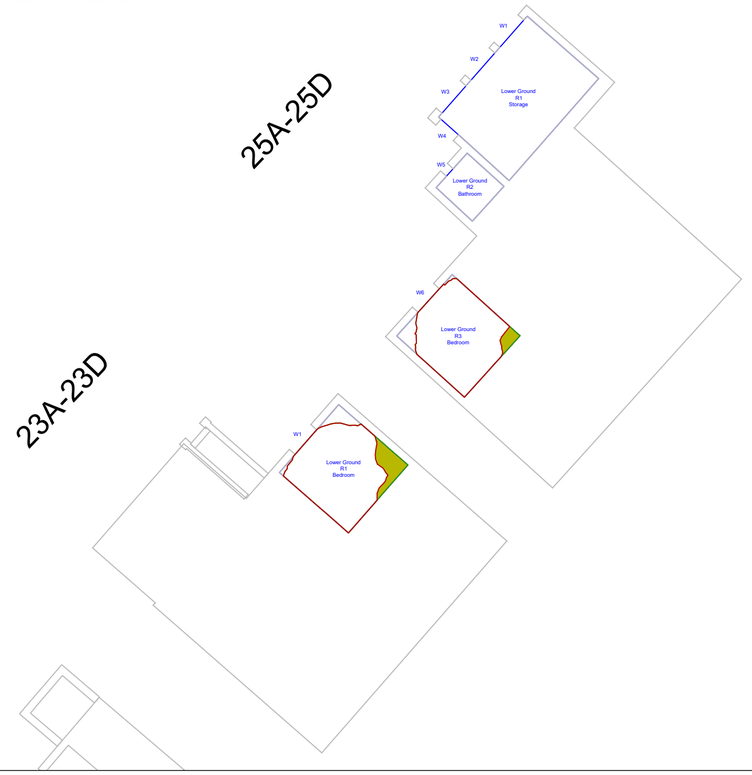
DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	CHECKED:
NTS	14.12.22	RR	DW

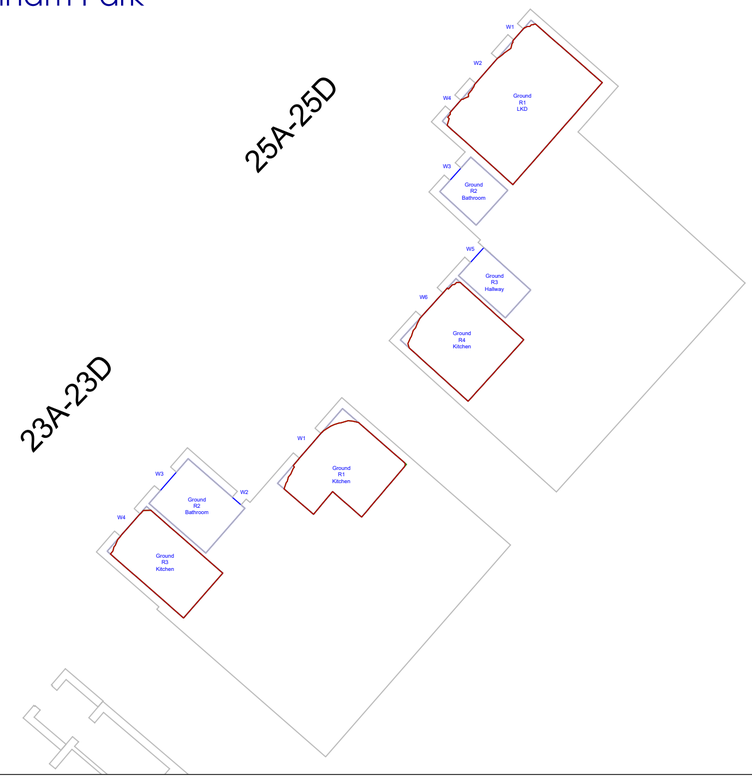
DRAWING NUMBER: 6529-01-07

REV:

Lower Ground
Sydenham Park



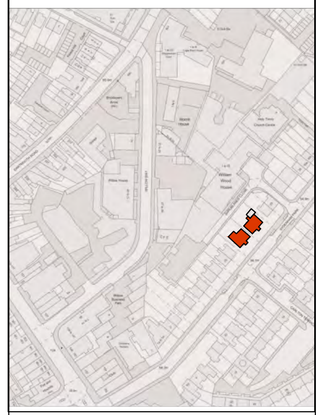
Ground Floor
Sydenham Park



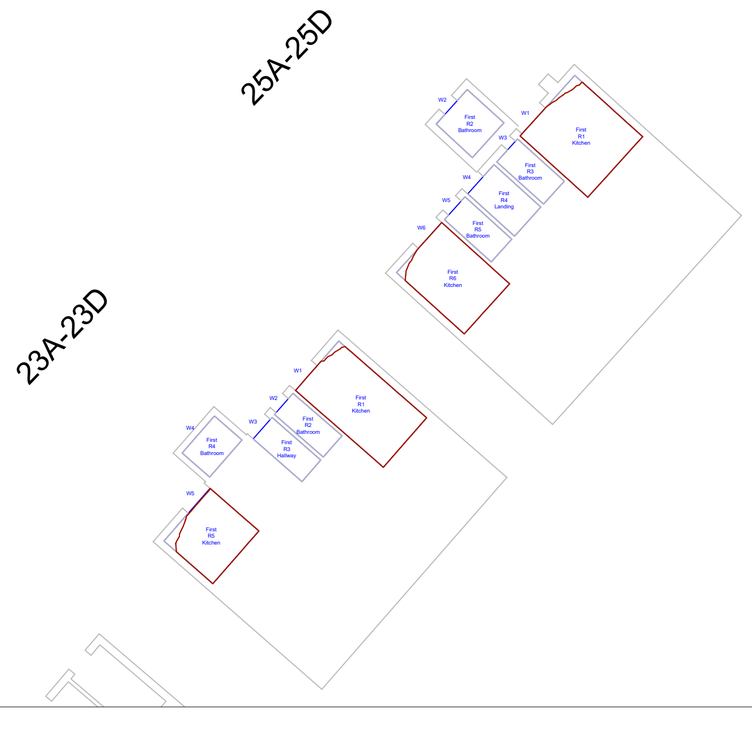
NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

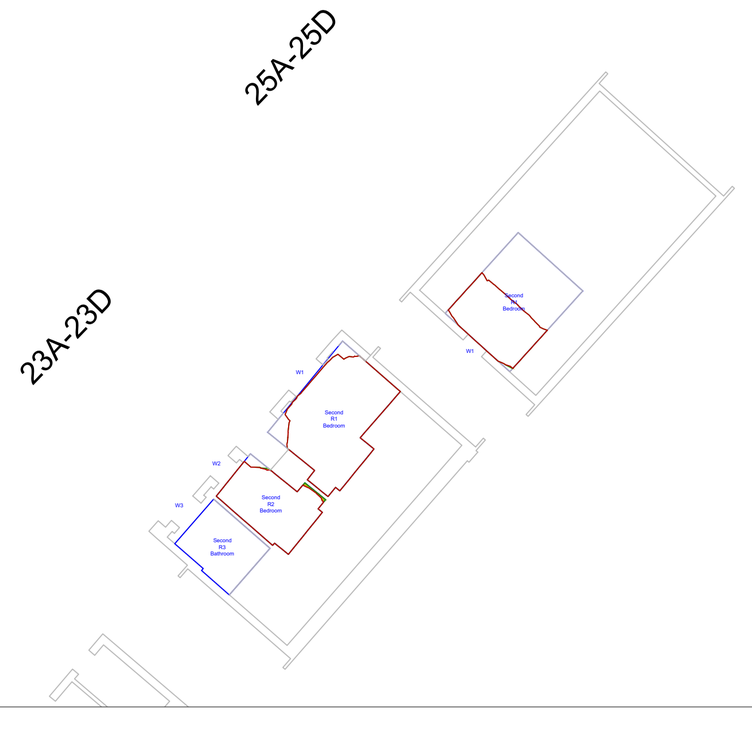
Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



First Floor
Sydenham Park



Second Floor
Sydenham Park



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

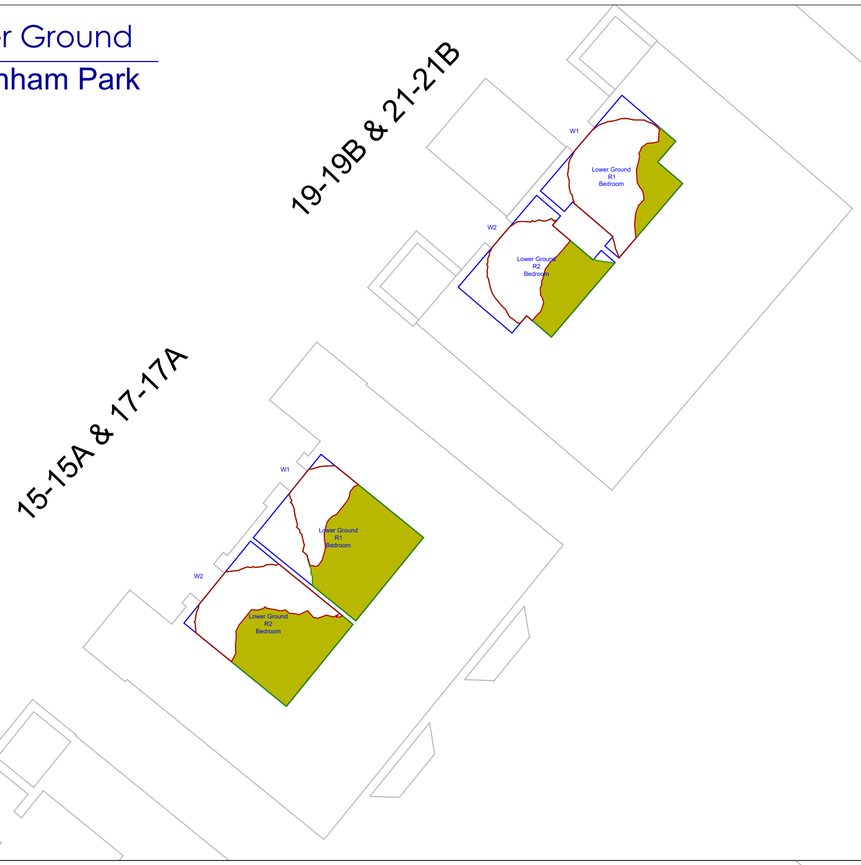
DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	CHECKED:
NTS	14.12.22	RR	DW

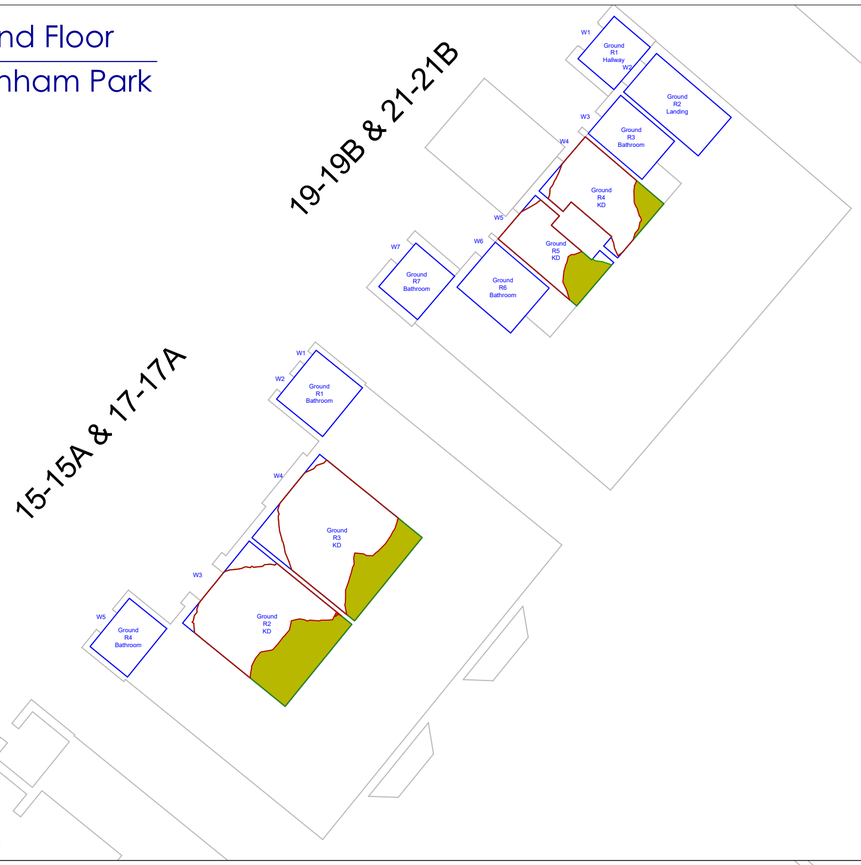
DRAWING NUMBER: 6529-01-08

REV:

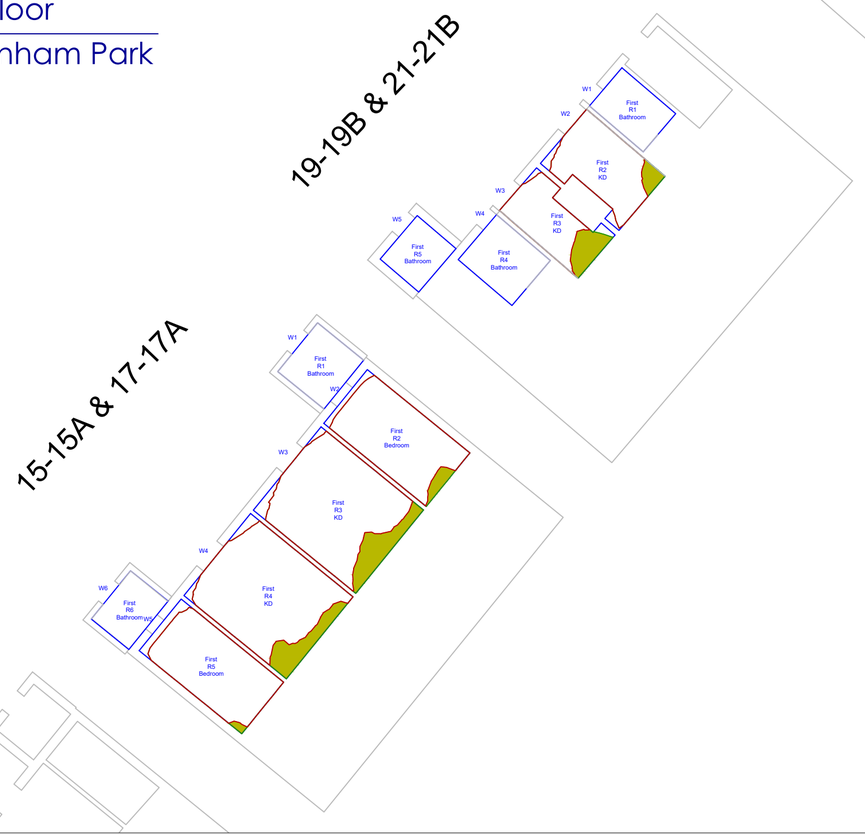
Lower Ground
Sydenham Park



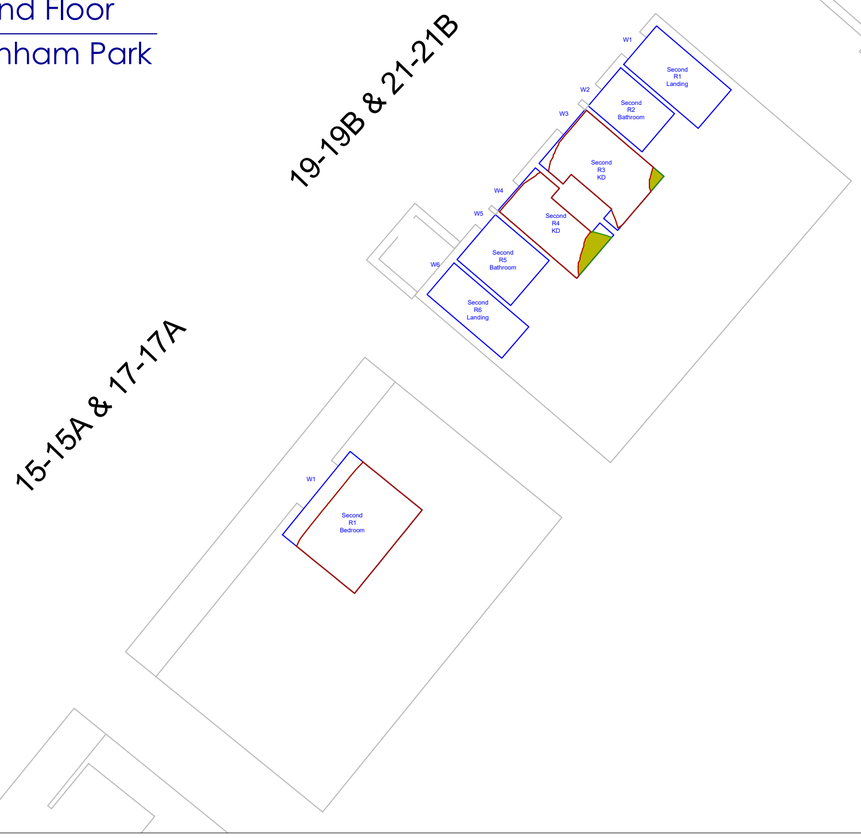
Ground Floor
Sydenham Park



First Floor
Sydenham Park



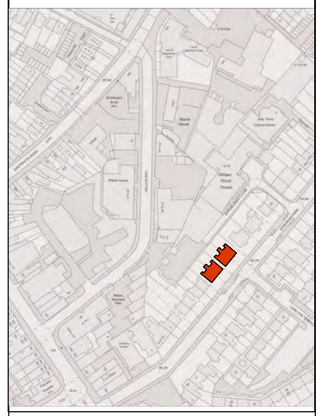
Second Floor
Sydenham Park



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Daylight Distribution Contours

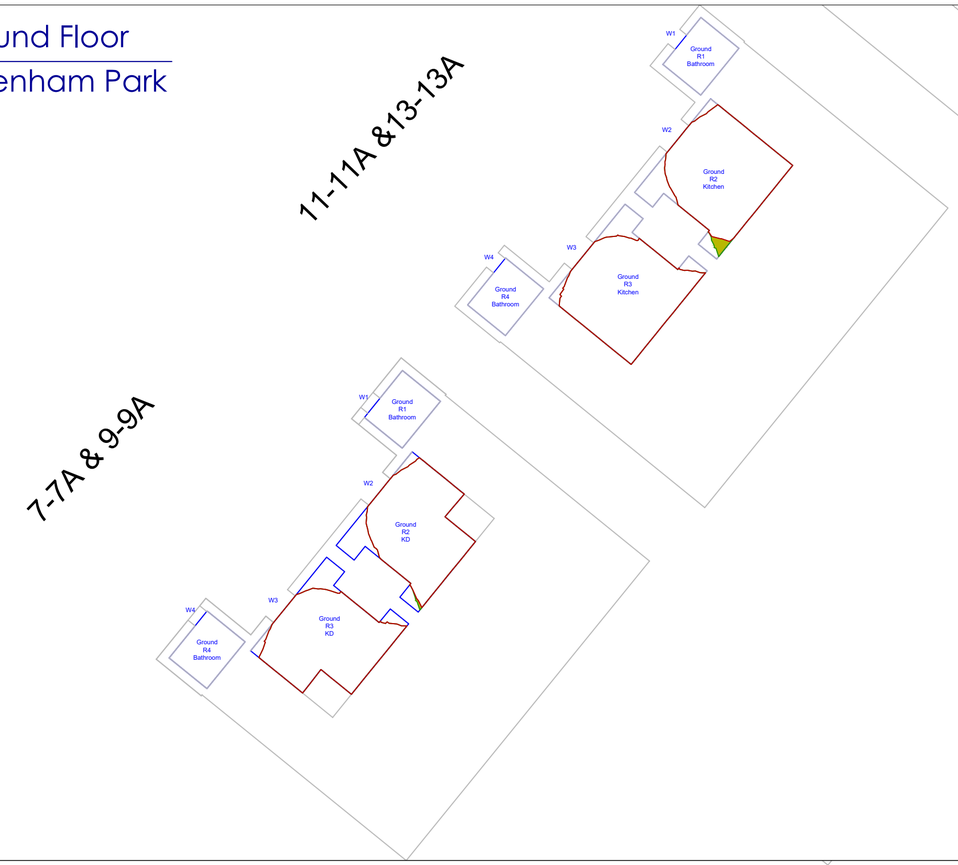
SCALE @ A1:	DATE:	DRAWN:	CHECKED:
NTS	14.12.22	RR	DW

DRAWING NUMBER: 6529-01-09

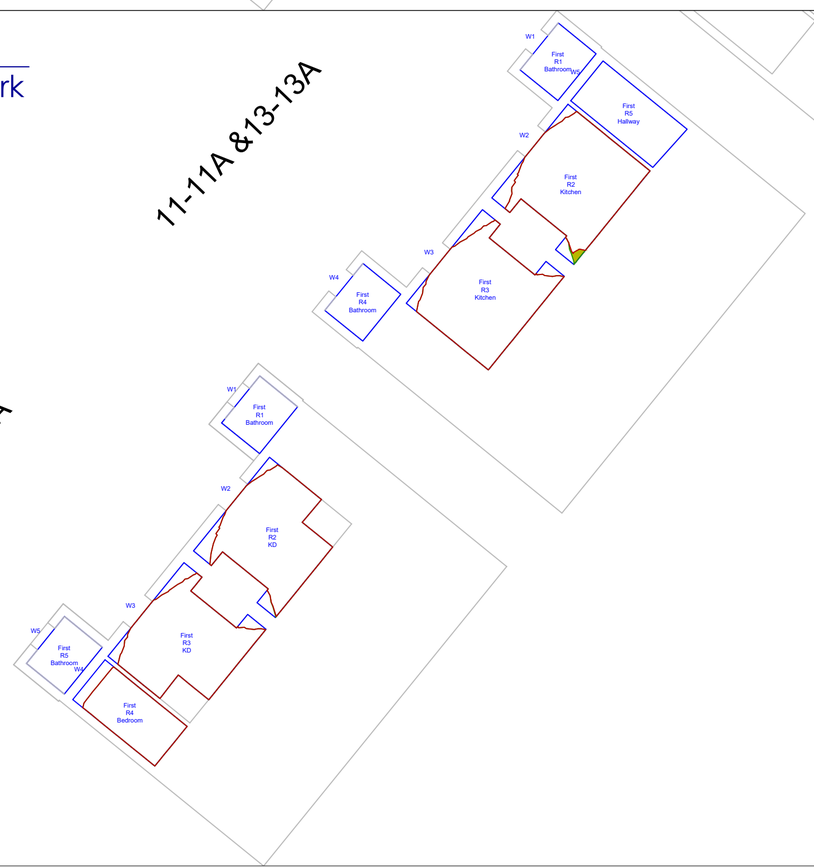
REV:

Lower Ground
Sydenham Park

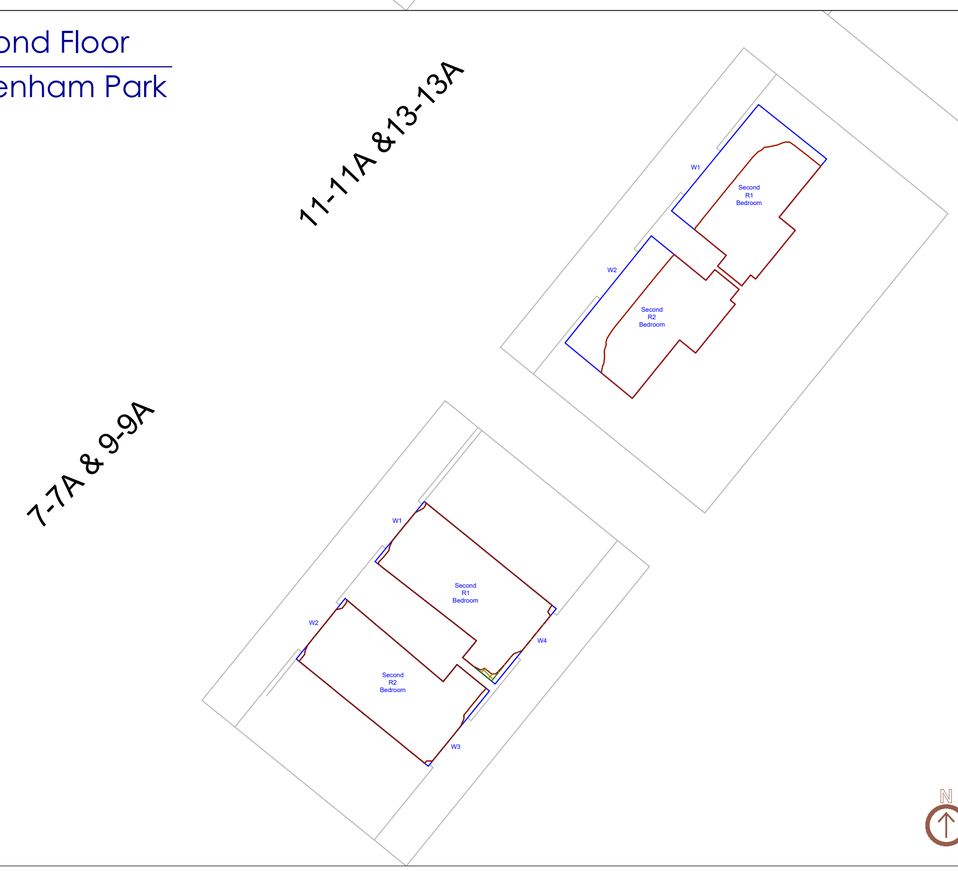
Ground Floor
Sydenham Park



First Floor
Sydenham Park



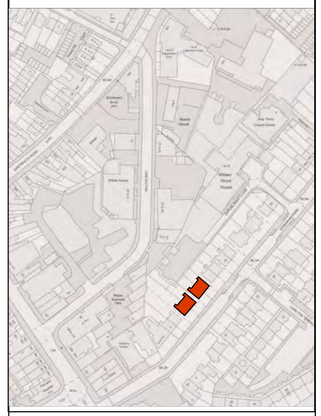
Second Floor
Sydenham Park



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

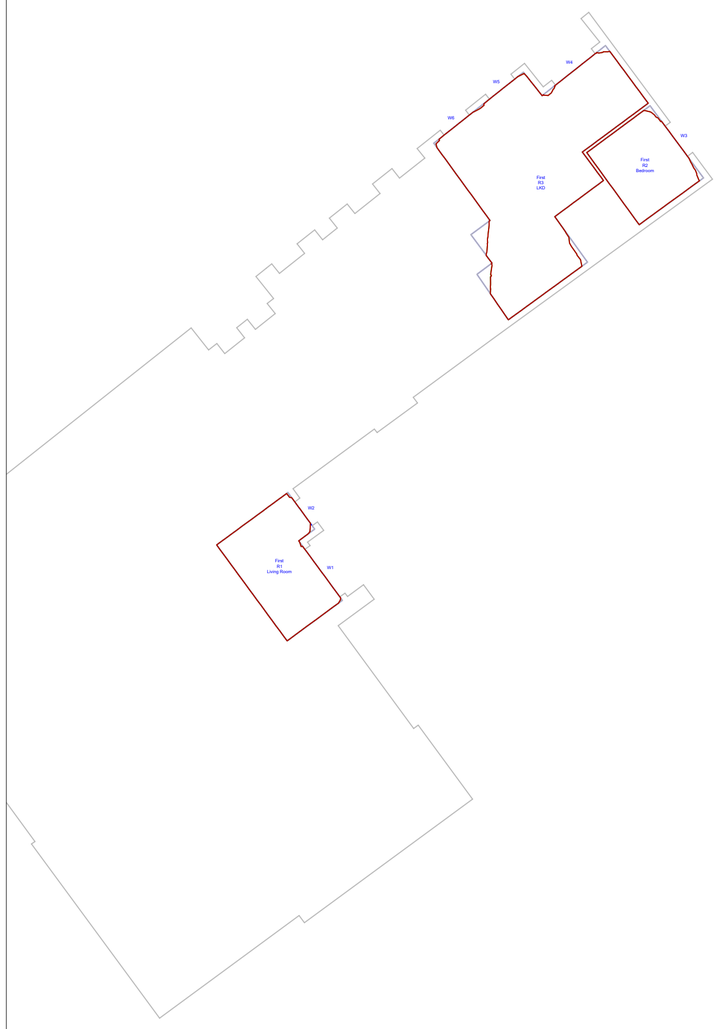
DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	CHECKED:
NTS	14.12.22	RR	DW

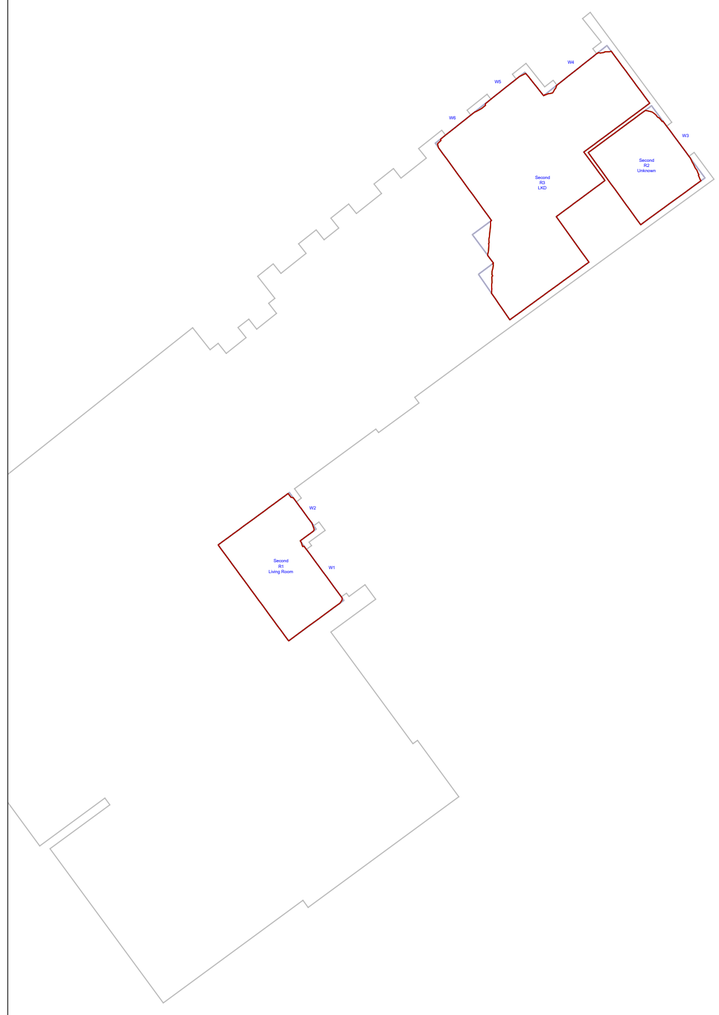
DRAWING NUMBER: 6529-01-10

REV:

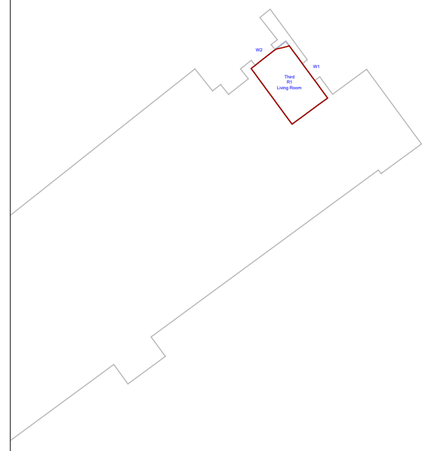
First Floor
the Arc,85 Willow Way



Second Floor
the Arc,85 Willow Way



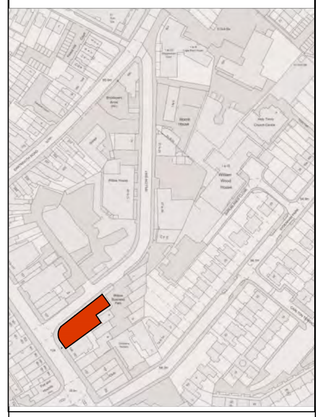
Third Floor
the Arc,85 Willow Way



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

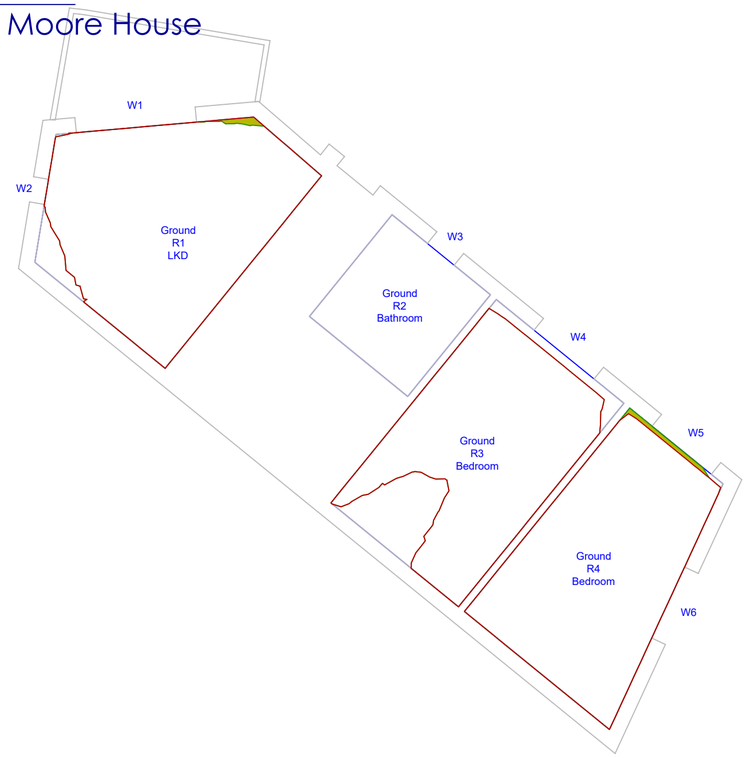
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-01-11	

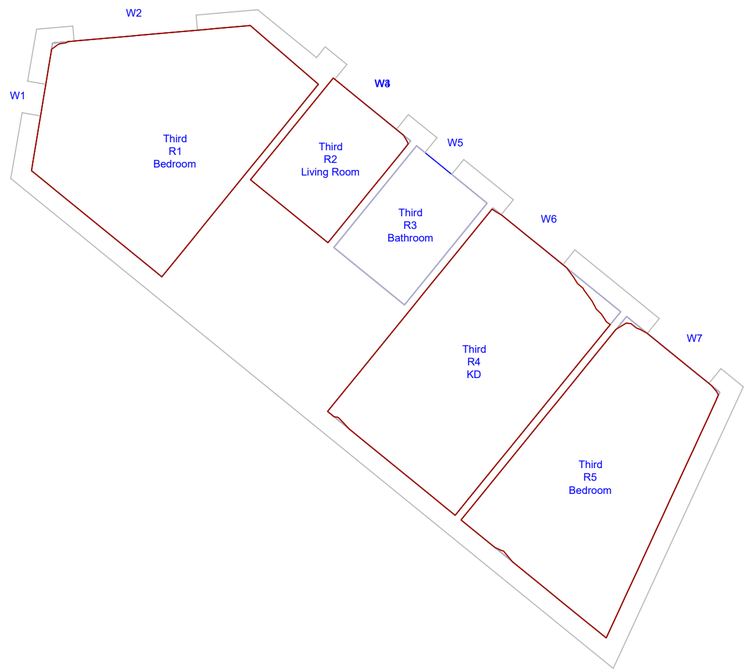
Ground Floor
Flats 10-14, Moore House



First Floor
Flats 10-14, Moore House

Second Floor
Flats 10-14, Moore House

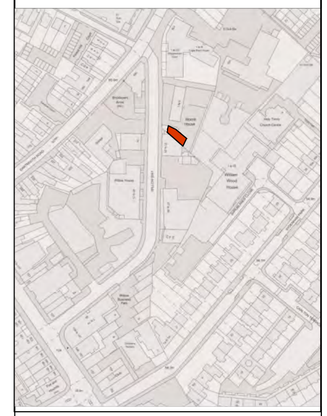
Third Floor
Flats 10-14, Moore House



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

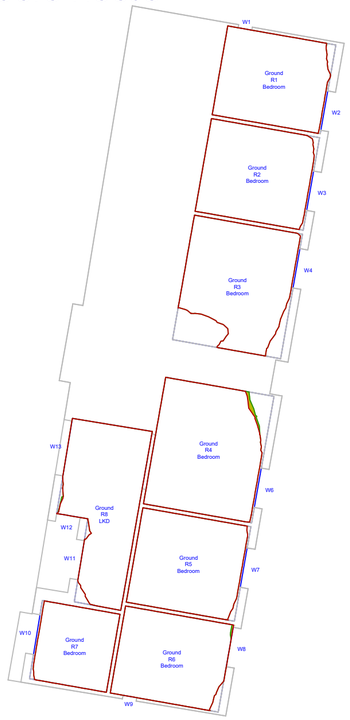
DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	CHECKED:
NTS	14.12.22	RR	DW

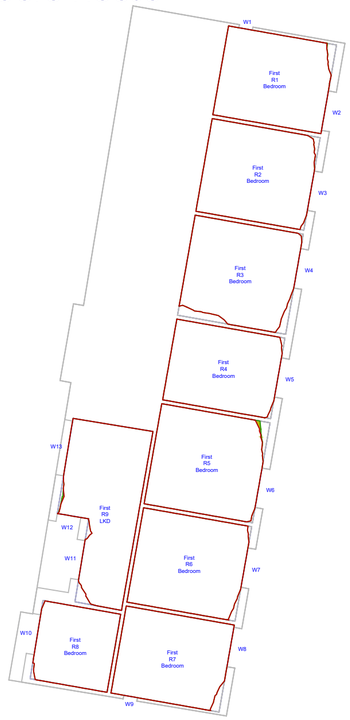
DRAWING NUMBER: 6537-01-12

REV: .

