

Daylight and Sunlight Report for the Development at 29 Charles Street, Barnes, London SW13 0NZ

Prepared for **County Gate Properties Ltd**
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Reference **27585/IM/nms**

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Daylight and Sunlight Report
for the Development at 29 Charles Street,
Barnes, London SW13 0NZ

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Contents	Page
1. Executive Summary	3
1.1 Scope	3
1.2 Assessment Criteria	3
1.3 Daylight	3
1.4 Sunlight	3
1.5 Overshadowing	4
1.6 Generally.....	4
2. Introduction	5
2.1 Scope	5
2.2 Planning Policy	5
2.3 Assessment Criteria	5
2.4 Limitations.....	6
3. Assessment	8
3.1 Daylight	8
3.2 Sunlight	8
3.3 Overshadowing	8
4. Results	9
4.1 Daylight	9
4.2 Sunlight	10
4.3 Overshadowing	11
Appendix A Tests to be Applied	
Appendix B Context Drawings	
Appendix C Daylight Distribution Drawings	
Appendix D Daylight Results	
Appendix E Sunlight Results	
Appendix F Overshadowing Results	

1. Executive Summary

1.1 Scope

1.1.1 We have been instructed by County Gate Properties Ltd to provide advice on the daylight and sunlight impacts of the development at 29 Charles Street, Barnes, London SW13 0NZ, upon the existing surrounding buildings and in relation to the proposed development's daylight and sunlight availability.

1.2 Assessment Criteria

1.2.1 Section 3 (Residential Amenity Standards) of London Borough of Richmond upon Thames' supplementary planning document, Residential Development Standards (adopted March 2010) refers to the following documents as those being used to review adequacy of daylight and sunlight.

- Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice" ("the BRE guide").

1.2.2 This assessment was produced using the BRE standards as cited in the Council's planning guidance, and the tests applied within this assessment are briefly described in Appendix A.

1.3 Daylight

1.3.1 In relation to the existing surrounding buildings, the BRE Vertical Sky Component (VSC) and Daylight Distributions tests were fully met. Therefore we conclude that no adverse impacts will be felt to the surrounding properties.

1.3.2 The results for the proposed development indicate that all of the rooms assessed will meet the target ADF values as recommended by the BRE guide. In relation to daylight distribution (DD), again, the results indicate that the rooms will meet the BRE target DD criterion.

1.4 Sunlight

1.4.1 Similarly to daylight, all of the surrounding buildings' windows tested for sunlight availability fully accord with the BRE tests for Annual Probable Sunlight Hours (APSH), both in terms of the Annual and Winter targets. Again, the design of the scheme ensures that no adverse impacts will arise.

1.4.2 The results for the proposed development indicate that the target APSH values as recommended by the BRE guide will be met.

1.5 Overshadowing

- 1.5.1 The results for the permanent overshadowing tests show that the existing gardens all meet the BRE criteria. Again, the proposed development has been carefully designed to ensure that no adverse impacts will arise in relation natural light amenity.
- 1.5.2 The results of the tests to the courtyard gardens of the proposed development show that the BRE criterion will be met. No adverse impacts in relation to overshadowing will therefore arise.

1.6 Generally

- 1.6.1 The proposals have been carefully designed to ensure that no adverse impacts arise in respect of the existing surrounding buildings, and the results of the BRE tests confirm that this aim has been fully achieved.
- 1.6.2 In respect of the proposed development, again the design has carefully considered daylight and sunlight amenity for future occupiers and the results of the tests clearly show that scheme will provide good levels of natural light.
- 1.6.3 The proposals fully accord with the BRE guide and therefore with the policy objectives of London Borough of Richmond upon Thames.

2. Introduction

2.1 Scope

2.1.1 We have been instructed by County Gate Properties Ltd to provide advice on the daylight and sunlight impacts of the development at 29 Charles Street, Barnes, London SW13 0NZ, upon the existing surrounding buildings and in relation to the proposed development's daylight and sunlight availability.

2.2 Planning Policy

2.2.1 Section 3 (Residential Amenity Standards) of London Borough of Richmond upon Thames' supplementary planning document, Residential Development Standards (adopted March 2010) refers to the following documents as those being used to review adequacy of daylight and sunlight.

- Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice" ("the BRE guide").

2.3 Assessment Criteria

2.3.1 To ensure that this assessment can be appropriately evaluated against Richmond upon Thames' planning policy, daylight and sunlight calculations have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' (the "BRE guide") and also on British Standard 8206 – 2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE report refers.

2.3.2 The standards and tests applied within this assessment are briefly described in Appendix A.

2.3.3 The existing buildings adjacent to the proposed development site are shown on the Site Location Plan (see below) and comprise of:

Table 1: Surrounding buildings considered in the assessment

Name/Address of Building	Assumed Use	Position in Relation to the Development
71-85 Elm Bank Gardens	Residential	North
St Michael and All Angels Church	Worship	East
21 - 27f Charles Street	Residential	South
40 Charles Street	Residential	South

Diagram 1 - Site Plan



2.4 Limitations

2.4.1 Our assessment is based on the scheme drawings provided by Giles Jollands Architect. The following scheme drawings have been considered and used for the basis of this study:

Table 2: Drawings considered within the assessment

Author	Drawing Number	Title	Date
M.J. Zara Associates	6898	Survey Plan	Apr 2011
M.J. Zara Associates	6898ELEV	Survey Elevations	Apr 2011
Maltby Land Surveys Ltd	-	Point Cloud Survey	May 2011
Giles Jolland Architects	-	29 Charles Street FFP 19 06.dwg	June 2012
Giles Jolland Architects	-	29 Charles Street GFP 19 06.dwg	June 2012
Giles Jolland Architects	-	29 Charles Street N W Elevs.dwg	June 2011
Giles Jolland Architects	-	29 Charles St S E Elevs.dwg	June 2012

- 2.4.2 A topographical survey of the site and surrounding buildings was produced by Zara Surveys. This showed the land and building levels and also the elevations of the surrounding buildings. As access was restricted for the purposes of the topographical survey, the site and surrounding buildings were also surveyed by Maltby Land Surveys Limited using a high resolution digital scanning instrument mounted on an elevated tripod. This ensured, as far as reasonably practicable, that accurate information in respect of the surrounding buildings was available for use in the assessments.
- 2.4.3 The tests were undertaken using a 3D AutoCAD model and EOS daylight and sunlight software.

3. Assessment

3.1 Daylight

3.1.1 The existing buildings adjacent to the proposed development site are shown on the Site Location Plan (see above) and comprise of:

- 71-85 Elm Bank Gardens
- St Michael and All Angels Church
- 21 - 27f Charles Street
- 40 Charles Street

3.1.2 All habitable room windows, which we considered would be affected by the proposals, within the surrounding residential properties and the Church listed above have been assessed.

3.1.3 Habitable rooms within the proposed development have also been assessed.

3.1.4 Locations of each assessment point can be seen on the Window Reference Drawings in Appendix C.

3.2 Sunlight

3.2.1 The BRE report recommends that if an existing property faces within 90° of due south and overlooks the development, an assessment for sunlight availability should be undertaken. Sunlight assessment have therefore been undertaken to the following properties.

- 71-85 Elm Bank Gardens
- St Michael and All Angels Church

3.2.2 Habitable rooms within the proposed development have also been assessed.

3.3 Overshadowing

3.3.1 In addition to the daylight and sunlight received by the adjoining properties it is important to ensure any open spaces or gardens are not excessively overshadowed by the proposed development.

3.3.2 Pursuant to the BRE guide, only gardens and public open spaces such as parks or playgrounds need to be assessed. We have therefore undertaken overshadowing assessments to the following areas:

- Gardens to 71-85 Elm Bank Gardens
- Courtyard gardens to the proposed development

4. Results

4.1 Daylight

4.1.1 Vertical Sky Component (“VSC”) tests have been undertaken to the windows at the surrounding properties. The location of the assessment points can be seen on the Window Reference Drawing within Appendix C. The table below summarises the results of the tests, which can be seen in full at Appendix D:

Table 3: Surrounding VSC summary results

Property Ref	Vertical Sky Component Test		
	No. of Windows Tested	No. of Windows Passed VSC Test	No. of Windows Failed VSC Test
71-85 Elm Bank Gardens	36	36	0
St Michael and All Angels Church	3	3	0
21 - 27f Charles Street	32	32	0
40 Charles Street	1	1	0
Total	72	72	0

4.1.2 The results above show that all windows meet the BRE guide target for VSC. Therefore no adverse effects will be noted in relation to the surrounding houses.

4.1.3 The Daylight Distribution (DD) test results are shown in full in Appendix D. Below is a summary of our findings:

Table 4: Surrounding DD summary results

Property Ref	Daylight Distribution (DD) Test		
	No. of Rooms	No. of Rooms Passed	No. of Rooms Failed
71-85 Elm Bank Gardens	23	23	0
St Michael and All Angels Church	2	2	0
21 - 27f Charles Street	18	18	0
40 Charles Street	1	1	0
Total	44	44	0

4.1.4 The results above show that all rooms meet the BRE guide target for DD.

Proposed Development

4.1.5 Consideration has also been given to the proposed development. The full results are included at Appendix D.

Table 5: Proposed building ADF summary results

Property Ref	No. of Rooms Tested	No. of Rooms Passed ADF Test	No. of Rooms Failed ADF Test
House 1	3	3	0
House 2	3	3	0
House 3	4	4	0
House 4	3	3	0
House 5	3	3	0
House 6	4	4	0
Total	20	20	0

4.1.6 The results in the table above indicate that all of the rooms assessed will meet the target ADF values as recommended by the BRE guide. The levels of exceedance are generally high ranging from circa 2 times to circa 4 times the BRE targets. The rooms should therefore be very well lighted.

4.1.7 We have also assessed the proposed development for daylight distribution and full test results are contained in Appendix D. The test results show that all of the rooms analysed to the proposed development meet the recommendations set out in the BRE guide for daylight distribution.

4.2 Sunlight

4.2.1 In accordance with the BRE Guide, our analysis of the plans provided and our observations on site, a number of the surrounding buildings require Annual Probable Sunlight Hours (APSH) testing – (see Appendix A):

4.2.2 The table below shows a summary of the results of the APSH testing. Full test results are contained in Appendix E.

Table 6: Surrounding building APSH summary results

Property Ref	No. of Windows Tested	No. of Windows Passed APSH Test	No. of Windows Failed APSH Test
71-85 Elm Bank Gardens	34	34	0
Total	34	34	0

4.2.3 Of the 34 windows which face in a southerly direction over the site, all meet the BRE target criteria for APSH. The sunlight results are particularly good due to the low nature of the proposed buildings and the gaps between the buildings, and in most cases, the BRE target criteria are exceeded by a factor of between 2 and 4.

Proposed Development

4.2.4 APSH tests have been undertaken to the principal habitable rooms within the proposed development. The full APSH test results are shown in full in Appendix E.

4.2.5 The BRE guide suggests that living rooms should be tested and the test will be met if each dwelling has a main living room which receives a reasonable amount of sunlight. The results of the tests demonstrate that all of the living rooms will meet the target values as set out by the BRE.

4.3 Overshadowing

4.3.1 In accordance with the BRE guide we have undertaken overshadowing assessments to the following areas:

- Rear Gardens to 71-85 Elm Bank Garden
- Proposed Courtyards within the proposed development

4.3.2 A reference plan and the results of the overshadowing analysis are shown in full in Appendix F. The table below summarises the results:

Table 7: Existing and proposed building overshadowing results

Area Reference	Proportion in Shade on 21 March	BRE Compliant?
87 Elm Bank Gardens	20%	Yes
85 Elm Bank Gardens	46%	Yes
83 Elm Bank Gardens	32%	Yes
81 Elm Bank Gardens	28%	Yes
79 Elm Bank Gardens	28%	Yes
77 Elm Bank Gardens	34%	Yes
75 Elm Bank Gardens	45%	Yes
73 Elm Bank Gardens	45%	Yes
71 Elm Bank Gardens	48%	Yes
Proposed House 1	49%	Yes
Proposed House 2	32%	Yes
Proposed House 3	40%	Yes
Proposed House 4	41%	Yes
Proposed House 5	37%	Yes
Proposed House 6	30%	Yes

4.3.3 Our results demonstrate that all of the gardens and amenity areas tested, both to the surrounding buildings and to the proposed development, meet or exceed the BRE target criteria for sunlight because at least 50% of their area receives direct sunlight for a minimum of two hours on 21 March.

Appendix A

Tests to be Applied

Tests to be Applied

Introduction

The main purpose of the guidelines in the Building Research Establishment Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice 1991" ("the BRE report") is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both continue to have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban city centre sites and extensions to existing buildings, a fact recognised by the BRE Report's author in the Introduction where Dr Paul Littlefair says:

'The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because 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 a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.....'

In addition, the block spacing criteria for daylight and sunlight are a major determinant of other amenity considerations such as *sense of enclosure, privacy, overlooking and overshadowing*. That is to say, if the relationship between height, distance and massing of the new and existing buildings is sufficient to meet the daylight and sunlight criteria, they should generally be sufficiently well-spaced as not to be oppressive by creating an unacceptable degree of sense of enclosure, nor would they unreasonably interfere with privacy or overlooking or cast an unreasonable amount of shadow.

Daylight

The criteria for protecting daylight to existing buildings is contained in Section 2.2 of the BRE reportlines. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with lower requirements required for bedrooms and circulation spaces. The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE have developed a series of tests which can be used to assess daylight. These tests range from simple block layout tests, to calculations which predict the internal daylight environment. For the purposes of this report and as suggested within the BRE report lines, three tests will be administered consecutively to establish whether acceptable levels of daylight will be achieved. For this report to conclude that levels of daylight are below the recommendations of the BRE guidelines, each test, in turn, must fail to meet the relevant criteria. It also follows that if a design passes one of the daylight tests, the proposed level of daylight will be considered acceptable and it is therefore unnecessary to proceed to any further, more detailed, tests.

Explanation of Daylight Tests applied:

A very simple test for block spacing used where the obstruction opposite the assessment window is of a reasonably uniform profile. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites.

The Vertical Sky Component ("VSC") is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed sky.

To put this unit of measurement into perspective, the maximum percentage for a vertical window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%. The target figure for VSC recommended by the BRE is 27%. 27% is considered a good level of daylight by the BRE guidelines and the level recommended for habitable rooms with windows on principal elevations. For comparison with test 1, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25°.

Through research the BRE have determined that daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold.

The Average Daylight Factor (ADF) takes account of the interior dimensions and surface reflectance within the room being tested and is a more detailed and representative measure of the adequacy of light for this reason. The ADF values recommended in BS8206 Part 2 are: 2% for family kitchens, 1.5% for living rooms and 1% for bedrooms. When using the ADF method, it is also necessary to undertake a daylight distribution analysis as described below.

Daylight distribution within buildings can be found by plotting the no-sky line in each room. The BRE guide suggests that areas beyond the no-sky line may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane lies beyond the no-sky line. Ideally, sky visibility should be available in the part of the room which is most used, such as in kitchens to light the main work area surfaces.

Sunlight

Sunlight is an important 'amenity' in both domestic and some non-domestic settings. The way in which a building's windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive the majority of our sun from the south with the sun rising in the east and setting in the west. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to position of due south.

Accordingly, the BRE recommend that sunlight need only be measured where an existing building has a 'window wall' (i.e. a wall with a window serving a habitable room) within 90° of due south. The guidelines also state that the sunlight criteria will be met if either of the following is true: -

The window wall faces within 90° of due south and no obstruction measured in the section perpendicular to the window wall, subtends an angle of more than 25° from the horizontal. Obstructions within 90° due north of the reference point need not count.

The window wall faces within 20° of due south and the reference point has a Vertical Sky Component of 27% or more.

The criteria should also be viewed flexibly with account taken for the actual orientation relative to due south. These initial tests are used as a rule of thumb. Where sunlight needs to be tested to a greater level of detail, sunlight is measured using the Sunlight Availability Indicator contained in Appendix 1 of the guidelines. The indicator calculates the anticipated Annual Probable Sunlight Hours that a window can receive over and around a proposed new building. The sunlight criteria primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. The sunlight criteria taken from section 3.2 of the BRE guidelines are as follows: -

'If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely effected. This will be the case if a point at the centre of the window, in the plane of the inner window wall, received in the year less than one quarter of annual probable sunlight hours including at least 5% of annual probable sunlight hours between 21 September and 21 March, and less than 0.8 times its former sunlight hours during either period.'

Sunlight - Gardens and Open Spaces

As well as ensuring the surrounding buildings receive a good level of sunlight to their interior space, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guidelines are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. The BRE states that, "for it to appear adequately sunlight throughout the year, no more than two-fifths and preferably no more than a quarter of any garden or amenity area should be prevented by buildings from receiving any sun at all on 21 March".

If, as a result of the new development, the amenity areas are not lit to these recommended levels, the guidelines allow for a reduction of 20% between the existing and proposed situations, as a reduction of this level is accepted as not being materially noticeable.

Appendix G of the BRE reportlines describes a methodology for calculating sunlight availability for amenity spaces. For this report, computer software has been used to establish the sunlight availability. Each amenity area has been modelled along with the existing and proposed developments within the computer aided design software package AutoCAD. The sunpath tracking feature within the software has then be used to produce images of the shadows, produced at hourly intervals on 21 March. By measuring the total area of shade on an amenity area, numeric results to compare against the criteria above can be obtained.

Appendix B

Context Drawings



NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND SCALED FROM THIS DRAWING.
- 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN MILLIMETERS ONLY.

SOURCES OF INFORMATION:
 M.J. Zara Associates
 6898 Survey Plan.dwg
 6898ELEV Survey Elevations.dwg
 Received April 2011

MBS Survey Ltd
 Point Cloud Survey.dwg
 Received May 2011

REVISIONS

No.	Date	Amendments	Initial

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 PRELIMINARY TENDER CONSTRUCTION SKETCH MEASURED SURVEY CONTRACT

TITLE
 Existing Site Plan

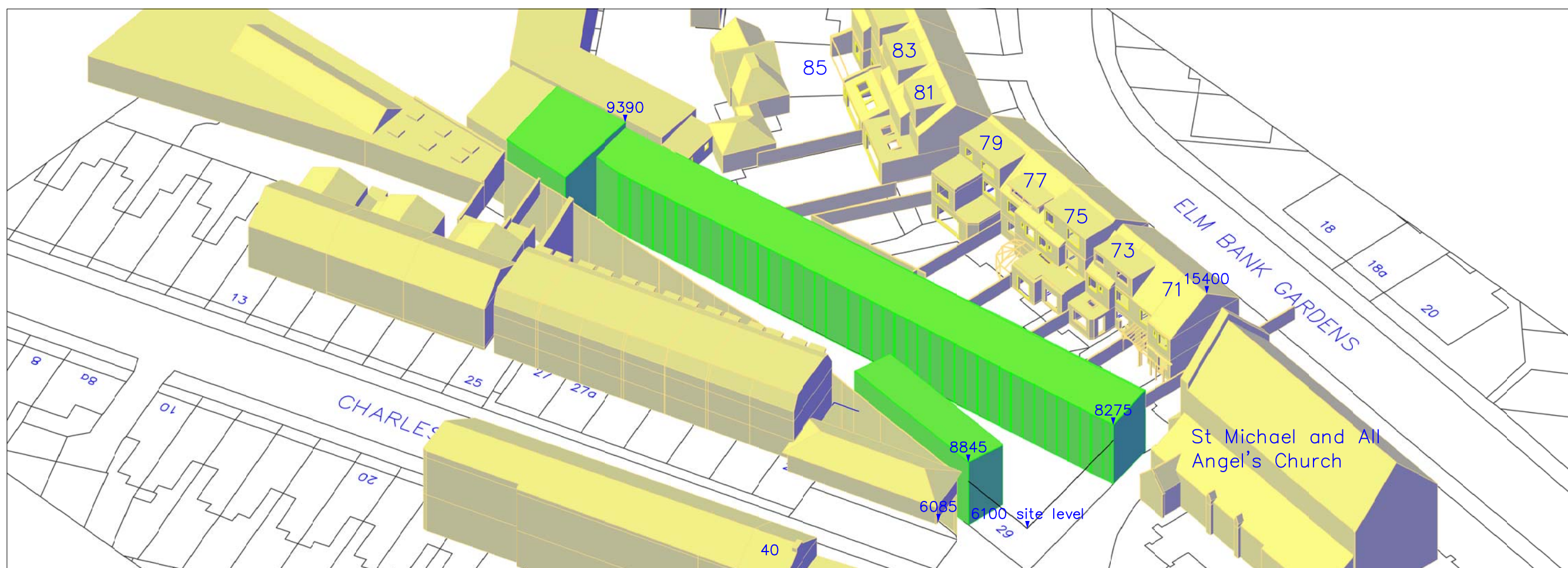
CLIENT
 County Gate Properties Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13

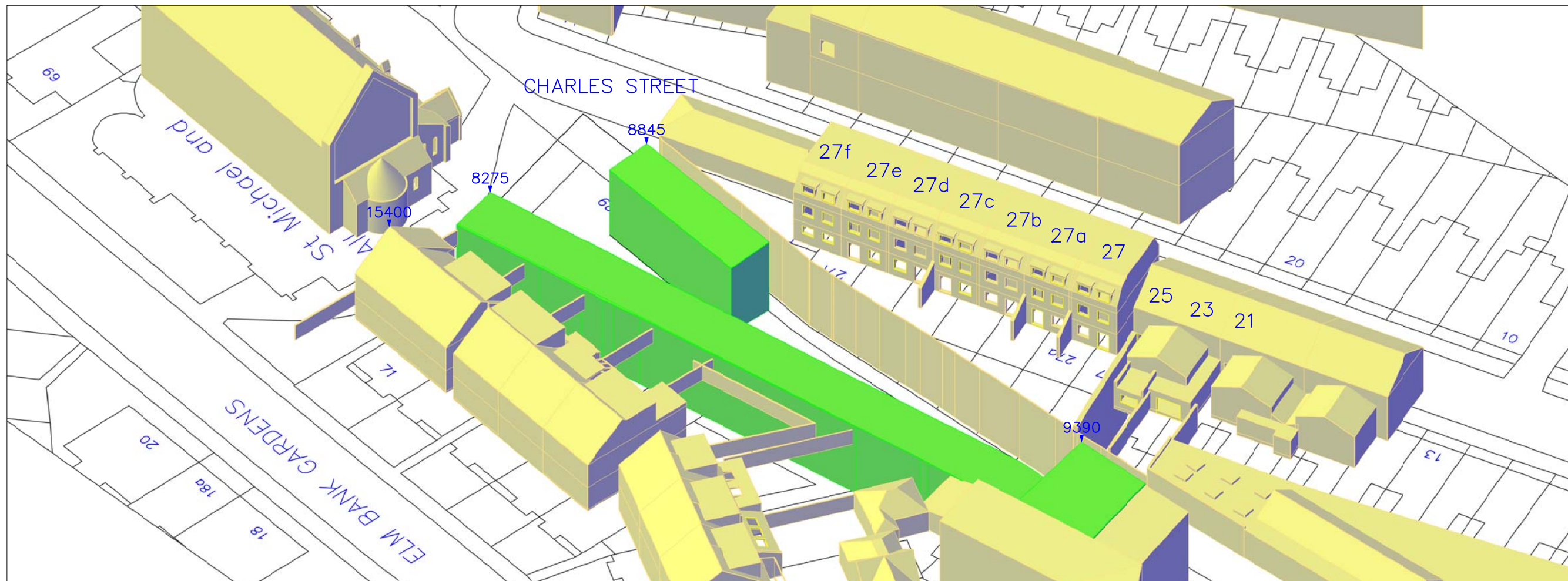
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Charles Street Garages Site Plan – Existing



3D View – Southeast Isometric



3D View – Northwest Isometric

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60200 HEIGHTS IN MM AOD

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 SKETCH MEASURED SURVEY CONTRACT

TITLE
 3D Views
 Existing Site

CLIENT
 County Gate Properties
 Limited

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Charles Street Garages Site Plan – Proposed Scheme

NOTES

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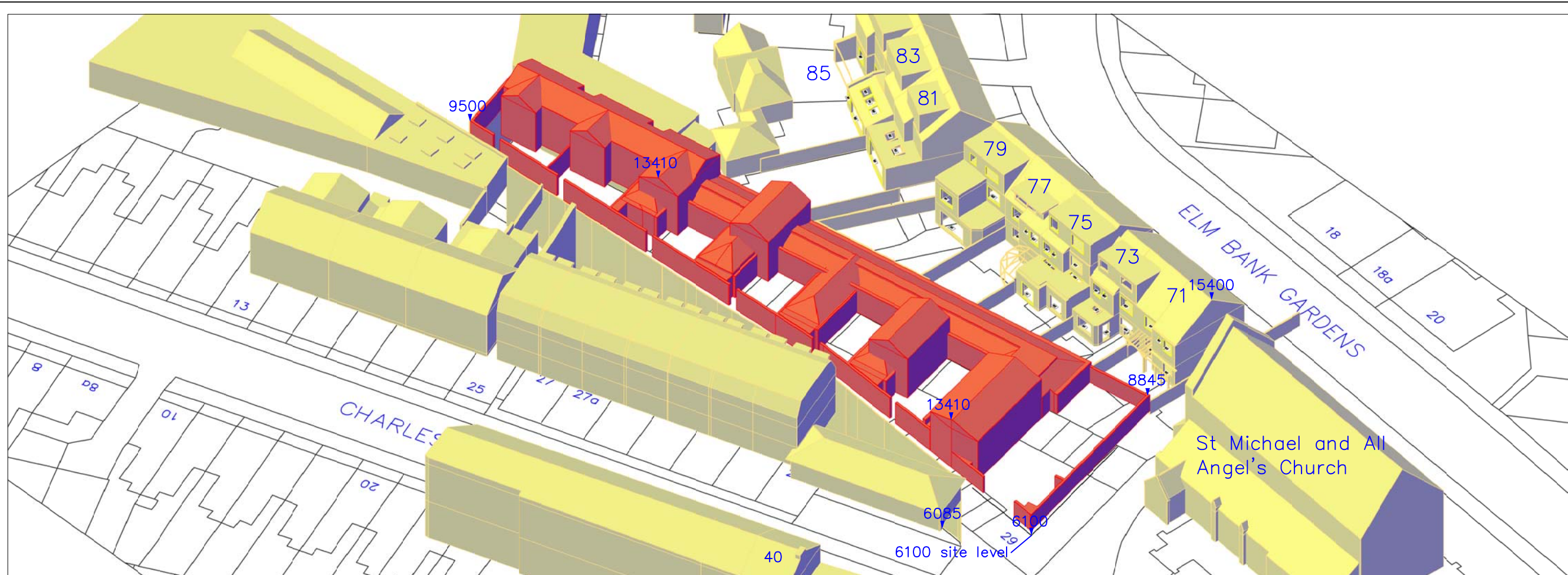
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 Site Plan
 Proposed Scheme

CLIENT
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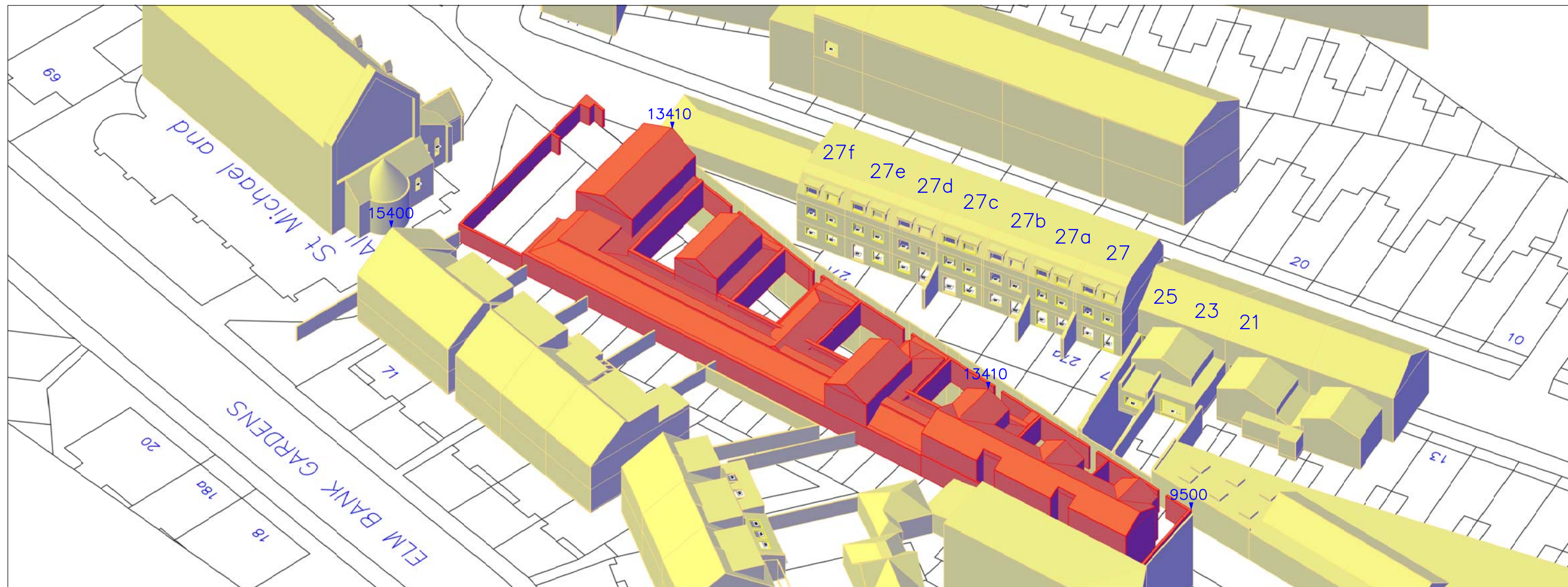
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3D View – Southeast Isometric



3D View – Northwest Isometric

NOTES

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29 charles st FFP 19 06
29 charles st GFP 19 06
29 charles st N W Elevs
29 charles st S E Elevs
Received 22 June 2012

ENVELOPE SLICED AT 2700mm FLOOR TO FLOOR HEIGHTS
60200 HEIGHTS IN MM AOD

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3D Views
Proposed Scheme

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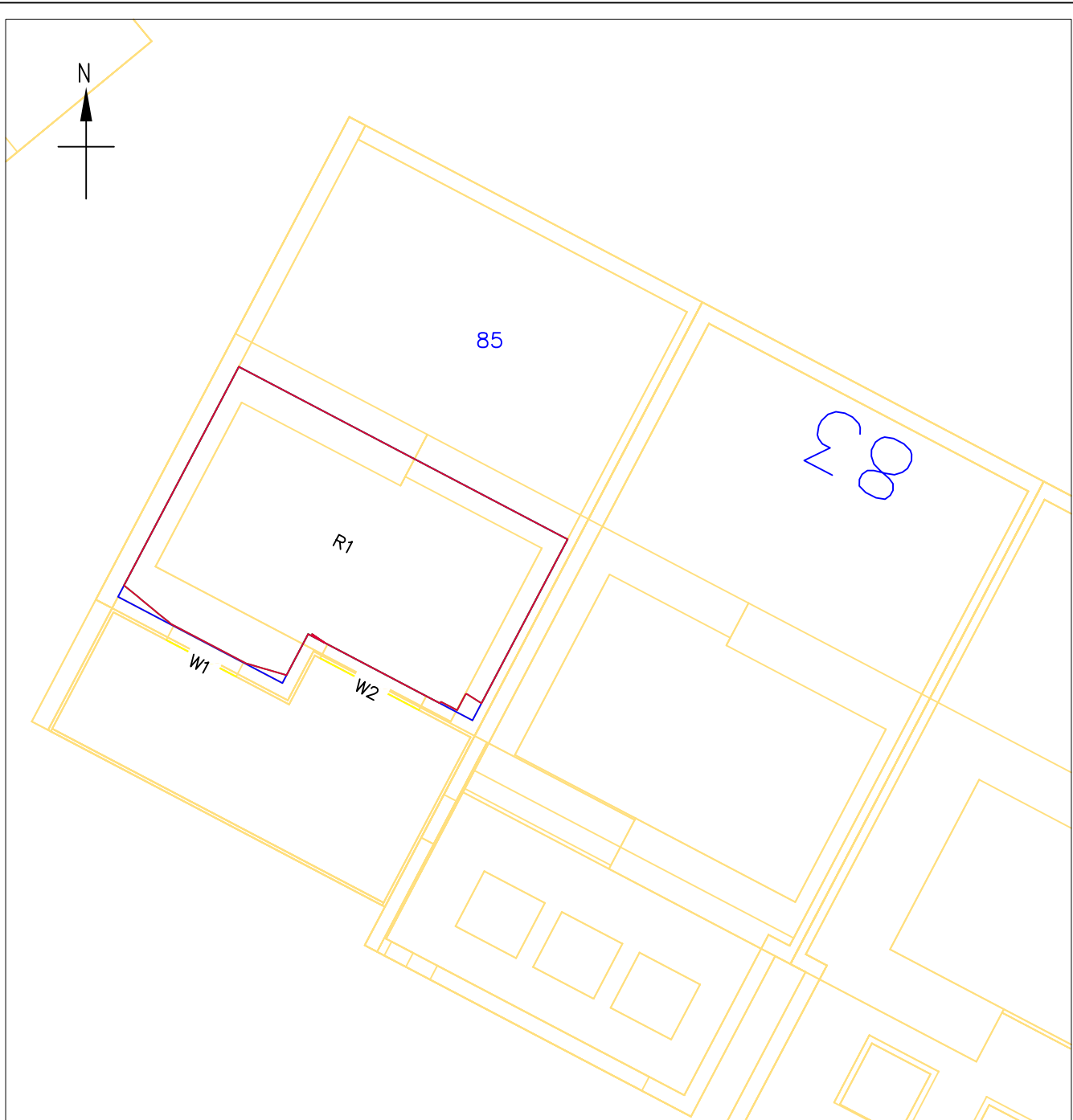
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Appendix C