Ground Floor
Flats 1-9, Moore House



First Floor
Flats 1-9, Moore House



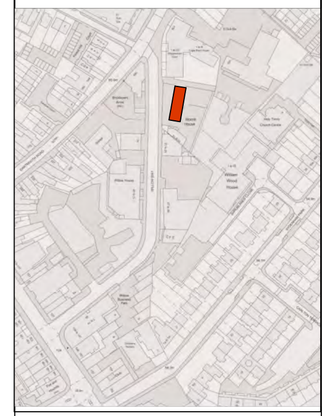
Second Floor
Flats 1-9, Moore House

Third Floor
Flats 1-9, Moore House

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Daylight Distribution Contours

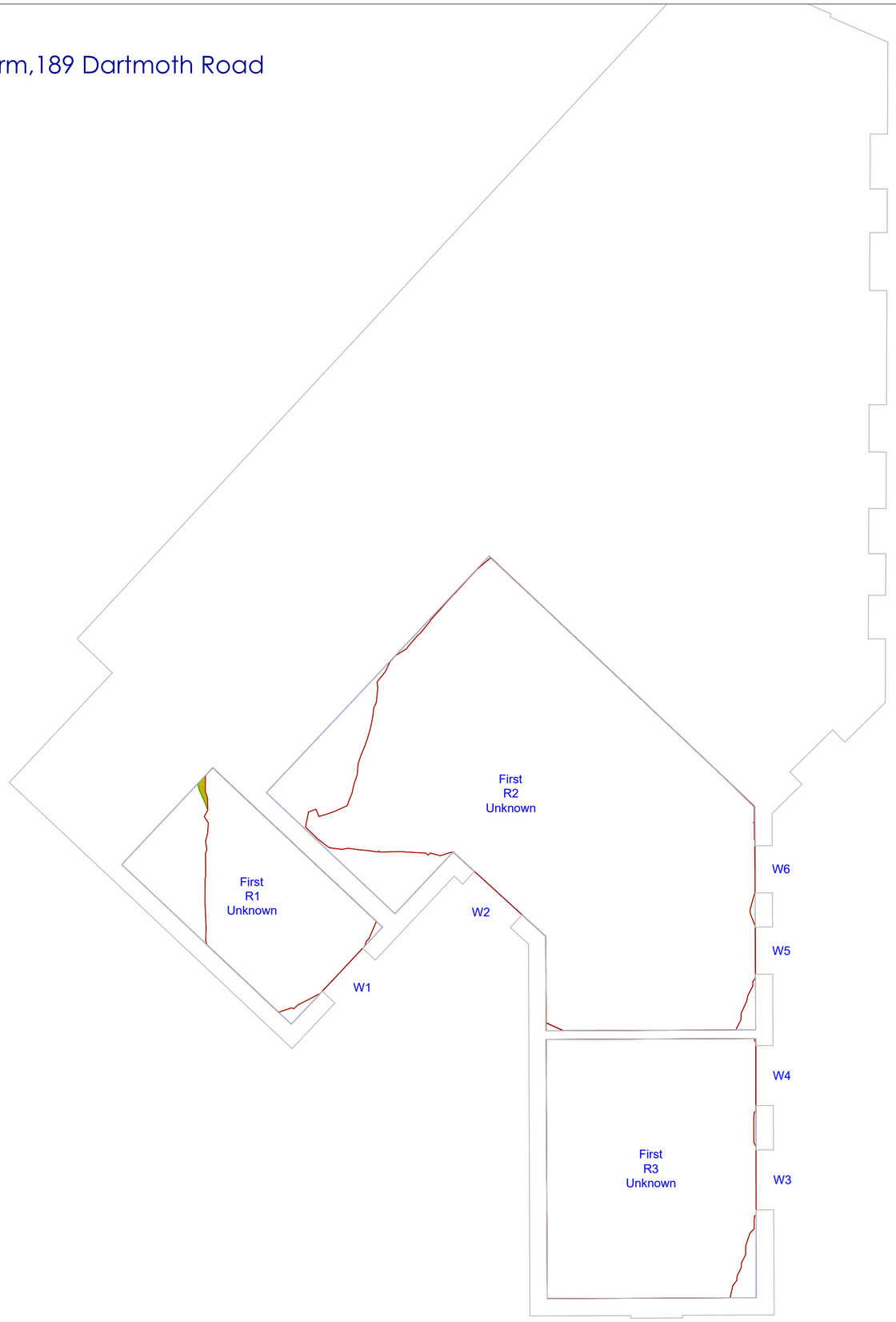
SCALE @ A1:	DATE:	DRAWN:	CHECKED:
NTS	14.12.22	RR	DW

DRAWING NUMBER: 6537-01-13

REV: .

First Floor

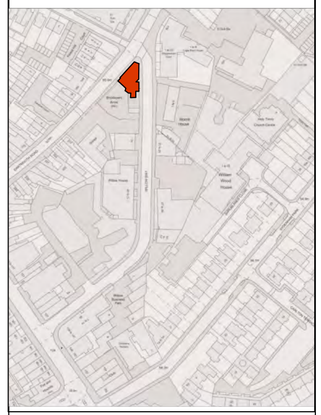
The Bricklayers Arm,189 Dartmoth Road



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography,
Bing maps and Google Streetmaps.
Room information from planning layouts or
assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

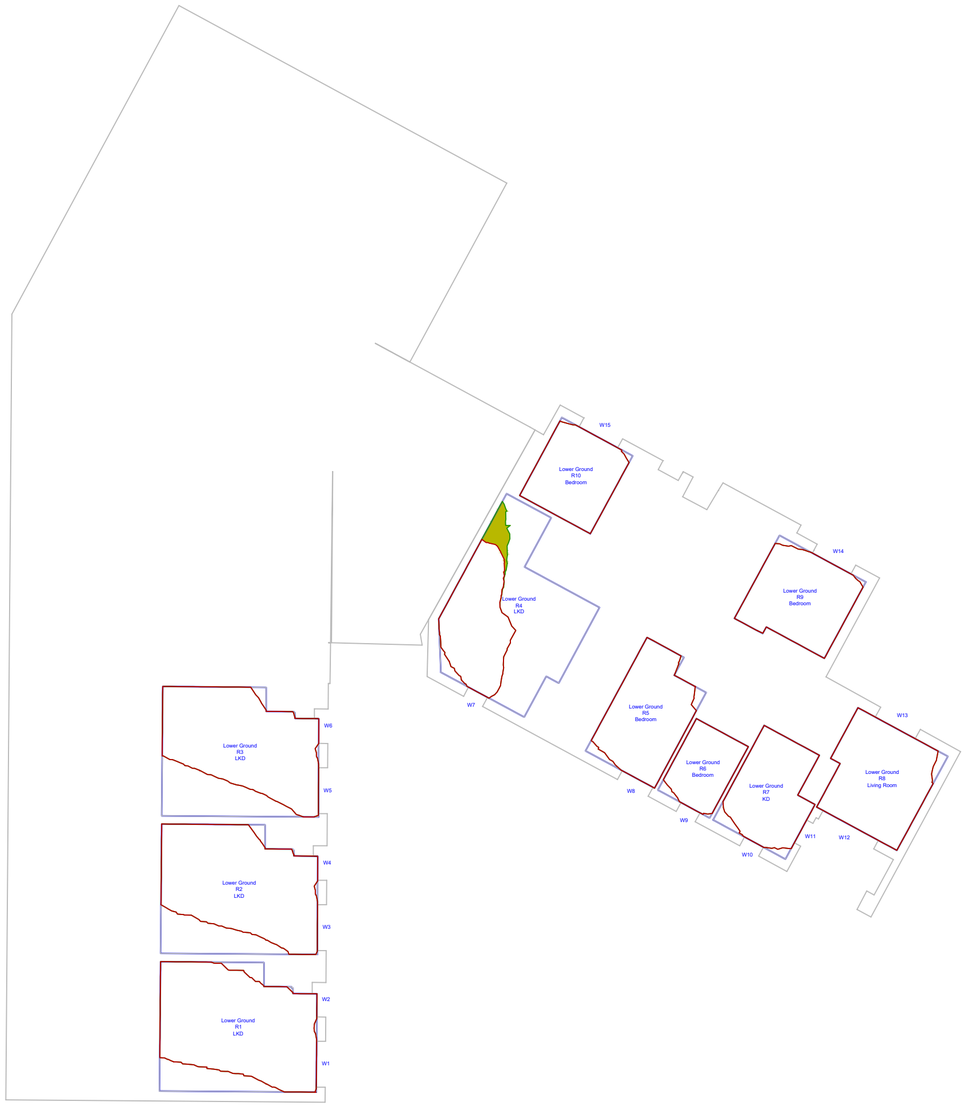
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	CHECKED:
NTS	14.12.22	RR	DW

DRAWING NUMBER:	REV:
6529-01-14	

Lower Ground
179 Dartmouth Road

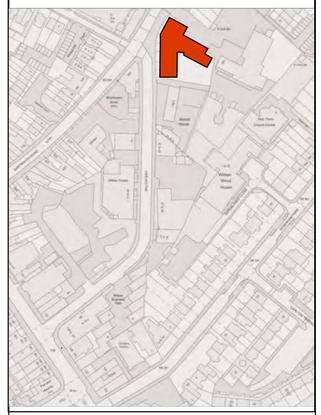


Ground Floor
179 Dartmouth Road

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

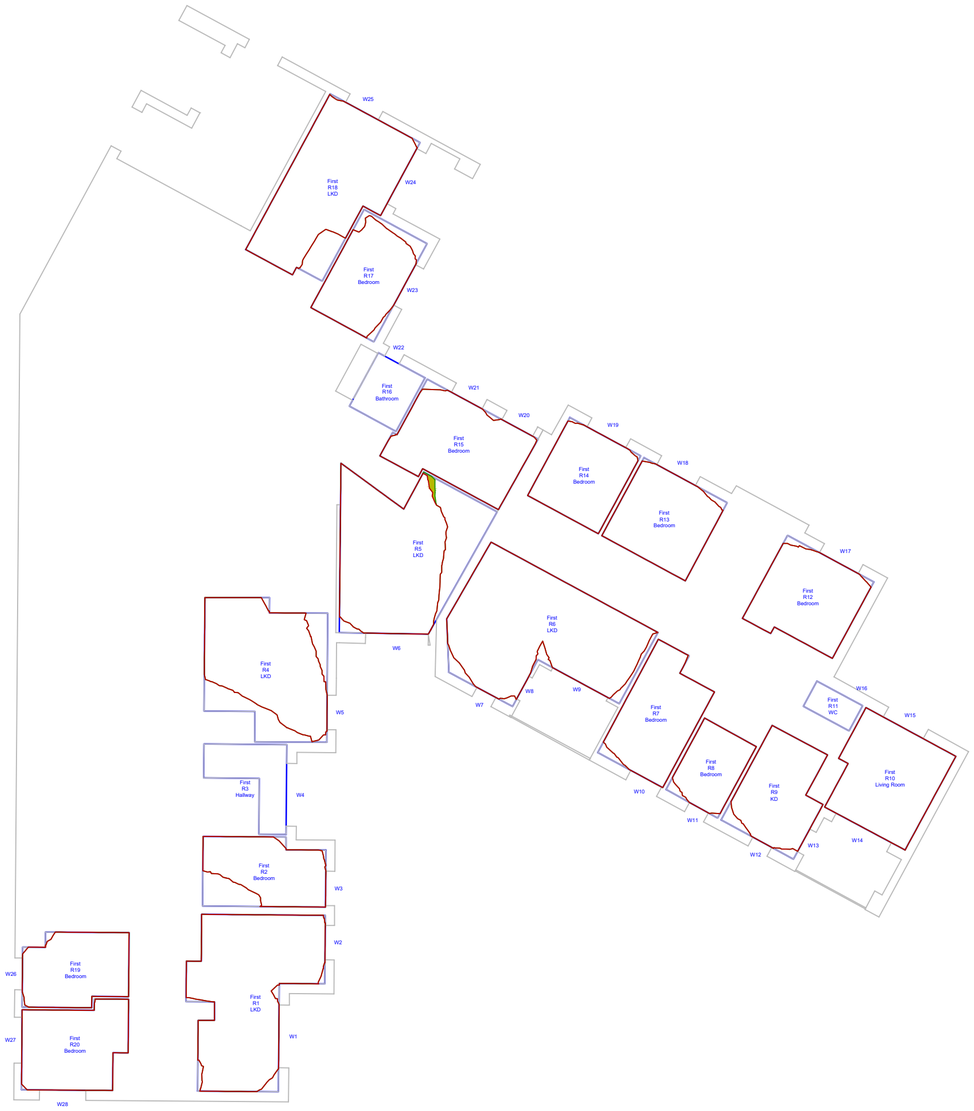
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6537-01-15	-

First Floor
179 Dartmouth Road

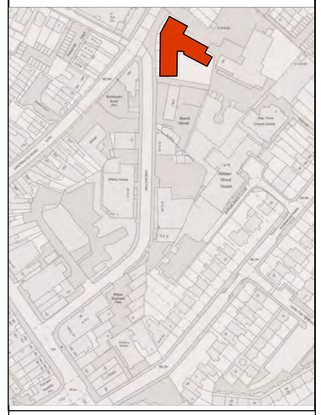


Second Floor
179 Dartmouth Road

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

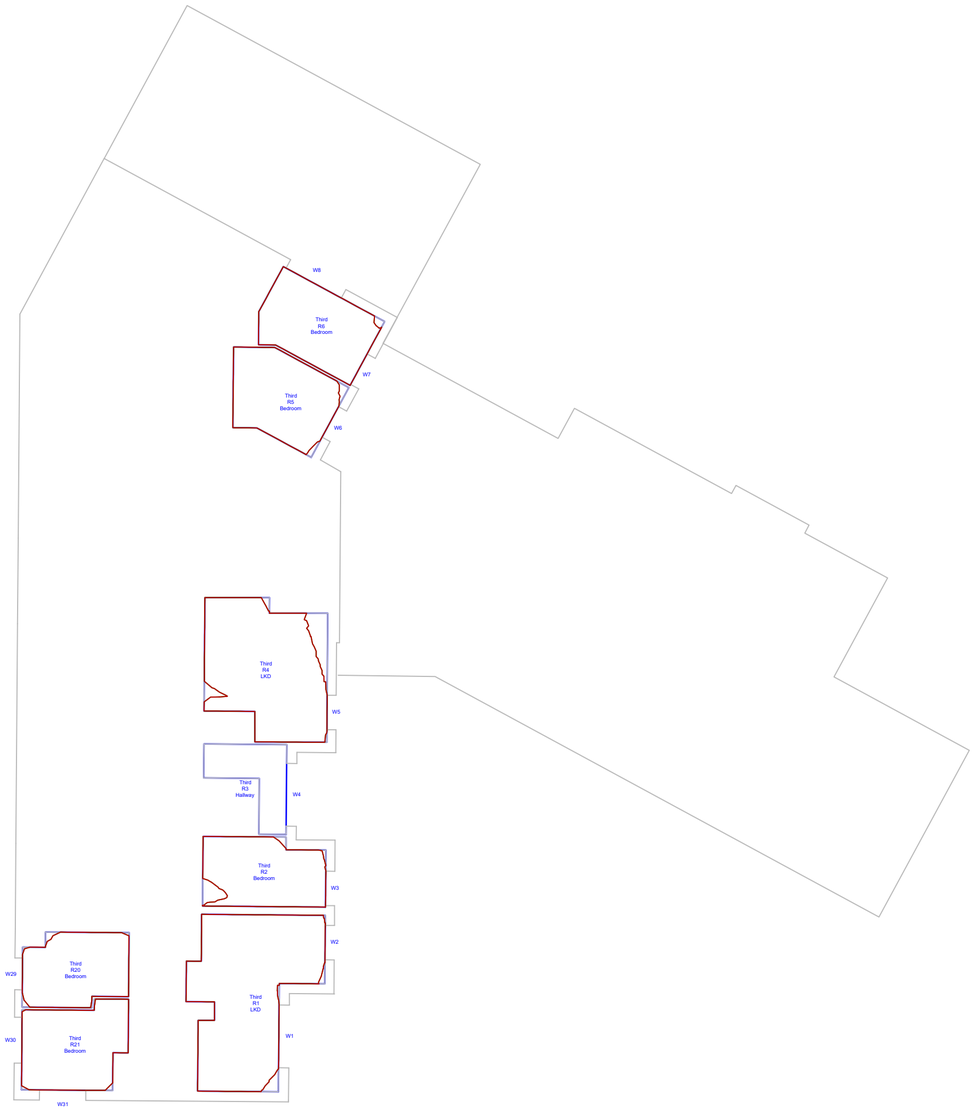
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	CHECKED:
NTS	14.12.22	RR	DW

DRAWING NUMBER:	REV:
6537-01-16	.

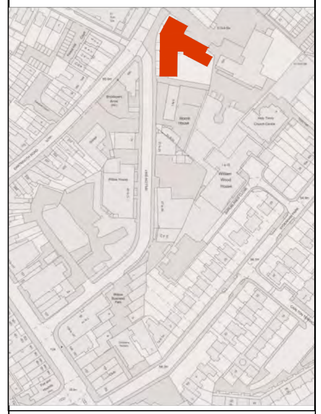
Third Floor
179 Dartmouth Road



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography,
Bing maps and Google Streetmaps.
Room information from planning layouts or
assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

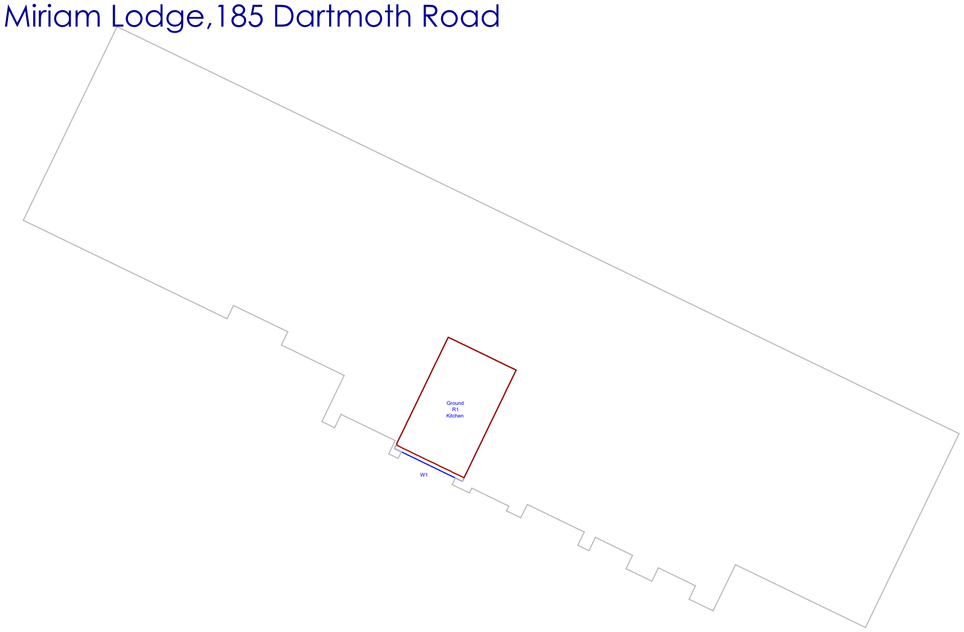
DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

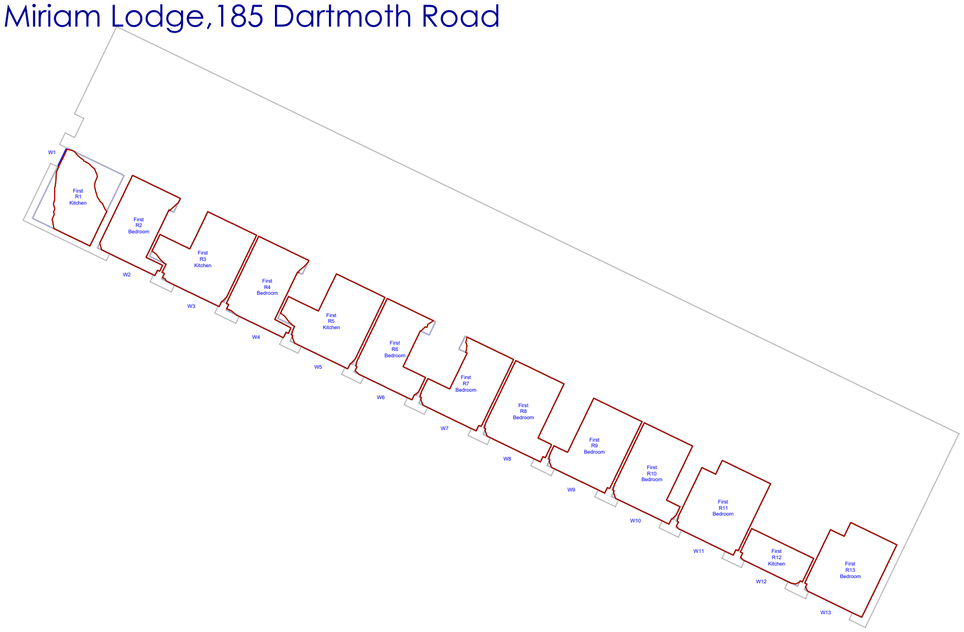
DRAWING NUMBER: 6537-01-17

REV: .

Ground Floor
Miriam Lodge,185 Dartmoth Road



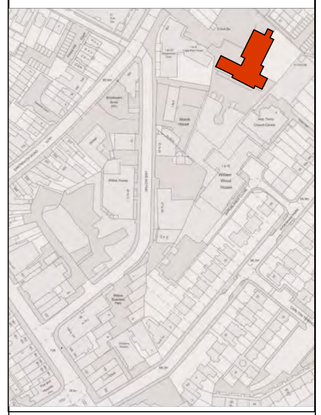
First Floor
Miriam Lodge,185 Dartmoth Road



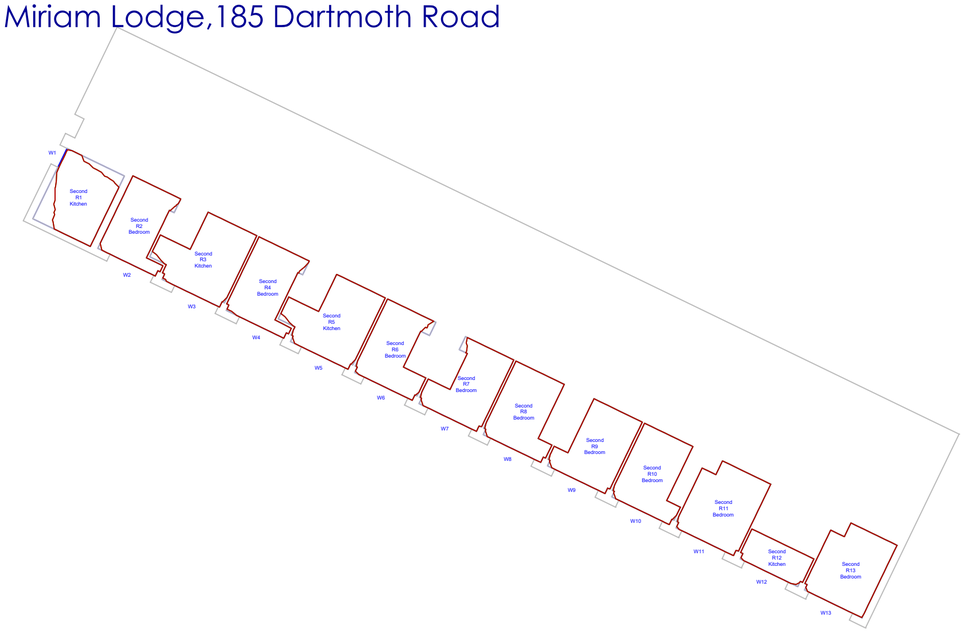
NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

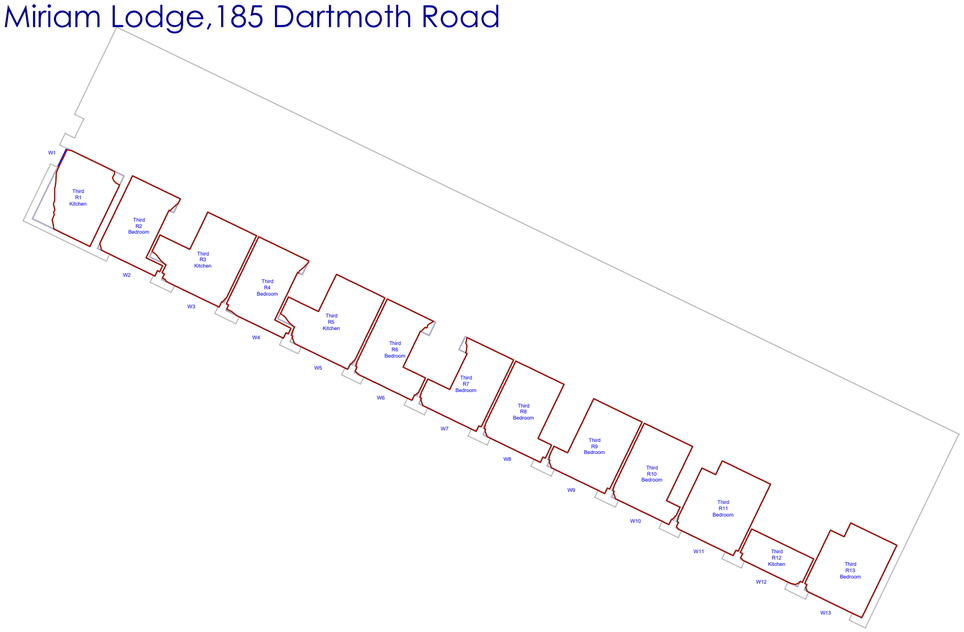
Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



Second Floor
Miriam Lodge,185 Dartmoth Road



Third Floor
Miriam Lodge,185 Dartmoth Road



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

N

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

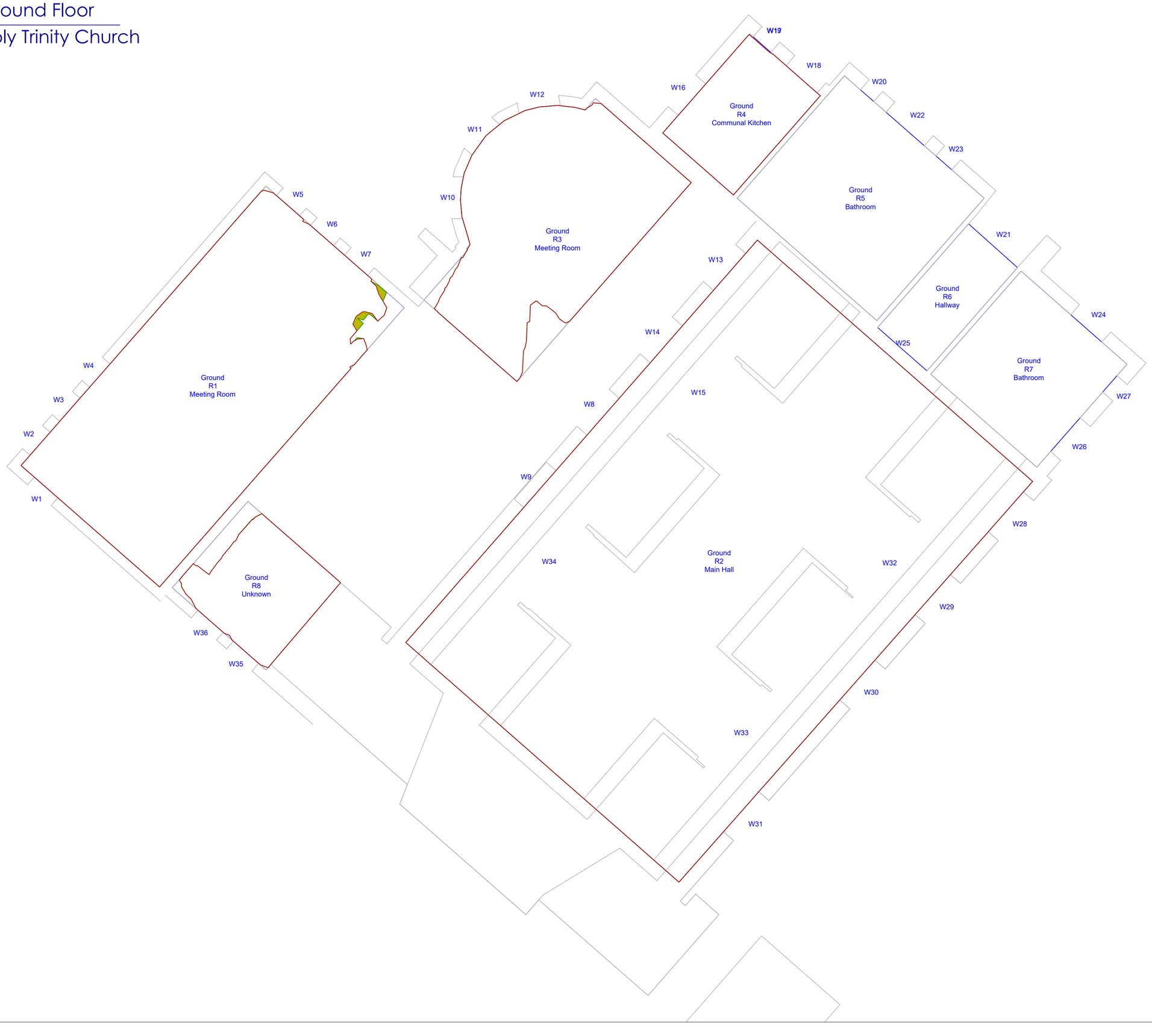
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-01-18	

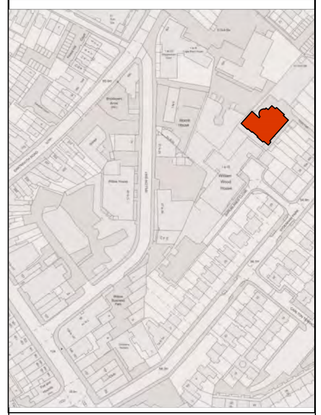
Ground Floor
Holy Trinity Church



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section



KEY
- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
Daylight Distribution Contours

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6537-01-19	-

Appendix 3

Vertical Sky Component and Sunlight Results for Neighbouring Properties

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
William Wood House																										
Ground	R1		NonResidential	Bedroom	W1		Existing	26.37	1.00	YES	39°N				16.00	*North	*North	1.00	*North	*North						
							Proposed	26.37							16.00			1.00								
					W31		Existing	30.51	1.00	YES	129°				60.00	1.00	YES	16.00	1.00	YES						
							Proposed	30.51							60.00			16.00								
												28.79	1.00	YES							60.00			16.00		
												28.79									60.00	1.00	YES	16.00	1.00	YES
	R2		NonResidential	LKD	W2		Existing	21.26	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	21.26																		
					W3		Existing	20.21	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	20.21																		
												20.74	1.00	YES												
												20.74										*North	*North		*North	*North
	R3		Residential	Bedroom	W4		Existing	30.64	0.95	YES	309°N					*North	*North		*North	*North						
							Proposed	29.14																		
												30.64	0.95	YES												
												29.14										*North	*North		*North	*North
	R4		Residential	LKD	W5		Existing	30.93	0.94	YES	309°N					*North	*North		*North	*North						
							Proposed	29.20																		
												30.93	0.94	YES												
												29.20										*North	*North		*North	*North
	R5		Residential	LKD	W6		Existing	31.12	0.94	YES	309°N					*North	*North		*North	*North						
							Proposed	29.11																		
												31.12	0.94	YES												
												29.11										*North	*North		*North	*North
	R6		Residential	Bedroom	W7		Existing	31.09	0.93	YES	309°N					*North	*North		*North	*North						
							Proposed	28.92																		
												31.09	0.93	YES												
												28.92										*North	*North		*North	*North
	R7		Residential	Bedroom	W8		Existing	30.72	0.93	YES	309°N					*North	*North		*North	*North						
							Proposed	28.56																		
												30.72	0.93	YES												
												28.56										*North	*North		*North	*North
	R8		Residential	LKD	W9		Existing	28.93	0.96	YES	309°N					*North	*North		*North	*North						
							Proposed	27.84																		
												28.93	0.96	YES												
												27.84										*North	*North		*North	*North
	R9		Residential	Communal Lounge	W10		Existing	25.80	1.00	YES	39°N				1.00	*North	*North	0.00	*North	*North						
							Proposed	25.80							1.00			0.00								
					W11		Existing	25.35	1.00	YES	39°N				10.00	*North	*North	0.00	*North	*North						
							Proposed	25.35							10.00			0.00								
					W12		Existing	21.91	0.77	**NO**	309°N				16.00	*North	*North	1.00	*North	*North						
							Proposed	16.97							3.00			0.00								
					W13		Existing	26.27	0.77	**NO**	309°N				14.00	*North	*North	1.00	*North	*North						
							Proposed	20.28							0.00			0.00								
					W14		Existing	23.32	0.72	**NO**	309°N				10.00	*North	*North	2.00	*North	*North						
							Proposed	16.85							0.00			0.00								
					W15		Existing	26.38	0.74	**NO**	309°N				13.00	*North	*North	1.00	*North	*North						
							Proposed	19.43							0.00			0.00								
					W16		Existing	27.11	0.66	**NO**	219°				55.00	0.69	YES	10.00	0.90	YES						
							Proposed	17.92							38.00			9.00								
					W17		Existing	26.45	0.64	**NO**	219°				52.00	0.65	YES	10.00	0.60	YES						
							Proposed	16.85							34.00			6.00								
												25.49	0.78	NO							71.00			14.00		
												19.96									52.00	0.73	YES	9.00	0.64	YES
	R10		Residential	Bedroom	W18		Existing	29.03	0.69	**NO**	309°N					*North	*North		*North	*North						
							Proposed	20.16																		
												29.03	0.69	NO												
												20.16										*North	*North		*North	*North
	R11		Residential	LKD	W19		Existing	31.23	0.68	**NO**	309°N					*North	*North		*North	*North						
							Proposed	21.34																		
												31.23	0.68	NO												
												21.34										*North	*North		*North	*North
	R12		Residential	LKD	W20		Existing	31.13	0.64	**NO**	309°N					*North	*North		*North	*North						
							Proposed	19.83																		
												31.13	0.64	NO												
												19.83										*North	*North		*North	*North

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R13		Residential	Bedroom	W21		Existing	25.30	0.71	**NO**	309°N					*North	*North		*North	*North						
							Proposed	17.84																		
												25.30	0.71	NO												
												17.84										*North	*North		*North	*North
	R16		Residential	Bedroom	W24		Existing	24.82	0.75	**NO**	219°				50.00	0.86	YES	19.00	1.00	YES						
							Proposed	18.63							43.00			19.00								
												24.82	0.75	NO							50.00			19.00		
												18.63									43.00	0.86	YES	19.00	1.00	YES
	R17		Residential	KD	W25		Existing	29.41	0.71	**NO**	219°				60.00	0.75	YES	23.00	0.83	YES						
							Proposed	20.75							45.00			19.00								
												29.41	0.71	NO							60.00			23.00		
												20.75									45.00	0.75	YES	19.00	0.83	YES
	R18		Residential	KD	W26		Existing	31.66	0.72	**NO**	219°				64.00	0.75	YES	22.00	0.86	YES						
							Proposed	22.79							48.00			19.00								
												31.66	0.72	NO							64.00			22.00		
												22.79									48.00	0.75	YES	19.00	0.86	YES
	R19		Residential	Bedroom	W27		Existing	32.56	0.75	**NO**	219°				62.00	0.79	YES	20.00	0.90	YES						
							Proposed	24.30							49.00			18.00								
												32.56	0.75	NO							62.00			20.00		
												24.30									49.00	0.79	YES	18.00	0.90	YES
	R20		Residential	Bedroom	W28		Existing	32.88	0.77	**NO**	219°				65.00	0.82	YES	21.00	0.95	YES						
							Proposed	25.42							53.00			20.00								
												32.88	0.77	NO							65.00			21.00		
												25.42									53.00	0.82	YES	20.00	0.95	YES
	R21		Residential	LKD	W29		Existing	32.88	0.80	YES	219°				68.00	0.82	YES	20.00	0.95	YES						
							Proposed	26.32							56.00			19.00								
					W30		Existing	27.85	1.00	YES	129°				56.00	1.00	YES	15.00	1.00	YES						
							Proposed	27.85							56.00			15.00								
												30.88	0.87	YES							86.00			21.00		
												26.93									74.00	0.86	YES	20.00	0.95	YES
First	R1		NonResidential	Bedroom	W1		Existing	31.98	1.00	YES	39°N				20.00	*North	*North	2.00	*North	*North						
							Proposed	31.98							20.00			2.00								
					W24		Existing	33.61	1.00	YES	129°				66.00	1.00	YES	21.00	1.00	YES						
							Proposed	33.61							66.00			21.00								
												33.04	1.00	YES							66.00			21.00		
												33.04									66.00	1.00	YES	21.00	1.00	YES
	R2		NonResidential	LKD	W2		Existing	29.30	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	29.30																		
												29.30	1.00	YES												
												29.30										*North	*North		*North	*North
	R3		Residential	Bedroom	W3		Existing	30.41	0.95	YES	309°N					*North	*North		*North	*North						
							Proposed	28.96																		
												30.41	0.95	YES												
												28.96										*North	*North		*North	*North
	R4		Residential	LKD	W4		Existing	30.77	0.94	YES	309°N					*North	*North		*North	*North						
							Proposed	29.04																		
												30.77	0.94	YES												
												29.04										*North	*North		*North	*North
	R5		Residential	LKD	W5		Existing	31.18	0.93	YES	309°N					*North	*North		*North	*North						
							Proposed	29.00																		
												31.18	0.93	YES												
												29.00										*North	*North		*North	*North
	R6		Residential	Bedroom	W6		Existing	31.46	0.92	YES	309°N					*North	*North		*North	*North						
							Proposed	28.84																		
												31.46	0.92	YES												
												28.84										*North	*North		*North	*North
	R7		Residential	Bedroom	W7		Existing	31.64	0.90	YES	309°N					*North	*North		*North	*North						
							Proposed	28.55																		
												31.64	0.90	YES												
												28.55										*North	*North		*North	*North
	R8		Residential	LKD	W8		Existing	31.65	0.89	YES	309°N					*North	*North		*North	*North						
							Proposed	28.10																		
												31.65	0.89	YES												
												28.10										*North	*North		*North	*North
	R9		Residential	LKD	W9		Existing	31.83	0.89	YES	310°N					*North	*North		*North	*North						
							Proposed	28.36																		
												31.83	0.89	YES												
												28.36										*North	*North		*North	*North
	R10		Residential	LKD	W10		Existing	32.67	0.76	**NO**	308°N					*North	*North		*North	*North						
							Proposed	24.73																		
												32.67	0.76	NO												
												24.73										*North	*North		*North	*North

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R11		Residential	Bedroom	W11		Existing	32.83	0.72	**NO**	309°N					*North	*North		*North	*North						
							Proposed	23.76																		
												32.83	0.72	NO												
												23.76										*North	*North		*North	*North
	R12		Residential	LKD	W12		Existing	33.05	0.67	**NO**	309°N					*North	*North		*North	*North						
							Proposed	22.24																		
												33.05	0.67	NO												
												22.24										*North	*North		*North	*North
	R13		Residential	LKD	W13		Existing	33.19	0.61	**NO**	309°N					*North	*North		*North	*North						
							Proposed	20.35																		
												33.19	0.61	NO												
												20.35										*North	*North		*North	*North
	R14		Residential	Bedroom	W14		Existing	33.37	0.55	**NO**	309°N					*North	*North		*North	*North						
							Proposed	18.49																		
												33.37	0.55	NO												
												18.49										*North	*North		*North	*North
	R17		Residential	Bedroom	W17		Existing	32.37	0.58	**NO**	219°				66.00	0.59	YES	23.00	0.83	YES						
							Proposed	18.74							39.00			19.00								
												32.37	0.58	NO							66.00			23.00		
												18.74									39.00	0.59	YES	19.00	0.83	YES
	R18		Residential	LKD	W18		Existing	33.23	0.63	**NO**	219°				66.00	0.64	YES	24.00	0.79	YES						
							Proposed	20.99							42.00			19.00								
												33.23	0.63	NO							66.00			24.00		
												20.99									42.00	0.64	YES	19.00	0.79	YES
	R19		Residential	LKD	W19		Existing	33.65	0.69	**NO**	219°				68.00	0.68	YES	25.00	0.80	YES						
							Proposed	23.10							46.00			20.00								
												33.65	0.69	NO							68.00			25.00		
												23.10									46.00	0.68	YES	20.00	0.80	YES
	R20		Residential	Bedroom	W20		Existing	33.70	0.73	**NO**	219°				67.00	0.76	YES	24.00	0.92	YES						
							Proposed	24.67							51.00			22.00								
												33.70	0.73	NO							67.00			24.00		
												24.67									51.00	0.76	YES	22.00	0.92	YES
	R21		Residential	Bedroom	W21		Existing	33.59	0.77	**NO**	219°				67.00	0.81	YES	24.00	0.96	YES						
							Proposed	25.85							54.00			23.00								
												33.59	0.77	NO							67.00			24.00		
												25.85									54.00	0.81	YES	23.00	0.96	YES
	R22		Residential	LKD	W22		Existing	33.34	0.80	YES	219°				67.00	0.81	YES	24.00	0.96	YES						
							Proposed	26.83							54.00			23.00								
					W23		Existing	31.41	1.00	YES	129°				60.00	1.00	YES	17.00	1.00	YES						
							Proposed	31.41							60.00			17.00								
												32.60	0.88	YES							93.00			25.00		
												28.60									80.00	0.86	YES	24.00	0.96	YES
25A-25D Sydenham Park																										
Lower Ground	R3		Residential	Bedroom	W6		Existing	26.52	0.90	YES	312°N					*North	*North		*North	*North						
							Proposed	23.96																		
												26.52	0.90	YES												
												23.96										*North	*North		*North	*North
Ground	R1		Residential	LKD	W1		Existing	32.45	0.94	YES	311°N					*North	*North		*North	*North						
							Proposed	30.37																		
					W2		Existing	32.03	0.93	YES	311°N					*North	*North		*North	*North						
							Proposed	29.88																		
					W4		Existing	32.48	0.92	YES	311°N					*North	*North		*North	*North						
							Proposed	29.99																		
												32.20	0.93	YES												
												30.00										*North	*North		*North	*North
	R4		Residential	Kitchen	W6		Existing	31.02	0.88	YES	312°N					*North	*North		*North	*North						
							Proposed	27.24																		
												31.02	0.88	YES												
												27.24										*North	*North		*North	*North
First	R1		Residential	Kitchen	W1		Existing	31.82	0.90	YES	312°N					*North	*North		*North	*North						
							Proposed	28.50																		
												31.82	0.90	YES												
												28.50										*North	*North		*North	*North
	R6		Residential	Kitchen	W6		Existing	32.80	0.88	YES	312°N					*North	*North		*North	*North						
							Proposed	28.77																		
												32.80	0.88	YES												
												28.77										*North	*North		*North	*North

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Second	R1		Residential	Bedroom	W1		Existing	16.98	0.96	YES	222°				38.00	0.92	YES	9.00	1.00	YES						
							Proposed	16.29							35.00			9.00								
												16.98	0.96	YES							38.00			9.00		
												16.29									35.00	0.92	YES	9.00	1.00	YES
23A-23D Sydenham Park																										
Lower Ground	R1		Residential	Bedroom	W1		Existing	26.31	0.85	YES	311°N					*North	*North		*North	*North						
							Proposed	22.30																		
												26.31	0.85	YES												
												22.30										*North	*North		*North	*North
Ground	R1		Residential	Kitchen	W1		Existing	32.24	0.85	YES	311°N					*North	*North		*North	*North						
							Proposed	27.42																		
												32.24	0.85	YES												
												27.42										*North	*North		*North	*North
	R3		Residential	Kitchen	W4		Existing	35.68	0.79	YES	311°N					*North	*North		*North	*North						
							Proposed	28.36																		
												35.68	0.79	YES												
												28.36										*North	*North		*North	*North
First	R1		Residential	Kitchen	W1		Existing	32.70	0.85	YES	311°N					*North	*North		*North	*North						
							Proposed	27.83																		
												32.70	0.85	YES												
												27.83										*North	*North		*North	*North
	R5		Residential	Kitchen	W5		Existing	29.15	0.81	YES	311°N					*North	*North		*North	*North						
							Proposed	23.58																		
												29.15	0.81	YES												
												23.58										*North	*North		*North	*North
Second	R1		Residential	Bedroom	W1		Existing	38.07	0.90	YES	311°N					*North	*North		*North	*North						
							Proposed	34.11																		
												38.07	0.90	YES												
												34.11										*North	*North		*North	*North
	R2		Residential	Bedroom	W2		Existing	38.08	0.88	YES	311°N					*North	*North		*North	*North						
							Proposed	33.70																		
												38.08	0.88	YES												
												33.70										*North	*North		*North	*North
21-21B And 19-19B Sydenham Park																										
Lower Ground	R1		Residential	Bedroom	W1		Existing	21.09	0.82	YES	311°N					*North	*North		*North	*North						
							Proposed	17.34																		
												21.09	0.82	YES												
												17.34										*North	*North		*North	*North
	R2		Residential	Bedroom	W2		Existing	19.43	0.70	**NO**	311°N					*North	*North		*North	*North						
							Proposed	13.54																		
												19.43	0.70	NO												
												13.54										*North	*North		*North	*North
Ground	R4		Residential	KD	W4		Existing	36.10	0.80	YES	311°N					*North	*North		*North	*North						
							Proposed	28.98																		
												36.10	0.80	YES												
												28.98										*North	*North		*North	*North
	R5		Residential	KD	W5		Existing	34.11	0.79	**NO**	311°N					*North	*North		*North	*North						
							Proposed	26.92																		
												34.11	0.79	NO												
												26.92										*North	*North		*North	*North
First	R2		Residential	KD	W2		Existing	37.01	0.83	YES	311°N					*North	*North		*North	*North						
							Proposed	30.78																		
												37.01	0.83	YES												
												30.78										*North	*North		*North	*North
	R3		Residential	KD	W3		Existing	37.01	0.83	YES	311°N					*North	*North		*North	*North						
							Proposed	30.60																		
												37.01	0.83	YES												
												30.60										*North	*North		*North	*North
Second	R3		Residential	KD	W3		Existing	25.96	0.81	YES	311°N					*North	*North		*North	*North						
							Proposed	21.05																		
												25.96	0.81	YES												
												21.05										*North	*North		*North	*North
	R4		Residential	KD	W4		Existing	26.45	0.81	YES	311°N					*North	*North		*North	*North						
							Proposed	21.39																		
												26.45	0.81	YES												
												21.39										*North	*North		*North	*North

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
17-17A And 15-15A Sydenham Park																										
Lower Ground	R1		Residential	Bedroom	W1		Existing	16.78	0.69	**NO**	309°N					*North	*North		*North	*North						
							Proposed	11.56																			
												16.78	0.69	NO												
												11.56										*North	*North		*North	*North
	R2		Residential	Bedroom	W2		Existing	24.22	0.75	**NO**	309°N					*North	*North		*North	*North						
							Proposed	18.23																			
												24.22	0.75	NO												
												18.23										*North	*North		*North	*North
Ground	R2		Residential	KD	W3		Existing	31.95	0.76	**NO**	309°N					*North	*North		*North	*North						
							Proposed	24.43																			
												31.95	0.76	NO												
												24.43										*North	*North		*North	*North
	R3		Residential	KD	W4		Existing	31.16	0.76	**NO**	309°N					*North	*North		*North	*North						
							Proposed	23.54																			
												31.16	0.76	NO												
												23.54										*North	*North		*North	*North
First	R2		Residential	Bedroom	W2		Existing	35.76	0.82	YES	309°N					*North	*North		*North	*North						
							Proposed	29.41																			
												35.76	0.82	YES												
												29.41										*North	*North		*North	*North
	R3		Residential	KD	W3		Existing	36.57	0.82	YES	309°N					*North	*North		*North	*North						
							Proposed	30.04																			
												36.57	0.82	YES												
												30.04										*North	*North		*North	*North
	R4		Residential	KD	W4		Existing	36.51	0.83	YES	309°N					*North	*North		*North	*North						
							Proposed	30.15																			
												36.51	0.83	YES												
												30.15										*North	*North		*North	*North
	R5		Residential	Bedroom	W5		Existing	35.69	0.83	YES	309°N					*North	*North		*North	*North						
							Proposed	29.75																			
												35.69	0.83	YES												
												29.75										*North	*North		*North	*North
Second	R1		Residential	Bedroom	W1		Existing	38.02	0.88	YES	309°N					*North	*North		*North	*North						
							Proposed	33.47																			
												38.02	0.88	YES												
												33.47										*North	*North		*North	*North
13-13A And 11-11A Sydenham Park																										
Lower Ground	R1		Residential	Bedroom	W1		Existing	24.06	0.75	**NO**	309°N					*North	*North		*North	*North						
							Proposed	18.06																			
												24.06	0.75	NO												
												18.06										*North	*North		*North	*North
	R2		Residential	Bedroom	W2		Existing	24.20	0.80	YES	309°N					*North	*North		*North	*North						
							Proposed	19.38																			
												24.20	0.80	YES												
												19.38										*North	*North		*North	*North
Ground	R2		Residential	Kitchen	W2		Existing	28.21	0.80	YES	309°N					*North	*North		*North	*North						
							Proposed	22.57																			
												28.21	0.80	YES												
												22.57										*North	*North		*North	*North
	R3		Residential	Kitchen	W3		Existing	28.86	0.81	YES	309°N					*North	*North		*North	*North						
							Proposed	23.30																			
												28.86	0.81	YES												
												23.30										*North	*North		*North	*North
First	R2		Residential	Kitchen	W2		Existing	32.95	0.84	YES	309°N					*North	*North		*North	*North						
							Proposed	27.70																			
												32.95	0.84	YES												
												27.70										*North	*North		*North	*North
	R3		Residential	Kitchen	W3		Existing	32.78	0.86	YES	309°N					*North	*North		*North	*North						
							Proposed	28.24																			
												32.78	0.86	YES												
												28.24										*North	*North		*North	*North

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Second	R1		Residential	Bedroom	W1		Existing	38.20	0.90	YES	309°N					*North	*North		*North	*North						
							Proposed	34.53																		
												38.20	0.90	YES												
												34.53										*North	*North		*North	*North
	R2		Residential	Bedroom	W2		Existing	38.17	0.92	YES	309°N					*North	*North		*North	*North						
							Proposed	34.94																		
												38.17	0.92	YES												
												34.94										*North	*North		*North	*North
9-9A And 7-7A Sydenham Park																										
Lower Ground	R1		Residential	Bedroom	W1		Existing	24.38	0.89	YES	309°N					*North	*North		*North	*North						
							Proposed	21.58																		
												24.38	0.89	YES												
												21.58										*North	*North		*North	*North
	R2		Residential	Bedroom	W2		Existing	23.60	0.91	YES	309°N					*North	*North		*North	*North						
							Proposed	21.53																		
												23.60	0.91	YES												
												21.53										*North	*North		*North	*North
Ground	R2		Residential	KD	W2		Existing	27.46	0.91	YES	309°N					*North	*North		*North	*North						
							Proposed	24.88																		
												27.46	0.91	YES												
												24.88										*North	*North		*North	*North
	R3		Residential	KD	W3		Existing	28.04	0.89	YES	309°N					*North	*North		*North	*North						
							Proposed	25.05																		
												28.04	0.89	YES												
												25.05										*North	*North		*North	*North
First	R2		Residential	KD	W2		Existing	32.78	0.91	YES	309°N					*North	*North		*North	*North						
							Proposed	29.84																		
												32.78	0.91	YES												
												29.84										*North	*North		*North	*North
	R3		Residential	KD	W3		Existing	32.43	0.93	YES	309°N					*North	*North		*North	*North						
							Proposed	30.14																		
												32.43	0.93	YES												
												30.14										*North	*North		*North	*North
	R4		Residential	Bedroom	W4		Existing	30.60	0.94	YES	309°N					*North	*North		*North	*North						
							Proposed	28.64																		
												30.60	0.94	YES												
												28.64										*North	*North		*North	*North
Second	R1		Residential	Bedroom	W1		Existing	38.18	0.95	YES	309°N				30.00	*North	*North	6.00	*North	*North						
							Proposed	36.16							30.00			6.00								
					W4		Existing	38.55	1.00	YES	129°				70.00	1.00	YES	24.00	1.00	YES						
							Proposed	38.55							70.00			24.00								
												38.37	0.97	YES							100.00			30.00		
												37.36									100.00	1.00	YES	30.00	1.00	YES
	R2		Residential	Bedroom	W2		Existing	38.12	0.96	YES	309°N				29.00	*North	*North	5.00	*North	*North						
							Proposed	36.49							29.00			5.00								
					W3		Existing	38.61	1.00	YES	129°				70.00	1.00	YES	24.00	1.00	YES						
							Proposed	38.61							70.00			24.00								
												38.36	0.98	YES							99.00			29.00		
												37.55									99.00	1.00	YES	29.00	1.00	YES
The Arc 85 Willow Way																										
First	R1		Residential	Living Room	W1		Existing	17.47	0.99	YES	54°N					*North	*North		*North	*North						
							Proposed	17.37																		
					W2		Existing	22.34	1.00	YES	54°N					*North	*North		*North	*North						
							Proposed	22.34																		
												18.44	1.00	YES												
												18.36										*North	*North		*North	*North
	R2		Residential	Bedroom	W3		Existing	38.89	0.97	YES	53°N					*North	*North		*North	*North						
							Proposed	37.64																		
												38.89	0.97	YES												
												37.64										*North	*North		*North	*North
	R3		Residential	LKD	W4		Existing	15.53	1.00	YES	322°N					*North	*North		*North	*North						
							Proposed	15.53																		
					W5		Existing	35.79	0.99	YES	322°N					*North	*North		*North	*North						
							Proposed	35.60																		
					W6		Existing	35.40	0.99	YES	322°N					*North	*North		*North	*North						
							Proposed	35.22																		
												23.14	1.00	YES												
												23.07										*North	*North		*North	*North

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Second	R1		Residential	Living Room	W1		Existing	20.13	1.00	YES	54°N					*North	*North		*North	*North						
							Proposed	20.06																		
					W2		Existing	24.36	1.00	YES	54°N					*North	*North		*North	*North						
							Proposed	24.36																		
												20.98	1.00	YES												
												20.92										*North	*North		*North	*North
	R2		Residential	Unknown	W3		Existing	39.29	0.98	YES	53°N					*North	*North		*North	*North						
							Proposed	38.43																		
												39.29	0.98	YES												
												38.43										*North	*North		*North	*North
	R3		Residential	LKD	W4		Existing	16.72	1.00	YES	322°N					*North	*North		*North	*North						
							Proposed	16.72																		
					W5		Existing	37.57	1.00	YES	322°N					*North	*North		*North	*North						
							Proposed	37.43																		
					W6		Existing	37.41	1.00	YES	322°N					*North	*North		*North	*North						
							Proposed	37.28																		
												24.60	1.00	YES												
												24.55										*North	*North		*North	*North
Third	R1		Residential	Living Room	W1		Existing	32.64	0.99	YES	54°N					*North	*North		*North	*North						
							Proposed	32.36																		
					W2		Existing	16.63	1.00	YES	322°N					*North	*North		*North	*North						
							Proposed	16.63																		
												23.71	0.99	YES												
												23.59										*North	*North		*North	*North
Flats 10-14 Moore House																										
Ground	R1		Residential	LKD	W1		Existing	4.95	1.00	YES	355°N					*North	*North		*North	*North						
							Proposed	4.96																		
					W2		Existing	14.31	2.33	YES	280°N					*North	*North		*North	*North						
							Proposed	33.29																		
												6.78	1.55	YES												
												10.51										*North	*North		*North	*North
	R3		Residential	Bedroom	W4		Existing	28.65	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	28.65																		
												28.65	1.00	YES												
												28.65										*North	*North		*North	*North
	R4		Residential	Bedroom	W5		Existing	30.40	1.00	YES	39°N				20.00	*North	*North	2.00	*North	*North						
							Proposed	30.40							20.00			2.00								
					W6		Existing	34.83	0.85	YES	115°				59.00	0.61	YES	19.00	0.37	YES						
							Proposed	29.51							36.00			7.00								
												32.67	0.92	YES							59.00			19.00		
												29.94									36.00	0.61	YES	7.00	0.37	YES
First	R1		Residential	Bedroom	W1		Existing	17.20	2.05	YES	280°N					*North	*North		*North	*North						
							Proposed	35.25																		
					W2		Existing	10.78	1.00	YES	355°N					*North	*North		*North	*North						
							Proposed	10.79																		
												11.90	1.27	YES												
												15.06										*North	*North		*North	*North
	R2		Residential	Living Room	W3		Existing	25.45	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	25.45																		
												25.45	1.00	YES												
												25.45										*North	*North		*North	*North
	R4		Residential	KD	W5		Existing	31.13	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	31.13																		
												31.13	1.00	YES												
												31.13										*North	*North		*North	*North
	R5		Residential	Bedroom	W6		Existing	32.94	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	32.94																		
												32.94	1.00	YES												
												32.94										*North	*North		*North	*North
Second	R1		Residential	Bedroom	W1		Existing	37.78	0.96	YES	280°N					*North	*North		*North	*North						
							Proposed	36.14																		
					W2		Existing	26.92	1.00	YES	355°N					*North	*North		*North	*North						
							Proposed	26.92																		
												28.82	0.99	YES												
												28.53										*North	*North		*North	*North

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R2		Residential	Living Room	W3		Existing	28.09	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	28.09																		
					W4		Existing	29.81	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	29.81																		
												28.82	1.00	YES												
												28.82										*North	*North		*North	*North
	R4		Residential	KD	W6		Existing	34.02	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	34.02																		
												34.02	1.00	YES												
												34.02										*North	*North		*North	*North
	R5		Residential	Bedroom	W7		Existing	35.07	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	35.07																		
												35.07	1.00	YES												
												35.07										*North	*North		*North	*North
Third	R1		Residential	Bedroom	W1		Existing	38.56	0.96	YES	280°N					*North	*North		*North	*North						
							Proposed	37.04																		
					W2		Existing	34.23	1.00	YES	355°N					*North	*North		*North	*North						
							Proposed	34.23																		
												35.11	0.99	YES												
												34.80										*North	*North		*North	*North
	R2		Residential	Living Room	W3		Existing	34.82	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	34.82																		
					W4		Existing	34.82	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	34.82																		
												34.82	1.00	YES												
												34.82										*North	*North		*North	*North
	R4		Residential	KD	W6		Existing	36.66	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	36.66																		
												36.66	1.00	YES												
												36.66										*North	*North		*North	*North
	R5		Residential	Bedroom	W7		Existing	36.84	1.00	YES	39°N					*North	*North		*North	*North						
							Proposed	36.84																		
												36.84	1.00	YES												
												36.84										*North	*North		*North	*North
Flats 1-9 Moore House																										
Ground	R1		Residential	Bedroom	W1		Existing	14.58	1.00	YES	10°N				7.00	*North	*North	0.00	*North	*North						
							Proposed	14.58							7.00			0.00								
					W2		Existing	32.00	1.00	YES	100°				52.00	0.98	YES	17.00	0.94	YES						
							Proposed	31.88							51.00			16.00								
												27.63	1.00	YES							54.00			17.00		
												27.54									53.00	0.98	YES	16.00	0.94	YES
	R2		Residential	Bedroom	W3		Existing	32.65	1.00	YES	100°				52.00	0.98	YES	17.00	0.94	YES						
							Proposed	32.52							51.00			16.00								
												32.65	1.00	YES							52.00			17.00		
												32.52									51.00	0.98	YES	16.00	0.94	YES
	R3		Residential	Bedroom	W4		Existing	33.15	1.00	YES	100°				52.00	0.98	YES	17.00	0.94	YES						
							Proposed	33.00							51.00			16.00								
												33.15	1.00	YES							52.00			17.00		
												33.00									51.00	0.98	YES	16.00	0.94	YES
	R4		Residential	Bedroom	W6		Existing	34.11	1.00	YES	100°				53.00	0.96	YES	14.00	0.86	YES						
							Proposed	33.98							51.00			12.00								
												34.11	1.00	YES							53.00			14.00		
												33.98									51.00	0.96	YES	12.00	0.86	YES
	R5		Residential	Bedroom	W7		Existing	34.12	1.00	YES	100°				51.00	0.98	YES	12.00	0.92	YES						
							Proposed	34.07							50.00			11.00								
												34.12	1.00	YES							51.00			12.00		
												34.07									50.00	0.98	YES	11.00	0.92	YES
	R6		Residential	Bedroom	W8		Existing	33.87	1.00	YES	100°				47.00	1.00	YES	10.00	1.00	YES						
							Proposed	33.87							47.00			10.00								
					W9		Existing	13.58	1.02	YES	190°				41.00	1.00	YES	7.00	1.00	YES						
							Proposed	13.79							41.00			7.00								
												28.78	1.00	YES							62.00			11.00		
												28.83									62.00	1.00	YES	11.00	1.00	YES
	R7		Residential	Bedroom	W10		Existing	33.96	1.01	YES	280°N					*North	*North		*North	*North						
							Proposed	34.41																		
												33.96	1.01	YES												
												34.41										*North	*North		*North	*North