Daylight Distribution Drawings



85 Elm Bank Gardens – Ground Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
85 Elm Bank Gardens						
Ground	R1	251.24	248.17 99%	248.17 100%	1.00	✓

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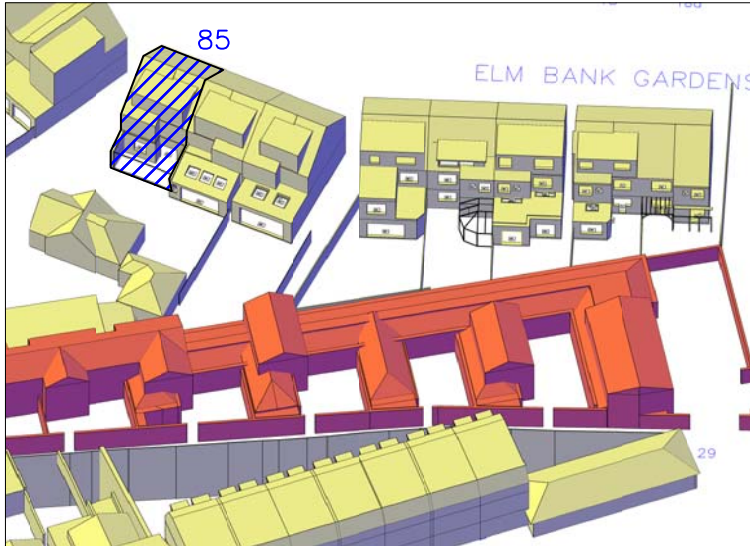
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 85 Elm Bank Gardens
 Ground Floor

CLIENT
 County Gate Properties
 Limited

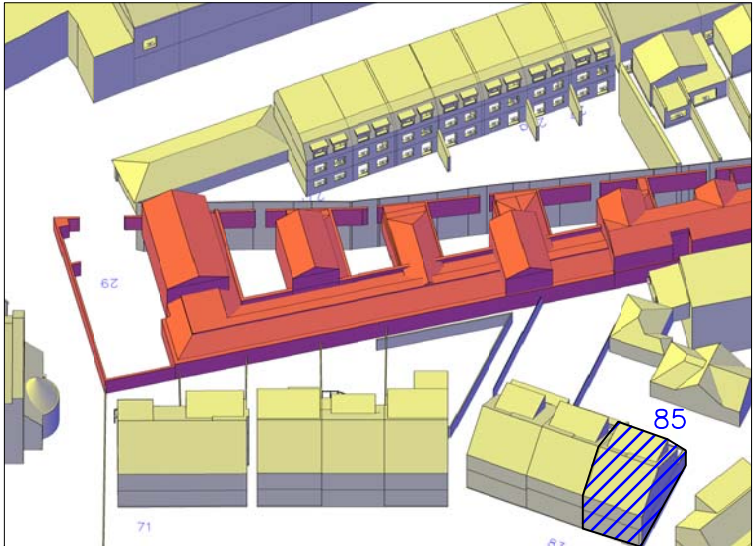
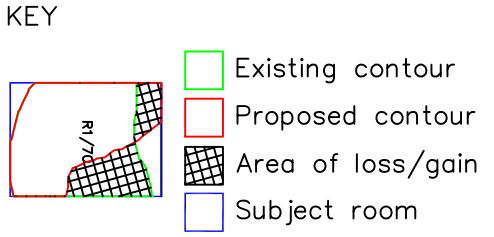
PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8
 5BF
 T 020 7622 9555
 F 020 7627 9850
 W malcolmhollis.com

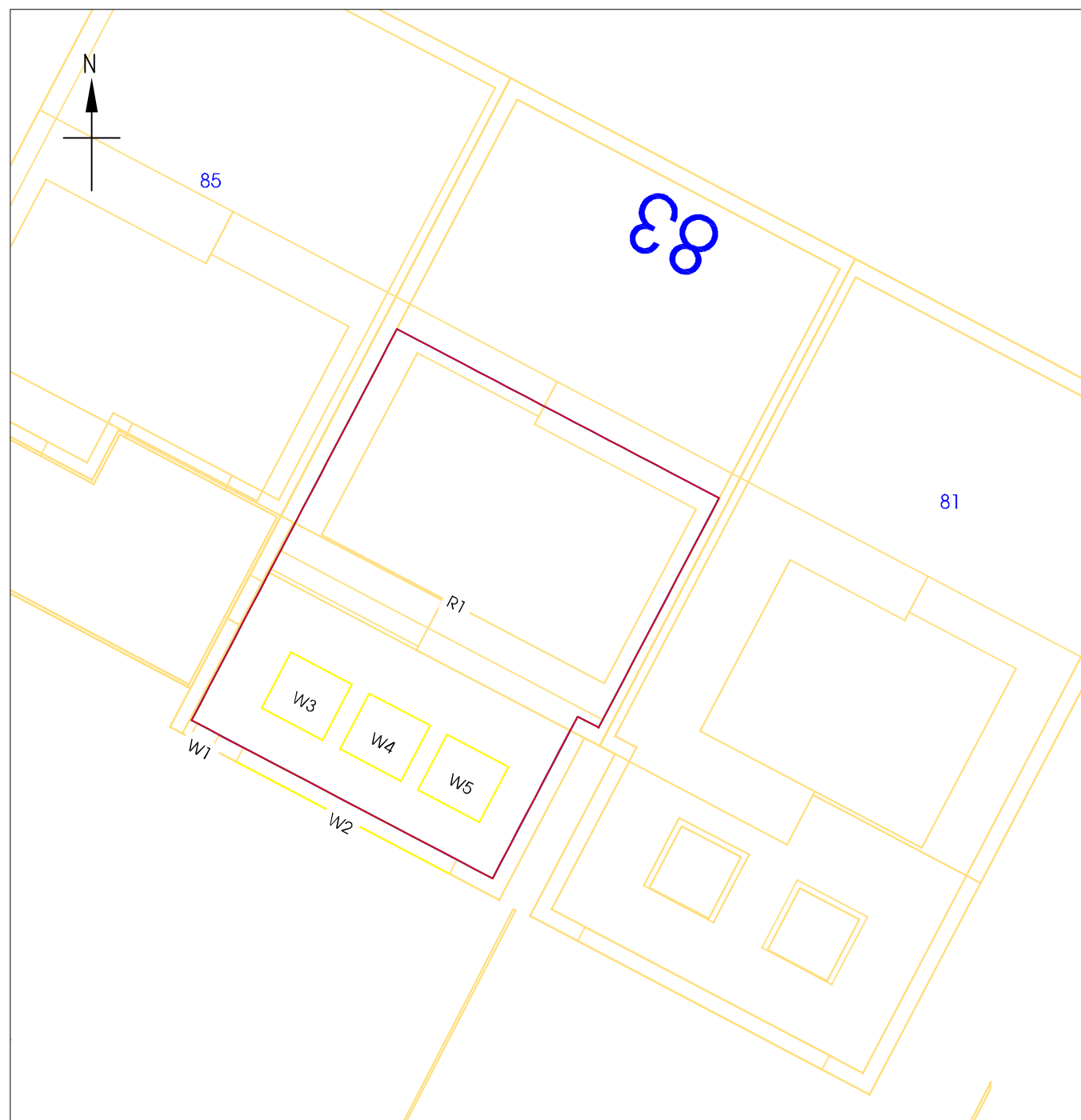
DRAWN BY JN	DATE June 2012
SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/01	RELEASE NO. 6



3D Context View – 85 Elm Bank Gardens



3D Context View – 85 Elm Bank Gardens



83 Elm Bank Gardens - Ground Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
83 Elm Bank Gardens						
Ground	R1	447.80	447.80 100%	447.80 100%	1.00	<input type="checkbox"/>

NOTES

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SOURCES OF INFORMATION:
 M.J. Zara Associates
 6898 Survey Plan.dwg
 6898ELEV Survey Elevations.dwg
 Received April 2011
 MBS Survey Ltd
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 Giles Jollands Architect
 29 charles st FFP 19 06
 29 charles st GFF 19 06
 29 charles st N W Elevs
 29 charles st S E Elevs
 Received 22 June 2012

REVISIONS

No.	Date	Amendments	Initials

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
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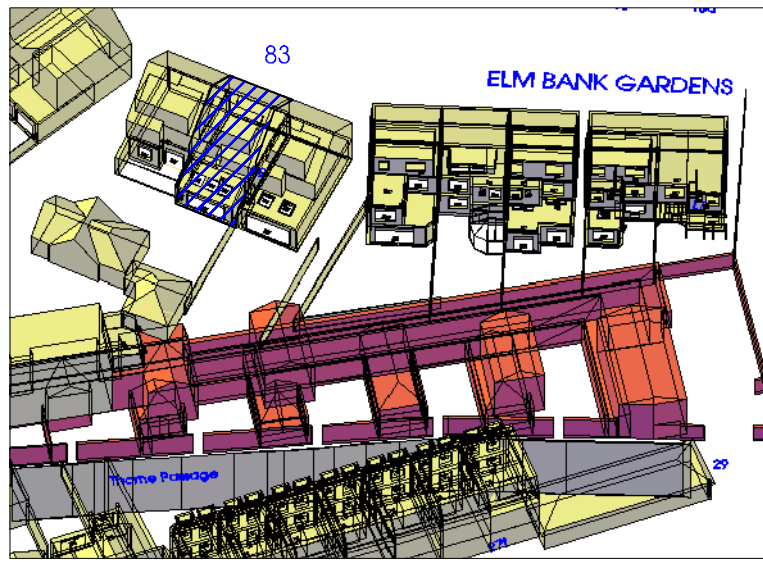
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 83 Elm Bank Gardens
 Ground Floor

CLIENT
 County Gate Properties
 Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8 5BP
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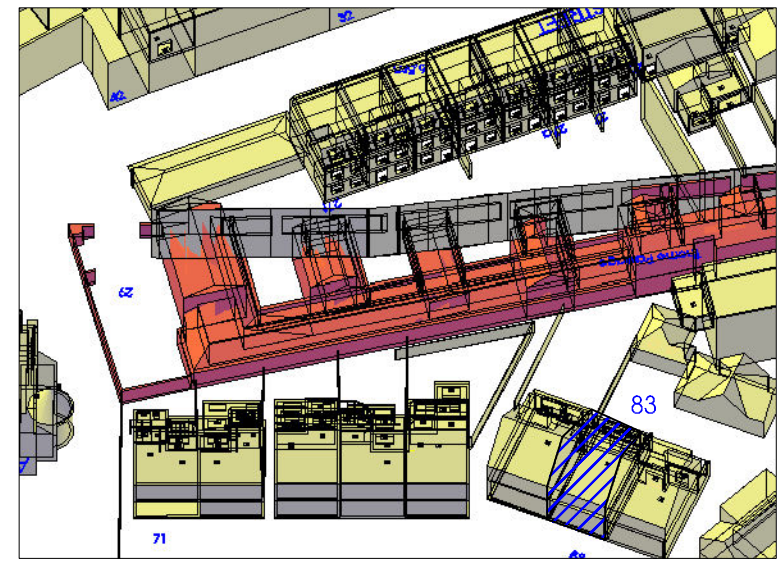
DRAWN BY JN	DATE June 2012
SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/02	RELEASE NO. 6



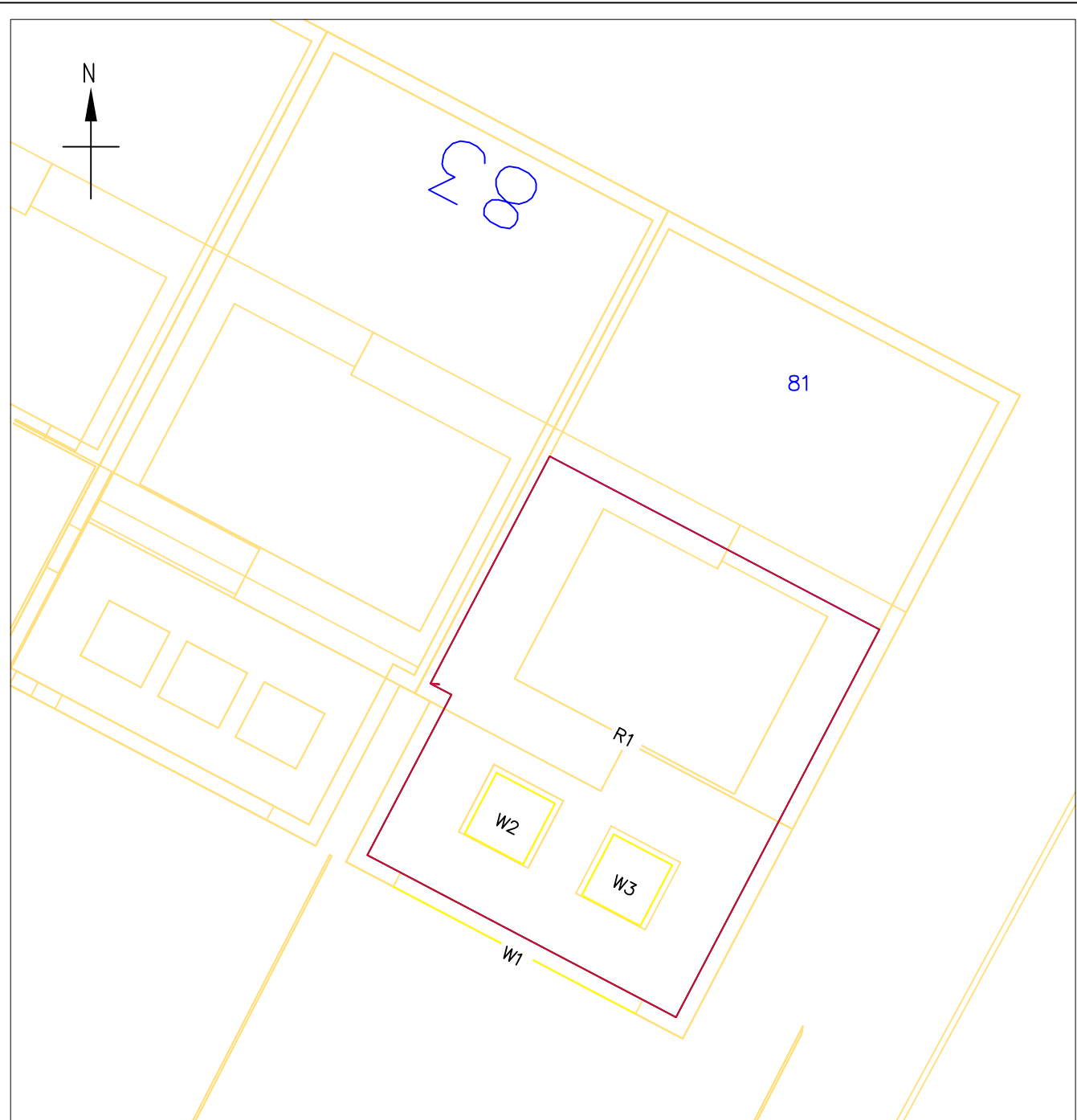
3D Context View - 83 Elm Bank Gardens

KEY

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - 83 Elm Bank Gardens



81 Elm Bank Gardens – Ground Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
81 Elm Bank Gardens						
Ground	R1	463.16	463.15 100%	463.15 100%	1.00	✓

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REVISIONS

No.	Date	Amendments	Initial

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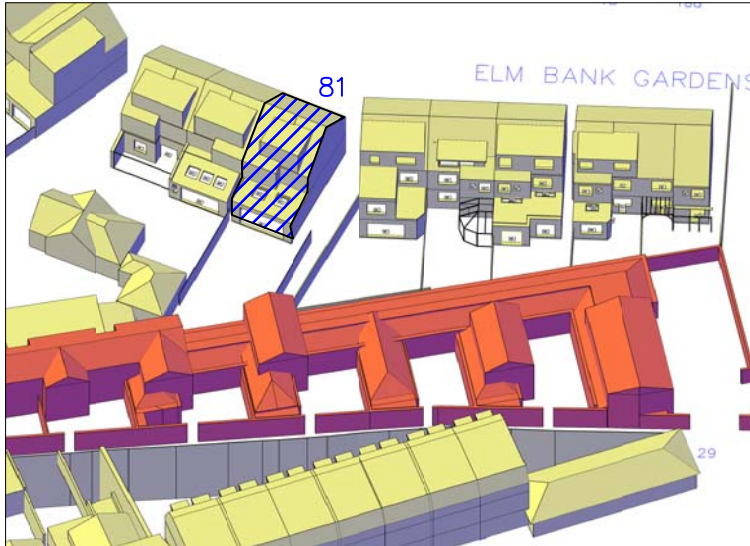
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 81 Elm Bank Gardens
 Ground Floor

CLIENT
 County Gate Properties
 Limited

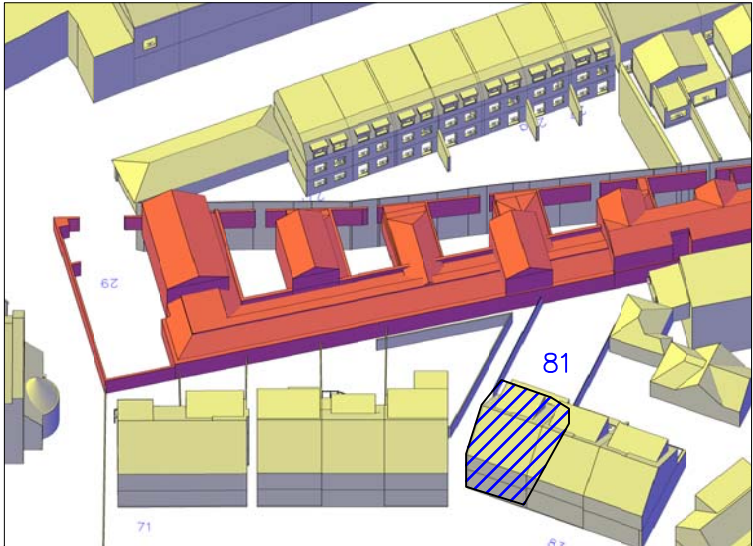
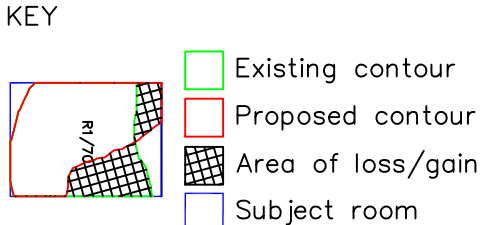
PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8
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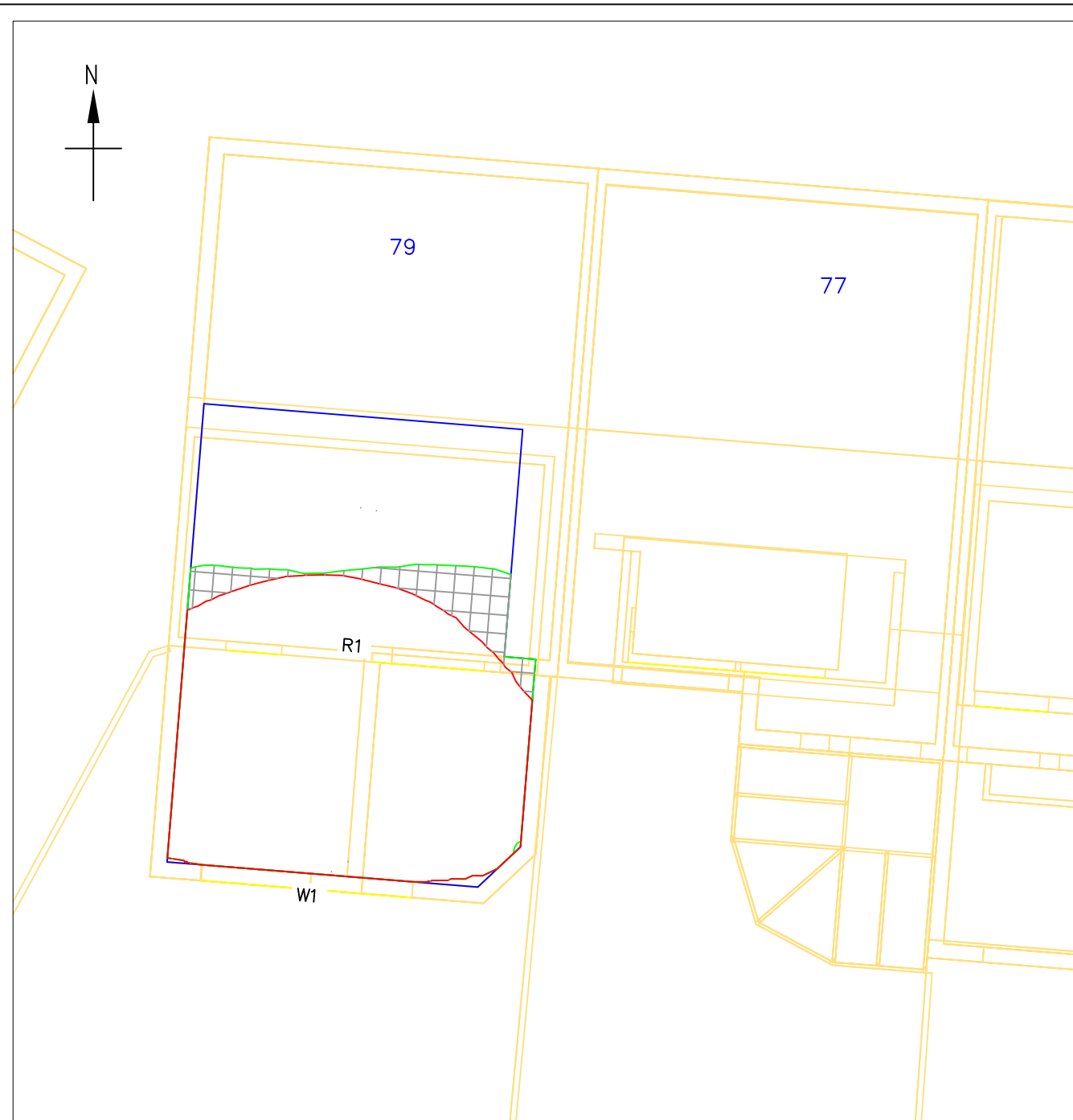
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SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/03	RELEASE NO. 6



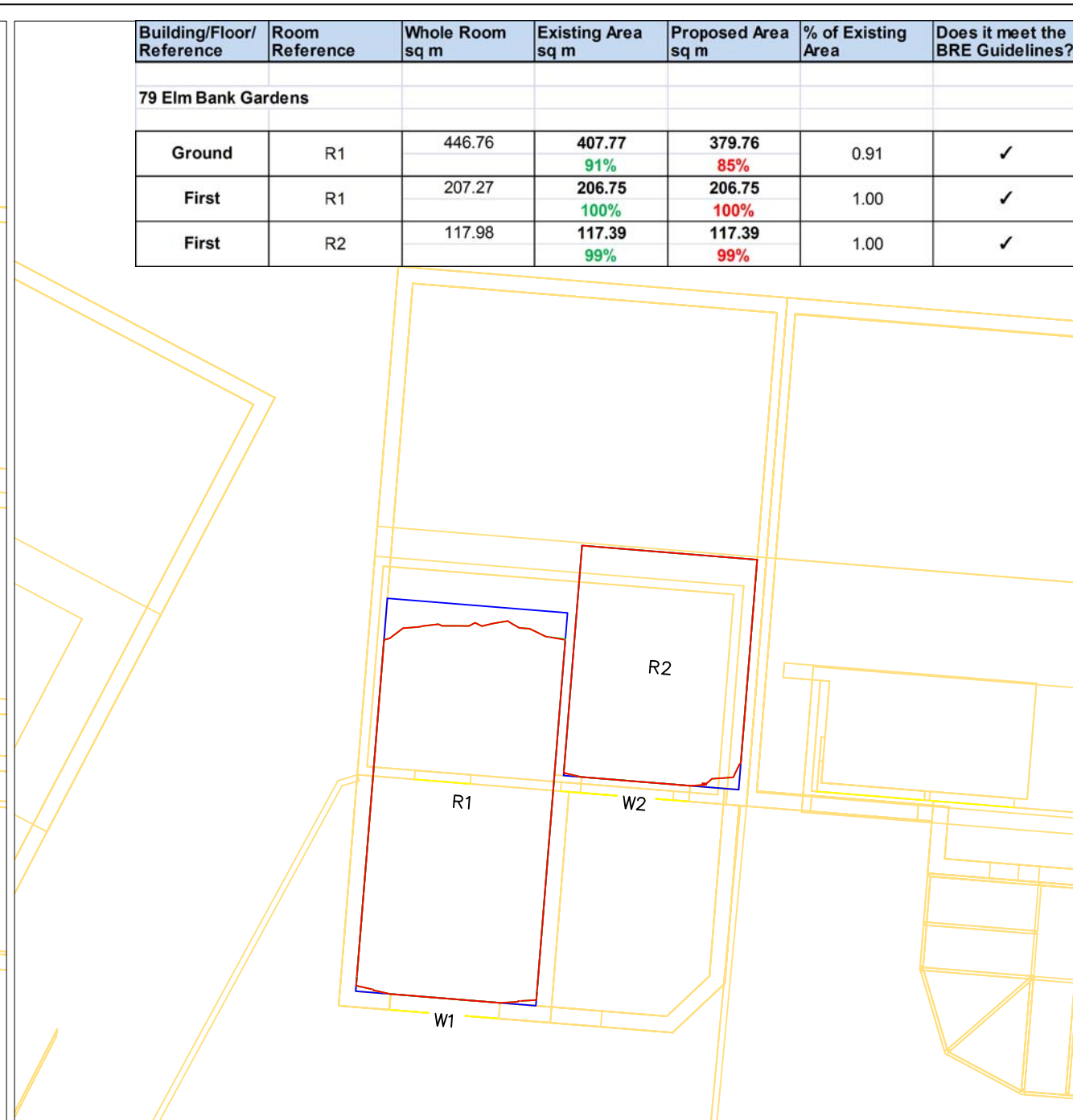
3D Context View – 81 Elm Bank Gardens



3D Context View – 81 Elm Bank Gardens



79 Elm Bank Gardens – Ground Floor



79 Elm Bank Gardens – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
79 Elm Bank Gardens						
Ground	R1	446.76	407.77 91%	379.76 85%	0.91	✓
First	R1	207.27	206.75 100%	206.75 100%	1.00	✓
First	R2	117.98	117.39 99%	117.39 99%	1.00	✓

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 29 charles st S E Elevs
 Received 22 June 2012

REVISIONS

No.	Date	Amendments	Initial

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
 PRELIMINARY TENDER CONSTRUCTION
 SKETCH MEASURED SURVEY CONTRACT

TITLE
 Daylight Distribution
 Contours/Referencing Plans
 79 Elm Bank Gardens
 Ground and First Floors

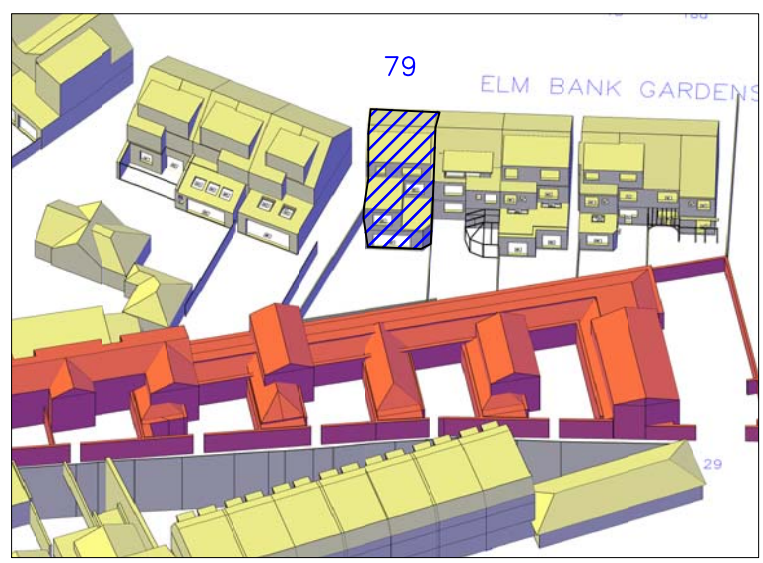
CLIENT
 County Gate Properties
 Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8
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 T 020 7622 9555
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SCALE 1:100 @ A3	CHECKED IM

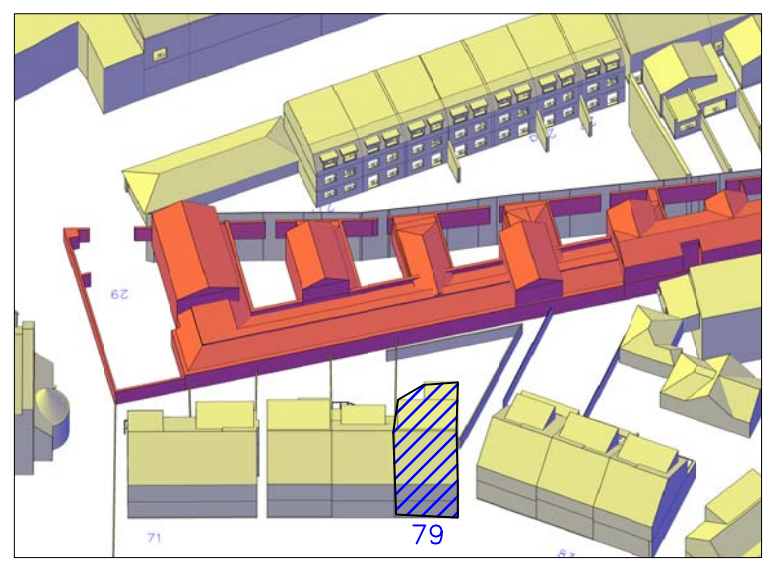
DRAWING NO. 27585/DD/04	RELEASE NO. 6
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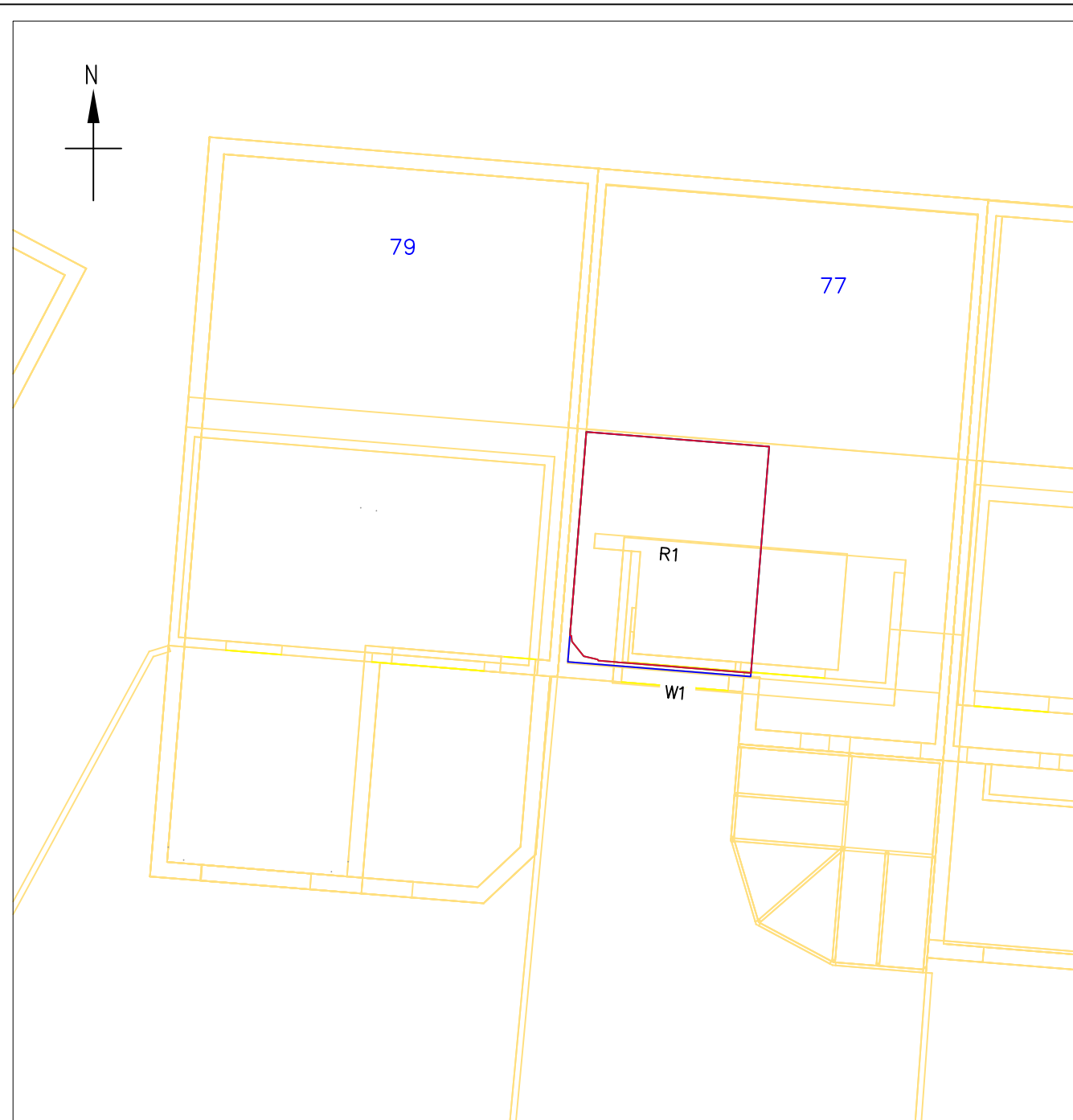
3D Context View – 79 Elm Bank Gardens

KEY

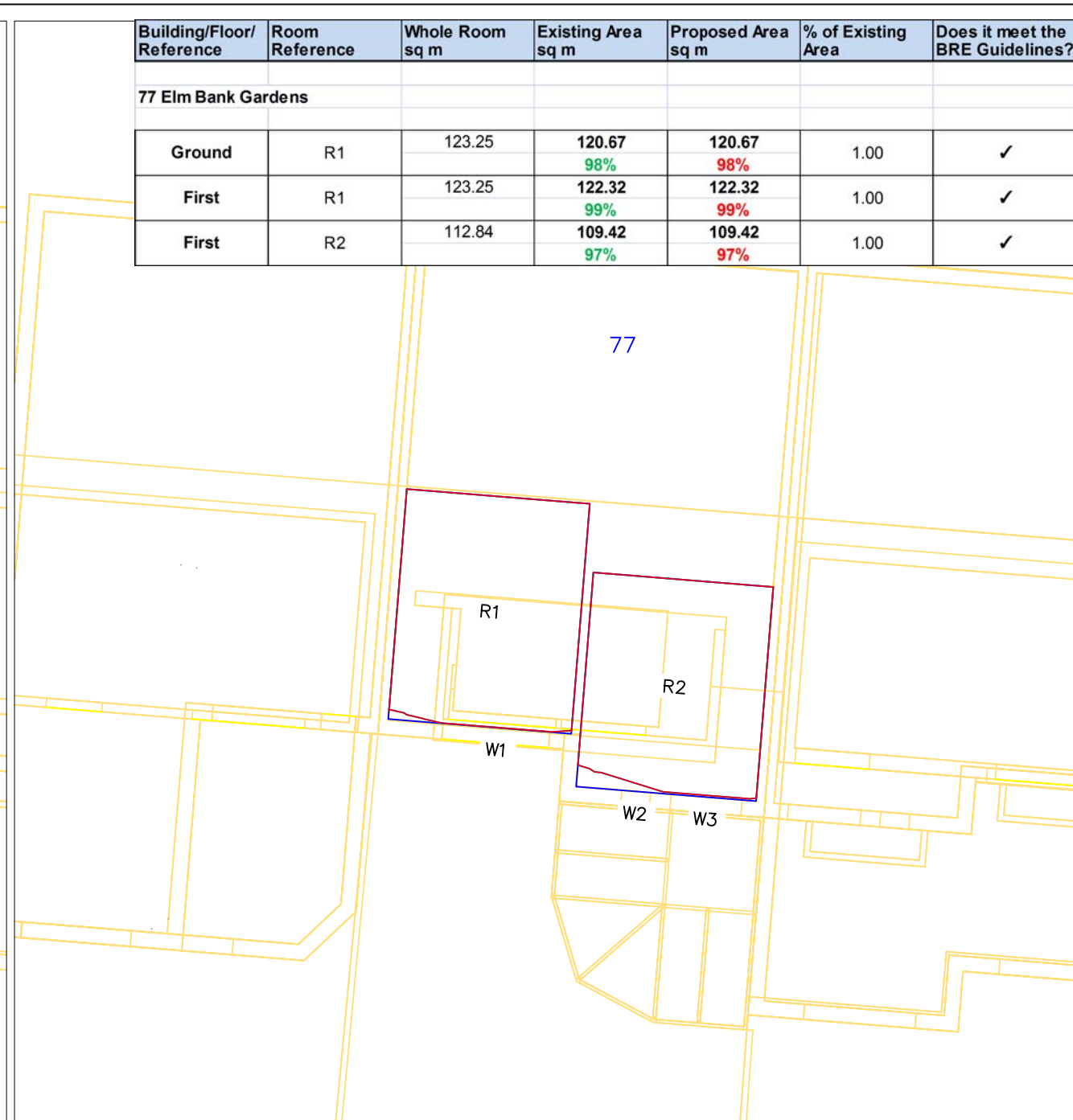
- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View – 79 Elm Bank Gardens



77 Elm Bank Gardens – Ground Floor



77 Elm Bank Gardens – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
77 Elm Bank Gardens						
Ground	R1	123.25	120.67 98%	120.67 98%	1.00	✓
First	R1	123.25	122.32 99%	122.32 99%	1.00	✓
First	R2	112.84	109.42 97%	109.42 97%	1.00	✓

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REVISIONS

No.	Date	Amendments	Initial

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
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 SKETCH MEASURED SURVEY CONTRACT

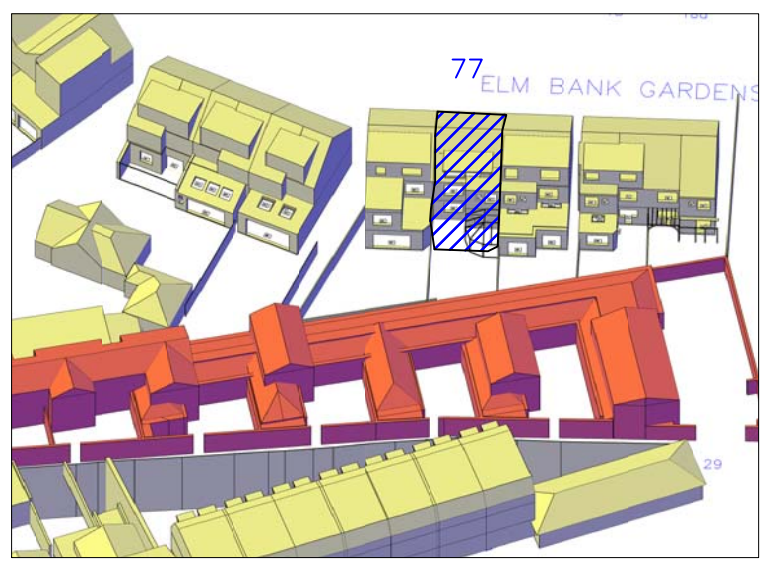
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 77 Elm Bank Gardens
 Ground and First Floors

CLIENT
 County Gate Properties
 Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8
 T 020 7622 9555
 F 020 7627 9850
 W malcolmhollis.com

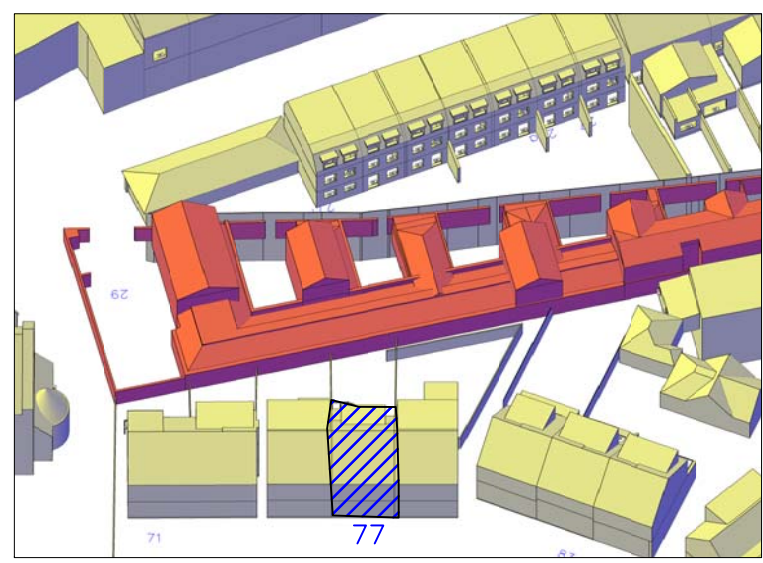
DRAWN BY JN	DATE June 2012
SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/05	RELEASE NO. 6



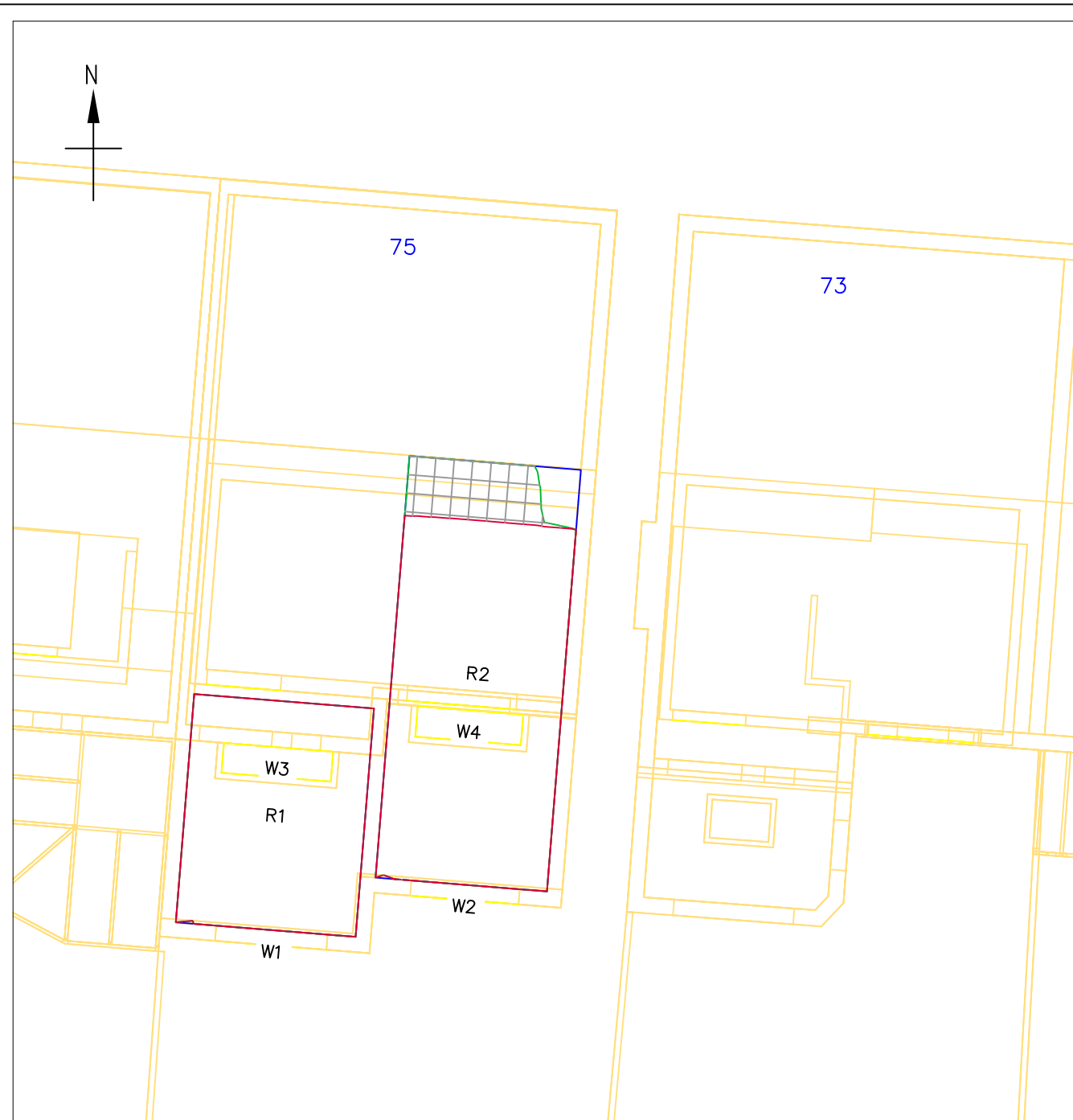
3D Context View – 77 Elm Bank Gardens

KEY

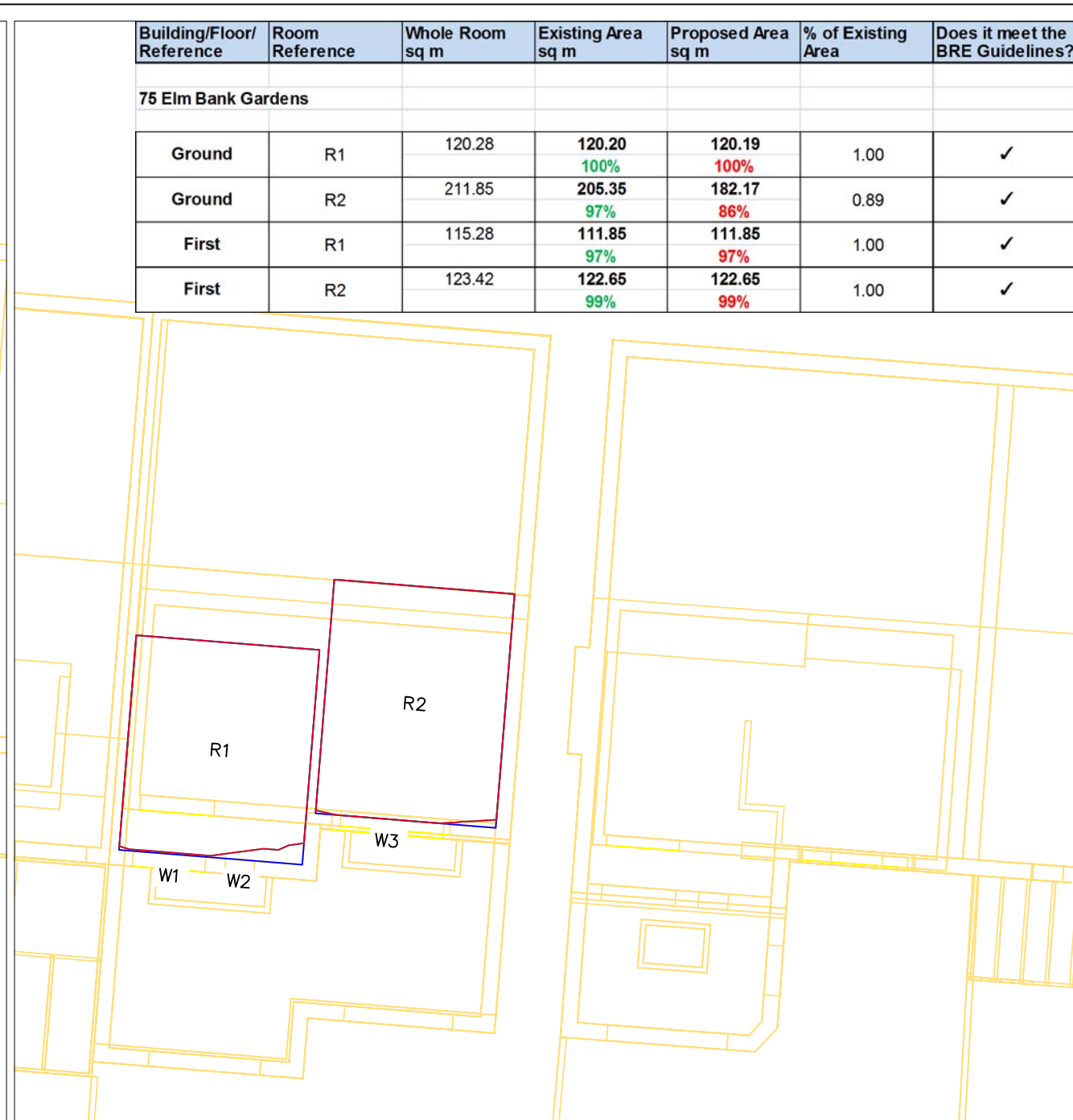
- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View – 77 Elm Bank Gardens



75 Elm Bank Gardens – Ground Floor



75 Elm Bank Gardens – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
75 Elm Bank Gardens						
Ground	R1	120.28	120.20 100%	120.19 100%	1.00	✓
Ground	R2	211.85	205.35 97%	182.17 86%	0.89	✓
First	R1	115.28	111.85 97%	111.85 97%	1.00	✓
First	R2	123.42	122.65 99%	122.65 99%	1.00	✓

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 29 charles st FFP 19 06
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 29 charles st S E Elevs
 Received 22 June 2012

REVISIONS

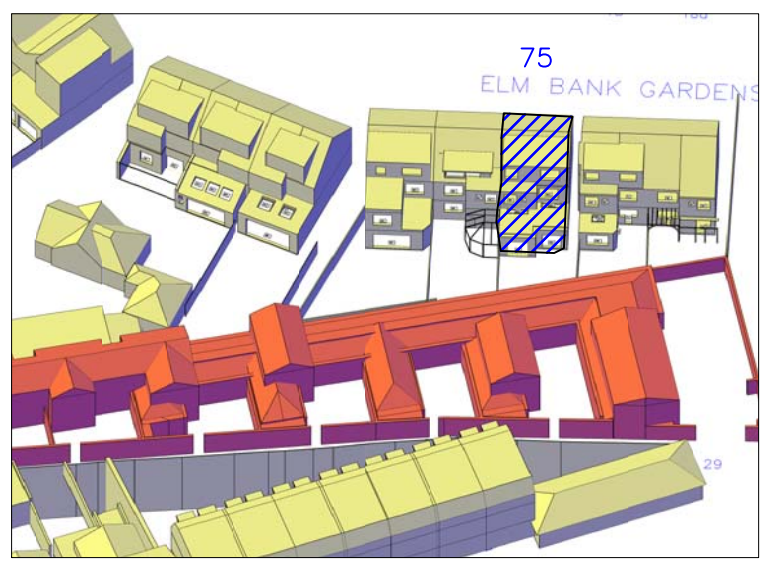
No.	Date	Amendments	Initial

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
 PRELIMINARY TENDER CONSTRUCTION SKETCH MEASURED SURVEY CONTRACT

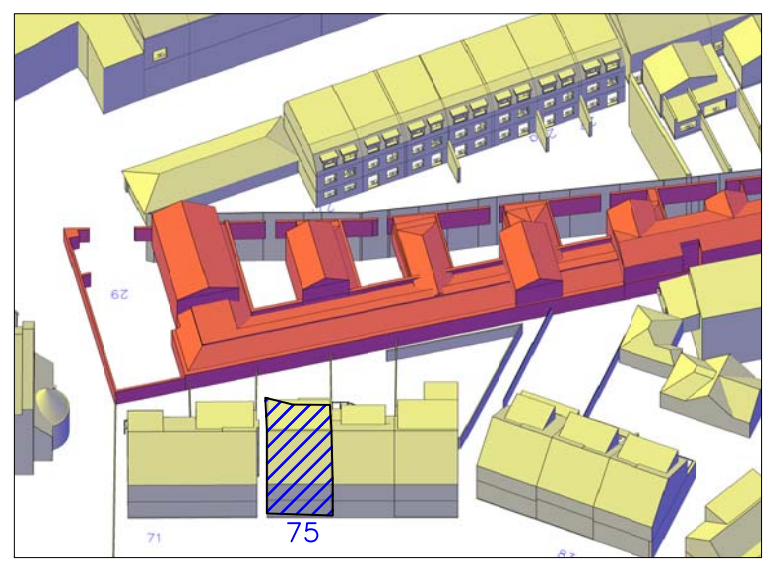
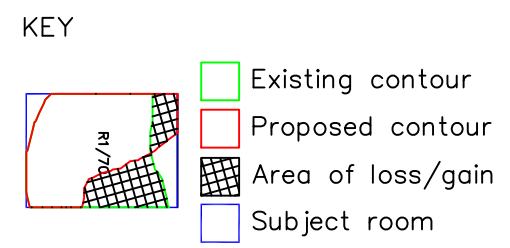
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 75 Elm Bank Gardens
 Ground and First Floors

CLIENT
 County Gate Properties
 Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13



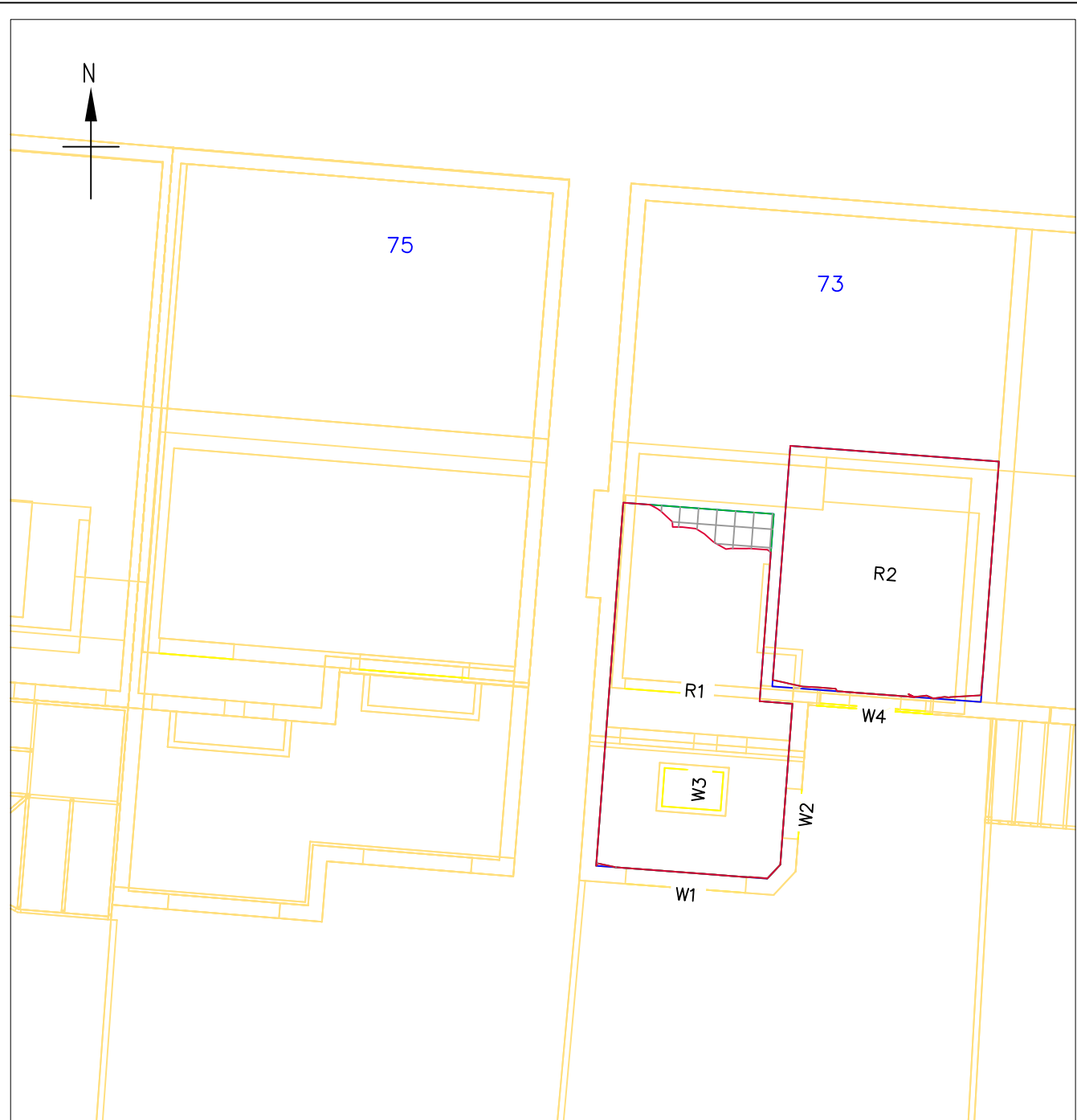
3D Context View – 75 Elm Bank Gardens



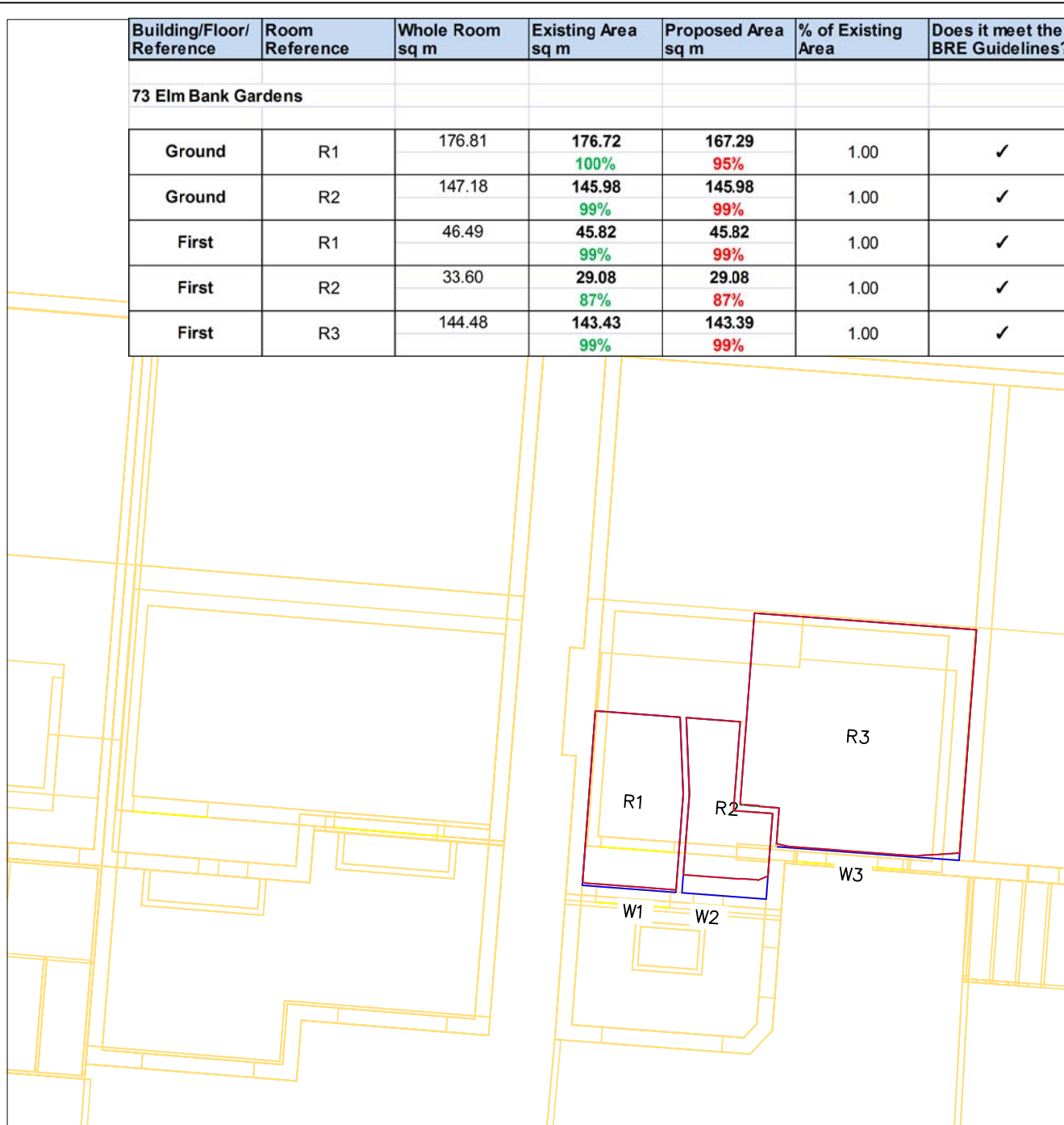
3D Context View – 75 Elm Bank Gardens

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DRAWING NO. 27585/DD/06	RELEASE NO. 6



73 Elm Bank Gardens – Ground Floor



73 Elm Bank Gardens – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
73 Elm Bank Gardens						
Ground	R1	176.81	176.72 100%	167.29 95%	1.00	✓
Ground	R2	147.18	145.98 99%	145.98 99%	1.00	✓
First	R1	46.49	45.82 99%	45.82 99%	1.00	✓
First	R2	33.60	29.08 87%	29.08 87%	1.00	✓
First	R3	144.48	143.43 99%	143.39 99%	1.00	✓

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 29 charles st N W Elevs
 29 charles st S E Elevs
 Received 22 June 2012

REVISIONS

No.	Date	Amendments	Initial

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 PRELIMINARY TENDER CONSTRUCTION SKETCH MEASURED SURVEY CONTRACT

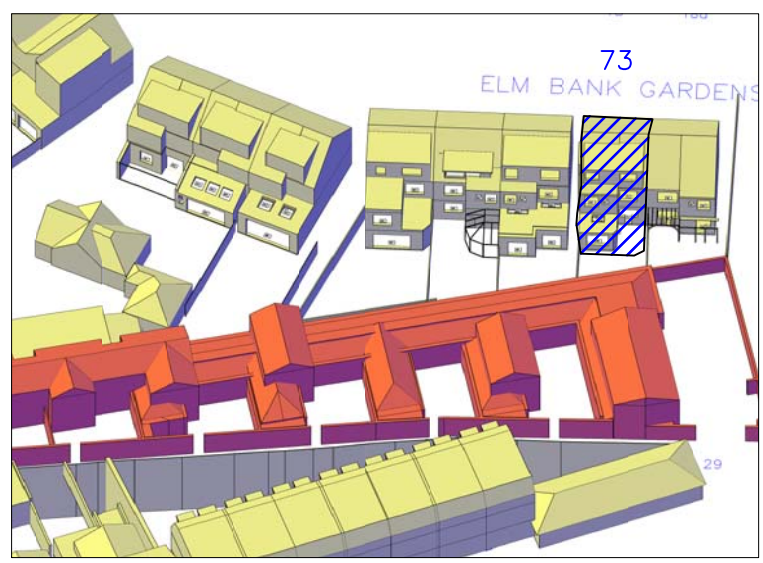
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 73 Elm Bank Gardens
 Ground and First Floors

CLIENT
 County Gate Properties
 Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8
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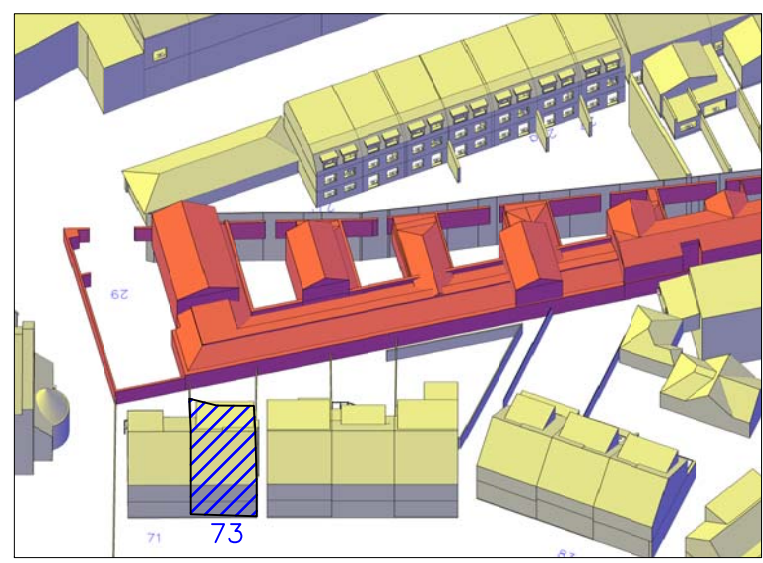
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SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/07	RELEASE NO. 6