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R8		Residential	LKD	W11		Existing	15.27	1.00	YES	279°N				15.00	*North	*North	1.00	*North	*North						
							Proposed	15.27							15.00			1.00								
					W12		Existing	7.83	1.05	YES	189°				21.00	1.00	YES	5.00	1.00	YES						
							Proposed	8.26							21.00			5.00								
					W13		Existing	33.65	1.00	YES	279°N				36.00	*North	*North	7.00	*North	*North						
							Proposed	33.71							37.00			8.00								
												21.11	1.01	YES							37.00			7.00		
												21.23									38.00	1.03	YES	8.00	1.14	YES
First	R1		Residential	Bedroom	W1		Existing	17.53	1.00	YES	10°N				8.00	*North	*North	0.00	*North	*North						
							Proposed	17.53							8.00			0.00								
					W2		Existing	33.55	1.00	YES	100°				53.00	0.98	YES	18.00	0.94	YES						
							Proposed	33.44							52.00			17.00								
												29.53	1.00	YES							56.00			18.00		
												29.45									55.00	0.98	YES	17.00	0.94	YES
	R2		Residential	Bedroom	W3		Existing	34.11	1.00	YES	100°				53.00	0.98	YES	18.00	0.94	YES						
							Proposed	33.98							52.00			17.00								
												34.11	1.00	YES							53.00			18.00		
												33.98									52.00	0.98	YES	17.00	0.94	YES
	R3		Residential	Bedroom	W4		Existing	34.56	1.00	YES	100°				54.00	0.98	YES	17.00	0.94	YES						
							Proposed	34.40							53.00			16.00								
												34.56	1.00	YES							54.00			17.00		
												34.40									53.00	0.98	YES	16.00	0.94	YES
	R4		Residential	Bedroom	W5		Existing	35.10	0.99	YES	100°				55.00	0.98	YES	17.00	0.94	YES						
							Proposed	34.92							54.00			16.00								
												35.10	0.99	YES							55.00			17.00		
												34.92									54.00	0.98	YES	16.00	0.94	YES
	R5		Residential	Bedroom	W6		Existing	35.45	0.99	YES	100°				55.00	0.98	YES	16.00	0.94	YES						
							Proposed	35.27							54.00			15.00								
												35.45	0.99	YES							55.00			16.00		
												35.27									54.00	0.98	YES	15.00	0.94	YES
	R6		Residential	Bedroom	W7		Existing	35.50	1.00	YES	100°				53.00	0.98	YES	14.00	0.93	YES						
							Proposed	35.38							52.00			13.00								
												35.50	1.00	YES							53.00			14.00		
												35.38									52.00	0.98	YES	13.00	0.93	YES
	R7		Residential	Bedroom	W8		Existing	35.31	1.00	YES	100°				50.00	1.00	YES	11.00	1.00	YES						
							Proposed	35.28							50.00			11.00								
					W9		Existing	16.73	1.02	YES	190°				52.00	1.02	YES	8.00	1.13	YES						
							Proposed	17.02							53.00			9.00								
												30.65	1.00	YES							71.00			13.00		
												30.70									72.00	1.01	YES	14.00	1.08	YES
	R8		Residential	Bedroom	W10		Existing	36.08	1.00	YES	280°N					*North	*North		*North	*North						
							Proposed	36.13																		
												36.08	1.00	YES												
												36.13										*North	*North		*North	*North
	R9		Residential	LKD	W11		Existing	16.85	1.00	YES	279°N				16.00	*North	*North	2.00	*North	*North						
							Proposed	16.85							16.00			2.00								
					W12		Existing	8.72	1.02	YES	189°				24.00	1.00	YES	7.00	1.00	YES						
							Proposed	8.90							24.00			7.00								
					W13		Existing	35.73	1.00	YES	279°N				39.00	*North	*North	10.00	*North	*North						
							Proposed	35.72							38.00			9.00								
												22.90	1.00	YES							41.00			11.00		
												22.93									40.00	0.98	YES	10.00	0.91	YES
Second	R1		Residential	Bedroom	W1		Existing	21.98	1.00	YES	10°N				8.00	*North	*North	0.00	*North	*North						
							Proposed	21.98							8.00			0.00								
					W2		Existing	34.89	1.00	YES	100°				53.00	1.00	YES	18.00	1.00	YES						
							Proposed	34.78							53.00			18.00								
												31.65	1.00	YES							56.00			18.00		
												31.57									56.00	1.00	YES	18.00	1.00	YES
	R2		Residential	Bedroom	W3		Existing	35.34	1.00	YES	100°				55.00	0.98	YES	18.00	0.94	YES						
							Proposed	35.21							54.00			17.00								
												35.34	1.00	YES							55.00			18.00		
												35.21									54.00	0.98	YES	17.00	0.94	YES
	R3		Residential	Bedroom	W4		Existing	35.56	1.00	YES	100°				56.00	0.98	YES	18.00	0.94	YES						
							Proposed	35.41							55.00			17.00								
												35.56	1.00	YES							56.00			18.00		
												35.41									55.00	0.98	YES	17.00	0.94	YES
	R4		Residential	Bedroom	W5		Existing	36.17	0.99	YES	100°				57.00	0.98	YES	18.00	0.94	YES						
							Proposed	35.98							56.00			17.00								
												36.17	0.99	YES							57.00			18.00		
												35.98									56.00	0.98	YES	17.00	0.94	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R5		Residential	Bedroom	W6		Existing	36.51	0.99	YES	100°				56.00	0.96	YES	17.00	0.88	YES						
							Proposed	36.28							54.00			15.00								
												36.51	0.99	YES							56.00			17.00		
												36.28									54.00	0.96	YES	15.00	0.88	YES
	R6		Residential	Bedroom	W7		Existing	36.61	0.99	YES	100°				55.00	0.98	YES	16.00	0.94	YES						
							Proposed	36.37							54.00			15.00								
												36.61	0.99	YES							55.00			16.00		
												36.37									54.00	0.98	YES	15.00	0.94	YES
	R7		Residential	Bedroom	W8		Existing	36.53	0.99	YES	100°				54.00	0.96	YES	15.00	0.87	YES						
							Proposed	36.33							52.00			13.00								
					W9		Existing	22.85	0.99	YES	190°				66.00	0.98	YES	12.00	1.00	YES						
							Proposed	22.65							65.00			12.00								
												33.10	0.99	YES							83.00			19.00		
												32.90									80.00	0.96	YES	17.00	0.89	YES
	R8		Residential	Bedroom	W10		Existing	37.62	0.99	YES	280°N					*North	*North		*North	*North						
							Proposed	37.43																		
												37.62	0.99	YES												
												37.43										*North	*North		*North	*North
	R9		Residential	KD	W11		Existing	18.20	1.00	YES	279°N				17.00	*North	*North	2.00	*North	*North						
							Proposed	18.20							17.00			2.00								
					W12		Existing	9.29	1.00	YES	189°				24.00	1.00	YES	7.00	1.00	YES						
							Proposed	9.29							24.00			7.00								
					W13		Existing	37.26	1.00	YES	279°N				42.00	*North	*North	12.00	*North	*North						
							Proposed	37.20							40.00			10.00								
												23.99	1.00	YES							42.00			12.00		
												23.96									40.00	0.95	YES	10.00	0.83	YES
Third	R1		Residential	Bedroom	W1		Existing	36.27	1.00	YES	100°				55.00	1.00	YES	18.00	1.00	YES						
							Proposed	36.17							55.00			18.00								
												36.27	1.00	YES							55.00			18.00		
												36.17									55.00	1.00	YES	18.00	1.00	YES
	R2		Residential	Bedroom	W2		Existing	36.30	1.00	YES	100°				56.00	1.00	YES	18.00	1.00	YES						
							Proposed	36.18							56.00			18.00								
												36.30	1.00	YES							56.00			18.00		
												36.18									56.00	1.00	YES	18.00	1.00	YES
	R4		Residential	Unknown	W4		Existing	37.06	1.00	YES	100°				57.00	1.00	YES	18.00	1.00	YES						
							Proposed	36.88							57.00			18.00								
												37.06	1.00	YES							57.00			18.00		
												36.88									57.00	1.00	YES	18.00	1.00	YES
	R6		Residential	Unknown	W6		Existing	37.48	0.99	YES	100°				57.00	0.98	YES	18.00	0.94	YES						
							Proposed	37.22							56.00			17.00								
												37.48	0.99	YES							57.00			18.00		
												37.22									56.00	0.98	YES	17.00	0.94	YES
	R8		Residential	Bedroom	W8		Existing	37.61	0.99	YES	100°				56.00	0.98	YES	17.00	0.94	YES						
							Proposed	37.29							55.00			16.00								
												37.61	0.99	YES							56.00			17.00		
												37.29									55.00	0.98	YES	16.00	0.94	YES
	R9		Residential	Bedroom	W9		Existing	37.84	0.99	YES	100°				57.00	0.95	YES	18.00	0.83	YES						
							Proposed	37.34							54.00			15.00								
												37.84	0.99	YES							57.00			18.00		
												37.34									54.00	0.95	YES	15.00	0.83	YES
	R10		Residential	Bedroom	W10		Existing	36.06	0.87	YES	190°				85.00	0.88	YES	30.00	0.67	YES						
							Proposed	31.20							75.00			20.00								
					W11		Existing	38.58	1.00	YES	280°N				42.00	*North	*North	12.00	*North	*North						
							Proposed	38.43							40.00			10.00								
												38.14	0.97	YES							88.00			30.00		
												37.17									79.00	0.90	YES	21.00	0.70	YES
The Bricklayers Arm 189 Dartmouth Road																										
First	R1		Residential	Unknown	W1		Existing	24.45	0.97	YES	133°				51.00	1.00	YES	19.00	1.00	YES						
							Proposed	23.68							51.00			19.00								
												24.45	0.97	YES							51.00			19.00		
												23.68									51.00	1.00	YES	19.00	1.00	YES
	R2		Residential	Unknown	W2		Existing	23.25	1.00	YES	222°				42.00	1.00	YES	16.00	1.00	YES						
							Proposed	23.25							42.00			16.00								
					W5		Existing	31.06	0.98	YES	90°N				46.00	*North	*North	13.00	*North	*North						
							Proposed	30.58							46.00			13.00								
					W6		Existing	29.54	0.99	YES	90°N				44.00	*North	*North	13.00	*North	*North						
							Proposed	29.11							44.00			13.00								
												27.12	0.99	YES							80.00			26.00		
												26.87									80.00	1.00	YES	26.00	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R3		Residential	Unknown	W3		Existing	31.75	0.98	YES	90°N					*North	*North		*North	*North						
							Proposed	31.13																		
					W4		Existing	31.44	0.98	YES	90°N					*North	*North		*North	*North						
							Proposed	30.89																		
												31.60	0.98	YES												
												31.01										*North	*North		*North	*North
179 Dartmouth Road																										
Lower Ground	R1		Residential	LKD	W1		Existing	20.53	1.00	YES	91°				31.00	1.00	YES	3.00	1.00	YES						
							Proposed	20.53							31.00			3.00								
					W2		Existing	21.27	1.00	YES	91°				34.00	1.00	YES	8.00	1.00	YES						
							Proposed	21.27							34.00			8.00								
												20.84	1.00	YES							36.00			8.00		
												20.84									36.00	1.00	YES	8.00	1.00	YES
	R2		Residential	LKD	W3		Existing	20.05	1.00	YES	91°				35.00	1.00	YES	10.00	1.00	YES						
							Proposed	20.05							35.00			10.00								
					W4		Existing	18.59	1.00	YES	91°				33.00	1.00	YES	11.00	1.00	YES						
							Proposed	18.59							33.00			11.00								
												19.43	1.00	YES							37.00			12.00		
												19.43									37.00	1.00	YES	12.00	1.00	YES
	R3		Residential	LKD	W5		Existing	16.23	1.00	YES	91°				35.00	1.00	YES	13.00	1.00	YES						
							Proposed	16.23							35.00			13.00								
					W6		Existing	13.82	1.00	YES	91°				32.00	1.00	YES	11.00	1.00	YES						
							Proposed	13.82							32.00			11.00								
												15.21	1.00	YES							35.00			13.00		
												15.21									35.00	1.00	YES	13.00	1.00	YES
	R4		Residential	LKD	W7		Existing	16.78	0.98	YES	208°				42.00	1.00	YES	16.00	1.00	YES						
							Proposed	16.50							42.00			16.00								
												16.78	0.98	YES							42.00			16.00		
												16.50									42.00	1.00	YES	16.00	1.00	YES
	R5		Residential	Bedroom	W8		Existing	24.06	0.98	YES	208°				52.00	0.98	YES	19.00	0.95	YES						
							Proposed	23.57							51.00			18.00								
												24.06	0.98	YES							52.00			19.00		
												23.57									51.00	0.98	YES	18.00	0.95	YES
	R6		Residential	Bedroom	W9		Existing	26.05	0.98	YES	208°				58.00	0.98	YES	21.00	0.95	YES						
							Proposed	25.49							57.00			20.00								
												26.05	0.98	YES							58.00			21.00		
												25.49									57.00	0.98	YES	20.00	0.95	YES
	R7		Residential	KD	W10		Existing	27.95	0.98	YES	208°				60.00	0.98	YES	20.00	0.95	YES						
							Proposed	27.30							59.00			19.00								
					W11		Existing	5.14	0.97	YES	118°				19.00	0.95	YES	16.00	0.94	YES						
							Proposed	4.98							18.00			15.00								
												14.98	0.98	YES							60.00			20.00		
												14.61									59.00	0.98	YES	19.00	0.95	YES
	R8		Residential	Living Room	W12		Existing	6.32	0.88	YES	208° Inc				9.00	0.89	YES	8.00	0.88	YES						
							Proposed	5.58							8.00			7.00								
					W13		Existing	21.58	1.00	YES	29°N				2.00	*North	*North	0.00	*North	*North						
							Proposed	21.58							2.00			0.00								
												12.75	0.97	YES							11.00			8.00		
												12.32									10.00	0.91	YES	7.00	0.88	YES
	R9		Residential	Bedroom	W14		Existing	34.59	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	34.59																		
												34.59	1.00	YES												
												34.59										*North	*North		*North	*North
	R10		Residential	Bedroom	W15		Existing	32.31	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	32.31																		
												32.31	1.00	YES												
												32.31										*North	*North		*North	*North
Ground	R1		Residential	Bedroom	W1		Existing	26.43	1.00	YES	91°				38.00	1.00	YES	10.00	1.00	YES						
							Proposed	26.43							38.00			10.00								
												26.43	1.00	YES							38.00			10.00		
												26.43									38.00	1.00	YES	10.00	1.00	YES
	R2		Residential	Bedroom	W2		Existing	23.74	1.00	YES	91°				38.00	1.00	YES	13.00	1.00	YES						
							Proposed	23.74							38.00			13.00								
												23.74	1.00	YES							38.00			13.00		
												23.74									38.00	1.00	YES	13.00	1.00	YES
	R3		Residential	Bedroom	W3		Existing	18.85	1.00	YES	91°				35.00	1.00	YES	13.00	1.00	YES						
							Proposed	18.85							35.00			13.00								
												18.85	1.00	YES							35.00			13.00		
												18.85									35.00	1.00	YES	13.00	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R4		Residential	LKD	W4		Existing	13.71	0.99	YES	182°				25.00	1.00	YES	12.00	1.00	YES						
							Proposed	13.53							25.00			12.00								
												13.71	0.99	YES							25.00			12.00		
												13.53									25.00	1.00	YES	12.00	1.00	YES
	R5		Residential	LKD	W5		Existing	19.18	0.98	YES	208°				46.00	1.00	YES	17.00	1.00	YES						
							Proposed	18.87							46.00			17.00								
					W6		Existing	8.10	0.98	YES	118°				23.00	1.00	YES	14.00	1.00	YES						
							Proposed	7.94							23.00			14.00								
					W7		Existing	5.34	0.92	YES	209°				9.00	1.00	YES	9.00	1.00	YES						
							Proposed	4.92							9.00			9.00								
												8.51	0.96	YES							50.00			20.00		
												8.17									50.00	1.00	YES	20.00	1.00	YES
	R6		Residential	Bedroom	W8		Existing	27.34	0.98	YES	208°				59.00	1.00	YES	21.00	1.00	YES						
							Proposed	26.78							59.00			21.00								
												27.34	0.98	YES							59.00			21.00		
												26.78									59.00	1.00	YES	21.00	1.00	YES
	R7		Residential	Bedroom	W9		Existing	29.28	0.98	YES	208°				63.00	1.00	YES	24.00	1.00	YES						
							Proposed	28.63							63.00			24.00								
												29.28	0.98	YES							63.00			24.00		
												28.63									63.00	1.00	YES	24.00	1.00	YES
	R8		Residential	KD	W10		Existing	31.09	0.98	YES	208°				63.00	1.00	YES	22.00	1.00	YES						
							Proposed	30.34							63.00			22.00								
					W11		Existing	8.50	0.98	YES	118°				28.00	1.00	YES	18.00	1.00	YES						
							Proposed	8.31							28.00			18.00								
												18.24	0.98	YES							63.00			22.00		
												17.81									63.00	1.00	YES	22.00	1.00	YES
	R9		Residential	Living Room	W12		Existing	9.45	0.91	YES	209°				14.00	1.00	YES	12.00	1.00	YES						
							Proposed	8.63							14.00			12.00								
					W13		Existing	28.10	1.00	YES	29°N				4.00	*North	*North	0.00	*North	*North						
							Proposed	28.10							4.00			0.00								
												16.89	0.97	YES							18.00			12.00		
												16.40									18.00	1.00	YES	12.00	1.00	YES
	R11		Residential	Bedroom	W15		Existing	36.58	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	36.58																		
												36.58	1.00	YES												
												36.58										*North	*North		*North	*North
	R12		Residential	Bedroom	W16		Existing	35.67	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	35.67																		
												35.67	1.00	YES												
												35.67										*North	*North		*North	*North
	R13		Residential	Bedroom	W17		Existing	34.82	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	34.82																		
												34.82	1.00	YES												
												34.82										*North	*North		*North	*North
	R14		Residential	Bedroom	W18		Existing	25.63	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	25.63																		
					W19		Existing	26.97	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	26.97																		
												26.30	1.00	YES												
												26.30										*North	*North		*North	*North
	R16		Residential	Bedroom	W21		Existing	22.73	1.00	YES	118°				26.00	1.00	YES	2.00	1.00	YES						
							Proposed	22.73							26.00			2.00								
					W22		Existing	26.09	1.00	YES	118°				36.00	1.00	YES	2.00	1.00	YES						
							Proposed	26.09							36.00			2.00								
												25.25	1.00	YES							36.00			2.00		
												25.25									36.00	1.00	YES	2.00	1.00	YES
	R17		Residential	Bedroom	W23		Existing	30.57	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	30.57																		
												30.57	1.00	YES												
												30.57										*North	*North		*North	*North
	R19		Residential	Bedroom	W25		Existing	30.75	1.00	YES	270°N					*North	*North		*North	*North						
							Proposed	30.75																		
												30.75	1.00	YES												
												30.75										*North	*North		*North	*North
First	R1		Residential	LKD	W1		Existing	12.36	1.00	YES	91°				17.00	1.00	YES	5.00	1.00	YES						
							Proposed	12.36							17.00			5.00								
					W2		Existing	28.25	1.00	YES	91°				43.00	1.00	YES	14.00	1.00	YES						
							Proposed	28.25							43.00			14.00								
												17.63	1.00	YES							44.00			14.00		
												17.63									44.00	1.00	YES	14.00	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R2		Residential	Bedroom	W3		Existing	26.89	1.00	YES	91°				42.00	1.00	YES	14.00	1.00	YES						
							Proposed	26.89							42.00			14.00								
												26.89	1.00	YES							42.00			14.00		
												26.89									42.00	1.00	YES	14.00	1.00	YES
	R4		Residential	LKD	W5		Existing	18.33	1.00	YES	91°				39.00	1.00	YES	15.00	1.00	YES						
							Proposed	18.33							39.00			15.00								
												18.33	1.00	YES							39.00			15.00		
												18.33									39.00	1.00	YES	15.00	1.00	YES
	R5		Residential	LKD	W6		Existing	15.58	0.99	YES	182°				32.00	1.00	YES	15.00	1.00	YES						
							Proposed	15.43							32.00			15.00								
												15.58	0.99	YES							32.00			15.00		
												15.43									32.00	1.00	YES	15.00	1.00	YES
	R6		Residential	LKD	W7		Existing	22.84	0.99	YES	208°				52.00	1.00	YES	19.00	1.00	YES						
							Proposed	22.55							52.00			19.00								
					W8		Existing	8.42	0.98	YES	118°				27.00	1.00	YES	18.00	1.00	YES						
							Proposed	8.27							27.00			18.00								
					W9		Existing	6.97	0.94	YES	209°				11.00	1.00	YES	10.00	1.00	YES						
							Proposed	6.55							11.00			10.00								
												10.19	0.97	YES							55.00			21.00		
												9.86									55.00	1.00	YES	21.00	1.00	YES
	R7		Residential	Bedroom	W10		Existing	31.09	0.98	YES	208°				65.00	1.00	YES	23.00	1.00	YES						
							Proposed	30.52							65.00			23.00								
												31.09	0.98	YES							65.00			23.00		
												30.52									65.00	1.00	YES	23.00	1.00	YES
	R8		Residential	Bedroom	W11		Existing	32.66	0.98	YES	208°				70.00	1.00	YES	25.00	1.00	YES						
							Proposed	32.01							70.00			25.00								
												32.66	0.98	YES							70.00			25.00		
												32.01									70.00	1.00	YES	25.00	1.00	YES
	R9		Residential	KD	W12		Existing	34.05	0.98	YES	208°				69.00	1.00	YES	24.00	1.00	YES						
							Proposed	33.30							69.00			24.00								
					W13		Existing	8.53	0.98	YES	118°				27.00	1.00	YES	18.00	1.00	YES						
							Proposed	8.36							27.00			18.00								
												19.54	0.98	YES							69.00			24.00		
												19.12									69.00	1.00	YES	24.00	1.00	YES
	R10		Residential	Living Room	W14		Existing	10.41	0.92	YES	209°				15.00	1.00	YES	13.00	1.00	YES						
							Proposed	9.61							15.00			13.00								
					W15		Existing	31.26	1.00	YES	29°N				4.00	*North	*North	0.00	*North	*North						
							Proposed	31.26							4.00			0.00								
												18.73	0.97	YES							19.00			13.00		
												18.25									19.00	1.00	YES	13.00	1.00	YES
	R12		Residential	Bedroom	W17		Existing	37.99	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	37.99																		
												37.99	1.00	YES												
												37.99										*North	*North		*North	*North
	R13		Residential	Bedroom	W18		Existing	37.45	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	37.45																		
												37.45	1.00	YES												
												37.45										*North	*North		*North	*North
	R14		Residential	Bedroom	W19		Existing	37.00	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	37.00																		
												37.00	1.00	YES												
												37.00										*North	*North		*North	*North
	R15		Residential	Bedroom	W20		Existing	28.32	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	28.32																		
					W21		Existing	29.76	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	29.76																		
												29.04	1.00	YES												
												29.04										*North	*North		*North	*North
	R17		Residential	Bedroom	W23		Existing	24.04	1.00	YES	118°				26.00	1.00	YES	2.00	1.00	YES						
							Proposed	24.04							26.00			2.00								
												24.04	1.00	YES							26.00			2.00		
												24.04									26.00	1.00	YES	2.00	1.00	YES
	R18		Residential	LKD	W24		Existing	7.46	1.00	YES	118°				13.00	1.00	YES	2.00	1.00	YES						
							Proposed	7.46							13.00			2.00								
					W25		Existing	34.45	1.00	YES	28°N				19.00	*North	*North	2.00	*North	*North						
							Proposed	34.45							19.00			2.00								
												17.65	1.00	YES							21.00			2.00		
												17.65									21.00	1.00	YES	2.00	1.00	YES
	R19		Residential	Bedroom	W26		Existing	34.83	1.00	YES	270°N					*North	*North		*North	*North						
							Proposed	34.83																		
												34.83	1.00	YES												
												34.83										*North	*North		*North	*North

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R20		Residential	Bedroom	W27		Existing	34.78	1.00	YES	270°N				44.00	*North	*North	13.00	*North	*North						
							Proposed	34.78							44.00			13.00								
					W28		Existing	29.54	0.99	YES	180°				73.00	1.00	YES	19.00	1.00	YES						
							Proposed	29.16							73.00			19.00								
												32.05	0.99	YES							78.00			19.00		
												31.85									78.00	1.00	YES	19.00	1.00	YES
Second	R1		Residential	LKD	W1		Existing	15.00	1.00	YES	91°				23.00	1.00	YES	8.00	1.00	YES						
							Proposed	15.00							23.00			8.00								
					W2		Existing	31.10	1.00	YES	91°				39.00	1.00	YES	11.00	1.00	YES						
							Proposed	31.10							39.00			11.00								
												20.34	1.00	YES							41.00			13.00		
												20.34									41.00	1.00	YES	13.00	1.00	YES
	R2		Residential	Bedroom	W3		Existing	30.32	1.00	YES	91°				39.00	1.00	YES	11.00	1.00	YES						
							Proposed	30.32							39.00			11.00								
												30.32	1.00	YES							39.00			11.00		
												30.32									39.00	1.00	YES	11.00	1.00	YES
	R4		Residential	LKD	W5		Existing	23.55	1.00	YES	91°				36.00	1.00	YES	11.00	1.00	YES						
							Proposed	23.55							36.00			11.00								
												23.55	1.00	YES							36.00			11.00		
												23.55									36.00	1.00	YES	11.00	1.00	YES
	R5		Residential	LKD	W6		Existing	21.55	0.99	YES	182°				32.00	1.00	YES	13.00	1.00	YES						
							Proposed	21.41							32.00			13.00								
												21.55	0.99	YES							32.00			13.00		
												21.41									32.00	1.00	YES	13.00	1.00	YES
	R6		Residential	LKD	W7		Existing	28.70	0.99	YES	208°				35.00	1.00	YES	13.00	1.00	YES						
							Proposed	28.35							35.00			13.00								
					W8		Existing	8.82	0.98	YES	118°				7.00	1.00	YES	6.00	1.00	YES						
							Proposed	8.66							7.00			6.00								
					W19		Existing	36.11	1.00	YES	29°N				6.00	*North	*North	0.00	*North	*North						
							Proposed	36.11							6.00			0.00								
												26.35	1.00	YES							48.00			19.00		
												26.22									48.00	1.00	YES	19.00	1.00	YES
	R7		Residential	Bedroom	W9		Existing	9.97	0.95	YES	209°				14.00	1.00	YES	12.00	1.00	YES						
							Proposed	9.50							14.00			12.00								
												9.97	0.95	YES							14.00			12.00		
												9.50									14.00	1.00	YES	12.00	1.00	YES
	R8		Residential	Bedroom	W10		Existing	35.08	0.98	YES	208°				73.00	1.00	YES	25.00	1.00	YES						
							Proposed	34.47							73.00			25.00								
												35.08	0.98	YES							73.00			25.00		
												34.47									73.00	1.00	YES	25.00	1.00	YES
	R9		Residential	KD	W11		Existing	36.05	0.98	YES	208°				75.00	1.00	YES	26.00	1.00	YES						
							Proposed	35.39							75.00			26.00								
					W12		Existing	36.87	0.98	YES	208°				75.00	1.00	YES	25.00	1.00	YES						
							Proposed	36.15							75.00			25.00								
					W13		Existing	8.74	0.98	YES	118°				27.00	1.00	YES	18.00	1.00	YES						
							Proposed	8.60							27.00			18.00								
												25.45	0.98	YES							76.00			26.00		
												24.98									76.00	1.00	YES	26.00	1.00	YES
	R10		Residential	Living Room	W14		Existing	11.90	0.94	YES	209°				15.00	1.00	YES	13.00	1.00	YES						
							Proposed	11.15							15.00			13.00								
					W15		Existing	34.76	1.00	YES	29°N				4.00	*North	*North	0.00	*North	*North						
							Proposed	34.76							4.00			0.00								
					W16		Existing	35.72	1.00	YES	29°N				5.00	*North	*North	0.00	*North	*North						
							Proposed	35.72							5.00			0.00								
												22.29	0.98	YES							20.00			13.00		
												21.88									20.00	1.00	YES	13.00	1.00	YES
	R13		Residential	Bedroom	W20		Existing	35.51	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	35.51																		
												35.51	1.00	YES												
												35.51										*North	*North		*North	*North
	R14		Residential	Bedroom	W21		Existing	34.82	1.00	YES	28°N					*North	*North		*North	*North						
							Proposed	34.82																		
												34.82	1.00	YES												
												34.82										*North	*North		*North	*North
	R16		Residential	Bedroom	W23		Existing	29.34	1.00	YES	118°				46.00	1.00	YES	5.00	1.00	YES						
							Proposed	29.34							46.00			5.00								
												29.34	1.00	YES							46.00			5.00		
												29.34									46.00	1.00	YES	5.00	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R17		Residential	LKD	W24		Existing	9.60	1.00	YES	118°				16.00	1.00	YES	4.00	1.00	YES						
							Proposed	9.60							16.00			4.00								
					W25		Existing	37.86	1.00	YES	28°N				19.00	*North	*North	2.00	*North	*North						
							Proposed	37.86							19.00			2.00								
												20.27	1.00	YES							23.00			4.00		
												20.27									23.00	1.00	YES	4.00	1.00	YES
	R18		Residential	Bedroom	W26		Existing	38.07	1.00	YES	270°N					*North	*North		*North	*North						
							Proposed	38.06																		
												38.07	1.00	YES												
												38.06										*North	*North		*North	*North
	R19		Residential	Bedroom	W27		Existing	38.04	1.00	YES	270°N				48.00	*North	*North	15.00	*North	*North						
							Proposed	38.04							48.00			15.00								
					W28		Existing	33.78	0.99	YES	180°				82.00	1.00	YES	24.00	1.00	YES						
							Proposed	33.41							82.00			24.00								
												35.82	0.99	YES							89.00			24.00		
												35.63									89.00	1.00	YES	24.00	1.00	YES
Third	R1		Residential	LKD	W1		Existing	13.43	1.00	YES	91°				20.00	1.00	YES	8.00	1.00	YES						
							Proposed	13.43							20.00			8.00								
					W2		Existing	34.94	1.00	YES	91°				40.00	1.00	YES	11.00	1.00	YES						
							Proposed	34.94							40.00			11.00								
												20.43	1.00	YES							41.00			12.00		
												20.43									41.00	1.00	YES	12.00	1.00	YES
	R2		Residential	Bedroom	W3		Existing	35.07	1.00	YES	91°				40.00	1.00	YES	11.00	1.00	YES						
							Proposed	35.07							40.00			11.00								
												35.07	1.00	YES							40.00			11.00		
												35.07									40.00	1.00	YES	11.00	1.00	YES
	R4		Residential	LKD	W5		Existing	35.11	1.00	YES	91°				42.00	1.00	YES	11.00	1.00	YES						
							Proposed	35.11							42.00			11.00								
												35.11	1.00	YES							42.00			11.00		
												35.11									42.00	1.00	YES	11.00	1.00	YES
	R5		Residential	Bedroom	W6		Existing	32.93	1.00	YES	118°				45.00	1.00	YES	10.00	1.00	YES						
							Proposed	32.93							45.00			10.00								
												32.93	1.00	YES							45.00			10.00		
												32.93									45.00	1.00	YES	10.00	1.00	YES
	R6		Residential	Bedroom	W7		Existing	35.49	1.00	YES	118°				54.00	1.00	YES	14.00	1.00	YES						
							Proposed	35.43							54.00			14.00								
					W8		Existing	38.87	1.00	YES	28°N				19.00	*North	*North	2.00	*North	*North						
							Proposed	38.87							19.00			2.00								
												37.67	1.00	YES							56.00			16.00		
												37.65									56.00	1.00	YES	16.00	1.00	YES
	R20		Residential	Bedroom	W29		Existing	38.77	1.00	YES	270°N					*North	*North		*North	*North						
							Proposed	38.77																		
												38.77	1.00	YES												
												38.77										*North	*North		*North	*North
	R21		Residential	Bedroom	W30		Existing	38.74	1.00	YES	270°N				49.00	*North	*North	15.00	*North	*North						
							Proposed	38.74							49.00			15.00								
					W31		Existing	37.94	0.98	YES	180°				88.00	1.00	YES	30.00	1.00	YES						
							Proposed	37.33							88.00			30.00								
												38.33	0.99	YES							95.00			30.00		
												38.02									95.00	1.00	YES	30.00	1.00	YES
Miriam Lodge 185 Dartmouth Road																										
Ground	R1		Residential	Kitchen	W1		Existing	35.02	0.96	YES	206°				75.00	0.99	YES	25.00	0.96	YES						
							Proposed	33.59							74.00			24.00								
												35.02	0.96	YES							75.00			25.00		
												33.59									74.00	0.99	YES	24.00	0.96	YES
First	R1		Residential	Kitchen	W1		Existing	16.79	1.00	YES	296°N					*North	*North		*North	*North						
							Proposed	16.77																		
												16.79	1.00	YES												
												16.77										*North	*North		*North	*North
	R2		Residential	Bedroom	W2		Existing	35.38	0.97	YES	206°				73.00	0.99	YES	25.00	0.96	YES						
							Proposed	34.34							72.00			24.00								
												35.38	0.97	YES							73.00			25.00		
												34.34									72.00	0.99	YES	24.00	0.96	YES
	R3		Residential	Kitchen	W3		Existing	35.99	0.97	YES	206°				74.00	0.99	YES	25.00	0.96	YES						
							Proposed	34.92							73.00			24.00								
												35.99	0.97	YES							74.00			25.00		
												34.92									73.00	0.99	YES	24.00	0.96	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R4		Residential	Bedroom	W4		Existing	36.38	0.97	YES	206°				76.00	0.99	YES	26.00	0.96	YES						
							Proposed	35.26							75.00			25.00								
												36.38	0.97	YES							76.00			26.00		
												35.26									75.00	0.99	YES	25.00	0.96	YES
	R5		Residential	Kitchen	W5		Existing	36.64	0.97	YES	206°				76.00	0.99	YES	26.00	0.96	YES						
							Proposed	35.50							75.00			25.00								
												36.64	0.97	YES							76.00			26.00		
												35.50									75.00	0.99	YES	25.00	0.96	YES
	R6		Residential	Bedroom	W6		Existing	36.84	0.97	YES	206°				77.00	0.99	YES	26.00	0.96	YES						
							Proposed	35.68							76.00			25.00								
												36.84	0.97	YES							77.00			26.00		
												35.68									76.00	0.99	YES	25.00	0.96	YES
	R7		Residential	Bedroom	W7		Existing	37.00	0.97	YES	206°				78.00	0.99	YES	26.00	0.96	YES						
							Proposed	35.83							77.00			25.00								
												37.00	0.97	YES							78.00			26.00		
												35.83									77.00	0.99	YES	25.00	0.96	YES
	R8		Residential	Bedroom	W8		Existing	37.13	0.97	YES	206°				78.00	0.99	YES	26.00	0.96	YES						
							Proposed	35.95							77.00			25.00								
												37.13	0.97	YES							78.00			26.00		
												35.95									77.00	0.99	YES	25.00	0.96	YES
	R9		Residential	Bedroom	W9		Existing	37.24	0.97	YES	206°				78.00	0.99	YES	26.00	0.96	YES						
							Proposed	36.06							77.00			25.00								
												37.24	0.97	YES							78.00			26.00		
												36.06									77.00	0.99	YES	25.00	0.96	YES
	R10		Residential	Bedroom	W10		Existing	37.32	0.97	YES	206°				79.00	0.99	YES	26.00	0.96	YES						
							Proposed	36.15							78.00			25.00								
												37.32	0.97	YES							79.00			26.00		
												36.15									78.00	0.99	YES	25.00	0.96	YES
	R11		Residential	Bedroom	W11		Existing	37.39	0.97	YES	206°				79.00	0.99	YES	26.00	0.96	YES						
							Proposed	36.23							78.00			25.00								
												37.39	0.97	YES							79.00			26.00		
												36.23									78.00	0.99	YES	25.00	0.96	YES
	R12		Residential	Kitchen	W12		Existing	37.44	0.97	YES	206°				80.00	0.98	YES	27.00	0.93	YES						
							Proposed	36.30							78.00			25.00								
												37.44	0.97	YES							80.00			27.00		
												36.30									78.00	0.98	YES	25.00	0.93	YES
	R13		Residential	Bedroom	W13		Existing	37.49	0.97	YES	206°				80.00	0.99	YES	27.00	0.96	YES						
							Proposed	36.37							79.00			26.00								
												37.49	0.97	YES							80.00			27.00		
												36.37									79.00	0.99	YES	26.00	0.96	YES
Second	R1		Residential	Kitchen	W1		Existing	21.30	1.00	YES	296°N					*North	*North		*North	*North						
							Proposed	21.27																		
												21.30	1.00	YES												
												21.27										*North	*North		*North	*North
	R2		Residential	Bedroom	W2		Existing	37.08	0.97	YES	206°				74.00	0.99	YES	26.00	0.96	YES						
							Proposed	36.14							73.00			25.00								
												37.08	0.97	YES							74.00			26.00		
												36.14									73.00	0.99	YES	25.00	0.96	YES
	R3		Residential	Kitchen	W3		Existing	37.50	0.97	YES	206°				76.00	0.99	YES	26.00	0.96	YES						
							Proposed	36.54							75.00			25.00								
												37.50	0.97	YES							76.00			26.00		
												36.54									75.00	0.99	YES	25.00	0.96	YES
	R4		Residential	Bedroom	W4		Existing	37.75	0.97	YES	206°				78.00	0.99	YES	27.00	0.96	YES						
							Proposed	36.76							77.00			26.00								
												37.75	0.97	YES							78.00			27.00		
												36.76									77.00	0.99	YES	26.00	0.96	YES
	R5		Residential	Kitchen	W5		Existing	37.91	0.97	YES	206°				78.00	0.99	YES	27.00	0.96	YES						
							Proposed	36.90							77.00			26.00								
												37.91	0.97	YES							78.00			27.00		
												36.90									77.00	0.99	YES	26.00	0.96	YES
	R6		Residential	Bedroom	W6		Existing	38.04	0.97	YES	206°				79.00	0.97	YES	27.00	0.93	YES						
							Proposed	37.01							77.00			25.00								
												38.04	0.97	YES							79.00			27.00		
												37.01									77.00	0.97	YES	25.00	0.93	YES
	R7		Residential	Bedroom	W7		Existing	38.13	0.97	YES	206°				80.00	0.98	YES	27.00	0.93	YES						
							Proposed	37.10							78.00			25.00								
												38.13	0.97	YES							80.00			27.00		
												37.10									78.00	0.98	YES	25.00	0.93	YES
	R8		Residential	Bedroom	W8		Existing	38.21	0.97	YES	206°				80.00	0.98	YES	27.00	0.93	YES						
							Proposed	37.18							78.00			25.00								
												38.21	0.97	YES							80.00			27.00		
												37.18									78.00	0.98	YES	25.00	0.93	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R9		Residential	Bedroom	W9		Existing	38.28	0.97	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	37.26							80.00			27.00								
												38.28	0.97	YES							81.00			28.00		
												37.26									80.00	0.99	YES	27.00	0.96	YES
	R10		Residential	Bedroom	W10		Existing	38.34	0.97	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	37.33							80.00			27.00								
												38.34	0.97	YES							81.00			28.00		
												37.33									80.00	0.99	YES	27.00	0.96	YES
	R11		Residential	Bedroom	W11		Existing	38.40	0.97	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	37.40							80.00			27.00								
												38.40	0.97	YES							81.00			28.00		
												37.40									80.00	0.99	YES	27.00	0.96	YES
	R12		Residential	Kitchen	W12		Existing	38.44	0.97	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	37.46							80.00			27.00								
												38.44	0.97	YES							81.00			28.00		
												37.46									80.00	0.99	YES	27.00	0.96	YES
	R13		Residential	Bedroom	W13		Existing	38.47	0.98	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	37.52							80.00			27.00								
												38.47	0.98	YES							81.00			28.00		
												37.52									80.00	0.99	YES	27.00	0.96	YES
Third	R1		Residential	Kitchen	W1		Existing	29.94	1.00	YES	296°N					*North	*North		*North	*North						
							Proposed	29.91																		
												29.94	1.00	YES												
												29.91										*North	*North		*North	*North
	R2		Residential	Bedroom	W2		Existing	38.52	0.98	YES	206°				81.00	1.00	YES	28.00	1.00	YES						
							Proposed	37.69							81.00			28.00								
												38.52	0.98	YES							81.00			28.00		
												37.69									81.00	1.00	YES	28.00	1.00	YES
	R3		Residential	Kitchen	W3		Existing	38.69	0.98	YES	206°				81.00	1.00	YES	28.00	1.00	YES						
							Proposed	37.85							81.00			28.00								
												38.69	0.98	YES							81.00			28.00		
												37.85									81.00	1.00	YES	28.00	1.00	YES
	R4		Residential	Bedroom	W4		Existing	38.80	0.98	YES	206°				81.00	1.00	YES	28.00	1.00	YES						
							Proposed	37.94							81.00			28.00								
												38.80	0.98	YES							81.00			28.00		
												37.94									81.00	1.00	YES	28.00	1.00	YES
	R5		Residential	Kitchen	W5		Existing	38.86	0.98	YES	206°				81.00	1.00	YES	28.00	1.00	YES						
							Proposed	38.00							81.00			28.00								
												38.86	0.98	YES							81.00			28.00		
												38.00									81.00	1.00	YES	28.00	1.00	YES
	R6		Residential	Bedroom	W6		Existing	38.91	0.98	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	38.05							80.00			27.00								
												38.91	0.98	YES							81.00			28.00		
												38.05									80.00	0.99	YES	27.00	0.96	YES
	R7		Residential	Bedroom	W7		Existing	38.95	0.98	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	38.09							80.00			27.00								
												38.95	0.98	YES							81.00			28.00		
												38.09									80.00	0.99	YES	27.00	0.96	YES
	R8		Residential	Bedroom	W8		Existing	38.98	0.98	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	38.13							80.00			27.00								
												38.98	0.98	YES							81.00			28.00		
												38.13									80.00	0.99	YES	27.00	0.96	YES
	R9		Residential	Bedroom	W9		Existing	39.01	0.98	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	38.17							80.00			27.00								
												39.01	0.98	YES							81.00			28.00		
												38.17									80.00	0.99	YES	27.00	0.96	YES
	R10		Residential	Bedroom	W10		Existing	39.03	0.98	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	38.20							80.00			27.00								
												39.03	0.98	YES							81.00			28.00		
												38.20									80.00	0.99	YES	27.00	0.96	YES
	R11		Residential	Bedroom	W11		Existing	39.05	0.98	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	38.23							80.00			27.00								
												39.05	0.98	YES							81.00			28.00		
												38.23									80.00	0.99	YES	27.00	0.96	YES
	R12		Residential	Kitchen	W12		Existing	39.06	0.98	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	38.27							80.00			27.00								
												39.06	0.98	YES							81.00			28.00		
												38.27									80.00	0.99	YES	27.00	0.96	YES
	R13		Residential	Bedroom	W13		Existing	39.08	0.98	YES	206°				81.00	0.99	YES	28.00	0.96	YES						
							Proposed	38.31							80.00			27.00								
												39.08	0.98	YES							81.00			28.00		
												38.31									80.00	0.99	YES	27.00	0.96	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Holy Trinity Church																										
Ground	R1		NonResidential	Meeting Room	W1		Existing	26.40	0.94	YES	221°				53.00	0.96	YES	16.00	0.88	YES						
							Proposed	24.94							51.00			14.00								
					W2		Existing	15.14	0.99	YES	311°N				12.00	*North	*North	2.00	*North	*North						
							Proposed	15.01							12.00			2.00								
					W3		Existing	16.72	0.99	YES	311°N				13.00	*North	*North	2.00	*North	*North						
							Proposed	16.56							13.00			2.00								
					W4		Existing	18.04	0.99	YES	311°N				13.00	*North	*North	2.00	*North	*North						
							Proposed	17.85							13.00			2.00								
					W5		Existing	22.25	1.00	YES	41°N				13.00	*North	*North	0.00	*North	*North						
							Proposed	22.25							13.00			0.00								
					W6		Existing	21.86	1.00	YES	41°N				10.00	*North	*North	0.00	*North	*North						
							Proposed	21.86							10.00			0.00								
					W7		Existing	18.00	1.00	YES	41°N				2.00	*North	*North	0.00	*North	*North						
							Proposed	18.00							2.00			0.00								
												20.03	0.99	YES							69.00			16.00		
												19.77									68.00	0.99	YES	15.00	0.94	YES
	R2		NonResidential	Main Hall	W8		Existing	26.37	0.98	YES	311°N				18.00	*North	*North	3.00	*North	*North						
							Proposed	25.79							15.00			0.00								
					W9		Existing	26.47	0.98	YES	311°N				18.00	*North	*North	3.00	*North	*North						
							Proposed	25.82							15.00			0.00								
					W13		Existing	25.74	0.98	YES	311°N				19.00	*North	*North	3.00	*North	*North						
							Proposed	25.27							16.00			0.00								
					W14		Existing	26.01	0.98	YES	311°N				19.00	*North	*North	3.00	*North	*North						
							Proposed	25.49							16.00			0.00								
					W15		Existing	31.30	0.98	YES	311°N				28.00	*North	*North	5.00	*North	*North						
							Proposed	30.82							25.00			2.00								
					W25		Existing	36.33	1.00	YES	41°N				24.00	*North	*North	3.00	*North	*North						
							Proposed	36.33							24.00			3.00								
					W28		Existing	34.58	1.00	YES	131°				69.00	1.00	YES	24.00	1.00	YES						
							Proposed	34.58							69.00			24.00								
					W29		Existing	34.42	1.00	YES	131°				69.00	1.00	YES	24.00	1.00	YES						
							Proposed	34.42							69.00			24.00								
					W30		Existing	34.18	1.00	YES	131°				67.00	1.00	YES	22.00	1.00	YES						
							Proposed	34.18							67.00			22.00								
					W31		Existing	33.41	1.00	YES	131°				64.00	1.00	YES	19.00	1.00	YES						
							Proposed	33.41							64.00			19.00								
					W32		Existing	38.22	1.00	YES	131°				72.00	1.00	YES	25.00	1.00	YES						
							Proposed	38.22							72.00			25.00								
					W33		Existing	37.84	1.00	YES	131°				72.00	1.00	YES	25.00	1.00	YES						
							Proposed	37.84							72.00			25.00								
					W34		Existing	32.13	0.98	YES	311°N				28.00	*North	*North	5.00	*North	*North						
							Proposed	31.49							25.00			2.00								
												33.53	0.99	YES							100.00			30.00		
												33.35									97.00	0.97	YES	27.00	0.90	YES
	R3		NonResidential	Meeting Room	W10		Existing	26.13	1.00	YES	272°N					*North	*North		*North	*North						
							Proposed	26.13																		
					W11		Existing	22.73	1.00	YES	312°N					*North	*North		*North	*North						
							Proposed	22.69																		
					W12		Existing	21.94	1.00	YES	350°N					*North	*North		*North	*North						
							Proposed	21.94																		
												23.48	1.00	YES												
												23.46										*North	*North		*North	*North
	R4		NonResidential	Communal Kitchen	W16		Existing	20.11	1.00	YES	311°N					*North	*North		*North	*North						
							Proposed	20.11																		
					W17		Existing	32.35	1.00	YES	41°N					*North	*North		*North	*North						
							Proposed	32.35																		
					W18		Existing	27.43	1.00	YES	41°N					*North	*North		*North	*North						
							Proposed	27.43																		
					W19		Existing	32.58	1.00	YES	41°N					*North	*North		*North	*North						
							Proposed	32.58																		
												25.67	1.00	YES												
												25.67										*North	*North		*North	*North
	R8		Residential	Unknown	W35		Existing	24.66	0.89	YES	221°				49.00	0.94	YES	8.00	0.75	YES						
							Proposed	22.05							46.00			6.00								
					W36		Existing	26.32	0.90	YES	221°				52.00	0.94	YES	10.00	0.80	YES						
							Proposed	23.62							49.00			8.00								
												25.49	0.90	YES							53.00			10.00		
												22.84									50.00	0.94	YES	8.00	0.80	YES