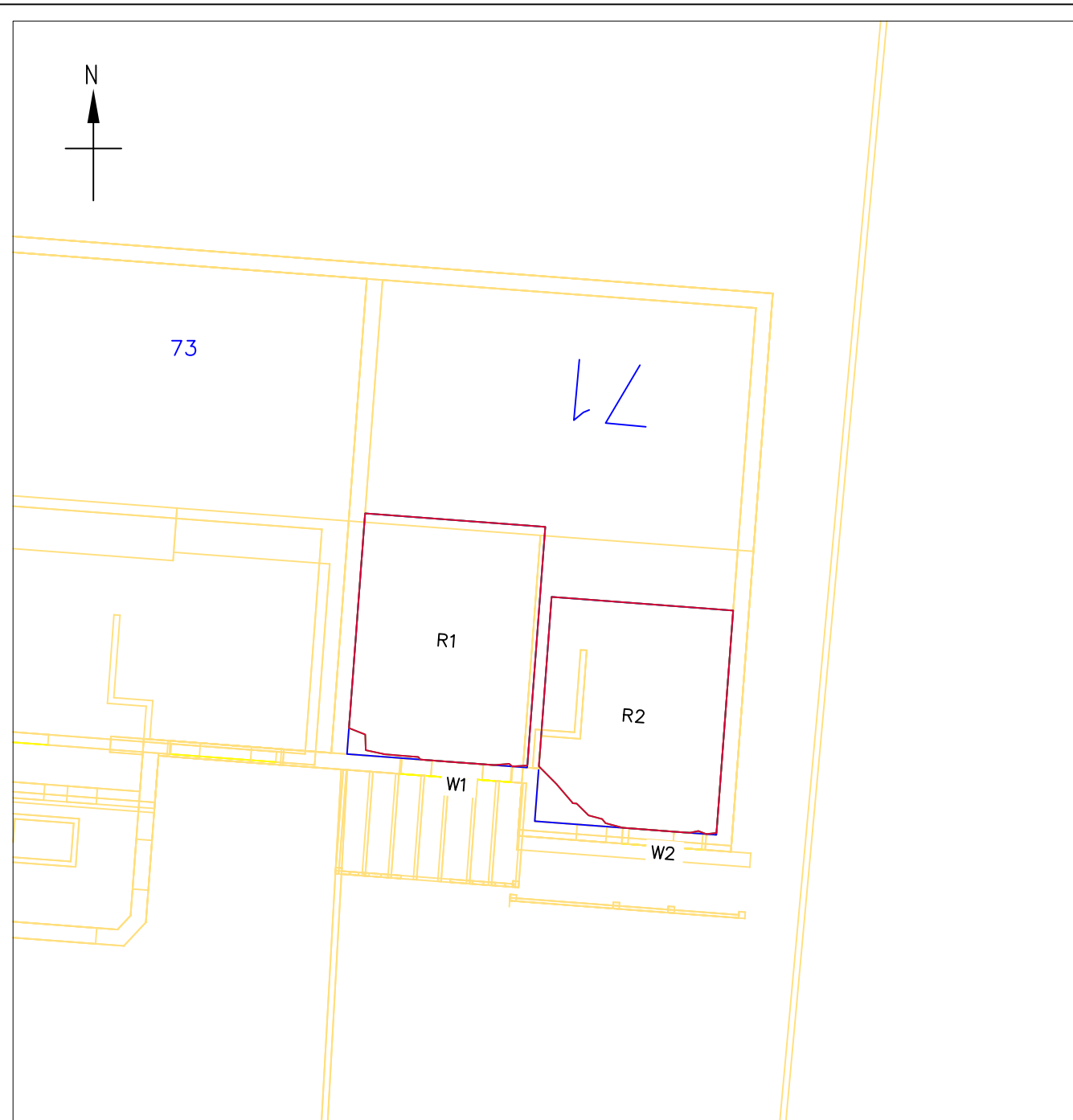
3D Context View – 73 Elm Bank Gardens

KEY

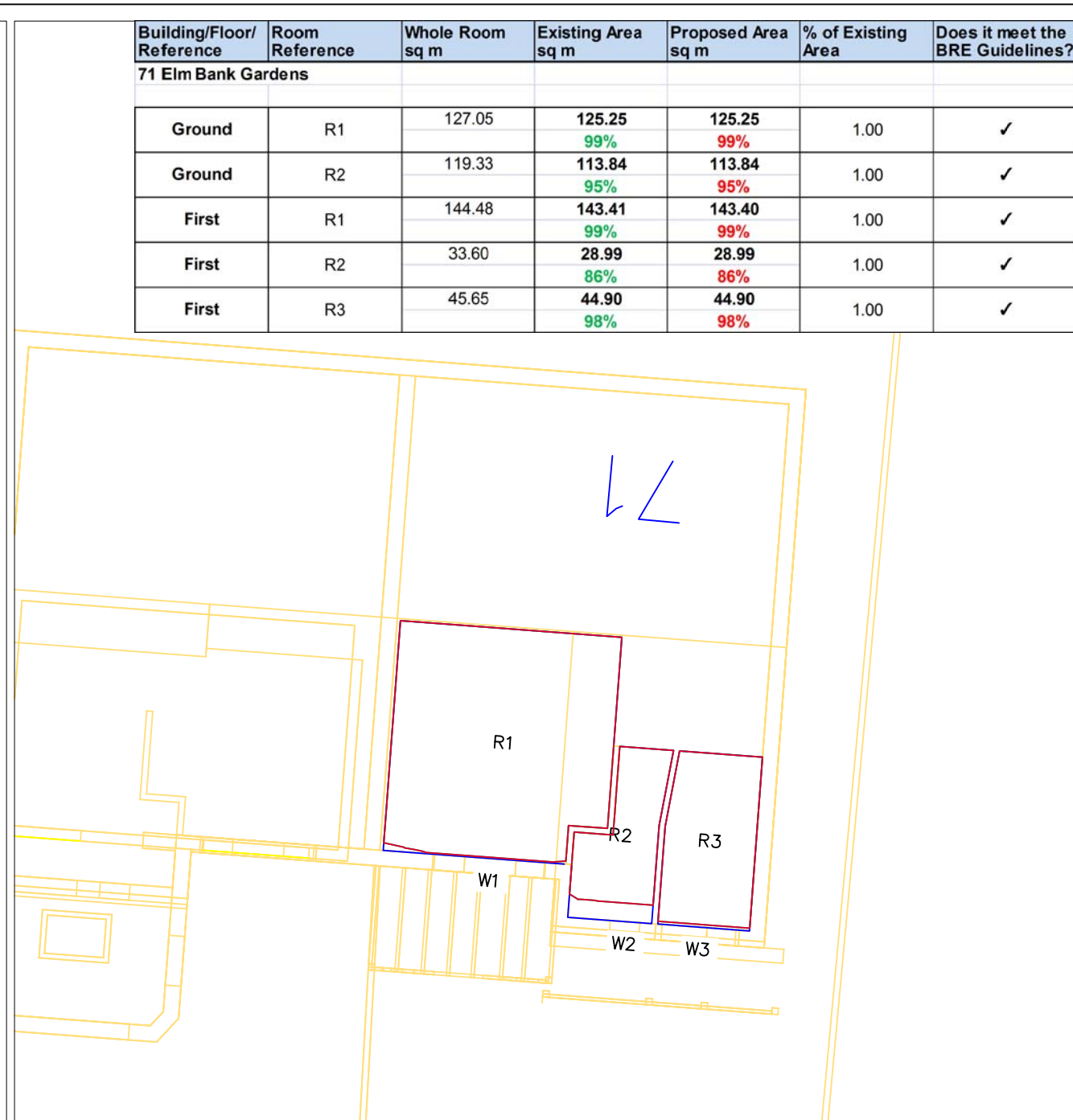
- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View – 73 Elm Bank Gardens



71 Elm Bank Gardens – Ground Floor



71 Elm Bank Gardens – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
71 Elm Bank Gardens						
Ground	R1	127.05	125.25 99%	125.25 99%	1.00	✓
Ground	R2	119.33	113.84 95%	113.84 95%	1.00	✓
First	R1	144.48	143.41 99%	143.40 99%	1.00	✓
First	R2	33.60	28.99 86%	28.99 86%	1.00	✓
First	R3	45.65	44.90 98%	44.90 98%	1.00	✓

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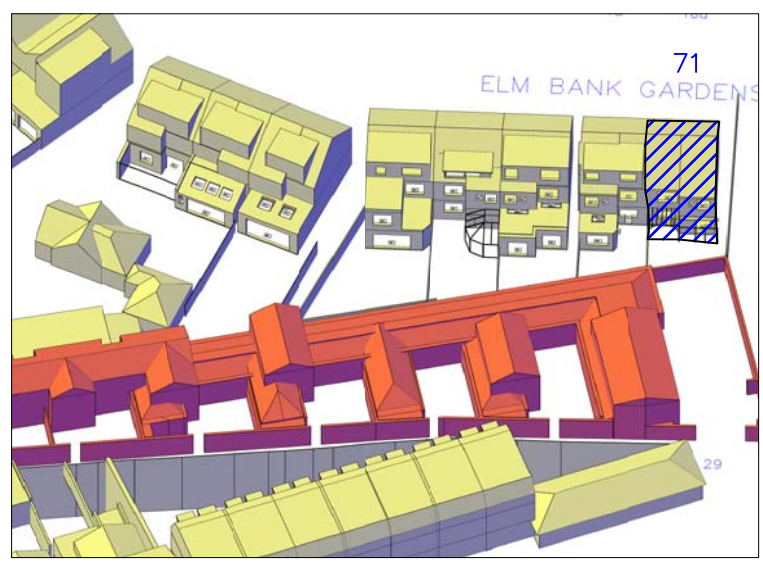
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 71 Elm Bank Gardens
 Ground and First Floors

CLIENT
 County Gate Properties
 Limited

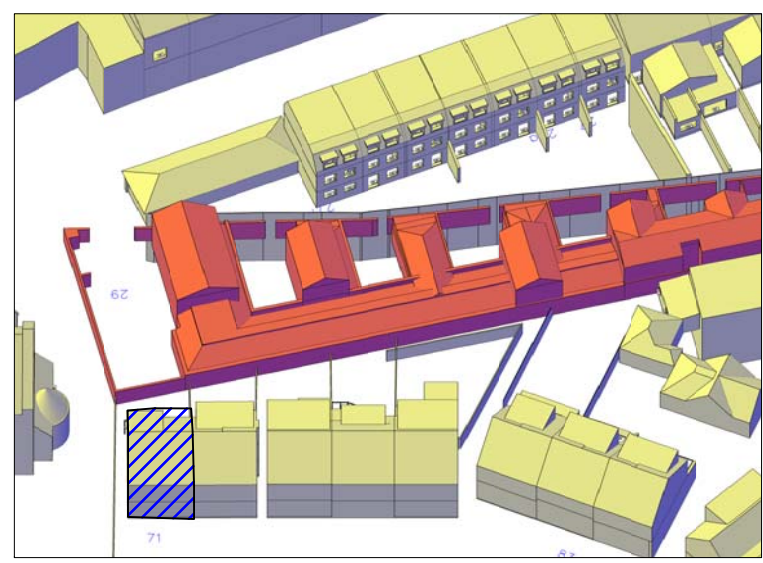
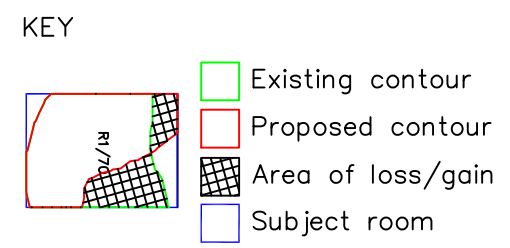
PROJECT NAME
 Charles Street Garages
 London
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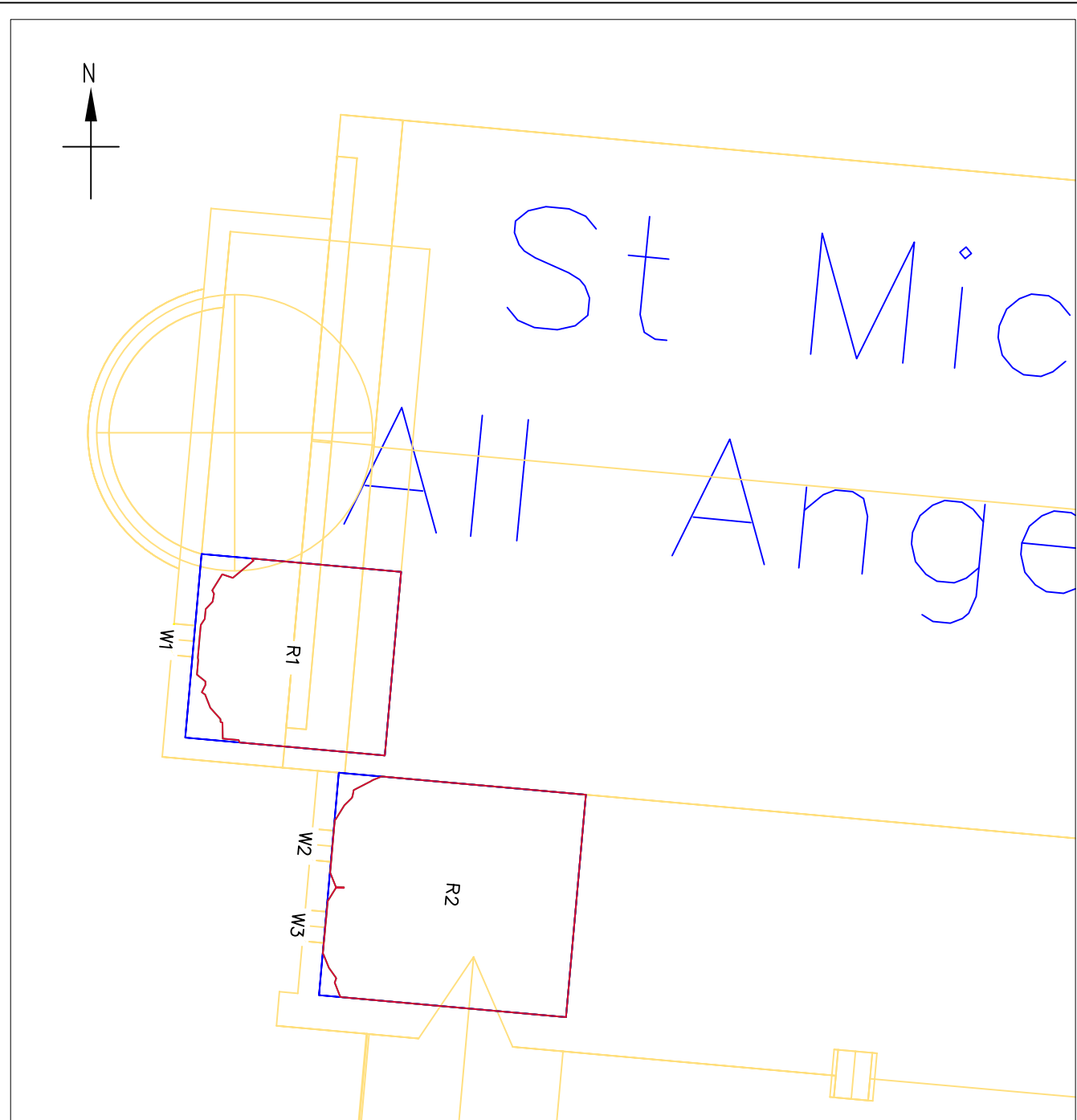
DRAWN BY JN	DATE June 2012
SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/08	RELEASE NO. 6



3D Context View – 71 Elm Bank Gardens



3D Context View – 71 Elm Bank Gardens



St Michael and All Angel's Church – Ground Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
St Michael and All Angel's Church						
Ground	R1	107.74	97.70 91%	97.70 91%	1.00	✓
Ground	R2	161.60	157.58 98%	157.58 98%	1.00	✓

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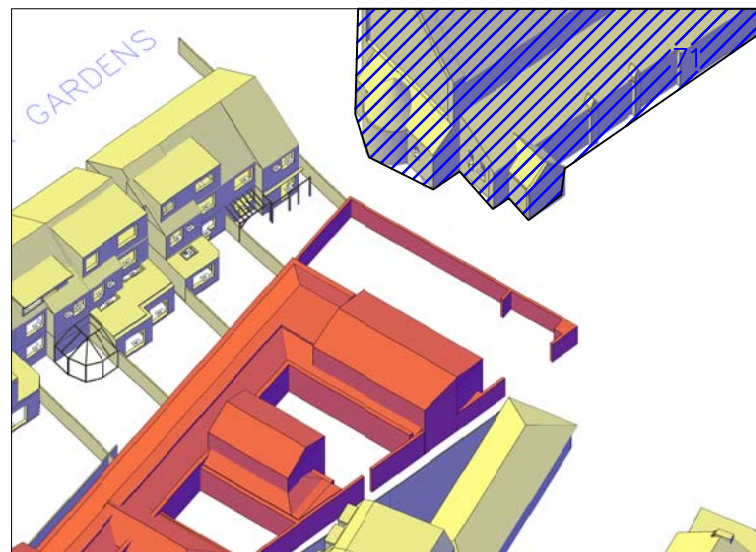
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 St Michael and All Angel's
 Church
 Ground Floor

CLIENT
 County Gate Properties
 Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
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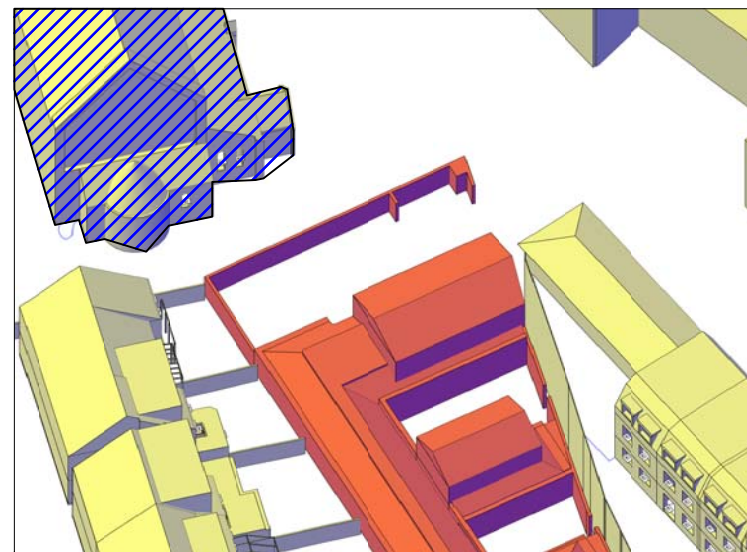
DRAWN BY JN	DATE June 2012
SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/09	RELEASE NO. 6



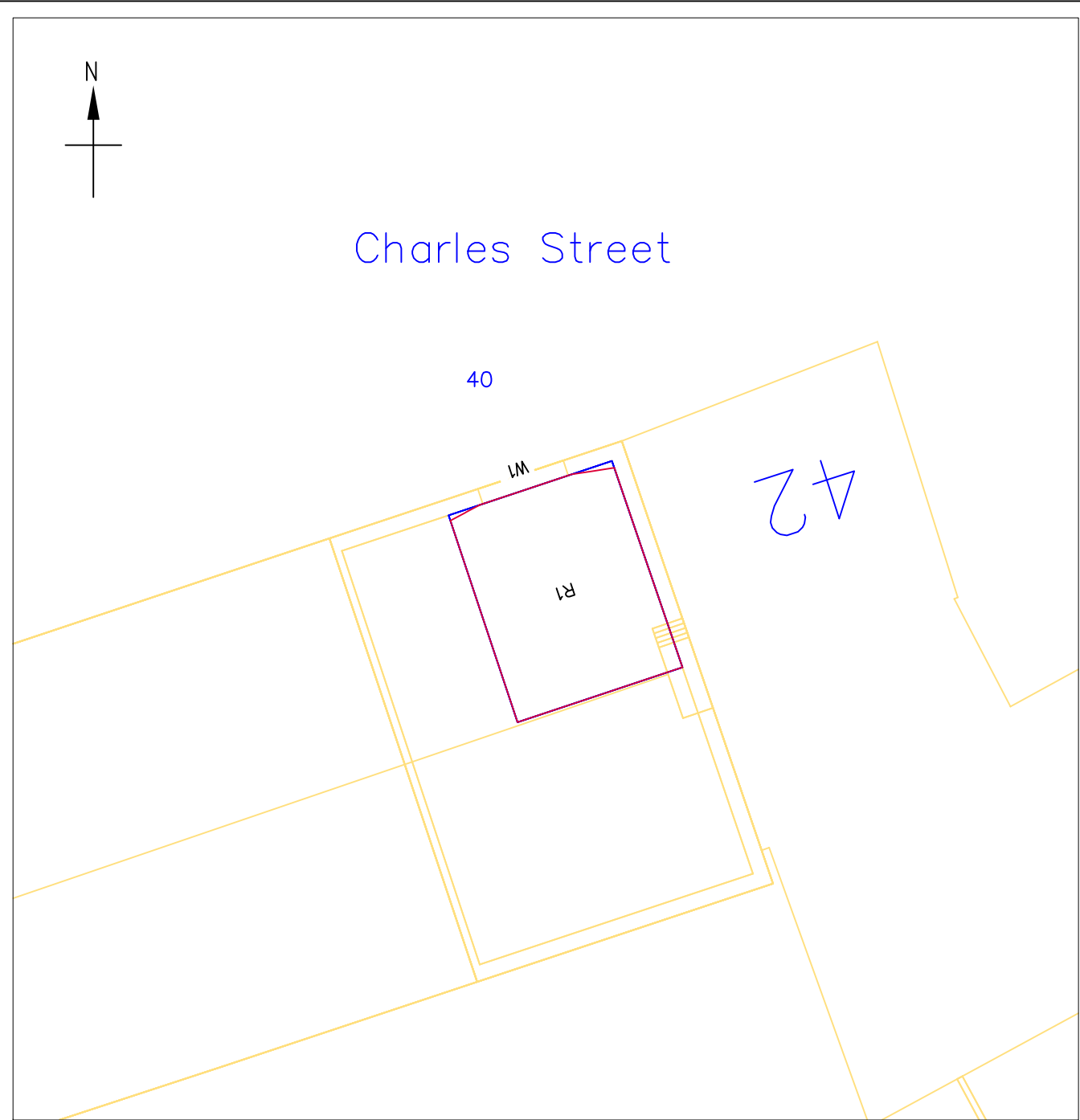
3D Context View – St Michael and All Angel's Church

KEY

	Existing contour
	Proposed contour
	Area of loss/gain
	Subject room



3D Context View – St Michael and All Angel's Church



40 Charles Street – Ground Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
40 Charles Street						
Ground	R1	109.99	109.27 99%	109.27 99%	1.00	✓

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SOURCES OF INFORMATION:
 M.J. Zara Associates
 6898 Survey Plan.dwg
 6898ELEV Survey Elevations.dwg
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 29 charles st S E Elevs
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REVISIONS

No.	Date	Amendments	Initial

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
 PRELIMINARY TENDER CONSTRUCTION
 SKETCH MEASURED SURVEY CONTRACT

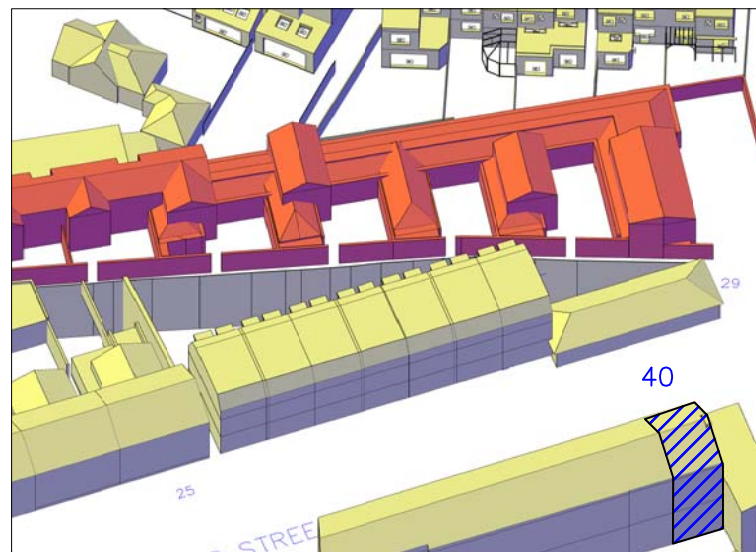
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 40 Charles Street
 Ground Floor

CLIENT
 County Gate Properties
 Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8
 T 020 7622 9555
 F 020 7627 9850
 W malcolmhollis.com

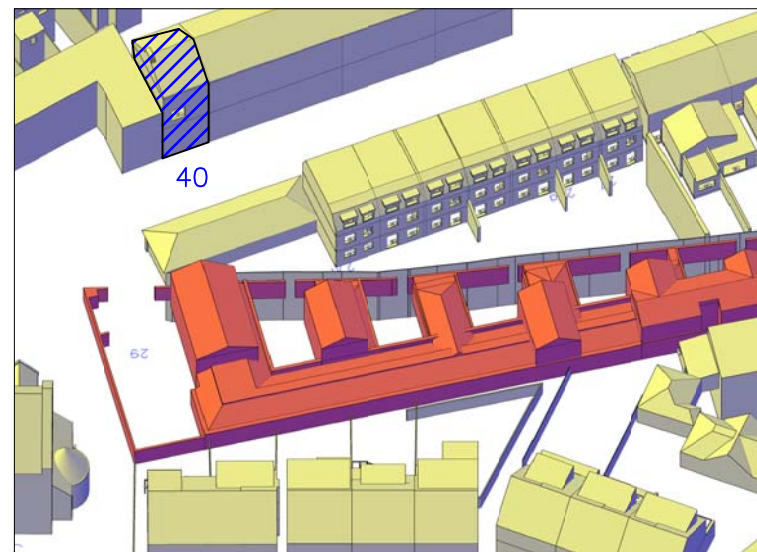
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SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/10	RELEASE NO. 6



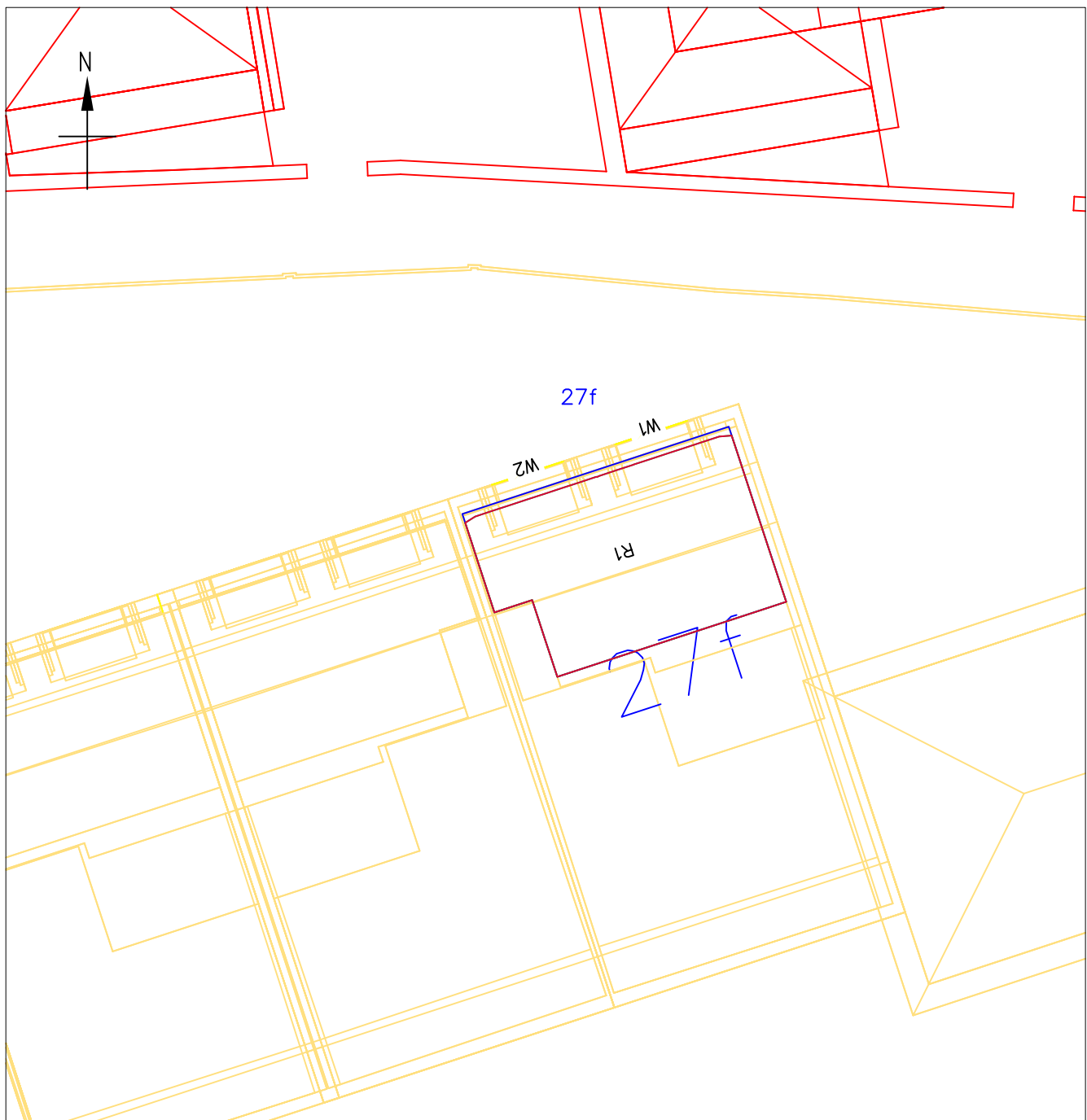
3D Context View – 40 Charles Street

KEY

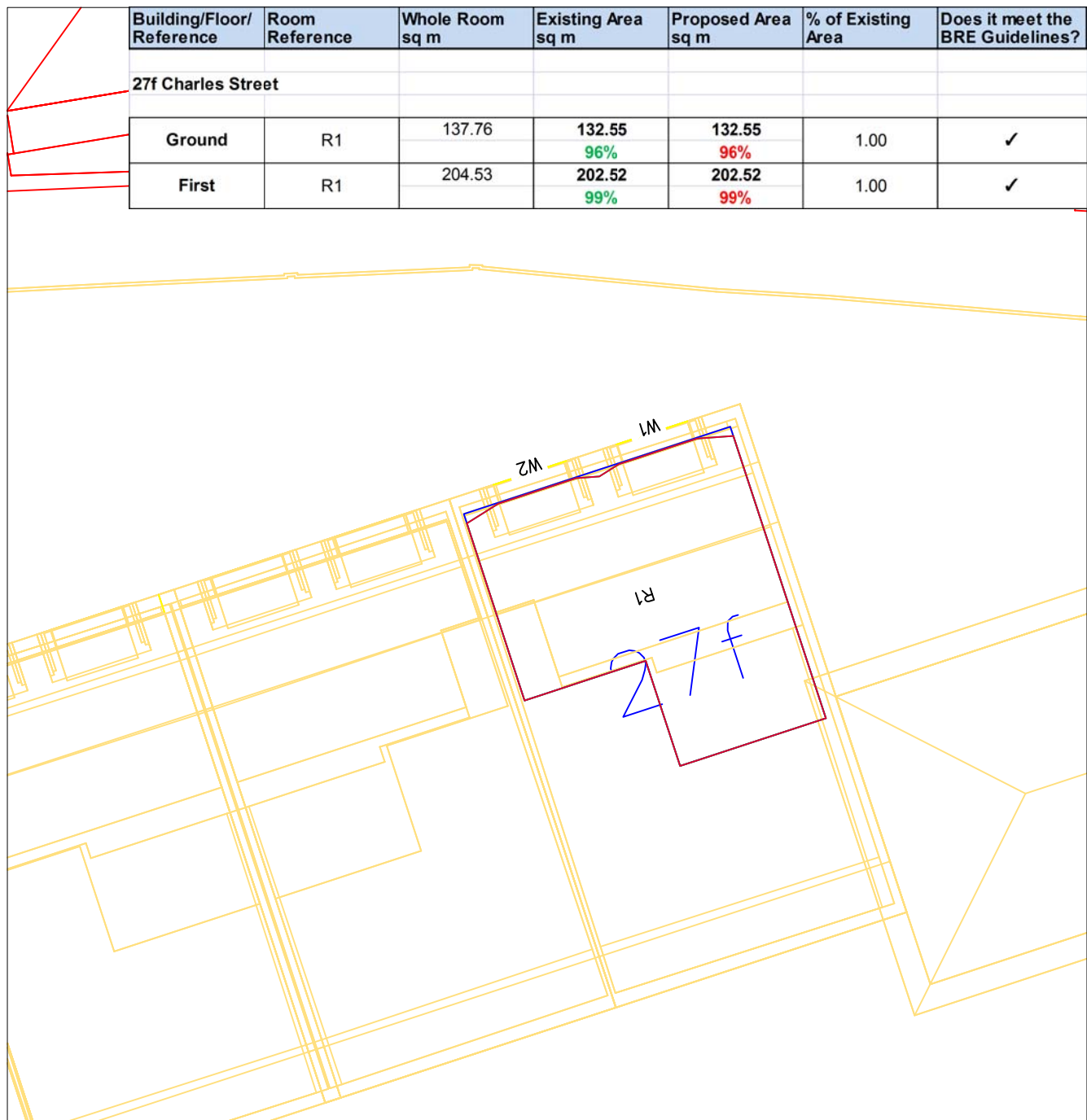
- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View – 40 Charles Street



27f Charles Street – Ground Floor



27f Charles Street – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
27f Charles Street						
Ground	R1	137.76	132.55	132.55	1.00	✓
			96%	96%		
First	R1	204.53	202.52	202.52	1.00	✓
			99%	99%		

NOTES

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REVISIONS

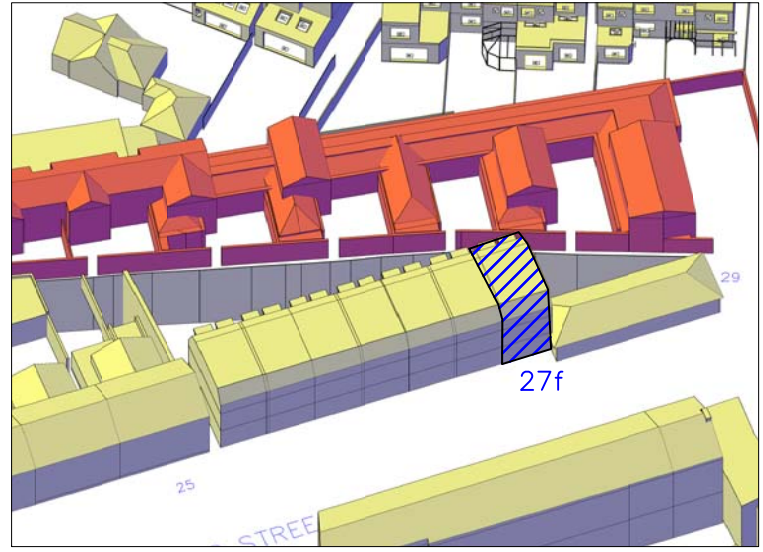
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TITLE
 Daylight Distribution
 Contours/Referencing Plans
 27f Charles Street
 Ground and First Floors

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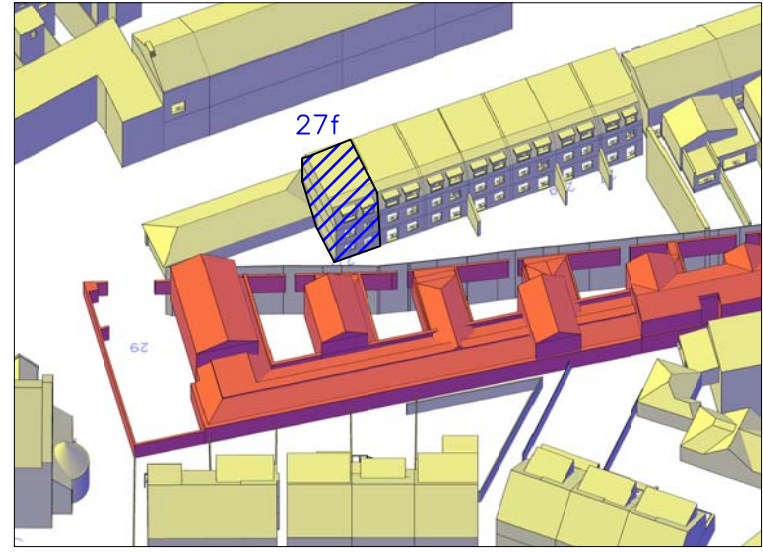
PROJECT NAME
 Charles Street Garages
 London
 SW13



3D Context View – 27f Charles Street

KEY

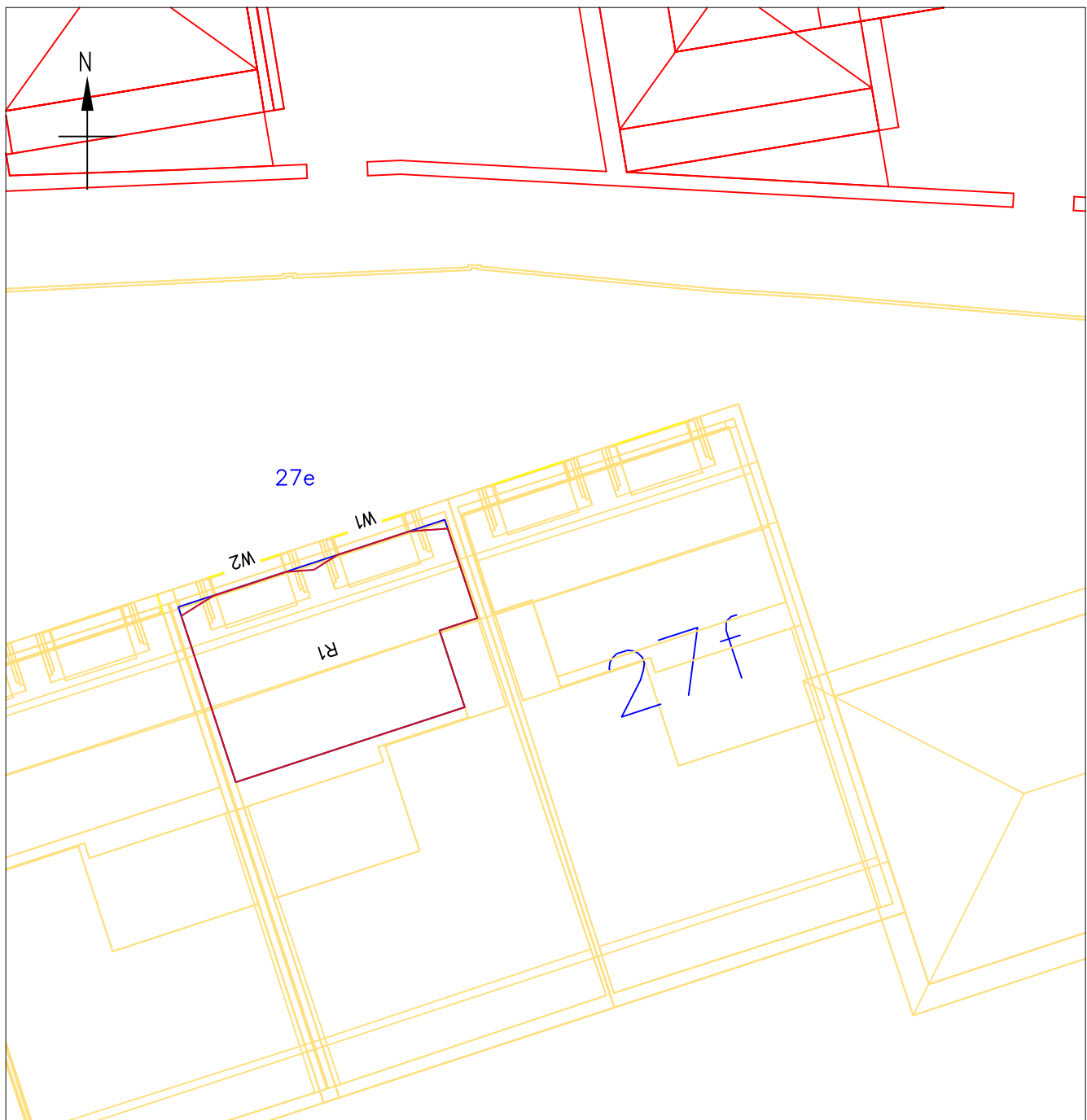
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- Subject room



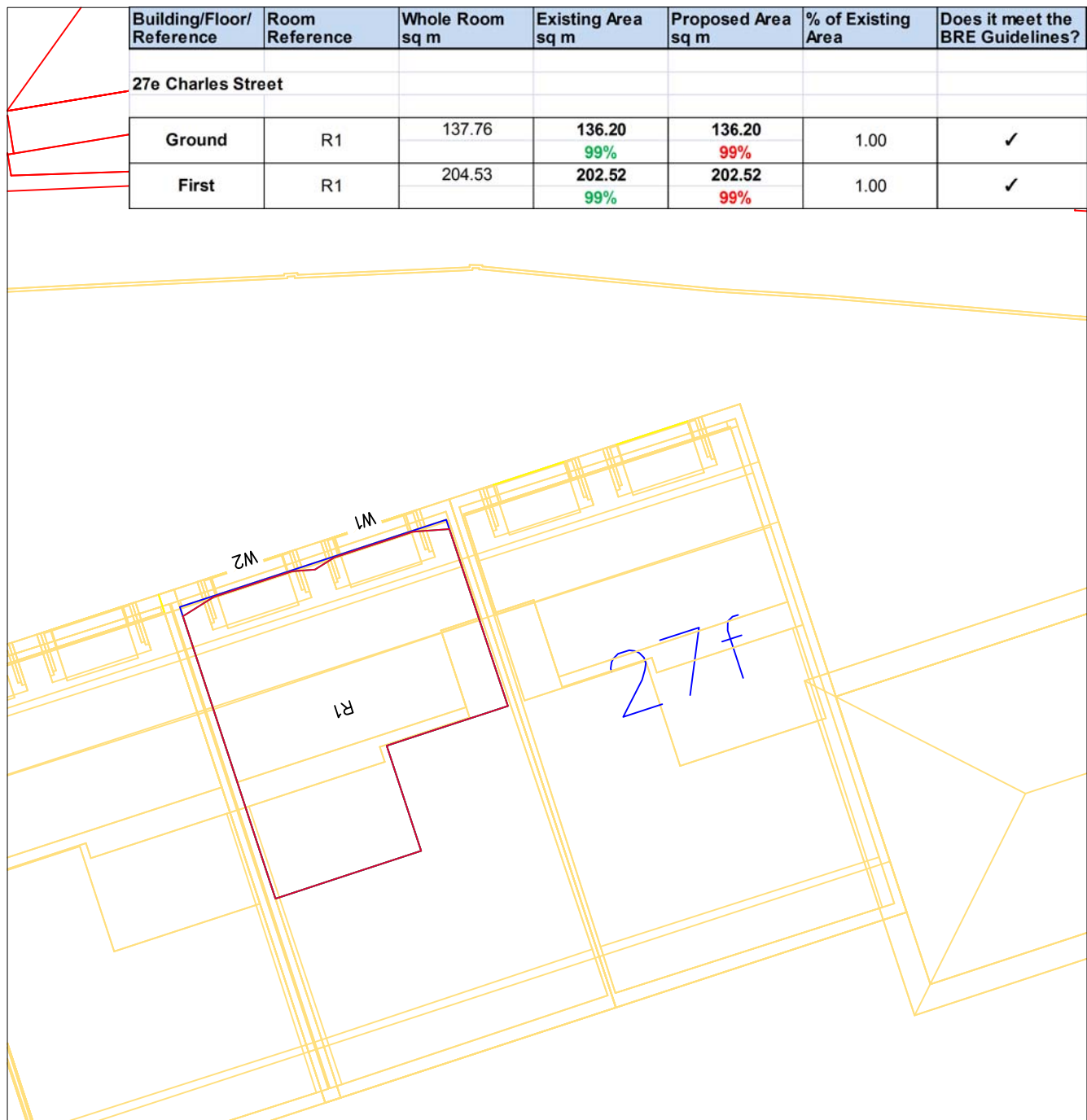
3D Context View – 27f Charles Street

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27e Charles Street – Ground Floor



27e Charles Street – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
27e Charles Street						
Ground	R1	137.76	136.20	136.20	1.00	✓
			99%	99%		
First	R1	204.53	202.52	202.52	1.00	✓
			99%	99%		

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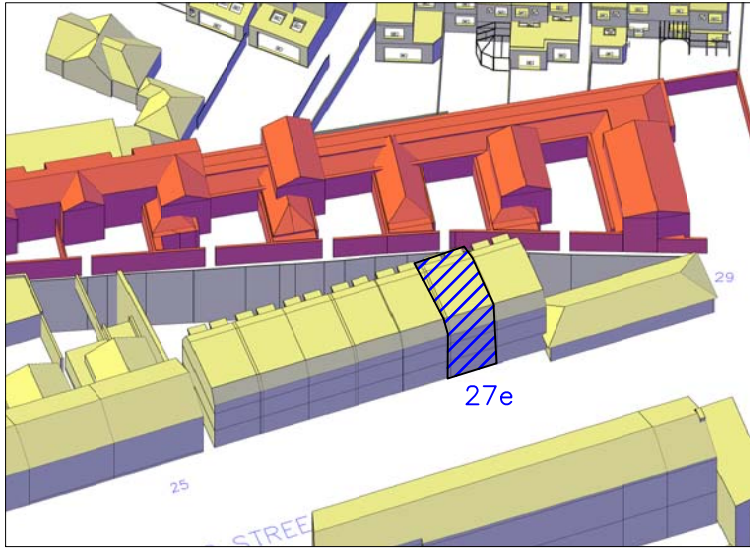
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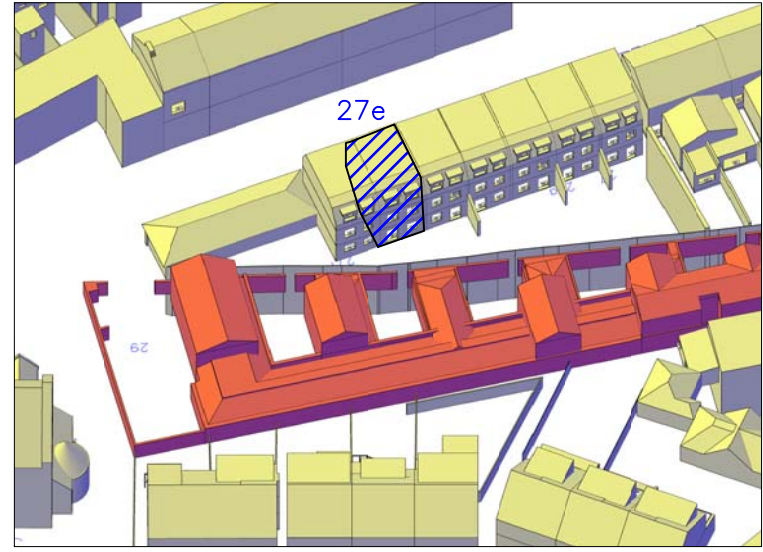
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SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/12	RELEASE NO. 6



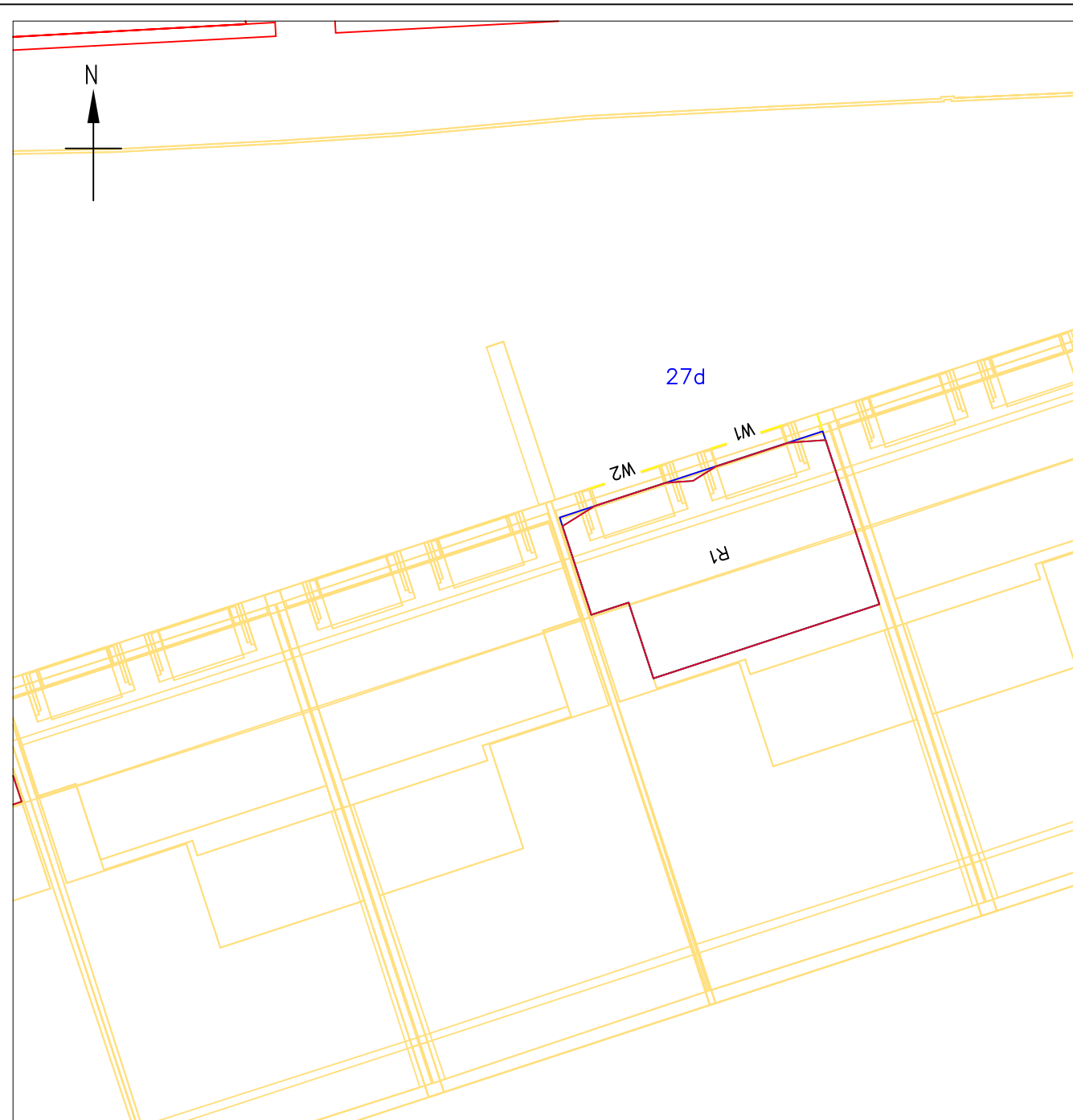
3D Context View – 27e Charles Street

KEY

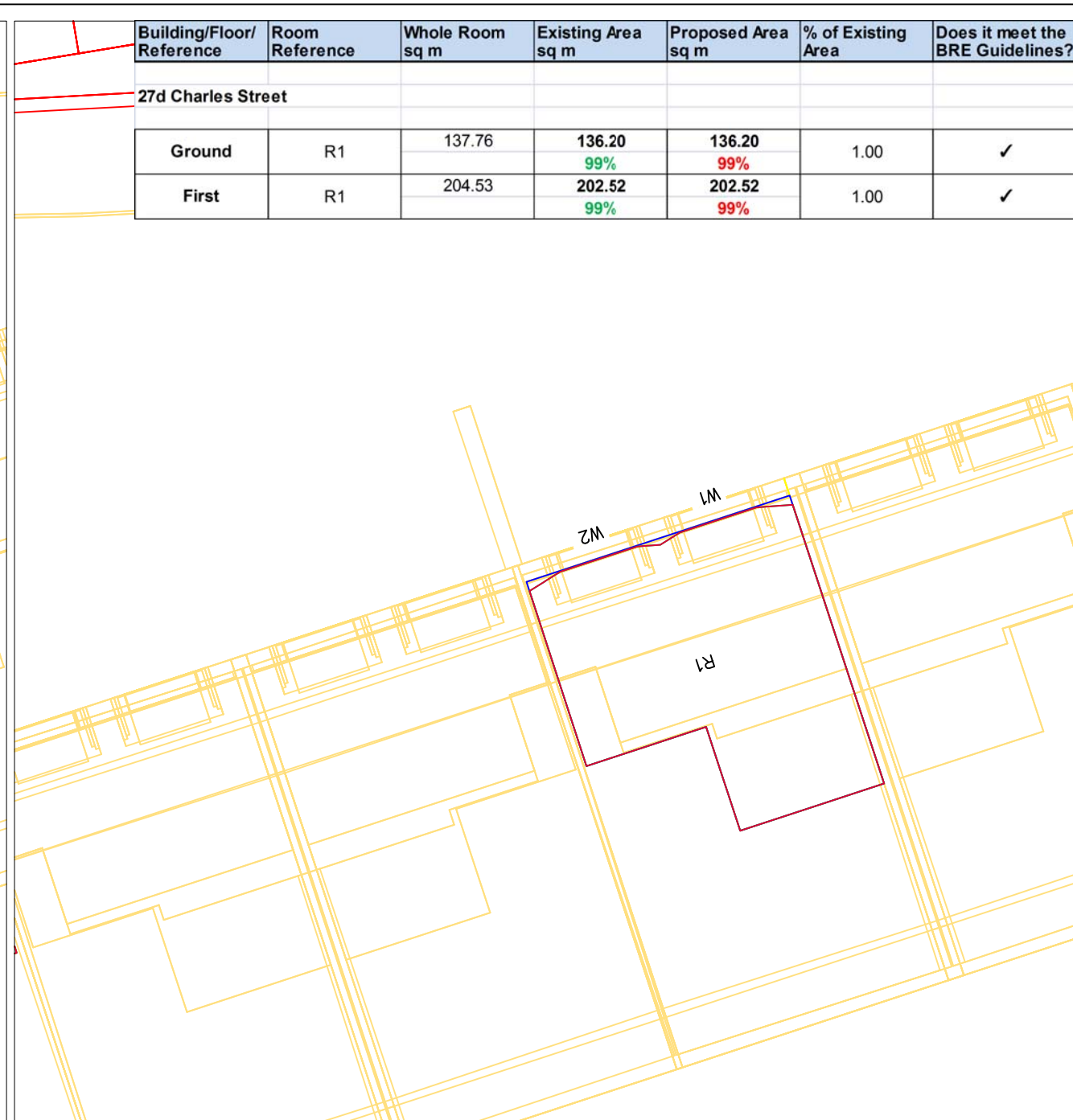
- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View – 27e Charles Street



27d Charles Street – Ground Floor



27d Charles Street – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
27d Charles Street						
Ground	R1	137.76	136.20 99%	136.20 99%	1.00	✓
First	R1	204.53	202.52 99%	202.52 99%	1.00	✓

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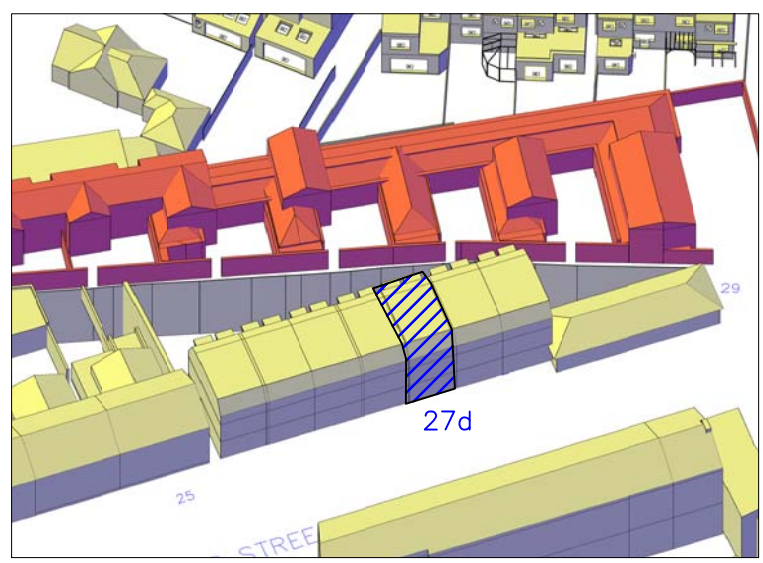
TITLE
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 Contours/Referencing Plans
 27d Charles Street
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 Limited

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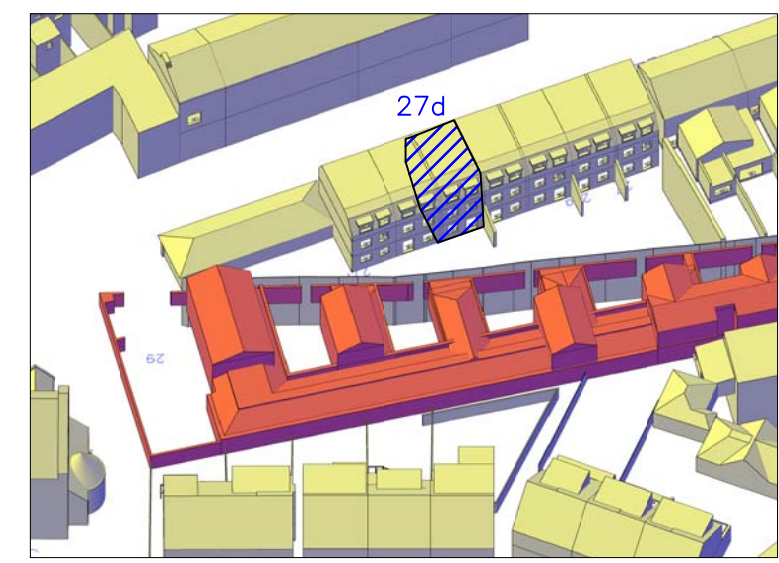
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SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/13	RELEASE NO. 6



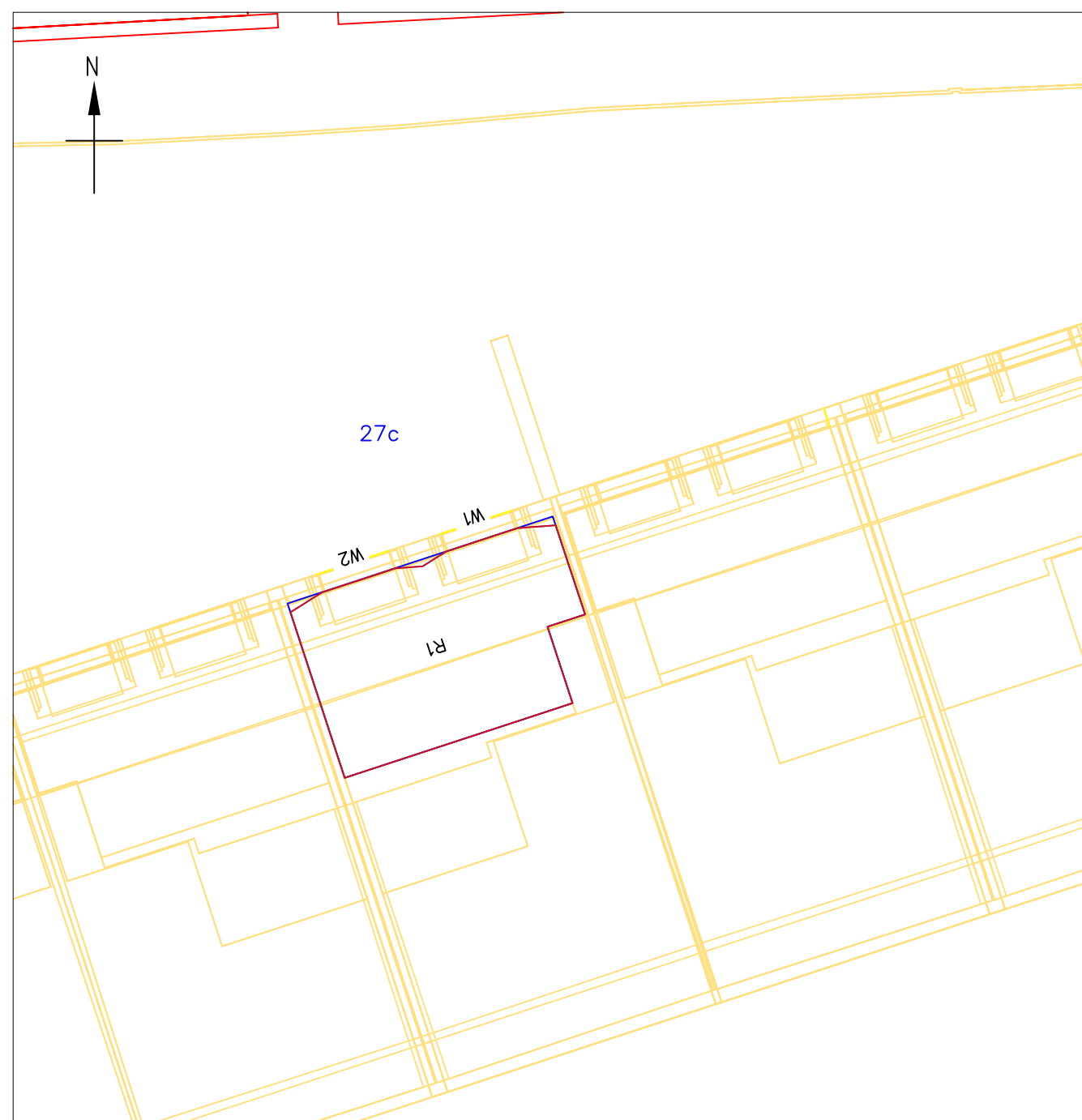
3D Context View – 27d Charles Street

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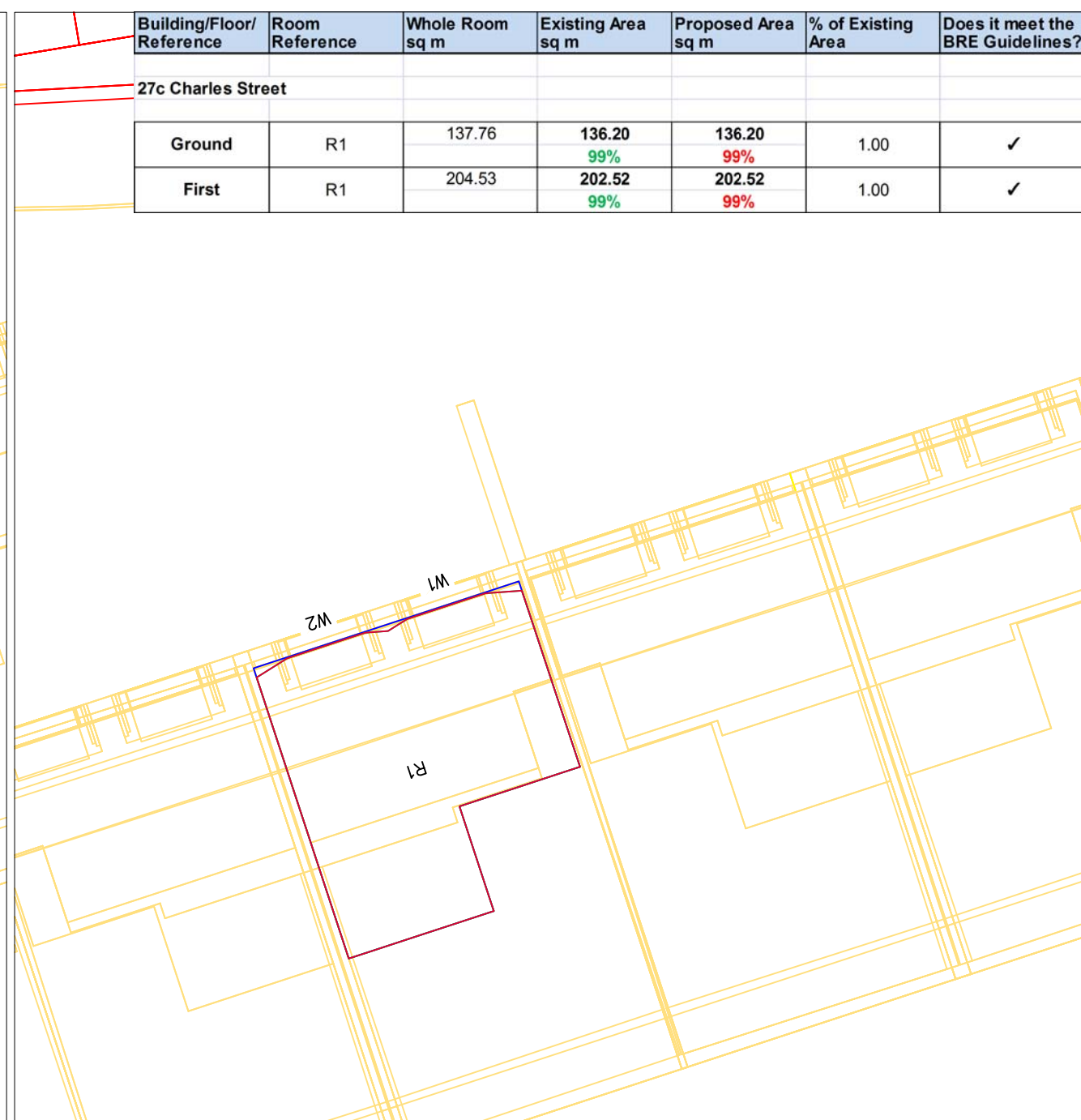
	Existing contour
	Proposed contour
	Area of loss/gain
	Subject room



3D Context View – 27d Charles Street



27c Charles Street – Ground Floor



27c Charles Street – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
27c Charles Street						
Ground	R1	137.76	136.20	136.20	1.00	✓
			99%	99%		
First	R1	204.53	202.52	202.52	1.00	✓
			99%	99%		

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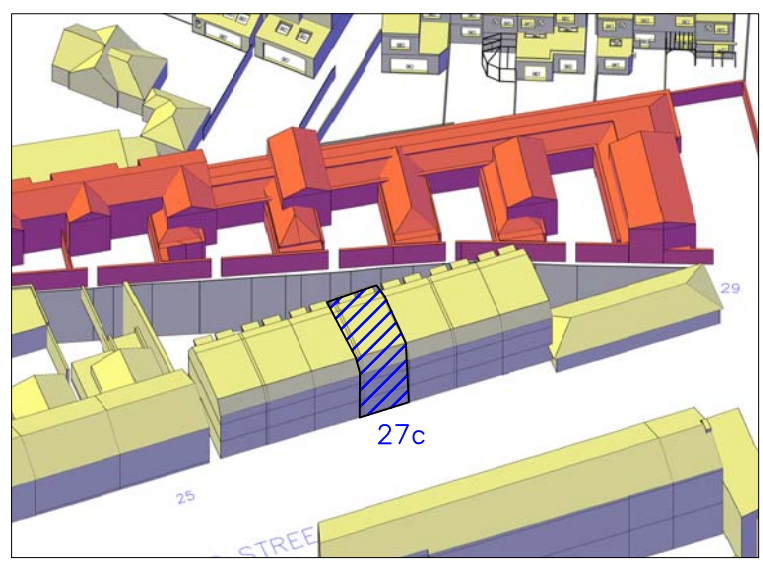
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 27c Charles Street
 Ground and First Floors

CLIENT
 County Gate Properties
 Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
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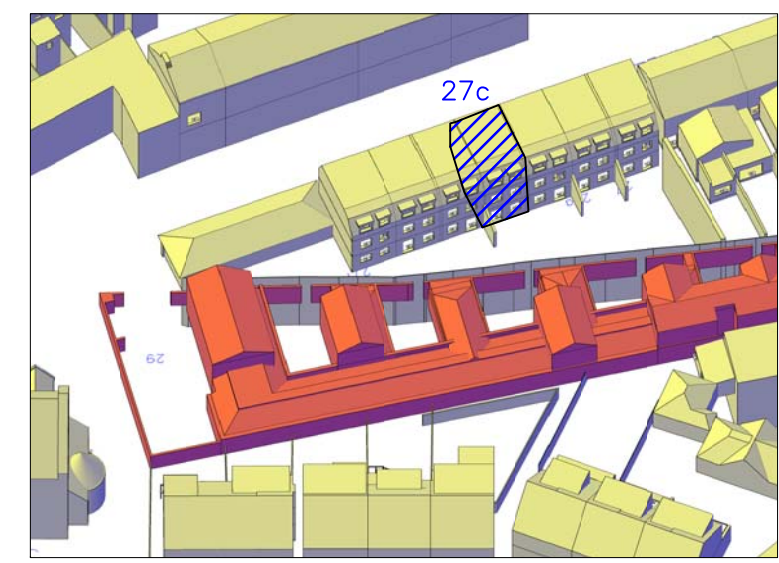
DRAWN BY JN	DATE June 2012
SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/14	RELEASE NO. 6