Appendix 4

Daylight Distribution Results for
Neighbouring Properties

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
William Wood House										
Ground	R1		NonResidential	Bedroom	Area m2	16.50	16.35	16.35		
					% of room		99.05%	99.05%	1.00	YES
	R2		NonResidential	LKD	Area m2	24.86	19.31	19.31		
					% of room		77.70%	77.70%	1.00	YES
	R3		Residential	Bedroom	Area m2	13.46	13.33	13.33		
					% of room		99.06%	99.06%	1.00	YES
	R4		Residential	LKD	Area m2	16.95	16.84	16.84		
					% of room		99.32%	99.32%	1.00	YES
	R5		Residential	LKD	Area m2	16.97	16.85	16.85		
					% of room		99.30%	99.29%	1.00	YES
	R6		Residential	Bedroom	Area m2	13.55	13.42	13.42		
					% of room		99.00%	99.00%	1.00	YES
	R7		Residential	Bedroom	Area m2	14.04	13.88	13.88		
					% of room		98.88%	98.88%	1.00	YES
	R8		Residential	LKD	Area m2	14.71	14.62	14.62		
					% of room		99.37%	99.37%	1.00	YES
	R9		Residential	Communal Lounge	Area m2	137.08	130.56	122.26		
					% of room		95.24%	89.18%	0.94	YES
	R10		Residential	Bedroom	Area m2	11.56	11.37	9.85		
					% of room		98.30%	85.21%	0.87	YES
	R11		Residential	LKD	Area m2	16.99	16.88	12.99		
					% of room		99.34%	76.44%	0.77	**NO**
	R12		Residential	LKD	Area m2	16.82	16.71	11.83		
					% of room		99.37%	70.35%	0.71	**NO**
	R13		Residential	Bedroom	Area m2	13.74	13.58	8.10		
					% of room		98.83%	58.96%	0.60	**NO**
	R16		Residential	Bedroom	Area m2	10.37	9.19	6.68		
					% of room		88.56%	64.42%	0.73	**NO**
	R17		Residential	KD	Area m2	14.60	14.53	11.38		
					% of room		99.48%	77.96%	0.78	**NO**
	R18		Residential	KD	Area m2	14.57	14.49	12.45		
					% of room		99.46%	85.44%	0.86	YES
	R19		Residential	Bedroom	Area m2	11.77	11.64	10.21		
					% of room		98.86%	86.73%	0.88	YES
	R20		Residential	Bedroom	Area m2	12.14	12.01	11.42		
					% of room		98.94%	94.06%	0.95	YES
	R21		Residential	LKD	Area m2	14.78	14.69	14.66		
					% of room		99.39%	99.17%	1.00	YES
First	R1		NonResidential	Bedroom	Area m2	16.50	16.40	16.40		
					% of room		99.38%	99.38%	1.00	YES
	R2		NonResidential	LKD	Area m2	24.86	13.76	13.76		
					% of room		55.35%	55.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	13.46	13.33	13.33		
					% of room		99.06%	99.05%	1.00	YES
	R4		Residential	LKD	Area m2	16.95	16.84	16.84		
					% of room		99.31%	99.30%	1.00	YES
	R5		Residential	LKD	Area m2	16.97	16.85	16.84		
					% of room		99.28%	99.25%	1.00	YES
	R6		Residential	Bedroom	Area m2	13.55	13.42	13.41		
					% of room		98.99%	98.98%	1.00	YES
	R7		Residential	Bedroom	Area m2	14.04	13.88	13.88		
					% of room		98.88%	98.85%	1.00	YES
	R8		Residential	LKD	Area m2	14.71	14.64	14.63		
					% of room		99.49%	99.40%	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R9		Residential	LKD	Area m2	27.62	23.16	23.16		
					% of room		83.86%	83.86%	1.00	YES
	R10		Residential	LKD	Area m2	27.65	26.31	13.81		
					% of room		95.15%	49.94%	0.52	**NO**
	R11		Residential	Bedroom	Area m2	11.56	11.37	10.24		
					% of room		98.35%	88.59%	0.90	YES
	R12		Residential	LKD	Area m2	16.99	16.88	13.58		
					% of room		99.33%	79.92%	0.80	YES
	R13		Residential	LKD	Area m2	16.82	16.71	12.25		
					% of room		99.34%	72.86%	0.73	**NO**
	R14		Residential	Bedroom	Area m2	13.74	13.59	8.50		
					% of room		98.92%	61.84%	0.63	**NO**
	R17		Residential	Bedroom	Area m2	10.37	10.18	6.69		
					% of room		98.15%	64.51%	0.66	**NO**
	R18		Residential	LKD	Area m2	14.60	14.52	11.40		
					% of room		99.45%	78.08%	0.79	**NO**
	R19		Residential	LKD	Area m2	14.57	14.49	12.50		
					% of room		99.43%	85.79%	0.86	YES
	R20		Residential	Bedroom	Area m2	11.77	11.63	10.34		
					% of room		98.84%	87.84%	0.89	YES
	R21		Residential	Bedroom	Area m2	12.14	12.01	11.63		
					% of room		98.92%	95.83%	0.97	YES
	R22		Residential	LKD	Area m2	14.78	14.72	14.70		
					% of room		99.62%	99.48%	1.00	YES
25A-25D Sydenham Park										
Lower Ground	R3		Residential	Bedroom	Area m2	11.25	10.63	10.23		
					% of room		94.50%	90.94%	0.96	YES
Ground	R1		Residential	LKD	Area m2	19.03	18.83	18.83		
					% of room		98.91%	98.91%	1.00	YES
	R4		Residential	Kitchen	Area m2	11.25	11.02	11.02		
					% of room		97.92%	97.92%	1.00	YES
First	R1		Residential	Kitchen	Area m2	11.10	10.78	10.78		
					% of room		97.14%	97.14%	1.00	YES
	R6		Residential	Kitchen	Area m2	9.18	8.99	8.99		
					% of room		97.90%	97.90%	1.00	YES
Second	R1		Residential	Bedroom	Area m2	14.10	6.92	6.91		
					% of room		49.07%	49.02%	1.00	YES
23A-23D Sydenham Park										
Lower Ground	R1		Residential	Bedroom	Area m2	12.32	11.63	10.41		
					% of room		94.41%	84.51%	0.90	YES
Ground	R1		Residential	Kitchen	Area m2	10.86	10.37	10.37		
					% of room		95.49%	95.46%	1.00	YES
	R3		Residential	Kitchen	Area m2	8.97	8.88	8.88		
					% of room		99.05%	99.05%	1.00	YES
First	R1		Residential	Kitchen	Area m2	11.40	11.24	11.24		
					% of room		98.56%	98.56%	1.00	YES
	R5		Residential	Kitchen	Area m2	6.75	6.35	6.35		
					% of room		94.20%	94.20%	1.00	YES
Second	R1		Residential	Bedroom	Area m2	15.01	13.92	13.92		
					% of room		92.76%	92.76%	1.00	YES
	R2		Residential	Bedroom	Area m2	8.12	7.88	7.80		
					% of room		97.12%	96.09%	0.99	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
21-21B And 19-19B Sydenham Park										
Lower Ground	R1		Residential	Bedroom	Area m2	13.26	11.37	8.47		
					% of room		85.74%	63.83%	0.74	**NO**
	R2		Residential	Bedroom	Area m2	12.86	10.29	6.13		
					% of room		80.06%	47.65%	0.60	**NO**
Ground	R4		Residential	KD	Area m2	7.78	7.41	6.53		
					% of room		95.30%	83.93%	0.88	YES
	R5		Residential	KD	Area m2	6.09	5.83	4.15		
					% of room		95.80%	68.20%	0.71	**NO**
First	R2		Residential	KD	Area m2	7.78	7.42	6.88		
					% of room		95.45%	88.52%	0.93	YES
	R3		Residential	KD	Area m2	6.07	5.83	4.53		
					% of room		95.98%	74.60%	0.78	**NO**
Second	R3		Residential	KD	Area m2	7.78	7.34	7.13		
					% of room		94.36%	91.67%	0.97	YES
	R4		Residential	KD	Area m2	6.07	5.75	5.01		
					% of room		94.72%	82.54%	0.87	YES
17-17A And 15-15A Sydenham Park										
Lower Ground	R1		Residential	Bedroom	Area m2	16.47	13.65	4.16		
					% of room		82.87%	25.28%	0.31	**NO**
	R2		Residential	Bedroom	Area m2	16.21	15.21	7.05		
					% of room		93.84%	43.50%	0.46	**NO**
Ground	R2		Residential	KD	Area m2	16.21	15.24	10.07		
					% of room		93.99%	62.15%	0.66	**NO**
	R3		Residential	KD	Area m2	16.47	15.26	11.76		
					% of room		92.70%	71.43%	0.77	**NO**
First	R2		Residential	Bedroom	Area m2	10.61	10.20	9.70		
					% of room		96.09%	91.39%	0.95	YES
	R3		Residential	KD	Area m2	16.47	16.00	13.90		
					% of room		97.16%	84.42%	0.87	YES
	R4		Residential	KD	Area m2	16.21	15.79	13.93		
					% of room		97.41%	85.96%	0.88	YES
	R5		Residential	Bedroom	Area m2	10.20	9.61	9.49		
					% of room		94.21%	92.98%	0.99	YES
Second	R1		Residential	Bedroom	Area m2	11.58	9.58	9.58		
					% of room		82.73%	82.73%	1.00	YES
13-13A And 11-11A Sydenham Park										
Lower Ground	R1		Residential	Bedroom	Area m2	12.85	11.12	9.17		
					% of room		86.54%	71.34%	0.82	YES
	R2		Residential	Bedroom	Area m2	12.85	11.16	9.79		
					% of room		86.84%	76.20%	0.88	YES
Ground	R2		Residential	Kitchen	Area m2	12.85	11.41	11.20		
					% of room		88.83%	87.19%	0.98	YES
	R3		Residential	Kitchen	Area m2	12.85	11.50	11.50		
					% of room		89.51%	89.51%	1.00	YES
First	R2		Residential	Kitchen	Area m2	12.85	11.92	11.80		
					% of room		92.78%	91.86%	0.99	YES
	R3		Residential	Kitchen	Area m2	12.85	11.96	11.96		
					% of room		93.05%	93.05%	1.00	YES
Second	R1		Residential	Bedroom	Area m2	15.10	9.87	9.87		
					% of room		65.41%	65.41%	1.00	YES
	R2		Residential	Bedroom	Area m2	15.10	10.41	10.41		
					% of room		68.99%	68.99%	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
9-9A And 7-7A Sydenham Park										
Lower Ground	R1		Residential	Bedroom	Area m2	11.57	7.80	7.24		
					% of room		67.42%	62.59%	0.93	YES
	R2		Residential	Bedroom	Area m2	11.57	7.12	7.12		
					% of room		61.52%	61.52%	1.00	YES
Ground	R2		Residential	KD	Area m2	11.57	10.14	10.11		
					% of room		87.64%	87.37%	1.00	YES
	R3		Residential	KD	Area m2	11.57	10.24	10.24		
					% of room		88.44%	88.44%	1.00	YES
First	R2		Residential	KD	Area m2	11.57	10.63	10.62		
					% of room		91.81%	91.74%	1.00	YES
	R3		Residential	KD	Area m2	11.57	10.68	10.68		
					% of room		92.30%	92.30%	1.00	YES
	R4		Residential	Bedroom	Area m2	5.93	5.32	5.32		
					% of room		89.81%	89.81%	1.00	YES
Second	R1		Residential	Bedroom	Area m2	15.21	14.83	14.71		
					% of room		97.50%	96.71%	0.99	YES
	R2		Residential	Bedroom	Area m2	15.21	14.88	14.88		
					% of room		97.83%	97.82%	1.00	YES
The Arc 85 Willow Way										
First	R1		Residential	Living Room	Area m2	20.40	20.31	20.31		
					% of room		99.53%	99.53%	1.00	YES
	R2		Residential	Bedroom	Area m2	15.92	15.67	15.67		
					% of room		98.45%	98.45%	1.00	YES
	R3		Residential	LKD	Area m2	61.40	59.71	59.71		
					% of room		97.25%	97.24%	1.00	YES
Second	R1		Residential	Living Room	Area m2	20.40	20.34	20.34		
					% of room		99.70%	99.70%	1.00	YES
	R2		Residential	Unknown	Area m2	15.92	15.67	15.67		
					% of room		98.45%	98.45%	1.00	YES
	R3		Residential	LKD	Area m2	61.40	60.03	60.02		
					% of room		97.76%	97.75%	1.00	YES
Third	R1		Residential	Living Room	Area m2	6.93	6.85	6.85		
					% of room		98.77%	98.77%	1.00	YES
Flats 10-14 Moore House										
Ground	R1		Residential	LKD	Area m2	17.59	16.89	16.98		
					% of room		96.00%	96.53%	1.01	YES
	R3		Residential	Bedroom	Area m2	16.99	14.12	14.12		
					% of room		83.07%	83.07%	1.00	YES
	R4		Residential	Bedroom	Area m2	15.88	15.84	15.67		
					% of room		99.78%	98.73%	0.99	YES
First	R1		Residential	Bedroom	Area m2	17.59	17.00	17.08		
					% of room		96.63%	97.10%	1.00	YES
	R2		Residential	Living Room	Area m2	5.16	5.16	5.16		
					% of room		100.00%	100.00%	1.00	YES
	R4		Residential	KD	Area m2	16.99	13.85	13.85		
					% of room		81.48%	81.48%	1.00	YES
	R5		Residential	Bedroom	Area m2	15.88	13.29	13.29		
					% of room		83.72%	83.72%	1.00	YES
Second	R1		Residential	Bedroom	Area m2	17.59	17.12	17.12		
					% of room		97.31%	97.31%	1.00	YES
	R2		Residential	Living Room	Area m2	5.16	5.07	5.07		
					% of room		98.43%	98.43%	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R4		Residential	KD	Area m2	16.99	16.28	16.28		
					% of room		95.80%	95.80%	1.00	YES
	R5		Residential	Bedroom	Area m2	15.88	15.31	15.31		
					% of room		96.45%	96.45%	1.00	YES
Third	R1		Residential	Bedroom	Area m2	17.59	17.58	17.58		
					% of room		99.92%	99.92%	1.00	YES
	R2		Residential	Living Room	Area m2	5.16	5.15	5.15		
					% of room		99.87%	99.87%	1.00	YES
	R4		Residential	KD	Area m2	16.99	16.74	16.74		
					% of room		98.51%	98.51%	1.00	YES
	R5		Residential	Bedroom	Area m2	15.88	15.82	15.82		
					% of room		99.66%	99.66%	1.00	YES
Flats 1-9 Moore House										
Ground	R1		Residential	Bedroom	Area m2	14.19	13.79	13.79		
					% of room		97.21%	97.20%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.80	14.46	14.46		
					% of room		97.70%	97.70%	1.00	YES
	R3		Residential	Bedroom	Area m2	19.89	16.90	16.90		
					% of room		84.95%	84.95%	1.00	YES
	R4		Residential	Bedroom	Area m2	20.25	19.04	18.89		
					% of room		94.01%	93.30%	0.99	YES
	R5		Residential	Bedroom	Area m2	15.08	14.74	14.74		
					% of room		97.74%	97.74%	1.00	YES
	R6		Residential	Bedroom	Area m2	13.91	13.62	13.65		
					% of room		97.96%	98.18%	1.00	YES
	R7		Residential	Bedroom	Area m2	8.92	8.68	8.68		
					% of room		97.33%	97.33%	1.00	YES
	R8		Residential	LKD	Area m2	16.94	16.52	16.51		
					% of room		97.54%	97.46%	1.00	YES
First	R1		Residential	Bedroom	Area m2	14.19	13.92	13.92		
					% of room		98.15%	98.12%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.80	14.60	14.60		
					% of room		98.65%	98.64%	1.00	YES
	R3		Residential	Bedroom	Area m2	16.00	15.15	15.15		
					% of room		94.66%	94.66%	1.00	YES
	R4		Residential	Bedroom	Area m2	12.89	12.78	12.78		
					% of room		99.19%	99.18%	1.00	YES
	R5		Residential	Bedroom	Area m2	16.03	15.71	15.66		
					% of room		98.05%	97.73%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.08	14.88	14.88		
					% of room		98.64%	98.63%	1.00	YES
	R7		Residential	Bedroom	Area m2	13.91	13.65	13.65		
					% of room		98.17%	98.17%	1.00	YES
	R8		Residential	Bedroom	Area m2	8.92	8.85	8.85		
					% of room		99.14%	99.14%	1.00	YES
	R9		Residential	LKD	Area m2	16.94	16.53	16.51		
					% of room		97.58%	97.46%	1.00	YES
Second	R1		Residential	Bedroom	Area m2	14.19	13.92	13.92		
					% of room		98.16%	98.14%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.80	14.60	14.60		
					% of room		98.65%	98.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	16.00	15.58	15.58		
					% of room		97.37%	97.37%	1.00	YES
	R4		Residential	Bedroom	Area m2	12.89	12.78	12.78		
					% of room		99.19%	99.19%	1.00	YES
	R5		Residential	Bedroom	Area m2	16.03	15.73	15.71		
					% of room		98.13%	98.03%	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R6		Residential	Bedroom	Area m2	15.08	14.88	14.88		
					% of room		98.64%	98.64%	1.00	YES
	R7		Residential	Bedroom	Area m2	13.91	13.65	13.65		
					% of room		98.17%	98.17%	1.00	YES
	R8		Residential	Bedroom	Area m2	8.92	8.85	8.85		
					% of room		99.15%	99.14%	1.00	YES
	R9		Residential	KD	Area m2	16.94	16.53	16.52		
					% of room		97.62%	97.51%	1.00	YES
Third	R1		Residential	Bedroom	Area m2	13.25	13.14	13.14		
					% of room		99.13%	99.13%	1.00	YES
	R2		Residential	Bedroom	Area m2	12.51	12.36	12.36		
					% of room		98.75%	98.75%	1.00	YES
	R4		Residential	Unknown	Area m2	10.35	10.34	10.34		
					% of room		99.89%	99.89%	1.00	YES
	R6		Residential	Unknown	Area m2	9.25	9.20	9.20		
					% of room		99.45%	99.45%	1.00	YES
	R8		Residential	Bedroom	Area m2	11.34	11.09	11.09		
					% of room		97.82%	97.82%	1.00	YES
	R9		Residential	Bedroom	Area m2	12.97	12.87	12.87		
					% of room		99.23%	99.23%	1.00	YES
	R10		Residential	Bedroom	Area m2	7.22	7.22	7.20		
					% of room		100.00%	99.81%	1.00	YES
The Bricklayers Arm 189 Dartmouth Road										
First	R1		Residential	Unknown	Area m2	9.34	7.11	7.06		
					% of room		76.08%	75.62%	0.99	YES
	R2		Residential	Unknown	Area m2	38.66	35.10	35.10		
					% of room		90.80%	90.80%	1.00	YES
	R3		Residential	Unknown	Area m2	16.36	16.02	16.02		
					% of room		97.93%	97.93%	1.00	YES
179 Dartmouth Road										
Lower Ground	R1		Residential	LKD	Area m2	29.26	24.62	24.62		
					% of room		84.13%	84.13%	1.00	YES
	R2		Residential	LKD	Area m2	29.24	23.58	23.58		
					% of room		80.64%	80.64%	1.00	YES
	R3		Residential	LKD	Area m2	29.24	21.74	21.74		
					% of room		74.36%	74.36%	1.00	YES
	R4		Residential	LKD	Area m2	30.43	12.91	11.65		
					% of room		42.42%	38.29%	0.90	YES
	R5		Residential	Bedroom	Area m2	14.57	13.88	13.88		
					% of room		95.29%	95.28%	1.00	YES
	R6		Residential	Bedroom	Area m2	7.45	7.18	7.18		
					% of room		96.32%	96.32%	1.00	YES
	R7		Residential	KD	Area m2	12.39	11.70	11.70		
					% of room		94.47%	94.47%	1.00	YES
	R8		Residential	Living Room	Area m2	16.16	15.82	15.82		
					% of room		97.91%	97.90%	1.00	YES
	R9		Residential	Bedroom	Area m2	13.64	13.35	13.35		
					% of room		97.89%	97.89%	1.00	YES
	R10		Residential	Bedroom	Area m2	11.10	10.96	10.96		
					% of room		98.77%	98.77%	1.00	YES
Ground	R1		Residential	Bedroom	Area m2	13.36	10.27	10.27		
					% of room		76.92%	76.92%	1.00	YES
	R2		Residential	Bedroom	Area m2	13.40	8.88	8.88		
					% of room		66.27%	66.27%	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R3		Residential	Bedroom	Area m2	13.41	7.50	7.50		
					% of room		55.90%	55.90%	1.00	YES
	R4		Residential	LKD	Area m2	29.51	21.64	21.14		
					% of room		73.32%	71.65%	0.98	YES
	R5		Residential	LKD	Area m2	31.37	29.49	29.49		
					% of room		93.98%	93.98%	1.00	YES
	R6		Residential	Bedroom	Area m2	13.62	13.25	13.25		
					% of room		97.32%	97.32%	1.00	YES
	R7		Residential	Bedroom	Area m2	7.45	7.17	7.17		
					% of room		96.25%	96.25%	1.00	YES
	R8		Residential	KD	Area m2	12.41	11.78	11.78		
					% of room		94.94%	94.94%	1.00	YES
	R9		Residential	Living Room	Area m2	16.14	16.14	16.14		
					% of room		100.00%	100.00%	1.00	YES
	R11		Residential	Bedroom	Area m2	13.64	13.35	13.35		
					% of room		97.89%	97.89%	1.00	YES
	R12		Residential	Bedroom	Area m2	13.08	12.77	12.77		
					% of room		97.65%	97.65%	1.00	YES
	R13		Residential	Bedroom	Area m2	11.11	11.00	11.00		
					% of room		99.05%	99.05%	1.00	YES
	R14		Residential	Bedroom	Area m2	16.63	16.27	16.27		
					% of room		97.83%	97.83%	1.00	YES
	R16		Residential	Bedroom	Area m2	16.86	16.29	16.29		
					% of room		96.63%	96.63%	1.00	YES
	R17		Residential	Bedroom	Area m2	13.96	13.48	13.48		
					% of room		96.52%	96.52%	1.00	YES
	R19		Residential	Bedroom	Area m2	11.25	11.15	11.15		
					% of room		99.09%	99.09%	1.00	YES
First	R1		Residential	LKD	Area m2	27.19	26.33	26.33		
					% of room		96.84%	96.84%	1.00	YES
	R2		Residential	Bedroom	Area m2	12.54	10.14	10.14		
					% of room		80.89%	80.89%	1.00	YES
	R4		Residential	LKD	Area m2	23.80	18.69	18.69		
					% of room		78.53%	78.53%	1.00	YES
	R5		Residential	LKD	Area m2	28.73	22.66	22.47		
					% of room		78.88%	78.22%	0.99	YES
	R6		Residential	LKD	Area m2	31.37	29.85	29.85		
					% of room		95.14%	95.14%	1.00	YES
	R7		Residential	Bedroom	Area m2	13.62	13.30	13.30		
					% of room		97.65%	97.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	7.45	7.17	7.17		
					% of room		96.22%	96.22%	1.00	YES
	R9		Residential	KD	Area m2	12.41	11.75	11.75		
					% of room		94.74%	94.74%	1.00	YES
	R10		Residential	Living Room	Area m2	16.14	16.14	16.14		
					% of room		100.00%	100.00%	1.00	YES
	R12		Residential	Bedroom	Area m2	13.64	13.34	13.34		
					% of room		97.78%	97.78%	1.00	YES
	R13		Residential	Bedroom	Area m2	13.08	12.82	12.82		
					% of room		98.01%	98.01%	1.00	YES
	R14		Residential	Bedroom	Area m2	11.11	11.02	11.02		
					% of room		99.18%	99.18%	1.00	YES
	R15		Residential	Bedroom	Area m2	16.53	16.21	16.21		
					% of room		98.05%	98.05%	1.00	YES
	R17		Residential	Bedroom	Area m2	12.44	11.12	11.12		
					% of room		89.41%	89.41%	1.00	YES
	R18		Residential	LKD	Area m2	24.87	22.86	22.86		
					% of room		91.89%	91.89%	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R19		Residential	Bedroom	Area m2	11.28	11.09	11.09		
					% of room		98.35%	98.35%	1.00	YES
	R20		Residential	Bedroom	Area m2	12.95	12.92	12.92		
					% of room		99.77%	99.77%	1.00	YES
Second	R1		Residential	LKD	Area m2	27.19	26.72	26.72		
					% of room		98.28%	98.28%	1.00	YES
	R2		Residential	Bedroom	Area m2	12.54	11.20	11.20		
					% of room		89.30%	89.30%	1.00	YES
	R4		Residential	LKD	Area m2	23.80	20.40	20.40		
					% of room		85.68%	85.68%	1.00	YES
	R5		Residential	LKD	Area m2	23.74	21.36	21.36		
					% of room		89.98%	89.98%	1.00	YES
	R6		Residential	LKD	Area m2	25.13	25.09	25.09		
					% of room		99.86%	99.86%	1.00	YES
	R7		Residential	Bedroom	Area m2	10.58	9.91	9.91		
					% of room		93.73%	93.73%	1.00	YES
	R8		Residential	Bedroom	Area m2	10.18	9.93	9.93		
					% of room		97.54%	97.54%	1.00	YES
	R9		Residential	KD	Area m2	13.79	13.18	13.18		
					% of room		95.56%	95.56%	1.00	YES
	R10		Residential	Living Room	Area m2	26.94	26.61	26.61		
					% of room		98.77%	98.77%	1.00	YES
	R13		Residential	Bedroom	Area m2	7.76	7.74	7.74		
					% of room		99.82%	99.82%	1.00	YES
	R14		Residential	Bedroom	Area m2	11.00	10.64	10.64		
					% of room		96.77%	96.77%	1.00	YES
	R16		Residential	Bedroom	Area m2	12.44	12.08	12.08		
					% of room		97.08%	97.08%	1.00	YES
	R17		Residential	LKD	Area m2	24.87	24.84	24.84		
					% of room		99.87%	99.87%	1.00	YES
	R18		Residential	Bedroom	Area m2	11.28	11.04	11.04		
					% of room		97.87%	97.87%	1.00	YES
	R19		Residential	Bedroom	Area m2	12.95	12.92	12.92		
					% of room		99.77%	99.77%	1.00	YES
Third	R1		Residential	LKD	Area m2	27.19	26.72	26.72		
					% of room		98.28%	98.28%	1.00	YES
	R2		Residential	Bedroom	Area m2	12.54	11.77	11.77		
					% of room		93.87%	93.87%	1.00	YES
	R4		Residential	LKD	Area m2	23.78	21.94	21.94		
					% of room		92.27%	92.27%	1.00	YES
	R5		Residential	Bedroom	Area m2	13.10	12.82	12.82		
					% of room		97.83%	97.83%	1.00	YES
	R6		Residential	Bedroom	Area m2	12.96	12.85	12.85		
					% of room		99.10%	99.10%	1.00	YES
	R20		Residential	Bedroom	Area m2	11.28	11.04	11.04		
					% of room		97.86%	97.86%	1.00	YES
	R21		Residential	Bedroom	Area m2	12.95	12.87	12.87		
					% of room		99.34%	99.34%	1.00	YES
Miriam Lodge 185 Dartmouth Road										
Ground	R1		Residential	Kitchen	Area m2	15.32	14.84	14.84		
					% of room		96.86%	96.86%	1.00	YES
First	R1		Residential	Kitchen	Area m2	8.21	5.67	5.67		
					% of room		69.05%	69.05%	1.00	YES
	R2		Residential	Bedroom	Area m2	6.83	6.77	6.77		
					% of room		99.07%	99.07%	1.00	YES
	R3		Residential	Kitchen	Area m2	8.79	8.68	8.68		
					% of room		98.79%	98.79%	1.00	YES

Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R4		Residential	Bedroom	Area m2	7.15	7.07	7.07		
					% of room		98.96%	98.95%	1.00	YES
	R5		Residential	Kitchen	Area m2	8.78	8.67	8.67		
					% of room		98.66%	98.66%	1.00	YES
	R6		Residential	Bedroom	Area m2	7.06	6.90	6.90		
					% of room		97.70%	97.69%	1.00	YES
	R7		Residential	Bedroom	Area m2	7.12	6.98	6.98		
					% of room		98.06%	98.06%	1.00	YES
	R8		Residential	Bedroom	Area m2	7.56	7.54	7.54		
					% of room		99.70%	99.70%	1.00	YES
	R9		Residential	Bedroom	Area m2	7.56	7.54	7.54		
					% of room		99.69%	99.69%	1.00	YES
	R10		Residential	Bedroom	Area m2	7.56	7.53	7.53		
					% of room		99.59%	99.59%	1.00	YES
	R11		Residential	Bedroom	Area m2	8.69	8.68	8.68		
					% of room		99.87%	99.87%	1.00	YES
	R12		Residential	Kitchen	Area m2	3.58	3.56	3.56		
					% of room		99.41%	99.41%	1.00	YES
	R13		Residential	Bedroom	Area m2	8.38	8.36	8.36		
					% of room		99.88%	99.88%	1.00	YES
Second	R1		Residential	Kitchen	Area m2	8.21	6.60	6.60		
					% of room		80.32%	80.32%	1.00	YES
	R2		Residential	Bedroom	Area m2	6.83	6.77	6.77		
					% of room		99.08%	99.08%	1.00	YES
	R3		Residential	Kitchen	Area m2	8.79	8.68	8.68		
					% of room		98.79%	98.79%	1.00	YES
	R4		Residential	Bedroom	Area m2	7.15	7.07	7.07		
					% of room		98.96%	98.96%	1.00	YES
	R5		Residential	Kitchen	Area m2	8.78	8.67	8.67		
					% of room		98.66%	98.66%	1.00	YES
	R6		Residential	Bedroom	Area m2	7.06	6.90	6.90		
					% of room		97.70%	97.70%	1.00	YES
	R7		Residential	Bedroom	Area m2	7.12	6.98	6.98		
					% of room		98.06%	98.06%	1.00	YES
	R8		Residential	Bedroom	Area m2	7.56	7.54	7.54		
					% of room		99.70%	99.70%	1.00	YES
	R9		Residential	Bedroom	Area m2	7.56	7.54	7.54		
					% of room		99.69%	99.69%	1.00	YES
	R10		Residential	Bedroom	Area m2	7.56	7.53	7.53		
					% of room		99.59%	99.59%	1.00	YES
	R11		Residential	Bedroom	Area m2	8.69	8.68	8.68		
					% of room		99.87%	99.87%	1.00	YES
	R12		Residential	Kitchen	Area m2	3.58	3.56	3.56		
					% of room		99.41%	99.41%	1.00	YES
	R13		Residential	Bedroom	Area m2	8.38	8.36	8.36		
					% of room		99.88%	99.88%	1.00	YES
Third	R1		Residential	Kitchen	Area m2	8.21	7.00	7.00		
					% of room		85.20%	85.20%	1.00	YES
	R2		Residential	Bedroom	Area m2	6.83	6.77	6.77		
					% of room		99.08%	99.08%	1.00	YES
	R3		Residential	Kitchen	Area m2	8.79	8.68	8.68		
					% of room		98.79%	98.79%	1.00	YES
	R4		Residential	Bedroom	Area m2	7.15	7.07	7.07		
					% of room		98.96%	98.96%	1.00	YES
	R5		Residential	Kitchen	Area m2	8.78	8.67	8.67		
					% of room		98.66%	98.66%	1.00	YES
	R6		Residential	Bedroom	Area m2	7.06	6.90	6.90		
					% of room		97.71%	97.70%	1.00	YES
	R7		Residential	Bedroom	Area m2	7.12	6.98	6.98		

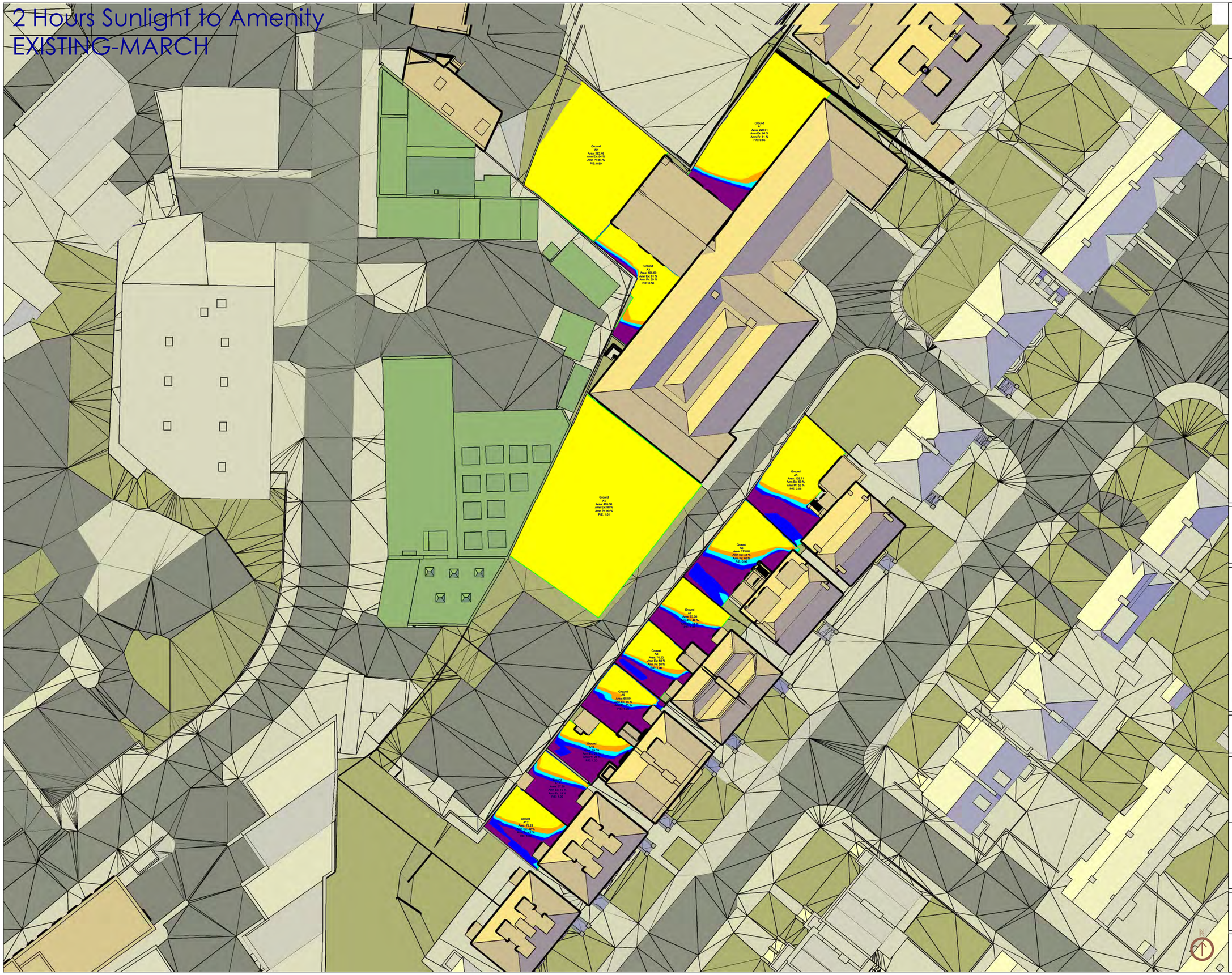
Project Name: 221216-DS REL06
Project No.: 6529
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 15/12/2022