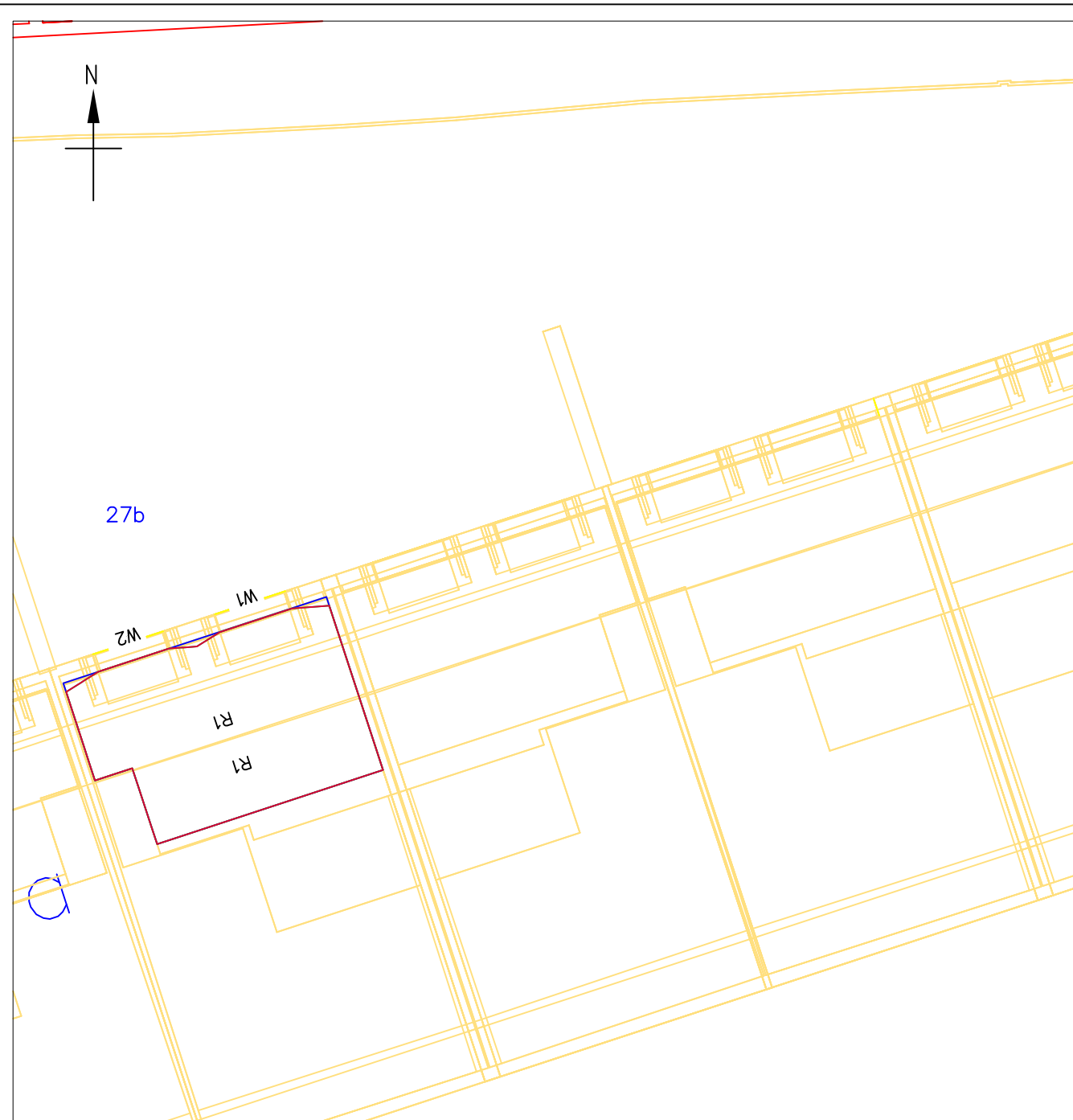
3D Context View – 27c Charles Street

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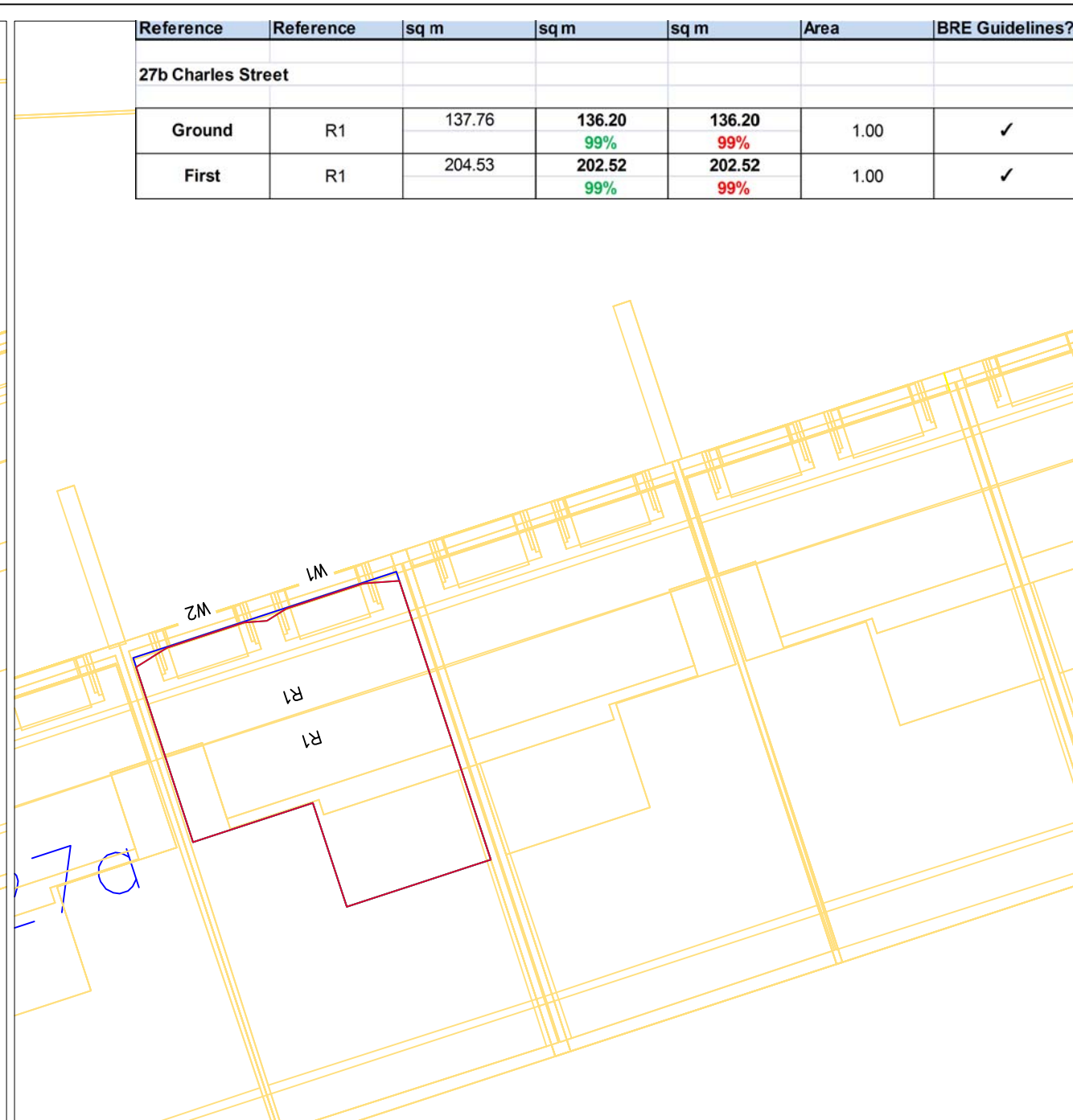
- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View – 27c Charles Street



27b Charles Street – Ground Floor



27b Charles Street – First Floor

Reference	Reference	sq m	sq m	sq m	Area	BRE Guidelines?
27b Charles Street						
Ground	R1	137.76	136.20	136.20	1.00	✓
			99%	99%		
First	R1	204.53	202.52	202.52	1.00	✓
			99%	99%		

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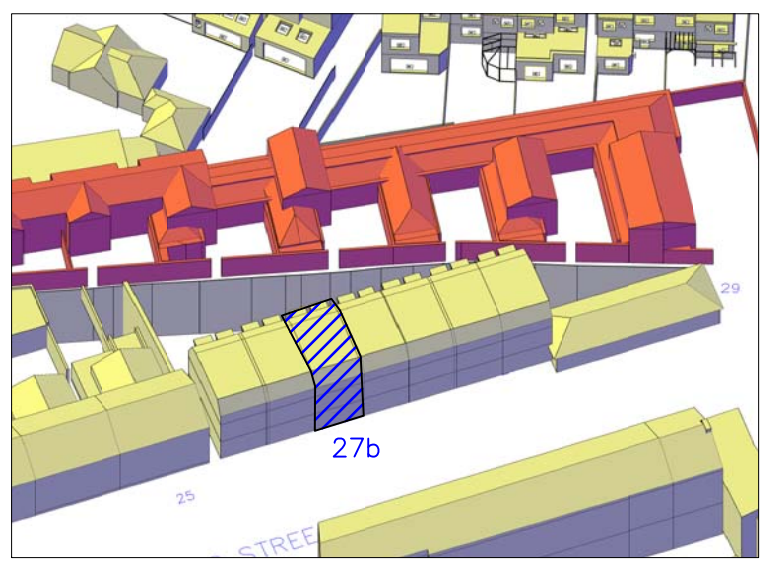
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 27b Charles Street
 Ground and First Floors

CLIENT
 County Gate Properties
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PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8
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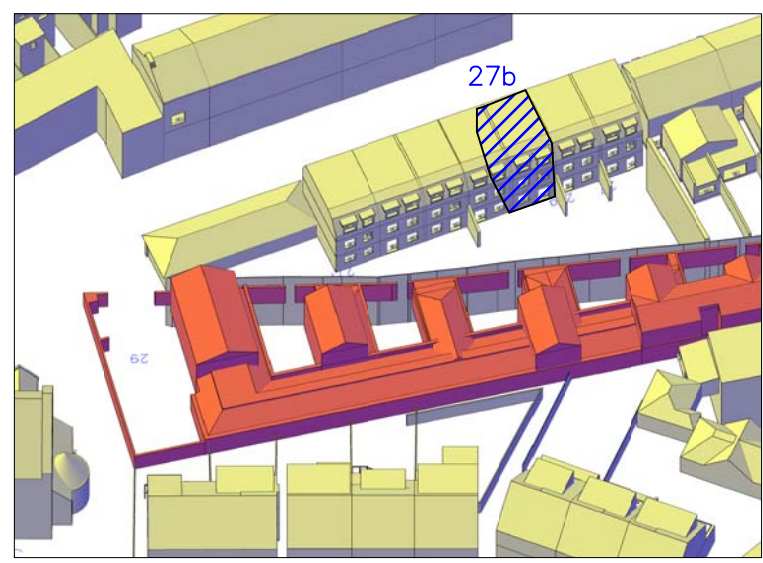
DRAWN BY JN	DATE June 2012
SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/15	RELEASE NO. 6



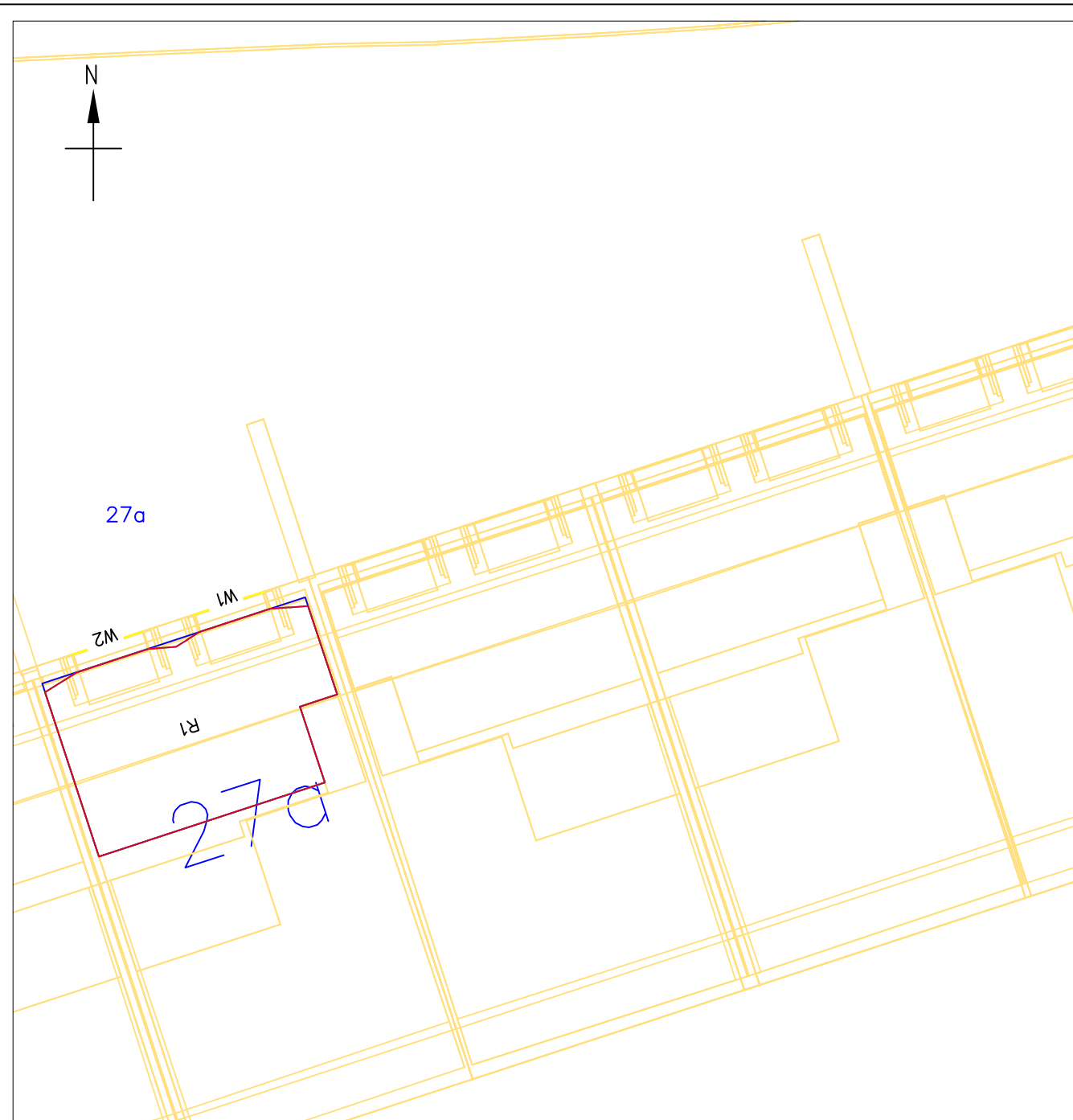
3D Context View – 27b Charles Street

KEY

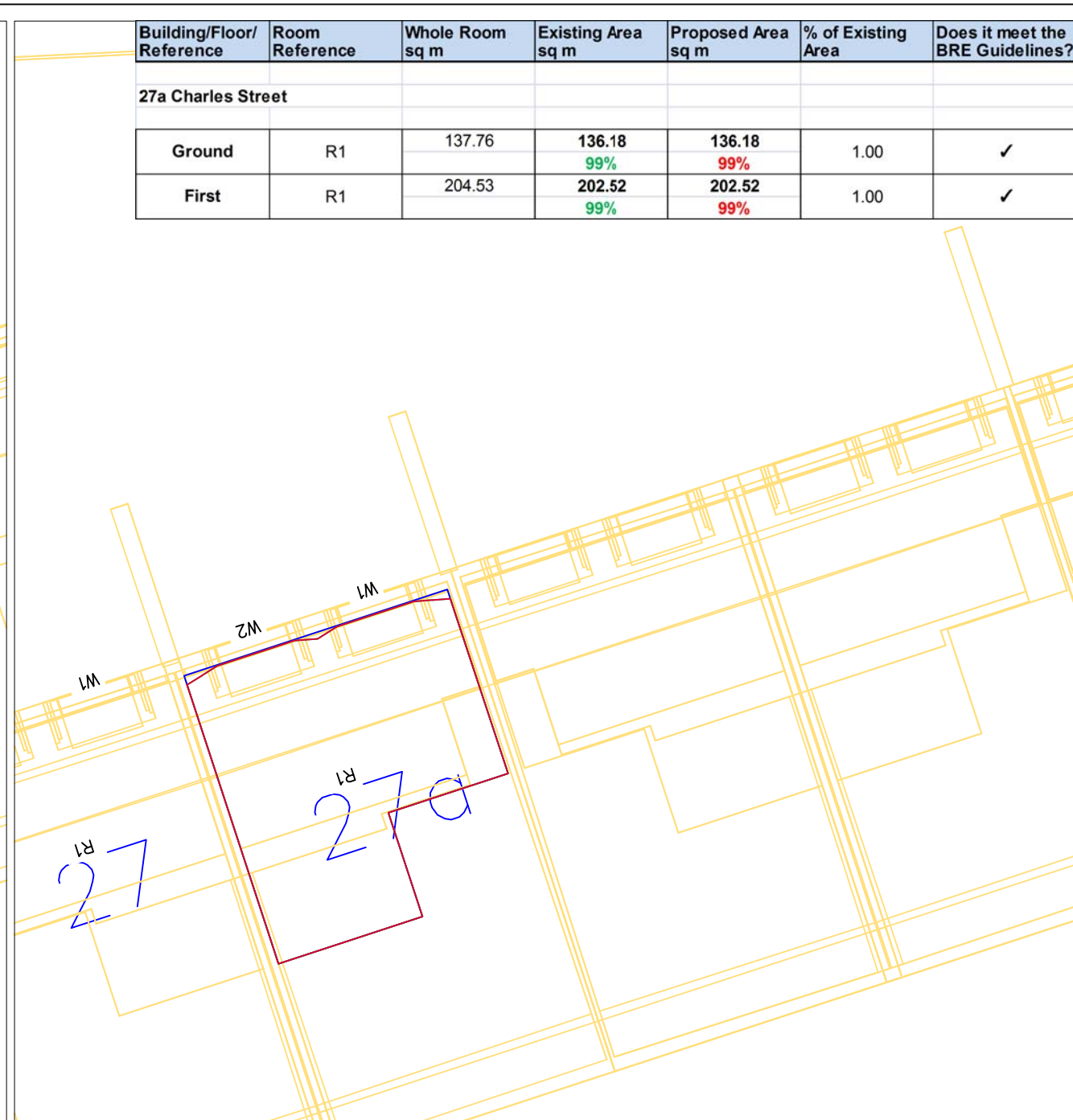
- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View – 27b Charles Street



27a Charles Street – Ground Floor



27a Charles Street – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
27a Charles Street						
Ground	R1	137.76	136.18 99%	136.18 99%	1.00	✓
First	R1	204.53	202.52 99%	202.52 99%	1.00	✓

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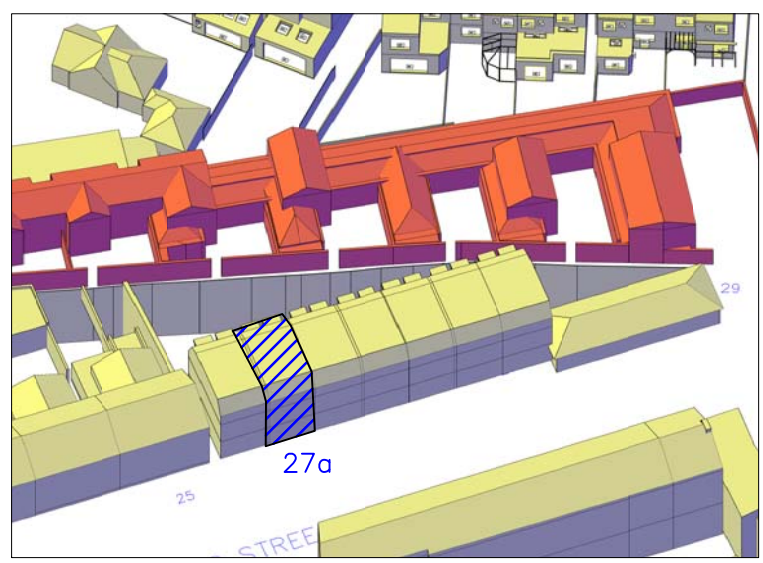
TITLE
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malcolm hollis
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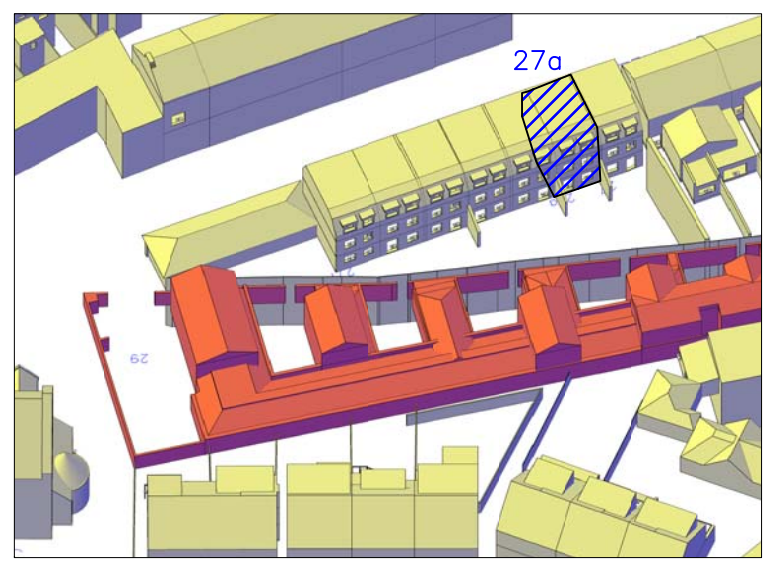
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SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/16	RELEASE NO. 6



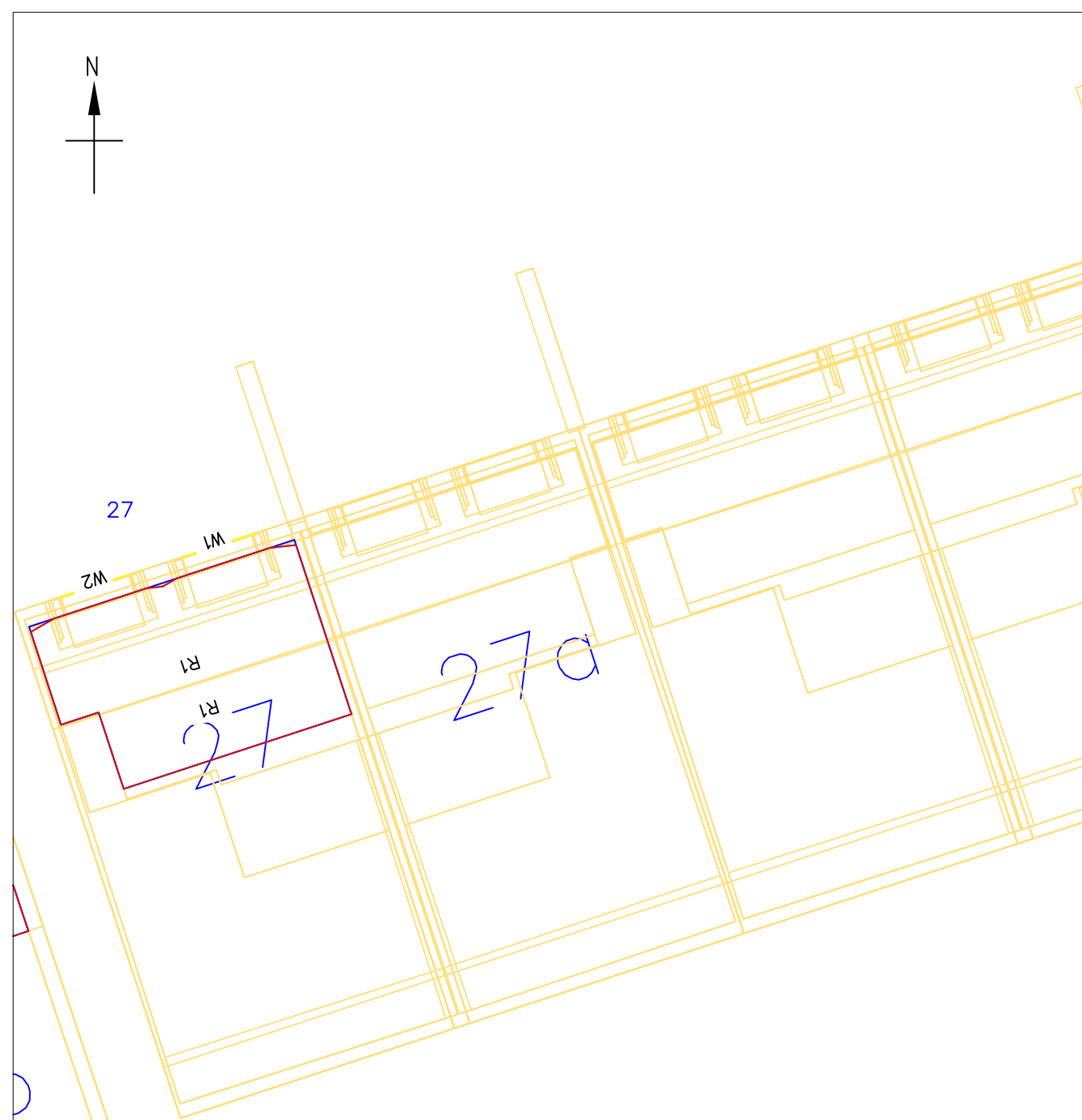
3D Context View – 27a Charles Street

KEY

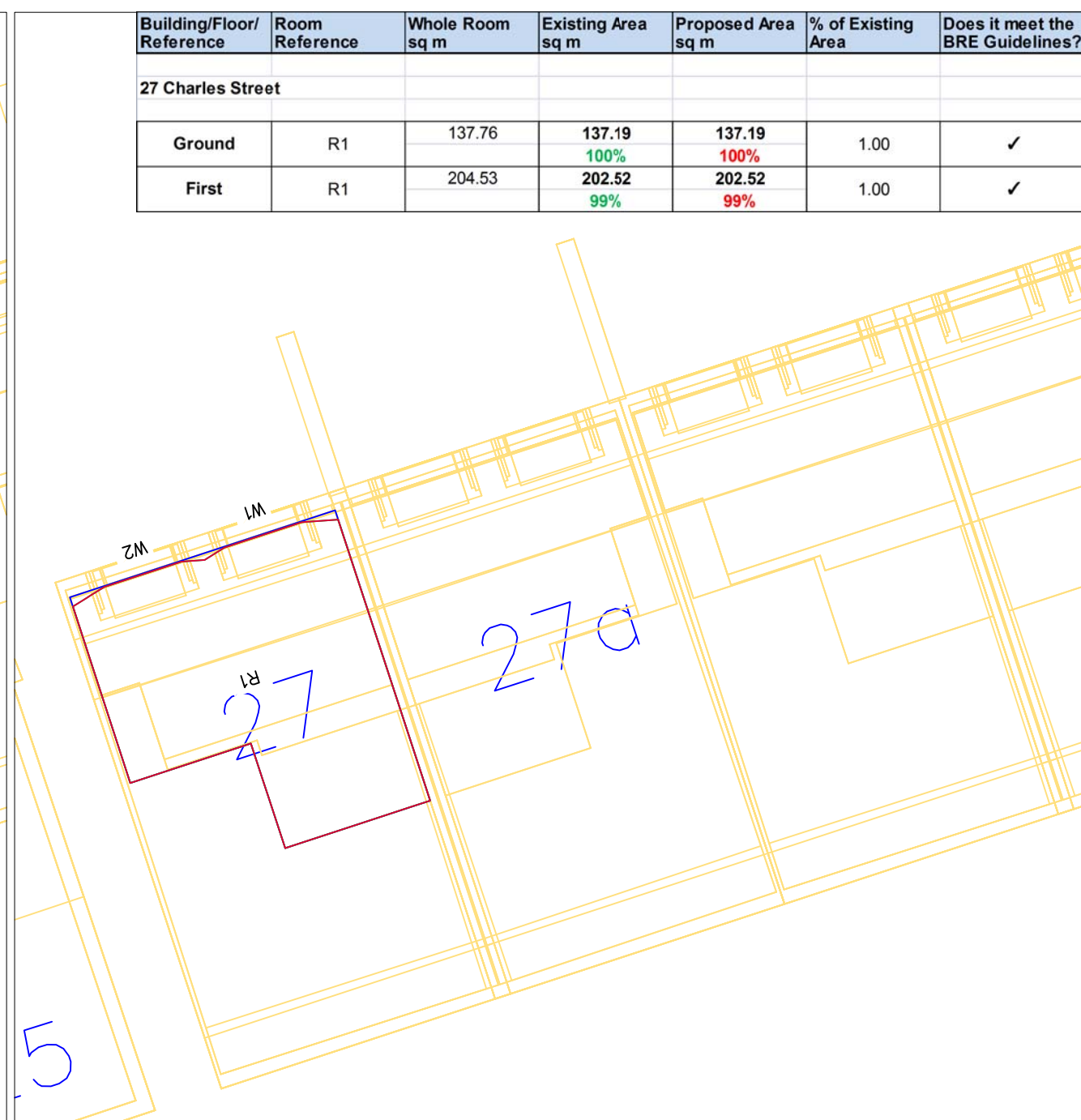
	Existing contour
	Proposed contour
	Area of loss/gain
	Subject room



3D Context View – 27a Charles Street



27 Charles Street – Ground Floor



27 Charles Street – First Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
27 Charles Street						
Ground	R1	137.76	137.19 100%	137.19 100%	1.00	✓
First	R1	204.53	202.52 99%	202.52 99%	1.00	✓

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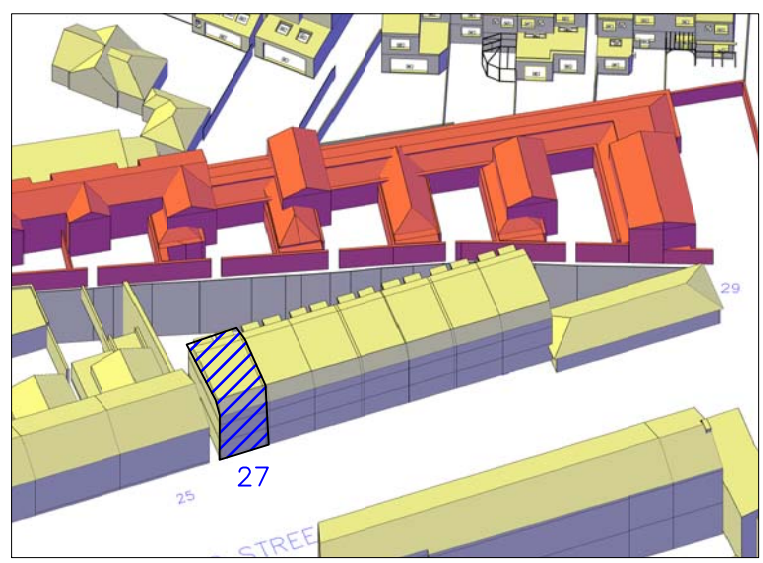
TITLE
 Daylight Distribution
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 27 Charles Street
 Ground and First Floors

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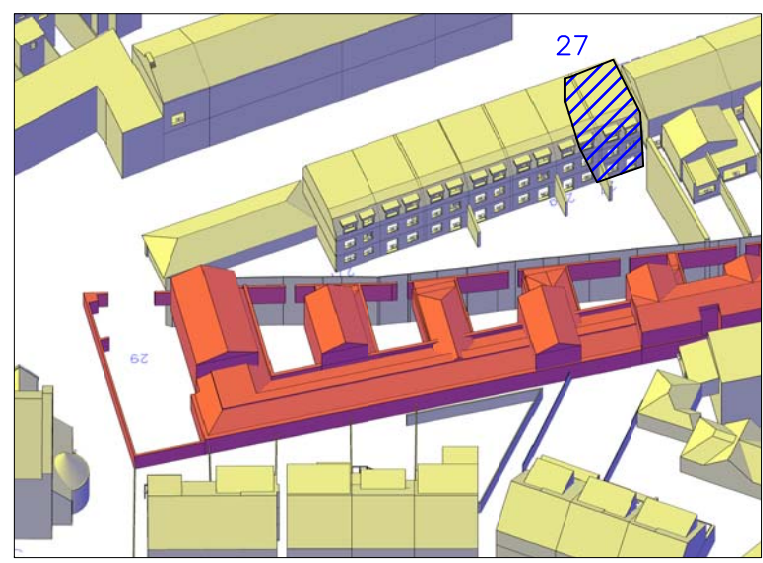
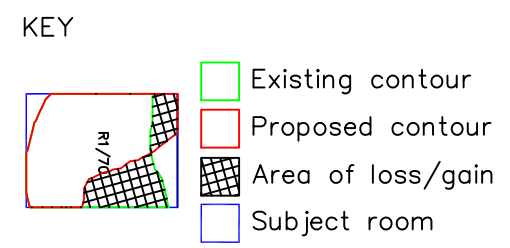
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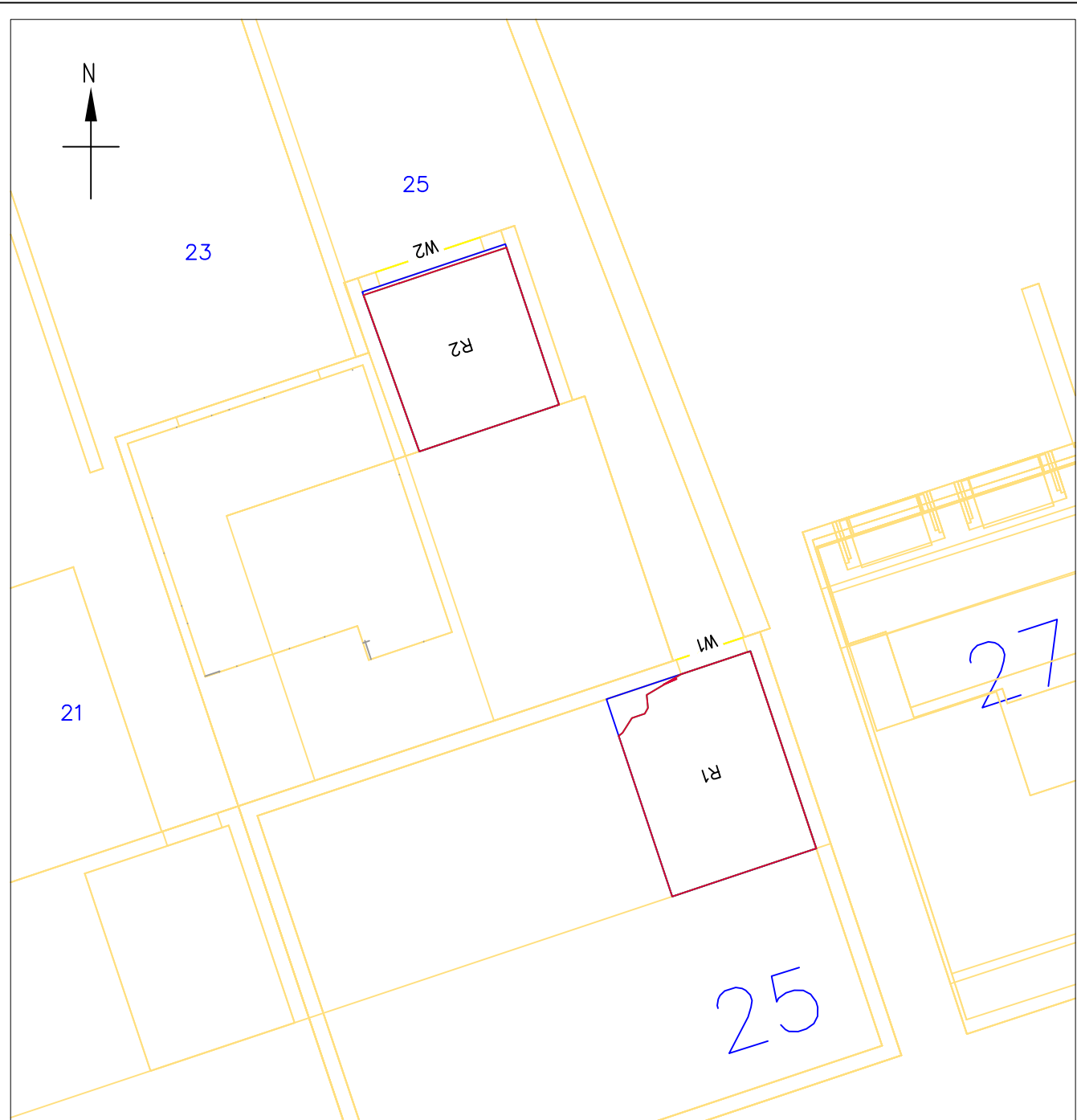
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3D Context View – 27 Charles Street



3D Context View – 27 Charles Street



25 Charles Street – Ground Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
25 Charles Street						
Ground	R1	92.12	88.37 96%	88.37 96%	1.00	✓
Ground	R2	73.67	72.13 98%	72.13 98%	1.00	✓

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 SKETCH MEASURED SURVEY CONTRACT

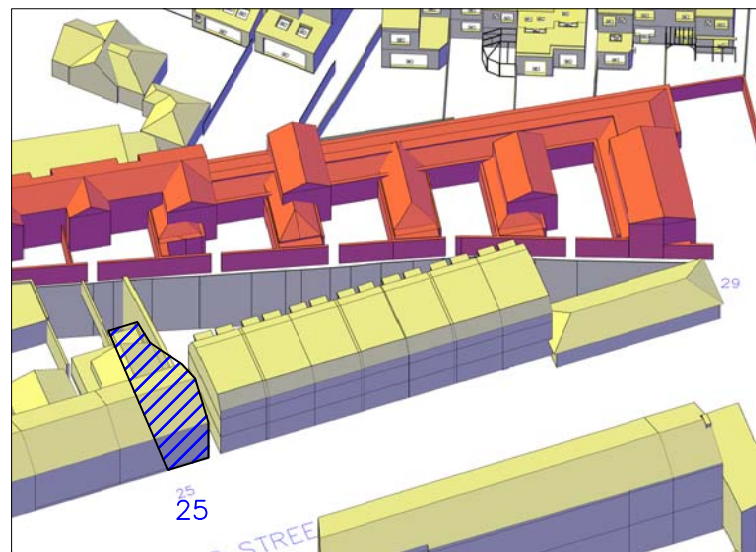
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 Contours/Referencing Plans
 25 Charles Street
 Ground Floor

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 Limited

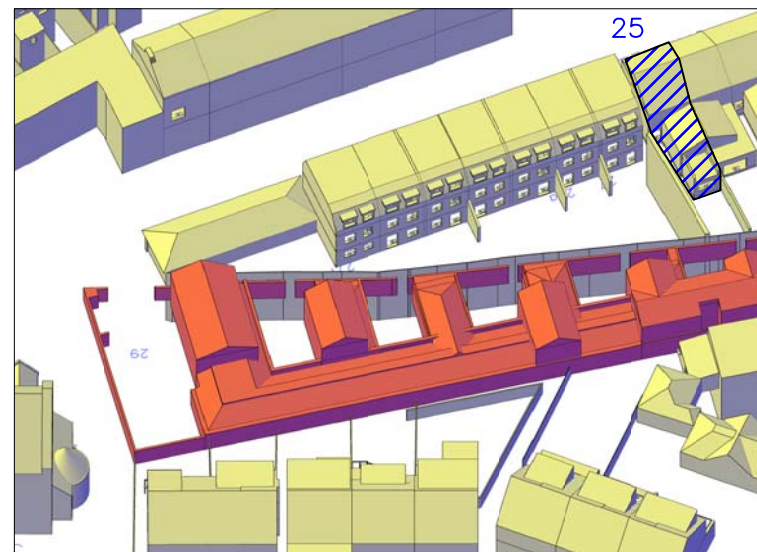
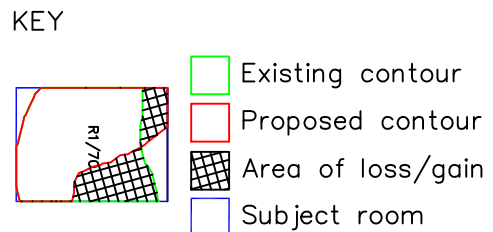
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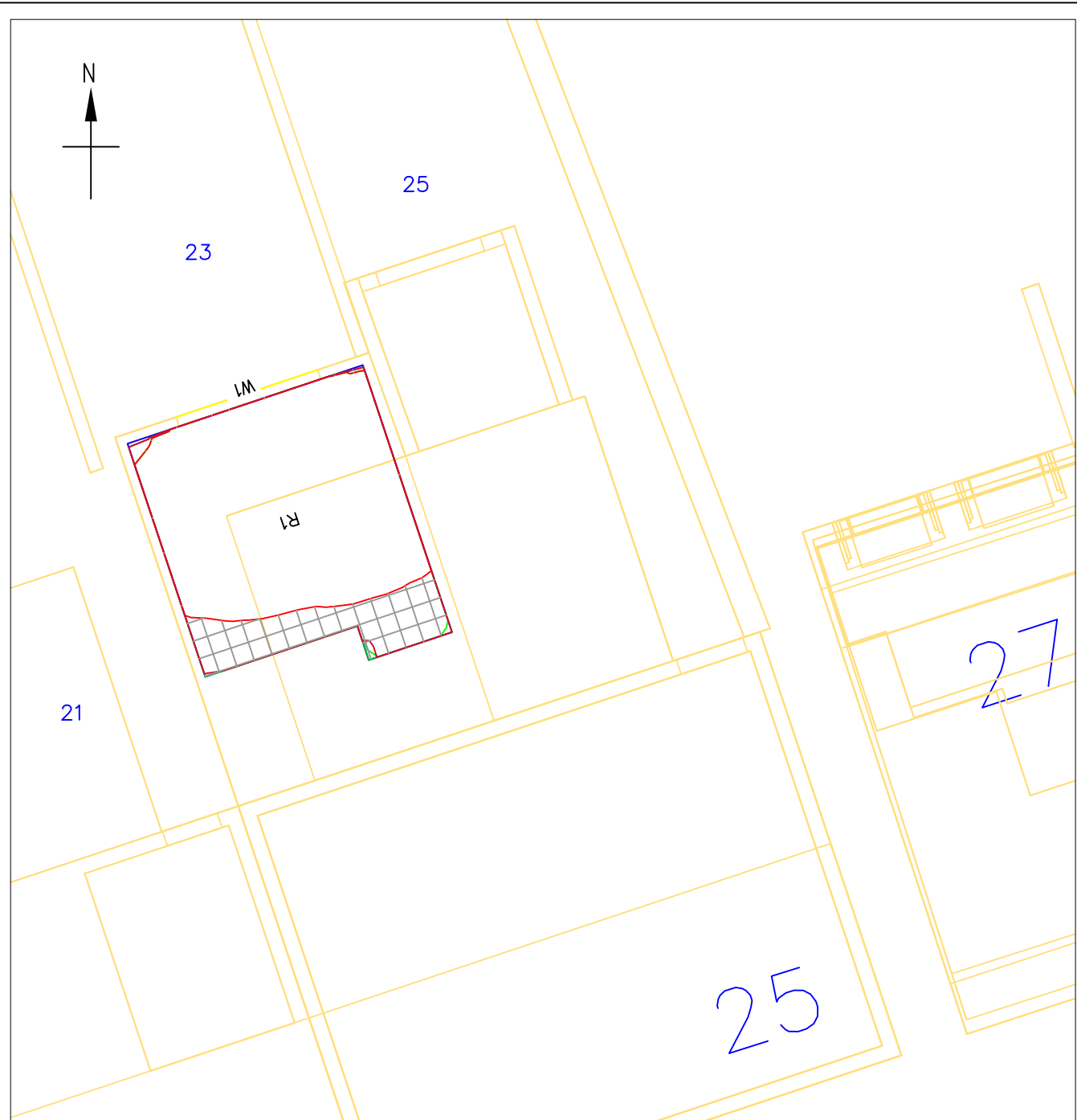
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SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/18	RELEASE NO. 6



3D Context View – 25 Charles Street



3D Context View – 25 Charles Street



23 Charles Street – Ground Floor

Reference	Reference	sq m	sq m	sq m	Area	BRE Guidelines?
23 Charles Street						
Ground	R1	187.05	186.69 100%	186.13 100%	1.00	✓

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 Received April 2011
 MBS Survey Ltd
 Point Cloud Survey.dwg
 Received May 2011
 Giles Jollands Architect
 29 charles st FFP 19 06
 29 charles st GFP 19 06
 29 charles st N W Elevs
 29 charles st S E Elevs
 Received 22 June 2012

REVISIONS

No.	Date	Amendments	Initial

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
 PRELIMINARY TENDER CONSTRUCTION SKETCH MEASURED SURVEY CONTRACT

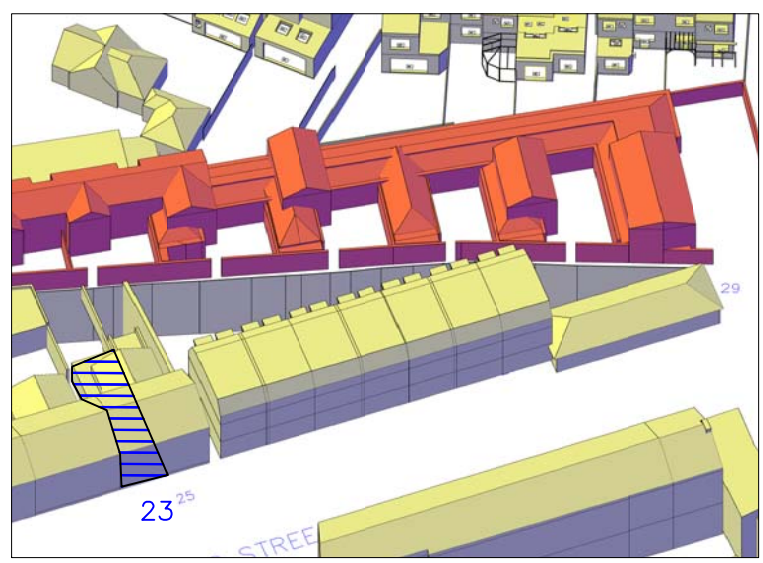
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 23 Charles Street
 Ground Floor

CLIENT
 County Gate Properties
 Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8
 T 020 7622 9555
 F 020 7627 9850
 W malcolmhollis.com

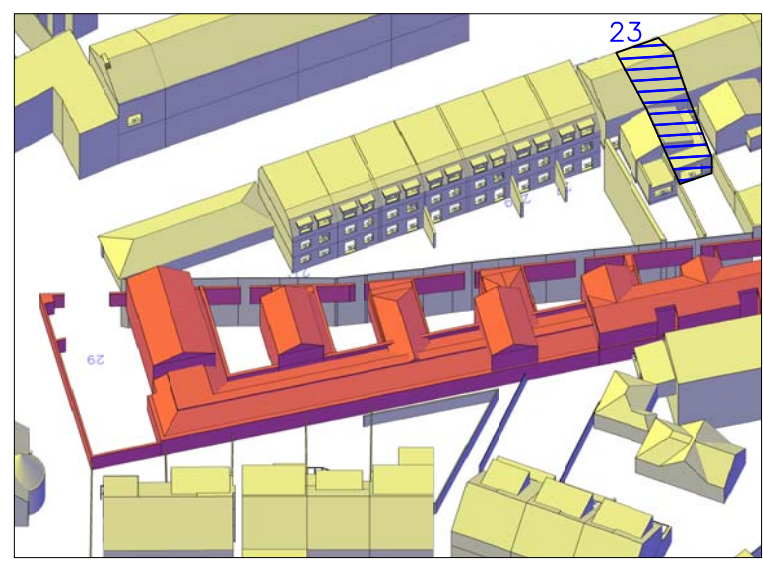
DRAWN BY JN	DATE June 2012
SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585/DD/19	RELEASE NO. 6



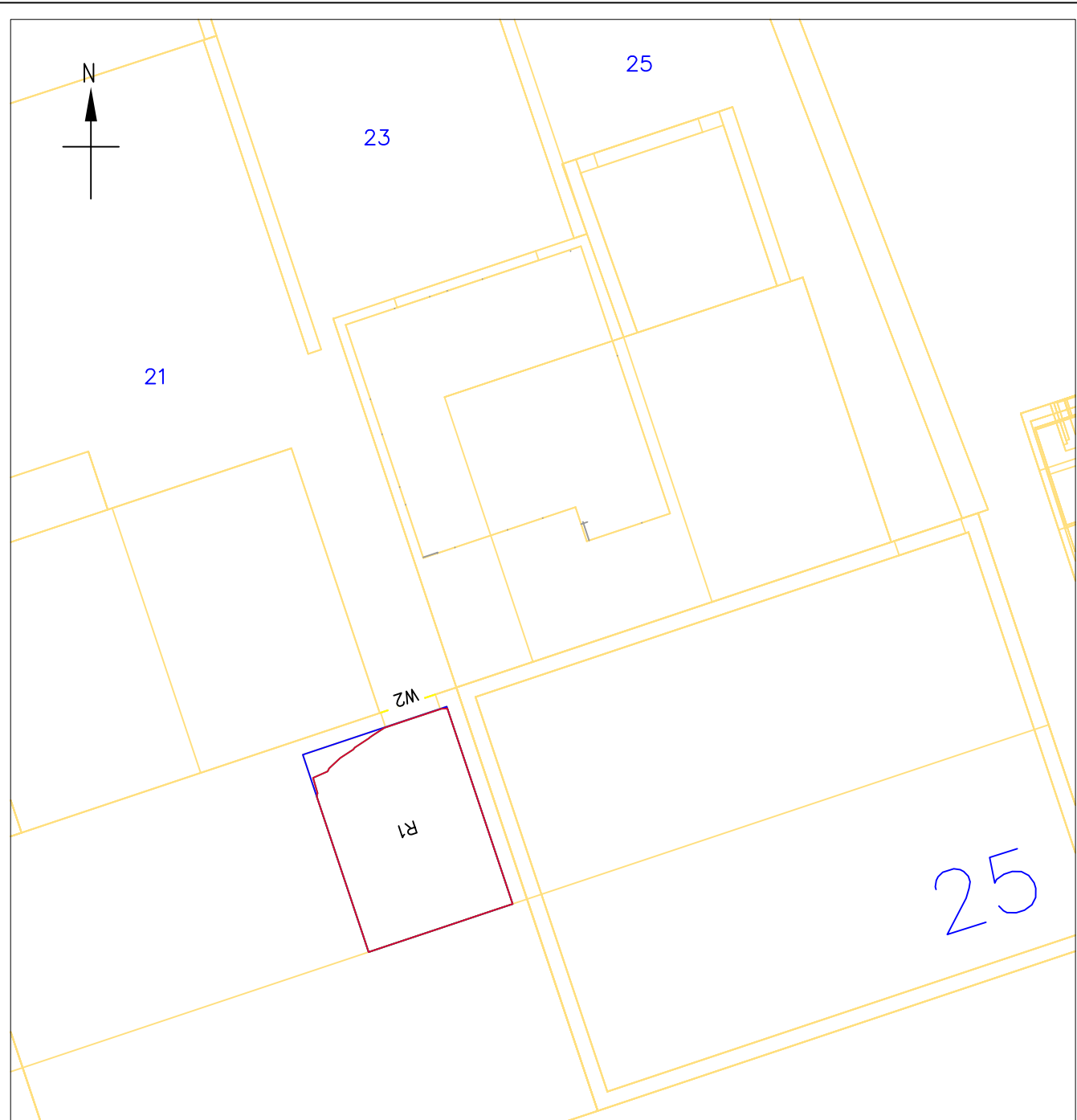
3D Context View – 23 Charles Street

KEY

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View – 23 Charles Street



21 Charles Street – Ground Floor

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
21 Charles Street						
Ground	R1	92.12	88.61 96%	88.61 96%	1.00	✓

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN MILLIMETERS ONLY.

SOURCES OF INFORMATION:
 M.J. Zara Associates
 6898 Survey Plan.dwg
 6898ELEV Survey Elevations.dwg
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 Point Cloud Survey.dwg
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REVISIONS

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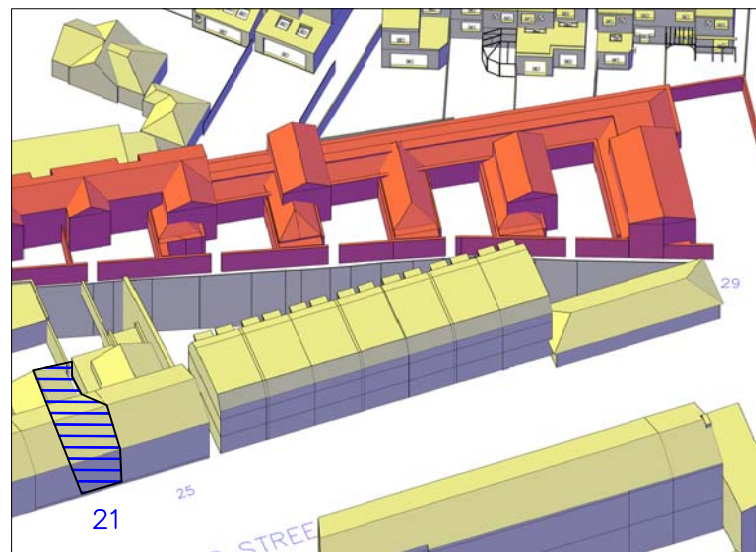
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 21 Charles Street
 Ground Floor

CLIENT
 County Gate Properties
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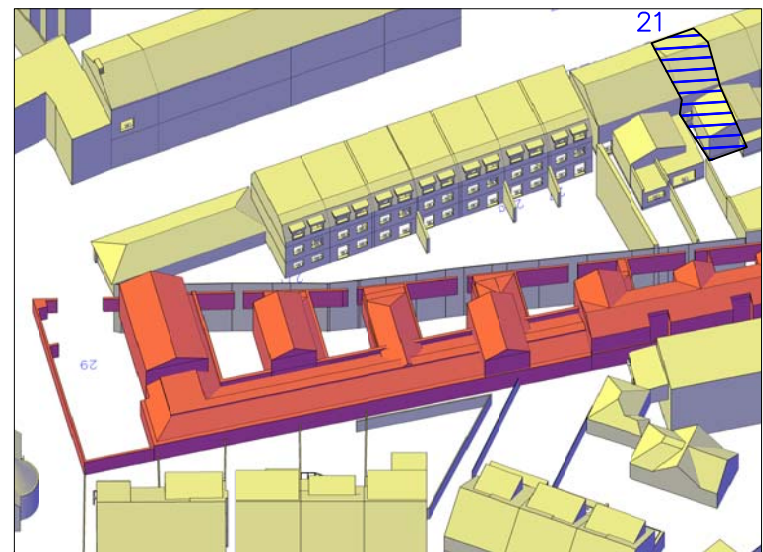
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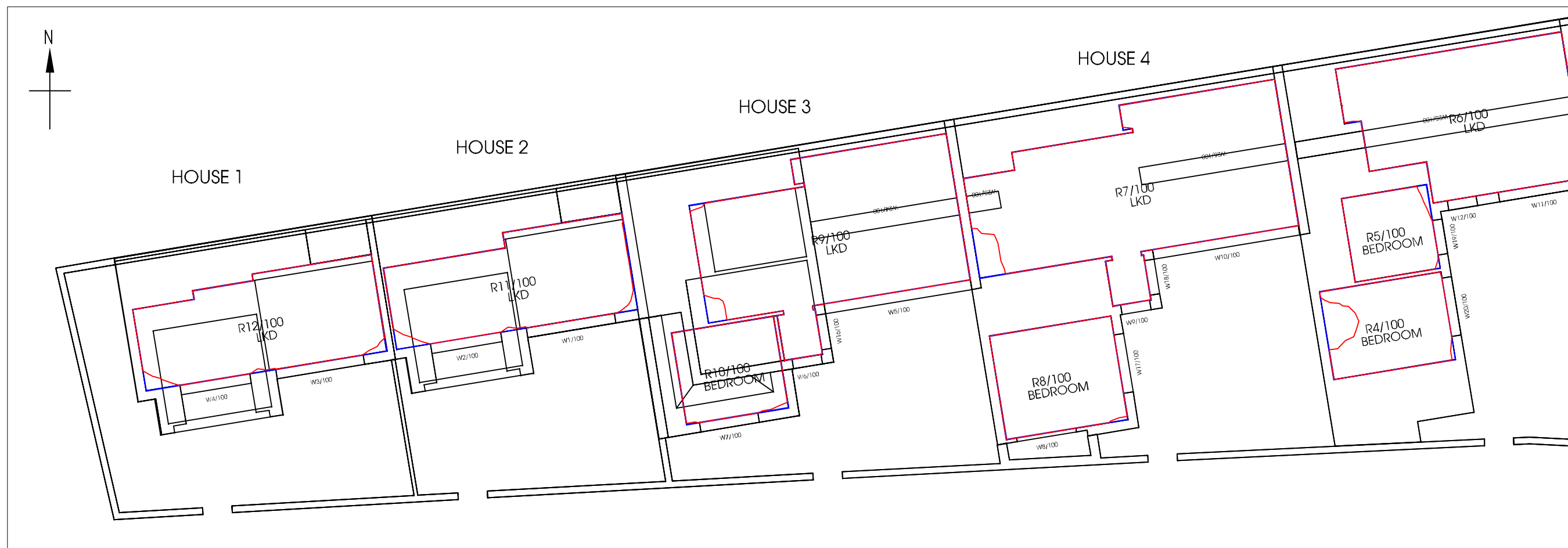
3D Context View – 21 Charles Street

KEY

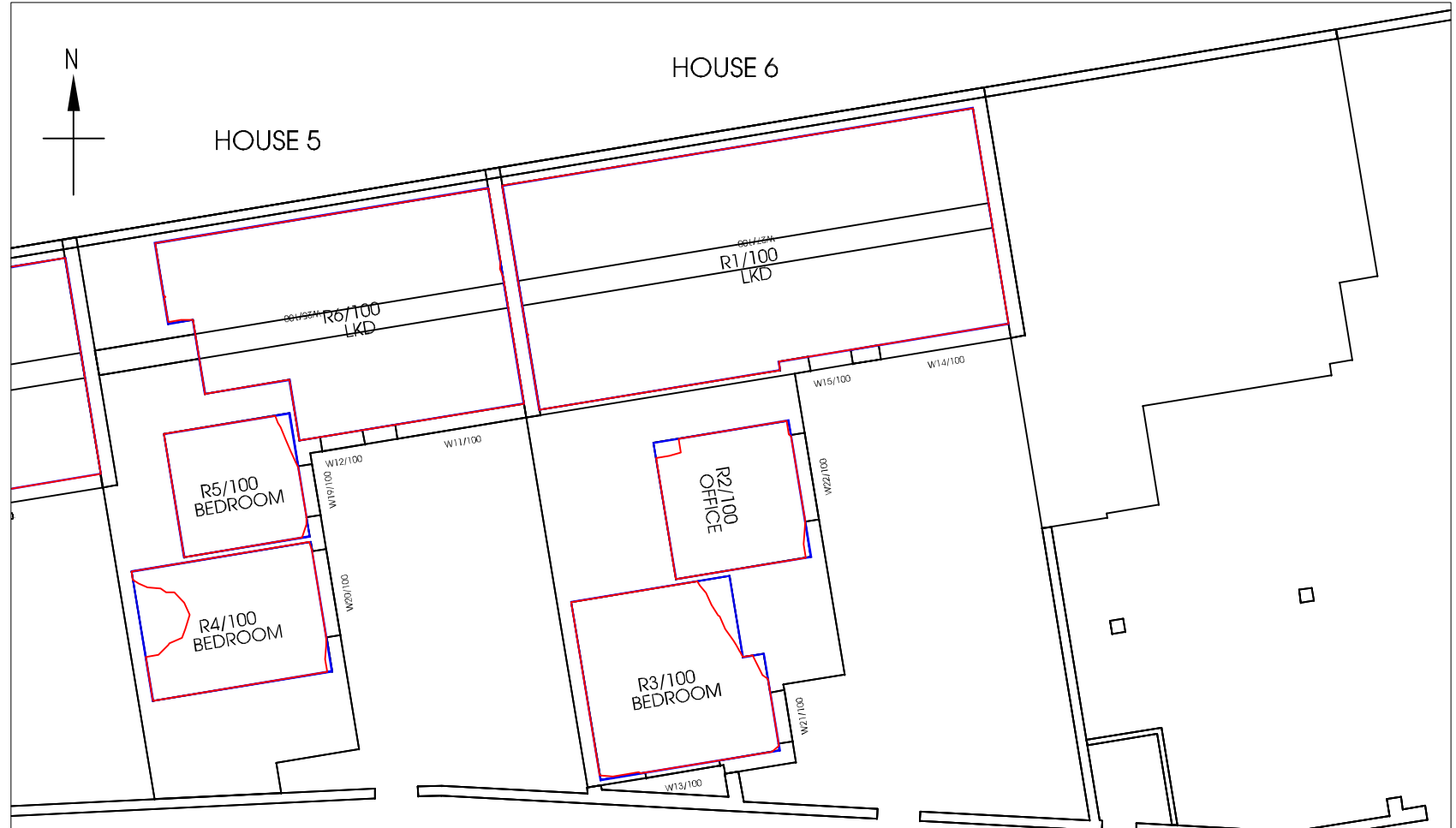
- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



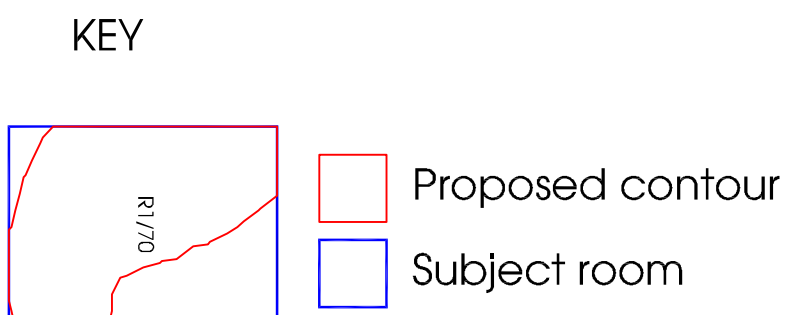
3D Context View – 21 Charles Street



Houses 1, 2, 3 and 4 - Ground Floor



Houses 5 and 6 - Ground Floor



NOTES

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 29 charles st SE Elevs
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REVISIONS

No.	Date	Amendments	Initial

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
 PRELIMINARY TENDER CONSTRUCTION
 SKETCH MEASURED SURVEY CONTRACT

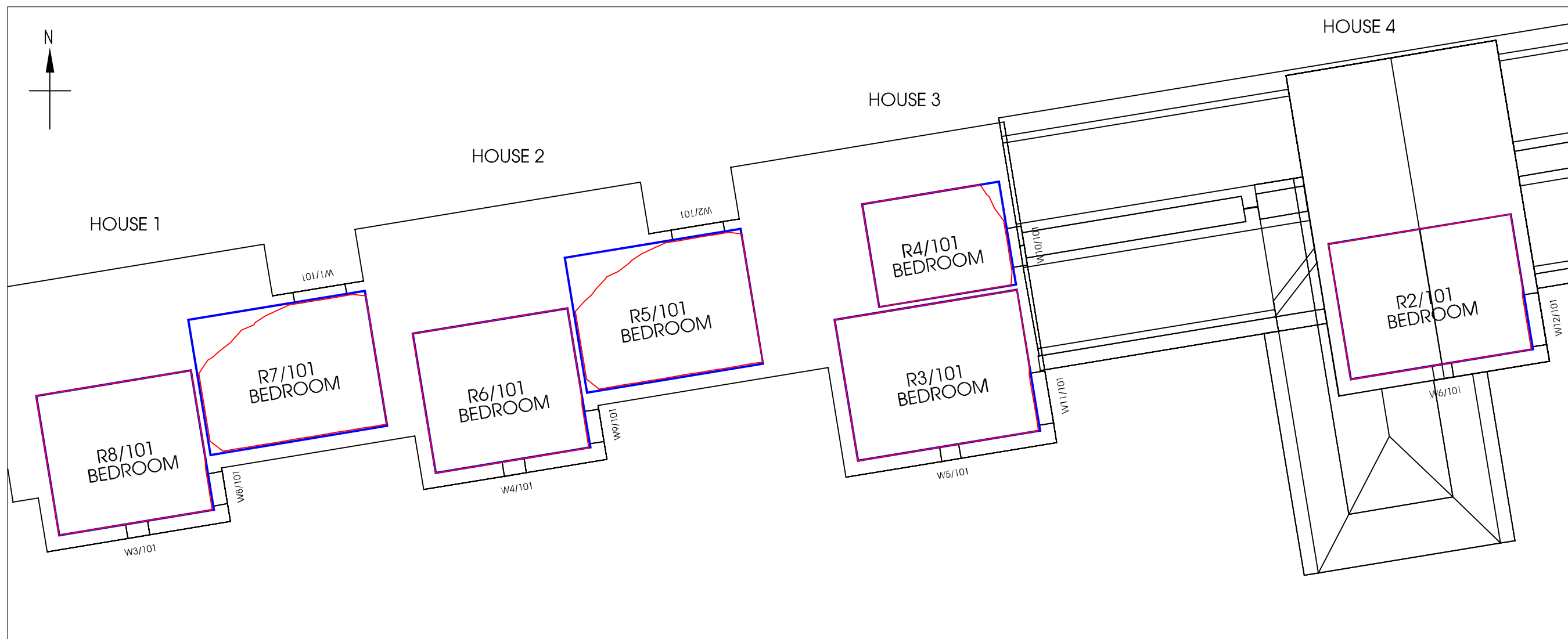
TITLE
 Daylight Distribution
 Contours/Referencing Plans
 Houses 1 to 6
 Ground Floor