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
					% of room		98.06%	98.06%	1.00	YES
	R8		Residential	Bedroom	Area m2	7.56	7.54	7.54		
					% of room		99.70%	99.70%	1.00	YES
	R9		Residential	Bedroom	Area m2	7.56	7.54	7.54		
					% of room		99.69%	99.69%	1.00	YES
	R10		Residential	Bedroom	Area m2	7.56	7.53	7.53		
					% of room		99.59%	99.59%	1.00	YES
	R11		Residential	Bedroom	Area m2	8.69	8.68	8.68		
					% of room		99.87%	99.87%	1.00	YES
	R12		Residential	Kitchen	Area m2	3.58	3.56	3.56		
					% of room		99.41%	99.41%	1.00	YES
	R13		Residential	Bedroom	Area m2	8.38	8.36	8.36		
					% of room		99.88%	99.88%	1.00	YES
Holy Trinity Church										
Ground	R1		NonResidential	Meeting Room	Area m2	60.57	59.65	59.43		
					% of room		98.47%	98.12%	1.00	YES
	R2		NonResidential	Main Hall	Area m2	172.61	172.61	172.61		
					% of room		100.00%	100.00%	1.00	YES
	R3		NonResidential	Meeting Room	Area m2	36.03	34.25	34.25		
					% of room		95.06%	95.06%	1.00	YES
	R4		NonResidential	Communal Kitchen	Area m2	10.97	10.95	10.95		
					% of room		99.79%	99.79%	1.00	YES
	R8		Residential	Unknown	Area m2	12.60	11.26	11.25		
					% of room		89.35%	89.31%	1.00	YES

Appendix 5

2-hr Sunlight Contours for Neighbouring Amenity Spaces (21st March and 21st June)

2 Hours Sunlight to Amenity
EXISTING-MARCH

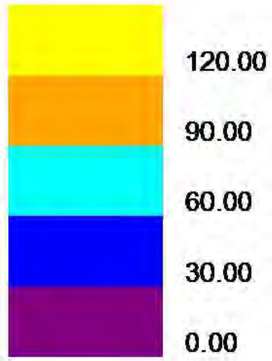


NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
Accucities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

AMENITY Minutes



REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood

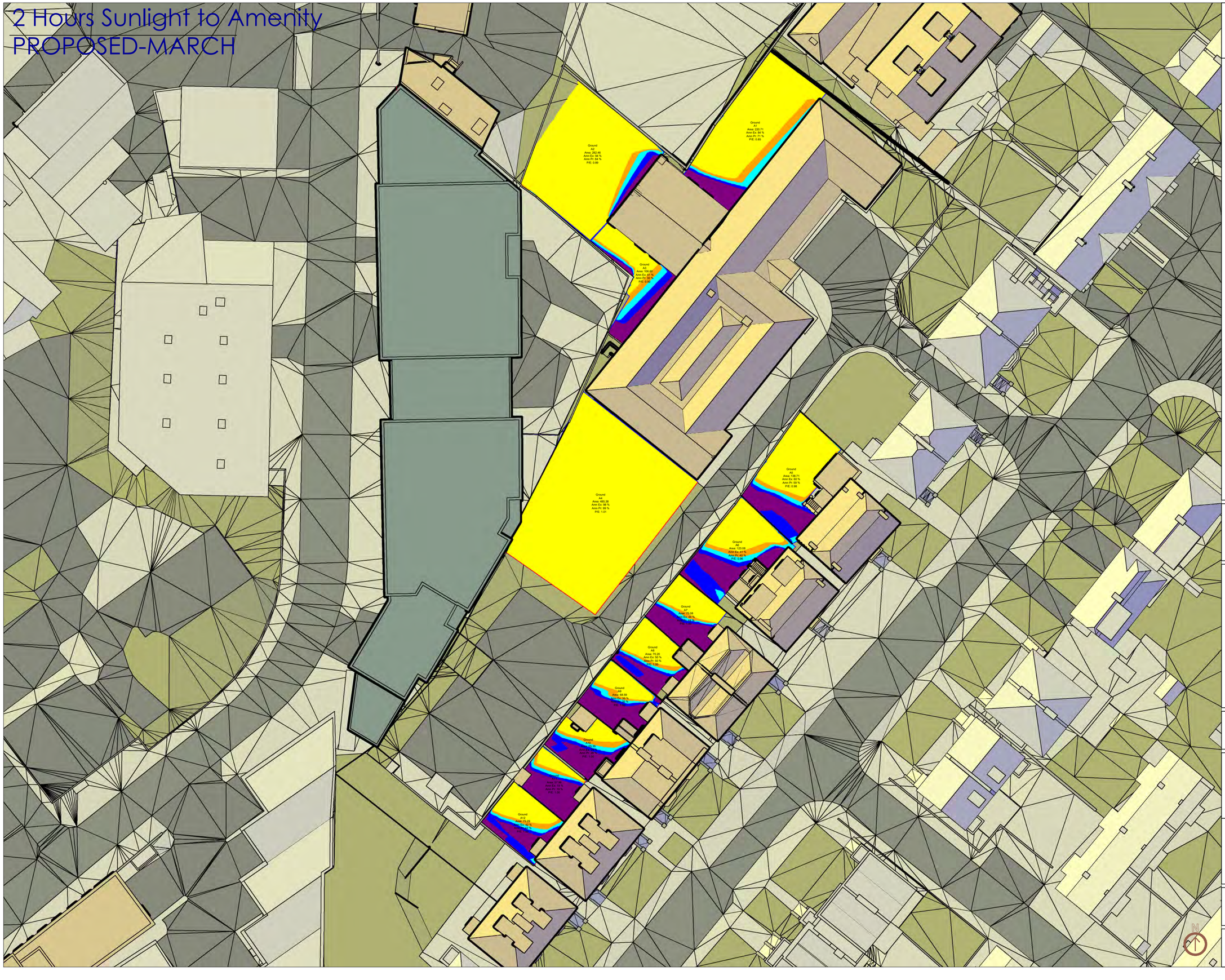
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
2 Hours Sunlight to Amenity 21 March-Existing

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-03-01	

2 Hours Sunlight to Amenity
PROPOSED-MARCH

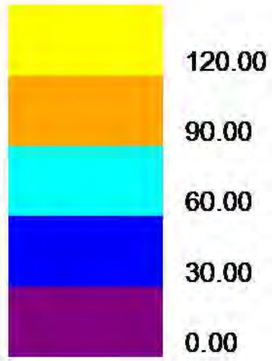


NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
Accucities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

AMENITY Minutes



REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood

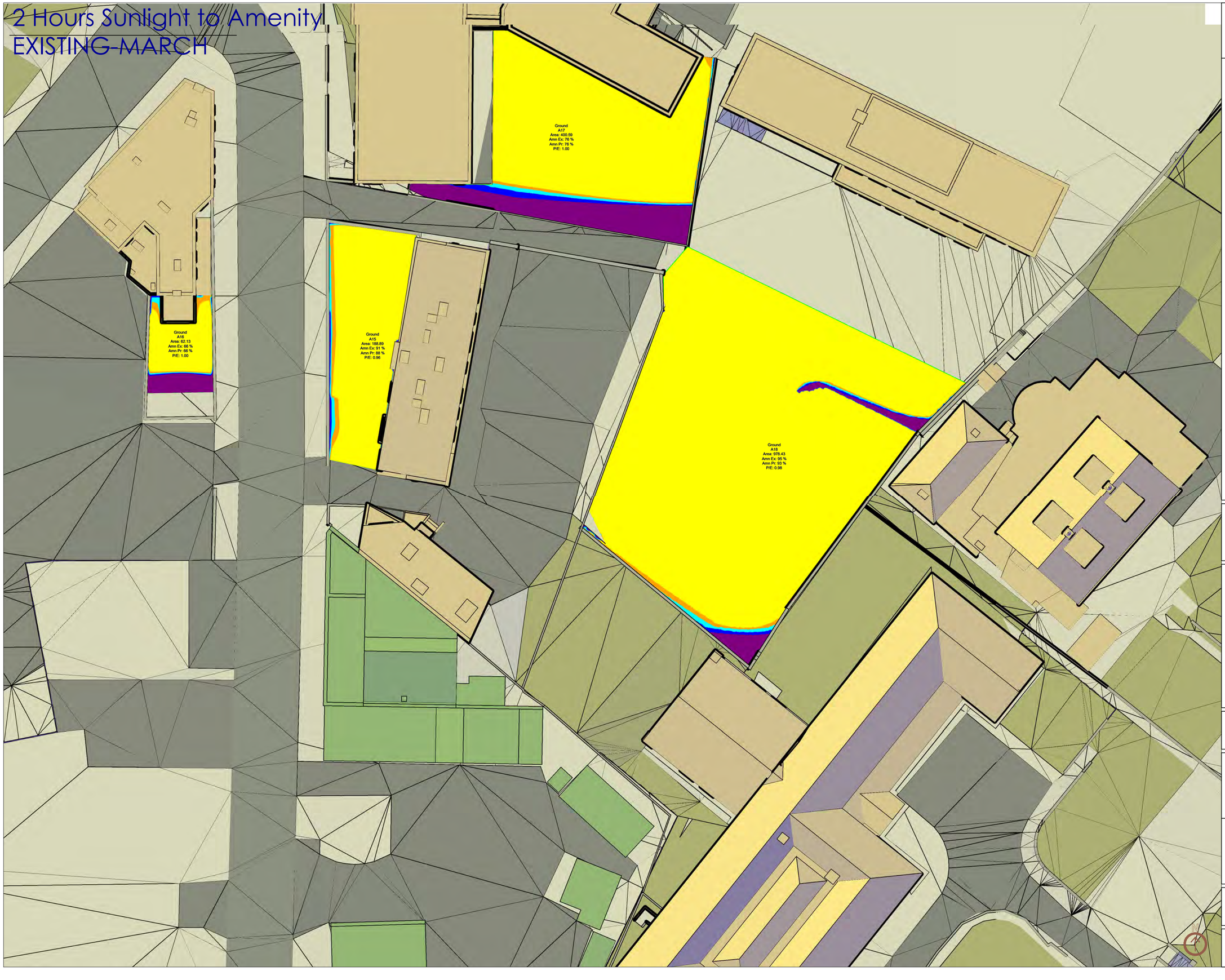
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
2 Hours Sunlight to Amenity 21 March-Proposed

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-03-02	

2 Hours Sunlight to Amenity
EXISTING-MARCH

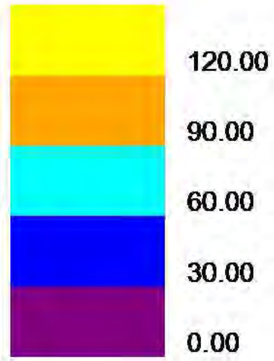


NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
Accucities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

AMENITY Minutes



REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
2 Hours Sunlight to Amenity 21 March -Existing

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-02-03	

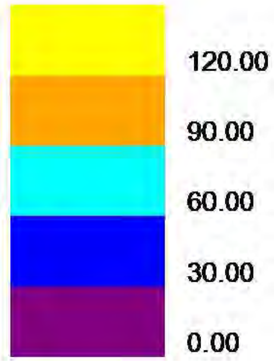
2 Hours Sunlight to Amenity
PROPOSED-MARCH

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
Accucities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

AMENITY Minutes



REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
2 Hours Sunlight to Amenity 21 March -Proposed

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-02-04	

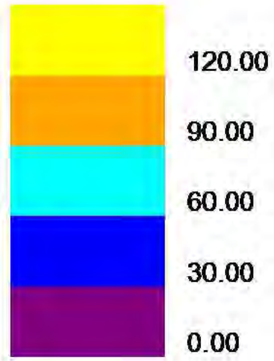
2 Hours Sunlight to Amenity
EXISTING-JUNE

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
Accucities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

AMENITY Minutes



REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood

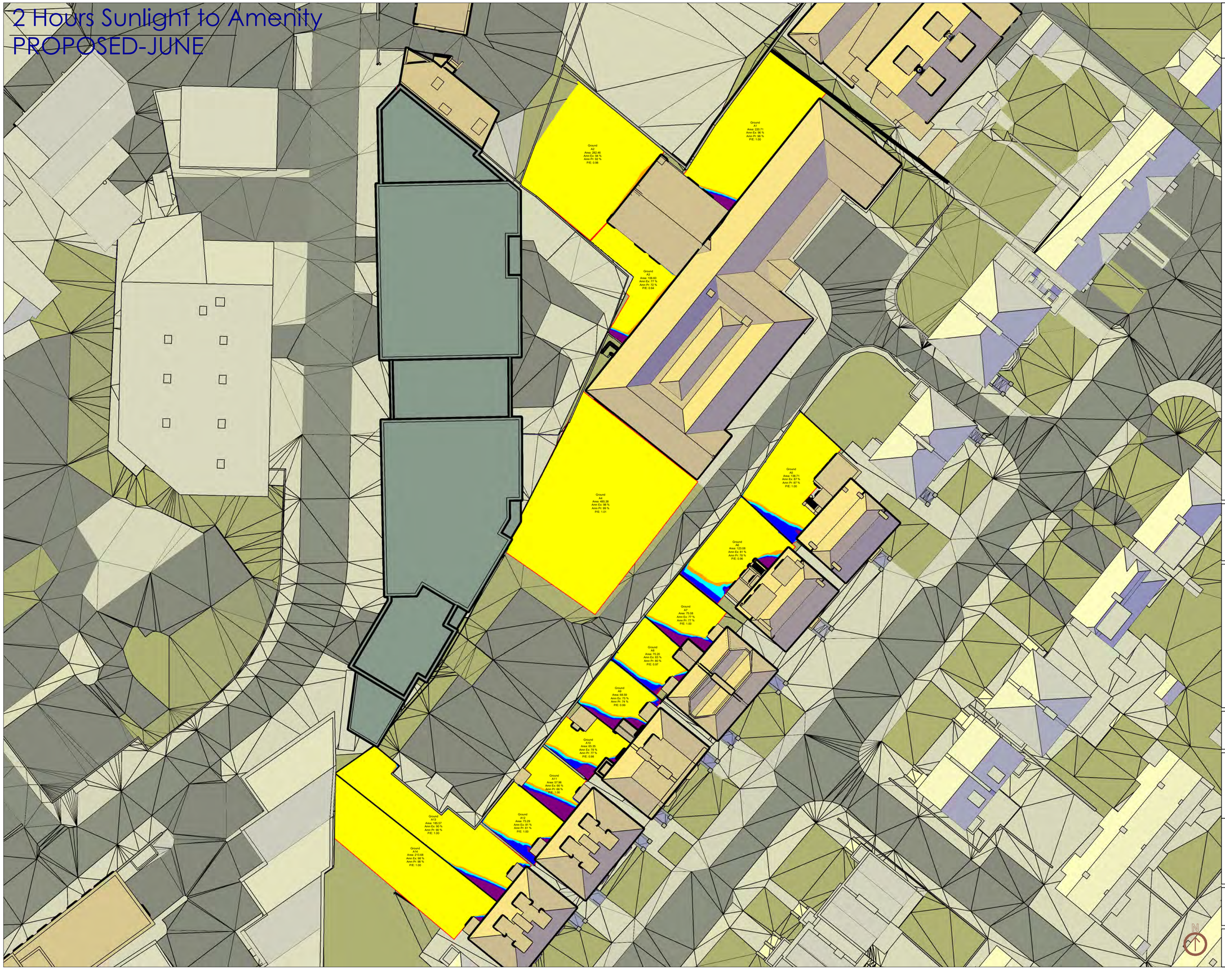
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
2 Hours Sunlight to Amenity 21 June-Existing

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-03-01	

2 Hours Sunlight to Amenity
PROPOSED-JUNE

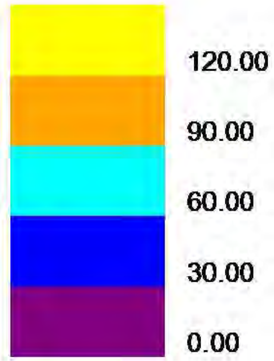


NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
Accucities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

AMENITY Minutes



REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood

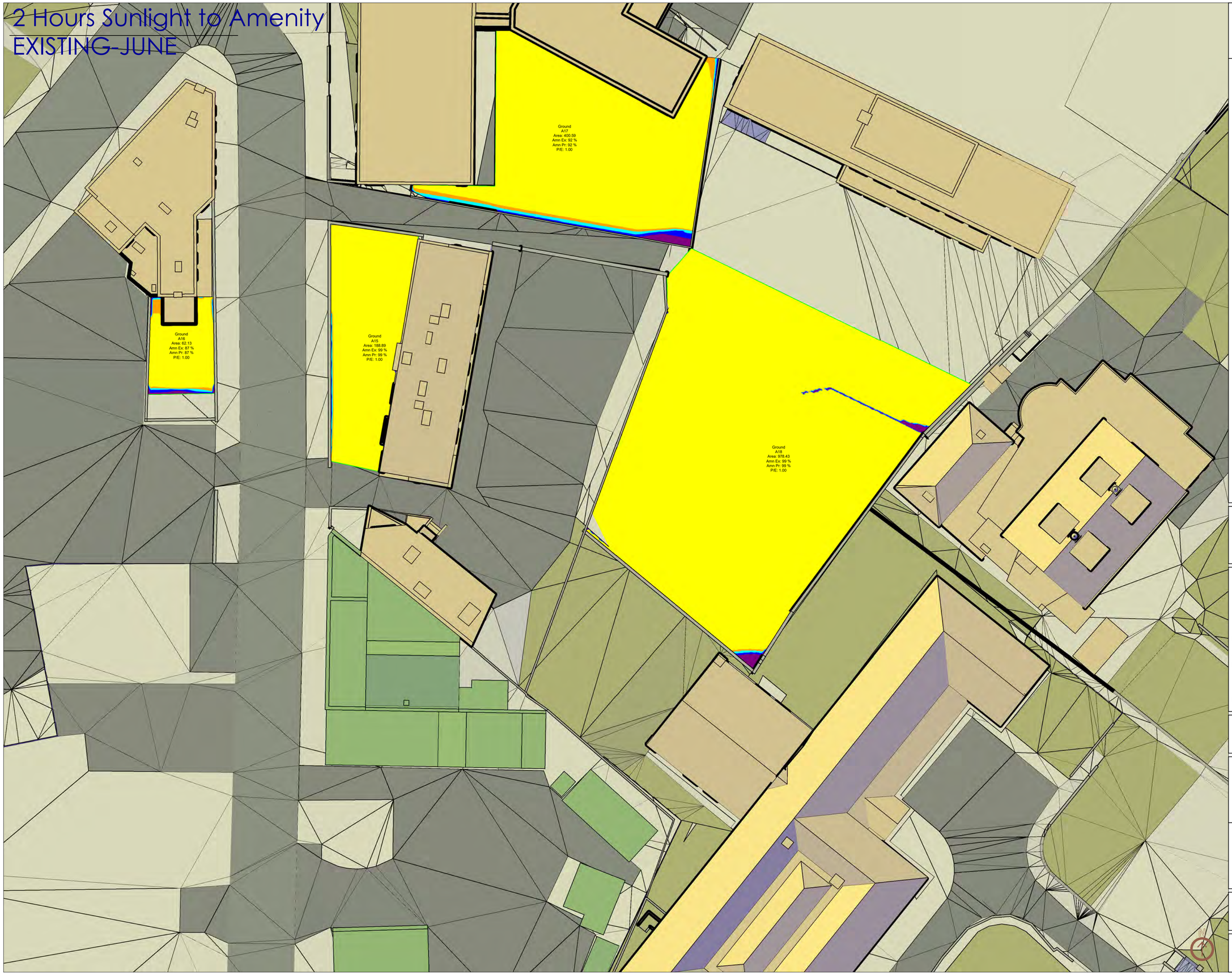
PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
2 Hours Sunlight to Amenity 21 June-Proposed

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-03-012	

2 Hours Sunlight to Amenity
EXISTING-JUNE

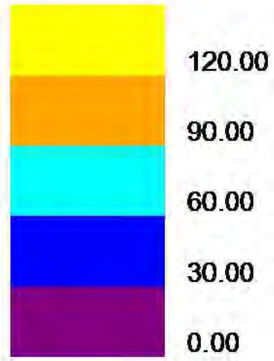


NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
Accucities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

AMENITY Minutes



REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
2 Hours Sunlight to Amenity 21 June -Existing

SCALE @ A1:	DATE:	DRAWN:	CHECKED:
NTS	14.12.22	RR	DW

DRAWING NUMBER:	REV:
6529-02-03	

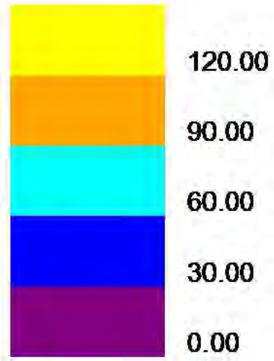
2 Hours Sunlight to Amenity
PROPOSED-JUNE

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
Accucities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

AMENITY Minutes



REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY
BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
2 Hours Sunlight to Amenity 21 June -Proposed

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-02-04	

Appendix 6A

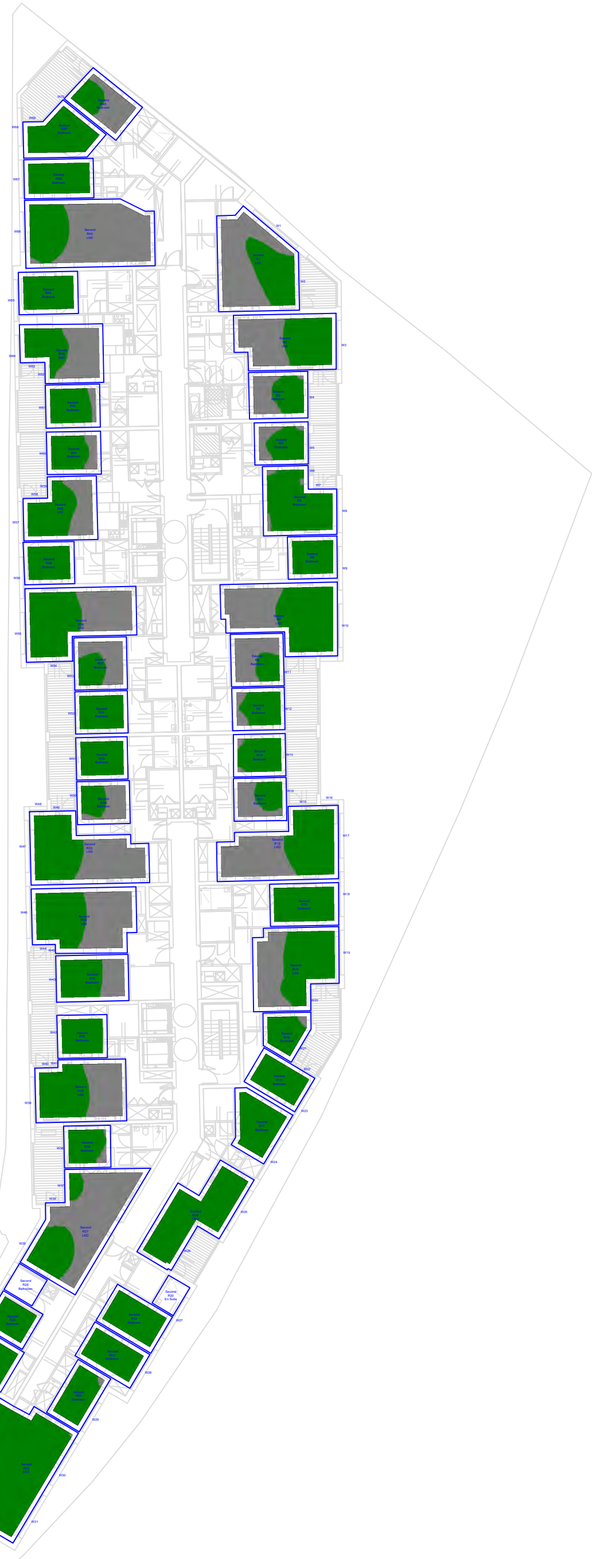
Illuminance Contour Drawings for
Proposed Development – Full-room LKDs

First Floor

Willow Way,Sydenham

Second Floor

Willow Way,Sydenham



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography,
Bing maps and Google Streetmaps.
Room information from planning layouts or
assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

SDA % of Hours > req. lux

50

0

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
SDA Analysis-Illuminance

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-02-11	

Third Floor

Willow Way,Sydenham

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography,
Bing maps and Google Streetmaps.
Room information from planning layouts or
assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

SDA % of Hours > req. lux

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
SDA Analysis-Illuminance

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:
6529-02-11

REV:

Appendix 6B

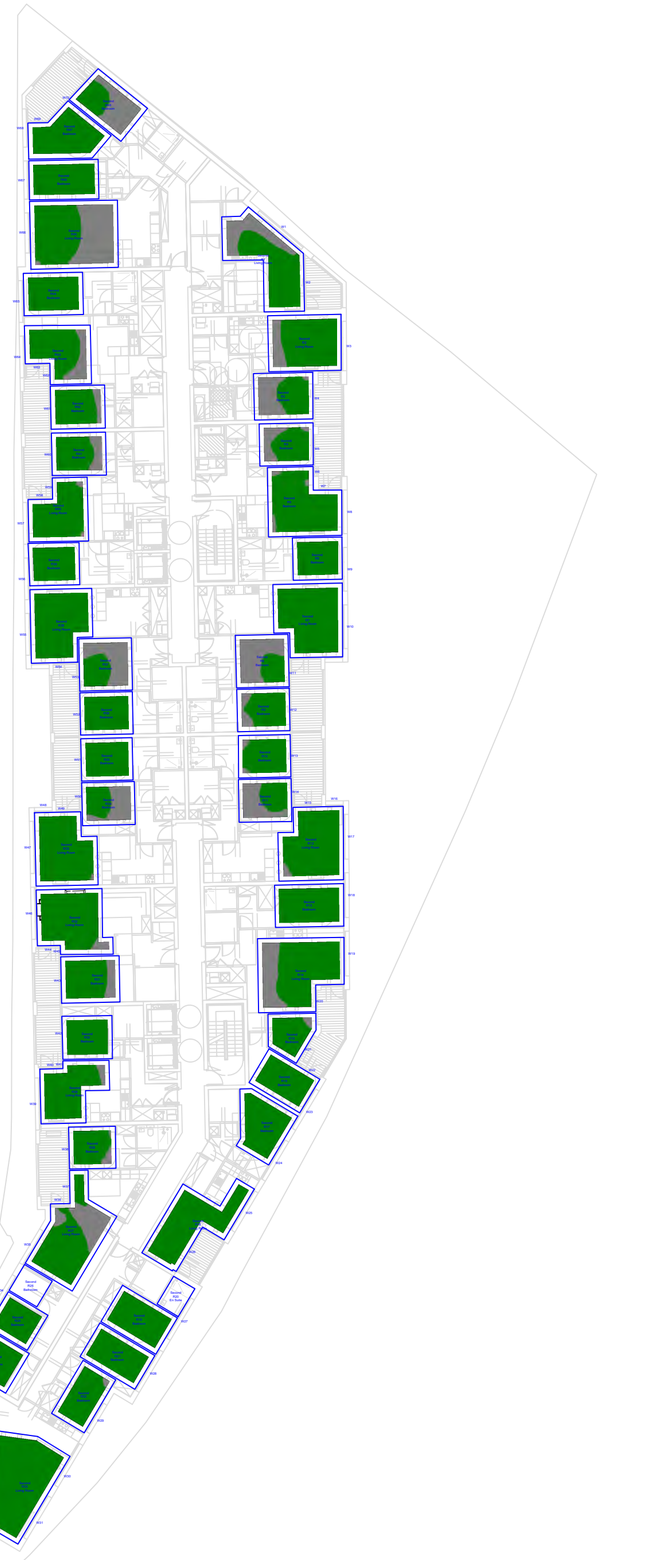
Illuminance Contour Drawings for Proposed Development – Truncated LKDs

First Floor

Willow Way,Sydenham

Second Floor

Willow Way,Sydenham



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

SDA % of Hours > req. lux

50

0

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
SDA Analysis-Illuminance

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:
6529-02-11

REV:

Third Floor

Willow Way,Sydenham

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
AccuCities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

SDA % of Hours > req. lux

50

0

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood Estates Ltd

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
SDA Analysis-Illuminance

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:
6529-02-12

REV:

Appendix 7A

Illuminance Results for Proposed Development – Full-room LKDs

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 14/12/2022

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Willow Way Sydenham														
First	R1		Residential	LKD	29.61	23.39	159	7.83	33%	200	50%	50%	4380	NO
	R2		Residential	LKD	22.97	17.18	213	9.15	53%	200	50%	50%	4380	YES
	R3		Residential	Bedroom	11.55	7.80	105	4.30	55%	100	50%	50%	4380	YES
	R4		Residential	Bedroom	9.53	6.16	128	4.20	68%	100	50%	50%	4380	YES
	R5		Residential	Bedroom	18.74	13.53	210	12.94	96%	100	50%	50%	4380	YES
	R6		Residential	Bedroom	8.79	5.59	472	5.59	100%	100	50%	50%	4380	YES
	R7		Residential	LKD	29.15	22.11	310	13.61	62%	200	50%	50%	4380	YES
	R8		Residential	Bedroom	11.63	7.90	73	2.53	32%	100	50%	50%	4380	NO
	R9		Residential	Bedroom	9.33	6.01	146	4.81	80%	100	50%	50%	4380	YES
	R10		Residential	Bedroom	9.30	5.98	157	5.41	90%	100	50%	50%	4380	YES
	R11		Residential	Bedroom	9.55	6.18	94	2.95	48%	100	50%	50%	4380	NO
	R12		Residential	LKD	29.53	22.27	239	11.73	53%	200	50%	50%	4380	YES
	R13		Residential	Bedroom	12.28	8.31	294	8.31	100%	100	50%	50%	4380	YES
	R14		Residential	LKD	26.59	20.34	252	12.32	61%	200	50%	50%	4380	YES
	R15		Residential	Bedroom	7.62	4.69	182	4.44	95%	100	50%	50%	4380	YES
	R16		Residential	Bedroom	9.79	6.32	520	6.32	100%	100	50%	50%	4380	YES
	R17		Residential	Bedroom	11.89	8.01	511	8.01	100%	100	50%	50%	4380	YES
	R18		Residential	LKD	22.83	15.96	517	15.96	100%	200	50%	50%	4380	YES
	R19		Residential	Bedroom	11.41	7.63	297	7.63	100%	100	50%	50%	4380	YES
	R21		Residential	Bedroom	10.58	6.92	401	6.92	100%	100	50%	50%	4380	YES
	R22		Residential	Bedroom	9.91	6.38	460	6.16	96%	100	50%	50%	4380	YES
	R23		Residential	LKD	36.88	29.37	733	29.29	100%	200	50%	50%	4380	YES
	R24		Residential	Bedroom	9.70	6.32	385	6.32	100%	100	50%	50%	4380	YES
	R25		Residential	Bedroom	7.95	4.92	389	4.92	100%	100	50%	50%	4380	YES
	R27		Residential	LKD	34.94	27.23	144	8.10	30%	200	50%	50%	4380	NO
	R28		Residential	Bedroom	8.24	5.15	157	4.34	84%	100	50%	50%	4380	YES
	R29		Residential	LKD	23.05	17.45	242	9.66	55%	200	50%	50%	4380	YES
	R30		Residential	Bedroom	9.06	5.80	211	5.80	100%	100	50%	50%	4380	YES
	R31		Residential	Bedroom	14.13	9.87	127	6.11	62%	100	50%	50%	4380	YES
	R32		Residential	LKD	27.12	20.85	188	10.33	50%	200	50%	50%	4380	YES
	R33		Residential	LKD	28.38	21.26	238	11.26	53%	200	50%	50%	4380	YES
	R34		Residential	Bedroom	9.53	6.16	96	2.94	48%	100	50%	50%	4380	NO
	R35		Residential	Bedroom	9.17	5.88	188	5.81	99%	100	50%	50%	4380	YES
	R36		Residential	Bedroom	9.36	6.03	178	5.88	97%	100	50%	50%	4380	YES
	R37		Residential	Bedroom	11.63	7.90	84	3.08	39%	100	50%	50%	4380	NO
	R38		Residential	LKD	27.61	20.79	285	12.14	58%	200	50%	50%	4380	YES
	R39		Residential	Bedroom	9.02	5.76	448	5.76	100%	100	50%	50%	4380	YES
	R40		Residential	LKD	17.58	12.58	266	7.53	60%	200	50%	50%	4380	YES
	R41		Residential	Bedroom	9.75	6.33	143	4.75	75%	100	50%	50%	4380	YES
	R42		Residential	Bedroom	9.84	6.41	161	5.41	84%	100	50%	50%	4380	YES
	R43		Residential	LKD	18.43	13.26	178	5.82	44%	200	50%	50%	4380	NO
	R44		Residential	Bedroom	10.57	6.98	410	6.98	100%	100	50%	50%	4380	YES
	R45		Residential	LKD	35.70	28.58	78	8.16	29%	200	50%	50%	4380	NO
	R46		Residential	Bedroom	11.50	7.62	303	7.62	100%	100	50%	50%	4380	YES
	R47		Residential	Bedroom	13.35	9.15	294	9.09	99%	100	50%	50%	4380	YES
	R48		Residential	Bedroom	11.58	7.76	68	2.81	36%	100	50%	50%	4380	NO
Second	R1		Residential	LKD	29.61	23.39	167	9.08	39%	200	50%	50%	4380	NO
	R2		Residential	LKD	22.97	17.18	216	9.15	53%	200	50%	50%	4380	YES
	R3		Residential	Bedroom	11.55	7.80	106	4.30	55%	100	50%	50%	4380	YES
	R4		Residential	Bedroom	9.53	6.16	128	4.35	71%	100	50%	50%	4380	YES
	R5		Residential	Bedroom	18.74	13.53	213	12.94	96%	100	50%	50%	4380	YES
	R6		Residential	Bedroom	8.79	5.59	477	5.59	100%	100	50%	50%	4380	YES
	R7		Residential	LKD	29.15	22.11	315	13.61	62%	200	50%	50%	4380	YES
	R8		Residential	Bedroom	11.63	7.90	74	2.61	33%	100	50%	50%	4380	NO
	R9		Residential	Bedroom	9.33	6.01	146	4.96	83%	100	50%	50%	4380	YES
	R10		Residential	Bedroom	9.30	5.98	159	5.63	94%	100	50%	50%	4380	YES
	R11		Residential	Bedroom	9.55	6.18	96	2.95	48%	100	50%	50%	4380	NO
	R12		Residential	LKD	29.53	22.27	243	11.82	53%	200	50%	50%	4380	YES
	R13		Residential	Bedroom	12.28	8.31	297	8.31	100%	100	50%	50%	4380	YES
	R14		Residential	LKD	26.59	20.34	256	12.32	61%	200	50%	50%	4380	YES
	R15		Residential	Bedroom	7.62	4.69	187	4.44	95%	100	50%	50%	4380	YES
	R16		Residential	Bedroom	9.79	6.32	533	6.32	100%	100	50%	50%	4380	YES
	R17		Residential	Bedroom	11.89	8.01	522	8.01	100%	100	50%	50%	4380	YES
	R18		Residential	LKD	22.83	15.96	520	15.96	100%	200	50%	50%	4380	YES
	R19		Residential	Bedroom	11.41	7.63	305	7.63	100%	100	50%	50%	4380	YES
	R21		Residential	Bedroom	10.58	6.92	412	6.92	100%	100	50%	50%	4380	YES
	R22		Residential	Bedroom	9.91	6.38	468	6.16	96%	100	50%	50%	4380	YES
	R23		Residential	LKD	36.88	29.37	766	29.29	100%	200	50%	50%	4380	YES
	R24		Residential	Bedroom	9.70	6.32	393	6.32	100%	100	50%	50%	4380	YES
	R25		Residential	Bedroom	7.95	4.92	395	4.92	100%	100	50%	50%	4380	YES
	R27		Residential	LKD	34.94	27.23	148	8.52	31%	200	50%	50%	4380	NO
	R28		Residential	Bedroom	8.24	5.15	162	4.49	87%	100	50%	50%	4380	YES
	R29		Residential	LKD	23.05	17.45	250	9.92	57%	200	50%	50%	4380	YES
	R30		Residential	Bedroom	9.06	5.80	218	5.80	100%	100	50%	50%	4380	YES
	R31		Residential	Bedroom	14.13	9.87	132	6.35	64%	100	50%	50%	4380	YES
	R32		Residential	LKD	27.12	20.85	196	10.49	50%	200	50%	50%	4380	YES
	R33		Residential	LKD	28.38	21.26	243	11.57	54%	200	50%	50%	4380	YES
	R34		Residential	Bedroom	9.53	6.16	99	2.94	48%	100	50%	50%	4380	NO
	R35		Residential	Bedroom	9.17	5.88	193	5.88	100%	100	50%	50%	4380	YES
	R36		Residential	Bedroom	9.36	6.03	182	6.03	100%	100	50%	50%	4380	YES
	R37		Residential	Bedroom	11.63	7.90	87	3.24	41%	100	50%	50%	4380	NO
	R38		Residential	LKD	27.61	20.79	294	12.14	58%	200	50%	50%	4380	YES
	R39		Residential	Bedroom	9.02	5.76	457	5.76	100%	100	50%	50%	4380	YES
	R40		Residential	LKD	17.58	12.58	273	7.88	63%	200	50%	50%	4380	YES
	R41		Residential	Bedroom	9.75	6.33	147	4.75	75%	100	50%	50%	4380	YES
	R42		Residential	Bedroom	9.84	6.41	165	5.77	90%	100	50%	50%	4380	YES
	R43		Residential	LKD	18.43	13.26	185	6.03	46%	200	50%	50%	4380	NO
	R44		Residential	Bedroom	10.57	6.98	419	6.98	100%	100	50%	50%	4380	YES
	R45		Residential	LKD	35.70	28.58	83	8.60	30%	200	50%	50%	4380	NO
	R46		Residential	Bedroom	11.50	7.62	311	7.62	100%	100	50%	50%	4380	YES

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 14/12/2022

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
	R47		Residential	Bedroom	13.35	9.15	306	9.15	100%	100	50%	50%	4380	YES
	R48		Residential	Bedroom	11.58	7.76	76	3.06	39%	100	50%	50%	4380	NO
Third	R1		Residential	LKD	29.61	23.39	169	9.09	39%	200	50%	50%	4380	NO
	R2		Residential	LKD	22.97	17.18	218	9.22	54%	200	50%	50%	4380	YES
	R3		Residential	Bedroom	11.55	7.80	107	4.30	55%	100	50%	50%	4380	YES
	R4		Residential	Bedroom	9.53	6.16	129	4.27	69%	100	50%	50%	4380	YES
	R5		Residential	Bedroom	18.74	13.53	216	12.94	96%	100	50%	50%	4380	YES
	R6		Residential	Bedroom	8.79	5.59	478	5.59	100%	100	50%	50%	4380	YES
	R7		Residential	LKD	29.15	22.11	317	13.70	62%	200	50%	50%	4380	YES
	R8		Residential	Bedroom	11.63	7.90	74	2.61	33%	100	50%	50%	4380	NO
	R9		Residential	Bedroom	9.33	6.01	147	4.88	81%	100	50%	50%	4380	YES
	R10		Residential	Bedroom	9.30	5.98	159	5.62	94%	100	50%	50%	4380	YES
	R11		Residential	Bedroom	9.55	6.18	95	2.95	48%	100	50%	50%	4380	NO
	R12		Residential	LKD	29.53	22.27	246	11.82	53%	200	50%	50%	4380	YES
	R13		Residential	Bedroom	12.28	8.31	297	8.31	100%	100	50%	50%	4380	YES
	R14		Residential	LKD	26.59	20.34	255	12.40	61%	200	50%	50%	4380	YES
	R15		Residential	Bedroom	7.62	4.69	185	4.44	95%	100	50%	50%	4380	YES
	R16		Residential	Bedroom	9.79	6.32	530	6.32	100%	100	50%	50%	4380	YES
	R17		Residential	Bedroom	11.89	8.01	522	8.01	100%	100	50%	50%	4380	YES
	R18		Residential	LKD	22.83	15.96	521	15.96	100%	200	50%	50%	4380	YES
	R19		Residential	Bedroom	11.41	7.63	302	7.63	100%	100	50%	50%	4380	YES
	R21		Residential	Bedroom	9.13	5.83	656	5.83	100%	100	50%	50%	4380	YES
	R22		Residential	Bedroom	19.37	14.43	880	14.43	100%	100	50%	50%	4380	YES
	R23		Residential	Bedroom	9.70	6.32	397	6.32	100%	100	50%	50%	4380	YES
	R24		Residential	Bedroom	7.95	4.92	399	4.92	100%	100	50%	50%	4380	YES
	R26		Residential	LKD	34.94	27.23	150	8.86	33%	200	50%	50%	4380	NO
	R27		Residential	Bedroom	8.24	5.15	163	4.73	92%	100	50%	50%	4380	YES
	R28		Residential	LKD	23.05	17.45	256	10.00	57%	200	50%	50%	4380	YES
	R29		Residential	Bedroom	9.06	5.80	224	5.80	100%	100	50%	50%	4380	YES
	R30		Residential	Bedroom	14.13	9.87	133	6.50	66%	100	50%	50%	4380	YES
	R31		Residential	LKD	27.12	20.85	201	10.49	50%	200	50%	50%	4380	YES
	R32		Residential	LKD	28.38	21.26	248	11.66	55%	200	50%	50%	4380	YES
	R33		Residential	Bedroom	9.53	6.16	100	3.09	50%	100	50%	50%	4380	YES
	R34		Residential	Bedroom	9.17	5.88	196	5.88	100%	100	50%	50%	4380	YES
	R35		Residential	Bedroom	9.36	6.03	185	6.03	100%	100	50%	50%	4380	YES
	R36		Residential	Bedroom	11.63	7.90	89	3.32	42%	100	50%	50%	4380	NO
	R37		Residential	LKD	27.61	20.79	302	12.31	59%	200	50%	50%	4380	YES
	R38		Residential	Bedroom	9.02	5.76	462	5.76	100%	100	50%	50%	4380	YES
	R39		Residential	LKD	17.58	12.58	277	7.88	63%	200	50%	50%	4380	YES
	R40		Residential	Bedroom	9.84	6.41	169	6.05	94%	100	50%	50%	4380	YES
	R41		Residential	LKD	18.46	13.29	187	6.11	46%	200	50%	50%	4380	NO
	R42		Residential	Bedroom	10.57	6.98	428	6.98	100%	100	50%	50%	4380	YES
	R43		Residential	LKD	35.70	28.58	84	8.77	31%	200	50%	50%	4380	NO
	R44		Residential	Bedroom	11.50	7.62	313	7.62	100%	100	50%	50%	4380	YES
	R45		Residential	Bedroom	13.35	9.15	310	9.15	100%	100	50%	50%	4380	YES
	R46		Residential	Bedroom	11.58	7.76	77	3.20	41%	100	50%	50%	4380	NO
	R47		Residential	Bedroom	9.75	6.33	149	4.99	79%	100	50%	50%	4380	YES

Appendix 7B

Illuminance Results for Proposed Development – Truncated LKDs

Project Name: 221214-Self Test Op3A REL02
Project No.: 6529
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 15/12/2022

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Willow Way Sydenham														
First	R1		Residential	Living Room	20.69	14.47	200	10.06	70%	150	50%	50%	4380	YES
	R2		Residential	Living Room	17.19	12.53	374	10.47	84%	150	50%	50%	4380	YES
	R3		Residential	Bedroom	11.55	7.80	105	4.30	55%	100	50%	50%	4380	YES
	R4		Residential	Bedroom	9.53	6.16	128	4.20	68%	100	50%	50%	4380	YES
	R5		Residential	Bedroom	18.74	13.53	210	12.94	96%	100	50%	50%	4380	YES
	R6		Residential	Bedroom	8.79	5.59	472	5.59	100%	100	50%	50%	4380	YES
	R7		Residential	Living Room	19.67	14.48	536	14.42	100%	150	50%	50%	4380	YES
	R8		Residential	Bedroom	11.63	7.90	73	2.53	32%	100	50%	50%	4380	NO
	R9		Residential	Bedroom	9.33	6.01	146	4.81	80%	100	50%	50%	4380	YES
	R10		Residential	Bedroom	9.30	5.98	157	5.41	90%	100	50%	50%	4380	YES
	R11		Residential	Bedroom	9.55	6.18	94	2.95	48%	100	50%	50%	4380	NO
	R12		Residential	Living Room	18.59	13.54	461	13.16	97%	150	50%	50%	4380	YES
	R13		Residential	Bedroom	12.28	8.31	294	8.31	100%	100	50%	50%	4380	YES
	R14		Residential	Living Room	23.58	17.71	248	12.88	73%	150	50%	50%	4380	YES
	R15		Residential	Bedroom	7.62	4.69	182	4.44	95%	100	50%	50%	4380	YES
	R16		Residential	Bedroom	9.79	6.32	520	6.32	100%	100	50%	50%	4380	YES
	R17		Residential	Bedroom	11.89	8.01	511	8.01	100%	100	50%	50%	4380	YES
	R18		Residential	Living Room	18.78	12.28	456	12.28	100%	150	50%	50%	4380	YES
	R19		Residential	Bedroom	11.41	7.63	297	7.63	100%	100	50%	50%	4380	YES
	R21		Residential	Bedroom	10.58	6.92	401	6.92	100%	100	50%	50%	4380	YES
	R22		Residential	Bedroom	9.91	6.38	460	6.16	96%	100	50%	50%	4380	YES
	R23		Residential	Living Room	26.80	20.86	835	20.86	100%	150	50%	50%	4380	YES
	R24		Residential	Bedroom	9.70	6.32	385	6.32	100%	100	50%	50%	4380	YES
	R25		Residential	Bedroom	7.95	4.92	389	4.92	100%	100	50%	50%	4380	YES
	R27		Residential	Living Room	21.96	15.68	210	10.95	70%	150	50%	50%	4380	YES
	R28		Residential	Bedroom	8.24	5.15	157	4.34	84%	100	50%	50%	4380	YES
	R29		Residential	Living Room	14.16	9.40	525	8.85	94%	150	50%	50%	4380	YES
	R30		Residential	Bedroom	9.06	5.80	211	5.80	100%	100	50%	50%	4380	YES
	R31		Residential	Bedroom	11.40	7.68	173	6.13	80%	100	50%	50%	4380	YES
	R32		Residential	Living Room	17.86	12.71	391	12.02	95%	150	50%	50%	4380	YES
	R33		Residential	Living Room	17.52	12.61	483	12.45	99%	150	50%	50%	4380	YES
	R34		Residential	Bedroom	9.53	6.16	96	2.94	48%	100	50%	50%	4380	NO
	R35		Residential	Bedroom	9.17	5.88	188	5.81	99%	100	50%	50%	4380	YES
	R36		Residential	Bedroom	9.36	6.03	178	5.88	97%	100	50%	50%	4380	YES
	R37		Residential	Bedroom	11.63	7.90	84	3.08	39%	100	50%	50%	4380	NO
	R38		Residential	Living Room	17.55	12.63	584	12.63	100%	150	50%	50%	4380	YES
	R39		Residential	Bedroom	9.02	5.76	448	5.76	100%	100	50%	50%	4380	YES
	R40		Residential	Living Room	13.82	9.37	331	9.03	96%	150	50%	50%	4380	YES
	R41		Residential	Bedroom	9.75	6.33	143	4.75	75%	100	50%	50%	4380	YES
	R42		Residential	Bedroom	9.84	6.41	161	5.41	84%	100	50%	50%	4380	YES
	R43		Residential	Living Room	14.14	9.64	263	7.25	75%	150	50%	50%	4380	YES
	R44		Residential	Bedroom	10.57	6.98	410	6.98	100%	100	50%	50%	4380	YES
	R45		Residential	Living Room	24.96	19.27	162	10.51	55%	150	50%	50%	4380	YES
	R46		Residential	Bedroom	11.50	7.62	303	7.62	100%	100	50%	50%	4380	YES
	R47		Residential	Bedroom	13.35	9.15	294	9.09	99%	100	50%	50%	4380	YES
	R48		Residential	Bedroom	11.58	7.76	68	2.81	36%	100	50%	50%	4380	NO
Second	R1		Residential	Living Room	20.69	14.47	217	10.33	71%	150	50%	50%	4380	YES
	R2		Residential	Living Room	17.19	12.53	380	10.47	84%	150	50%	50%	4380	YES
	R3		Residential	Bedroom	11.55	7.80	106	4.30	55%	100	50%	50%	4380	YES
	R4		Residential	Bedroom	9.53	6.16	128	4.35	71%	100	50%	50%	4380	YES
	R5		Residential	Bedroom	18.74	13.53	213	12.94	96%	100	50%	50%	4380	YES
	R6		Residential	Bedroom	8.79	5.59	477	5.59	100%	100	50%	50%	4380	YES
	R7		Residential	Living Room	19.67	14.48	544	14.48	100%	150	50%	50%	4380	YES
	R8		Residential	Bedroom	11.63	7.90	74	2.61	33%	100	50%	50%	4380	NO
	R9		Residential	Bedroom	9.33	6.01	146	4.96	83%	100	50%	50%	4380	YES
	R10		Residential	Bedroom	9.30	5.98	159	5.63	94%	100	50%	50%	4380	YES
	R11		Residential	Bedroom	9.55	6.18	96	2.95	48%	100	50%	50%	4380	NO
	R12		Residential	Living Room	18.59	13.54	468	13.22	98%	150	50%	50%	4380	YES
	R13		Residential	Bedroom	12.28	8.31	297	8.31	100%	100	50%	50%	4380	YES
	R14		Residential	Living Room	23.58	17.71	252	13.04	74%	150	50%	50%	4380	YES
	R15		Residential	Bedroom	7.62	4.69	187	4.44	95%	100	50%	50%	4380	YES
	R16		Residential	Bedroom	9.79	6.32	533	6.32	100%	100	50%	50%	4380	YES
	R17		Residential	Bedroom	11.89	8.01	522	8.01	100%	100	50%	50%	4380	YES
	R18		Residential	Living Room	18.78	12.28	461	12.28	100%	150	50%	50%	4380	YES
	R19		Residential	Bedroom	11.41	7.63	305	7.63	100%	100	50%	50%	4380	YES
	R21		Residential	Bedroom	10.58	6.92	412	6.92	100%	100	50%	50%	4380	YES
	R22		Residential	Bedroom	9.91	6.38	468	6.16	96%	100	50%	50%	4380	YES
	R23		Residential	Living Room	26.80	20.86	868	20.86	100%	150	50%	50%	4380	YES
	R24		Residential	Bedroom	9.70	6.32	393	6.32	100%	100	50%	50%	4380	YES
	R25		Residential	Bedroom	7.95	4.92	395	4.92	100%	100	50%	50%	4380	YES
	R27		Residential	Living Room	21.96	15.68	214	11.04	70%	150	50%	50%	4380	YES
	R28		Residential	Bedroom	8.24	5.15	162	4.49	87%	100	50%	50%	4380	YES
	R29		Residential	Living Room	14.16	9.40	536	8.93	95%	150	50%	50%	4380	YES
	R30		Residential	Bedroom	9.06	5.80	218	5.80	100%	100	50%	50%	4380	YES
	R31		Residential	Bedroom	11.40	7.68	176	6.21	81%	100	50%	50%	4380	YES
	R32		Residential	Living Room	17.86	12.71	401	12.15	96%	150	50%	50%	4380	YES
	R33		Residential	Living Room	17.52	12.61	496	12.53	99%	150	50%	50%	4380	YES
	R34		Residential	Bedroom	9.53	6.16	99	2.94	48%	100	50%	50%	4380	NO
	R35		Residential	Bedroom	9.17	5.88	193	5.88	100%	100	50%	50%	4380	YES
	R36		Residential	Bedroom	9.36	6.03	182	6.03	100%	100	50%	50%	4380	YES
	R37		Residential	Bedroom	11.63	7.90	87	3.24	41%	100	50%	50%	4380	NO
	R38		Residential	Living Room	17.55	12.63	592	12.63	100%	150	50%	50%	4380	YES
	R39		Residential	Bedroom	9.02	5.76	457	5.76	100%	100	50%	50%	4380	YES
	R40		Residential	Living Room	13.82	9.37	339	9.20	98%	150	50%	50%	4380	YES
	R41		Residential	Bedroom	9.75	6.33	147	4.75	75%	100	50%	50%	4380	YES
	R42		Residential	Bedroom	9.84	6.41	165	5.77	90%	100	50%	50%	4380	YES
	R43		Residential	Living Room	14.14	9.64	270	7.57	78%	150	50%	50%	4380	YES
	R44		Residential	Bedroom	10.57	6.98	419	6.98	100%	100	50%	50%	4380	YES
	R45		Residential	Living Room	24.95	19.27	164	10.60	55%	150	50%	50%	4380	YES
	R46		Residential	Bedroom	11.50	7.62	311	7.62	100%	100	50%	50%	4380	YES

Project Name: 221214-Self Test Op3A REL02
Project No.: 6529
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 15/12/2022

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
	R47		Residential	Bedroom	13.35	9.15	306	9.15	100%	100	50%	50%	4380	YES
	R48		Residential	Bedroom	11.58	7.76	76	3.06	39%	100	50%	50%	4380	NO
Third	R1		Residential	Living Room	20.69	14.47	220	10.42	72%	150	50%	50%	4380	YES
	R2		Residential	Living Room	17.19	12.53	381	10.47	84%	150	50%	50%	4380	YES
	R3		Residential	Bedroom	11.55	7.80	107	4.30	55%	100	50%	50%	4380	YES
	R4		Residential	Bedroom	9.53	6.16	129	4.27	69%	100	50%	50%	4380	YES
	R5		Residential	Bedroom	18.74	13.53	216	12.94	96%	100	50%	50%	4380	YES
	R6		Residential	Bedroom	8.79	5.59	478	5.59	100%	100	50%	50%	4380	YES
	R7		Residential	Living Room	19.67	14.48	554	14.48	100%	150	50%	50%	4380	YES
	R8		Residential	Bedroom	11.63	7.90	74	2.61	33%	100	50%	50%	4380	NO
	R9		Residential	Bedroom	9.33	6.01	147	4.88	81%	100	50%	50%	4380	YES
	R10		Residential	Bedroom	9.30	5.98	159	5.62	94%	100	50%	50%	4380	YES
	R11		Residential	Bedroom	9.55	6.18	95	2.95	48%	100	50%	50%	4380	NO
	R12		Residential	Living Room	18.59	13.54	473	13.22	98%	150	50%	50%	4380	YES
	R13		Residential	Bedroom	12.28	8.31	297	8.31	100%	100	50%	50%	4380	YES
	R14		Residential	Living Room	23.58	17.71	251	13.21	75%	150	50%	50%	4380	YES
	R15		Residential	Bedroom	7.62	4.69	185	4.44	95%	100	50%	50%	4380	YES
	R16		Residential	Bedroom	9.79	6.32	530	6.32	100%	100	50%	50%	4380	YES
	R17		Residential	Bedroom	11.89	8.01	525	8.01	100%	100	50%	50%	4380	YES
	R18		Residential	Living Room	18.78	12.28	462	12.28	100%	150	50%	50%	4380	YES
	R19		Residential	Bedroom	11.41	7.63	302	7.63	100%	100	50%	50%	4380	YES
	R21		Residential	Bedroom	9.13	5.83	656	5.83	100%	100	50%	50%	4380	YES
	R22		Residential	Bedroom	15.60	10.66	1091	10.66	100%	100	50%	50%	4380	YES
	R23		Residential	Bedroom	9.70	6.32	397	6.32	100%	100	50%	50%	4380	YES
	R24		Residential	Bedroom	7.95	4.92	399	4.92	100%	100	50%	50%	4380	YES
	R26		Residential	Living Room	21.96	15.68	218	11.29	72%	150	50%	50%	4380	YES
	R27		Residential	Bedroom	8.24	5.15	163	4.73	92%	100	50%	50%	4380	YES
	R28		Residential	Living Room	14.16	9.40	547	8.93	95%	150	50%	50%	4380	YES
	R29		Residential	Bedroom	9.06	5.80	224	5.80	100%	100	50%	50%	4380	YES
	R30		Residential	Bedroom	11.40	7.68	179	6.36	83%	100	50%	50%	4380	YES
	R31		Residential	Living Room	17.86	12.71	404	12.21	96%	150	50%	50%	4380	YES
	R32		Residential	Living Room	17.52	12.61	506	12.53	99%	150	50%	50%	4380	YES
	R33		Residential	Bedroom	9.53	6.16	100	3.09	50%	100	50%	50%	4380	YES
	R34		Residential	Bedroom	9.17	5.88	196	5.88	100%	100	50%	50%	4380	YES
	R35		Residential	Bedroom	9.36	6.03	185	6.03	100%	100	50%	50%	4380	YES
	R36		Residential	Bedroom	11.63	7.90	89	3.32	42%	100	50%	50%	4380	NO
	R37		Residential	Living Room	17.55	12.63	607	12.63	100%	150	50%	50%	4380	YES
	R38		Residential	Bedroom	9.02	5.76	462	5.76	100%	100	50%	50%	4380	YES
	R39		Residential	Living Room	13.82	9.37	345	9.20	98%	150	50%	50%	4380	YES
	R40		Residential	Bedroom	9.84	6.41	169	6.05	94%	100	50%	50%	4380	YES
	R41		Residential	Living Room	14.14	9.64	275	7.65	79%	150	50%	50%	4380	YES
	R42		Residential	Bedroom	10.57	6.98	428	6.98	100%	100	50%	50%	4380	YES
	R43		Residential	Living Room	24.95	19.26	168	10.60	55%	150	50%	50%	4380	YES
	R44		Residential	Bedroom	11.50	7.62	313	7.62	100%	100	50%	50%	4380	YES
	R45		Residential	Bedroom	13.35	9.15	310	9.15	100%	100	50%	50%	4380	YES
	R46		Residential	Bedroom	11.58	7.76	77	3.20	41%	100	50%	50%	4380	NO
	R47		Residential	Bedroom	9.75	6.33	149	4.99	79%	100	50%	50%	4380	YES

Appendix 8

Vertical Sky Component Results for Proposed Development

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Daylight & Sunlight - Proposed Scheme
Date of Analysis: 14/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Meets BRE Criteria	Window Orientation	Room VSC	Meets BRE Criteria	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
Willow Way, Sydenham																			
First	R1		Residential	LKD	W1		31.74	YES	40°N			11.00	**NO**	2.00	**NO**				
					W2		13.47	**NO**	89°N			10.00	**NO**	2.00	**NO**				
										17.13	NO					11.00	**NO**	2.00	**NO**
	R2		Residential	LKD	W3		38.21	YES	90°N			42.00	YES	11.00	YES				
										38.21	YES					42.00	YES	11.00	YES
	R3		Residential	Bedroom	W4		10.60	**NO**	90°N			12.00	**NO**	3.00	**NO**				
										10.60	NO					12.00	**NO**	3.00	**NO**
	R4		Residential	Bedroom	W5		11.79	**NO**	90°N			13.00	**NO**	3.00	**NO**				
										11.79	NO					13.00	**NO**	3.00	**NO**
	R5		Residential	Bedroom	W6		8.54	**NO**	90°N			7.00	**NO**	0.00	**NO**				
					W7		3.00	**NO**	360°N			0.00	**NO**	0.00	**NO**				
					W8		38.44	YES	90°N			42.00	YES	11.00	YES				
										28.29	YES					42.00	YES	11.00	YES
	R6		Residential	Bedroom	W9		38.49	YES	90°N			42.00	YES	11.00	YES				
										38.49	YES					42.00	YES	11.00	YES
	R7		Residential	LKD	W10		38.53	YES	90°N			42.00	YES	11.00	YES				
										38.53	YES					42.00	YES	11.00	YES
	R8		Residential	Bedroom	W11		8.76	**NO**	89°N Inc			9.00	**NO**	4.00	**NO**				
										8.76	NO					9.00	**NO**	4.00	**NO**
	R9		Residential	Bedroom	W12		9.60	**NO**	89°N			10.00	**NO**	1.00	**NO**				
										9.60	NO					10.00	**NO**	1.00	**NO**
	R10		Residential	Bedroom	W13		9.80	**NO**	89°N			11.00	**NO**	3.00	**NO**				
										9.80	NO					11.00	**NO**	3.00	**NO**
	R11		Residential	Bedroom	W14		8.17	**NO**	89°N			6.00	**NO**	0.00	**NO**				
										8.17	NO					6.00	**NO**	0.00	**NO**
	R12		Residential	LKD	W15		4.23	**NO**	359°N			0.00	**NO**	0.00	**NO**				
					W16		17.15	**NO**	359°N			3.00	**NO**	0.00	**NO**				
					W17		38.57	YES	90°N			42.00	YES	11.00	YES				
										23.84	NO					42.00	YES	11.00	YES
	R13		Residential	Bedroom	W18		38.55	YES	90°N			42.00	YES	11.00	YES				
										38.55	YES					42.00	YES	11.00	YES
	R14		Residential	LKD	W19		38.52	YES	90°N			42.00	YES	11.00	YES				
					W20		12.66	**NO**	90°N			20.00	**NO**	8.00	YES				
										30.04	YES					42.00	YES	11.00	YES
	R15		Residential	Bedroom	W21		12.91	**NO**	121°			17.00	**NO**	6.00	YES				
										12.91	NO					17.00	**NO**	6.00	YES
	R16		Residential	Bedroom	W22		11.22	**NO**	31°N			11.00	**NO**	0.00	**NO**				
					W23		38.47	YES	121°			59.00	YES	20.00	YES				
										29.43	YES					59.00	YES	20.00	YES
	R17		Residential	Bedroom	W24		38.44	YES	121°			59.00	YES	20.00	YES				
										38.44	YES					59.00	YES	20.00	YES
	R18		Residential	LKD	W25		38.45	YES	121°			59.00	YES	20.00	YES				
					W26		14.92	**NO**	121°			22.00	**NO**	9.00	YES				
										26.50	NO					59.00	YES	20.00	YES
	R19		Residential	Bedroom	W27		38.42	YES	121°			59.00	YES	20.00	YES				
					W28		38.42	YES	121°			59.00	YES	20.00	YES				
										38.42	YES					59.00	YES	20.00	YES
	R21		Residential	Bedroom	W28		38.42	YES	121°			59.00	YES	20.00	YES				
										38.42	YES					59.00	YES	20.00	YES
	R22		Residential	Bedroom	W29		34.97	YES	121°			58.00	YES	20.00	YES				
										34.97	YES					58.00	YES	20.00	YES
	R23		Residential	LKD	W30		37.90	YES	121°			59.00	YES	20.00	YES				
					W31		38.29	YES	121°			59.00	YES	20.00	YES				
					W32		11.70	**NO**	278°N			15.00	**NO**	4.00	**NO**				
										23.21	NO					74.00	YES	24.00	YES
	R24		Residential	Bedroom	W33		36.61	YES	301°N			24.00	**NO**	4.00	**NO**				
										36.61	YES					24.00	**NO**	4.00	**NO**
	R25		Residential	Bedroom	W34		36.11	YES	301°N			24.00	**NO**	4.00	**NO**				
										36.11	YES					24.00	**NO**	4.00	**NO**
	R27		Residential	LKD	W35		35.26	YES	301°N			25.00	YES	5.00	YES				
					W36		5.63	**NO**	359°N			1.00	**NO**	0.00	**NO**				
					W37		9.39	**NO**	269°			9.00	**NO**	0.00	**NO**				
										20.89	NO					25.00	YES	5.00	YES
	R28		Residential	Bedroom	W38		8.34	**NO**	269°			14.00	**NO**	6.00	YES				
										8.34	NO					14.00	**NO**	6.00	YES
	R29		Residential	LKD	W39		37.18	YES	269°			39.00	YES	10.00	YES				
					W40		7.62	**NO**	359°N			1.00	**NO**	0.00	**NO**				
					W41		8.12	**NO**	269° Inc			8.00	**NO**	0.00	**NO**				
										27.14	YES					39.00	YES	10.00	YES
	R30		Residential	Bedroom	W42		13.12	**NO**	269°			18.00	**NO**	5.00	YES				
										13.12	NO					18.00	**NO**	5.00	YES
	R31		Residential	Bedroom	W43		13.39	**NO**	269°			15.00	**NO**	2.00	**NO**				
										13.39	NO					15.00	**NO**	2.00	**NO**
	R32		Residential	LKD	W44		6.63	**NO**	179°			12.00	**NO**	7.00	YES				
					W45		7.42	**NO**	269°			12.00	**NO**	7.00	YES				
					W46		37.66	YES	269°			41.00	YES	12.00	YES				
										26.43	NO					41.00	YES	12.00	YES
	R33		Residential	LKD	W47		37.70	YES	269°			49.00	YES	15.00	YES				
					W48		17.83	**NO**	359°N			3.00	**NO**	0.00	**NO**				
					W49		2.44	**NO**	359°N			0.00	**NO**	0.00	**NO**				
										28.76	YES					49.00	YES	15.00	YES
	R34		Residential	Bedroom	W50		9.11	**NO**	269°			8.00	**NO**	0.00	**NO**				
										9.11	NO					8.00	**NO**	0.00	**NO**
	R35		Residential	Bedroom	W51		11.61	**NO**	269°			16.00	**NO**	4.00	**NO**				
										11.61	NO					16.00	**NO**	4.00	**NO**
	R36		Residential	Bedroom	W52		11.77	**NO**	269°			14.00	**NO**	2.00	**NO**				
										11.77	NO					14.00	**NO**	2.00	**NO**
	R37		Residential	Bedroom	W53		8.59	**NO**	269°			13.00	**NO**	7.00	YES				
										8.59	NO					13.00	**NO**	7.00	YES
	R38		Residential	LKD	W54		2.48	**NO**	179°			3.00	**NO**	3.00	**NO**				
					W55		37.77	YES	269°			49.00	YES	15.00	YES				
										30.35	YES					49.00	YES	15.00	YES
	R39		Residential	Bedroom	W56		37.79	YES	269°			49.00	YES	15.00	YES				
										37.79	YES					49.00	YES	15.00	YES
	R40		Residential	LKD	W57		37.80	YES	269°			49.00	YES	15.00	YES				
					W59		8.07	**NO**	269°			8.00	**NO**	0.00	**NO**				
					W58		5.00	**NO**	359°N Inc			0.00	**NO**	0.00	**NO**				
										22.22	NO					49.00	YES	15.00	YES
	R41		Residential	Bedroom	W60		9.77	**NO**	269°			16.00	**NO**	6.00	YES				
										9.77	NO					16.00	**NO**	6.00	YES
	R42		Residential	Bedroom	W61		11.91	**NO**	269°			15.00	**NO**	3.00	**NO**				
										11.91	NO					15.00	**NO**	3.00	**NO**
	R43		Residential	LKD	W62		7.10	**NO**	269°			11.00	**NO**	5.00	YES				
					W63		3.90	**NO**	179°			15.00	**NO**	5.00	YES				
					W64		37.82	YES	269°			41.00	YES	12.00	YES				
										21.52	NO					41.00	YES	12.00	YES
	R44		Residential	Bedroom	W65		37.83	YES	269°			49.00	YES	15.00	YES				
										37.83	YES					49.00	YES	15.00	YES