CLIENT
 County Gate Properties
 Limited

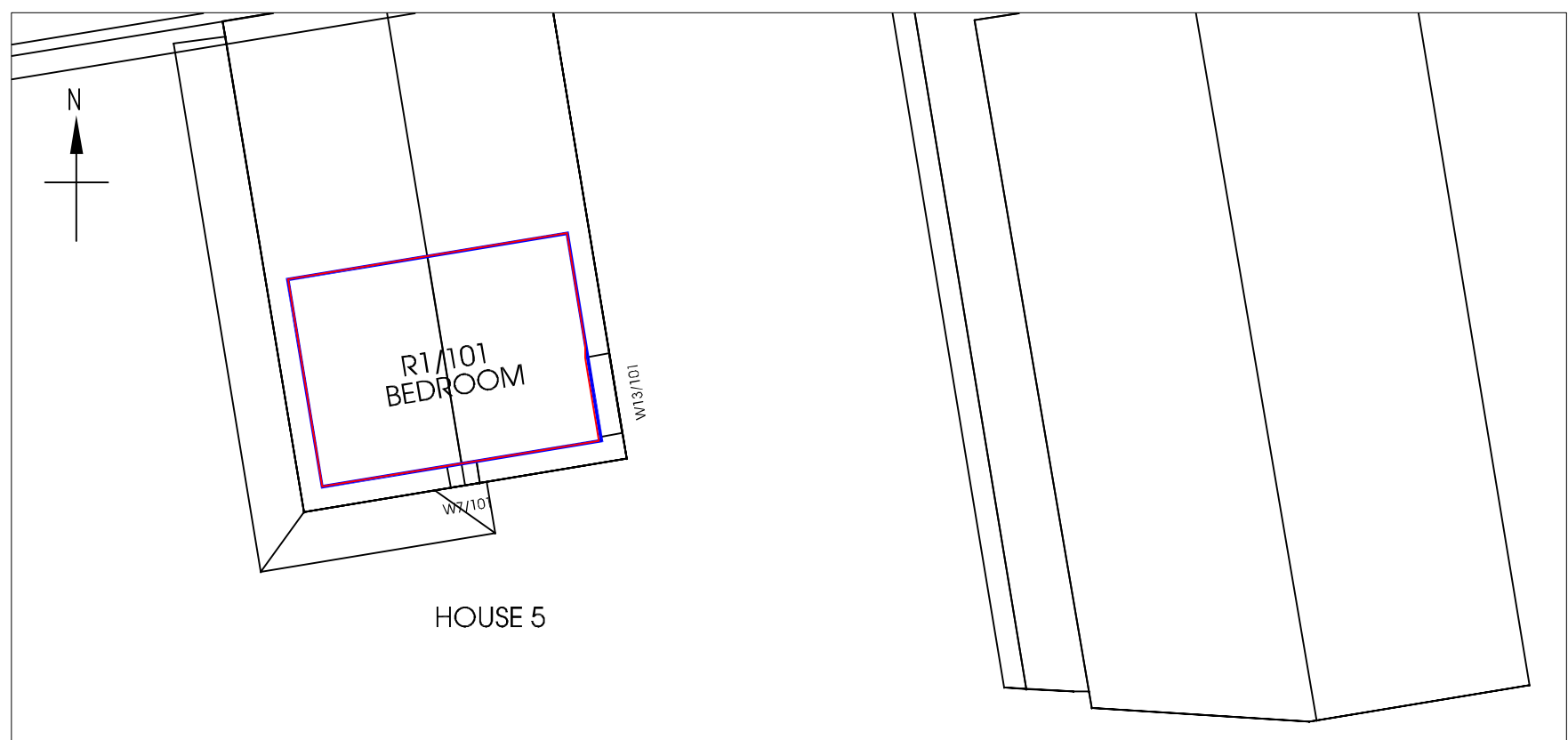
PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8 5BP
T 020 7622 9555
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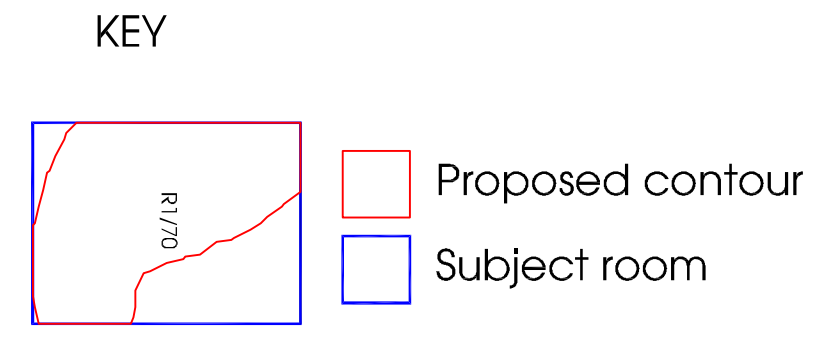
DRAWN BY JN	DATE June 2012
SCALE 1:150 @ A3	CHECKED IM
DRAWING NO. 27585_DD_21	RELEASE NO. 6



Houses 1, 2, 3 and 4 - First Floor



Houses 5 - First Floor



NOTES

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- 3) ALL DIMENSIONS ARE IN MILLIMETERS ONLY.

SOURCES OF INFORMATION:
M.J. Zara Associates
6898 Survey Plan.dwg
6898ELEV Survey Elevations.dwg
Received April 2011

MBS Survey Ltd
Point Cloud Survey.dwg
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Giles Jollands Architect
29 charles st FFP 19 06
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29 charles st N W Elevs
29 charles st SE Elevs
Received 22 June 2012

REVISIONS

No.	Date	Amendments	Initial

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
PRELIMINARY TENDER CONSTRUCTION
SKETCH MEASURED SURVEY CONTRACT

TITLE
Daylight Distribution Contours/Referencing Plans Houses 1 to 6 First Floor

CUSTOMER
County Gate Properties Limited

PROJECT NAME
Charles Street Garages London SW13

malcolm hollis
5 Brooks Court
Kirtling Street
London SW8 5BP
T 020 7622 9555
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W malcolmhollis.com

DRAWN BY JN	DATE June 2012
SCALE 1:100 @ A3	CHECKED IM
DRAWING NO. 27585_DD_22	RELEASE NO. 6

Appendix D

Daylight Results

Building/Floor/Reference	Window Reference	Existing v. Proposed	VSC Values %	% of Existing	Does it meet the BRE Guidelines?
--------------------------	------------------	----------------------	--------------	---------------	----------------------------------

85 Elm Bank Gardens

Ground	W1	Existing	28.74	0.99	✓
		Proposed	28.37		
Ground	W2	Existing	21.79	0.98	✓
		Proposed	21.43		

83 Elm Bank Gardens

Ground	W1	Existing	32.90	0.96	✓
		Proposed	31.72		
Ground	W2	Existing	32.65	0.96	✓
		Proposed	31.38		

81 Elm Bank Gardens

Ground	W1	Existing	34.40	0.92	✓
		Proposed	31.59		
Ground	W2	Existing	37.11	0.96	✓
		Proposed	35.69		
Ground	W3	Existing	37.08	0.96	✓
		Proposed	35.50		

79 Elm Bank Gardens

Ground	W1	Existing	34.23	0.91	✓
		Proposed	31.03		
First	W1	Existing	37.32	0.97	✓
		Proposed	36.26		
First	W2	Existing	27.73	0.99	✓
		Proposed	27.40		

77 Elm Bank Gardens

Ground	W1	Existing	27.32	0.96	✓
		Proposed	26.33		
First	W1	Existing	33.33	0.98	✓
		Proposed	32.70		
First	W2	Existing	37.37	0.98	✓
		Proposed	36.74		
First	W3	Existing	37.34	0.98	✓
		Proposed	36.69		

Building/Floor/Reference	Window Reference	Existing v. Proposed	VSC Values %	% of Existing	Does it meet the BRE Guidelines?
--------------------------	------------------	----------------------	--------------	---------------	----------------------------------

75 Elm Bank Gardens

Ground	W1	Existing	31.83	0.87	✓
		Proposed	27.74		
Ground	W2	Existing	30.90	0.87	✓
		Proposed	26.76		
First	W1	Existing	37.43	0.98	✓
		Proposed	36.85		
First	W2	Existing	37.54	0.99	✓
		Proposed	37.02		
First	W3	Existing	34.11	0.99	✓
		Proposed	33.64		

73 Elm Bank Gardens

Ground	W1	Existing	34.38	0.86	✓
		Proposed	29.73		
Ground	W2	Existing	17.94	0.97	✓
		Proposed	17.33		
Ground	W4	Existing	25.05	0.92	✓
		Proposed	22.96		
First	W1	Existing	37.40	0.98	✓
		Proposed	36.70		
First	W2	Existing	37.47	0.98	✓
		Proposed	36.87		
First	W3	Existing	33.78	0.99	✓
		Proposed	33.30		

71 Elm Bank Gardens

Ground	W1	Existing	22.16	0.92	✓
		Proposed	20.36		
Ground	W2	Existing	25.58	0.94	✓
		Proposed	23.96		
First	W1	Existing	34.72	0.99	✓
		Proposed	34.24		
First	W2	Existing	36.46	0.99	✓
		Proposed	36.07		
First	W3	Existing	35.94	0.99	✓
		Proposed	35.53		

Building/Floor/ Reference	Window Reference	Existing v. Proposed	VSC Values %	% of Existing	Does it meet the BRE Guidelines?
------------------------------	---------------------	-------------------------	-----------------	---------------	-------------------------------------

St Michael and All Angel's Church

Ground	W1	Existing	32.10	0.97	✓
		Proposed	31.02		
Ground	W2	Existing	27.86	0.96	✓
		Proposed	26.61		
Ground	W3	Existing	32.04	0.96	✓
		Proposed	30.64		

27f Charles Street

Ground	W1	Existing	34.80	0.82	✓
		Proposed	28.44		
Ground	W2	Existing	35.00	0.87	✓
		Proposed	30.39		
First	W1	Existing	36.93	0.95	✓
		Proposed	35.11		
First	W2	Existing	37.07	0.96	✓
		Proposed	35.65		

27e Charles Street

Ground	W1	Existing	34.29	0.88	✓
		Proposed	30.06		
Ground	W2	Existing	35.01	0.91	✓
		Proposed	31.72		
First	W1	Existing	37.24	0.97	✓
		Proposed	35.98		
First	W2	Existing	37.37	0.97	✓
		Proposed	36.15		

27d Charles Street

Ground	W1	Existing	34.13	0.92	✓
		Proposed	31.24		
Ground	W2	Existing	26.79	0.91	✓
		Proposed	24.46		
First	W1	Existing	37.54	0.97	✓
		Proposed	36.37		
First	W2	Existing	37.66	0.97	✓
		Proposed	36.54		

Building/Floor/Reference	Window Reference	Existing v. Proposed	VSC Values %	% of Existing	Does it meet the BRE Guidelines?
--------------------------	------------------	----------------------	--------------	---------------	----------------------------------

27c Charles Street

Ground	W1	Existing	27.76	0.89	✓
		Proposed	24.78		
Ground	W2	Existing	34.75	0.92	✓
		Proposed	31.84		
First	W1	Existing	37.81	0.97	✓
		Proposed	36.72		
First	W2	Existing	37.90	0.97	✓
		Proposed	36.77		

27b Charles Street

Ground	W1	Existing	34.74	0.92	✓
		Proposed	31.90		
Ground	W2	Existing	27.88	0.92	✓
		Proposed	25.51		
First	W1	Existing	38.00	0.97	✓
		Proposed	36.80		
First	W2	Existing	38.08	0.97	✓
		Proposed	36.77		

27a Charles Street

Ground	W1	Existing	26.79	0.91	✓
		Proposed	24.31		
Ground	W2	Existing	28.03	0.92	✓
		Proposed	25.77		
First	W1	Existing	38.18	0.96	✓
		Proposed	36.81		
First	W2	Existing	38.24	0.96	✓
		Proposed	36.82		

27 Charles Street

Ground	W1	Existing	28.47	0.91	✓
		Proposed	25.92		
Ground	W2	Existing	31.32	0.92	✓
		Proposed	28.74		
First	W1	Existing	38.29	0.96	✓
		Proposed	36.84		
First	W2	Existing	38.25	0.96	✓
		Proposed	36.82		

Building/Floor/Reference	Window Reference	Existing v. Proposed	VSC Values %	% of Existing	Does it meet the BRE Guidelines?
--------------------------	------------------	----------------------	--------------	---------------	----------------------------------

25 Charles Street

Ground	W1	Existing	10.65	0.96	✓
		Proposed	10.21		
Ground	W2	Existing	30.40	0.89	✓
		Proposed	26.93		

23 Charles Street

Ground	W1	Existing	26.66	0.92	✓
		Proposed	24.61		

21 Charles Street

Ground	W2	Existing	14.91	0.96	✓
		Proposed	14.36		

40 Charles Street

Ground	W1	Existing	32.50	0.99	✓
		Proposed	32.21		

Room	Room Use	Window	VSC(%)	ADF(%)	TOTAL ADF(%)	PASS/FAIL
HOUSE 1						
Ground Floor						
R12/100	LKD	W3/100	27.86	3.33		
R12/100	LKD	W4/100	14.37	1.37	4.70	PASS
First Floor						
R7/101	BEDROOM	W1/101	32.28	1.19	1.19	PASS
R8/101	BEDROOM	W3/101	37.50	0.37		
R8/101	BEDROOM	W8/101	28.52	0.69	1.07	PASS
HOUSE 2						
Ground Floor						
R11/100	LKD	W1/100	26.27	3.28		
R11/100	LKD	W2/100	13.70	1.34	4.62	PASS
First Floor						
R5/101	BEDROOM	W2/101	31.58	1.17	1.17	PASS
R6/101	BEDROOM	W4/101	36.97	0.37		
R6/101	BEDROOM	W9/101	28.15	0.69	1.06	PASS
HOUSE 3						
Ground Floor						
R9/100	LKD	W5/100	26.71	3.55		
R9/100	LKD	W6/100	21.01	0.58		
R9/100	LKD	W16/100	18.19	0.66		
R9/100	LKD	W24/100	92.42	1.95	6.74	PASS
R10/100	BEDROOM	W7/100	25.41	4.35	4.35	PASS
First Floor						
R3/101	BEDROOM	W5/101	36.48	0.25		
R3/101	BEDROOM	W11/101	35.20	1.20	1.45	PASS
R4/101	BEDROOM	W10/101	34.89	1.30	1.30	PASS
HOUSE 4						
Ground Floor						
R7/100	LKD	W9/100	19.69	0.49		
R7/100	LKD	W10/100	25.95	3.02		
R7/100	LKD	W18/100	19.12	0.60		
R7/100	LKD	W23/100	74.71	0.32		
R7/100	LKD	W26/100	96.27	1.77	6.20	PASS
R8/100	BEDROOM	W8/100	10.39	2.41		
R8/100	BEDROOM	W17/100	26.30	3.52	5.93	PASS
First Floor						
R2/101	BEDROOM	W6/101	35.82	0.25		
R2/101	BEDROOM	W12/101	35.92	1.26	1.51	PASS

Room	Room Use	Window	VSC(%)	ADF(%)	TOTAL ADF(%)	PASS/ FAIL
HOUSE 5						
Ground Floor						
R4/100	BEDROOM	W20/100	24.43	3.79	3.79	PASS
R5/100	BEDROOM	W19/100	17.79	2.43	2.43	PASS
R6/100	LKD	W11/100	23.40	2.46		
R6/100	LKD	W12/100	21.05	0.76		
R6/100	LKD	W25/100	98.34	4.95	8.17	PASS
HOUSE 6						
Ground Floor						
R1/100	LKD	W14/100	20.60	1.57		
R1/100	LKD	W15/100	17.60	0.46		
R1/100	LKD	W27/100	94.87	3.88	5.91	PASS
R2/100	OFFICE	W22/100	21.87	4.14	4.14	PASS
R3/100	BEDROOM	W13/100	6.69	1.77		
R3/100	BEDROOM	W21/100	18.79	1.50	3.27	PASS
First Floor						
R1/101	BEDROOM	W7/101	35.24	0.25		
R1/101	BEDROOM	W13/101	33.67	1.18	1.43	PASS

Building/Floor/Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
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85 Elm Bank Gardens

Ground	R1	251.24	248.17 99%	248.17 100%	1.00	✓
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83 Elm Bank Gardens

Ground	R1	447.80	447.80 100%	447.80 100%	1.00	✓
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81 Elm Bank Gardens

Ground	R1	463.16	463.15 100%	463.15 100%	1.00	✓
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79 Elm Bank Gardens

Ground	R1	446.76	407.77 91%	379.76 85%	0.91	✓
First	R1	207.27	206.75 100%	206.75 100%	1.00	✓
First	R2	117.98	117.39 99%	117.39 99%	1.00	✓

77 Elm Bank Gardens

Ground	R1	123.25	120.67 98%	120.67 98%	1.00	✓
First	R1	123.25	122.32 99%	122.32 99%	1.00	✓
First	R2	112.84	109.42 97%	109.42 97%	1.00	✓

75 Elm Bank Gardens

Ground	R1	120.28	120.20 100%	120.19 100%	1.00	✓
Ground	R2	211.85	205.35 97%	182.17 86%	0.89	✓
First	R1	115.28	111.85 97%	111.85 97%	1.00	✓
First	R2	123.42	122.65 99%	122.65 99%	1.00	✓

73 Elm Bank Gardens

Ground	R1	176.81	176.72 100%	167.29 95%	1.00	✓
Ground	R2	147.18	145.98 99%	145.98 99%	1.00	✓
First	R1	46.49	45.82 99%	45.82 99%	1.00	✓
First	R2	33.60	29.08 87%	29.08 87%	1.00	✓
First	R3	144.48	143.43 99%	143.39 99%	1.00	✓

Building/Floor/ Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
------------------------------	-------------------	--------------------	-----------------------	-----------------------	-----------------------	-------------------------------------

71 Elm Bank Gardens

Ground	R1	127.05	125.25 99%	125.25 99%	1.00	✓
Ground	R2	119.33	113.84 95%	113.84 95%	1.00	✓
First	R1	144.48	143.41 99%	143.40 99%	1.00	✓
First	R2	33.60	28.99 86%	28.99 86%	1.00	✓
First	R3	45.65	44.90 98%	44.90 98%	1.00	✓

St Michael and All Angel's Church

Ground	R1	107.74	97.70 91%	97.70 91%	1.00	✓
Ground	R2	161.60	157.58 98%	157.58 98%	1.00	✓

27f Charles Street

Ground	R1	137.76	132.55 96%	132.55 96%	1.00	✓
First	R1	204.53	202.52 99%	202.52 99%	1.00	✓

27e Charles Street

Ground	R1	137.76	136.20 99%	136.20 99%	1.00	✓
First	R1	204.53	202.52 99%	202.52 99%	1.00	✓

27d Charles Street

Ground	R1	137.76	136.20 99%	136.20 99%	1.00	✓
First	R1	204.53	202.52 99%	202.52 99%	1.00	✓

27c Charles Street

Ground	R1	137.76	136.20 99%	136.20 99%	1.00	✓
First	R1	204.53	202.52 99%	202.52 99%	1.00	✓

27b Charles Street

Ground	R1	137.76	136.20 99%	136.20 99%	1.00	✓
First	R1	204.53	202.52 99%	202.52 99%	1.00	✓

27a Charles Street

Ground	R1	137.76	136.18 99%	136.18 99%	1.00	✓
First	R1	204.53	202.52 99%	202.52 99%	1.00	✓

Building/Floor/ Reference	Room Reference	Whole Room sq m	Existing Area sq m	Proposed Area sq m	% of Existing Area	Does it meet the BRE Guidelines?
------------------------------	-------------------	--------------------	-----------------------	-----------------------	-----------------------	-------------------------------------

27 Charles Street

Ground	R1	137.76	137.19 100%	137.19 100%	1.00	✓
First	R1	204.53	202.52 99%	202.52 99%	1.00	✓

25 Charles Street

Ground	R1	92.12	88.37 96%	88.37 96%	1.00	✓
Ground	R2	73.67	72.13 98%	72.13 98%	1.00	✓

23 Charles Street

Ground	R1	187.05	186.69 100%	186.13 100%	1.00	✓
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21 Charles Street

Ground	R1	92.12	88.61 96%	88.61 96%	1.00	✓
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40 Charles Street

Ground	R1	109.99	109.27 99%	109.27 99%	1.00	✓
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Room/Floor	Room Use	Room Area sq ft	No-Sky Line sq ft	% Lit
HOUSE 1				
Ground Floor				
R12/100	LKD	275.3	269.1	97.7
First Floor				
R7/101	BEDROOM	133.3	116.9	87.7
R8/101	BEDROOM	120.4	120.0	99.7
HOUSE 2				
Ground Floor				
R11/100	LKD	268.8	261.7	97.4
First Floor				
R5/101	BEDROOM	132.8	116.2	87.5
R6/101	BEDROOM	120.4	120.0	99.7
HOUSE 3				
Ground Floor				
R9/100	LKD	465.0	458.8	98.7
R10/100	BEDROOM	117.4	116.3	99.1
First Floor				
R3/101	BEDROOM	143.2	142.6	99.6
R4/101	BEDROOM	78.7	75.7	96.2
HOUSE 4				
Ground Floor				
R7/100	LKD	538.0	524.8	97.5
R8/100	BEDROOM	158.1	157.5	99.6
First Floor				
R2/101	BEDROOM	137.6	137.0	99.6
HOUSE 5				
Ground Floor				
R4/100	BEDROOM	133.9	118.0	88.1
R5/100	BEDROOM	89.4	86.7	97.0
R6/100	LKD	366.3	366.1	99.9
HOUSE 6				
Ground Floor				
R1/100	LKD	598.3	598.3	100.0
R2/100	OFFICE	106.3	103.2	97.1
R3/100	BEDROOM	174.4	165.4	94.8
First Floor				
R1/101	BEDROOM	137.6	137.0	99.6

Appendix E

Sunlight Results

Building/Floor/ Room Reference	Window Reference	ANNUAL				Does it meet the BRE Guidelines?	WINTER				Does it meet the BRE Guidelines?
		Existing	Proposed	Reduction	Reduction %		Existing	Proposed	Reduction	Reduction %	
85 Elm Bank Gardens											
Ground	W1	51	51	0	0.00%	✓	18	18	0	0.00%	✓
Ground	W2	38	38	0	0.00%	✓	10	10	0	0.00%	✓
83 Elm Bank Gardens											
Ground	W1	36	36	0	0.00%	✓	14	14	0	0.00%	✓
Ground	W2	69	66	3	4.35%	✓	23	20	3	13.04%	✓
81 Elm Bank Gardens											
Ground	W1	71	67	4	5.63%	✓	25	21	4	16.00%	✓
79 Elm Bank Gardens											
Ground	W1	78	72	6	7.69%	✓	27	21	6	22.22%	✓
First	W1	77	77	0	0.00%	✓	30	30	0	0.00%	✓
First	W2	54	54	0	0.00%	✓	21	21	0	0.00%	✓

Building/Floor/ Room Reference	Window Reference	ANNUAL				Does it meet the BRE Guidelines?	WINTER				Does it meet the BRE Guidelines?
		Existing	Proposed	Reduction	Reduction %		Existing	Proposed	Reduction	Reduction %	
77 Elm Bank Gardens											
Ground	W1	49	47	2	4.08%	✓	19	17	2	10.53%	✓
First	W1	60	59	1	1.67%	✓	23	22	1	4.35%	✓
First	W2	37	37	0	0.00%	✓	20	20	0	0.00%	✓
First	W3	69	69	0	0.00%	✓	28	28	0	0.00%	✓
75 Elm Bank Gardens											
Ground	W1	70	61	9	12.86%	✓	24	15	9	37.50%	✓
Ground	W2	63	57	6	9.52%	✓	23	17	6	26.09%	✓
First	W1	69	69	0	0.00%	✓	28	28	0	0.00%	✓
First	W2	39	39	0	0.00%	✓	21	21	0	0.00%	✓
First	W3	64	64	0	0.00%	✓	26	26	0	0.00%	✓
73 Elm Bank Gardens											
Ground	W1	74	67	7	9.46%	✓	26	19	7	26.92%	✓
Ground	W2	22	22	0	0.00%	✓	5	5	0	0.00%	✓
Ground	W4	51	49	2	3.92%	✓	19	17	2	10.53%	✓
First	W1	71	71	0	0.00%	✓	28	28	0	0.00%	✓
First	W2	38	38	0	0.00%	✓	21	21	0	0.00%	✓
First	W3	63	63	0	0.00%	✓	25	25	0	0.00%	✓

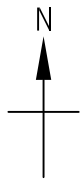
Building/Floor/ Room Reference	Window Reference	ANNUAL				Does it meet the BRE Guidelines?	WINTER				Does it meet the BRE Guidelines?
		Existing	Proposed	Reduction	Reduction %		Existing	Proposed	Reduction	Reduction %	
71 Elm Bank Gardens											
Ground	W1	42	39	3	7.14%	✓	13	10	3	23.08%	✓
Ground	W2	57	53	4	7.02%	✓	21	17	4	19.05%	✓
First	W1	62	62	0	0.00%	✓	25	25	0	0.00%	✓
First	W2	38	38	0	0.00%	✓	21	21	0	0.00%	✓
First	W3	69	69	0	0.00%	✓	27	27	0	0.00%	✓

Room	Window	Room Use	Orientation	Window			Room		
				Winter APSH	Annual APSH	Pass/Fail	Winter APSH	Annual APSH	Pass/Fail
HOUSE 1									
Ground Floor									
R12/100	W3/100	LKD	170.6	20	52	PASS			
R12/100	W4/100	LKD	170.6	19	19	FAIL	20	52	PASS
First Floor									
R7/101	W1/101	BEDROOM	350.6	0	0	FAIL	0	0	FAIL
R8/101	W3/101	BEDROOM	170.6	17	25	PASS			
R8/101	W8/101	BEDROOM	80.6	2	21	FAIL	19	46	PASS
HOUSE 2									
Ground Floor									
R11/100	W1/100	LKD	170.6	19	48	PASS			
R11/100	W2/100	LKD	170.6	19	19	FAIL	20	49	PASS
First Floor									
R5/101	W2/101	BEDROOM	350.6	0	0	FAIL	0	0	FAIL
R6/101	W4/101	BEDROOM	170.6	17	25	PASS			
R6/101	W9/101	BEDROOM	80.6	2	22	FAIL	19	47	PASS
HOUSE 3									
Ground Floor									
R9/100	W5/100	LKD	170.6	16	51	PASS			
R9/100	W6/100	LKD	170.6	8	34	PASS			
R9/100	W16/100	LKD	80.6	3	24	FAIL			
R9/100	W24/100	LKD	270.0	0	36	FAIL	17	67	PASS
R10/100	W7/100	BEDROOM	170.6	15	61	PASS	15	61	PASS
First Floor									
R3/101	W5/101	BEDROOM	170.6	17	25	PASS			
R3/101	W11/101	BEDROOM	80.6	4	27	FAIL	20	50	PASS
R4/101	W10/101	BEDROOM	80.6	3	25	FAIL	3	25	FAIL
HOUSE 4									
Ground Floor									
R7/100	W9/100	LKD	170.6	8	34	PASS			
R7/100	W10/100	LKD	170.6	15	56	PASS			
R7/100	W18/100	LKD	80.6	3	27	FAIL			
R7/100	W23/100	LKD	270.0	0	25	FAIL			
R7/100	W26/100	LKD	270.0	0	45	FAIL	16	75	PASS
R8/100	W8/100	BEDROOM	170.6	0	39	FAIL			
R8/100	W17/100	BEDROOM	80.6	2	28	FAIL	2	52	FAIL

Room	Window	Room Use	Orientation	Window			Room		
				Winter APSH	Annual APSH	Pass/Fail	Winter APSH	Annual APSH	Pass/Fail
First Floor									
R2/101	W6/101	BEDROOM	170.6	17	25	PASS			
R2/101	W12/101	BEDROOM	80.5	4	28	FAIL	20	51	PASS
HOUSE 5									
Ground Floor									
R4/100	W20/100	BEDROOM	80.6	3	23	FAIL	3	23	FAIL
R5/100	W19/100	BEDROOM	80.6	2	20	FAIL	2	20	FAIL
R6/100	W11/100	LKD	170.6	14	50	PASS			
R6/100	W12/100	LKD	170.6	10	40	PASS			
R6/100	W25/100	LKD	270.0	0	49	FAIL	17	78	PASS
HOUSE 6									
Ground Floor									
R1/100	W14/100	LKD	170.6	13	39	PASS			
R1/100	W15/100	LKD	170.6	9	29	PASS			
R1/100	W27/100	LKD	270.0	0	47	FAIL	14	70	PASS
R2/100	W22/100	OFFICE	80.6	4	21	FAIL	4	21	FAIL
R3/100	W13/100	BEDROOM	170.6	0	28	FAIL			
R3/100	W21/100	BEDROOM	80.6	3	21	FAIL	3	41	FAIL
First Floor									
R1/101	W7/101	BEDROOM	170.6	15	23	FAIL			
R1/101	W13/101	BEDROOM	80.6	4	26	FAIL	18	47	PASS

Appendix F

Overshadowing Results



Amenity Areas - March 21 (Existing Buildings)

- Amenity area boundary
- Area receiving over 2 hours of Sun on 21 March (Existing)
- Area receiving under 2 hours of Sun on 21 March (Existing)



Charles Street - Existing Permanent Overshadowing (March 21)

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN MILLIMETERS ONLY.

SOURCES OF INFORMATION:
 M.J. Zara Associates
 6898 Survey Plan.dwg
 6898ELEV Survey Elevations.dwg
 Received April 2011

MBS Survey Ltd
 Point Cloud Survey.dwg
 Received May 2011

Giles Jollands Architect
 29 charles st FFP 19 06
 29 charles st GFF 19 06
 29 charles st N W Elevs
 29 charles st S E Elevs
 Received 22 June 2012

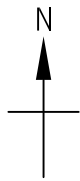
TITLE
 Permanent Overshadowing
 Referencing Plans March 21

CUBIT
 County Gate Properties
 Limited

PROJECT NAME
 Charles Street Garages
 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
 London SW8 5BP
T 020 7622 9555
F 020 7627 9850
W malcolmhollis.com

DRAWN BY JN	DATE June 2012
SCALE NS @ A3	CHECKED IM
DRAWING NO. 27585/PO/23	RELEASE NO. 6



Amenity Areas - March 21 (Proposed Buildings)

- Amenity area boundary
- Area receiving over 2 hours of Sun on 21 March (Proposed)
- Area receiving under 2 hours of Sun on 21 March (Proposed)



Charles Street - Proposed Permanent Overshadowing (March 21)

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
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TITLE
 Permanent Overshadowing
 Referencing Plans March 21

CUBIT
 County Gate Properties
 Limited

PROJECT NAME
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 London
 SW13

malcolm hollis
 5 Brooks Court
 Kirtling Street
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W malcolmhollis.com

DRAWN BY JN	DATE June 2012
SCALE NS @ A3	CHECKED IM
DRAWING NO. 27585/PO/24	RELEASE NO. 6

EXISTING						PROPOSED						REDUCTION
Room/ Area	Open Space Area sq m	Area of Shade sq m	Area of Sun (2hr)	Proportion in Shade	Proportion in Sun	Room/ Area	Open Space Area sq m	Area of Shade sq m	Area of Sun (2hr)	Proportion in Shade	Proportion in Sun	

START TIME: March 21 - 6:00am, END TIME: March 21 - 18:00pm, 5 min samples

Existing Amenity Areas

R1/1000	58.32	11.64	46.68	19.96%	80.04%	R1/1000	58.32	11.64	46.68	19.96%	80.04%	0.00%
R1/1001	52.56	24.02	28.54	45.70%	54.30%	R1/1001	52.56	24.02	28.54	45.70%	54.30%	0.00%
R1/1002	57.68	18.46	39.22	32.00%	68.00%	R1/1002	57.68	18.46	39.22	32.00%	68.00%	0.00%
R1/1003	128.55	35.48	93.07	27.60%	72.40%	R1/1003	128.55	56.39	72.16	43.87%	56.13%	16.27%
R1/1004	90.60	25.78	64.82	28.45%	71.55%	R1/1004	90.60	32.59	58.01	35.97%	64.03%	7.52%
R1/1005	60.93	20.50	40.43	33.65%	66.35%	R1/1005	60.93	26.18	34.75	42.97%	57.03%	9.32%
R1/1006	45.33	20.62	24.71	45.49%	54.51%	R1/1006	45.33	26.39	18.94	58.22%	41.78%	12.73%
R1/1007	40.97	18.44	22.53	45.01%	54.99%	R1/1007	40.97	23.33	17.64	56.94%	43.06%	11.94%
R1/1008	42.20	20.45	21.75	48.46%	51.54%	R1/1008	42.20	21.61	20.59	51.21%	48.79%	2.75%

Proposed Amenity Areas

R1/2000	43.37	21.35	22.02	49.23%	50.77%
R1/2001	37.19	11.84	25.35	31.84%	68.16%
R1/2002	40.18	16.15	24.03	40.19%	59.81%
R1/2003	41.82	17.27	24.55	41.30%	58.70%
R1/2004	41.18	15.19	25.99	36.89%	63.11%
R1/2005	57.61	17.53	40.08	30.43%	69.57%