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Daylight & Sunlight - Proposed Scheme
Date of Analysis: 14/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Meets BRE Criteria	Window Orientation	Room VSC	Meets BRE Criteria	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
	R45		Residential	LKD	W66		37.43	YES	269°			39.00	YES	10.00	YES				
										37.43	YES					39.00	YES	10.00	YES
	R46		Residential	Bedroom	W67		37.78	YES	269°			48.00	YES	15.00	YES				
										37.78	YES					48.00	YES	15.00	YES
	R47		Residential	Bedroom	W68		37.85	YES	269°			41.00	YES	12.00	YES				
					W69		5.27	**NO**	359°N			8.00	**NO**	0.00	**NO**				
					W70		8.74	**NO**	313°N			4.00	**NO**	2.00	**NO**				
										17.97	NO					41.00	YES	12.00	YES
	R48		Residential	Bedroom	W70		8.74	**NO**	313°N			4.00	**NO**	2.00	**NO**				
										8.74	NO					4.00	**NO**	2.00	**NO**
Second	R1		Residential	LKD	W1		36.65	YES	40°N			11.00	**NO**	2.00	**NO**				
					W2		13.88	**NO**	89°N			10.00	**NO**	2.00	**NO**				
										18.44	NO					11.00	**NO**	2.00	**NO**
	R2		Residential	LKD	W3		38.78	YES	90°N			42.00	YES	11.00	YES				
										38.78	YES					42.00	YES	11.00	YES
	R3		Residential	Bedroom	W4		10.99	**NO**	90°N			12.00	**NO**	3.00	**NO**				
										10.99	NO					12.00	**NO**	3.00	**NO**
	R4		Residential	Bedroom	W5		12.06	**NO**	90°N			13.00	**NO**	3.00	**NO**				
										12.06	NO					13.00	**NO**	3.00	**NO**
	R5		Residential	Bedroom	W6		8.73	**NO**	90°N			7.00	**NO**	0.00	**NO**				
					W7		3.26	**NO**	360°N			0.00	**NO**	0.00	**NO**				
					W8		39.03	YES	90°N			42.00	YES	11.00	YES				
										28.77	YES					42.00	YES	11.00	YES
	R6		Residential	Bedroom	W9		39.09	YES	90°N			42.00	YES	11.00	YES				
										39.09	YES					42.00	YES	11.00	YES
	R7		Residential	LKD	W10		39.15	YES	90°N			42.00	YES	11.00	YES				
										39.15	YES					42.00	YES	11.00	YES
	R8		Residential	Bedroom	W11		9.14	**NO**	89°N Inc			9.00	**NO**	4.00	**NO**				
										9.14	NO					9.00	**NO**	4.00	**NO**
	R9		Residential	Bedroom	W12		9.88	**NO**	89°N			10.00	**NO**	1.00	**NO**				
										9.88	NO					10.00	**NO**	1.00	**NO**
	R10		Residential	Bedroom	W13		10.15	**NO**	89°N			11.00	**NO**	3.00	**NO**				
										10.15	NO					11.00	**NO**	3.00	**NO**
	R11		Residential	Bedroom	W14		8.38	**NO**	89°N			6.00	**NO**	0.00	**NO**				
										8.38	NO					6.00	**NO**	0.00	**NO**
	R12		Residential	LKD	W15		4.40	**NO**	359°N			0.00	**NO**	0.00	**NO**				
					W16		18.08	**NO**	359°N			3.00	**NO**	0.00	**NO**				
					W17		39.29	YES	90°N			42.00	YES	11.00	YES				
										24.43	NO					42.00	YES	11.00	YES
	R13		Residential	Bedroom	W18		39.32	YES	90°N			42.00	YES	11.00	YES				
										39.32	YES					42.00	YES	11.00	YES
	R14		Residential	LKD	W19		39.34	YES	90°N			42.00	YES	11.00	YES				
					W20		13.41	**NO**	90°N			20.00	**NO**	8.00	YES				
										30.84	YES					42.00	YES	11.00	YES
	R15		Residential	Bedroom	W21		13.66	**NO**	121°			17.00	**NO**	6.00	YES				
										13.66	NO					17.00	**NO**	6.00	YES
	R16		Residential	Bedroom	W22		11.50	**NO**	31°N			11.00	**NO**	0.00	**NO**				
					W23		39.58	YES	121°			59.00	YES	20.00	YES				
										30.26	YES					59.00	YES	20.00	YES
	R17		Residential	Bedroom	W24		39.58	YES	121°			59.00	YES	20.00	YES				
										39.58	YES					59.00	YES	20.00	YES
	R18		Residential	LKD	W25		39.57	YES	121°			59.00	YES	20.00	YES				
					W26		15.73	**NO**	121°			22.00	**NO**	9.00	YES				
										27.46	YES					59.00	YES	20.00	YES
	R19		Residential	Bedroom	W27		39.57	YES	121°			59.00	YES	20.00	YES				
					W28		39.57	YES	121°			59.00	YES	20.00	YES				
										39.57	YES					59.00	YES	20.00	YES
	R21		Residential	Bedroom	W28		39.57	YES	121°			59.00	YES	20.00	YES				
										39.57	YES					59.00	YES	20.00	YES
	R22		Residential	Bedroom	W29		36.10	YES	121°			58.00	YES	20.00	YES				
										36.10	YES					58.00	YES	20.00	YES
	R23		Residential	LKD	W30		39.15	YES	121°			59.00	YES	20.00	YES				
					W31		39.45	YES	121°			59.00	YES	20.00	YES				
					W32		12.62	**NO**	278°N			17.00	**NO**	6.00	YES				
										24.70	NO					76.00	YES	26.00	YES
	R24		Residential	Bedroom	W33		37.55	YES	301°N			25.00	YES	5.00	YES				
										37.55	YES					25.00	YES	5.00	YES
	R25		Residential	Bedroom	W34		37.05	YES	301°N			25.00	YES	5.00	YES				
										37.05	YES					25.00	YES	5.00	YES
	R27		Residential	LKD	W35		36.03	YES	301°N			25.00	YES	5.00	YES				
					W36		5.78	**NO**	359°N			1.00	**NO**	0.00	**NO**				
					W37		9.79	**NO**	269°			9.00	**NO**	0.00	**NO**				
										21.43	NO					25.00	YES	5.00	YES
	R28		Residential	Bedroom	W38		8.77	**NO**	269°			14.00	**NO**	6.00	YES				
										8.77	NO					14.00	**NO**	6.00	YES
	R29		Residential	LKD	W39		38.10	YES	269°			40.00	YES	11.00	YES				
					W40		7.80	**NO**	359°N			1.00	**NO**	0.00	**NO**				
					W41		8.43	**NO**	269° Inc			8.00	**NO**	0.00	**NO**				
										27.82	YES					40.00	YES	11.00	YES
	R30		Residential	Bedroom	W42		13.64	**NO**	269°			18.00	**NO**	5.00	YES				
										13.64	NO					18.00	**NO**	5.00	YES
	R31		Residential	Bedroom	W43		13.91	**NO**	269°			15.00	**NO**	2.00	**NO**				
										13.91	NO					15.00	**NO**	2.00	**NO**
	R32		Residential	LKD	W44		6.88	**NO**	179°			12.00	**NO**	7.00	YES				
					W45		7.75	**NO**	269°			12.00	**NO**	7.00	YES				
					W46		38.43	YES	269°			41.00	YES	12.00	YES				
										27.02	YES					41.00	YES	12.00	YES
	R33		Residential	LKD	W47		38.46	YES	269°			49.00	YES	15.00	YES				
					W48		18.72	**NO**	359°N			3.00	**NO**	0.00	**NO**				
					W49		2.48	**NO**	359°N			0.00	**NO**	0.00	**NO**				
										29.46	YES					49.00	YES	15.00	YES
	R34		Residential	Bedroom	W50		9.47	**NO**	269°			8.00	**NO**	0.00	**NO**				
										9.47	NO					8.00	**NO**	0.00	**NO**
	R35		Residential	Bedroom	W51		12.08	**NO**	269°			16.00	**NO**	4.00	**NO**				
										12.08	NO					16.00	**NO**	4.00	**NO**
	R36		Residential	Bedroom	W52		12.23	**NO**	269°			14.00	**NO**	2.00	**NO**				
										12.23	NO					14.00	**NO**	2.00	**NO**
	R37		Residential	Bedroom	W53		8.97	**NO**	269°			13.00	**NO**	7.00	YES				
										8.97	NO					13.00	**NO**	7.00	YES
	R38		Residential	LKD	W54		2.54	**NO**	179°			3.00	**NO**	3.00	**NO**				
					W55		38.52	YES	269°			49.00	YES	15.00	YES				
										30.96	YES					49.00	YES	15.00	YES
	R39		Residential	Bedroom	W56		38.53	YES	269°			49.00	YES	15.00	YES				
										38.53	YES					49.00	YES	15.00	YES
	R40		Residential	LKD	W57		38.54	YES	269°			49.00	YES	15.00	YES				
					W59		8.40	**NO**	269°			8.00	**NO**	0.00	**NO**				
					W58		5.12	**NO**	359°N Inc			0.00	**NO**	0.00	**NO**				
										22.70	NO					49.00	YES	15.00	YES
	R41		Residential	Bedroom	W60		10.19	**NO**	269°			16.00	**NO**	6.00	YES				
										10.19	NO					16.00	**NO**	6.00	YES
	R42		Residential	Bedroom	W61		12.40	**NO**	269°			15.00	**NO**	3.00	**NO**				
										12.40	NO					15.00	**NO**	3.00	**NO**

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Daylight & Sunlight - Proposed Scheme
Date of Analysis: 14/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Meets BRE Criteria	Window Orientation	Room VSC	Meets BRE Criteria	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
	R43		Residential	LKD	W62		7.44	NO	269°			11.00	NO	5.00	YES				
					W63		4.03	NO	179°			15.00	NO	5.00	YES				
					W64		38.56	YES	269°			41.00	YES	12.00	YES				
										22.00	NO					41.00	YES	12.00	YES
	R44		Residential	Bedroom	W65		38.57	YES	269°			49.00	YES	15.00	YES				
										38.57	YES					49.00	YES	15.00	YES
	R45		Residential	LKD	W66		38.15	YES	269°			39.00	YES	10.00	YES				
										38.15	YES					39.00	YES	10.00	YES
	R46		Residential	Bedroom	W67		38.50	YES	269°			48.00	YES	15.00	YES				
										38.50	YES					48.00	YES	15.00	YES
	R47		Residential	Bedroom	W68		38.57	YES	269°			41.00	YES	12.00	YES				
					W69		5.90	NO	359°N			8.00	NO	0.00	NO				
					W70		9.10	NO	313°N			4.00	NO	2.00	NO				
										18.49	NO					41.00	YES	12.00	YES
	R48		Residential	Bedroom	W70		9.10	NO	313°N			4.00	NO	2.00	NO				
										9.10	NO					4.00	NO	2.00	NO
Third	R1		Residential	LKD	W1		37.82	YES	40°N			11.00	NO	2.00	NO				
					W2		14.13	NO	89°N			10.00	NO	2.00	NO				
										18.87	NO					11.00	NO	2.00	NO
	R2		Residential	LKD	W3		39.02	YES	90°N			42.00	YES	11.00	YES				
										39.02	YES					42.00	YES	11.00	YES
	R3		Residential	Bedroom	W4		11.15	NO	90°N			12.00	NO	3.00	NO				
										11.15	NO					12.00	NO	3.00	NO
	R4		Residential	Bedroom	W5		12.08	NO	90°N			13.00	NO	3.00	NO				
										12.08	NO					13.00	NO	3.00	NO
	R5		Residential	Bedroom	W6		8.83	NO	90°N			7.00	NO	0.00	NO				
					W7		3.51	NO	360°N			0.00	NO	0.00	NO				
					W8		39.21	YES	90°N			42.00	YES	11.00	YES				
										28.95	YES					42.00	YES	11.00	YES
	R6		Residential	Bedroom	W9		39.26	YES	90°N			42.00	YES	11.00	YES				
										39.26	YES					42.00	YES	11.00	YES
	R7		Residential	LKD	W10		39.30	YES	90°N			42.00	YES	11.00	YES				
										39.30	YES					42.00	YES	11.00	YES
	R8		Residential	Bedroom	W11		9.18	NO	89°N Inc			9.00	NO	4.00	NO				
										9.18	NO					9.00	NO	4.00	NO
	R9		Residential	Bedroom	W12		9.91	NO	89°N			10.00	NO	1.00	NO				
										9.91	NO					10.00	NO	1.00	NO
	R10		Residential	Bedroom	W13		10.18	NO	89°N			11.00	NO	3.00	NO				
										10.18	NO					11.00	NO	3.00	NO
	R11		Residential	Bedroom	W14		8.43	NO	89°N			6.00	NO	0.00	NO				
										8.43	NO					6.00	NO	0.00	NO
	R12		Residential	LKD	W15		4.56	NO	359°N			0.00	NO	0.00	NO				
					W16		20.14	NO	359°N			3.00	NO	0.00	NO				
					W17		39.40	YES	90°N			42.00	YES	11.00	YES				
										24.94	NO					42.00	YES	11.00	YES
	R13		Residential	Bedroom	W18		39.43	YES	90°N			42.00	YES	11.00	YES				
										39.43	YES					42.00	YES	11.00	YES
	R14		Residential	LKD	W19		39.44	YES	90°N			42.00	YES	11.00	YES				
					W20		13.44	NO	90°N			20.00	NO	8.00	YES				
										30.91	YES					42.00	YES	11.00	YES
	R15		Residential	Bedroom	W21		13.68	NO	121°			17.00	NO	6.00	YES				
										13.68	NO					17.00	NO	6.00	YES
	R16		Residential	Bedroom	W22		11.56	NO	31°N			11.00	NO	0.00	NO				
					W23		39.62	YES	121°			59.00	YES	20.00	YES				
										30.31	YES					59.00	YES	20.00	YES
	R17		Residential	Bedroom	W24		39.62	YES	121°			59.00	YES	20.00	YES				
										39.62	YES					59.00	YES	20.00	YES
	R18		Residential	LKD	W25		39.62	YES	121°			59.00	YES	20.00	YES				
					W26		15.78	NO	121°			22.00	NO	9.00	YES				
										27.51	YES					59.00	YES	20.00	YES
	R19		Residential	Bedroom	W27		39.62	YES	121°			59.00	YES	20.00	YES				
					W28		39.62	YES	121°			59.00	YES	20.00	YES				
										39.62	YES					59.00	YES	20.00	YES
	R21		Residential	Bedroom	W28		39.62	YES	121°			59.00	YES	20.00	YES				
										39.62	YES					59.00	YES	20.00	YES
	R22		Residential	Bedroom	W29		36.57	YES	121°			58.00	YES	20.00	YES				
					W30		39.25	YES	211°			73.00	YES	27.00	YES				
										38.14	YES					98.00	YES	30.00	YES
	R23		Residential	Bedroom	W31		38.47	YES	301°N			25.00	YES	5.00	YES				
										38.47	YES					25.00	YES	5.00	YES
	R24		Residential	Bedroom	W32		38.04	YES	301°N			25.00	YES	5.00	YES				
										38.04	YES					25.00	YES	5.00	YES
	R26		Residential	LKD	W33		36.83	YES	301°N			25.00	YES	5.00	YES				
					W34		5.91	NO	359°N			1.00	NO	0.00	NO				
					W35		10.13	NO	269°			9.00	NO	0.00	NO				
										21.95	NO					25.00	YES	5.00	YES
	R27		Residential	Bedroom	W36		9.15	NO	269°			14.00	NO	6.00	YES				
										9.15	NO					14.00	NO	6.00	YES
	R28		Residential	LKD	W37		38.91	YES	269°			41.00	YES	12.00	YES				
					W38		7.94	NO	359°N			1.00	NO	0.00	NO				
					W39		8.67	NO	269° Inc			8.00	NO	0.00	NO				
										28.41	YES					41.00	YES	12.00	YES
	R29		Residential	Bedroom	W40		14.09	NO	269°			18.00	NO	5.00	YES				
										14.09	NO					18.00	NO	5.00	YES
	R30		Residential	Bedroom	W41		14.35	NO	269°			15.00	NO	2.00	NO				
										14.35	NO					15.00	NO	2.00	NO
	R31		Residential	LKD	W42		7.06	NO	179°			12.00	NO	7.00	YES				
					W43		8.05	NO	269°			12.00	NO	7.00	YES				
					W44		39.08	YES	269°			41.00	YES	12.00	YES				
										27.51	YES					41.00	YES	12.00	YES
	R32		Residential	LKD	W45		39.10	YES	269°			49.00	YES	15.00	YES				
					W46		20.76	NO	359°N			3.00	NO	0.00	NO				
					W47		2.53	NO	359°N			0.00	NO	0.00	NO				
										30.33	YES					49.00	YES	15.00	YES
	R33		Residential	Bedroom	W48		9.76	NO	269°			8.00	NO	0.00	NO				
										9.76	NO					8.00	NO	0.00	NO
	R34		Residential	Bedroom	W49		12.47	NO	269°			16.00	NO	4.00	NO				
										12.47	NO					16.00	NO	4.00	NO
	R35		Residential	Bedroom	W50		12.60	NO	269°			14.00	NO	2.00	NO				
										12.60	NO					14.00	NO	2.00	NO
	R36		Residential	Bedroom	W51		9.31	NO	269°			13.00	NO	7.00	YES				
										9.31	NO					13.00	NO	7.00	YES
	R37		Residential	LKD	W52		2.59	NO	179°			3.00	NO	3.00	NO				
					W53		39.12	YES	269°			49.00	YES	15.00	YES				
										31.44	YES					49.00	YES	15.00	YES
	R38		Residential	Bedroom	W54		39.13	YES	269°			49.00	YES	15.00	YES				
										39.13	YES					49.00	YES	15.00	YES
	R39		Residential	LKD	W55		39.13	YES	269°			49.00	YES	15.00	YES				
					W56		5.23	NO	359°N Inc			0.00	NO	0.00	NO				
					W57		8.62	NO	269°			8.00	NO	0.00	NO				
										23.07	NO					49.00	YES	15.00	YES

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Daylight & Sunlight - Proposed Scheme
Date of Analysis: 14/12/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC	Meets BRE Criteria	Window Orientation	Room VSC	Meets BRE Criteria	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
	R40		Residential	Bedroom	W59		12.77	**NO**	269°			15.00	**NO**	3.00	**NO**				
										12.77	NO					15.00	**NO**	3.00	**NO**
	R41		Residential	LKD	W60		7.68	**NO**	269°			11.00	**NO**	5.00	YES				
					W61		4.13	**NO**	179°			15.00	**NO**	5.00	YES				
					W62		39.14	YES	269°			41.00	YES	12.00	YES				
										22.37	NO					41.00	YES	12.00	YES
	R42		Residential	Bedroom	W63		39.15	YES	269°			49.00	YES	15.00	YES				
										39.15	YES					49.00	YES	15.00	YES
	R43		Residential	LKD	W64		38.73	YES	269°			39.00	YES	10.00	YES				
										38.73	YES					39.00	YES	10.00	YES
	R44		Residential	Bedroom	W65		39.09	YES	269°			48.00	YES	15.00	YES				
										39.09	YES					48.00	YES	15.00	YES
	R45		Residential	Bedroom	W66		39.14	YES	269°			41.00	YES	12.00	YES				
					W67		6.36	**NO**	359°N			8.00	**NO**	0.00	**NO**				
					W68		9.40	**NO**	313°N			4.00	**NO**	2.00	**NO**				
										18.91	NO					41.00	YES	12.00	YES
	R46		Residential	Bedroom	W68		9.40	**NO**	313°N			4.00	**NO**	2.00	**NO**				
										9.40	NO					4.00	**NO**	2.00	**NO**
	R47		Residential	Bedroom	W58		10.53	**NO**	269°			16.00	**NO**	6.00	YES				
										10.53	NO					16.00	**NO**	6.00	YES

Appendix 9

Sunlight Exposure Results for Proposed Development

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 14/12/2022

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Willow Way Sydenham								
First	R1		Residential	LKD	W1	40°N	0.5	
					W2	89°N	1.2	
							1.2	**Failed**
First	R2		Residential	LKD	W3	90°N	4.2	
							4.2	High
First	R3		Residential	Bedroom	W4	90°N	1.6	
							1.6	Minimum
First	R4		Residential	Bedroom	W5	90°N	1.6	
							1.6	Minimum
First	R5		Residential	Bedroom	W6	90°N	0	
					W7	360°N	0	
					W8	90°N	4.2	
							4.2	High
First	R6		Residential	Bedroom	W9	90°N	4.2	
							4.2	High
First	R7		Residential	LKD	W10	90°N	4.2	
							4.2	High
First	R8		Residential	Bedroom	W11	89°N Inc	1.5	
							1.5	Minimum
First	R9		Residential	Bedroom	W12	89°N	0.8	
							0.8	**Failed**
First	R10		Residential	Bedroom	W13	89°N	1.5	
							1.5	Minimum
First	R11		Residential	Bedroom	W14	89°N	0	
							0	**Failed**
First	R12		Residential	LKD	W15	359°N	0	
					W16	359°N	0	
					W17	90°N	4.2	
							4.2	High
First	R13		Residential	Bedroom	W18	90°N	4.2	
							4.2	High
First	R14		Residential	LKD	W19	90°N	4.2	
					W20	90°N	1.8	
							4.2	High
First	R15		Residential	Bedroom	W21	121°	2.4	
							2.4	Minimum
First	R16		Residential	Bedroom	W22	31°N	0.1	
					W23	121°	5.8	
							5.8	High
First	R17		Residential	Bedroom	W24	121°	5.8	
							5.8	High
First	R18		Residential	LKD	W25	121°	5.8	
					W26	121°	2.8	
							5.8	High
First	R19		Residential	Bedroom	W27	121°	5.8	
					W28	121°	5.8	
							5.8	High
First	R21		Residential	Bedroom	W28	121°	5.8	
							5.8	High
First	R22		Residential	Bedroom	W29	121°	5.6	
							5.6	High

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 14/12/2022

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
First	R23		Residential	LKD	W30	121°	5.8	
					W31	121°	5.8	
					W32	278°N	1.8	
							7.6	High
First	R24		Residential	Bedroom	W33	301°N	2.3	
							2.3	Minimum
First	R25		Residential	Bedroom	W34	301°N	2.3	
							2.3	Minimum
First	R27		Residential	LKD	W35	301°N	2.3	
					W36	359°N	0	
					W37	269°	0.2	
							2.3	Minimum
First	R28		Residential	Bedroom	W38	269°	1.7	
							1.7	Minimum
First	R29		Residential	LKD	W39	269°	4.2	
					W40	359°N	0	
					W41	269° Inc	0	
							4.2	High
First	R30		Residential	Bedroom	W42	269°	1.9	
							1.9	Minimum
First	R31		Residential	Bedroom	W43	269°	1.8	
							1.8	Minimum
First	R32		Residential	LKD	W44	179°	1.7	
					W45	269°	1.9	
					W46	269°	4.2	
							4.2	High
First	R33		Residential	LKD	W47	269°	4.6	
					W48	359°N	0	
					W49	359°N	0	
							4.6	High
First	R34		Residential	Bedroom	W50	269°	0	
							0	**Failed**
First	R35		Residential	Bedroom	W51	269°	1.9	
							1.9	Minimum
First	R36		Residential	Bedroom	W52	269°	1.4	
							1.4	**Failed**
First	R37		Residential	Bedroom	W53	269°	1.9	
							1.9	Minimum
First	R38		Residential	LKD	W54	179°	0.1	
					W55	269°	4.6	
							4.6	High
First	R39		Residential	Bedroom	W56	269°	4.6	
							4.6	High
First	R40		Residential	LKD	W57	269°	4.6	
					W59	269°	0	
					W58	359°N Inc	0	
							4.6	High
First	R41		Residential	Bedroom	W60	269°	1.9	
							1.9	Minimum
First	R42		Residential	Bedroom	W61	269°	1.9	
							1.9	Minimum
First	R43		Residential	LKD	W62	269°	0.5	
					W63	179°	2	
					W64	269°	4.2	
							4.2	High

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 14/12/2022

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
First	R44		Residential	Bedroom	W65	269°	4.6	
							4.6	High
First	R45		Residential	LKD	W66	269°	3.8	
							3.8	Medium
First	R46		Residential	Bedroom	W67	269°	4.5	
							4.5	High
First	R47		Residential	Bedroom	W68	269°	4.1	
					W69	359°N	0	
					W70	313°N	0.9	
							4.1	High
First	R48		Residential	Bedroom	W70	313°N	0.9	
							0.9	**Failed**
Second	R1		Residential	LKD	W1	40°N	0.5	
					W2	89°N	1.2	
							1.2	**Failed**
Second	R2		Residential	LKD	W3	90°N	4.2	
							4.2	High
Second	R3		Residential	Bedroom	W4	90°N	1.6	
							1.6	Minimum
Second	R4		Residential	Bedroom	W5	90°N	1.6	
							1.6	Minimum
Second	R5		Residential	Bedroom	W6	90°N	0	
					W7	360°N	0	
					W8	90°N	4.2	
							4.2	High
Second	R6		Residential	Bedroom	W9	90°N	4.2	
							4.2	High
Second	R7		Residential	LKD	W10	90°N	4.2	
							4.2	High
Second	R8		Residential	Bedroom	W11	89°N Inc	1.5	
							1.5	Minimum
Second	R9		Residential	Bedroom	W12	89°N	0.8	
							0.8	**Failed**
Second	R10		Residential	Bedroom	W13	89°N	1.5	
							1.5	Minimum
Second	R11		Residential	Bedroom	W14	89°N	0	
							0	**Failed**
Second	R12		Residential	LKD	W15	359°N	0	
					W16	359°N	0	
					W17	90°N	4.2	
							4.2	High
Second	R13		Residential	Bedroom	W18	90°N	4.2	
							4.2	High
Second	R14		Residential	LKD	W19	90°N	4.2	
					W20	90°N	1.8	
							4.2	High
Second	R15		Residential	Bedroom	W21	121°	2.4	
							2.4	Minimum
Second	R16		Residential	Bedroom	W22	31°N	0.1	
					W23	121°	5.8	
							5.8	High
Second	R17		Residential	Bedroom	W24	121°	5.8	
							5.8	High
Second	R18		Residential	LKD	W25	121°	5.8	
					W26	121°	2.8	
							5.8	High

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 14/12/2022

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Second	R19		Residential	Bedroom	W27	121°	5.8	
					W28	121°	5.8	
							5.8	High
Second	R21		Residential	Bedroom	W28	121°	5.8	
							5.8	High
Second	R22		Residential	Bedroom	W29	121°	5.6	
							5.6	High
Second	R23		Residential	LKD	W30	121°	5.8	
					W31	121°	5.8	
					W32	278°N	1.8	
							7.6	High
Second	R24		Residential	Bedroom	W33	301°N	2.3	
							2.3	Minimum
Second	R25		Residential	Bedroom	W34	301°N	2.3	
							2.3	Minimum
Second	R27		Residential	LKD	W35	301°N	2.3	
					W36	359°N	0	
					W37	269°	0.2	
							2.3	Minimum
Second	R28		Residential	Bedroom	W38	269°	1.7	
							1.7	Minimum
Second	R29		Residential	LKD	W39	269°	4.2	
					W40	359°N	0	
					W41	269° Inc	0	
							4.2	High
Second	R30		Residential	Bedroom	W42	269°	1.9	
							1.9	Minimum
Second	R31		Residential	Bedroom	W43	269°	1.8	
							1.8	Minimum
Second	R32		Residential	LKD	W44	179°	1.7	
					W45	269°	1.9	
					W46	269°	4.2	
							4.2	High
Second	R33		Residential	LKD	W47	269°	4.6	
					W48	359°N	0	
					W49	359°N	0	
							4.6	High
Second	R34		Residential	Bedroom	W50	269°	0	
							0	**Failed**
Second	R35		Residential	Bedroom	W51	269°	1.9	
							1.9	Minimum
Second	R36		Residential	Bedroom	W52	269°	1.4	
							1.4	**Failed**
Second	R37		Residential	Bedroom	W53	269°	1.9	
							1.9	Minimum
Second	R38		Residential	LKD	W54	179°	0.1	
					W55	269°	4.6	
							4.6	High
Second	R39		Residential	Bedroom	W56	269°	4.6	
							4.6	High
Second	R40		Residential	LKD	W57	269°	4.6	
					W59	269°	0	
					W58	359°N Inc	0	
							4.6	High
Second	R41		Residential	Bedroom	W60	269°	1.9	
							1.9	Minimum

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 14/12/2022

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Second	R42		Residential	Bedroom	W61	269°	1.9	
							1.9	Minimum
Second	R43		Residential	LKD	W62	269°	0.5	
					W63	179°	2	
					W64	269°	4.2	
							4.2	High
Second	R44		Residential	Bedroom	W65	269°	4.6	
							4.6	High
Second	R45		Residential	LKD	W66	269°	3.8	
							3.8	Medium
Second	R46		Residential	Bedroom	W67	269°	4.5	
							4.5	High
Second	R47		Residential	Bedroom	W68	269°	4.1	
					W69	359°N	0	
					W70	313°N	0.9	
							4.1	High
Second	R48		Residential	Bedroom	W70	313°N	0.9	
							0.9	**Failed**
Third	R1		Residential	LKD	W1	40°N	0.5	
					W2	89°N	1.2	
							1.2	**Failed**
Third	R2		Residential	LKD	W3	90°N	4.2	
							4.2	High
Third	R3		Residential	Bedroom	W4	90°N	1.6	
							1.6	Minimum
Third	R4		Residential	Bedroom	W5	90°N	1.6	
							1.6	Minimum
Third	R5		Residential	Bedroom	W6	90°N	0	
					W7	360°N	0	
					W8	90°N	4.2	
							4.2	High
Third	R6		Residential	Bedroom	W9	90°N	4.2	
							4.2	High
Third	R7		Residential	LKD	W10	90°N	4.2	
							4.2	High
Third	R8		Residential	Bedroom	W11	89°N Inc	1.5	
							1.5	Minimum
Third	R9		Residential	Bedroom	W12	89°N	0.8	
							0.8	**Failed**
Third	R10		Residential	Bedroom	W13	89°N	1.5	
							1.5	Minimum
Third	R11		Residential	Bedroom	W14	89°N	0	
							0	**Failed**
Third	R12		Residential	LKD	W15	359°N	0	
					W16	359°N	0	
					W17	90°N	4.2	
							4.2	High
Third	R13		Residential	Bedroom	W18	90°N	4.2	
							4.2	High
Third	R14		Residential	LKD	W19	90°N	4.2	
					W20	90°N	1.8	
							4.2	High
Third	R15		Residential	Bedroom	W21	121°	2.4	
							2.4	Minimum

Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 14/12/2022

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Third	R16		Residential	Bedroom	W22	31°N	0.1	
					W23	121°	5.8	
							5.8	High
Third	R17		Residential	Bedroom	W24	121°	5.8	
							5.8	High
Third	R18		Residential	LKD	W25	121°	5.8	
					W26	121°	2.8	
							5.8	High
Third	R19		Residential	Bedroom	W27	121°	5.8	
					W28	121°	5.8	
							5.8	High
Third	R21		Residential	Bedroom	W28	121°	5.8	
							5.8	High
Third	R22		Residential	Bedroom	W29	121°	5.6	
					W30	211°	7.5	
							9.5	High
Third	R23		Residential	Bedroom	W31	301°N	2.3	
							2.3	Minimum
Third	R24		Residential	Bedroom	W32	301°N	2.3	
							2.3	Minimum
Third	R26		Residential	LKD	W33	301°N	2.3	
					W34	359°N	0	
					W35	269°	0.2	
							2.3	Minimum
Third	R27		Residential	Bedroom	W36	269°	1.7	
							1.7	Minimum
Third	R28		Residential	LKD	W37	269°	4.2	
					W38	359°N	0	
					W39	269° Inc	0	
							4.2	High
Third	R29		Residential	Bedroom	W40	269°	1.9	
							1.9	Minimum
Third	R30		Residential	Bedroom	W41	269°	1.8	
							1.8	Minimum
Third	R31		Residential	LKD	W42	179°	1.7	
					W43	269°	1.9	
					W44	269°	4.2	
							4.2	High
Third	R32		Residential	LKD	W45	269°	4.6	
					W46	359°N	0	
					W47	359°N	0	
							4.6	High
Third	R33		Residential	Bedroom	W48	269°	0	
							0	**Failed**
Third	R34		Residential	Bedroom	W49	269°	1.9	
							1.9	Minimum
Third	R35		Residential	Bedroom	W50	269°	1.4	
							1.4	**Failed**
Third	R36		Residential	Bedroom	W51	269°	1.9	
							1.9	Minimum
Third	R37		Residential	LKD	W52	179°	0.1	
					W53	269°	4.6	
							4.6	High
Third	R38		Residential	Bedroom	W54	269°	4.6	
							4.6	High

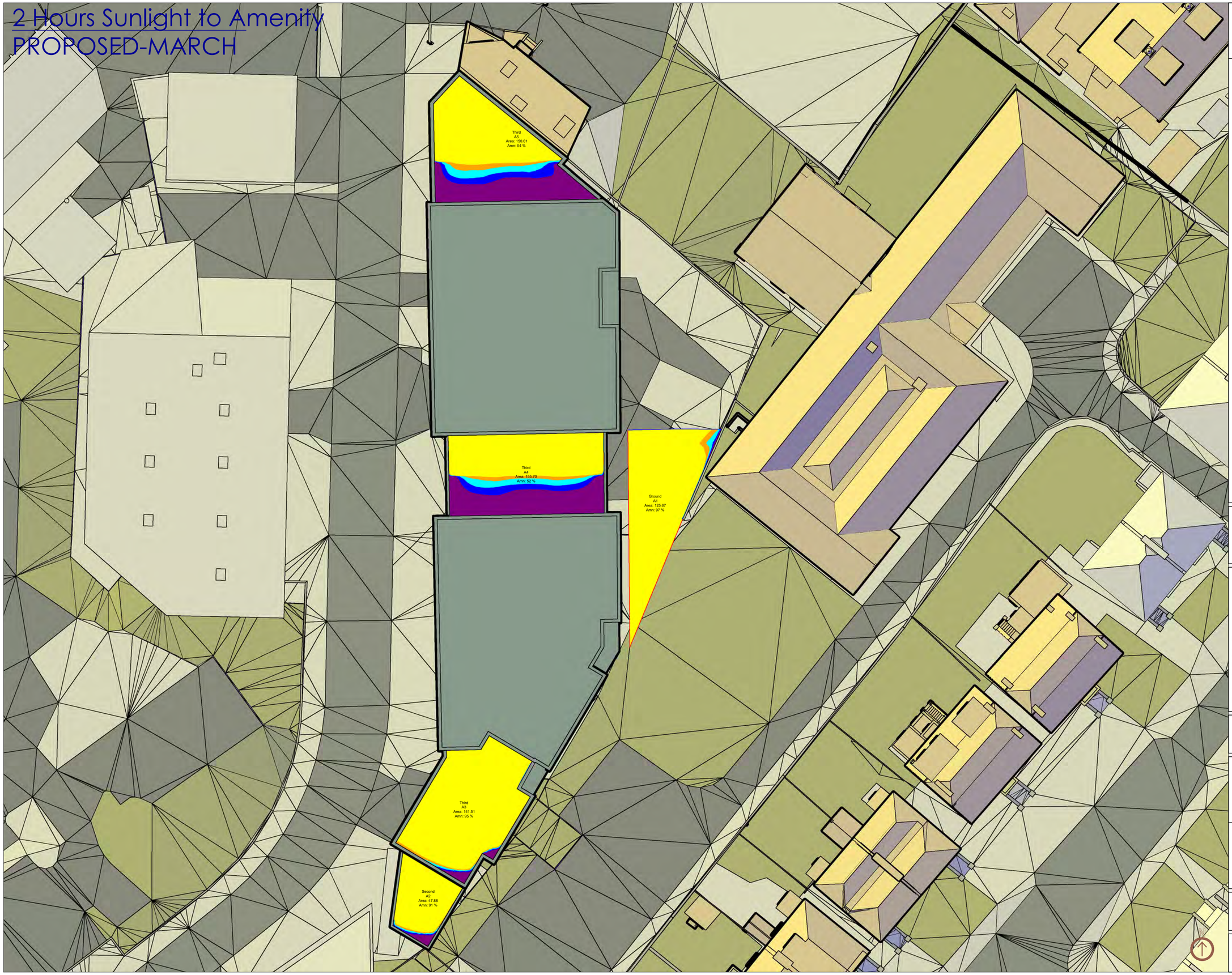
Project Name: 221214-Self Test Op1 REL02
Project No.: 6529
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 14/12/2022

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Third	R39		Residential	LKD	W55	269°	4.6	
					W56	359°N Inc	0	
					W57	269°	0	
							4.6	High
Third	R40		Residential	Bedroom	W59	269°	1.9	
							1.9	Minimum
Third	R41		Residential	LKD	W60	269°	0.5	
					W61	179°	2	
					W62	269°	4.2	
							4.2	High
Third	R42		Residential	Bedroom	W63	269°	4.6	
							4.6	High
Third	R43		Residential	LKD	W64	269°	3.8	
							3.8	Medium
Third	R44		Residential	Bedroom	W65	269°	4.5	
							4.5	High
Third	R45		Residential	Bedroom	W66	269°	4.1	
					W67	359°N	0	
					W68	313°N	0.9	
							4.1	High
Third	R46		Residential	Bedroom	W68	313°N	0.9	
							0.9	**Failed**
Third	R47		Residential	Bedroom	W58	269°	1.9	
							1.9	Minimum

Appendix 10

2-hr Sunlight Contours for Proposed Amenity Spaces
(21st March and 21st June)

2 Hours Sunlight to Amenity
PROPOSED-MARCH



NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
Accucities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

AMENITY Minutes

120.00
90.00
60.00
30.00
0.00

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
2 Hours Sunlight to Amenity 21 March-Proposed

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-03-01	

2 Hours Sunlight to Amenity
PROPOSED-JUNE

NOTES:
No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd
(www.mbs-software.co.uk)
Existing Model & Surrounding Model
Accucities_Willow Way,Sydenham_HD_MASTER
Supplemented with Laser Scan,site photography, Bing maps and Google Streetmaps.
Room information from planning layouts or assumed.

Proposed
Received On 08 & 13 December 2022
Plans,Elevations and Section

AMENITY Minutes

120.00
90.00
60.00
30.00
0.00

REV:	NOTES:	DRWN:	DATE:

BLDA CONSULTANCY

BLDA CONSULTANCY
211 DESIGN CENTRE EAST
CHELSEA HARBOUR
LONDON
SW10 0XF

Tel: 0207 838 555
Email: consultancy@blda.co.uk

CLIENT:
Kitewood

PROJECT:
21-57 Willow Way (Site A)
Sydenham
SE26 4QP

DRAWING TITLE:
2 Hours Sunlight to Amenity 21 March-Proposed

SCALE @ A1:	DATE:	DRAWN:	RR
NTS	14.12.22	CHECKED:	DW

DRAWING NUMBER:	REV:
6529-03-01	

Appendix 11

Photographic Survey of Site and Neighbouring Properties

Site

William Wood House

7-7A and 9-9A Sydenham Road

11-11A Sydenham Road

13-13A Sydenham Road

15-15A Sydenham Road

17-17A Sydenham Park

19-19B and 21-21B Sydenham Road

23A-23D Sydenham Road

25-25D Sydenham Road

The Arc, 85 Willow Way

Flats 1-9 Moore House

Flats 10-14 Moore House

The Bricklayers Arms, 189 Dartmouth Road

Former Sydenham Police Station, 179 Dartmouth Road

Miriam Lodge, 185 Dartmouth Road

Holy Trinity Church

BLDA CONSULTANCY